Ardaman & Associates, Inc.
Geotechnical, Environmental and
Materials Consultants

November 6, 2025
File No.: 25-2575

Mr. Jorge de la Concepcion
7320 SW 9th Street
Miami, Fl. 33147

SUBSURFACE EXPLORATION REPORT
DOUBLE RING INFILTRATION TEST
8965 SW 63 COURT
PINECREST, FL. 33156

Ardaman & Associates, Inc. has completed the permeability testing program at the subject address above. The work was requested and authorized by Mr. Jorge de la Concepcion. We explored the general subsurface conditions in order to evaluate their suitability for the proposed drainage design. We have estimated the infiltration rate of the upper soils. This report describes our explorations and tests, reports their findings and summarizes our conclusions.

Our report has been prepared specifically for this project. It is intended for the exclusive use of Mr. Jorge de la Concepcion, his representatives and assigns. Our work has used methods and procedures consistent with local foundation engineering practices. No other warranty, expressed or implied, is made. We do not guarantee project performance in any respect, only that our work meets normal standards of professional care.

SITE LOCATION AND SITE DESCRIPTION

The site for the proposed retention system is located at 8965 SW 63 Court, Pinecrest, Fl. 33156, (section 1, township 56S, range 40E). The property is currently an empty lot occupied by several mango trees. The upper soil profile of the ground consists of a thin layer of sand, fine-grained, mixed with silty organics. The thickness of this upper layer varies between 4 to 6 inches and is underlain by a layer of natural limestone formation. The double ring test infiltration test was performed in the limestone layer surface. It is our understanding that the existing silty organics will be stripped and the site graded for development.

2608 W. 84 Street, Hialeah, Florida 33016 Phone (305) 825-2683 FAX (305) 825-2686
Louisiana: Alexandria, Baton Rouge, Monroe, New Orleans, Shreveport
Florida: Bartow, Cocoa, Fort Myers, Miami, Orlando, Port St. Lucie, Sarasota, Tallahassee, Tampa, W. Palm Beach

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
25-2575 Double Ring test 8965 SW 63 Ct Pinecrest.pdf

FIELD EXPLORATION PROGRAM

Field Permeability Test

In order to estimate the vertical hydraulic conductivity of the upper soils, one (1) constant head double ring infiltration test (DRTI) was performed at the location shown on our Boring Location Plan, Figure 2.

Test results are presented in the Appendix. In brief, the infiltration test yielded an infiltration rate value of 2.88 in/hr.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
25-2575 Double Ring test 8965 SW 63 Ct Pinecrest.pdf

CLOSURE

The analysis submitted herein is based upon the data obtained from the field measurements of the rate of infiltration of water into the existing natural soils using a double ring infiltrometer as per ASTM 3385. This report does not reflect any variations which may occur adjacent to or between the test locations.

The nature and extent of the variations between the tests may not become evident until during construction. If variations then appear evident, it will be necessary to reevaluate the recommendations presented in this report after performing on-site observations during the construction period and noting the characteristics of the variations.

In the event any changes occur in the design, nature or location of the proposed facility, we should review the applicability of conclusions and recommendations for this report.

We are pleased to be of assistance to you on this phase of your project. When we may be of further service to you or should you have any questions, please contact us.

Very truly yours,
ARDAMAN & ASSOCIATES, INC.
FL Certificate No 0005950

EVELIO HORTA
LICENSE
No 46625
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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

Evelio Horta, Ph.D., P.E., G.E.
Senior Project Engineer
FL Reg. No. 46625

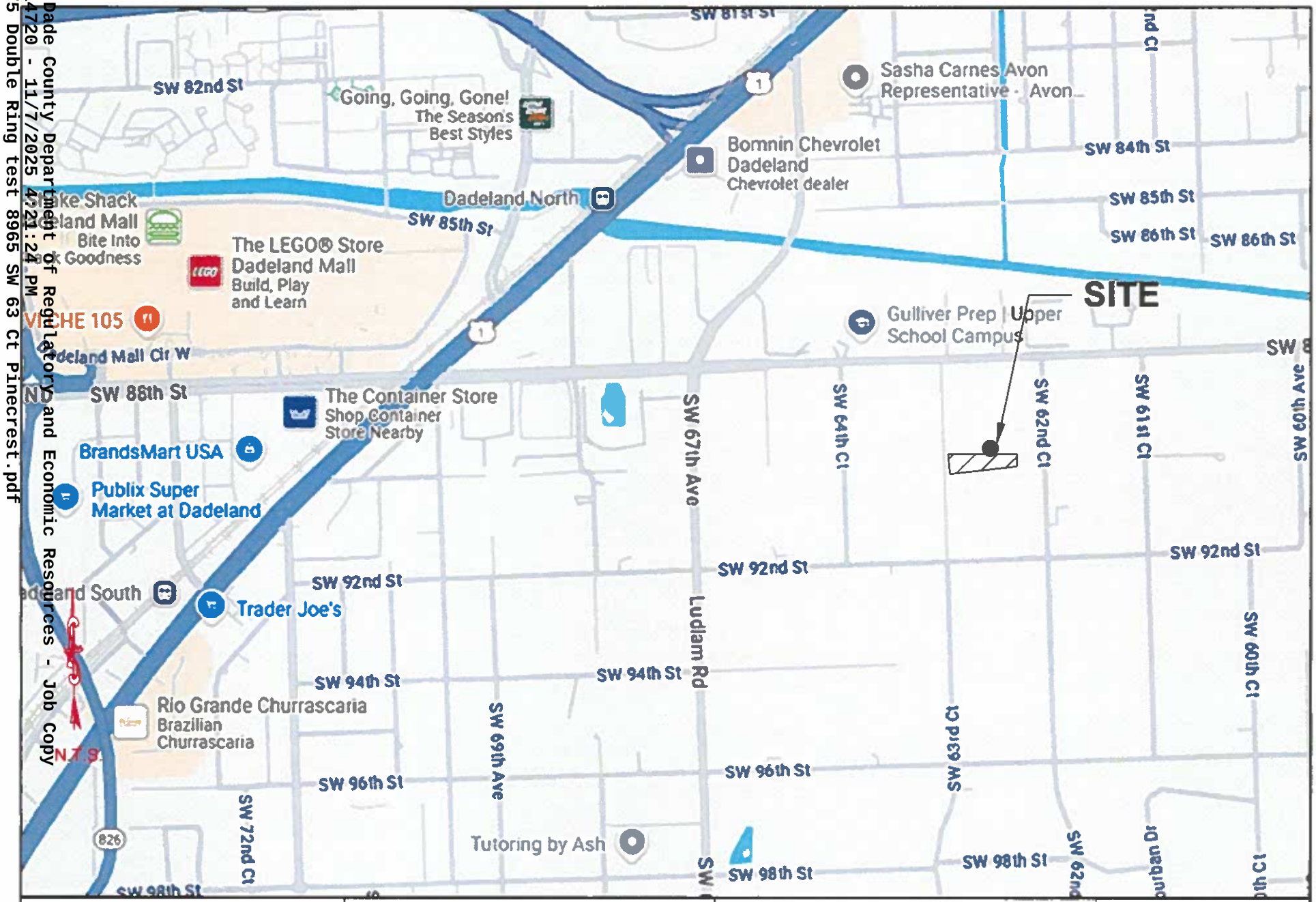
This item has been digitally signed and sealed by Evelio Horta, PhD P.E., G.E on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Ardaman & Associates, Inc.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
25-2575 Double Ring test 8965 SW 63 Ct Pinecrest.pdf

SITE PLAN

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
25-2575 Double Ring test 8965 SW 63 Ct Pinecrest.pdf



Ardaman & Associates, Inc. Geotechnical, Environmental and Materials Consultants	SUBSURFACE EXPLORATION REPORT JORGE De La CONCEPCION 8965 SW 63rd COURT, PINE CREST MIAMI-DADE COUNTY, FLORIDA	SITE VICINITY MAP Figure No 1.	File No: 25-2575 Prepared By: EHJr Date: 11/6/2025

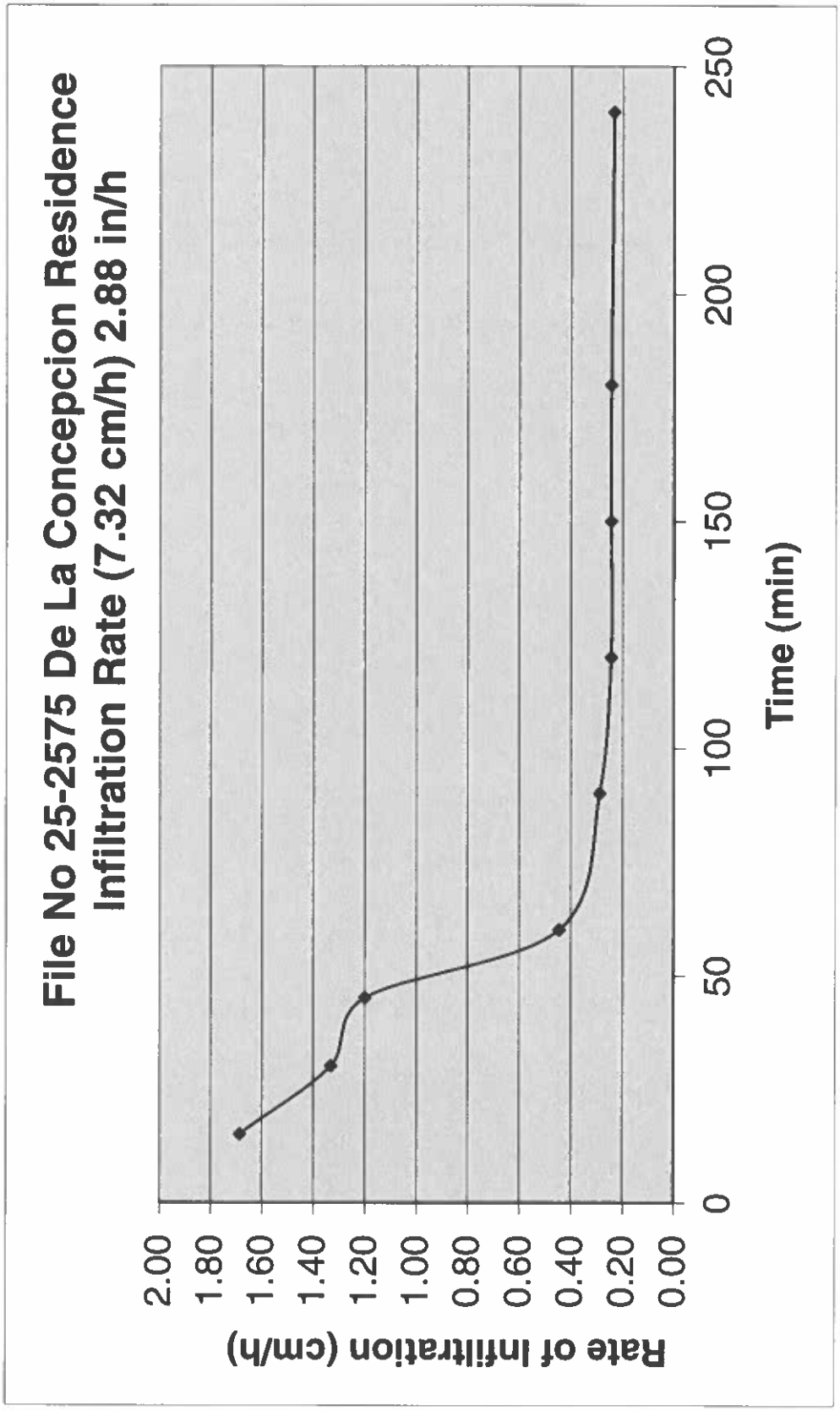
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
20250147 20 - 11/7/2025 4:21:24 PM
25-2575 Double Ring test 8965 SW 63 Ct Pinecrest.pdf

Ardaman & Associates, Inc. Geotechnical, Environmental and Materials Consultants	SUBSURFACE EXPLORATION REPORT JORGE De La CONCEPCION 8965 SW 63rd COURT, PINE CREST MIAMI-DADE COUNTY, FLORIDA	BORING LOCATION PLAN Figure No 2.	File No: 25-2575 Prepared By: EHJr Date: 11/6/2025

Miami Dade County Department of Regulatory and Economic Resources -- Job Copy
20250147 20 - 11/7/2025 4:21:24 PM
25-2575 Double Ring test 8965 SW 63 Ct Pinecrest.pdf

SFWMD
DOUBLE RING
INFILTRATION TESTS

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
25-2575 Double Ring test 8965 SW 63 Ct Pinecrest.pdf



Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
25-2575 Double Ring test 8965 SW 63 Ct Pinecrest.pdf

Water and Sewer
PO Box 330316
Miami, Florida 33233-0316
T 786-268-5360 F 786-268-5150

VERIFICATION FORM

DATE:	May 30, 2025	BLDG PROCESS #:	M2025014720
VF#	25-2025-L-VF - 5127	INVOICE(S)#:	N00171253 N00171253

THIS FORM EXPIRES ONE YEAR FROM THE DATE ON THE FORM

PROJECT NAME:	NEW SFR AT 8965 SW 63 CT LOT-6 BLK-2 M2025014720
PROJECT/AGREEMENT NUMBER:	2025
PROJECT DESCRIPTION:	8,553 NEW SFR CONSTRUCTION PER PLANS REPLACING A 7,979 SF SFR PER PREVIOUS VF#201656990 AND PD INVOICE #22142
IS THIS AN AFFORDABLE HOUSING PROJECT?	**No**

Folio	Address	Zip Code	Lot	Block	Proposed sq. ft.	Previous sq. ft.
2050010530160	8965 SW 63 CT	33156	6	2	8,553	7,979

Connection Type	Reason for Connection Information	Critical Habitat	Wetlands	Affordable Housing	SIR Inspection #
Water	New Construction	No	No	No	N/A

THIS VERIFICATION LETTER CERTIFIES THAT AVAILABILITY OF A WATER AND/OR SEWER MAIN ONLY, AND IT DOES NOT GUARANTEE THE EXISTENCE OF A WATER SERVICE LINE, FIRE LINE OR OF A SEWER LATERAL WITH SUFFICIENT DEPTH TO SERVE THE PROPERTY. FOR ADDITIONAL INFORMATION EMAIL **NEWBUSINESSSUPVLIST@MIAMIDADE.GOV**. SHOULD IT BECOME NECESSARY TO INSTALL A SERVICE LINE AND/OR A SEWER LATERAL MDWASD REQUIRES THAT THE DEVELOPER RETAINS SERVICES FROM DESIGNERS AND CONTRACTORS WITH SKILL SETS FOR DESIGNING, BUILDING, AND CONNECTING TO PUBLIC WATER AND SEWER SYSTEMS. A WATER AND/OR SEWER AGREEMENT MAY BE REQUIRED. **AN INSPECTION FOR ANY EXISTING SERVICES WILL BE PROCESSED WITH THIS FORM, AND A SERVICE UPGRADE MAY BE REQUIRED WHICH MAY TAKE UP TO 12 WEEKS.**

THIS IS TO CERTIFY THAT THE MIAMI-DADE WATER AND SEWER DEPARTMENT **DOES HAVE** A(N) **8** INCH WATER MAIN AND/OR **DOES NOT HAVE** A(N) INCH GRAVITY SEWER MAIN ABUTTING THE SUBJECT PROPERTY.

Proposed Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
SFR more than 5000 sqft (510 gpd/unit)	1	510	0

Previous Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
2010 - SFR more than 5000 sqft (550 gpd/unit)	1	550	0

Water Service Area	**WASD Water**	**Sewer Service Area**	**WASD Sewer**
Net Water GPD	- 40	**Net Sewer GPD**	0
Net Water Cost ($)	$ 0.00	**Net Sewer Cost ($)**	$ 0.00
Water Basin Charge ($)	No	**Sewer Basin Charge ($)**	No
Total Connection Charges ($)			$ 0.00
Total Construction Connection Charges ($) (accrues interest daily)			$ 0.00
Construction Connection Charges Status			N/A

WE ARE WILLING TO SERVE THE SUBJECT PROPERTY, SUBJECT TO PROHIBITIONS, OR RESTRICTIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER MATTERS OF THE ANTICIPATED DAILY WATER AND/OR SEWAGE FLOW FOR THIS PROJECT WHICH WILL BE THE NUMBER OF GALLONS PER DAY INCREASE STATED ABOVE. IF "**WILL HAVE**", UPON PROPER CONVEYANCE AND PLACEMENT INTO SERVICE OF WATER AND/OR SEWER FACILITIES BY THE DEVELOPER UNDER AGREEMENT IF APPLICABLE WITH THE DEPARTMENT. FURTHERMORE, APPROVAL OF ALL SEWAGE FLOWS INTO THE DEPARTMENT'S SYSTEM MUST BE OBTAINED FROM D.E.R.M. SUBJECT TO RER'S TERMS AND CONDITIONS SET FORTH IN THE CONSENT DECREE (CASE NO. 1:12-CV-24400-FAM) OR DOH ONSITE SEWER TREATMENT & DISPOSAL SYSTEM RULES & STATUES.

Fixed Fee Item	Price ($)	Total Quantity	Total Fees ($)
Verification Form - Residential (R-A) Water	30	1.00	30.00
Total Fixed Fee			$ 30.00
Verification Form Total ($)			$ 30.00
Connection Charges Paid?			**No**

COMMENTS: Refunds are based on the payment date and are subject to State Statute 95-11. Some fees are not refundable. Only 5/8" meter for domestic service and no irrigation meter: N/A

CUSTOMER NAME: ABDEL ALVAREZ	CUSTOMER PHONE:
Prepare by: Bruno C Berrio	Approved by: Arelys Rivas
Printed Name of Reviewer	Printed Name of Supervisor

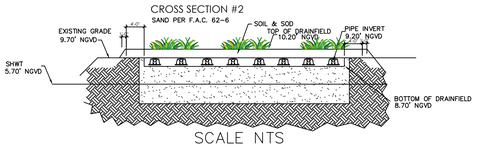
THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE SYSTEM INSTALLATION

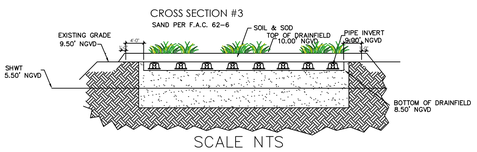
Certification of Design

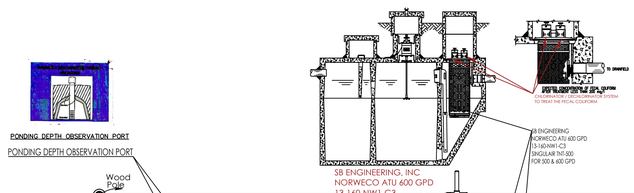
I certified that the engineering features of this performance-based treatment system have been designed or specified by me and conform to engineering principles applicable to such projects. In my professional judgment, this system, when properly constructed, operated and maintained, will achieve the established performance standard and comply with all applicable status of the State of Florida and rules of the Department.

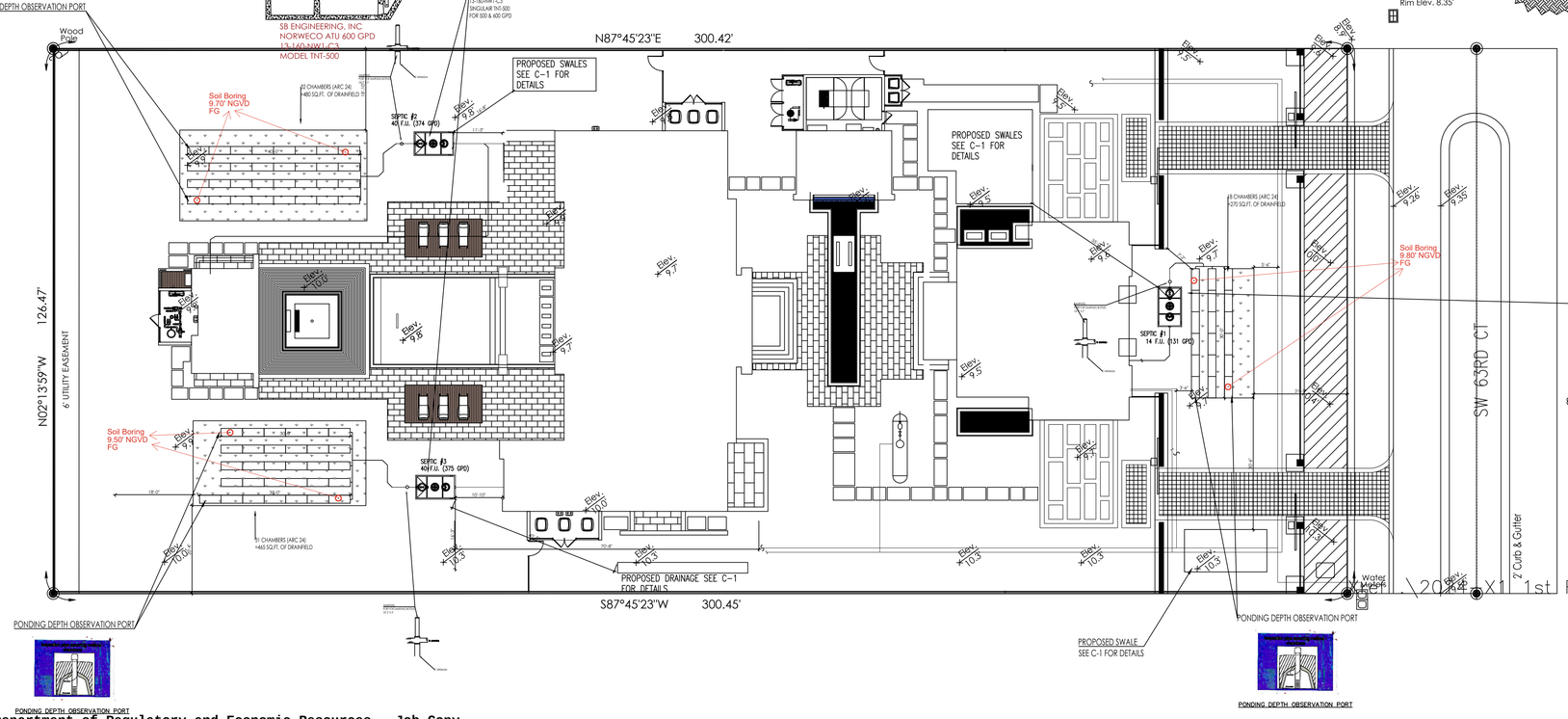
This is based on average Testing Performance Data for components of Performance-Based Treatment Systems (PBTS) by E. Roeder, for innovative system testing in Florida or from test centers for evaluation of use in nutrient and fecal coliform reducing PBTS or from test centers for NSF-certification as Aerobic Treatment Units (ATUs).
Florida-approved NSF 40-Certified Models

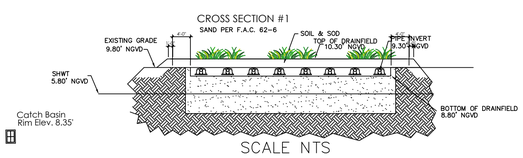
Florida-approved NSF Standard 245
Nitrogen-Reducing, certified Aerobic Treatment Units in Florida
(Rule 62.6-6.012, Florida Administrative Code)
Norweco Singulair TNT-500, 600, 750, 800, 1000, 1250, 1500
Average Total Nitrogen Reduction NSF 245 Completion report 68%
Singulair TNT TN=6.80 mg/L, CBOD5=6 mg/L, TSS=10 mg/L
TP treatment anticipates sufficiently low influent concentrations and is expected to meet the stablsh performance standard.
Testing facility: Chelsea, MI











Catch Basin Rim Elev. 8.35'

SECTION No. 1 COVER LETTER

Miami-Dade Department of Health
O.S.T.D.S. Program
Miami Dade County Building
11805 S.W. 26th St.
Miami, Fl 33175

ENGINEER OF RECORD: Fausto Guerrero
Florida State Licensed Engineer, Lic. No. 50465
Address: 19552 SW 133 Ave
Miami, Fl 33177

REFERENCE:
JORGE DE LA CONCEPCION
8965 SW 63 CT
MIAMI FL 33156

LEGAL DESCRIPTION: Lot 6, Block 2 Subdivision: STRITTER ESTATES

PROPERTY ID: 20-5001-053-0160

We are hereby requesting approval of a Performance-Base Treatment System (PBTS) designed for, and to be installed upon, the property being dealt with. The Engineer of record, the certified installment entity, (Sarima Batista, Registered Septic Tank Contractor and/or personnel under her supervision), the Aerobic Treatment Unit providers and warrantors in the State of Florida (SB Engineering, Inc) and the primary manufacturer (NORWECO, INC.) will be involved in all necessary activities to warranty the complete installation as well as the maintenance thereof.

WTI/MDR Engineered ATU
Operation, Maintenance, and Inspection Specifications

Operation:
Power supply to all electric components must remain constant at all times. It is not acceptable to disconnect power from the system at any time except under the direction of the maintenance entity or in case of emergency.
Homeowner is not to power off during extended absences from home, vacations or otherwise. Liquid waste treatment additives shall not be used

Maintenance and inspection 2/year contract
-Inspections: Effluent monitoring and preventative maintenance shall be performed as required by 62-6 Part I, FAC.
-First inspection: At system installation by engineer.
-Second: After system has been in operation a total of 6 months by maintenance entity.
-Thereafter: every 6 months, as part of maintenance entity inspection. Maintenance entity inspection to include:
Solids Check accumulation (expect pump-out every 3 to 5 years)
Blower: Confirm proper operation; clean air filter, as required.
Alarms: Trip all alarms manually to confirm effective operation
Outlet Filter: Operate filter plunger. Remove, clean, and reinstall as required.
Pump: Check operation by manually tripping float switch. Operate each pump manually at control panel
-Monitoring to be conducted semi Annually
Monitoring / Sampling: At SAMPLING PORT
Pollutant to be check

- Ponding depth quarterly
- TN ≤ 50%
- TP ≤ 10 mg/l
- Fecal coliform = ≤ 200 fc col/100 ml

Contingency
1- At the high water level, the system alarm sound. The Owner must contact the Maintenance entity within 24 hours of alarm.
2- Maintenance entity personnel will inspect the system, and order a repair on the problem as necessary, within 36 hours as specified in 62-6 (4)(b)
3- Owner shall be have tanks pumped as required to prevent the creation of sanitary nuisance conditions until such time as repairs are effected which prevent sanitary nuisance conditions.

DETERMINATION OF OSTDS TYPE AND STANDARDS PER SECTION 24-42.7

GROSS LOT SIZE 41,790.10 SQ.FT. = 0.959 ACRES

LAND USE: RESIDENTIAL

GROSS BUILDING AREA: 10,242 SQ. FT.

SEWAGE FLOW: 510 GPD

SEWAGE LOADING: 510 GPD / 0.959 ACRES= 531 GPD/ACRES

Y	N	CRITERIA FOR OSTDS TYPE SELECTION
X		PROPERTY WILL BE SERVED BY PUBLIC WATER
X		PROPERTY COMPLETELY OUTSIDE WELLFIELD PROTECTION AREA
X		SURFACE WATER BODIES BEYOND 1000 FEET
	X	SEWAGE FLOW IS LESS THAN 500 GPD FOR SFR/DUPLEX
		SEWAGE FLOW IS LESS THAN 1000 GPD FOR MULTI-FAMILY/OTHERS USES
	X	SEWAGE LOADING LESS THAN 500 GPD/ACRE
		OTHER CONSIDERATIONS FOR OSTDS APPROVAL
X		SANITARY SEWERS NOT AVAILABLE, ABUTTING, OR OPERATIVE
X		SYSTEM WILL SERVE ONLY ONE LOT
X		PROPERTY LINES OVER 50 FEET FROM OSTDS FOR PROPERTIES SERVE BY A POTABLE WATER WELL

TYPE OF SYSTEM REQUIRED: TYPE 3 – ADVANCED SECONDARY TREATMENT STANDARDS

TOTAL NITROGEN TREATED BY: (3) 600 GPD NORWECO SINGULAIR TNT-500

TOTAL PHOSPHORUS TREATED BY: NO REDUCTION

FECAL COLIFORM TREATED BY: CHLORINATOR / DECHLORINATOR BIOKINETIC FILTER

SOURCE OF TREATMENT STANDARDS: FDEP TESTING PERFORMANCE DATA FOR PBTS

POLLUTANT	REQUIRED (mg/L) (Annual Average)	PROPOSED (mg/L) (Annual Average)
$CBOD_5$	10 mg/L	4 mg/L
TSS	10 mg/L	9 mg/L
TN	50%	68% - 12 mg/L
TP	10 mg/L	10 mg/L
FECAL COLIFORM (CFU/100ml)	200 cfu/ 100 ml	2 cfu/100 ml

OSDTS CALCULATIONS PER CHAPTER 62-6 F.A.C.
NET LOT: 37,996 SQ.FT. = 0.872 AC
LAND USE : RESIDENTIAL
BUILDING AREA: 8,580 SQ.FT & 5 Bedrooms
SEWAGE FLOW
MAXIMUM SEWAGE LOADING ALLOWANCE= 2,500 GPD/ACRE (1,500 GPD/ACRE OR 2,500 GPD/ACRE)
AUTHORIZED SEWAGE FLOW: 0.872 AC X 2500 GPD/AC = 2180 GPD
UNIT FLOW CRITERIA (PER RESIDENTIAL TABLE 1)= # BEDROOMS, BUILDING AREA
SEWAGE FLOW PER UNIT= : 100 GPD per bedroom and/or 750 Sq.Ft. after 400 GPD for each additional bedroom or each additional 750 square feet of building area or fraction thereof in a dwelling unit, system sizing shall be increased by 60 gallons per dwelling unit.
TOTAL SEWAGE FLOW: 880 GPD
TREATMENT TANK AND DRAINFIELD
PROPOSED SYSTEM: (3) 600 GPD NORWECO SINGULAIR TNT-500
MINIMUM REQUIRED TREATMENT CAPACITY: 200 GPD, 374 GPD & 375 GPD
DRAINFIELD CONFIGURATION: TRENCH
DRAINFIELD TYPE: STANDARD / SUBSURFACE
DRAINFIELD MATERIAL: CHAMBER
MAXIMUM SEWAGE LOADING RATE FOR THE PROPOSED DRAINFIELD: 0.80 gal/FT^2 Day
DRAINFIELD SIZE:
200 GPD/0.80= 250 SQ.FT. OF DRAINFIELD (375 SQ.FT. TOTAL UNOBSTRUCTED AREA)
374 GPD/0.80=468 SQ.FT. OF DRAINFIELD (702 SQ.FT. TOTAL UNOBSTRUCTED AREA)
375 GPD/0.80=469 SQ.FT. OF DRAINFIELD (704 SQ.FT. TOTAL UNOBSTRUCTED AREA)
SEPARATION BETWEEN THE SHWT AND BOTTOM OF THE DRAINFIELD (ELEVATIONS NGVD 29)
GRADE ELEVATION: #1 9.80' NGVD, #2 9.70' NGVD, # 9.50
SEASONAL HIGH WATER TABLE ELEVATION= #1 5.80' NGVD, #2 5.70' NGVD, #3 5.50' NGVD
ELEVATION AT THE BOTTOM OF DRAINFIELD= #1 8.80' NGVD, #2 8.70' NGVD, #3 8.50' NGVD
SEPARATION BETWEEN SHWT AND BOTTOM OF DRAINFIELD= 36 INCHES

8965 SW 63TH CT
MIAMI, FL 33156

PROPOSED NEW HOUSE:

FAUSTO E. GUERRERO
LICENSE
No. 50465
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Fausto E Guerrero
Date: 2025.07.24 11:45:35 -04'00'

No.	Revision/Issue	Date

Firm Name and Address
FAUSTO GUERRERO P.E.
LIC. NO.: 50465
19552 SW 133 AVE
MIAMI, FL 33177

Project Name and Address
JORGE DE LA CONCEPCION
5450 BANYAN TRIAL
CORAL GABLES, FL 33156

Project	Sheet
8965	SSP-1
Date 07/24/2025	
Scale 1/16"=1'-0"	

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FAUSTO GUERRERO ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
8965 SW 63 CT-Model SS.pdf
Examiner Date Time Stamp Trade Stamp Name
VALDIVIESO MERA, JOSE 8/1/2025 8:36:49 AM OTDS Approved

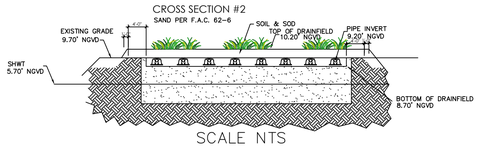
THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE SYSTEM INSTALLATION

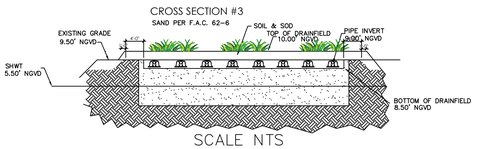
Certification of Design

I certified that the engineering features of this performance-based treatment system have been designed or specified by me and conform to engineering principles applicable to such projects. In my professional judgment, this system, when properly constructed, operated and maintained, will achieve the established performance standard and comply with all applicable status of the State of Florida and rules of the Department.

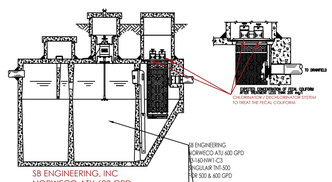
This is based on average Testing Performance Data for components of Performance-Based Treatment Systems (PBTS) by E. Roeder, for innovative system testing in Florida or from test centers for evaluation of use in nutrient and fecal coliform reducing PBTS or from test centers for NSF-certification as Aerobic Treatment Units (ATUs).
Florida-approved NSF 40-Certified Models

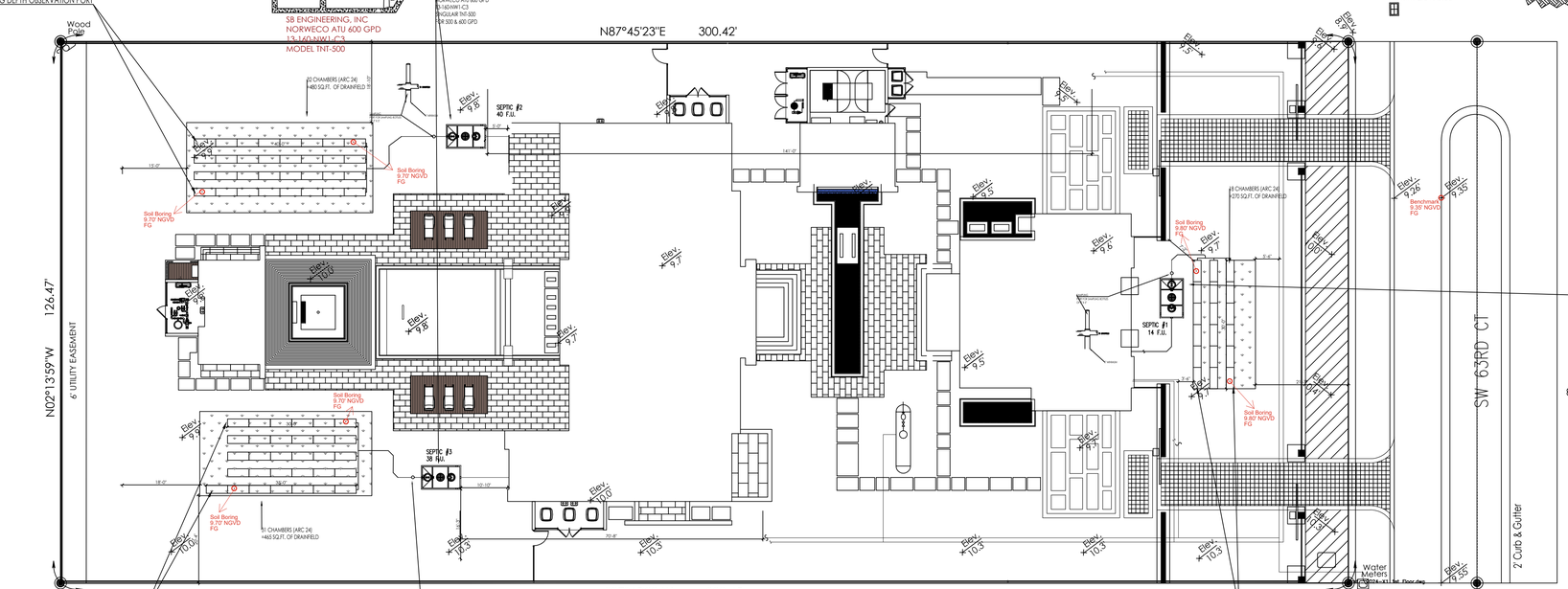
Florida-approved NSF Standard 245
Nitrogen-Reducing, certified Aerobic Treatment Units in Florida
(Rule 62.6-6.012, Florida Administrative Code)
Norweco Singulair TNT-500, 600, 750, 800, 1000, 1250, 1500
Average Total Nitrogen Reduction NSF 245 Completion report 68%
Singulair TNT TN=6.80 mg/L, CBOD5=6 mg/L, TSS=10 mg/L
TP treatment anticipates sufficiently low influent concentrations and is expected to meet the stablish performance standard.
Testing facility: Chelsea, MI

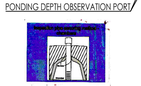




PONDING DEPTH OBSERVATION PORT







PONDING DEPTH OBSERVATION PORT

SECTION No. 1 COVER LETTER

Miami-Dade Department of Health
O.S.T.D.S. Program
Miami Dade County Building
11805 S.W. 26th St.
Miami, Fl 33175

ENGINEER OF RECORD: Fausto Guerrero
Florida State Licensed Engineer, Lic. No. 50465
Address: 19552 SW 133 Ave
Miami, Fl 33177

REFERENCE:
JORGE DE LA CONCEPCION
8965 SW 63 CT
MIAMI FL 33156

LEGAL DESCRIPTION: Lot 6, Block 2 Subdivision: STRITTER ESTATES

PROPERTY ID: 20-5001-053-0160

We are hereby requesting approval of a Performance-Base Treatment System (PBTS) designed for, and to be installed upon, the property being dealt with. The Engineer of record, the certified installment entity, (Sarima Batista, Registered Septic Tank Contractor and/or personnel under her supervision), the Aerobic Treatment Unit providers and warrantors in the State of Florida (SB Engineering, Inc) and the primary manufacturer (NORWECO, INC.) will be involved in all necessary activities to warranty the complete installation as well as the maintenance thereof.

WTI/MDR Engineered ATU
Operation, Maintenance, and Inspection Specifications

Operation:
Power supply to all electric components must remain constant at all times. It is not acceptable to disconnect power from the system at any time except under the direction of the maintenance entity or in case of emergency.
Homeowner is not to power off during extended absences from home, vacations or otherwise. Liquid waste treatment additives shall not be used

Maintenance and inspection 2/year contract
-Inspections: Effluent monitoring and preventative maintenance shall be performed as required by 62-6 Part I, FAC.
-First inspection: At system installation by engineer.
-Second: After system has been in operation a total of 6 months by maintenance entity.
-Thereafter: every 6 months, as part of maintenance entity inspection. Maintenance entity inspection to include:
Solids Check accumulation (expect pump-out every 3 to 5 years)
Blower: Confirm proper operation; clean air filter, as required.
Alarms: Trip all alarms manually to confirm effective operation
Outlet Filter: Operate filter plunger. Remove, clean, and reinstall as required.
Pump: Check operation by manually tripping float switch. Operate each pump manually at control panel
-Monitoring to be conducted semi Annually
Monitoring / Sampling: At SAMPLING PORT
Pollutant to be check

- Ponding depth quarterly
- TN ≤ 50%
- TP ≤ 10 mg/l
- Fecal coliform = ≤ 200 fc col/100 ml

Contingency
1- At the high water level, the system alarm sound. The Owner must contact the Maintenance entity within 24 hours of alarm.
2- Maintenance entity personnel will inspect the system, and order a repair on the problem as necessary, within 36 hours as specified in 62-6 (4)(b)
3- Owner shall be have tanks pumped as required to prevent the creation of sanitary nuisance conditions until such time as repairs are effected which prevent sanitary nuisance conditions.

DETERMINATION OF OSTDS TYPE AND STANDARDS PER SECTION 24-42.7

GROSS LOT SIZE 41,790.10 SQ.FT. = 0.959 ACRES

LAND USE: RESIDENTIAL

GROSS BUILDING AREA: 10,242 SQ. FT.

SEWAGE FLOW: 510 GPD

SEWAGE LOADING: 510 GPD / 0.959 ACRES= 531 GPD/ACRES

Y	N	CRITERIA FOR OSTDS TYPE SELECTION
X		PROPERTY WILL BE SERVED BY PUBLIC WATER
X		PROPERTY COMPLETELY OUTSIDE WELLFIELD PROTECTION AREA
X		SURFACE WATER BODIES BEYOND 1000 FEET
	X	SEWAGE FLOW IS LESS THAN 500 GPD FOR SFR/DUPLEX
		SEWAGE FLOW IS LESS THAN 1000 GPD FOR MULTI-FAMILY/OTHERS USES
	X	SEWAGE LOADING LESS THAN 500 GPD/ACRE
		OTHER CONSIDERATIONS FOR OSTDS APPROVAL
X		SANITARY SEWERS NOT AVAILABLE, ABUTTING, OR OPERATIVE
X		SYSTEM WILL SERVE ONLY ONE LOT
X		PROPERTY LINES OVER 50 FEET FROM OSTDS FOR PROPERTIES SERVE BY A POTABLE WATER WELL

TYPE OF SYSTEM REQUIRED: TYPE 3 – ADVANCED SECONDARY TREATMENT STANDARDS

TOTAL NITROGEN TREATED BY: (3) 600 GPD NORWECO SINGULAIR TNT 500

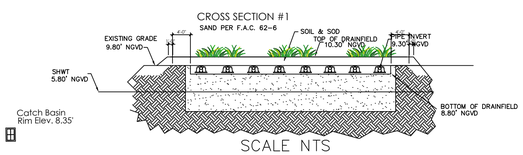
TOTAL PHOSPHORUS TREATED BY: NO REDUCTION

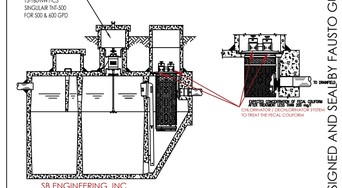
FECAL COLIFORM TREATED BY: CHLORINATOR / DECHLORINATOR BIOKINETIC FILTER

SOURCE OF TREATMENT STANDARDS: FDEP TESTING PERFORMANCE DATA FOR PBTS

POLLUTANT	REQUIRED (mg/L) (Annual Average)	PROPOSED (mg/L) (Annual Average)
$CBOD_5$	10 mg/L	4 mg/L
TSS	10 mg/L	9 mg/L
TN	50%	68% - 12 mg/L
TP	10 mg/L	10 mg/L
FECAL COLIFORM (CFU/100ml)	200 cfu/ 100 ml	2 cfu/100 ml

OSDTS CALCULATIONS PER CHAPTER 62-6 F.A.C.
NET LOT: 37,996 SQ.FT. = 0.872 AC
LAND USE : RESIDENTIAL
BUILDING AREA: 8,580 SQ.FT & 5 Bedrooms
SEWAGE FLOW
MAXIMUM SEWAGE LOADING ALLOWANCE= 2,500 GPD/ACRE (1,500 GPD/ACRE OR 2,500 GPD/ACRE)
AUTHORIZED SEWAGE FLOW: 0.872 AC X 2500 GPD/AC= 2180 GPD
UNIT FLOW CRITERIA (PER RESIDENTIAL TABLE 1)= # BEDROOMS, BUILDING AREA
SEWAGE FLOW PER UNIT= : 100 GPD per bedroom and/or 750 Sq.Ft. after 400 GPD for each additional bedroom or each additional 750 square feet of building area or fraction thereof in a dwelling unit, system sizing shall be increased by 60 gallons per dwelling unit.
TOTAL SEWAGE FLOW: 880 GPD
TREATMENT TANK AND DRAINFIELD
PROPOSED SYSTEM: (3) 600 GPD NORWECO SINGULAIR TNT-500
MINIMUM REQUIRED TREATMENT CAPACITY: 200 GPD, 383 GPD & 363 GPD
DRAINFIELD CONFIGURATION: TRENCH
DRAINFIELD TYPE: STANDARD / SUBSURFACE
DRAINFIELD MATERIAL: CHAMBER
MAXIMUM SEWAGE LOADING RATE FOR THE PROPOSED DRAINFIELD: 0.80 gal/FT^2 Day
DRAINFIELD SIZE:
200 GPD/0.80= 250 SQ.FT. OF DRAINFIELD [375 SQ.FT. TOTAL UNOBSTRUCTED AREA]
383 GPD/0.80=479 SQ.FT. OF DRAINFIELD (719 SQ.FT. TOTAL UNOBSTRUCTED AREA]
363 GPD/0.80=454 SQ.FT. OF DRAINFIELD (681 SQ.FT. TOTAL UNOBSTRUCTED AREA]
SEPARATION BETWEEN THE SHWT AND BOTTOM OF THE DRAINFIELD (ELEVATIONS NGVD 29)
GRADE ELEVATION: #1 9.80' NGVD, #2 9.70' NGVD, # 9.50
SEASONAL HIGH WATER TABLE ELEVATION= #1 5.80' NGVD, #2 5.70' NGVD, #3 5.50' NGVD
ELEVATION AT THE BOTTOM OF DRAINFIELD= #1 8.80' NGVD, #2 8.70' NGVD, #3 8.50' NGVD
SEPARATION BETWEEN SHWT AND BOTTOM OF DRAINFIELD= 36 INCHES





PROPOSED NEW HOUSE:
8965 SW 63TH CT
MIAMI, FL 33156

FAUSTO E. GUERRERO
LICENSE
No. 50465
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Fausto E Guerrero
Date: 2025.05.01 15:04:57 -04'00'

No.	Revision/Issue	Date

Firm Name and Address
FAUSTO GUERRERO P.E.
LIC. NO.: 50465
19552 SW 133 AVE
MIAMI, FL 33177

Project Name and Address
JORGE DE LA CONCEPCION
5450 BANYAN TRIAL
CORAL GABLES, FL 33156

Project	Sheet
8965	SSP-1
Date 04/30/2025	
Scale 1/16"=1'-0"	

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FAUSTO GUERRERO ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
8965 SW 63 CT-Model w.soil borings 1.pdf

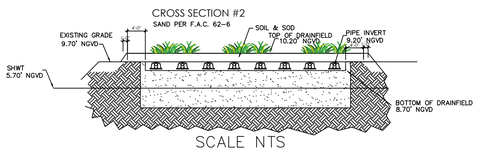
THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE SYSTEM INSTALLATION

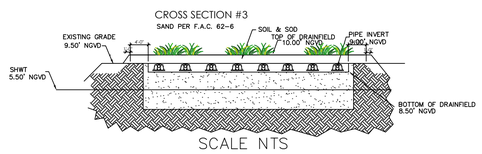
Certification of Design

I certified that the engineering features of this performance-based treatment system have been designed or specified by me and conform to engineering principles applicable to such projects. In my professional judgment, this system, when properly constructed, operated and maintained, will achieve the established performance standard and comply with all applicable status of the State of Florida and rules of the Department.

This is based on average Testing Performance Data for components of Performance-Based Treatment Systems (PBTS) by E. Roeder, for innovative system testing in Florida or from test centers for evaluation of use in nutrient and fecal coliform reducing PBTS or from test centers for NSF-certification as Aerobic Treatment Units (ATUs).
Florida-approved NSF 40-Certified Models

Florida-approved NSF Standard 245
Nitrogen-Reducing, certified Aerobic Treatment Units in Florida
(Rule 62-6.012, Florida Administrative Code)
Norweco Singulair TNT-500, 600, 750, 800, 1000, 1250, 1500
Average Total Nitrogen Reduction NSF 245 Completion report 68%
Singulair TNT TN=6.80 mg/L, CBOD5=6 mg/L, TSS=10 mg/L
TP treatment anticipates sufficiently low influent concentrations and is expected to meet the stablish performance standard.
Testing facility: Chelsea, MI





SECTION No. 1 COVER LETTER

Miami-Dade Department of Health
O.S.T.D.S. Program
Miami Dade County Building
11805 S.W. 26th St.
Miami, Fl 33175

ENGINEER OF RECORD: Fausto Guerrero
Florida State Licensed Engineer, Lic. No. 50465
Address: 19552 SW 133 Ave
Miami, Fl 33177

REFERENCE:
JORGE DE LA CONCEPCION
8965 SW 63 CT
MIAMI FL 33156

LEGAL DESCRIPTION: Lot 6, Block 2 Subdivision: STRITTER ESTATES

PROPERTY ID: 20-5001-053-0160

We are hereby requesting approval of a Performance-Base Treatment System (PBTS) designed for, and to be installed upon, the property being dealt with. The Engineer of record, the certified installment entity, (Sarima Batista, Registered Septic Tank Contractor and/or personnel under her supervision), the Aerobic Treatment Unit providers and warrantors in the State of Florida (SB Engineering, Inc) and the primary manufacturer (NORWECO, INC.) will be involved in all necessary activities to warranty the complete installation as well as the maintenance thereof.

WTI/MDR Engineered ATU
Operation, Maintenance, and Inspection Specifications

Operation:
Power supply to all electric components must remain constant at all times. It is not acceptable to disconnect power from the system at any time except under the direction of the maintenance entity or in case of emergency.
Homeowner is not to power off during extended absences from home, vacations or otherwise. Liquid waste treatment additives shall not be used

Maintenance and inspection 2/year contract
-Inspections: Effluent monitoring and preventative maintenance shall be performed as required by 62-6 Part I, FAC.
-First inspection: At system installation by engineer.
-Second: After system has been in operation a total of 6 months by maintenance entity.
-Thereafter: every 6 months, as part of maintenance entity inspection. Maintenance entity inspection to include:
Solids Check accumulation (expect pump-out every 3 to 5 years)
Blower: Confirm proper operation; clean air filter, as required.
Alarms: Trip all alarms manually to confirm effective operation
Outlet Filter: Operate filter plunger. Remove, clean, and reinstall as required.
Pump: Check operation by manually tripping float switch. Operate each pump manually at control panel
-Monitoring to be conducted semi Annually
Monitoring / Sampling: At SAMPLING PORT
Pollutant to be check

- Ponding depth quarterly
- TN ≤ 50%
- TP ≤ 10 mg/l
- Fecal coliform = ≤ 200 fc col/100 ml

Contingency
1- At the high water level, the system alarm sound. The Owner must contact the Maintenance entity within 24 hours of alarm.
2- Maintenance entity personnel will inspect the system, and order a repair on the problem as necessary, within 36 hours as specified in 62-6 (4)(b)
3- Owner shall be have tanks pumped as required to prevent the creation of sanitary nuisance conditions until such time as repairs are effected which prevent sanitary nuisance conditions.

DETERMINATION OF OSTDS TYPE AND STANDARDS PER SECTION 24-42.7

GROSS LOT SIZE 41,790.10 SQ.FT. = 0.959 ACRES

LAND USE: RESIDENTIAL

GROSS BUILDING AREA: 10,242 SQ. FT.

SEWAGE FLOW: 510 GPD

SEWAGE LOADING: 510 GPD / 0.959 ACRES= 531 GPD/ACRES

Y	N	CRITERIA FOR OSTDS TYPE SELECTION
X		PROPERTY WILL BE SERVED BY PUBLIC WATER
X		PROPERTY COMPLETELY OUTSIDE WELLFIELD PROTECTION AREA
X		SURFACE WATER BODIES BEYOND 1000 FEET
	X	SEWAGE FLOW IS LESS THAN 500 GPD FOR SFR/DUPLEX
		SEWAGE FLOW IS LESS THAN 1000 GPD FOR MULTI-FAMILY/OTHERS USES
	X	SEWAGE LOADING LESS THAN 500 GPD/ACRE
		OTHER CONSIDERATIONS FOR OSTDS APPROVAL
X		SANITARY SEWERS NOT AVAILABLE, ABUTTING, OR OPERATIVE
X		SYSTEM WILL SERVE ONLY ONE LOT
X		PROPERTY LINES OVER 50 FEET FROM OSTDS FOR PROPERTIES SERVE BY A POTABLE WATER WELL

TYPE OF SYSTEM REQUIRED: TYPE 3 – ADVANCED SECONDARY TREATMENT STANDARDS

TOTAL NITROGEN TREATED BY: (3) 600 GPD NORWECO SINGULAIR TNT-500

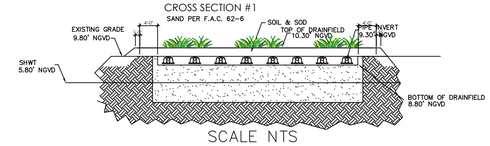
TOTAL PHOSPHORUS TREATED BY: NO REDUCTION

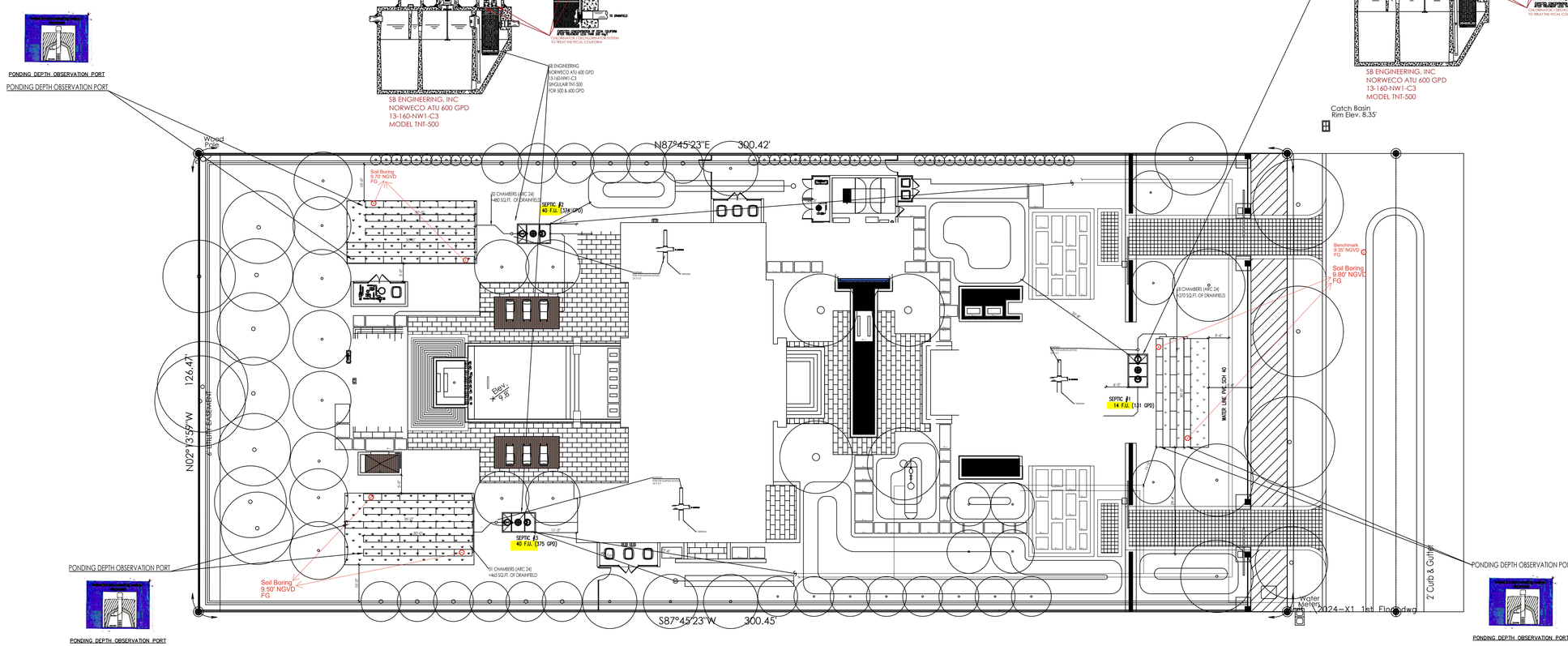
FECAL COLIFORM TREATED BY: CHLORINATOR / DECHLORINATOR BIOKINETIC FILTER

SOURCE OF TREATMENT STANDARDS: FDEP TESTING PERFORMANCE DATA FOR PBTS

POLLUTANT	REQUIRED (mg/L) (Annual Average)	PROPOSED (mg/L) (Annual Average)
$CBOD_5$	10 mg/L	4 mg/L
TSS	10 mg/L	9 mg/L
TN	50%	68% - 12 mg/L
TP	10 mg/L	10 mg/L
FECAL COLIFORM (CFU/100ml)	200 cfu/ 100 ml	2 cfu/100 ml

OSTDS CALCULATIONS PER CHAPTER 62-6 F.A.C.
NET LOT: 37,996 SQ.FT. = 0.872 AC
LAND USE: RESIDENTIAL
BUILDING AREA: 8,580 SQ./FT & 5 Bedrooms
SEWAGE FLOW
MAXIMUM SEWAGE LOADING ALLOWANCE= 2,500 GPD/ACRE (1,500 GPD/ACRE OR 2,500 GPD/ACRE)
AUTHORIZED SEWAGE FLOW: 0.872 AC X 2500 GPD/AC = 2180 GPD
UNIT FLOW CRITERIA (PER RESIDENTIAL TABLE 1)= # BEDROOMS, BUILDING AREA
SEWAGE FLOW PER UNIT= : 100 GPD per bedroom and/or 750 Sq.Ft. after 400 GPD for each additional bedroom or each additional 750 square feet of building area or fraction thereof in a dwelling unit, system sizing shall be increased by 60 gallons per dwelling unit.
TOTAL SEWAGE FLOW: 880 GPD
TREATMENT TANK AND DRAINFIELD
PROPOSED SYSTEM: (3) 600 GPD NORWECO SINGULAIR TNT-500
MINIMUM REQUIRED TREATMENT CAPACITY: 200 GPD, 374 GPD & 375 GPD
DRAINFIELD CONFIGURATION: TRENCH
DRAINFIELD TYPE: STANDARD / SUBSURFACE
DRAINFIELD MATERIAL: CHAMBER
MAXIMUM SEWAGE LOADING RATE FOR THE PROPOSED DRAINFIELD: 0.80 gal/FT^2 Day
DRAINFIELD SIZE:
200 GPD/0.80= 250 SQ.FT. OF DRAINFIELD (375 SQ.FT. TOTAL UNOBSTRUCTED AREA)
374 GPD/0.80=468 SQ.FT. OF DRAINFIELD (702 SQ.FT. TOTAL UNOBSTRUCTED AREA)
375 GPD/0.80=469 SQ.FT. OF DRAINFIELD (704 SQ.FT. TOTAL UNOBSTRUCTED AREA)
SEPARATION BETWEEN THE SHWT AND BOTTOM OF THE DRAINFIELD (ELEVATIONS NGVD 29)
GRADE ELEVATION: #1 9.80' NGVD, #2 9.70' NGVD, # 9.50
SEASONAL HIGH WATER TABLE ELEVATION= #1 5.80' NGVD, #2 5.70' NGVD, #3 5.50' NGVD
ELEVATION AT THE BOTTOM OF DRAINFIELD= #1 8.80' NGVD, #2 8.70' NGVD, #3 8.50' NGVD
SEPARATION BETWEEN SHWT AND BOTTOM OF DRAINFIELD= 36 INCHES





PROPOSED NEW HOUSE:
8965 SW 63TH CT
MIAMI, FL 33156

FAUSTO E. GUERRERO
LICENSE
No. 50465
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Fausto E Guerrero
Date: 2025.08.08 15:47:18 -04'00'

No.	Revision/Issue	Date

Firm Name and Address
FAUSTO GUERRERO P.E.
LIC. NO.: 50465
19552 SW 133 AVE
MIAMI, FL 33177

Project Name and Address
JORGE DE LA CONCEPCION
5450 BANYAN TRIAL
CORAL GABLES, FL 33156

Project	Sheet
8965	SSP-1
Date 08/08/2025	
Scale 1/16"=1'-0"	

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEAL BY FAUSTO GUERRERO ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
202501472O - 11/7/2025 4:21:24 PM
8965 SW 63 CT-Model w.soil borings SS 2.pdf
Examiner Date Time Stamp Trade Stamp Name
HERNANDEZ, JESUS 10/1/2025 12:42:13 PM HRS Approved

DE LA CONCEPCION RESIDENCE

8965 S W 63RD COURT
PINECREST, FL 33156

PACHECO ARCHITECTURE

PACHECO ARCHITECTURE, LLC.
AA26002619 - AR0006412 - AR101855
4990 SW 72ND AVE. SUITE 101, MIAMI,FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

CLIENT / OWNER

MR JORGE DE LA CONCEPCION
MRS DISNEY MARTINEZ

PROJECT / LOCATION:

8965 S W 63RD COURT
PINECREST, FL 33156

CONSULTANTS:

STRUCTURAL ENGINEERING
ROCHELL ENGINEERING, INC.
MR. ALEX ROCHELL . P.E.
1500 NW 89TH COUNTY, SUITE 212
DORAL, FL 33172
O: 305-649-4049
E: ALEX@ROCHELL.US

MEP ENGINEERING
LUSEO GROUP
7875 SW 104TH STREET, SUITE 203
MIAMI, FL 33156
O: 305-351-2960
E: ERODRIGUEZ@LUSEOGROUP.COM
W: LUSEOGROUP.COM

CIVIL ENGINEERING
ACE ENGINEERING SOLUTIONS, INC.
O: 305-977-9531
E: IPLANASR@OUTLOOK.COM

LANDSCAPE

INDEX OF DRAWINGS:

ARCHITECTURE

A-0.0	COVER / INDEX OF DRAWINGS
A-1.0	SITE PLAN
A-1.1	AREA TABULATIONS
A-1.2	SITE PLAN DETAILS
A-2.0	GROUND FLOOR PLAN
A-3.0	SECOND FLOOR PLAN
A-4.0	ROOF PLAN
A-5.0	CABANA FLOOR AND ROOF PLAN
A-6.0	ELEVATIONS
A-7.0	ELEVATIONS
A-8.0	CABANA ELEVATIONS AND SECTIONS
A-9.0	SECTIONS
A-10.0	SECTIONS
A-11.0	WALL SECTIONS
A-12.0	WALL SECTIONS
A-13.0	WALL SECTIONS
A-14.0	WALL SECTIONS
A-15.0	WALL SECTIONS
A-16.0	SCHEDULES
A-17.0	DETAILS
A-18.0	DETAILS
A-19.0	DETAILS
A-20.0	SPECS

STRUCTURE

S-1.0	SITE PLAN WALL DETAILS
S-1.A	SITE PLAN DETAILS
S-2.0	FOUNDATION & GROUND FLOOR PLAN
S-2.A	FOUNDATION & GROUND FLOOR PLAN
S-3.0	SECOND FLOOR PLAN
S-3.A	SECOND FLOOR PLAN
S-4.0	ROOF FRAMING PLAN
S-4.A	ROOF FRAMING PLAN
S-5.0	CABANA FOUND. & GROUND FLOOR PLAN
S-6.0	WIND PRESSURES
S-7.0	WIND PRESSURES
S-8.0	WIND PRESSURES
S-9.0	SCHEDULES & DETAILS
S-9.A	SCHEDULES & DETAILS
S-10.0	STRUCTURAL SECTIONS
S-11.0	STRUCTURAL SECTIONS
S-12.0	STRUCTURAL SECTIONS
S-13.0	STRUCTURAL SECTIONS
S-14.0	STRUCTURAL SECTIONS
S-15.0	STRUCTURAL SECTIONS
S-16.0	STRUCTURAL SECTIONS
S-17.0	STRUCTURAL SECTIONS
S-18.0	STRUCTURAL DETAILS
S-19.0	STRUCTURAL DETAILS
S-20.0	STRUCTURAL DETAILS
S-21.0	STRUCTURAL DETAILS
S-22.0	STRUCTURAL DETAILS
S-23.0	STRUCTURAL NOTES

PLUMBING

P-0.0	PLUMBING NOTES & DETAILS
P-1.0	PLUMBING SITE PLAN
P-2.0	GROUND FLOOR PLUMBING PLAN
P-3.0	SECOND FLOOR PLUMBING PLAN
P-4.0	ROOF PLAN
P-5.0	CABANA PLUMBING PLAN
P-6.0	SANITARY ISOMETRIC DIAGRAM
P-7.0	WATER ISOMETRIC DIAGRAM
P-8.0	CABANA SANITARY AND WATER ISOMETRIC DIAGRAM
P-9.0	GAS ISOMETRIC DIAGRAM

MECHANICAL

M-0.0	MECHANICAL NOTES & SCHEDULES
M-1.0	GROUND FLOOR HVAC PLAN
M-2.0	SECOND FLOOR HVAC PLAN
M-3.0	ROOF PLAN
M-4.0	CABANA FLOOR HVAC PLAN
M-5.0	MECHANICAL DETAILS

ELECTRICAL

E-0.0	ELECTRICAL NOTES
E-1.0	ELECTRICAL SITE PLAN
E-2.0	GROUND FLOOR LIGHTING PLAN
E-2.1	GROUND FLOOR POWER PLAN
E-3.0	SECOND FLOOR LIGHTING PLAN
E-3.1	SECOND FLOOR POWER PLAN
E-4.0	LEGEND AND NOTES
E-5.0	CABANA LIGHTING PLAN
E-6.0	PANEL SCHEDULES & RISER DIAGRAM

CIVIL

C-1.0	GRADING AND DRAINAGE PLAN
C-2.0	GENERAL NOTES AND DETAILS

LANDSCAPE

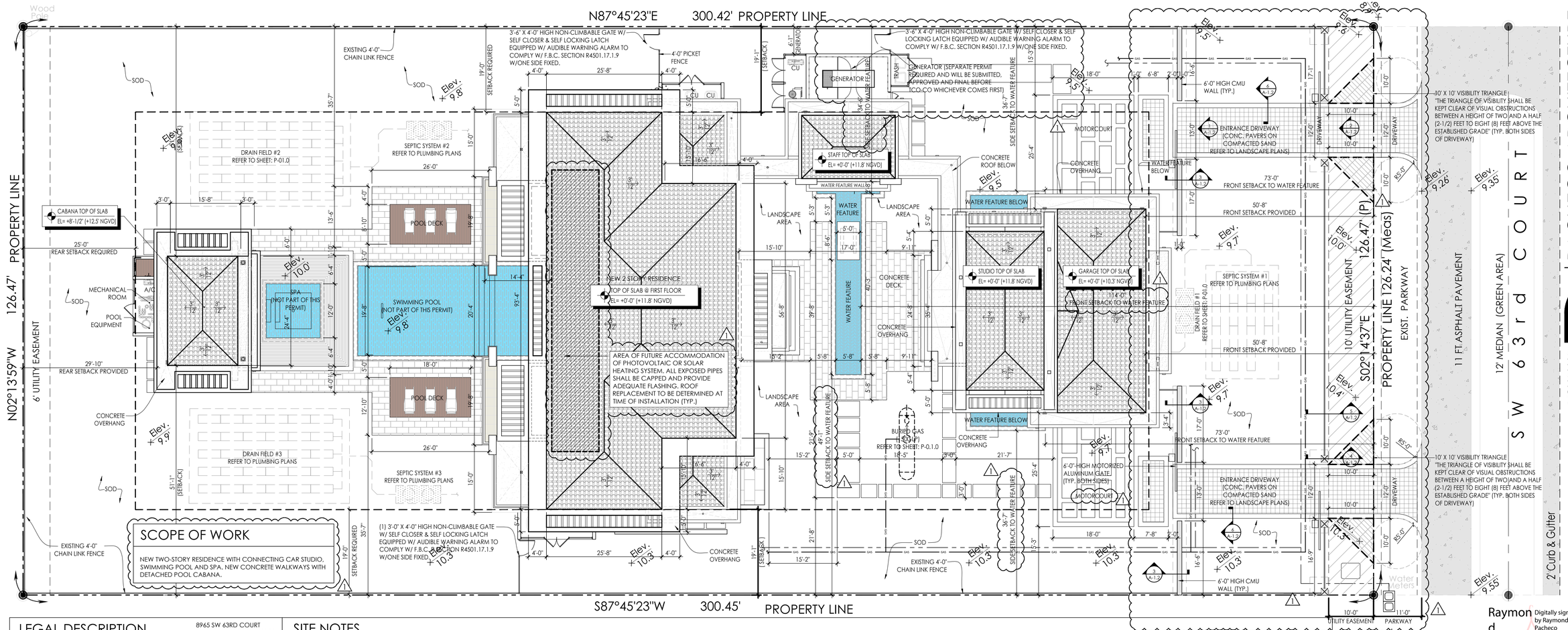
Raymond Pacheco

Digitally signed by Raymond Pacheco
Date: 2024.06.28 16:34:37 -04'00'

STATE OF FLORIDA
Raymond Pacheco
AR0006412
REGISTERED ARCHITECT

ARCHITECT IS THE AUTHOR AND OWNER OF ALL DRAWINGS AND SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY THE ARCHITECT AND THE ARCHITECTS CONSULTANT AND THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPY RIGHTS FOR THIS PROJECT. THE OWNER AND/OR OTHERS SHALL NOT USE THE ARCHITECT'S DRAWINGS AND SPECIFICATIONS ON OTHER PROJECTS.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
A-0.0.pdf



SCOPE OF WORK

NEW TWO-STORY RESIDENCE WITH CONNECTING CAR STUDIO, SWIMMING POOL AND SPA. NEW CONCRETE WALKWAYS WITH DETACHED POOL CABANA.

LEGAL DESCRIPTION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

LOT 6, BLOCK 2, "STRITTER ESTATES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1662, AT PAGE 97, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SETBACK REQUIREMENTS

	REQUIRED	PROVIDED
FRONT SETBACK	50'-0"	50'-8"
REAR SETBACK	25'-0"	30'-1"
SIDE SETBACK	19'-0"	19'-1"
SIDE SETBACK	19'-0"	19'-1"

SITE NOTES

1. ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY.
2. ALL APPROACHES TO BE COORDINATED WITH RIGHT-OF-WAY CONDITIONS SUCH AS, BUT NOT LIMITED TO: STREET TREES, STREET LIGHTS, FIRE HYDRANTS, ETC.
3. LANDSCAPING SHALL COMPLY WITH ALL LANDSCAPING REGULATIONS AS REQUIRED BY THE VILLAGE OF PINECREST.
4. ALL AREAS MARKED "SOD" TO BE SODDED PER LANDSCAPING PLANS.
5. TERMITE PROTECTION. ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST
6. SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT; "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE "FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES." CONTRACTOR SHALL VERIFY IF THERE IS AN EXISTING SEPTIC TANK & DRAIN
7. FIELD WITHIN THE PROPERTY, IF A SEPTIC TANK & DRAIN FIELD IS PRESENT, IT SHALL BE ABANDONED AS RECOMMENDED PER FBC R 2023 8TH ED AND AS PER MIAMI-DADE COUNTY H.R.S. REQUIREMENTS PRIOR TO STARTING NEW CONSTRUCTION.
8. APPROVED NUMBER OR ADDRESS SHALL BE PROVIDED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY AS PER FBC R319.1 2023 8TH ED.
9. CONTRACTOR TO INSTALL IRRIGATION WELLS 75 FT FROM NEIGHBOR'S DRAIN FIELD. DRINKING WELLS AT 100 FT FROM NEIGHBOR'S DRAIN FIELD; IF APPLICABLE
10. CONTRACTOR TO INSTALL DRAIN FIELD AT 75 FT FROM NEIGHBOR'S IRRIGATION WELL AND 100 FT FROM NEIGHBOR'S DRINKING WELL; IS APPLICABLE.
11. CONTRACTOR SHALL COORDINATE STREET APPROACH WITH LIGHTS, FIRE HYDRANTS, STREET TREES, ETC..
12. THE MINIMUM FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NOT LESS THAN 16 INCHES ABOVE THE ESTABLISHED GRADE.
13. THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MY AFFECT SYSTEMS INSTALLATION.
14. NO FILL MATERIAL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE R.O.W. OUTSIDE THE BUILDING FOOTPRINT.
15. EXISTING SIDEWALKS WILL BE MAINTAINED AT ALL TIMES FREE OF ANY LOOSE MATERIALS AND OPEN TO PEDESTRIAN TRAFFIC AT ALL TIMES. NO VEHICLES CAN PARK ON THE SIDEWALK AT ANY TIMES.
16. NO MATERIALS OF ANY KIND WILL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALES.
17. ENTRY GATES AND FENCES UNDER SEPARATE PERMIT.
18. FOR ALL TREES AND LANDSCAPE INFORMATION REFER TO LANDSCAPE PLANS INCLUDED HEREIN.

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ANY GOVERNMENTAL AGENCIES NECESSARY IN ORDER TO ESTABLISH ANY UTILITY EASEMENTS OR LINES PRESENT WITHIN THE PROPERTY PRIOR TO PERFORMING ANY WORK.
2. CONCRETE SHALL HAVE 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED (U.O.N.)
3. ALL REINFORCING STEEL SHALL BE DEFORMED BARS, AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI GRADE 60, AND MEET ASTM A-36 SPECS.
4. ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36,000 PSI, AND MEET ASTM A-36 SPECS.
5. ALL DETAILING, FABRICATION AND PLACING OF REINFORCING BARS MUST FOLLOW THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", (U.O.N.).
6. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH THE ARCHITECTURAL, A/C, ELECTRICAL AND MECHANICAL DRAWINGS., TO LOCATE OPENINGS, DRAINS, SLEEVES, SLOPES, DEPRESSED SLABS, BOLTS, CURBS, ETC.
7. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI-301ETC. "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
8. REMOVAL OF FORM-WORK SHALL BE IN ACCORDANCE WITH ACI-347 RECOMMENDED PRACTICE FOR CONCRETE FORM-WORK."
9. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
10. RE-BARS SHOWN ON SECTIONS ARE FOR PLACEMENT DETAIL ONLY, SIZE AND QUANTITY OF RE-BARS ARE AS PER STRUCTURAL DRAWINGS, SCHEDULES.
11. NO TIE BEAMS SHALL BE FORMED/POURED PRIOR TO TRUSS SHOP DRAWINGS APPROVAL.
12. WINDOW & DOOR MANUFACTURER TO VERIFY ALL WINDOW & DOOR OPENINGS AT ON SITE PRIOR TO PRODUCING SHOP DRAWINGS AND INSTALLATION.
13. ARCHITECT, INTERIOR DESIGNER AND ENGINEER'S VISITS TO THE SITE DURING CONSTRUCTION SHALL BE SCHEDULED WITH CONTRACTOR BEFORE COMMENCING OF WORK AND DURING CONSTRUCTION. SITE VISITS SHALL BE COORDINATED AT
14. VERIFY ALL DIMENSIONS ON DRAWINGS AND CONDITIONS AT JOB SITE PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT OR OWNER REPRESENTATIVE OF ANY DISCREPANCIES AND SECURE AN INTERPRETATION OR DECISION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
15. OBTAIN THE LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE COMMENCING WORK. NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT, OWNER OR DESIGNER.
16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE RESIDENTIAL 2023 8TH ED. ALL LOCAL CODES SHALL PREVAIL.
17. THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY FOR THE MISINTERPRETATION OF THESE PLANS BY OTHERS, THE REVIEW AND APPROVAL OF SHOP DRAWINGS OR PRODUCT CONTROL APPROVAL BY OTHERS.
18. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO HIM FOR INSTALLATION.
19. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER, FOLLOWED BY A CHANGE ORDER.
20. THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL SANITARY FACILITIES, BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS OF CONSTRUCTION. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES.
21. DO NOT SUBSTITUTE MATERIALS, EQUIPMENTS OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER / ARCHITECT / ENGINEER.
22. THE ARCHITECT / INTERIOR DESIGNER / OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.
23. CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB.
24. CONTRACTOR SHALL DELIVER THE ANNOTATED JOB RECORD SET TO THE OWNER UPON COMPLETION OF THE WORK AS A CONDITION OF ACCEPTANCE.
25. CLEANING AND DEBRIS REMOVAL - THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DUST, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAKE EFFORT TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FORM MEALS CONSUMED ON PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.
26. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
27. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN THE LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEM. CONTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING ANY CONCRETE BEAM IF INTERFERING WITH A/C DUCT OR PLUMBING FIXTURES EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL/ ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER AND APPROVED BY THE ARCHITECT / ENGINEER.
28. THE CONTRACTOR SHALL PRODUCE, BY MEANS OF SHOP DRAWINGS, ALL ADDITIONAL DETAILS WHICH ARE INFERABLE FROM THESE PLANS AND WHICH ARE NECESSARY FOR THE EXECUTION AND COMPLETION OF THE CONSTRUCTION.
29. THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB.
30. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCHLIST," INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN 14 CALENDAR WORKING DAYS.
31. ANY OMISSION OF EQUIPMENT INSTALLATIONS AND MATERIALS SHALL BE PROMPTLY RECTIFIED BY CONTRACTOR UPON NOTIFICATION BY ARCHITECT / ENGINEER / OWNER.
32. ANY OTHER SERVICES NECESSARY FOR THE COMPLETION OF THIS JOB THAT MAY BE INVOLUNTARY UNDER THE JURISDICTION OF THE FLORIDA BUILDING CODE AND NOT SPECIFIED IN THESE "GENERAL NOTES" AND OR ARCHITECT'S "SPECIFICATIONS" ARE THE CONTRACTOR'S SOLE RESPONSIBILITY.
33. CONTRACTOR SHALL SUBMIT TO ARCHITECT / ENGINEER & BUILDING DEPARTMENT ALL REQUIRED SHOP DRAWINGS NECESSARY FOR REVIEW AND APPROVAL AS REQUIRED.
34. ALL GLASS SHOWER AND TUB ENCLOSURES SHALL BE RECEIVE CATEGORY II - SAFETY GLAZING.
35. ALL FIXED GLASS SHALL BE 1/4" THICK, TEMPERED (U.O.N.).
36. ALL CEILINGS SHALL BE SEALED SO THAT AIR FLOW FROM SHAFTS, WALL CHASES, CAVITIES AND BETWEEN CONDITIONED AND UNCONDITIONED ATTIC SPACE IS STOPPED.
37. USE ONLY HIGH HAT LIGHTS WITH SEALED CANS OR SEAL THEM FROM THE ATTIC DRYWALL SO THAT COLD AIR DOES NOT GET INTO THE ATTIC.
38. ALL DIFFUSERS AND GRILLS SHALL HAVE GASKETS AND THE FIBERGLASS BOOT CONNECTIONS SHALL BE TIGHT IN ORDER TO PREVENT COLD AIR TO LEAK OUT THROUGH THE DRYWALL OPENINGS ALLOWING CONDENSATION TO FORM.
39. DRAFT STOPS SHALL BE SEALED AROUND PIPES AND CONDUITS AT THE TOPS OF ALL INTERIOR PARTITION WALLS SO THAT AIR CANNOT PENETRATE DOWN INTO THE WALLS.
40. SEAL ALL CEILING SPACES BETWEEN THE CONDITIONED FLOORS FROM OUTSIDE AIR.
41. PROVIDE THE ABSOLUTE MINIMUM ATTIC VENTILATION. LOCATE THE NECESSARY SOFFIT VENTS ON THE EXPOSURE AWAY FROM THE LOCAL PREVAILING BREEZE.
42. INSURE THAT ALL INSULATION IS PROPERLY DISTRIBUTES AND INSTALLED WITHOUT GAPS OR IN CONTACT WITH SURFACES THAT TRANSFER AIR.
43. DO NOT VENTILATE THE ATTIC BY FORCED VENTILATION.
44. ASSURE THAT ALL FIREPLACE DAMPERS ARE TIGHTLY CLOSED.
45. INSURE THAT THERE IS NO DUCT LEAKAGE.
46. KEEP ALL DUCTWORK SEPARATE FROM ALL OTHER DUCTWORK, ATTIC INSULATION, AND BUILDING CONSTRUCTION MATERIALS.
47. MAINTAIN CONDITIONS IN ATTIC SUCH THAT THE DEW POINT OF THE ATTIC AIR IS HIGHER THAN THE SKIN TEMPERATURE OF THE DUCTWORK AT ALL TIMES.
48. EXTERIOR AND ADJACENT WALLS SHALL BE SEALED AT THE FOLLOWING LOCATIONS AS PER FLORIDA BUILDING CODE R 2023 8TH ED.
1.1. BETWEEN WINDOWS AND DOORS AND THEIR FRAMES.
1.2. BETWEEN WINDOWS AND DOOR FRAMES AND THE SURROUNDING WALL.
1.3. BETWEEN THE FOUNDATION AND WALL ASSEMBLY SILL-PLATES.
1.4. JOINTS BETWEEN EXTERIOR WALL PANELS AT CHANGES IN PLANE, SUCH AS WITH EXTERIOR SHEATHING AT CORNERS AND CHANGES IN ORIENTATION.
1.5. OPENINGS AND CRACKS AROUND ALL PENETRATIONS THROUGH THE WALL ENVELOPE SUCH AS UTILITY SERVICES AND PLUMBING.
1.6. BETWEEN THE WALL PANELS AND TOP AND BOTTOM PLATES IN EXTERIOR AND ADJACENT WALLS. IN FRAME CONSTRUCTION, THE CRACK BETWEEN EXTERIOR AND ADJACENT WALL BOTTOM PLATES AND FLOORS SHALL BE SEALED WITH CAULKING OR GASKET MATERIAL. GYPSUM BOARD OR OTHER WALL PANELING ON THE INTERIOR SURFACE OF EXTERIOR AND ADJACENT WALL SHALL BE SEALED TO THE FLOOR, AND (WHEN APPLICABLE)
1.7. BETWEEN WALLS AND FLOOR WHERE THE FLOOR PENETRATES THE WALL.
2. ALL INSULATING MATERIALS SHALL HAVE A FLAME-SPREAD CLASSIFICATION NOT GREATER THAN 25, AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER A.S.T.M. E-84.
50. ARCHITECT'S SPECIFICATIONS SHALL BECOME PART OF THE CONSTRUCTION DOCUMENTS.
51. COORDINATE WITH THE ARCHITECT ALL A/C DUCTWORK LOCATION AND SIZES PRIOR TO FORMING CONCRETE BEAMS. CONSULT ARCHITECT, STRUCTURAL AND MECHANICAL ENGINEER IN THE EVENT OF ANY DISCREPANCIES. SUBMIT TRUSS SHOP DRAWINGS TO THE ARCHITECT, STRUCTURAL & H.V.A.C. ENGINEER FOR REVIEW APPROVAL PRIOR TO TRUSS PERMIT AND FABRICATION. DUE TO TIGHT CONDITIONS AT SOME PORTIONS OF THE ROOF, LINEAR DIFFUSERS MAY BE REPLACED FOR CONVENTIONAL DIFFUSERS AS APPROVED BY THE ARCHITECT & ENGINEER. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT & ENGINEER ON SITE BEFORE ORDERING A/C DIFFUSERS.
52. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC. THE MECHANICAL WORK SHALL BE COORDINATED WITH ALL FIELD CONDITIONS AND OTHER TRADES IN ORDER TO AVOID INTERFERENCE WITH PLUMBING, AIR CONDITIONING AND STRUCTURAL ELEMENTS.
53. STONE INSTALLER SHALL PROVIDE AN ANTI-FRACUTURE MEMBRANE MATERIAL AS MANUFACTURED BY "PROTECTO WRAP" OR APPROVED EQUAL OVER ALL CONCRETE SLAB RECEIVING THE STONE / MARBLE FINISH IN ORDER TO AVOID CRACKING FROM SETTLING. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.

SITE PLAN

SCALE 3/32" = 1'-0"

NOTES

1. NO FILL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE R.O.W. OUTSIDE OF THE BUILDING FOOTPRINT.
2. NO RUNOFF GENERATED FROM THE DRIVEWAY IS PERMITTED TO DISCHARGE DIRECTLY TO THE R.O.W. OR ADJACENT PROPERTIES.
3. THE R.O.W. SWALE IS TO BE GRADED USING THE VILLAGE OF PINECREST PW STANDARD.
4. NO TREES ARE TO BE PLANTED IN THE R.O.W. BEFORE A CONDITIONAL APPROVAL OF THE ROUGH GADDING OF THE SWALE HAS BEEN APPROVED BY PUBLIC WORKS.
5. NO SHRUBS ARE TO BE PLANTED IN THE R.O.W. AND ANY EXISTING SHRUBS ARE TO BE REMOVED.
6. NO IRRIGATION, LIGHTING, OR ELECTRICAL COMPONENTS OF ANY KIND MAY BE INSTALLED IN THE R.O.W.
7. ALL PROPOSED TREES IN THE R.O.W. WILL BE PLANTED A MINIMUM OF 7" FROM THE EDGE OF THE PAVEMENT TO THE FACE OF THE TREE AND WILL BE OF A TYPE, KIND, AND SPACING AS APPROVED BY THE VILLAGE ARBORIST. ARBORIST CONTACT INFORMATION IS RICK CARR.
8. ANY DECORATIVE D/W IN THE R.O.W. SHALL HAVE AN 8" W X 12" D, 3,000 PSI, FIBER MESH CONCRETE HEADER CURB LOCATED BETWEEN THE ASPHALT AND THE PROPOSED D/W. THE EDGE OF THE HEADER CURB WILL BE A MINIMUM OF 10" FROM THE CENTERLINE OR THE EDGE OF THE EXISTING ASPHALT EDGE.
9. NO MATERIALS OF ANY KIND WILL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALE.
10. EXISTING SIDEWALKS WILL BE MAINTAINED AT ALL TIMES, FREE OF ANY LOOSE MATERIAL. AND OPEN TO PEDESTRIAN TRAFFIC AT ALL TIMES. NO VEHICLES CAN PARK ON THE SIDEWALK AT ANY TIME.
11. ANY SIDEWALK CROSSED BY A D/W APPROACH MUST BE REPLACED WITH A 6" THICK SIDEWALK AND EXTEND TO THE NEXT ADJACENT WHOLE FLAG ON EITHER SIDE OF THE NEW APPROACH. LONGITUDINAL SLOPE CANNOT EXCEED 5% AND MAXIMUM CROSS SLOP OF 2%. ALL SIDEWALK CONSTRUCTION THAT INTERSECTS WITH THE CROSSWALK MUST BE PARALLEL WITH THAT CROSS WALK AND WILL DETECTABLE WARNING SURFACE PLACED PREEMINENTLY IN CONCRETE - NO SCREW-DOWN DETECTABLE WARNING SURFACE IS PERMITTED. ALL SIDEWALK IN THE R.O.W. WILL BE A MINIMUM OF 10' FROM THE NEAREST EDGE OF PAVEMENT AND MARKED AS SUCH IN THE SIGNED AND SEALED PLANS.
12. ALL WORK CONDUCTED IN THE R.O.W. WILL IMPLEMENT THE APPLICABLE FDOT STANDARD INDEX 600 SERIES FOR MOT.
13. ALL SIDEWALK REPLACEMENT WILL BE OPEN TO TRAFFIC WITHIN 48 HOURS OF THE SIDEWALK BEING CLOSED FOR DEMO. THIS INCLUDES DEMOLITION OF EXISTING SIDEWALK, PLACING FORMS, PLACING AND FINISHING CONCRETE AND STRIPPING FORMS.
14. NO PORTION OF THE PUBLIC ROW CAN BE ENCLOSED BY THE CONTRACTOR'S FENCE AT ANY TIME.
15. ALL SOD IN THE R.O.W. WILL BE SAND GROWN, "EMPIRE ZOYSIA" - B) RE-VISIT THE D/W PROFILES AS THEY ARE NOT GOING TO WORK WITH A "BELLY" IN THE MIDDLE OF THE SWALE. C) HAVING FRENCH DRAINS ON SITE REQUIRES A COVENANT AND THE DESIGN MUST SHOW THERE IS NO DIRECT DISCHARGE - THE CURRENT DESIGN DOES NOT. D) THE SECTION FOR DRAIN FIELDS GOES COMPLETELY AGAINST WHAT THE FAC REQUIRES FOR WATER COURSE.

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

Raymond d Pacheco Digitally signed by Raymond Pacheco Date: 2025.04.17 11:48:31 -04'00'

NEW RESIDENCE FOR:
MR & MRS DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

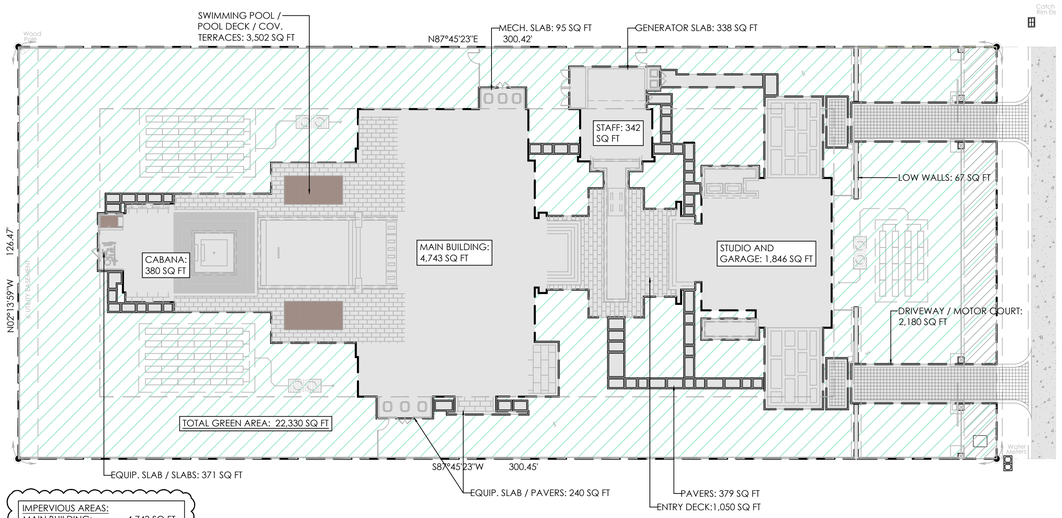
revisions	date
1 05/01/2024 REV.	
2	
3	
4	

issued	10.04.2021
drawn	
checked	
project no.	2024

STATE OF FLORIDA · Raymond Pacheco · AR0006412 · REGISTERED ARCHITECT

sheet no.
A-1.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
A-1.0.pdf



IMPERVIOUS AREAS:	
MAIN BUILDING:	4,743 SQ FT
DRIVEWAY:	2,180 SQ FT
LOW WALLS:	67 SQ FT
WATER FEATURES:	615 SQ FT
STUDIO / GARAGE:	1,846 SQ FT
STAFF:	342 SQ FT
GENERATOR SLAB:	338 SQ FT
MECH. SLAB:	95 SQ FT
ENTRY DECK:	1,050 SQ FT
PAVERS:	379 SQ FT
EQUIP. SLAB / PAVERS:	240 SQ FT
EQUIP. SLAB / PAVERS:	371 SQ FT
POOL / POOL DECK:	3,502 SQ FT
CABANA:	380 SQ FT
PROVIDED =	16,148 SQ FT

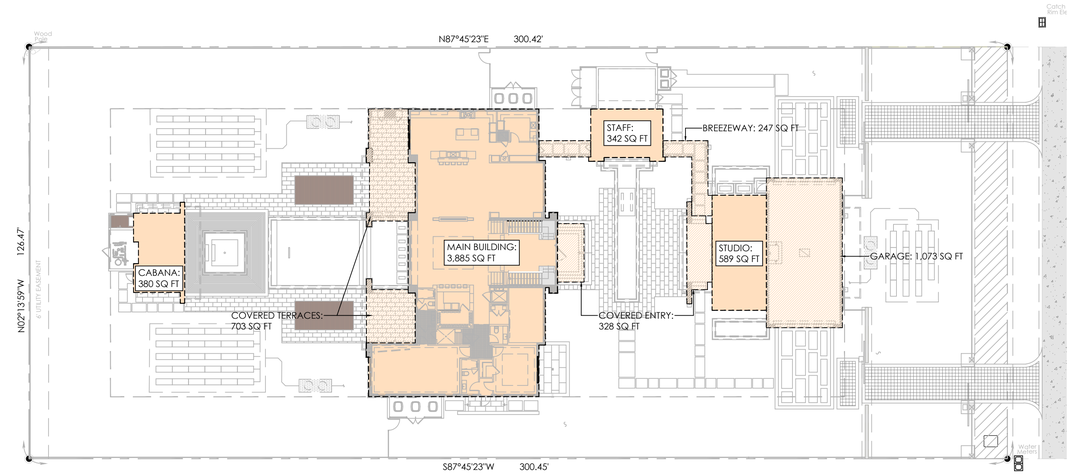
1

IMPERVIOUS AREA

GREEN AREA

PERVIOUS / IMPERVIOUS CALCULATION

SCALE N.T.S.



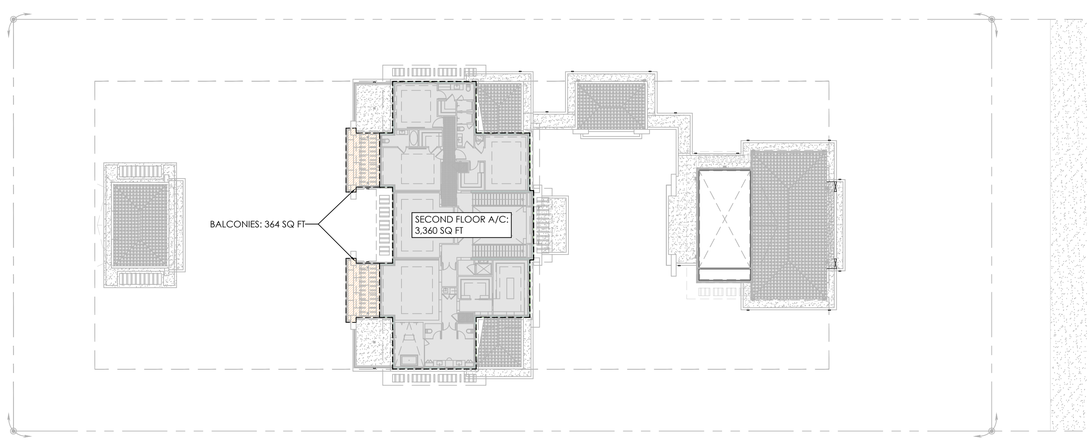
FIRST FLOOR AREAS:	
FIRST FLOOR:	3,885 SQ FT
GARAGE:	1,073 SQ FT
STUDIO:	589 SQ FT
COV. ENTRY:	328 SQ FT
BREEZEWAY:	247 SQ FT
STAFF:	342 SQ FT
COV. TERRACES:	703 SQ FT
CABANA:	380 SQ FT
PROVIDED =	7,547 SQ FT

1

A/C AREA

1ST FLOOR AREA CALCULATION

SCALE N.T.S.



SECOND FLOOR AREAS:	
SECOND FLOOR A/C:	3,360 SQ FT
BALCONIES:	364 SQ FT
F.A.R. PROVIDED =	3,724 SQ FT

1

A/C AREA

2ND FLOOR AREA CALCULATION

SCALE N.T.S.

ZONING AREA ANALYSIS:

(EU-1) ESTATE SINGLE FAMILY DISTRICT

LOT AREA =	37,994	SQ. FT.
LOT COVERAGE		
MAXIMUM BUILDING COVERAGE ALLOWED (.20) =	7,599	SQ. FT.
BUILDING COVERAGE PROVIDED =	7,547	SQ. FT.
MAXIMUM IMPERVIOUS AREA ALLOWED (0.45) =	17,097	SQ. FT.
IMPERVIOUS AREA PROVIDED =	16,148	SQ. FT.
MINIMUM GREEN AREA ALLOWED (0.55) =	20,897	SQ. FT.
GREEN AREA PROVIDED =	22,330	SQ. FT.

1

FLOOR AREA RATIO (F.A.R.)		
MAXIMUM F.A.R. ALLOWED AT FIRST FLOOR (0.20) =	7,599	SQ. FT.
F.A.R. FIRST FLOOR PROVIDED =	7,547	SQ. FT.
MAXIMUM F.A.R. ALLOWED AT SECOND FLOOR (0.10) =	3,799	SQ. FT.
F.A.R. SECOND FLOOR PROVIDED =	3,724	SQ. FT.

1

CONSTRUCTION AREA ANALYSIS:

1ST FLOOR A/C =	4,813	SQ. FT.
CABANA A/C =	380	SQ. FT.
2ND FLOOR A/C =	3,360	SQ. FT.
TOTAL A/C:	8,553	SQ. FT.
GARAGE =	1,073	SQ. FT.
COVERED ENTRIES =	328	SQ. FT.
BREEZEWAY =	247	SQ. FT.
FIRST FLOOR COVERED TERRACES =	703	SQ. FT.
SECOND FLOOR BALCONIES =	364	SQ. FT.
TOTAL GROSS AREA:	11,268	SQ. FT.

1

Raymond Pacheco

Digitally signed by Raymond Pacheco
Date: 2025.04.17 12:01:31 -04'00'

PACHECO ARCHITECTURE

PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI,FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

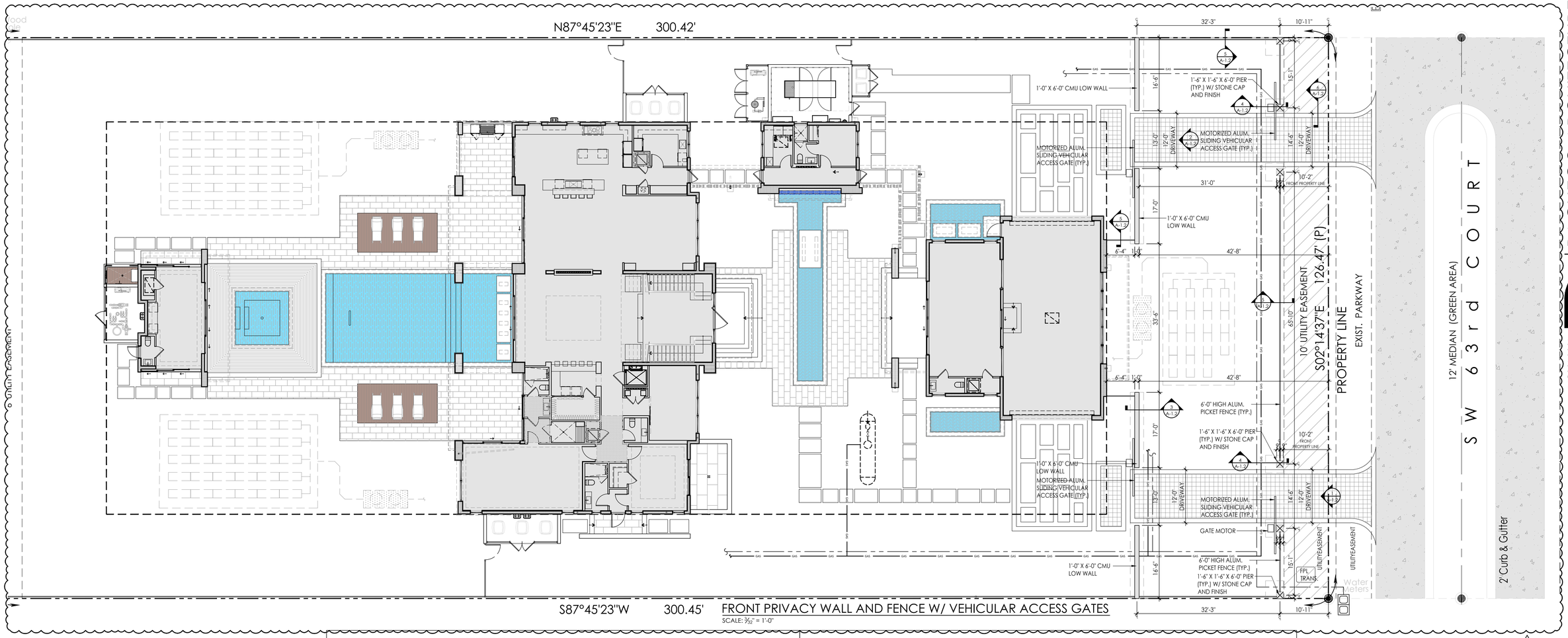
date	10.26.2021
revisions	1 05/01/2024 REV.
issued	
drawn	
checked	
project no.	2024

STATE OF FLORIDA
Raymond Pacheco
AR0006412
REGISTERED ARCHITECT

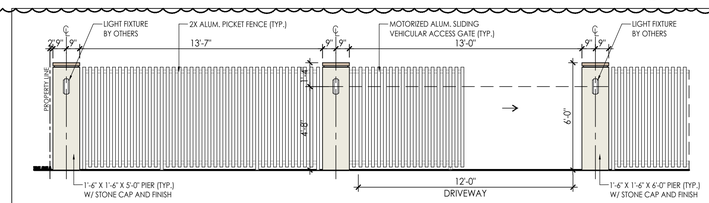
sheet no.

A-1.1

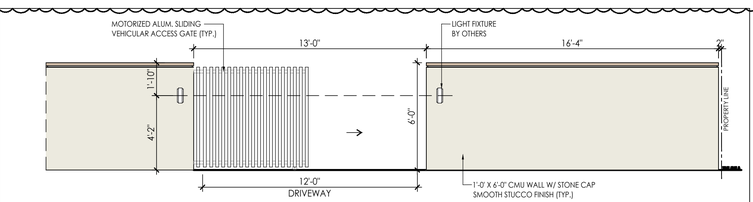
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
A-1.1.pdf



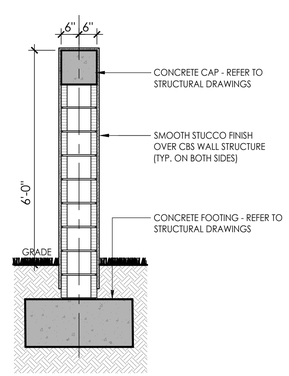
FRONT PRIVACY WALL AND FENCE W/ VEHICULAR ACCESS GATES
SCALE: 3/32" = 1'-0"



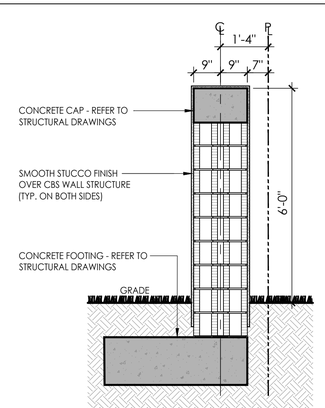
1 PRIVACY FENCE ELEVATION W/ VEHICULAR ACCESS GATES
SCALE: 1/4" = 1'-0"



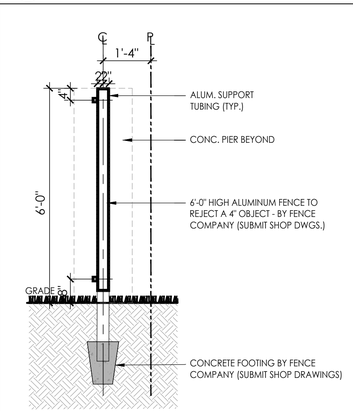
2 PRIVACY WALL ELEVATION W/ VEHICULAR ACCESS GATES
SCALE: 1/4" = 1'-0"



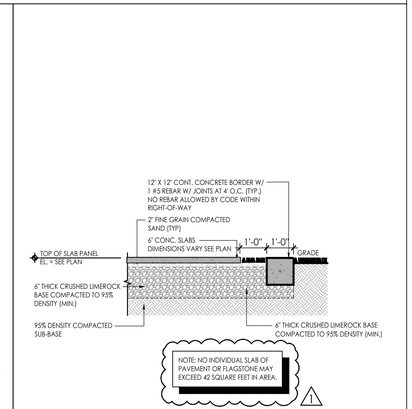
3 LOW WALL
SCALE: 1/2" = 1'-0"



4 PIER SECTION
SCALE: 1/2" = 1'-0"



5 ALUM. FENCE DETAIL
SCALE: 1/2" = 1'-0"



6 DRIVEWAY BORDER DETAIL
SCALE: 3/8" = 1'-0"

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4790 SW 72ND AVE, SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:
MR & MRS DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions	
1	05/01/2024 REV.

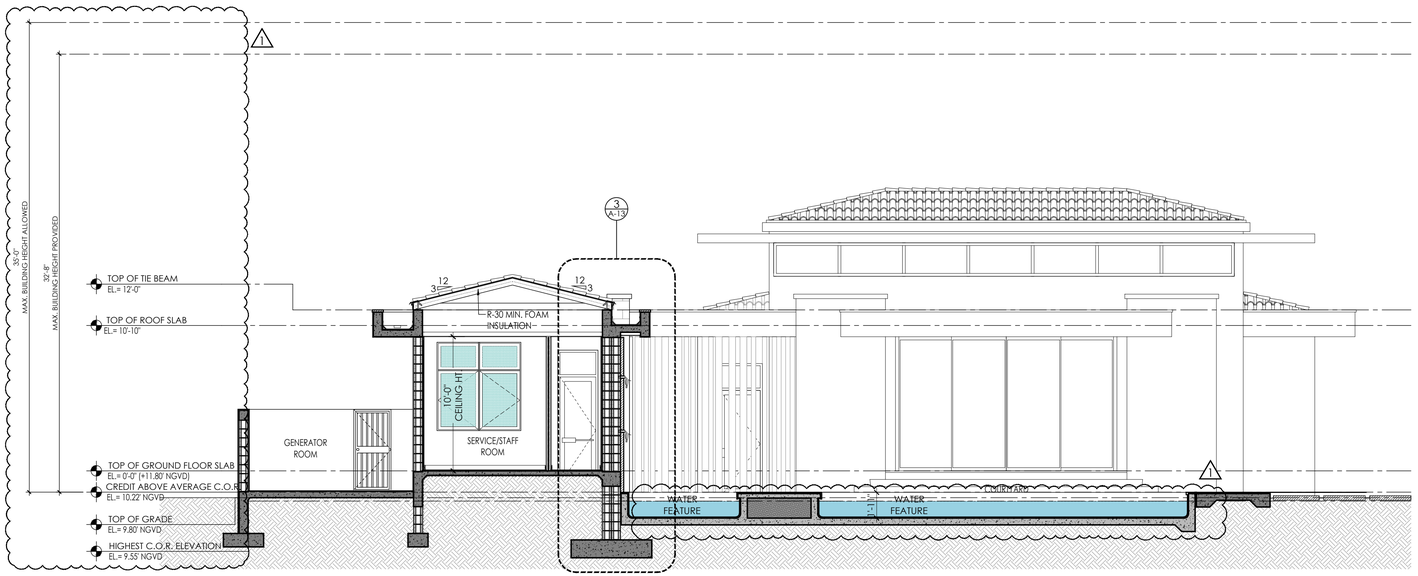
date	10.26.2021
issued	
drawn	
checked	
project no.	2024

Raymond Pacheco
Digitally signed by Raymond Pacheco
Date: 2025.04.17 11:49:06 -04'00'

STATE OF FLORIDA
Raymond Pacheco
AR0006412
REGISTERED ARCHITECT

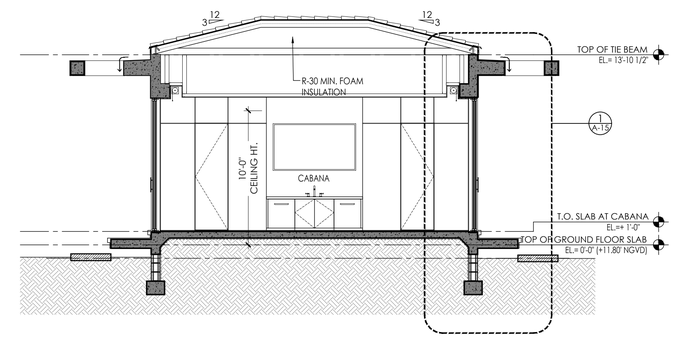
sheet no.
A-1.2

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
A-1.2.pdf



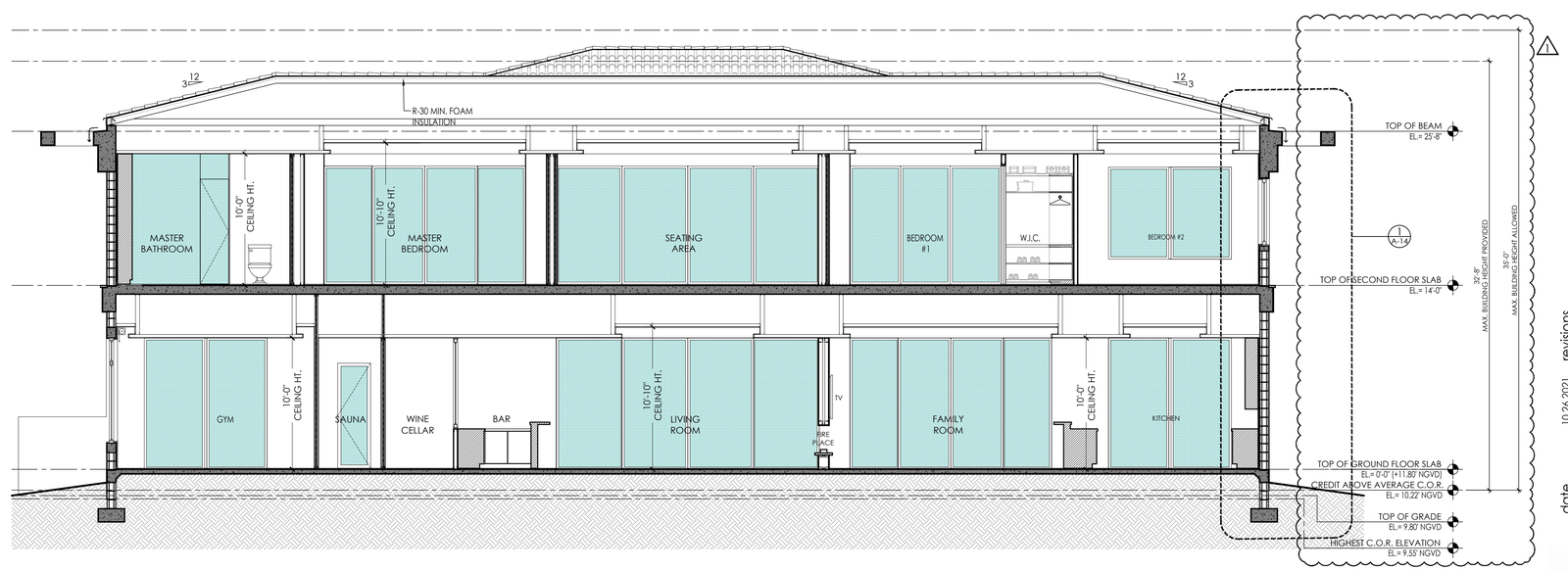
CROSS SECTION "G"

SCALE 3/16" = 1'-0"



CROSS SECTION "H"

SCALE 3/16" = 1'-0"



CROSS SECTION "I"

SCALE 3/16" = 1'-0"

Raymond Pacheco

Digitally signed by Raymond Pacheco
Date: 2024.06.28 16:43:21 -04'00'

PACHECO ARCHITECTURE

PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI,FL 33155
O: 305.666.2573 F: 305.666.3871

Architect is the author and owner of drawings and specifications and documents, including those electronic form, prepared by Architect and the Architect's cons and the Architect shall reta common law, statutory and reserved rights, including copy rigl this project. The owner and/or shall not use the Architect's drc and specifications on other proje

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions

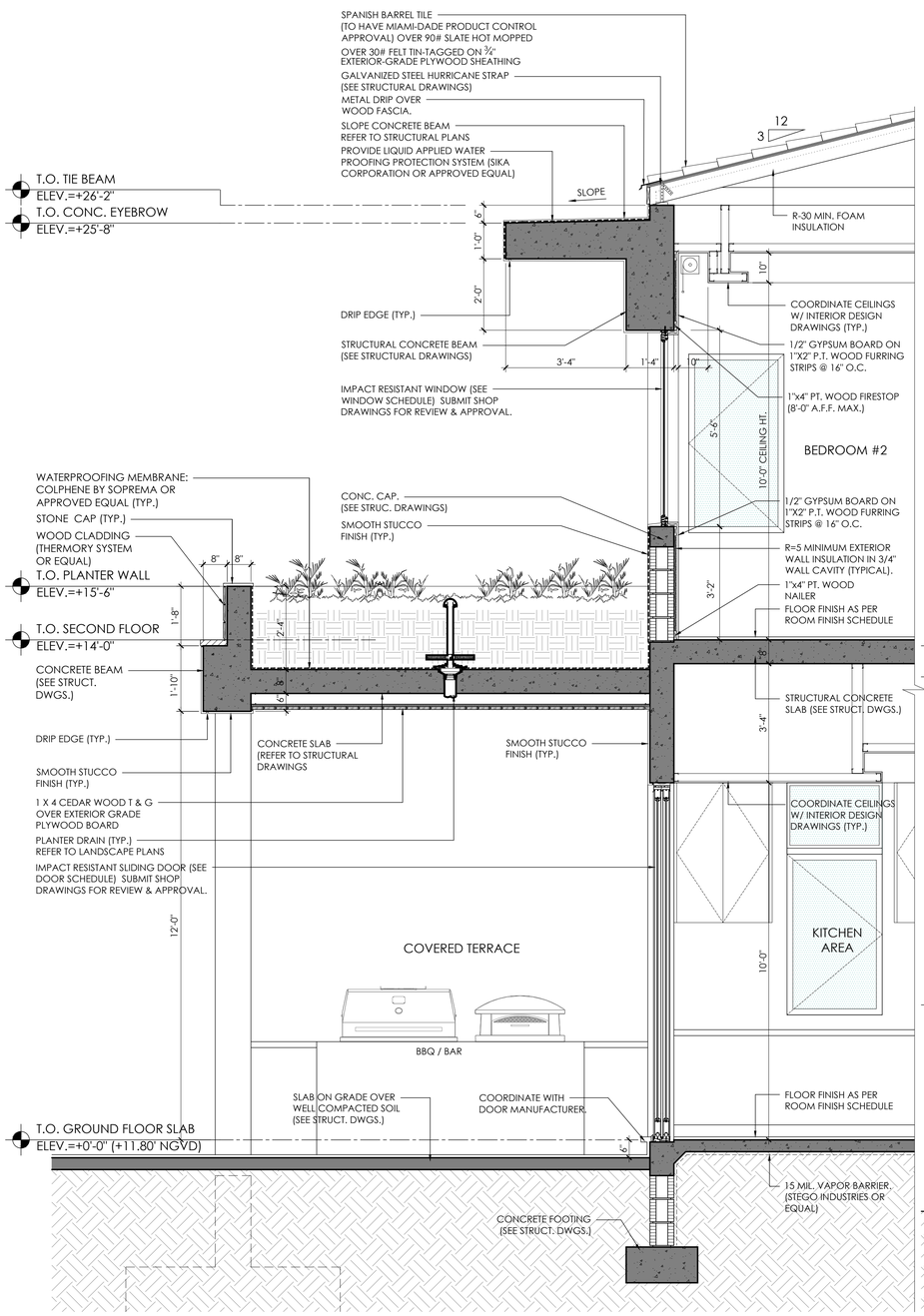
date	10.26.2021
issued	
drawn	
checked	

STATE OF FLORIDA
Raymond Pacheco
AR0006412
REGISTERED ARCHITECT

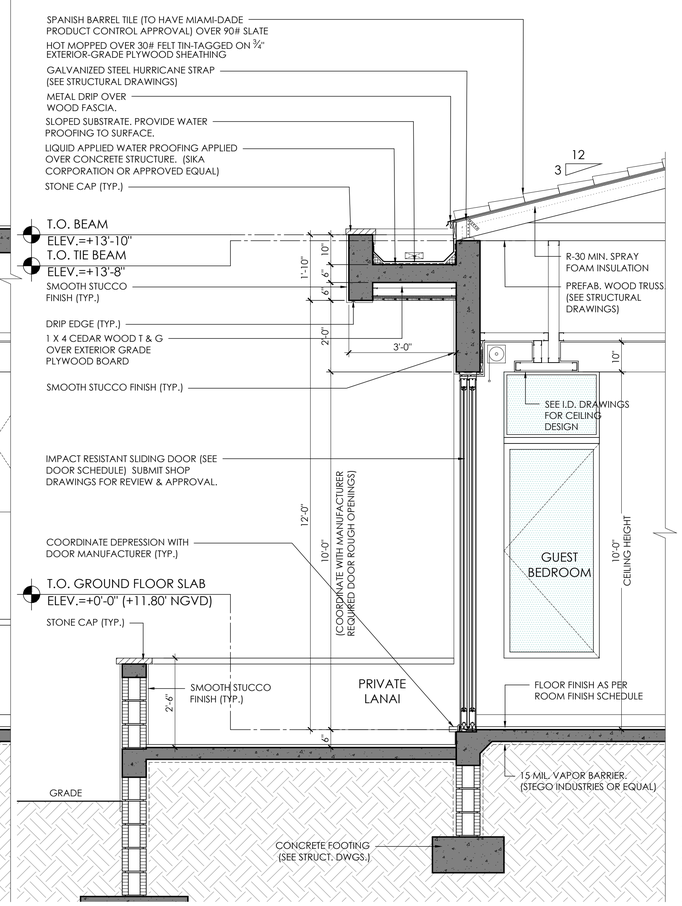
sheet no.

A-10.0

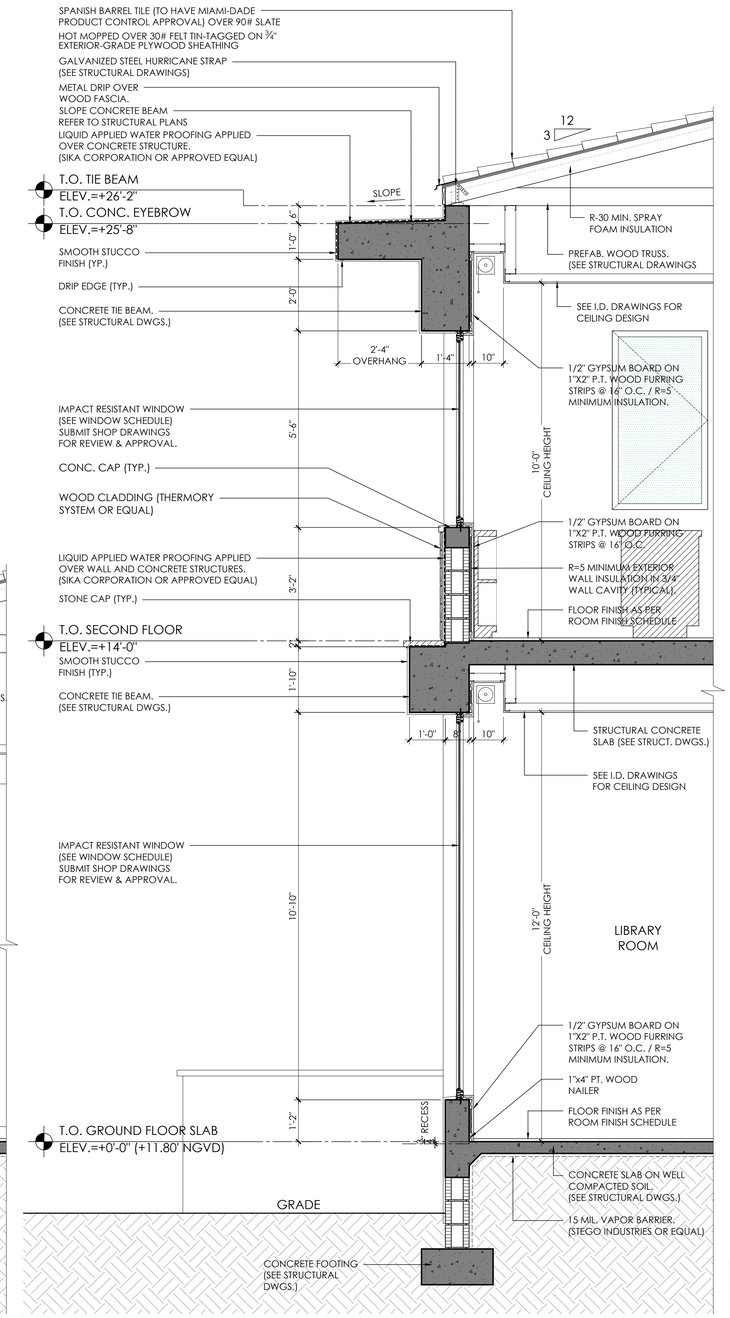
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
A-10.0.pdf



1 WALL SECTION
SCALE 1/2" = 1'-0"



2 WALL SECTION
SCALE 1/2" = 1'-0"



3 WALL SECTION
SCALE 1/2" = 1'-0"

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI,FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:
MR & MRS DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions

date	issued	drawn	checked	project no.
10.26.2021				2024

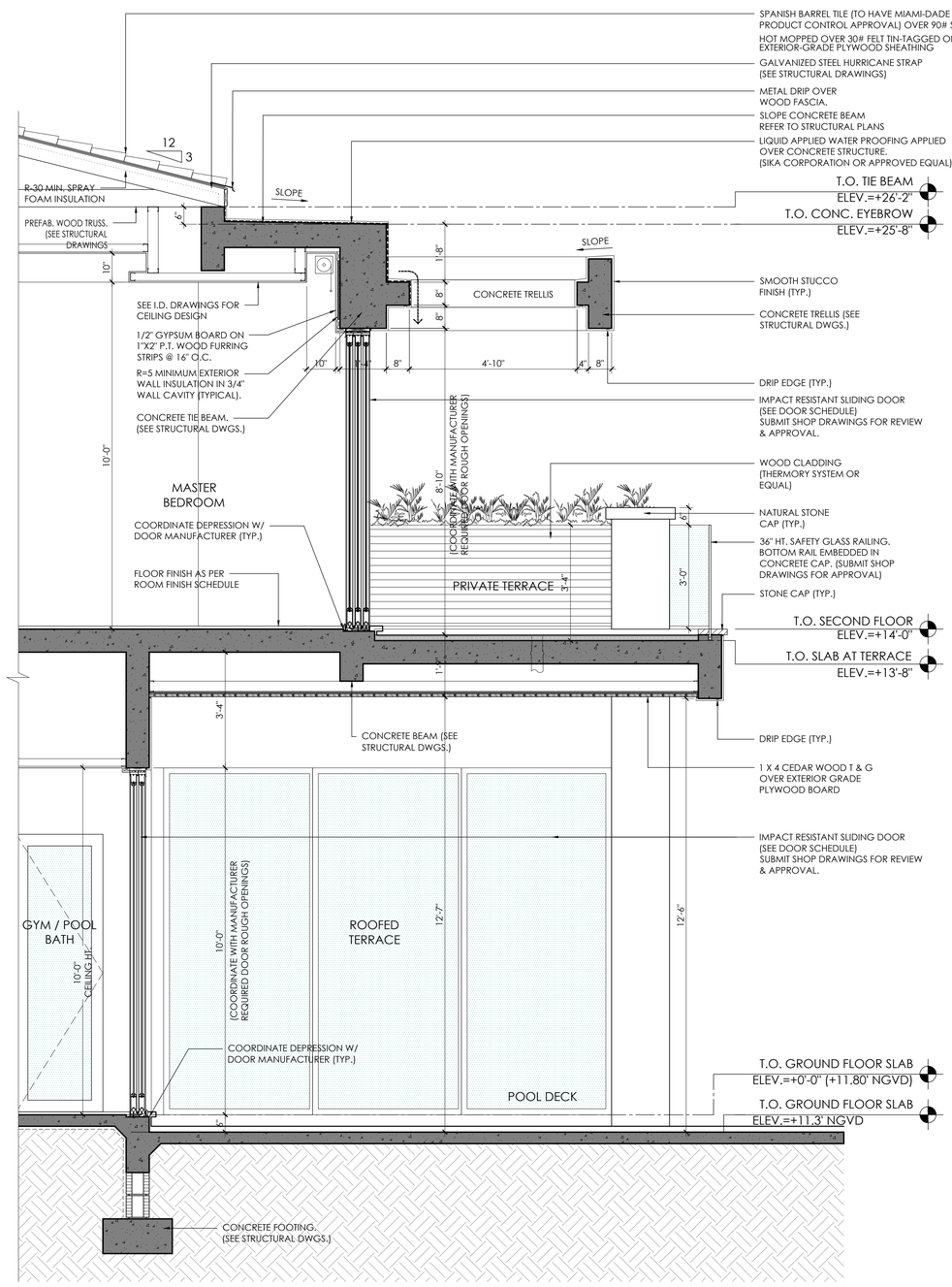
STATE OF FLORIDA
Raymond Pacheco
AR0006412
REGISTERED ARCHITECT

sheet no.
A-11.0

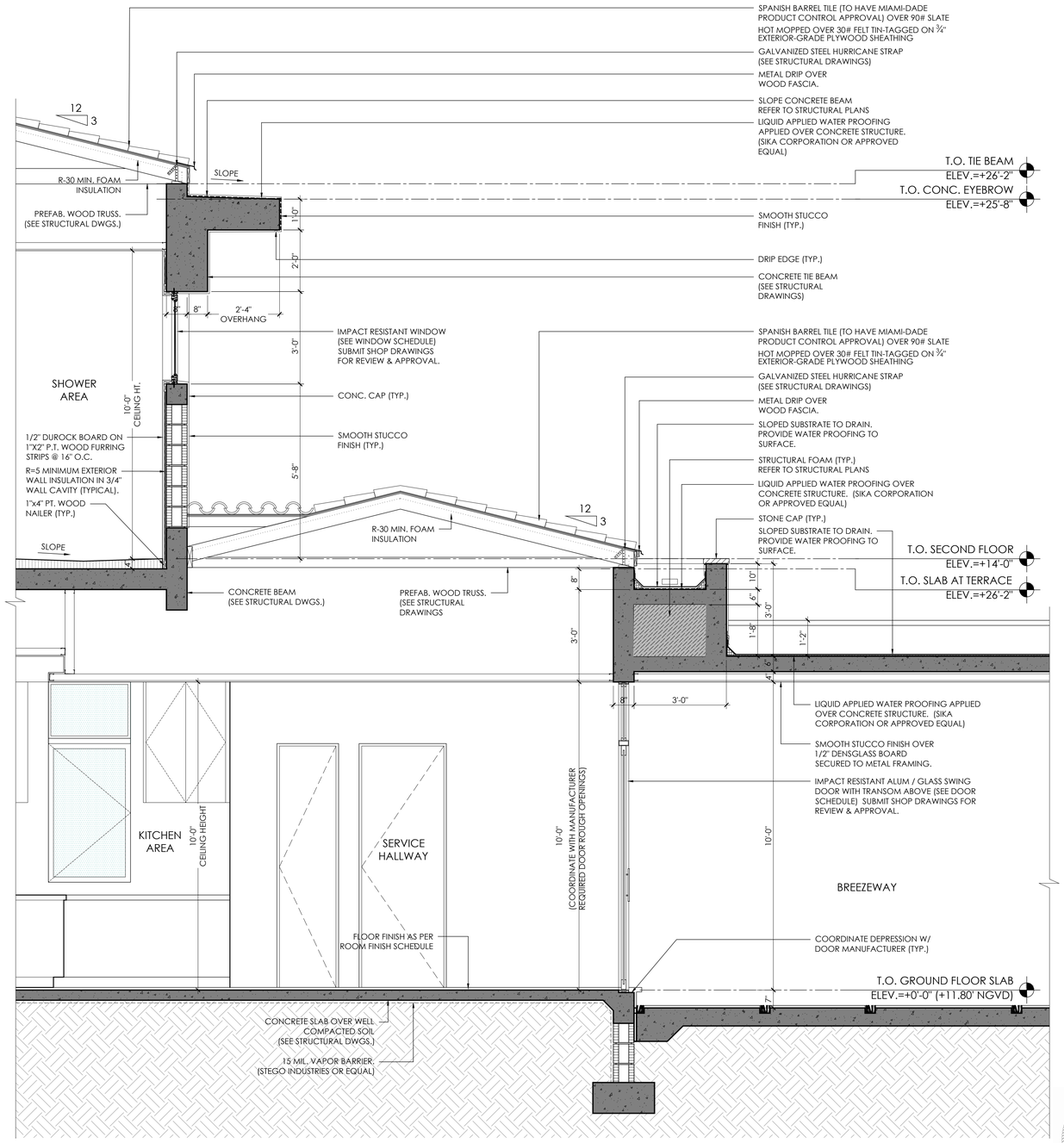
Raymond Pacheco
Digitally signed by Raymond Pacheco
Date: 2024.06.28 16:43:50 -04'00'

Path:\Active\Projects\De La Concepcion-2024\2024-01-22 ARCH 100% - REV 1\2024-A11.0 Enlarged Sections.dwg May 01, 2024 - 5:12pm AHUBEAUT

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
A-11.0.pdf



1 WALL SECTION
SCALE 1/2" = 1'-0"



2 WALL SECTION
SCALE 1/2" = 1'-0"

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI,FL 33155
O: 305.666.2573 F: 305.666.3871

Architect is the author and owner of drawings and specifications and documents, including those electronic form, prepared by Architect and the Architect's cons and the Architect shall retai common law, statutory and reserved rights, including copy rigl this project. The owner and/or shall not use the Architect's dra and specifications on other proje

NEW RESIDENCE FOR:
MR & MRS DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

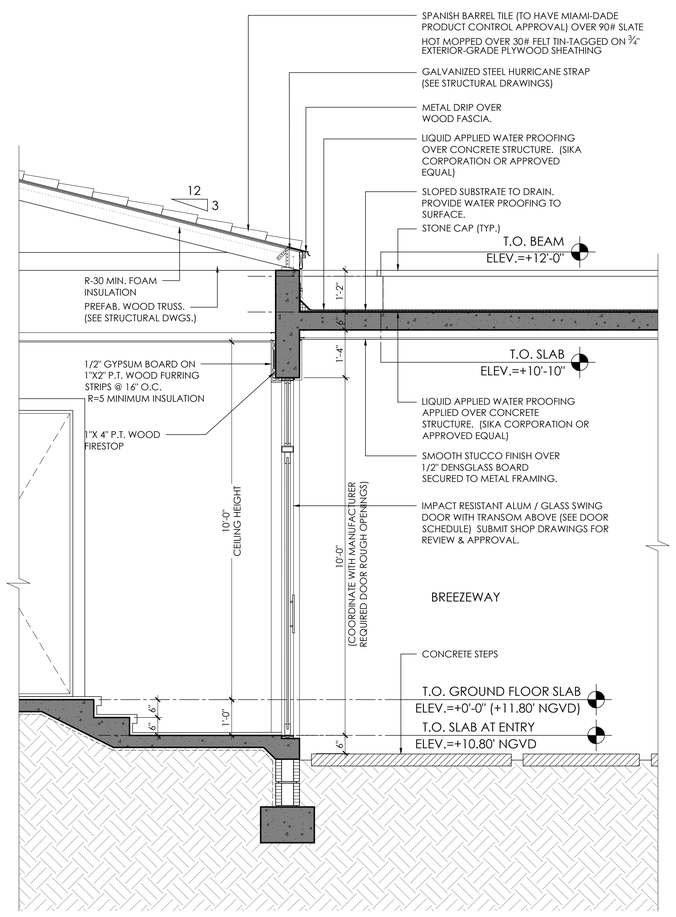
revisions
date 10.26.2021
issued
drawn
checked

STATE OF FLORIDA
Raymond Pacheco
AR0006412
REGISTERED ARCHITECT

Raymond Pacheco
Digitally signed by Raymond Pacheco
Date: 2024.06.28 16:44:22 -04'00'

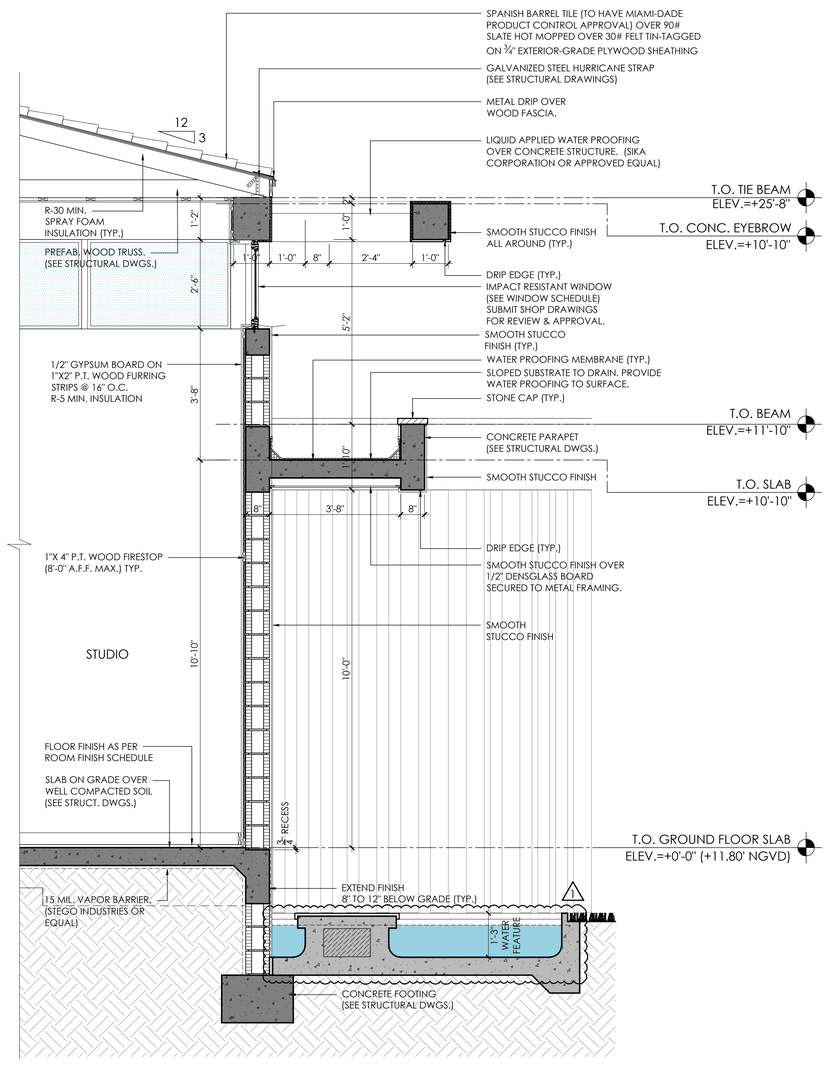
sheet no.
A-12.0

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
A-12.0.pdf



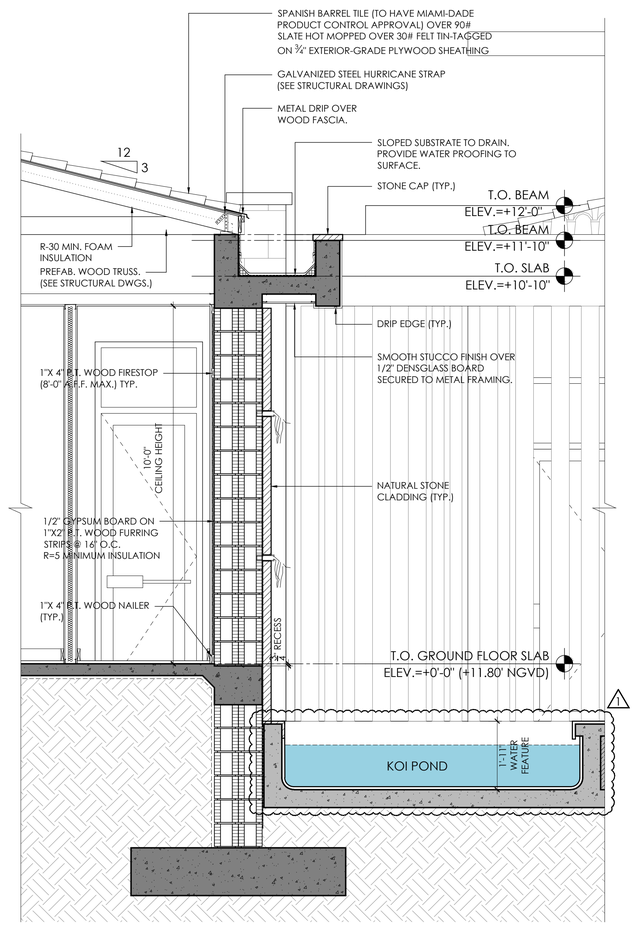
1 WALL SECTION

SCALE 1/2" = 1'-0"



2 WALL SECTION

SCALE 1/2" = 1'-0"



3 WALL SECTION

SCALE 1/2" = 1'-0"

PACHECO ARCHITECTURE

PACHECO ARCHITECTURE, LLC.
AA26002619
4790 S.W. 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions
1 05/01/2024 REV.

date 10.26.2021
issued
drawn
checked
project no. 2024

STATE OF FLORIDA
Raymond Pacheco
AR0006412
REGISTERED ARCHITECT

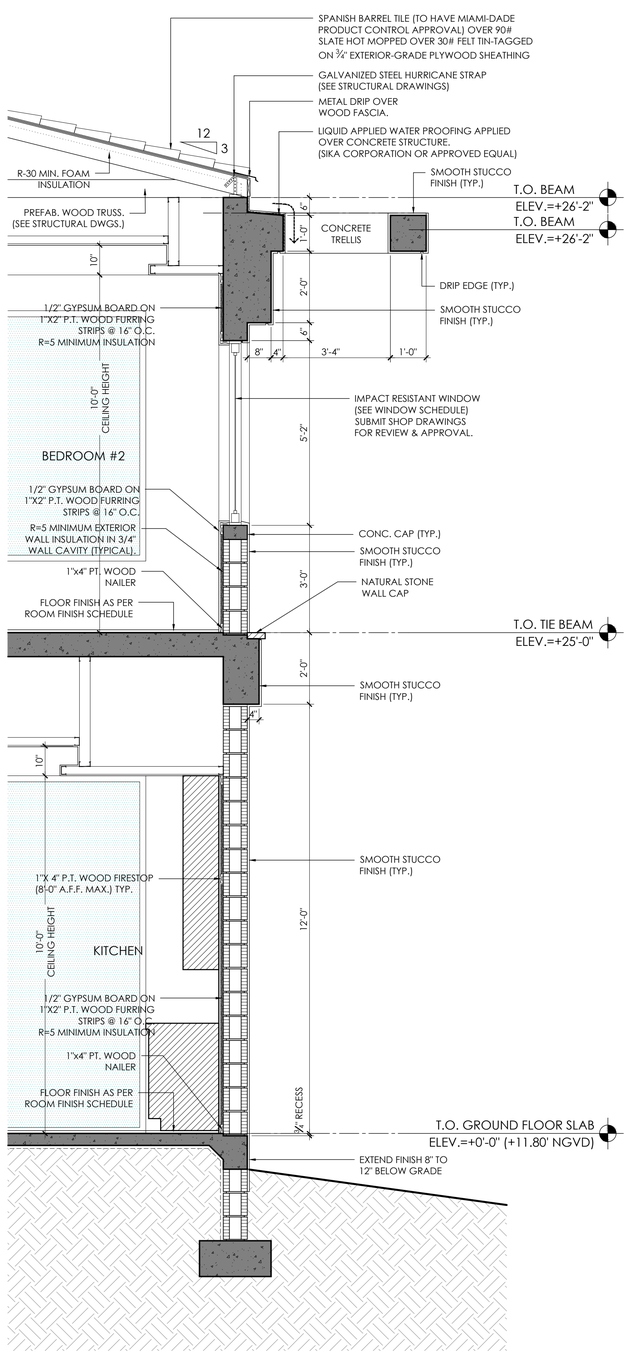
sheet no.

A-13.0

Raymond Pacheco

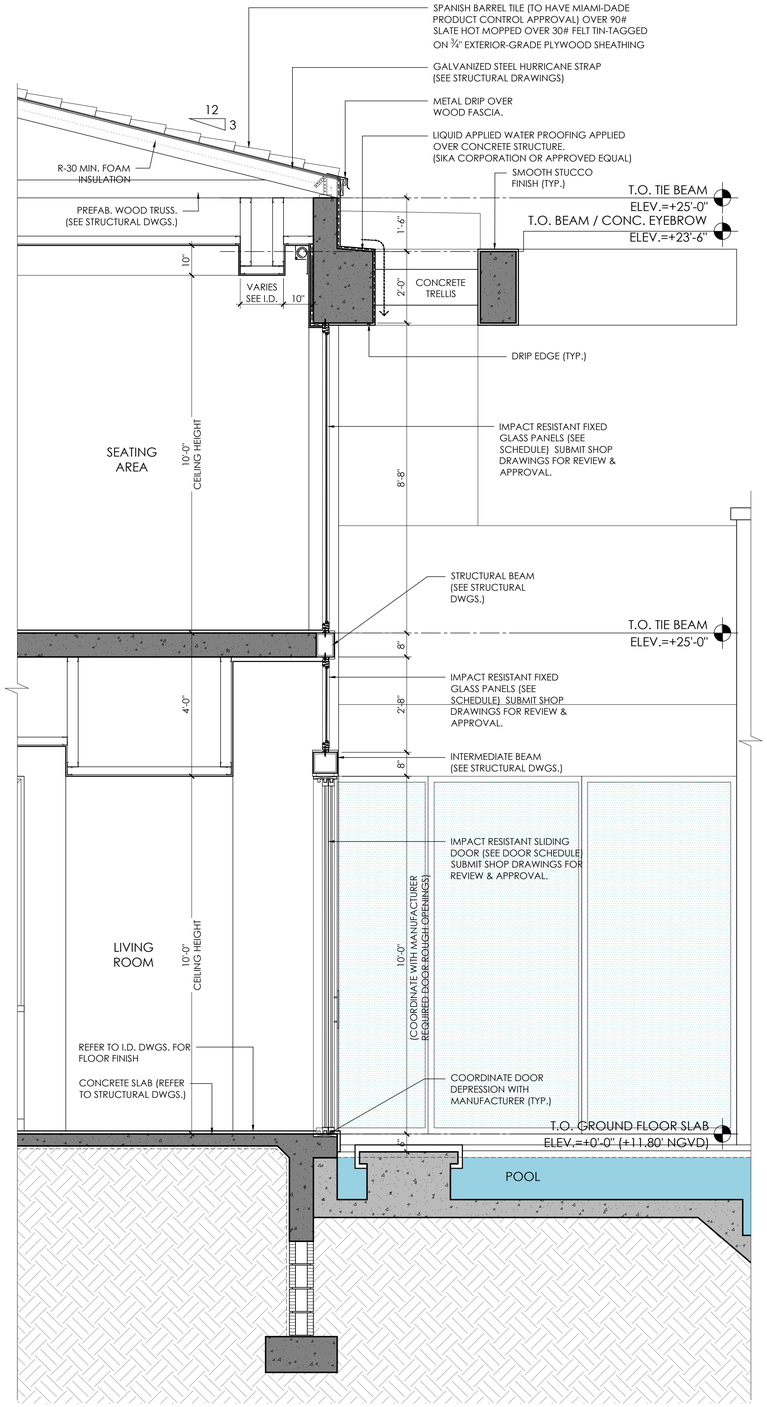
Digitally signed by Raymond Pacheco
Date: 2024.06.28 16:44:55 -04'00'

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
A-13.0.pdf



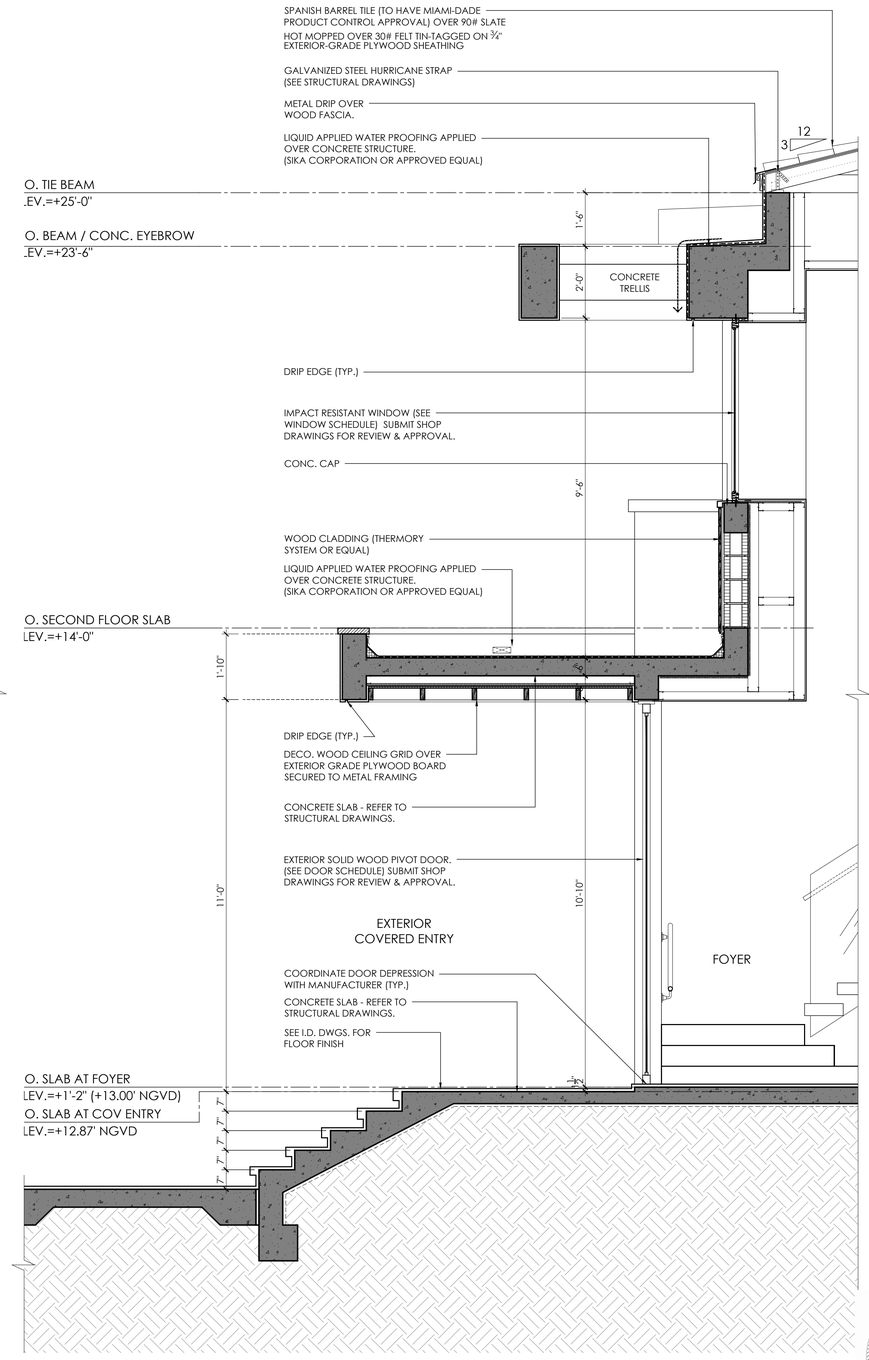
1 WALL SECTION

SCALE 1/2" = 1'-0"



2 WALL SECTION

SCALE 1/2" = 1'-0"



3 WALL SECTION

SCALE 1/2" = 1'-0"

PACHECO ARCHITECTURE

PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI,FL 33155
O: 305.666.2573 F: 305.666.3871

Architect is the author and owner drawings and specifications and documents, including those electronic form, prepared by Architect and the Architect's cons and the Architect shall retai common law, statutory and reserved rights, including copy rigl this project. The owner and/or shall not use the Architect's dra and specifications on other proje

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions

date	10.26.2021
issued	
drawn	
checked	

STATE OF FLORIDA
Raymond Pacheco
AR0006412
REGISTERED ARCHITECT

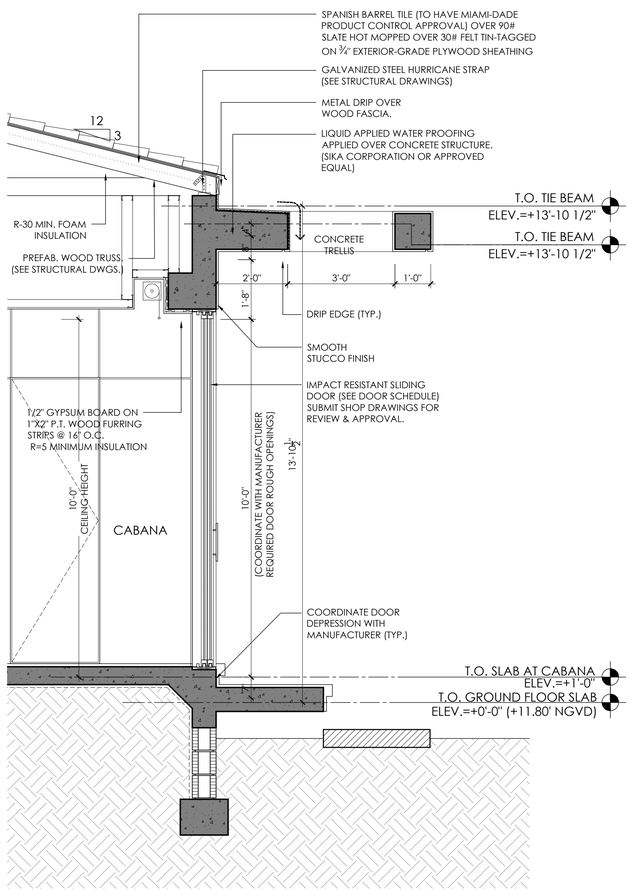
sheet no.

A-14.0

Raymond Pacheco

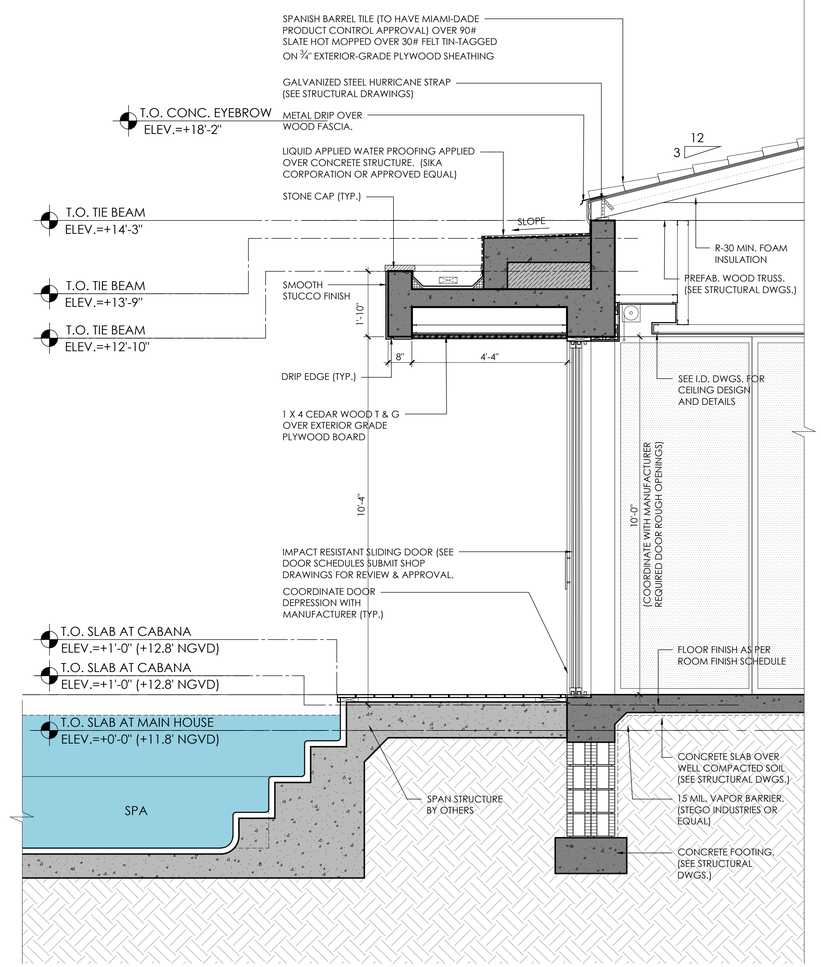
Digitally signed by Raymond Pacheco
Date: 2024.06.28 16:45:22 -04'00'

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
A-14.0.pdf



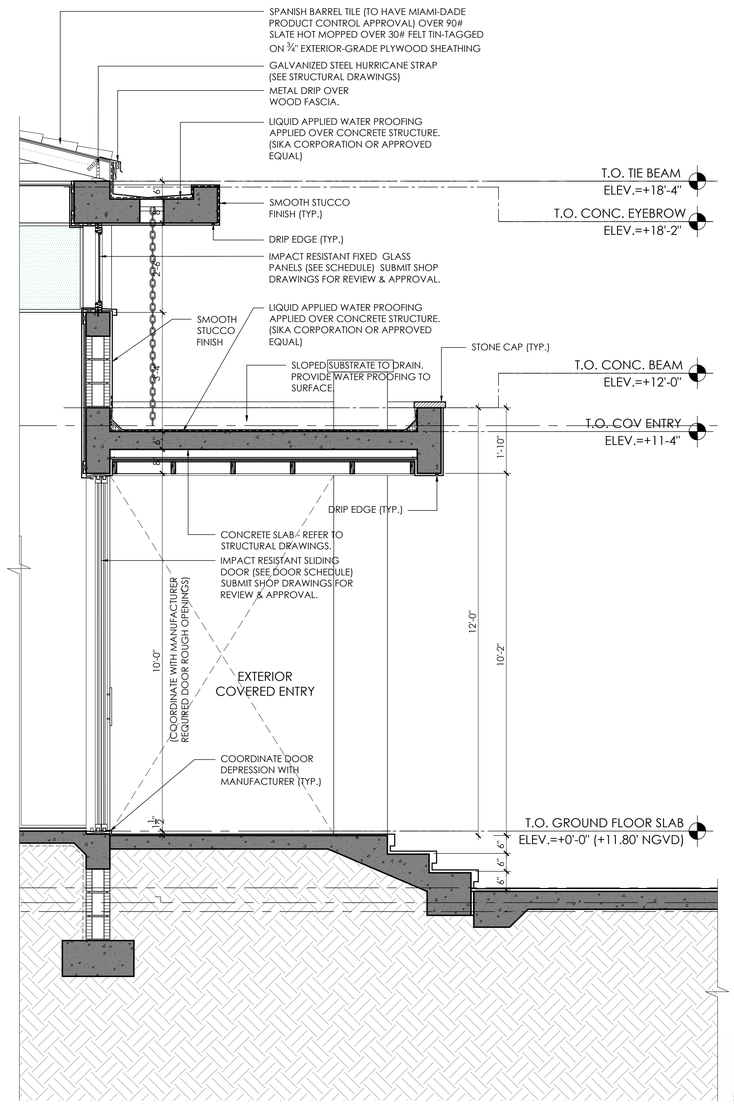
1 WALL SECTION

SCALE 1/2" = 1'-0"



2 WALL SECTION

SCALE 1/2" = 1'-0"



3 WALL SECTION

SCALE 1/2" = 1'-0"

PACHECO ARCHITECTURE

PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI,FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions	

date	10.26.2021
issued	
drawn	
checked	
project no.	2024

STATE OF FLORIDA
Raymond Pacheco
AR0006412
REGISTERED ARCHITECT

sheet no.

A-15.0

Raymond Pacheco
Digitally signed by Raymond Pacheco
Date: 2024.06.28 16:46:47 -04'00'

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
A-15.0.pdf

WINDOW SCHEDULE

WT	TYPE	WIDTH	HEIGHT	REMARKS
A	FIXED	36"	130"	IMPACT RESISTANT
B	FIXED	148"	130"	(3) GLASS PANELS / IMPACT RESISTANT
C	DOUBLE CASEMENT	64"	54"	TRANSOM ABOVE / IMPACT RESISTANT
D	CASEMENT	32"	54"	TRANSOM ABIVE / IMPACT RESISTANT
E	FIXED	60"	120"	IMPACT RESISTANT
F	FIXED	112"	120"	(2) GLASS PANELS / IMPACT RESISTANT
G	CASEMENT	32"	72"	TRANSOM ABOVE / IMPACT RESISTANT
H	CASEMENT	36"	22"	IMPACT RESISTANT
I	FIXED	36"	94"	IMPACT RESISTANT
J	FIXED	248"	106"	(5) GLASS PANELS / IMPACT RESISTANT
K	FIXED	152"	60"	(3) GLASS PANELS / IMPACT RESISTANT
L	FIXED	148"	66"	(3) GLASS PANELS / IMPACT RESISTANT
M	CASEMENT	32"	60"	IMPACT RESISTANT
N	FIXED	132"	36"	(3) GLASS PANELS / IMPACT RESISTANT
O	FIXED	112"	84"	(2) GLASS PANELS / IMPACT RESISTANT
P	FIXED	42"	108"	IMPACT RESISTANT
Q	CASEMENT	32"	60"	IMPACT RESISTANT
R	FIXED	240"	276"	CURTAIN WALL / IMPACT RESISTANT
S	FIXED	190"	30"	(4) GLASS PANELS / IMPACT RESISTANT
T	FIXED	398"	30"	(8) GLASS PANELS / IMPACT RESISTANT

WINDOW NOTES

1. ALL WINDOWS AS SELECTED BY OWNER.
2. ALL WINDOW MASONRY OPENINGS SHALL BE PROVIDED BY WINDOW COMPANY AND CONTRACTOR SHALL COORDINATE PRIOR TO PLACING WINDOW ORDER AND BLOCKWALL INSTALLATION.
3. WINDOW COMPANY SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW.
4. WINDOWS SHALL HAVE CLEAR SAFETY-PLUS IMPACT GLASS, PAINT FINISH AND INSTALLATION ACCESSORIES. (FOLLOW ELEVATIONS FOR MOUNTAINS STYLES.)
5. ALL EXTERIOR WINDOW SHALL RECEIVE IMPACT-RESISTANT GLASS AND SHALL COMPLY WITH PRODUCT CONTROL APPROVED BY MIAMI-DADE COUNTY.
6. ALL EXTERIOR WINDOWS SHALL BE ON A SEPARATE PERMIT.

DOOR SCHEDULE - FIRST FLOOR

DT	TYPE	WIDTH	HEIGHT	MATERIAL	JAMB	SADDLE	REMARKS
111	BARN	4'-0"	8'-0"	WOOD	WOOD	-	
133	OVERHEAD	18'-0"	10'-0"	METAL	-	-	
100	PIVOT	5'-0"	10'-10"	WOOD	ALUMN.	ALUMN. THRESH	PIVOT DOOR / IMPACT RESISTANT
132	ROLL UP	18'-0"	10'-0"	METAL	-	-	
107	SLIDING	(2) 4'-0"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	IMPACT RESISTANT
131	SLIDING	(4) 4'-2"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	IMPACT RESISTANT
137	SLIDING	(3) 4'-4"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	-
105	SLIDING	(2) 4'-4"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	IMPACT RESISTANT
103	SLIDING	(4) 3'-10"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	IMPACT RESISTANT
104	SLIDING	(2) 5'-0"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	IMPACT RESISTANT
102	SLIDING	(2) 4'-6"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	IMPACT RESISTANT
124	SWING	2'-0"	8'-0"	WOOD	WOOD	-	
123	SWING	2'-0"	8'-0"	WOOD	WOOD	-	
127	SWING	2'-6"	8'-0"	WOOD	WOOD	-	
120	SWING	2'-6"	8'-0"	WOOD / GLASS	WOOD	-	
122	SWING	2'-6"	8'-0"	GLAS	-	-	
125	SWING	2'-8"	8'-0"	WOOD	WOOD	-	
126	SWING	2'-8"	8'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	TRANSOM ABOVE/ IMPACT RESISTANT
136	SWING	2'-4"	8'-0"	WOOD	WOOD	-	
134	SWING	3'-0"	8'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	TRANSOM ABOVE/ IMPACT RESISTANT
129	SWING	2'-6"	8'-0"	WOOD	WOOD	-	
130	SWING	2'-8"	8'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	TRANSOM ABOVE/ IMPACT RESISTANT
128	SWING	2'-6"	8'-0"	WOOD	WOOD	-	
135	SWING	2'-4"	8'-0"	WOOD	WOOD	-	
111	SWING	(2) 2'-0"	8'-0"	WOOD	WOOD	-	
112	SWING	2'-6"	8'-0"	WOOD	WOOD	-	
121	SWING	2'-6"	8'-0"	WOOD	WOOD	-	
101	SWING	2'-8"	8'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	TRANSOM ABOVE/ IMPACT RESISTANT
106	SWING	3'-0"	8'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	TRANSOM ABOVE/ IMPACT RESISTANT
109	SWING	3'-0"	8'-0"		-	-	SEE ELEVATOR MANFACTURER SPECS.
113	SWING	3'-0"	8'-0"	WOOD	WOOD	-	HANIDICAPPED ACCESSIBLE
117	SWING	3'-0"	8'-0"	WOOD	WOOD	-	
118	SWING	2'-6"	8'-0"	WOOD / GLASS	WOOD	-	
119	SWING	2'-6"	8'-0"	WOOD / GLASS	WOOD	-	
114	SWING	2'-10"	8'-0"	WOOD	WOOD	-	
115	SWING	2'-10"	8'-0"	WOOD	WOOD	-	HANDICAPPED ACCESSIBLE
116	SWING	2'-10"	8'-0"	WOOD	WOOD	-	HANDICAPPED ACCESSIBLE

DOOR SCHEDULE - SECOND FLOOR

DT	TYPE	WIDTH	HEIGHT	JAMB	MATERIAL	SADDLE	REMARKS
221	DOUBLE SWING	(2) 2'-0"	8'-0"	WOOD	WOOD	-	
218	DOUBLE SWING	(2) 2'-0"	8'-0"	WOOD	WOOD	-	
217	DOUBLE SWING	(2) 2'-0"	8'-0"	WOOD	WOOD	-	
215	POCKET	3'-0"	8'-0"	WOOD	WOOD	-	
219	POCKET	2'-6"	8'-0"	WOOD	WOOD	-	
214	POCKET	2'-0"	8'-0"	WOOD	WOOD	-	
212	POCKET	3'-0"	8'-0"	WOOD	WOOD	-	
213	POCKET	2'-0"	8'-0"	WOOD	WOOD	-	
201	SLIDING	(4) 3'-8"	9'-0"	ALUMN.	ALUMN./GLAS S	ALUMN. THRESH	IMPACT RESISTANT
200	SLIDING	(3) 3'-8"	9'-0"	ALUMN.	ALUMN./GLAS S	ALUMN. THRESH	IMPACT RESISTANT
210	SWING	2'-6"	8'-0"	WOOD	WOOD	-	
209	SWING	3'-0"	8'-0"	WOOD	WOOD	-	
208	SWING	2'-6"	8'-0"	WOOD	WOOD	-	
220	SWING	2'-4"	8'-0"	WOOD	WOOD	-	
216	SWING	3'-0"	8'-0"	-	METAL	-	SEE ELEVATOR MANUFACTURER SPECS.
211	SWING	2'-6"	8'-0"	WOOD	WOOD	-	
203	SWING	2'-6"	8'-0"	WOOD	WOOD	-	
205	SWING	3'-0"	8'-0"	WOOD	WOOD	-	
202	SWING	2'-4"	8'-0"	WOOD	WOOD	-	
207	SWING	2'-6"	8'-0"	WOOD	WOOD	-	
206	SWING	3'-0"	8'-0"	WOOD	WOOD	-	
204	SWING	2'-6"	8'-0"	WOOD	WOOD	-	

DOOR NOTES

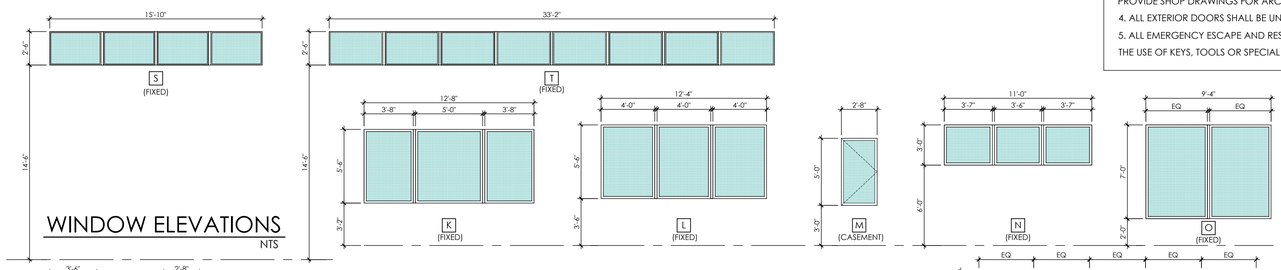
1. OWNER SHALL SELECT THE DOOR MANUFACTURER.
2. ALL DOOR MASONRY OPENINGS SHALL BE PROVIDED BY THE DOOR COMPANY AND THE CONTRACTOR SHALL COORDINATE PRIOR TO PLACING DOOR ORDER & TO INSTALLING THE BLOCKWALL.
3. ALL METAL/ GLASS DOORS SHALL FOLLOW THE ELEVATIONS FOR MUNTINS AND STYLE. THE DOOR COMPANY SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL.
4. ALL EXTERIOR DOORS SHALL BE UNDER SEPARATE PERMIT.
5. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE AS PER FBC R 2014, SECTION R310.1.4.

FINISH SCHEDULE

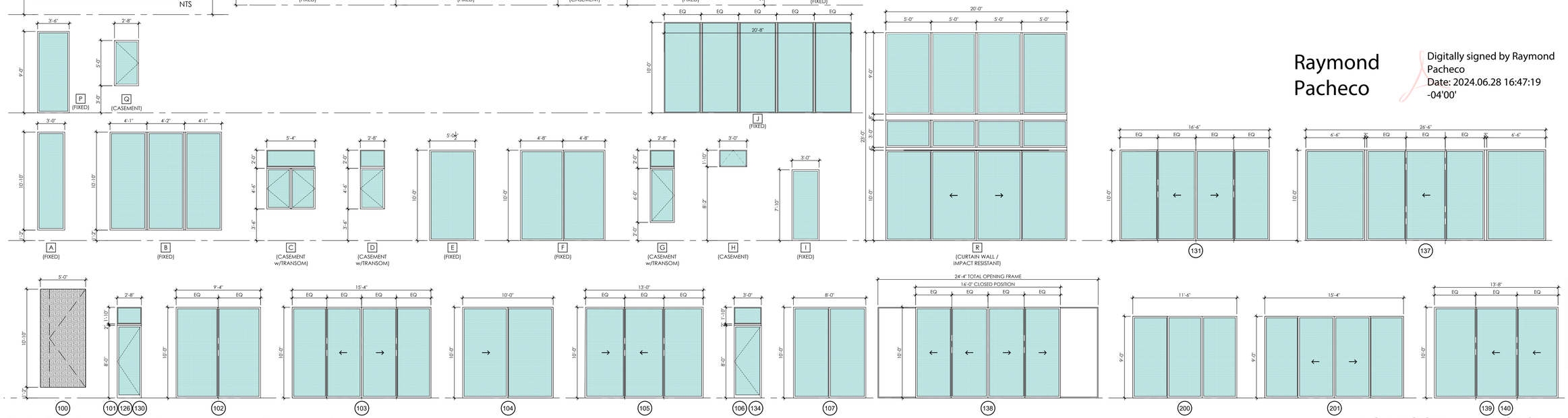
NUMBER	ROOMNAME	FLOOR	BASEBOARD	CEILING	WALLS	REMARKS
100	FOYER	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
101	LIVING ROOM	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
102	LIBRARY	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
103	GUEST BEDROOM	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
104	WIC	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
105	GUEST BATH	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
106	GYMNASIUM	RUBEROID	WOOD	LEVEL FIVE	LEVEL FIVE	
107	POOL BATH	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
108	POWDER	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
109	CELLAR	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
110	BAR	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
111	FAMILY ROOM	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
112	DINING ROOM	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
113	BREAKFAST	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
114	KITCHEN	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
115	CATERING KITCHEN	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
116	LAUNDRY ROOM	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
117	STAFF BEDROOM	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
118	STAFF BATH	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
119	GALLERY	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
120	STUDIO	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
121	POWDER	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
122	STORAGE	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
123	GARAGE	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
124	CABANA LIVING	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
125	STORAGE	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
126	CABANA POWDER	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
200	VESTIBULE	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
201	BEDROOM #3	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
202	WIC #3	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
203	BATH#3	STONE	-	LEVEL FIVE	LEVEL FIVE	
204	BEDROOM #2	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
205	BATH #2	STONE	-	LEVEL FIVE	LEVEL FIVE	
206	WIC #2	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
207	BEDROOM #1	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
208	WIC #1	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
209	BATH #1	STONE	-	LEVEL FIVE	LEVEL FIVE	
210	INTIMATE FAMILY	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
211	MASTER BEDROOM	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
212	HER WIC	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
213	HIS WIC	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
214	MASTER BATH	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
215	HER WC	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
216	HIS WC	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
217	ELEVATOR VESTIBULE	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	

COMPONENTS OF MEANS OF ESCAPE

A. NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THEN 28" WIDE, EXCEPT FOR BATHROOM DOORS WHICH MAY BE 24" WIDE UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY OTHER REQUIREMENTS OF THE "FLORIDA BUILDING CODE."
B. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
C. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
D. DOORS MAY BE SWINGING OR SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS OF THE "FLORIDA BUILDING CODE."
E. NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.



WINDOW ELEVATIONS
NTS



EXTERIOR DOOR ELEVATIONS
NTS

Raymond Pacheco

Digitally signed by Raymond Pacheco
Date: 2024.06.28 16:47:19 -04'00'

PACHECO ARCHITECTURE

PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architects drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions

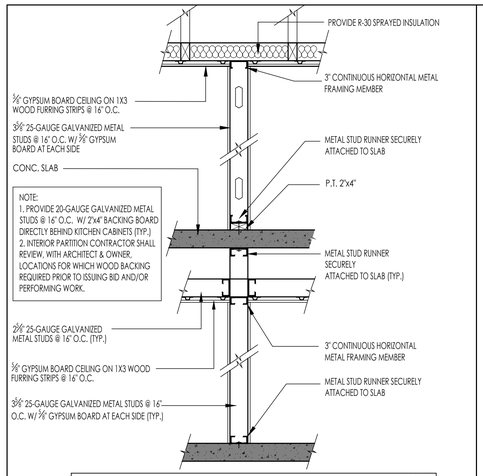
date 10.26.2021
issued
drawn
checked
project no. 2024

STATE OF FLORIDA
Raymond Pacheco
AR0006412
REGISTERED ARCHITECT

sheet no.

A-16.0

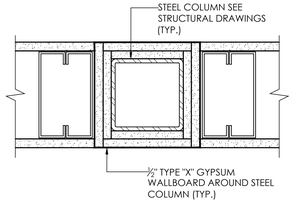
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
A-16.0.pdf



NOTE: PROVIDE 20-GAUGE GALVANIZED METAL STUDS @ 16" O.C. W/ 3/4" PLYWOOD BACKING BOARD DIRECTLY BEHIND KITCHEN CABINETS.

1 INTERIOR PARTITION SECTION (TYP.)

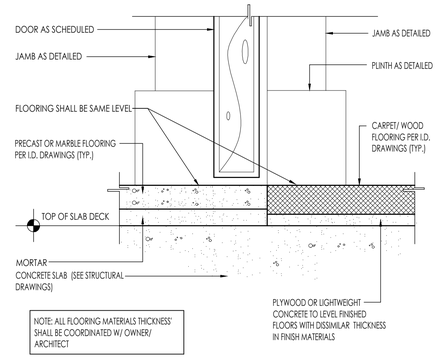
SCALE: 3/4"=1'-0"



COLUMNS, NONCOMBUSTIBLE	
GYPSUM WALLBOARD, STEEL COLUMN COVER	1 HOUR FIRE
BASE LAYER ½" TYPE X GYPSUM WALLBOARD APPLIED AROUND TS4X4X0. I88 TUBE STEEL COLUMN AND HELD IN PLACE WITH PAPER MASKING TAPE. **SECOND LAYER** ½" TYPE X GYPSUM WALLBOARD APPLIED AROUND COLUMN AND HELD WITH PAPER MASKING TAPE. **FACE LAYER** EITHER NO.24 MSG GALVANIZED STEEL COLUMN COVER CONSISTING TO TWO L-SHAPED SECTIONS WITH SNAP-LOCK STEEL JOINTS OR NO. 22 MSG GALVANIZED STEEL COLUMN COVERS CONSISTING OF TWO L-SHAPED SECTIONS WITH LAP JOINTS FASTENED WITH NO. 8X½" SHEET METAL SCREWS 12" O.C.	
FIRE TEST: UL NC505-(1-6), 71NK2639, 12-23-75; UL NC505, 77NK1518, UL DESIGN X526	

2 STEEL COLUMN DETAIL (TYP.)

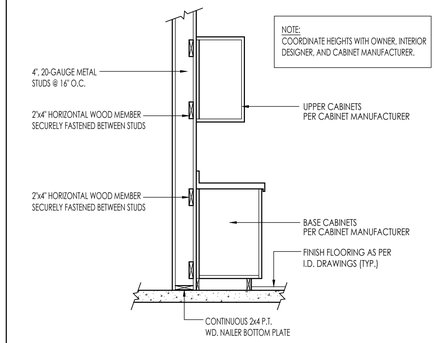
SCALE: 3/4"=1'-0"



NOTE: ALL FLOORING MATERIALS THICKNESS' SHALL BE COORDINATED W/ OWNER/ ARCHITECT

3 LEVELING OF DISIMILAR FLOORING MATERIALS (TYP.)

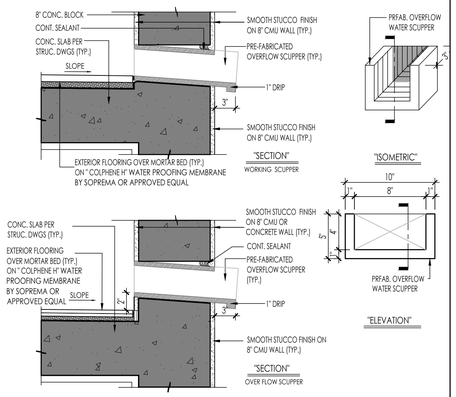
SCALE: 3/4"=1'-0"



NOTE:
COORDINATE HEIGHTS WITH OWNER, INTERIOR DESIGNER, AND CABINET MANUFACTURER.

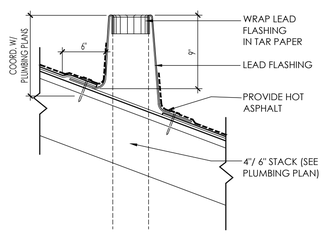
4 KITCHEN CABINET @ STUD WALL ASSEMBLY DETAIL (TYP.)

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



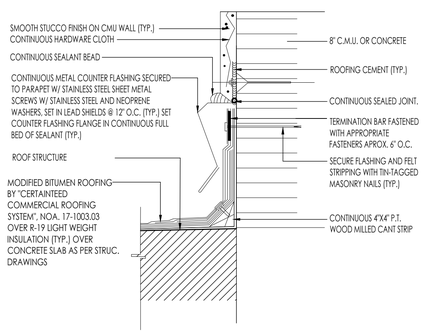
5 SCUPPER & OVERFLOW SCUPPER DETAIL (TYP.)

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



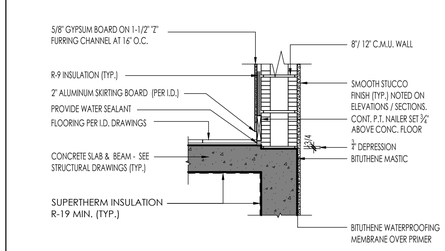
6 VENT PENETRATION DETAIL (TYP.)

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



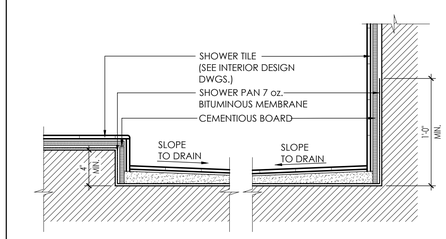
7 COUNTER FLASHING DETAIL (TYP.)

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



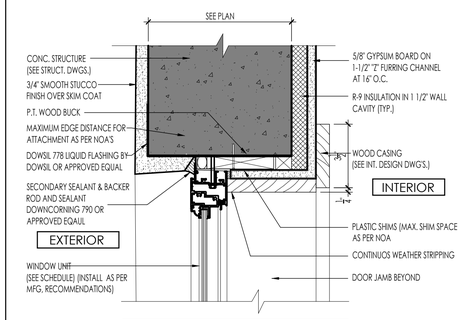
8 EXTERIOR WALL DETAIL (TYP.)

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



9 RECESS SHOWER DETAIL (TYP.)

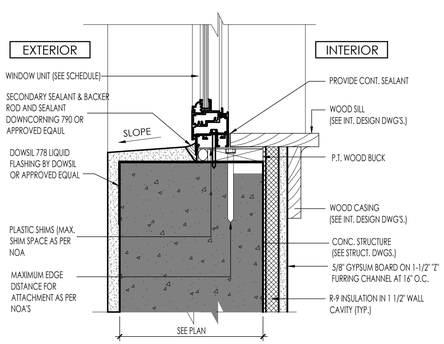
SCALE: 1 1/2"=1'-0"



NOTES: ALL PRODUCTS TO BE APPLIED AS PER MANUFACTURERS SPECIFICATIONS. G.C. MUST VERIFY PRODUCT COMPATIBILITY WITH MANUFACTURER

10 WINDOW HEADER DETAIL (TYP.)

SCALE: 3"=1'-0"

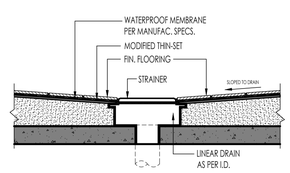


NOTES: ALL PRODUCTS TO BE APPLIED AS PER MANUFACTURERS SPECIFICATIONS. G.C. MUST VERIFY PRODUCT COMPATIBILITY WITH MANUFACTURER

11 WINDOW SILL DETAIL (TYP.)

SCALE: 3"=1'-0"

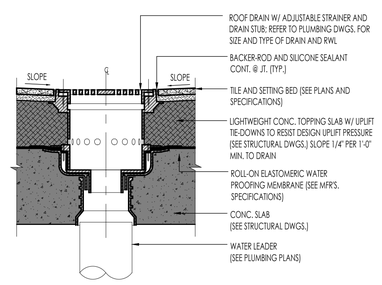
NOTE:
CONTRACTOR SHALL COORDINATE ALL FLOOR DRAINS WITH ENGINEERING DRAWINGS PER DRAIN MANUFACTURER AND SPECIFICATIONS. CONTRACTOR SHALL INFORM ARCHITECT OF ANY DEVIATION FROM SPECIFIED DRAINS AND METHOD OF INSTALLATION PRIOR TO PURCHASING AND/OR INSTALLATION.



12 LINEAR FLOOR DRAIN AT MID-FLOOR DETAIL (TYP.)

SCALE: 3"=1'-0"

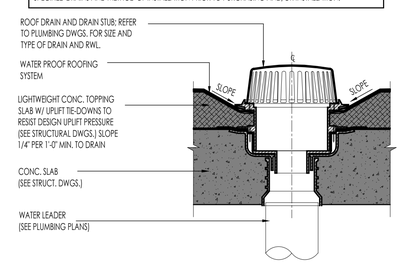
NOTE:
CONTRACTOR SHALL COORDINATE ALL ROOF AND FLOOR DRAINS WITH ENGINEERING DRAWINGS FOR DRAIN MANUFACTURER AND SPECIFICATIONS. CONTRACTOR SHALL INFORM ARCHITECT OF ANY DEVIATION FROM SPECIFIED DRAINS AND METHOD OF INSTALLATION PRIOR TO PURCHASING AND/OR INSTALLATION.



13 FLOOR DRAIN DETAIL (TYP.)

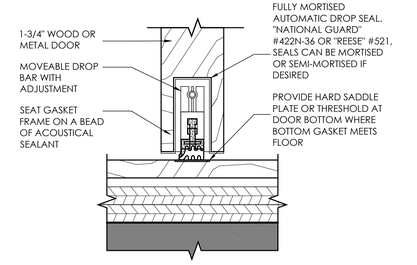
SCALE: 1 1/2"=1'-0"

NOTE:
CONTRACTOR SHALL COORDINATE ALL ROOF AND FLOOR DRAINS WITH ENGINEERING DRAWINGS FOR DRAIN MANUFACTURER AND SPECIFICATIONS. CONTRACTOR SHALL INFORM ARCHITECT OF ANY DEVIATION FROM SPECIFIED DRAINS AND METHOD OF INSTALLATION PRIOR TO PURCHASING AND/OR INSTALLATION.



14 ROOF DRAIN DETAIL (TYP.)

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



15 DOOR MORTISED DROP SEAL

SCALE: 6" = 1'-0"

Raymond Pacheco

Digitally signed by Raymond Pacheco
Date: 2024.06.28 16:47:49 -04'00'

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE, SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

CONCEPCION

NEW RESIDENCE FOR:
MR & MRS DE LA
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

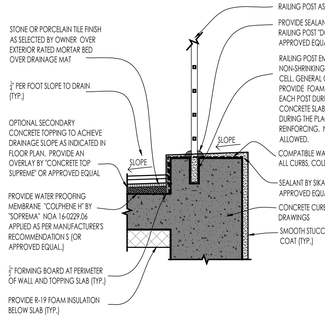
date	10.26.2021
revisions	
issued	
drawn	
checked	
project no.	2024

STATE OF FLORIDA · Raymond Pacheco · AR0006412 · REGISTERED ARCHITECT

sheet no.

A-17.0

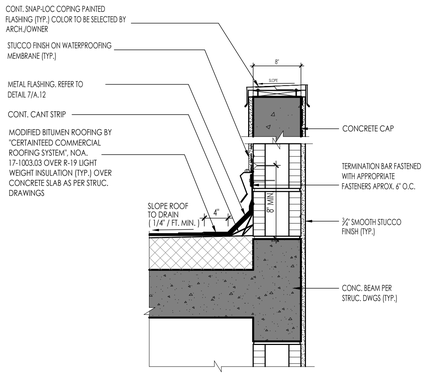
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
A-17.0.pdf



NOTE:
GUARDRAIL SHALL COMPLY W/ F.B.C. R 2014 AND SHALL REJECT A 4" SPHERE AND SHALL WITHSTAND A LOAD FORCE OF NOT LESS THAN 200LB. IN ANY DIRECTION - MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECTS APPROVAL.

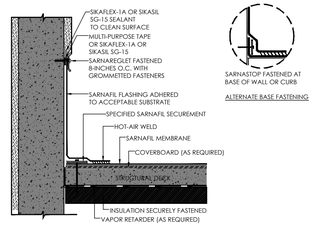
1 TERRACE CURB DETAIL (TYP.)

SCALE: 1"=1'-0'



2 PARAPET DETAIL (TYP.)

SCALE: 1"=1'-0'

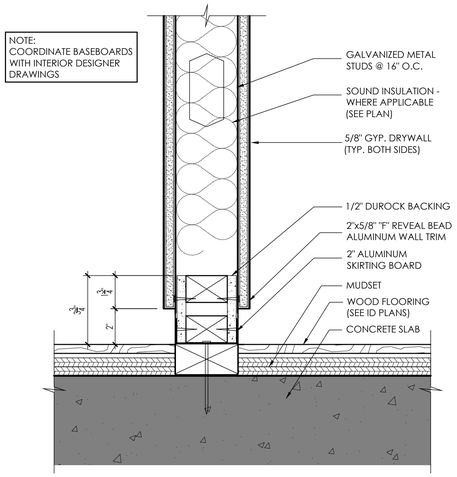


NOTES:
1) SEALANT IS A TWO STEP APPLICATION:
   A) BEHIND TOP OF SARNAFIL FLASHING.
   B) TOP OF SARNAREGLET.
2) SEALANT SHALL BE APPLIED TO CLEAN ACCEPTABLE SURFACES.
3) SEALANT IS A MAINTENANCE ITEM. MAINTENANCE IS NOT COVERED UNDER THE SARNAFIL WARRANTY.
4) SARNAREGLET SHALL BE SECURELY ANCHORED WITH GROMMETTED FASTENERS AND PROVIDE ADEQUATE COMPRESSION OF MEMBRANE FLASHING AND SEALANT.
5) VAPOR RETARDER SHALL BE SEALED AT EDGES.

3 FLASHING DETAIL (TYP.)

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

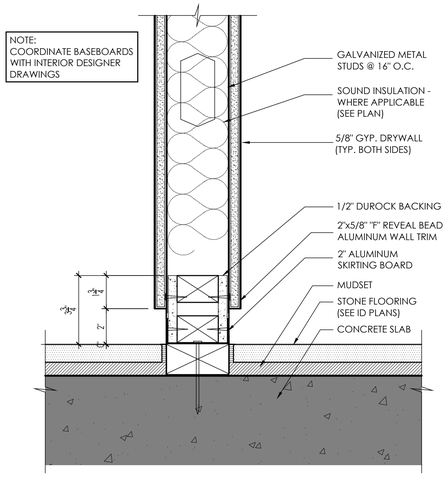
NOTE:
COORDINATE BASEBOARDS WITH INTERIOR DESIGNER DRAWINGS



4 BASEBOARD DETAIL (TYP.)

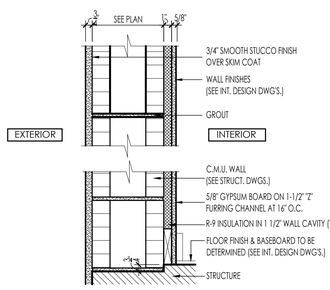
SCALE: 3"=1'-0'

NOTE:
COORDINATE BASEBOARDS WITH INTERIOR DESIGNER DRAWINGS



5 BASEBOARD DETAIL (TYP.)

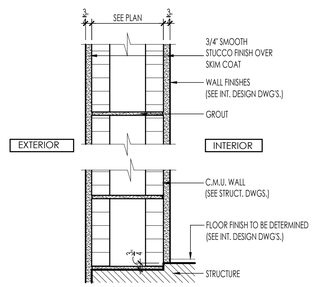
SCALE: 3"=1'-0'



* SAME INTERIOR FINISH ON EXTERIOR WALLS ON LIEU OF DRYWALL/STUCCO/ PAINT (TYP. ON BOTH SIDES)

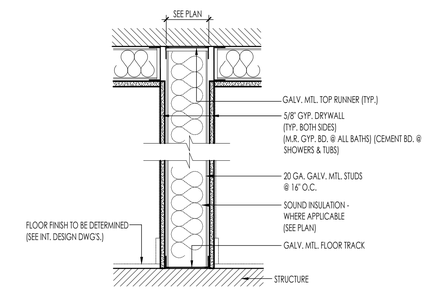
6 EXTERIOR WALL (TYP.)

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



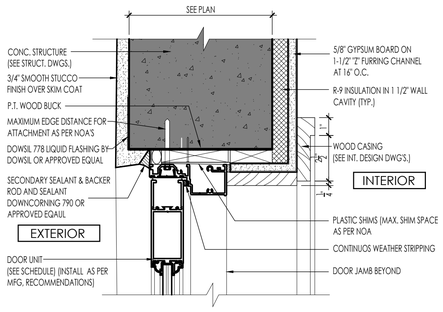
7 EXTERIOR WALL (TYP.)

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



8 INTERIOR PARTITION (TYP.)

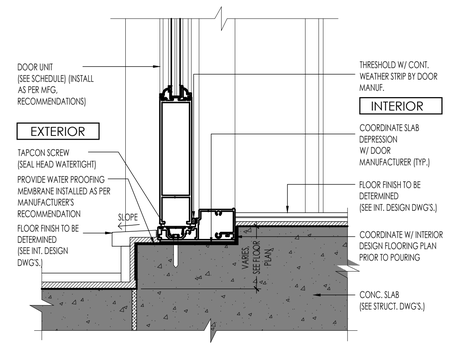
SCALE: 1 1/2"=1'-0'



NOTES: ALL PRODUCTS TO BE APPLIED AS PER MANUFACTURERS SPECIFICATIONS. G.C. MUST VERIFY PRODUCT COMPATIBILITY WITH MANUFACTURER

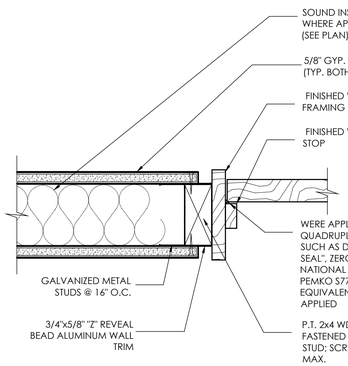
9 EXTERIOR DOOR HEAD JAMB DETAIL (TYP.)

SCALE: 3"=1'-0'



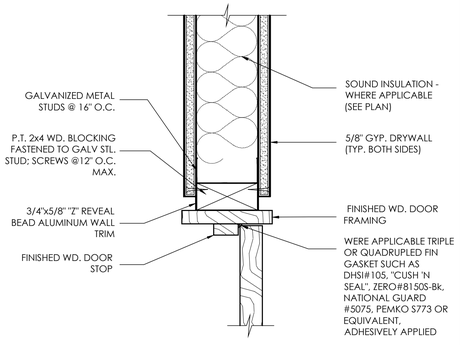
10 EXTERIOR DOOR THRESHOLD DETAIL (TYP.)

SCALE: 3"=1'-0'



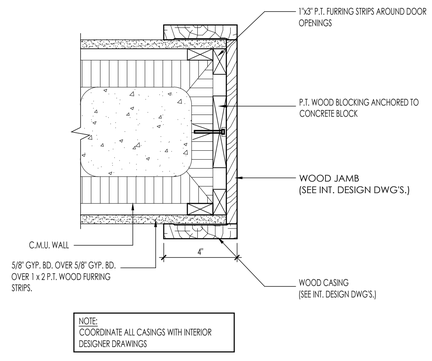
11 INTERIOR DOOR JAMB DETAIL (TYP.)

SCALE: 1"=1'-0'



12 INTERIOR DOOR HEAD DETAIL (TYP.)

SCALE: 3"=1'-0'

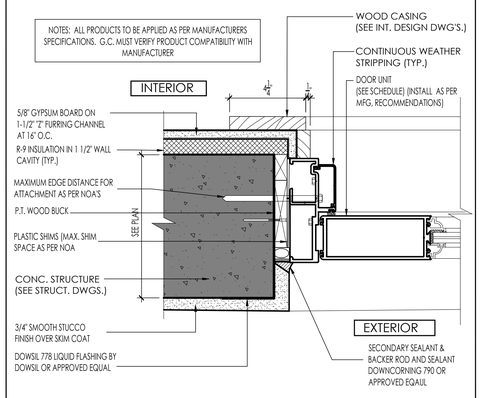


NOTE:
COORDINATE ALL CASINGS WITH INTERIOR DESIGNER DRAWINGS

13 DRIP EDGE PROFILE (TYP.)

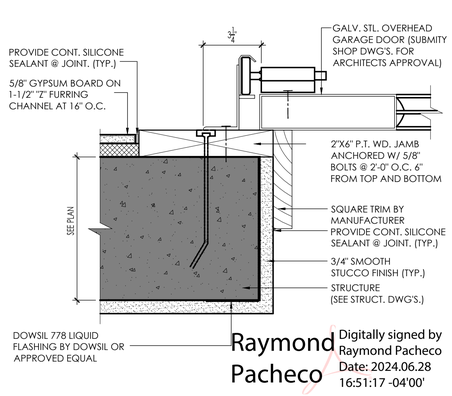
SCALE: 6"=1'-0'

NOTES: ALL PRODUCTS TO BE APPLIED AS PER MANUFACTURERS SPECIFICATIONS. G.C. MUST VERIFY PRODUCT COMPATIBILITY WITH MANUFACTURER



14 EXTERIOR DOOR JAMB DETAIL (TYP.)

SCALE: 3"=1'-0'



Raymond Pacheco
Digitally signed by Raymond Pacheco
Date: 2024.06.28
16:51:17 -04'00'

15 GARAGE DOOR JAMB DETAIL (TYP.)

SCALE: 3"=1'-0'

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

CONCEPCION

NEW RESIDENCE FOR:
MR & MRS DE LA
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

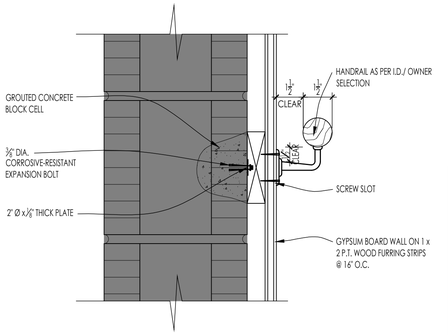
revisions

date	10.26.2021
issued	
drawn	
checked	
project no.	2024

STATE OF FLORIDA
Raymond Pacheco
AR0006412
REGISTERED ARCHITECT

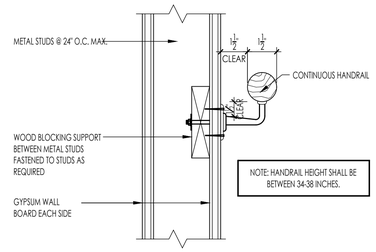
sheet no.
A-18.0

Data\Active\Projects\De la Concepcion-2024\2024-01-22 ARCH 100% - REV 1\2024-A-18.0 Details.dwg May 01, 2024 - 5:11pm AHUBEAUT
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
202501472O - 11/7/2025 4:21:24 PM
A-18.0.pdf



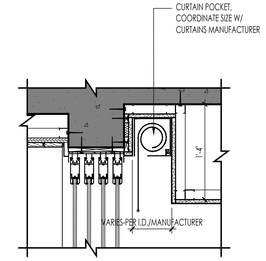
1 HANDRAIL DETAIL @ C.M.U. WALL

SCALE: 3"=1'-0'



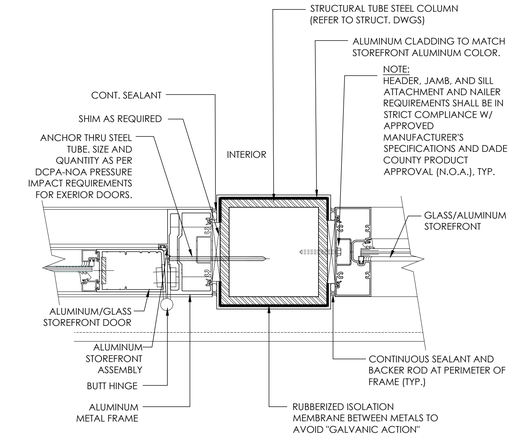
2 HANDRAIL BLOCKING DETAIL TO STUD WALL

SCALE: 3"=1'-0'



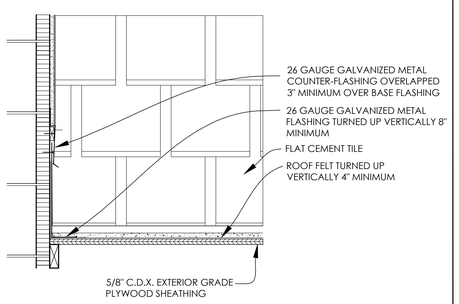
3 TYPICAL DRAPERY POCKET DETAIL (TYP.)

SCALE: 1"=1'-0'



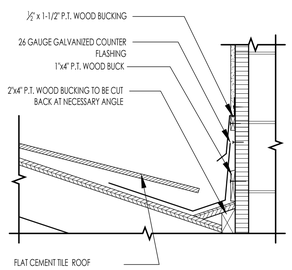
4 METAL COLUMN DETAIL (TYP.)

SCALE: 3"=1'-0'



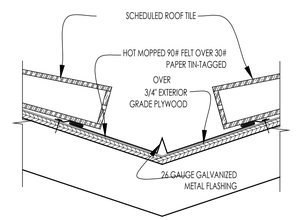
5 ROOF DETAIL (TYP.)

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



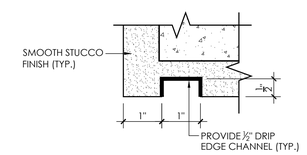
6 TYPICAL ROOF VALLEY DETAIL

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



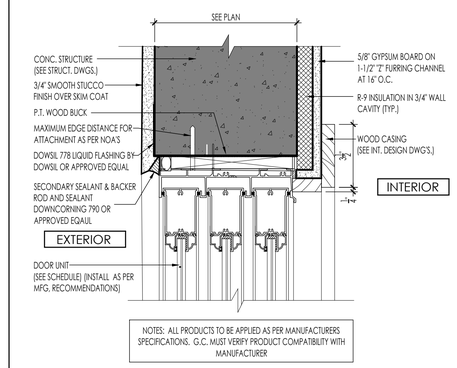
7 TYPICAL ROOF VALLEY DETAIL

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



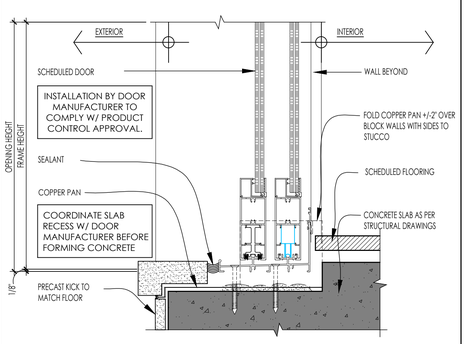
8 DRIP EDGE PROFILE (TYP.)

SCALE: 6"=1'-0'



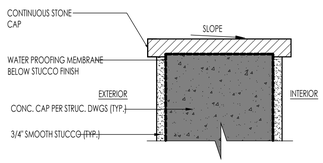
9 EXT. DOOR HEADER @ SLIDING DOORS

N.T.S.



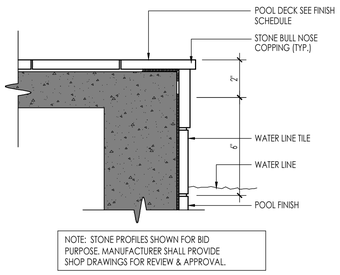
10 EXT. DOOR THRESHOLD @ SLIDING DOORS

N.T.S.



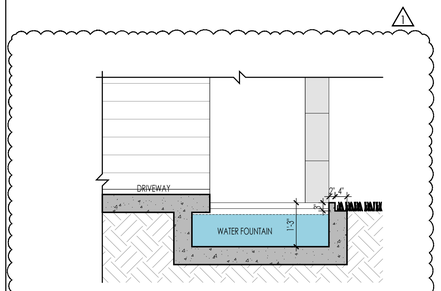
11 PARAPET CAP DETAIL (TYP.)

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



12 POOL COPING DETAIL (TYP.)

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



13 WATER FOUNTAIN DETAIL

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

14 NOT USED

Raymond Pacheco

Digitally signed by Raymond Pacheco
Date: 2024.06.28 16:51:46 -04'00'

PACHECO ARCHITECTURE

PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions	
1	05/01/2024 REV.

date	10.26.2021
issued	
drawn	
checked	
project no.	2024

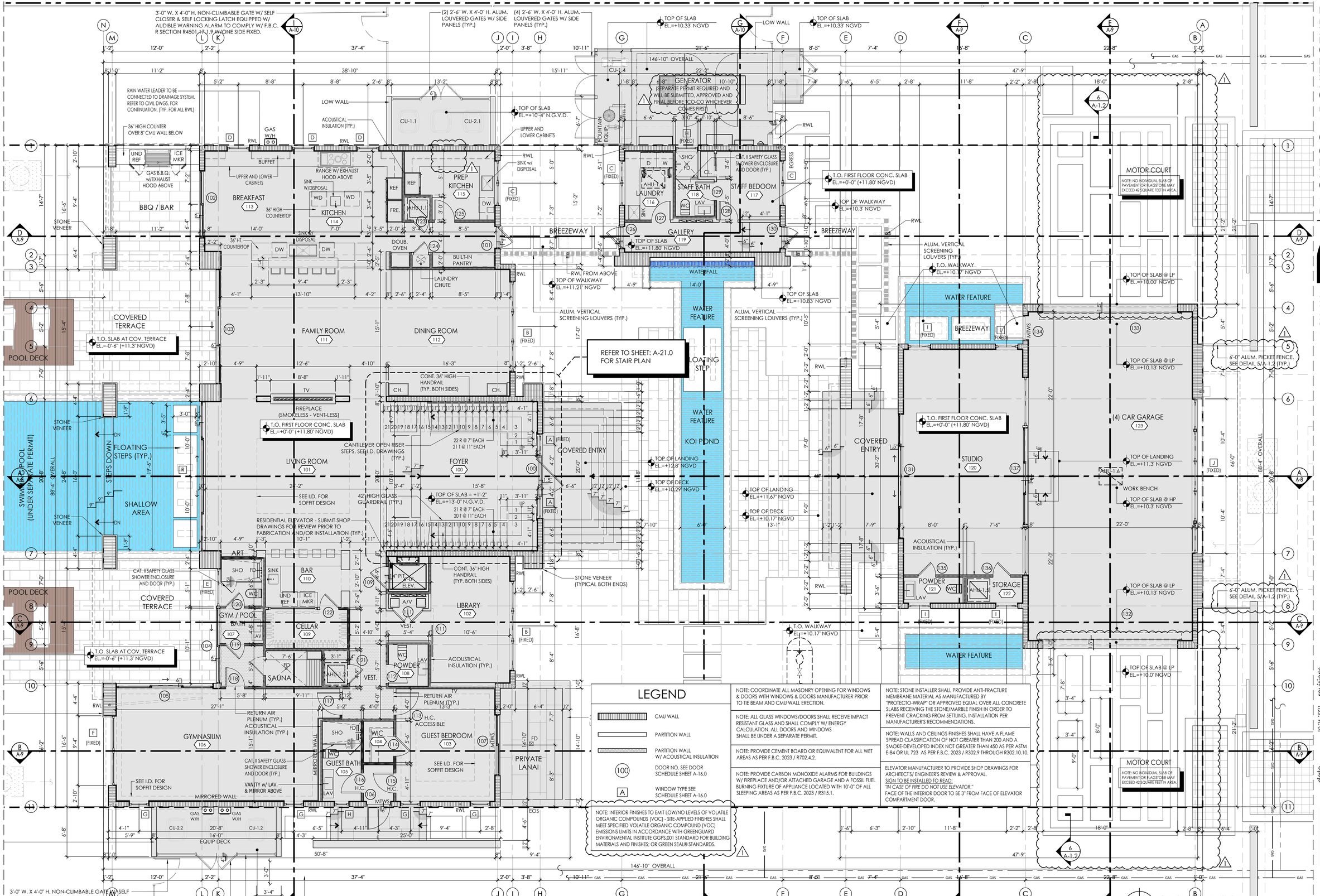
STATE OF FLORIDA · Raymond Pacheco · AR0006412 · REGISTERED ARCHITECT

sheet no.

A-19.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
A-19.0.pdf

C:\Data\Archive\Projects\De La Concepcion-2024\2024-01-22 ARCH 100% - REV 1\2024-A-19.0 Details.dwg May 01, 2024 - 5:11pm AHUBEAUT



PACHECO ARCHITECTURE

PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions	
1	05-01-24

date	10.26.2021
issued	
drawn	
checked	
project no.	2024

STATE OF FLORIDA · Raymond Pacheco · AR0006412 · REGISTERED ARCHITECT

sheet no.

A-2.0

Raymond Pacheco

Digitally signed by Raymond Pacheco
Date: 2025.04.17 12:02:03 -04'00'

GROUND FLOOR PLAN

SCALE 3/16" = 1'-0"

0 5 10 20'

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
A-2.0.pdf

PROJECT SPECIFICATIONS

DIVISION 01-GENERAL REQUIREMENTS

01 11 00 SUMMARY OF THE WORK

A. THE WORK OF THE CONTRACTOR HEREINAFTER, IS REFERRED TO AS THE GENERAL CONTRACTOR OR CONTRACTOR CONSISTING, IN GENERAL, OF SITE PREPARATION AND THE RELOCATION OF SOME EXISTING TREES AS PER LANDSCAPING PLANS, THE CONSTRUCTION OF A NEW TWO STORY RESIDENCE, LANDSCAPING, SWIMMING POOL, SPA, PRIVACY WALL, ENTRY GATES AND FENCING WITHIN **MIAMI-DADE COUNTY, FLORIDA**, AND AS SHOWN ON THE DRAWINGS AND DESCRIBED IN THESE SPECIFICATIONS.

B. THE FOLLOWING DOCUMENTS ARE TO BE WORKED OUT WITH THE OWNER AND WILL AFFECT THE ADMINISTRATION AND PERFORMANCE OF THE WORK.

1. THE AGREEMENT (BETWEEN THE OWNER AND THE GENERAL CONTRACTOR).
2. CERTIFICATE OF INSURANCE (CONTRACTOR'S.)
3. THE GENERAL CONDITIONS FOR THE CONTRACT OF CONSTRUCTION.
4. THE GENERAL CONTRACTOR SHALL PROVIDE AN ITEMIZED BID PACKAGE TO THE OWNER.
5. CONSTRUCTION TIME PERIOD SHALL BE EIGHTEEN (18) MONTHS FROM THE DATE THE OWNER / CONTRACTOR AGREEMENT IS SIGNED. A PENALTY OF $500.00 PER WORKING DAY SHALL BE PAID TO THE OWNER IF CONSTRUCTION IS NOT COMPLETED WITHIN THE STIPULATED TIME.
6. CONTRACTOR'S PERCENTAGE FEE SHALL EXCLUDE APPLIANCES, LIGHTING AND PLUMBING FIXTURES (MATERIAL ONLY).

C. THE OWNER HAS THE RIGHT TO SELECT HIS OWN SUBCONTRACTORS, IF APPROVED BY THE GENERAL CONTRACTOR.

D. ROLE OF THE ARCHITECT:

1. THE ARCHITECT WAS RETAINED BY THE OWNER IN ORDER TO PREPARE DRAWINGS AND SPECIFICATIONS TO BE REVIEWED BY **VILLAGE OF PINECREST, FLORIDA** BUILDING & ZONING DEPARTMENT AND TO ASSIST THE OWNER IN SECURING A BUILDING PERMIT.
2. THE DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT. IF SO AND WHEN REQUESTED BY THE OWNER, THE ARCHITECT WILL PROVIDE ADDITIONAL SERVICES DURING THE CONSTRUCTION PHASE OF THE WORK. AS PREVIOUSLY AGREED UPON THE CONTRACT BETWEEN THE OWNER AND ARCHITECT.
3. ARCHITECT'S / INTERIOR DESIGNER AND ENGINEER'S VISITS TO THE SITE DURING CONSTRUCTION SHALL BE SCHEDULED WITH THE GENERAL CONTRACTOR. GENERAL CONTRACTOR MUST NOTIFY THE ARCHITECT / ENGINEERS TWO (2) DAYS PRIOR TO INSPECTION DATE.

01 33 00 SUBMITTALS PROCEDURES

A. SHOP DRAWING SUBMITTALS TO THE ARCHITECT SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:

1. PROVIDE SHOP DRAWINGS FOR: ROOF TRUSSES, SWIMMING POOL AND SPA, EXTERIOR AND INTERIOR RAILINGS, GARAGE DOORS, MAIN ENTRY DOOR, WINDOWS AND ALL EXTERIOR DOORS (ALL DOORS TO COMPLY WITH ARCHITECT'S DRAWINGS), OUTRIGGGERS, WOOD BRACKETS & SHUTTERS ON ELEVATIONS, BBQ EQUIPMENT AND CABINETRY, AUDIO VISUAL COMPONENTS, AIR CONDITIONING DUCT WORK, KITCHEN, LAUNDRY, PANTRY, ALL BATHROOM CABINETS ETC.
2. PRODUCT SAMPLES AND COLOR SAMPLES AS REQUIRED BY THESE SPECIFICATIONS.
3. COPIES OF CITY AND COUNTY INSPECTION REPORTS.
4. COPIES OF CONSTRUCTION MATERIAL TESTS REPORTS (CONCRETE) ETC.
5. POOL AND SPA SHAPE AS PER PLANS. THE POOL SUBCONTRACTOR, IN CONNECTION WITH THE SWIMMING POOL ENGINEER, SHALL SUBMIT SHOP DRAWINGS FOR THE SWIMMING POOL AND SPA DESIGN, INCLUSIVE OF ALL EQUIPMENT FOR ARCHITECT'S REVIEW PRIOR TO SUBMITTING FOR SEPARATE PERMIT WITH **VILLAGE OF PINECREST BUILDING & ZONING DEPARTMENT.** SUBMIT SPECIFICATIONS FOR OWNER'S APPROVAL BEFORE CONTRACT EXECUTION. POOL / SPA TILE BORDER TO BE SELECTED BY OWNER (PROVIDE ALLOWANCE).
6. COORDINATE WITH THE **LANDSCAPE ARCHITECT: TYLER NIELSEN,** ALL ASPECTS RELATED TO THIS PORTION OF THE LANDSCAPING WORK **OFFICE: (561) 402-9414 / EMAIL:** tyler@nielsenlandarch.com
7. COORDINATE WITH THE INTERIOR DESIGNER ALL ASPECTS RELATED TO THE INTERIOR DESIGN PORTION OF THE WORK WITH **ABDEL ALVAREZ / OWNER AGENT OFFICE: (305) 992-3845 / EMAIL:** info@mastcoconstruction.com
8. COORDINATE WITH THE POOL SUBCONTRACTOR / POOL ENGINEER ALL ASPECTS RELATED TO THIS PORTION OF THE WORK.
9. KITCHEN, LAUNDRY, PANTRY, CABINETS AND ALL OTHER BUILT-IN CABINETS AS PER INTERIOR DESIGNER DRAWINGS. GENERAL CONTRACTOR SHALL COORDINATE WITH THE CABINET MANUFACTURER AND ALL FIELD CONDITIONS PERTAINING TO THIS PORTION OF THE WORK. THE GENERAL CONTRACTOR HAS THE OPTION TO BID FOR THIS PORTION OF THE WORK.
10. THE GENERAL CONTRACTOR SHALL DISCLOSE CABINET MANUFACTURERS PRIOR TO CONTRACT EXECUTION.

01 40 00 QUALITY REQUIREMENTS

A. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING ANY GOVERNMENTAL AGENCIES NECESSARY IN ORDER TO ESTABLISH ANY UTILITY EASEMENTS OR LINES PRESENT WITHIN THE PROPERTY PRIOR TO STARTING CONSTRUCTION.

B. VERIFY ALL DIMENSIONS ON DRAWINGS AND CONDITIONS AT JOB SITE PRIOR TO COMMENCEMENT OF WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND SECURE AN INTERPRETATION OR DECISION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.

C. OBTAIN THE LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE COMMENCEMENT OF WORK. NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION BY THE OWNER AND ARCHITECT.

D. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE **FLORIDA BUILDING CODE**, CURRENT EDITION AND THE CORRESPONDING JURISDICTION.

E. THE ARCHITECT DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE MISINTERPRETATION OF THE PLANS BY OTHERS, THE REVIEW AND APPROVAL OF SHOP DRAWINGS BY OTHERS, NOR THE SUPERVISION AND INSPECTION BY OTHERS. ALL INTERPRETATIONS ARE TO BE DISCUSSED AND APPROVED BY THE ARCHITECT AND THE OWNER.

F. ANY OTHER SERVICES NECESSARY FOR THE COMPLETION OF THIS JOB THAT MAY BE INVOLUNTARY UNDER THE JURISDICTION OF THE **FLORIDA BUILDING CODE** AND NOT SPECIFIED IN THESE SPECIFICATIONS ARE THE GENERAL CONTRACTOR'S SOLE RESPONSIBILITY.

G. IF ANY INCONSISTENCIES OR DISCREPANCIES ARE ENCOUNTERED, THE CONTRACTOR SHALL SECURE AN INTERPRETATION IN WRITING FROM THE ARCHITECT IN THE FORM OF AN "RFI" (REQUEST FOR INFORMATION).

H. THE GENERAL CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO THE G.C. FOR INSTALLATION.

I. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL FEE BASED SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER, IN THE FORM OF A **CHANGE ORDER** AND SUBSEQUENT TO RECEIPT OF WRITTEN APPROVAL BY THE OWNER.

J. CHANGED INSTRUCTIONS BY THIRD PARTIES OTHER THAN THE ARCHITECT SHALL BE APPROVED BY THE ARCHITECT AND THE OWNER.

K. THE GENERAL CONTRACTOR SHALL PROMPTLY COORDINATE ITEMS PROVIDED BY THE OWNER FOR INSTALLATION AND TIMING.

L. THE OWNER HAS THE OPTION TO OBTAIN OTHER BIDS FOR SPECIFIED WORK OF THE CONTRACTOR.

M. THE STRUCTURAL AND M.E.P. ENGINEER'S VISITS TO THE JOB SITE SHALL BE COVERED BY THE GENERAL CONTRACTOR ON SEPARATE LINE BID.

N. "GENERAL NOTES" ON ARCHITECT'S DRAWINGS SHALL BECOME PART OF THESE SPECIFICATIONS.

01 50 00 TEMPORARY FACILITIES AND CONTROLS

A. GENERAL CONTRACTOR SHALL MAKE THE REQUIRED ARRANGEMENTS TO SECURE AND PAY FOR ALL SANITARY FACILITIES, BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS OF CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL NEIGHBORS' FENCING AND LANDSCAPING.

B. GENERAL CONTRACTOR MUST PAY FOR UTILITIES (ELECTRICITY, WATER AND TELEPHONE) AS NEEDED FOR AND DURING THE PROGRESS OF CONSTRUCTION.

C. GENERAL CONTRACTOR MUST MAINTAIN A TEMPORARY FENCE DURING THE CONSTRUCTION PROCESS. SECURE A SEPARATE TEMPORARY FENCE PERMIT AS REQUIRED, BY **MIAMI-DADE COUNTY.**

01 62 00 PRODUCT OPTIONS

A. DO NOT SUBSTITUTE MATERIALS, EQUIPMENT, OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE ARCHITECT.

B. THE ARCHITECT, OWNER AND LANDSCAPE ARCHITECT HAVE THE RIGHT TO REFUSE ANY MATERIALS AND WORKMANSHIP THAT DOES NOT MEET HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED. FINISHED WORK SHALL HAVE A ONE (1) YEAR WARRANTY AND BE FREE OF DEFECTS. REPAIRS MUST BE MADE WITHIN FIVE (5) WORKING DAYS FROM THE DATE OF NOTIFICATION.

01 78 39 PROJECT RECORD DOCUMENTS

A. GENERAL CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND CHANGE VARIATIONS THROUGHOUT THE PROGRESS OF CONSTRUCTION. USE ONE (1) SET OF DOCUMENTS (LATEST SET) EXCLUSIVELY FOR THIS JOB.

B. DELIVER THE ANNOTATED JOB RECORD SET TO THE OWNER UPON COMPLETION OF THE WORK. THIS IS A CONDITION OF OWNER'S ACCEPTANCE OF THE WORK.

01 89 00 SITE CONSTRUCTION PERFORMANCE REQUIREMENTS

A. EXCAVATE, BACKFILL, COMPACT AND GRADE THE SITE TO THE ELEVATIONS SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS AND AS NEEDED TO COMPLY WITH ALL GOVERNMENTAL AGENCIES AND **MIAMI-DADE COUNTY.**

B. THE GENERAL CONTRACTOR SHALL COORDINATE ALL PLUMBING AND ELECTRICAL WORK UNDER DRIVEWAYS AND SIDEWALKS FOR INSTALLATION OF SPRINKLER PIPES, LIGHTING, ELECTRICAL, AND LOW VOLTAGE CONTROLS.

C. CLEANING AND DEBRIS REMOVAL. THE OWNER SHALL RECEIVE THE RESIDENCE FREE FROM DUST, DIRT, CEMENT, CONCRETE, PLASTER, PAINT STAINS, ALL GLASS SURFACES SHALL BE CLEAN, AND ALL DEBRIS SHALL BE REMOVED FROM THE SITE. PRESSURE CLEAN SURFACES AS NEEDED.

D. DURING CONSTRUCTION THE JOB SITE SHALL BE KEPT CLEAN DAILY WITH PERIODIC DEBRIS REMOVAL.

E. MAINTAIN A GARBAGE CONTAINER WITH PERIODIC REMOVAL DURING CONSTRUCTION.

DIVISION 03-CONCRETE

03 10 00 CONCRETE FORMING AND ACCESSORIES

A. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED. ANY DEVIATION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR (GC).

B. REMOVAL OF FORMWORK SHALL BE IN ACCORDANCE WITH ACI-347, "RECOMMEND PRACTICE FOR CONCRETE WORK FORMWORK," KEEP CURRENT EDITION AT JOB SITE FOR REFERENCE.

03 20 00 CONCRETE REINFORCING

NOTE: STRUCTURAL SPECIFICATIONS ON DRAWINGS SUPERSEDE THESE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY SECURE AN INTERPRETATION IN THE FORM OF AN RFI.

A. ALL REINFORCING SHALL BE DEFORMED BARS AND SHALL HAVE MINIMUM YIELD STRENGTH OF 60,000 PSI, GRADE 60. KEEP CURRENT EDITION AT JOB SITE FOR REFERENCE. SUBMIT SHOP DRAWINGS FOR STRUCTURAL ENGINEER'S REVIEW AND APPROVAL PRIOR TO PLACING REINFORCING.

B. ALL REINFORCING SHALL BE HELD AND SECURED IN POSITION WITH STANDARD ACCESSORIES.

C. ALL DETAILING, FABRICATION, AND PLACING SHALL BE IN ACCORDANCE WITH THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," AND THE CRSI "PLACING REINFORCING BARS RECOMMENDED PRACTICE."

D. STRUCTURAL ENGINEER'S SPECIFICATIONS ON THE DRAWINGS MUST BECOME PART OF THESE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY SECURE AN INTERPRETATION IN WRITING, IN THE FORM OF AN "RFI" (REQUEST FOR INFORMATION) FROM THE STRUCTURAL ENGINEER.

03 30 00 CAST-IN-PLACE CONCRETE

A. FOLLOW STRUCTURAL SPECIFICATIONS ON DRAWINGS.

B. CONCRETE;
1. NO SLUMP OVER 5" SHALL BE PERMITTED FOR ANY STRUCTURAL CONCRETE.
2. ALL SLABS, ON FILL OR STRUCTURAL, SHALL BE CURED FOR FIVE (5) DAYS.
3. NO WATER SHALL BE ADDED TO CONCRETE AT JOB SITE.
4. NO CONCRETE BATCH SHALL BE DEPOSITED ON FORMS AFTER NINETY - (90) MINUTES MIXING TIME.

03 60 00 GROUTING

A. PRE-MIXED, NON-SHRINKING, NON-CORROSIVE, NON-STAINING, NON-METALLIC GROUT, "BONSAI-CONSTRUCTION GROUT, TYPE "A" MIX IN STRICT ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS. DO NOT USE GROUTS THAT HAVE STOOD FOR MORE THAN ONE (1) HOUR. ALL GROUTS AND THIN SET BY GENERAL CONTRACTOR. ALL GROUT COLORS TO BE SELECTED BY INTERIOR DESIGNER ON SITE AT TIME OF INSTALLATION.

DIVISION 05- METALS

05 52 00 METAL RAILINGS

A. EXTERIOR ALUMINUM RAILINGS AND HANDRAILS AS PER PLANS. MANUFACTURER TO PROVIDE SHOP DRAWINGS OR SAMPLE TO OWNER / ARCHITECT FOR APPROVAL PRIOR TO FABRICATION AND OBTAIN A SEPARATE PERMIT FROM **MIAMI-DADE COUNTY** (PROVIDE ALLOWANCE).

B. INTERIOR MAIN STAIRWAY HANDRAILS AND SECOND LEVEL TO RECEIVE GLASS RAILINGS. OWNER TO SELECT RAILING MANUFACTURER. RAILING MANUFACTURER SHALL SUBMIT SHOP DRAWINGS OR SAMPLE RAILING TO ARCHITECT / INTERIOR DESIGNER FOR APPROVAL PRIOR TO FABRICATION AND OBTAINING A SEPARATE PERMIT FROM **MIAMI-DADE COUNTY** (PROVIDE ALLOWANCE).

DIVISION 06- WOOD, PLASTICS, COMPOSITES

06 10 00 ROUGH CARPENTRY

A. PROVIDE ROUGH CARPENTRY MATERIALS AND LABOR REQUIRED FOR PROPER COMPLETION OF THE WORK.

B. PROVIDE METAL STUD PARTITIONS, INSTALLED AT 16" O.C. METAL GAUGE FOR PARTITIONS AS PER **FLORIDA BUILDING CODE** REQUIREMENTS (LATEST EDITION). PROVIDE PLYWOOD BACKING FOR ALL CABINETS AND BUILT-IN CABINETRY INSTALLATIONS.

C. FURRING STRIPS SHALL BE PRESERVATIVE TREATED (P.T.) AND OR PRESSURE TREATED 1 X 3 WOOD FOR CEILINGS AND 1 X 2 FOR ALL EXTERIOR WALLS.

06 40 00 ARCHITECTURAL WOODWORK

A. CABINETS FOR KITCHEN, PANTRY, LAUNDRY, EXTERIOR BBQ AREA CABINETS AS PER INTERIOR DESIGNER DRAWINGS. BATHROOM VANITIES AND ALL OTHER BUILT-IN CABINETS AS PER INTERIOR DESIGNER DRAWINGS. THE GENERAL CONTRACTOR SHALL COORDINATE THE INSTALLATION WITH ALL SUBCONTRACTOR BIDS. OWNER HAS THE OPTION TO OBTAIN OTHER BIDS. GENERAL CONTRACTOR SHALL DISCLOSE CABINET MANUFACTURER FOR OWNER'S APPROVAL PRIOR TO CONTRACT EXECUTION AND PROVIDE ALLOWANCES FOR ALL CABINETS, COUNTERTOPS AND CABINET FINISHES AS SELECTED BY INTERIOR DESIGNER.

B. ALL INTERIOR DOORS AND WINDOW CASINGS, BASE BOARDS AND OTHER MOLDINGS AS SELECTED BY INTERIOR DESIGNER. COLOR FOR ALL INTERIOR MOLDINGS TO BE SELECTED BY INTERIOR DESIGNER. PROVIDE RETURNS FOR ALL CASINGS AT WINDOWS & DOORS. CASING RETURN TO MATCH WOOD CASINGS.

C. ALL FINISH WOOD TO BE SECURED WITH E.G. FINISH NAILS, ALL WOOD JOINTS TO BE (45 DEGREES) MITERED CORNERS. ALL NAIL HOLES TO BE FILLED WITH MATCHING COLORED WOOD PUTTY AND SANDED.

D. CABINET HARDWARE (SELF-CLOSING HINGES, SELF-CLOSING SLIDERS, PULLS, ETC.) AS SELECTED BY INTERIOR DESIGNER (PROVIDE ALLOWANCE).

E. WOOD OUTRIGGERS, FOR ALL OVERHANGS AS PER ARCHITECTURAL DRAWINGS. WOOD BRACKETS AND SHUTTERS AS SHOWN ON ELEVATIONS. FABRICATOR MUST PRODUCE SHOP DRAWINGS AND/OR SAMPLE PIECE FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

F. DECORATIVE WOOD SHUTTERS AS PER ELEVATIONS. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE OWNER AND THE ARCHITECT PRIOR TO FABRICATION.

DIVISION 07- THERMAL AND MOISTURE PROTECTION

07 20 00 THERMAL PROTECTION

A. CEILINGS FOR ALL ROOFED AREAS, INCLUDING GARAGE AREA SHALL BE INSULATED USING OPEN CELL SPRAYED FOAM INSULATION AS PROVIDED BY "ICYNENE". FOAM INSULATION SHALL BE SPRAYED TO ACHIEVE A RESISTANCE VALUE OF R=30. DISREGARD ENERGY CALCULATIONS IF R VALUE IS LOWER. PROVIDE MANUFACTURER SPECIFICATIONS FOR ARCHITECT'S REVIEW. SPRAYED INSULATION SHALL BE APPLIED AS PER MANUFACTURER'S RECOMMENDATIONS AND AS PER **FLORIDA BUILDING CODE (FBC)** REQUIREMENTS.

B. EXTERIOR WALL INSULATION SHALL BE ¾" THICK POLYURETHANE FOAM PANELS WITH A MINIMUM THERMAL RESISTANCE VALUE OF R=5. DISREGARD ENERGY CALCULATIONS IF R VALUE IS LOWER.

C. ACOUSTICAL INSULATION TO BE DENSE INSULATED BOARDS, SPECIFICALLY USED FOR SOUND CONTROL, AND AS SHOWN ON PLANS.

D. ALL CEILINGS SHALL BE SEALED SO THAT AIR FLOW THRU SHAFTS, WALL CHASES, CAVITIES BETWEEN CONDITIONED AND UNCONDITIONED SPACE IS STOPPED AND SHALL COMPLY WITH THE LATEST **FLORIDA BUILDING CODE**, MECHANICAL SECTION (AIR INFILTRATION).

E. EQUIPMENT ROOMS OR CLOSETS WITH HEAT PRODUCING OR GENERATING EQUIPMENT SHALL BE INSULATED WITH THERMAL INSULATION R=11 & SOUND INSULATION.

07 50 00 MEMBRANE ROOFING

A. ALL ROOF SURFACES TO RECEIVE FLAT CEMENT TILE ROOF. COLOR TO BE SELECTED BY OWNER / ARCHITECT. MORTAR CEMENT COLOR, TO MATCH ROOF TILE COLOR. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL. ROOF TO HAVE PRODUCT CONTROL APPROVAL FROM **MIAMI-DADE COUNTY**.

B. OPEN BALCONIES, DECK SURFACES AND INTERIOR SIDES OF PLANTER WALLS SHALL RECEIVE WATER PROOFING MEMBRANE AS MANUFACTURED BY SIKA CORPORATION OR APPROVED EQUAL, AND APPLIED AS PER MANUFACTURER'S RECOMMENDATIONS.

07 60 00 FLASHING AND SHEET METAL

A. ALL FLASHING AND COUNTER FLASHING TO BE COPPER. ALL ROOFS ABUTTING WALLS SHALL RECEIVE COPPER COUNTER FLASHING.

DIVISION 08- OPENINGS

08 10 00 DOORS AND FRAMES

A. GARAGE DOORS AS SPECIFIED IN PLANS AND SCHEDULES. DOORS TO BE FLUSH-INSULATED PANELS WITH WOOD VENEER PER ARCHITECT'S ELEVATIONS. DOORS SHALL HAVE AUTOMATIC DOOR OPENERS. PROVIDE REMOTE CONTROLS (2 SETS PER DOOR). GARAGE DOORS TO HAVE PRODUCT CONTROL APPROVAL FROM **MIAMI-DADE COUNTY**. BUILDER TO COORDINATE MOTOR WITH DOOR MANUFACTURER RECOMMENDATIONS. DOOR TRACKS TO BE INSTALLED AS CLOSE AS POSSIBLE TO CEILING. SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO OBTAINING A SEPARATE PERMIT FROM **MIAMI-DADE COUNTY BUILDING & ZONING.**

B. ALL INTERIOR WOOD DOORS TO BE SOLID CORE, SAME THICKNESS. DOOR SIZES AS SPECIFIED ON ARCHITECTURAL DRAWINGS. ALL DOORS TO BE SELECTED BY INTERIOR DESIGNER.

C. MAIN ENTRY DOOR AS PER PLANS AND DOOR SCHEDULE. GENERAL CONTRACTOR TO COORDINATE DOOR DEPRESSION WITH MANUFACTURER PRIOR TO CONCRETE SLAB POUR. COLOR TO BE SELECTED BY THE OWNER / ARCHITECT **(PROVIDE ALLOWANCE OF $12,000.00)**. DOOR MANUFACTURER TO SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO FABRICATION. DOOR MUST HAVE PRODUCT CONTROL APPROVAL FROM **MIAMI-DADE COUNTY**.

D. ALL INTERIOR DOORS FINISH HARDWARE, AS SELECTED BY INTERIOR DESIGNER. PROVIDE ALLOWANCE OF $200.00 PER INTERIOR DOOR FOR MATERIAL ONLY. INSTALLATION BY GENERAL CONTRACTOR.

E. ALL EXTERIOR DOORS AS INDICATED IN PLANS AND DOOR SCHEDULE. ALL GLASS DOORS TO BE IMPACT RESISTANT AND COMPLY WITH ENERGY CALCULATIONS. DOORS SHALL HAVE PRODUCT CONTROL APPROVAL FROM **MIAMI-DADE COUNTY**. DOOR COLOR TO BE SELECTED BY ARCHITECT / OWNER. ADJUST DOOR ROUGH OPENINGS IN CONSISTENCY WITH THE PLANS PRIOR TO CONCRETE BLOCK INSTALLATION. ALLOW FOR CONCRETE SILL DEPRESSION AS REQUIRED BY THE DOOR MANUFACTURER PRIOR TO POURING CONCRETE SLABS. SAMPLE DOOR SHALL BE SUBMITTED BY THE CONTRACTOR FOR OWNER AND ARCHITECT'S APPROVAL. PROVIDE THREE (3) EQUIVALENT BIDS.

08 50 00 WINDOWS

A. ALL EXTERIOR WINDOWS AS INDICATED IN PLANS AND WINDOW SCHEDULE. WINDOWS TO HAVE IMPACT RESISTANT GLASS AND MUST HAVE PRODUCT CONTROL APPROVAL FROM **MIAMI-DADE COUNTY** AND TO COMPLY WITH ENERGY CALCULATIONS. ADJUST WINDOW ROUGH OPENINGS IN CONSISTENCY WITH THE PLANS BEFORE CONCRETE BLOCK INSTALLATION. SAMPLE WINDOW TO BE SUBMITTED BY THE CONTRACTOR TO OWNER AND ARCHITECT FOR THEIR APPROVAL. INTERIOR SIDES OF WINDOWS TO RECEIVE WOOD SILLS, EXCEPT SHOWER AND BATHTUB WINDOWS TO RECEIVE TILE / STONE SILL AS SELECTED BY INTERIOR DESIGNER. WINDOW COLOR TO BE SELECTED BY ARCHITECT / OWNER. PROVIDE THREE (3) EQUIVALENT BIDS.

B. ALL EXTERIOR WINDOWS AND DOORS TO BE INSTALLED BY THE WINDOW AND DOOR MANUFACTURER OR MANUFACTURER REPRESENTATIVE IN MIAMI-DADE COUNTY, UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR.

DIVISION 09- FINISHES

09 20 00 PLASTER AND GYPSUM BOARD

A. ALL INTERIOR WALLS AND CEILINGS TO RECEIVE "LEVEL 5" SMOOTH FINISH OVER MOLD RESISTANT DRYWALL AS PER FINISH SCHEDULE. THE OUTSIDE CORNERS OF INTERIOR WALLS TO RECEIVE METAL CORNER BEADS TYP.

B. ALL WALLS AND CEILINGS IN SHOWERS AND TUB AREAS FOR BATHROOMS TO BE TILED OR MARBLE AS SELECTED BY INTERIOR DESIGNER AND SHALL BE INSTALLED OVER 5/8" CEMENTITIOUS BOARD (DUROCK) AS A BASE.

C. ALL EXTERIOR WALLS TO RECEIVE SMOOTH STUCCO FINISH. SECOND FLOOR EXTERIOR WALLS TO RECEIVE SMOOTH STUCCO FINISH PER ELEVATIONS. PROVIDE SAMPLE FOR OWNER / ARCHITECT APPROVAL. ALL EXTERIOR WALLS OUTSIDE CORNERS SHALL RECEIVE PLASTIC CORNER BEADS.

D. CEILINGS FOR COVERED ENTRY AND COVERED TERRACES SHALL RECEIVE 1 X 4 WOOD T & G SMOOTH FINISH CEDAR OR APPROVED EQUAL.

E. PROVIDE BONDING COMPOUND OVER EXPOSED CONCRETE SURFACES RECEIVING STUCCO FINISH.

09 60 00 FLOORING

A. INTERIOR FLOORS AND WALL FINISHES AS SELECTED BY INTERIOR DESIGNER SEE FINISH SCHEDULE (PROVIDE ALLOWANCE FOR MATERIAL ONLY). BATHROOM FLOORING AS SELECTED BY INTERIOR DESIGNER (PROVIDE ALLOWANCE FOR MATERIAL ONLY). PROVIDE TILE / STONE MATERIAL FROM FLOOR TO CEILING AT ALL TUBS AND SHOWER AREAS. MASTER BATHROOM TILE / STONE AS SELECTED BY INTERIOR DESIGNER (PROVIDE ALLOWANCE FOR MATERIAL ONLY). EXTERIOR BBQ AREA COUNTER AND BACKS PLASH AS SELECTED BY INTERIOR DESIGNER (PROVIDE ALLOWANCE FOR MATERIAL ONLY). ALL TILE / STONE INSTALLATION PROVIDED BY THE GENERAL CONTRACTOR. ALL WORK MUST COMPLY WITH ALL APPLICABLE RECOMMENDATIONS AS CONTAINED IN THE LATEST EDITION OF "CERAMIC TILE, THE INSTALLATION HANDBOOK" BY THE TILE COUNCIL OF AMERICA.

B. STONE / TILE INSTALLER SHALL PROVIDE AN ANTI-FRACTURE MEMBRANE MATERIAL AS MANUFACTURED BY "PROTECTO-WRAP" OR APPROVED EQUAL, INSTALLED OVER ALL CONCRETE SLABS RECEIVING STONE / TILE FINISH IN ORDER TO AVOID CRACKING. INSTALLATION AS PER MANUFACTURER'S RECOMMENDATIONS.

C. GROUT COLOR FOR ALL STONE / TILE WORK TO BE SELECTED BY INTERIOR DESIGNER AT TIME OF INSTALLATION.

D. INTERIOR MAIN STAIR STEPS, RISERS AND LANDINGS TO RECEIVE MATERIAL SELECTIONS BY INTERIOR DESIGNER. ALL STAIR STEPS AND LANDINGS TO RECEIVE PROJECTED BULL NOSE. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

E. IMMEDIATELY FOLLOWING TILE / STONE / WOOD INSTALLATION, ALL FLOORING MUST BE PROTECTED WITH HEAVY DUTY TAPED CARDBOARD PAPER.

F. ALL STONE FLOORING TO RECEIVE PENETRATING SEALER PRODUCT. SEALANT APPLICATION SHALL BE APPLIED AS PER MANUFACTURER RECOMMENDATIONS. PROVIDE SAMPLE OF STONE MATERIAL WITH APPLIED SEALANT APPLICATION FOR OWNER'S APPROVAL.

G. ALL WOOD FLOORS TO BE SELECTED BY INTERIOR DESIGNER. SUB-FLOORING TO BE 3/4" OR 5/8" THICK PLYWOOD OVER 30 LBS. TAR PAPER WITH A 6 MIL VISQUEEN UNDERLAYMENT.

H. GENERAL CONTRACTOR TO PROVIDE 3/4" PLYWOOD BACKING FOR THE INSTALLATION OF WOOD FLOORING AS REQUIRED SO AS TO OBTAIN A FLUSH FINISH BETWEEN THE TWO DISSIMILAR FLOORING MATERIALS.

09 90 00 PAINTING AND COATING

A. CAULK ALL EXTERIOR AND INTERIOR JOINTS BEFORE PAINTING. ALL WINDOWS AND DOORS TO BE CAULKED ON THE INTERIOR AND EXTERIOR SIDES. ALL NAIL HOLES TO RECEIVE WOOD PUTTY. CLEAN AND REMOVE ALL EXCESS CAULKING, WOOD PUTTY AND ALL SURFACES TO BE PAINTED.

B. PREPARE AND CLEAN ALL SURFACES TO BE PAINTED. ALL EXTERIOR AND INTERIOR WALL SURFACES SHALL RECEIVE ONE (1) COAT OF PRIMER PAINT AND TWO (2) COATS OF FINISH PAINT. ALL PAINT COLORS TO BE SELECTED BY OWNER / ARCHITECT/ INTERIOR DESIGNER. ALL PAINT MATERIALS SHALL BE BENJAMIN MOORE OR OWNER APPROVED EQUAL. CLEAN AND REMOVE ALL OVER SPRAYS AND EXCESS PAINTS AND STAINS.

C. ALL EXTERIOR WALLS TO RECEIVE COLORS AS SELECTED BY THE ARCHITECT. CONTRACTOR TO PROVIDE A LARGE SAMPLE FOR OWNER'S APPROVAL. OWNER HAS THE OPTION TO SELECT UP TO FIVE (5) COLOR SAMPLES WITHOUT ADDITIONAL CHARGE. ALL EXTERIOR SURFACES TO RECEIVE BENJAMIN MOORE, HIGHEST SUPERIOR QUALITY (25 YEARS GUARANTEE) EXTERIOR PAINT OR OWNER APPROVED EQUAL.

D. ALL STAIN PRODUCTS AS MANUFACTURED BY CABOT OR OLYMPIC STAIN. APPLICATION AS PER PRODUCT RECOMMENDATION. COLOR TO BE SELECTED BY INTERIOR DESIGNER.

E. ALL INTERIOR WALLS AND CEILINGS TO RECEIVE COLORS AS SELECTED BY INTERIOR DESIGNER. ALL WOOD SURFACES ON INTERIOR SIDES OF RESIDENCE SHALL BE PAINTED WITH COLORS SELECTED BY INTERIOR DESIGNER. CONTRACTOR TO PROVIDE SAMPLES FOR OWNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK. CLEAN AND REMOVE ALL OVER SPRAYS, EXCESS PAINTS AND OR STAINS. OWNER HAS THE OPTION TO SELECT UP TO SIX (6) DIFFERENT COLOR SAMPLES FOR INTERIOR SPACES.

F. ALL EXTERIOR AND INTERIOR METAL SURFACES TO RECEIVE METAL PAINT FROM BENJAMIN MOORE EXCEPT COPPER FLASHING.

DIVISION 10- SPECIALTIES

10 28 00 TOILET, BATH, AND LAUNDRY ACCESSORIES

A. ALL MIRRORS SHALL BE PROVIDED BY OWNER AND PROTECTED BY GENERAL CONTRACTOR DURING CONSTRUCTION. CONTRACTOR TO COORDINATE INSTALLATION WITH OWNER / INTERIOR DESIGNER.

B. TOWEL BARS, SOAP DISPENSER, AND TOILET PAPER HOLDERS AS SELECTED BY INTERIOR DESIGNER AND INSTALLED BY THE CONTRACTOR. GENERAL CONTRACTOR TO PROVIDE 1 X 6 PRESSURE TREATED WOOD BACKING BEFORE GYPSUM BOARD INSTALLATION FOR ACCESSORY PERMANENT SECURING. GENERAL CONTRACTOR TO COORDINATE WITH OWNER ALL ACCESSORY LOCATIONS ON SITE PRIOR TO GYPSUM WALL BOARD INSTALLATION.

C. PROVIDE SOAP / SHAMPOO NICHES FOR BATHROOM SHOWER STALLS AND TUB AREAS AS PER INTERIOR DESIGNER DRAWINGS. COORDINATE LOCATIONS AND SIZES WITH OWNER AND INTERIOR DESIGNER.

10 28 19 TUB AND SHOWER ENCLOSURES

A. ALL GLASS SHOWER STALLS AND TUB ENCLOSURES ARE TO BE PROVIDED BY THE CONTRACTOR AS SELECTED BY THE INTERIOR DESIGNER (PROVIDE ALLOWANCE). THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK FOR TIMING AND FIELD CONDITIONS. PROVIDE AN OPERABLE GLASS PANEL ABOVE GLASS SHOWER DOORS FOR VENTILATION FOR STEAM SHOWERS.

10 57 00 WARDROBE AND CLOSET SPECIALTIES

A. ALL BEDROOM CLOSETS, MASTER BEDROOM WALK-IN CLOSETS, LINENS AND STORAGE CLOSETS TO BE DESIGNED BY A CLOSET DESIGNER. MANUFACTURER TO BE CONTRACTED BY OWNER. GENERAL CONTRACTOR MUST COORDINATE INSTALLATION WITH SUBCONTRACTOR. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.

DIVISION 11- EQUIPMENT

11 30 00 RESIDENTIAL EQUIPMENT

A. KITCHEN, LAUNDRY, PANTRY, AND BBQ APPLIANCES TO BE SELECTED INTERIOR DESIGNER AND PURCHASED BY THE OWNER. ALL APPLIANCES TO BE INSTALLED BY THE GENERAL CONTRACTOR. COORDINATE SIZES WITH APPLIANCE MANUFACTURER SPECIFICATIONS FOR PROPER ROUGH OPENING.

B. ALL WATER HEATERS AND COOLING SYSTEMS TO BE PROVIDED BY THE GENERAL CONTRACTOR AS PER MECHANICAL AND PLUMBING DRAWINGS.

DIVISION 12- FURNISHING

12 22 00 CURTAINS AND DRAPES

A. DRAPERY POCKET LOCATIONS PER INTERIOR DESIGNER DRAWINGS. COORDINATE SIZE AND TYPE OF DRAPERY / SHADE POCKET WITH INTERIOR DESIGNER AND MANUFACTURER. SOME DRAPERIES MAY REQUIRE AN ELECTRICAL OUTLET. COORDINATE WITH THE SELECTED COMPANY AND INTERIOR DESIGNER.

DIVISION 13- SPECIAL CONSTRUCTION

13 11 00 SWIMMING POOLS

A. PROVIDE A SEPARATE POOL BID AS PER PLANS AND SPECIFICATIONS.

DIVISION 22- PLUMBING

22 00 00 PLUMBING

NOTE: PLUMBING SPECIFICATIONS ON DRAWINGS SUPERSEDE THESE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY SECURE AN INTERPRETATION IN THE FORM OF AN RFI.

A. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS MANNER, FULLY OPERATIVE, AND SUBJECT TO THE ACCEPTANCE OF THE OWNER. AFTER THE SYSTEM HAS BEEN INSTALLED THE CONTRACTOR SHALL CONDUCT AN OPERATIVE TEST FOR APPROVAL AND ACCEPTANCE BY THE OWNER AND **MIAMI-DADE COUNTY BUILDING & ZONING DEPARTMENT.**

B. PROVIDE PLUMBING SYSTEM (PIPING), COMPLETE IN PLACE AND TESTED, FOR A COMPLETE AND PROPER INSTALLATION.

C. ALL PLUMBING ROOF VENT STACKS SHALL BE LOCATED AT REAR OF THE ROOFLINE, HIDDEN AND NOT VISIBLE FROM THE STREET, OR BEHIND PARAPET WALLS.

1. COAT ALL UNDERGROUND PIPING WITH BITUMASTIC COATING NOT LESS THAN 1/16" THICK.
2. WRAP COPPER WIRE AT POINT OF CONTACT WITH DISSIMILAR METAL WITH A PIECE OF POLYETHYLENE PIPE OR MINIMUM OF 2 LAYERS OF # 10 ROOFING PAPER.
3. WRAP SOIL PIPE THAT TOUCHES METAL, OR IF EXPOSED TO PLASTER WITH A LAYER OF #30 VISQUEEN PAPER.

D. REAM COPPER PIPE AFTER CUTTING AND POLISH ENDS TO BE SOLDERED. MAKE JOINTS AND CONNECTIONS PERMANENT AND WATERTIGHT.

E. ALL UNDERGROUND COPPER PIPING TO BE TYPE-K.

F. ALL WATER LINES SHALL BE INSULATED AS PER **FLORIDA BUILDING CODE** (FBC) LATEST EDITION.

G. PROVIDE CONCEALED BRASS BOX WATER HOSE BIBS PER LOCATIONS SHOWN IN PLUMBING PLANS.

H. ALL PLUMBING FIXTURES AND TRIMS BY THE GENERAL CONTRACTOR, AS SELECTED BY INTERIOR DESIGNER. INSTALLATION PROVIDED BY THE GENERAL CONTRACTOR.

I. ALL UNDERGROUND WATER LINES SHALL BE IN SLEEVES PER **FLORIDA BUILDING CODE (FBC)** LATEST EDITION.

DIVISION 23- HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

23 00 00 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

NOTE: MECHANICAL SPECIFICATIONS ON DRAWINGS SUPERSEDE THESE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY SECURE AN INTERPRETATION IN THE FORM OF AN RFI.

A. ALL WORK SHALL BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR IN A FIRST CLASS MANNER, FULLY OPERATIVE, AND SUBJECT TO THE ACCEPTANCE OF THE OWNER. AFTER THE SYSTEM HAS BEEN INSTALLED THE GENERAL CONTRACTOR SHALL CONDUCT AN OPERATIVE TEST FOR APPROVAL AND ACCEPTANCE BY THE OWNER AND **MIAMI-DADE COUNTY.**

B. HVAC EQUIPMENT'S SHALL HAVE THE CAPABILITIES REQUIRED IN ORDER TO OBTAIN A SUITABLE OPERATING BALANCE BETWEEN ASSOCIATED ITEMS OF EQUIPMENT. ALL DAMPERS AND CONTROLS SHALL BE ADJUSTED TO OBTAIN THE REQUIRED CAPACITIES UNDER THEIR ACTUAL OPERATING CONDITIONS OF EACH SYSTEM AS INSTALLED. EQUIPMENT'S OPERATING POWER REQUIREMENTS MUST NOT EXCEED THEIR RATED HORSEPOWER. BALANCED CAPABILITIES MUST BE EQUAL TO THOSE SCHEDULED AT DESIGN CONDITIONS. ALL UNITS TO BE HIGH EFFICIENCY PER SPECIFICATIONS ON MECHANICAL DRAWINGS. IF DIFFERENT, THEY MUST BE APPROVED BY THE MECHANICAL ENGINEER PRIOR TO INSTALLATION. ALL HVAC DIFFUSERS TO BE PAINTED WITH ENAMEL ESP PAINT. COLOR AS SELECTED BY INTERIOR DESIGNER. **ALL A/C UNITS AS MANUFACTURED BY "CARRIER PERFORMANCE SERIES" WITH A MINIMUM SEER CAPACITY ACCEPTED PER MECHANICAL PLANS AND ENERGY CALCULATIONS. ALL THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE TYPE.** COORDINATE SEER WITH THAT OF THE STIPULATED ON THE MECHANICAL DRAWINGS AND ENERGY CALCULATIONS. OWNER HAS THE OPTION TO OBTAIN OTHER BIDS FROM SUB-CONTRACTORS. PROVIDE LINEAR DIFFUSERS AS INDICATED IN THE PLANS. COORDINATE ALL LINEAR DIFFUSER LOCATIONS ON SITE WITH ALL FIELD CONDITIONS PRIOR TO INSTALLATION, IN ORDER TO AVOID INTERFERENCE WITH ANY LIGHTS, STRUCTURAL CONDITIONS OR ANY OTHER ELEMENTS.

C. PROVIDE A COMPLETE TEST AND BALANCE PER MECHANICAL DRAWINGS. PROVIDE A COPY OF THE TEST AND BALANCE REPORT TO THE OWNER AND MECHANICAL ENGINEER FOR APPROVAL. IF FOR ANY REASON THE OWNER AND OR CONTRACTOR DECIDES NOT TO HAVE THE TEST AND BALANCE PERFORMED, THEN THE ARCHITECT AND OR ENGINEER OF RECORD SHALL NOT BE HELD LIABLE.

D. PROVIDE DUCTWORK AS PER MECHANICAL DRAWINGS WITH AS MINIMAL FLEXIBLE DUCTS AS POSSIBLE. PRIOR TO DRYWALL INSTALLATION, GENERAL CONTRACTOR SHALL COORDINATE A SITE MEETING WITH THE MECHANICAL ENGINEER AND MECHANICAL SUBCONTRACTOR IN ORDER TO OBTAIN FINAL ACCEPTANCE PERFORMED ON JOB SITE.

E. WATER HEATERS AS PER PLUMBING PLANS. PROVIDE AN AUTOMATIC TIMER AND RE-CIRCULATION PUMP (IF APPLICABLE) FOR EACH WATER HEATER. CAPACITY AS INDICATED IN THE PLUMBING PLANS. WATER HEATERS TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR.

F. ALL EXHAUST VENTS FOR TOILETS SHALL BE VENTED TO THE REAR ROOF LINE **NOT VISIBLE FROM THE FRONT, WHENEVER POSSIBLE**.

G. COORDINATE WITH THE ARCHITECT ALL DUCTWORK LOCATION AND SIZES BEFORE FORMING CONCRETE BEAMS. CONSULT ARCHITECT / STRUCTURAL AND MECHANICAL ENGINEER IN THE EVENT OF ANY DISCREPANCIES.

H. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC. THE MECHANICAL WORK SHALL BE COORDINATED WITH ALL FIELD CONDITIONS AND OTHER TRADES IN ORDER TO AVOID ANY INTERFERENCE WITH PLUMBING, ELECTRICAL AND STRUCTURAL ELEMENTS.

23 30 00 HVAC AIR DISTRIBUTIONS

A. CEILING EXHAUST FANS FOR ALL BATHROOMS AS PER MECHANICAL DRAWINGS. FANS TO BE THE MOST EFFICIENT AND MOST SILENT MODEL (PROVIDE ALLOWANCE). FOLLOW SPECIFICATIONS IN MECHANICAL PLANS.

DIVISION 26- ELECTRICAL

26 00 00 ELECTRICAL

NOTE: ELECTRICAL SPECIFICATIONS ON DRAWINGS SUPERSEDE THESE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY SECURE AN INTERPRETATION IN THE FORM OF AN RFI.

A. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS MANNER, FULLY OPERATIVE, AND SUBJECT TO THE ACCEPTANCE OF THE OWNER. AFTER THE SYSTEM HAS BEEN INSTALLED THE GENERAL CONTRACTOR SHALL CONDUCT AN OPERATIVE TEST FOR APPROVAL AND ACCEPTANCE BY THE OWNER AND **MIAMI-DADE COUNTY**.

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE **NATIONAL ELECTRICAL CODE (NEC), FLORIDA BUILDING CODE (FBC)** CURRENT EDITION AND ALL OTHER APPLICABLE CODES REQUIRED BY JURISDICTION OR REFERENCE.

C. PROVIDE COMPLETE ELECTRICAL SYSTEM, IN PLACE, TESTED, AND APPROVED AS SHOWN ON DRAWINGS, SPECIFIED HEREIN, AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION. OBTAIN ALL NECESSARY PERMITS FOR THE WORK UNDER THIS CONTRACT.

D. ALL ELECTRICAL MATERIALS AND EQUIPMENT'S SHALL BE U.L. APPROVED AND BEAR THE U.L. LABEL. EQUIPMENT SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE WITHOUT REFERENCE TO THE MANUFACTURER'S WARRANTY.

E. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC. THE ELECTRICAL WORK SHALL BE COORDINATED WITH ALL FIELD CONDITIONS AND OTHER TRADES IN ORDER TO AVOID INTERFERENCE WITH PLUMBING, AIR CONDITIONING INCLUDING SECURITY, OR COMMUNICATION SYSTEMS, AND STRUCTURAL ELEMENTS.

F. ALL INDOOR WIRING SHALL BE AS SPECIFIED IN THE ELECTRICAL SPECIFICATIONS SHOWN ON PLANS. GROUNDING SHALL BE PER NEC ARTICLE 250. ALL OUTDOOR UNDERGROUND CONDUITS SHALL BE SCHEDULED 40 P.V.C. UNDER PAVED AREAS; CONDUITS MUST BE ENCASED IN CONCRETE WITH A MINIMUM COVERAGE OF 18". ALL MOUNTING HARDWARE SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. PROVIDE P.V.C. PIPES UNDER DRIVEWAYS AND COVERED WALKWAYS FOR FUTURE ELECTRICAL WORK.

G. MECHANICAL EQUIPMENT AND DISCONNECT SWITCHES SHALL BE PROVIDED WITH DUAL ELEMENT FUSES SIZED PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE GREENFIELD FLEXIBLE CONNECTIONS FOR MOTORS SEAL TIGHT AND WEATHERPROOF WHERE EXPOSED TO WEATHER AND MOISTURE.

H. ALL WIRING SHALL RUN IN METAL CONDUITS OR P.V.C. CONDUITS. **"ROMEX" WILL NOT BE ALLOWED.**

I. ALL SWITCHES, RECEPTACLES AND COVER PLATES AS MANUFACTURED BY "DECORA" WITH SCREW-LESS TYPE COVER PLATES. COLOR TO BE SELECTED BY INTERIOR DESIGNER. **NO IMITATIONS WILL BE ALLOWED FOR THIS JOB UNLESS OTHERWISE APPROVED BY THE OWNER.**

J. ALL OUTSIDE, INSIDE ELECTRICAL FIXTURES AND PADDLE FANS TO BE SELECTED BY INTERIOR DESIGNER, PURCHASED BY THE OWNER AND INSTALLED BY THE CONTRACTOR (PROVIDE ALLOWANCE).

K. PROVIDE A UNIT PRICE PER LED RECESSED (HIGH-HAT) LIGHT FIXTURE. TRIMS AS SELECTED BY INTERIOR DESIGNER (PROVIDE ALLOWANCE).

L. ELECTRICAL FIXTURES FOR LANDSCAPE AREAS, DRIVEWAYS, WALKWAYS AND OTHER AREAS TO BE LIT WITH LOW VOLTAGE AS SELECTED BY THE LANDSCAPE ARCHITECT (PROVIDE ALLOWANCE). ALL WIRING TO BE PROVIDED BY ELECTRICAL CONTRACTOR. COORDINATE WITH THE LANDSCAPE LIGHTING PLAN FOR DESIGNS AND LOCATIONS.

M. ALL RECEPTACLES TO BE INSTALLED HORIZONTALLY AT BASE BOARD. COORDINATE LOCATIONS WITH BASE BOARD HEIGHT.

DIVISION 27- COMMUNICATIONS

27 00 00 COMMUNICATIONS

A. DOOR CHIME SHALL BE INTEGRATED WITH THE TELEPHONE SYSTEM.

B. TELEPHONE SYSTEM AS SELECTED BY THE OWNER, CONTRACTOR TO COORDINATE WIRING AND INSTALLATION (PROVIDE ALLOWANCE).

C. TELEPHONE JACKS BY GENERAL CONTRACTOR AS INDICATED ON PLANS. WIRING BY A SELECTED COMPANY.

D. T.V. JACKS BY OWNER AS INDICATED IN PLANS. PROVIDE WIRING PROVISION FOR CABLE AND SATELLITE AT EVERY JACK. GENERAL CONTRACTOR TO COORDINATE WITH OWNER. SYSTEM TO BE PROVIDED BY A SELECTED COMPANY. GENERAL CONTRACTOR TO PROVIDE AN ALLOWANCE.

E. USB JACKS BY OWNER. GENERAL CONTRACTOR TO COORDINATE LOCATIONS WITH THE OWNER.

27 41 00 AUDIO-VIDEO SYSTEMS

A. SOUND SYSTEM EQUIPMENT TO BE PROVIDED BY THE GENERAL CONTRACTOR (PROVIDE ALLOWANCE). COORDINATE WITH THE SELECTED COMPANY ALL WORK. CONTRACTOR TO COORDINATE EXACT LOCATION WITH THE OWNER AND INTERIOR DESIGNER. CONTRACTOR TO SUBMIT SHOP DRAWINGS. ALL SPEAKERS TO BE LOCATED IN HARMONY WITH LIGHTS AND A/C DIFFUSER LOCATIONS.

DIVISION 28- ELECTRONIC SAFETY AND SECURITY

28 00 00 ELECTRONIC SAFETY AND SECURITY

A. SECURITY SYSTEM BY OWNER / CONTRACTOR. GENERAL CONTRACTOR TO COORDINATE WITH OWNER FOR INSTALLATION AND PANEL LOCATIONS. SECURITY SYSTEM TO HAVE CONTROL KEY PADS AT MAIN ENTRANCE, GARAGE ENTRY AND MASTER BEDROOM. SYSTEM TO BE PROVIDED BY ALARM COMPANY AS SELECTED BY OWNER.

DIVISION 32- EXTERIOR IMPROVEMENTS

32 14 00 UNIT PAVING

A. DRIVEWAY MATERIALS AS PER ARCHITECT'S DRAWINGS. CONCRETE PADS AT DRIVEWAY TO BE A MINIMUM OF 4 INCHES THICK, POURED ON COMPACTED SAND OVER A WELL COMPACTED LIME ROCK BASE. MATERIAL FOR JOINTS AT DRIVEWAY TO BE SELECTED BY LANDSCAPE ARCHITECT. FLOOR SURFACES FOR COVERED ENTRY, COVERED TERRACES, STEPS AND OPEN TERRACES SHALL RECEIVE NON-SLIPPERY STONE FINISH AS SELECTED BY OWNER (PROVIDE ALLOWANCE FOR MATERIAL ONLY). POOL DECK TO BE NON-SLIPPERY STONE FINISH (PROVIDE ALLOWANCE FOR MATERIAL ONLY) OVER 4 INCHES THICK CONCRETE SLAB. ALL EXTERIOR STEPS SHALL RECEIVE STONE SLABS WITH PROJECTED BULL NOSE TO MATCH EXTERIOR FLOORING MATERIAL AS SELECTED BY THE OWNER. ALL INSTALLATION SHALL BE PROVIDED BY THE CONTRACTOR.

32 90 00 PLANTING

A. LEVEL SOIL TO MATCH DRIVEWAYS AND AREAS TO BE LANDSCAPED. LANDSCAPING MATERIAL, SPRINKLER SYSTEM, AND LABOR SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AND COORDINATED WITH THE LANDSCAPE ARCHITECT. THE GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE FROM ALL CONSTRUCTION DEBRIS AND EQUIPMENT BEFORE LANDSCAPING WORK IS SCHEDULED TO START. NO DEBRIS SHALL BE USED FOR FILL. FRESH YARD FILL, SAND AND SOIL ONLY. FOLLOW LANDSCAPE ARCHITECT'S PLANS FOR LAYOUTS, INSTRUCTIONS & SPECIFICATIONS.

B. LANDSCAPE ARCHITECT'S DRAWINGS AND SPECIFICATIONS FOR PLANTING, GRADING AND IRRIGATION MUST BECOME PART OF THESE SPECIFICATIONS.

C. SPRINKLER SYSTEM BY THE GENERAL CONTRACTOR. G.C. TO COORDINATE REQUIRED ACCESS THROUGH CERTAIN AREAS.

D. GENERAL CONTRACTOR SHALL PROVIDE WATER WELL FOR IRRIGATION. COORDINATE LOCATION WITH THE LANDSCAPE ARCHITECT.

E. CONTRACTOR SHALL PROTECT NEIGHBOR'S PROPERTY, FENCING AND LANDSCAPING.

F. THE GENERAL CONTRACTOR HAS THE OPTION TO BID FOR THIS PORTION OF THE JOB.

G. OUTDOOR LANDSCAPE LIGHTING PROVIDED BY OWNER. G.C. TO COORDINATE TIMING OF INSTALLATION WITH ELECTRICAL CONTRACTOR.

DIVISION 33- UTILITIES

33 34 00 ONSITE WASTEWATER DISPOSAL

A. DRAINAGE SYSTEM AS PER DRAWINGS AND SPECIFICATIONS AND TO COMPLY WITH **MIAMI-DADE COUNTY, HRS, DERM** CODE REQUIREMENTS.

B. SEPTIC TANK AND DRAIN FIELD FROM EXISTING HOUSE IF PRESENT MUST BE REMOVED COMPLETELY AS REQUIRED BY **HRS** AND **DERM**.

END OF SPECIFICATIONS

Raymond Pacheco

Digitally signed by Raymond Pacheco
Date: 2024.06.28 16:52:18 -04'00'

PACHECO ARCHITECTURE

PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI,FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

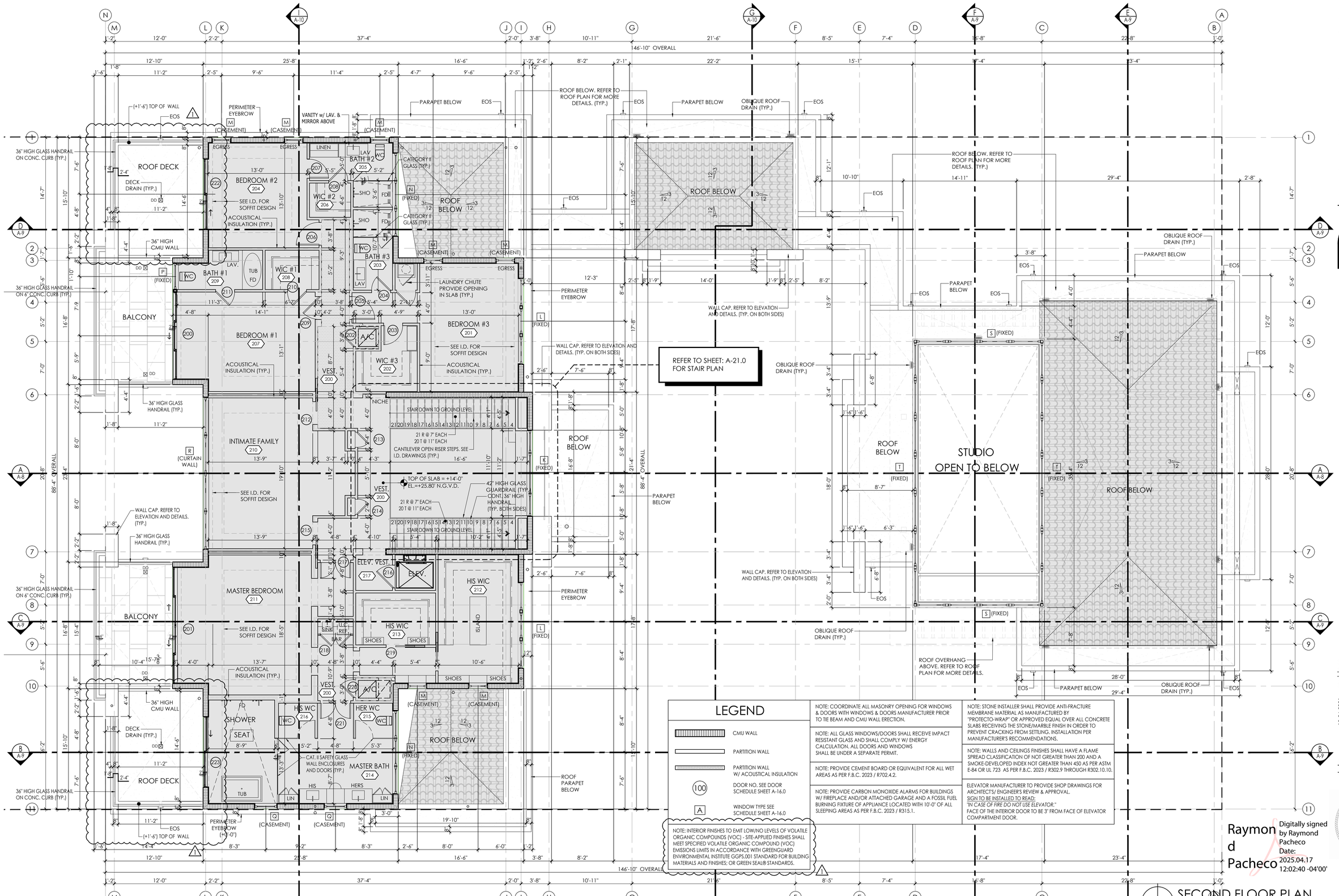
NEW RESIDENCE FOR:
MR & MRS DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

date 10.26.2021
issued
drawn
checked
project no. 2024
revisions

STATE OF FLORIDA
Raymond Pacheco
AR0006412
REGISTERED ARCHITECT

sheet no.
A-20.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
A-20.0.pdf



LEGEND

- CMU WALL
- PARTITION WALL
- PARTITION WALL W/ ACOUSTICAL INSULATION
- (100) DOOR NO. SEE DOOR SCHEDULE SHEET A-16.0
- (A) WINDOW TYPE SEE SCHEDULE SHEET A-16.0

NOTE: INTERIOR FINISHES TO EMIT LOW/NO LEVELS OF VOLATILE ORGANIC COMPOUNDS (VOC) - SITE-APPLIED FINISHES SHALL MEET SPECIFIED VOLATILE ORGANIC COMPOUND (VOC) EMISSIONS LIMITS IN ACCORDANCE WITH GREENGUARD ENVIRONMENTAL INSTITUTE GGPS.001 STANDARD FOR BUILDING MATERIALS AND FINISHES; OR GREEN SEAL® STANDARDS.

NOTE: COORDINATE ALL MASONRY OPENING FOR WINDOWS & DOORS WITH WINDOWS & DOORS MANUFACTURER PRIOR TO TIE BEAM AND CMU WALL ERECTION.

NOTE: ALL GLASS WINDOWS/DOORS SHALL RECEIVE IMPACT RESISTANT GLASS AND SHALL COMPLY W/ ENERGY CALCULATION. ALL DOORS AND WINDOWS SHALL BE UNDER A SEPARATE PERMIT.

NOTE: PROVIDE CEMENT BOARD OR EQUIVALENT FOR ALL WET AREAS AS PER F.B.C. 2023 / R702.4.2.

NOTE: PROVIDE CARBON MONOXIDE ALARMS FOR BUILDINGS W/ FIREPLACE AND/OR ATTACHED GARAGE AND A FOSSIL FUEL BURNING FIXTURE OF APPLIANCE LOCATED WITH 10'-0" OF ALL SLEEPING AREAS AS PER F.B.C. 2023 / R315.1.

NOTE: STONE INSTALLER SHALL PROVIDE ANTI-FRACTURE MEMBRANE MATERIAL AS MANUFACTURED BY "PROTECTO-WRAP" OR APPROVED EQUAL OVER ALL CONCRETE SLABS RECEIVING THE STONE/MARBLE FINISH IN ORDER TO PREVENT CRACKING FROM SETTLING. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.

NOTE: WALLS AND CEILINGS FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 723 AS PER F.B.C. 2023 / R302.9 THROUGH R302.10.10.

ELEVATOR MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR ARCHITECTS/ ENGINEER'S REVIEW & APPROVAL.
SIGN TO BE INSTALLED TO READ:
"IN CASE OF FIRE DO NOT USE ELEVATOR."
FACE OF THE INTERIOR DOOR TO BE 3" FROM FACE OF ELEVATOR COMPARTMENT DOOR.

PACHECO ARCHITECTURE

PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

MR & MRS DE LA CONCEPCION

NEW RESIDENCE FOR:
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions	
1	05-01-24

date	10.26.2021
issued	
drawn	
checked	
project no.	2024

STATE OF FLORIDA · Raymond Pacheco · AR0006412 · REGISTERED ARCHITECT

Raymond Pacheco — Digitally signed by Raymond Pacheco Date: 2025.04.17 12:02:40 -04'00'

sheet no.

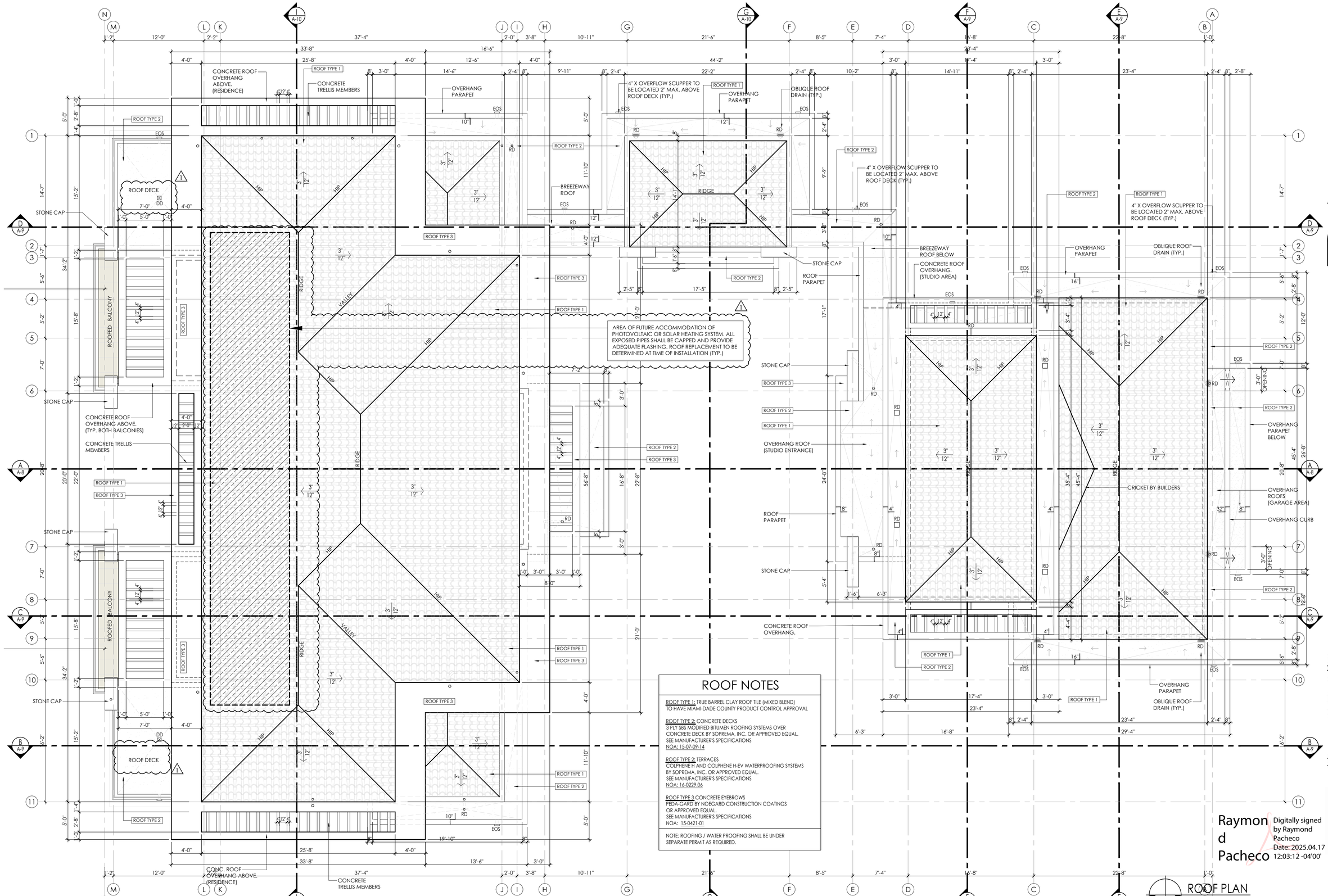
A-3.0

SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"

0 5 10 20'

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
A-3.0.pdf



ROOF NOTES

ROOF TYPE 1: TRUE BARREL CLAY ROOF TILE (MIXED BLEND)
TO HAVE MIAMI-DADE COUNTY PRODUCT CONTROL APPROVAL

ROOF TYPE 2: CONCRETE DECKS
3 PLY SBS MODIFIED BITUMEN ROOFING SYSTEMS OVER CONCRETE DECK BY SOPREMA, INC. OR APPROVED EQUAL.
SEE MANUFACTURER'S SPECIFICATIONS
NOA: 15-07-09-14

ROOF TYPE 2: TERRACES
COLPHENE H AND COLPHENE H-EV WATERPROOFING SYSTEMS BY SOPREMA, INC. OR APPROVED EQUAL.
SEE MANUFACTURER'S SPECIFICATIONS
NOA: 16-0229.06

ROOF TYPE 3 CONCRETE EYEBROWS
PEDA-GARD BY NOEGARD CONSTRUCTION COATINGS OR APPROVED EQUAL.
SEE MANUFACTURER'S SPECIFICATIONS
NOA: 15-0421-01

NOTE: ROOFING / WATER PROOFING SHALL BE UNDER SEPARATE PERMIT AS REQUIRED.

PACHECO ARCHITECTURE

PACHECO, ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions	
1	05-01-24

date	10.26.2021
issued	
drawn	
checked	
project no.	2024

Raymond Pacheco
Digitally signed by Raymond Pacheco
Date: 2025.04.17 12:03:12 -04'00'

STATE OF FLORIDA
Raymond Pacheco
AR0006412
REGISTERED ARCHITECT

sheet no.

A-4.0

ROOF PLAN
SCALE 3/16" = 1'-0"

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
A-4.0.pdf

ROOF NOTES

ROOF TYPE 1: TRUE BARREL CLAY ROOF TILE (MIXED BLEND)
TO HAVE MIAMI-DADE COUNTY PRODUCT CONTROL APPROVAL

ROOF TYPE 2: CONCRETE DECKS
3 PLY SBS MODIFIED BITUMEN ROOFING SYSTEMS OVER
CONCRETE DECK BY SOPREMA, INC. OR APPROVED EQUAL.
SEE MANUFACTURER'S SPECIFICATIONS
NOA: 15-07-09-14

ROOF TYPE 2: TERRACES
COLPHENE H AND COLPHENE H-EV WATERPROOFING SYSTEMS
BY SOPREMA, INC. OR APPROVED EQUAL.
SEE MANUFACTURER'S SPECIFICATIONS
NOA: 16-0229.06

ROOF TYPE 3 CONCRETE EYEBROWS
PEDA-GARD BY NOEGARD CONSTRUCTION COATINGS
OR APPROVED EQUAL.
SEE MANUFACTURER'S SPECIFICATIONS
NOA: 15-0421-01

NOTE: ROOFING / WATER PROOFING SHALL BE UNDER
SEPARATE PERMIT AS REQUIRED.

LEGEND

- CMU WALL
- PARTITION WALL
- PARTITION WALL W/ ACOUSTICAL INSULATION
- (100) DOOR NO. SEE DOOR SCHEDULE SHEET A-16.0
- (A) WINDOW TYPE SEE SCHEDULE SHEET A-16.0

NOTE: COORDINATE ALL MASONRY OPENING FOR WINDOWS & DOORS WITH WINDOWS & DOORS MANUFACTURER PRIOR TO TIE BEAM AND CMU WALL ERECTION.

NOTE: ALL GLASS WINDOWS/DOORS SHALL RECEIVE IMPACT RESISTANT GLASS AND SHALL COMPLY W/ ENERGY CALCULATION. ALL DOORS AND WINDOWS SHALL BE UNDER A SEPARATE PERMIT.

NOTE: PROVIDE CEMENT BOARD OR EQUIVALENT FOR ALL WET AREAS AS PER F.B.C. 2023 / R702.4.2.

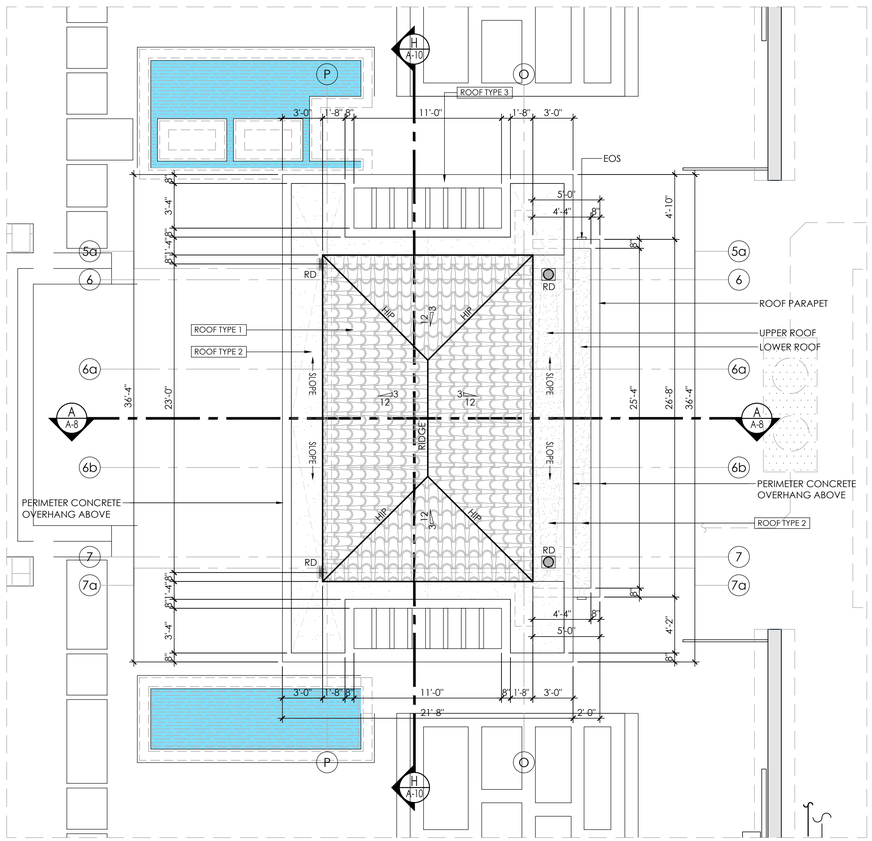
NOTE: PROVIDE CARBON MONOXIDE ALARMS FOR BUILDINGS W/ FIREPLACE AND/OR ATTACHED GARAGE AND A FOSSIL FUEL BURNING FIXTURE OF APPLIANCE LOCATED WITH 10'-0" OF ALL SLEEPING AREAS AS PER F.B.C. 2023 / R315.1.

NOTE: STONE INSTALLER SHALL PROVIDE ANTI-FRACTURE MEMBRANE MATERIAL AS MANUFACTURED BY "PROTECTO-WRAP" OR APPROVED EQUAL OVER ALL CONCRETE SLABS RECEIVING THE STONE/MARBLE FINISH IN ORDER TO PREVENT CRACKING FROM SETTLING. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.

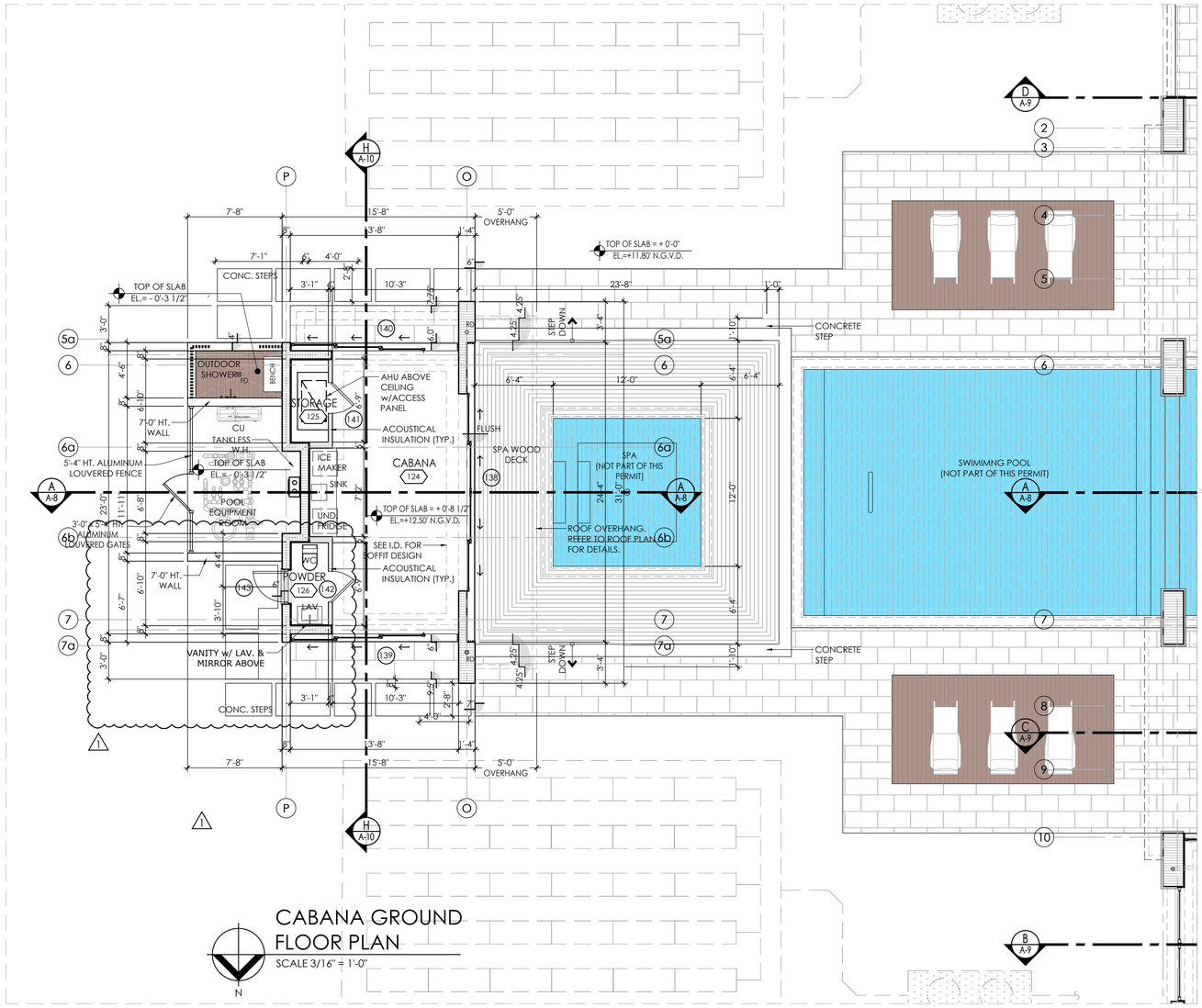
NOTE: WALLS AND CEILINGS FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 723 AS PER F.B.C. 2023 / R302.9 THROUGH R302.10.10.

ELEVATOR MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR ARCHITECTS/ ENGINEER'S REVIEW & APPROVAL.
SIGN TO BE INSTALLED TO READ:
"IN CASE OF FIRE DO NOT USE ELEVATOR."
FACE OF THE INTERIOR DOOR TO BE 3" FROM FACE OF ELEVATOR COMPARTMENT DOOR.

NOTE: INTERIOR FINISHES TO EMIT LOW/NO LEVELS OF VOLATILE ORGANIC COMPOUNDS (VOC) - SITE-APPLIED FINISHES SHALL MEET SPECIFIED VOLATILE ORGANIC COMPOUND (VOC) EMISSIONS LIMITS IN ACCORDANCE WITH GREENGUARD ENVIRONMENTAL INSTITUTE GGPS.001 STANDARD FOR BUILDING MATERIALS AND FINISHES; OR GREEN SEAL® STANDARDS. (1)



STUDIO - GARAGE ROOF PLAN
SCALE 3/16" = 1'-0"



CABANA GROUND FLOOR PLAN
SCALE 3/16" = 1'-0"

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:
MR & MRS DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

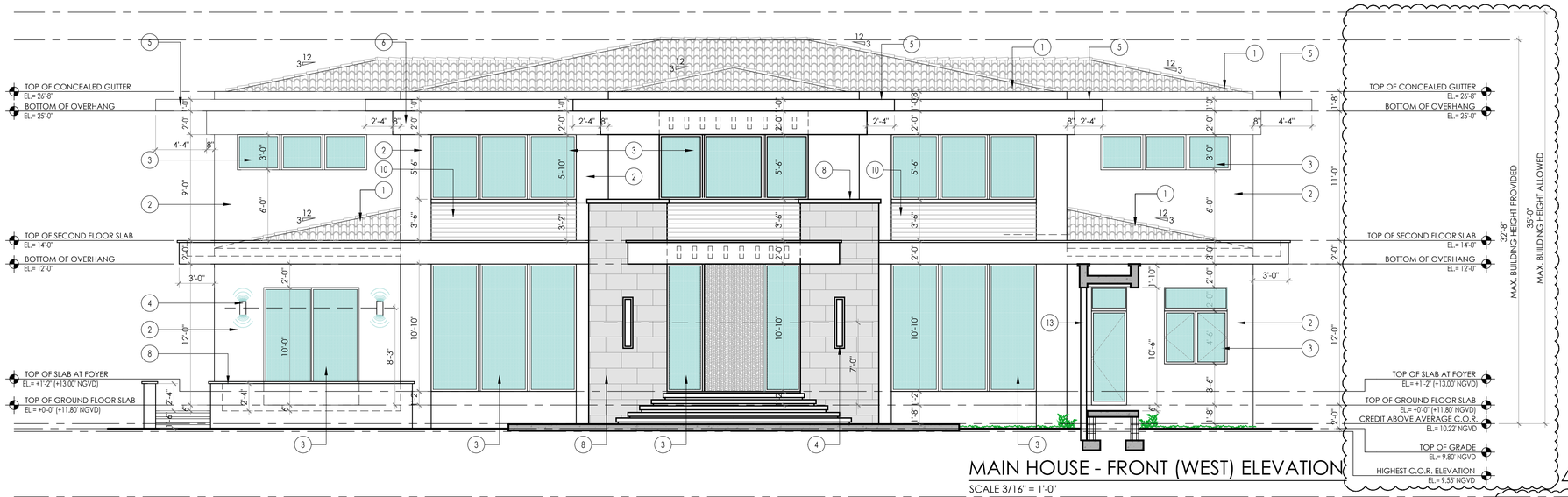
date	10.26.2021
revisions	1 05-01-24
issued	
drawn	
checked	
project no.	2024

Raymond Pacheco
Digitally signed by Raymond Pacheco
Date: 2025.04.17 12:03:50 -04'00'

STATE OF FLORIDA · Raymond Pacheco · AR0006412 · REGISTERED ARCHITECT

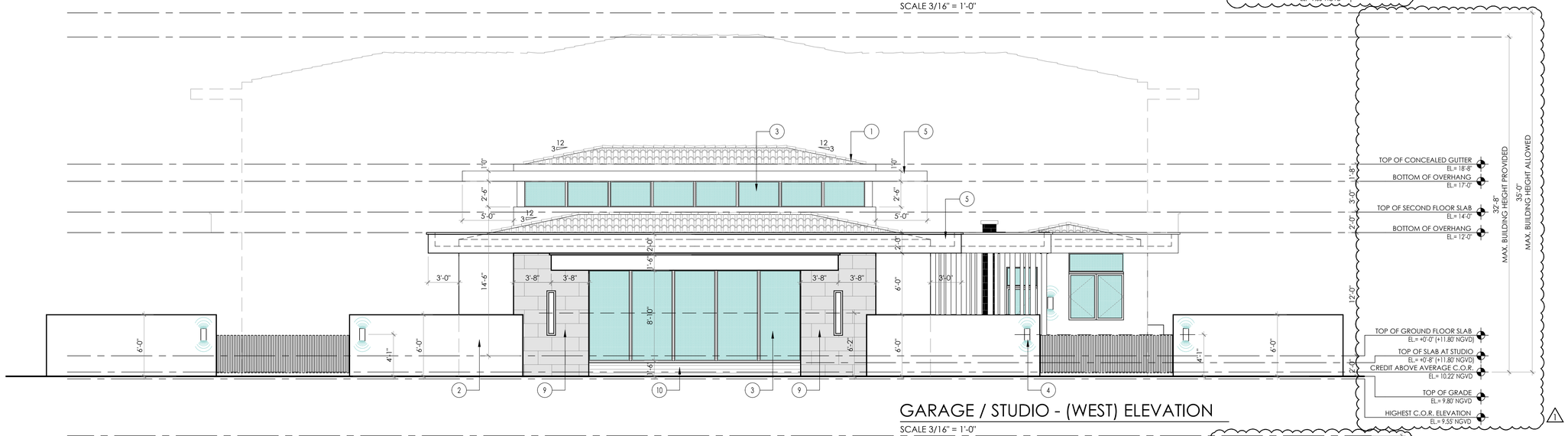
sheet no.
A-5.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
A-5.0.pdf



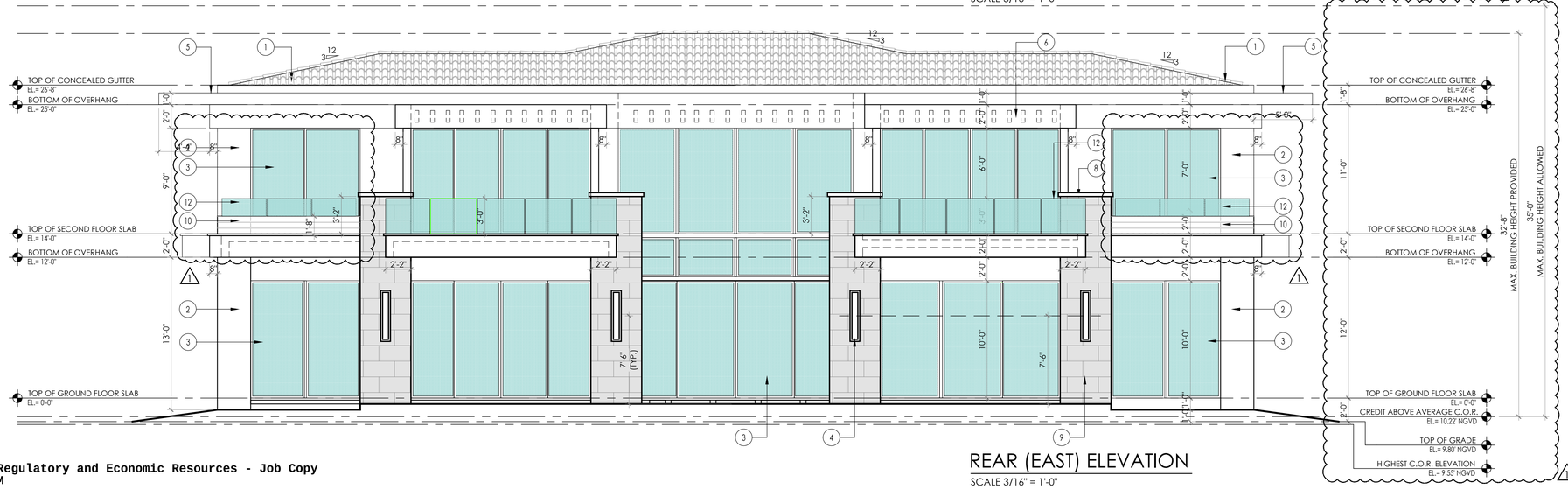
MAIN HOUSE - FRONT (WEST) ELEVATION

SCALE 3/16" = 1'-0"



GARAGE / STUDIO - (WEST) ELEVATION

SCALE 3/16" = 1'-0"



REAR (EAST) ELEVATION

SCALE 3/16" = 1'-0"

PACHECO ARCHITECTURE

PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

date	10.26.2021
issued	
drawn	
checked	
project no.	2024

revisions: 1 05-01-24

Raymond Pacheco

Digitally signed by Raymond Pacheco
Date: 2025.04.17 12:04:22 -04'00'

STATE OF FLORIDA
Raymond Pacheco
AR0006412
REGISTERED ARCHITECT

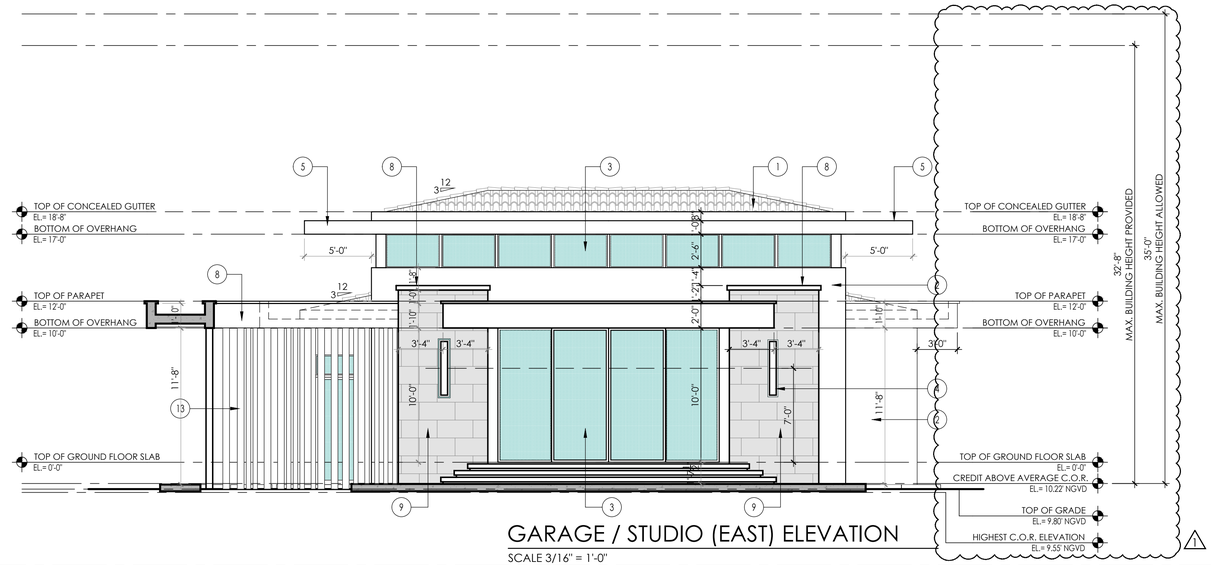
FINISH LEGEND

1. CLAY BARREL ROOF TILE (TYP.)
2. SMOOTH STUCCO FINISH (TYP.)
3. IMPACT RESISTANT WINDOWS / DOORS. UNDER A SEPARATE PERMIT (SUBMIT SHOP DRAWINGS FOR REVIEW)
4. LIGHT FIXTURE TO BE SELECTED BY OWNER / ARCHITECT
5. SMOOTH STUCCO EYEBROW (TYP.)
6. SMOOTH STUCCO HEADER (TYP.)
7. STONE FINISH (TYP.)
8. STONE CAP FINISH (TYP.)
9. EXPOSED ARCHITECTURAL CONCRETE SURFACE. (TYP.)
10. DECORATIVE VENEER BY "RESYSTA" AS A DECORATIVE ELEMENT ON ITS OWN. PROVIDE WATERPROOFING BEHIND VENEER WALL (TYP.)
11. GARAGE DOORS UNDER A SEPARATE PERMIT (SUBMIT SHOP DRAWINGS FOR REVIEW)
12. GLASS RAILING (TYP.)
13. ALUM. VERTICAL LOUVERS (TYP.) PAINTED TO MATCH WINDOW FRAME
14. WATER FEATURE WALL

sheet no.

A-6.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
A-6.0.pdf



GARAGE / STUDIO (EAST) ELEVATION

SCALE 3/16" = 1'-0"

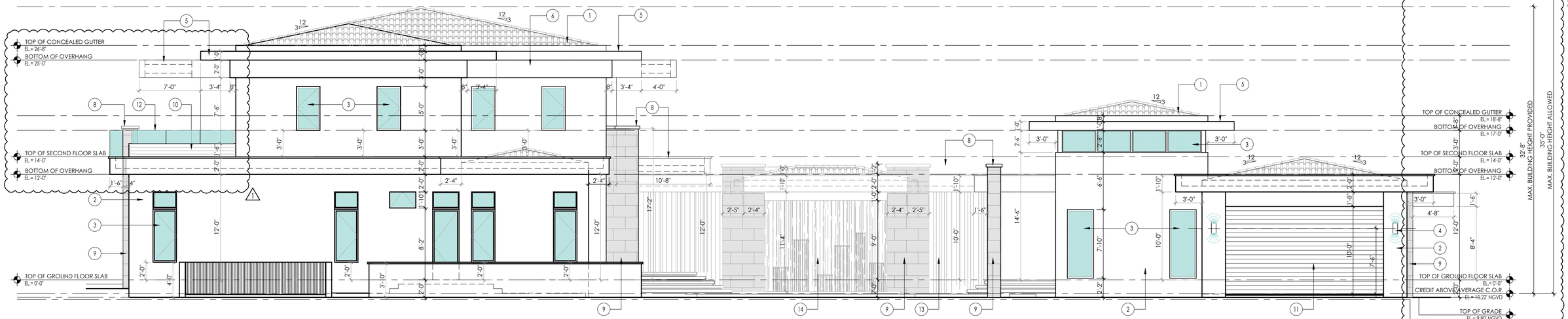
FINISH LEGEND

1. CLAY BARREL ROOF TILE (TYP.)
2. SMOOTH STUCCO FINISH (TYP.)
3. IMPACT RESISTANT WINDOWS / DOORS, UNDER A SEPARATE PERMIT (SUBMIT SHOP DRAWINGS FOR REVIEW)
4. LIGHT FIXTURE TO BE SELECTED BY OWNER / ARCHITECT
5. SMOOTH STUCCO EYEBROW (TYP.)
6. SMOOTH STUCCO HEADER (TYP.)
7. STONE FINISH (TYP.)
8. STONE CAP FINISH (TYP.)
9. EXPOSED ARCHITECTURAL CONCRETE SURFACE. (TYP.)
10. DECORATIVE VENEER BY "RESYSTA" AS A DECORATIVE ELEMENT ON ITS OWN. PROVIDE WATERPROOFING BEHIND VENEER WALL (TYP.)
11. GARAGE DOORS UNDER A SEPARATE PERMIT (SUBMIT SHOP DRAWINGS FOR REVIEW)
12. GLASS RAILING (TYP.)
13. ALUM. VERTICAL LOUVERS (TYP.) PAINTED TO MATCH WINDOW FRAME
14. WATER FEATURE WALL

PACHECO ARCHITECTURE

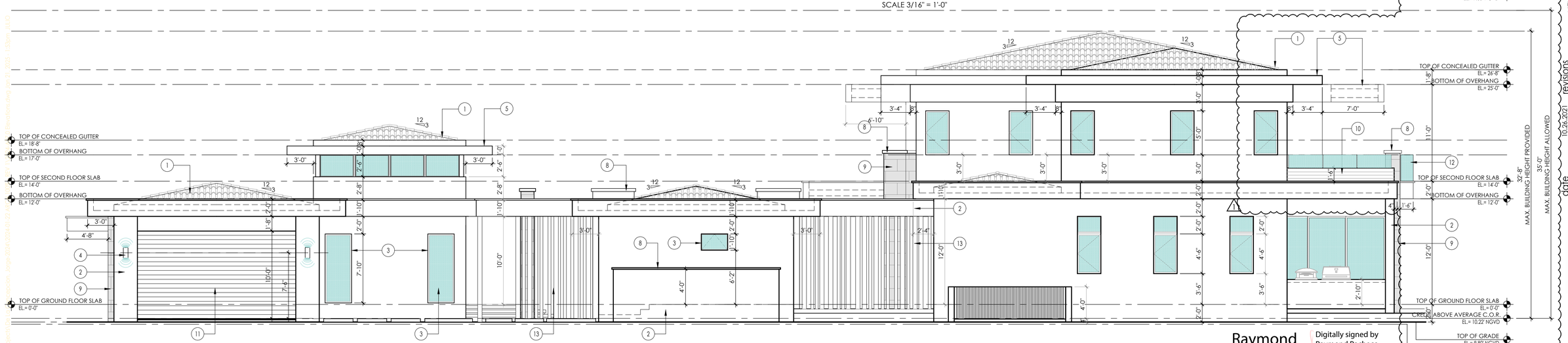
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.



SIDE (NORTH) ELEVATION

SCALE 3/16" = 1'-0"



SIDE (SOUTH) ELEVATION

SCALE 3/16" = 1'-0"

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions	
1	05-01-24

date	10.26.2021
issued	
drawn	
checked	
project no.	2024

STATE OF FLORIDA
RAYMOND PACHECO
AR0006412
REGISTERED ARCHITECT

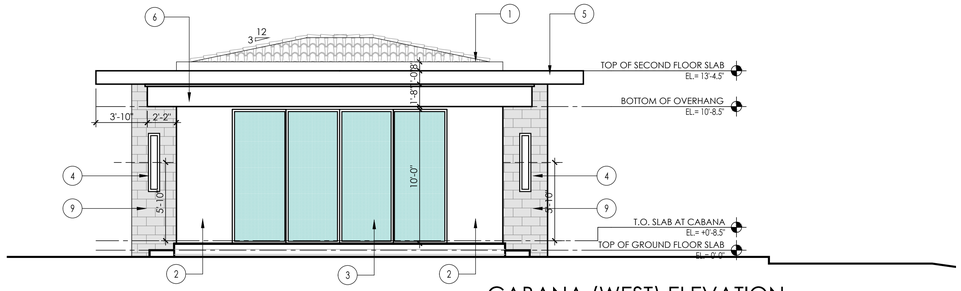
sheet no.

A-7.0

Raymond Pacheco

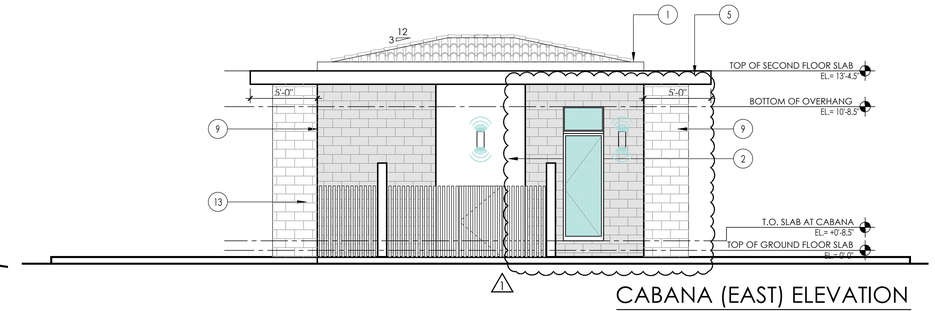
Digitally signed by Raymond Pacheco
Date: 2025.04.18 09:32:24 -04'00'

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
A-7.0.pdf



CABANA (WEST) ELEVATION

SCALE 3/16" = 1'-0"

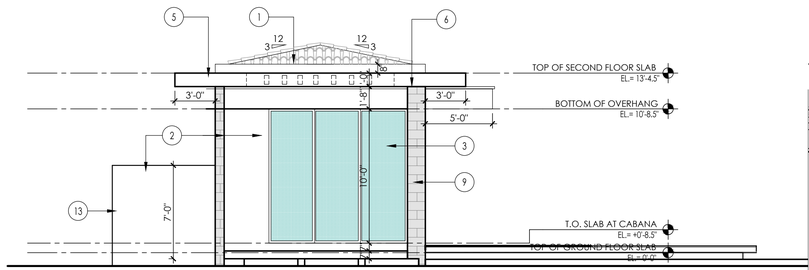


CABANA (EAST) ELEVATION

SCALE 3/16" = 1'-0"

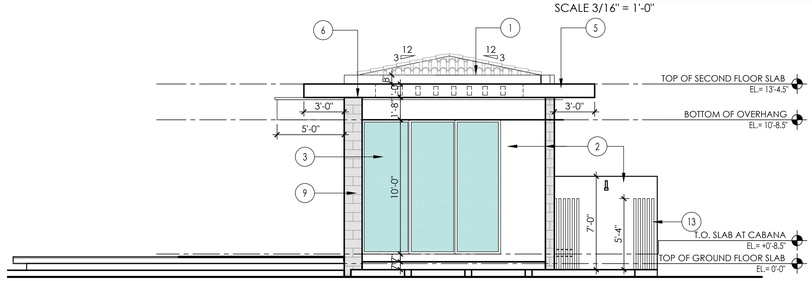
FINISH LEGEND

1. CLAY BARREL ROOF TILE (TYP.)
2. SMOOTH STUCCO FINISH (TYP.)
3. IMPACT RESISTANT WINDOWS / DOORS, UNDER A SEPARATE PERMIT (SUBMIT SHOP DRAWINGS FOR REVIEW)
4. LIGHT FIXTURE TO BE SELECTED BY OWNER / ARCHITECT
5. SMOOTH STUCCO EYEBROW (TYP.)
6. SMOOTH STUCCO HEADER (TYP.)
7. STONE FINISH (TYP.)
8. STONE CAP FINISH (TYP.)
9. EXPOSED ARCHITECTURAL CONCRETE SURFACE. (TYP.)
10. DECORATIVE VENEER BY "RESYSTA" AS A DECORATIVE ELEMENT ON ITS OWN. PROVIDE WATERPROOFING BEHIND VENEER WALL (TYP.)
11. GARAGE DOORS UNDER A SEPARATE PERMIT (SUBMIT SHOP DRAWINGS FOR REVIEW)
12. GLASS RAILING (TYP.)
13. ALUM. VERTICAL LOUVERS (TYP.) PAINTED TO MATCH WINDOW FRAME
14. WATER FEATURE WALL



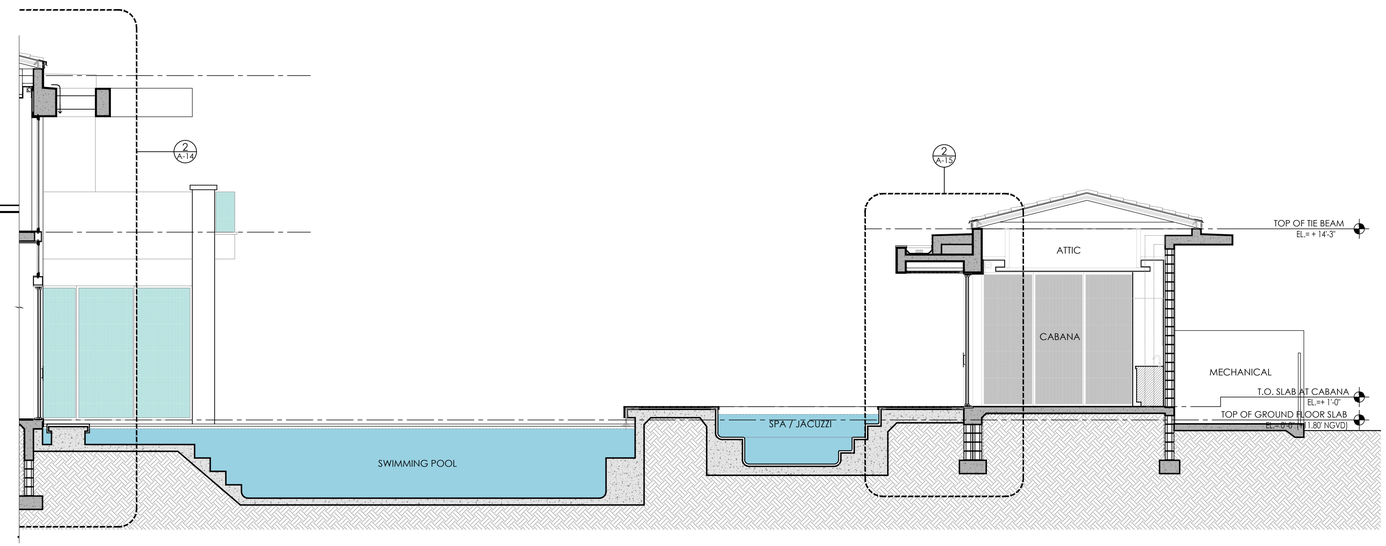
CABANA (NORTH) ELEVATION

SCALE 3/16" = 1'-0"



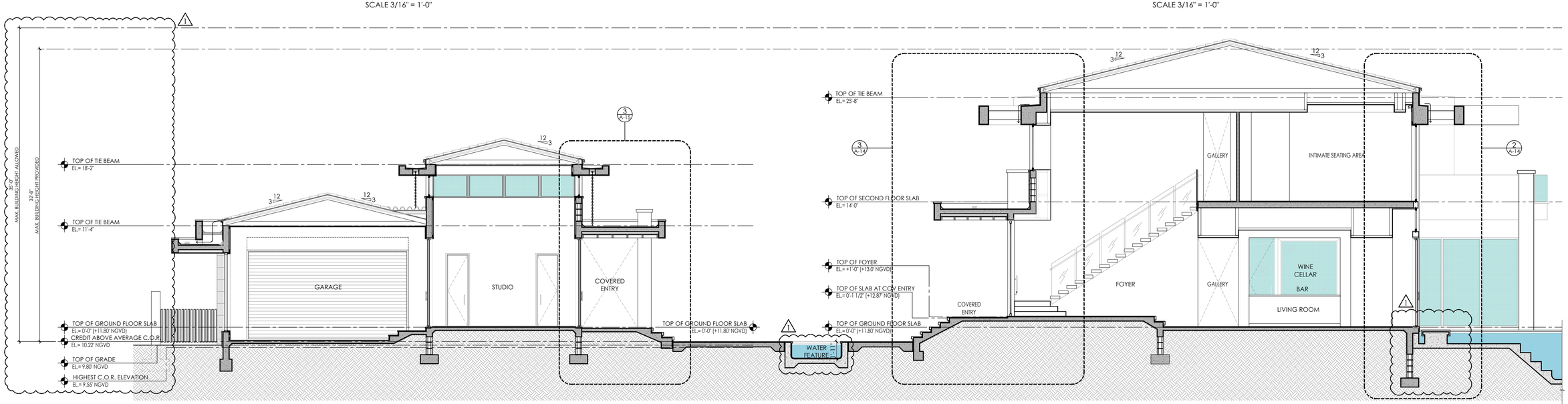
CABANA (SOUTH) ELEVATION

SCALE 3/16" = 1'-0"



CROSS SECTION "A", CABANA

SCALE 3/16" = 1'-0"



CROSS SECTION "A", MAIN HOUSE

SCALE 3/16" = 1'-0"

PACHECO ARCHITECTURE

PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions	
1	05-01-24

date	10.26.2021
issued	
drawn	
checked	
project no.	2024

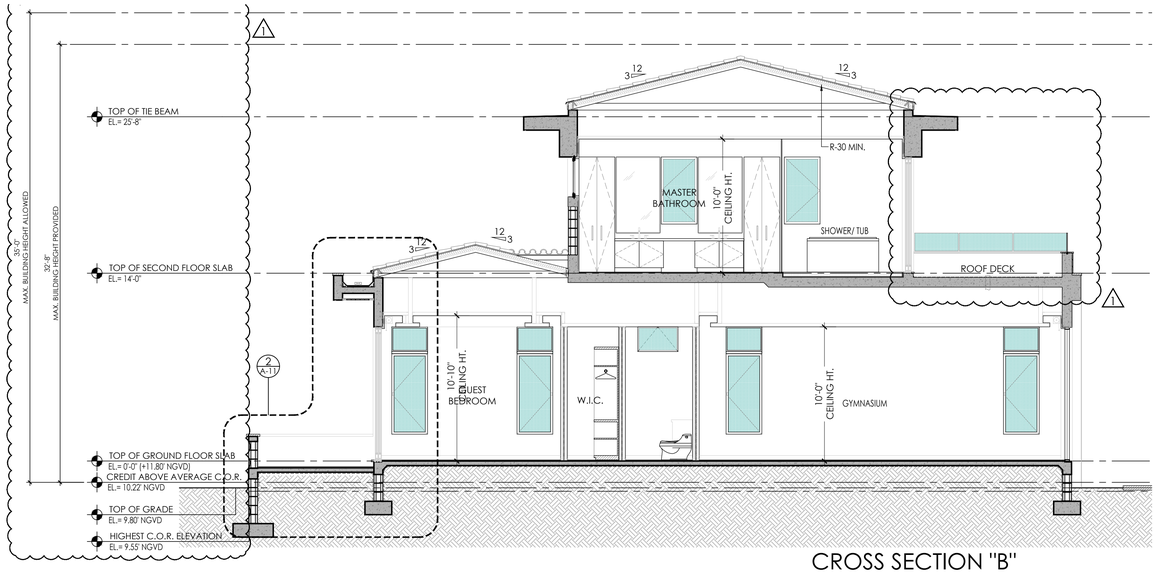
STATE OF FLORIDA · Raymond Pacheco · AR0006412 · REGISTERED ARCHITECT

sheet no.

A-8.0

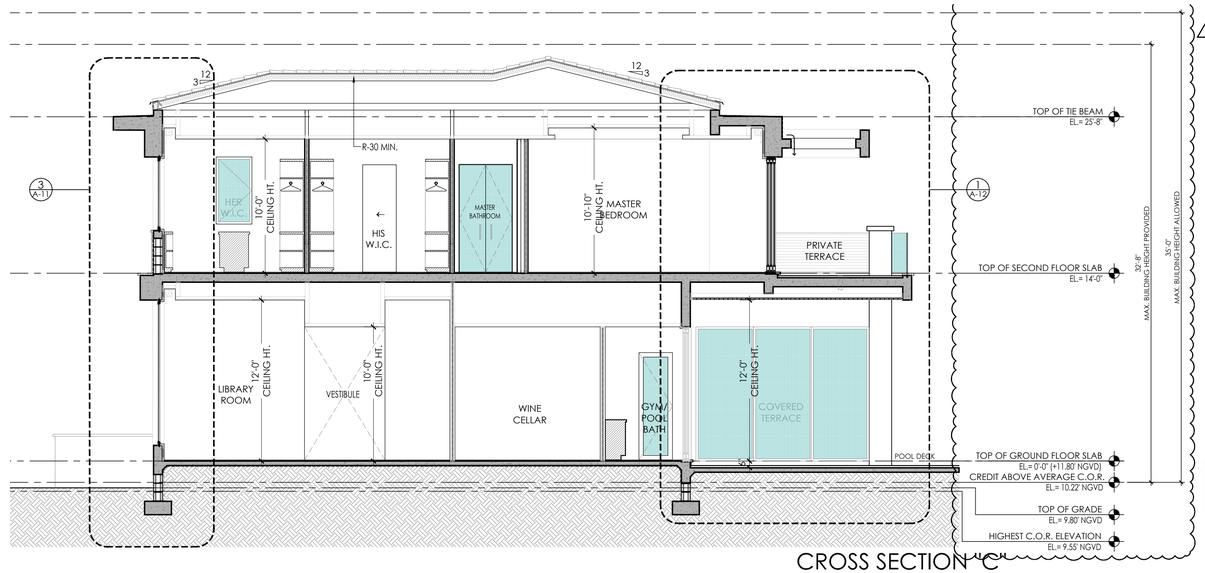
Raymond Pacheco — Digitally signed by Raymond Pacheco Date: 2025.04.18 09:33:05 -04'00'

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
A-8.0.pdf



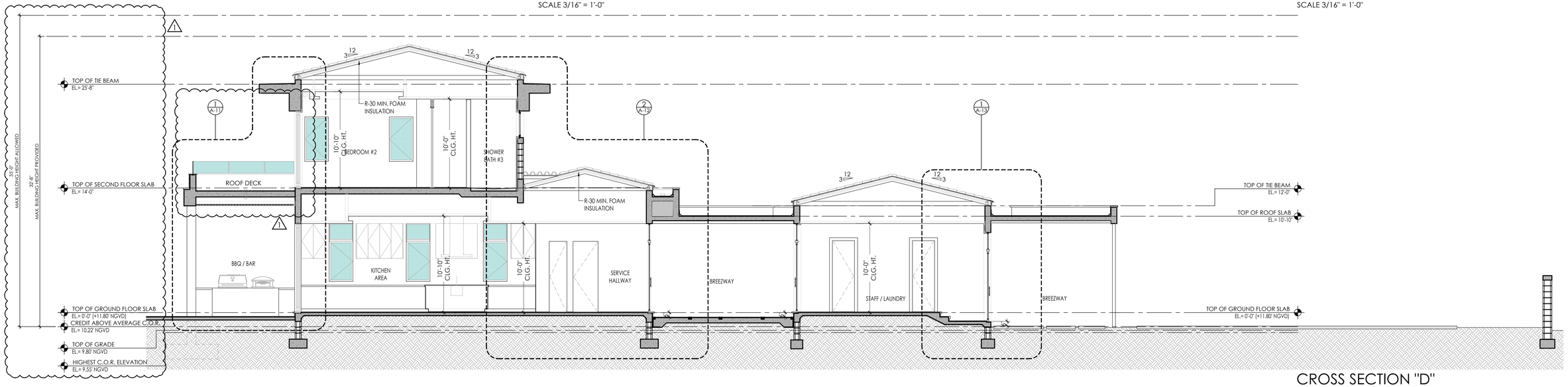
CROSS SECTION "B"

SCALE 3/16" = 1'-0"



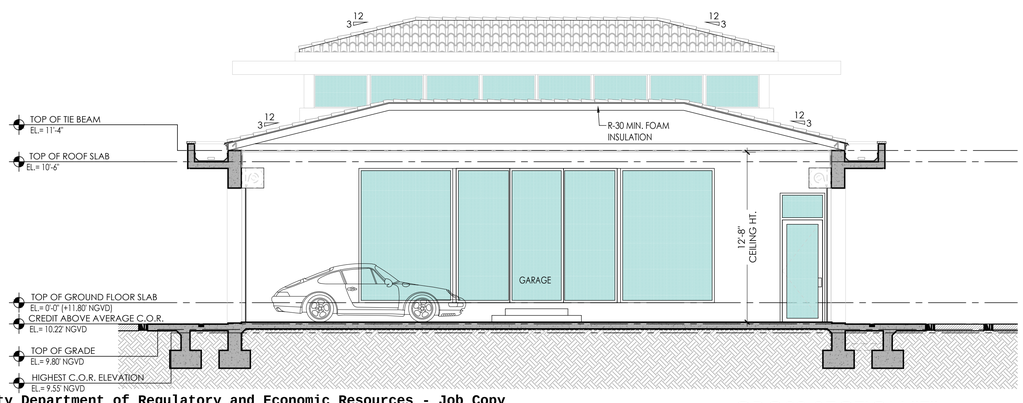
CROSS SECTION "C"

SCALE 3/16" = 1'-0"



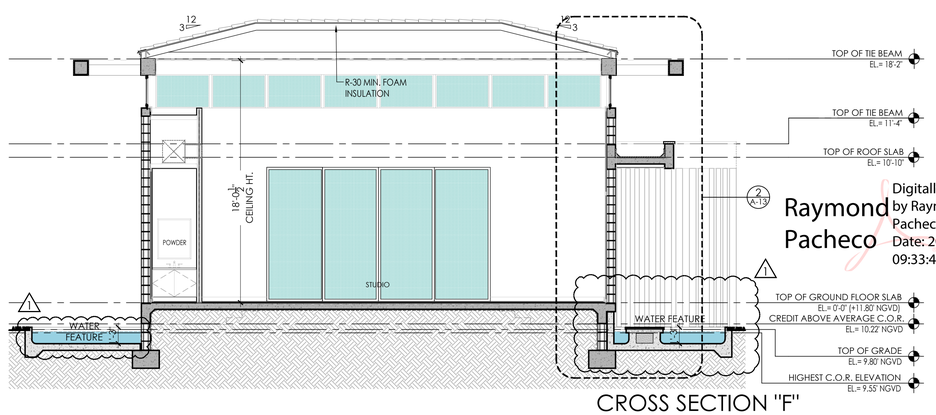
CROSS SECTION "D"

SCALE 3/16" = 1'-0"



CROSS SECTION "E"

SCALE 3/16" = 1'-0"



CROSS SECTION "F"

SCALE 3/16" = 1'-0"

PACHECO ARCHITECTURE

PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.3871 F: 305.666.2573
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions	
1	05-01-24

date	10.26.2021
issued	
drawn	
checked	
project no.	2024

Raymond Pacheco

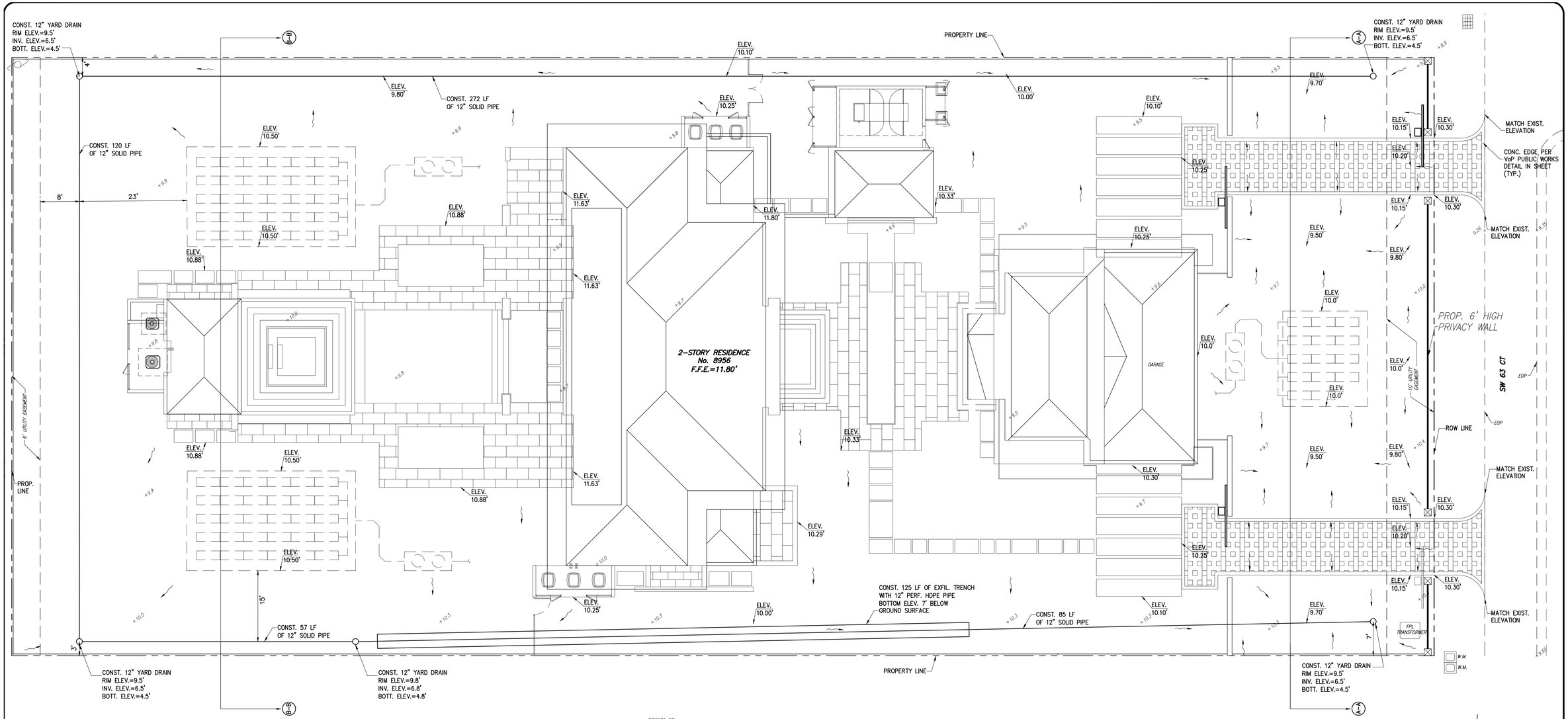
Digitally signed by Raymond Pacheco
Date: 2025.04.18 09:33:49 -04'00'

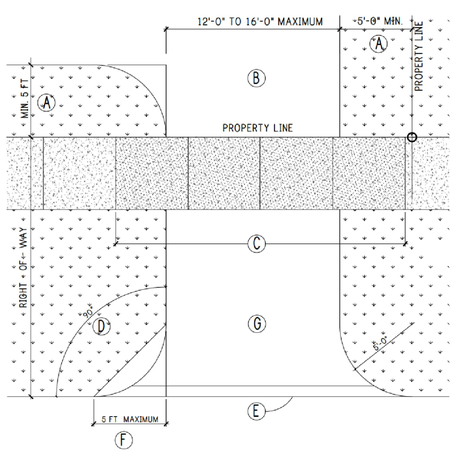
STATE OF FLORIDA
Raymond Pacheco
AR0006412
REGISTERED ARCHITECT

sheet no.

A-9.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
A-9.0.pdf





(A) MINIMUM SETBACK OF PAVED SURFACE TO PROPERTY LINE

(B) MINIMUM WIDTH 12'-0"
MAXIMUM WIDTH 16'-0"

(C) FOR EXISTING SIDEWALK @ EXISTING DRIVEWAY-NO CHANGES REQUIRED. NEW DRIVEWAY LOCATION @ EXISTING SIDEWALK REQUIRES REPLACEMENT 6" NON-REINFORCED CONCRETE SLAB. SEPARATE PUBLIC WORKS PERMIT REQUIRED.

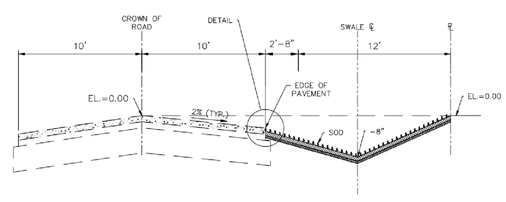
(D) DRIVEWAY APPROACH SHOULD BE @ 90 DEG. ANGLE TO ADJACENT STREET EDGE.

(E) SAW CUT @ CONNECTION TO STREET EDGE. PROVIDE A 12"(D) x 8"(W) 3000 psi UNREINFORCED CONCRETE EDGE

(F) MIN./MAX. FLARE / RADIUS ALLOWABLE.

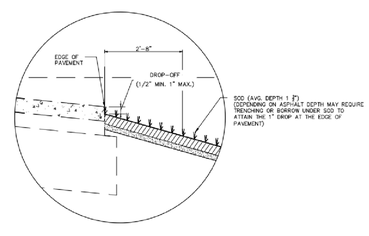
(G) ANY WORK IN THE RIGHT-OF-WAY REQUIRES A RECORDED COVENANT: INCLUDES; STAMPED CONCRETE, BRICK, FIBERMESH CONC., STOVE PAVERS (GRAVEL NOT PERMITTED), ASPHALT AND NON REINFORCED CONC.

VILLAGE OF PINECREST — **DRIVEWAY APPROACH STANDARDS AND CONDITIONS**



VILLAGE OF PINECREST PUBLIC WORKS
TYPICAL SWALE DETAIL

2021



DETAIL

0 10 20
SCALE 1"=10'

Ivonne Planas

Digitally signed by Ivonne Planas
Date: 2024.08.16 17:36:37 -04'00'

ACE ENGINEERING SOLUTIONS, INC.
DESIGN AND CONSULTING SERVICES
IPLANASR@OUTLOOK.COM

REVISIONS	BY

8965 SW 63 CT
PINECREST, FL 33156
GRADING AND DRAINAGE PLAN

IVONNE PLANAS
LICENSE
No. 67358
STATE OF FLORIDA
PROFESSIONAL ENGINEER

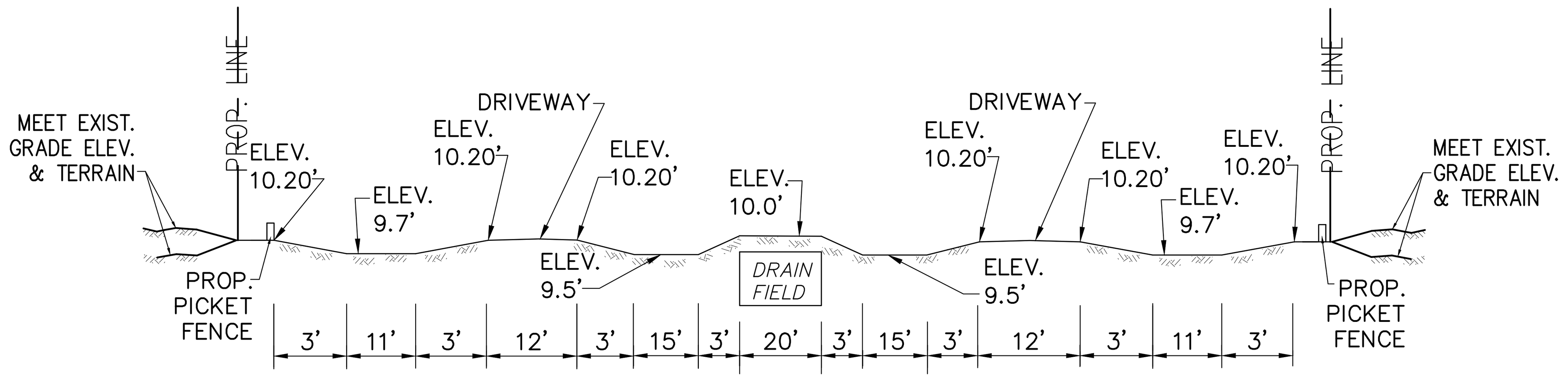
IVONNE PLANAS, P.E.
FL. LICENSE 67358

DATE 8-16-2024
SCALE AS SHOWN
DRAWN I.P.

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF ACE ENGINEERING SOLUTIONS, INC., WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER ON OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO ACE ENGINEERING SOLUTIONS, INC.

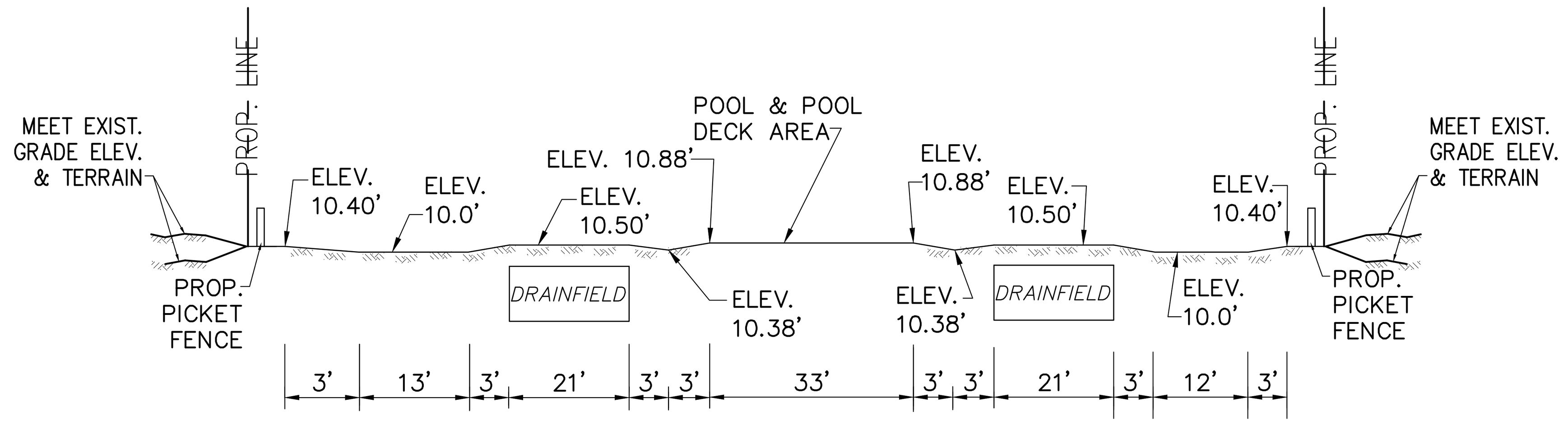
SHEET No. 1 of 2
C-1

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2015014720 - 11/7/2025 4:21:24 PM
C-1 DE LA CONCEPCION RESIDENCE 8 16 24_signed.pdf



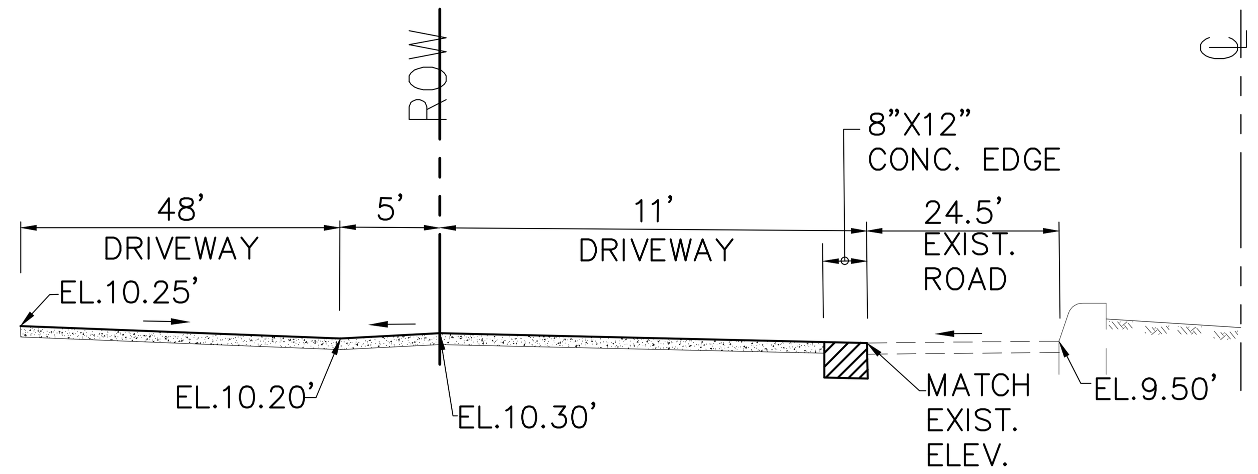
(A–A) TYPICAL SECTION FROM NORTH PROPERTY LINE TO SOUTH PROPERTY LINE

N.T.S.



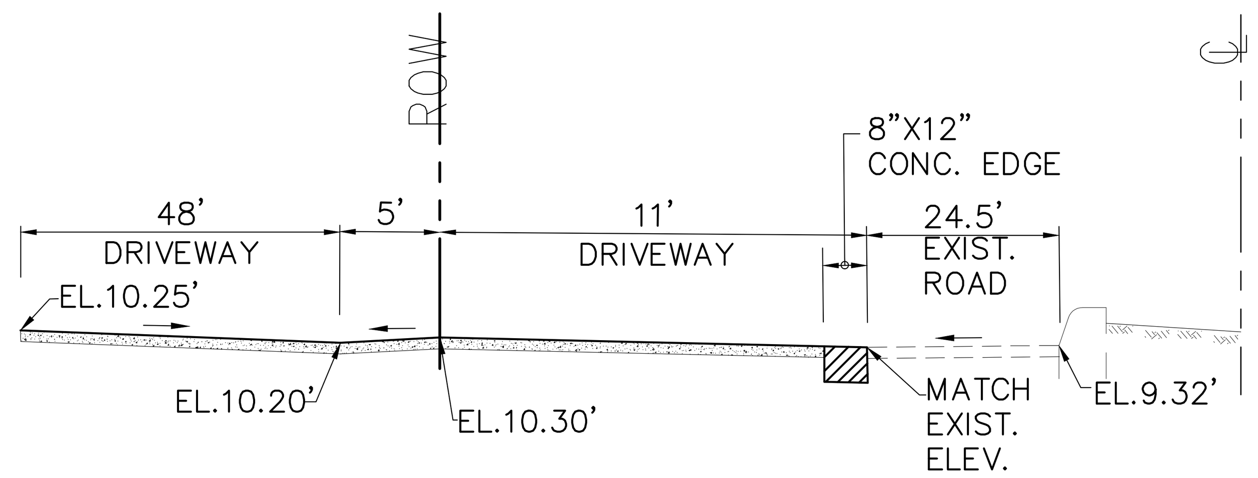
(B–B) TYPICAL SECTION FOR SEPTIC TANK DRAINFIELDS

N.T.S.



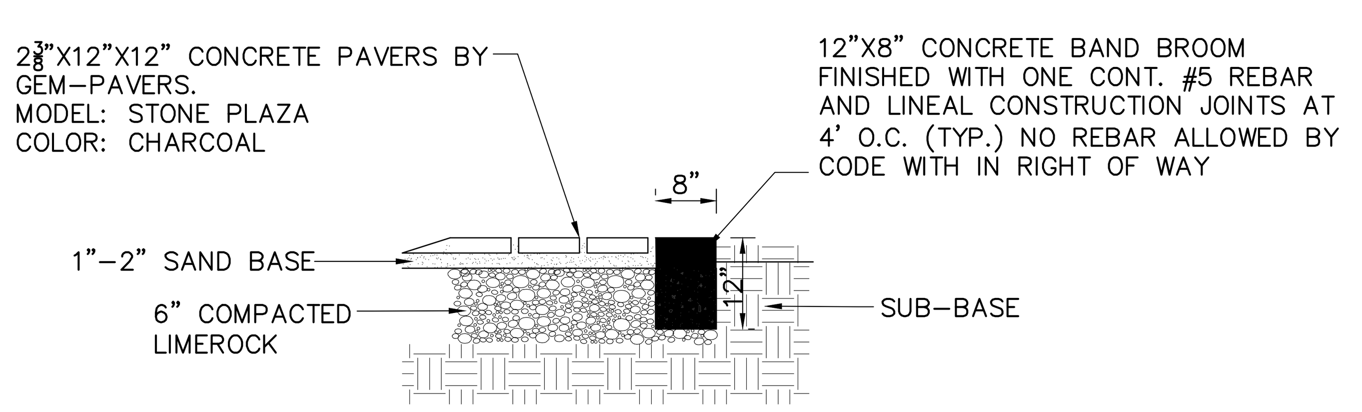
TYPICAL SECTION FOR PROP. NORTHERNMOST DRIVEWAY

N.T.S.



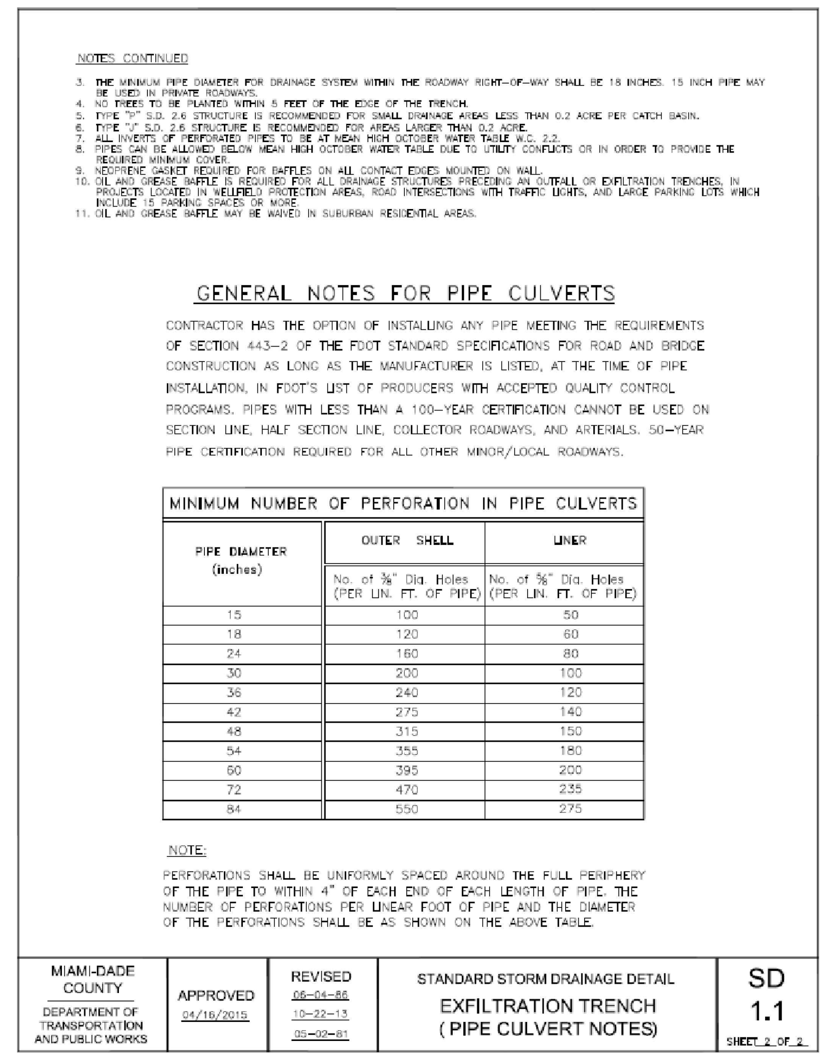
TYPICAL SECTION FOR PROP. SOUTHERNMOST DRIVEWAY

N.T.S.



DRIVEWAY IN PRIVATE PROPERTY DETAIL

N.T.S.



NOTES CONTINUED

3. THE MINIMUM PIPE DIAMETER FOR DRAINAGE SYSTEM WITHIN THE ROADWAY RIGHT–OF–WAY SHALL BE 18 INCHES. 15 INCH PIPE MAY BE USED IN PRIVATE ROADWAYS.
4. NO TREES TO BE PLANTED WITHIN 5 FEET OF THE EDGE OF THE TRENCH.
5. TYPE "P" S.D. 2.6 STRUCTURE IS RECOMMENDED FOR SMALL DRAINAGE AREAS LESS THAN 0.2 ACRE PER CATCH BASIN.
6. TYPE "J" S.D. 2.6 STRUCTURE IS RECOMMENDED FOR AREAS LARGER THAN 0.2 ACRE.
7. ALL INVERTS OF PERFORATED PIPES TO BE AT MEAN HIGH OCTOBER WATER TABLE W.C. 2.2.
8. PIPES CAN BE ALLOWED BELOW MEAN HIGH OCTOBER WATER TABLE DUE TO UTILITY CONFLICTS OR IN ORDER TO PROVIDE THE REQUIRED MINIMUM COVER.
9. NEOPRENE GASKET REQUIRED FOR BAFFLES ON ALL CONTACT EDGES MOUNTED ON WALL.
10. OIL AND GREASE BAFFLE IS REQUIRED FOR ALL DRAINAGE STRUCTURES PRECEDING AN OUTFALL OR EXFILTRATION TRENCHES, IN PROJECTS LOCATED IN WELLFIELD PROTECTION AREAS, ROAD INTERSECTIONS WITH TRAFFIC LIGHTS, AND LARGE PARKING LOTS WHICH INCLUDE 15 PARKING SPACES OR MORE.
11. OIL AND GREASE BAFFLE MAY BE WAIVED IN SUBURBAN RESIDENTIAL AREAS.

GENERAL NOTES FOR PIPE CULVERTS

CONTRACTOR HAS THE OPTION OF INSTALLING ANY PIPE MEETING THE REQUIREMENTS OF SECTION 443–2 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS LONG AS THE MANUFACTURER IS LISTED, AT THE TIME OF PIPE INSTALLATION, IN FDOT'S LIST OF PRODUCERS WITH ACCEPTED QUALITY CONTROL PROGRAMS. PIPES WITH LESS THAN A 100–YEAR CERTIFICATION CANNOT BE USED ON SECTION LINE, HALF SECTION LINE, COLLECTOR ROADWAYS, AND ARTERIALS. 50–YEAR PIPE CERTIFICATION REQUIRED FOR ALL OTHER MINOR/LOCAL ROADWAYS.

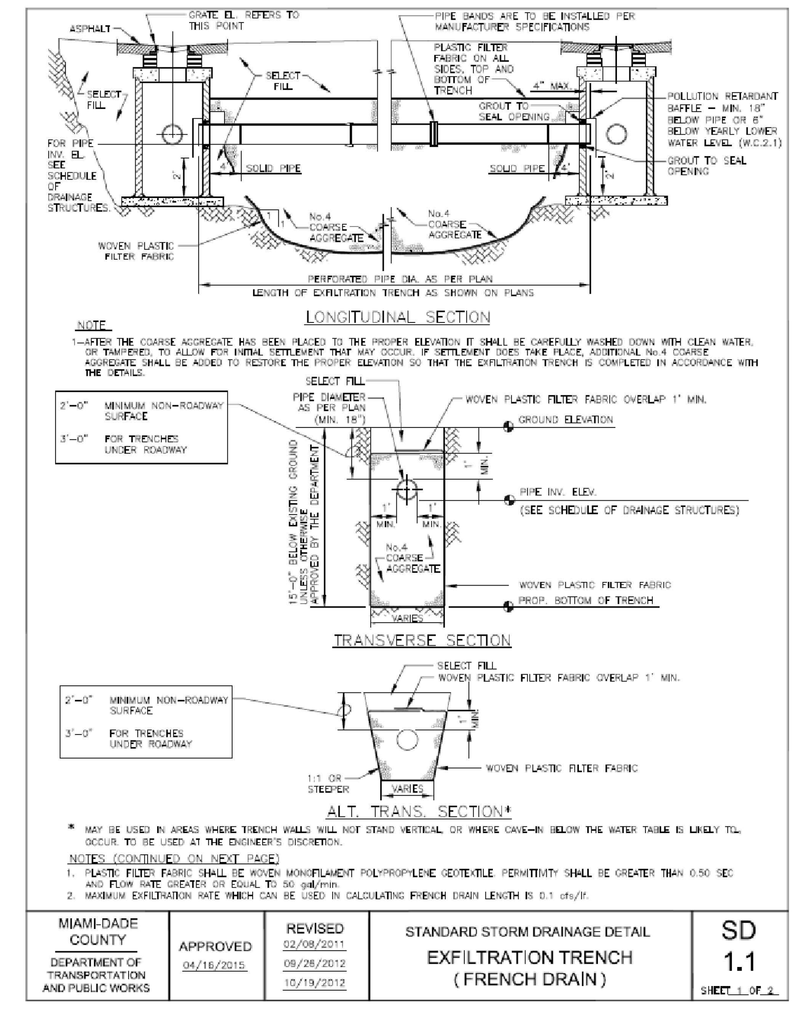
MINIMUM NUMBER OF PERFORATION IN PIPE CULVERTS

PIPE DIAMETER (inches)	OUTER SHELL	LINER
	No. of ⅜" Dia. Holes (PER LIN. FT. OF PIPE)	No. of ⅝" Dia. Holes (PER LIN. FT. OF PIPE)
15	100	50
18	120	60
24	160	80
30	200	100
36	240	120
42	275	140
48	315	150
54	355	180
60	395	200
72	470	235
84	550	275

NOTE:

PERFORATIONS SHALL BE UNIFORMLY SPACED AROUND THE FULL PERIPHERY OF THE PIPE TO WITHIN 4" OF EACH END OF EACH LENGTH OF PIPE. THE NUMBER OF PERFORATIONS PER LINEAR FOOT OF PIPE AND THE DIAMETER OF THE PERFORATIONS SHALL BE AS SHOWN ON THE ABOVE TABLE.

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 04/16/2015	REVISED 06–04–86 10–22–13 05–02–81	STANDARD STORM DRAINAGE DETAIL EXFILTRATION TRENCH (PIPE CULVERT NOTES)	SD 1.1 SHEET 2 OF 2



Section 2722

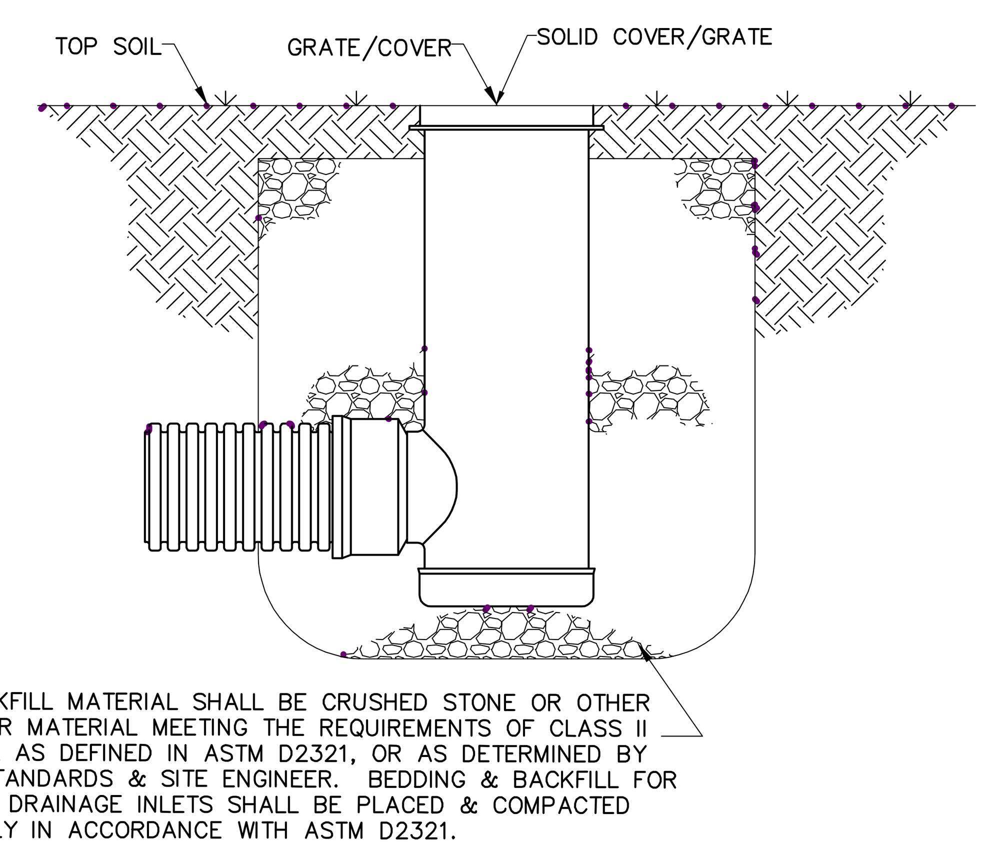
Engineered Surface Drainage Products

GENERAL
PVC surface drainage inlets shall be of the inline drain type as indicated on the contract drawing and referenced within the contract specifications. The ductile iron grates for each of these fittings are to be considered an integral part of the surface drainage inlet and shall be furnished by the same manufacturer. The surface drainage inlets shall be as manufactured by Nyloplast a division of Advanced Drainage Systems, Inc., or prior approved equal.

MATERIALS
The inline drain required for this contract shall be manufactured from PVC pipe stock, utilizing a thermo-molding process to reform the pipe stock to the furnished configuration. The drainage pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a watertight connection with the specified pipe system. This joint tightness shall conform to ASTM D3212 for joints for drain and sewer plastic pipe using flexible elastomeric seals. The flexible elastomeric seals shall conform to ASTM F477. The pipe bell spigot shall be joined to the inline drain body by use of a **swage mechanical joint**. The raw material used to manufacture the pipe stock that is used to manufacture the inline drain body and pipe stubs of the surface drainage inlets shall conform to ASTM D1784 cell class 12454.

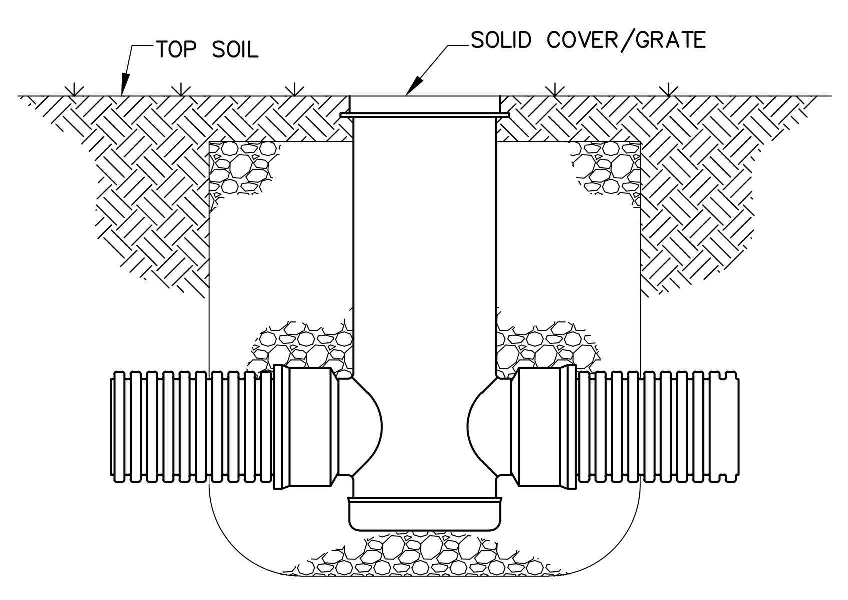
The grates furnished for all surface drainage inlets shall be ductile iron grates for sizes 8", 10", 12", 15", 18", 24" and 30" shall be made specifically for each fitting so as to provide a round bottom flange that closely matches the diameter of the surface drainage inlet. Grates for inline drains shall be capable of supporting H-20 wheel loading for traffic areas or H-10 loading for pedestrian areas. 12" and 15" square grates will be hinged to the frame using pins. Metal used in the manufacture of the castings shall conform to ASTM A536 grade 70-50-05 for ductile iron. Grates shall be provided painted black.

INSTALLATION
The specified PVC surface drainage inlet shall be installed using conventional flexible pipe backfill materials and procedures. The backfill material shall be crushed stone or other granular material meeting the requirements of class 2 material as defined in ASTM D2321. Bedding and backfill for surface drainage inlets shall be placed and compacted uniformly in accordance with ASTM D2321. The drain basin body will be cut at the time of the final grade. No brick, stone or concrete block will be required to set the grate to the final grade height. For H-20 load rated installations, a concrete ring will be poured under and around the grate and frame. The concrete slab must be designed taking into consideration local soil conditions, traffic loading, and other applicable design factors. For other installation considerations such as migration of fines, ground water, and soft foundations refer to ASTM D2321 guidelines.



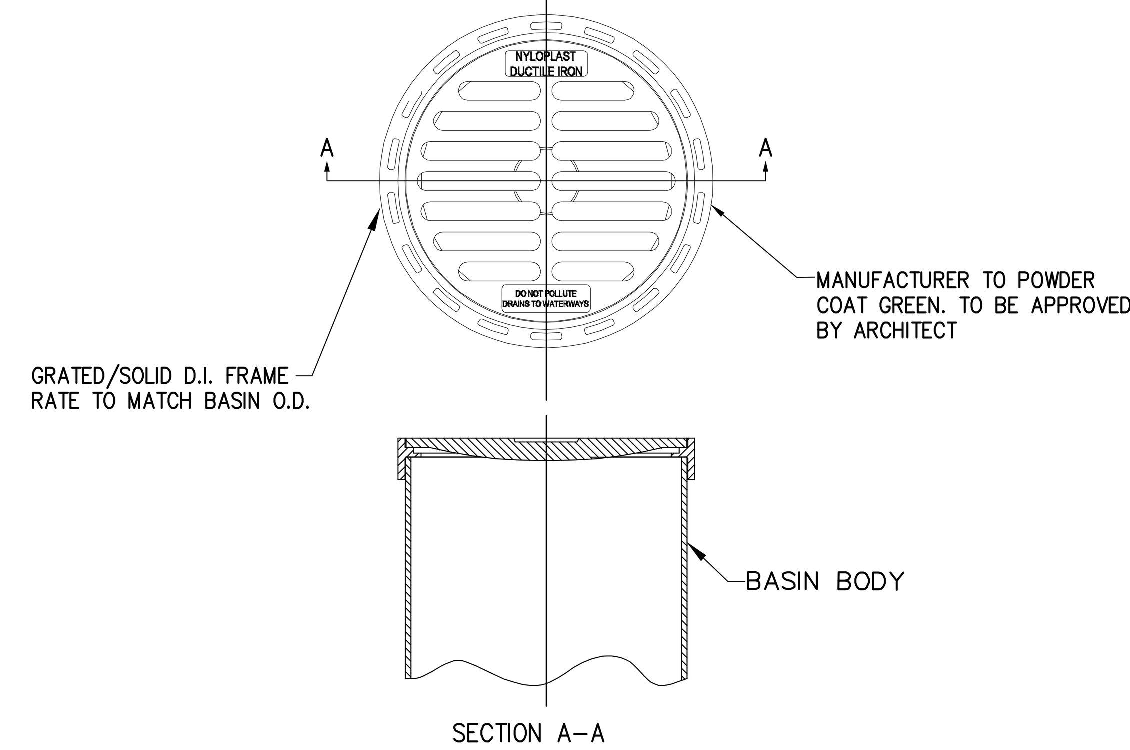
INSTALLATION OF DRAIN BASIN & INLINE DRAIN

N.T.S.



INSTALLATION OF DRAIN BASIN

N.T.S.



12" DRAIN BASIN FRAME & GRATE/SOLID COVER

N.T.S.

PUBLIC WORKS CONDITIONS OF PERMIT–SFR–D/W

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

GENERAL NOTES

1. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
2. PLASTIC FILTER FABRIC SHALL BE WOVEN MONOFILAMENT POLYPROPYLENE GEOTEXTILE. PERMITTIVITY SHALL BE GREATER THAN 0.50 SEC–1 AND FLOW RATE GREATER OR EQUAL TO 50 GAL/MIN.
3. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH WITH SAND, SILT, AND FOREIGN MATERIALS.
4. ANY DAMAGE CAUSED WITHIN THE SITE OR TO ADJOINING PROPERTIES DURING CONSTRUCTION MUST BE CORRECTED BY THE GENERAL CONTRACTOR.
5. THE GENERAL CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO SUNSHINE STATE ONE CALL OF FLORIDA, INC. PHONE NUMBER 1–800–432–4770, TWO WORKING DAYS BEFORE DIGGING.
6. ELEVATIONS SHOWN REFER TO N.G.V.D.
7. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE, SIZE, AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
8. NO FILL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE ROW OUTSIDE OF THE BUILDING FOOTPRINT.
9. NO TREES ARE TO BE PLANTED IN THE ROW BEFORE A CONDITIONAL APPROVAL OF THE ROUGH GRADING OF THE SWALE HAS BEEN APPROVED BY PUBLIC WORK

Ivonne Planas
Digitally signed by Ivonne Planas
Date: 2024.08.16 17:36:59 -04'00'

ACE ENGINEERING SOLUTIONS, INC.
DESIGN AND CONSULTING SERVICES
IPLANASR@OUTLOOK.COM

REVISIONS	BY

8965 SW 63 CT
PINECREST, FL 33156
GENERAL NOTES AND DETAILS

IVONNE PLANAS LICENSE No. 67358 STATE OF FLORIDA PROFESSIONAL ENGINEER

IVONNE PLANAS, P.E.
FL. LICENSE 67358

DATE 8–16–2024
SCALE AS SHOWN
DRAWN I.P.

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF ACE ENGINEERING SOLUTIONS, INC., WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER ON OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO ACE ENGINEERING SOLUTIONS, INC.

SHEET No. 2 of 2
C–2

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
C-2 DE LA CONCEPCION RESIDENCE 8 16 24_signed.pdf

LEGEND

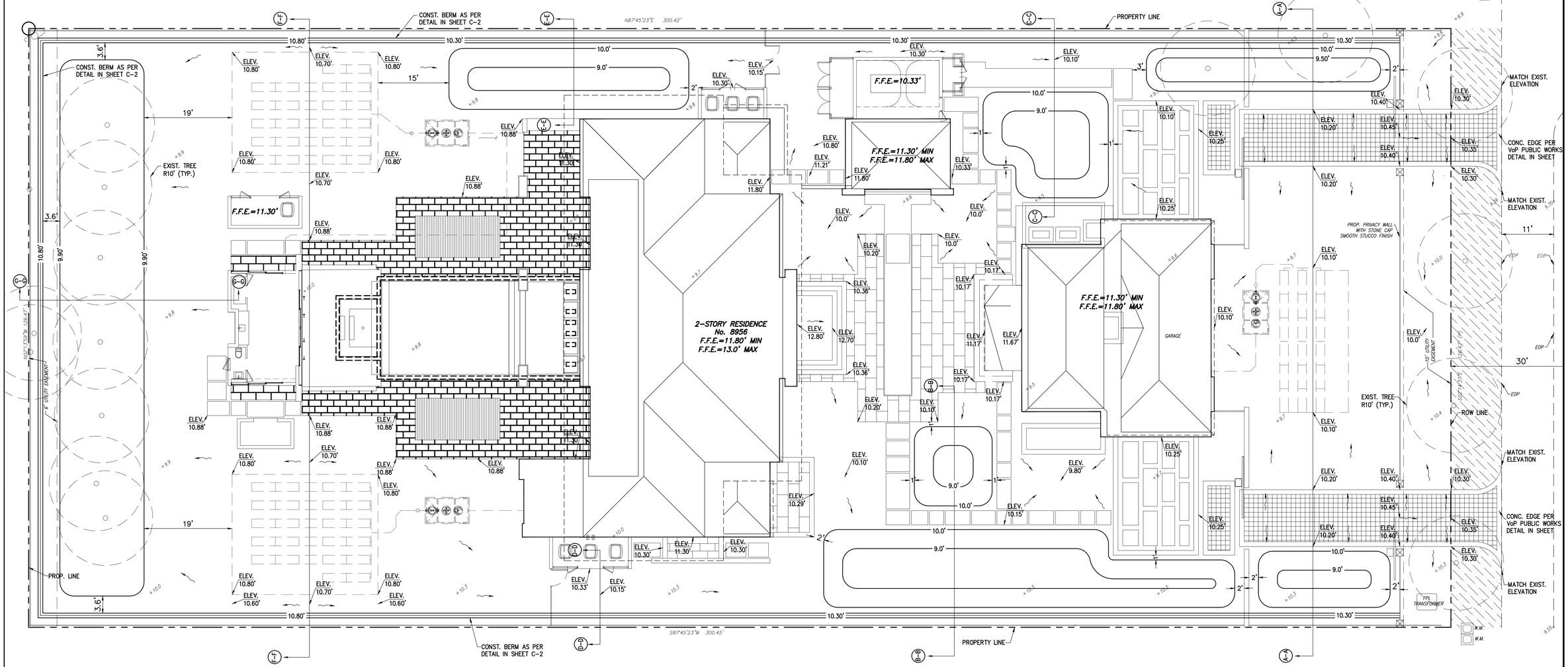
DENOTES REGRADING AS PER VoP PUBLIC WORKS TYPICAL SWALE DETAIL

NOTES:

1. FOR TREE INFO PLEASE REFER TO LANDSCAPE PLAN.

2. FOR ALL INFO RELATED TO SEPTIC AND DRAINFIELDS, REFER TO "SEPTIC SYSTEM" PLAN.

0 10 20
SCALE 1"=10'



SWIMMING POOL IS UNDER SEPARATE PERMIT

Ivonne Planas

Digitally signed by Ivonne Planas
Date: 2025.10.16 16:54:11 -04'00'

ACE ENGINEERING SOLUTIONS, INC.
DESIGN AND CONSULTING SERVICES
IPLANASR@OUTLOOK.COM

REVISIONS	BY

8965 SW 63 CT
PINECREST, FL 33156
GRADING AND DRAINAGE PLAN

IVONNE PLANAS
LICENSE
No. 67358
STATE OF FLORIDA
PROFESSIONAL ENGINEER

IVONNE PLANAS, P.E.
FL. LICENSE 67358

DATE 10-16-2025

SCALE AS SHOWN

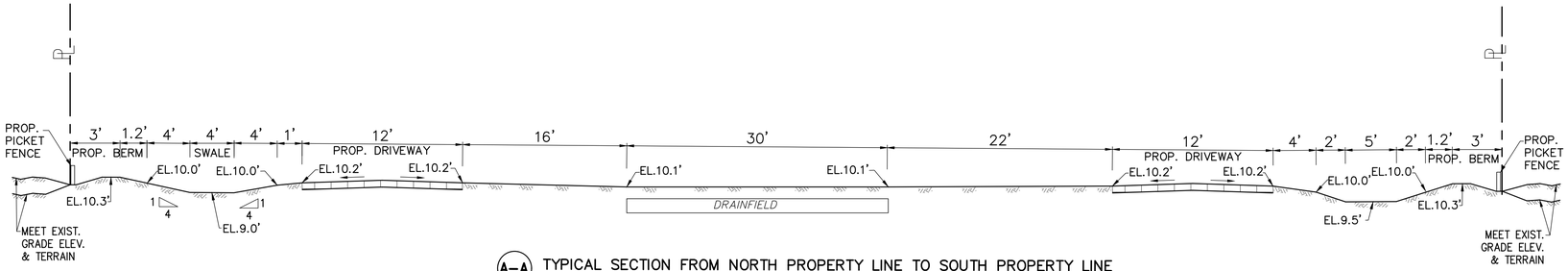
DRAWN I.P.

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF ACE ENGINEERING SOLUTIONS, INC., WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER ON OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO ACE ENGINEERING SOLUTIONS, INC.

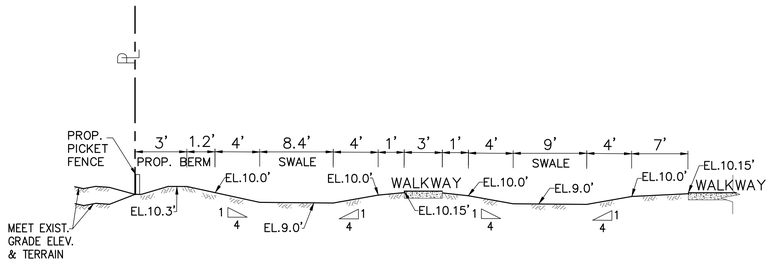
SHEET No. 1 of 5

C-1

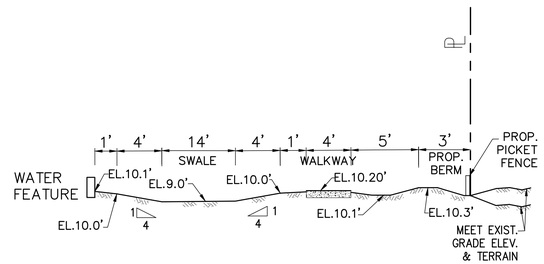
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
CIVIL DWG.DE LA CONCEPTION 10 16 25_signed.pdf



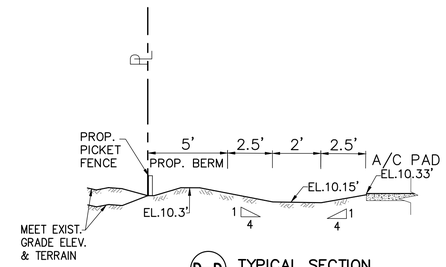
A–A TYPICAL SECTION FROM NORTH PROPERTY LINE TO SOUTH PROPERTY LINE
N.T.S.



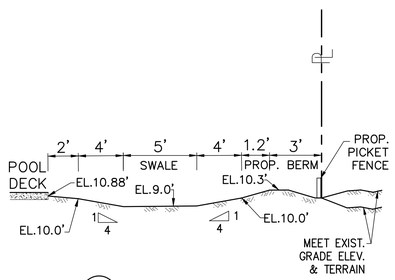
B–B TYPICAL SECTION
N.T.S.



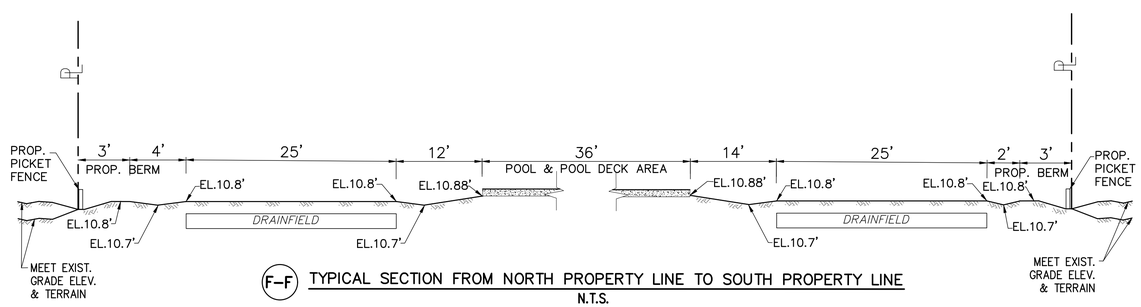
C–C TYPICAL SECTION
N.T.S.



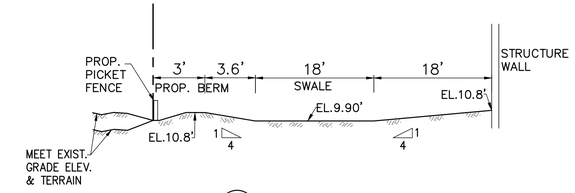
D–D TYPICAL SECTION
N.T.S.



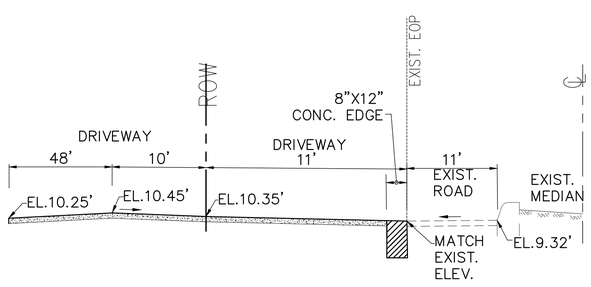
E–E TYPICAL SECTION
N.T.S.



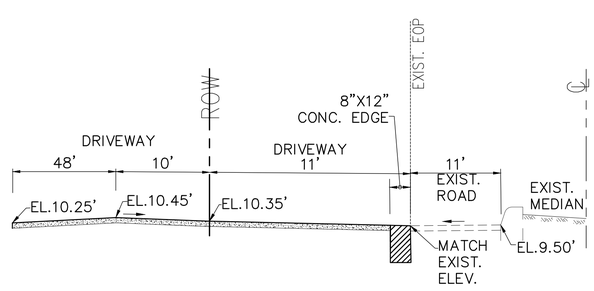
F–F TYPICAL SECTION FROM NORTH PROPERTY LINE TO SOUTH PROPERTY LINE
N.T.S.



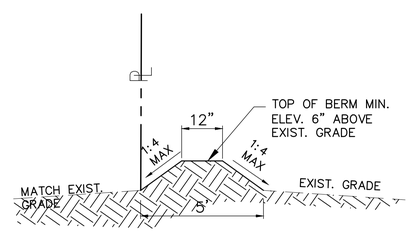
G–G TYPICAL SECTION
N.T.S.



TYPICAL SECTION FOR PROP. SOUTHERNMOST DRIVEWAY
N.T.S.



TYPICAL SECTION FOR PROP. NORTHERNMOST DRIVEWAY
N.T.S.



BERM DETAIL
N.T.S.

BERM NOTES

1. BERM TO BE BUILT OF SUITABLE FILL MATERIAL. NO MUCK OR OPEN GRADE SILICA.

2. BERM TO BE COMPACTED AT 92% DENSITY AND SODDED OR STABILIZED IN AN APPROVED METHOD TO PREVENT EROSION.

Ivonne Planas

Digitally signed by Ivonne Planas
Date: 2025.10.16 16:54:40 -04'00'

ACE ENGINEERING SOLUTIONS, INC.
DESIGN AND CONSULTING SERVICES
IPLANASR@OUTLOOK.COM

REVISIONS	BY

8965 SW 63 CT
PINECREST, FL 33156
CROSS SECTIONS

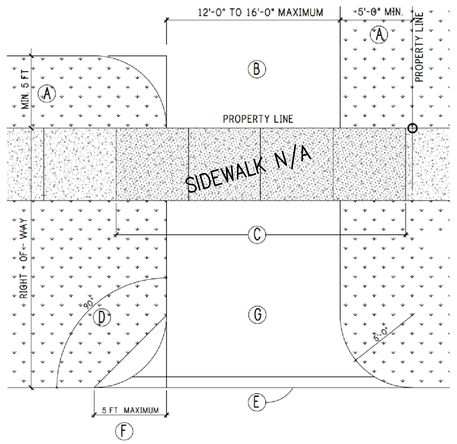
IVONNE PLANAS LICENSE No. 67358 STATE OF FLORIDA PROFESSIONAL ENGINEER

IVONNE PLANAS, P.E.
FL. LICENSE 67358

DATE 10–16–2025
SCALE AS SHOWN
DRAWN I.P.

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF ACE ENGINEERING SOLUTIONS, INC., WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER ON OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO ACE ENGINEERING SOLUTIONS, INC.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
CIVIL DWG.DE LA CONCEPTION 10 16 25_signed.pdf



(A) MINIMUM SETBACK OF PAVED SURFACE TO PROPERTY LINE

(B) MINIMUM WIDTH 12'-0"
MAXIMUM WIDTH 16'-0"

(C) FOR EXISTING SIDEWALK @ EXISTING DRIVEWAY-NO CHANGES REQUIRED. NEW DRIVEWAY LOCATION @ EXISTING SIDEWALK REQUIRES REPLACEMENT 6" NON-REINFORCED CONCRETE SLAB. SEPARATE PUBLIC WORKS PERMIT REQUIRED.

(D) DRIVEWAY APPROACH SHOULD BE @ 90 DEG. ANGLE TO ADJACENT STREET EDGE.

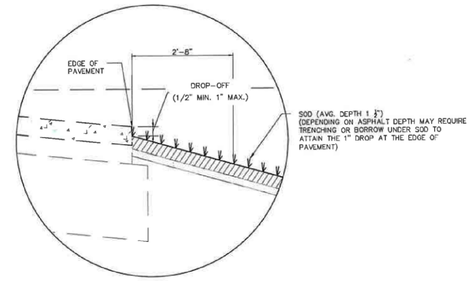
(E) SAW CUT @ CONNECTION TO STREET EDGE. PROVIDE A 12"(D) x 8"(W) 3000 psi UNREINFORCED CONCRETE EDGE

(F) MIN./MAX. FLARE / RADIUS ALLOWABLE.

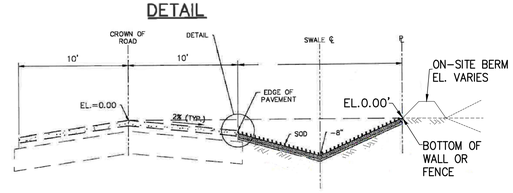
(G) ANY WORK IN THE RIGHT-OF-WAY REQUIRES A RECORDED COVENANT: INCLUDES: STAMPED CONCRETE, BRICK, FIBERMESH CONC., STOVE PAVERS (GRAVEL NOT PERMITTED), ASPHALT AND NON REINFORCED CONC.

VILLAGE OF PINECREST — **DRIVEWAY APPROACH STANDARDS AND CONDITIONS**

Revised 5.24.23



DETAIL

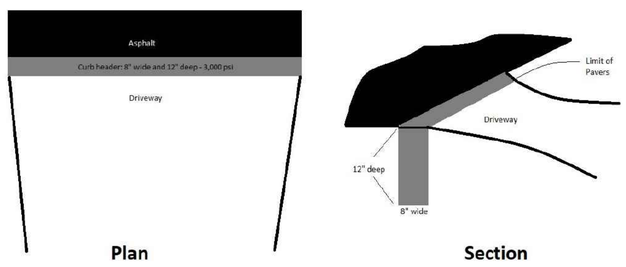


VILLAGE OF PINECREST PUBLIC WORKS
TYPICAL SWALE DETAIL

2021

Driveway Header Curb Detail

(N.T.S.)



PUBLIC WORKS CONDITIONS OF PERMIT–SFR–D/W

1. NO FILL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE ROW OUTSIDE OF THE BUILDING FOOTPRINT.

2. NO RUNOFF GENERATED FROM THE D/W IS PERMITTED TO DISCHARGE DIRECTLY TO THE ROW OR ADJACENT PROPERTIES.

3. THE ROW SWALE IS TO BE GRADED USING THE VILLAGE PW STANDARD.

4. NO TREES ARE TO BE PLANTED IN THE ROW BEFORE A CONDITIONAL APPROVAL OF THE ROUGH GRADING OF THE SWALE HAS BEEN APPROVED BY PUBLIC WORKS.

5. NO SHRUBS ARE TO BE PLANTED IN THE ROW AND ANY EXISTING SHRUBS ARE TO BE REMOVED.

6. NO IRRIGATION, LIGHTING, OR ELECTRICAL COMPONENTS OF ANY KIND MAY BE INSTALLED IN THE ROW.

7. ALL PROPOSED TREES IN THE ROW WILL BE PLANTED A MINIMUM OF 7' FROM THE EDGE OF PAVEMENT TO THE FACE OF THE TREE AND WILL BE OF A TYPE, KIND, AND SPACING AS APPROVED BY THE PUBLIC WORKS DEPARTMENT. PUBLIC WORKS CONTACT INFORMATION IS: PUBLICWORKS@PINECREST–FL.GOV

8. ANY DECORATIVE D/W IN THE ROW SHALL HAVE AN 8"W X 12"D, 3,000–PSI, FIBER MESH CONCRETE HEADER CURB LOCATED BETWEEN THE ASPHALT AND THE PROPOSED D/W. THE EDGE OF THE HEADER CURB WILL BE A MINIMUM OF 10' FROM THE MIDDLE OF THE ADJACENT ROAD OR TO THE EDGE OF THE EXISTING ASPHALT EDGE, WHICHEVER IS GREATER.

9. NO MATERIALS OF ANY KIND WILL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALE.

10. EXISTING SIDEWALKS WILL BE MAINTAINED AT ALL TIMES, FREE OF ANY LOOSE MATERIAL, AND OPEN TO PEDESTRIAN TRAFFIC AT ALL TIMES. NO VEHICLES CAN PARK ON THE SIDEWALK AT ANY TIME.

11. ANY SIDEWALK CROSSED BY A D/W APPROACH MUST BE REPLACED WITH 6" THICK SIDEWALK AND EXTEND TO THE NEXT ADJACENT WHOLE FLAG ON EITHER SIDE OF THE NEW APPROACH. LONGITUDINAL SLOPE CANNOT EXCEED 5% AND MAXIMUM CROSS SLOPE IS 2%. ALL SIDEWALK CONSTRUCTION THAT INTERSECTS WITH A CROSSWALK MUST BE PARALLEL WITH THAT CROSS WALK AND WILL HAVE DETECTABLE WARNING SURFACE PLACED PERMANENTLY IN CONCRETE–NO SCREW–DOWN DETECTABLE WARNING SURFACE IS PERMITTED. ALL SIDEWALK IN THE ROW WILL BE A MINIMUM OF 10' FROM THE NEAREST EDGE OF PAVEMENT AND MARKED AS SUCH IN THE SIGNED AND SEALED PLANS.

12. ALL WORK CONDUCTED IN THE ROW WILL IMPLEMENT THE APPLICABLE FDOT STANDARD INDEX 600 SERIES FOR MOT.

13. ALL SIDEWALK REPLACEMENT WILL BE OPEN TO TRAFFIC WITHIN 48 HOURS OF THE SIDEWALK BEING CLOSED FOR DEMO. THIS INCLUDES DEMOLITION OF EXISTING SIDEWALK, PLACING FORMS, PLACING AND FINISHING CONCRETE AND STRIPPING FORMS.

14. NO PORTION OF THE PUBLIC ROW CAN BE ENCLOSED BY THE CONTRACTOR'S FENCE AT ANY TIME.

15. ALL SOD IN THE ROW WILL BE SAND GROWN, "EMPIRE ZOYSIA"

16. ALL DRIVEWAY APPROACHES WILL MEET ALL ADA REQUIREMENTS FOR OBSTRUCTIONS, BOTH VERTICAL AND HORIZONTAL AND FOR SLOPE, BOTH CROSS SLOPE AND LONGITUDINAL.

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO SUNSHINE STATE ONE CALL OF FLORIDA, INC. PHONE NUMBER 1–800–432–4770, TWO WORKING DAYS BEFORE DIGGING.

2. ELEVATIONS SHOWN REFER TO N.G.V.D.

3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE, SIZE, AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.

Ivonne Planas

Digitally signed by Ivonne Planas
Date: 2025.10.16 16:55:00 -04'00'

ACE ENGINEERING SOLUTIONS, INC.
DESIGN AND CONSULTING SERVICES
IPLANASR@OUTLOOK.COM

REVISIONS	BY

8965 SW 63 CT
PINECREST, FL 33156
GENERAL NOTES AND DETAILS

IVONNE PLANAS LICENSE No. 67358 STATE OF FLORIDA PROFESSIONAL ENGINEER

IVONNE PLANAS, P.E.
FL. LICENSE 67358

DATE 10–16–2025
SCALE AS SHOWN
DRAWN I.P.

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF ACE ENGINEERING SOLUTIONS, INC., WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER ON OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO ACE ENGINEERING SOLUTIONS, INC.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
CIVIL DWG.DE LA CONCEPTION 10 16 25_signed.pdf

GENERAL NOTES:

1. THE CONTRACTOR SHALL PRACTICE GOOD HOUSEKEEPING BY INSTITUTING A CLEAN, ORDERLY CONSTRUCTION SITE.

2. THE CONTRACTOR SHALL PREVENT THE DISCHARGE OF SOLID MATERIALS, INCLUDING BUILDING MATERIALS, TO WATERS OF THE UNITED STATES. THE PROPOSED METHODS SHALL INCLUDE AT LEAST THE FOLLOWING, UNLESS OTHERWISE APPROVED BY THE ENGINEER:

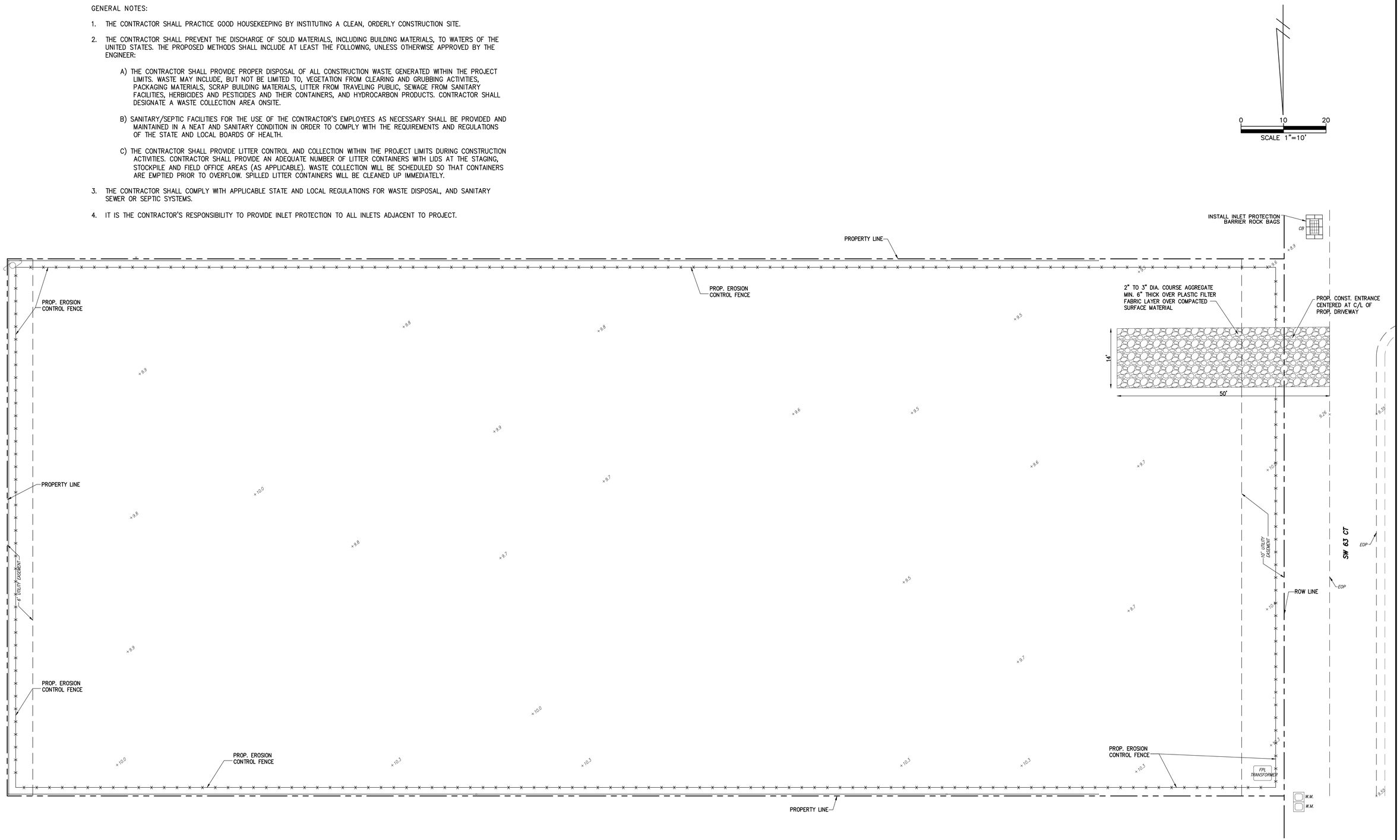
   A) THE CONTRACTOR SHALL PROVIDE PROPER DISPOSAL OF ALL CONSTRUCTION WASTE GENERATED WITHIN THE PROJECT LIMITS. WASTE MAY INCLUDE, BUT NOT BE LIMITED TO, VEGETATION FROM CLEARING AND GRUBBING ACTIVITIES, PACKAGING MATERIALS, SCRAP BUILDING MATERIALS, LITTER FROM TRAVELING PUBLIC, SEWAGE FROM SANITARY FACILITIES, HERBICIDES AND PESTICIDES AND THEIR CONTAINERS, AND HYDROCARBON PRODUCTS. CONTRACTOR SHALL DESIGNATE A WASTE COLLECTION AREA ONSITE.

   B) SANITARY/SEPTIC FACILITIES FOR THE USE OF THE CONTRACTOR'S EMPLOYEES AS NECESSARY SHALL BE PROVIDED AND MAINTAINED IN A NEAT AND SANITARY CONDITION IN ORDER TO COMPLY WITH THE REQUIREMENTS AND REGULATIONS OF THE STATE AND LOCAL BOARDS OF HEALTH.

   C) THE CONTRACTOR SHALL PROVIDE LITTER CONTROL AND COLLECTION WITHIN THE PROJECT LIMITS DURING CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL PROVIDE AN ADEQUATE NUMBER OF LITTER CONTAINERS WITH LIDS AT THE STAGING, STOCKPILE AND FIELD OFFICE AREAS (AS APPLICABLE). WASTE COLLECTION WILL BE SCHEDULED SO THAT CONTAINERS ARE EMPTIED PRIOR TO OVERFLOW. SPILLED LITTER CONTAINERS WILL BE CLEANED UP IMMEDIATELY.

3. THE CONTRACTOR SHALL COMPLY WITH APPLICABLE STATE AND LOCAL REGULATIONS FOR WASTE DISPOSAL, AND SANITARY SEWER OR SEPTIC SYSTEMS.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE INLET PROTECTION TO ALL INLETS ADJACENT TO PROJECT.



Ivonne Planas

Digitally signed by Ivonne Planas
Date: 2025.10.16 16:55:19 -04'00'

ACE ENGINEERING SOLUTIONS, INC.
DESIGN AND CONSULTING SERVICES
IPLANASR@OUTLOOK.COM

REVISIONS	BY

8965 SW 63 CT
PINECREST, FL 33156
SWPPP SITE PLAN

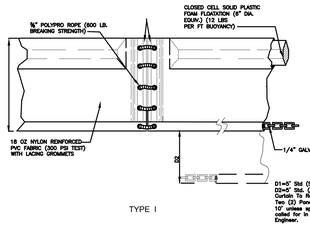
IVONNE PLANAS LICENSE No. 67358 STATE OF FLORIDA PROFESSIONAL ENGINEER

IVONNE PLANAS, P.E.
FL. LICENSE 67358

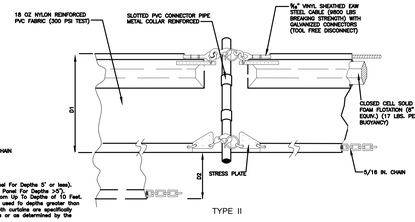
DATE 10-16-2025
SCALE AS SHOWN
DRAWN I.P.

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF ACE ENGINEERING SOLUTIONS, INC., WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER ON OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO ACE ENGINEERING SOLUTIONS, INC.

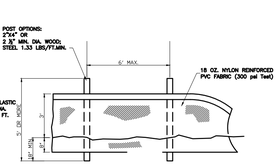
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
CIVIL DWG.DE LA CONCEPTION 10 16 25_signed.pdf



TYPE I



TYPE II



STAKED TURBIDITY BARRIER (TYP.)

LEGEND:

- PILE LOCATIONS
- DREDGE OR FILL AREA
- MOORING BUOY W/ANCHOR
- ANCHOR
- BARRIER MOVEMENT DUE TO CURRENT ACTION

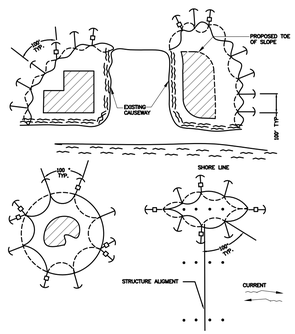
NOTES:

1– TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH.

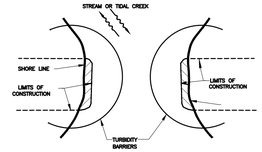
2– NUMBER AND SPACING OF ANCHORS DEPENDENT ON CURRENT VELOCITIES.

3– DEPLOYMENT OF BARRIER AROUND PILE LOCATIONS MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.

4– NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.

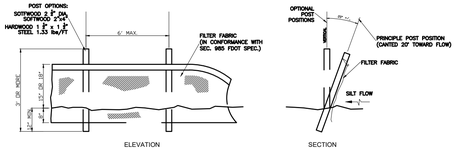


TURBIDITY BARRIER APPLICATIONS
FLOATING TURBIDITY BARRIERS (TYP.)

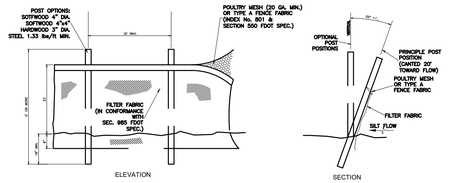


NOTE:

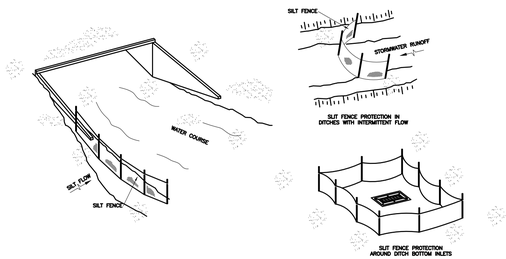
TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL AND WATER QUALITY REQUIREMENTS. THE BARRIER TYPES(S) WILL BE AT THE CONTRACTOR'S OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS, HOWEVER PAYMENT WILL BE UNDER THE PAY ITEMS(S) ESTABLISHED IN THE PLANS FOR FLOATING TURBIDITY BARRIER AND/OR STAKED TURBIDITY BARRIER. POSTS IN STAKED TURBIDITY BARRIERS IS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.



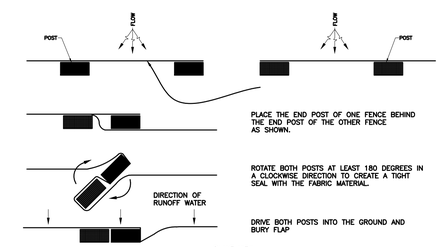
TYPE III SILT FENCE (TYP.)



TYPE IV SILT FENCE (TYP.)



SILT FENCE APPLICATIONS (TYP.)



JOINING TWO SILT FENCES (TYP.)

NOTES FOR SILT FENCES:

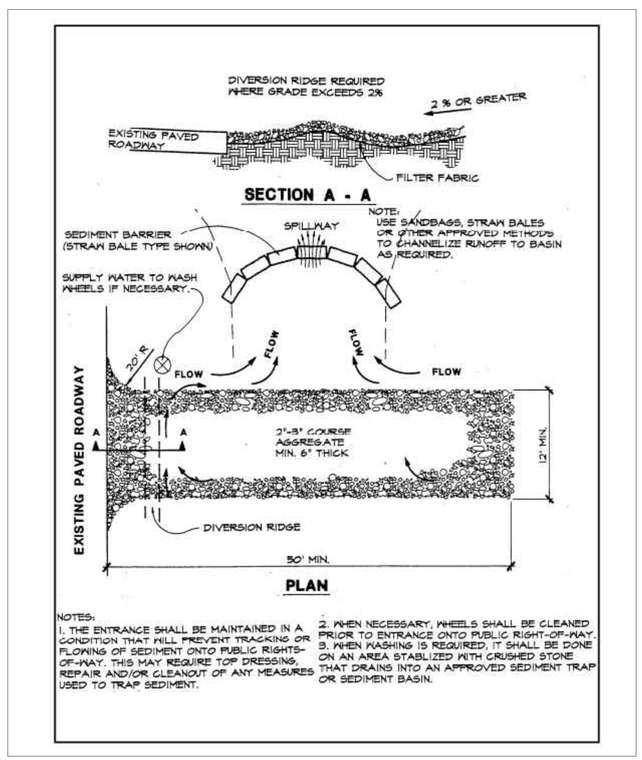
1– TYPE III SILT FENCE TO BE USED AT MOST LOCATIONS. WHERE USED IN DITCHES, THE SPACING FOR TYPE III SILT FENCE SHALL BE IN ACCORDANCE WITH CHART 1, SHEET 1 OF 2010 FDOT DESIGN STANDARDS INDEX 102.

2– TYPE IV SILT FENCE TO BE USED WHERE LARGE SEDIMENT LOADS ARE ANTICIPATED. SUGGESTED USE IS WHERE FILL SLOPE IS 1:2 OR STEEPER AND LENGTH OF SLOPE EXCEEDS 25 FEET. AVOID USE WHERE THE DETAINED WATER MAY BACK INTO TRAVEL LANES OR OFF THE RIGHT OF WAY.

3– DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

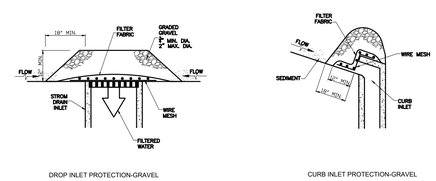
4– WHERE USED AS SLOPE PROTECTION, SILT FENCE IS TO BE CONSTRUCTED ON 0% LONGITUDINAL GRADE TO AVOID CHANNELIZING RUNOFF ALONG THE LENGTH OF THE FENCE.

SEDIMENT BARRIERS (TYP.)
OR APPROVED ALTERNATIVE



NOTES:
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 RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



DROP INLET PROTECTION-GRAVEL

CURB INLET PROTECTION-GRAVEL

GRAVEL APPLICATIONS (TYP.)
OR APPROVED ALTERNATIVE

NOTES FOR INLET PROTECTION GRAVEL:

1– INSTALLATION/APPLICATION CRITERIA:

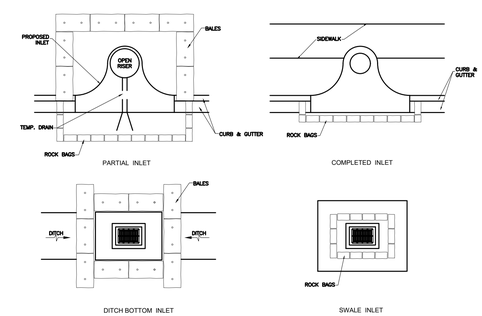
- PLACE WIRE MESH (WITH ½ INCH OPENINGS) OVER THE INLET GRATE EXTENDING ONE FOOT PAST THE GRATE IN ALL DIRECTIONS.
- PLACE FILTER FABRIC OVER THE MESH. FILTER FABRIC SHOULD BE SELECTED BASED ON SOIL TYPE.
- PLACE GRADED GRAVEL, TO A MINIMUM DEPTH OF 12 INCHES, OVER THE FILTER FABRIC AND EXTENDING 18 INCHES PAST THE GRATE IN ALL DIRECTIONS.

2– MAINTENANCE:

- INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT A MINIMUM OF ONCE MONTHLY.
- REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 4 INCHES IN DEPTH.
- REPLACE FILTER FABRIC AND CLEAN OR REPLACE GRAVEL IF CLOGGING IS APPARENT.

3– LIMITATIONS:

- RECOMMENDED FOR MAXIMUM DRAINAGE AREA OF ONE ACRE.
- EXCESS FLOWS MAY BYPASS THE INLET REQUIRING DOWN GRADIENT CONTROLS.
- PONDING WILL OCCUR AT INLET.



PROTECTION ALONG INLETS WITH ROCK BAGS BALES
OR APPROVED ALTERNATIVES

NOTES FOR SYNTHETIC BALES OR BALE TYPE BARRIERS:

1– TYPE I AND II SYNTHETIC BARRIER SHOULD BE SPACED IN ACCORDANCE WITH CHART 1, SHEET 1 OF 2010 FDOT DESIGN STANDARDS INDEX 102.

2– BALES SHALL BE ANCHORED WITH TWO (2) 1"x2" (or 1" dia.) x 4' WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER. STAKES OTHER THAN WOOD SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.

3– RAILS AND POSTS SHALL BE 2"x4" WOOD. OTHER MATERIALS PROVIDING EQUIVALENT STRENGTH MAYBE USED IF APPROVED BY THE ENGINEER.

4– ADJACENT BALES SHALL BE BUTTED FIRMLY TOGETHER.

5– WHERE USED IN CONJUNCTION WITH SILT FENCE, BALES SHALL BE PLACED ON THE UPSTREAM SIDE OF THE FENCE.

INLET PROTECTION SYSTEM (TYP.)
OR APPROVED ALTERNATIVE

Ivonne Planas

Digitally signed by Ivonne Planas
Date: 2025.10.16 16:55:40 -04'00'

ACE ENGINEERING SOLUTIONS, INC.
DESIGN AND CONSULTING SERVICES
IPLANASR@OUTLOOK.COM

REVISIONS	BY

6460 SW 94 ST
PINECREST, FL 33156
SWPPP DETAILS

IVONNE PLANAS LICENSE No. 67358 STATE OF FLORIDA PROFESSIONAL ENGINEER

IVONNE PLANAS, P.E.
FL. LICENSE 67358

DATE 10-16-2025
SCALE AS SHOWN
DRAWN I.P.

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF ACE ENGINEERING SOLUTIONS, INC., WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER ON OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO ACE ENGINEERING SOLUTIONS, INC.

SHEET No. 5 of 5

C-5

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
CIVIL DWG.DE LA CONCEPTION 10 16 25_signed.pdf

STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
CONSTRUCTION PERMIT

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

CONSTRUCTION PERMIT FOR:

[XX]	New System	[ ]	Existing System	[ ]	Holding Tank	[ ]	Innovative
[ ]	Repair	[ ]	Abandonment	[ ]	Temporary	[XX]	PBTS

APPLICANT: JORGE DE LA CONCEPCION DISNEYDI MARTINEZ

PROPERTY ADDRESS: 8965 SW 63rd Ct, Pinecrest, FL 33156

LOT: 6 BLOCK: 2 SUBDIVISION: STRITTER ESTATES

PROPERTY ID #: 20-5001-053-0160 [SECTION, TOWNSHIP, RANGE, PARCEL NUMBER] [OR TAX ID NUMBER]

SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARDS OF SECTION 381.0065, F.S., AND CHAPTER 64E-6, F.A.C. DEPARTMENT APPROVAL OF SYSTEM DOES NOT GUARANTEE SATISFACTORY PERFORMANCE FOR ANY SPECIFIC PERIOD OF TIME. ANY CHANGE IN MATERIAL FACTS, WHICH SERVED AS A BASIS FOR ISSUANCE OF THIS PERMIT, REQUIRE THE APPLICANT TO MODIFY THE PERMIT APPLICATION. SUCH MODIFICATIONS MAY RESULT IN THIS PERMIT BEING MADE NULL AND VOID. ISSUANCE OF THIS PERMIT DOES NOT EXEMPT THE APPLICANT FROM COMPLIANCE WITH OTHER FEDERAL, STATE, OR LOCAL PERMITTING REQUIRED FOR DEVELOPMENT OF THIS PROPERTY.

SYSTEM DESIGN AND SPECIFICATIONS

T [600] GALLONS / SEPTIC TANK /AEROBIC UNIT CAPACITY MULTI-CHAMBERED/IN-SERIES [Y]
A [ ] GALLONS / GPD FILTER CAPACITY MULTI-CHAMBERED/IN-SERIES [Y]
N [ ] GALLONS GREASE INTERCEPTOR CAPACITY [MAXIMUM CAPACITY SINGLE TANK: 1250 GALLONS]
K [ ] GALLONS DOSING TANK CAPACITY [50] GALLONS @ [6] DOSES PER 24 HRS # PUMPS [1]

D [250] SQUARE FEET PRIMARY DRAINFIELD SYSTEM
R [ ] SQUARE FEET _____ SYSTEM
A TYPE SYSTEM: [X] STANDARD [ ] FILLED [ ] MOUND [ ] _____
I CONFIGURATION: [X] TRENCH [ ] BED [] DRIP IRRIGATION _____
N
F LOCATION OF BENCHMARK: 9.35′ NGVD on Curb and Gutter prior to C/L of SW 63rd CT
I ELEVATION OF PROPOSED SYSTEM SITE [5.40] [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT
E BOTTOM OF DRAINFIELD TO BE [6.60] [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT
L
D FILL REQUIRED: [ ] INCHES EXCAVATION REQUIRED: [54] INCHES

Audio and visual alarms must be working. Proposed 600 gps Norweco Singular TNT-500. Proposed 250 sq.ft of Drainfield. Install 42″ of sand under the bottom of Drain-field. Perimeter of excavation shall be at least 2 ft. wider and longer than the proposed absortion trench. Invert and bottom of drain field to be no less than 8.80′ NGVD (24″ min above SHWT and/or 12″ max under proposed finished grade.

SPECIFICATIONS BY: FAUSTO GUERRERO P.E. TITLE: _____
APPROVED BY: _____ _____ CHD
DATE ISSUED: _____ EXPIRATION DATE: 05/01/2025

FAUSTO E. GUERRERO LICENSE No. 50465 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Fausto E Guerrero
Date: 2025.05.01 15:02:31 -04'00'

DH 4016, 10/97 (Previous Editions May Be Used)

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
CONSTRUCTION PERMIT System 1.pdf

INSTRUCTIONS:

PERMIT NUMBER:	**Permit tracking number assigned by CPHU.**
CONSTRUCTION PERMIT FOR:	**Check type of permit, if "Other" specify type in blank.**
APPLICANT:	**Property owner's full name.**
TELEPHONE:	**Telephone number for applicant or agent**
AGENT:	**Property owner's legally authorized representative.**
MAILING ADDRESS:	**P.O. Box or street mailing address for applicant or agent.**
LOT, BLOCK, SUBDIVISION or PROPERTY ID#:	**27 character id number for property. (CHD may require property appraiser ID # or section/township/range/parcel number)**
SYSTEM DESIGN AND SPECIFICATIONS:	
TANK:	**Minimum specifications from Chapter 64E-6, FAC.**
DRAINFIELD:	**Minimum specifications from Chapter 64E-6, FAC.**
OTHER:	**Other specifications, such as operating permit requirements, low-volume flush toilets, variance provisos.**
SPECIFICATIONS BY:	**Name of individual providing specifications. If designed by a registered engineer must be sealed.**
APPROVED BY:	**County Health Department (CHD) personnel reviewing and approving permit.**
DATE ISSUED:	**Date permit is issued by CHD**
EXPIRATION DATE:	**One year from date issued if the system has not been installed. Permits for system repairs become void 90 days from the date issued.**

STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
CONSTRUCTION PERMIT

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

CONSTRUCTION PERMIT FOR:

[XX]	New System	[ ]	Existing System	[ ]	Holding Tank	[ ]	Innovative
[ ]	Repair	[ ]	Abandonment	[ ]	Temporary	[XX]	PBTS

APPLICANT: JORGE DE LA CONCEPCION DISNEYDI MARTINEZ

PROPERTY ADDRESS: 8965 SW 63rd Ct, Pinecrest, FL 33156

LOT: 6 BLOCK: 2 SUBDIVISION: STRITTER ESTATES

PROPERTY ID #: 20-5001-053-0160 [SECTION, TOWNSHIP, RANGE, PARCEL NUMBER] [OR TAX ID NUMBER]

SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARDS OF SECTION 381.0065, F.S., AND CHAPTER 64E-6, F.A.C. DEPARTMENT APPROVAL OF SYSTEM DOES NOT GUARANTEE SATISFACTORY PERFORMANCE FOR ANY SPECIFIC PERIOD OF TIME. ANY CHANGE IN MATERIAL FACTS, WHICH SERVED AS A BASIS FOR ISSUANCE OF THIS PERMIT, REQUIRE THE APPLICANT TO MODIFY THE PERMIT APPLICATION. SUCH MODIFICATIONS MAY RESULT IN THIS PERMIT BEING MADE NULL AND VOID. ISSUANCE OF THIS PERMIT DOES NOT EXEMPT THE APPLICANT FROM COMPLIANCE WITH OTHER FEDERAL, STATE, OR LOCAL PERMITTING REQUIRED FOR DEVELOPMENT OF THIS PROPERTY.

SYSTEM DESIGN AND SPECIFICATIONS

T [600] GALLONS / SEPTIC TANK /AEROBIC UNIT CAPACITY MULTI-CHAMBERED/IN-SERIES [Y]
A [ ] GALLONS / GPD FILTER CAPACITY MULTI-CHAMBERED/IN-SERIES [Y]
N [ ] GALLONS GREASE INTERCEPTOR CAPACITY [MAXIMUM CAPACITY SINGLE TANK: 1250 GALLONS]
K [ ] GALLONS DOSING TANK CAPACITY [50] GALLONS @ [6] DOSES PER 24 HRS # PUMPS [1]

D [479] SQUARE FEET PRIMARY DRAINFIELD SYSTEM
R [ ] SQUARE FEET _____ SYSTEM
A TYPE SYSTEM: [X] STANDARD [ ] FILLED [ ] MOUND [ ] _____
I CONFIGURATION: [X] TRENCH [ ] BED [] DRIP IRRIGATION _____
N
F LOCATION OF BENCHMARK: 9.35′ NGVD on Curb and Gutter Prior to C/L of SW 63 CT
I ELEVATION OF PROPOSED SYSTEM SITE [4.20] [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT
E BOTTOM OF DRAINFIELD TO BE [10.80] [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT
L
D FILL REQUIRED: [ ] INCHES EXCAVATION REQUIRED: [54] INCHES

Audio and visual alarms must be working. Proposed 600 gps Norweco Singular TNT-500. Proposed 479 sq.ft of Drainfield. Install 42″ of sand under the bottom of Drain-field. Perimeter of excavation shall be at least 2 ft. wider and longer than the proposed absortion trench. Invert and bottom of drain field to be no less than 8.70′ NGVD (24″ min above SHWT and/or 12″ max under proposed finished grade.

SPECIFICATIONS BY: FAUSTO GUERRERO P.E. TITLE: _____
APPROVED BY: _____ _____ CHD
DATE ISSUED: _____ EXPIRATION DATE: 04/30/2025

FAUSTO E. GUERRERO LICENSE No. 50465 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Fausto E Guerrero
Date: 2025.05.01 15:02:55 -04'00'

DH 4016, 10/97 (Previous Editions May Be Used)

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
CONSTRUCTION PERMIT System 2.pdf

INSTRUCTIONS:

PERMIT NUMBER:	**Permit tracking number assigned by CPHU.**
CONSTRUCTION PERMIT FOR:	**Check type of permit, if "Other" specify type in blank.**
APPLICANT:	**Property owner's full name.**
TELEPHONE:	**Telephone number for applicant or agent**
AGENT:	**Property owner's legally authorized representative.**
MAILING ADDRESS:	**P.O. Box or street mailing address for applicant or agent.**
LOT, BLOCK, SUBDIVISION or PROPERTY ID#:	**27 character id number for property. (CHD may require property appraiser ID # or section/township/range/parcel number)**
SYSTEM DESIGN AND SPECIFICATIONS:	
TANK:	**Minimum specifications from Chapter 64E-6, FAC.**
DRAINFIELD:	**Minimum specifications from Chapter 64E-6, FAC.**
OTHER:	**Other specifications, such as operating permit requirements, low-volume flush toilets, variance provisos.**
SPECIFICATIONS BY:	**Name of individual providing specifications. If designed by a registered engineer must be sealed.**
APPROVED BY:	**County Health Department (CHD) personnel reviewing and approving permit.**
DATE ISSUED:	**Date permit is issued by CHD**
EXPIRATION DATE:	**One year from date issued if the system has not been installed. Permits for system repairs become void 90 days from the date issued.**

STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
CONSTRUCTION PERMIT

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

CONSTRUCTION PERMIT FOR:

[XX]	New System	[ ]	Existing System	[ ]	Holding Tank	[ ]	Innovative
[ ]	Repair	[ ]	Abandonment	[ ]	Temporary	[XX]	PBTS_____

APPLICANT: JORGE DE LA CONCEPCION DISNEYDI MARTINEZ

PROPERTY ADDRESS: 8965 SW 63rd Ct, Pinecrest, FL 33156

LOT: 6 BLOCK: 2 SUBDIVISION: STRITTER ESTATES

PROPERTY ID #: 20-5001-053-0160 [SECTION, TOWNSHIP, RANGE, PARCEL NUMBER] [OR TAX ID NUMBER]

SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARDS OF SECTION 381.0065, F.S., AND CHAPTER 64E-6, F.A.C. DEPARTMENT APPROVAL OF SYSTEM DOES NOT GUARANTEE SATISFACTORY PERFORMANCE FOR ANY SPECIFIC PERIOD OF TIME. ANY CHANGE IN MATERIAL FACTS, WHICH SERVED AS A BASIS FOR ISSUANCE OF THIS PERMIT, REQUIRE THE APPLICANT TO MODIFY THE PERMIT APPLICATION. SUCH MODIFICATIONS MAY RESULT IN THIS PERMIT BEING MADE NULL AND VOID. ISSUANCE OF THIS PERMIT DOES NOT EXEMPT THE APPLICANT FROM COMPLIANCE WITH OTHER FEDERAL, STATE, OR LOCAL PERMITTING REQUIRED FOR DEVELOPMENT OF THIS PROPERTY.

SYSTEM DESIGN AND SPECIFICATIONS

T [600] GALLONS / SEPTIC TANK /AEROBIC UNIT CAPACITY MULTI-CHAMBERED/IN-SERIES [Y]
A [ ] GALLONS / GPD FILTER CAPACITY MULTI-CHAMBERED/IN-SERIES [Y]
N [ ] GALLONS GREASE INTERCEPTOR CAPACITY [MAXIMUM CAPACITY SINGLE TANK: 1250 GALLONS]
K [ ] GALLONS DOSING TANK CAPACITY [50] GALLONS @ [6] DOSES PER 24 HRS # PUMPS [1]

D [454] SQUARE FEET PRIMARY DRAINFIELD SYSTEM
R [ ] SQUARE FEET _____ SYSTEM
A TYPE SYSTEM: [X] STANDARD [ ] FILLED [ ] MOUND [ ] _____
I CONFIGURATION: [X] TRENCH [ ] BED [] DRIP IRRIGATION_____
N
F LOCATION OF BENCHMARK: 9.35' NGVD on Curb and Gutter prior to C/Lof SW 63rd CT
I ELEVATION OF PROPOSED SYSTEM SITE [1.80] [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT
E BOTTOM OF DRAINFIELD TO BE [10.20] [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT
L
D FILL REQUIRED: [ ] INCHES EXCAVATION REQUIRED: [54] INCHES

Audio and visual alarms must be working. Proposed 600 gps Norweco Singular TNT-500. Proposed 454 sq.ft of Drainfield. Install 42″ of sand under the bottom of Drain-field. Perimeter of excavation shall be at least 2 ft. wider and longer than the proposed absortion trench. Invert and bottom of drain field to be no less than 8.50′ NGVD (24″ min above SHWT and/or 12″ max under proposed finished grade.

FAUSTO E. GUERRERO LICENSE No. 50465 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Fausto E Guerrero
Date: 2025.05.01 15:04:11 -04'00'

SPECIFICATIONS BY: FAUSTO GUERRERO P.E. TITLE: _____
APPROVED BY: _____ _____ _____CHD
DATE ISSUED: _____ EXPIRATION DATE: 04/30/2025

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
CONSTRUCTION PERMIT System 3.pdf

INSTRUCTIONS:

PERMIT NUMBER:	**Permit tracking number assigned by CPHU.**
CONSTRUCTION PERMIT FOR:	**Check type of permit, if "Other" specify type in blank.**
APPLICANT:	**Property owner's full name.**
TELEPHONE:	**Telephone number for applicant or agent**
AGENT:	**Property owner's legally authorized representative.**
MAILING ADDRESS:	**P.O. Box or street mailing address for applicant or agent.**
LOT, BLOCK, SUBDIVISION or PROPERTY ID#:	**27 character id number for property. (CHD may require property appraiser ID # or section/township/range/parcel number)**
SYSTEM DESIGN AND SPECIFICATIONS:	
TANK:	**Minimum specifications from Chapter 64E-6, FAC.**
DRAINFIELD:	**Minimum specifications from Chapter 64E-6, FAC.**
OTHER:	**Other specifications, such as operating permit requirements, low-volume flush toilets, variance provisos.**
SPECIFICATIONS BY:	**Name of individual providing specifications. If designed by a registered engineer must be sealed.**
APPROVED BY:	**County Health Department (CHD) personnel reviewing and approving permit.**
DATE ISSUED:	**Date permit is issued by CHD**
EXPIRATION DATE:	**One year from date issued if the system has not been installed. Permits for system repairs become void 90 days from the date issued.**

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

10/17/2025 10:24:56 AM

Contact Name:	Abdel Alvarez
Contact Email:	INFO@MASTCOCONSTRUCTION.COM
Tracking Number:	2025014720
Reviews to rework:	DPAD
Comments:	

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

11/6/2025 5:20:17 PM

Contact Name:	Abdel Alvarez
Contact Email:	INFO@MASTCOCONSTRUCTION.COM
Tracking Number:	2025014720
Reviews to rework:	DPAD
Comments:	

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

5/29/2025 8:43:52 AM

Contact Name:

Contact Email: DANIELA.AZPIRI@MIAMIDADE.GOV

Tracking Number: 2025014720

Reviews to rework: OTDS

Comments:

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

6/18/2025 8:58:46 AM

Contact Name:

Contact Email: LUIS.LOPEZ2@MIAMIDADE.GOV

Tracking Number: 2025014720

Reviews to rework: DERM

Comments:

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

6/5/2025 4:10:13 PM

Contact Name:

Contact Email: CECELIA.ISLAS@MIAMIDADE.GOV

Tracking Number: 2025014720

Reviews to rework: OTDS

Comments:

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

7/25/2025 11:41:36 AM

Contact Name:

Contact Email: CAROLINA.CALVO@MIAMIDADE.GOV

Tracking Number: 2025014720

Reviews to rework: OTDS

Comments:

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

8/11/2025 4:02:06 PM

Contact Name:

Contact Email: ZAREEFA.ABDUL@MIAMIDADE.GOV

Tracking Number: 2025014720

Reviews to rework: HRS

Comments:

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

8/4/2025 12:37:50 PM

Contact Name:

Contact Email: PAOLA.ROSA@MIAMIDADE.GOV

Tracking Number: 2025014720

Reviews to rework: OTDS

Comments:

Miami-Dade Department of Regulatory and Economic Resources

CONTACT INFORMATION FOR PERMIT APPLICATION

FIRST NAME *(print clearly)*	LAST NAME *(print clearly)*
Sarima	Batista
MOBILE PHONE	**OFFICE/HOME PHONE**
(305) 281.3771	(305)631-2145

EMAIL *(required so you can be notified on the status of your plans)*

sbenginc@gmail.com

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

M2025014720

PLANS *(check all that apply)*

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

☐ GOV'T PROJECT/DEPT_____ ☐ GREEN BLDG* *(new construction only)* ☐ PACE PROJECT*

☐ AFFORDABLE/WORKFORCE HOUSING* ☐ ECONOMIC SIGNIFICANCE* ☐ CONCIERGE

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

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

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

OPTIONAL PLAN REVIEWS *(check all that apply)*

☐ BLDG ☐ ELEC ☐ MECH ☐ PLUM ☐ STRU

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

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

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

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

FOR OFFICE USE ONLY

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

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

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

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
CONTACT SHEET Derm Core.pdf

Miami-Dade Department of Regulatory and Economic Resources

CONTACT INFORMATION FOR PERMIT APPLICATION

FIRST NAME *(print clearly)*	LAST NAME *(print clearly)*
Sarima	Batista
MOBILE PHONE	**OFFICE/HOME PHONE**
(305) 281-3771	(305) 631-2145

EMAIL *(required so you can be notified on the status of your plans)*
sbenginc@gmail.com

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

M2025014720

PLANS *(check all that apply)*

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

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

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

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

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

☒ DERM Onsite Sewage Treatment & Disposal Systems

OPTIONAL PLAN REVIEWS *(check all that apply)*

☐ BLDG ☐ ELEC ☐ MECH ☐ PLUM ☐ STRU

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

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

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

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

FOR OFFICE USE ONLY

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

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

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

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
CONTACT SHEET DERM OSTDS.pdf

Miami-Dade Department of Regulatory and Economic Resources

CONTACT INFORMATION FOR PERMIT APPLICATION

FIRST NAME *(print clearly)*	LAST NAME *(print clearly)*
Sarima	Batista
MOBILE PHONE	**OFFICE/HOME PHONE**
(305) 281-3771	(305) 631-2145

EMAIL *(required so you can be notified on the status of your plans)*
sbenginc@gmail.com

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

M2025014720

PLANS *(check all that apply)*

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

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

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

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

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

☒ DERM Onsite Sewage Treatment & Disposal Systems

OPTIONAL PLAN REVIEWS *(check all that apply)*

☐ BLDG ☐ ELEC ☐ MECH ☐ PLUM ☐ STRU

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

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

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

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

FOR OFFICE USE ONLY

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

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

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

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
CONTACT SHEET DERM OSTDS_V2.pdf

Miami-Dade Department of Regulatory and Economic Resources

CONTACT INFORMATION FOR PERMIT APPLICATION

FIRST NAME *(print clearly)*	LAST NAME *(print clearly)*
Sarima	Batista
MOBILE PHONE	**OFFICE/HOME PHONE**
(305) 281-3771	(305) 631-2145

EMAIL *(required so you can be notified on the status of your plans)*
sbenginc@gmail.com

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

M2025014720

PLANS *(check all that apply)*

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

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

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

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

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

☒ DERM Onsite Sewage Treatment & Disposal Systems

OPTIONAL PLAN REVIEWS *(check all that apply)*

☐ BLDG ☐ ELEC ☐ MECH ☐ PLUM ☐ STRU

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

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

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

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

FOR OFFICE USE ONLY

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

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

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

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
CONTACT SHEET DERM OSTDS_V3.pdf

Miami-Dade Department of Regulatory and Economic Resources

CONTACT INFORMATION FOR PERMIT APPLICATION

FIRST NAME *(print clearly)*	LAST NAME *(print clearly)*
Sarima	Batista
MOBILE PHONE	**OFFICE/HOME PHONE**
(305) 281-3771	(305) 631-2145

EMAIL *(required so you can be notified on the status of your plans)*
sbenginc@gmail.com

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

M2025014720

PLANS *(check all that apply)*

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

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

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

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

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

☒ DERM Onsite Sewage Treatment & Disposal Systems

OPTIONAL PLAN REVIEWS *(check all that apply)*

☐ BLDG ☐ ELEC ☐ MECH ☐ PLUM ☐ STRU

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

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

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

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

FOR OFFICE USE ONLY

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

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

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

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
CONTACT SHEET DERM OSTDS_V4.pdf

Miami-Dade Department of Regulatory and Economic Resources

CONTACT INFORMATION FOR PERMIT APPLICATION

FIRST NAME *(print clearly)*	LAST NAME *(print clearly)*
Sarima	Batista
MOBILE PHONE	**OFFICE/HOME PHONE**
(305) 281 - 3771	(305) 631 - 2145

EMAIL *(required so you can be notified on the status of your plans)*

sbenginc@gmail.com

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

M2025014720

PLANS *(check all that apply)*

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

☐ GOV'T PROJECT/DEPT_____ ☐ GREEN BLDG* *(new construction only)* ☐ PACE PROJECT*

☐ AFFORDABLE/WORKFORCE HOUSING* ☐ ECONOMIC SIGNIFICANCE* ☐ CONCIERGE

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

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

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

OPTIONAL PLAN REVIEWS *(check all that apply)*

☐ BLDG ☐ ELEC ☐ MECH ☐ PLUM ☐ STRU

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

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

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

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

FOR OFFICE USE ONLY

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

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

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

Miami Dade County Department Of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
CONTACT SHEET HRS.pdf

Miami-Dade Department of Regulatory and Economic Resources

CONTACT INFORMATION FOR PERMIT APPLICATION

FIRST NAME *(print clearly)*	LAST NAME *(print clearly)*
ABDEL	ALVAREZ
MOBILE PHONE	**OFFICE/HOME PHONE**
(305)992-3845	

EMAIL *(required so you can be notified on the status of your plans)*
info@mastcoconstruction.com

COMMENTS (*If you are submitting a municipal plan, please provide the municipal process number(s) and ensure the municipal application is in the office set of plans.)*
UPA25041742

PLANS *(check all that apply)*

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

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

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

Further, under the penalty of perjury, I, being first duly sworn, depose and say that I have read the foregoing application and that the facts stated herein are accurate and true, including any boxes checked. I further acknowledge that this application and affidavit is subject to penalties of perjury, and acknowledge that Miami-Dade County reserves the right to revoke, cancel, void, or suspend, any permit issued pursuant to any application that contains any materially false or fraudulent statements, and acknowledge that continued operation of the uses after the permit is revoked, canceled, voided, or suspended, may subject me to enforcement penalties allowed by law. I further acknowledge that any application that contains any materially false or fraudulent statements may subject me to additional permitting fees including fees for expedited plan review services.

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

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

OPTIONAL PLAN REVIEWS *(check all that apply)*

☐ BLDG ☐ ELEC ☐ MECH ☐ PLUM ☐ STRU

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

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

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

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

FOR OFFICE USE ONLY *(to be completed by Permitting Staff)*

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

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

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Contact Sheet.pdf

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

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

APPLICATION FOR CONSTRUCTION PERMIT

APPLICATION FOR:

[XX]	New System	[ ]	Existing System	[ ]	Holding Tank	[ ]	Innovative		
[ ]	Repair	[ ]	Abandonment	[ ]	Temporary	[ ]			

APPLICANT: JORGE DE LA CONCEPCION DISNEYDI MARTINEZ EMAIL: sbenginc@gmail.com

AGENT: SB Engineering, Inc TELEPHONE: (305)281-3771

MAILING ADDRESS: 430 Flagami Blvd Miami, Fl 33144

==========

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

==========

PROPERTY INFORMATION OSTDS REMEDIATION PLAN? [Y / (N)]

LOT: 6 BLOCK: 2 SUBDIVISION: STRITTER ESTATES PLATTED: 2005

PROPERTY ID #: 20-5001-053-0160 ZONING: N/A I/M OR EQUIVALENT: [Y / (N)]

PROPERTY SIZE: 0.87 ACRES WATER SUPPLY: [ ] PRIVATE PUBLIC [XX]<=2000GPD [ ]>2000GPD

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

PROPERTY ADDRESS: 8965 SW 63rd Ct, Pinecrest, FL 33156

DIRECTIONS TO PROPERTY: Continue to SW 26th St/Coral Wy

Continue on Coral Wy. Take FL-826 S and Palmetto Expy to SW 63rd Ct in Pinecrest

Turn right onto SW 63rd Ct Destination will be on the left

BUILDING INFORMATION [XX] RESIDENTIAL [ ] COMMERCIAL

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table I, Chapter 62-6, FAC
1	Single Family Residence	6	8,580	
2				
3				
4				

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

SIGNATURE: Digitally signed by Fausto E Guerra DATE: 07/24/2025
Date: 2025.07.24 11:43:51 -04'00'

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 11:21:24 PM
DEP Page 1 SS.pdf
Examiner Date Time Stamp Trade Stamp Name
HERNANDEZ, JESUS 10/1/2025 12:35:43 PM HRS Approved

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

PERMIT #. _____

APPLICANT: JORGE DE LA CONCEPCION DISNEYDI MARTINEZ AGENT: SB Engineering, Inc

LOT: 6 BLOCK: 2 SUBDIVISION: STRITTER ESTATES

PROPERTY ID #: 20-5001-053-0160 [Section/Township/Parcel No. or Tax ID Number]

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

PROPERTY SIZE CONFORMS TO SITE PLAN: [xx] YES [ ] NO NET USABLE AREA AVAILABLE: 0.872 ACRES
TOTAL ESTIMATED SEWAGE FLOW: 200 GALLONS PER DAY [TABLE I / OTHER]
AUTHORIZED SEWAGE FLOW: 2180 GALLONS PER DAY [1500 GPD/ACRE OR 2500 GPD/ACRE]
UNOBSTRUCTED AREA AVAILABLE: 375 SQFT UNOBSTRUCTED AREA REQUIRED: 375 SQFT

BENCHMARK/REFERENCE POINT LOCATION: 9.35' NGVD on Curb and Gutter pripr to C/Lof SW 63rd CT
ELEVATION OF PROPOSED SYSTEM SITE IS 5.40 [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES
SURFACE WATER: n/a FT DITCHES/SWALES: n/a FT NORMALLY WET? [ ] YES [xx] NO
WELLS: PUBLIC: n/a FT LIMITED USE: n/a FT PRIVATE: n/a FT NON-POTABLE: n/a FT
BUILDING FOUNDATIONS: 7'-2" FT PROPERTY LINES: 21'-7" FT POTABLE WATER LINES: 5'-6" FT

SITE SUBJECT TO FREQUENT FLOODING: [ ] YES [ ] NO 10 YEAR FLOODING? [ ] YES [ ] NO
10 YEAR FLOOD ELEVATION FOR SITE: n/a FT MSL/NGVD SITE ELEVATION: 9.80 FT MSL/NGVD
SHWT = 5.80' NGVD

SOIL PROFILE INFORMATION SITE 1

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

SOIL PROFILE INFORMATION SITE 2

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

OBSERVED WATER TABLE: INCHES [ABOVE / BELOW] EXISTING GRADE. TYPE:[PERCHED / APPARENT] ESTIMATED
WET SEASON WATER TABLE ELEVATION: 48 INCHES [ABOVE / BELOW] EXISTING GRADE

HIGH WATER TABLE VEGETATION: [ ] YES [xx] NO WSWT Indicator: [ ] YES [xx] NO DEPTH: _INCHES

SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING: 0.80 DEPTH OF EXCAVATION: 54 INCHES
DRAINFIELD CONFIGURATION: [XX] TRENCH [ ] BED [ ] OTHER (SPECIFY) _____
REMARKS/ADDITIONAL CRITERIA: _____

SITE EVALUATED BY: FAUSTO E. GUERRERO LICENSE No. 50465 STATE OF FLORIDA PROFESSIONAL ENGINEER Digitally signed by Fausto E Guerrero Date: 2025.05.01 15:04:34 -04'00' DATE: 04/30/2025

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
202501730 - Updated 11/7/2025 4:21:24 PM
DEP PAGE 3 - System 1 3.pdf

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

PERMIT #. _____

APPLICANT: JORGE DE LA CONCEPCION DISNEYDI MARTINEZ AGENT: SB Engineering, Inc

LOT: 6 BLOCK: 2 SUBDIVISION: STRITTER ESTATES

PROPERTY ID #: 20-5001-053-0160 [Section/Township/Parcel No. or Tax ID Number]

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

PROPERTY SIZE CONFORMS TO SITE PLAN: [xx] YES [ ] NO NET USABLE AREA AVAILABLE: 0.872 ACRES
TOTAL ESTIMATED SEWAGE FLOW: 200 GALLONS PER DAY [TABLE I / OTHER]
AUTHORIZED SEWAGE FLOW: 2180 GALLONS PER DAY [1500 GPD/ACRE OR 2500 GPD/ACRE]
UNOBSTRUCTED AREA AVAILABLE: 375 SQFT UNOBSTRUCTED AREA REQUIRED: 375 SQFT

BENCHMARK/REFERENCE POINT LOCATION: 9.35' NGVD on Curb and Gutter pripr to C/Lof SW 63rd CT
ELEVATION OF PROPOSED SYSTEM SITE IS 5.40 [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES
SURFACE WATER: n/a FT DITCHES/SWALES: 35 FT NORMALLY WET? [ ] YES [xx] NO
WELLS: PUBLIC: n/a FT LIMITED USE: n/a FT PRIVATE: n/a FT NON-POTABLE: n/a FT
BUILDING FOUNDATIONS: 7'-2" FT PROPERTY LINES: 21'-7" FT POTABLE WATER LINES: 5'-6" FT

SITE SUBJECT TO FREQUENT FLOODING: [ ] YES [ ] NO 10 YEAR FLOODING? [ ] YES [ ] NO
10 YEAR FLOOD ELEVATION FOR SITE: n/a FT MSL/NGVD SITE ELEVATION: 9.80 FT MSL/NGVD
SHWT = 5.80' NGVD

SOIL PROFILE INFORMATION SITE 1

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

SOIL PROFILE INFORMATION SITE 2

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

OBSERVED WATER TABLE: INCHES [ABOVE / BELOW] EXISTING GRADE. TYPE:[PERCHED / APPARENT] ESTIMATED
WET SEASON WATER TABLE ELEVATION: 48 INCHES [ABOVE / BELOW] EXISTING GRADE

HIGH WATER TABLE VEGETATION: [ ] YES [xx] NO WSWT Indicator: [ ] YES [xx] NO DEPTH: _INCHES

SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING: 0.80 DEPTH OF EXCAVATION: 54 INCHES
DRAINFIELD CONFIGURATION: [XX] TRENCH [ ] BED [ ] OTHER (SPECIFY) _____
REMARKS/ADDITIONAL CRITERIA: Flow Calculation based on 14 F.U (131 GPD) Minimum 200 GPD

FAUSTO E. GUERRERO LICENSE No. 50465 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Fausto E Guerrero
Date: 2025.07.24 11:44:19 -04'00'

SITE EVALUATED BY: _____ DATE: 07/24/2025

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
202501730 Printed 11/7/2025 4:21:24 PM
DEP PAGE 3 - System 1 SS.pdf

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

PERMIT #. _____

APPLICANT: JORGE DE LA CONCEPCION DISNEYDI MARTINEZ AGENT: SB Engineering, Inc

LOT: 6 BLOCK: 2 SUBDIVISION: STRITTER ESTATES

PROPERTY ID #: 20-5001-053-0160 [Section/Township/Parcel No. or Tax ID Number]

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

PROPERTY SIZE CONFORMS TO SITE PLAN: [xx] YES [ ] NO NET USABLE AREA AVAILABLE: 0.872 ACRES
TOTAL ESTIMATED SEWAGE FLOW: 200 GALLONS PER DAY [TABLE I / OTHER]
AUTHORIZED SEWAGE FLOW: 2180 GALLONS PER DAY [1500 GPD/ACRE OR 2500 GPD/ACRE]
UNOBSTRUCTED AREA AVAILABLE: 375 SQFT UNOBSTRUCTED AREA REQUIRED: 375 SQFT

BENCHMARK/REFERENCE POINT LOCATION: 9.35' NGVD on Curb and Gutter pripr to C/Lof SW 63rd CT
ELEVATION OF PROPOSED SYSTEM SITE IS 5.40 [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES
SURFACE WATER: n/a FT DITCHES/SWALES: 35 FT NORMALLY WET? [ ] YES [xx] NO
WELLS: PUBLIC: n/a FT LIMITED USE: n/a FT PRIVATE: n/a FT NON-POTABLE: n/a FT
BUILDING FOUNDATIONS: 3'-6" FT PROPERTY LINES: 21'-7" FT POTABLE WATER LINES: 5'-6" FT

SITE SUBJECT TO FREQUENT FLOODING: [ ] YES [ ] NO 10 YEAR FLOODING? [ ] YES [ ] NO
10 YEAR FLOOD ELEVATION FOR SITE: n/a FT MSL/NGVD SITE ELEVATION: 9.80 FT MSL/NGVD
SHWT = 5.80' NGVD

SOIL PROFILE INFORMATION SITE 1

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

SOIL PROFILE INFORMATION SITE 2

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

OBSERVED WATER TABLE: INCHES [ABOVE / BELOW] EXISTING GRADE. TYPE:[PERCHED / APPARENT] ESTIMATED
WET SEASON WATER TABLE ELEVATION: 48 INCHES [ABOVE / BELOW] EXISTING GRADE

HIGH WATER TABLE VEGETATION: [ ] YES [xx] NO WSWT Indicator: [ ] YES [xx] NO DEPTH: _INCHES

SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING: 0.80 DEPTH OF EXCAVATION: 54 INCHES
DRAINFIELD CONFIGURATION: [XX] TRENCH [ ] BED [ ] OTHER (SPECIFY) _____
REMARKS/ADDITIONAL CRITERIA: Flow Calculation based on 14 F.U (131 GPD) Minimum 200 GPD

FAUSTO E. GUERRERO LICENSE No. 50465 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Fausto E Guerrero
Date: 2025.08.08 15:48:03 -04'00'

SITE EVALUATED BY: _____ DATE: 08.08.2025

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
DEP 4015, 06-27-2022 (obsoletes previous editions which may not be used)
DEP PAGE 3 - System 1 SS_V2.pdf
Incorporated: 62-6.001 F.A.C.

Examiner	Date Time Stamp	Trade Stamp Name
HERNANDEZ, JESUS	10/1/2025 12:36:03 PM HRS	Approved

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

PERMIT #. _____

APPLICANT: JORGE DE LA CONCEPCION DISNEYDI MARTINEZ AGENT: SB Engineering, Inc

LOT: 6 BLOCK: 2 SUBDIVISION: STRITTER ESTATES

PROPERTY ID #: 20-5001-053-0160 [Section/Township/Parcel No. or Tax ID Number]

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

PROPERTY SIZE CONFORMS TO SITE PLAN: [xx] YES [ ] NO NET USABLE AREA AVAILABLE: 0.872 ACRES
TOTAL ESTIMATED SEWAGE FLOW: 383 GALLONS PER DAY [TABLE I / OTHER]
AUTHORIZED SEWAGE FLOW: 2180 GALLONS PER DAY [1500 GPD/ACRE OR 2500 GPD/ACRE]
UNOBSTRUCTED AREA AVAILABLE: 719 SQFT UNOBSTRUCTED AREA REQUIRED: 719 SQFT

BENCHMARK/REFERENCE POINT LOCATION: 9.35' NGVD on Curb and Gutter prior to C/Lof SW 63rd CT
ELEVATION OF PROPOSED SYSTEM SITE IS 4.20 [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES
SURFACE WATER: n/a FT DITCHES/SWALES: n/a FT NORMALLY WET? [ ] YES [xx] NO
WELLS: PUBLIC: n/a FT LIMITED USE: n/a FT PRIVATE: n/a FT NON-POTABLE: n/a FT
BUILDING FOUNDATIONS: 5 FT PROPERTY LINES: 18' - 10" FT POTABLE WATER LINES: 141 FT

SITE SUBJECT TO FREQUENT FLOODING: [ ] YES [ ] NO 10 YEAR FLOODING? [ ] YES [ ] NO
10 YEAR FLOOD ELEVATION FOR SITE: n/a FT MSL/NGVD SITE ELEVATION: 9.70 FT MSL/NGVD
SHWT = 5.70 NGVD

SOIL PROFILE INFORMATION SITE 1

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

SOIL PROFILE INFORMATION SITE 2

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

OBSERVED WATER TABLE: INCHES [ABOVE / BELOW] EXISTING GRADE. TYPE:[PERCHED / APPARENT] ESTIMATED
WET SEASON WATER TABLE ELEVATION: 48 INCHES [ABOVE / BELOW] EXISTING GRADE

HIGH WATER TABLE VEGETATION: [ ] YES [xx] NO WSWT Indicator: [ ] YES [xx] NO DEPTH: _INCHES

SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING: 0.80 DEPTH OF EXCAVATION: 54 INCHES
DRAINFIELD CONFIGURATION: [XX] TRENCH [ ] BED [ ] OTHER (SPECIFY) _____
REMARKS/ADDITIONAL CRITERIA: _____

FAUSTO E. GUERRERO LICENSE No. 50465 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Fausto E Guerrero
Date: 2025.05.01 15:05:45 -04'00'

SITE EVALUATED BY: _____ DATE: 04/30/2025

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
202501730 - Created 11/7/2025 4:21:24 PM
DEP PAGE 3 - System 2 3.pdf

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

PERMIT #. _____

APPLICANT: JORGE DE LA CONCEPCION DISNEYDI MARTINEZ AGENT: SB Engineering, Inc

LOT: 6 BLOCK: 2 SUBDIVISION: STRITTER ESTATES

PROPERTY ID #: 20-5001-053-0160 [Section/Township/Parcel No. or Tax ID Number]

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

PROPERTY SIZE CONFORMS TO SITE PLAN: [xx] YES [ ] NO NET USABLE AREA AVAILABLE: 0.872 ACRES
TOTAL ESTIMATED SEWAGE FLOW: 374 GALLONS PER DAY [TABLE I / OTHER]
AUTHORIZED SEWAGE FLOW: 2180 GALLONS PER DAY [1500 GPD/ACRE OR 2500 GPD/ACRE]
UNOBSTRUCTED AREA AVAILABLE: 702 SQFT UNOBSTRUCTED AREA REQUIRED: 702 SQFT

BENCHMARK/REFERENCE POINT LOCATION: 9.35' NGVD on Curb and Gutter prior to C/Lof SW 63rd CT
ELEVATION OF PROPOSED SYSTEM SITE IS 4.20 [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES
SURFACE WATER: n/a FT DITCHES/SWALES: 16'-8" FT NORMALLY WET? [ ] YES [xx] NO
WELLS: PUBLIC: n/a FT LIMITED USE: n/a FT PRIVATE: n/a FT NON-POTABLE: n/a FT
BUILDING FOUNDATIONS: 5 FT PROPERTY LINES: 18' - 10" FT POTABLE WATER LINES: 141 FT

SITE SUBJECT TO FREQUENT FLOODING: [ ] YES [ ] NO 10 YEAR FLOODING? [ ] YES [ ] NO
10 YEAR FLOOD ELEVATION FOR SITE: n/a FT MSL/NGVD SITE ELEVATION: 9.70 FT MSL/NGVD
SHWT = 5.70 NGVD

SOIL PROFILE INFORMATION SITE 1

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

SOIL PROFILE INFORMATION SITE 2

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

OBSERVED WATER TABLE: INCHES [ABOVE / BELOW] EXISTING GRADE. TYPE:[PERCHED / APPARENT] ESTIMATED
WET SEASON WATER TABLE ELEVATION: 48 INCHES [ABOVE / BELOW] EXISTING GRADE

HIGH WATER TABLE VEGETATION: [ ] YES [xx] NO WSWT Indicator: [ ] YES [xx] NO DEPTH: _INCHES

SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING: 0.80 DEPTH OF EXCAVATION: 54 INCHES
DRAINFIELD CONFIGURATION: [XX] TRENCH [ ] BED [ ] OTHER (SPECIFY) _____
REMARKS/ADDITIONAL CRITERIA: Flow Calculation based on 40 F.U(374 GPD)

FAUSTO E. GUERRERO LICENSE No. 50465 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Fausto E Guerrero
Date: 2025.07.24 11:44:45 -04'00'

SITE EVALUATED BY: _____ DATE: 07/24/2025

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
202501730 Printed 11/7/2025 4:21:24 PM
DEP PAGE 3 - System 2 SS.pdf

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

PERMIT #. _____

APPLICANT: JORGE DE LA CONCEPCION DISNEYDI MARTINEZ AGENT: SB Engineering, Inc

LOT: 6 BLOCK: 2 SUBDIVISION: STRITTER ESTATES

PROPERTY ID #: 20-5001-053-0160 [Section/Township/Parcel No. or Tax ID Number]

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

PROPERTY SIZE CONFORMS TO SITE PLAN: [xx] YES [ ] NO NET USABLE AREA AVAILABLE: 0.872 ACRES
TOTAL ESTIMATED SEWAGE FLOW: 374 GALLONS PER DAY [TABLE I / OTHER]

AUTHORIZED SEWAGE FLOW: 2180 GALLONS PER DAY [1500 GPD/ACRE OR 2500 GPD/ACRE]
UNOBSTRUCTED AREA AVAILABLE: 702 SQFT UNOBSTRUCTED AREA REQUIRED: 702 SQFT

BENCHMARK/REFERENCE POINT LOCATION: 9.35' NGVD on Curb and Gutter prior to C/Lof SW 63rd CT
ELEVATION OF PROPOSED SYSTEM SITE IS 4.20 [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES
SURFACE WATER: n/a FT DITCHES/SWALES: 16'-8" FT NORMALLY WET? [ ] YES [xx] NO
WELLS: PUBLIC: n/a FT LIMITED USE: n/a FT PRIVATE: n/a FT NON-POTABLE: n/a FT
BUILDING FOUNDATIONS: 5 FT PROPERTY LINES: 10 FT POTABLE WATER LINES: 144'-3" FT

SITE SUBJECT TO FREQUENT FLOODING: [ ] YES [ ] NO 10 YEAR FLOODING? [ ] YES [ ] NO
10 YEAR FLOOD ELEVATION FOR SITE: n/a FT MSL/NGVD SITE ELEVATION: 9.70 FT MSL/NGVD
SHWT = 5.70 NGVD

SOIL PROFILE INFORMATION SITE 1

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

SOIL PROFILE INFORMATION SITE 2

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

OBSERVED WATER TABLE: INCHES [ABOVE / BELOW] EXISTING GRADE. TYPE:[PERCHED / APPARENT] ESTIMATED
WET SEASON WATER TABLE ELEVATION: 48 INCHES [ABOVE / BELOW] EXISTING GRADE

HIGH WATER TABLE VEGETATION: [ ] YES [xx] NO WSWT Indicator: [ ] YES [xx] NO DEPTH: _INCHES

SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING: 0.80 DEPTH OF EXCAVATION: 54 INCHES
DRAINFIELD CONFIGURATION: [XX] TRENCH [ ] BED [ ] OTHER (SPECIFY) _____
REMARKS/ADDITIONAL CRITERIA: Flow Calculation based on 40 F.U(374 GPD)

FAUSTO E. GUERRERO LICENSE No. 50465 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Fausto E Guerrero
Date: 2025.08.08 15:46:29 -04'00'

SITE EVALUATED BY: _____ DATE: 08.08.2025

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
DEP 4015, 06-27-2022 (Obsoletes previous editions which may not be used)
DEP PAGE 3 - System 2 SS_V2.pdf
Incorporated: 62-6.001(1) FAC

Examiner	Date Time Stamp	Trade Stamp Name
HERNANDEZ, JESUS	10/1/2025 12:36:20 PM HRS	Approved

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

PERMIT #. _____

APPLICANT: JORGE DE LA CONCEPCION DISNEYDI MARTINEZ AGENT: SB Engineering, Inc

LOT: 6 BLOCK: 2 SUBDIVISION: STRITTER ESTATES

PROPERTY ID #: 20-5001-053-0160 [Section/Township/Parcel No. or Tax ID Number]

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

PROPERTY SIZE CONFORMS TO SITE PLAN: [xx] YES [ ] NO NET USABLE AREA AVAILABLE: 0.872 ACRES
TOTAL ESTIMATED SEWAGE FLOW: 363 GALLONS PER DAY [TABLE I / OTHER]
AUTHORIZED SEWAGE FLOW: 2180 GALLONS PER DAY [1500 GPD/ACRE OR 2500 GPD/ACRE]
UNOBSTRUCTED AREA AVAILABLE: 681 SQFT UNOBSTRUCTED AREA REQUIRED: 681 SQFT

BENCHMARK/REFERENCE POINT LOCATION: 9.35' NGVD on Curb and Gutter prior to C/Lof SW 63rd CT
ELEVATION OF PROPOSED SYSTEM SITE IS 1.80 [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES
SURFACE WATER: n/a FT DITCHES/SWALES: n/a FT NORMALLY WET? [ ] YES [xx] NO
WELLS: PUBLIC: n/a FT LIMITED USE: n/a FT PRIVATE: n/a FT NON-POTABLE: n/a FT
BUILDING FOUNDATIONS: 10'-10" FT PROPERTY LINES: 20'-4" FT POTABLE WATER LINES: 70'-8" FT

SITE SUBJECT TO FREQUENT FLOODING: [ ] YES [ ] NO 10 YEAR FLOODING? [ ] YES [ ] NO
10 YEAR FLOOD ELEVATION FOR SITE: n/a FT MSL/NGVD SITE ELEVATION: 9.50 FT MSL/NGVD

SHWT = 5.50' NGVD

SOIL PROFILE INFORMATION SITE 1

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

SOIL PROFILE INFORMATION SITE 2

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

OBSERVED WATER TABLE: INCHES [ABOVE / BELOW] EXISTING GRADE. TYPE:[PERCHED / APPARENT] ESTIMATED
WET SEASON WATER TABLE ELEVATION: 48 INCHES [ABOVE / BELOW] EXISTING GRADE

HIGH WATER TABLE VEGETATION: [ ] YES [xx] NO WSWT Indicator: [ ] YES [xx] NO DEPTH: _INCHES

SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING: 0.80 DEPTH OF EXCAVATION: 54 INCHES
DRAINFIELD CONFIGURATION: [XX] TRENCH [ ] BED [ ] OTHER (SPECIFY) _____
REMARKS/ADDITIONAL CRITERIA: _____

SITE EVALUATED BY: FAUSTO E. GUERRERO LICENSE No. 50465 STATE OF FLORIDA PROFESSIONAL ENGINEER Digitally signed by Fausto E Guerrero Date: 2025.05.01 15:05:21 -04'00' DATE: 04/30/2025

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
202501730 - Created 11/7/2025 4:21:24 PM
DEP PAGE 3 - System 3 1.pdf

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

PERMIT #. _____

APPLICANT: JORGE DE LA CONCEPCION DISNEYDI MARTINEZ AGENT: SB Engineering, Inc

LOT: 6 BLOCK: 2 SUBDIVISION: STRITTER ESTATES

PROPERTY ID #: 20-5001-053-0160 [Section/Township/Parcel No. or Tax ID Number]

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

PROPERTY SIZE CONFORMS TO SITE PLAN: [xx] YES [ ] NO NET USABLE AREA AVAILABLE: 0.872 ACRES
TOTAL ESTIMATED SEWAGE FLOW: 375 GALLONS PER DAY [TABLE I / OTHER]
AUTHORIZED SEWAGE FLOW: 2180 GALLONS PER DAY [1500 GPD/ACRE OR 2500 GPD/ACRE]
UNOBSTRUCTED AREA AVAILABLE: 704 SQFT UNOBSTRUCTED AREA REQUIRED: 704 SQFT

BENCHMARK/REFERENCE POINT LOCATION: 9.35' NGVD on Curb and Gutter prior to C/Lof SW 63rd CT
ELEVATION OF PROPOSED SYSTEM SITE IS 1.80 [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES
SURFACE WATER: n/a FT DITCHES/SWALES: 40'-5" FT NORMALLY WET? [ ] YES [xx] NO
WELLS: PUBLIC: n/a FT LIMITED USE: n/a FT PRIVATE: n/a FT NON-POTABLE: n/a FT
BUILDING FOUNDATIONS: 10'-10" FT PROPERTY LINES: 20'-4" FT POTABLE WATER LINES: 70'-8" FT

SITE SUBJECT TO FREQUENT FLOODING: [ ] YES [ ] NO 10 YEAR FLOODING? [ ] YES [ ] NO
10 YEAR FLOOD ELEVATION FOR SITE: n/a FT MSL/NGVD SITE ELEVATION: 9.50 FT MSL/NGVD

SHWT = 5.50' NGVD

SOIL PROFILE INFORMATION SITE 1

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

SOIL PROFILE INFORMATION SITE 2

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

OBSERVED WATER TABLE: INCHES [ABOVE / BELOW] EXISTING GRADE. TYPE:[PERCHED / APPARENT] ESTIMATED
WET SEASON WATER TABLE ELEVATION: 48 INCHES [ABOVE / BELOW] EXISTING GRADE

HIGH WATER TABLE VEGETATION: [ ] YES [xx] NO WSWT Indicator: [ ] YES [xx] NO DEPTH: _INCHES

SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING: 0.80 DEPTH OF EXCAVATION: 54 INCHES
DRAINFIELD CONFIGURATION: [XX] TRENCH [ ] BED [ ] OTHER (SPECIFY) _____
REMARKS/ADDITIONAL CRITERIA: Flow Calculation based on 40 F.U (375 GPD)

FAUSTO E. GUERRERO LICENSE No. 50465 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Fausto E Guerrero
Date: 2025.07.24 11:45:11 -04'00'

SITE EVALUATED BY: _____ DATE: 07/24/2025

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
202501730 Created 11/7/2025 4:21:24 PM
DEP PAGE 3 - System 3 SS.pdf

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

PERMIT #. _____

APPLICANT: JORGE DE LA CONCEPCION DISNEYDI MARTINEZ AGENT: SB Engineering, Inc

LOT: 6 BLOCK: 2 SUBDIVISION: STRITTER ESTATES

PROPERTY ID #: 20-5001-053-0160 [Section/Township/Parcel No. or Tax ID Number]

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

PROPERTY SIZE CONFORMS TO SITE PLAN: [xx] YES [ ] NO NET USABLE AREA AVAILABLE: 0.872 ACRES
TOTAL ESTIMATED SEWAGE FLOW: 375 GALLONS PER DAY [TABLE I / OTHER]
AUTHORIZED SEWAGE FLOW: 2180 GALLONS PER DAY [1500 GPD/ACRE OR 2500 GPD/ACRE]
UNOBSTRUCTED AREA AVAILABLE: 704 SQFT UNOBSTRUCTED AREA REQUIRED: 704 SQFT

BENCHMARK/REFERENCE POINT LOCATION: 9.35' NGVD on Curb and Gutter prior to C/Lof SW 63rd CT
ELEVATION OF PROPOSED SYSTEM SITE IS 1.80 [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES
SURFACE WATER: n/a FT DITCHES/SWALES: 40'-5" FT NORMALLY WET? [ ] YES [xx] NO
WELLS: PUBLIC: n/a FT LIMITED USE: n/a FT PRIVATE: n/a FT NON-POTABLE: n/a FT
BUILDING FOUNDATIONS: 5 FT PROPERTY LINES: 10 FT POTABLE WATER LINES: 72'-6" FT

SITE SUBJECT TO FREQUENT FLOODING: [ ] YES [ ] NO 10 YEAR FLOODING? [ ] YES [ ] NO
10 YEAR FLOOD ELEVATION FOR SITE: n/a FT MSL/NGVD SITE ELEVATION: 9.50 FT MSL/NGVD

SHWT = 5.50' NGVD

SOIL PROFILE INFORMATION SITE 1

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

SOIL PROFILE INFORMATION SITE 2

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

OBSERVED WATER TABLE: INCHES [ABOVE / BELOW] EXISTING GRADE. TYPE:[PERCHED / APPARENT] ESTIMATED
WET SEASON WATER TABLE ELEVATION: 48 INCHES [ABOVE / BELOW] EXISTING GRADE

HIGH WATER TABLE VEGETATION: [ ] YES [xx] NO WSWT Indicator: [ ] YES [xx] NO DEPTH: _INCHES

SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING: 0.80 DEPTH OF EXCAVATION: 54 INCHES
DRAINFIELD CONFIGURATION: [XX] TRENCH [ ] BED [ ] OTHER (SPECIFY) _____
REMARKS/ADDITIONAL CRITERIA: Flow Calculation based on 40 F.U (375 GPD)

SITE EVALUATED BY: FAUSTO E. GUERRERO LICENSE No. 50465 STATE OF FLORIDA PROFESSIONAL ENGINEER — Digitally signed by Fausto E Guerrero Date: 2025.08.08 15:46:55 -04'00' DATE: 08.08.2025

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
DEP PAGE 3 - System 3 SS_V2.pdf
Examiner Date Time Stamp Trade Stamp Name
HERNANDEZ, JESUS 10/1/2025 12:36:28 PM HRS Approved

WELL FORM

DOH#_____

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

A plan or plat of the lot or total site ownership drawn to scale, showing boundaries with dimensions, locations of any existing or proposed residences or buildings, swimming pools, recorded easements, the on-site sewage treatment and disposal system components and their location on the property, the slope of the property and any existing or proposed wells, potable and non-potable water lines, including valves, drainage features, filled areas, unobstructed areas, and surface water bodies. The site plan shall indicate the location of wells, on-site sewage treatment and disposal systems, surface waters and other pertinent facilities or features on contiguous or adjacent property. If the features are within 75 feet of the applicant lot, the estimated to the feature must also be shown but need not be drawn to scale. The location of any public drinking water well, as defined in Chapter 64.-6.002(44)(b), within 200 feet of the applicant's lot shall also be shown, with the distance indicated from the system to the well, and the location of limited use public water system or other public wells, as defined in Chapter 64-6.002(44)(b), within 100 feet of the applicant lot must also be shown, or as defined in Chapter 64-6.002(44)(a), F.A.C., within 75 feet from a private potable water well (well used only by one or two residences).

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

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

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

Property Address: 8965 SW 63rd Ct, Pinecrest, FL 33156

Date: 4/29/2025 Signature: _____

FAUSTO E. GUERRERO LICENSE No. 50465 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Fausto E Guerrero
Date: 2025.05.01 15:03:18 -04'00'

Miami Dade County Department of Regulatory and Economic Resources Job Copy
20250147 20 11/7/2025 4:21:24 PM
DEP4015 Well Form - 2025 04 29T145135.434 1.pdf
Examiner Date Time Stamp Trade Stamp Name
HERNANDEZ, JESUS 10/1/2025 12:37:47 PM HRS Approved

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

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

APPLICATION FOR CONSTRUCTION PERMIT

APPLICATION FOR:

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

APPLICANT: JORGE DE LA CONCEPCION DISNEYDI MARTINEZ EMAIL: sbenginc@gmail.com

AGENT: SB Engineering, Inc TELEPHONE: (305)281-3771

MAILING ADDRESS: 430 Flagami Blvd Miami, Fl 33144

==========

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

==========

PROPERTY INFORMATION OSTDS REMEDIATION PLAN? [Y / N]

LOT: 6 BLOCK: 2 SUBDIVISION: STRITTER ESTATES PLATTED: 2005

PROPERTY ID #: 20-5001-053-0160 ZONING: N/A I/M OR EQUIVALENT: [Y / N]

PROPERTY SIZE: 0.87 ACRES WATER SUPPLY: [ ] PRIVATE PUBLIC [XX]<=2000GPD [ ]>2000GPD

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

PROPERTY ADDRESS: 8965 SW 63rd Ct, Pinecrest, FL 33156

DIRECTIONS TO PROPERTY: Continue to SW 26th St/Coral Wy

Continue on Coral Wy. Take FL-826 S and Palmetto Expy to SW 63rd Ct in Pinecrest

Turn right onto SW 63rd Ct Destination will be on the left

BUILDING INFORMATION [XX] RESIDENTIAL [ ] COMMERCIAL

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table I, Chapter 62-6, FAC
1	Single Family Residence	5	8,580	
2				
3				
4				

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

SIGNATURE: FAUSTO E. GUERRERO LICENSE No. 50465 STATE OF FLORIDA PROFESSIONAL ENGINEER Digitally signed by Fausto E Guerrero Date: 2025.05.01 15:03:44 -04'00' DATE: 4/29/2025

Miami-Dade County, Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
DEP4015 - Page 1 - 2025004_20145130.039 1.pdf

WATER QUANTITY ANALYSIS

PRE-DEVELOPMENT ANALYSIS

SITE DATA	SQ. FEET
TOTAL PROJ. AREA	37,996
BUILDING AREA	0
TOTAL IMPERVIOUS AREA	0
PERVIOUS AREA	37,996

SITE ELEVATIONS	ELEV. (NGVD)
OCTOBER WATER LEVEL	2.1
AVG. EXIST. GRADE	9.6

Depth to water level= Avg. Pervious Grade-Water Control Elev.
Depth to water level= 9.7-2.1
Depth to water level (NGVD)= 7.5

DEPTH TO WATER TABLE (FT)	COMPACTED SOIL STORAGE (IN)
1	0.45
2	1.88
3	4.95
4	8.18

S VALUE (FROM ABOVE TABLE
FOUND IN SFWMD VOL. IV)= 8.18

WEIGHTED S-VALUE
S= S-VALUE x % PERVIOUS
S= 8.18" x 100%
S= 8.18"

RUN-OFF QUANTITY (Q_1)

[Eq. 2-3] $$Q = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$

P= RAINFALL IN INCHES FOR A 25 YEAR-24 HOURS STORM EVENT
P= 9.0"
S= WEIGHTED S-VALUE
Q_1= 3.49"

PRE-DEVELOPMENT RUNOFF FOR A 25 YEAR-24 HOURS STORM EVENT
V= A x (Q_1/12)
A= SITE AREA
V=11,047 Cu. Ft.

POST-DEVELOPMENT ANALYSIS

SITE DATA	ACRES
TOTAL PROJ. AREA	37,996
BUILDING AREA	5,714
TOTAL IMPERVIOUS AREA	14,432
PERVIOUS AREA	23,564

SITE ELEVATIONS	ELEV. (NGVD)
OCTOBER WATER LEVEL	2.1
AVG. EXIST. GRADE	10.5

Depth to water level= Avg. Pervious Grade-Water Control Elev.
Depth to water level= 10.5-2.1
Depth to water level (NGVD)= 8.4

DEPTH TO WATER TABLE (FT)	COMPACTED SOIL STORAGE (IN)
1	0.45
2	1.88
3	4.95
4	8.18

S VALUE (FROM ABOVE TABLE
FOUND IN SFWMD VOL. IV)= 8.18

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
DRAINAGE Calcs 10 14 25_signed.pdf

WEIGHTED S-VALUE
S= S-VALUE x % PERVIOUS
S= 8.18" x 62%
S= 5.07"

RUN-OFF QUANTITY (Q_2)
[Eq. 2-3] $$Q = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$
P= RAINFALL IN INCHES FOR A 25 YEAR-24 HOURS STORM EVENT
P= 9.0"
S= WEIGHTED S-VALUE
Q_2= 4.88"

POST-DEVELOPMENT RUNOFF FOR A 25 YEAR-24 HOURS STORM EVENT
V= A x (Q_2/12)
A= SITE AREA
V= 15,462 Cu. Ft.

-THUS, POST-DEVELOPMENT RUNOFF IS GREATER THAN PRE-DEVELOPMENT RUNOFF BY 4,415 Cu. Ft.
-FROM PROVIDED STORAGE CALCULATIONS, THE SITE STORES APPROXIMATELY 4,462 Cu. Ft.
-THEREFORE, THE SITE MEETS THE VILLAGE'S STORMWATER QUANTITY CRITERIA

WATER QUALITY ANALYSIS

1- PROJECT LAND USE

SITE DATA	ACRES
TOTAL PROJ. AREA	37,996
BUILDING AREA	5,714
IMPERVIOUS AREA (WALKWAYS AND PATIO)	14,432
PERVIOUS AREA	23,564

2- OTHER INFORMATION

SITE ELEVATIONS	ELEV. (NGVD)
OCTOBER WATER LEVEL	2.1
AVG. EXIST. GRADE	10.5

3- COMPUTATIONS

A) COMPUTE FIRST INCH OF RUNOFF FROM DEVELOPED PROJECT
$R_{1\text{-INCH}}$= 37,996 x 1" x (1/12)
$R_{1\text{-INCH}}$= 3,167 Cu. Ft.

B) 2.5 x % IMPERVIOUS
B.1) SITE AREA FOR WATER QUALITY PERVIOUS/IMPERVIOUS CALCULATIONS
SITE AREA= [TOTAL PROJECT AREA-(BUILDING AREA-RETENTION AREA)]
SITE AREA= 37,996-5,714= 32,282 Cu. Ft.

B.2) IMPERVIOUS AREA FOR WATER QUALITY PERVIOUS/IMPERVIOUS CALCULATIONS
IMPERVIOUS AREA= SITE AREA-PERVIOUS
IMPERVIOUS AREA= 32,282-23,564 = 8,718 Cu. Ft.

B.3) PERCENTAGE OF IMPERVIOUSNESS FOR WATER QUALITY
IMPERVIOUS AREA/SITE AREA=8,718/32,282= 27.0%

B.4) 2.5% x IMPERVIOUS
2.5 x 27.0%= 0.68"

C) REQUIRED TREATMENT VOLUME
0.68" x (37,996/12)= 2,138 Cu. Ft.

THE 3,167 Cu. Ft. FOR THE FIRST INCH OF RUNOFF IS GREATER THAN THE 2,138 Cu. Ft. COMPUTED FOR THE 2.5" x % IMPERVIOUS.

SINCE THE WATER QUALITY VOLUME IS 3,167 Cu. Ft. AND THE SITE STORES APPROXIMATELY 4,462 Cu. Ft., WATER QUALITY CRITERIA IS SATISFIED.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
DRAINAGE Calcs 10 14 25_signed.pdf

4- DETERMINE DRY RETENTION VOLUME REQUIRED

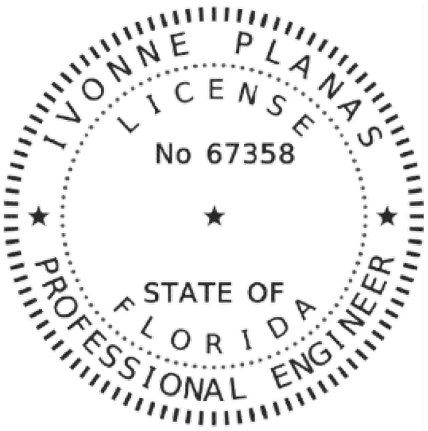
A-CRITICAL VOLUME (Cu. Ft.)= 4,415

5- PROVIDED STORAGE:

Swale area storage= [(Top area+Bottom area)/2]*(Swale Depth)
Swale Depth= 1'
Swale Area Storage= [(3,014 Sq. Ft.+1,053 Sq. Ft.)/2]*1'
Swale Area Storage= 2,034 Cu. Ft.
Swale Depth= 0.5'
Swale Area Storage= [(457 Sq. Ft.+233 Sq. Ft.)/2]*0.5'
Swale Area Storage= 173 Cu. Ft.
Swale Depth= 0.9'
Swale Area Storage= [(3,005 Sq. Ft.+2,005 Sq. Ft.)/2]*0.9'
Swale Area Storage= 2,255 Cu. Ft.

6- POSSIBLE DRY RETENTION DIMENSIONS:

Average Area (Sq. Ft.)	Depth (in.)	% of pervious
17660	3	75
13245	4	56
8830	6	37
5887	9	25
4415	12	19



Ivonne Planas

Digitally signed by Ivonne Planas
Date: 2025.10.16 16:58:26 -04'00'

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
DRAINAGE Calcs 10 14 25_signed.pdf

Project Name: De la Concepcion Residence at 8965 SW 63 Ct
Project Number: 20220035
Calculated By: I.P.
Calculated Date: 6/22/2022

PROPOSED LAND USE

IMPERVIOUS AREA

Building: 5,714 sq. ft.
Paver/concrete/asphalt: 7,254 sq. ft.
Pool: 1,464 sq. ft.
TOTAL IMPERVIOUS AREA: 14,432 sq. ft.

PERVIOUS AREA

Green Area: 23,564 sq. ft.

VOLUME OF RUNOFF (V)

V= A x (Q/12) (VOLUME NEEDED TO BE CONTAINED IN PROPERTY)
Q= RAINFALL IN INCHES FOR A 25 YEAR-24 HOURS STORM EVENT
Q= 9.00"
V= 37,996*(9.00/12)
V= 28,497 cubic ft.

IVONNE PLANAS
LICENSE
No 67358
STATE OF FLORIDA
PROFESSIONAL ENGINEER

TRENCH CALCULATION FOR STANDARD SFWMD TRENCH

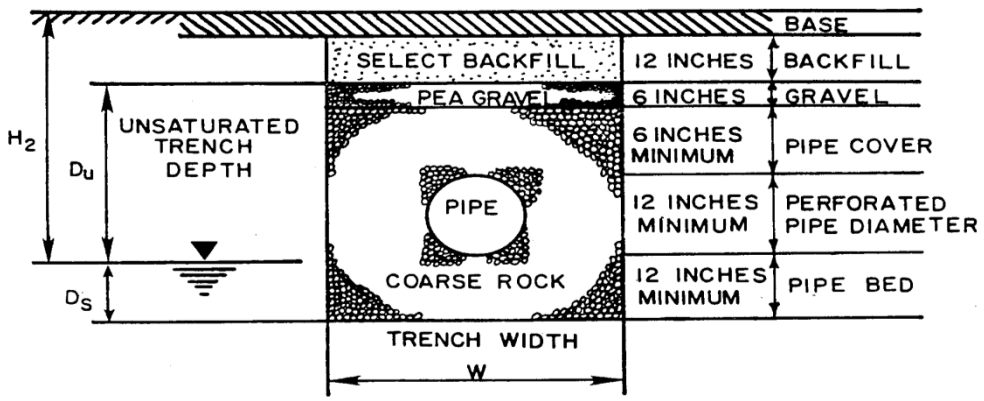
	Elevations (NGVD)	
Low Inlet Elevation	9.50	ft.
Min. Bottom of Road (Asph+Base+Subgrade+Fill)	12.00	in.
Top of Exfiltration Trench	8.50	ft.
Weir Elevation	9.50	ft.
Minimum Cover for Exfil Pipe	2.00	ft.
Pipe Diameter	1.00	ft.
Seasonal High Water Table	2.80	ft.
Pipe Invert:	6.50	ft.
Trench Bottom	-5.50	ft.

K=HYDRAULIC CONDUCTIVITY (cfs/ft^2*ft head)	K=	1.12E-04
H2=DEPTH TO WATER TABLE (ft)	H2=	6.70
W=WIDTH OF TRENCH (ft)	W=	3.00
Du=NON-SATURATED TRENCH DEPTH (ft)	Du=	5.70
Ds=SATURATED TRENCH DEPTH (ft)	Ds=	8.30
TD=TRENCH DEPTH (ft)	TD=	15.00

Ivonne Planas

Digitally signed by Ivonne Planas
Date: 2022.12.22 23:42:38 -05'00'

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Drainage Calcs NGVD 12 22 22.pdf



SFWMD-LENGTH OF TRENCH REQUIRED

Exf. when Ds<Du	V=(L)*(K*(H2*W+2*H2*Du-Du2+2*H2*Ds)+1.39E10-4*W*Du)	0.0220
Exf. when Ds>Du	V=(L)*(K*(2*H2*Du-Du2+2*H2*Ds)+(1.39*10-4)*W*Du)	0.01975

Use Exf= 0.0197 since Ds>Du

Required Retention Volume= 28,497 cubic ft.

Required Retention Volume= (28,497/43,560)*12= 7.85 ac-in

Required L.F. of French Drain: L= (V/Exf.)

L= (7.85/0.0197)

L= 399 L.F.

Use 400 L.F.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Drainage Calcs NGVD 12 22 22.pdf

CVIII ENGINEERING GROUP, INC.

GEOTECHNICAL, STRUCTURAL & TRANSPORTATION ENGINEERING

February 28, 2022
Order No. 22-0228

PACHECO ARCHITECTURE
4990 SW 72 AVENUE, SUITE 101. MIAMI, FL 33155

Reference: Report of Subsurface Soil Exploration and Recommendations
Evaluation of Subsurface Conditions
For the Proposed Construction

PROPOSED NEW RESIDENCE AND SWIMMING POOL
8965 SW 63rd COURT. PINECREST, FL 33156

Dear Sir / Madam:

Pursuant to your request and authorization, CVIII Engineering Group, Inc., conducted a subsurface investigation at the above referenced project. The investigation was performed on February 24, 2022.

The purpose of the investigation was to examine and document the existing soil conditions at the site and provide you with geotechnical recommendations for supporting the proposed construction. This report presents our findings and recommendations. To achieve the desired objective, three (3) standard penetration test borings were performed at the above referenced property.

Test Method

The boring was conducted in accordance with procedures outlined for standard penetration test and spilt spoon sampling of soils by ASTM Method D-1586.

A two (2') feet long two (2") inches O.D. Spilt Spoon Sampler was driven into the ground by successive blows with a 140 lb. Hammer dropping thirty (30") inches. The soil sampler was driven two (2') feet at a time then extracted for visual examination and classification of the retained soil sample.

The numbers of blows required for one (1') foot penetration of the sampler is designated as "N" (Known as the standard penetration resistance value). The "N" Value provides an indication of the relative density of non-cohesive soils and the consistency of cohesive soils.

Suitable corrections are applied to this number in order to include the effects of soil overburden pressure and other factors. A general evaluation of soils is made from the established correlation between "N" and the relative density of consistency of soils.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
DS 22-0228 - NEW GEO REPORT - NEW RESIDENCE SWIMMING POOL - PACHECO ARCHITECTURE.pdf

This dynamic method of soil testing has been widely accepted by foundation engineers and architects to conservatively evaluate the bearing capacity of soils. A continuous drilling and sample procedure were used. The samples were taken at intervals of two (2') feet, or at every change of soil characteristic.

Subsurface Conditions

Sub-surface exploration consisted of three (3) standard penetration test borings conducted conforming to the guidelines as set forth in ASTM D-1586. A review of the Test Boring Report generally indicates that the site is mantled as follow:

(B1) 0'0" to 0'2" topsoil, 0'2" to 1'0" brown sand. Beneath, soft sandy limestone was encountered throughout the maximum explored depth of fifteen (15) feet below existing grade.

(B2) 0'0" to 0'2" topsoil, 0'2" to 2'0" brown sand. Beneath, soft sandy limestone was encountered throughout the maximum explored depth of fifteen (15) feet below existing grade.

(B3) 0'0" to 0'2" topsoil, 0'2" to 1'0" brown sand. Beneath, soft sandy limestone was encountered throughout the maximum explored depth of fifteen (15) feet below existing grade.

Groundwater

The immediate depths to groundwater measurements presented in this report are referenced to adjoining surface grade at the time the soil borings were performed. The stabilized depth to groundwater or that measured a few days later may differ substantially from the immediate depths measured at the time the soil borings were performed and as such may not be an unreliable indicator of future groundwater elevations.

Groundwater elevations may vary substantially over time due to many area specific parameters such as rainfall, droughts, storm events, flood control activities, nearby surface water bodies, tidal activity, construction dewatering, well field activity and other factors. Given these factors and other considerations, the groundwater depth information provided in this report should be considered approximate with substantial variations from those values possible.

Groundwater at the time of testing was encountered at approximate depths of 8'0" BGEL.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
DS 22-0228 - NEW GEO REPORT - NEW RESIDENCE SWIMMING POOL - PACHECO ARCHITECTURE.pdf

Foundation Recommendations

Our observations, exploration, and evaluation, supplemented by a review of sub-surface profile developed from the soil engineering Standard Penetration Test, indicates that the sub-surface conditions at the site can provide support after soil improvement as recommended below is completed. Please refer to the soil improvement recommendation for bearing capacity criteria.

Soil Improvement Recommendation

Bottom of footing:

We recommend any existing vegetation and demolition debris be excavated and stripped from the proposed bottom of footing area until reaching the limestone bedrock formation. After excavation is completed, the bottom of footing should be back filled with lime rock fill material to the desired elevation. Densification and leveling of the soils should be performed at the bottom area plus an extra 2-feet-wide perimeter extending beyond the outside lines of the footprint layout limits where practical. Once soil improvement has taken place as recommended, the footing shall bear a soil bearing capacity not to exceed 2,500 pounds per square foot.

Bottom of Swimming Pool foundation:

We recommend any existing vegetation and demolition debris be excavated and stripped from the proposed bottom of swimming pool area until reaching the designed depth plus an extra foot of material. After excavation is completed, the structural bottom of swimming pool foundation area should be back filled with #57 rock material. Densification and leveling of the soils should be performed at the bottom area plus a 1-foot-wide perimeter extending beyond the outside lines of the swimming pool footprint layout limits where practical. Once soil improvement has taken place as recommended, the bottom of swimming pool foundation shall bear a soil bearing capacity not to exceed 2000 pounds per square foot.

Fill Placement

New fill materials must be placed under engineering supervision of a Geotechnical Engineer. The fill should be inorganic granular soils free from deleterious materials. We recommend using quality crushed lime rock mixed with lime sand. The fill should be placed in lifts of no greater than 12 inches thick, and each lift should be compacted to 95% of the maximum dry density as determined by the Modified Compaction Test (ASTM D1557). In restricted areas where a small compactor must be used, the lift thickness should be reduced to 6 inches, as directed by a Geotechnical Engineer.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
DS 22-0228 - NEW GEO REPORT - NEW RESIDENCE SWIMMING POOL - PACHECO ARCHITECTURE.pdf

Prior to initiating compaction operations, representative samples of the structural fill material to be used and acceptable in-place soils should be collected and tested to determine their compaction and classification characteristics. The maximum dry density, optimum moisture content, gradation and plasticity characteristics should be determined. These tests are needed for compaction quality control of the structural fill and existing soils, and to determine if the fill material is acceptable.

General Information

Regardless of the thoroughness of geotechnical exploration there is always a possibility that conditions on the subject property (site) may be different from those at the test locations reported in our boring log. Changes in the submitted project details or the discovery of any site or varying subsurface conditions prior to and/or during construction which deviate from the data obtained in this exploration should be immediately reported to us so that the condition or change can be evaluated, and appropriate action taken. We request the opportunity to review the final plans and specifications to assure that the intent of the recommendations of this report is properly interpreted and incorporated.

Our client for this geotechnical evaluation was:

PACHECO ARCHITECTURE
4990 SW 72 AVENUE, SUITE 101. MIAMI, FL 33155

The conclusions provided by CVIII Engineering Group, Inc., are based solely on the information presented in this report. As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval. If we can be of any further assistance with the design or construction services, or if you need additional information, please feel free to contact us at your convenience.

Attachments: Limitations of Liability, Boring logs (B1, B2, B3), Boring test location site plan.

Respectfully,

CVIII ENGINEERING GROUP, INC.
Daniel Morao, P.E.
Professional Engineer No. 87771
State of Florida

DANIEL MORAO
LICENSE
No. 87771
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Daniel Morao
Date: 2022.11.09 14:31:53 -05'00'
Adobe Acrobat version: 2022.003.20258

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
DS 22-0228 - NEW GEO REPORT - NEW RESIDENCE SWIMMING POOL - PACHECO ARCHITECTURE.pdf

LIMITATIONS OF LIABILITY

WARRANTY

We warrant the service performed by CVIII Engineering Group, Inc., are conducted in a manner consistent with the level of skill and care ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranties expressed, expressed or implied, are made. While the services of CVIII Engineering Group, Inc., are an integral and valuable warrant, guarantee, or insure the quality or completeness of services or satisfaction performance provided by other members of the construction process and/or the construction plans and specifications which we have not prepared, nor the ultimate performance of building site materials.

As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

SUBSURFACE EXPLORATION

Subsurface exploration is normally accomplished by test borings. The soil boring log includes sampling information, description of the materials recovered, approximate depths of boundaries between soil strata and groundwater data. The log represents conditions specifically at the location and time the boring was made. The boundaries between different soil strata are indicated at specific depths; however, these depths are in fact approximate and dependent upon the frequency of sampling. The transition between soil stratum are often gradual. Water level readings are made at the time the boring was performed and cam change with the time, precipitation, canal levels, local well drawdown, and others factors.

Regardless of the thoroughness of a geotechnical exploration there is always a possibility that conditions may be different from those of the locations; therefore, CVIII Engineering Group, Inc., does not guarantee any subsoil condition surrounding the bore test hole. For a more accurate portrayal of subsurface conditions, the site contractor should perform test pits. If different conditions are encountered, CVIII Engineering Group, Inc., shall be notified to review the findings and make any recommendations as needed.

LABORATORY AND FIELD TESTS

Test are performed in accordance with specific ASTM Standards unless otherwise indicated. All criteria included in a given ASTM Standard are not always required and performed. Each test report indicates the measurements and determinations actually made.

ANALYSIS AND RECOMMENDATIONS

The geotechnical report is prepared primarily to aid in the design of site work and structural foundations. Although the information in the report is expected to be sufficient for the purposes, it is not intended to determine the cost of construction or to stand alone as construction specifications. In accepting this report, the client understands that all data from the soil boring is intended for foundation analysis only and is not to be used for excavating, backfilling or pricing estimates. The site contractor must familiarize themselves with the job site conditions.

Report recommendations are based primarily on data from test borings made at the locations shown on the test boring report. Soil variations may exist between boring and may not become evident until construction. If variations are then noted, CVIII Engineering Group, Inc., should be contacted so that field conditions can be examined and recommendations revised if necessary.

The Geotechnical report states our understanding as to the location, dimensions, and structural features proposed of the site. Any significant changes in the nature, design, or location of the site improvements must be communicated to CVIII Engineering Group, Inc., so that the Geotechnical analysis, conclusion, and recommendations can be appropriately adjusted.

CONSTRUCTION OBSERVATIONS

Construction observations and testing is an important element of Geotechnical services. The Geotechnical Engineer's Field representative (Field Rep.) is the "owner's representative" observing the work of the contractor, performing test, and reporting data from such test and observations. The Geotechnical Engineer's Field Representative does not direct the contractor's construction means, methods, operations, or personnel. The Field Rep. does not interfere with the relationship between the owner and the contractor, and except as an observer, does not become substitute owner on site. The Field Rep. is only collecting data for our Engineer to review.

The Field Rep, is responsible for his/her safety only, but has no responsibility for the safety of other personnel and/or the general public at the site. If the Field Rep, does not fell that the site is offering a safe environment for him/her, the Field Rep, will stop his/her observation/ testing until he/she deems the site is safe. The Field Rep, is an important member of a team whose responsibility is to observe the test and work being done and report to the owner whether that work is being carried out in general conformance with the plans and specifications.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
DS 22-0228 - NEW GEO REPORT - NEW RESIDENCE SWIMMING POOL - PACHECO ARCHITECTURE.pdf

Boring Log

PROPOSED NEW RESIDENCE AND SWIMMING POOL
8965 SW 63rd COURT. PINECREST, FL 33156 - Order #: 22-0228 – B1

Depth (Ft.)	Soil Description	Sample No.	HAMMER	BLOWS	"N"
1	0'0" to 0'2" topsoil	1	1	2	
2	0'2" to 1'0" brown sand		6	4	8
3	1'0" to 15'0" soft sandy limestone	2	8	6	
4			10	8	16
5		3	10	10	
6			12	10	22
7		4	10	15	
8			8	20	23
9		5	14	8	
10			12	12	20
11		6	10	10	
12			10	10	20
13		7	12	12	
14			12	14	24
15	End of Boring 15'0"	8	14	12	
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Groundwater at the time of testing was encountered at 8'0" BGEL.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
DS 22-0228 - NEW GEO REPORT - NEW RESIDENCE SWIMMING POOL - PACHECO ARCHITECTURE.pdf

Boring Log

PROPOSED NEW RESIDENCE AND SWIMMING POOL
8965 SW 63rd COURT. PINECREST, FL 33156 - Order #: 22-0228 – B2

Depth (Ft.)	Soil Description	Sample No.	HAMMER	BLOWS	"N"
1	0'0" to 0'2" topsoil	1	2	1	
2	0'2" to 2'0" brown sand		1	2	2
3	2'0" to 15'0" soft sandy limestone	2	10	4	
4			6	10	10
5		3	10	6	
6			18	12	14
7		4	8	10	
8			8	10	18
9		5	10	8	
10			12	8	20
11		6	12	8	
12			10	10	18
13		7	10	12	
14			8	10	20
15	End of Boring 15'0"	8	8	10	
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Groundwater at the time of testing was encountered at 8'0" BGEL.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
DS 22-0228 - NEW GEO REPORT - NEW RESIDENCE SWIMMING POOL - PACHECO ARCHITECTURE.pdf

Boring Log

PROPOSED NEW RESIDENCE AND SWIMMING POOL
8965 SW 63rd COURT. PINECREST, FL 33156 - Order #: 22-0228 – B3

Depth (Ft.)	Soil Description	Sample No.	HAMMER	BLOWS	"N"
1	0'0" to 0'2" topsoil	1	1	1	
2	0'2" to 1'0" brown sand		1	2	2
3	1'0" to 15'0" soft sandy limestone	2	12	12	
4			18	16	30
5		3	8	10	
6			16	10	26
7		4	16	10	
8			12	8	22
9		5	10	8	
10			10	8	18
11		6	12	10	
12			14	10	24
13		7	14	12	
14			12	10	24
15	End of Boring 15'0"	8	8	8	
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Groundwater at the time of testing was encountered at 8'0" BGEL.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
DS 22-0228 - NEW GEO REPORT - NEW RESIDENCE SWIMMING POOL - PACHECO ARCHITECTURE.pdf

Boring Test Location Site Plan

PROPOSED NEW RESIDENCE AND SWIMMING POOL
8965 SW 63rd COURT. PINECREST, FL 33156 - Order #: 22-0228

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
DS 22-0228 - NEW GEO REPORT - NEW RESIDENCE SWIMMING POOL - PACHECO ARCHITECTURE.pdf

CVIII ENGINEERING GROUP, INC.

GEOTECHNICAL, STRUCTURAL & TRANSPORTATION ENGINEERING

August 13, 2024
Order No. 22-0228 REV

PACHECO ARCHITECTURE

Reference: Report of Subsurface Soil Exploration and Recommendations
Evaluation of Subsurface Conditions for the Proposed Construction

NEW RESIDENCE AND SWIMMING POOL
8965 SW 63rd Court. Pinecrest, FL 33156

Dear Sir / Madam

Pursuant to your request and authorization, CVIII Engineering Group, Inc., conducted a subsurface investigation at the above referenced project. The investigation was performed on February 24th, 2022.

The purpose of the investigation was to examine and document the existing soil conditions at the site and provide you with geotechnical recommendations for supporting the proposed construction. This report presents our findings and recommendations. To achieve the desired objective, three (3) standard penetration test borings and one (1) percolation test were performed at the above referenced property.

Test Method

The boring was conducted in accordance with procedures outlined for standard penetration test and spilt spoon sampling of soils by ASTM Method D-1586. A two (2') feet long two (2") inches O.D. Spilt Spoon Sampler was driven into the ground by successive blows with a 140 lb. Hammer dropping thirty (30") inches. The soil sampler was driven two (2') feet at a time then extracted for visual examination and classification of the retained soil sample. The numbers of blows required for one (1') foot penetration of the sampler is designated as "N" (Known as the standard penetration resistance value). The "N" Value provides an indication of the relative density of non-cohesive soils and the consistency of cohesive soils.

Suitable corrections are applied to this number in order to include the effects of soil overburden pressure and other factors. A general evaluation of soils is made from the established correlation between "N" and the relative density of consistency of soils. This dynamic method of soil testing has been widely accepted by foundation engineers and architects to conservatively evaluate the bearing capacity of soils. A continuous drilling and sample procedure were used. The samples were taken at intervals of two (2') feet, or at every change of soil characteristic.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
DS 22-0228 - REV 2 - 8965 SW 63rd Court.Pinecrest FL 33156 - PACHECO ARCHITECTURE.pdf

Subsurface Conditions

A review of the test boring logs indicates that the site is mantled as follow:

(B1-B2-B3) 0’0” to 0’2” topsoil, 0’2” to 1’0” brown sand. Beneath, soft to dense sandy limestone was encountered throughout the maximum explored depth of fifteen (15) feet below existing grade.

Groundwater

The immediate depths to groundwater measurements presented in this report are referenced to adjoining surface grade at the time the soil borings were performed. The stabilized depth to groundwater or that measured a few days later may differ substantially from the immediate depths measured at the time the soil borings were performed and as such may not be an unreliable indicator of future groundwater elevations. Groundwater elevations may vary substantially over time due to many areas’ specific parameters such as rainfall, droughts, storm events, flood control activities, nearby surface water bodies, tidal activity, construction dewatering, well field activity and other factors. Given these factors and other considerations, the groundwater depth information provided in this report should be considered approximate with substantial variations from those values possible.

Groundwater at the time of testing was encountered at 8’0” BGEL.

Field Permeability Test

Summary test results of the open hole field permeability test as per SFWMD. Below test report are un-factored and represent the condition at the test location at the time of testing.

PERCOLATION (ID)	TEST DEPTH (FT)	K VALUE (CFS/FT^2 - FT OF HEAD)
P1	15(ft) – 7gal/min	1.11578E-04

Foundation Recommendations

See below soil recommendation for supporting the proposed construction and allowance soil bearing capacity criteria.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
DS 22-0228 - REV 2 - 8965 SW 63rd Court.Pinecrest FL 33156 - PACHECO ARCHITECTURE.pdf

Construction Recommendation

Bottom of footing preparation

We recommend any existing vegetation, demolition debris, and unsuitable soils be stripped from the proposed bottom footing area to the designed depth exposing the limestone strata. Densification and/or leveling of the soils should be performed at the bottom of footing excavation were practical. We anticipate that the foundation and footings shall be appropriately proportioned for a safe allowance soil bearing capacity not to exceed 2,500 pounds per square foot. To achieve this bearing pressure, the footings must bear directly on well compacted structural fill or the existing sandy limestone bedrock formation.

Bottom of Swimming Pool foundation:

We recommend any existing vegetation and demolition debris be excavated and stripped from the proposed bottom of swimming pool area until reaching the designed depth plus an extra foot of material. After excavation is completed, the structural bottom of swimming pool foundation area should be back filled with #57 rock material. Densification and leveling of the soils should be performed at the bottom area plus a 1-foot-wide perimeter extending beyond the outside lines of the swimming pool footprint layout limits where practical. Once soil excavation has taken place as recommended, the bottom of swimming pool foundation shall bear and allowance soil bearing capacity not to exceed 2000 pounds per square foot.

Fill Placement

If needed new fill materials must be placed under engineering supervision of a Geotechnical Engineer. The fill should be inorganic granular structural fill material (clean mix on a 60% gravel / 40% sand ratio) containing no more than 5% by weight organic matter, silt-size fine particles (material passing the No. 200 sieve) in fill material shall be limited to 10% by weight; the maximum size of fill particles (rocks) withing 12 inches below the floor slab shall be no more than 3 inches in diameter. Structural fill material should be placed with loose lift thickness of no more that 12-inches, moistures conditioned to within two (2%) percent of the optimum moisture content based on ASTM D-1557 and compacted to 95% percent relative compaction; we recommend using a mix of sand and gravel. Granular, uniformly fill graded material.

General Information

Regardless of the thoroughness of geotechnical exploration there is always a possibility that conditions on the subject property (site) may be different from those at the test locations reported in our boring log.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
DS 22-0228 - REV 2 - 8965 SW 63rd Court.Pinecrest FL 33156 - PACHECO ARCHITECTURE.pdf

Changes in the submitted project details or the discovery of any site or varying subsurface conditions prior to and/or during construction which deviate from the data obtained in this exploration should be immediately reported to us so that the condition or change can be evaluated, and appropriate action taken.

Our client for this geotechnical evaluation was.

PACHECO ARCHITECTURE

The conclusions provided by CVIII Engineering Group, Inc., are based solely on the information presented in this report. If we can be of any further assistance with the design or construction services, or if you need additional information, please feel free to contact us at your convenience.

Attachments: Limitations of Liability, Boring logs (B1-B2-B3), Boring test location site plan.

Respectfully,

CVIII ENGINEERING GROUP, INC.
Daniel Morao, P.E.
Professional Engineer No. 87771
State of Florida

DANIEL MORAO
LICENSE
No. 87771
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Daniel Morao
Date: 2024.08.13 18:00:19 -04'00'
Adobe Acrobat version: 2024.002.20964

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
DS 22-0228 - REV 2 - 8965 SW 63rd Court.Pinecrest FL 33156 - PACHECO ARCHITECTURE.pdf

LIMITATIONS OF LIABILITY

WARRANTY

We warrant the service performed by CVIII Engineering Group, Inc., are conducted in a manner consistent with the level of skill and care ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranties expressed, expressed, or implied, are made. While the services of CVIII Engineering Group, Inc., are an integral and valuable warrant, guarantee, or ensure the quality or completeness of services or satisfaction performance provided by other members of the construction process and/or the construction plans and specifications which we have not prepared, nor the ultimate performance of building site materials.

As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

SUBSURFACE EXPLORATION

Subsurface exploration is normally accomplished by test borings. The soil boring log includes sampling information, description of the materials recovered, approximate depths of boundaries between soil strata and groundwater data. The log represents conditions specifically at the location and time the boring was made. The boundaries between different soil strata are indicated at specific depths; however, these depths are in fact approximate and dependent upon the frequency of sampling. The transition between soil stratum is often gradual. Water level readings are made at the time the boring was performed and cam change with the time, precipitation, canal levels, local well drawdown, and other factors.

Regardless of the thoroughness of a geotechnical exploration there is always a possibility that conditions may be different from those of the locations; therefore, CVIII Engineering Group, Inc., does not guarantee any subsoil condition surrounding the bore test hole. For a more accurate portrayal of subsurface conditions, the site contractor should perform test pits. If different conditions are encountered, CVIII Engineering Group, Inc., shall be notified to review the findings and make any recommendations as needed.

LABORATORY AND FIELD TESTS

Test are performed in accordance with specific ASTM Standards unless otherwise indicated. All criteria included in each ASTM Standard are not always required and performed. Each test report indicates the measurements and determinations made.

ANALYSIS AND RECOMMENDATIONS

The geotechnical report is prepared primarily to aid in the design of site work and structural foundations. Although the information in the report is expected to be sufficient for the purposes, it is not intended to determine the cost of construction or to stand alone as construction specifications. In accepting this report, the client understands that all data from the soil boring is intended for foundation analysis only and is not to be used for excavating, backfilling, or pricing estimates. The site contractor must familiarize themselves with the job site conditions.

Report recommendations are based primarily on data from test borings made at the locations shown on the test boring report. Soil variations may exist between boring and may not become evident until construction. If variations are then noted, CVIII Engineering Group, Inc., should be contacted so that field conditions can be examined, and recommendations revised if necessary.

The Geotechnical report states our understanding as to the location, dimensions, and structural features proposed of the site. Any significant changes in the nature, design, or location of the site improvements must be communicated to CVIII Engineering Group, Inc., so that the Geotechnical analysis, conclusion, and recommendations can be appropriately adjusted.

CONSTRUCTION OBSERVATIONS

Construction observations and testing is an important element of Geotechnical services. The Geotechnical Engineer's Field representative (Field Rep.) is the "owner's representative" observing the work of the contractor, performing test, and reporting data from such test and observations. The Geotechnical Engineer's Field Representative does not direct the contractor's construction means, methods, operations, or personnel. The Field Rep. does not interfere with the relationship between the owner and the contractor, and except as an observer, does not become substitute owner on site. The Field Rep. is only collecting data for our Engineer to review.

The Field Rep is responsible for his/her safety only but has no responsibility for the safety of other personnel and/or the general public at the site. If the Field Rep, does not fell that the site is offering a safe environment for him/her, the Field Rep, will stop his/her observation/ testing until he/she deems the site is safe. The Field Rep is an important member of a team whose responsibility is to observe the test and work being done and report to the owner whether that work is being carried out in general conformance with the plans and specifications.

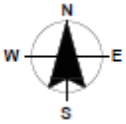
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
DS 22-0228 - REV 2 - 8965 SW 63rd Court.Pinecrest FL 33156 - PACHECO ARCHITECTURE.pdf

CVIII ENGINEERING GROUP, INC.

GEOTECHNICAL, STRUCTURAL & TRANSPORTATION ENGINEERING

Boring Test Location Site Plan

NEW RESIDENCE AND SWIMMING POOL
8965 SW 63rd Court. Pinecrest, FL 33156 - Order #: 22-0228 REV



cv3engineeringgroup.com - cv3engineering@gmail.com – Phone: (305) 733-1421

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
DS 22-0228 - REV 2 - 8965 SW 63rd Court.Pinecrest FL 33156 - PACHECO ARCHITECTURE.pdf

GEOTECHNICAL DRILLING

Boring Log No. B-1
NEW RESIDENCE AND SWIMMING POOL

Location: 8965 SW 63 CT. PINCREST, FL 33153			WO#: 22-0228
Method: SPT			Ground EL: 0'0"
Hammer: AUTO		Hammer weight (lb): 140	Hole depth (ft): 15'0"
Sampler: CONT	Drop (in): 30"	G.W.T. @ Drilling (ft): 8'0"	Sampled by: DM/SM
Driller: DM/SM		Drill Date: 02/24/2022	Logged by: DM

■ SPT. blow/ft ○ Moisture % (0, 20, 40, 60)

Depth	GWT	Notes	Blows Per 6"	SPT-N	Type	No.	Strata	USCS	Soil Description
0		2" TOPSOIL	1-2			1		TP	Top Soil
		BROWN SAND	6-4	8		2		SP	Poorly Graded Sands
		LIMESTONE SOFT SANDY	8-6			3		LT	Linestone
			10-8	16		4			
			10-10			5			
5			12-10	22		6			
			10-15			7			
	WATER		8-20	23		8			
			14-8			9			
			12-12	20		10			
10			10-10			11			
			10-10	20		12			
			12-12			13			
			12-14	24		14			
			14-12			15			
15		END	14-12	26		16		END	Boring completed at depth of 15
20									
25									
30									
35									

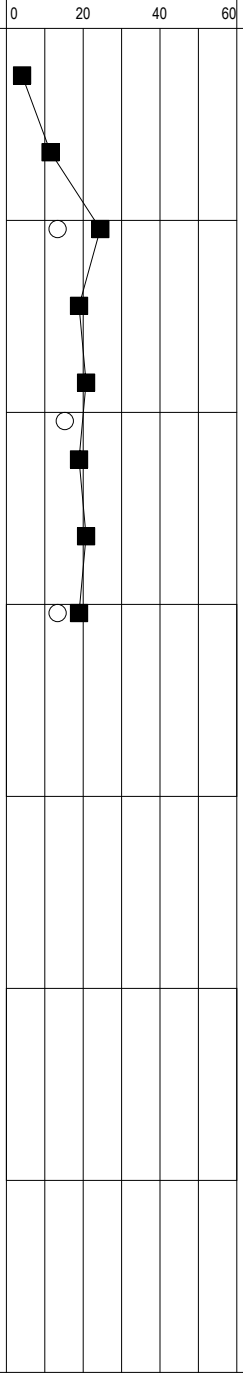
Remarks:

File: C:\Superlog422-0228.log Date: 5/1/2024

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
DS 22-0228 - REV 2 - 8965 SW 63rd Court.Pinecrest FL 33156 - PACHECO ARCHITECTURE.pdf

GEOTECHNICAL DRILLING	Boring Log No. B-2 NEW RESIDENCE AND SWIMMING POOL	
Location: 8965 SW 63 CT. PINCREST, FL 33153		WO#: 22-0228
Method: SPT		Ground EL: 0'0"
Hammer: AUTO	Hammer weight (lb): 140	Hole depth (ft): 15'0"
Sampler: CONT	Drop (in): 30" / G.W.T. @ Drilling (ft): 8'0"	Sampled by: DM/SM
Driller: DM/SM	Drill Date: 02/24/2022	Logged by: DM

Depth	GWT	Notes	Blows Per 6"	SPT-N	Type	No.	Strata	USCS	Soil Description
0		2" TOPSOIL	2-1			1		TP	Top Soil
		BROWN SAND	1-2	2		2		SP	Poorly Graded Sands
		LIMESTONE SOFT SANDY	10-4			3		LT	Linestone
			6-10	10		4			
			10-6			5			
5			18-12	24		6			
			8-10			7			
	WATER		8-10	18		8			
			10-8			9			
			12-8	20		10			
10			12-8			11			
			10-10	18		12			
			10-12			13			
			8-10	20		14			
			8-10			15			
15		END	8-10	18		16		END	Boring completed at depth of 15
20									
25									
30									
35									



Remarks:

File: C:\Superlog422-0228.log Date: 5/1/2024

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
DS 22-0228 - REV 2 - 8965 SW 63rd Court.Pinecrest FL 33156 - PACHECO ARCHITECTURE.pdf

GEOTECHNICAL DRILLING

Boring Log No. B-3
NEW RESIDENCE AND SWIMMING POOL

Location: 8965 SW 63 CT. PINCREST, FL 33153			WO#: 22-0228
Method: SPT			Ground EL: 0'0"
Hammer: AUTO		Hammer weight (lb): 140	Hole depth (ft): 15'0"
Sampler: CONT	Drop (in): 30"	G.W.T. @ Drilling (ft): 8'0"	Sampled by: DM/SM
Driller: DM/SM		Drill Date: 02/24/2022	Logged by: DM

■ SPT. blow/ft ○ Moisture %

Depth	GWT	Notes	Blows Per 6"	SPT-N	Type	No.	Strata	USCS	Soil Description
0		2" TOPSOIL	1-1			1		TP	Top Soil
		BROWN SAND	1-2	2		2		SP	Poorly Graded Sands
		LIMESTONE SOFT SANDY	12-12			3		LT	Linestone
			18-16	30		4			
			8-10			5			
5			16-10	26		6			
			16-10			7			
	WATER		12-8	22		8			
			10-8			9			
			10-8	18		10			
10			12-10			11			
			14-10	24		12			
			14-12			13			
			12-10	24		14			
			8-8			15			
15		END	8-8	16		16		END	Boring completed at depth of 15
20									
25									
30									
35									

Remarks:

File: C:\Superlog422-0228.log Date: 5/1/2024

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
DS 22-0228 - REV 2 - 8965 SW 63rd Court.Pinecrest FL 33156 - PACHECO ARCHITECTURE.pdf

CVIII ENGINEERING GROUP, INC.

GEOTECHNICAL, STRUCTURAL & TRANSPORTATION ENGINEERING

PERCOLATION TEST REPORT

(USUAL OPEN HOLE TEST - CONSTANT HEAD)

CLIENT: PACHECO ARCHITECTURE
4990 SW 72ND AVENUE, SUITE 101
MIAMI, FL 33155

DATE: FEBRUARY 24, 2022
ORDER#: 22-0228
PERC#: P1

PROJECT NAME:	PROPOSED DRAINAGE DESIGN
PROJECT LOCATION:	8965 SW 63RD COURT. PINECREST, FL 33156

CALCULATION OF HYDRAULIC CONDUCTIVITY (K-VALUE)

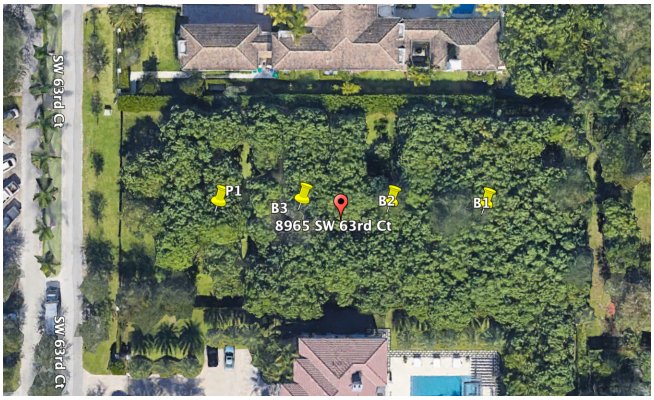
ELAPSED TIME (MIN)	WATER (GAL)	WATER TABLE (FT)	FIELD DATA INFO & PARAMETERS:	
0	0.0	8.00	TOTAL DEPTH BORE HOLE (FT)	15.00
1	7.0	8.00	HOLE DIAMETER OR PERFORATED CASIGN DIAMETER (FT)	0.50
2	7.0	8.00	DEPTH OF WATER TABLE BELOW GROUND SURFACE (FT)	8.00
3	7.0	8.00	SATURATED HOLE DEPTH (FT)	7.00
4	7.0	8.00	AVERAGE FLOW RATE AT CONSTANST DEPTH (GAL/MIN)	7.00
5	7.0	8.00	BORE HOLE PURGED	YES
6	7.0	8.00	EFFECTIVE CONSTANT HEAD DURING PUMP (FT ABOVE W.T)	8.00
7	7.0	8.00	STABILIZED FLOW RATE AT CONSTANT HEAD (CFS)	0.0156
8	7.0	8.00	**K-VALUE 1.11578E-04** CFS/FT^2 - FT OF HEAD	
9	7.0	8.00		
10	7.0	0.00		

SUB-SURFACE INVESTIGATION

DEPTH BELOW GROUND SURFACE	SOIL DESCRIPTION
0'0" TO 0'2"	TOPSOIL
0'2" TO 1'0"	BROWN SAND
1'0" TO 15'0"	SOFT SANDY LIMESTONE

REMARKS: THE ABOVE TEST WAS PERFORMED AND CALCULATED AS PRESENTED IN THE MANUAL "DESIGN OF EXFILTRATION TRENCH TO MEET SFWMD REGULATORY CRITERIA & FDOT CRITERIA"

PERC TEST LOCATION SITE PLAN



RAW DATA CALCULATION TABLE		
DEEP OF WATER TABLE (H2)	(H2)	8.00
SATURATED HOLE DEPTH (DS)	(DS)	7.00
DIAMETER OF TEST HOLE (D)	(D)	0.50
STABILIZED FLOW RATE (CFS)	SFR-(CFS)	0.0156
FORMULA	A	0.062393333
FORMULA	B	1.570759633
FORMULA	C	356
FORMULA	D	0.039721758
FORMULA = A/(B*C)	K	0.000111578
FORMULA = (D)/(C)	K - CHECK	0.000111578

RESPECTFULLY SUBMITTED,

CVIII ENGINEERING GROUP, INC.
DANIEL MORAO, P.E.
PROFESSIONAL ENGINEER NO. 87771
STATE OF FLORIDA

DANIEL MORAO LICENSE No. 87771 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Daniel Morao
Date: 2022.02.28 11:46:06 -05'00'
Adobe Acrobat version: 2021.011.20039

7900 SW 72ND AVENUE, MIAMI, FLORIDA 33185 - CV3ENGINEERINGGROUP.COM - CV3ENGINEERING@GMAIL.COM - PHONE: (305) 733-1421

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
DS P22-0228 - 8965 SW 63rd COURT.PINECREST FL 33156 - PACHECO ARCHITECTURE copy.pdf

GENERAL NOTES

1. ELECTRICAL LAYOUT DRAWINGS ARE PARTIALLY DIAGRAMMATIC. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL AND HVAC DRAWINGS FOR GUIDANCE ON DIMENSIONS, CEILING HEIGHTS, DOOR SWINGS, ROOM FINISHES, STRUCTURAL AND ARCHITECTURAL DETAILS, LOCATIONS OF DUCTS, PIPES AND STRUCTURAL STEEL. INSTALL THE ELECTRICAL SYSTEMS WITHOUT INTERFERING WITH DUCTS, PIPES, STRUCTURAL STEEL OR OTHER SYSTEMS. LOCATE LIGHTING SYMMETRICALLY IN PROPER RELATION TO FINISHED AREAS EXCEPT WHERE DIMENSIONED ON THE DRAWINGS OR LOCATED ON REFLECTED CEILING PLANS.
2. THE ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION (2017 NFPA 70) OF THE NATIONAL ELECTRICAL CODE (N.E.C.), THE LATEST RULES AND REGULATIONS OF THE SAFETY ORDERS ISSUED BY THE DIVISION OF INDUSTRIAL SAFETY, THE NATIONAL BOARD OF FIRE UNDERWRITERS AND ALL APPLICABLE STATE AND LOCAL CODES ISSUED BY AUTHORITIES HAVING JURISDICTION INCLUDING 2020 FLORIDA BUILDING CODE (F.B.C.), 8th EDITION AND 2020 FLORIDA FIRE PREVENTION CODE (NFPA-101).
3. PROVIDE ADDITIONAL SUPPORTS FOR SWITCHES, PANELBOARDS, RACEWAYS, TRANSFORMERS, CABLE TRAYS AND OTHER ELECTRICAL EQUIPMENT WHERE THE BUILDING STRUCTURE IS NOT SUITABLE FOR DIRECT MOUNTING. ALL OTHER SUPPORTS AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.
4. VERIFY CEILING SUSPENSION SYSTEMS IN THE VARIOUS AREAS AND PROVIDE THE PROPER MOUNTING ACCESSORIES, TRIMS, ETC. TO SUIT THE PARTICULAR AREA.
5. ANY CONDUIT AND BOXES FOR HVAC CONTROL WIRING IS INCLUDED IN THIS SCOPE OF WORK. SEE MECHANICAL PLANS FOR LOCATIONS, TYPE AND QUANTITY OF CONTROL DEVICES.
6. MAINTENANCE MANUALS AND INSTRUCTIONS: FURNISH THREE (3) SETS OF OPERATING INSTRUCTIONS FOR ANY ELECTRICAL EQUIPMENT INSTALLED AS STATED IN FBC EC 505.7.4.2. THE MANUALS SHALL BE SUBMITTED TO THE BUILDING'S OWNER AND MUST INCLUDED THE FOLLOWING:

6.1 SUBMITTAL DATA STATING EQUIPMENT RATING AND SELECTED OPERATIONS FOR EACH PIECE OF EQUIPMENT REQUIRED MAINTENANCE.

6.2 OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRED MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.

6.3 NAMES AND ADDRESSES OF AT LEAST ONE (1) QUALIFIED SERVICE AGENCY.

7. ALL ELECTRICAL EQUIPMENT AND INSTALLATION WORK SHALL HAVE A ONE YEAR (1) OR AS PER SPECIFICATIONS, WHAT EVER IS MORE STRINGENT WARRANTY. FURNISH WARRANTY SO THE DEFECTIVE MATERIALS AND/OR WORKMANSHIP SHALL BE REPAIRED/REPLACED IMMEDIATELY UPON NOTIFICATION AT NO COST TO THE OWNER FOR THE PERIOD OF THE WARRANTY.
8. FIRE WALL PENETRATIONS: ANY CONDUIT AND/OR CABLE TRAY PENETRATIONS THROUGH ANY FIRE WALL OR FLOOR SHALL BE FIRESTOPPED EQUAL TO OR GREATER THAN THE RATING OF THE FIRE WALL OR FLOOR THAT THEY PASS THROUGH. USE ONLY UL APPROVED METHODS AND ASSEMBLIES. RECEPTACLES LOCATED ON OPPOSITE SIDES OF A FIRE BARRIER SHALL BE SEPERATED BY A MINIMUM HORIZONTAL DISTANCE OF 2'0".
9. PERMITS: OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LICENSES, FEES INSPECTIONS, AND POWER COMPANY AID TO COMPLETE WORK SHOWN. INCLUDE ALL POWER COMPANY COSTS IN BID.
10. CUTTING AND PATCHING: PROVIDE ALL CUTTING REQUIRED TO DO THE WORK. DO NOT CUT ANY STRUCTURAL ELEMENT WITHOUT APPROVAL. PATCHING SHALL BE OF QUALITY EQUAL TO AND MATCHING APPEARANCE OF EXISTING CONSTRUCTION. DO NOT CUT ANY STRUCTURAL ELEMENT WITHOUT APPROVAL.
11. GROUNDING: ALL PARTS OF THE SYSTEM SHALL BE GROUNDED IN STRICT ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
12. WIRING DEVICES AND PLATES: SWITCHES SHALL BE HUBBELL OR LEVITON 20A 125VOLT AC COMMERCIAL SPECIFICATION GRADE. COLOR WHITE UNLESS NOTED OTHERWISE. USE STEEL COVER PLATES IN UNFINISHED AREAS AND MATCHING PLASTIC COVER PLATES IN FINISHED AREAS.
13. SAFETY SWITCHES: USE HEAVY DUTY TYPE FUSIBLE OR NON-FUSIBLE AS REQUIRED. NEMA TYPE 1 INDOORS AND NEMA TYPE 3R FOR OUTDOORS. ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL WHERE SHOWN OR REQUIRED BY CODE. FUSES: USE DUAL ELEMENT, CURRENT LIMITING, TIME DELAY TYPE OR AS SPECIFIED BY EQUIPMENT SUPPLIER.
14. PANELBOARDS: USE PANELBOARDS WITH BOLT ON TYPE BREAKERS ONLY. PANELBOARDS SHALL HAVE SEPARATE NEUTRAL AND GROUND BUSSES. PROVIDE TYPED DIRECTORY CARDS FOR EACH PANELBOARD INSTALLED. LOADCENTERS SHALL HAVE SEPARATE NEUTRAL AND GROUND BUSSES. PROVIDE TYPED DIRECTORY CARDS FOR EACH LOADCENTER INSTALLED.
15. COORDINATION: COORDINATE ALL ELECTRICAL WORK WITH OTHER TRADES AND LOCAL UTILITY COMPANY. COORDINATE METERING REQUIREMENTS WITH LOCAL ELECTRICAL UTILITY COMPANY.
16. EQUIPMENT: CONNECT ALL ELECTRICALLY OPERATED EQUIPMENT INCLUDING HVAC. USE NEMA 3X DEVICES OUTDOORS. VERIFY LOADS AND LOCATIONS OF EQUIPMENT BEFORE CONNECTION. SIZE BREAKERS, DISCONNECTS, AND FUSES ACCORDING TO THE EQUIPMENT NAMEPLATE. SIZE WIRE ACCORDING TO THE NEC. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE EQUIPMENT SUPPLIED BY THE MECHANICAL CONTRACTOR AND OTHER TRADES AND SHALL BE RESPONSIBLE FOR MODIFYING THE CONNECTIONS WIRE, DISCONNECTS, BREAKERS, ETC. SHOWN ON THE DRAWINGS IN ORDER TO MAKE A COMPLETE INSTALLATION AND TO SATISFY THE MANUFACTURER'S REQUIREMENTS. THE ELECTRICAL CONTRACTOR SHALL SUPPLY ALL LABOR AND MATERIALS TO COMPLETE THE INSTALLATION.
17. RECORD DRAWINGS: MAINTAIN A RECORD SET OF ALL CHANGES DURING CONSTRUCTION. RECORD CHANGES ON A CLEAN SET OF CONTRACT CONSTRUCTION DOCUMENTS WHICH SHALL BE TURNED OVER TO THE OWNER WITH IN 30 DAYS OF COMPLETION. RECORD DRAWINGS SHALL INCLUDED A SINGLE-LINE DIAGRAM OF THE BUILDING ELECTRICAL DISTRIBUTION SYSTEM AND FLOOR PLANS INDICATING LOCATION AND AREA SERVED FOR ALL DISTRIBUTION AS PER FBC EC 505.7.4.1.
18. IDENTIFICATION: IDENTIFY ALL MAJOR PIECES OF ELECTRICAL EQUIPMENT INSTALLED ON THE PROJECT. EXAMPLES INCLUDE PANELBOARDS, MOTOR STARTERS, DISCONNECTS, HVAC EQUIPMENT DISCONNECT AND CONTROL PANELS. IDENTIFY WITH PERMANENT PLASTIC NAMEPLATES.
19. MULTIWIRE BRANCH CIRCUITS: MULTIWIRE BRACH CIRCUIT CONDUCTORS MUST BE GROUPED TOGETHER BY WIRE TIES OR SIMILAR MEANS AT THE POINT OF ORIGIN. PROVIDE COMMON TRIPS TO ALL MULTIWIRE BRANCH CIRCUITS BY EITHER A 2 OR 3 POLE CIRCUIT BREAKERS OR HANDLE TIES ON 1 ALL POLE BREAKERS SERVING THE MULTIWIRE BRANCH CIRCUIT.
20. CONDUCTORS: ALL CONDUCTORS SHALL BE THWN COPPER UNLESS OTHERWISE SPECIFIED. GREEN INSULATED GROUND CONDUCTORS SHALL BE INSTALLED IN ALL FEEDER AND BRANCH CIRCUIT WIRING.
21. CONDUITS: ALL INTERIOR CONDUITS SHALL BE EMT OR MC CABLE. ALL HOMERUNS SHALL BE EMT. ALL EXTERIOR AND UNDERGROUND CONDUITS SHALL BE RIGID NON-METALLIC CONDUIT (RNC) SCHDEULE 80. ALL FEEDER AND BRANCH CIRCUIT CONDUITS SHALL BE INSTALLED CONCEALED IN FINISHED AREAS, UNLESS OTHERWISE NOTED. PLASTIC TYPE CONDUITS AND COMBUSTIBLE TYPE CONDUITS ARE NEVER TO BE USED IN AN AIR RETURN PLENUM. REFER TO MECHANICAL DRAWINGS OR FIELD VERIFY PLENUMS IN EXISTING INSTALLATIONS.
22. VOLTAGE DROP: CONTRACTOR SHALL SIZE CONDUCTORS PROPERLY DEPENDING ON DISTANCE TO ENSURE A MAXIMUM VOLTAGE DROP ON FEEDERS TO BE LESS THAN 2% AND LESS THAN 3% ON BRANCH CIRCUITS. IN NO EVENT SHALL THE TOTAL VOLTAGE DROP TO THE LAST DEVICE BE GREATER THAT 5% OF THE SERVICE VOLTAGE.
23. THE CONTRACTOR, PRIOR TO BIDDING, SHALL VISIT THE JOB SITE TO BECOME ACQUAINTED WITH THE INSTALLATION AND SYSTEMS RELATED TO THE WORK AND SHALL INCLUDE IN THE BID PROPOSAL ALL LABOR AND MATERIALS REQUIRED FOR THE ELECTRICAL INSTALLATION TO BE COMPLETE AND OPERATIVE. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS IN THE FIELD BEFORE COMMENCEMENT OF THE WORK AND SHALL REPORT ANY DISCREPANCIES AND/OR INCONSISTENCIES BETWEEN THE DRAWING AND EXISTING FIELD CONDITIONS TO THE ENGINEER FOR CLARIFICATIONS BEFORE COMMENCEMENT OF WORK.
24. UPON COMPLETION OF HIS WORK, THE CONTRACTOR SHALL SCHEDULE AND PERFORM A COMPLETE FUNCTIONAL TEST TO DEMONSTRATE TO THE OWNER THAT THE NEW INSTALLATION IS OPERATING AS INTENDED. ANY DEFECTS OR DEFICIENCIES IN THE MATERIALS OR INSTALLATION WORK SHALL BE CORRECTED IMMEDIATELY BY AND AT THE CONTRACTOR'S EXPENSE. WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY.
25. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS PRIOR TO ORDERING ANY EQUIPMENT. ALL ELECTRICAL EQUIPMENT SHALL BE NEW, U.L. LISTED AND APPROVED FOR INTENDED USE. ALL ELECTRICAL EQUIPMENT EXPOSED TO WEATHER SHALL BE WEATHERPROOF.
26. PROVIDE MINIMUM 10 FEET SLACK CONDUCTOR FOR SPARE WIRING INSIDE WIREWAYS OR PULLBOXES.
27. PROVIDE PAD AND OTHER SUPPORTS AS NEEDED AND AS PER MANUFACTURER'S SPECIFICATION FOR ANY LARGER ELECTRICAL EQUIPMENT. CONTRACTOR SHALL PROVIDE STRUCTURAL CALCULATIONS SIGNED BY AN STRUCTURAL PE IF REQUIRED.

ELECTRICAL DRAWING INDEX

SHEET	DESCRIPTION	ISSUED
E-00.0	GENERAL NOTES AND LEGENDS	YES
E-01.0	SITE PLAN	YES
E-02.0	GROUND FLOOR PLAN	YES
E-02.1	GROUND FLOOR PLAN	YES
E-03.0	SECOND FLOOR PLAN	YES
E-03.1	SECOND FLOOR PLAN	YES
E-04.0	POWER AND LIGHTING NOTES	
E-05.0	CABANA GROUND FLOOR PLAN	YES
E-06.0	RISER DIAGRAM AND PANEL SCHEDULES	YES

ABBREVIATIONS

ABBREVIATIONS	DESCRIPTION
AFF.	ABOVE FINISHED FLOOR
ATS.	AUTOMATIC TRANSFER SWITCH
BKR.	BREAKER
C, COND.	CONDUIT
CB.	CIRCUIT BREAKER
CKT	CIRCUIT
CLG.	CEILING
DISC.	DISCONNECT.
EC.	EMPTY CONDUIT
G, GND.	GROUND
GFI.	GROUND FAULT INTERRUPTER
HP.	HORSE POWER
IG.	ISOLATED GROUND
MCC.	MOTOR CONTROL CENTER
MDP.	MAIN DISTRIBUTION PANEL
MLO.	MAIN LUGS ONLY
MTD.	MOUNTED
PH.	PHASE
PB.	PULL BOX.
PNL.	PANEL
PWR.	POWER
SP.	SURGE PROTECTOR
SW.	SWITCH
TEL.	TELEPHONE
TV.	TELEVISION
UON.	UNLESS OTHERWISE NOTED
V.	VOLTAGE
W.	WIRE
W/.	WITH
WP.	WEATHER PROOF
XMER.	TRANSFORMER

FIRE ALARM SYSTEM

SYMBOL	DESCRIPTION
D	ADDRESSIBLE SMOKE DETECTOR CEILING MOUNTED.
D FL	ADDRESSIBLE SMOKE DETECTOR UNDER RAISED FLOOR.
D	SMOKE DETECTOR DUCT MOUNTED.
H	ADDRESSIBLE CEILING MOUNTED HEAT DETECTOR.
F	MANUAL FIRE ALARM PULL STATION. 48" ABOVE FINISHED FLOOR.
F	FIRE ALARM SPEAKER AND FLASHING STROBE LIGHT 6'-8" ABOVE FINISH FLOOR.
L	FIRE ALARM FLASHING STROBE LIGHT 6'-8" ABOVE FINISH FLOOR.
CH	FIRE ALARM CHIME AND FLASHING STROBE LIGHT 6'-8" ABOVE FINISH FLOOR.
MH	MAGNETIC DOOR HOLDER.
TS	VALVE SUPERVISORY SWITCH (TAMPER SWITCH).
FS	WATER FLOW SWITCH.
PIV	POST INDICATOR VALVE.
FARA	FIRE ALARM REMOTE (GRAPHIC) ANNUNCIATOR PANEL.
FACP	FIRE ALARM ZONE ANNUNCIATOR AND CONTROL PANEL.
M	FIRE ALARM ADDRESSABLE CONTROL OR MONITORING MODULE.
S	FIRE ALARM SPEAKER-CEILING MOUNTED.
SE	GAS SOLENOID VALVE.
H	FIRE ALARM HORN, 6'-8" ABOVE FINISHED FLOOR.
CO	ADDRESSIBLE CARBON MONOXIDE DETECTOR. CEILING MOUNTED.
F	FIRE ALARM HORN AND FLASHING STROBE LIGHT CEILING MOUNTED.
EWL	ELEVATOR WARNING LIGHT PANEL.

DISTRIBUTION EQUIPMENT

SYMBOL	DESCRIPTION
	PANELBOARD.
M	TRANSFORMER WALL OR FLOOR MOUNTED; SIZE AND MOUNTING AS INDICATED ON DWGS.
G	GROUNDING PLATE. SEE DETAIL.
SP	SURGE PROTECTOR.
PB	PULLBOX.
LRP	LIGHTING RELAY PANEL.
	SAFETY OR DISCONNECT SWITCH.
CB	ENCLOSED CIRCUIT BREAKER.
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR.

RESIDENTIAL FIRE SAFETY SYSTEM

SYMBOL	DESCRIPTION
SD SD 1	SMOKE DETECTOR CEILING OR WALL MOUNTED. ON ARC-FAULT PROTECTED CIRCUIT. INTERCONNECT ALL SMOKE DETECTORS WITHIN UNIT. 120V SOURCE WITH BATTERY BACK UP.
CO	CARBON DIOXIDE (CO) DETECTOR CEILING OR WALL MOUNTED. ON ARC-FAULT PROTECTED CIRCUIT. INTERCONNECT ALL CO DETECTORS WITHIN UNIT. 120V SOURCE WITH BATTERY BACK UP.
SC	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR.

LIGHTNING PROTECTION

SYMBOL	DESCRIPTION
	PARAPET BASE AIR TERMINAL.
	ADHESIVE POINT BASE AIR TERMINAL.
	VICE GRIP TEE SPLICER.
	DOWN CONDUCTOR AND GROUND ROD.

MOTORS AND CONTROLS

SYMBOL	DESCRIPTION
	MOTOR.
FD	MAGNETIC MOTOR STARTER. "FD" DENOTES FREQUENCY DRIVE CONTROLLER.
	COMBINATION MOTOR STARTER AND DISCONNECT SWITCH.
	PUSH BUTTON STATION (UP-DOWN-STOP MOTOR CONTROL).
	PUSH BUTTON STATION, 42" AFF.
FS	DUCT MOUNTED FIRES AT.
R	EMERGENCY LIGHTING RELAY. SEE WIRING DIAGRAM.
SDCS	SAFETY DISCONNECT SWITCH FOR DUCT HEATER WITH CONTACTOR.
T	THERMOSTAT.
C	MECHANICALLY HELD CONTACTOR.
PE	PHOTOELECTRIC CELL.
TC	SEVEN-DAY PROGRAMMABLE TIMER.

GENERAL LIGHTING

SYMBOL	DESCRIPTION
L O2 a	RECESSED, SEMI RECESSED, SURFACE OR PENDANT MOUNTED FIXTURE. L=FIXTURE TYPE., 2=CIRCUIT No. AND a=SWITCH LEG.
	RECESSED, SEMI RECESSED, SURFACE OR PENDANT MOUNTED FIXTURE ON "LIFE SAFETY CIRCUIT" (EMERGENCY).
	SURFACE OR PENDANT MOUNTED LED STRIP FIXTURE.
	SURFACE OR PENDANT MOUNTED LED STRIP FIXTURE ON "LIFE SAFETY CIRCUIT" (EMERGENCY).
	SURFACE OR PENDANT MOUNTED LED FIXTURE.
	SURFACE OR PENDANT MOUNTED. LED FIXTURE ON "CRITICAL CIRCUIT".
	SURFACE OR PENDANT MOUNTED LED FIXTURE ON "LIFE SAFETY CIRCUIT" (EMERGENCY).
	RECESSED OR LAY-IN LED FIXTURE.
	RECESSED OR LAY-IN LED FIXTURE ON "CRITICAL CIRCUIT".
	RECESSED OR LAY-IN LED FIXTURE ON "LIFE SAFETY CIRCUIT" EMERGENCY).
	WALL MOUNTED LED FIXTURE. 7'-6" AFF. UON.
	WALL MOUNTED LED FIXTURE ON CRITICAL CIRCUIT" 7'-6" AFF. UON.
	ON "LIFE SAFETY CIRCUIT" 7'-6" AFF. UNLESS OTHERWISE NOTED. WALL MOUNTED LED FIXTURE.
	WALL MOUNTED FIXTURE @ MINIMUM 7'-6" AFF. UON.
	WALL MOUNTED FIXTURE ON "LIFE SAFETY CIRCUIT" @ MINIMUM 7'-6" AFF. UON. (EMERGENCY).
	CEILING-SURFACE MOUNTED SINGLE FACE LED EXIT LIGHT FIXTURE WITH ARROWS AS INDICATED.
	WALL MOUNTED LED EXIT LIGHT FIXTURE WITH ARROWS AS INDICATED, 7'-6" AFF. UON.
	SURFACE MOUNTED DOUBLE FACED LED EXIT LIGHT FIXTURE WITH ARROWS AS INDICATED.
	WALL MOUNTED DOUBLE FACED LED EXIT LIGHT FIXTURE WITH ARROWS AS INDICATED. 7'-6" AFF.
	WALL MOUNTED EMERGENCY LED LIGHT FIXTURE WITH EMERGENCY BATTERY PACK 7'-0" AFF. UON.
	ROADWAY OR PARKING LOT LUMINAIRE. SINGLE ARM, OR TOP MOUNT, POLE MOUNTED.
	ROADWAY OR PARKING LOT LUMINAIRE. DOUBLE ARM, POLE MOUNTED.

INTRUSION ALARM

SYMBOL	DESCRIPTION
DS	DOOR SWITCH AND CONNECTION.
DS FL	OVERHEAD DOOR FLOOR MOUNTED SWITCH AND CONNECTION.
DS RH	ROOF HATCH DOOR SWITCH AND CONNECTION.
DS WP	WINDOW SWITCH W/ FLUSH BOX AND ½" EC TO CLG. SPACE.
MD	MOTION DETECTOR.
GD	GLASS DETECTOR.
SSCP	SECURITY SYSTEM CONTROL PANEL.
KP	KEY PAD.
CR	CARD READER.

RECEPTACLES

SYMBOL	DESCRIPTION
	HALF SWITCHES.
	HALF SWITCHES. FLUSH WITH FLOOR.
	DUPLEX RECEPTACLE, 1P. 3 WIRE, GROUNDING TYPE, 20A. 120V. MOUNTED 18" AFF. UON.
USB	DUPLEX RECEPTACLE, 1P. 3 WIRE, GROUNDING TYPE WITH INTEGRAL USB OUTLETS, 20A. 120V.
CLG	DUPLEX RECEPTACLE, 1P. 3 WIRE, GROUNDING TYPE, 20A. 120V. MOUNTED AT CEILING. UON.
WP	DUPLEX RECEPTACLE, AS ABOVE, WITH SPRING-HINGED, CASKETED AND WEATHERPROOF COVER.
	DUPLEX RECEPTACLE, 1P. 3 WIRE, GROUNDING TYPE, 20A. 120V. MOUNTED 42" AFF.
	TWIN DUPLEX RECEPTACLE, 1P. 3 WIRE, GROUNDING TYPE, 20A. 120V. MOUNTED 18" AFF. UON.
	ISOLATED GROUND TYPE RECEPTACLE, 1P. 3 WIRE, 20A. 125V. MOUNTED 18" AFF. UON.
SP	SURGE PROTECTION DUPLEX RECEPTACLE, 1P. 3 WIRE 20A. 120V. MOUNTED 18" AFF. UON. (SP DENOTES SURGE PROTECTION).
GFI	GROUND FAULT INTERRUPTER TYPE, DUPLEX RECEPTACLE 2P. 3 WIRE, GROUNDING TYPE, 20A. 120V. MOUNTED 18" AFF. UON.
GFI	GROUND FAULT INTERRUPTER TYPE, DUPLEX RECEPTACLE, 1P. 3 WIRE, GROUNDING TYPE, 20A. 120V. MOUNTED 42" AFF. UON.
	SINGLE RECEPTACLE, 1P. 3 WIRE, GROUNDING TYPE, 20A. 120V. MOUNTED 18" AFF. UON.
	DUPLEX RECEPTACLE, 1P. 3 WIRE, GROUNDING TYPE, 20A. 120V. FLUSH WITH FLOOR.
	TWIN DUPLEX RECEPTACLE 1P. 3 WIRE, GROUNDING TYPE, 20A. 120V. FLUSH WITH FLOOR.
	30A OR 50A. 240V. 2 PHASES. 2P. 3 WIRE, GROUNDING TYPE, SINGLE RECEPTACLE.
J	ELECTRICAL SURFACE RACEWAYS (DUPLEX RECEPTACLES AND TELEPHONE JACKS 18" O.C. OR AS DESIGNATED ON DRAWINGS) MOUNTED 36" AFF. UON.
	UNDERFLOOR DUCT DUPLEX RECEPTACLE IN RAISED ALUMINUM FLOOR ENCLOSURE.
J J	CEILING OR WALL MOUNTED JUNCTION BOX.
J FL	FLOOR MOUNTED JUNCTION BOX.
J FPRA	CEILING MOUNTED JUNCTION BOX FOR FIRE FIGHTER'S REPEATER ANTENNAE.
J LV	CEILING MOUNTED JUNCTION BOX FOR LOW VOLTAGE SYSTEMS.
	FLOOR OUTLET BOX WITH DUPLEX RECEPTACLE.
	FLOOR OUTLET BOX WITH DUPLEX RECEPTACLE AND ONE COMBINATION W/ VOICE/ DATA OUTLET.
	FLOOR OUTLET BOX WITH TWO DUPLEX RECEPTACLES AND ONE COMBINATION W/ VOICE/ DATA OUTLET.

WIRING

SYMBOL	DESCRIPTION
A-1,3,5	HOMERUN TO PANEL "A".1-3-5 ARE CIRCUIT No's. MAXIMUM 3 CIRCUITS PER CONDUIT EACH ON SEPARATE PHASES. RUN HOMERUNS TO PANELS AS SHOWN ON FLOOR PLANS. DO NOT COMBINE HOMERUNS. PROVIDE INDIVIDUAL NEUTRAL PER CIRCUIT.
	INDICATES A CONDUIT RUN CONCEALED IN A CEILING OR WALL.
	INDICATES A CONDUIT RUN EMBEDDED IN CONCRETE OR UNDERGROUND.
	INDICATES A CAPPED CONDUIT.
	INDICATES AN EXPOSED CONDUIT RUN.
	CONDUIT RUN TURNED DOWN (RISER DOWN).
	CONDUIT RUN TURNED UP (RISER UP).
	CONDUIT SEAL.
	FLEXIBLE CONDUIT.

NOTES

1	ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
2	ALL SYMBOLS SHOWN ON ELECTRICAL SYMBOL LEGEND ARE NOT NECESSARILY USED IN THIS PROJECT.
3	IT IS THE RESPONSIBILITY OF MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS TO VISIT THE SITE AND EXAMINE IN DETAIL THE SCOPE OF WORK OF THIS PROJECT PRIOR TO BID AND SHALL NOTIFY THE ARCHITECT AND/OR ENGINEER IF A CONDITION EXISTS WHICH PREVENTS HIM/HER FROM ACCOMPLISHING THE WORK INDICATED AND INTENDED BY THESE DRAWINGS, SO NO ADDITIONAL COST IS INCURRED BY THE OWNER. AFTER CONTRACT IS AWARDED IT WILL BE ASSUMED THAT THE SITE WAS VISITED AND EXAMINED AND ALL PARTIES ARE IN AGREEMENT WITH THE SCOPE OF THE WORK.

THEATRICAL LIGHTING

SYMBOL	DESCRIPTION
	JUNCTION BOX (6"x6"x4" DEEP) FOR CONNECTION OF HOUSE DIMMER CONTROL BOARD. 42" AFF.
	THEATRICAL LIGHTING OUTLET BOX. PROVIDED UNDER THEATRICAL LIGHTING PACKAGE INSTALL UNDER THIS CONTRACT. REFER TO THEATRICAL LIGHTING PACKAGE FOR EXACT LOCATION.

SWITCHES

SYMBOL	DESCRIPTION
$	SINGLE POLE TOGGLE SWITCH, 20A. 120/277 VAC. MOUNTED 48" AFF. "a" INDICATES SWITCH LEG.
$	THREE-WAY TOGGLE SWITCH, 20A. 120/277 VAC. MOUNTED 48" AFF. ABOVE FINISH FLOOR UON.
$	FOUR-WAY TOGGLE SWITCH. 20A. 120/277 VAC. MOUNTED 48" AFF.
$T	SINGLE POLE TOGGLE SWITCH WITH TIMER, 20A. 120/277 VAC. MOUNTED 48" AFF. "a" INDICATES SWITCH LEG.
$D	DIMMER SWITCH. MOUNTED 48" AFF.
$P	SINGLE POLE TOGGLE SWITCH, 20A. 120/277 VAC. WITH PILOT LIGHT. 48" ABOVE FINISH FLOOR UON.
$M	MOTOR MANUAL STARTER TOGGLE SWITCH WITH OVERLOADS, UON. MOUNTED 48" AFF.
$WP	WEATHERPROOF TOGGLE SWITCH, 20A. 120/277 VAC. MTD. 48" A.F.F.
$OR	LOW VOLTAGE OVERRIDE SWITCH FOR LIGHTING CONTROL PANEL. MOUNTED 48" AFF.
$LV	LOW VOLTAGE LIGHTING CONTROL SWITCH. MOUNTED 48" AFF.
$OS	SINGLE POLE WALL MOUNTED OCCUPANCY SENSOR. 20A. 120/277 VAC. MOUNTED 48" AFF.
$OS2	DOUBLE POLE WALL MOUNTED OCCUPANCY SENSOR. 20A. 120/277 VAC. MOUNTED 48" AFF.
OS	SINGLE POLE OCCUPANCY SENSOR. 20A. 120/277 VAC. CEILING-SURFACE MOUNTED.
OS LV	LOW VOLTAGE OCCUPANCY SENSOR. CEILING-SURFACE MOUNTED.
$MS	MOTION SENSOR.

COMMUNICATION SYSTEM

SYMBOL	DESCRIPTION
IM	INTERCOM MASTER STATION (OUTLET BOX ONLY) MOUNT 48" AFF.
IS	INTERCOM STAFF STATION. WALL MOUNT 48" AFF (OUTLET BOX ONLY).
	PUSH BUTTON.
	DOOR CHIME.
S	CEILING MOUNTED SPEAKER.
S	WALL MOUNTED SPEAKER.
TV	TV OUTLET WITH RF CONNECTOR AT 18" ABOVE FINISH FLOOR UON.
	TELEPHONE OUTLET (RJ-11) MOUNTED 18" AFF UNLESS OTHERWISE NOTED. PROVIDE ¾" E.C. TO CEILING SPACE.
X	DATA BOX "X" DENOTES NUMBER OF DATA PORTS (RJ-45) MOUNTED 18" AFF UNLESS OTHERWISE NOTED. 1" E.C. TO CEILING SPACE.
X Y	COMBINATION TELEPHONE/DATA BOX "X" DENOTES NUMBER OF DATA PORTS, "Y" DENOTES NUMBER OF TELEPHONE PORTS MOUNTED 18" AFF UNLESS OTHERWISE NOTED. 1" E.C. TO CEILING SPACE.
	FLOOR MOUNTED TELEPHONE OUTLET (RJ-11).
D	DATA/ETHERNET OUTLET (RJ-45) MOUNTED 18" AFF UNLESS OTHERWISE NOTED. ½" E.C. TO CEILING.
D	FLOOR MOUNTED DATA/ETHERNET OUTLET (RJ-45).
C	INTERCOM COMBINATION SPEAKER/CLOCK STATION, WALL MOUNTED, 8'-0" AFF.
MC	MEDIA CABINET.
	LOW VOLTAGE PUSH BUTTON FOR DOOR CHIME.
B	DOOR CHIME.

DANIEL G. SANTILLAN LICENSE No. 79327 STATE OF FLORIDA PROFESSIONAL ENGINEER

PACHECO-MARTINEZ & ASSOCIATES LLC.
AA26002619 AR6412 AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR. & MRS. DE LA CONCEPCION

8965 SW 63rd COURT PINECREST, FLORIDA 33156

revisions
1 BDC - 04/26/2024

LUSEO ENGINEERING
LUSEO ENGINEERING
CA#32708
7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM

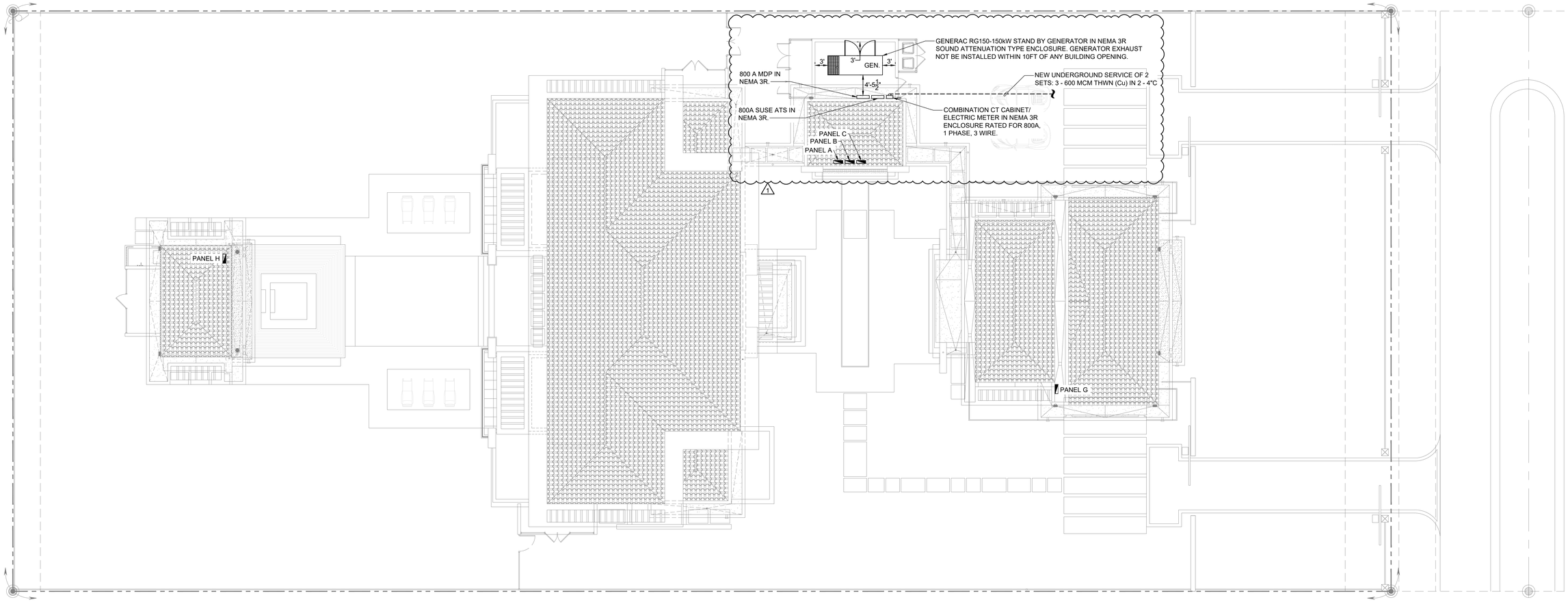
ENGINEER OF RECORD:
DANIEL G. SANTILLAN
FLORIDA P.E. #79327

NOT VALID UNLESS SIGNED & SEALED

"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

date 07-28-2020
issued
drawn HM
checked
project no. 2024
sheet no. E-00.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
E-00.0.pdf



SITE PLAN

SCALE 3/32" = 1'-0"

N

GENERAL SITE PLAN NOTES

1. CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL AT 1-(800)-432-4770 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY DIGGING TO VERIFY THE EXACT LOCATION OF EXISTING UTILITIES. A CONTRACTOR'S REPRESENTATIVE MUST BE PRESENT WHEN UTILITY COMPANIES LOCATE THEIR FACILITIES.
2. THE CONTRACTOR IS ADVISED THAT PROPERTIES ADJACENT TO THE PROJECT HAVE ELECTRIC, TELEPHONE, GAS, WATER, AND/OR SEWER SERVICE LATERALS WHICH MAY NOT BE SHOWN IN PLANS. THE CONTRACTOR MUST REQUEST THE LOCATION OF THESE LATERAL SERVICES FROM THE UTILITY COMPANIES. THE ADDITIONAL COST OF EXCAVATING, INSTALLING, BACKFILLING, AND COMPACTING AROUND THESE LATERAL SERVICES MUST BE INCLUDED IN THE BID RELATED ITEM FOR THE WORK BEING DONE.
3. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD AND UNDERGROUND UTILITIES.
4. UNDERGROUND CONDUITS (SCHEDULE 40 PVC) SHALL BE PROTECTED AGAINST DAMAGE AS REQUIRED BY N.E.C. ART. 230.32. WITH 24" MIN. COVER AND/OR PROVIDE 2" CONCRETE ENCASEMENT IN THE EVENT COVER IS LESS THAN 24".
5. CONTRACTOR SHALL BACKFILL AND REGRADE, REPAVE AND FILL-IN SODDING AS REQUIRED FOR ALL TRENCHES AND EXCAVATIONS PROVIDED FOR THE INSTALLATION OF NEW UNDERGROUND CONDUITS.
6. PROVIDE DISCONNECT MEANS FOR ALL LED LIGHT FIXTURES AS REQUIRED BY N.E.C. ARTICLE 410.130(G).
7. CONTRACTOR SHALL REPAIR OR REPLACE ALL THE SEGMENTS OF THE EXISTING CHAIN LINK FENCE AND/OR EXISTING CONCRETE SIDEWALK AFFECTED BY THE NEW ELECTRICAL UNDERGROUND CONDUITS INSTALLATION AS REQUIRED.
8. LOCATION OF ANY ELECTRICAL EQUIPMENT SUCH AS, TRANSFORMER, JUNCTION BOXES, CONDUITS, AND DISTRIBUTION PANEL ARE APPROXIMATE ONLY. COORDINATE AND VERIFY LOCATIONS WITH OWNER'S REPRESENTATIVE.
9. LOW-VOLTAGE LUMINAIRES LOCATE AT 10FT FROM INSIDE WALL OF THE POOL SHALL COMPLY WITH NEC 680.23 (B)(6).

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architects drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR. & MRS. DE LA CONCEPCION

8965 SW 63rd COURT PINECREST, FLORIDA 33156

LUSEO ENGINEERING

LUSEO ENGINEERING
CA#32708

7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM

ENGINEER OF RECORD:

DANIEL G. SANTILLAN

FLORIDA P.E. #79327

NOT VALID UNLESS SIGNED & SEALED

"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

DANIEL G. SANTILLAN LICENSE No. 79327 STATE OF FLORIDA PROFESSIONAL ENGINEER

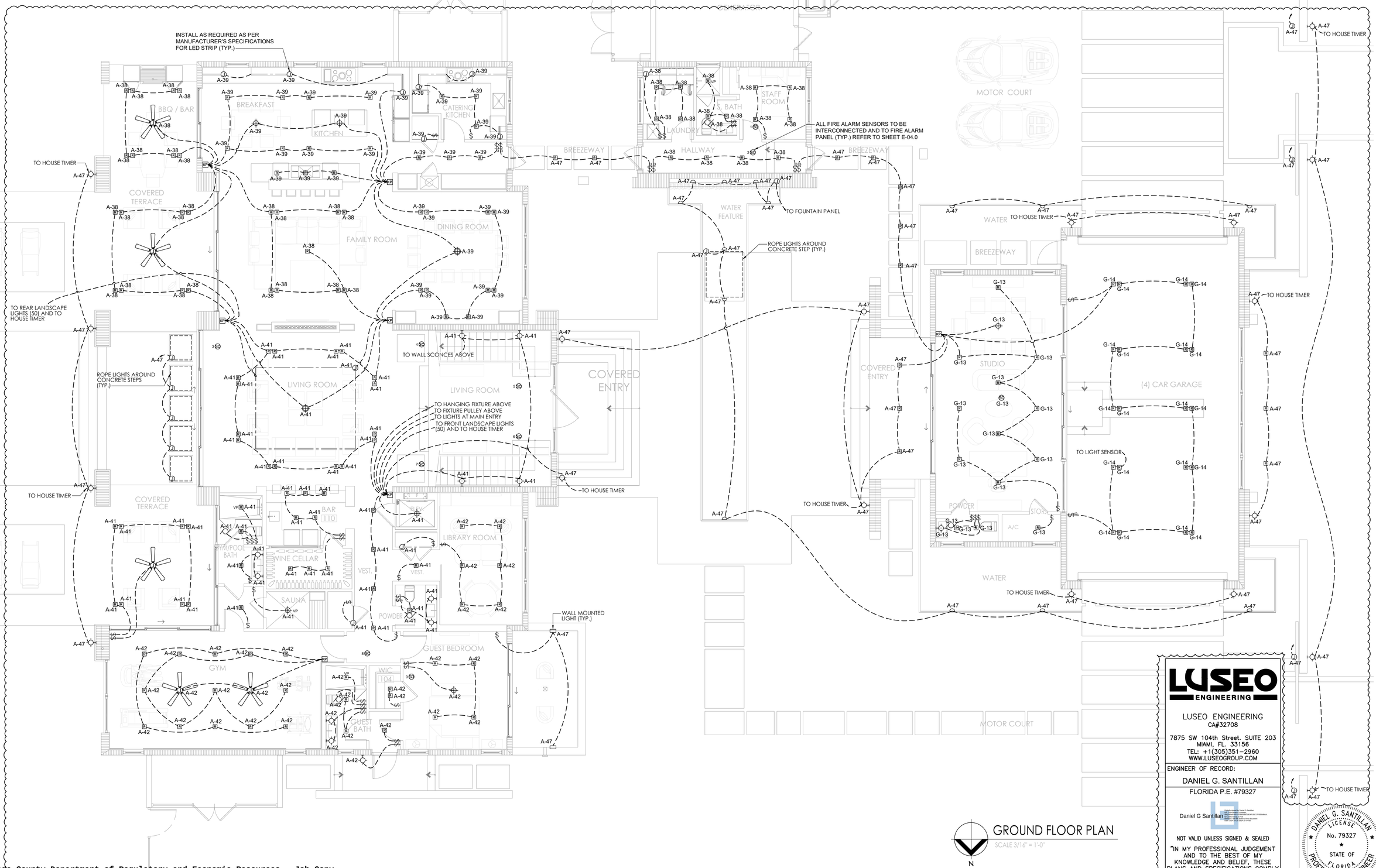
revisions	
1	BDC - 04/26/2024

date	07-28-2020
issued	
drawn	HM
checked	
project no.	2024

sheet no.

E-01.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
E-01.0.pdf



GROUND FLOOR PLAN

SCALE 3/16" = 1'-0"

PACHECO-MARTINEZ & ASSOCIATES LLC.
AA26002619 AR6412 AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T (305) 666-2573 . F (305) 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copyrights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR. & MRS. DE LA CONCEPCION

8965 SW 63rd COURT PINECREST, FLORIDA 33156

LUSEO ENGINEERING
LUSEO ENGINEERING
CA#32708
7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM
ENGINEER OF RECORD:
DANIEL G. SANTILLAN
FLORIDA P.E. #79327
Daniel G Santillan
Digitally signed by Daniel G Santillan
DN: cn=Daniel G Santillan, o=LUSEO ENGINEERING, ou=Mechanical, email=dsantillan@luseogroup.com, c=US
Reason: I have reviewed this document
Date: 2025.11.07 16:41:07 -05'00'

NOT VALID UNLESS SIGNED & SEALED

"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

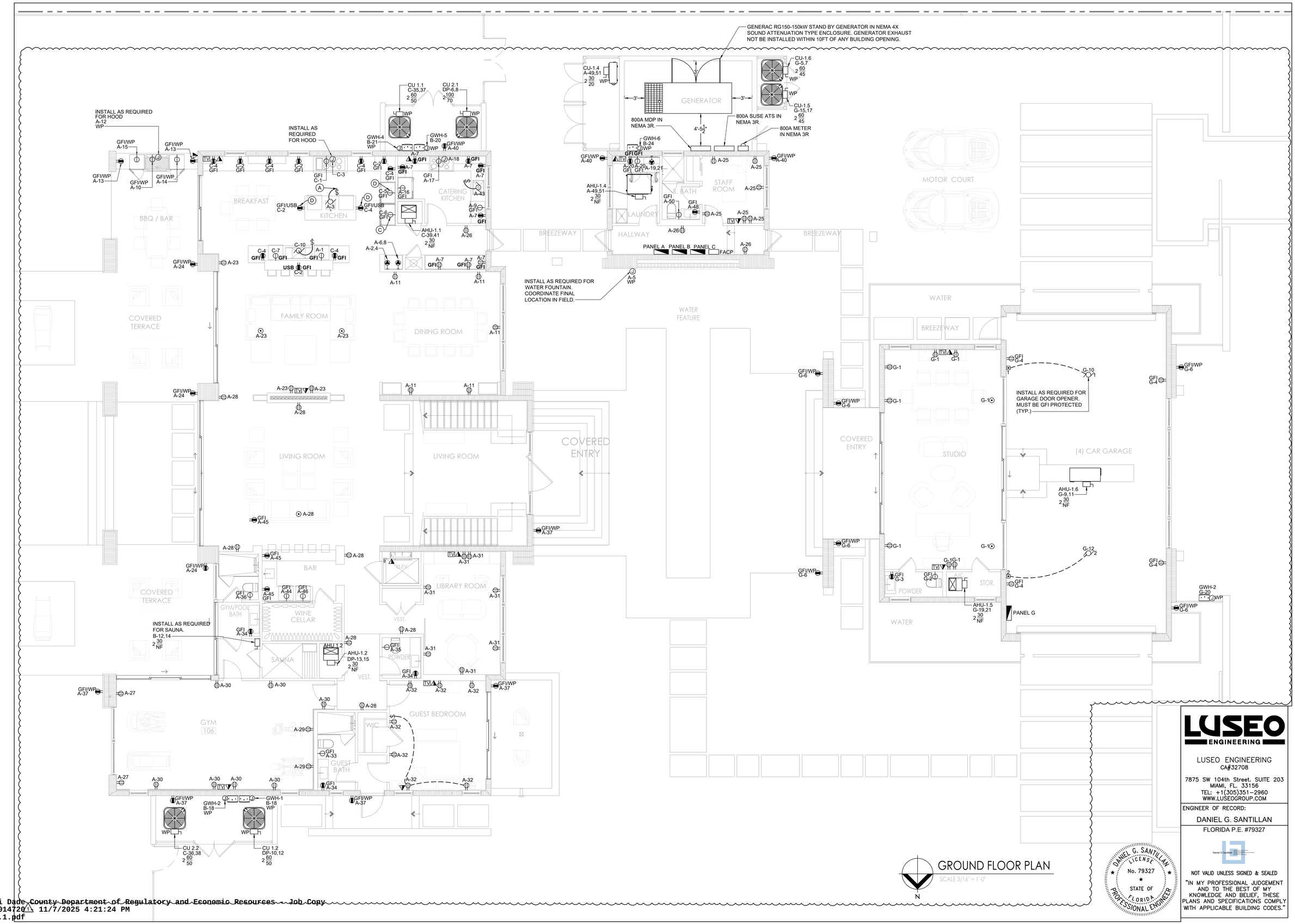
DANIEL G. SANTILLAN LICENSE No. 79327 STATE OF FLORIDA PROFESSIONAL ENGINEER

revisions		
1	BDC - 04/26/2024	

date issued	07-28-2020	
drawn		HM
checked		
project no.		2024

sheet no. E-02.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 11/7/2025 4:21:24 PM
E-02.0.pdf



PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 AR6412 AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T (305) 666-2573 F (305) 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copyrights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR. & MRS. DE LA CONCEPCION

8965 SW 63rd COURT PINECREST, FLORIDA 33156

revisions
1 BOC - 04/26/2024

date 07-28-2020
issued
drawn HM
checked
project no. 2024

sheet no.

E-02.1

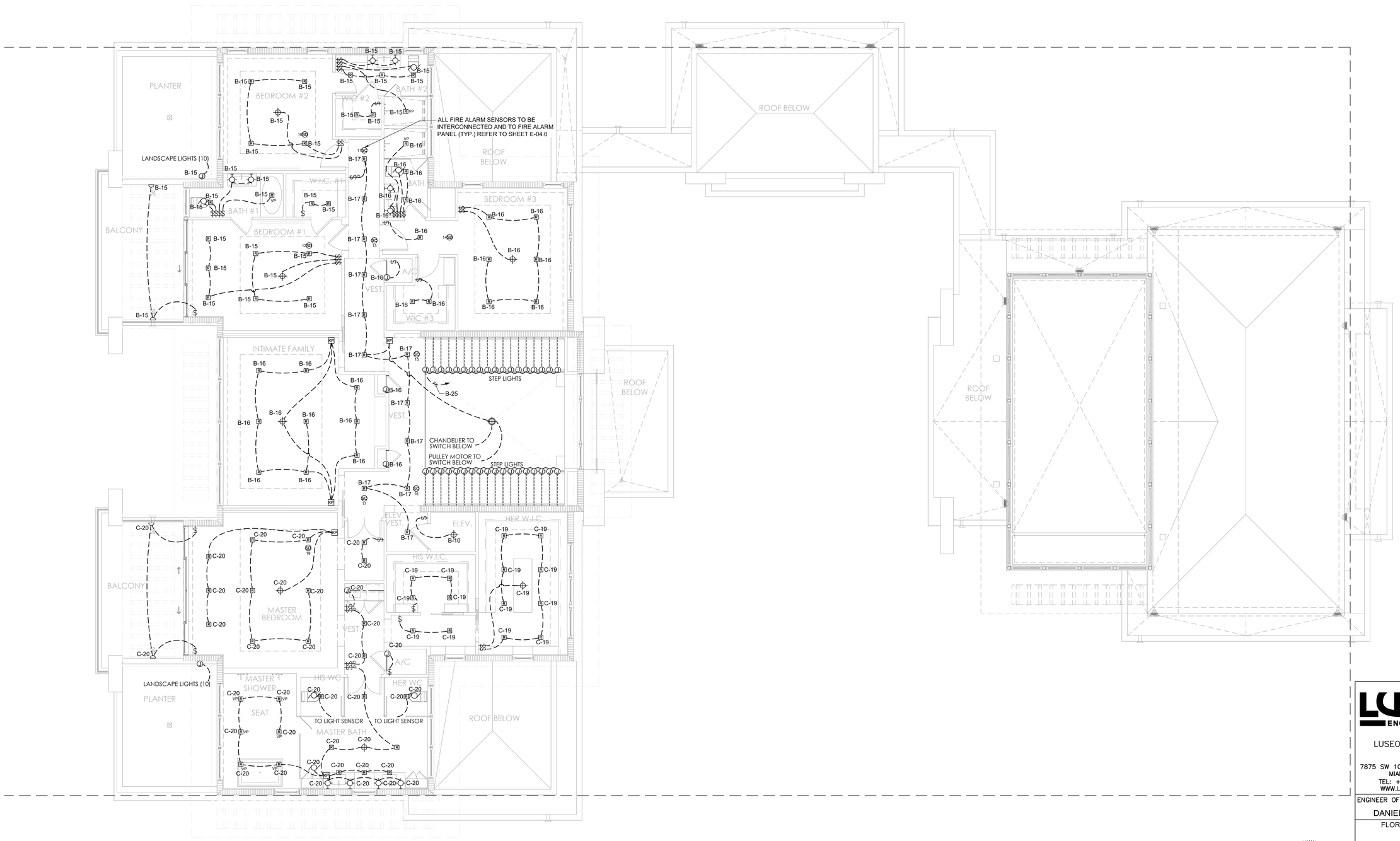
LUSEO ENGINEERING
LUSEO ENGINEERING
CA#32708
7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM
ENGINEER OF RECORD:
DANIEL G. SANTILLAN
FLORIDA P.E. #79327

DANIEL G. SANTILLAN LICENSE No. 79327 STATE OF FLORIDA PROFESSIONAL ENGINEER

NOT VALID UNLESS SIGNED & SEALED

"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
20250147201 11/7/2025 4:21:24 PM
E-02.1.pdf



SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"

N

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architects drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR. & MRS. DE LA CONCEPCION

8965 SW 63rd COURT PINECREST, FLORIDA 33156

LUSEO ENGINEERING

LUSEO ENGINEERING
CA#32708

7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM

ENGINEER OF RECORD:

DANIEL G. SANTILLAN

FLORIDA P.E. #79327

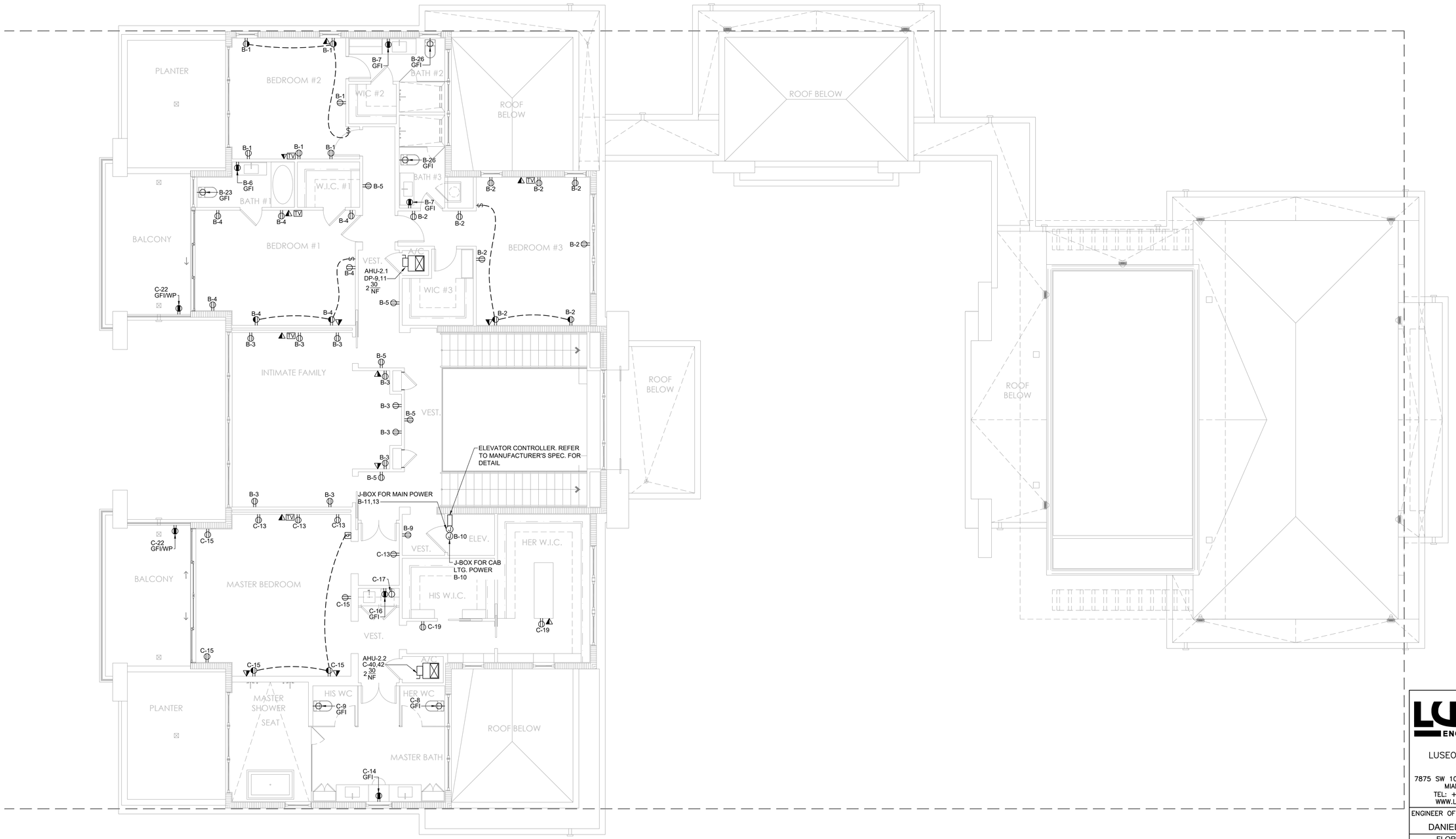
NOT VALID UNLESS SIGNED & SEALED

"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

DANIEL G. SANTILLAN LICENSE No. 79327 STATE OF FLORIDA PROFESSIONAL ENGINEER

revisions	BDC - 04/26/2024
date	07-28-2020
issued	
drawn	HM
checked	
project no.	2024
sheet no.	E-03.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
E-03.0.pdf



N

SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architects drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR. & MRS. DE LA CONCEPCION

8965 SW 63rd COURT PINECREST, FLORIDA 33156

LUSEO ENGINEERING

LUSEO ENGINEERING
CA#32708
7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM

ENGINEER OF RECORD:
DANIEL G. SANTILLAN
FLORIDA P.E. #79327

NOT VALID UNLESS SIGNED & SEALED

"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

DANIEL G. SANTILLAN LICENSE No. 79327 STATE OF FLORIDA PROFESSIONAL ENGINEER

revisions	
1	BDC - 04/26/2024

date	07-28-2020
issued	
drawn	HM
checked	
project no.	2024

sheet no.

E-03.1

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
E-03.1.pdf

GENERAL POWER NOTES

1. ALL OUTLETS SHALL BE INSTALLED AS SHOWN ON ELECTRICAL DRAWINGS.
2. ALL OUTLET INSTALLATION IN WALL BE DONE STAGGERED. NO BACK TO BACK OUTLET INSTALLATION IS TO BE ALLOWED.
3. COORDINATE FINAL LOCATION AND MOUNTING HEIGHT OF ELECTRICAL OUTLETS IN THE FIELD.
4. RECEPTACLES WITH-IN DWELLING UNITS SHALL BE LISTED TAMPER RESISTANT AS PER NEC 406.12
5. ALL CIRCUITS INSTALLED IN AREAS LISTED ON ARTICLE NEC210.12 SHALL BE AFCI PROTECTED.
6. ALL OUTLETS LOCATED IN A BATHROOM SHALL BE GROUND-FAULT CIRCUIT TYPE.
7. CONTRACTOR SHALL USE COMBINATION-TYPE AFCI OUTLETS FOR KITCHEN AS PER NEC 210.12
8. SMOKE DETECTOR SHALL BE LOCATED A MINIMUM OF 36" AWAY FROM A BATHROOM OR KITCHEN DOOR OR ANY SUPPLY DIFFUSER OR RETURN AIR OPENING.
9. ALL OUTDOORS INSTALLATIONS SHALL BE NEMA 3R AND SHALL COMPLY WITH NEC 110.12, 110.28, 358.12.
10. ALL ELECTRICAL EQUIPMENT SHALL BE ABOVE BASE FLOOD ELEVATION TO MEET FEMA AND CMB REGULATIONS.
11. PROVIDE HACR TYPE CKT. BRKR. FOR FCU & CU. HEATING & COOLING LOADS ARE NON-CONCURRENT.
12. PROVIDE BREAKER WITH LOCK-OUT DEVICE FOR WATER HEATER. LEAVE WHIP FOR CONNECTION TO EQUIPMENT BASED ON SUBMITTAL CUT SHEET.
13. ALL FAN BOXES SHALL COMPLY WITH FBC 422-18.
14. ALL DUPLEX RECEPTACLES IN WET LOCATIONS PROVIDE TYPE GFI.
15. PROVIDE 4 CONDUCTORS FOR RANGES AND DRYERS AS PER NEC 250.140.
16. INSTALL A COMBINATION-TYPE AFCI CIRCUIT BREAKER ON THE CIRCUITS SUPPLYING THE KITCHEN AND GFCI RECEPTACLES WHERE REQUIRED IN OR ADJACENT TO THE KITCHEN.
17. ALL TELEPHONE AND COMPUTER DATA OUTLETS WIRING SHALL BE FURNISHED, INSTALLED, CONNECTED & TESTED BY CONTRACTOR. ALL REQUIRED CONDUIT AND WIRING SHALL BE PROVIDED BY CONTRACTOR.
18. FINAL LOCATIONS OF ALL TV/ CABLE/ SATELLITE/ SERVER (S)/ DATA/ INTERNET CONNECTIONS/ AND OTHER SPECIALTY DEVICES TO BE COORDINATED WITH OWNER BY GC & OTHERS.
19. BARRIERS SHALL BE PLACED IN SERVICE EQUIPMENT SUCH THAT NO UNINSULATED, UNGROUNDED SERVICE BUSBAR OR SERVICE TERMINAL IS EXPOSED TO INADVERTENT CONTACT BY PERSONS OR MAINTENANCE EQUIPMENT WHILE SERVICING LOAD TERMINATIONS.

KITCHEN NOTES AND LEGEND

1. CONTRACTOR SHALL FURNISH AND INSTALL ALL CORDS AND PLUGS DEEMED NECESSARY FOR THE PROPER FINAL INSTALLATION OF ALL ELECTRICAL EQUIPMENT AND/OR APPLIANCES.
2. FOR EXACT LOCATION OF ALL KITCHEN EQUIPMENT (RANGES, REFRIGERATOR, OVEN, DISHWASHER, ETC.). SEE ARCHITECTURAL DRAWINGS.
3. PRIOR TO ROUGH-IN OF ELECTRICAL DEVICES COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECTURAL DRAWINGS.

   A. INSTALL INSIDE CABINET. COORDINATE EXACT LOCATION WITH MILLWORK SHOP DWGS.

   B. INSTALL FOR MICROWAVE COORDINATE LOCATION WITH SHOW DWGS.

   C. INSTALL AT 42" A.F.F.

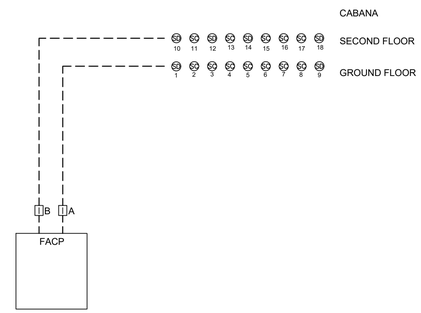
   D. INSTALL NO MORE THAN 12" BELOW COUNTER TOP. MOUNTING HEIGHT TO BE MEASURED TO BOTTOM OF OUTLET. AS PER NEC 210.52(C)(5).

GENERAL LIGHTING NOTES

1. FOR EXACT LOCATION, TYPE AND DESCRIPTION OF LIGHT FIXTURES, REFER TO ARCHITECTURAL REFLECTED CEILING PLAN.
2. CONTRACTOR SHALL COORDINATE LIGHTING FIXTURE INSTALLATION WITH CEILING CONSTRUCTION.
3. ALL LIGHT FIXTURES SHALL BE PROVIDED WITH U.L. LABEL INDICATING FIXTURE IS SUITABLE FOR LOCATION USED.
4. ALL LIGHT FIXTURES AND LAMPS INSTALLED AND FURNISHED BY CONTRACTOR SHALL COMPLY WITH FLORIDA BUILDING CODE SECTION 404.1 A MINIMUM OF 90 PERCENT OF THE TOTAL HARD-WIRED LIGHTING FIXTURES, OR THE BULBS SHALL AN EFFICACY OF AT LEAST 45 LUMENS/W.
5. RECESSED LIGHTING: ALL RECESSED LIGHTING FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED SPACE AND UNCONDITIONED SPACE. ALL RECESSED LUMINARIES SHALL BE IC-RATED AND LABELED AS MEETING ASTM-E-283 (AIR TIGHT) AS PER R402.4.1 & FBC-EC 402.5.8. ALL RECESSED LIGHTING SHOULD BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
6. PROVIDE DISCONNECT MEANS FOR ALL LED LIGHT FIXTURES AS REQUIRED BY N.E.C. ARTICLE 410.130(G).
7. AVAILABLE ELECTRICAL SERVICE FOR LIGHTING DISTRIBUTION IS 120 VOLT AND 240 VOLT. CONTRACTOR SHALL COORDINATE NEW LIGHT FIXTURES AND/OR REMOTE TRANSFORMER OPERATING VOLTAGE RATING WITH SPECIFIC AREA WHERE LIGHT FIXTURE IS BEING INSTALLED.
8. INSTALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS PER LATEST EDITION OF NFPA 72, FBC 314, 315 AND IRC REQUIREMENTS.
9. ALL LUMINAIRES INSTALLED IN WET OR DAMP LOCATION SHALL BE MARKED "SUITABLE FOR WET LOCATION" AS PER NEC 410.10 (A).
10. RESIDENTIAL STAIRS ILLUMINATION SHALL MEET A MINIMUN OF 1FC. INSIDE AND OUTSIDE AS PER. FBC R303.7.
11. EGRESS ILLUMINATION SHALL BE 1 FOOT CANDLE AS REQUIRED BY IBC 1008.

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	LED SURFACE MOUNTED FIXTURE
	VAPOR PROOF LIGHT FIXTURE
R	4" RECESSED HIGH-HAT
	CEILING SURFACE MOUNTED FIXTURE
	CEILING MOUNTED CHANDELIER FIXTURE
	WALL MOUNTED FIXTURE (SCONCE LIGHT)
	UNDERCABINET LED STRIP
	CEILING PADDLE FAN
J	JUNCTION BOX
$	LIGHTING SWITCH
	EXHAUST FAN
SD	SMOKE DETECTOR
CO	COMBINATION SMOKE CARBON MONOXIDE DETECTOR



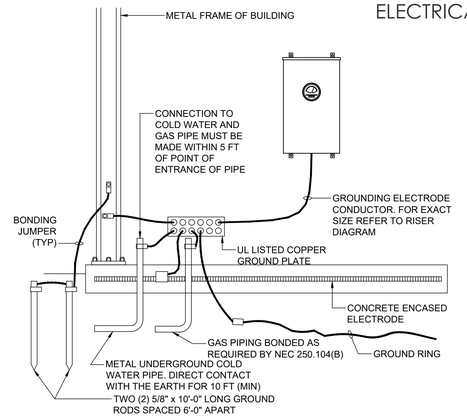
ELECTRICAL FIRE ALARM SYSTEM RISER

FIRE ALARM SYSTEM NOTES

1. ALL WIRING MUST BE INSTALLED IN COMPLIANCE WITH NFPA 70 STANDARDS, NATIONAL ELECTRICAL CODE, FLORIDA BUILDING CODE, AND APPLICABLE STATE AND LOCAL CODES, AND ANY SPECIAL REQUIREMENTS BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ).
2. USE U.L. LISTED #16 GAUGE FPL CODE.
3. ALL FIRE ALARM SENSORS TO BE INTERCONNECTED.
4. BATTERY STORAGE CALCULATION SHALL BE RUN BY THE FIRE ALARM SYSTEM CONTRACTOR.

FIRE ALARM SYSTEM LEGEND

SYMBOL	DESCRIPTION
CO	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR.
SD	SMOKE DETECTOR.
FACP	FIRE ALARM CONTROL PANEL.
I	NTERFACE AND REVERSING RELAY MODULE.



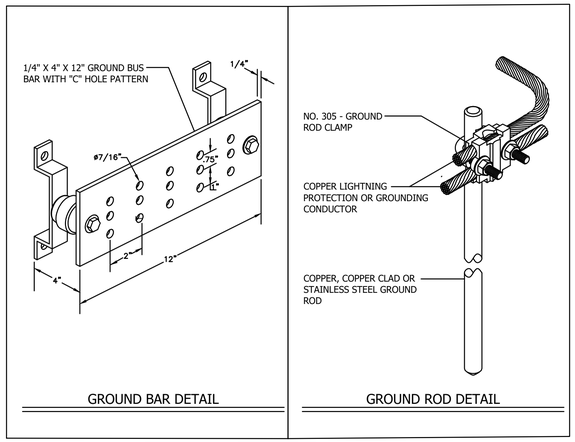
GROUNDING ELECTRODE SYSTEM DETAIL

N.T.S.

SYSTEM GROUNDING NOTES

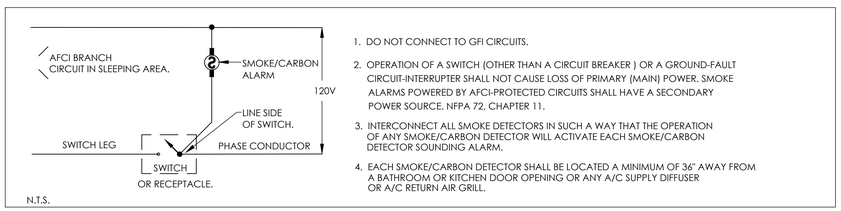
ONE OF THE MOST IMPORTANT PARTS IN THE INSTALLATION OF ELECTRICAL SYSTEMS IS GROUNDING. PROPER GROUNDING WILL PROVIDE PROTECTION OF PERSONNEL, EQUIPMENT, AND CIRCUITS BY ELIMINATING THE POSSIBILITY OF DANGEROUS OR EXCESSIVE VOLTAGES.

- GROUNDING SYSTEM MUST BE IN ACCORDANCE WITH APPLICABLE NATIONAL, STATE OR LOCAL ELECTRICAL CODES.
- THE GROUND PATH MUST BE PERMANENT AND CONTINUOUS ALL GROUNDING ELECTRODES OF DIFFERENT SYSTEMS MUST BE BONDED TOGETHER. THE RESISTANCE OF THE GROUND PATHS MUST NOT EXCEED 20 OHMS.
- ALL GROUNDING ELECTRODES OF DIFFERENT SYSTEMS MUST BE BONDED TOGETHER.
- METALLIC CONDUIT USED TO ENCLOSE A GROUNDING CONDUCTOR MUST BE BONDED TO THE GROUNDING CONDUCTOR AT BOTH ENDS TO REDUCE IMPEDANCE.
- RECEPTACLE BOXES MUST BE GROUNDED BY RACEWAY BACK TO THE GROUNDED PANEL.
- IF FLEXIBLE OR PVC CONDUIT IS USED, OR WHERE REQUIRED BY LOCAL CODE, THEN A SEPARATE MECHANICAL GROUND WIRE MUST CONNECT THE OUTLET BOX TO THE PANEL MECHANICAL GROUND BUS.



GROUNDING STANDARDS DETAIL

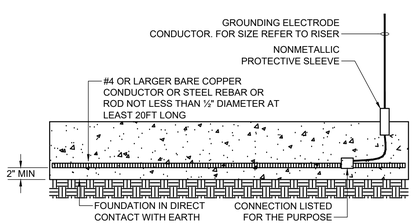
N.T.S.



1. DO NOT CONNECT TO GFI CIRCUITS.
2. OPERATION OF A SWITCH (OTHER THAN A CIRCUIT BREAKER) OR A GROUND-FAULT CIRCUIT-INTERRUPTER SHALL NOT CAUSE LOSS OF PRIMARY (MAIN) POWER. SMOKE ALARMS POWERED BY AFCI-PROTECTED CIRCUITS SHALL HAVE A SECONDARY POWER SOURCE. NFPA 72, CHAPTER 11.
3. INTERCONNECT ALL SMOKE DETECTORS IN SUCH A WAY THAT THE OPERATION OF ANY SMOKE/CARBON DETECTOR WILL ACTIVATE EACH SMOKE/CARBON DETECTOR SOUNDING ALARM.
4. EACH SMOKE/CARBON DETECTOR SHALL BE LOCATED A MINIMUM OF 36" AWAY FROM A BATHROOM OR KITCHEN DOOR OPENING OR ANY A/C SUPPLY DIFFUSER OR A/C RETURN AIR GRILL.

SMOKE DETECTOR CONNECTION DETAIL

N.T.S.



CONCRETE ENCASED ELECTRODE DETAIL

N.T.S.

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR. & MRS. DE LA CONCEPCION

8965 SW 63rd COURT PINECREST, FLORIDA 33156

revisions

1 BDC 04/26/2024

LUSEO ENGINEERING

LUSEO ENGINEERING
CA#32708
7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM

ENGINEER OF RECORD:
DANIEL G. SANTILLAN
FLORIDA P.E. #79327

NOT VALID UNLESS SIGNED & SEALED

"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

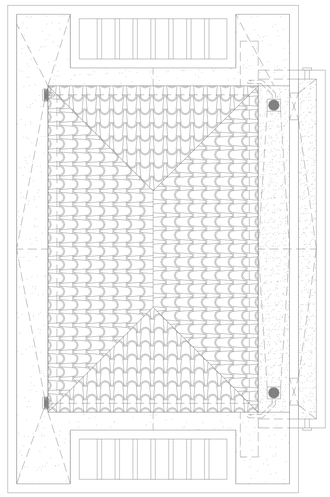
DANIEL G. SANTILLAN LICENSE No. 79327 STATE OF FLORIDA PROFESSIONAL ENGINEER

date 07-28-2020
issued
drawn HM
checked
project no. 2024.

sheet no.

E-04.0

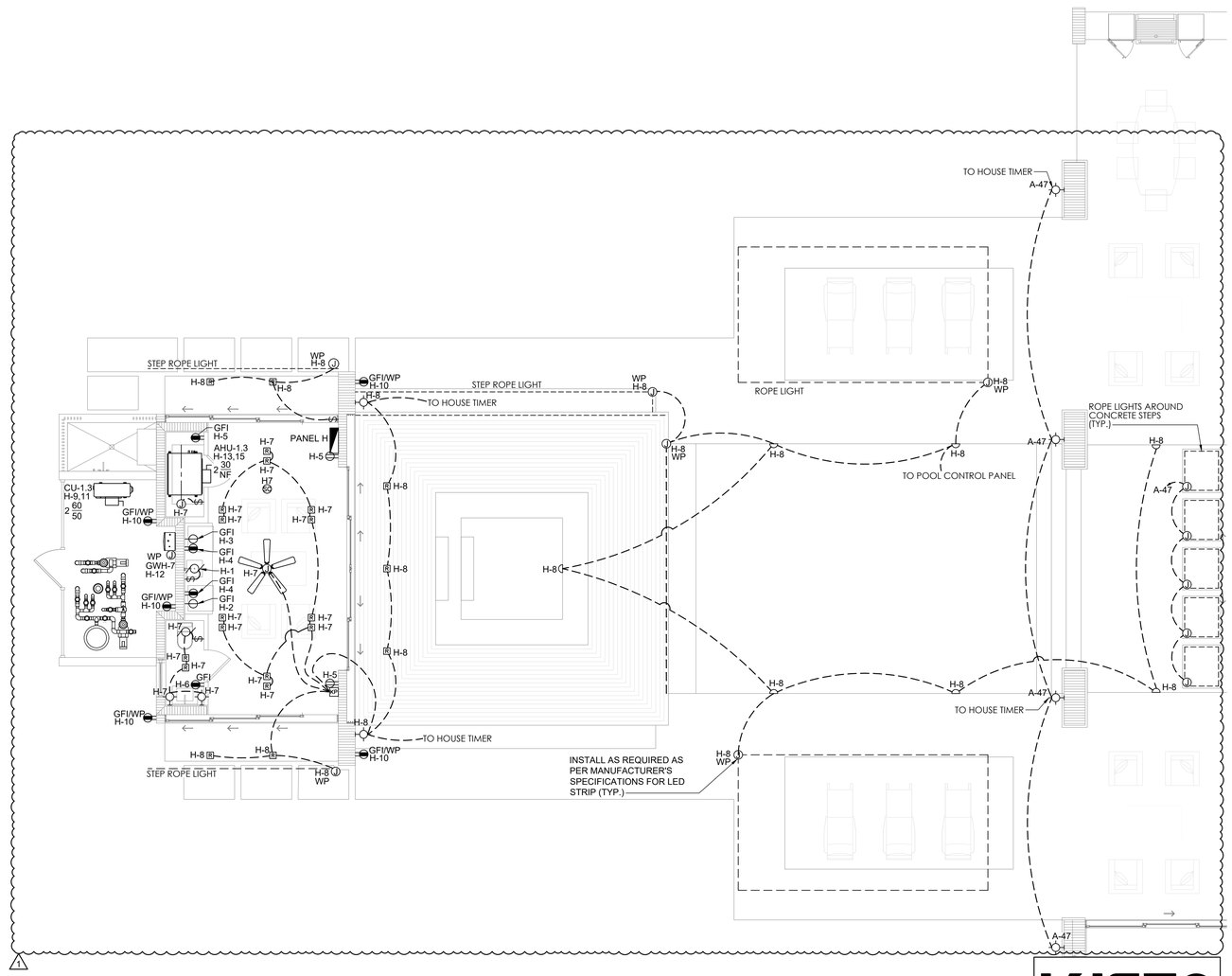
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
E-04.0.pdf



CABANA ROOF PLAN

SCALE 3/16" = 1'-0"

N



CABANA GROUND FLOOR PLAN

SCALE 3/16" = 1'-0"

N

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR. & MRS. DE LA CONCEPCION

8965 SW 63rd COURT PINECREST, FLORIDA 33156

LUSEO ENGINEERING

LUSEO ENGINEERING
CA#32708

7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM

ENGINEER OF RECORD:
DANIEL G. SANTILLAN
FLORIDA P.E. #79327

Daniel G Santillan

NOT VALID UNLESS SIGNED & SEALED

"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

DANIEL G. SANTILLAN LICENSE No. 79327 STATE OF FLORIDA PROFESSIONAL ENGINEER

revisions	
1	BDC - 04/26/2024

date	07-28-2020
issued	
drawn	HM
checked	
project no.	2024

sheet no.

E-05.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
E-05.0.pdf

MANUFACTURER: SQUARE D
TYPE: LOAD CENTER
MOUNTING: FLUSH
AIC: 30K

NEW DISTRIBUTION PANEL 'DP'

VOLTAGE: 120/240 VAC 1Φ 3W
BUS RATING: 800 A
MAIN: M.L.O
NEUTRAL: FULL

IDENTIFICATION	#	LOAD	WIRE	TRIP	CKT	CKT	TRIP	WIRE	LOAD	#	IDENTIFICATION
PANEL 'A'	9	46.66	4/0 - 2 1/2"C	2P-225A	1	2	2P-100A	#3 - 1 ¼"C	18.73	9	PANEL B
					3	4					
PANEL 'C'	9	28.21	1/0 - 2"C	2P-150A	5	6	°2P-70A	#4 - 1"C	8.83	7	CU-2.1
					7	8		#4 - 1"C			
AHU-2.1	8	0.84	#12 - ¾"C	^**2P-15A	9	10	°2P-50A	#6 - 1"C	6.09	7	CU-1.2
			#12 - ¾"C		11	12		#6 - 1"C			
AHU-1.2	8	0.94	#12 - ¾"C	^**2P-15A	13	14	2P-100A	#3 - 1 ¼"C	18.68	9	PANEL G
			#12 - ¾"C		15	16					
PANEL 'H'	9	13.50	#3 - 1 ¼"C	2P-100A	17	18	2P-20A	#12 - ¾"C	2.00	9	FIRE ALARM CONTROL PANEL
					19	20		#12 - ¾"C			
SPACE	-	-	-	-	21	22	^2P-100A	#3 -1¼"C	19.20	9	FUTURE POOL PANEL BY OTHERS
SPACE	-	-	-	-	23	24					
SPACE	-	-	-	-	25	26	-	-	-	-	SPACE
SURGE PROTECTION	-	-	#10 - ¾"C	2P-30A	27	28	-	-	-	-	SPACE
					29	30	-	-	-	-	SPACE
CONNECTED KVA LOAD		90.16							73.53		CONNECTED KVA LOAD

^CONTROLLED BY SMART MODULE *AFCI PROTECTED °GFI PROTECTED **AFCI/GFI COMBINATION

#	LOADS:	LOAD KVA
1	LIGHTS & RECEPTACLES	0.00
2	SMALL APPLIANCES	0.00
3	LAUNDRY CIRCUITS LOADS	0.00
	SUBTOTAL:	0.00

**GENERAL LIGHTING LOAD: SQFT² 0 W/FT² 3 KVA 0.00

#		CONN.KVA	DEMAND	NECKVA
	FIRST 3000 @ 100%	0.00	100%	0.00
	REMAINDER @ 35%	0.00	35%	0.00
4	APPLIANCES LOADS	0.00	75%	0.00
5	CLOTHES DRYERS	0.00	(A)	0.00
6	COOKING APPLIANCE	0.00	(B)	0.00
7	AIR CONDITIONING	14.92	100%	14.92
8	HEATING	1.79	65%	1.16
9	PANELS	146.99	100%	146.99
	SUBTOTAL:			163.07
	SMALLEST AC/HEAT:			1.16
	TOTAL DEMAND:			161.91 KVA / 240 VAC = 674.61 AMPS

NOTES:
A. DEMAND FACTOR AS PER NEC TABLE 220.54
B. DEMAND FACTOR AS PER NEC TABLE 220.55
C. APPLIANCES LOADS AS PER NEC 220.53
D. HEATING AS PER NEC 220.82(C)(3)

MANUFACTURER: SQUARE D
TYPE: LOAD CENTER
MOUNTING: FLUSH
AIC: 22K

NEW PANEL 'B'

VOLTAGE: 120/240 VAC 1Φ 3W
BUS RATING: 100 A
MAIN: M.L.O.
NEUTRAL: FULL

IDENTIFICATION	#	LOAD	WIRE	TRIP	CKT	CKT	TRIP	WIRE	LOAD	#	IDENTIFICATION
BEDROOM 2 RECEPTACLES	1	**	#12 - ¾"C	*1P-20A	1	2	*1P-20A	#12 - ¾"C	**	1	BEDROOM 3 RECEPTACLES
FAMILY 2ND FLOOR	1	**	#12 - ¾"C	*1P-20A	3	4	*1P-20A	#12 - ¾"C	**	1	BEDROOM 1 RECEPTACLES
2ND. FL. VESTIBULE & GALLERY RECEP.	1	**	#12 - ¾"C	*1P-20A	5	6	1P-20A	#12 - ¾"C	**	1	GFI BATH 1
GFI BATH 2 & 3	1	**	#12 - ¾"C	°1P-20A	7	8	1P-20A	#12 - ¾"C	0.40	4	MACHINE ROOM GFI RECEPTACLE
ELEV. PIT. RECEPT.	4	1.20	#12 - ¾"C	°1P-20A	9	10	1P-30A	#10 - ¾"C	1.00	1	ELEV. LTG./CNTRL.
ELEVATOR CONTROLLER	4	5.70	#10 - ¾"C	°2P-30A	11	12	°2P-30A	#10 - ¾"C	3.00	4	SAUNA
			#10 - ¾"C		13	14		#10 - ¾"C			
BEDROOM 1 AND 2, BATH 1 AND 2 LTG.	1	**	#12 - ¾"C	*1P-20A	15	16	*1P-20A	#12 - ¾"C	**	1	BEDRM. 3, BATH 3, AND INTIMATE LTG.
2ND. FL. VESTIBULE LTG.	1	**	#12 - ¾"C	*1P-20A	17	18	°1P-20A	#12 - ¾"C	0.30	4	GAS WATER HEATER 1 (GWH-1)
GAS WATER HEATER 2 (GWH-2)	4	0.30	#12 - ¾"C	°1P-20A	19	20	°1P-20A	#12 - ¾"C	0.30	4	GAS WATER HEATER 5 (GWH-5)
GAS WATER HEATER 4 (GWH-1)	4	0.30	#12 - ¾"C	°1P-20A	21	22	°1P-20A	#12 - ¾"C	0.30	4	GAS WATER HEATER 6 (GWH-6)
SMART TOILET BATH 1	4	1.60	#12 - ¾"C	°1P-20A	23	24	°1P-20A	#12 - ¾"C	1.60	4	SMART TOILET BATH 2
STEP LTG.	1	**	#12 - ¾"C	*1P-20A	25	26	°1P-20A	#12 - ¾"C	1.60	4	SMART TOILET BATH 3
SPACE	-	-	-	-	27	28	-	-	-	-	SPACE
SPACE	-	-	-	-	29	30	-	-	-	-	SPACE
SPACE	-	-	-	-	31	32	-	-	-	-	SPACE
SPACE	-	-	-	-	33	34	-	-	-	-	SPACE
SPACE	-	-	-	-	35	36	-	-	-	-	SPACE
SPACE	-	-	-	-	37	38	-	-	-	-	SPACE
SPACE	-	-	-	-	39	40	-	-	-	-	SPACE
SPACE	-	-	-	-	41	42	-	-	-	-	SPACE
CONNECTED KVA LOAD		9.10							8.50		CONNECTED KVA LOAD

^CONTROLLED BY SMART MODULE *AFCI PROTECTED °GFI PROTECTED **AFCI/GFI COMBINATION

#	LOADS:	LOAD KVA
1	LIGHTS & RECEPTACLES	8.96
2	SMALL APPLIANCES	0.00
3	LAUNDRY CIRCUITS LOADS	0.00
	SUBTOTAL:	8.96

**GENERAL LIGHTING LOAD: SQFT² 2390 W/FT² 3 KVA 7.17

#		CONN.KVA	DEMAND	NECKVA
	FIRST 3000 @ 100%	3.00	100%	3.00
	REMAINDER @ 35%	5.96	35%	2.09
4	APPLIANCES LOADS	16.60	75%	12.45
5	CLOTHES DRYERS	0.00	(A)	0.00
6	COOKING APPLIANCE	0.00	(B)	0.00
7	AIR CONDITIONING	0.00	100%	0.00
8	HEATING	0.00	65%	0.00
	SUBTOTAL:			17.54
	SMALLEST AC/HEAT:			0.00
	TOTAL DEMAND:			17.54 KVA / 240 VAC = 73.07 AMPS

NOTES:
A. DEMAND FACTOR AS PER NEC TABLE 220.54
B. DEMAND FACTOR AS PER NEC TABLE 220.55
C. APPLIANCES LOADS AS PER NEC 220.53
D. HEATING AS PER NEC 220.82(C)(3)

MANUFACTURER: SQUARE D
TYPE: LOAD CENTER
MOUNTING: FLUSH
AIC: 22K

NEW PANEL 'H'

VOLTAGE: 120/240 VAC 1Φ 3W
BUS RATING: 100 A
MAIN:100A M.C.B.
NEUTRAL: FULL

IDENTIFICATION	#	LOAD	WIRE	TRIP	CKT	CKT	TRIP	WIRE	LOAD	#	IDENTIFICATION
GARBAGE DISPOSAL	4	1.00	#12 - ¾"C	**1P-20A	1	2	**1P-20A	#12 - ¾"C	1.40	4	CABANA DISHWASHER
U/C REFRIGERATOR	4	1.20	#12 - ¾"C	**1P-20A	3	4	*1P-20A	#12 - ¾"C	1.50	2	CABANA SMALL APPLIANCES
CABANA GENERAL RECEPTALCES	1	**	#12 - ¾"C	*1P-20A	5	6	°1P-20A	#12 - ¾"C	**	1	CABANA BATH GFI RECEPT.
CABANA LTG.	1	**	#12 - ¾"C	*1P-20A	7	8	°1P-20A	#12 - ¾"C	1.20	1	EXTERIOR STEP LTG
CU-1.3	7	6.09	#6 - 1"C	°2P-50A	9	10	°1P-20A	#12 - ¾"C	1.00	4	EXTERIOR RECEPT.
			#6 - 1"C		11	12	°1P-20A	#12 - ¾"C	0.30	4	GAS WATER HEATER 7 (GWH-7)
AHU-1.3	8	0.94	#12 - ¾"C	**2P-15A	13	14	-	-	-	-	SPACE
			#12 - ¾"C		15	16	-	-	-	-	SPACE
SPACE	-	-	-	-	17	18	-	-	-	-	SPACE
SPACE	-	-	-	-	19	20	-	-	-	-	SPACE
SPACE	-	-	-	-	21	22	-	-	-	-	SPACE
SPACE	-	-	-	-	23	24	-	-	-	-	SPACE
CONNECTED KVA LOAD		9.23							5.40		CONNECTED KVA LOAD

^CONTROLLED BY SMART MODULE *AFCI PROTECTED °GFI PROTECTED **AFCI/GFI COMBINATION

#	LOADS:	LOAD KVA
1	LIGHTS & RECEPTACLES	1.88
2	SMALL APPLIANCES	1.50
3	LAUNDRY CIRCUITS LOADS	0.00
	SUBTOTAL:	3.38

**GENERAL LIGHTING LOAD: SQFT² 500 W/FT² 3 KVA 1.50

#		CONN.KVA	DEMAND	NECKVA
	FIRST 3000 @ 100%	3.00	100%	3.00
	REMAINDER @ 35%	0.38	35%	0.13
4	APPLIANCES LOADS	4.90	75%	3.68
5	CLOTHES DRYERS	0.00	(A)	0.00
6	COOKING APPLIANCE	0.00	(B)	0.00
7	AIR CONDITIONING	6.09	100%	6.09
8	HEATING	0.94	65%	0.61
	SUBTOTAL:			13.50
	SMALLEST AC/HEAT:			0.61
	TOTAL DEMAND:			12.89 KVA / 240 VAC = 53.72 AMPS

NOTES:
A. DEMAND FACTOR AS PER NEC TABLE 220.54
B. DEMAND FACTOR AS PER NEC TABLE 220.55
C. APPLIANCES LOADS AS PER NEC 220.53
D. HEATING AS PER NEC 220.82(C)(3)

LOAD CALCULATION FOR GENERATOR WITH A/C 2.1, A/C 1.2 AND FUTURE POOL PANEL CONTROLLED BY SMART MODULES

#	LOADS:	LOAD KVA
1	LIGHTS & RECEPTACLES	0.00
2	SMALL APPLIANCES	0.00
3	LAUNDRY CIRCUITS LOADS	0.00
	SUBTOTAL:	0.00

**GENERAL LIGHTING LOAD: SQFT² 0 W/FT² 3 KVA 0.00

#		CONN.KVA	DEMAND	NECKVA
	FIRST 3000 @ 100%	0.00	100%	0.00
	REMAINDER @ 35%	0.00	35%	0.00
4	APPLIANCES LOADS	0.00	75%	0.00
5	CLOTHES DRYERS	0.00	(A)	0.00
6	COOKING APPLIANCE	0.00	(B)	0.00
7	AIR CONDITIONING	0.00	100%	0.00
8	HEATING	0.00	65%	0.00
9	PANELS	127.79	100%	127.79
	SUBTOTAL:			127.79
	SMALLEST AC/HEAT:			0.00
	TOTAL DEMAND:			127.79 KVA / 240 VAC = 532.45 AMPS

NOTES:
A. DEMAND FACTOR AS PER NEC TABLE 220.54
B. DEMAND FACTOR AS PER NEC TABLE 220.55
C. APPLIANCES LOADS AS PER NEC 220.53
D. HEATING AS PER NEC 220.82(C)(3)

MANUFACTURER: SQUARE D
TYPE: LOAD CENTER
MOUNTING: FLUSH
AIC: 22K

NEW PANEL 'A'

VOLTAGE: 120/240 VAC 1Φ 3W
BUS RATING: 225 A
MAIN: M.L.O.
NEUTRAL: FULL

IDENTIFICATION	#	LOAD	WIRE	TRIP	CKT	CKT	TRIP	WIRE	LOAD	#	IDENTIFICATION
DISHWASHER	4	1.40	#12 - ¾"C	**1P-20A	1	2	°2P-30A	#10 - ¾"C	4.90	6	STEAM OVEN
GARBAGE DISPOSAL	4	1.00	#12 - ¾"C	**1P-20A	3	4		#10 - ¾"C			
WATER FOUNTAIN	4	1.20	#12 - ¾"C	°1P-20A	5	6	°2P-30A	#10 - ¾"C	3.80	6	SPEED OVEN
CATERING KIT. SMALL APPLIANCES	2	1.50	#12 - ¾"C	*1P-20A	7	8		#10 - ¾"C			
CATERING KIT. DISHWASHER	4	1.40	#12 - ¾"C	**1P-20A	9	10	°1P-20A	#12 - ¾"C	0.40	4	BBQ IGN
DINING RM. SMALL APPLIANCES	2	1.50	#12 - ¾"C	*1P-20A	11	12	°1P-20A	#12 - ¾"C	1.20	4	BBQ HOOD
BBQ SMALL APPLIANCES	2	1.50	#12 - ¾"C	°1P-20A	13	14	°1P-20A	#12 - ¾"C	1.20	4	BBQ U/C REFRIGERATOR
BBQ DISHWASHER	4	1.40	#12 - ¾"C	°1P-20A	15	16	**1P-20A	#12 - ¾"C	1.20	4	CATERING KIT. REFRIGERATOR
CATERING KIT. RANGE ING.	4	0.40	#12 - ¾"C	**1P-20A	17	18	**1P-20A	#12 - ¾"C	1.20	4	CATERING KIT. HOOD
DRYER	5	5.00	#10 - ¾"C	°2P-30A	19	20	**1P-20A	#12 - ¾"C	1.50	3	WASHER
			#10 - ¾"C		21	22	*1P-20A	#12 - ¾"C	1.50	3	LAUNDRY RECEPTACLES
FAMILY RM. RECEPT.	1	**	#12 - ¾"C	*1P-20A	23	24	°1P-20A	#12 - ¾"C	1.00	4	COVERED TERRACE RECEPT.
STAFF ROOM RECEPT.	1	**	#12 - ¾"C	*1P-20A	25	26	*1P-20A	#12 - ¾"C	**	1	HALLWAY & VESTIBULE RECEPT.
GYM MACHINES 1	4	1.80	#12 - ¾"C	*1P-20A	27	28	*1P-20A	#12 - ¾"C	**	1	LIVING RM. & VESTIBULE RECEPT.
GYM MACHINES 2	4	1.80	#12 - ¾"C	*1P-20A	29	30	*1P-20A	#12 - ¾"C	**	1	GYM RECEPTACLES
LIBRARY & HALLWAY	1	**	#12 - ¾"C	*1P-20A	31	32	*1P-20A	#12 - ¾"C	**	1	GUEST RECEPTACLES
GUST BATH SMART TOILET	4	1.60	#12 - ¾"C	°1P-20A	33	34	°1P-20A	#12 - ¾"C	**	1	GUEST, POWDER, AND GYM BATHS GFI RECEPT.
POWDER SMART TOILET	4	1.60	#12 - ¾"C	°1P-20A	35	36	°1P-20A	#12 - ¾"C	1.60	4	GYM BAT SMART TOILET
EXTERIOR RECEPT. 1	4	1.00	#12 - ¾"C	°1P-20A	37	38	*1P-20A	#12 - ¾"C	**	1	LAUNDRY, STAFF & FAMILY RM. LTG.
KITCHEN, VEST. & DINING RM. LTG.	1	**	#12 - ¾"C	*1P-20A	39	40	°1P-20A	#12 - ¾"C	1.00	4	EXTERIOR RECEPT. 2
LIVING & THEARER RM .LTG.	1	**	#12 - ¾"C	*1P-20A	41	42	*1P-20A	#12 - ¾"C	**	1	LIBRARY, GYM & BEDROOM 1 LTG.
CATERING KIT. GARBAGE DISPOSAL	4	1.20	#12 - ¾"C	**1P-20A	43	44	**1P-20A	#12 - ¾"C	1.20	4	BAR U/C REFRIGERATOR
BAR GFI RECEPT.	4	1.50	#12 - ¾"C	*1P-20A	45	46	**1P-20A	#12 - ¾"C	1.20	4	BAR ICE-MAKER
EXTERIOR LTG.	1	**	#12 - ¾"C	°1P-20A	47	48	°1P-20A	#12 - ¾"C	**	1	STAFF BATH GFI RECEPT.
AHU 1.4/CU1.4	8	3.74	#12 - ¾"C	°2P-20A	49	50	°1P-20A	#12 - ¾"C	1.60	4	STAFF BATH SMART TOILET
			#12 - ¾"C		51	52	-	-	-	-	SPACE
SPACE	-	-	-	-	53	54	-	-	-	-	SPACE
SPACE	-	-	-	-	55	56	-	-	-	-	SPACE
SPACE	-	-	-	-	57	58	-	-	-	-	SPACE
SPACE	-	-	-	-	59	60	-	-	-	-	SPACE
CONNECTED KVA LOAD		30.54							24.50		CONNECTED KVA LOAD

^CONTROLLED BY SMART MODULE *AFCI PROTECTED °GFI PROTECTED **AFCI/GFI COMBINATION

#	LOADS:	LOAD KVA
1	LIGHTS & RECEPTACLES	10.85
2	SMALL APPLIANCES	4.50
3	LAUNDRY CIRCUITS LOADS	3.00
	SUBTOTAL:	18.35

**GENERAL LIGHTING LOAD: SQFT² 3617 W/FT² 3 KVA 10.85

#		CONN.KVA	DEMAND	NECKVA
	FIRST 3000 @ 100%	3.00	100%	3.00
	REMAINDER @ 35%	15.35	35%	5.37
4	APPLIANCES LOADS	30.10	75%	22.58
5	CLOTHES DRYERS	5.00	(A)	5.00
6	COOKING APPLIANCE	8.70	(B)	8.70
7	AIR CONDITIONING	0.00	100%	0.00
8	HEATING	3.74	65%	2.43
	SUBTOTAL:			47.08
	SMALLEST AC/HEAT:			0.00
	TOTAL DEMAND:			47.08 KVA / 240 VAC = 196.17 AMPS

NOTES:
A. DEMAND FACTOR AS PER NEC TABLE 220.54
B. DEMAND FACTOR AS PER NEC TABLE 220.55
C. APPLIANCES LOADS AS PER NEC 220.53
D. HEATING AS PER NEC 220.82(C)(3)

MANUFACTURER: SQUARE D
TYPE: LOAD CENTER
MOUNTING: FLUSH
AIC: 22K

NEW PANEL 'C'

VOLTAGE: 120/240 VAC 1Φ 3W
BUS RATING: 150 A
MAIN: M.L.O.
NEUTRAL: FULL

IDENTIFICATION	#	LOAD	WIRE	TRIP	CKT	CKT	TRIP	WIRE	LOAD	#	IDENTIFICATION
RANGE IGNITION	4	0.40	#12 - ¾"C	**1P-20A	1	2	*1P-20A	#12 - ¾"C	1.50	2	SMALL APPLIANCES
KITCHEK HOOD	4	1.20	#12 - ¾"C	**1P-20A	3	4	*1P-20A	#12 - ¾"C	1.50	2	SMALL APPLIANCES
FREEZER	4	1.20	#12 - ¾"C	**1P-20A	5	6	**1P-20A	#12 - ¾"C	1.20	4	REFRIGERATOR
DISHWASHER	4	1.40	#12 - ¾"C	**1P-20A	7	8	°1P-20A	#12 - ¾"C	1.20	4	MASTER SMART TOILET 1
MASTER SMART TOILET 2	4	1.20	#12 - ¾"C	°1P-20A	9	10	**1P-20A	#12 - ¾"C	1.20	4	GARBAGE DISPOSAL
INTERCOM SYSTEM	4	1.20	#12 - ¾"C	*1P-20A	11	12	°1P-20A	#12 - ¾"C	1.20	4	GATES
MASTER BEDROOM RECEPT.	1	**	#12 - ¾"C	*1P-20A	13	14	°1P-20A	#12 - ¾"C	1.20	4	MASTER BEDROOM BLOWER
MASTER BEDROOM RECEPT.	1	**	#12 - ¾"C	*1P-20A	15	16	°1P-20A	#12 - ¾"C	1.20	4	MASTER BATHROOM RECEPTACLES
MASTER BEDROOM U/C FRIDGE	4	1.60	#12 - ¾"C	**1P-20A	17	18	*1P-20A	#12 - ¾"C	**	1	MASTER CLOSET & GALLERY RECEPT.
MASTER CLOSET	4	1.20	#12 - ¾"C	*1P-20A	19	20	*1P-20A	#12 - ¾"C	**	1	MASTER BEDROOM & BATH LTG.
MASTER CLOSET LTG.	1	**	#12 - ¾"C	*1P-20A	21	22	°1P-20A	#12 - ¾"C	1.00	4	BALCONY
SPACE	-	-	-	-	23	24	-	-	-	-	SPACE
SPACE	-	-	-	-	25	26	-	-	-	-	SPACE
SPACE	-	-	-	-	27	28	-	-	-	-	SPACE
SPACE	-	-	-	-	29	30	-	-	-	-	SPACE
SPACE	-	-	-	-	31	32	-	-	-	-	SPACE
SPACE	-	-	-	-	33	34	-	-	-	-	SPACE
CU-1.1	7	6.09	#6 - 1"C	2P-50A	35	36	°2P-50A	#6 - 1"C	4.61	7	CU-2.2
			#6 - 1"C		37	38		#6 - 1"C			
AHU-1.1	8	0.94	#12 - ¾"C	2P-15A	39	40	°2P-15A	#12	0.84	8	AHU-2.2
			#12 - ¾"C		41	42		#12			
CONNECTED KVA LOAD		16.43							16.65		CONNECTED KVA LOAD

^CONTROLLED BY SMART MODULE *AFCI PROTECTED °GFI PROTECTED **AFCI/GFI COMBINATION

#	LOADS:	LOAD KVA
1	LIGHTS & RECEPTACLES	5.25
2	SMALL APPLIANCES	3.00
3	LAUNDRY CIRCUITS LOADS	0.00
	SUBTOTAL:	8.25

**GENERAL LIGHTING LOAD: SQFT² 1400 W/FT² 3 KVA 4.20

#		CONN.KVA	DEMAND	NECKVA
	FIRST 3000 @ 100%	3.00	100%	3.00
	REMAINDER @ 35%	5.25	35%	1.84
4	APPLIANCES LOADS	17.60	75%	13.20
5	CLOTHES DRYERS	0.00	(A)	0.00
6	COOKING APPLIANCE	0.00	(B)	0.00
7	AIR CONDITIONING	10.69	100%	10.69
8	HEATING	1.79	65%	1.16
	SUBTOTAL:			29.89
	SMALLEST AC/HEAT:			1.16
	TOTAL DEMAND:			28.73 KVA / 240 VAC = 119.72 AMPS

NOTES:
A. DEMAND FACTOR AS PER NEC TABLE 220.54
B. DEMAND FACTOR AS PER NEC TABLE 220.55
C. APPLIANCES LOADS AS PER NEC 220.53
D. HEATING AS PER NEC 220.82(C)(3)

RISER NOTES

1. CONTRACTOR SHALL INSTALL ALL ELECTRICAL DISTRIBUTION EQUIPMENT AS SHOWN ON ELECTRICAL RISER DIAGRAM.
2. ANY DEVIATIONS DUE TO EXISTING CONDITIONS SHALL BE COMMUNICATED TO THE ENGINEER FOR HIS RESOLUTION.
3. SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH MAXIMUM AVAILABLE FAULT CURRENT AS REQUIRED TO COMPLY WITH NEC ARTICLE 110.24. AND WITH THE ARCH FLASH HAZARD WARNING TO COMPLY WITH NEC ARTICLE 110.16.
4. BOND GAS PIPE AS PER NEC.
5. PROPOSED ELEVATION OF BOTTOM OF ELECTRICAL EQUIPMENT SHALL BE AT LEAST 1FT ABOVE NGVD FLOOD ELEVATION.

FEEDER SCHEDULE

TYPE	DESCRIPTION	GROUND	CONDUIT
-	-	-	-
100	3 - 3 THWN (Cu)	#8 (Cu)	1 1/4"
150	3 - 1/0 THWN (Cu)	#6 (Cu)	2"
225	3 - 4/0 THWN (Cu)	#4 (Cu)	2 1/2"
800	2 SETS: 3 - 600 MCM THWN (Cu)	#1/0 (Cu)	2 - 3"
SE800	2 SETS: 3 - 600 MCM THWN (Cu)	-	2 - 4"
USE800	2 SETS: 3 - 600 MCM THWN (Cu)	-	2 - 4"

*AS PER NEC TABLE 310.15(B)(6)
CONDUIT FILL AS PER NEC CHAPTER 9 TABLE 4, 5, 5A & TABLE C.10 & C.10(A)

RISER LEGEND:

1. COMBINATION CT CABINET/ELECTRIC METER IN NEMA 3R ENCLOSURE RATED FOR 800A, 1 PHASE, 3 WIRE. COORDINATE REQUIREMENTS WITH LOCAL UTILITY PRIOR TO ORDERING.
2. INTERSYSTEM BONDING.
3. GROUNDING SYSTEM. REFER TO DETAIL SHEET.
4. SUITABLE FOR USE AS SERVICE EQUIPMENT AUTOMATIC TRANSFER SWITCH (SUSE ATS): 120/240V, 800 AMP NEMA 3R ENCLOSURE WITH 800 MCB. NOT SEPARATELY DERIVED. KOHLER KEP 800 OR EQUIVALENT WITH SMART MODULES.
5. NEW 120/240 1 PHASE, 3W, 800 AMP M.L.O. DISTRIBUTION PANEL 'DP' THRU ATS. REFER TO THIS SHEET FOR SCHEDULE. NEMA 3R ENCLOSURE.
6. NEW 120/240 1 PHASE, 3W, 225A M.L.O. PANEL 'A'. REFER TO THIS SHEET FOR SCHEDULE. NEMA 1 ENCLOSURE.
7. NEW 120/240 1 PHASE, 3W, 100A M.L.O. PANEL 'B'. REFER TO THIS SHEET FOR SCHEDULE. NEMA 1 ENCLOSURE.
8. NEW 120/240 1 PHASE, 3W, 150A M.L.O. PANEL 'A'. REFER TO THIS SHEET FOR SCHEDULE. NEMA 1 ENCLOSURE.
9. NEW 120/240 1 PHASE, 3W, 100A M.C.B. PANEL 'H' AND PANEL 'G'. REFER TO THIS SHEET FOR SCHEDULE. NEMA 1 ENCLOSURE.
10. GENERAC RG150-150kW STANDBY GENERATOR IN NEMA 4X SOUND ATTENUATION TYPE ENCLOSURE, 120/240V, 1-PHASE. WITH 800 A FACTORY INSTALLED CIRCUIT BREAKER.MINIMUM RECOMMENDED CONCRETE PAD SIZE (43") WIDE X (75") LONG. GENERATOR IS A SEPARATELY DERIVED SYSTEM.
11. THE DESIGN AND DIMENSIONS OF THE CONCRETE PAD SHOULD BE DETERMINED BY A STRUCTURAL ENGINEER WHERE NECESSARY. OTHERWISE, PLEASE CONSULT THE INSTALLATION GUIDE SUPPLIED WITH THE UNIT FOR GUIDELINES ON CONCRETE PAD SPECIFICATIONS.

MANUFACTURER: SQUARE D
TYPE: LOAD CENTER
MOUNTING: FLUSH
AIC: 22K

NEW PANEL 'G'

VOLTAGE: 120/240 VAC 1Φ 3W
BUS RATING: 100 A
MAIN:100A M.C.B.
NEUTRAL: FULL

IDENTIFICATION	#	LOAD	WIRE	TRIP	CKT	CKT	TRIP	WIRE	LOAD	#	IDENTIFICATION
STUDIO RECET.	1	**	#12 - ¾"C	*1P-20A	1	2	°1P-20A	#12 - ¾"C	1.60	4	STUDIO POWDER SMART TOILET.
STUDIO POWDER GFI RECEPT.	1	**	#12 - ¾"C	°1P-20A	3	4	°1P-20A	#12 - ¾"C	1.00	4	GARAGE RECEPT.
CU-1.6	7	5.38	#6 - 1"C	°2P-45A	5	6	°1P-20A	#12 - ¾"C	1.00	4	OUTDOOR RECEPT.
			#6 - 1"C		7	8	°1P-20A	#12 - ¾"C	0.30	4	GAS WATER HEATER 3 (GWH-3)
AHU-1.6	8	0.83	#12 - ¾"C	**2P-15A	9	10	°1P-20A	#12 - ¾"C	1.00	4	GARAGE DOOR OPENER 1
			#12 - ¾"C		11	12	°1P-20A	#12 - ¾"C	1.00	4	GARAGE DOOR OPENER 2
STUDIO LTG	1	**	#12 - ¾"C	*1P-20A	13	14	°1P-20A	#12 - ¾"C	1.00	4	GARAGE LTG.
CU-1.5	7	5.38	#6 - 1"C	°2P-45A	15	16	-	-	-	-	SPACE
			#6 - 1"C		17	18	-	-	-	-	SPACE
AHU-1.5	8	0.83	#12 - ¾"C	**2P-15A	19	20	-	-	-	-	SPACE
			#12 - ¾"C		21	22	-	-	-	-	SPACE
SPACE	-	-	-	-	23	24	-	-	-	-	SPACE
CONNECTED KVA LOAD		12.40							6.90		CONNECTED KVA LOAD

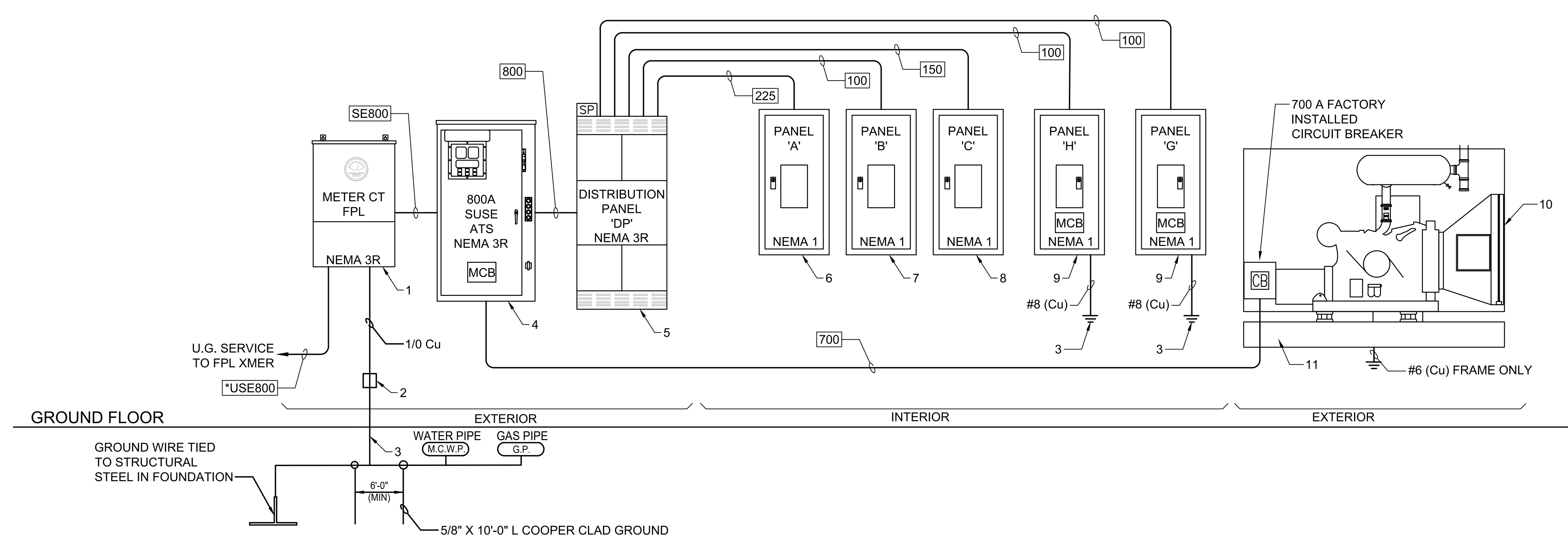
^CONTROLLED BY SMART MODULE *AFCI PROTECTED °GFI PROTECTED **AFCI/GFI COMBINATION

#	LOADS:	LOAD KVA
1	LIGHTS & RECEPTACLES	2.31
2	SMALL APPLIANCES	0.00
3	LAUNDRY CIRCUITS LOADS	0.00
	SUBTOTAL:	2.31

**GENERAL LIGHTING LOAD: SQFT² 615 W/FT² 3 KVA 1.85

#		CONN.KVA	DEMAND	NECKVA
	FIRST 3000 @ 100%	3.00	100%	3.00
	REMAINDER @ 35%	-0.69	35%	-0.24
4	APPLIANCES LOADS	6.90	75%	5.18
5	CLOTHES DRYERS	0.00	(A)	0.00
6	COOKING APPLIANCE	0.00	(B)	0.00
7	AIR CONDITIONING	10.75	100%	10.75
8	HEATING	1.65	65%	1.07
	SUBTOTAL:			19.76
	SMALLEST AC/HEAT:			1.07
	TOTAL DEMAND:			18.68 KVA / 240 VAC = 77.85 AMPS

NOTES:
A. DEMAND FACTOR AS PER NEC TABLE 220.54
B. DEMAND FACTOR AS PER NEC TABLE 220.55
C. APPLIANCES LOADS AS PER NEC 220.53
D. HEATING AS PER NEC 220.82(C)(3)



PACHECO-MARTINEZ & ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T (305) 666-2573 . F (305) 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:
MR. & MRS. DE LA CONCEPCION
8965 SW 63rd COURT PINECREST, FLORIDA 33156

LUSEO ENGINEERING
LUSEO ENGINEERING
CA#32708
7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM
ENGINEER OF RECORD:
DANIEL G. SANTILLAN
FLORIDA P.E. #79327
Daniel G Santillan

DANIEL G. SANTILLAN LICENSE No. 79327 STATE OF FLORIDA PROFESSIONAL ENGINEER

NOT VALID UNLESS SIGNED & SEALED
"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

revisions
1 BDC - 04/26/2024

date 07-28-2020
issued
drawn HM
checked
project no. 2024
sheet no.
E-06.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
E-06.0.pdf

RESIDENTIAL ENERGY CONSERVATION CODE DOCUMENTATION CHECKLIST

Florida Department of Business and Professional Regulation
Simulated Performance Alternative (Performance) Method

Applications for compliance with the 2020 Florida Building Code, Energy Conservation via the Residential Simulated Performance Alternative shall include:

- ☒ *This checklist*
- ☒ *Form R405-2020 report*
- ☒ *Input summary checklist that can be used for field verification (usually four pages/may be greater)*
- ☒ *Energy Performance Level (EPL) Display Card (one page)*
- ☒ *HVAC system sizing and selection based on ACCA Manual S or per exceptions provided in Section R403.7*
- ☒ *Mandatory Requirements (five pages)*

Required prior to CO:

- ☒ *Air Barrier and Insulation Inspection Component Criteria checklist (Table R402.4.1.1 - one page)*
- ☒ *A completed 2020 Envelope Leakage Test Report (usually one page); exception in R402.4 allows dwelling units of R-2 Occupancies and multiple attached single family dwellings to comply with Section C402.5*
- ☒ *If Form R405 duct leakage type indicates anything other than "default leakage", then a completed 2020 Duct Leakage Test Report - Performance Method (usually one page)*

.

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_MainHouse.pdf

FORM R405-2020

FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Business and Professional Regulation - Residential Performance Method

Project Name:	21LE034-DLC-MAIN HOUSE	Builder Name:	
Street:	8965 SW 63rd CT	Permit Office:	
City, State, Zip:	Pinecrest, FL, 33156	Permit Number:	
Owner:		Jurisdiction:	
Design Location:	FL, Miami	County:	Miami-Dade(Florida Climate Zone 1)

1. New construction or existing	New (From Plans)
2. Single family or multiple family	Detached
3. Number of units, if multiple family	1
4. Number of Bedrooms	5
5. Is this a worst case?	No
6. Conditioned floor area above grade (ft²)	6355
Conditioned floor area below grade (ft²)	0

7. Windows(2499.8 sqft.)	Description	Area
a. U-Factor:	Sgl, U=0.48	2499.80 ft²
SHGC:	SHGC=0.35	
b. U-Factor:	N/A	ft²
SHGC:		
c. U-Factor:	N/A	ft²
SHGC:		

Area Weighted Average Overhang Depth:	2.632 ft
Area Weighted Average SHGC:	0.350

8. Skylights	Description	Area
U-Factor:(AVG)	N/A	N/A ft²
SHGC(AVG):	N/A	

9. Floor Types	Insulation	Area
a. Slab-On-Grade Edge Insulation	R= 0.0	3432.00 ft²
b. Floor Over Other Space	R= 0.0	2722.00 ft²
c. other (see details)	R=	201.00 ft²

10. Wall Types(6899.7 sqft.)	Insulation	Area
a. Concrete Block - Ext Insul, Exterior	R=5.0	6899.70 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²
d. N/A	R=	ft²

11. Ceiling Types(3568.0 sqft.)	Insulation	Area
a. Roof Deck (Unvented)	R=30.0	3568.00 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²

12. Ducts, location & insulation level	R	ft²
a. Sup: 1st floor, Ret: 1st floor, AH: 1st floor	6	10
b. Sup: 1st floor, Ret: 1st floor, AH: 1st floor	6	10
c. 2 additional duct system(s)	(see details)	

13. Cooling Systems	kBtu/hr	Efficiency
a. Central Unit	57.8	SEER:20.50
b. Central Unit	57.8	SEER:20.50
2 additional cooling systems		(see details)

14. Heating Systems	kBtu/hr	Efficiency
a. Electric Heat Pump	41.0	HSPF:11.00
b. Electric Heat Pump	41.0	HSPF:11.00
2 additional heating systems		(see details)

15. Hot Water Systems	
a. Natural GasTankless	Cap: 1 gallons EF: 0.950
b. Conservation features	None
16. Credits	Pstat

Glass/Floor Area: 0.393	Total Proposed Modified Loads:	249.03
	Total Baseline Loads:	281.71

PASS

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.

PREPARED BY: Evelio Rodriguez

DATE: 22/06/30

EVELIO RODRIGUEZ LICENSE No 74127 STATE OF FLORIDA PROFESSIONAL ENGINEER

Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes.

GREAT SEAL OF THE STATE OF FLORIDA IN GOD WE TRUST

I hereby certify that this building, as designed, is in compliance with the Florida Energy Code.

OWNER/AGENT: _____

DATE: _____

BUILDING OFFICIAL: _____

DATE: _____

- Compliance requires certification by the air handler unit manufacturer that the air handler enclosure qualifies as certified factory-sealed in accordance with R403.3.2.1.

- Default duct leakage does not require a Duct Leakage Test Report.

- Compliance requires an Air Barrier and Insulation Inspection Checklist in accordance with R402.4.1.1 and this project requires a PERFORMANCE envelope leakage test report with envelope leakage no greater than 7.00 ACH50 (R402.4.1.2).

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_MainHouse.pdf

FORM R405-2020

INPUT SUMMARY CHECKLIST REPORT

PROJECT

Title:	21LE034-DLC-MAIN HOUSE			Address type:	Street Address
Building Type:	User	Bedrooms:	5	Lot #:	---
Owner:		Conditioned Area:	6355	Block/SubDivision:	---
		Total Stories:	2	PlatBook:	---
Builder Name:		Worst Case:	No	Street:	8965 SW 63rd CT
Permit Office:		Rotate Angle:	0	County:	Miami-Dade
Jurisdiction:		Cross Ventilation:		City, State, Zip:	Pinecrest,
Family Type:	Detached	Whole House Fan:			FL, 33156
New/Existing:	New (From Plans)	Terrain:	Suburban		
Year Construct:		Shielding:	Suburban		
Comment:					

CLIMATE

√ Design Location	Tmy Site	Design Temp 97.5%	Design Temp 2.5%	Int Design Temp Winter	Int Design Temp Summer	Heating Degree Days	Design Moisture	Daily temp Range
___ FL, Miami	FL_MIAMI_INTL_AP	51	90	70	75	149.5	56	Low

BLOCKS

√ Number	Name	Area	Volume
___ 1	Block1	1745	24430
___ 2	Block2	1687	23618
___ 3	Block3	1893	26502
___ 4	Block4	1030	14420

SPACES

√ Number	Name	Area	Volume	Kitchen	Occupants	Bedrooms	Finished	Cooled	Heated
___ 1	1st floor south	1745	24430	Yes	4	0	Yes	Yes	Yes
___ 2	1st floor north	1687	23618	No	4	1	Yes	Yes	Yes
___ 3	2nd floor south	1893	26502	No	4	3	Yes	Yes	Yes
___ 4	2nd floor north	1030	14420	No	4	1	Yes	Yes	Yes

FLOORS (Total Exposed Area = 3633 sq.ft.)

√ #	Floor Type	Space	Exposed Perim	Perimeter R-Value	Area	U-Factor	Joist R-Value	Tile	Wood	Carpet
___ 1	Slab-On-Grade Edge Ins	1st floor south	20	0	1745 ft	0.304	---	0.00	0.00	1.00
___ 2	Slab-On-Grade Edge Ins	1st floor north	20	0	1687 ft	0.304	---	0.00	0.00	1.00
___ 3	Floor Over Other Space	2nd floor south	---	---	1740 ft	0.173		0.00	0.00	1.00
___ 4	Floor Over Other Space	2nd floor north	---	---	982 ft	0.173		0.00	0.00	1.00
___ 5	Raised Floor	2nd floor south	---	---	153 ft	0.060	13	0.00	0.00	1.00
___ 6	Raised Floor	2nd floor north	---	---	48 ft	0.060	13	0.00	0.00	1.00

ROOF

√ #	Type	Materials	Roof Area	Gable Area	Roof Color	Rad Barr	Solar Absor.	SA Tested	Emitt	Emitt Tested	Deck Insul.	Pitch (deg)
___ 1	Hip	Composition shingles	3678 ft²	0 ft²	Medium	N	0.96	No	0.9	No	30	14.04

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_MainHouse.pdf

FORM R405-2020

INPUT SUMMARY CHECKLIST REPORT

ATTIC

√	#	Type	Ventilation	Vent Ratio (1 in)	Area	RBS	IRCC
___	1	No attic	Unvented	0	3568 ft²	N	N

CEILING (Total Exposed Area = 3568 sq.ft.)

√	#	Ceiling Type	Space	R-Value	Ins. Type	Area	U-Factor	Framing Frac.	Truss Type
___	1	Under Attic(Unvented)	1st floor south	0.0	Batt	220.0ft²	0.030	0.11	Wood
___	2	Under Attic(Unvented)	1st floor north	0.0	Batt	431.0ft²	0.030	0.11	Wood
___	3	Under Attic(Unvented)	2nd floor south	0.0	Batt	1893.0ft²	0.030	0.11	Wood
___	4	Under Attic(Unvented)	2nd floor north	0.0	Batt	1024.0ft²	0.030	0.11	Wood

WALLS (Total Exposed Area = 6900 sq.ft.)

√	#	Ornt	Adjacent To	Wall Type	Space	Cavity R-Value	Width Ft	Width In	Height Ft	Height In	Area sq.ft.	U-Factor	Sheath R-Value	Frm. Frac.	Solar Absor.	Below Grade
___	1	S	Exterior	Conc. Blk - Ext Ins	1st floor south	5.0	13.0	2	14.0	0	184.3	0.117	0	0	0.75	0 %
___	2	S	Exterior	Conc. Blk - Ext Ins	1st floor south	5.0	13.0	2	14.0	0	184.3	0.117	0	0	0.75	0 %
___	3	S	Exterior	Conc. Blk - Ext Ins	1st floor south	5.0	12.0	0	14.0	0	168.0	0.117	0	0	0.75	0 %
___	4	W	Exterior	Conc. Blk - Ext Ins	1st floor south	5.0	9.0	2	14.0	0	128.3	0.117	0	0	0.75	0 %
___	5	W	Exterior	Conc. Blk - Ext Ins	1st floor south	5.0	6.0	0	14.0	0	84.0	0.117	0	0	0.75	0 %
___	6	S	Exterior	Conc. Blk - Ext Ins	1st floor south	5.0	1.0	4	14.0	0	18.7	0.117	0	0	0.75	0 %
___	7	W	Exterior	Conc. Blk - Ext Ins	1st floor south	5.0	16.0	10	14.0	0	235.7	0.117	0	0	0.75	0 %
___	8	S	Exterior	Conc. Blk - Ext Ins	1st floor south	5.0	3.0	0	14.0	0	42.0	0.117	0	0	0.75	0 %
___	9	E	Exterior	Conc. Blk - Ext Ins	1st floor south	5.0	20.0	0	14.0	0	280.0	0.117	0	0	0.75	0 %
___	10	E	Exterior	Conc. Blk - Ext Ins	1st floor south	5.0	15.0	4	14.0	0	214.7	0.117	0	0	0.75	0 %
___	11	E	Exterior	Conc. Blk - Ext Ins	1st floor south	5.0	13.0	4	14.0	0	186.7	0.117	0	0	0.75	0 %
___	12	W	Exterior	Conc. Blk - Ext Ins	1st floor north	5.0	21.0	4	14.0	0	298.7	0.117	0	0	0.75	0 %
___	13	N	Exterior	Conc. Blk - Ext Ins	1st floor north	5.0	13.0	0	14.0	0	182.0	0.117	0	0	0.75	0 %
___	14	W	Exterior	Conc. Blk - Ext Ins	1st floor north	5.0	17.0	0	14.0	0	238.0	0.117	0	0	0.75	0 %
___	15	N	Exterior	Conc. Blk - Ext Ins	1st floor north	5.0	1.0	4	14.0	0	18.7	0.117	0	0	0.75	0 %
___	16	W	Exterior	Conc. Blk - Ext Ins	1st floor north	5.0	15.0	2	14.0	0	212.3	0.117	0	0	0.75	0 %
___	17	N	Exterior	Conc. Blk - Ext Ins	1st floor north	5.0	13.0	3	14.0	0	185.5	0.117	0	0	0.75	0 %
___	18	N	Exterior	Conc. Blk - Ext Ins	1st floor north	5.0	4.0	0	14.0	0	56.0	0.117	0	0	0.75	0 %
___	19	N	Exterior	Conc. Blk - Ext Ins	1st floor north	5.0	5.0	2	14.0	0	72.3	0.117	0	0	0.75	0 %
___	20	N	Exterior	Conc. Blk - Ext Ins	1st floor north	5.0	27.0	0	14.0	0	378.0	0.117	0	0	0.75	0 %
___	21	E	Exterior	Conc. Blk - Ext Ins	1st floor north	5.0	9.0	4	14.0	0	130.7	0.117	0	0	0.75	0 %
___	22	S	Exterior	Conc. Blk - Ext Ins	1st floor north	5.0	13.0	4	14.0	0	186.7	0.117	0	0	0.75	0 %
___	23	E	Exterior	Conc. Blk - Ext Ins	1st floor north	5.0	5.0	0	14.0	0	70.0	0.117	0	0	0.75	0 %
___	24	E	Exterior	Conc. Blk - Ext Ins	1st floor north	5.0	4.0	8	14.0	0	65.3	0.117	0	0	0.75	0 %
___	25	E	Exterior	Conc. Blk - Ext Ins	1st floor north	5.0	4.0	11	14.0	0	68.8	0.117	0	0	0.75	0 %
___	26	E	Exterior	Conc. Blk - Ext Ins	2nd floor south	5.0	20.0	0	12.0	0	240.0	0.117	0	0	0.75	0 %
___	27	N	Exterior	Conc. Blk - Ext Ins	2nd floor south	5.0	3.0	5	12.0	0	41.0	0.117	0	0	0.75	0 %
___	28	E	Exterior	Conc. Blk - Ext Ins	2nd floor south	5.0	11.0	5	12.0	0	137.0	0.117	0	0	0.75	0 %
___	29	E	Exterior	Conc. Blk - Ext Ins	2nd floor south	5.0	3.0	5	12.0	0	41.0	0.117	0	0	0.75	0 %
___	30	S	Exterior	Conc. Blk - Ext Ins	2nd floor south	5.0	3.0	3	12.0	0	39.0	0.117	0	0	0.75	0 %
___	31	E	Exterior	Conc. Blk - Ext Ins	2nd floor south	5.0	13.0	9	12.0	0	165.0	0.117	0	0	0.75	0 %
___	32	S	Exterior	Conc. Blk - Ext Ins	2nd floor south	5.0	13.0	0	12.0	0	156.0	0.117	0	0	0.75	0 %
___	33	E	Exterior	Conc. Blk - Ext Ins	2nd floor south	5.0	10.0	11	12.0	0	131.0	0.117	0	0	0.75	0 %
___	34	W	Exterior	Conc. Blk - Ext Ins	2nd floor south	5.0	8.0	6	12.0	0	102.0	0.117	0	0	0.75	0 %
___	35	W	Exterior	Conc. Blk - Ext Ins	2nd floor south	5.0	6.0	4	12.0	0	76.0	0.117	0	0	0.75	0 %
___	36	S	Exterior	Conc. Blk - Ext Ins	2nd floor south	5.0	12.0	11	12.0	0	155.0	0.117	0	0	0.75	0 %
___	37	W	Exterior	Conc. Blk - Ext Ins	2nd floor south	5.0	16.0	11	12.0	0	203.0	0.117	0	0	0.75	0 %
___	38	W	Exterior	Conc. Blk - Ext Ins	2nd floor south	5.0	19.0	10	12.0	0	238.0	0.117	0	0	0.75	0 %
___	39	W	Exterior	Conc. Blk - Ext Ins	2nd floor north	5.0	16.0	10	12.0	0	202.0	0.117	0	0	0.75	0 %
___	40	N	Exterior	Conc. Blk - Ext Ins	2nd floor north	5.0	10.0	5	12.0	0	125.0	0.117	0	0	0.75	0 %
___	41	N	Exterior	Conc. Blk - Ext Ins	2nd floor north	5.0	5.0	4	12.0	0	64.0	0.117	0	0	0.75	0 %
___	42	W	Exterior	Conc. Blk - Ext Ins	2nd floor north	5.0	4.0	7	12.0	0	55.0	0.117	0	0	0.75	0 %
___	43	W	Exterior	Conc. Blk - Ext Ins	2nd floor north	5.0	8.0	6	12.0	0	102.0	0.117	0	0	0.75	0 %

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_MainHouse.pdf

FORM R405-2020

INPUT SUMMARY CHECKLIST REPORT

WALLS(Continued)

___ 44 N	Exterior	Conc. Blk - Ext Ins	2nd floor north	5.0	24.0	3	12.0	0	291.0	0.117	0	0	0.75	0 %
___ 45 E	Exterior	Conc. Blk - Ext Ins	2nd floor north	5.0	15.0	2	12.0	0	182.0	0.117	0	0	0.75	0 %
___ 46 N	Exterior	Conc. Blk - Ext Ins	2nd floor north	5.0	3.0	5	12.0	0	41.0	0.117	0	0	0.75	0 %
___ 47 E	Exterior	Conc. Blk - Ext Ins	2nd floor north	5.0	15.0	4	12.0	0	184.0	0.117	0	0	0.75	0 %
___ 48 S	Exterior	Conc. Blk - Ext Ins	2nd floor north	5.0	3.0	4	12.0	0	40.0	0.117	0	0	0.75	0 %

DOORS (Total Exposed Area = 50 sq.ft.)

√ #	Ornt	Adjacent To	Door Type	Space	Storms	U-Value	Width Ft	Width In	Height Ft	Height In	Area
___ 1	W		Wood	1st floor north	Wood	0.46	5.00	0	10.00	0	50.0ft²

WINDOWS (Total Exposed Area = 2500 sq.ft.)

√ #	Ornt	Wall ID	Frame	Panes	NFRC	U-Factor	SHGC	Imp	Storm	Total Area (ft²)	Same Units	Width (ft)	Height (ft)	--Overhang-- Depth (ft)	Sep. (ft)	Interior Shade	Screen
___ 1	W	4	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	34.7	1	5.33	6.50	2.3	1.0	None	None
___ 2	W	5	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	30.0	1	3.00	10.00	2.3	1.0	None	None
___ 3	W	7	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	88.5	2	4.08	10.83	0.0	0.0	None	None
___ 4	W	7	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	45.1	1	4.17	10.83	0.0	0.0	None	None
___ 5	W	12	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	65.0	2	3.00	10.83	11.0	0.0	None	None
___ 6	W	14	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	88.5	2	4.08	10.83	0.0	0.0	None	None
___ 7	W	14	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	45.1	1	4.17	10.83	0.0	0.0	None	None
___ 8	W	16	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	132.7	3	4.08	10.83	2.3	1.0	None	None
___ 9	E	21	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	93.3	1	9.33	10.00	0.0	0.0	None	None
___ 10	E	25	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	59.2	1	5.92	10.00	0.0	0.0	None	None
___ 11	E	24	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	59.2	1	5.92	10.00	0.0	0.0	None	None
___ 12	E	23	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	59.2	1	5.92	10.00	0.0	0.0	None	None
___ 13	E	9	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	100.0	2	5.00	10.00	0.0	0.0	None	None
___ 14	E	9	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	100.0	2	5.00	10.00	0.0	0.0	None	None
___ 15	E	10	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	153.3	1	15.33	10.00	12.0	1.0	None	None
___ 16	E	11	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	93.3	1	9.33	10.00	12.0	1.0	None	None
___ 17	N	20	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	42.7	2	2.67	8.00	0.0	0.0	None	None
___ 18	N	19	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	5.5	1	3.00	1.83	0.0	0.0	None	None
___ 19	N	18	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	30.0	1	3.00	10.00	0.0	0.0	None	None
___ 20	N	17	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	42.7	2	2.67	8.00	2.3	1.0	None	None
___ 21	S	22	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	125.0	3	4.17	10.00	0.0	0.0	None	None
___ 22	S	1	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	34.7	2	2.67	6.50	0.0	0.0	None	None
___ 23	S	2	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	34.7	2	2.67	6.50	0.0	0.0	None	None
___ 24	W	43	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	21.5	2	3.58	3.00	2.5	0.0	None	None
___ 25	W	42	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	10.8	1	3.58	3.00	2.5	0.0	None	None
___ 26	W	34	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	21.5	2	3.58	3.00	2.5	0.0	None	None
___ 27	W	35	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	10.8	1	3.58	3.00	2.5	0.0	None	None
___ 28	W	38	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	40.3	2	3.67	5.50	2.5	0.0	None	None
___ 29	W	38	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	27.5	1	5.00	5.50	2.5	0.0	None	None
___ 30	W	37	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	66.0	3	4.00	5.50	2.5	0.0	None	None
___ 31	W	39	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	66.0	3	4.00	5.50	2.5	0.0	None	None
___ 32	E	45	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	53.7	2	3.83	7.00	2.5	0.0	None	None
___ 33	E	45	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	51.3	2	3.67	7.00	2.5	0.0	None	None
___ 34	E	26	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	174.0	4	4.83	9.00	2.5	0.0	None	None
___ 35	E	45	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	72.0	2	4.00	9.00	2.5	0.0	None	None
___ 36	E	28	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	72.0	2	4.00	9.00	2.5	0.0	None	None
___ 37	E	28	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	33.0	1	3.67	9.00	2.5	0.0	None	None
___ 38	E	29	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	33.0	1	3.67	9.00	2.5	0.0	None	None
___ 39	E	31	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	64.2	2	4.58	7.00	2.5	0.0	None	None
___ 40	N	44	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	26.7	2	2.67	5.00	2.5	0.0	None	None
___ 41	N	41	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	13.3	1	2.67	5.00	2.5	0.0	None	None
___ 42	N	40	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	13.3	1	2.67	5.00	2.5	0.0	None	None

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_MainHouse.pdf

FORM R405-2020

INPUT SUMMARY CHECKLIST REPORT

WINDOWS(Continued)

___ 43S	32	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	26.7	2	2.67	5.00	2.5	0.0	None	None
___ 44E	33	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	13.3	1	2.67	5.00	2.5	0.0	None	None
___ 45W	35	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	13.3	1	2.67	5.00	2.5	0.0	None	None
___ 46S	36	Metal	Single (Tinted)	Y	0.48	0.35	Y	N	13.3	1	2.67	5.00	2.5	0.0	None	None

INFILTRATION

√ #	Scope	Method	SLA	CFM50	ELA	EqLA	ACH	ACH50	Space(s)
___ 1	Wholehouse	Proposed ACH(50)	0.00062	10380	569.47	1069.11	0.2443	7.0	All

MASS

√ #	Mass Type	Area	Thickness	Furniture Fraction	Space
___ 1	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	1st floor south
___ 2	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	1st floor north
___ 3	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	2nd floor south
___ 4	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	2nd floor north

HEATING SYSTEM

√ #	System Type	Subtype/Speed	AHRI #	Efficiency	Capacity kBtu/hr	----Geothermal HeatPump---- Entry	Power	Volt	Current	Ducts	Block
___ 1	Electric Heat Pump	Split/Single		HSPF: 11.00	41.0		0.00	0.00	0.00	sys#1	1
___ 2	Electric Heat Pump	Split/Single		HSPF: 11.00	41.0		0.00	0.00	0.00	sys#2	2
___ 3	Electric Heat Pump	Split/Single		HSPF: 11.00	35.6		0.00	0.00	0.00	sys#3	3
___ 4	Electric Heat Pump	Split/Single		HSPF: 11.00	29.4		0.00	0.00	0.00	sys#4	4

COOLING SYSTEM

√ #	System Type	Subtype/Speed	AHRI #	Efficiency	Capacity kBtu/hr	Air Flow cfm	SHR	Duct	Block
___ 1	Central Unit	Split/Single		SEER:20.5	57.8	2000	0.80	sys#1	1
___ 2	Central Unit	Split/Single		SEER:20.5	57.8	2000	0.80	sys#2	2
___ 3	Central Unit	Split/Single		SEER:20.0	39.9	1600	0.80	sys#3	3
___ 4	Central Unit	Split/Single		SEER:20.0	35.5	1200	0.80	sys#4	4

HOT WATER SYSTEM

√ #	System Type	Subtype	Location	EF(UEF)	Cap	Use	SetPnt	Fixture Flow	Pipe Ins.	Pipe length
___ 1	Natural Gas	Tankless	Exterior	0.95 (0.95)	1.00 gal	80 gal	120 deg	Standard	=>R-3	99

	Recirculation System	Recirc Control Type	Loop length	Branch length	Pump power	DWHR	Facilities Connected	Equal Flow	DWHR Eff	Other Credits
___ 1	Yes	Temperature control	50.00	10.00	85.0	No	NA	NA	NA	None

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_MainHouse.pdf

FORM R405-2020

INPUT SUMMARY CHECKLIST REPORT

DUCTS

✓	Duct #	Supply Location	Supply R-Value	Supply Area	Return Location	Return R-Value	Return Area	Leakage Type	Air Handler	CFM 25 TOT	CFM 25 OUT	QN	RLF	HVAC # Heat	HVAC # Cool
___	1	1st floor sou	6.0	10 ft²	1st floor sou	6.0	10 ft²	Default Leakage	1st floor	(Default)	(Default)			1	1
___	2	1st floor nor	6.0	10 ft²	1st floor nor	6.0	10 ft²	Default Leakage	1st floor	(Default)	(Default)			2	2
___	3	Attic	8.0	10 ft²	Attic	8.0	10 ft²	Default Leakage	2nd floor	(Default)	(Default)			3	3
___	4	Attic	8.0	10 ft²	Attic	8.0	10 ft²	Default Leakage	2nd floor	(Default)	(Default)			4	4

TEMPERATURES

Programable Thermostat: Y Ceiling Fans: N

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Cooling	[ ]	[ ]	[ ]	[ ]	[ ]	[X]	[X]	[X]	[X]	[ ]	[ ]	[ ]
Heating	[X]	[X]	[X]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[X]	[X]
Venting	[ ]	[ ]	[X]	[X]	[ ]	[ ]	[ ]	[ ]	[ ]	[X]	[X]	[ ]

✓ Thermostat Schedule: HERS 2006 Reference

Schedule Type		Hours 1	2	3	4	5	6	7	8	9	10	11	12
___ Cooling (WD)	AM	78	78	78	78	78	78	78	78	80	80	80	80
	PM	80	80	78	78	78	78	78	78	78	78	78	78
___ Cooling (WEH)	AM	78	78	78	78	78	78	78	78	78	78	78	78
	PM	78	78	78	78	78	78	78	78	78	78	78	78
___ Heating (WD)	AM	66	66	66	66	66	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	66	66
___ Heating (WEH)	AM	66	66	66	66	66	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	66	66

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_MainHouse.pdf

FORM R405-2020

ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE INDEX* = 88

The lower the EnergyPerformance Index, the more efficient the home.

8965 SW 63rd CT,Pinecrest,FL,33156

1. New construction or existing		New (From Plans)
2. Single family or multiple family		Detached
3. Number of units, if multiple family		1
4. Number of Bedrooms		5
5. Is this a worst case?		No
6. Conditioned floor area above grade (ft²)		6355
Conditioned floor area below grade (ft²)		0
7. Windows**	Description	Area
a. U-Factor:	Sgl, U=0.48	2499.80 ft^2
SHGC:	SHGC=0.35	
b. U-Factor:	N/A	ft^2
SHGC:		
c. U-Factor:	N/A	ft^2
SHGC:		
Area Weighted Average Overhang Depth:		2.632 ft
Area Weighted Average SHGC:		0.350
8. Skylights	Description	Area
U-Factor:(AVG)	N/A	N/A ft^2
SHGC(AVG):	N/A	

9. Floor Types	Insulation	Area
a. Slab-On-Grade Edge Insulation	R= 0.0	3432.00 ft^2
b. Floor Over Other Space	R= 0.0	2722.00 ft^2
c. other (see details)	R=	201.00 ft^2

10. Wall Types(6899.7 sqft.)	Insulation	Area
a. Concrete Block - Ext Insul, Exterior	R=5.0	6899.70 ft^2
b. N/A	R=	ft^2
c. N/A	R=	ft^2
d. N/A	R=	ft^2

11. Ceiling Types(3568.0 sqft.)	Insulation	Area
a. Roof Deck (Unvented)	R=30.0	3568.00 ft^2
b. N/A	R=	ft^2
c. N/A	R=	ft^2

12. Ducts, location & insulation level	R	ft^2
a. Sup: 1st floor, Ret: 1st floor, AH: 1st floor	6	10
b. Sup: 1st floor, Ret: 1st floor, AH: 1st floor	6	10
c. 2 additional duct system(s)	(see details)	

13. Cooling Systems	kBtu/hr	Efficiency
a. Central Unit	57.8	SEER:20.50
b. Central Unit	57.8	SEER:20.50
2 additional cooling systems		(see details)

14. Heating Systems	kBtu/hr	Efficiency
a. Electric Heat Pump	41.0	HSPF:11.00
b. Electric Heat Pump	41.0	HSPF:11.00
2 additional heating systems		(see details)

15. Hot Water Systems	
a. Natural GasTankless	Cap: 1 gallons EF: 0.950
b. Conservation features	None
16. Credits	Pstat

I certify that this home has complied with the Florida Energy Efficiency Code for Building Construction through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL Display Card will be completed based on installed Code compliant features.

Builder Signature: _____ Date: _____

Address of New Home: 8965 SW 63rd CT City/FL Zip: Pinecrest,FL,33156

*Note: This is not a Building Energy Rating. If your Index is below 70, your home may qualify for energy efficient mortgage (EEM) incentives if you obtain a Florida Energy Rating. For information about the Florida Building Code, Energy Conservation, contact the Florida Building Commission's support staff.

**Label required by Section R303.1.3 of the Florida Building Code, Energy Conservation, if not DEFAULT.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_MainHouse.pdf

Florida Building Code, Energy Conservation, 7th Edition (2020)
Mandatory Requirements for Residential Performance, Prescriptive and ERI Methods

ADDRESS:	8965 SW 63rd CT Pinecrest, FL 33156	Permit Number:	

MANDATORY REQUIREMENTS - See individual code sections for full details.

SECTION R401 GENERAL

☒ **R401.3 Energy Performance Level (EPL) display card - (Mandatory).** The building official shall require that an energy performance level (EPL) display card be completed and certified by the builder to be accurate and correct before final approval of the building for occupancy. Florida law (Section 553.9085, Florida Statutes) requires the EPL display card to be included as an addendum to each sales contract for both presold and nonpresold residential buildings. The EPL display card contains information indicating the energy performance level and efficiencies of components installed in a dwelling unit. The building official shall verify that the EPL display card completed and signed by the builder accurately reflects the plans and specifications submitted to demonstrate code compliance for the building. A copy of the EPL display card can be found in Appendix RD.

SECTION R402 BUILDING THERMAL ENVELOPE

☒ **R402.4 Air leakage (Mandatory).** The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections R402.4.1 through R402.4.5.

> **Exception:** Dwelling units of R-2 Occupancies and multiple attached single family dwellings shall be permitted to comply with Section C402.5.

☒ **R402.4.1 Building thermal envelope.** The building thermal envelope shall comply with Sections R402.4.1.1 and R402.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

☒ **R402.4.1.1 Installation.** The components of the building thermal envelope as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1, as applicable to the method of construction. Where required by the code official, an approved third party shall inspect all components and verify compliance.

☒ **R402.4.1.2 Testing.** The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding seven air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 8. Testing shall be conducted in accordance with ANSI/RESNET/ICC 380 and reported at a pressure of 0.2 inch w.g. (50 pascals). Testing shall be conducted by either individuals as defined in Section 553.993(5) or (7), Florida Statutes, or individuals licensed as set forth in Section 489.105(3)(f), (g) or (i) or an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

> **Exception:** Testing is not required for additions, alterations, renovations, or repairs, of the building thermal envelope of existing buildings in which the new construction is less than 85 percent of the building thermal envelope.

During testing:
1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, if installed at the time of the test, shall be open.
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
6. Supply and return registers, if installed at the time of the test, shall be fully open.

☐ **R402.4.2 Fireplaces.** New wood-burning fireplaces shall have tight-fitting flue dampers or doors, and outdoor combustion air. Where using tight-fitting doors on factory-built fireplaces listed and labeled in accordance with UL 127, the doors shall be tested and listed for the fireplace. Where using tight-fitting doors on masonry fireplaces, the doors shall be listed and labeled in accordance with UL 907.

☒ **R402.4.3 Fenestration air leakage.** Windows, skylights and sliding glass doors shall have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m2), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m2), when tested according to NFRC 400 or AAMA/ WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and listed and labeled by the manufacturer.

> **Exception:** Site-built windows, skylights and doors.

☐ **R402.4.4 Rooms containing fuel - burning appliances.** In Climate Zones 3 through 8, where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements of Table R402.1.2, where the walls, floors and ceilings shall meet not less than the basement wall R-value requirement. The door into the room shall be fully gasketed and any water lines and ducts in the room insulated in accordance with Section R403. The combustion air duct shall be insulated where it passes through conditioned space to a minimum of R-8.

> **Exceptions:**
> 1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside.
> 2. Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the Florida Building Code, Residential.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_MainHouse.pdf

MANDATORY REQUIREMENTS (Continued)

☒ **R402.4.5 Recessed lighting.** Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E283 at a 1.57 psf (75 Pa) pressure differential. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

SECTION R403 SYSTEMS

R403.1 Controls

☒ **R403.1.1 Thermostat provision (Mandatory).** At least one thermostat shall be provided for each separate heating and cooling system

☐ **R403.1.3 Heat pump supplementary heat (Mandatory).** Heat pumps having supplementary electric-resistance heat shall have controls that, except during defrost, prevent supplemental heat operation when the heat pump compressor can meet the heating load.

☒ **R403.3.2 Sealing (Mandatory).** All ducts, air handlers, filter boxes and building cavities that form the primary air containment passageways for air distribution systems shall be considered ducts or plenum chambers, shall be constructed and sealed in accordance with Section C403.2.9.2 of the Commercial Provisions of this code and shall be shown to meet duct tightness criteria below.

Duct tightness shall be verified by testing in accordance with ANSI/RESNET/ICC 380 by either individuals as defined in Section 553.993(5) or (7), Florida Statutes, or individuals licensed as set forth in Section 489.105(3)(f), (g) or (i), Florida Statutes, to be "substantially leak free" in accordance with Section R403.3.3.

☒ **R403.3.2.1 Sealed air handler.** Air handlers shall have a manufacturer's designation for an air leakage of no more than 2 percent of the design airflow rate when tested in accordance with ASHRAE 193.

☒ **R403.3.3 Duct testing (Mandatory).** Ducts shall be pressure tested to determine air leakage by one of the following methods:

1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.
2 Postconstruction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.

Exceptions;

1. A duct air leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.
2. Duct testing is not mandatory for buildings complying by Section 405 of this code. Duct leakage testing is required for Section R405 compliance where credit is taken for leakage, and a duct air leakage Qn to the outside of less than 0.080 (where Qn = duct leakage to the outside in cfm per 100 square feet of conditioned floor area tested at 25 Pascals) is indicated in the compliance report for the proposed design.

A written report of the results of the test shall be signed by the party conducting the test and provided to the code official

☒ **R403.3.5 Building cavities (Mandatory).** Building framing cavities shall not be used as ducts or plenums

☒ **R403.4 Mechanical system piping insulation (Mandatory).** Mechanical system piping capable of carrying fluids above 105°F (41°C) or below 55°F (13°C) shall be insulated to a minimum of R-3.

☒ **R403.4.1 Protection of piping insulation.** Piping insulation exposed to weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance and wind, and shall provide shielding from solar radiation that can cause degradation of the material. Adhesive tape shall not be permitted.

☒ **R403.5.1 Heated water circulation and temperature maintenance systems (Mandatory).** If heated water circulation systems are installed, they shall be in accordance with Section R403.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section R403.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.

☒ **R403.5.1.1 Circulation systems.** Heated water circulation systems shall be provided with a circulation pump. The system return pipe shall be a dedicated return pipe or a cold water supply pipe. Gravity and thermosiphon circulation systems shall be prohibited. Controls for circulating hot water system pumps shall start the pump based on the identification of a demand for hot water within the occupancy. The controls shall automatically turn off the pump when the water in the circulation loop is at the desired temperature and when there is no demand for hot water.

☒ **R403.5.1.2 Heat trace systems.** Electric heat trace systems shall comply with IEEE 515.1 or UL 515. Controls for such systems shall automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping in accordance with the times when heated water is used in the occupancy.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_MainHouse.pdf

MANDATORY REQUIREMENTS (Continued)

☒ **R403.5.5 Heat traps (Mandatory).** Storage water heaters not equipped with integral heat traps and having vertical pipe risers shall have heat traps installed on both the inlets and outlets. External heat traps shall consist of either a commercially available heat trap or a downward and upward bend of at least 3 ½ inches (89 mm) in the hot water distribution line and cold water line located as close as possible to the storage tank.

R403.5.6 Water heater efficiencies (Mandatory).

☒ **R403.5.6.1.1 Automatic controls.** Service water-heating systems shall be equipped with automatic temperature controls capable of adjustment from the lowest to the highest acceptable temperature settings for the intended use. The minimum temperature setting range shall be from 100°F to 140°F (38°C to 60°C).

☒ **R403.5.6.1.2 Shut down.** A separate switch or a clearly marked circuit breaker shall be provided to permit the power supplied to electric service systems to be turned off. A separate valve shall be provided to permit the energy supplied to the main burner(s) of combustion types of service water-heating systems to be turned off.

☒ **R403.5.6.2 Water-heating equipment.** Water-heating equipment installed in residential units shall meet the minimum efficiencies of Table C404.2 in Chapter 4 of the Florida Building Code, Energy Conservation, Commercial Provisions, for the type of equipment installed. Equipment used to provide heating functions as part of a combination system shall satisfy all stated requirements for the appropriate water-heating category. Solar water heaters shall meet the criteria of Section R403.5.6.2.1.

☐ **R403.5.6.2.1 Solar water-heating systems.** Solar systems for domestic hot water production are rated by the annual solar energy factor of the system. The solar energy factor of a system shall be determined from the Florida Solar Energy Center Directory of Certified Solar Systems. Solar collectors shall be tested in accordance with ISO Standard 9806, Test Methods for Solar Collectors, and SRCC Standard TM-1, Solar Domestic Hot Water System and Component Test Protocol. Collectors in installed solar water-heating systems should meet the following criteria:

1. Be installed with a tilt angle between 10 degrees and 40 degrees of the horizontal; and
2. Be installed at an orientation within 45 degrees of true south.

☒ **R403.6 Mechanical ventilation (Mandatory).** The building shall be provided with ventilation that meets the requirements of the Florida Building Code, Residential, or Florida Building Code, Mechanical, as applicable, or with other approved means of ventilation including: Natural, Infiltration or Mechanical means. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.

☐ **R403.6.1 Whole-house mechanical ventilation system fan efficacy.** When installed to function as a whole-house mechanical ventilation system, fans shall meet the efficacy requirements of Table R403.6.1.

Exception: Where an air handler that is integral to tested and listed HVAC equipment is used to provide whole-house mechanical ventilation, the air handler shall be powered by an electronically commutated motor.

☒ **R403.6.2 Ventilation Air.** Residential buildings designed to be operated at a positive indoor pressure or for mechanical ventilation shall meet the following criteria:

1. The design air change per hour minimums for residential buildings in ASHRAE 62.2, Ventilation for Acceptable Indoor Air Quality, shall be the maximum rates allowed for residential applications.

2. No ventilation or air-conditioning system make-up air shall be provided to conditioned space from attics, crawlspaces, attached enclosed garages or outdoor spaces adjacent to swimming pools or spas.

3. If ventilation air is drawn from enclosed space(s), then the walls of the space(s) from which air is drawn shall be insulated to a minimum of R-11 and the ceiling shall be insulated to a minimum of R-19, space permitting, or R-10 otherwise.

R403.7 Heating and cooling equipment.

☒ **R403.7.1 Equipment sizing (Mandatory).** Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on the equipment loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies, based on building loads for the directional orientation of the building. The manufacturer and model number of the outdoor and indoor units (if split system) shall be submitted along with the sensible and total cooling capacities at the design conditions described in Section R302.1. This Code does not allow designer safety factors, provisions for future expansion or other factors that affect equipment sizing. System sizing calculations shall not include loads created by local intermittent mechanical ventilation such as standard kitchen and bathroom exhaust systems. New or replacement heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_MainHouse.pdf

MANDATORY REQUIREMENTS (Continued)

TABLE R403.6.1
WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICACY

FAN LOCATION	AIRFLOW RATE MINIMUM (CFM)	MINIMUM EFFICACY[a] (CFM/WATT)	AIRFLOW RATE MAXIMUM (CFM)
HRV or ERV	Any	1.2 cfm/watt	Any
Range hoods	Any	2.8 cfm/watt	Any
In-line fan	Any	2.8 cfm/watt	Any
Bathroom, utility room	10	1.4 cfm/watt	<90
Bathroom, utility room	90	2.8 cfm/watt	Any

For SI: 1 cfm = 28.3 L/min. a. When tested in accordance with HVI Standard 916

☒ **R403.7.1.1 Cooling equipment capacity.** Cooling only equipment shall be selected so that its total capacity is not less than the calculated total load but not more than 1.15 times greater than the total load calculated according to the procedure selected in Section R403.7, or the closest available size provided by the manufacturer's product lines. The corresponding latent capacity of the equipment shall not be less than the calculated latent load.
The published value for AHRI total capacity is a nominal, rating-test value and shall not be used for equipment sizing. Manufacturer's expanded performance data shall be used to select cooling-only equipment. This selection shall be based on the outdoor design dry-bulb temperature for the load calculation (or entering water temperature for water-source equipment), the blower CFM provided by the expanded performance data, the design value for entering wet-bulb temperature and the design value for entering dry-bulb temperature.

Design values for entering wet-bulb and dry-bulb temperatures shall be for the indoor dry bulb and relative humidity used for the load calculation and shall be adjusted for return side gains if the return duct(s) is installed in an unconditioned space.

Exceptions:
1. Attached single- and multiple-family residential equipment sizing may be selected so that its cooling capacity is less than the calculated total sensible load but not less than 80 percent of that load.
2. When signed and sealed by a Florida-registered engineer, in attached single- and multiple-family units, the capacity of equipment may be sized in accordance with good design practice.

R403.7.1.2 Heating equipment capacity.

☒ **R403.7.1.2.1 Heat pumps.** Heat pump sizing shall be based on the cooling requirements as calculated according to Section R403.7.1.1, and the heat pump total cooling capacity shall not be more than 1.15 times greater than the design cooling load even if the design heating load is 1.15 times greater than the design cooling load.

☐ **R403.7.1.2.2 Electric resistance furnaces.** Electric resistance furnaces shall be sized within 4 kW of the design requirements calculated according to the procedure selected in Section R403.7.1.

☐ **R403.7.1.2.3 Fossil fuel heating equipment.** The capacity of fossil fuel heating equipment with natural draft atmospheric burners shall not be less than the design load calculated in accordance with Section R403.7.1.

☐ **R403.7.1.3 Extra capacity required for special occasions.** Residences requiring excess cooling or heating equipment capacity on an intermittent basis, such as anticipated additional loads caused by major entertainment events, shall have equipment sized or controlled to prevent continuous space cooling or heating within that space by one or more of the following options:
1. A separate cooling or heating system is utilized to provide cooling or heating to the major entertainment areas.
2. A variable capacity system sized for optimum performance during base load periods is utilized.

☐ **R403.8 Systems serving multiple dwelling units (Mandatory).** Systems serving multiple dwelling units shall comply with Sections C403 and C404 of the Florida Building Code, Energy Conservation—Commercial Provisions in lieu of Section R403.

☐ **R403.9 Snow melt and ice system controls (Mandatory).** Snow- and ice-melting systems, supplied through energy service to the building, shall include automatic controls capable of shutting off the system when the pavement temperature is above 50°F (10°C), and no precipitation is falling and an automatic or manual control that will allow shutoff when the outdoor temperature is above 40°F (4.8°C).

☐ **403.10 Pools and permanent spa energy consumption (Mandatory).** The energy consumption of pools and permanent spas shall be in accordance with Sections R403.10.1 through R403.10.5.

☐ **R403.10.1 Heaters.** The electric power to heaters shall be controlled by a readily accessible on-off switch that is an integral part of the heater mounted on the exterior of the heater, or external to and within 3 feet (914 mm) of the heater. Operation of such switch shall not change the setting of the heater thermostat. Such switches shall be in addition to a circuit breaker for the power to the heater.
Gas-fired heaters shall not be equipped with continuously burning ignition pilots.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_MainHouse.pdf

MANDATORY REQUIREMENTS (Continued)

☐ **R403.10.2 Time switches.** Time switches or other control methods that can automatically turn off and on according to a preset schedule shall be installed for heaters and pump motors. Heaters and pump motors that have built-in time switches shall be in compliance with this section.

Exceptions:
1. Where public health standards require 24-hour pump operation.
2. Pumps that operate solar- and waste-heat-recovery pool heating systems
3. Where pumps are powered exclusively from on-site renewable generation.

☐ **R403.10.3 Covers.** Outdoor heated swimming pools and outdoor permanent spas shall be equipped with a vapor-retardant cover on or at the water surface or a liquid cover or other means proven to reduce heat loss.

Exception: Where more than 70 percent of the energy for heating, computed over an operation season, is from site-recovered energy, such as from a heat pump or solar energy source, covers or other vapor-retardant means shall not be required

☐ **R403.10.4 Gas- and oil-fired pool and spa heaters.** All gas- and oil-fired pool and spa heaters shall have a minimum thermal efficiency of 82 percent for heaters manufactured on or after April 16, 2013, when tested in accordance with ANSI Z 21.56. Pool heaters fired by natural or LP gas shall not have continuously burning pilot lights.

☐ **R403.10.5 Heat pump pool heaters.** Heat pump pool heaters shall have a minimum COP of 4.0 when tested in accordance with AHRI 1160, Table 2, Standard Rating Conditions-Low Air Temperature. A test report from an independent laboratory is required to verify procedure compliance. Geothermal swimming pool heat pumps are not required to meet this standard.

☐ **R403.11 Portable spas (Mandatory).** The energy consumption of electric-powered portable spas shall be controlled by the requirements of APSP-14

☐ **R403.13 Dehumidifiers (Mandatory).** If installed, a dehumidifier shall conform to the following requirements:

1. The minimum rated efficiency of the dehumidifier shall be greater than 1.7 liters/ kWh if the total dehumidifier capacity for the house is less than 75 pints/day and greater than 2.38 liters/kWh if the total dehumidifier capacity for the house is greater than or equal to 75 pints/day.
2. The dehumidifier shall be controlled by a sensor that is installed in a location where it is exposed to mixed house air.
3. Any dehumidifier unit located in unconditioned space that treats air from conditioned space shall be insulated to a minimum of R-2.
4. Condensate disposal shall be in accordance with Section M1411.3.1 of the Florida Building Code, Residential.

☐ **R403.13.1 Ducted dehumidifiers.** Ducted dehumidifiers shall, in addition to conforming to the requirements of Section R403.13, conform to the following requirements:

1. If a ducted dehumidifier is configured with return and supply ducts both connected into the supply side of the cooling system, a backdraft damper shall be installed in the supply air duct between the dehumidifier inlet and outlet duct.
2. If a ducted dehumidifier is configured with only its supply duct connected into the supply side of the central heating and cooling system, a backdraft damper shall be installed in the dehumidifier supply duct between the dehumidifier and central supply duct.
3. A ducted dehumidifier shall not be ducted to or from a central ducted cooling system on the return duct side upstream from the central cooling evaporator coil.
4. Ductwork associated with a dehumidifier located in unconditioned space shall be insulated to a minimum of R-6.

SECTION R404
ELECTRICAL POWER AND LIGHTING SYSTEMS

☒ **R404.1 Lighting equipment (Mandatory).** Not less than 90 percent of the lamps in permanently installed luminaires shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.

R404.1.1 Lighting equipment (Mandatory). uel gas lighting systems shall not have continuously burning pilot lights.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_MainHouse.pdf

2020 - AIR BARRIER AND INSULATION INSPECTION COMPONENT CRITERIA
TABLE 402.4.1.1
AIR BARRIER AND INSULATION INSPECTION COMPONENT CRITERIA[a]

Project Name:	21LE034-DLC-MAIN HOUSE	Builder Name:	
Street:	8965 SW 63rd CT	Permit Office:	
City, State, Zip:	Pinecrest, FL, 33156	Permit Number:	
Owner:		Jurisdiction:	
Design Location:	FL, Miami	County:	Miami-Dade(Florida Climate Zone 1)

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA	CHECK
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.	X
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.	X
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.	X
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.		X
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.	X
Floors (including above-garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.	X
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.	
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.		X
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity spaces.	X
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.		
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.	
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.	X
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.	X
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.		X
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the sub-floor, wall covering or ceiling penetrated by the boot.		X
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids voids between fire sprinkler cover plates and walls or ceilings.		

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.

Miami Dade County Department of Regulatory and Economic Resources Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_MainHouse.pdf

Envelope Leakage Test Report (Blower Door Test)
Residential Prescriptive, Performance or ERI Method Compliance
2020 Florida Building Code, Energy Conservation, 7th Edition

Jurisdiction:	Permit #:

Job Information

Builder:	Community:	Lot: NA
Address: 8965 SW 63rd CT		
City: Pinecrest	State: FL	Zip: 33156

Air Leakage Test Results *Passing results must meet either the Performance, Prescriptive, or ERI Method*

○ **PRESCRIPTIVE METHOD-**The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding 7 air changes per hour at a pressure of 0.2 inch w.g. (50 Pascals) in Climate Zones 1 and 2.

● **PERFORMANCE or ERI METHOD-**The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding the selected ACH(50) value, as shown on Form R405-2020 (Performance) or R406-2020 (ERI), section labeled as infiltration, sub-section ACH50.

ACH(50) specified on Form R405-2020-Energy Calc (Performance) or R406-2020 (ERI): 7.000

_____ x 60 ÷ 88970 = _____
CFM(50) Building Volume ACH(50)

☐ **PASS**

☐ When ACH(50) is less than 3, Mechanical Ventilation installation must be verified by building department.

Method for calculating building volume:

○ Retrieved from architectural plans

● Code software calculated

○ Field measured and calculated

R402.4.1.2 Testing. Testing shall be conducted in accordance with ANSI/RESNET/ICC 380 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Testing shall be conducted by either individuals as defined in Section 553.993(5) or (7), *Florida Statues.*or individuals licensed as set forth in Section 489.105(3)(f), (g), or (i) or an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the*code official.* Testing shall be performed at any time after creation of all penetrations of the *building thermal envelope.*

During testing:
1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, back draft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, if installed at the time of the test, shall be open.
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
6. Supply and return registers, if installed at the time of the test, shall be fully open.

Testing Company

Company Name: _____ Phone: _____

I hereby verify that the above Air Leakage results are in accordance with the 2020 7th Edition Florida Building Code Energy Conservation requirements according to the compliance method selected above.

Signature of Tester: _____ Date of Test: _____

Printed Name of Tester: _____

License/Certification #: _____ Issuing Authority: _____

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_MainHouse.pdf

Duct Leakage Test Report

Residential Prescriptive, Performance or ERI Method Compliance
2020 Florida Building Code, Energy Conservation, 7th Edition

Jurisdiction:	Permit #:

Job Information

Builder: Community: Lot: NA

Address: 8965 SW 63rd CT

City: Pinecrest State: FL Zip: 33156

Duct Leakage Test Results

System 1	_____	cfm25
System 2	_____	cfm25
System 3	_____	cfm25
Sum of others	_____	cfm25
Total of all	_____	cfm25

_____ ÷ 6355 = _____Qn
Total of all systems — Total Conditioned Square Footage

☐ **PASS** ☐ **FAIL**

○ **Prescriptive Method** cfm25 (Total)

To qualify as "substantially leak free" Qn Total must be less than or equal to 0.04 if air handler unit is installed. If air handler unit is not installed, Qn Total must be less than or equal to 0.03. This testing method meets the requirements in accordance with Section R403.3.3.

Is the air handler unit installed during testing? ☐ YES (= .04 Qn) ☐ NO (= .03 Qn)

● **Performance/ERI Method** cfm25 (Out or Total)

To qualify using this method, Qn must not be greater than the proposed duct leakage Qn specified on Form R405-2020 or R406-2020.

Leakage Type selected on Form R405-2020 (EnergyCalc) or R406-2020	*Qn specified on Form R405-2020 (EnergyCalc) or R406-2020*
Default Leakage	0.00

Duct tightness shall be verified by testing in accordance with ANSI/RESNET/ICC380 by either individuals as defined in Section 553.993(5) or (7), Florida Statutes, or individuals licensed as set forth in Section 489.105(3)(f), (g) or (i), Florida Statutes.

Testing Company

Company Name: _____ Phone: _____

I hereby verify that the above duct leakage testing results are in accordance with the Florida Building Code requirements with the selected compliance path as stated above, either the Prescriptive Method or Performance Method.

Signature of Tester: _____ Date of Test: _____

Printed Name of Tester: _____

License/Certification #: _____ Issuing Authority: _____

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_MainHouse.pdf

RESIDENTIAL ENERGY CONSERVATION CODE DOCUMENTATION CHECKLIST

Florida Department of Business and Professional Regulation
Simulated Performance Alternative (Performance) Method

Applications for compliance with the 2020 Florida Building Code, Energy Conservation via the Residential Simulated Performance Alternative shall include:

- ☐ *This checklist*
- ☐ *Form R405-2020 report*
- ☐ *Input summary checklist that can be used for field verification (usually four pages/may be greater)*
- ☐ *Energy Performance Level (EPL) Display Card (one page)*
- ☐ *HVAC system sizing and selection based on ACCA Manual S or per exceptions provided in Section R403.7*
- ☐ *Mandatory Requirements (five pages)*

Required prior to CO:

- ☐ *Air Barrier and Insulation Inspection Component Criteria checklist (Table R402.4.1.1 - one page)*
- ☐ *A completed 2020 Envelope Leakage Test Report (usually one page); exception in R402.4 allows dwelling units of R-2 Occupancies and multiple attached single family dwellings to comply with Section C402.5*
- ☐ *If Form R405 duct leakage type indicates anything other than "default leakage", then a completed 2020 Duct Leakage Test Report - Performance Method (usually one page)*

.

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Staff Cabana.pdf

FORM R405-2020

FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Business and Professional Regulation - Residential Performance Method

Project Name:	21LE034-DLC-STAFF&CABANA	Builder Name:	
Street:	8965 SW 63rd CT	Permit Office:	
City, State, Zip:	Pinecrest, FL, 33156	Permit Number:	
Owner:		Jurisdiction:	
Design Location:	FL, Miami	County:	Miami-Dade(Florida Climate Zone 1)

1. New construction or existing	New (From Plans)
2. Single family or multiple family	Detached
3. Number of units, if multiple family	1
4. Number of Bedrooms	1
5. Is this a worst case?	No
6. Conditioned floor area above grade (ft²)	1219
Conditioned floor area below grade (ft²)	0

7. Windows(419.8 sqft.)	Description	Area
a. U-Factor:	Sgl, U=0.48	419.75 ft²
SHGC:	SHGC=0.35	
b. U-Factor:	N/A	ft²
SHGC:		
c. U-Factor:	N/A	ft²
SHGC:		
Area Weighted Average Overhang Depth:		2.058 ft
Area Weighted Average SHGC:		0.350

8. Skylights	Description	Area
U-Factor:(AVG)	N/A	N/A ft²
SHGC(AVG):	N/A	

9. Floor Types	Insulation	Area
a. Slab-On-Grade Edge Insulation	R= 0.0	1219.00 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²

10. Wall Types(1545.5 sqft.)	Insulation	Area
a. Concrete Block - Ext Insul, Exterior	R=5.0	1545.50 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²
d. N/A	R=	ft²

11. Ceiling Types(1219.0 sqft.)	Insulation	Area
a. Roof Deck (Unvented)	R=30.0	1219.00 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²

12. Ducts, location & insulation level	R	ft²
a. Sup: Attic, Ret: Attic, AH: Attic	8	10
b. Sup: Attic, Ret: Attic, AH: Attic	8	10
c.		

13. Cooling Systems	kBtu/hr	Efficiency
a. Central Unit	17.6	SEER:19.40
b. Central Unit	17.6	SEER:19.40

14. Heating Systems	kBtu/hr	Efficiency
a. Electric Heat Pump	21.6	HSPF:10.30
b. Electric Heat Pump	21.6	HSPF:10.30

15. Hot Water Systems	
a. Natural GasTankless	Cap: 1 gallons EF: 0.950
b. Conservation features	None
16. Credits	Pstat

Glass/Floor Area: 0.344

Total Proposed Modified Loads: 51.04
Total Baseline Loads: 61.45

PASS

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.

PREPARED BY: Evelio Rodriguez

DATE: 22/06/30

EVELIO RODRIGUEZ LICENSE No 74127 STATE OF FLORIDA PROFESSIONAL ENGINEER

I hereby certify that this building, as designed, is in compliance with the Florida Energy Code.

OWNER/AGENT: _____

DATE: _____

Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes.

GREAT SEAL OF THE STATE OF FLORIDA — IN GOD WE TRUST

BUILDING OFFICIAL: _____

DATE: _____

- Compliance requires certification by the air handler unit manufacturer that the air handler enclosure qualifies as certified factory-sealed in accordance with R403.3.2.1.
- Default duct leakage does not require a Duct Leakage Test Report.
- Compliance requires an Air Barrier and Insulation Inspection Checklist in accordance with R402.4.1.1 and this project requires a PERFORMANCE envelope leakage test report with envelope leakage no greater than 7.00 ACH50 (R402.4.1.2).

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Staff Cabana.pdf

FORM R405-2020

INPUT SUMMARY CHECKLIST REPORT

PROJECT

Title:	21LE034-DLC-STAFF&CABANA			Address type:	Street Address
Building Type:	User	Bedrooms:	1	Lot #:	---
Owner:		Conditioned Area:	1219	Block/SubDivision:	---
		Total Stories:	1	PlatBook:	---
Builder Name:		Worst Case:	No	Street:	8965 SW 63rd CT
Permit Office:		Rotate Angle:	0	County:	Miami-Dade
Jurisdiction:		Cross Ventilation:		City, State, Zip:	Pinecrest,
Family Type:	Detached	Whole House Fan:			FL, 33156
New/Existing:	New (From Plans)	Terrain:	Suburban		
Year Construct:		Shielding:	Suburban		
Comment:					

CLIMATE

✓ Design Location	Tmy Site	Design Temp 97.5%	Design Temp 2.5%	Int Design Temp Winter	Int Design Temp Summer	Heating Degree Days	Design Moisture	Daily temp Range
___ FL, Miami	FL_MIAMI_INTL_AP	51	90	70	75	149.5	56	Low

BLOCKS

✓ Number	Name	Area	Volume
___ 1	Block1	262	2620
___ 2	Block2	957	11484

SPACES

✓ Number	Name	Area	Volume	Kitchen	Occupants	Bedrooms	Finished	Cooled	Heated
___ 1	Staff	262	2620	No	2	1	Yes	Yes	Yes
___ 2	Cabana	957	11484	No	2	0	Yes	Yes	Yes

FLOORS (Total Exposed Area = 1219 sq.ft.)

✓ #	Floor Type	Space	Exposed Perim	Perimeter R-Value	Area	U-Factor	Joist R-Value	Tile	Wood	Carpet
___ 1	Slab-On-Grade Edge Ins	Staff	67	0	957 ft	0.304	---	0.00	0.00	1.00
___ 2	Slab-On-Grade Edge Ins	Cabana	76	0	262 ft	0.304	---	0.00	0.00	1.00

ROOF

✓ #	Type	Materials	Roof Area	Gable Area	Roof Color	Rad Barr	Solar Absor.	SA Tested	Emitt	Emitt Tested	Deck Insul.	Pitch (deg)
___ 1	Hip	Composition shingles	1257 ft²	0 ft²	Medium	N	0.96	No	0.9	No	30	14.04

ATTIC

✓ #	Type	Ventilation	Vent Ratio (1 in)	Area	RBS	IRCC
___ 1	No attic	Unvented	0	1219 ft²	N	N

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Staff Cabana.pdf

FORM R405-2020

INPUT SUMMARY CHECKLIST REPORT

CEILING (Total Exposed Area = 1219 sq.ft.)

√	#	Ceiling Type	Space	R-Value	Ins. Type	Area	U-Factor	Framing Frac.	Truss Type
___	1	Under Attic(Unvented)	Staff	0.0	Batt	262.0ft²	0.030	0.11	Wood
___	2	Under Attic(Unvented)	Cabana	0.0	Batt	957.0ft²	0.030	0.11	Wood

WALLS (Total Exposed Area = 1546 sq.ft.)

√	#	Ornt	Adjacent To	Wall Type	Space	Cavity R-Value	Width Ft	Width In	Height Ft	Height In	Area sq.ft.	U-Factor	Sheath R-Value	Frm. Frac.	Solar Absor.	Below Grade
___	1	E	Exterior	Conc. Blk - Ext Ins	Staff	5.0	9.0	2	10.0	0	91.7	0.117	0	0	0.75	0 %
___	2	E	Exterior	Conc. Blk - Ext Ins	Staff	5.0	3.0	4	10.0	0	33.3	0.117	0	0	0.75	0 %
___	3	N	Exterior	Conc. Blk - Ext Ins	Staff	5.0	20.0	8	10.0	0	206.7	0.117	0	0	0.75	0 %
___	4	W	Exterior	Conc. Blk - Ext Ins	Staff	5.0	3.0	11	10.0	0	39.2	0.117	0	0	0.75	0 %
___	5	W	Exterior	Conc. Blk - Ext Ins	Staff	5.0	9.0	2	10.0	0	91.7	0.117	0	0	0.75	0 %
___	6	S	Exterior	Conc. Blk - Ext Ins	Staff	5.0	10.0	7	10.0	0	105.8	0.117	0	0	0.75	0 %
___	7	S	Exterior	Conc. Blk - Ext Ins	Staff	5.0	3.0	7	10.0	0	35.8	0.117	0	0	0.75	0 %
___	8	S	Exterior	Conc. Blk - Ext Ins	Staff	5.0	6.0	4	10.0	0	63.3	0.117	0	0	0.75	0 %
___	9	E	Exterior	Conc. Blk - Ext Ins	Cabana	5.0	23.0	0	12.0	0	276.0	0.117	0	0	0.75	0 %
___	10	W	Exterior	Conc. Blk - Ext Ins	Cabana	5.0	23.0	0	12.0	0	276.0	0.117	0	0	0.75	0 %
___	11	N	Exterior	Conc. Blk - Ext Ins	Cabana	5.0	13.0	7	12.0	0	163.0	0.117	0	0	0.75	0 %
___	12	S	Exterior	Conc. Blk - Ext Ins	Cabana	5.0	13.0	7	12.0	0	163.0	0.117	0	0	0.75	0 %

DOORS (Total Exposed Area = 43 sq.ft.)

√	#	Ornt	Adjacent To	Door Type	Space	Storms	U-Value	Width Ft	Width In	Height Ft	Height In	Area
___	1	W		Insulated	Staff	Metal	0.46	2.00	8	8.00	0	21.3ft²
___	2	E		Insulated	Staff	Metal	0.46	2.00	8	8.00	0	21.3ft²

WINDOWS (Total Exposed Area = 420 sq.ft.)

√	#	Ornt	Wall ID	Frame	Panes	NFRC	U-Factor	SHGC	Imp	Storm	Total Area (ft²)	Same Units	Width (ft)	Height (ft)	--Overhang-- Depth (ft)	Sep. (ft)	Interior Shade	Screen
___	1	W	5	Metal	Single (Tinted)	Y	0.48	0.35	N	N	34.1	1	5.25	6.50	0.0	0.0	None	None
___	2	E	1	Metal	Single (Tinted)	Y	0.48	0.35	N	N	34.1	1	5.25	6.50	0.0	0.0	None	None
___	3	S	7	Metal	Single (Tinted)	Y	0.48	0.35	N	N	6.0	1	3.00	2.00	0.0	0.0	None	None
___	4	W	10	Metal	Single (Tinted)	Y	0.48	0.35	N	N	160.0	1	16.00	10.00	2.5	0.0	None	None
___	5	N	11	Metal	Single (Tinted)	Y	0.48	0.35	N	N	90.0	1	9.00	10.00	2.5	0.0	None	None
___	6	S	12	Metal	Single (Tinted)	Y	0.48	0.35	N	N	90.0	1	9.00	10.00	2.5	0.0	None	None
___	7	E	9	Metal	Single (Tinted)	Y	0.48	0.35	N	N	5.5	1	1.83	3.00	2.5	0.0	None	None

INFILTRATION

√	#	Scope	Method	SLA	CFM50	ELA	EqLA	ACH	ACH50	Space(s)
___	1	Wholehouse	Proposed ACH(50)	0.00051	1645	90.28	169.48	0.1715	7.0	All

MASS

√	#	Mass Type	Area	Thickness	Furniture Fraction	Space
___	1	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Staff
___	2	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Cabana

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Staff Cabana.pdf

FORM R405-2020

INPUT SUMMARY CHECKLIST REPORT

HEATING SYSTEM

√ #	System Type	Subtype/Speed	AHRI #	Efficiency	Capacity kBtu/hr	----Geothermal HeatPump---- Entry	Power	Volt	Current	Ducts	Block
___ 1	Electric Heat Pump	Split/Single		HSPF: 10.30	21.6		0.00	0.00	0.00	sys#1	1
___ 2	Electric Heat Pump	Split/Single		HSPF: 10.30	21.6		0.00	0.00	0.00	sys#2	2

COOLING SYSTEM

√ #	System Type	Subtype/Speed	AHRI #	Efficiency	Capacity kBtu/hr	Air Flow cfm	SHR	Duct	Block
___ 1	Central Unit	Split/Single		SEER:19.4	17.6	670	0.80	sys#1	1
___ 2	Central Unit	Split/Single		SEER:19.4	17.6	470	0.80	sys#2	2

HOT WATER SYSTEM

√ #	System Type	Subtype	Location	EF(UEF)	Cap	Use	SetPnt	Fixture Flow	Pipe Ins.	Pipe length
___ 1	Natural Gas	Tankless	Exterior	0.95 (0.95)	1.00 gal	40 gal	120 deg	Standard	=>R-3	40

	Recirculation System	Recirc Control Type	Loop length	Branch length	Pump power	DWHR	Facilities Connected	Equal Flow	DWHR Eff	Other Credits
___ 1	No		NA	NA	NA	No	NA	NA	NA	None

DUCTS

√ Duct #	---------Supply--------- Location	R-Value	Area	---------Return--------- Location	R-Value	Area	Leakage Type	Air Handler	CFM 25 TOT	CFM 25 OUT	QN	RLF	HVAC # Heat	Cool
___ 1	Attic	8.0	10 ft²	Attic	8.0	10 ft²	Default Leakage	Attic	(Default)	(Default)			1	1
___ 2	Attic	8.0	10 ft²	Attic	8.0	10 ft²	Default Leakage	Attic	(Default)	(Default)			2	2

TEMPERATURES

Programable Thermostat: Y Ceiling Fans: N

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Cooling	[ ]	[ ]	[ ]	[ ]	[ ]	[X]	[X]	[X]	[X]	[ ]	[ ]	[ ]
Heating	[X]	[X]	[X]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[X]	[X]
Venting	[ ]	[ ]	[X]	[X]	[ ]	[ ]	[ ]	[ ]	[ ]	[X]	[X]	[ ]

√ Thermostat Schedule: HERS 2006 Reference

Schedule Type		Hours 1	2	3	4	5	6	7	8	9	10	11	12
___ Cooling (WD)	AM	78	78	78	78	78	78	78	78	80	80	80	80
	PM	80	80	78	78	78	78	78	78	78	78	78	78
___ Cooling (WEH)	AM	78	78	78	78	78	78	78	78	78	78	78	78
	PM	78	78	78	78	78	78	78	78	78	78	78	78
___ Heating (WD)	AM	66	66	66	66	66	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	66	66
___ Heating (WEH)	AM	66	66	66	66	66	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	66	66

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Staff Cabana.pdf

FORM R405-2020

ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE INDEX* = 83

The lower the EnergyPerformance Index, the more efficient the home.

8965 SW 63rd CT,Pinecrest,FL,33156

1. New construction or existing		New (From Plans)
2. Single family or multiple family		Detached
3. Number of units, if multiple family		1
4. Number of Bedrooms		1
5. Is this a worst case?		No
6. Conditioned floor area above grade (ft²)		1219
Conditioned floor area below grade (ft²)		0
7. Windows**	Description	Area
a. U-Factor:	Sgl, U=0.48	419.75 ft^2
SHGC:	SHGC=0.35	
b. U-Factor:	N/A	ft^2
SHGC:		
c. U-Factor:	N/A	ft^2
SHGC:		
Area Weighted Average Overhang Depth:		2.058 ft
Area Weighted Average SHGC:		0.350
8. Skylights	Description	Area
U-Factor:(AVG)	N/A	N/A ft^2
SHGC(AVG):	N/A	

9. Floor Types	Insulation	Area
a. Slab-On-Grade Edge Insulation	R= 0.0	1219.00 ft^2
b. N/A	R=	ft^2
c. N/A	R=	ft^2

10. Wall Types(1545.5 sqft.)	Insulation	Area
a. Concrete Block - Ext Insul, Exterior	R=5.0	1545.50 ft^2
b. N/A	R=	ft^2
c. N/A	R=	ft^2
d. N/A	R=	ft^2

11. Ceiling Types(1219.0 sqft.)	Insulation	Area
a. Roof Deck (Unvented)	R=30.0	1219.00 ft^2
b. N/A	R=	ft^2
c. N/A	R=	ft^2

12. Ducts, location & insulation level	R	ft^2
a. Sup: Attic, Ret: Attic, AH: Attic	8	10
b. Sup: Attic, Ret: Attic, AH: Attic	8	10
c.		

13. Cooling Systems	kBtu/hr	Efficiency
a. Central Unit	17.6	SEER:19.40
b. Central Unit	17.6	SEER:19.40

14. Heating Systems	kBtu/hr	Efficiency
a. Electric Heat Pump	21.6	HSPF:10.30
b. Electric Heat Pump	21.6	HSPF:10.30

15. Hot Water Systems	
a. Natural GasTankless	Cap: 1 gallons EF: 0.950
b. Conservation features	None
16. Credits	Pstat

I certify that this home has complied with the Florida Energy Efficiency Code for Building Construction through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL Display Card will be completed based on installed Code compliant features.

Builder Signature: _____ Date: _____

Address of New Home: 8965 SW 63rd CT City/FL Zip: Pinecrest,FL,33156

*Note: This is not a Building Energy Rating. If your Index is below 70, your home may qualify for energy efficient mortgage (EEM) incentives if you obtain a Florida Energy Rating. For information about the Florida Building Code, Energy Conservation, contact the Florida Building Commission's support staff.

**Label required by Section R303.1.3 of the Florida Building Code, Energy Conservation, if not DEFAULT.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Staff Cabana.pdf

Florida Building Code, Energy Conservation, 7th Edition (2020)
Mandatory Requirements for Residential Performance, Prescriptive and ERI Methods

ADDRESS:	8965 SW 63rd CT Pinecrest, FL 33156	Permit Number:	

MANDATORY REQUIREMENTS - See individual code sections for full details.

SECTION R401 GENERAL

☐ **R401.3 Energy Performance Level (EPL) display card - (Mandatory).** The building official shall require that an energy performance level (EPL) display card be completed and certified by the builder to be accurate and correct before final approval of the building for occupancy. Florida law (Section 553.9085, Florida Statutes) requires the EPL display card to be included as an addendum to each sales contract for both presold and nonpresold residential buildings. The EPL display card contains information indicating the energy performance level and efficiencies of components installed in a dwelling unit. The building official shall verify that the EPL display card completed and signed by the builder accurately reflects the plans and specifications submitted to demonstrate code compliance for the building. A copy of the EPL display card can be found in Appendix RD.

SECTION R402 BUILDING THERMAL ENVELOPE

☐ **R402.4 Air leakage (Mandatory).** The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections R402.4.1 through R402.4.5.

> **Exception:** Dwelling units of R-2 Occupancies and multiple attached single family dwellings shall be permitted to comply with Section C402.5.

☐ **R402.4.1 Building thermal envelope.** The building thermal envelope shall comply with Sections R402.4.1.1 and R402.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

☐ **R402.4.1.1 Installation.** The components of the building thermal envelope as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1, as applicable to the method of construction. Where required by the code official, an approved third party shall inspect all components and verify compliance.

☐ **R402.4.1.2 Testing.** The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding seven air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 8. Testing shall be conducted in accordance with ANSI/RESNET/ICC 380 and reported at a pressure of 0.2 inch w.g. (50 pascals). Testing shall be conducted by either individuals as defined in Section 553.993(5) or (7), Florida Statutes, or individuals licensed as set forth in Section 489.105(3)(f), (g) or (i) or an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

> **Exception:** Testing is not required for additions, alterations, renovations, or repairs, of the building thermal envelope of existing buildings in which the new construction is less than 85 percent of the building thermal envelope.

During testing:
1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, if installed at the time of the test, shall be open.
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
6. Supply and return registers, if installed at the time of the test, shall be fully open.

☐ **R402.4.2 Fireplaces.** New wood-burning fireplaces shall have tight-fitting flue dampers or doors, and outdoor combustion air. Where using tight-fitting doors on factory-built fireplaces listed and labeled in accordance with UL 127, the doors shall be tested and listed for the fireplace. Where using tight-fitting doors on masonry fireplaces, the doors shall be listed and labeled in accordance with UL 907.

☐ **R402.4.3 Fenestration air leakage.** Windows, skylights and sliding glass doors shall have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m2), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m2), when tested according to NFRC 400 or AAMA/ WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and listed and labeled by the manufacturer.

> **Exception:** Site-built windows, skylights and doors.

☐ **R402.4.4 Rooms containing fuel - burning appliances.** In Climate Zones 3 through 8, where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements of Table R402.1.2, where the walls, floors and ceilings shall meet not less than the basement wall R-value requirement. The door into the room shall be fully gasketed and any water lines and ducts in the room insulated in accordance with Section R403. The combustion air duct shall be insulated where it passes through conditioned space to a minimum of R-8.

> **Exceptions:**
> 1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside.
> 2. Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the Florida Building Code, Residential.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Staff Cabana.pdf

MANDATORY REQUIREMENTS (Continued)

☐ **R402.4.5 Recessed lighting.** Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E283 at a 1.57 psf (75 Pa) pressure differential. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

SECTION R403 SYSTEMS

R403.1 Controls

☐ **R403.1.1 Thermostat provision (Mandatory).** At least one thermostat shall be provided for each separate heating and cooling system

☐ **R403.1.3 Heat pump supplementary heat (Mandatory).** Heat pumps having supplementary electric-resistance heat shall have controls that, except during defrost, prevent supplemental heat operation when the heat pump compressor can meet the heating load.

☐ **R403.3.2 Sealing (Mandatory).** All ducts, air handlers, filter boxes and building cavities that form the primary air containment passageways for air distribution systems shall be considered ducts or plenum chambers, shall be constructed and sealed in accordance with Section C403.2.9.2 of the Commercial Provisions of this code and shall be shown to meet duct tightness criteria below.

Duct tightness shall be verified by testing in accordance with ANSI/RESNET/ICC 380 by either individuals as defined in Section 553.993(5) or (7), Florida Statutes, or individuals licensed as set forth in Section 489.105(3)(f), (g) or (i), Florida Statutes, to be "substantially leak free" in accordance with Section R403.3.3.

☐ **R403.3.2.1 Sealed air handler.** Air handlers shall have a manufacturer's designation for an air leakage of no more than 2 percent of the design airflow rate when tested in accordance with ASHRAE 193.

☐ **R403.3.3 Duct testing (Mandatory).** Ducts shall be pressure tested to determine air leakage by one of the following methods:

1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.
2 Postconstruction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.

Exceptions;

1. A duct air leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.
2. Duct testing is not mandatory for buildings complying by Section 405 of this code. Duct leakage testing is required for Section R405 compliance where credit is taken for leakage, and a duct air leakage Qn to the outside of less than 0.080 (where Qn = duct leakage to the outside in cfm per 100 square feet of conditioned floor area tested at 25 Pascals) is indicated in the compliance report for the proposed design.

A written report of the results of the test shall be signed by the party conducting the test and provided to the code official

☐ **R403.3.5 Building cavities (Mandatory).** Building framing cavities shall not be used as ducts or plenums

☐ **R403.4 Mechanical system piping insulation (Mandatory).** Mechanical system piping capable of carrying fluids above 105°F (41°C) or below 55°F (13°C) shall be insulated to a minimum of R-3.

☐ **R403.4.1 Protection of piping insulation.** Piping insulation exposed to weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance and wind, and shall provide shielding from solar radiation that can cause degradation of the material. Adhesive tape shall not be permitted.

☐ **R403.5.1 Heated water circulation and temperature maintenance systems (Mandatory).** If heated water circulation systems are installed, they shall be in accordance with Section R403.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section R403.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.

☐ **R403.5.1.1 Circulation systems.** Heated water circulation systems shall be provided with a circulation pump. The system return pipe shall be a dedicated return pipe or a cold water supply pipe. Gravity and thermosiphon circulation systems shall be prohibited. Controls for circulating hot water system pumps shall start the pump based on the identification of a demand for hot water within the occupancy. The controls shall automatically turn off the pump when the water in the circulation loop is at the desired temperature and when there is no demand for hot water.

☐ **R403.5.1.2 Heat trace systems.** Electric heat trace systems shall comply with IEEE 515.1 or UL 515. Controls for such systems shall automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping in accordance with the times when heated water is used in the occupancy.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Staff Cabana.pdf

MANDATORY REQUIREMENTS (Continued)

☐ **R403.5.5 Heat traps (Mandatory).** Storage water heaters not equipped with integral heat traps and having vertical pipe risers shall have heat traps installed on both the inlets and outlets. External heat traps shall consist of either a commercially available heat trap or a downward and upward bend of at least 3 ½ inches (89 mm) in the hot water distribution line and cold water line located as close as possible to the storage tank.

R403.5.6 Water heater efficiencies (Mandatory).

☐ **R403.5.6.1.1 Automatic controls.** Service water-heating systems shall be equipped with automatic temperature controls capable of adjustment from the lowest to the highest acceptable temperature settings for the intended use. The minimum temperature setting range shall be from 100°F to 140°F (38°C to 60°C).

☐ **R403.5.6.1.2 Shut down.** A separate switch or a clearly marked circuit breaker shall be provided to permit the power supplied to electric service systems to be turned off. A separate valve shall be provided to permit the energy supplied to the main burner(s) of combustion types of service water-heating systems to be turned off.

☐ **R403.5.6.2 Water-heating equipment.** Water-heating equipment installed in residential units shall meet the minimum efficiencies of Table C404.2 in Chapter 4 of the Florida Building Code, Energy Conservation, Commercial Provisions, for the type of equipment installed. Equipment used to provide heating functions as part of a combination system shall satisfy all stated requirements for the appropriate water-heating category. Solar water heaters shall meet the criteria of Section R403.5.6.2.1.

☐ **R403.5.6.2.1 Solar water-heating systems.** Solar systems for domestic hot water production are rated by the annual solar energy factor of the system. The solar energy factor of a system shall be determined from the Florida Solar Energy Center Directory of Certified Solar Systems. Solar collectors shall be tested in accordance with ISO Standard 9806, Test Methods for Solar Collectors, and SRCC Standard TM-1, Solar Domestic Hot Water System and Component Test Protocol. Collectors in installed solar water-heating systems should meet the following criteria:

1. Be installed with a tilt angle between 10 degrees and 40 degrees of the horizontal; and
2. Be installed at an orientation within 45 degrees of true south.

☐ **R403.6 Mechanical ventilation (Mandatory).** The building shall be provided with ventilation that meets the requirements of the Florida Building Code, Residential, or Florida Building Code, Mechanical, as applicable, or with other approved means of ventilation including: Natural, Infiltration or Mechanical means. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.

☐ **R403.6.1 Whole-house mechanical ventilation system fan efficacy.** When installed to function as a whole-house mechanical ventilation system, fans shall meet the efficacy requirements of Table R403.6.1.

Exception: Where an air handler that is integral to tested and listed HVAC equipment is used to provide whole-house mechanical ventilation, the air handler shall be powered by an electronically commutated motor.

☐ **R403.6.2 Ventilation Air.** Residential buildings designed to be operated at a positive indoor pressure or for mechanical ventilation shall meet the following criteria:

1. The design air change per hour minimums for residential buildings in ASHRAE 62.2, Ventilation for Acceptable Indoor Air Quality, shall be the maximum rates allowed for residential applications.

2. No ventilation or air-conditioning system make-up air shall be provided to conditioned space from attics, crawlspaces, attached enclosed garages or outdoor spaces adjacent to swimming pools or spas.

3. If ventilation air is drawn from enclosed space(s), then the walls of the space(s) from which air is drawn shall be insulated to a minimum of R-11 and the ceiling shall be insulated to a minimum of R-19, space permitting, or R-10 otherwise.

R403.7 Heating and cooling equipment.

☐ **R403.7.1 Equipment sizing (Mandatory).** Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on the equipment loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies, based on building loads for the directional orientation of the building. The manufacturer and model number of the outdoor and indoor units (if split system) shall be submitted along with the sensible and total cooling capacities at the design conditions described in Section R302.1. This Code does not allow designer safety factors, provisions for future expansion or other factors that affect equipment sizing. System sizing calculations shall not include loads created by local intermittent mechanical ventilation such as standard kitchen and bathroom exhaust systems. New or replacement heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Staff Cabana.pdf

MANDATORY REQUIREMENTS (Continued)

TABLE R403.6.1
WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICACY

FAN LOCATION	AIRFLOW RATE MINIMUM (CFM)	MINIMUM EFFICACY[a] (CFM/WATT)	AIRFLOW RATE MAXIMUM (CFM)
HRV or ERV	Any	1.2 cfm/watt	Any
Range hoods	Any	2.8 cfm/watt	Any
In-line fan	Any	2.8 cfm/watt	Any
Bathroom, utility room	10	1.4 cfm/watt	<90
Bathroom, utility room	90	2.8 cfm/watt	Any

For SI: 1 cfm = 28.3 L/min. a. When tested in accordance with HVI Standard 916

☐ **R403.7.1.1 Cooling equipment capacity.** Cooling only equipment shall be selected so that its total capacity is not less than the calculated total load but not more than 1.15 times greater than the total load calculated according to the procedure selected in Section R403.7, or the closest available size provided by the manufacturer's product lines. The corresponding latent capacity of the equipment shall not be less than the calculated latent load.
The published value for AHRI total capacity is a nominal, rating-test value and shall not be used for equipment sizing. Manufacturer's expanded performance data shall be used to select cooling-only equipment. This selection shall be based on the outdoor design dry-bulb temperature for the load calculation (or entering water temperature for water-source equipment), the blower CFM provided by the expanded performance data, the design value for entering wet-bulb temperature and the design value for entering dry-bulb temperature.

Design values for entering wet-bulb and dry-bulb temperatures shall be for the indoor dry bulb and relative humidity used for the load calculation and shall be adjusted for return side gains if the return duct(s) is installed in an unconditioned space.

Exceptions:
1. Attached single- and multiple-family residential equipment sizing may be selected so that its cooling capacity is less than the calculated total sensible load but not less than 80 percent of that load.
2. When signed and sealed by a Florida-registered engineer, in attached single- and multiple-family units, the capacity of equipment may be sized in accordance with good design practice.

R403.7.1.2 Heating equipment capacity.

☐ **R403.7.1.2.1 Heat pumps.** Heat pump sizing shall be based on the cooling requirements as calculated according to Section R403.7.1.1, and the heat pump total cooling capacity shall not be more than 1.15 times greater than the design cooling load even if the design heating load is 1.15 times greater than the design cooling load.

☐ **R403.7.1.2.2 Electric resistance furnaces.** Electric resistance furnaces shall be sized within 4 kW of the design requirements calculated according to the procedure selected in Section R403.7.1.

☐ **R403.7.1.2.3 Fossil fuel heating equipment.** The capacity of fossil fuel heating equipment with natural draft atmospheric burners shall not be less than the design load calculated in accordance with Section R403.7.1.

☐ **R403.7.1.3 Extra capacity required for special occasions.** Residences requiring excess cooling or heating equipment capacity on an intermittent basis, such as anticipated additional loads caused by major entertainment events, shall have equipment sized or controlled to prevent continuous space cooling or heating within that space by one or more of the following options:
1. A separate cooling or heating system is utilized to provide cooling or heating to the major entertainment areas.
2. A variable capacity system sized for optimum performance during base load periods is utilized.

☐ **R403.8 Systems serving multiple dwelling units (Mandatory).** Systems serving multiple dwelling units shall comply with Sections C403 and C404 of the Florida Building Code, Energy Conservation—Commercial Provisions in lieu of Section R403.

☐ **R403.9 Snow melt and ice system controls (Mandatory).** Snow- and ice-melting systems, supplied through energy service to the building, shall include automatic controls capable of shutting off the system when the pavement temperature is above 50°F (10°C), and no precipitation is falling and an automatic or manual control that will allow shutoff when the outdoor temperature is above 40°F (4.8°C).

☐ **403.10 Pools and permanent spa energy consumption (Mandatory).** The energy consumption of pools and permanent spas shall be in accordance with Sections R403.10.1 through R403.10.5.

☐ **R403.10.1 Heaters.** The electric power to heaters shall be controlled by a readily accessible on-off switch that is an integral part of the heater mounted on the exterior of the heater, or external to and within 3 feet (914 mm) of the heater. Operation of such switch shall not change the setting of the heater thermostat. Such switches shall be in addition to a circuit breaker for the power to the heater.
Gas-fired heaters shall not be equipped with continuously burning ignition pilots.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Staff Cabana.pdf

MANDATORY REQUIREMENTS (Continued)

☐ **R403.10.2 Time switches.** Time switches or other control methods that can automatically turn off and on according to a preset schedule shall be installed for heaters and pump motors. Heaters and pump motors that have built-in time switches shall be in compliance with this section.

Exceptions:
1. Where public health standards require 24-hour pump operation.
2. Pumps that operate solar- and waste-heat-recovery pool heating systems
3. Where pumps are powered exclusively from on-site renewable generation.

☐ **R403.10.3 Covers.** Outdoor heated swimming pools and outdoor permanent spas shall be equipped with a vapor-retardant cover on or at the water surface or a liquid cover or other means proven to reduce heat loss.

Exception: Where more than 70 percent of the energy for heating, computed over an operation season, is from site-recovered energy, such as from a heat pump or solar energy source, covers or other vapor-retardant means shall not be required

☐ **R403.10.4 Gas- and oil-fired pool and spa heaters.** All gas- and oil-fired pool and spa heaters shall have a minimum thermal efficiency of 82 percent for heaters manufactured on or after April 16, 2013, when tested in accordance with ANSI Z 21.56. Pool heaters fired by natural or LP gas shall not have continuously burning pilot lights.

☐ **R403.10.5 Heat pump pool heaters.** Heat pump pool heaters shall have a minimum COP of 4.0 when tested in accordance with AHRI 1160, Table 2, Standard Rating Conditions-Low Air Temperature. A test report from an independent laboratory is required to verify procedure compliance. Geothermal swimming pool heat pumps are not required to meet this standard.

☐ **R403.11 Portable spas (Mandatory).** The energy consumption of electric-powered portable spas shall be controlled by the requirements of APSP-14

☐ **R403.13 Dehumidifiers (Mandatory).** If installed, a dehumidifier shall conform to the following requirements:

1. The minimum rated efficiency of the dehumidifier shall be greater than 1.7 liters/ kWh if the total dehumidifier capacity for the house is less than 75 pints/day and greater than 2.38 liters/kWh if the total dehumidifier capacity for the house is greater than or equal to 75 pints/day.
2. The dehumidifier shall be controlled by a sensor that is installed in a location where it is exposed to mixed house air.
3. Any dehumidifier unit located in unconditioned space that treats air from conditioned space shall be insulated to a minimum of R-2.
4. Condensate disposal shall be in accordance with Section M1411.3.1 of the Florida Building Code, Residential.

☐ **R403.13.1 Ducted dehumidifiers.** Ducted dehumidifiers shall, in addition to conforming to the requirements of Section R403.13, conform to the following requirements:

1. If a ducted dehumidifier is configured with return and supply ducts both connected into the supply side of the cooling system, a backdraft damper shall be installed in the supply air duct between the dehumidifier inlet and outlet duct.
2. If a ducted dehumidifier is configured with only its supply duct connected into the supply side of the central heating and cooling system, a backdraft damper shall be installed in the dehumidifier supply duct between the dehumidifier and central supply duct.
3. A ducted dehumidifier shall not be ducted to or from a central ducted cooling system on the return duct side upstream from the central cooling evaporator coil.
4. Ductwork associated with a dehumidifier located in unconditioned space shall be insulated to a minimum of R-6.

SECTION R404
ELECTRICAL POWER AND LIGHTING SYSTEMS

☐ **R404.1 Lighting equipment (Mandatory).** Not less than 90 percent of the lamps in permanently installed luminaires shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.

R404.1.1 Lighting equipment (Mandatory). uel gas lighting systems shall not have continuously burning pilot lights.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Staff Cabana.pdf

2020 - AIR BARRIER AND INSULATION INSPECTION COMPONENT CRITERIA
TABLE 402.4.1.1
AIR BARRIER AND INSULATION INSPECTION COMPONENT CRITERIA[a]

Project Name:	21LE034-DLC-STAFF&CABANA	Builder Name:	
Street:	8965 SW 63rd CT	Permit Office:	
City, State, Zip:	Pinecrest, FL, 33156	Permit Number:	
Owner:		Jurisdiction:	
Design Location:	FL, Miami	County:	Miami-Dade(Florida Climate Zone 1)

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA	CHECK
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.	
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.	
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.	
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.		
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.	
Floors (including above-garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.	
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.	
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.		
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity spaces.	
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.		
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.	
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.	
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.	
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.		
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the sub-floor, wall covering or ceiling penetrated by the boot.		
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids voids between fire sprinkler cover plates and walls or ceilings.		

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.

Miami Dade County Department of Regulatory and Economic Resources Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Staff Cabana.pdf

Envelope Leakage Test Report (Blower Door Test)
Residential Prescriptive, Performance or ERI Method Compliance
2020 Florida Building Code, Energy Conservation, 7th Edition

Jurisdiction:	Permit #:

Job Information

Builder:	Community:	Lot: NA
Address: 8965 SW 63rd CT		
City: Pinecrest	State: FL	Zip: 33156

Air Leakage Test Results *Passing results must meet either the Performance, Prescriptive, or ERI Method*

○ **PRESCRIPTIVE METHOD-**The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding 7 air changes per hour at a pressure of 0.2 inch w.g. (50 Pascals) in Climate Zones 1 and 2.

● **PERFORMANCE or ERI METHOD-**The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding the selected ACH(50) value, as shown on Form R405-2020 (Performance) or R406-2020 (ERI), section labeled as infiltration, sub-section ACH50.

ACH(50) specified on Form R405-2020-Energy Calc (Performance) or R406-2020 (ERI): 7.000

_____ x 60 ÷ 14104 = _____
CFM(50) Building Volume ACH(50)

☐ **PASS**

☐ When ACH(50) is less than 3, Mechanical Ventilation installation must be verified by building department.

Method for calculating building volume:

○ Retrieved from architectural plans

● Code software calculated

○ Field measured and calculated

R402.4.1.2 Testing. Testing shall be conducted in accordance with ANSI/RESNET/ICC 380 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Testing shall be conducted by either individuals as defined in Section 553.993(5) or (7), *Florida Statues.*or individuals licensed as set forth in Section 489.105(3)(f), (g), or (i) or an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the*code official.* Testing shall be performed at any time after creation of all penetrations of the *building thermal envelope.*

During testing:
1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, back draft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, if installed at the time of the test, shall be open.
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
6. Supply and return registers, if installed at the time of the test, shall be fully open.

Testing Company

Company Name: _____ Phone: _____

I hereby verify that the above Air Leakage results are in accordance with the 2020 7th Edition Florida Building Code Energy Conservation requirements according to the compliance method selected above.

Signature of Tester: _____ Date of Test: _____

Printed Name of Tester: _____

License/Certification #: _____ Issuing Authority: _____

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Staff Cabana.pdf

Duct Leakage Test Report

Residential Prescriptive, Performance or ERI Method Compliance
2020 Florida Building Code, Energy Conservation, 7th Edition

Jurisdiction:	Permit #:

Job Information

Builder: Community: Lot: NA

Address: 8965 SW 63rd CT

City: Pinecrest State: FL Zip: 33156

Duct Leakage Test Results

System 1	_____	cfm25
System 2	_____	cfm25
System 3	_____	cfm25
Sum of others	_____	cfm25
Total of all	_____	cfm25

_____ ÷ 1219 = _____Qn
Total of all systems — Total Conditioned Square Footage

☐ **PASS** ☐ **FAIL**

○ **Prescriptive Method** cfm25 (Total)

To qualify as "substantially leak free" Qn Total must be less than or equal to 0.04 if air handler unit is installed. If air handler unit is not installed, Qn Total must be less than or equal to 0.03. This testing method meets the requirements in accordance with Section R403.3.3.

Is the air handler unit installed during testing? ☐ YES (= .04 Qn) ☐ NO (= .03 Qn)

● **Performance/ERI Method** cfm25 (Out or Total)

To qualify using this method, Qn must not be greater than the proposed duct leakage Qn specified on Form R405-2020 or R406-2020.

Leakage Type selected on Form R405-2020 (EnergyCalc) or R406-2020	*Qn specified on Form R405-2020 (EnergyCalc) or R406-2020*
Default Leakage	0.00

Duct tightness shall be verified by testing in accordance with ANSI/RESNET/ICC380 by either individuals as defined in Section 553.993(5) or (7), Florida Statutes, or individuals licensed as set forth in Section 489.105(3)(f), (g) or (i), Florida Statutes.

Testing Company

Company Name: _____ Phone: _____

I hereby verify that the above duct leakage testing results are in accordance with the Florida Building Code requirements with the selected compliance path as stated above, either the Prescriptive Method or Performance Method.

Signature of Tester: _____ Date of Test: _____

Printed Name of Tester: _____

License/Certification #: _____ Issuing Authority: _____

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Staff Cabana.pdf

RESIDENTIAL ENERGY CONSERVATION CODE DOCUMENTATION CHECKLIST

Florida Department of Business and Professional Regulation
Simulated Performance Alternative (Performance) Method

Applications for compliance with the 2020 Florida Building Code, Energy Conservation via the Residential Simulated Performance Alternative shall include:

- ☐ *This checklist*
- ☐ *Form R405-2020 report*
- ☐ *Input summary checklist that can be used for field verification (usually four pages/may be greater)*
- ☐ *Energy Performance Level (EPL) Display Card (one page)*
- ☐ *HVAC system sizing and selection based on ACCA Manual S or per exceptions provided in Section R403.7*
- ☐ *Mandatory Requirements (five pages)*

Required prior to CO:

- ☐ *Air Barrier and Insulation Inspection Component Criteria checklist (Table R402.4.1.1 - one page)*
- ☐ *A completed 2020 Envelope Leakage Test Report (usually one page); exception in R402.4 allows dwelling units of R-2 Occupancies and multiple attached single family dwellings to comply with Section C402.5*
- ☐ *If Form R405 duct leakage type indicates anything other than "default leakage", then a completed 2020 Duct Leakage Test Report - Performance Method (usually one page)*

.

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Studio Garage.pdf

FORM R405-2020

FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Business and Professional Regulation - Residential Performance Method

Project Name:	21LE034-DLC-STUDIO&GARAGE	Builder Name:	
Street:	8965 SW 63rd CT	Permit Office:	
City, State, Zip:	Pinecrest, FL, 33156	Permit Number:	
Owner:		Jurisdiction:	
Design Location:	FL, Miami	County:	Miami-Dade(Florida Climate Zone 1)

1. New construction or existing	New (From Plans)
2. Single family or multiple family	Detached
3. Number of units, if multiple family	1
4. Number of Bedrooms	0
5. Is this a worst case?	No
6. Conditioned floor area above grade (ft²)	1485
Conditioned floor area below grade (ft²)	0

7. Windows(697.3 sqft.)	Description	Area
a. U-Factor:	Sgl, U=0.48	697.33 ft²
SHGC:	SHGC=0.35	
b. U-Factor:	N/A	ft²
SHGC:		
c. U-Factor:	N/A	ft²
SHGC:		
Area Weighted Average Overhang Depth:		1.893 ft
Area Weighted Average SHGC:		0.350

8. Skylights	Description	Area
U-Factor:(AVG)	N/A	N/A ft²
SHGC(AVG):	N/A	

9. Floor Types	Insulation	Area
a. Slab-On-Grade Edge Insulation	R= 0.0	1485.00 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²

10. Wall Types(2504.3 sqft.)	Insulation	Area
a. Concrete Block - Ext Insul, Exterior	R=5.0	2504.30 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²
d. N/A	R=	ft²

11. Ceiling Types(1433.0 sqft.)	Insulation	Area
a. Roof Deck (Unvented)	R=30.0	1433.00 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²

12. Ducts, location & insulation level	R	ft²
a. Sup: Attic, Ret: Attic, AH: Studio	8	10
b. Sup: Attic, Ret: Attic, AH: Attic	8	10
c.		

13. Cooling Systems	kBtu/hr	Efficiency
a. Central Unit	22.8	SEER:20.50
b. Central Unit	22.8	SEER:20.50

14. Heating Systems	kBtu/hr	Efficiency
a. Electric Heat Pump	19.5	HSPF:11.00
b. Electric Heat Pump	19.5	HSPF:11.00

15. Hot Water Systems	
a. Natural GasTankless	Cap: 1 gallons EF: 0.910
b. Conservation features	None
16. Credits	Pstat

Glass/Floor Area: 0.470

Total Proposed Modified Loads: 68.34
Total Baseline Loads: 81.90

PASS

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.

PREPARED BY: Evelio Rodriguez

DATE: 22/06/30

I hereby certify that this building, as designed, is in compliance with the Florida Energy Code.

OWNER/AGENT: _____

DATE: _____

EVELIO RODRIGUEZ LICENSE No 74127 STATE OF FLORIDA PROFESSIONAL ENGINEER

Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes.

GREAT SEAL OF THE STATE OF FLORIDA IN GOD WE TRUST

BUILDING OFFICIAL: _____

DATE: _____

- Compliance requires certification by the air handler unit manufacturer that the air handler enclosure qualifies as certified factory-sealed in accordance with R403.3.2.1.
- Default duct leakage does not require a Duct Leakage Test Report.
- Compliance requires an Air Barrier and Insulation Inspection Checklist in accordance with R402.4.1.1 and this project requires a PERFORMANCE envelope leakage test report with envelope leakage no greater than 4.00 ACH50 (R402.4.1.2).

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Studio Garage.pdf

FORM R405-2020

INPUT SUMMARY CHECKLIST REPORT

PROJECT

Title:	21LE034-DLC-STUDIO&GARAGE			Address type:	Street Address
Building Type:	User	Bedrooms:	0	Lot #:	---
Owner:		Conditioned Area:	1485	Block/SubDivision:	---
		Total Stories:	1	PlatBook:	---
Builder Name:		Worst Case:	No	Street:	8965 SW 63rd CT
Permit Office:		Rotate Angle:	0	County:	Miami-Dade
Jurisdiction:		Cross Ventilation:		City, State, Zip:	Pinecrest,
Family Type:	Detached	Whole House Fan:			FL, 33156
New/Existing:	New (From Plans)	Terrain:	Suburban		
Year Construct:		Shielding:	Suburban		
Comment:					

CLIMATE

√ Design Location	Tmy Site	Design Temp 97.5%	Design Temp 2.5%	Int Design Temp Winter	Int Design Temp Summer	Heating Degree Days	Design Moisture	Daily temp Range
___ FL, Miami	FL_MIAMI_INTL_AP	51	90	70	75	149.5	56	Low

BLOCKS

√ Number	Name	Area	Volume
___ 1	Block1	528	9504
___ 2	Block2	957	12441

SPACES

√ Number	Name	Area	Volume	Kitchen	Occupants	Bedrooms	Finished	Cooled	Heated
___ 1	Studio	528	9504	No	2		Yes	Yes	Yes
___ 2	Car garage	957	12441	No	2	0	Yes	Yes	Yes

FLOORS (Total Exposed Area = 1485 sq.ft.)

√ #	Floor Type	Space	Exposed Perim	Perimeter R-Value	Area	U-Factor	Joist R-Value	Tile	Wood	Carpet
___ 1	Slab-On-Grade Edge Ins	Studio	66	0	528 ft	0.304	---	0.00	0.00	1.00
___ 2	Slab-On-Grade Edge Ins	Car garage	96	0	957 ft	0.304	---	0.00	0.00	1.00

ROOF

√ #	Type	Materials	Roof Area	Gable Area	Roof Color	Rad Barr	Solar Absor.	SA Tested	Emitt	Emitt Tested	Deck Insul.	Pitch (deg)
___ 1	Hip	Composition shingles	1477 ft²	0 ft²	Medium	N	0.96	No	0.9	No	30	14.04

ATTIC

√ #	Type	Ventilation	Vent Ratio (1 in)	Area	RBS	IRCC
___ 1	No attic	Unvented	0	1433 ft²	N	N

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Studio Garage.pdf

FORM R405-2020

INPUT SUMMARY CHECKLIST REPORT

CEILING (Total Exposed Area = 1433 sq.ft.)

√	#	Ceiling Type	Space	R-Value	Ins. Type	Area	U-Factor	Framing Frac.	Truss Type
___	1	Under Attic(Unvented)	Studio	0.0	Batt	476.0ft²	0.030	0.11	Wood
___	2	Under Attic(Unvented)	Car garage	0.0	Batt	957.0ft²	0.030	0.11	Wood

WALLS (Total Exposed Area = 2504 sq.ft.)

√	#	Ornt	Adjacent To	Wall Type	Space	Cavity R-Value	Width Ft	Width In	Height Ft	Height In	Area sq.ft.	U-Factor	Sheath R-Value	Frm. Frac.	Solar Absor.	Below Grade
___	1	S	Exterior	Conc. Blk - Ext Ins	Studio	5.0	16.0	0	17.0	0	272.0	0.117	0	0	0.75	0 %
___	2	E	Exterior	Conc. Blk - Ext Ins	Studio	5.0	33.0	11	17.0	0	576.6	0.117	0	0	0.75	0 %
___	3	N	Exterior	Conc. Blk - Ext Ins	Studio	5.0	16.0	0	17.0	0	272.0	0.117	0	0	0.75	0 %
___	4	W	Exterior	Conc. Blk - Ext Ins	Studio	5.0	33.0	11	4.0	0	135.7	0.117	0	0	0.75	0 %
___	5	S	Exterior	Conc. Blk - Ext Ins	Car garage	5.0	21.0	10	13.0	0	283.8	0.117	0	0	0.75	0 %
___	6	N	Exterior	Conc. Blk - Ext Ins	Car garage	5.0	21.0	10	13.0	0	283.8	0.117	0	0	0.75	0 %
___	7	W	Exterior	Conc. Blk - Ext Ins	Car garage	5.0	43.0	10	13.0	0	569.8	0.117	0	0	0.75	0 %
___	8	E	Exterior	Conc. Blk - Ext Ins	Car garage	5.0	8.0	6	13.0	0	110.5	0.117	0	0	0.75	0 %

DOORS (Total Exposed Area = 360 sq.ft.)

√	#	Ornt	Adjacent To	Door Type	Space	Storms	U-Value	Width Ft	Width In	Height Ft	Height In	Area
___	1	N		Insulated	Car garage	Metal	0.28	18.00	0	10.00	0	180.0ft²
___	2	S		Insulated	Car garage	Metal	0.28	18.00	0	10.00	0	180.0ft²

WINDOWS (Total Exposed Area = 697 sq.ft.)

√	#	Ornt	Wall ID	Frame	Panes	NFRC	U-Factor	SHGC	Imp	Storm	Total Area (ft²)	Same Units	Width (ft)	Height (ft)	--Overhang-- Depth (ft)	Sep. (ft)	Interior Shade	Screen
___	1	S	1	Metal	Single (Tinted)	Y	0.48	0.35	N	Y	47.0	2	3.00	7.83	0.0	0.0	None	None
___	2	E	2	Metal	Single (Tinted)	Y	0.48	0.35	N	Y	163.3	4	4.08	10.00	0.0	0.0	None	None
___	3	N	3	Metal	Single (Tinted)	Y	0.48	0.35	N	Y	47.0	2	3.00	7.83	0.0	0.0	None	None
___	4	S	1	Metal	Single (Tinted)	Y	0.48	0.35	N	Y	40.0	4	4.00	2.50	3.0	0.0	None	None
___	5	N	3	Metal	Single (Tinted)	Y	0.48	0.35	N	Y	40.0	4	4.00	2.50	3.0	0.0	None	None
___	6	E	2	Metal	Single (Tinted)	Y	0.48	0.35	N	Y	80.0	8	4.00	2.50	3.0	0.0	None	None
___	7	W	4	Metal	Single (Tinted)	Y	0.48	0.35	N	Y	80.0	8	4.00	2.50	3.0	0.0	None	None
___	8	W	7	Metal	Single (Tinted)	Y	0.48	0.35	N	Y	200.0	5	4.00	10.00	3.0	1.2	None	None

INFILTRATION

√	#	Scope	Method	SLA	CFM50	ELA	EqLA	ACH	ACH50	Space(s)
___	1	Wholehouse	Proposed ACH(50)	0.00038	1463	80.26	150.69	0.1081	4.0	All

MASS

√	#	Mass Type	Area	Thickness	Furniture Fraction	Space
___	1	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Studio
___	2	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Car garage

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Studio Garage.pdf

FORM R405-2020

INPUT SUMMARY CHECKLIST REPORT

HEATING SYSTEM

√ #	System Type	Subtype/Speed	AHRI #	Efficiency	Capacity kBtu/hr	----Geothermal HeatPump---- Entry	Power	Volt	Current	Ducts	Block
___ 1	Electric Heat Pump	Split/Single		HSPF: 11.00	19.5		0.00	0.00	0.00	sys#1	1
___ 2	Electric Heat Pump	Split/Single		HSPF: 11.00	19.5		0.00	0.00	0.00	sys#2	2

COOLING SYSTEM

√ #	System Type	Subtype/Speed	AHRI #	Efficiency	Capacity kBtu/hr	Air Flow cfm	SHR	Duct	Block
___ 1	Central Unit	Split/Single		SEER:20.5	22.8	800	0.80	sys#1	1
___ 2	Central Unit	Split/Single		SEER:20.5	22.8	800	0.80	sys#2	2

HOT WATER SYSTEM

√ #	System Type	Subtype	Location	EF(UEF)	Cap	Use	SetPnt	Fixture Flow	Pipe Ins.	Pipe length
___ 1	Natural Gas	Tankless	Exterior	0.91 (0.91)	1.00 gal	60 gal	120 deg	Standard	=>R-3	60

	Recirculation System	Recirc Control Type	Loop length	Branch length	Pump power	DWHR	Facilities Connected	Equal Flow	DWHR Eff	Other Credits
___ 1	No		NA	NA	NA	No	NA	NA	NA	None

DUCTS

√ Duct #	---------Supply--------- Location	R-Value	Area	---------Return--------- Location	R-Value	Area	Leakage Type	Air Handler	CFM 25 TOT	CFM 25 OUT	QN	RLF	HVAC # Heat	Cool
___ 1	Attic	8.0	10 ft²	Attic	8.0	10 ft²	Default Leakage	Studio	(Default)	(Default)			1	1
___ 2	Attic	8.0	10 ft²	Attic	8.0	10 ft²	Default Leakage	Attic	(Default)	(Default)			2	2

TEMPERATURES

Programable Thermostat: Y Ceiling Fans: N

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Cooling	[ ]	[ ]	[ ]	[ ]	[ ]	[X]	[X]	[X]	[X]	[ ]	[ ]	[ ]
Heating	[X]	[X]	[X]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[X]	[X]
Venting	[ ]	[ ]	[X]	[X]	[ ]	[ ]	[ ]	[ ]	[ ]	[X]	[X]	[ ]

√ Thermostat Schedule: HERS 2006 Reference

Schedule Type		Hours 1	2	3	4	5	6	7	8	9	10	11	12
___ Cooling (WD)	AM	78	78	78	78	78	78	78	78	80	80	80	80
	PM	80	80	78	78	78	78	78	78	78	78	78	78
___ Cooling (WEH)	AM	78	78	78	78	78	78	78	78	78	78	78	78
	PM	78	78	78	78	78	78	78	78	78	78	78	78
___ Heating (WD)	AM	66	66	66	66	66	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	66	66
___ Heating (WEH)	AM	66	66	66	66	66	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	66	66

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Studio Garage.pdf

FORM R405-2020

ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE INDEX* = 83

The lower the EnergyPerformance Index, the more efficient the home.

8965 SW 63rd CT ,Pinecrest,FL,33156

1. New construction or existing		New (From Plans)
2. Single family or multiple family		Detached
3. Number of units, if multiple family		1
4. Number of Bedrooms		0
5. Is this a worst case?		No
6. Conditioned floor area above grade (ft²)		1485
Conditioned floor area below grade (ft²)		0
7. Windows**	Description	Area
a. U-Factor:	Sgl, U=0.48	697.33 ft²
SHGC:	SHGC=0.35	
b. U-Factor:	N/A	ft²
SHGC:		
c. U-Factor:	N/A	ft²
SHGC:		
Area Weighted Average Overhang Depth:		1.893 ft
Area Weighted Average SHGC:		0.350
8. Skylights	Description	Area
U-Factor:(AVG)	N/A	N/A ft²
SHGC(AVG):	N/A	

9. Floor Types	Insulation	Area
a. Slab-On-Grade Edge Insulation	R= 0.0	1485.00 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²

10. Wall Types(2504.3 sqft.)	Insulation	Area
a. Concrete Block - Ext Insul, Exterior	R=5.0	2504.30 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²
d. N/A	R=	ft²

11. Ceiling Types(1433.0 sqft.)	Insulation	Area
a. Roof Deck (Unvented)	R=30.0	1433.00 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²

12. Ducts, location & insulation level	R	ft²
a. Sup: Attic, Ret: Attic, AH: Studio	8	10
b. Sup: Attic, Ret: Attic, AH: Attic	8	10
c.		

13. Cooling Systems	kBtu/hr	Efficiency
a. Central Unit	22.8	SEER:20.50
b. Central Unit	22.8	SEER:20.50

14. Heating Systems	kBtu/hr	Efficiency
a. Electric Heat Pump	19.5	HSPF:11.00
b. Electric Heat Pump	19.5	HSPF:11.00

15. Hot Water Systems	
a. Natural GasTankless	Cap: 1 gallons EF: 0.910
b. Conservation features	None
16. Credits	Pstat

I certify that this home has complied with the Florida Energy Efficiency Code for Building Construction through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL Display Card will be completed based on installed Code compliant features.

Builder Signature: _____ Date: _____

Address of New Home: 8965 SW 63rd CT City/FL Zip: Pinecrest,FL,33156

*Note: This is not a Building Energy Rating. If your Index is below 70, your home may qualify for energy efficient mortgage (EEM) incentives if you obtain a Florida Energy Rating. For information about the Florida Building Code, Energy Conservation, contact the Florida Building Commission's support staff.

**Label required by Section R303.1.3 of the Florida Building Code, Energy Conservation, if not DEFAULT.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Studio Garage.pdf

Florida Building Code, Energy Conservation, 7th Edition (2020)
Mandatory Requirements for Residential Performance, Prescriptive and ERI Methods

ADDRESS:	8965 SW 63rd CT Pinecrest, FL 33156	Permit Number:	

MANDATORY REQUIREMENTS - See individual code sections for full details.

SECTION R401 GENERAL

☐ **R401.3 Energy Performance Level (EPL) display card - (Mandatory).** The building official shall require that an energy performance level (EPL) display card be completed and certified by the builder to be accurate and correct before final approval of the building for occupancy. Florida law (Section 553.9085, Florida Statutes) requires the EPL display card to be included as an addendum to each sales contract for both presold and nonpresold residential buildings. The EPL display card contains information indicating the energy performance level and efficiencies of components installed in a dwelling unit. The building official shall verify that the EPL display card completed and signed by the builder accurately reflects the plans and specifications submitted to demonstrate code compliance for the building. A copy of the EPL display card can be found in Appendix RD.

SECTION R402 BUILDING THERMAL ENVELOPE

☐ **R402.4 Air leakage (Mandatory).** The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections R402.4.1 through R402.4.5.

> **Exception:** Dwelling units of R-2 Occupancies and multiple attached single family dwellings shall be permitted to comply with Section C402.5.

☐ **R402.4.1 Building thermal envelope.** The building thermal envelope shall comply with Sections R402.4.1.1 and R402.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

☐ **R402.4.1.1 Installation.** The components of the building thermal envelope as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1, as applicable to the method of construction. Where required by the code official, an approved third party shall inspect all components and verify compliance.

☐ **R402.4.1.2 Testing.** The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding seven air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 8. Testing shall be conducted in accordance with ANSI/RESNET/ICC 380 and reported at a pressure of 0.2 inch w.g. (50 pascals). Testing shall be conducted by either individuals as defined in Section 553.993(5) or (7), Florida Statutes, or individuals licensed as set forth in Section 489.105(3)(f), (g) or (i) or an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

> **Exception:** Testing is not required for additions, alterations, renovations, or repairs, of the building thermal envelope of existing buildings in which the new construction is less than 85 percent of the building thermal envelope.

During testing:
1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, if installed at the time of the test, shall be open.
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
6. Supply and return registers, if installed at the time of the test, shall be fully open.

☐ **R402.4.2 Fireplaces.** New wood-burning fireplaces shall have tight-fitting flue dampers or doors, and outdoor combustion air. Where using tight-fitting doors on factory-built fireplaces listed and labeled in accordance with UL 127, the doors shall be tested and listed for the fireplace. Where using tight-fitting doors on masonry fireplaces, the doors shall be listed and labeled in accordance with UL 907.

☐ **R402.4.3 Fenestration air leakage.** Windows, skylights and sliding glass doors shall have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m2), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m2), when tested according to NFRC 400 or AAMA/ WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and listed and labeled by the manufacturer.

> **Exception:** Site-built windows, skylights and doors.

☐ **R402.4.4 Rooms containing fuel - burning appliances.** In Climate Zones 3 through 8, where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements of Table R402.1.2, where the walls, floors and ceilings shall meet not less than the basement wall R-value requirement. The door into the room shall be fully gasketed and any water lines and ducts in the room insulated in accordance with Section R403. The combustion air duct shall be insulated where it passes through conditioned space to a minimum of R-8.

> **Exceptions:**
> 1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside.
> 2. Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the Florida Building Code, Residential.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Studio Garage.pdf

MANDATORY REQUIREMENTS (Continued)

☐ **R402.4.5 Recessed lighting.** Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E283 at a 1.57 psf (75 Pa) pressure differential. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

SECTION R403 SYSTEMS

R403.1 Controls

☐ **R403.1.1 Thermostat provision (Mandatory).** At least one thermostat shall be provided for each separate heating and cooling system

☐ **R403.1.3 Heat pump supplementary heat (Mandatory).** Heat pumps having supplementary electric-resistance heat shall have controls that, except during defrost, prevent supplemental heat operation when the heat pump compressor can meet the heating load.

☐ **R403.3.2 Sealing (Mandatory).** All ducts, air handlers, filter boxes and building cavities that form the primary air containment passageways for air distribution systems shall be considered ducts or plenum chambers, shall be constructed and sealed in accordance with Section C403.2.9.2 of the Commercial Provisions of this code and shall be shown to meet duct tightness criteria below.

Duct tightness shall be verified by testing in accordance with ANSI/RESNET/ICC 380 by either individuals as defined in Section 553.993(5) or (7), Florida Statutes, or individuals licensed as set forth in Section 489.105(3)(f), (g) or (i), Florida Statutes, to be "substantially leak free" in accordance with Section R403.3.3.

☐ **R403.3.2.1 Sealed air handler.** Air handlers shall have a manufacturer's designation for an air leakage of no more than 2 percent of the design airflow rate when tested in accordance with ASHRAE 193.

☐ **R403.3.3 Duct testing (Mandatory).** Ducts shall be pressure tested to determine air leakage by one of the following methods:

1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.
2 Postconstruction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.

Exceptions;

1. A duct air leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.
2. Duct testing is not mandatory for buildings complying by Section 405 of this code. Duct leakage testing is required for Section R405 compliance where credit is taken for leakage, and a duct air leakage Qn to the outside of less than 0.080 (where Qn = duct leakage to the outside in cfm per 100 square feet of conditioned floor area tested at 25 Pascals) is indicated in the compliance report for the proposed design.

A written report of the results of the test shall be signed by the party conducting the test and provided to the code official

☐ **R403.3.5 Building cavities (Mandatory).** Building framing cavities shall not be used as ducts or plenums

☐ **R403.4 Mechanical system piping insulation (Mandatory).** Mechanical system piping capable of carrying fluids above 105°F (41°C) or below 55°F (13°C) shall be insulated to a minimum of R-3.

☐ **R403.4.1 Protection of piping insulation.** Piping insulation exposed to weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance and wind, and shall provide shielding from solar radiation that can cause degradation of the material. Adhesive tape shall not be permitted.

☐ **R403.5.1 Heated water circulation and temperature maintenance systems (Mandatory).** If heated water circulation systems are installed, they shall be in accordance with Section R403.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section R403.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.

☐ **R403.5.1.1 Circulation systems.** Heated water circulation systems shall be provided with a circulation pump. The system return pipe shall be a dedicated return pipe or a cold water supply pipe. Gravity and thermosiphon circulation systems shall be prohibited. Controls for circulating hot water system pumps shall start the pump based on the identification of a demand for hot water within the occupancy. The controls shall automatically turn off the pump when the water in the circulation loop is at the desired temperature and when there is no demand for hot water.

☐ **R403.5.1.2 Heat trace systems.** Electric heat trace systems shall comply with IEEE 515.1 or UL 515. Controls for such systems shall automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping in accordance with the times when heated water is used in the occupancy.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Studio Garage.pdf

MANDATORY REQUIREMENTS (Continued)

☐ **R403.5.5 Heat traps (Mandatory).** Storage water heaters not equipped with integral heat traps and having vertical pipe risers shall have heat traps installed on both the inlets and outlets. External heat traps shall consist of either a commercially available heat trap or a downward and upward bend of at least 3 ½ inches (89 mm) in the hot water distribution line and cold water line located as close as possible to the storage tank.

R403.5.6 Water heater efficiencies (Mandatory).

☐ **R403.5.6.1.1 Automatic controls.** Service water-heating systems shall be equipped with automatic temperature controls capable of adjustment from the lowest to the highest acceptable temperature settings for the intended use. The minimum temperature setting range shall be from 100°F to 140°F (38°C to 60°C).

☐ **R403.5.6.1.2 Shut down.** A separate switch or a clearly marked circuit breaker shall be provided to permit the power supplied to electric service systems to be turned off. A separate valve shall be provided to permit the energy supplied to the main burner(s) of combustion types of service water-heating systems to be turned off.

☐ **R403.5.6.2 Water-heating equipment.** Water-heating equipment installed in residential units shall meet the minimum efficiencies of Table C404.2 in Chapter 4 of the Florida Building Code, Energy Conservation, Commercial Provisions, for the type of equipment installed. Equipment used to provide heating functions as part of a combination system shall satisfy all stated requirements for the appropriate water-heating category. Solar water heaters shall meet the criteria of Section R403.5.6.2.1.

☐ **R403.5.6.2.1 Solar water-heating systems.** Solar systems for domestic hot water production are rated by the annual solar energy factor of the system. The solar energy factor of a system shall be determined from the Florida Solar Energy Center Directory of Certified Solar Systems. Solar collectors shall be tested in accordance with ISO Standard 9806, Test Methods for Solar Collectors, and SRCC Standard TM-1, Solar Domestic Hot Water System and Component Test Protocol. Collectors in installed solar water-heating systems should meet the following criteria:

1. Be installed with a tilt angle between 10 degrees and 40 degrees of the horizontal; and
2. Be installed at an orientation within 45 degrees of true south.

☐ **R403.6 Mechanical ventilation (Mandatory).** The building shall be provided with ventilation that meets the requirements of the Florida Building Code, Residential, or Florida Building Code, Mechanical, as applicable, or with other approved means of ventilation including: Natural, Infiltration or Mechanical means. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.

☐ **R403.6.1 Whole-house mechanical ventilation system fan efficacy.** When installed to function as a whole-house mechanical ventilation system, fans shall meet the efficacy requirements of Table R403.6.1.

Exception: Where an air handler that is integral to tested and listed HVAC equipment is used to provide whole-house mechanical ventilation, the air handler shall be powered by an electronically commutated motor.

☐ **R403.6.2 Ventilation Air.** Residential buildings designed to be operated at a positive indoor pressure or for mechanical ventilation shall meet the following criteria:

1. The design air change per hour minimums for residential buildings in ASHRAE 62.2, Ventilation for Acceptable Indoor Air Quality, shall be the maximum rates allowed for residential applications.

2. No ventilation or air-conditioning system make-up air shall be provided to conditioned space from attics, crawlspaces, attached enclosed garages or outdoor spaces adjacent to swimming pools or spas.

3. If ventilation air is drawn from enclosed space(s), then the walls of the space(s) from which air is drawn shall be insulated to a minimum of R-11 and the ceiling shall be insulated to a minimum of R-19, space permitting, or R-10 otherwise.

R403.7 Heating and cooling equipment.

☐ **R403.7.1 Equipment sizing (Mandatory).** Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on the equipment loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies, based on building loads for the directional orientation of the building. The manufacturer and model number of the outdoor and indoor units (if split system) shall be submitted along with the sensible and total cooling capacities at the design conditions described in Section R302.1. This Code does not allow designer safety factors, provisions for future expansion or other factors that affect equipment sizing. System sizing calculations shall not include loads created by local intermittent mechanical ventilation such as standard kitchen and bathroom exhaust systems. New or replacement heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Studio Garage.pdf

MANDATORY REQUIREMENTS (Continued)

TABLE R403.6.1
WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICACY

FAN LOCATION	AIRFLOW RATE MINIMUM (CFM)	MINIMUM EFFICACY[a] (CFM/WATT)	AIRFLOW RATE MAXIMUM (CFM)
HRV or ERV	Any	1.2 cfm/watt	Any
Range hoods	Any	2.8 cfm/watt	Any
In-line fan	Any	2.8 cfm/watt	Any
Bathroom, utility room	10	1.4 cfm/watt	<90
Bathroom, utility room	90	2.8 cfm/watt	Any

For SI: 1 cfm = 28.3 L/min. a. When tested in accordance with HVI Standard 916

☐ **R403.7.1.1 Cooling equipment capacity.** Cooling only equipment shall be selected so that its total capacity is not less than the calculated total load but not more than 1.15 times greater than the total load calculated according to the procedure selected in Section R403.7, or the closest available size provided by the manufacturer's product lines. The corresponding latent capacity of the equipment shall not be less than the calculated latent load.
The published value for AHRI total capacity is a nominal, rating-test value and shall not be used for equipment sizing. Manufacturer's expanded performance data shall be used to select cooling-only equipment. This selection shall be based on the outdoor design dry-bulb temperature for the load calculation (or entering water temperature for water-source equipment), the blower CFM provided by the expanded performance data, the design value for entering wet-bulb temperature and the design value for entering dry-bulb temperature.

Design values for entering wet-bulb and dry-bulb temperatures shall be for the indoor dry bulb and relative humidity used for the load calculation and shall be adjusted for return side gains if the return duct(s) is installed in an unconditioned space.

Exceptions:
1. Attached single- and multiple-family residential equipment sizing may be selected so that its cooling capacity is less than the calculated total sensible load but not less than 80 percent of that load.
2. When signed and sealed by a Florida-registered engineer, in attached single- and multiple-family units, the capacity of equipment may be sized in accordance with good design practice.

R403.7.1.2 Heating equipment capacity.

☐ **R403.7.1.2.1 Heat pumps.** Heat pump sizing shall be based on the cooling requirements as calculated according to Section R403.7.1.1, and the heat pump total cooling capacity shall not be more than 1.15 times greater than the design cooling load even if the design heating load is 1.15 times greater than the design cooling load.

☐ **R403.7.1.2.2 Electric resistance furnaces.** Electric resistance furnaces shall be sized within 4 kW of the design requirements calculated according to the procedure selected in Section R403.7.1.

☐ **R403.7.1.2.3 Fossil fuel heating equipment.** The capacity of fossil fuel heating equipment with natural draft atmospheric burners shall not be less than the design load calculated in accordance with Section R403.7.1.

☐ **R403.7.1.3 Extra capacity required for special occasions.** Residences requiring excess cooling or heating equipment capacity on an intermittent basis, such as anticipated additional loads caused by major entertainment events, shall have equipment sized or controlled to prevent continuous space cooling or heating within that space by one or more of the following options:
1. A separate cooling or heating system is utilized to provide cooling or heating to the major entertainment areas.
2. A variable capacity system sized for optimum performance during base load periods is utilized.

☐ **R403.8 Systems serving multiple dwelling units (Mandatory).** Systems serving multiple dwelling units shall comply with Sections C403 and C404 of the Florida Building Code, Energy Conservation—Commercial Provisions in lieu of Section R403.

☐ **R403.9 Snow melt and ice system controls (Mandatory).** Snow- and ice-melting systems, supplied through energy service to the building, shall include automatic controls capable of shutting off the system when the pavement temperature is above 50°F (10°C), and no precipitation is falling and an automatic or manual control that will allow shutoff when the outdoor temperature is above 40°F (4.8°C).

☐ **403.10 Pools and permanent spa energy consumption (Mandatory).** The energy consumption of pools and permanent spas shall be in accordance with Sections R403.10.1 through R403.10.5.

☐ **R403.10.1 Heaters.** The electric power to heaters shall be controlled by a readily accessible on-off switch that is an integral part of the heater mounted on the exterior of the heater, or external to and within 3 feet (914 mm) of the heater. Operation of such switch shall not change the setting of the heater thermostat. Such switches shall be in addition to a circuit breaker for the power to the heater.
Gas-fired heaters shall not be equipped with continuously burning ignition pilots.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Studio Garage.pdf

MANDATORY REQUIREMENTS (Continued)

☐ **R403.10.2 Time switches.** Time switches or other control methods that can automatically turn off and on according to a preset schedule shall be installed for heaters and pump motors. Heaters and pump motors that have built-in time switches shall be in compliance with this section.

Exceptions:
1. Where public health standards require 24-hour pump operation.
2. Pumps that operate solar- and waste-heat-recovery pool heating systems
3. Where pumps are powered exclusively from on-site renewable generation.

☐ **R403.10.3 Covers.** Outdoor heated swimming pools and outdoor permanent spas shall be equipped with a vapor-retardant cover on or at the water surface or a liquid cover or other means proven to reduce heat loss.

Exception: Where more than 70 percent of the energy for heating, computed over an operation season, is from site-recovered energy, such as from a heat pump or solar energy source, covers or other vapor-retardant means shall not be required

☐ **R403.10.4 Gas- and oil-fired pool and spa heaters.** All gas- and oil-fired pool and spa heaters shall have a minimum thermal efficiency of 82 percent for heaters manufactured on or after April 16, 2013, when tested in accordance with ANSI Z 21.56. Pool heaters fired by natural or LP gas shall not have continuously burning pilot lights.

☐ **R403.10.5 Heat pump pool heaters.** Heat pump pool heaters shall have a minimum COP of 4.0 when tested in accordance with AHRI 1160, Table 2, Standard Rating Conditions-Low Air Temperature. A test report from an independent laboratory is required to verify procedure compliance. Geothermal swimming pool heat pumps are not required to meet this standard.

☐ **R403.11 Portable spas (Mandatory).** The energy consumption of electric-powered portable spas shall be controlled by the requirements of APSP-14

☐ **R403.13 Dehumidifiers (Mandatory).** If installed, a dehumidifier shall conform to the following requirements:

1. The minimum rated efficiency of the dehumidifier shall be greater than 1.7 liters/ kWh if the total dehumidifier capacity for the house is less than 75 pints/day and greater than 2.38 liters/kWh if the total dehumidifier capacity for the house is greater than or equal to 75 pints/day.
2. The dehumidifier shall be controlled by a sensor that is installed in a location where it is exposed to mixed house air.
3. Any dehumidifier unit located in unconditioned space that treats air from conditioned space shall be insulated to a minimum of R-2.
4. Condensate disposal shall be in accordance with Section M1411.3.1 of the Florida Building Code, Residential.

☐ **R403.13.1 Ducted dehumidifiers.** Ducted dehumidifiers shall, in addition to conforming to the requirements of Section R403.13, conform to the following requirements:

1. If a ducted dehumidifier is configured with return and supply ducts both connected into the supply side of the cooling system, a backdraft damper shall be installed in the supply air duct between the dehumidifier inlet and outlet duct.
2. If a ducted dehumidifier is configured with only its supply duct connected into the supply side of the central heating and cooling system, a backdraft damper shall be installed in the dehumidifier supply duct between the dehumidifier and central supply duct.
3. A ducted dehumidifier shall not be ducted to or from a central ducted cooling system on the return duct side upstream from the central cooling evaporator coil.
4. Ductwork associated with a dehumidifier located in unconditioned space shall be insulated to a minimum of R-6.

SECTION R404
ELECTRICAL POWER AND LIGHTING SYSTEMS

☐ **R404.1 Lighting equipment (Mandatory).** Not less than 90 percent of the lamps in permanently installed luminaires shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.

R404.1.1 Lighting equipment (Mandatory). uel gas lighting systems shall not have continuously burning pilot lights.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Studio Garage.pdf

2020 - AIR BARRIER AND INSULATION INSPECTION COMPONENT CRITERIA
TABLE 402.4.1.1
AIR BARRIER AND INSULATION INSPECTION COMPONENT CRITERIA[a]

Project Name:	21LE034-DLC-STUDIO&GARAGE	Builder Name:	
Street:	8965 SW 63rd CT	Permit Office:	
City, State, Zip:	Pinecrest, FL, 33156	Permit Number:	
Owner:		Jurisdiction:	
Design Location:	FL, Miami	County:	Miami-Dade(Florida Climate Zone 1)

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA	CHECK
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.	
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.	
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.	
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.		
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.	
Floors (including above-garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.	
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.	
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.		
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity spaces.	
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.		
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.	
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.	
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.	
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.		
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the sub-floor, wall covering or ceiling penetrated by the boot.		
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids voids between fire sprinkler cover plates and walls or ceilings.		

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.

Miami Dade County Department of Regulatory and Economic Resources Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Studio Garage.pdf

Envelope Leakage Test Report (Blower Door Test)
Residential Prescriptive, Performance or ERI Method Compliance
2020 Florida Building Code, Energy Conservation, 7th Edition

Jurisdiction:	Permit #:

Job Information

Builder:	Community:	Lot: NA
Address: 8965 SW 63rd CT		
City: Pinecrest	State: FL	Zip: 33156

Air Leakage Test Results *Passing results must meet either the Performance, Prescriptive, or ERI Method*

○ **PRESCRIPTIVE METHOD-**The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding 7 air changes per hour at a pressure of 0.2 inch w.g. (50 Pascals) in Climate Zones 1 and 2.

● **PERFORMANCE or ERI METHOD-**The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding the selected ACH(50) value, as shown on Form R405-2020 (Performance) or R406-2020 (ERI), section labeled as infiltration, sub-section ACH50.

ACH(50) specified on Form R405-2020-Energy Calc (Performance) or R406-2020 (ERI): *4.000*

_____ x 60 ÷ 21945 = _____
CFM(50) Building Volume ACH(50)

☐ **PASS**

☐ When ACH(50) is less than 3, Mechanical Ventilation installation must be verified by building department.

Method for calculating building volume:

○ Retrieved from architectural plans

● Code software calculated

○ Field measured and calculated

R402.4.1.2 Testing. Testing shall be conducted in accordance with ANSI/RESNET/ICC 380 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Testing shall be conducted by either individuals as defined in Section 553.993(5) or (7), *Florida Statues.*or individuals licensed as set forth in Section 489.105(3)(f), (g), or (i) or an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the*code official.* Testing shall be performed at any time after creation of all penetrations of the *building thermal envelope.*

During testing:
1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, back draft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, if installed at the time of the test, shall be open.
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
6. Supply and return registers, if installed at the time of the test, shall be fully open.

Testing Company

Company Name: _____ Phone: _____

I hereby verify that the above Air Leakage results are in accordance with the 2020 7th Edition Florida Building Code Energy Conservation requirements according to the compliance method selected above.

Signature of Tester: _____ Date of Test: _____

Printed Name of Tester: _____

License/Certification #: _____ Issuing Authority: _____

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Studio Garage.pdf

Duct Leakage Test Report

Residential Prescriptive, Performance or ERI Method Compliance
2020 Florida Building Code, Energy Conservation, 7th Edition

Jurisdiction:	Permit #:

Job Information

Builder: Community: Lot: NA

Address: 8965 SW 63rd CT

City: Pinecrest State: FL Zip: 33156

Duct Leakage Test Results

System 1	_____	cfm25
System 2	_____	cfm25
System 3	_____	cfm25
Sum of others	_____	cfm25
Total of all	_____	cfm25

_____ ÷ 1485 = _____Qn
Total of all systems — Total Conditioned Square Footage

☐ **PASS** ☐ **FAIL**

○ **Prescriptive Method** cfm25 (Total)

To qualify as "substantially leak free" Qn Total must be less than or equal to 0.04 if air handler unit is installed. If air handler unit is not installed, Qn Total must be less than or equal to 0.03. This testing method meets the requirements in accordance with Section R403.3.3.

Is the air handler unit installed during testing? ☐ YES (= .04 Qn) ☐ NO (= .03 Qn)

● **Performance/ERI Method** cfm25 (Out or Total)

To qualify using this method, Qn must not be greater than the proposed duct leakage Qn specified on Form R405-2020 or R406-2020.

Leakage Type selected on Form R405-2020 (EnergyCalc) or R406-2020	*Qn specified on Form R405-2020 (EnergyCalc) or R406-2020*
Default Leakage	0.00

Duct tightness shall be verified by testing in accordance with ANSI/RESNET/ICC380 by either individuals as defined in Section 553.993(5) or (7), Florida Statutes, or individuals licensed as set forth in Section 489.105(3)(f), (g) or (i), Florida Statutes.

Testing Company

Company Name: _____ Phone: _____

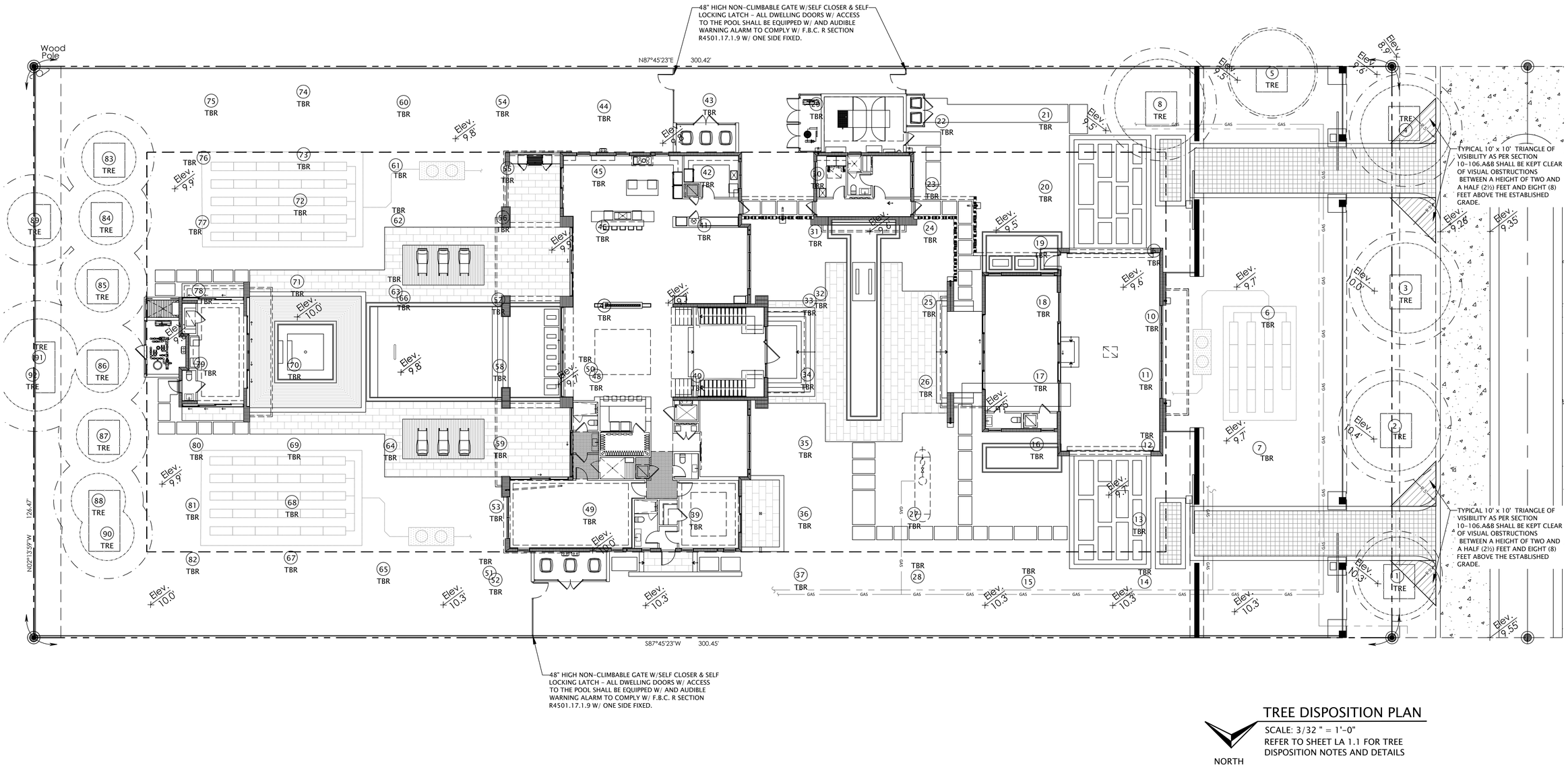
I hereby verify that the above duct leakage testing results are in accordance with the Florida Building Code requirements with the selected compliance path as stated above, either the Prescriptive Method or Performance Method.

Signature of Tester: _____ Date of Test: _____

Printed Name of Tester: _____

License/Certification #: _____ Issuing Authority: _____

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
EnergyCalcs_Studio Garage.pdf



TREE DISPOSITION PLAN

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

REFER TO SHEET LA 1.1 FOR TREE DISPOSITION NOTES AND DETAILS

NORTH

PACHECO ARCHITECTURE

PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE, SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Landscape Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Landscape Architect and the Landscape Architect's consultant and the Landscape Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project.

COMAS
Orlando Comas, ASLA
LANDSCAPE ARCHITECT
260 Catalonia Ave. Suite 402, Coral Gables, Florida, 33134
ocomas@bellsouth.net 305.283.9382 Lic.0001565

LICENSED LANDSCAPE ARCHITECT
Orlando S Comas
LA0001565
STATE OF FLORIDA

Orlando S Comas
Digitally signed by Orlando S Comas
Date: 2025.04.09 15:27:15 -04'00'

NEW RESIDENCE FOR:
MR & MRS
DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FL 33156

revisions
1 12/04/2024 - SITE PLAN
2
3
4

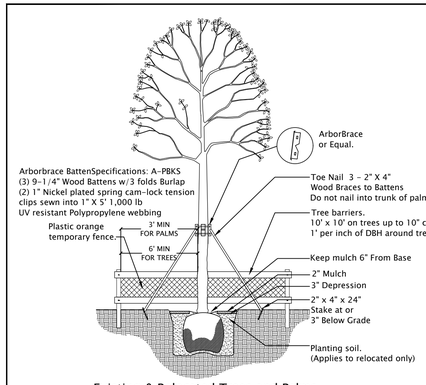
date
issued
drawn
checked
project no. 2341

sheet no.
LA-1.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LA 1.0 TREE DISPOSITION PLAN.pdf

EXISTING TREE DISPOSITION CHART

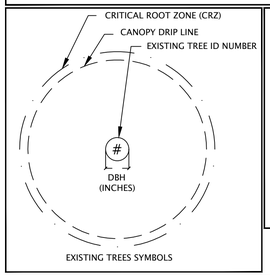
No.	BOTANICAL NAME	COMMON NAME	Diameter DBH (in)	HEIGHT OA	CANOPY (Ft)	HEALTH	DISPOSITION	CANOPY REMOVED (Sq.Ft.)	Mitigation	COMMENTS
1	Quercus virginiana	Live oak	18	35	20	Fair	REMAIN			Located within or close to structure
2	Quercus virginiana	Live oak	16	25	25	Fair	REMAIN			Located within or close to structure
3	Quercus virginiana	Live oak	18	35	25	Fair	REMAIN			Located within or close to structure
4	Quercus virginiana	Live oak	18	35	25	Fair	REMAIN			Located within or close to structure
5	Quercus virginiana	Live oak	20.4	30	20	Fair	REMAIN			Located within or close to structure
6	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within septic system
7	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within septic system
8	Quercus virginiana	Live oak	12	30	25	Fair	REMAIN			Located within or close to structure
9	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
10	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
11	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
12	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
13	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
14	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
15	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
16	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
17	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
18	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
19	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
20	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
21	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
22	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
23	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
24	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
25	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
26	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
27	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
28	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
29	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
30	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
31	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
32	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
33	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
34	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
35	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
36	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
37	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
38	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
39	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
40	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
41	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
42	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
43	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
44	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
45	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
46	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
47	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
48	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
49	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
50	Quercus virginiana	Live oak	18	35	25	Fair	REMOVE	490	Mitigation as per Village	Located within or close to structure
51	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
52	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
53	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
54	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
55	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
56	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
57	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
58	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
59	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
60	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
61	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within septic system
62	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
63	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
64	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
65	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
66	Quercus virginiana	Live oak	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
67	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within septic system
68	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within septic system
69	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within septic system
70	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
71	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
72	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within septic system
73	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within septic system
74	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
75	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
76	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within septic system
77	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within septic system
78	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
79	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within or close to structure
80	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within septic system
81	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within septic system
82	Mangifera indica	Mango tree	12	30	20	Fair	REMOVE	314	Mitigation as per Village	Located within septic system
83	Mangifera indica	Mango tree	12	30	20	Fair	REMAIN			Located within or close to structure
84	Mangifera indica	Mango tree	12	30	20	Fair	REMAIN			Located within or close to structure
85	Mangifera indica	Mango tree	12	30	20	Fair	REMAIN			Located within or close to structure
86	Mangifera indica	Mango tree	12	30	20	Fair	REMAIN			Located within or close to structure
87	Mangifera indica	Mango tree	12	30	20	Fair	REMAIN			Located within or close to structure
88	Mangifera indica	Mango tree	12	30	20	Fair	REMAIN			Located within or close to structure
89	Quercus virginiana	Live oak	12	30	20	Fair	REMAIN			Located within or close to structure
90	Mangifera indica	Mango tree	12	30	20	Fair	REMAIN			Located within or close to structure
91	Quercus virginiana	Live oak	16	25	25	Fair	REMAIN			Located within or close to structure
92	Quercus virginiana	Live oak	18	35	25	Fair	REMAIN			
							TOTAL CANOPY REMOVED			



Existing & Relocated Trees and Palms Protective Barrier & Bracing Section Detail

N.T.S.

Place three wood braces on trees & palms up to 8" caliper
Place four wood braces on trees & palms over 8" caliper
Place protective barrier on trees & palms to remain and trees & palms to be relocated.
Existing barriers on trees to remain or planted may be made constructed of wood and plastic orange temp. fence.



TREE PROTECTION ZONE SIGN

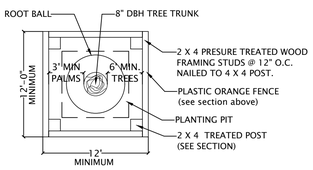
A PLASTIC COVERED SIGN 12" X 12" MINIMUM IS TO BE POSTED AT EACH TREE PROTECTION BARRIER

TREE PROTECTION ZONE

- NO EXCAVATION
- NO CONSTRUTION BUILDING MATERIALS STORAGE
- NO SPILLAGE OR DUMPING OF FUEL OR ANY OTHER CHEMICALS OR LIQUIDS
- NO ALTERATION OF EXISTING GRADE
- NO EQUIPMENT OPERATION
- NO ENTRANCE INSIDE ENCLOSURE
- NO TEMPORARY REMOVAL OF ENCLOSURE

BORDER OF SIGN

BORDER OF SIGN



TREE PROTECTIVE BARRIER DETAIL-PLAN VIEW DETAIL

Tree protection during construction. N.T.S.

PROTECTIVE BARRIERS TO BE MINIMUM 6' FROM TRUNK OF TREES AND 3' FROM TRUNK OF PALMS. BARRIERS MUST BE MINIMUM 2' FROM EDGE OF PAVEMENT.

ABBREVIATIONS & SYMBOLS

NLO. = NEW LOCATION
REL. = RELOCATE WITH IN SITE
TBR. = TO BE REMOVED
TRE. = TO REMAIN IN CURRENT LOCATION

(#) EXISTING TREE SYMBOL
(#) NEW LOCATION OF EXISTING TREE SYMBOL WITHIN SITE
PROTECTIVE BARRIER

811 Know what's below. Call before you dig. It's the Law!

GENERAL TREE WORK REQUIREMENTS, NOTES & SPECIFICATIONS

1. THE TREE DISPOSITION/MITIGATION PLAN HAS BEEN DESIGNED ACCORDING TO THE TREE PROTECTION AND/OR MITIGATION ORDINANCES/CODES OF THE MUNICIPALITY OR COUNTY WHERE SITE IS LOCATED. UPON PERMIT APPROVAL BY MUNICIPALITY OR COUNTY, LANDSCAPE CONTRACTOR, ARBORIST OR TREE WORK ENTITY SHALL ADHERE TO THE PERMITTED PLANS AND SPECIFICATIONS. NO TREE/PALM SHALL BE REMOVED, ROOT PRUNED OR RELOCATED UNTIL TREE REMOVAL/RELOCATION PERMIT HAS BEEN ISSUED.
2. TREE DISPOSITION PLAN HAS BEEN DESIGNED BASED ON THE INFORMATION CONTAINED IN THE TREE SURVEY PROVIDED BY OWNER AND PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR. SHOULD THERE BE ANY DISCREPANCIES BETWEEN TREE SURVEY AND TREE DISPOSITION PLAN, LANDSCAPE CONTRACTOR SHALL SEEK CLARIFICATION FROM LANDSCAPE ARCHITECT.
3. TREE WORK, WILL BE DEFINED FOR ALL ASPECTS OF THESE NOTES, SPECIFICATIONS, PLANS, SECTIONS, DETAILS AND ANY OTHER LANDSCAPE DOCUMENT RELATED TO THIS PROJECT, AS ANY AND ALL TREE CANOPY TRIMMING AND/OR THINNING OUT, PRUNING OF BRANCHES, ROOT PRUNING, RELOCATION, BRACING, STRAPPING, PLACING OF PROTECTIVE BARRIERS AND ANY OTHER TYPE OF WORK REQUIRED FOR THE PROPER PROCESS OF TRIMMING, PRUNING AND RELOCATING TREES WITHIN THE PROPERTY.
4. LANDSCAPE CONTRACTOR FOR ALL PURPOSES OF THIS PROJECT AND REGARDING TREE WORKS IS DEFINED AS ANY LANDSCAPE CONTRACTOR, ARBORIST OR ANY TREE WORK ENTITY PERFORMING THE TREE WORKS WHO MEETS THE LICENSURE, INSURANCE AND SUPERVISORY REQUIREMENTS.
5. IT WILL BE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO PROCURE AND OBTAIN ANY REQUIRED PERMIT FOR THE TREE WORK, UNLESS THE PERMIT IS ISSUED TO OWNER OR GENERAL CONTRACTOR.
6. LANDSCAPE CONTRACTOR TO DO ANY TREE WORK, ROOT PRUNING OR RELOCATION WITHIN THE PROPERTY SHALL HAVE IN A SUPERVISORY CAPACITY A ISA CERTIFIED ARBORIST IN STAFF OR CONTRACTED FOR THE SPECIFIC WORKS OF THE SITE DESCRIBED IN THE PLANS, BE LICENSED AND INSURED AS REQUIRED BY MUNICIPALITY, COUNTY OR STATE AND COORDINATE THE DOCUMENTATION REQUIRED BY GENERAL CONTRACTOR.
7. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL MATERIALS AND INSURED EQUIPMENT NECESSARY TO PERFORM THE TREE WORKS.
8. LANDSCAPE CONTRACTOR TO DO ANY TREE WORK, ROOT PRUNING OR RELOCATION WITHIN THE PROPERTY SHALL CONTACT SUNSHINE 811. FLORIDA'S LAW REQUIRES ANYONE PLANNING TO DIG TO CONTACT SUNSHINE 811 AT LEAST TWO FULL BUSINESS DAYS BEFORE BREAKING GROUND.
9. LANDSCAPE CONTRACTOR SHALL VISIT AND INSPECT THE SITE CONDITIONS AND THE TREES TO BE RELOCATED AND INFORM LANDSCAPE ARCHITECT OF ANY ANOMALIES OBSERVED.
10. LANDSCAPE CONTRACTOR SHALL INSTALL ROOT BARRIERS AS INDICATED IN PLANS SECTIONS AND DETAILS AROUND EACH EXISTING TREE TO REMAIN AND THOSE TREES TO BE RELOCATED ONCE THEY ARE RELOCATED TO THEIR NEW LOCATION. PROTECTIVE TREE BARRIERS SHALL ALSO BE INSTALLED ON ANY EXISTING TREE WITHIN THE RIGHT OF WAY WITH SIDE FACING THE STREET PAVEMENT MINIMUM TWO FEET FROM EDGE OF PAVEMENT.

ROOT PRUNING/RELOCATION NOTES & SPECIFICATIONS

1. ALL ROOT PRUNING, RELOCATION , TREE PRUNING AND TRIMMING IS TO BE PERFORMED FOLLOWING ANSI-A300 TRANSPLANTING AND TREE PRUNING AND TRIMMING STANDARDS- PART 1 AND PART 6 OR MOST RECENT EDITION.
2. ROOT PRUNING IS THE PROCESS OF CUTTING ROOTS PRIOR TO MECHANICAL EXCAVATION NEAR A TREE , MAY BE NECESSARY TO MINIMIZE DAMAGE TO THE TREE'S ROOT SYSTEM DURING CONSTRUCTION OR IN PREPARATION FOR LARGE TREE TRANSPLANTING. NUMBER OF ROOTS PRUNED SHOULD BE MINIMIZED TO REDUCE TREE STRESS. THE FURTHER FROM THE TRUNK THAT ROOT CUTTING OCCURS, THE BETTER. GENERALLY, ROOT CUTS MADE OUTSIDE A TREE'S DRIPLINE VERY SELDOM CAUSE PERMANENT TREE DAMAGE.
3. IN DETERMINING THE SIZE OF THE ROOT BALL REFER TO THE ROOT BALL TABLE BELLOW. MINIMUM DEPTH OF A ROOT BALL SHOULD BE NOT LESS THAN 24"-30". THE LARGER THE ROOT BALL, THE MORE FEEDER ROOTS THERE WILL BE AND THE BETTER CHANCE THE TREE OR SHRUB WILL TRANSPLANT SUCCESSFULLY.
4. NO MACHINERY OR EXCAVATING/DIGGING EQUIPMENT SHALL BE ALLOWED TO PERFORM THE ROOT PRUNING TO PREVENT PULLING ON THE ROOTS. DIGGING OF ROOT ZONE TO PREPARE THE TRENCH WHILE PERFORMING ROOT PRUNING SHALL BE CARRIED OUT BY HAND AND CUTTING OF ROOTS BE DONE WITH CLEAN CUTTING HAND TOOLS OR SAWS. NO SEALANTS OF ANY KIND, TREE-COTE OR SIMILAR IS TO BE USED ON THE CUT ROOTS.
5. TREES AND PALM RELOCATIONS WITHIN SITE ARE TO BE SCHEDULED FOR RELOCATION WITHIN A 24-HOUR PERIOD. NO TREES OR PALMS ARE TO BE LEFT UNPLANTED FOR LONGER THAN 24 HOURS WITHOUT APPROVAL OF LANDSCAPE ARCHITECT. STORING OF TREES OR PALMS TO BE RELOCATED AT A LATER DATE ARE TO BE SECURED AND BRACED IN A STRAIGHT POSITION. NO PALMS OR TREES ARE TO BE STORED LAYING ON ITS SIDE.
6. RECENTLY CUT ROOTS ARE MORE SENSITIVE TO TRANSPLANTING. COVER THE FRESHLY CUT SIDES OF THE ROOT BALL WITH PLASTIC SHEETING TO PREVENT DESICCATION OF THE NEW ROOTS. TRIMMING REDUCES THE ABUNDANCE OF AM (ARBUSCULAR MYCORRHIZA) FUNGI IN OLDER ROOTS. UPON COMPLETION OF THE TRENCH AND PRUNING OF ROOTS, BACKFILL THE TRENCH WITH HIGH QUALITY TOPSOIL. ADD MYCORRHIZAE TO SOIL TO BE USED AS BACKFILL WHEN TRANSPLANTING TREES AS PER MANUFACTURER'S INSTRUCTIONS.
7. UPON COMPLETION OF ROOT PRUNING AND BACKFILLING, PROVIDE A 6" HIGH BERM AROUND THE OUTSIDE EDGE OF FILLED TRENCH TO ACT AS A WATER HOLDING BASIN AND BRACE THE TREE ACCORDING TO SIZE AS SHOWN IN PLANTING DETAILS TO PREVENT MOVEMENT AND PROVIDE SUPPORT.
8. WATER SHOULD BE PROVIDED TO ANY TREE PROPOSED TO BE ROOT PRUNED FOR A PERIOD OF FIVE DAYS OR MORE PRIOR TO THE ACTUAL ROOT PRUNING OF THE TREES TO BE ROOT PRUNED TO PROVIDE AN ADEQUATE AMOUNT OF WATER TO TREE TISSUES. WATERING OF ROOT PRUNED TREE(S) IS ESSENTIAL, ASSURING THAT THE TRENCH AREA IS WELL WATERED EITHER BY AN AUTOMATIC IRRIGATION SYSTEM OF BUBBLERS OR BY HAND ON A DAILY BASIS FOR THE FIRST WEEK AND EVERY OTHER DAY UNTIL THE TRANSPLANTING IS CARRIED OUT.
9. BEFORE DIGGING THE ROOT BALL FOR TRANSPLANTING ON TREES WITH A DBH OF 12" OR LESS A MINIMUM WAITING PERIOD OF 10-12 WEEKS SHOULD PREVAIL. ON TREES OVER 12" DBH DEPENDING ON SIZE OF TREE AND ROOT BALL, VERIFY AFTER 16 WEEKS THAT A GOOD NET OF FIBROUS ROOTS HAS DEVELOPED. IF FEW ROOTS HAVE DEVELOPED, POSTPONE THE MOVE FOR ANOTHER FOUR WEEKS OR MORE AS REQUIRED.
10. PALMS TO BE ROOT PRUNED AS A GENERAL RULE REQUIRE A MINIMUM 24" DEEP ROOT BALL. TYPICALLY, THOSE SPECIES TRANSPLANT WITH MINIMUM ROOT PRUNING TIME OF 4-6 WEEKS SUCH AS SABAL PALMETTO, ROYSTONIA REGIA, PHOENIX CANARIENSIS WILL SUFFICE WITH A MINIMUM ROOT BALL OF 18"-24" FROM THE TRUNK TO THE EDGE OF ROOT BALL. OTHER SPECIES SUCH AS BISMARKIA, COEPERNICIA, SATAKENTIA, SOME SPECIES OF THRINAXES AND OTHERS MAY REQUIRE A LARGER ROOT BALL AND A LONGER PERIOD OF ROOT PRUNING TIME. IT IS ADVISABLE PRIOR TO ANY ROOT PRUNING WORK TO CONSULT WITH A ISA CERTIFIED ARBORIST.
11. PRIOR TO ROOT PRUNING OF A TREE TO BE TRANSPLANTED, IT IS ADVISABLE THAT A CONSULTATION BE MADE WITH A ISA CERTIFIED ARBORIST REGARDING THE SPECIFIC SPECIE REQUIREMENTS TO BE ROOT PRUNED AND TRANSPLANTED. ROOT PRUNING AND TRANSPLANTING OF TREES SHOULD BE PERFORMED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST.
12. EXISTING TREES TO REMAIN IN THEIR PRESENT LOCATION AND THOSE TO BE RELOCATED WITHIN THE SITE SHALL BE TRIMMED PROPERLY AS PER ANSI-300 STANDARDS BY AMERICAN NATIONAL STANDARDS INSTITUTE BY REMOVING DAMAGED, DEAD OR STRUCTURALLY WEAK LIMBS. LARGE SHADE TREES SHALL HAVE THEIR LOWER BRANCHES REMOVED TO PROVIDE A CLEAR TRUNK OF 8'. MAXIMUM FOLIAGE TO BE REMOVED FROM ANY TREE TO BE 25%.
13. LANDSCAPE CONTRACTOR PRIOR TO RELOCATION SHALL MARK WITH A WOOD STAKE OR SIMILAR THE PROPOSED NEW LOCATION OF THE TREE(S) AND ADVISE LANDSCAPE ARCHITECT WITH 48 HOURS NOTICE FOR A SITE VISIT TO APPROVE PROPOSED LOCATIONS AS PER PLANS.
14. IF ANY DISCREPANCIES IS FOUND IN THE PLANS, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
15. ANY TREE TRIMMING SHALL BE PERFORMED BY OR UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST.
16. NO TREE REMOVAL OR ROOT PRUNING FOR RELOCATION PURPOSES, OR RELOCATION OF TREE(S) SHALL BE PERFORMED WITHOUT A TREE RELOCATION AND REMOVAL PERMIT FROM THE MUNICIPALITY OR COUNTY AS REQUIRED.
17. ALL EXISTING TO REMAIN, ROOT PRUNED TREES FOR RELOCATION OR RELOCATED TREES WITHIN THE SITE SHALL HAVE A PROTECTIVE BARRIER AS SPECIFIED IN THE TREE PROTECTION BARRIER DETAIL IN THE TREE DISPOSITION PLAN.
18. LANDSCAPE CONTRACTOR OR TREE MOVING ENTITY SHALL HAVE EXTREME CARE WHILE PERFORMING ANY TREE WORK . ROOT PRUNING AND/OR RELOCATION OF TREES IN PREVENTING ANY DAMAGE TO THE TREES WITH ANY TOOLS, EQUIPMENT OR MISHANDLING OF THE TREE(S).
19. LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED PLANTS, SOD OR MATERIAL AND EQUIPMENT DAMAGED DURING TREE WORKS AT THEIR OWN EXPENSE. IN THE EVENT A TREE, OR SHRUB IS DAMAGED, IT SHALL BE REPLACED WITH THE SAME SPECIE, SIZE AND QUALITY AS WAS DAMAGED WITH NO EXPENSE TO OWNER.
20. LANDSCAPE CONTRACTOR SHALL DISPOSE AND REMOVE FROM SITE ANY AND ALL DEBRIS RESULTING FROM EXCAVATION PER TREE WORKS, PLANTING DEBRIS, CONTAINERS, EXCESS LANDSCAPE MATERIALS AND TREE WORKS DEBRIS.
21. WHEN RELOCATING PALMS, THEIR FRONDS ARE TO BE TIED WITH NATURAL FIBER DOUBLE PLY TWINE PRIOR TO RELOCATION SO THAT FRONDS ARE NOT DAMAGED DURING THE RELOCATION WORKS.
22. NO FRONDS FROM ANY PALM(S) EITHER REMAINING, BEING RELOCATED OR NEWLY PLANTED ARE TO BE REMOVED WITHOUT LANDSCAPE ARCHITECT'S INSTRUCTIONS.
23. IF ANY TREES OR PALMS ARE TO BE RELOCATED OFFSITE, LANDSCAPE CONTRACTOR, ARBORIST OR TREE WORK ENTITY PERFORMING THE WORK SHALL REQUEST SPECIFIC INSTRUCTIONS FROM LANDSCAPE ARCHITECT.

INVASIVE AND PROHIBITED VEGETATION

1. ALL MIAMI-DADE COUNTY CONTROLLED PLANT SPECIES MAY NOT BE PLANTED WITHIN 500 FEET OF NATURAL PLANT COMMUNITIES. THESE PLANT SPECIES HAVE BEEN DOCUMENTED BY THE FLORIDA EXOTIC PEST PLANT COUNCIL, THE MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT'S NATURAL AREA'S MANAGEMENT PROGRAM, AND THE MIAMI-DADE COUNTY DIVISION OF ENVIRONMENTAL RESOURCES MANAGEMENT TO BE INVASIVE PESTS IN NATURAL AREAS OF MIAMI-DADE COUNTY.
2. PROHIBITED PLANT SPECIES (EXOTIC PEST PLANT AND NUISANCE SPECIES) IF PRESENT ON A DEVELOPMENT OR REDEVELOPMENT SITE, SHALL BE REMOVED PRIOR TO DEVELOPMENT OR REDEVELOPMENT, SHALL BE PROHIBITED. PURSUANT TO THE CODE OF MIAMI-DADE COUNTY, FLORIDA.
3. ANY PLANT DEFINED AS CONTROLLED OR PROHIBITED BY MIAMI-DADE COUNTY, OR INVASIVE AS PER FLORIDA INVASIVE SPECIES COUNCIL LIST OF INVASIVE PLANT SPECIES MUST BE REMOVED BY LANDSCAPE CONTRACTOR OR GENERAL CONTRACTOR FROM PRIOR TO BEGINNING OF DEVELOPMENT OR REDEVELOPMENT OF ANY SITE, WHETHER IT IS INCLUDED IN THE EXISTTING TREE CHART IN THE TREE DISPOSITION CHART AND PLAN OR NOT.

TREE PRUNING AND TRIMMING

1. IF REQUIRED DURING RELOCATION OF EXISTING TREES, TREE PRUNING AND TRIMMING SHALL BE PERFORMED BY A LICENSED AND INSURED ISA CERTIFIED ARBORIST FOLLOWING ANSI A300 (Part 1).
2. WHEN PRUNING OR TRIMMING IS REQUIRED, MAXIMUM TREE CANOPY THAT MAY BE REMOVED SHALL NOT EXCEED 25% OF THE TREE CANOPY.

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE, SUITE 101, MIAMI,FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Landscape Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Landscape Architect and the Landscape Architect's consultant and the Landscape Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project.

COMAS
Orlando Comas, ASLA
LANDSCAPE ARCHITECT
240 Catalonia Ave, Suite 402, Coral Gables, Florida, 33134
ocomas@bellsouth.net 305.283.9382 Lic.0001565

LICENSED LANDSCAPE ARCHITECT Orlando S Comas LA0001565 STATE OF FLORIDA

Orlando S Comas
Digitally signed by Orlando S Comas
Date: 2025.04.09 15:27:48 -04'00'

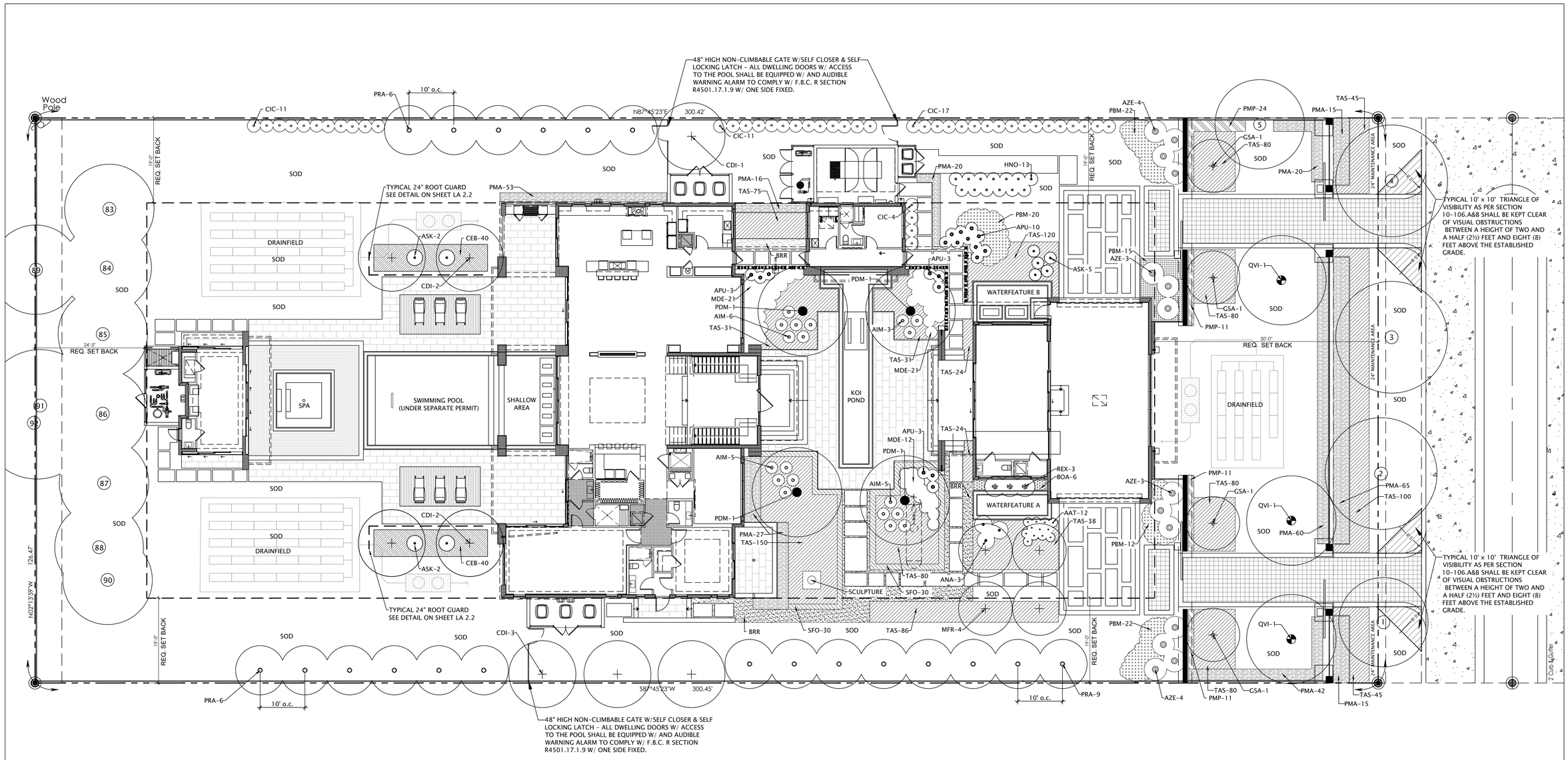
NEW RESIDENCE FOR:
MR & MRS
DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FL 33156

revisions
1. 12/04/2024 - SITE PLAN
2.
3.
4.
5.

date
issued
drawn
checked
project no. 2341

sheet no.
LA-1.1

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LA 1.1 TREE DISPOSITION PLAN NOTES DETAILS.pdf



PLANTING PLAN

SCALE: 3/32 " = 1'-0"
REFER TO SHEET LA 2.1-2.2 FOR PLANTING NOTES AND DETAILS

NORTH

LANDSCAPE LEGEND

AS PER VILLAGE OF PINECREST LANDSCAPE ORDINANCE.

ZONNING EU-1 LOT AREA 37995 s.f. ACRES 0.87

	REQUIRED	PROVIDED
TREES		
A. Number of Trees Required Per Acre of Net Lot Area Zoning District EU-1 Number of Trees Required Per Acre of Net Lot Area 18 Lot size 0.87 = 15 trees	15	15
B. Native trees. Thirty (30%) prrcent of required trees. Required trees 15 X 30% = 5 Number of trees	5	15
STREET TREES		
Street Trees (maximum average spacing of 30' o.c.): 126 linear feet along street / 30 =	4	0
TOTAL NUMBER OF TREES	19	15
SHRUBS		
A. Shrubs shall be provided at a ratio of ten per required tree Required trees 15 X 10 = 150 Number of trees	150	583
B. Native Shrubs. Thirty (30%) prrcent of required shrubs. Required shrubs 150 X 30% = 45 Number of shrubs	45	46

PACHECO ARCHITECTURE

PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI,FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Landscape Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Landscape Architect and the Landscape Architect's consultant and the Landscape Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project.

COMAS
Orlando Comas, ASLA
LANDSCAPE ARCHITECT
260 Catalonia Ave. Suite 402, Coral Gables, Florida, 33134
ocomas@bellsouth.net 305.283.9382 Lic. 0001565

LICENSED LANDSCAPE ARCHITECT Orlando S Comas LA0001565 STATE OF FLORIDA

Orlando S Comas Digitally signed by Orlando S Comas Date: 2025.04.09 15:28:41 -04'00'

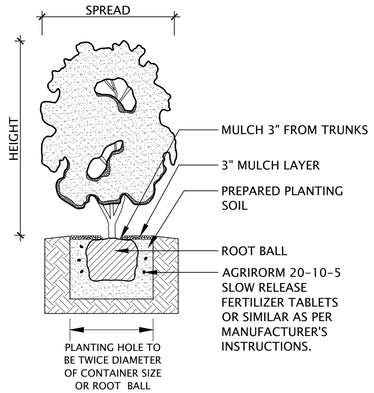
NEW RESIDENCE FOR:
MR & MRS
DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FL 33156

revisions
1 12/04/2024 - SITE PLAN
2
3
4

date
issued
drawn
checked
project no. 2341

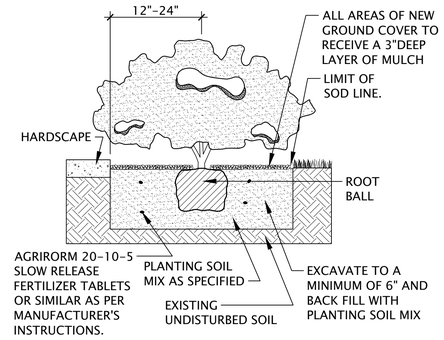
sheet no.
LA-2.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LA 2.0 PLANTING PLAN.pdf



SHRUB PLANTING DETAIL

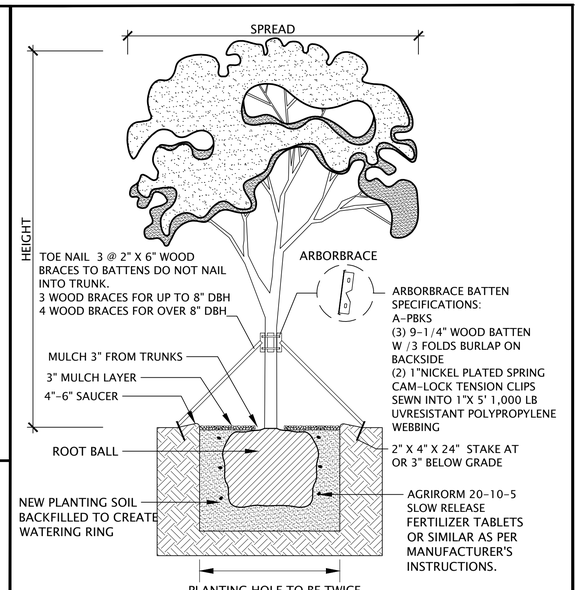
N.T.S.



GROUND COVER PLANTING DETAIL

N.T.S.

NOTE 1: SPACING BETWEEN PLANTS O.C.
NOTE 2: SPACING TO HARDSCAPE EDGE TO BE SAME AS SPACING BETWEEN PLANTS AS PER PLANT LEDGED



TREE PLANTING DETAIL

N.T.S

NOTE 1: ALL BRACING COMPONENTS BY ARBORBRACE OR SIMILAR.
NOTE 2: LANDSCAPE ARCHITECT MAY REQUIRE ADDITIONAL BRACING TO THOSE SHOWN IN DETAILS, AS PER SITE AND SOIL CONDITIONS AND HEIGHT OF PALMS

UB 24-2 Specifications
24" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications in varying sizes.

A. Materials
1. The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product #UB 24-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA. www.deeproot.com (800.458.7668).

2. Root barrier shall be recyclable, black, injection molded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and 24" (609 mm) deep.

3. Root barrier shall be manufactured with 75% reprocessed polypropylene with added ultraviolet inhibitors.

4. Root barrier shall be comprised of 24" (60.96 cm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.075" (1.90 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & D)

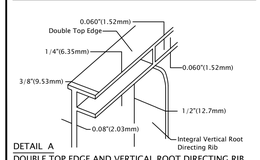
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).

6. Root barrier shall have a minimum of twelve (12) Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.075" (1.90 mm) thickness in the shape of a segment of an oblong, the 2" (50.8 mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53 mm) from the panel. The twelve ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (Four (4) between each set of ribs, see Details B & D).

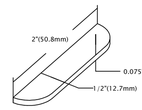
7. Root barrier shall have an integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C).

U.S. Patents: 5,305,549; and 5,528,857. Other Patents Pending.

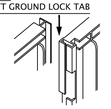
Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	2.354 PSI	D638
Tensile strength @ yield - Hinge	2.846 PSI	D638
Yield Elongation - Wall	7.44%	D638
Yield Elongation - Hinge	7.01%	D638
Flexural Modulus	119.625 PSI	D790B
Notched Izod Impact - Wall	3.84 (ft-lbs)	D256A
Rockwell Hardness r. scale - Wall	84.4	D785A



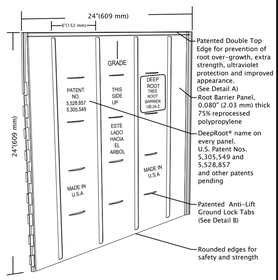
DETAIL A
DOUBLE TOP EDGE AND VERTICAL ROOT DIRECTING RIB



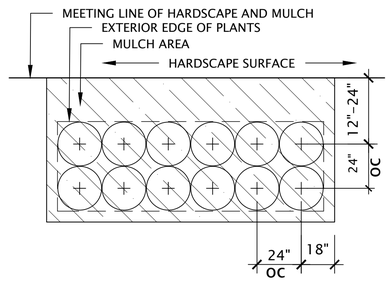
DETAIL B -
ANTI-LIFT GROUND LOCK TAB



DETAIL C - ZIPPER JOINING SYSTEM



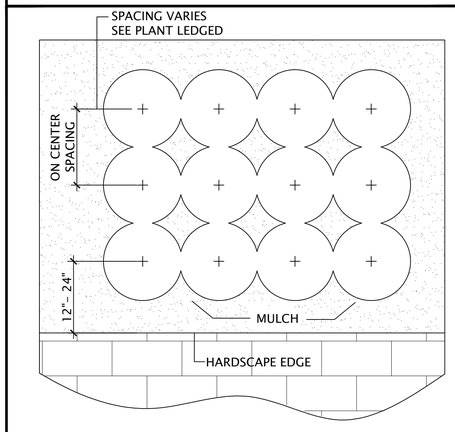
DETAIL D - TREE ROOT BARRIER PANEL



TYPICAL SPACING DETAIL AT HARDSCAPE EDGE

N.T.S.

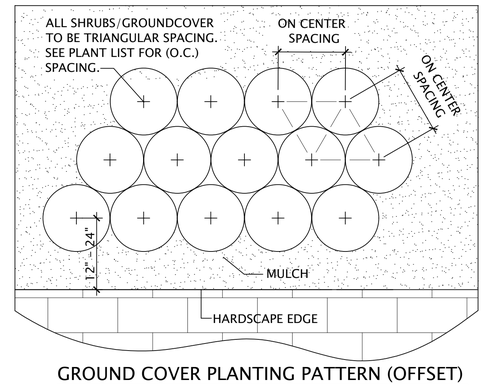
NOTE 1: "O.C." WILL DEPEND ON SPECIFIED O.C.(ON CENTER) PLANTING DISTANCE IN PLANT LEGEND, OR AVERAGE ADULT PLANT SIZE. IF IN DOUBT CONSULT WITH LANDSCAPE ARCHITECT.
NOTE 2- SPACE BETWEEN EDGE OF PLANTS AND BORDER OF HARDSCAPE SURFACES WILL DEPEND ON SPECIE OF PLANT. IF IN DOUBT CONSULT WITH LANDSCAPE ARCHITECT.



GROUND COVER PLANTING PATTERN

N.T.S.

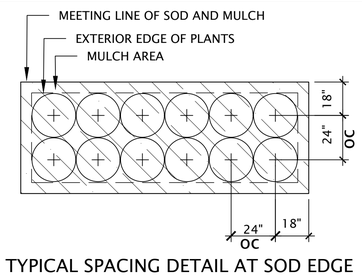
NOTE 1: SPACING BETWEEN PLANTS O.C.
NOTE 2: SPACING TO HARDSCAPE EDGE TO BE SAME AS SPACING BETWEEN PLANTS AS PER PLANT LEDGED



GROUND COVER PLANTING PATTERN (OFFSET)

N.T.S.

NOTE 1: SPACING BETWEEN PLANTS O.C.
NOTE 2: SPACING TO HARDSCAPE EDGE TO BE SAME AS SPACING BETWEEN PLANTS AS PER PLANT LEDGED



TYPICAL SPACING DETAIL AT SOD EDGE

N.T.S.

NOTE 1: "O.C." WILL DEPEND ON SPECIFIED O.C. (ON CENTER) PLANTING DISTANCE IN PLANT LEGEND, OR AVERAGE ADULT PLANT SIZE. IF IN DOUBT CONSULT WITH LANDSCAPE ARCHITECT.
NOTE 2: SPACE BETWEEN EDGE OF PLANTS AND BORDER OF HARDSCAPE SURFACES WILL DEPEND ON SPECIE OF PLANT. IF IN DOUBT CONSULT WITH LANDSCAPE ARCHITECT.

MAINTENANCE GUIDES FOR TREES AND SHRUBS:

A. ESTABLISHMENT:
THE ROOT FLARE SHOULD BE SLIGHTLY 1"-2" ABOVE THE SOIL LINE (GRADE) WATERING THOROUGHLY AFTER PLANTING HELPS ESTABLISH THE ROOTS. MULCHING AROUND THE BASE HELPS RETAIN MOISTURE AND SUPPRESS WEEDS. KEEP MULCH 6" AWAY FROM TRUNK AND AT GRADE LEVEL.

B. IRRIGATION:

IRRIGATION DURING THE ESTABLISHMENT PERIOD. FOLLOWING THE INITIAL FEW MONTHS OF FREQUENT IRRIGATION, PROVIDE WEEKLY IRRIGATION UNTIL PLANTS ARE FULLY ESTABLISHED. AT EACH IRRIGATION, APPLY ABOUT 2 TO 3 GALLONS OF WATER PER INCH OF TRUNK DIAMETER (E.G. 4-6 GALLONS FOR A 2-INCH TREE) OVER THE ROOT BALL.

C. IRRIGATION SCHEDULING FOR RECENTLY PLANTED TREES:

BASED ON UNIVERSITY OF FLORIDA, INSTITUTE OF FOOD AND AGRICULTURAL SCIENCES DATA BY DR. EDWARD F. GILMAN. IDEAL IRRIGATION SCHEDULE FOR QUICKLY ESTABLISHING TREES IN WELL-DRAINED SITES: DAILY FOR 2 MONTHS, THEN 3 TIMES A WEEK FOR 3 MONTHS, THEN WEEKLY UNTIL ESTABLISHED. BASED ON THIS AND OTHER SPECIFIC FLORIDA STANDARDS DATA, WE SPECIFY THE FOLLOWING IRRIGATION SCHEDULE:
C.1. 2 INCH CALIPER TREES:
DAILY FOR 2 WEEKS; EVERY OTHER DAY FOR 3 MONTHS; THREE TIMES WEEKLY FOR SIX MONTHS. TWICE WEEKLY ONCE FULLY ESTABLISHED AND LANDSCAPE INSTALLATION HAS BEEN COMPLETED.
C.2. 2-4 INCH CALIPER TREES: DAILY FOR 1 MONTH; EVERY OTHER DAY FOR 3 MONTHS; TWICE WEEKLY FOR SIX MONTHS. TWICE WEEKLY ONCE FULLY ESTABLISHED AND LANDSCAPE INSTALLATION HAS BEEN COMPLETED.
C.3. 4 OR MORE INCH CALIPER TREES: DAILY FOR 6 WEEKS; EVERY OTHER DAY FOR 6 MONTHS; TWICE WEEKLY FOR NINE MONTHS. TWICE WEEKLY ONCE FULLY ESTABLISHED AND LANDSCAPE INSTALLATION HAS BEEN COMPLETED.

D. TREES FERTILIZATION

A COMPLETE FERTILIZER WITH A SALT INDEX OF LESS THAN 50. SHALL BE APPLIED ON TOP OF THE ROOT BALL AND BACKFILL SOIL AT PLANTING. FERTILIZER SHALL BE APPLIED ACCORDING TO MANUFACTURER'S DIRECTIONS. IT SHALL HAVE A RATIO OF APPROXIMATELY 3:1:2 OR 3:1:3 (I.E. 15-5-10 OR 15-5-15) OF NITROGEN, PHOSPHOROUS PENTOXIDE (P2O5), AND POTASSIUM OXIDE (K2O) . FERTILIZERS THAT ARE "SLOW-RELEASE," "CONTROLLED RELEASE," SULFUR COATED, OR WITH NITROGEN AS IBDU OR UREAFORMALDEHYDE HAVE EXTENDED RELEASE PERIODS COMPARED TO FERTILIZERS THAT ARE READILY WATER SOLUBLE. THIRTY TO FIFTY PERCENT OF THE NITROGEN SHOULD BE WATER INSOLUBLE OR SLOW-RELEASE. FERTILIZER SHALL BE APPLIED TO ESTABLISHING TREES EVERY THREE MONTHS UNTIL LANDSCAPE INSTALLATION OF THE PROJECT HAS BEEN COMPLETED OR ONE YEAR FROM PLANTING.
ESTABLISHED TREES WHICH HAVE BEEN PLANTED ONE YEAR OR MORE AND GROWING IN LANDSCAPED AREAS WHERE TURF AND SHRUBS ARE FERTILIZED DO NOT NEED ADDITIONAL FERTILIZER.
THEIR ROOT SYSTEMS WILL EXTEND THROUGHOUT THE LANDSCAPE PAST THE EDGE OF THE TREE CANOPY AND RECEIVE NUTRIENTS WHEN THESE AREAS ARE FERTILIZED. SUPPLEMENTAL APPLICATIONS MAY
BE NEEDED FOR SOME TREES BECAUSE OF NUTRIENT DEFICIENCIES. AFTER LANDSCAPE INSTALLATIONS HAVE BEEN COMPLETED, STEPS TO RESOLVE THESE DEFICIENCIES WITH APPROPRIATE TREATMENT, SHALL BE PERFORMED WHEN OBSERVED BY MAINTENANCE PERSONNEL.

E. SHRUBS FERTILIZATION

A COMPLETE FERTILIZER SLOW RELEASE FERTILIZER AS DESCRIBED ABOVE FOR TREES, SUCH AS 15-5-10 TO SHRUBS AND GROUND COVER BEDS AT A RATE OF 3-5 POUNDS N/1000 SQUARE FEET/YEAR OR AS PER MANUFACTURER'S RECOMMENDATIONS.

F. PALMS FERTILIZATION

PALMS SHOULD BE FERTILIZED WITH AN 8-2-12-4 MG PLUS MICRONUTRIENT, WITH 100% OF N,K AND MG IN CONTROLLED RELEASE FORM, SUCH AS ATLANTIC PALM SPECIAL, FOLLOWING MANUFACTURER'S INSTRUCTIONS DO NOT USE TURF FERTILIZER WITH HIGH N AND WATER SOLUBLE K WITHIN 50 FEET OF ANY PALM.

G. TURF FERTILIZATION

FERTILIZATION GUIDELINES FOR ESTABLISHED TURFGRASS LAWNS IN SOUTH FLORIDA, APPLIED IN TWO APPLICATIONS GENERALLY IN FEBRUARY AND OCTOBER, AS FOLLOW:

NITROGEN RECOMMENDATIONS

G.1, SPECIES	(LBS. N/1000 SQ. FT/ YEAR)
BAHIAGRASS	2-4
BERMUDAGRASS	5-7
CENTIPEDEGRASS	2-3
ST. AUGUSTINEGRASS	4-6
ZOYSIAGRASS	4-6

H. ADDITIONAL FERTILIZATION GUIDES

FERTILIZATION GUIDES IS A COMPLEX ISSUE WITHIN THE LANDSCAPE. IN ADDITION TO THE BASIC GUIDELINES SHOWN AIN THIS SHEET, LANDSCAPE CONTRACTOR AND/OR LANDSCAPE MAINTENANCE CONTRACTOR, AS WELL AS LICENSED PEST CONTROL AND FERTILIZING COMPANIES SHALL, PRIOR TO ANY FERTILIZATION APPLICATION, READ THE FLORIDA NURSERY AND GROWERS ASSOCIATION, AND UNIVERSITY OF FLORIDA, FLORIDA COOPERATIVE EXTENSION SERVICE, FERTILIZATION RECOMMENDATIONS AND GUIDELINES ON FERTILIZATION. AND ADHERE TO THE MIAMI DADE COUNTY FERTILIZATION ORDINANCE.

I. GENERAL TREE ESTABLISHMENT GUIDES

BASED ON UNIVERSITY OF FLORIDA, INSTITUTE OF FOOD AND AGRICULTURAL SCIENCES BY DR. EDWARD F. GILMAN. IDEAL IRRIGATION SCHEDULE FOR QUICKLY ESTABLISHING TREES IN WELL-DRAINED SITES:
DAILY FOR 2 MONTHS, THEN 3 TIMES A WEEK FOR 3 MONTHS, THEN WEEKLY UNTIL ESTABLISHED. RESEARCH INDICATES THAT ESTABLISHMENT TIME FOR CONTAINER-GROWN TREES CAN BE 1 TO 2 MONTHS PER INCH OF TRUNK DIAMETER.

AVERAGE LENGTH OF TREE ESTABLISHMENT PERIOD IN SOUTH FLORIDA AS PER UNIVERSITY OF FLORIDA (IFAS) :
UNDER 2" DIAMETER TRUNK: 2-4 MONTHS
2" TO 4" DIAMETER TRUNK: 5-9 MONTHS
OVER 4" DIAMETER TRUNK: 10+ MONTHS

THESE GUIDELINES HAVE BEEN RESERACHED IN DOCUMENTS PROVIDED BY , INSTITUTE OF FOOD AND AGRICULTURAL SCIENCES, EDIS WHICH WERE BASED ON THE FOLLOWING RESEARCH: BEESON AND GILMAN 1992; GILMAN ET AL. 1994; GILMAN AND BEESON 1996; GILMAN ET AL. 1996; GILMAN 2001; GILMAN ET AL. 2002; GILMAN ET AL. 2010; HARRIS AND GILMAN 1993; WATSON AND HIMELICK 1982. AS WELL, AS TO MIAMI-DADE COUNTY'S PUBLICATION GUIDE TO TREE PLANTING AND MAINTENANCE.

J. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH ANSI A300 PART 1 - PRUNING. UNDER SUPERVISION OF A CERTIFIED ISA ARBORIST.

K. FOR POST-PROJECT PLANTING IT IS CRUCIAL TO HAVE A MAINTENANCE PROGRAM FOR TREES AND SHRUBS, IT SHOULD INCLUDE PERIODIC , EVERY SIX MONTHS MINIMUM CERITIFED ARBORIST INSPECTION AND RECOMMENDATIONS THAT INCLUDE PRUNING AND TRIMMING, FERTILIZATION, PEST AND DISEASE CONTROL, WATERING AND MULCHING.

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE, SUITE 101, MIAMI,FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Landscape Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Landscape Architect and the Landscape Architect's consultant and the Landscape Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project.

COMAS
Orlando Comas, ASLA
LANDSCAPE ARCHITECT
240 Catalonia Ave, Suite 402, Coral Gables, Florida, 33134
ocomas@bellsouth.net 305.283.9382 Lic.0001565

LICENSED LANDSCAPE ARCHITECT Orlando S Comas LA0001565 STATE OF FLORIDA

Orlando S Comas
Digitally signed by Orlando S Comas
Date: 2025.04.09 15:29:14 -04'00'

NEW RESIDENCE FOR:
MR & MRS
DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FL 33156

revisions
1 12/04/2024 - SITE PLAN

date
issued
drawn
checked
project no. 2341

sheet no.
LA-2.1

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LA 2.1 PLANTING PLAN DETAILS.pdf

GENERAL NOTES

1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:

A. THESE GENERAL NOTES, CONSTRUCTION DOCUMENTS, PLANS AND SPECIFICATIONS. ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES AND REGULATIONS. ALL CODES LISTED IN SPECIFICATIONS AND DRAWINGS SHALL BEINCLUSIVE OF ALL CODES, REGULATIONS AND REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA, THE COUNTY OF MIAMI-DADE AND THE MUNICIPALITY WHERE PROJECT TAKES PLACE, INCLUDING ANY AMENDMENTS.

2. IT IS UNDERSTOOD THAT FOR ALL PURPOSES OF THE WORDS "LANDSCAPE DOCUMENTS" MEAN AND INCLUDE ALL PLANS, DRAWINGS, SKETCHES, NOTES, SPECIFICATIONS AND ANY OTHER OTHER DOCUMENTATION RELATIVE TO THIS PROJECT. THE ORIGINATION OF ALL INFORMATION IN THE LANDSCAPE DOCUMENTS IS FROM ORLANDO COMAS, ASLA, LANDSCAPE ARCHITECT AND/OR COMAS DESIGN GROUP, INC. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION AND/OR CORRECTION.VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER CONTRACTS. LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, INSURANCES, WORKMEN COMPENSATION AND LICENSES AS WELL AS ALL PLANTS AND LANDSCAPE MATERIAL NECESSARY FOR THE PROPER INSTALLATION OF ALL TREES, SHRUBS, GROUND COVERS, GRASS, AND ANY OTHER BOTANICAL (PLANT) OR NON-BOTANICAL MATERIAL SHOWN IN THE LANDSCAPE ARCHITECTURAL DRAWINGS. THIS MATERIALS SHALL INCLUDE ALL MATERIALS SPECIFIED WHICH ARE NOT INCLUDED IN THE PLANT LEGEND(S) OR CHART(S).

3. LANDSCAPE CONTRACTOR IS REQUIRED TO PROCURE AND OBTAIN ANY NECESSARY PERMITS APPLICABLE FOR THE SUCCESSFUL COMPLETION OF THIS PROJECT, IF APPLICABLE AS WELL AS REGISTRATION IN MUNICIPALITIES OR COUNTIES REQUIRING SUCH REGISTRATION. ALL PLANTS AND GRASS

(sod) SHALL BE WARRANTED FOR SIX (6) MONTHS, PALMS SHALL BE WARRANTED FOR A PERIOD OF ONE (9) MONTHS, FROM THE DATE OFFINAL ACCEPTANCE OF COMPLETED WORK BY THE LANDSCAPE ARCHITECT AND BUILDING OFFICIAL(S).

4. DURING WARRANTY PERIOD IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY DEAD MATERIAL FOR ONE OF THE SAME SPECIFICATION AS ORIGINALLY SPECIFIED, WITHIN 15 DAYS OF NOTICE BY OWNER.

5. LANDSCAPE CONTRACTOR SHALL SUBMIT SEPARATE ESTIMATE FOR 12 MONTHS OF MAINTENANCE SERVICE. A SCHEDULE OF RE-MULCHING, FERTILIZING AND SPRAYING PROGRAM SHALL BE PART OF THIS MAINTENANCE ESTIMATE.

6. SHOULD LANDSCAPE CONTRACTOR FIND ANY DISCREPANCIES, UNAVAILABILITY OF MATERIAL OR ANY QUESTION REGARDING THE ADHERENCE TO THIS PLAN, NO DECISION SHALL BE TAKEN WITHOUT SPECIFIC CONSULTATION WITH THE LANDSCAPE ARCHITECT, INCLUDING SUBSTITUTIONS WHEN REQUIRED.

7. CONTRACTOR SHALL PRIOR TO PLANTING, PROVIDE PHOTOS OF ALL PLANT MATERIAL MARKED WITH A "P" OR "X" IN A PLANT LEGEND'S COLUMN REQUESTING IMAGES. COLUMN IS LABELED NOTE I.1.7, OR DESCRIBED AS A SPECIMEN PLANT MATERIAL FOR LANDSCAPE ARCHITECT APPROVAL. REGARDLESS OF PHOTO APPROVAL AND SPECIFICATION IN PLAN OR LEGEND, LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY PLANT MATERIAL NOT CONSIDERED FLORIDA FANCY.

8. ALL VINES REQUIRE A CLIMBING STRUCTURE FOR THEM TO GROW INTO WHICH SHALL BE SUPPLIED BY LANDSCAPE CONTRACTOR AND INCLUDED AS PART OF THE WORK WHENEVER A VINE IS SPECIFIED IN THIS PLAN, EVEN IF CLIMBING STRUCTURE IS NOT SPECIFIED. CONSULT DETAILS OF STRUCTURE WITH LANDSCAPE ARCHITECT.

9. LANDSCAPE CONTRACTOR SHALL COORDINATE THIS PLAN WITH, NOTES, DETAILS AND SPECIFICATIONS AND REQUEST ALL SHEETS WHICH MAKE UP THE LANDSCAPE ARCHITECTURE DOCUMENTS. SUCH AS GRADING PLAN(S), HARDSCAPE PLAN(S) DETAILS, PLANTING PLAN(S), IRRIGATION PLAN(S) AND LIGHTING PLAN(S). ALL LANDSCAPE SHEETS ARE PART OF THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO REQUEST, READ AND UNDERSTAND ALL THE INFORMATION CONTAINED IN THIS SHEETS INCLUDING DETAILS, LEGEND AND NOTES OF THE LANDSCAPE ARCHITECTURE PLAN SET.

10. FOR ALL TREES THE CALIPER MEASUREMENT OF THE TRUNK SHALL MEAN THE DIAMETER AT BREAST HEIGHT OR DBH. TREE TRUNKS SHALL BE MEASURED AT THE HEIGHT OF AN ADULT'S BREAST, OR AT 4.5 FEET ABOVE GRADE. AT THAT HEIGHT, MEASURE THE TREE'S CIRCUMFERENCE AND DIVIDE BY PI (3.14) THE RESULT WILL BE THE TREE'S DIAMETER OR DBH.

11. CRITICAL ROOT ZONE (CRZ) ALSO CALLED THE ROOT PROTECTION ZONE (RPZ), IS DETERMINED FOR EACH INCH OF TREE TRUNK DIAMETER AT BREAST HEIGHT (DBH), ALLOW ONE FOOT FOR CRITICAL ROOT ZONE FOR EVERY INCH OF TRUNK DBH.

II. DELIVERY STORAGE AND HANDLING

1. PLANTS SHALL BE PROPERLY PROTECTED DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS OR LEAVES DESICCATION. UNACCEPTABLE PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY FROM SITE. ALL PLANTS ARE TO BE PROPERLY MAINTAINED AND PROTECTED WHILE STORED AT SITE.

2. DURING DELIVERY, PRIOR TO AND DURING PLANTING OF LAWN AREAS, SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF ROOTS TO SUN. ALL SOD SHALL BE STACKED DURING INSTALLATION SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

III. JOB CONDITIONS

1. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE FOR CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. REPORT IN WRITING TO THE LANDSCAPE ARCHITECT ANY AND ALL CONDITIONS CONTRARY TO THOSE SHOWN IN THE DRAWINGS. DO NOT START OR PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. LANDSCAPE CONTRACTOR SHALL VERIFY THE PLANT QUANTITIES NECESSARY TO COMPLETE THE WORK AS PER DRAWING AREAS. PLANT LIST PROVIDED AND QUANTITIES SHOWN IN THE PLANTING PLAN SHOULD SERVE ONLY AS A GUIDE AND NOT AS THE REQUIREMENT QUANTITIES, TOTAL QUANTITY COUNT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY.

2. LANDSCAPE CONTRACTOR SHALL EXERCISE CARE IN ALL WORK TO PREVENT DAMAGE OF ANY EXISTING SPRINKLER PIPING AND WIRES AS WELL AS ANY OTHER IRRIGATION EQUIPMENT. CARE SHALL ALSO BE EXERCISED NOT TO DAMAGE ANY OVERHEAD WIRES OR CABLES. LANDSCAPE CONTRACTOR SHALL AT ALL TIMES PROTECT ALL MATERIALS AND WORK AGAINST INJURY TO PUBLIC AS A RESULT OF HIS NEGLIGENCE DURING THE COURSE OF HIS WORK.

IV. SITE DEMOLITION NOTES

1. REMOVE DESIGNATED ITEMS SHOWN ON THE PLAN TO THE FULL DEPTH OF THEIR CONSTRUCTION UNLESS OTHERWISE NOTED.

2. VERIFY THE LOCATION AND DIMENSION OF ITEMS TO BE REMOVED PRIOR TO COMMENCEMENT OF THE WORK.

3. ALL CONCRETE AND ASPHALT REMOVAL SHALL BE SAW CUT. EDGES OF MATERIAL TO REMAIN SHALL BE SHORED UP AND PROTECTED DURING CONSTRUCTION TO PRESERVE EDGE INTACT. REPAIRS TO DAMAGED EDGES TO BE DONE WITH CARE AND AT NO COST TO THE OWNER. ITEMS ENCOUNTERED BELOW GRADE AND NOT SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR.

4. SALVAGE EXISTING MATERIALS AS INDICATED ON THE PLANS. REMOVE SALVAGED MATERIALS AS INDICATED WITH CARE AND STORE ON SITE; CLEAN ALL DEBRIS AND CONSTRUCTION MATERIAL FROM SALVAGED ITEMS; REUSE AS DIRECTED BY LANDSCAPE ARCHITECT.

5. REMOVE DEMOLISHED MATERIALS FROM SITE. DISPOSAL BY BURNING AND/OR BURYING IS PROHIBITED.

6. CONTACT THE LOCAL UNDERGROUND SERVICE UPDATE FOR UTILITY LOCATION AND IDENTIFICATION PRIOR TO DEMOLITION.

7. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS; ADDITIONAL UTILITIES NOT SHOWN ON THE DRAWINGS MAY EXIST. VERIFY IN THE FIELD THE DATA SHOWN, AND CALL ANY DISCREPANCIES TO THE ATTENTION OF THE GENERAL CONTRACTOR AND/OR THE PROJECT SUPERINTENDENT BEFORE STARTING WORK.

V. LAYOUT NOTES

1. COORDINATE ANY ON-SITE DIMENSIONS AND CONDITIONS REQUIRED WITH GENERAL CONTRACTOR. IN PLANS, NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE,LARGER SCALE OVER SMALLER SCALE, ADDENDA AND CLARIFICATIONS OVER PREVIOUS DOCUMENTS.

2. CONTRACTOR TO LAY OUT HARDSCAPE ELEMENTS AND VERIFY LAYOUT WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION, IF HARDSCAPE ELEMENTS ARE DIMENSIONED ON A LANDSCAPE LAYOUT PLAN. ANY DISCREPANCIES OR CONFLICTS WITH EXISTING CONDITIONS OR OTHER DRAWINGS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY FOR PROPER CLARIFICATION OR ADJUSTMENT.

3. FOR DIMENSIONS OF EXISTING BUILDINGS, PROPOSED BUILDING IMPROVEMENTS, AND RELATED WORK, REFER TO THE ARCHITECTURAL DRAWINGS.

4. WHERE DIMENSIONS ARE CALLED AS "EQUAL," SPACE REFERENCED ITEMS EQUALLY, MEASURED TO THEIR CENTER LINES.

5. MEASUREMENTS ARE TO FACE OF BUILDING, WALL OR FIXED SITE IMPROVEMENT. DIMENSIONS TO CENTER LINES IS AS INDICATED.

6. INSTALL INTERSECTING ELEMENTS AT 90 DEGREE ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.

7. PROVIDE EXPANSION JOINTS WHERE CONCRETE FLATWORK MEETS VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDING ELEMENTS.

8. EXPANSION JOINTS IN CONCRETE WALKWAYS SHALL BE LOCATED TWENTY FEET 20'-0" O.C. MAXIMUM OR AS INDICATED.

VI. LANDSCAPE MATERIALS

1. WATER SHALL BE POTABLE.

2. STAKING MATERIAL : SEE PLANTING DETAIL IN DRAWINGS FOR METHOD AND MATERIALS.

3. FERTILIZING TABLETS : ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE AGRIFORM PLANTING TABLETS (OR EQUAL) 20-10-5 FORMULA. TABLETS SHALL BE PLACED MIDWAY TO PLANT BALL AT THE RATES SPECIFIED BY THE MANUFACTURER. LANDSCAPE CONTRACTOR MAY SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL. LANDSCAPE CONTRACTOR MAY SUBMIT A DIFFERENT FERTILIZING METHOD TO LANDSCAPE ARCHITECT IN WRITING.

4. PLANTS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE SPECIES AND SPECIFICATIONS ON THE DRAWINGS, AS FOLLOWS:

a. PLANTS SHALL HAVE THE HABIT OF GROWTH WHICH IS NORMAL FOR THE SPECIES, THEY SHALL BE HEALTHY, VIGOROUS AND FREE FROM INSECT PESTS, PLANT DISEASES AND INJURIES.

b. ALL PLANTS SHALL BE "GRADE No. 1" AS SPECIFIED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, DIVISION OF PLANT INDUSTRY LATEST EDITION. TREES GRADED FLORIDA FANCY SHOULD HAVE ONE DOMINANT TRUNK UP THROUGH THE CROWN TO THE TOP OF THE TREE. THE EXCEPTION WOULD BE FOR SMALL-MATURING TREES (STANDARD OR MULTI-TRUNKED) SUCH AS CRAPE-MYRTLE, JAPANESE LIGUSTRUM AND OTHERS. BRANCH DIAMETER SHOULD NOT BE LARGER THAN 2/3 THE DIAMETER OF THE TRUNK MEASURED DIRECTLY ABOVE THE BRANCH UNION. THERE SHOULD BE NO FLUSH CUTS ANYWHERE ON THE TREE, AND NO OPEN WOUNDS ON THE TRUNK OR MAJOR BRANCHES. THE CROWN SHOULD BE FULL OF FOLIAGE AND SHOW LITTLE, IF ANY, EVIDENCE OF CHLOROSIS, NECROSIS, DISEASE OR INSECT INFESTATION. THE ROOT BALL SHOULD BE APPROPRIATELY SIZED AND BE FREE OF SEVERE DEFECTS. GRADES AND STANDARDS DO NOT APPLY TO SPECIALTY TREES LIKE BRAIDED STEMS, POODLES ESPALIER, TOPIARY AND BONSAI.

c. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AS TO MEETING THE SPECIFICATIONS OF THE DRAWINGS. A PRIVATE PROFESSIONAL MAY BE HIRED OR THE LOCAL FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES MAY BE CALLED BY OWNER TO GRADE THE INSTALLED PLANT MATERIAL IF ANY DISPUTE ARISES BETWEEN LANDSCAPE CONTRACTOR AND LANDSCAPE ARCHITECT.

d. UNLESS SPECIFIED ALL PLANTS SHALL BE NURSERY GROWN.

e. SUBSTITUTIONS SHALL BE ONLY WITH LANDSCAPE ARCHITECTS WRITTEN AUTHORIZATION.

f. NO PLANT SHALL REMAIN UNPLANTED FOR A PERIOD LONGER THAN FIVE DAYS.

g. ALL FIELD GROWN MATERIAL SHALL BE BALLED AND BURLAPED AND PROPERLY PROTECTED FROM SUN AND DRYING WINDS.

h. TREES AND PALMS DELIVERED WITH DAMAGE TO THEIR TRUNKS, OR DAMAGED AS A RESULT OF HANDLING THEM AT THE JOBSITE WILL NOT BE ACCEPTED, NOR ANY TREES OR PALMS WITH FIRE DAMAGE.

VI. MULCH.

a. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE AMOUNT OF REQUIRED MULCH FOR THE ENTIRE PROJECT AND INCLUDE THIS AMOUNT IN THE TOTAL CONTRACT QUOTE TO OWNER OR GENERAL CONTRACTOR.

b. UNLESS SPECIFIED IN THE PLANS, MULCH SHALL BE AN ACCEPTABLE TYPE TO OWNER AND LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL OBTAIN LANDSCAPE ARCHITECT'S APPROVAL AS TO THE TYPE AND QUALITY BEING PROPOSED. MULCH SHALL BE CLEAN AND FREE OF WEEDS, MOSS, STICKS OR ANY OTHER KIND OF DEBRIS. CYPRESS MULCH OR TINTED MULCH IS NOT ACCEPTABLE. NO EXCESSIVE MULCHING AND HEAPING MOUNDS WILL BE ALLOWED THAT CAN PULL FEEDER ROOTS TO THE SURFACE, WHICH STRESS THE PLANT DURING PERIODS OF DRY CONDITIONS. TOO MUCH MULCH CAN CAUSE SUFFOCATION OF THE PLANT AS IT HINDERS OXYGEN FROM GETTING TO THE PLANTS. SPREAD MULCH EVENLY TO THE STANDARD RECOMMENDED DEPTH OF 2-3".

c. ALLOW SPACE FOR MULCH WHEN DOING FINISH GRADING SO THAT TOP OF MULCH IS 2 INCHES MINIMUM BELLOW ANY ADJACENT HARDSCAPE SURFACE SUCH AS DECKS, COURTS, DRIVEWAYS, WALKWAYS, ETC…

d. ROCK AND STONE SHALL NOT BE USED AS A MULCH SUBSTITUTE. THEY RADIATE HEAT WITHIN THE PLANT BED GENERATING STRESS AND DO NOT OFFER ANY HORTICULTURAL VALUE FOR PLANTS. ORGANIC MULCH'S HOLDS MOISTURE AND MINIMIZES TEMPERATURE FLUCTUATIONS BETTER.

e. PLACING EXCESSIVE MULCH AROUND THE TRUNK OR STEMS SHALL NOT BE ACCEPTABLE. ADEQUATE SPACE HAS TO BE AVAILABLE SO THAT THE PLANT CAN BREATHE. A COMMON PRACTICE IS TO PILE THE MULCH UP AROUND THE BASE OF A TREE ALSO KNOWN AS "MULCH VOLCANO" BECAUSE THE TREE TRUNK STICKS OUT OF A MOUND OF MULCH. THIS PRACTICE TRAPS MOISTURE AGAINST THE TREE BARK AND ENCOURAGES BACTERIAL AND FUNGAL DISEASE. DEEP APPLICATIONS OF MULCH AROUND TREE TRUNKS ENCOURAGES ROTTING OF THE CAMBIUM OR BARK OF THE TREE. MULCH MUST BE TAPERED AWAY FROM THE TRUNK OF TREES BEFORE APPLYING THE RECOMMENDED DEPTH OF 2-3".

VII. LANDSCAPE PLANTING NOTES

1. SOURCE OF LANDSCAPE DOCUMENTSS IS ORLANDO COMAS, ASLA, LANDSCAPE ARCHITECT AND/OR COMAS DESIGN GROUP, INC. REFER TO LANDSCAPE ARCHITECT OR CIVIL ENGINEER'S GRADING AND DRAINAGE PLANS FOR RUNOFF DRAINAGE SWALES INFORMATION. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS OR IF THERE ARE DISCREPANCIES BETWEEN THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.

2. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT PRIOR TO COMMENCING OR CONTINUING WORK.

3. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.

4. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT COUNTS AND SQUARE FOOTAGES: QUANTITIES PROVIDED IN THE PLANS PLANT LEGEND OR CHARTS ARE ONLY FOR PURPOSES OF PROVIDING OWNER WITH PRELIMINARY INFORMATION ONLY. IF QUANTITIES ON PLANT LEGEND OR CHARTS DIFFER FROM GRAPHICS REQUIRED COUNTS IN PLANS OR IN PHYSICAL SITE CONDITIONS, THEN GRAPHICS REQUIRED COUNTS IN PLANS OR IN PHYSICAL SITE CONDITIONS SHALL PREVAIL OVER COUNTS IN PLANT LEGEND OR CHARTS.

5. CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION PRIOR TO COMMENCING ANY WORK.

6. ALL SHRUBS TO BE PLANTED NOT LESS THAN OF 24", AND GROUND COVERS A MINIMUM OF 12"-18" DEPENDING ON SPECIE FROM THE EDGE OF ANY HARDSCAPE (WALKS, BUILDING WALLS, POND'S EDGE, ETC...) SHRUBS SUCH AS IXORA, RAPHIOLEPSIS AND ALL OTHER SPECIES WHICH GROW LARGER THAN 48" SPREAD, SHALL BE PLANTED AT 1/2 THE ESTIMATED ADULT'S SPREAD DIAMETER FROM THE EDGES OF ANY HARDSCAPE.

7. ALL TREES AND PALMS OVER 8' IN HEIGHT SHALL BE BRACED TO PREVENT LATERAL MOVEMENT FOR A PERIOD OF SIX MONTHS FROM THE DATE OF PLANTING. EITHER WOOD BRACES, NYLON STRAPS OR AS SHOWN IN THE PLANTING DETAILS, DEPENDING ON SPECIE AND IN CONSULTATION WITH LANDSCAPE ARCHITECT SHALL BE USED. NO NAILS, SCREWS, METAL STRAPS OR WIRES ARE TO BE USED DIRECTLY AGAINST THE TREES OR PALMS TRUNKS.

8. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE LANDSCAPE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

9. TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE OR CONTAINER LEVE,L OR 2"-3" ABOVE GRADE. SEE DETAILS.

10. TREES TO BE PLANTED A MINIMUM OF 5 FEET FROM PAVEMENT OR ANY HARDSCAPE EDGE, PRIVACY WALLS OR FENCE WALLS.

11. PRUNE OR TRIM EXISTING OR NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.

12. LEVEL VERTICALLY AND EQUALLY SPACED IN ALL DIRECTIONS TREES, PALMS AND LARGE SHRUBS AS REQUIRED.

13. FINISH GRADES OF PLANTER AREAS SHALL BE 3-4 INCHES BELOW ADJACENT PAVING UNLESS OTHERWISE NOTED, TO ALLOW FOR 2"-3" ADDITIONAL MULCH BED TO BE BELLOW HARDSCAPE SURFACE.

14. PROVIDE SPECIFIED EDGING IF SPECIFIED IN PLANS..

15. CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL IF TREES OR PALMS ARE BALLED AND BURLAPED.

16. LANDSCAPE ARCHITECT IS TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS ACCORDING TO INSTRUCTIONS IN PLANS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.

17. WATER TO ALL PLANTS SHALL BE POTABLE.

18. ALL PLANT MATERIAL, TREES, PALMS, SHRUBS AND GROUND COVERS ARE TO BE PLANTED LEVEL WITH FINISH GRADE. NO PLANT MATERIAL ROOTS ARE TO BE EXPOSED ABOVE FINISH GRADE.

19. NO ROCKS OR PEBBLES LARGER THAN 1/4" IN DIAMETER ARE TO BE VISIBLE PRIOR TO INSTALLATION OF MULCH. LANDSCAPE CONTRACTOR SHALL VERIFY THAT NO ROCKS OR PEBBLES OVER 1/4" IN DIAMETER ARE SEEN ONCE WATER IS APPLIED TO MULCH AT THE COMPLETION OF PLANTING.

20. ALL SOD AREAS AS SHOWN IN THE PLANS, INCLUDING RIGHT OF WAY AREAS, SHALL HAVE A TOPSOIL BED OF 4" MINIMUM AS PREPARATION FOR THE SOD PANELS

21. SOD SHALL BE INSTALLED WITH STAGGERED JOINTS CLOSELY BUTTED AND WITH AN EVEN SURFACE ACCORDING TO REQUIRED FINISH GRADE. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO WATER ALL SODDED AREAS EVERY DAY ONCE IT HAS BEEN INSTALLED, UNTIL THE SOD IS ESTABLISHED AND/OR THE IRRIGATION SYSTEM IS OPERATIONAL.

22. MAINTENANCE ON ALL PLANT MATERIAL & SOD FOR THIS WORK BEGINS AT THE TIME OF INSTALLATION AND CONTINUES FOR 60 DAYS AFTER THE COMPLETION OF THE WORK. MAINTENANCE SHALL INCLUDE WATERING, REMOVAL OF DEAD OR INJURED BRANCHES, FRONDS AND LEAVES, RESETTING OF PLANTS TO PROPER GRADE OR UPRIGHT POSITION, TOP DRESSING AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN THE PLANT MATERIAL IN HEALTHY GROWING CONDITIONS.

23. TREES TO BE PLANTED A MINIMUM OF 5 FEET FROM PAVEMENT OR ANY HARDSCAPE EDGE, PRIVACY WALLS OR FENCE WALLS.

24. ALL WORK BY THE LANDSCAPE CONTRACTOR SHALL BE PERFORMED IN A PROFESSIONAL AND SOUND MANNER IN ACCORDANCE WITH ESTABLISHED STANDARDS OF LANDSCAPE INSTALLATION PRACTICES AND WORKMANSHIP.

25. ALL AREAS NOT PLANTED WITH SHRUBS OR GROUND COVERS OR SPECIFIED TO BE ANOTHER LANDSCAPE MATERIAL SUCH AS MULCH, BARK, STONES, ETC... IS TO BE COVERED WITH SOD, INCLUSIVE OF AREAS IN THE RIGHT OF WAY BETWEEN EDGE OF CITY OR COMMUNITY PAVEMENT OR CURB AND PROPERTY LINE AND/OR SIDEWALKS.

26. ANY RAILROAD TIE, OOLITE STONE OR OTHER TYPE OF SPECIFIED RETAINING WALLS IN LANDSCAPE DOCUMENTS ARE TO BE INCLUDED AND INSTALLED BY LANDSCAPE CONTRACTOR ACCORDING TO SPACE ALLOWED AND SLOPE REQUIREMENTS WITH PRIOR ON SITE CONSULTATION WITH LANDSCAPE ARCHITECT. THEY ARE TO BE PLACED TAKING INTO CONSIDERATION EXISTING SITE CONDITIONS AND PLANT ROOT BALLS REQUIREMENTS. LANDSCAPE CONTRACTOR SHALL SPRAY MARK THE LOCATION OF PROPOSED WALLS AND OBTAIN LANDSCAPE ARCHITECT APPROVAL OF PROPOSED LOCATIONS PRIOR TO DIGGING TRENCHES FOR RETAINING WALLS.

27. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL OF HIS PLANTING IN RAISED PLANTERS OR ANY PLANTING AREAS REQUIRING WATER PROOFING OR ANY OTHER SPECIAL APPLICATIONS, AS WELL AS ANY AND ALL HARDSCAPE AND PAVING SPECIFICATIONS AND CONSTRUCTION DETAILS WITH THE GENERAL CONTRACTOR. THESE SPECIFICATIONS AND DETAILS ARE NOT PART OF THE LANDSCAPE ARCHITECT'S SCOPE OF WORK.

28. BY ACCEPTING THIS PLAN, AND SUBMITTING IT TO THE MUNICIPAL AUTHORITIES OR ANY OTHER BUILDING AND ZONING AUTHORITY, OWNER RELEASES AND HOLDS LANDSCAPE ARCHITECT HARMLESS FROM ANY LEGAL RESPONSIBILITY AS A CONSEQUENCE OF ANY LEGAL ACTIONS ARISING FROM THE SELECTION, INSTALLATION, MAINTENANCE, NATURAL PLANT MATERIAL GROWTH HABIT, SUCH AS FALLING FRONDS, SEEDS, BRANCHES, ETC..OF THE LANDSCAPE AND PLANTING MATERIALS SPECIFIED IN THIS PLAN.

29. IF LANDSCAPE CONTRACTOR FINDS AVAILABILITY DIFFICULTIES WITH ANY SPECIFIC PLANT MATERIAL, HE SHALL PROPOSE ONE (OR SEVERAL) AS ALTERNATE TO LANDSCAPE ARCHITECT, AND OBTAIN FINAL DECISION FROM LANDSCAPE ARCHITECT AS TO SPECIE TO BE USED.

30. IN ABSENCE OF LANDSCAPE CONTRACTOR OR A DESIGNATED SUPERVISOR OF THE LANDSCAPE CONTRACTOR AT THE WORK SITE, LANDSCAPE ARCHITECT HAS THE OWNER'S GIVEN RIGHT TO PROVIDE INSTRUCTIONS TO LANDSCAPE CONTRACTOR'S EMPLOYEES OR SUBCONTRACTOR'S EMPLOYEES REGARDING THE INSTALLATION OF THE WORKS SPECIFIED IN THIS PLAN IF IN HIS OPINION WORK IS NOT BEING PERFORMED AS SPECIFIED.

31. ALL SPECIFIED VINES REQUIRE A STRUCTURE FOR THEM TO GROW INTO. THESE STRUCTUTRES (TRELLISES) SHALL BE SUPPLIED BY LANDSCAPE CONTRACTOR AND INCLUDED AS PART OF THE WORK. LANDSCAPE CONTRACTOR SHALL PROVIDE DETAILS OF STRUCTURE FOR LANDSCAPE ARCHITECT APPROVAL. STRUCTURES SHALL BE JAKOB'S TRELLIS SYSTEMS (INFO@JAKOB-USA.COM) OR SIMILAR.

32. LANDSCAPE CONTRACTOR SHALL REVIEW THE LANDSCAPE DOCUMENTS INCLUDING GRADING PLAN , IRRIGATION PLAN AND LIGHTING PLAN WHICH ARE PART OF THE LANDSCAPE CONSTRUCTION DOCUMENTS FOR THIS PROJECT. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL LANDSCAPE DOCUMENTS WITH GENERAL CONTRACTOR AND ANY OTHER SUB CONTRACTOR TO FULLY UNDERSTAND ANY WORK OVERLAP AMONG THE DIFFERENT CONTARCTING DISCIPLINES. 34. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

33. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO REMOVE ALL WEEDS, ANY UNDESIRABLE VEGETATION AND ROCKS THAT HAS BEEN BROUGHT TO THE SITE WITH PLANT MATERIAL AND PLANTING SOIL, AT NO COST TO THE OWNER.

34. ALL AREAS CONSIDERED RIGHT-OF WAY AREAS, LABELED AS SUCH OR NOT IN THE LANDSCAPE PLANS, ARE TO BE FULLY SODDED AND BE PROVIDED WITH FULL COVERAGE IRRIGATION AS PART OF THE LANDSCAPE CONTRACTOR'S AGREEMENT WITH OWNER AND/OR GENERAL CONTRACTOR. SOD IN RIGHT-OF-WAY AREAS IS REQUIRED REGARDLESS OF IT BEING LABELED AS SOD AREAS OR NOT IN THE LANDSCAPE PLANS.

35. MOST PALMS ARE SELF CLEANING THEREFORE NO PALMS ARE TO BE PLANTED IN PROXIMITY OR CLOSE TO A HARDSCAPE OR PEDESTRIANS AND PLAY AREAS LOCATION WHERE FALLING FRONDS MAY CAUSE PERSONAL OR PROPERTY DAMAGE. LANDSCAPE CONTRACTOR MUST BE OBSERVANT OF THIS CONDITION.

36. AS A BASIC GENERAL RULE PLANTS TO BE PLANTED IN THE SHADE SHALL BE IN A SHADE HOUSE OR SHADED AREA IN THE NURSERY. PLANTS TO BE PLANTED IN THE SUN SHALL BE IN THE SUN OR A SUNNY AREA AT THE NURSERY. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO SELECT PLANTS ACCORDING TO THEIR LOCATION AT NURSERY AND WHERE IN THE JOBSITE THEY ARE INDICATED TO BE PLANTED AND BE AWARE OF THE PLANT MATERIAL LIGHT PREFERENCE. IF IN DOUBT LANDSCAPE CONTRACTOR SHALL CONSULT WITH LANDSCAPE ARCHITECT.

VIII. SOIL PREPARATION

1. SOIL PREPARATION OF A LANDSCAPE DESIGN IS A CRITICAL FACTOR IN CREATING A HEALTHY AND LONG-LASTING LANDSCAPE. REMOVE EXISTING TOPSOIL IF ANY AND STOCKPILE ON SITE. TOPSOIL TO BE INCORPORATED BACK INTO THE SOIL AT A LATER DATE. NEW PLANTING SOIL MIX SHALL BE APPROXIMATELY 45% SAND, 40% SILT, 10% CLAY AND 5% ORGANIC MATERIAL WITH A PH LEVEL NEAR SEVEN.

2. PRIOR TO THE INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM, CONTRACTOR TO PREPARE SOIL TO ENSURE A PROPER ENVIRONMENT FOR PLANT ROOT DEVELOPMENT.

3. IF ANY AMENDMENTS ARE SPECIFIED IN PLANS, THEY SHOULD BE MIXED THOROUGHLY WITH EXISTING SOIL TO ENSURE PROPER SOIL CONDITIONS PRIOR TO PLANTING.

4. DURING THE REMAINDER OF THE LANDSCAPE INSTALLATION, VARIOUS AREAS OF THE SITE MAY BE RE-COMPACTED DUE TO THE USE OF EQUIPMENT AND VEHICLES. PRIOR TO THE INSTALLATION OF PLANT MATERIAL AND/OR SOD IN THESE AREAS, THE COMPACTION OF THESE SHALLOW AREAS SHALL BE REDUCED OR TURNED OVER USING AN AIRSPADE OR SIMILAR METHOD TO ALLOW SOIL TO HAVE GREATER WATER AND NUTRIENT ABSORPTION.

IX. TREE PRESERVATION PLANTING NOTES

1. ALL EXISTING TREES TO BE PRESERVED AS INDICATED ON THE TREE DISPOSITION & MITIGATION PLAN. THE FENCE SHALL BE FIRMLY ANCHORED INTO THE GROUND AND SHALL REMAIN UPRIGHT AND INTACT UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETE. CONSTRUCTION ACTIVITIES, STORAGE AND/OR GARBAGE SHALL NOT OCCUR WITHIN THESE PROTECTED AREAS. THE GENERAL CONTRACTOR ASSURE THAT NO SUBCONTRACTOR INFRINGES INTO THESE AREAS WITH ARBAGE OR CONSTRUCTION MATERIALS. THE LOCATION OF THE PROTECTIVE BARRIER SHALL BE AS SHOWN IN THE LANDSCAPE PLANS AND SHALL BE IN PLACE BEFORE ANY CONSTRUCTION WORK STARTS.

2. WHEN EXCAVATION NEAR A TREE TO BE PROTECTED MUST BE CARRIED OUT, DAMAGE CAN BE LIMITED BY ROOT PRUNING. ROOT PRUNING SHALL BE COMPLETED BEFORE GRADING IS STARTED AND SHALL OCCUR BENEATH THE PROTECTIVE FENCING AS SHOWN ON THE PLAN.

X. ROOT PRUNING SHALL BE PERFORMED, WHEN REQUIRED BY HAND AND USING A MECHANICAL SAW CUT OF ANY ROOTS 2" OR MORE IN DIAMETER. LIMITS OF TRENCHING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY TRENCHING IN THE FIELD. DO NOT TRENCH FOR IRRIGATION OR ELECTRICAL WITHIN DRIP LINES OF EXISTING TREES. COORDINATE ALL TRENCHING REQUIRED FOR UTILITY WORK WITH THE LANDSCAPE PLANS.

XI. CLEANUP

1. PLANT CONTAINERS, WIRES, HOSES, BAGS AND ANY OTHER LANDSCAPE MATERIAL SHALL BE REMOVED FROM THE SITE ON A DAILY BASIS. EXCESS SOIL, STONES AND DEBRIS SHALL BE REMOVED FROM THE SITE OR DISPOSED OF AS DIRECTED BY OWNER OR GENERAL CONTRACTOR.

XII. ACCEPTANCE OF WORK

1. WORK SHALL BE ACCEPTED UPON FINAL INSPECTION AND APPROVAL BY LANDSCAPE ARCHITECT. ACCEPTANCE SHALL BE UPON ADHERENCE TO THE SPECIFICATIONS ON THE DRAWINGS. INSPECTION SHALL BE NO LONGER THAN FIVE DAYS AFTER COMPLETION AND CLEANUP OF WORK, AT WHICH TIME THE LANDSCAPE ARCHITECT, UPON ACCEPTANCE OF WORK, SHALL ISSUE A CERTIFICATE OF COMPLETION AS REQUIRED BY MIAMI-DADE LANDSCAPE ORDINANCE. THERE SHALL BE NO PARTIAL ACCEPTANCE OF WORK.

2. LANDSCAPE CONTRACTOR SHALL HAVE TEN (10) DAYS TO REPLACE OR CORRECT ANY MATERIAL OR WORK NOT ACCEPTED BY THE LANDSCAPE ARCHITECT.

XIII. HOLD HARMELESS

1. BY ACCEPTING THIS PLAN, SUBMITTING IT TO THE MUNICIPAL AUTHORITIES OR ANY OTHER BUILDING AND ZONING AUTHORITY AND OBTAINING A PERMIT, OWNER RELEASES AND HOLDS LANDSCAPE ARCHITECT HARMLESS FROM ANY LEGAL RESPONSIBILITY AS A CONSEQUENCE OF ANY LEGAL ACTIONS ARISING FROM THE SELECTION, INSTALLATION, MAINTENANCE, NATURAL PLANT MATERIAL GROWTH HABIT, SUCH AS FALLING FRONDS, SEEDS, BRANCHES, ETC..OF THE LANDSCAPE AND PLANTING MATERIALS SPECIFIED IN THIS PLAN.

XIII. TOTALITY OF DESIGN SPECIFICATIONS, FURNITURE AND ACCESSORIES

1. THE WRITTEN SPECIFICATIONS IN THIS PLAN, TOGETHER WITH ANY AND ALL OTHER WRITTEN SPECIFICATIONS IN THE LANDSCAPE ARCHITECTURAL PLANS, ANY AND ALL GRAPHIC DRAWINGS AND PLANS, TABLES, LEGENDS, NOTES, GENERAL NOTES, AND ANY AND ALL GRAPHIC OR WRITTEN DATA INTENDED TO CONVEY THE DESIGN INTENT FOR PLANT SELECTIONS, SHAPES AND FORMS, PAVING FINISH MATERIAL SELECTIONS, AND ANY SUPPLEMENTAL REVISIONS, DEFINITIONS OR REPLIES TO RFI'S SHALL BE CONSIDERED THE TOTALITY OF THE PROJECT'S SPECIFICATIONS AND SHALL BE PART OF THE LANDSCAPE CONTRACTOR'S CONTRACT.

2. ALL FURNITURE AND ACCESSORIES SPECIFIED IN THE LANDSCAPE ARCHITECTURAL PLANS (DISPOSITION, PLANTING, IRRIGATION AND LIGHTING) ARE SPECIFIED AS A RECOMMENDATION. ARCHITECT SHALL COORDINATE THE SPECIFICATION WITH GENERAL CONTRACTOR AND CONSULT WITH OWNER REGARDING PRICES AND BUDGETS. ALL FURNITURE AND ACCESSORIES MAY BE SUBSTITUTED FOR OTHER BRANDS WITH SIMILAR DESIGN.

ADDITIONAL SPECIFICATIONS FOR CUTLER BAY.

MINIMUM STANDARDS OR REQUIREMENTS FOR LANDSCAPING AND IRRIGATION WITHIN THE TOWN, IF NOT ADDRESSED IN CODE OF ORDINANCES, CHAPTERS 3,6,8,14,18,26 SHALL ONLY THEN BE GOVERNED BY THE FOLLOWING, AS MAY BE AMENDED:

(1)CHAPTER 18A, MIAMI-DADE COUNTY LANDSCAPING ORDINANCE AND LANDSCAPE MANUAL.
(2)CHAPTER 18B, MIAMI-DADE COUNTY RIGHT-OF-WAY LANDSCAPE ORDINANCE.
(3)CHAPTER 24, MIAMI-DADE COUNTY (TOWN) ENVIRONMENTAL PROTECTION ORDINANCE.
(4)IN INSTANCES WHERE CONFLICTS BETWEEN ARTICLES OCCUR, THE DIRECTOR SHALL DETERMINE UPON REVIEW OF A PROPOSED APPLICATION WHICH ARTICLE SECTIONS SHALL APPLY.

GENERAL PROVISIONS.
1. LANDSCAPING, TREES, AND ALL PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED AFTER PLANTING FOR A PERIOD OF SIXTY DAYS BY THE INSTALLER LANDSCAPE CONTRACTOR IN A HEALTHY GROWING CONDITION AS PER ACCEPTED HORTICULTURE PRACTICES. ANY LANDSCAPING, TREES, AND PLANT MATERIAL IN A CONDITION THAT DOES NOT FULFILL THE INTENT OF THESE REGULATIONS SHALL BE REPLACED BY THE OWNER AT THE END OF THE 60 DAYS PERIOD.
2. ADEQUATE DRAINAGE AND MULCHING SHALL BE PROVIDED FOR ALL PLANTING AREAS. FOR ADEQUATE ROOT GROWTH, THE PLANTING BASE AREA FOR A TREE SHALL HAVE A MINIMUM PERVIOUS SOIL AREA OF 50 SQUARE FEET FOR ROOT GROWTH MATERIAL AND SHALL NOT BE PLANTED ON SLOPES EXCEEDING A SLOPE OF 4:1 WHICH IS COMMONLY REFERRED TO AS A 4 TO 1 SLOPE.
3. NOTHING SHALL BE PLANTED, INSTALLED OR PLACED WITHIN A UTILITY EASEMENT, DRAINAGE EASEMENT OR RIGHT-OF-WAY WITHOUT THE CONSENT OF THE TOWN, THE COUNTY OR STATE DEPARTMENT OF TRANSPORTATION AND THE EASEMENT HOLDER, AS APPLICABLE.
4. BERMS SHALL NOT EXCEED A 2:1 SLOPE AND BE STABILIZED WITH A GROUND COVER OR OTHER VEGETATION. BERMS USING TURF AS A GROUND COVER SHALL NOT EXCEED 3:0 SLOPE AND TREES ARE NOT TO BE PLANTED ON A BERM.
5. NO PERSON MAY REMOVE OR MODIFY ANY LANDSCAPING FROM OR WITHIN A RIGHT-OF-WAY WITHOUT THE CONSENT OF THE TOWN.
6. ALL REQUIRED LANDSCAPED AREAS SHALL BE PROTECTED BY SIX-INCH CURBING WHEN ABUTTING SURFACE PARKING PAVEMENT EXCEPT AS PERMITTED TO ALLOW STORMWATER DRAINAGE. THE WIDTH OF ALL CURBING SHALL BE EXCLUDED FROM REQUIRED LANDSCAPED AREAS.
7. PLANTS AND TREES SHALL ONLY BE PRUNED TO PROMOTE HEALTHY, SAFE, UNIFORM, AND NATURAL GROWTH OF THE VEGETATION AND ACCORDING TO THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) PROVIDES DETAILED SPECIFICATIONS FOR PLANTING TREES AND SHRUBS. THESE SPECIFICATIONS COVER VARIOUS ASPECTS OF THE PLANTING PROCESS, INCLUDING THE FOLLOWING::

7.1. SITE PREPARATION: THIS INCLUDES SOIL PREPARATION, GRADING, AND THE CREATION OF PLANTING HOLES.
7.2. PLANT SELECTION: THIS INVOLVES CHOOSING THE APPROPRIATE PLANT SPECIES, SIZE, AND QUALITY FOR THE SPECIFIC SITE CONDITIONS.
7.3. PLANTING TECHNIQUES: THIS COVERS PROPER PLANTING DEPTH, BACKFILLING, WATERING, AND STAKING.
7.4. MULCHING: THIS INCLUDES THE TYPE, DEPTH, AND PLACEMENT OF MULCH TO PROTECT THE ROOT ZONE.
7.5. WATERING: THIS INVOLVES ESTABLISHING A REGULAR WATERING SCHEDULE TO ENSURE THE PLANT'S SURVIVAL.
7.6. PROTECTION: THIS INCLUDES PROTECTING THE PLANT FROM DAMAGE DURING AND AFTER PLANTING.
DETAILED SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING ISA WEBSITE:

HTTPS://WWV.ISA-ARBOR.COM/EDUCATION/ONLINERESOURCES/CADPLANNINGSPECIFICATIONS

8. PRUNING AND TRIMMING OF NEWLY PLANTED OR EXISTING TREES CAN ONLY BE PERFORMED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. SEVERELY PRUNED TREES (MORE THAN 30 PERCENT OF THE CANOPY) AND SHRUBS SHALL BE REPLACED BY THE OWNER IN CONFORMANCE WITH THE PLANT MATERIAL AND LANDSCAPE PLAN SPECIFICATION REQUIREMENTS.
9. PRIOR TO APPROVED REMOVAL OF ANY EXISTING TREE, OR IF THE TREE IS DEEMED UNSAFE TO THE PROPERTY OWNER OR ADJACENT PROPERTIES, THE OWNER SHALL GIVE THE TOWN FIRST RIGHT OF REFUSAL TO RELOCATE THE TREE TO PUBLIC LANDS IF THE OWNER DOES NOT CHOOSE TO RELOCATE IT. SUBJECT TO APPROVAL BY THE TOWN, THE PROPERTY OWNER MAY CONTRIBUTE TO THE TOWN'S TREE PLANTING PROGRAM IN AN AMOUNT SUFFICIENT TO REPLACE THE SPECIES AND CALIPER OF TREE(S) IN LIEU OF TREE RELOCATION.
9.1. THE NUMBER OF TREES SHALL BE CALCULATED BY INCLUDING ANY TREES REMOVED BY THE PROPERTY OWNER WITHIN THE 12 MONTHS PRECEDING AN APPLICATION FOR DEVELOPMENT; AND
9.2. TREE MITIGATION REQUIREMENTS SHALL NOT APPLY TO TREES REMOVED PURSUANT TO F.S. § 163.045.
10. PROPERTY OWNERS SHALL MAINTAIN ALL LANDSCAPED AREAS IN A HEALTHY GROWING CONDITION. PROPERTY OWNERS SHALL REMOVE ALL DEAD, DISEASED OR DANGEROUS TREES, OR BROKEN OR DECAYED LIMBS THAT MAY CONSTITUTE A MENACE TO THE PUBLIC AS PER CUTLER BAY ORDINANCES.
11. ALL LANDSCAPE INSTALLATION WORK SHALL ADHERE TO ALL CUTLER BAY ORDINANCES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING CODE SECTIONS:
SEC. 3-97. - ADMINISTRATION
SEC. 3-102. - TYPES OF LANDSCAPING,
SEC. 3-103. - PLANT MATERIAL AND INSTALLATION,
SEC. 3-105. - REMOVAL, REPLACEMENT, RELOCATION OF SIGNIFICANT VEGETATION AND SEC. 3-104. - TREE/VEGETATION PROTECTION

12. SHOULD THERE BE NECESSARY TREE TRIMMING AND/OR PRUNING IN THE PROJECT BEING WORKED ON AFTER PERMITTING HAS BEEN ISSUED, THE FOLLOWING GUIDELINES SHALL BE ADHERED TO BY THE LANDSCAPE CONTRACTOR AND BE CARRIED OUT UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST:
THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) PROVIDES COMPREHENSIVE STANDARDS AND BEST MANAGEMENT PRACTICES (BMPS) FOR TREE TRIMMING AND PRUNING. THESE GUIDELINES ENSURE SAFE AND EFFECTIVE TREE CARE PRACTICES, PROMOTING HEALTHY AND LONG-LASTING TREES.
12.1 KEY ISA SPECIFICATIONS FOR TREE TRIMMING AND PRUNING:
12.1.1. ANSI A300 TREE CARE STANDARDS: THIS COMPREHENSIVE STANDARD COVERS ALL ASPECTS OF TREE CARE, INCLUDING PRUNING, SOIL MANAGEMENT, CABLING AND BRACING, AND MORE. IT PROVIDES DETAILED GUIDELINES FOR PRUNING TECHNIQUES, CUT PLACEMENT, AND WOUND CARE.
12.1.2. PRUNING BMP: THIS BMP (BEST MANAGEMENT PRACTICES) SPECIFICALLY ADDRESSES PRUNING OBJECTIVES, TYPES OF PRUNING CUTS, AND BEST PRACTICES FOR REDUCING STRESS AND PROMOTING PROPER HEALING. IT EMPHASIZES THE IMPORTANCE OF MAKING CLEAN CUTS JUST OUTSIDE THE BRANCH COLLAR AND AVOIDING FLUSH CUTS.
12.1.3. CERTIFIED ARBORISTS: CERTIFIED ARBORISTS ARE PROFESSIONALS WHO HAVE MET RIGOROUS STANDARDS OF KNOWLEDGE AND EXPERIENCE IN TREE CARE. ANY TREE TRIMMING AND/OR PRUNING SHALL BE UNDER AN ARBORIST SUPERVISION.
12.1.4. TREE HEALTH AND STRUCTURE: PRUNING SHOULD BE DONE TO IMPROVE THE TREE'S HEALTH, STRUCTURE, AND SAFETY. AVOID EXCESSIVE PRUNING, AS IT CAN WEAKEN THE TREE AND MAKE IT MORE SUSCEPTIBLE TO DISEASE AND PESTS.

13. NURSERY STAKES.

NURSERY STAKES ARE MEANT TO PROVIDE TEMPORARY SUPPORT FOR YOUNG TREES WHILE THEY ESTABLISH THEIR ROOT SYSTEMS. LEAVING THESE STAKES IN PLACE FOR TOO LONG CAN ACTUALLY HARM THE TREE AS FOLLOWS:
13.1. GIRDLING: AS THE TREE GROWS IN DIAMETER, THE STAKE AND ITS TIES CAN BEGIN TO GIRDLE THE TRUNK. THIS RESTRICTS THE FLOW OF NUTRIENTS AND WATER, POTENTIALLY DAMAGING OR KILLING THE TREE.
13.2. WEAK TRUNK DEVELOPMENT: TREES NEED TO SWAY IN THE WIND TO DEVELOP STRONG, FLEXIBLE TRUNKS. STAKING PREVENTS THIS NATURAL MOVEMENT, LEADING TO WEAKER TRUNKS THAT ARE MORE SUSCEPTIBLE TO BREAKAGE.
13.3. ROOT DEVELOPMENT: IDEALLY, A TREE SHOULD RELY ON ITS OWN ROOT SYSTEM FOR SUPPORT.

14. PLANT MATERIAL AND INSTALLATION - AS PER CUTLER BAY CODE , SEC. 3-103. - (1) PLANT MATERIAL.
e. PLANT SIZE REQUIREMENT: MINIMUM INSTALLED PLANT SIZE BY PLANT MATERIAL TYPE. PLANT SIZES IN THIS TABLE SHALL CONTROL UNLESS A SPECIES-SPECIFIC MINIMUM PLANT SIZE IS PROVIDED IN THE CUTLER BAY PLANT LIST BELOW.

CANOPY TREE	6 INCH CALIPER
STREET TREES	6 INCH CALIPER
UNDERSTORY TREES	1 INCH CALIPER
HEDGE	3 GALLON CONTAINER, 36 INCH HEIGHT
SHRUBS	3 GALLON CONTAINER, 24 INCH HEIGHT
GROUNDCOVER	1 GALLON CONTAINER, 6 INCH HEIGHT

o. SPECIES MIX: NO ONE SPECIES AND NO ONE CATEGORY OF SPECIES CAN EXCEED 25 PERCENT OF THE MINIMUM NUMBER OF PLANT MATERIAL REQUIRED.
h. EXISTING TREES AND PALMS WILL BE REVIEWED IN THE FOLLOWING ORDER OF DISPOSITION.
1. EXISTING TREES AND PALMS OF FAIR QUALITY OR BETTER, PROTECTED IN PLACE WILL BE CREDITED AN EQUIVALENT OF 1:1 SQUARE INCH.
2. IF EXISTING TREES AND PALMS CANNOT BE PROTECTED IN PLACE, AS DETERMINED BY THE TOWN, THEY MUST BE RELOCATED ON SITE. EXISTING TREES OR PALMS OF GOOD QUALITY OR BETTER RELOCATED ON SITE WILL BE CREDITED AN EQUIVALENT OF 1:1 SQUARE INCH.
3. IF EXISTING TREES AND PALMS CANNOT BE RELOCATED ON SITE, AS DETERMINED BY THE TOWN, THEY MUST BE MADE AVAILABLE TO THE TOWN. THE EQUIVALENT SQUARE INCHES MUST BE REPLACED ON SITE. REPLACEMENTS MUST BE THREE INCH MINIMUM CALIPER AND WILL BE CREDITED TOWARDS MEETING THE PLANTING REQUIREMENTS OF THIS ARTICLE.
4. CREDITS APPLIED TO TREES AND PALMS PROTECTED IN PLACE OR RELOCATED ON SITE MUST BE LABELED AS PROTECTED-CREDIT TREE OR PALM. IF THE PROTECTED-CREDIT TREE OR PALM DIES OR DECLINES BELOW THEIR ORIGINAL CONDITION RATING, THEY MUST BE REPLACED BY THE NUMBER OF CREDIT TREES TAKEN.

(1) INSTALLATION.
A.MINIMUM SETBACKS FROM UTILITY AND OTHER STRUCTURES:
1.TREES, PALMS, AND SHRUBS: EIGHT FEET FROM FIRE EQUIPMENT.
2.TREES: TWELVE FEET FROM STREET LIGHTS.
3.PALMS: SEVEN FEET FROM STREET LIGHTS.

B. MINIMUM TREE SPACING:
1. TREE AND PALM SPACING: THREE TIMES ROOT BALL SIZE.
c. MINIMUM PERVIOUS AREA PER TREE:
1. CANOPY TREE, STREET TREE OR SHADE TREE: TWO HUNDRED SQUARE FEET.
2. UNDERSTORY TREES AND PALMS: SIXTY-FOUR SQUARE FEET.
d. PLANTING SOIL:
1. EXCAVATE PLANTING AREAS TO A MINIMUM DEPTH OF 12 INCHES WHERE EXISTING SOIL IS UNSUITABLE. BACKFILL WITH APPROVED PLANTING SOIL.
e. MULCH:
1. INSTALL AND MAINTAIN MULCH AT A MINIMUM THICKNESS OF THREE INCHES.
2. KEEP MULCH SIX INCHES AWAY FROM THE TRUNKS OF TREES, AND THREE INCHES AWAY FROM THE BASE OF SHRUBS.
3. DECORATIVE STONE OR GRAVEL MAY BE UTILIZED UPON APPROVAL BY THE TOWN IN LIEU OF MULCH.
4. USE OF CYPRESS MULCH IS PROHIBITED.
F. STAKING:
1. BRACE/STAKE INSTALLED TREES AND PALMS. AS PER LANDSCAPE PLANS DETAILS AND REMOVE ALL NURSERY STAKES FROM ALL TREES AND/OR SHRUBS.

PLANT LEGEND

	Code	Botanical name	Common name	DBH	Heigth	Canopy	Nat.	Quantity	Specific.	Note I.1.7
LANDSCAPE REQUIREMENT TREES										
	PDM	Phoenix dactylifera	Medjool	10"	18'	8'	Y	4		
	CDI	Coccoloba diversifolia	Pigeonplum	2.5"	12'	5'-6'	Y	8	4' c.t. minimum /2" DBH	
	QVI	Quercus virginiana	Live Oak	2.5"	15'	8'	Y	3		
LARGE SHRUBS										
	GSA	Guaiacum Sanctum	Lignum Vitae	2.5"	12'	5'-6'	N	4	4' c.t.	
	PRA	Pimenta racemosa	Bay rum tree	2.5"	10'	6'	N	21	2.5" DBH/ Full to bottom	
	MFR	Myrcianthes fragrans	Simpson stopper	2.5"	10'	6'	N	4		
SHRUBS										
	AIM	Alcantarea Imperialis	Giant Bromeliad		24"	24"	N	20		P
	APU	Alpinia Purpurata	Red Ginger		36"	24"	N	19		
	ASK	Androlepis Skinerii	Bromeliad		–	–	N	9		
	AAT	Agave attenuata	Fox Tail Agave		18"	18"	N	12	20" o.c.	
	AZE	Alpinia Zerumbet	Shell Ginger		24"	18"	N	14		
	CIC	Chrysobalanus Icaco	Cocoplum		24"	18"	Y	46		
	HNO	Hamelia nodosa	Dwarf Firebush		24"	18"	N	13		
	MDE	Monstera deliciosa	Monstera		–	–	N	54	36" o.c.	
	ANA	Asplenium Nidus Avis	Birdsnest Fern		30"	30"	N	3		P
	REX	Rhapis Excelsa	Lady Palm		4'-5'	4'	N	3	Multitrunk	P
	PMP	Podocarpus Macrophyllus Pringles	Dwarf Podocarpus		12"	12"	N	57	20" o.c.	
	PMA	Podocarpus macroph.	Podocarpus		24"	24"	N	333	24" o.c.	
GROUND COVERS										
	BOA	Begonia Odorata 'Alba'	White Begonia		14"	14"	N	6	24" o.c.	
	CEB	Carissa macrocarpa	Emerald Blanket		–	–	N	80		
	MPA	Murraya Paniculata 'Lakeview'	Orange Jasmine		24"	18"	N	20		
	PBM	Philodendron Burle Marx	Philodendron Burle Marx		–	–	N	91		
	SFO	Serissa foetida	Serissa		14"	14"	N	60		
	TAS	Trachelospermum Jasm. Minima	Dwarf Confederate Jasm.		6"	6"	N	1121	12" o.c.	
GRASSES										
SOD		Stenotaphrum secundatum 'palmetto'	Palmetto sod					as shown		
GRAVEL										
BRR		BLACK RIVER ROCK						as shown		

ABBREVIATION TABLE

APPROX	APPROXIMATE	EXIST	EXISTING
AVG	AVERAGE	FFE	FIN. FLOOR ELEV.
B+B	BALLED AND BURLAPPED	OC	ON CENTER
CAL	CALIPER	MAX	MAXIMUM
CL	CENTER LINE	MIN	MINIMUM
CONC	CONCRETE	NTS	NOT TO SCALE
DIA	DIAMETER	PL	PROPERTY LINE

811
Know what's bellow
Call before you dig.
It's the Law!

EXCAVATION NOTE
CALL SUNSHINE STATE ONE CALL CENTER OF FLORIDA AT 1-800-432-4770 (TOLL FREE) 48 HOURS BEFORE DIGGING. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND BY HAND, IF NECESSARY. THE LANDSCAPE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OF DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AND AT NO EXPENSE TO THE OWNER.

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI,FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Landscape Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Landscape Architect and the Landscape Architect's consultant and the Landscape Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project.

COMAS
Orlando Comas, ASLA
LANDSCAPE ARCHITECT
250 Catalonia Ave, Suite 402, Coral Gables, Florida, 33134
ocomas@bellsouth.net 305.283.9382 Lic 0001565

REGISTERED LANDSCAPE ARCHITECT
Orlando S Comas
LA0001565
STATE OF FLORIDA

Orlando S Comas
Digitally signed by Orlando S Comas
Date: 2025.04.09 15:29:44 -04'00'

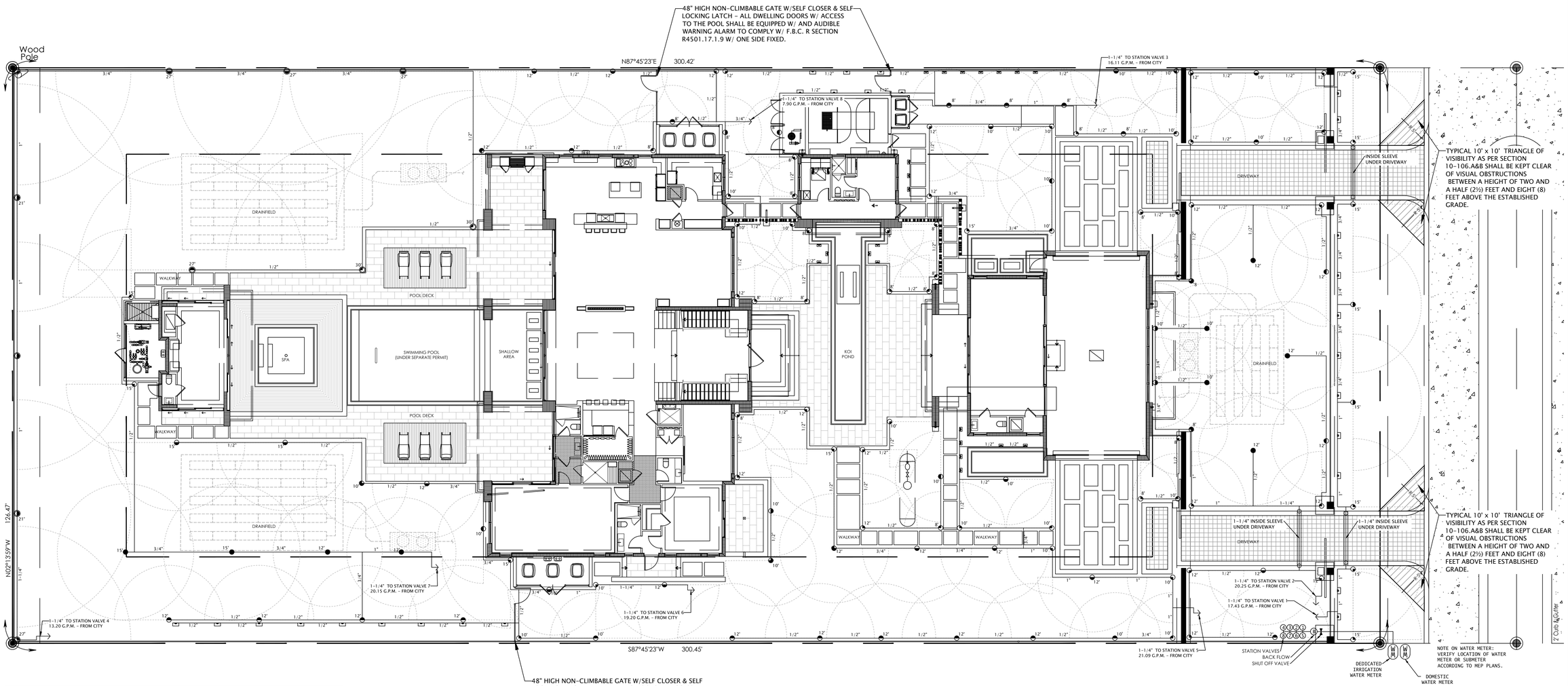
NEW RESIDENCE FOR:
MR & MRS
DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FL 33156

revisions
1 12/04/2024 - SITE PLAN

date
issued
drawn
checked
project no. 2341

sheet no.
LA-2.2

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LA 2.2 PLANTING PLAN NOTES.pdf



SPRINKLER HEADS LEGEND

SYMBOL	BRAND	MODEL BODY	RISER	NOZZLE	SPRAY ARC OR SPECIAL PATTERN	DESC.	DESIGN PRESSURE	FLOW G.P.M	PRECIPT. RATE
	TORO	570ZXF	6"-12"	MPR Plus	5' X 18'	4-EST	40. PSI	.53	1.13
	TORO	570ZXF	6"-12"	MPR Plus	4' X 19'	4S-SST	40. PSI	.63	1.60
	TORO	570ZXF	6"-12"	MPR Plus	2' X 7'	2-SST	40. PSI	.10	1.38
	TORO	570ZXF	6"-12"	MPR Plus	9' X 20'	9-SST	40. PSI	1.38	1.48
	TORO	MINI 8	4"	Q.75	21' ADJUSTABLE	-	40. PSI	0.9	.38
	TORO	MINI 8	4"	Q.75	21' ADJUSTABLE	-	40. PSI	0.9	.38
	TORO	MINI 8	4"	Q.75	21' ADJUSTABLE	-	40. PSI	0.9	.38
	TORO	MINI 8	4"	Q.75	21' ADJUSTABLE	-	40. PSI	0.9	.38
	TORO	MINI 8	4"	1.00	27' ADJUSTABLE	-	40. PSI	1.1	.30
	TORO	MINI 8	4"	1.00	27' ADJUSTABLE	-	40. PSI	1.1	.30
	TORO	MINI 8	4"	1.00	27' ADJUSTABLE	-	40. PSI	1.1	.30
	TORO	MINI 8	4"	1.00	27' ADJUSTABLE	-	40. PSI	1.1	.30
	TORO	MINI 8	4"	1.50	30' ADJUSTABLE	-	40. PSI	1.5	.32
	TORO	MINI 8	4"	1.50	30' ADJUSTABLE	-	40. PSI	1.5	.32
	TORO	MINI 8	4"	1.50	30' ADJUSTABLE	-	40. PSI	1.5	.32
	TORO	MINI 8	4"	1.50	30' ADJUSTABLE	-	40. PSI	1.5	.32
	TORO	570ZXF	6"-12"	MPR Plus	5'r-15'r 90°	5Q-15Q	40. PSI	0.12-1.04	1.54-1.57
	TORO	570ZXF	6"-12"	MPR Plus	5'r-15'r 180°	5H-15H	40. PSI	0.23-2.02	1.70-1.77
	TORO	570ZXF	6"-12"	MPR Plus	5'r-15'r 270°	5TQ-15TQ	40. PSI	0.34-3.00	1.78-1.86
	TORO	570ZXF	6"-12"	MPR Plus	5'r-15'r 360°	5F-15F	40. PSI	0.45-4.20	1.66-1.84
•	TORO	FB-25-PC	6"-12"	MPR Plus	BUBBLER - -		40. PSI	.25	

EQUIPMENT NOTES:
1. EQUIPMENT MOUNTING:
IRRIGATION EQUIPMENT ARE TO BE LOCATED NEXT TO WATER SUPPLY AS SHOWN IN PLAN. THE EQUIPMENT, SHOWN IN PLAN AND TYPICAL ELECTRICAL SCHEMATIC DIAGRAM SHALL BE MOUNTED ON THE BUILDING WALL OR ON A UNISTRUT FRAME SET INTO A 16" X 10" DEEP CONCRETE FOOTING X 6" LONGER THAN BOTH ENDS OF THE UNISTRUT STRUCTURE'S LENGTH.
2. WORK PERFORMANCE:
ALL ELECTRICAL WORK TO BE PERFORMED BY A LICENSED AND INSURED ELECTRICAL CONTRACTOR, IN STRICT COMPLIANCE WITH ALL SECTIONS OF ARTICLE 680 OF THE NATIONAL ELECTRICAL CODE, LATEST EDITION.
3. EQUIPMENT BUFFER.
PLACE EQUIPMENT IN A LOCATION WHICH CAN BE BUFFERED WITH PLANT MATERIAL.
4. IF UYSING TORO MINI 8 SERIES ROTOR, SPECS ARE PROVIDED AS FULL RADIUS, IF ADJUSTING, FLOW SHALL ALSO BE CONSIDERED ADJUSTED. SIMILAR IF USING OTHER BRANDS

STATIONS	GPM	SOURCE
1	17.63	CITY
2	20.25	CITY
3	16.11	CITY
4	13.20	CITY
5	21.09	CITY
6	19.20	CITY
7	20.15	CITY
8	7.90	CITY

IRRIGATION PLAN

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

NORTH

REFER TO SHEET LA 3.1 FOR IRRIGATION NOTES AND DETAILS

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI,FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Landscape Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Landscape Architect and the Landscape Architect's consultant and the Landscape Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project.

COMAS
Orlando Comas, ASLA
LANDSCAPE ARCHITECT
240 Catalonia Ave. Suite 402, Coral Gables, Florida, 33134
ocomas@bellsouth.net 305.283.9382 Lic.0001565

LICENSED LANDSCAPE ARCHITECT Orlando S Comas LA0001565 STATE OF FLORIDA

Orlando S Comas Digitally signed by Orlando S Comas Date: 2025.04.09 15:30:17 -04'00'

NEW RESIDENCE FOR:
MR & MRS
DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FL 33156

revisions
1 12/04/2024 - SITE PLAN

date
issued
drawn
checked
project no. 2341

sheet no.
LA-3.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LA 3.0 IRRIGATION PLAN.pdf

IRRIGATION SPECIFICATIONS

1. *GENERAL*

1.1 THE PROJECT LIMITS FOR THE IRRIGATION SYSTEM IS THE AREA SHOWN IN THE SHEETS, OR ALL THE SHEETS PROVIDED IN THE IRRIGATION PLANS.

1.2. UNLESS SPECIFIED OTHERWISE THESE SPECIFICATIONS INTEND TO INCLUDE EVERYTHING REQUIRED AND NECESSARY FOR THE COMPLETE AND PROPER INSTALLATION OF THE IRRIGATION SYSTEM, WHETHER EACH ITEM IS INCLUDED GRAPHICALLY OR IN TEXT FORM HEREIN OR NOT.

1.3. ALL WORK TO BE INSTALLED ACCORDING TO AND MEET ALL LOCAL AND COUNTY CODES AND ORDINANCES AND FOLLOW APPROVED IRRIGATION PLANS.

1.4. IRRIGATION CONTRACTOR SHALL VERIFY IF THE METER OR SUB-METER OR BOTH SPECIFIED IN THE PLAN ARE IN FACT THE SAME AS EXISTING IN THE PROPERTY AND THEIR SIZE IS THE SAME, AS WELL AS THE PRESSURE AT THE WATER METER. VERIFICATION SHALL ALSO BE CARRIED OUT BY IRRIGATION CONTRACTOR IF USING AN EXISTING WELL.

1.5. ELECTRICAL DEVICES SHALL CARRY UNDERWRITER'S LABORATORY LABELS.

1.6. REFERENCES:

1.6.1. ASTMD2241 - POLYVINYL CHLORIDE PLASTIC PIPE.

1.6.2. ASTMD2564 - SOLVENT CEMENT FOR POLYVINYL CHLORIDE PLASTIC PIPE AND FITTINGS.

1.7. ALL MATERIALS, QUANTITIES, SIZES, SPRINKLER LOCATIONS AND TYPES, VALVES LOCATIONS AND TYPES, AND ANY OTHER IRRIGATION SYSTEM COMPONENT AND/OR INFORMATION CONTAINED IN THIS PLAN SHALL BE VERIFIED BY THE IRRIGATION CONTRACTOR PRIOR TO BIDDING AND ENTERING INTO CONTRACT WITH THE OWNER OR GENERAL CONTRACTOR. THIS PLAN IS DIAGRAMATICAL AND THEREFORE SITE CONDITION, SCALE OF THE PLAN AND CHANGES DURING CONSTRUCTION, MAY AFFECT THE LOCATION OF THE IRRIGATION SYSTEM COMPONENTS.

1.8. THE IRRIGATION CONTRACTOR SHALL MODIFY AND/OR ADJUST THE SYSTEM AS REQUIRED SO AS TO COMPLY WITH FULL COVERAGE AND DESIGN INTENT. BY COVERAGE IT IS MEANT THE AREA OF LANDSCAPE WATERED BY A SPRINKLER OR GROUPING OF SPRINKLERS.

1.9. PERFORMANCE SPECIFICATIONS VARY BETWEEN DIFFERENT MANUFACTURERS AND WITHIN SAME MANUFACTURER FROM YEAR TO YEAR, THEREFORE IRRIGATION CONTRACTOR SHALL VERIFY PRIOR TO BIDDING AND ENTERING INTO CONTRACT WITH OWNER OR GENERAL CONTRACTOR, THAT ALL EQUIPMENT, SIZES, AND DIMENTIONS INCLUDING SPRINKLER HEADS, PUMP IF REQUIRED, MAINLINES, VALVES AND LATERAL PIPING WILL PROVIDE THE FULL COVERAGE REQUIRED. SHOULD THE CONTRACTOR FIND A DISCREPANCY, ERROR OR OMISSION HE SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY TO MAKE THE NECESSARY REVISION TO THE PLAN.

1.10. IRRIGATION CONTRACTOR BY ENTERING INTO CONTRACT WITH OWNER AND/OR GENERAL CONTRACTOR ACCEPTS THAT THE LANDSCAPE ARCHITECT HAS THE RIGHT AS OWNER'S AUTHORIZED REPRESENTATIVE TO AT ANY STAGE OF THE WORKS, INSPECT, ACCEPT OR REJECT ANY AND ALL WORK AND MATERIALS WHICH, IN HIS OPINION, DO NOT MEET THE REQUIREMENTS OF THE DESIGN INTENT.

1.11. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR KEEPING THE WORK PREMISSES CLEAN OF DEBRIS, AND FOR REMOVING ALL DEBRIS CAUSED BY HIS WORK FROM THE SITE EVERYDAY AND AT THE END WHEN WORK IS COMPLETED.

1.12. PIPING IN ISLANDS OR NARROW BEDS SHALL RUN TO ONE SIDE OF THE ISLAND OR BED TO ALLOW FOR PLANTING. THIS INCLUDES MAINLINES AND ELECTRICAL WIRES. PIPING AND WIRING SHOULD BE INSTALLED AFTER ALL THE LARGE PLANT MATERIAL HAS BEEN INSTALLED.

1.13. ALL SPRINKLER HEADS SHALL MEET THE PERFORMANCE CALLED FOR IN THIS PLAN, AND SHALL ALL BE FROM ONE SINGLE MANUFACTURER. ALTHOUGH ALL SHRUB HEADS ARE SPECIFIED WITH A RADIUS, CONTRACTOR SHALL ACCORDING TO SITE CONDITIONS AND SPACE REQUIREMENTS, USE THE REQUIRED HEAD AND IN SOME CASES A DIFFERENT PATTERN. ROTORS ARE SHOWN GRAPHICALLY AS ONE PATTERN, USE ADJUSTABLE PART-CIRCLE AS REQUIRED. SPACING SHALL ALSO BE ADJUSTED SO AS NOT TO OVERTHROW WATER INTO IMPERVIOUS AREAS.

1.14. ALL VALVES SHALL BE INSTALLED INSIDE A PLASTIC VALVE BOX OF A SIZE PROPER TO THE VALVE(S) SIZE. VALVE BOXES SHALL BE INSTALLED OVER 3" OF GRAVEL FOR DRAINAGE AND THE TOP LEVEL WITH FINISHED GRADE.

1.15. ALL WIRE TO/FROM CONTROLLER TO THE ELECTRIC VALVES SHALL BE #14, DIRECT BURIAL UNDERGROUND FEED TYPE AND ALL CONNECTIONS SHALL BE WATERPROOF DIRECT BURIAL CONNECTORS AND SPLICES. ALL WIRE SHALL BE PLACED BELLOW THE PVC MAINLINES OR LATERAL LINES PIPES FOR PROTECTION OF THE WIRE, AND SHALL BE PLACED LOOSELY TO ALLOW FOR CONTRACTION.

1.16. THURST BLOCKS SHALL BE PLACED AT ALL CHANGES IN DIRECTION OF THE MAIN LINE.

1.17. TRENCHING BACKFILL SHALL BE FREE OF ROCKS, STONES, OR ANY OTHER DEBRIS WHICH MAY DAMAGE THE PIPES AND WIRES.

1.18. ALL SPRAY NOZZLES (TYPE TORO 570MPR OR SIMILAR) ARE TO BE INSTALLED IN TOP OF POP-UP SPRAY BODIES (TYPE TORO 570Z PRO OR SIMILAR) SPRAYS TO BE 6" LONG IN SOD AREAS AND 12" IN AREAS OF SHRUBS AND GROUND COVERS. PART OF THE SPRAY BODIES MAY NEED TO BE ABOVE GRADE IN ORDER FOR THE 12" POP UP SPRAY TO GO ABOVE THE SHRUBS OR GROUND COVERS. IRRIGATION CONTRACTOR SHALL, BEFORE INSTALLING, DISCUSS THE DIFFERENT PLANT SPECIES AND THEIR PROPOSED HEIGHT TO DETERMINE THE INSTALLATION HEIGHT OF EACH SPRINKLER.

1.19. SOME MUNICIPALITIES AND COUNTIES DO NOT ALLOW TO INSTALL IRRIGATION ZONES (STATIONS) WITHIN THE RIGHT OF WAY AREA, THEREFORE NO IRRIGATION WITHIN THE RIGHT OF WAY MAY NOT BE SHOWN IN THE IRRIGATION PLAN. IF OWNER HAS PERMIT TO INSTALL IRRIGATION WITHIN RIGHT OF WAY, OWNER AND IRRIGATION CONTRACTOR SHALL COORDINATE EXTRA ZONE(S) WITH RIGHT OF WAY.

2. *MANUFACTURING QUALIFICATIONS*

2.1. IRRIGATION CONTRACTOR SHALL PROVIDE ALL IRRIGATION SYSTEM AS ONE UNIT AND ALL COMPONENTS BY APPROVED MANUFACTURERS SPECIFIED FOR ALL OF THE WORK. THIS INCLUDES, IRRIGATION HEADS OF ALL TYPES, VALVES, PIPING CIRCUITS, CONTROLLERS, BACK FLOW PREVENTERS EITHER ATMOSPHERIC OR RZP AS SHOWN IN THE PLAN AND DETAILS, CONTROLLERS, PUMPS IF REQUIRED, RELAYS, RAIN SENSORS AND ANY OTHER REQUIRED ACCESSORIES.

2.2. IRRIGATION CONTRACTOR SHALL BE LICENSED AND INSURED AS REQUIRED IN MEETING ALL OF GENERAL CONTRACTOR AND/OR OWNER'S REQUIREMENTS. ALL IRRIGATION CONTRACTOR EMPLOYEE INVOLVED IN THE INSTALLATION OF THE SYSTEM SHALL BE TRAINED EMPLOYEES OF THE IRRIGATION CONTRACTOR.

2.3. CONTRACTOR SHALL INCLUDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE THE WORK DETAILED AND INTENDED IN THIS PLAN.

3. *SUBMITTALS*

3.1. IRRIGATION CONTRACTOR SHALL PROVIDE OWNER WITH TWO COPIES OF THE MANUFACTURER'S SPECIFICATION AND/OR MANUAL FOR THE IRRIGATION CONTROLLER AND AN AS BUILT PLAN SHOWING THE LOCATION OF THE IRRIGATION MAINLINES AND VALVES. THE DRAWING SHALL BE ON A 24" X 36" PAPER PLAN SHOWING THE PERIMETER OF THE PROPERTY AND THE PERIMETER WALLS OF THE STRUCTURE AND ALL HARDSCAPE INCLUSIVE OF POOL, DECKS, PLANTERS AND WALKWAYS.

3.2. IRRIGATION CONTRACTOR SHALL PROVIDE OWNER WITH INSTRUCTIONS REGARDING SCHEDULING OF IRRIGATION CONTROLLER AND MAINTENANCE OF THE SYSTEM.

3.3. IRRIGATION CONTRACTOR SHALL PROVIDE OWNER WITH WRITTEN SCHEDULE SHOWING LENGTH OF TIME EACH STATION (VALVE) IS TO BE OPEN TO SERVE AS A GUIDE. INCLUDING IF DIFFERENT LENGTH OF TIME, IF ANY, ACCORDING TO SEASONS IF NECESSARY.

4. *IRRIGATION CONTRACTOR'S RESPONSIBILITIES*

4.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR BIDDING AND ENTERING INTO CONTRACT WITH THE OWNER OR GENERAL CONTRACTOR.

4.2. IT SHALL BE THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO PROTECT CURBS, WALLS, UTILITIES,SIDEWALKS, DRIVEWAYS, ANY CONCRETE WORK(S) AND ANY OTHER EXISTING FEATURES FROM DAMAGE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS OR THE COST OF REPAIRS OF ANY DAMAGE CAUSED BY HIM, HIS EMPLOYEES AS WELL AS ANY EQUIPMENT BEING USED BY IRRIGATION CONTRACTOR TO THE OWNER OF ANYTHING DAMAGED WITHIN THE PROPERTY.

4.3. IRRIGATION CONTRACTOR SHALL REQUEST FROM OWNER AND/OR GENERAL CONTRACTOR THE LICENSURE AND ALL INSURANCE REQUIREMENTS THAT IRRIGATION CONTRACTOR MUST MEET.

4.4. IRRIGATION CONTRACTOR SHALL REQUEST ALL NECESSARY INSPECTIONS FROM MUNICIPALITY AND/OR COUNTY AND OBTAIN A FINAL INSPECTION OF SYSTEM APPROVAL.

4.5. IN ALL AREAS WHERE IRRIGATION CONTRACTOR HAS WORKED , THOSE AREAS SHALL BE BROUGHT BACK TO ITS ORIGINAL GRADE AS EXISTED BEFORE INSTALLATION WORKS BEGAN.

5. *MATERIALS*

5.1. BACKFLOW PREVENTER ARE REQUIRED BY LOCAL CODES AND ORDINANCES. BACKFLOW PREVENTER IF REQUIRED SHALL BE PLACED 18" MIN. ABOVE THE HIGHEST SPRINKLER HEAD. IF HEADS ABOVE 18" ABOVE GRADE ARE INCLUDED IN THE SYSTEM DESIGN AN RPZ VACUUM BRAKER SHALL BE INSTALLED INSTEAD OF THE STANDARD AVB USED WHEN ALL HEADS ARE AT GROUND LEVEL.
5.2. AUTOMATIC CONTROLLER AS SPECIFIED IN THE PLAN OR EQUAL. THE CONTROLLER SHALL INCLUDE PROGRAMMABLE MASTER VALVE AND PUMP START BY STATION AND RAIN SENSOR CONNECTION. IF USING WELL WATER, IT SHALL INCLUDE A PUMP START. THE CONTROLLER SHALL INCLUDE A 5 YEAR MANUFACTURER'S WARRANTY.
5.3. CONTROL VALVES.
5.3.1. AUTOMATIC VALVES: THE AUTOMATIC CONTROL VALVES SHALL BE TORO (OR SIMILAR) PLASTIC VALVES OPERATED BY DC-LATCHING SOLENOIDS, NORMALLY CLOSED, WITH MANUAL FLOW ADJUSTMENT.

5.3.2. VALVE ENCLOSURE BOXES ARE TO BE FILLED WITH A MINIMUM OF 3" OF WASHED GRAVEL BELOW PIPE LEVEL TO ENSURE ADEQUATE DRAINAGE

5.4. PIPE. MAIN LINE PIPING SHALL BE SCHEDULE 40 (PVC) SOLVENT-WELD PIPE. PIPE SHALL CARRY THE N.S.F. SEAL OF APPROVAL AND MEET THE FOLLOWING SPECIFICATIONS: ASTM D-2241, SDR 21 OR LATEST REVISIONS. LATERALS SHALL BE CLASS 160 PVC, SDR 26, SOLVENT-WELD PIPE EXCEPT 1" PIPE, WHICH MAY BE CLASS 200 PVC, SDR 21.

5.5 SLEEVES SHALL BE TWICE THE NOMINAL SIZE OF THE PIPE TO BE CARRIED WITHIN, UNLESS NOTED DIFFERENTLY. SLEEVES FOR CONTROL WIRE ONLY SHALL BE 2" DIAMETER, PLACED ALONGSIDE (OR ABOVE) EACH SLEEVE FOR THE MAINLINE.
5.5.1. UNDER WALKS, PAVING AND WHERE INDICATED ON DRAWINGS, INSTALL SCHEDULE 40 PVC (ASTM D-1785) FOR SLEEVES 4" DIAMETER AND SMALLER. SLEEVES 6" AND LARGER SHALL BE CLASS 200 PVC. TAPE ENDS OF SLEEVES AND MARK SLEEVE LOCATIONS WITH ABOVE GRADE STAKES WITH APPROPRIATE ANNOTATION, I.E.. "IRRIGATION SLEEVES". STAKES SHALL BE PROTECTED.
5.6. PVC PIPE FITTINGS SHALL BE SOLVENT WELD SCHEDULE 40 STANDARD WEIGHT. ATTACHMENT SHALL BE MADE WITH BOTH A PRIMER AND SOLVENT CEMENT, AS APPROVED BY THE MANUFACTURER.
5.7. SPRINKLER HEADS.
5.7.1. THE SPRAY HEADS SHALL BE TORO'S 570Z-PRO SERIES OR SIMILAR, WITH MATCHED PRECIPITATION RATE (MPR) NOZZLES AND TORO'S PRESSURE-COMPENSATING INSERT DISC. THE HEAD SHALL FEATURE A 6" POP-UP (EXCEPT GROUNDCOVER AND FLOWER-BED AREAS WHERE 12" HIGH-POPS SHALL BE USED, WITH BOTTOM INLETS), AND SHALL HAVE THE X-FLOW SHUTOUT DEVICE INSTALLED IN THE RISER TO PREVENT EXCESSIVE WATER LOSS IN CASE A NOZZLE IS REMOVED INTENTIONALLY, OR BY ACCIDENT.
5.7.2. THE SPRAY HEAD NOZZLES SHALL BE TORO PSN NOZZLES OR SIMILAR WITH NO MORE THAN 1" PER HOUR PRECIPITATION RATE. THEY SHALL COME IN STANDARD ARC SETTINGS AND NOT BE ADJUSTABLE OTHER THAN RADIUS REDUCTION.
5.7.3. THE FLOOD-BUBBLER NOZZLES SHALL BE TORO #FB-25-PC (PRESSURE-COMPENSATING) ON 2" 570Z BODIES OR SIMILAR.
5.7.4. SPRINKLER RISERS. SPRINKLER HEADS ARE TO BE CONNECTED TO THE LATERALS BY 'BLUE STRIPE SWINGPIPE' OR FLEXIBLE CUT-OFF RISERS.
5.7.5. DRIP IRRIGATION. CONTINUOUSLY SELF-FLUSHING, PRESSURE-COMPENSATING DRIPLINE BY TORO OR SIMILAR. THE DRIPLINE SHALL CONSIST OF NOMINAL SIZED ONE-HALF INCH LOW DENSITY, LINEAR POLYETHYLENE TUBING HOUSING INTERNAL PRESSURE COMPENSATING, CONTINUOUSLY SELF-FLUSHING, INTEGRAL DRIP EMITTERS. THE TUBING SHALL BE BLACK IN COLOR, WITH RED STRIPES. THE EMITTERS SHALL PROVIDE 'ROOTGUARD' PROTECTION USING THE PRE-EMERGENT TREFLAN, WHICH IS NON-TOXIC AND GUARD AGAINST ROOT INTRUSION BY DIVERTING ROOT GROWTH AWAY FROM THE EMITTER OUTLET. THE EMITTERS SHOULD HAVE THE ABILITY TO INDEPENDENTLY REGULATE DISCHARGE RATES, WITH AN OUTPUT PRESSURE OF BETWEEN 15-40 PSI, AT A CONSTANT FLOW. THE EMITTER DISCHARGE RATE SHALL BE 1.02 GALLONS PER HOUR, UTILIZING A COMBINATION TURBULENT FLOW/REDUCED PRESSURE CELL MECHANISM AND A DIAPHRAGM TO MAINTAIN UNIFORM DISCHARGE RATES. THE EMITTERS SHALL CONTINUOUSLY CLEAN THEMSELVES WHILE IN OPERATION. THE DRIPLINE SHALL HAVE THE EMITTERS SPACED 18" APART. FOR EACH DRIP-ZONE, USE THE DRIP-ZONE VALVE KIT: TORO #DZK-700-LF OR SIMILAR.
5.8. PRESSURE PUMP. IF NECESSARY, A CENTRIFUGAL BOOSTER PUMP SHALL BE PROVIDED TO INCREASE THE WATER PRESSURE FROM THE EXISTING LEVELS. UNIT SHALL BE MOUNTED ON 4" THICK CONCRETE PAD AND ENCLOSED BY A HOTBOX "PG" SERIES COVER OR SIMILAR, IF OUTSIDE. INSTALL IRRITROL'S PUMP-START RELAY: MODEL #SR-1 OR SIMILAR BETWEEN CONTROLLER AND BOOSTER PUMP.
5.9. WIRELESS RAIN SENSOR. THE SENSOR SHALL BE TORO'S WIRELESS RAIN-SENSOR OR SIMILAR. THE WIRELESS SENSOR SHALL BE MOUNTED WITHIN 20 FEET OF THE CONTROLLER IN A MANNER THAT THERE IS NO OVERHEAD OBSTRUCTION OVER SENSOR. A WIRED SENSOR WILL BE ACCEPTED.

6. EXECUTION

6.1. WATER SUPPLY LOCATION IS TO BE DETERMINED BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR CONNECTION TO SUPPLY LINE AND INSTALLING ALL EQUIPMENT. THE IRRIGATION INSTALLER IS TO INSTALL THIS SYSTEM PER THE AVAILABLE FLOW AND PRESSURE AT THE EXISTING WATER SOURCE (WELL/METER, ETC...) AND ADJUST ZONE CAPACITIES ACCORDINGLY.
6.2. THE IRRIGATION PLAN IS DIAGRAMMATIC TO THE EXTENT THAT ALL SITE INFORMATION AND COMPONENTS ARE NOT NECESSARILY SHOWN AS THEY WILL EXIST ON SITE.
6.3. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING FULL COVERAGE IRRIGATED AREAS AS TO SPACING AND PRECIPITATION RATES BEING MATCHED AND SHALL MAKE ANY NECESSARY ADJUSTMENTS TO THE INFORMATION IN THE IRRIGATION PLAN. (REFER ALSO TO ALL SPECIFICATIONS INCLUDED IN ITEM 1. GENERAL, OF THESE SPECIFICATIONS.) REGARDING IRRIGATION CONTRACTOR HAVING BEEN INSTRUCTED TO REVIEW ALL INFORMATION IN PLAN, SECTIONS AND SPECIFICATION PRIOR TO BIDDING AND ENTERING INTO CONTRACT WITH OWNER AND/OR GENERAL CONTRACTOR.
6.4. TRENCHING SHALL BE MADE WIDE ENOUGH TO ALLOW FOR 6 INCHES MINIMUM BETWEEN PARALLEL LINES.
6.5. A MINIMUM OF 12 INCHES COVER SHALL BE HELD OVER LATERALS AND CONTROL WIRES. MAIN LINES SHALL HAVE AN 18 INCHES COVER (MINIMUM 16 INCHES) BELLOW FINISHED GRADE.
6.6. ALL SLEEVING REQUIRED, SHOWN IN THE PLAN OR NOT, SHALL BE INSTALLED BY THE IRRIGATION CONTRACTOR IN COORDINATION WITH GENERAL CONTRACTOR. VERIFY LOCATION OF SLEEVES SHOWN IN PLAN WITH GENERAL CONTRACTOR SINCE SITE CHANGES MAY HAVE OCCUR.
6.7. TRENCHING SHALL BE MADE WIDE ENOUGH TO ALLOW FOR 6 INCHES MINIMUM BETWEEN PARALLEL LINES.
6.8. A MINIMUM OF 12 INCHES COVER SHALL BE HELD OVER LATERALS AND CONTROL WIRES. MAIN LINES SHALL HAVE AN 18 INCHES COVER (MINIMUM 16 INCHES) BELLOW FINISHED GRADE.
6.9. ALL SLEEVING REQUIRED, SHOWN IN THE PLAN OR NOT, SHALL BE INSTALLED BY THE IRRIGATION CONTRACTOR IN COORDINATION WITH GENERAL CONTRACTOR. VERIFY LOCATION OF SLEEVES SHOWN IN PLAN WITH GENERAL CONTRACTOR SINCE SITE CHANGES MAY HAVE OCCUR.
6.10. TYPICALLY, AS A GUIDELINE, PIPE SIZING SHALL CONFORM TO THE FOLLOWING GUIDELINES:

a)	00-06 GPM	= 1/2 INCH	E)	27-35 GPM	=	1-1/2 INCH
b)	07-10 GPM	= 3/4 INCH	F)	36-55 GPM	=	2" INCH
c)	11-16 GPM	= 1 INCH	G)	56-80 GPM	=	2.5" INCH
d)	17-26 GPM	= 1-1/4 INCH				

6.11. PIPE MAY BE ASSEMBLED AND WELDED ON THE SURFACE. PLASTIC PIPE AND FITTINGS SHALL BE SOLVENT WELDED USING SOLVENTS AND METHODS AS RECOMMENDED BY MANUFACTURER OF THE PIPE, EXCEPT WHERE SCREWED CONNECTIONS ARE REQUIRED. PIPE AND FITTINGS SHALL BE THOROUGHLY CLEANED OF DIRT, DUST AND MOISTURE BEFORE APPLYING SOLVENT.
6.12. MAKE ALL CONNECTIONS BETWEEN PLASTIC PIPE AND METAL VALVES OR STEEL PIPE WITH THREADED FITTINGS USING PLASTIC MALE ADAPTERS.
6.13. USE ONLY TEFLON TAPE FOR SEALING HEADS AND RISER ASSEMBLIES WHEN REQUIRED.
6.14. THOROUGHLY FLUSH OUT WATER LINES AND BEFORE INSTALLING HEADS AND VALVES. TEST IN ACCORDANCE WITH INDUSTRY STANDARDS AND PIPE RATINGS. UPON COMPLETION OF THE TESTING, THE IRRIGATION CONTRACTOR SHALL COMPLETE ASSEMBLY AND ADJUST SPRINKLER HEADS FOR PROPER DISTRIBUTION.
6.15. INSTALL GROUNDING PER PUMP SPECIFICATIONS IF A WELL/PUMP IS BEING USED.
AFTER COMPLETION OF GRADING, LANDSCAPING AND SODDING, IRRIGATION CONTRACTOR SHALL PERFORM ANY FINAL ADJUSTMENTS TO THE SYSTEM WHICH MIGHT BE DEEMED NECESSARY.

7. *GUARANTEE*

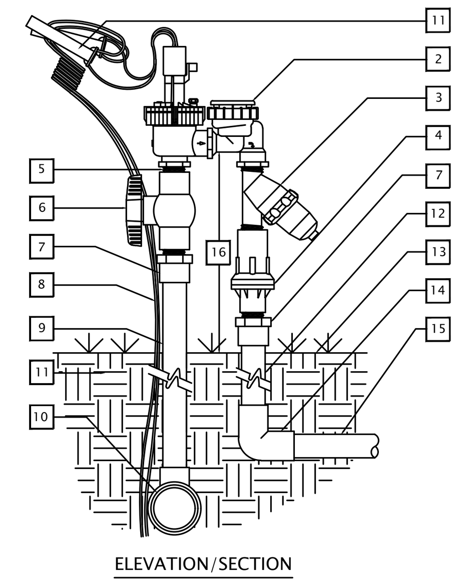
7.1. THE IRRIGATION CONTRACTOR SHALL PROVIDE A WARRANTY TO THE EFFECT THAT ALL MATERIALS AND WORK BY HIM/HER IN INSTALLING THE IRRIGATION SYSTEM IS WARRANTED FOR ONE YEAR, SHALL BE FREE FROM DEFECTS AND FAULTY WORKMANSHIP AND THAT ANY DEFECTIVE MATERIAL OR WORK SHALL BE PROMPTLY REPAIRED OR REPLACED WITHOUT ADDITIONAL COST TO THE OWNER.
7.2. IRRIGATION CONTRACTOR SHALL REPAIR ANY SETTLING OF BACKFILLED TRENCHES WHICH MAY OCCUR DURING WARRANTY PERIOD.
7.3. IRRIGATION CONTRACTOR SHALL RESTORE ANY AND ALL DAMAGED PLANTING, PAVING, OR ANY OTHER IMPROVEMENT WHICH HAS BEEN DAMAGED BY HIS WORK, INCLUDING EQUIPMENT, VEHICLES OR EMPLOYEES, DURING THE WARRANTY PERIOD.

8. *DEFINITIONS*

8.1. RISER. A RISER IS A LENGTH OF PIPE WHICH HAS MALE NOMINAL PIPE THREADS ON EACH END. USUALLY AFFIXED TO A LATERAL OR SUBMAIN TO SUPPORT A SPRINKLER OR ANTI-SIPHON VALVE.
8.2. SPRAY HEAD. A SPRAY HEAD IS A TYPE OF FIXED SPRAY SPRINKLER THAT POPS UP FROM UNDERGROUND AND WATERS A SET PATTERN, USUALLY FROM 5 TO 15 FEET IN RANGE.
8.3. SPRINKLER. A SPRINKLER IS A HYDRAULICALLY OPERATED MECHANICAL DEVICE WHICH DISCHARGES WATER THROUGH A NOZZLE.
8.4. SWING JOINT. A SWING JOINT IS A THREADED CONNECTION OF PIPE AND FITTINGS BETWEEN THE PIPE AND SPRINKLER WHICH ALLOWS MOVEMENT TO BE TAKEN UP IN THE THREADS RATHER THAN AS A SHEER FORCE ON THE PIPE. ALSO USED TO RAISE OR LOWER SPRINKLERS TO A FINAL GRADE WITHOUT PLUMBING CHANGES.
8.5. ZONE. A ZONE OR STATION IS A SECTION OF AN IRRIGATION SYSTEM SERVED BY A SINGLE CONTROL VALVE. ZONES ARE COMPRISED OF SIMILAR SPRINKLER TYPES. NO SPRINKLER HEADS OF DIFFERENT PRECIPITATION HEADS SHALL BE USED IN ANY ONE SINGLE ZONE (STATION).

9. SUMMARY

9.1. CONTRACTOR SHALL CONSULT WITH GENERAL CONTRACTOR AND ANY OTHER ENTITY REGARDING THE LOCATION OF ANY AND ALL EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES AS WELL AS PROPOSED WORK REQUIRING EXCAVATION IN AREAS WHERE IRRIGATION SYSTEM WILL TAKE PLACE. IRRIGATION CONTRACTOR SHALL NOTIFY GENERAL CONTRACTOR AND OWNER (BOTH) IF A CONFLICT IS DETECTED WHICH WILL AFFECT INSTALLATION OF IRRIGATION SYSTEM AND/OR EQUIPMENT.
9.2. IRRIGATION CONTRACTOR SHALL CALL 811, 48 HOURS PRIOR TO DIGGING TO AVOID DAMAGING VITAL UTILITIES IN AREAS OF THE RIGHT OF WAY.
9.3. STARTING WORK BY IRRIGATION CONTRACTOR CONSTITUTES ACCEPTANCE OF CONTRACTUAL AND SITE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. AFTER STARTING WORK AND THEREFORE ACCEPTANCE OF SUCH CONDITIONS, THE IRRIGATION CONTRACTOR SHALL AT HIS EXPENSE, BE RESPONSIBLE FOR CORRECTING ALL UN-SATISFACTORY AND DEFECTIVE WORK RESULTING FROM SUCH UNSATISFACTORY CONDITIONS.
9.4. IRRIGATION SYSTEM LAYOUT MAY NOT BE SHOWN WITHIN THE RIGHT-OF-WAY OF THE PROPERTY DUE TO SOME MUNICIPALITIES NOT ALLOWING IT TO BE SHOWN. HOWEVER, IRRIGATION CONTRACTOR SHALL AT TIME OF ENTERING INTO INSTALLATION CONTRACT WITH OWNER AND/OR GENERAL CONTACTOR, INCLUDE THE IRRIGATION ZONE(S) NECESSARY TO PROVIDE FULL COVERAGE IRRIGATION TO THE AREAS WITHIN THE RIGHT-OF WAY.



ELEVATION/SECTION
MIN. FLOW RATE - 0.25GPM
MAX. FLOW RATE - 8.0 GPM

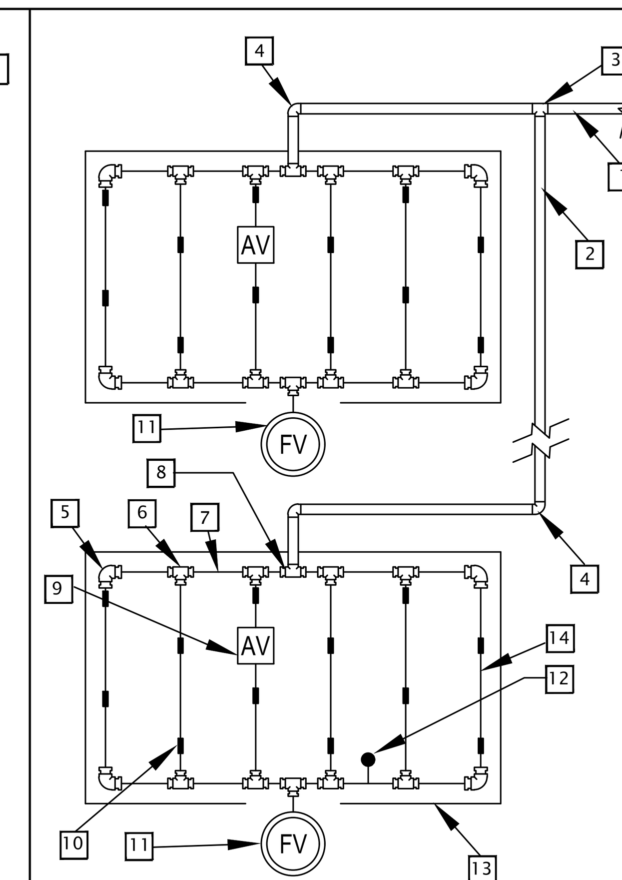
LEGEND

1. CONTROL WIRES WITH 12" SERVICE COIL AND WATER PROOF WIRE CONNECTIONS, DBY OR EQUAL.
2. TORO EZF-29-03 ANTI-SIPHON VALVE (*).
3. TORO 150 MESH Y-FILTER (*).
4. TORO 25 PSI LOW FLOW PRESSURE REGULATOR (*).
5. SCH 80 PVC CLOSE NIPPLE (*).
6. SCH 40 PVC BALL VALVE (*).
7. SCH 40 PVC MALE ADAPTER.
8. CONTROL WIRES TO CONTROLLER.
9. PVC MAINLINE PER SPECIFICATIONS.
10. PVC MAINLINE FITTING.
11. NATIVE SOIL PER SPECIFICATIONS.
12. PVC LATERAL LINE PER SPECIFICATIONS.
13. FINISH GRADE.
14. PVC SCH 40 ELL (SxS).
15. LATERAL LINE TO DRIP SYSTEM.
16. HEIGHT ABOVE GRADE PER LOCAL CODES (6" MINIMUM).
(*) PARTS IN DRIP ZONE KIT.

DRIP ZONE KIT DETAIL
N.T.S

NOTES:

1. LOCATE STAPLES ALONG TUBING AT 4' - 6' ON CENTER AND AT ALL FITTINGS (TEES, ELLS, ETC.)..
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER:
065-190E - TORO COMPANY - IRRIGATION DIVISION - TORO DRIP ZONE KIT_ DZK-2711-075-LF OR ANOTHER REQUIRED KIT MODEL AND SPECIFICATIONS.



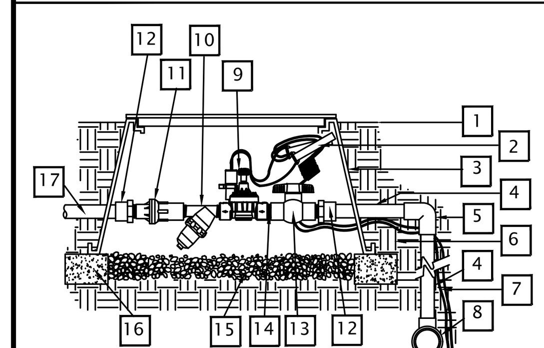
LEGEND

1. PVC LATERAL LINE FROM DRIP ZONE KIT.
2. PVC SUPPLY MANIFOLD.
3. PVC TEE (SxSxS).
4. PVC ELL (SxS).
5. TORO LOC-EZE ELL (FEE16).
6. TORO LOC-EZE TEE (FTT16).
7. TORO BLUE STRIPE POLY TUBING (EHD1645-XXX) AT SUPPLY AND FLUSH END OF EACH ISLAND.
8. TORO LOC-EZE TEE X 1/2" SLIP ADAPTER (FTV16).
9. TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34) PLUMBED TO TUBING AT HIGH POINT.
10. TORO DL2000 DRIPLINE LATERAL (RGP-XXX-XX).
11. TORO DL2000 AUTOMATIC FLUSH VALVE (FCH-H-FIPT) PLUMBED TO TUBING AT LOW POINT.
12. TORO DL2000 OPERATION INDICATOR (DL-MP9), OPTIONAL.
13. ISLAND PERIMETER.
14. PERIMETER LATERALS 2" TO 4" FROM EDGE.

DRIP TYPICAL LAYOUT - PLAN VIEW
N.T.S

NOTES:

1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH. SEE TORO SUBSURFACE IRRIGATION DESIGN GUIDE (FORM #ALT111).
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER : 065-188M - TORO COMPANY - IRRIGATION DIVISION - DL2000® ISLAND LAYOUT A



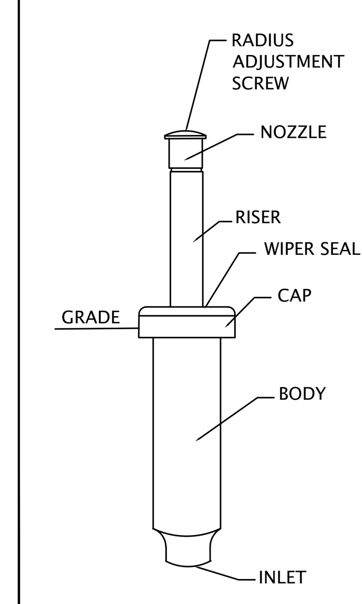
DRIP SECTION ZONE DETAIL DETAIL
N.T.S
MIN. FLOW RATE - 0.25 GPM
MAX. FLOW RATE - 8.0 GPM

NOTES:

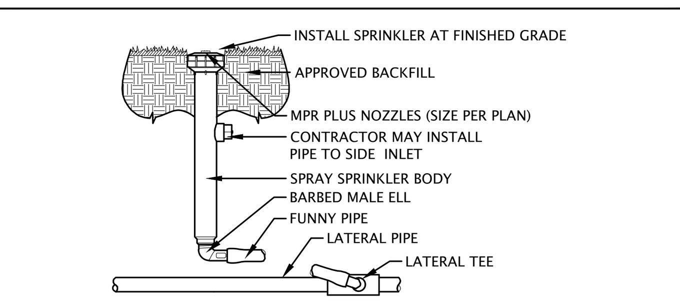
1. LOCATE STAPLES ALONG TUBING AT 4' - 6' ON CENTER AND AT ALL FITTINGS (TEES, ELLS, ETC.)..
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER:
065-190E - TORO COMPANY - IRRIGATION DIVISION - TORO DRIP ZONE KIT_ DZK-2711-075-LF OR ANOTHER REQUIRED KIT MODEL AND SPECIFICATIONS.

LEGEND:

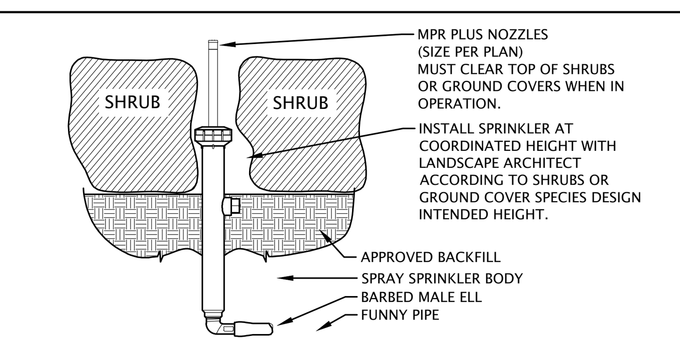
1. FINISH GRADE.
2. CONTROL WIRES WITH 36" SERVICE COIL AND WATER PROOF CONNECTION.
3. RECTANGULAR PLASTIC VALVE BOX.
4. PVC MAINLINE PER SPECIFICATIONS
5. SCH 40 PVC ELL
6. SUBSOIL
7. CONTROL WIRES TO CONTROLLER.
8. MAIN LINE FITTING
9. TORO TPVF100 INLINE VALVE (OR SIMILAR)
10. TORO 150 MESH Y-FILTER (OR SIMILAR)
11. TORO 25 PSI LOW FLOW PRESSURE REGULATOR (OR SIM ILAR)
12. SCH 40 PVC MALE ADAPTER
13. SCH 40 PVC BALL VALVE (*).
14. SCH 80 PVC CLOSE NIPPLE (*).
15. PEA GRAVEL SUMP, MINIMUM 6" DEEP.
16. BRICK SUPPORTS (4 COMMON BRICKS REQUIRED).
17. LATERAL LINE TO DRIP SYSTEM.



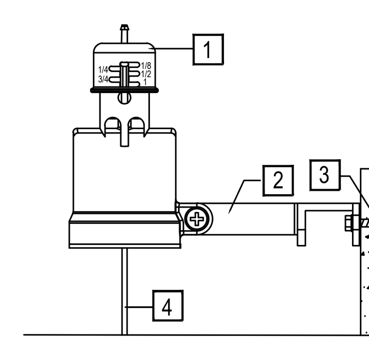
SPRINKLER HEAD NOMENCLATURE
N.T.S



12" POP-UP SPRINKLER ON POLY SWING JOINT DETAIL.
N.T.S



ALTERNATE POP-UP SPRINKLER BODY HEIGHT ABOVE GROUND COVERS.
N.T.S



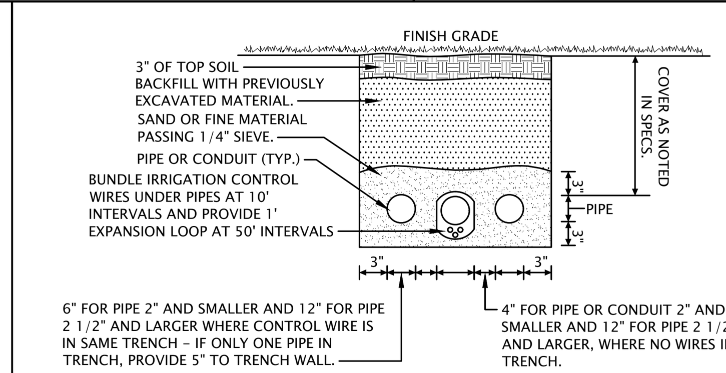
LEGEND

1. RAIN SENSOR .
2. ADJUSTABLE MOUNTING BRACKET
3. ATTACHMENT TO FENCE, FASCIA OR WALL
4. WIRE TO CONTROLLER.

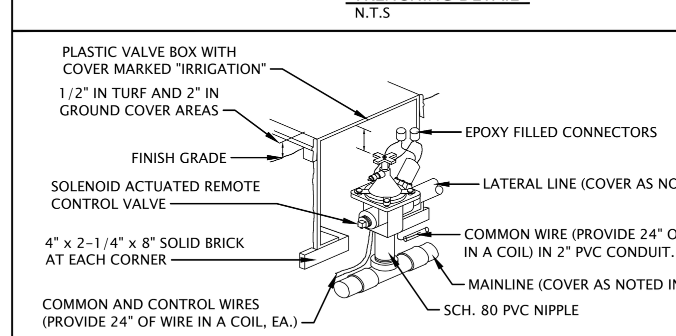
RAIN SENSOR DETAIL
N.T.S

NOTES:

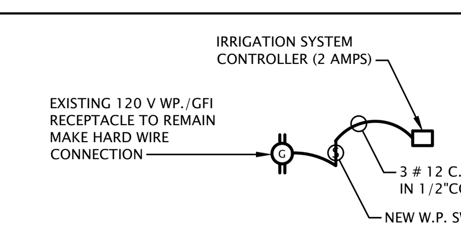
1. DETAIL MAY VARY ACCORDING TO SENSOR MANUFACTURER (VERIFY)
2. REFER TO PLAN FOR SENSOR LOCATION
3. MOUNT SENSOR VERTICALLY. DO NOT PLACE UNDER EVE , TREE CANOPY OR ANY OVERHEAD OBSTRUCTIONS. LOCATE WITHIN 300 FEET OF SENSOR RECEIVER AND CONTROLLER.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, CONTRACTORS, AND OTHER CONSULTANTS AND DESIGN ROFESSIONALS FOR GENERAL REFERENCE PURPOSES ONLY.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CLEAN THE SENSOR PERIODICALLY TO MAINTAIN ACCURATELY OPERATION.



TRENCHING DETAIL
N.T.S



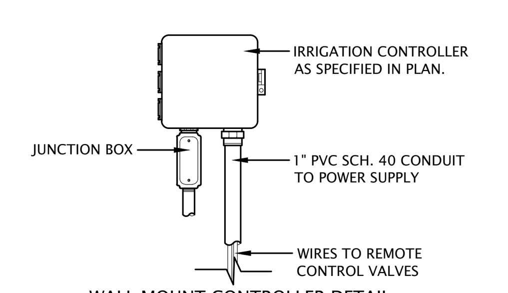
REMOTE CONTROL VALVE DETAIL.
N.T.S
NOTE: USE 45 ELLS IMMEDIATELY OUTSIDE OF VALVE BOX, AS NECESSARY, FOR TRANSITION TO REQUIRED LATERAL LINE DEPTH.



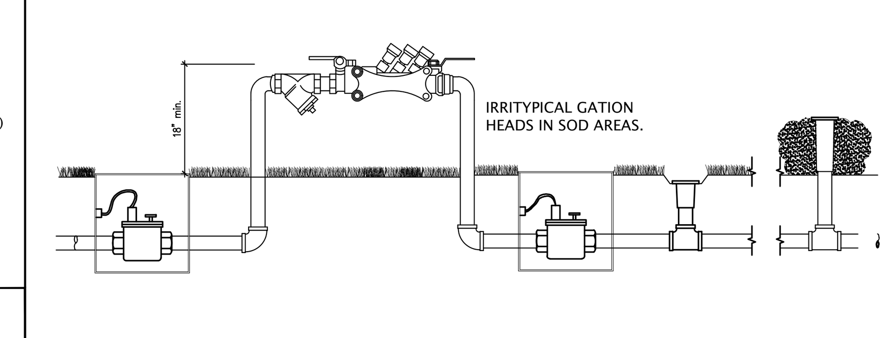
IRRIGATION SYSTEM ELECTRICAL CONNECTION DETAIL
N.T.S

811 Know what's bellow Call before you dig. It's the Law!

The Underground Facility Damage Prevention and Safety Act, Chapter 556, Florida Statutes, requires anyone who is digging or disturbing the ground to contact 811 and have underground facilities marked no less than two full business days before beginning any excavation or demolition.



WALL MOUNT CONTROLLER DETAIL
N.T.S



RPZ BACKFLOW PREVENTER - FEBCO MODEL 860 (OR SIMILAR) N.T.S

REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY (RPZ) FOR OUTSIDE NSTALLATION, IF SPECIFIED IN THE IRRIGATION PLANS. THE RPZ BACKFLOW SHALL BE USED INSTEAD OF A PRESSURE VACUUM BREAKER ASSEMBLY (PVB).

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI,FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Landscape Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Landscape Architect and the Landscape Architect's consultant and the Landscape Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project.

COMAS
Orlando Comas, ASLA
LANDSCAPE ARCHITECT
250 Catalonia Ave, Suite 402, Coral Gables, Florida, 33134
ocomas@bellsouth.net 305.283.9382 Lic 0001565

REGISTERED LANDSCAPE ARCHITECT Orlando S Comas LA0001565 STATE OF FLORIDA

Orlando S Comas Digitally signed by Orlando S Comas Date: 2025.04.09 15:30:39 -04'00'

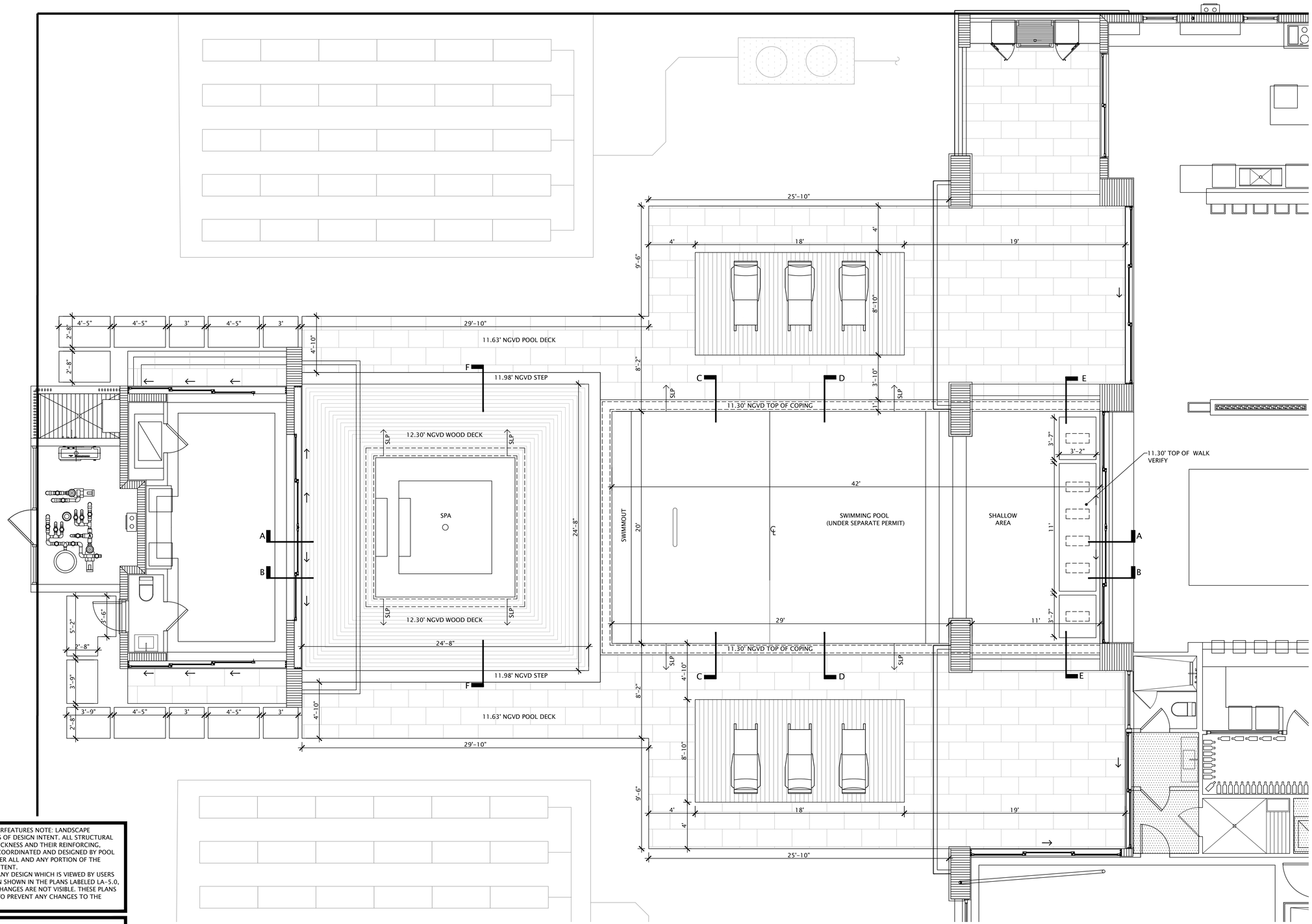
NEW RESIDENCE FOR:
MR & MRS
DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FL 33156

revisions
1 12/04/2024 - SITE PLAN

date
issued
drawn
checked
project no. 2341

sheet no.
LA-3.1

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LA 3.1 IRRIGATION D.pdf



POOL, SPA, KOY POND, FOUNTAINS AND/OR WATERFEATURES NOTE: LANDSCAPE ARCHITECT PROVIDES THESE DRAWINGS AS MEANS OF DESIGN INTENT. ALL STRUCTURAL INCLUDING CONCRETE WALL AND FLOOR SLAB THICKNESS AND THEIR REINFORCING, ELECTRICAL AND MECHANICAL DESIGN SHALL BE COORDINATED AND DESIGNED BY POOL ENGINEER. POOL ENGINEER MAY AS REQUIRED ALTER ALL AND ANY PORTION OF THE DRAWINGS WHICH WILL NOT ALTER THE DESIGN INTENT.
IT IS UNDERSTOOD THAT DESIGN INTENT MEANS ANY DESIGN WHICH IS VIEWED BY USERS AND NO CHANGES SHALL BE MADE TO THE DESIGN SHOWN IN THE PLANS LABELED LA-5.0, LA-5.1,LA-6.0, LA-6.1 AND LA-6.2 UNLESS THE CHANGES ARE NOT VISIBLE. THESE PLANS ARE SENT TOGETHER WITH A COPY IN PDF FORM TO PREVENT ANY CHANGES TO THE ORIGINAL DESIGN.

NOTE:
BY ACCEPTING THIS PLAN, FOR PURPOSES OF THE CONSTRUCTION OF THE INTENDED PROJECT WHETHER SUBMITTING IT TO THE MUNICIPAL AUTHORITIES OR ANY OTHER BUILDING AND ZONING AUTHORITY AS WELL AS OTHER CONSULTANTS, OR FOR USE DURING CONSTRUCTION. OWNER AND GENERAL CONTRACTOR RELEASES AND HOLDS LANDSCAPE ARCHITECT HARMLESS FROM ANY LEGAL RESPONSIBILITY AS A CONSEQUENCE OF ANY LEGAL ACTIONS ARISING FROM ANY SPECIFICATION OF THE POOL, POOL DECK, GRADING ELEVATIONS AND DIFFERENCES BETWEEN POOL DECK ELEVATION AND FINISH GRADE ELEVATION(S) SPECIFIED IN THIS PLAN, LAYOUTS, SECTIONS AND/OR DETAILS.

NORTH

POOL PLAN
SCALE: 1/4 " = 1'-0"

PACHECO ARCHITECTURE

PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE, SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Landscape Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Landscape Architect and the Landscape Architect's consultant and the Landscape Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project.

COMAS
Orlando Comas, ASLA
LANDSCAPE ARCHITECT
260 Catalonia Ave. Suite 402, Coral Gables, Florida, 33134
ocomas@bellsouth.net 305.283.9382 Lic.0001565

REGISTERED LANDSCAPE ARCHITECT
Orlando S Comas
LA0001565
STATE OF FLORIDA

Orlando S Comas
Digitally signed by Orlando S Comas
Date: 2025.04.09 15:31:02 -04'00'

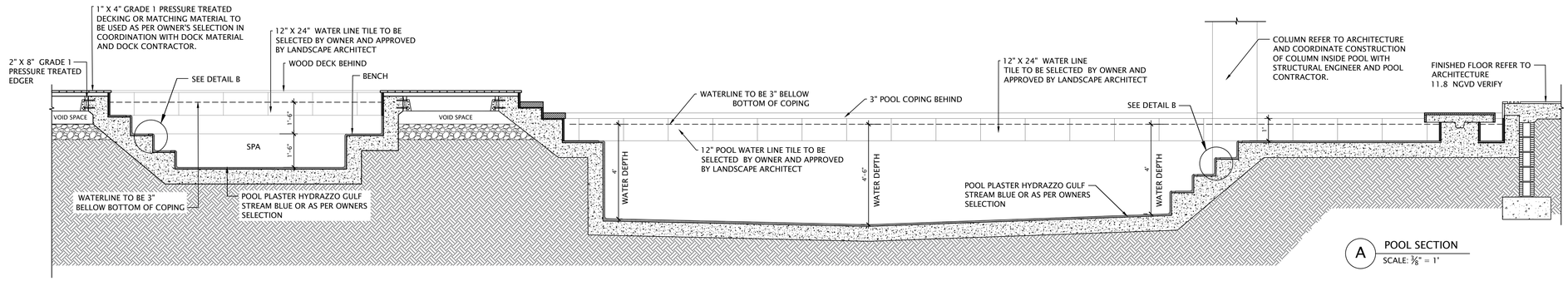
NEW RESIDENCE FOR:
MR & MRS
DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FL 33156

revisions
1 12/04/2024 - SITE PLAN
2
3
4
2341

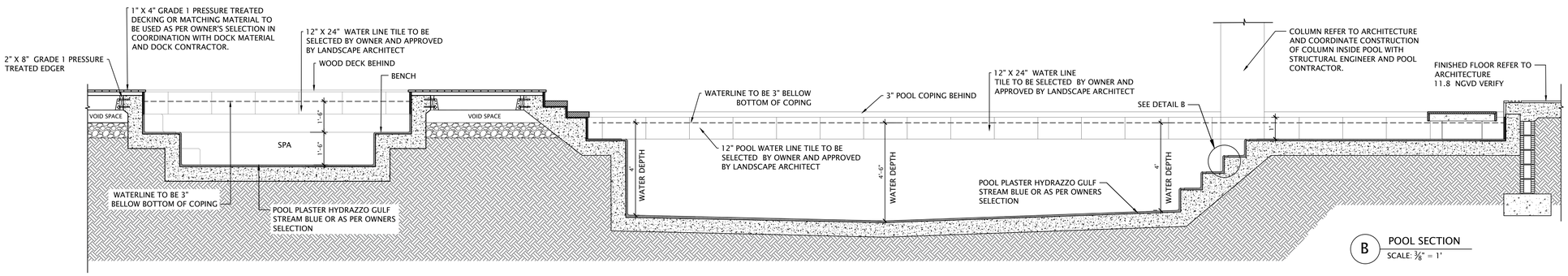
date
issued
drawn
checked
project no.

sheet no.
LA-5.0

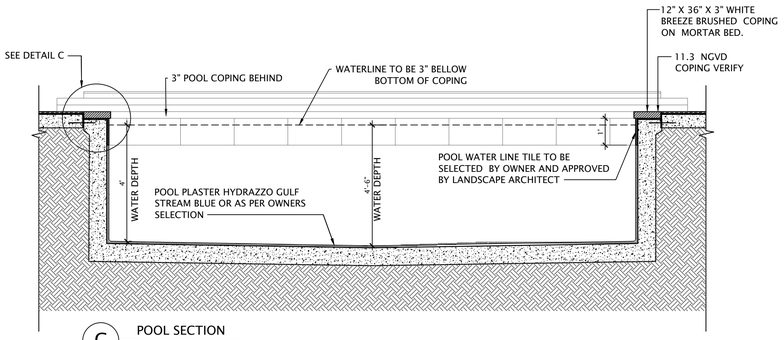
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LA 5.0 POOL PLANS.pdf



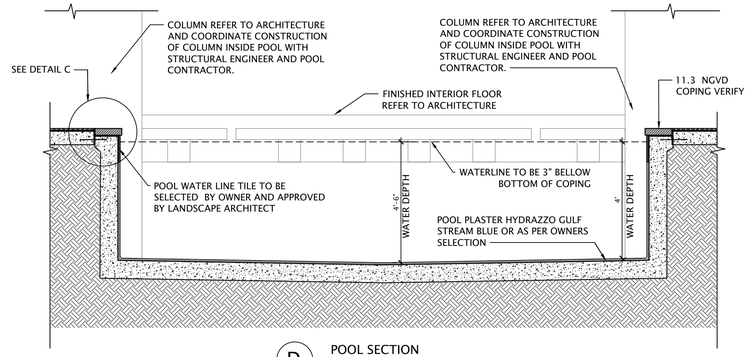
A POOL SECTION
SCALE: 3/8" = 1'



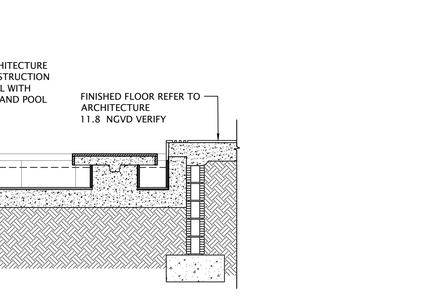
B POOL SECTION
SCALE: 3/8" = 1'



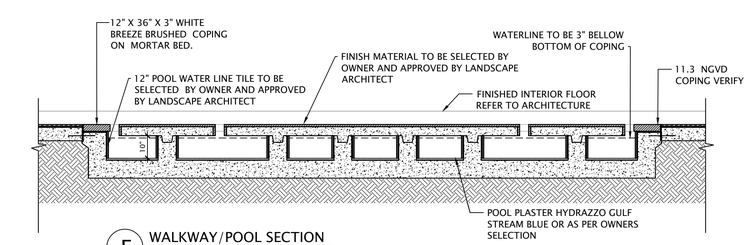
C POOL SECTION
SCALE: 3/8" = 1'



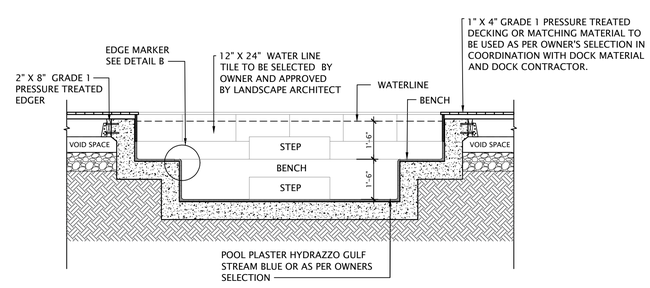
D POOL SECTION
SCALE: 3/8" = 1'



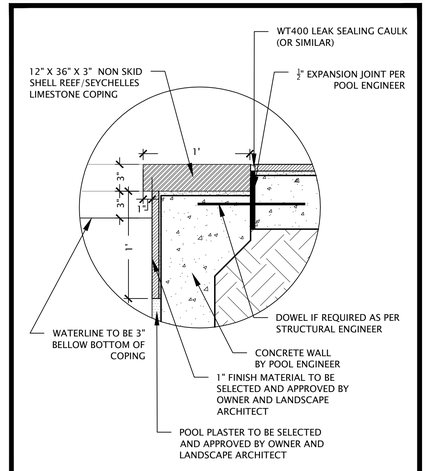
DETAIL B POOL STEP MARKER
SCALE: 1-1/2" = 1'



E WALKWAY/POOL SECTION
SCALE: 3/8 " = 1'-0"



F SPA SECTION
SCALE: 3/8" = 1'



DETAIL C POOL COPING
SCALE: 1-1/2" = 1'

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Landscape Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Landscape Architect and the Landscape Architect's consultant and the Landscape Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project.

COMAS
Orlando Comas, ASLA
LANDSCAPE ARCHITECT
260 Catalonia Ave. Suite 402, Coral Gables, Florida, 33134
ocomas@bellsouth.net 305.283.9382 Lic. 0001565

LICENSED LANDSCAPE ARCHITECT Orlando S Comas LA0001565 STATE OF FLORIDA

Orlando S Comas
Digitally signed by Orlando S Comas
Date: 2025.04.09 15:31:31 -04'00'

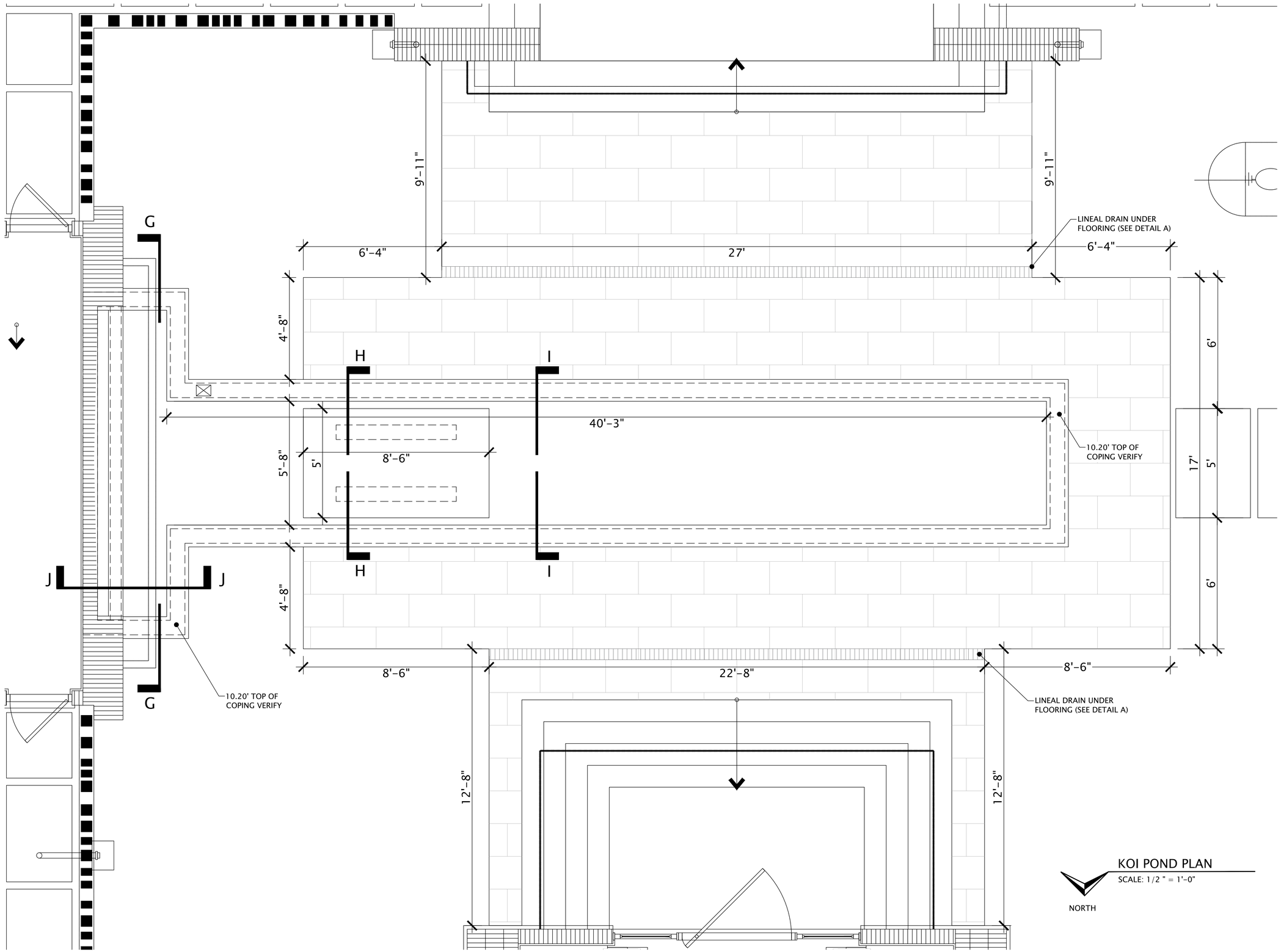
NEW RESIDENCE FOR:
MR & MRS
DE LA CONCEPCION
8945 SW 63RD COURT
PINECREST, FL 33156

revisions
1 12/04/2024 - SITE PLAN
2
3
4
2341

date
issued
drawn
checked
project no.

sheet no.
LA-5.1

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LA 5.1 POOL PLANS.pdf



KOI POND PLAN

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

PACHECO ARCHITECTURE

PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE, SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Landscape Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Landscape Architect and the Landscape Architect's consultant and the Landscape Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project.

COMAS
Orlando Comas, ASLA
LANDSCAPE ARCHITECT
260 Catalonia Ave, Suite 402, Coral Gables, Florida, 33134
ocomas@bellsouth.net 305.283.9382 Lic. 0001565

REGISTERED LANDSCAPE ARCHITECT
Orlando S Comas
LA0001565
STATE OF FLORIDA

Orlando S Comas
Digitally signed by Orlando S Comas
Date: 2025.04.09 15:31:56 -04'00'

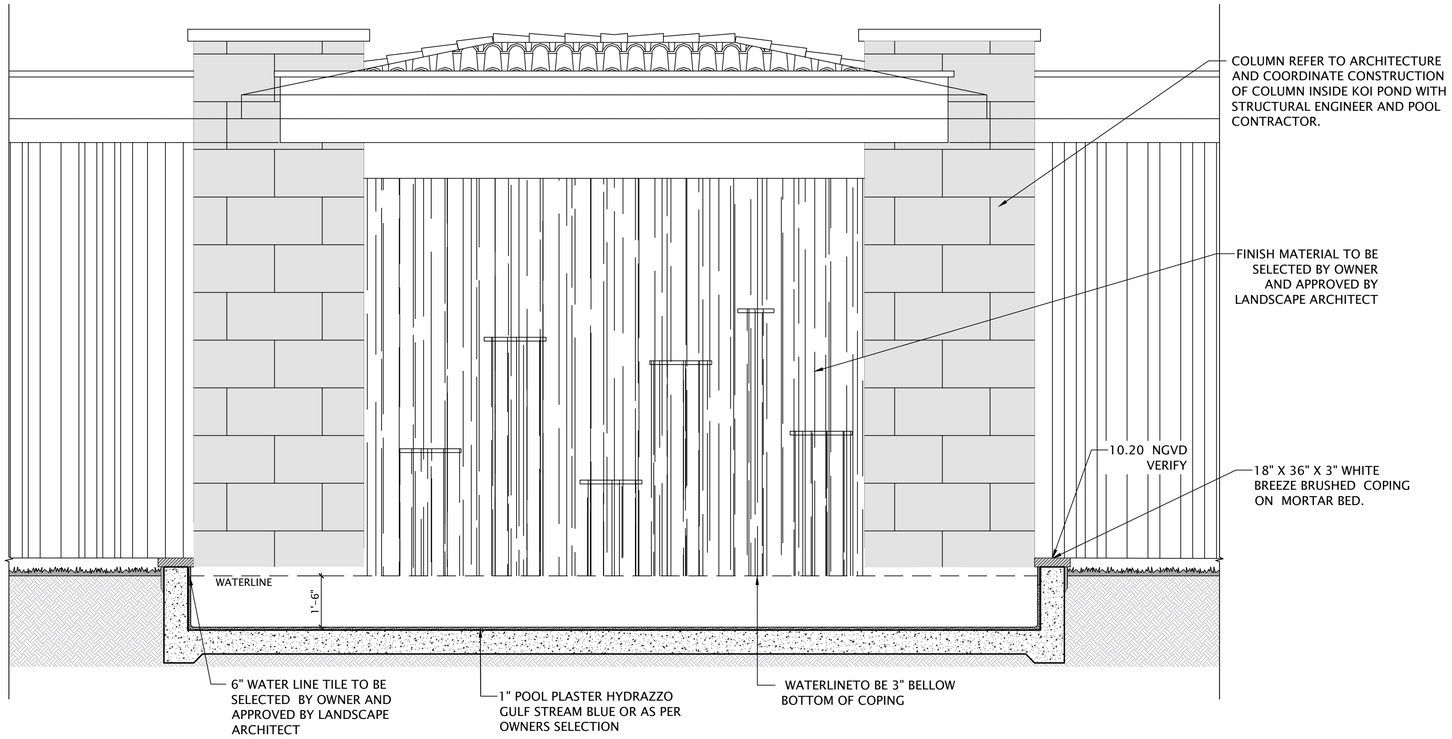
NEW RESIDENCE FOR:
MR & MRS
DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FL 33156

revisions
1 12/04/2024 - SITE PLAN
2
3
4
2341

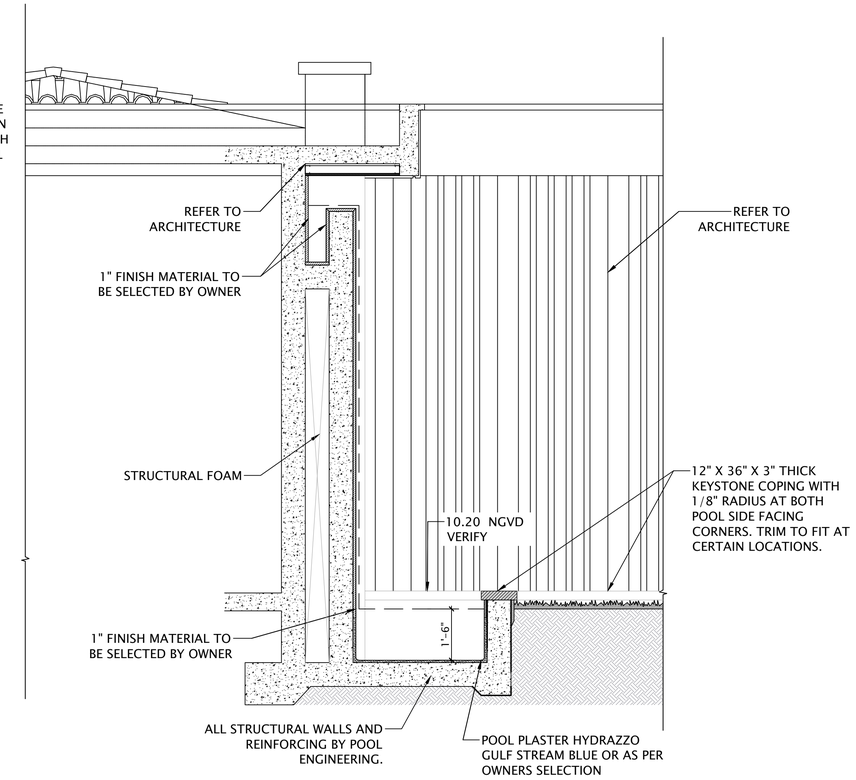
date
issued
drawn
checked
project no.

sheet no.
LA-5.2

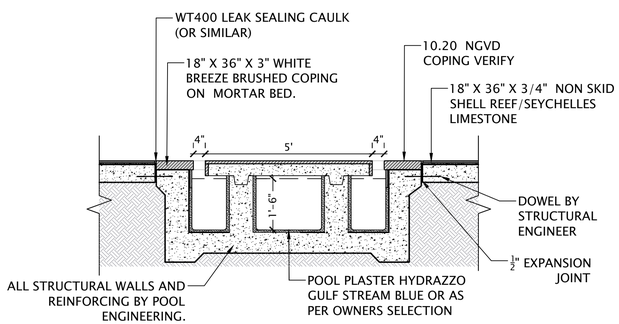
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LA 5.2 POOL PLANS.pdf



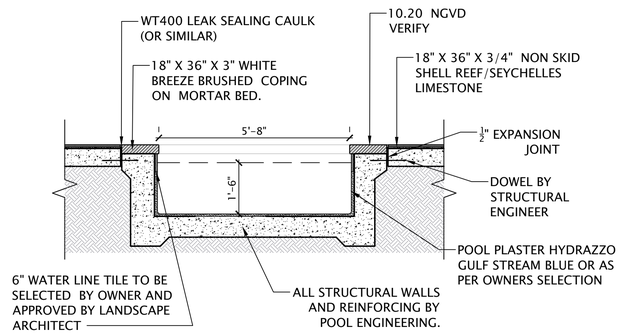
G KOI POND SECTION
SCALE: 1/2 " = 1'-0"



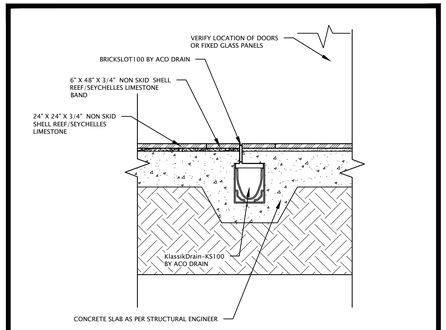
J KOI POND SECTION
SCALE: 1/2 " = 1'-0"



H KOI POND SECTION
SCALE: 1/2 " = 1'-0"



I KOI POND SECTION
SCALE: 1/2 " = 1'-0"



DETAIL (A) POOL DECK DRAIN
SCALE: 1" = 1'
NOTE: GENERAL CONTRACTOR TO COORDINATE PURCHASE AND INSTALLATION OF DRAINAGE PRODUCTS

POOL, SPA, KOY POND, FOUNTAINS AND/OR WATERFEATURES NOTE: LANDSCAPE ARCHITECT PROVIDES THESE DRAWINGS AS MEANS OF DESIGN INTENT. ALL STRUCTURAL INCLUDING CONCRETE WALL AND FLOOR SLAB THICKNESS AND THEIR REINFORCING, ELECTRICAL AND MECHANICAL DESIGN SHALL BE COORDINATED AND DESIGNED BY POOL ENGINEER. POOL ENGINEER MAY AS REQUIRED ALTER ALL AND ANY PORTION OF THE DRAWINGS WHICH WILL NOT ALTER THE DESIGN INTENT.
IT IS UNDERSTOOD THAT DESIGN INTENT MEANS ANY DESIGN WHICH IS VIEWED BY USERS AND NO CHANGES SHALL BE MADE TO THE DESIGN SHOWN IN THE PLANS LABELED LA-5.0, LA-5.1,LA-6.0, LA-6.1 AND LA-6.2 UNLESS THE CHANGES ARE NOT VISIBLE. THESE PLANS ARE SENT TOGETHER WITH A COPY IN PDF FORM TO PREVENT ANY CHANGES TO THE ORIGINAL DESIGN.

NOTE:
BY ACCEPTING THIS PLAN, FOR PURPOSES OF THE CONSTRUCTION OF THE INTENDED PROJECT WHETHER SUBMITTING IT TO THE MUNICIPAL AUTHORITIES OR ANY OTHER BUILDING AND ZONING AUTHORITY AS WELL AS OTHER CONSULTANTS, OR FOR USE DURING CONSTRUCTION. OWNER AND GENERAL CONTRACTOR RELEASES AND HOLDS LANDSCAPE ARCHITECT HARMLESS FROM ANY LEGAL RESPONSIBILITY AS A CONSEQUENCE OF ANY LEGAL ACTIONS ARISING FROM ANY SPECIFICATION OF THE POOL, POOL DECK, GRADING ELEVATIONS AND DIFFERENCES BETWEEN POOL DECK ELEVATION AND FINISH GRADE ELEVATION(S) SPECIFIED IN THIS PLAN, LAYOUTS, SECTIONS AND/OR DETAILS.

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI,FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Landscape Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Landscape Architect and the Landscape Architect's consultant and the Landscape Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project.

COMAS
Orlando Comas, ASLA
LANDSCAPE ARCHITECT
260 Catalonia Ave. Suite 402, Coral Gables, Florida, 33134
ocomas@bellsouth.net 305.283.9382 Lic. 0001565

LICENSED LANDSCAPE ARCHITECT
Orlando S Comas
LA0001565
STATE OF FLORIDA

Orlando S Comas
Digitally signed by Orlando S Comas
Date: 2025.04.09 15:32:20 -04'00'

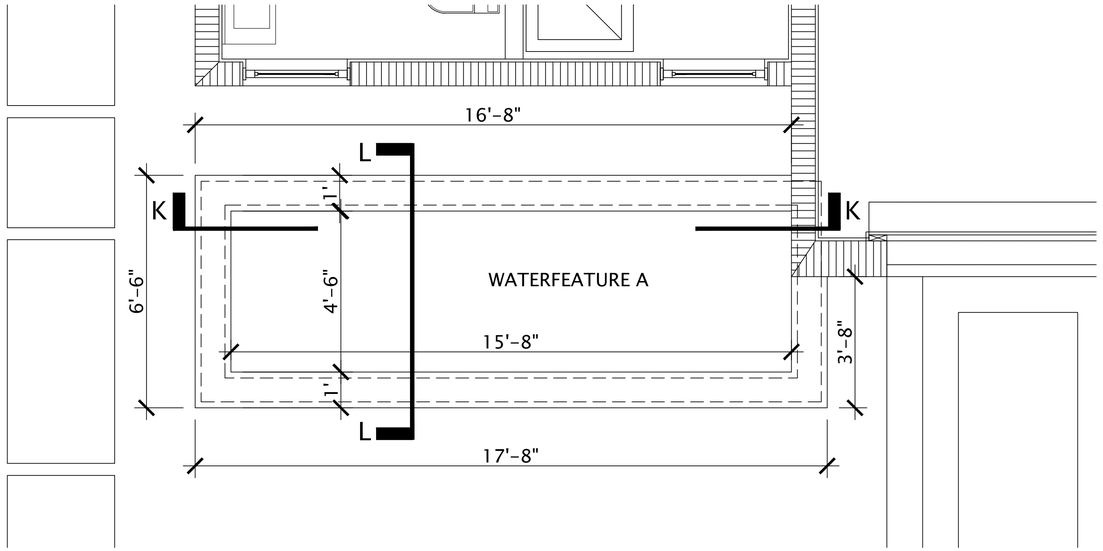
NEW RESIDENCE FOR:
MR & MRS
DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FL 33156

revisions
1 12/04/2024 - SITE PLAN

date
issued
drawn
checked
project no. 2341

sheet no.
LA-5.3

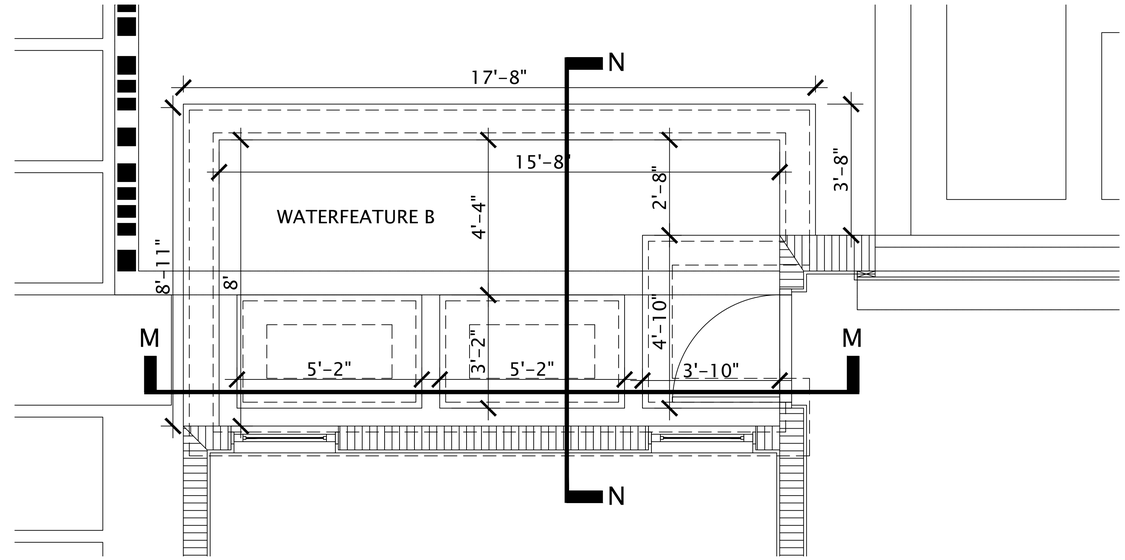
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LA 5.3 POOL PLANS.pdf



WATERFEATURE A

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

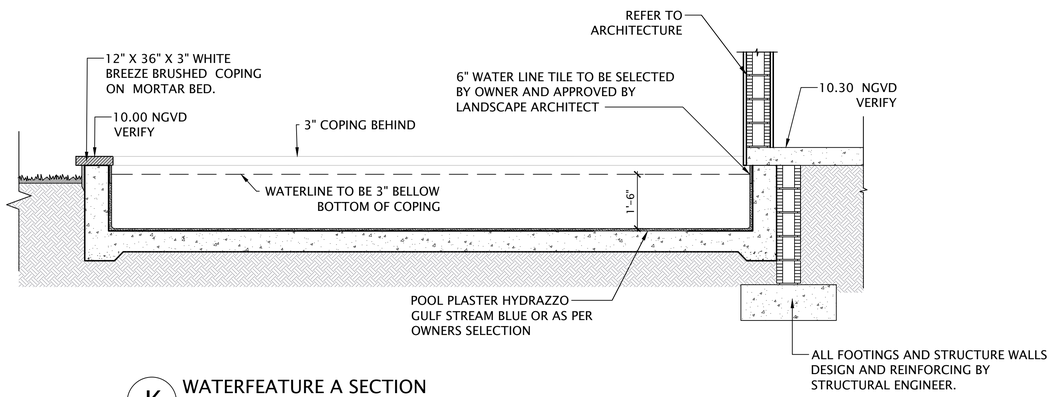
NORTH



WATERFEATURE B

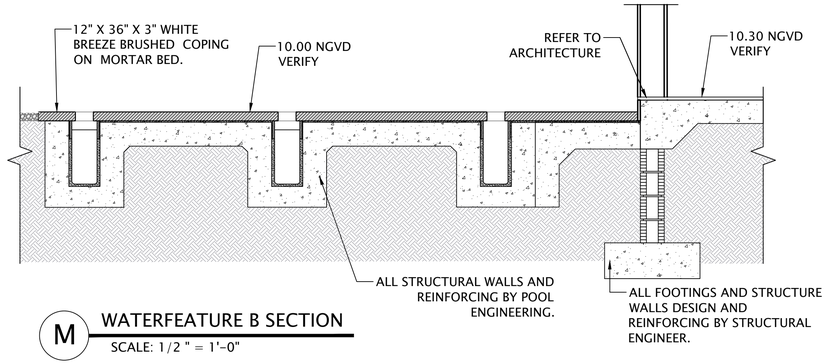
SCALE: 1/2 " = 1'-0"

NORTH



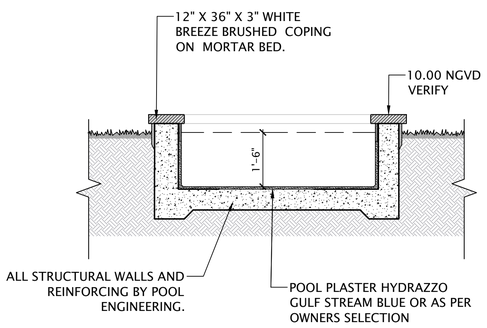
K WATERFEATURE A SECTION

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



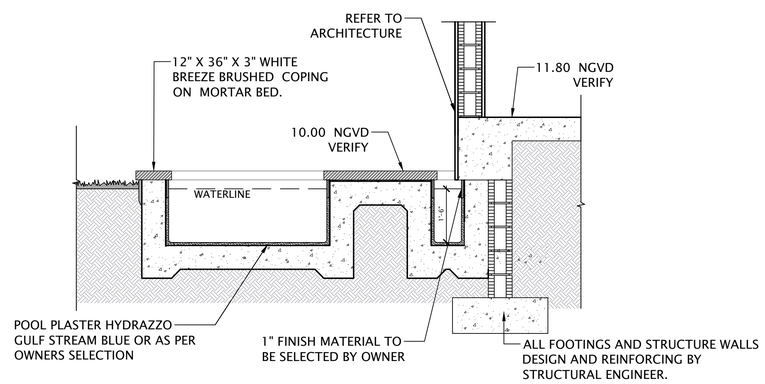
M WATERFEATURE B SECTION

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



L WATERFEATURE A SECTION

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



N WATERFEATURE B SECTION

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

NOTE: ALL STRUCTURAL WALLS AND REINFORCING IN STEPS, LANDINGS FOR POOL, SPA, POOL DECK TO BE BY POOL AND/OR STRUCTURAL ENGINEER.

PACHECO ARCHITECTURE

PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE, SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Landscape Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Landscape Architect and the Landscape Architect's consultant and the Landscape Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project.

COMAS

Orlando Comas, ASLA
LANDSCAPE ARCHITECT

290 Catalonia Ave. Suite 402, Coral Gables, Florida, 33134
ocomas@bellsouth.net 305.283.9382 Lic. 0001565

ORLANDO S. COMAS LANDSCAPE ARCHITECT LICENSED LA0001565 STATE OF FLORIDA

Orlando S Comas

Digitally signed by Orlando S Comas
Date: 2025.04.09 15:32:46 -04'00'

NEW RESIDENCE FOR:

MR & MRS
DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FL 33156

revisions

1 12/04/2024 - SITE PLAN

date

issued

drawn

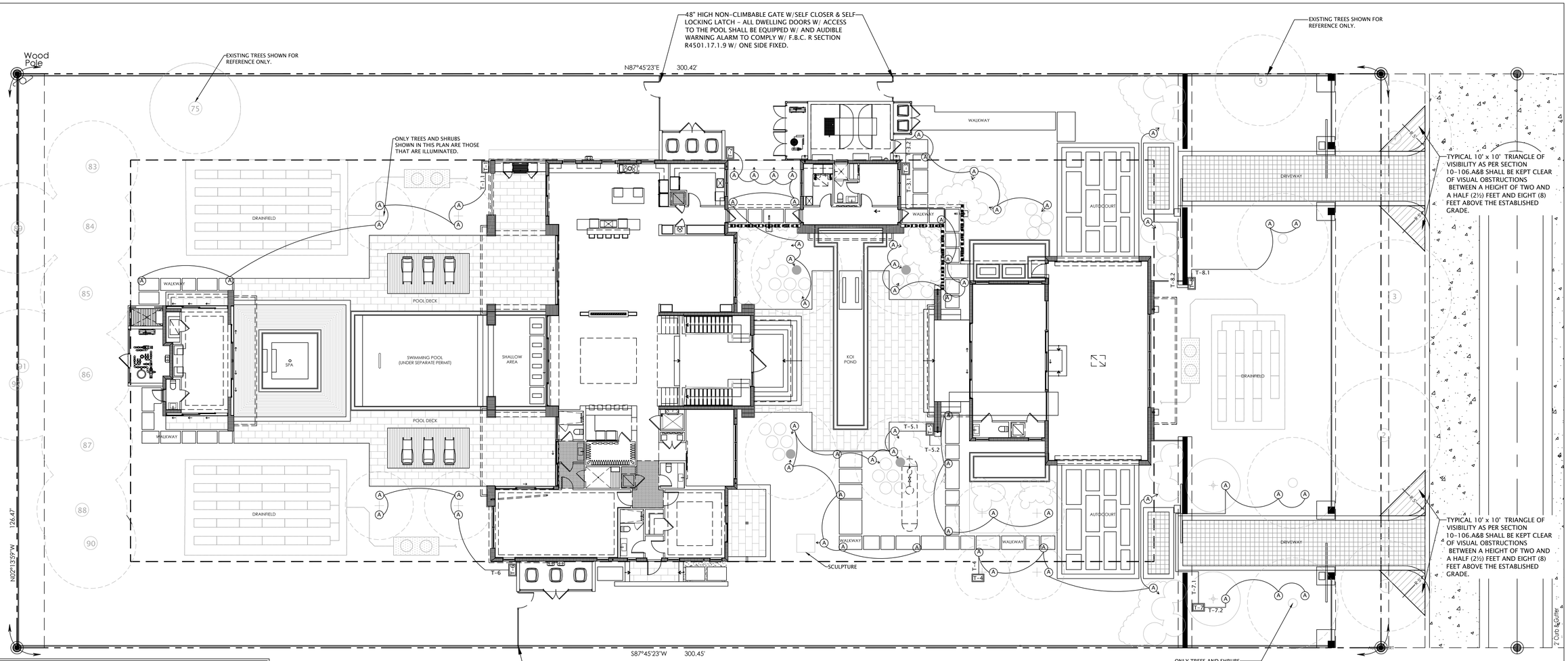
checked

project no. 2341

sheet no.

LA-5.4

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LA 5.4 POOL PLANS.pdf



LIGHTING PLAN

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

REFER TO SHEET LA 6.1 FOR LIGHTING NOTES AND DETAILS. TREES AND LARGE SHRUBS ARE SHOWN IN THIS PLAN, FOR ADDITIONAL PLANTING REFERENCE REFER TO PLANTING PLAN.

NOTE: ALL LIGHT FIXTURES ARE TO AIM DOWNWARDS. NO FIXTURE SHALL AIM UPWARDS.

GENERAL LOW VOLTAGE LIGHTING NOTE

1). *Direct Burial Cable:* Cabling shown on plan is for fixture grouping only. Cable to be circuited and sized to provide a minimum of 10.5 volts and a maximum of 11.5 volts to all lighting fixtures. Refer to manufacturer's guidelines included with the transformer. Minimum underground low voltage cable shall be 10-gauge multi-strand direct burial. Install cable along the edge of hardscape and mowstrips whenever possible. Minimum cable depth is 8" Contractor is to install 1" PVC chase line sleeves with sweep corners for any cable run under hardscape or difficult to access areas such as at grade decks and high impact areas such as color planters that receive seasonal color changes. Leave 24" loops at all fixture locations for final adjustment. All wire junctions shall be waterproofed with watertight connectors or approved equal. Only fully encapsulated waterproof connectors rated for direct burial will be accepted. Black-taped connections will be rejected.

2). *Fixture location:* Verify exact location with Landscape Architect before commencing installation. All fixtures shall be in a new, unused condition. Equipment shall be the type specified-there will be no substitutions without prior approval front Landscape Architect. Install all equipment as per manufaturer's specifications and details.

3). *Transformers:* Shall be stainless steel One Tap sized to be 100% loaded on 100W and 300W transformers and 80% loaded on 500W or larger transformer. Transformers to be installed inconspicuously using plant material or site features to obscure a direct view of their locations. Avoid locations that are easily accessible to children or that are in a direct path of irrigation water. Install transformers 12" off finish grade and level. All wires leading to or from transformer shall be in conduit sleeve that is firmly affixed to mounting surface. All junction boxes and other equipment shall be UL approved for wet location. Paint any necessary junction boxes or conduit to match the surface on which they are mounted. Install transformers according to manufacturer's specifications and local codes. All exposed metal parts including transformers shall be permanently grounded in accordace with the National Electrical Code. Specified transformers are magnetic transformers. Brand can be altered by installer subject to proposed transformer meets same specification.

4).*Trellis Lighting:* Verify final fixture location prior to installation. All wiring shall be concealed from primary view by routing out trellis posts or by other methods approved by Landscape Architect. All equipment shall be painted if necessary as specified or directed by Landscape Architect to match the surface on which it is mounted.

5).*Tree Lighting:* no cables or fixtures shall be attached to tree trunks.

6).*Testing:* Contractor is to coordinate a convenient time in the evening to test and aim all equipment to the satisfaction of the Landscape Architect and Client (Owner).

7).*Guarantee:* Upon completion and acceptance of the described work, the Contractor shall provide a guarantee for all workmanship and equipment for the period of one year from the date of acceptance. All warranty service work shall be performed at no cost to Owner and be done on site when possible.

8). *Call 811 before digging. It is Florida Law.*

9). *Electrical engineering coordination.*
Architect shall coordinate with Electrical Engineer so that line voltage outlets, controlled as per Owner's instructions, be provided to each low voltage transformer.

10). Smart home automation system.
If project (residence) electrical is to be controlled by a smart home automation system, electrical engineer, automation system contractor/designer and Owner shall coordinate the landscape lighting design system and all its components shown in this plan. Should any of the components require to be substituted, a substitution shall be provided that meet the same performance as specified in this plan, with landscape architect's approval.

811
Know what's below.
Call before you dig.
It's the Law!

TRANSFORMERS LEGEND AND SPECS.

Symbol	Brand	Model	Transformer	Tab	Input	Output
T-1	KICHLER	15PR200SS	200 KVA	T-1	42 W	200 W
T-2	KICHLER	15PR200SS	100 KVA	T-2	63 W	100 W
T-3	KICHLER	15PR200SS	200 KVA	T-3.1	49 W	200 W
				T-3.2	35 W	200 W
T-4	KICHLER	KCH21956S35 (In-Ground transformer)	200 KVA	T-4	42 W	200 W
T-5	KICHLER	15PR200SS	200 KVA	T-5.1	70 W	200 W
				T-5.2	35 W	200 W
T-6	KICHLER	15PR100SS	100 KVA	T-6	28 W	100 W
T-7	KICHLER	KCH21956S35 (In-Ground transformer)	100 KVA	T-7.1	21 W	100 W
				T-7.2	21 W	100 W
T-8	KICHLER	15PR100SS	100 KVA	T-8.1	14 W	100 W
				T-8.2	14 W	100 W

LIGHTING FIXTURES LEGEND & SPECS.

Symbol	Brand	Model	Lamp	Use	Watts	Volts	Beam	Color. Temp.	Finish	Mounting	Comments	Quantity
A	Dauer lamps- SAVANNAH directional light fixture	489901	LED: MR16	Downlight	7W	12	25° Spot Light	3000 K	Bronze	490037 "Excalibur" PVC Mounting Stake	Note A	62

LIGHTING FIXTURES NOTES

Note A. Mounting Post: RAB:Mighty Post may be use instead of 490037 "Excalibur" PVC Mounting Stake

COORDINATION NOTE:
ARCHITECT TO COORDINATE WITH ELECTRICL ENGINEER PROVIDING A GFI CONNECTION TO EACH OUTDOOR TRANSFORMER AND MEANS OF TURNING ON/OFF.

PACHECO ARCHITECTURE

PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI,FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Landscape Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Landscape Architect and the Landscape Architect's consultant and the Landscape Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project.

COMAS
Orlando Comas, ASLA
LANDSCAPE ARCHITECT
290 Catalonia Ave. Suite 402, Coral Gables, Florida, 33134
ocomas@bellsouth.net 305.283.9382 Lic. 0001565

LICENSED LANDSCAPE ARCHITECT
Orlando S Comas
LA0001565
STATE OF FLORIDA

Orlando S Comas
Digitally signed by Orlando S Comas
Date: 2025.04.09 15:33:11 -04'00'

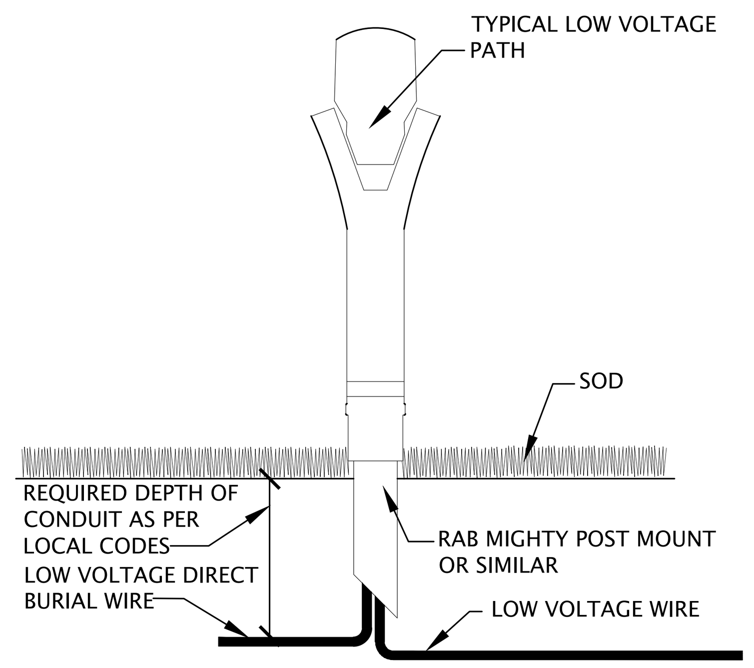
NEW RESIDENCE FOR:
MR & MRS
DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FL 33156

revisions
1 12/04/2024 - SITE PLAN
2 2341

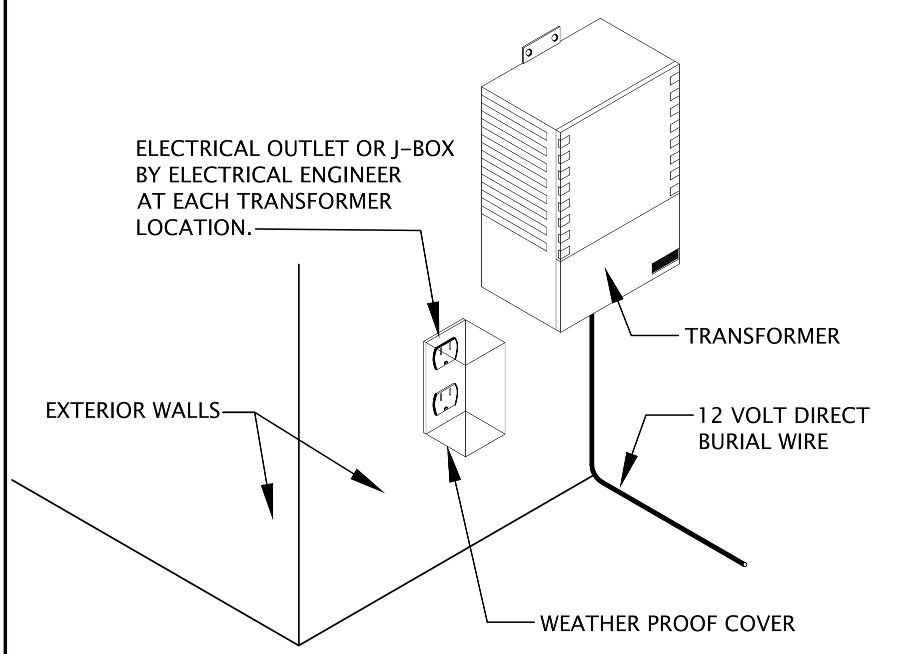
date
issued
drawn
checked
project no.

sheet no.
LA-6.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LA 6.0 LIGHTING PLAN.pdf



TYPICAL PATH LIGHT DETAIL
N.T.S.
ALL LIGHT FIXTURES ARE TO AIM DOWNWARDS. NO FIXTURE SHALL AIM UPWARDS.



TYPICAL TRANSFORMER DETAIL
N.T.S.

NOTES & SPECIFICATIONS FOR LOW VOLTAGE LANDSCAPE LIGHTING SYSTEMS

A. GENERAL

1. FOR THE PURPOSE OF THIS PLAN, THE TERM “LOW VOLTAGE LANDSCAPE LIGHTING SYSTEM,” WHETHER INTENDED FOR LANDSCAPE OR ARCHITECTURAL USE, SHALL BE CONSIDERED AS PERMANENTLY INSTALLED LANDSCAPE LIGHTING SYSTEMS. THIS INCLUDES THE USE OF TRANSFORMERS, FIXTURES (LUMINAIRES) AND CABLING FOR THE PURPOSE OF ILLUMINATING LANDSCAPE ENVIRONMENTS AND THE EXTERIOR OF STRUCTURES OR BUILDINGS.

B. PURPOSE OF GUIDELINES

1. GUIDELINES SHOULD BE UTILIZED BY BOTH THE CONTRACTOR AND THE CONSUMER AS A MEANS FOR UNDERSTANDING WHAT IS EXPECTED WITH THE INSTALLATION OF THE LIGHTING SYSTEMS.

2. LANDSCAPE LIGHTING DESIGN PLAN IS IN THE FORM OF A CONCEPTUAL IT IS THE RESPONSIBILITY OF THE LANDSCAPE LIGHTING CONTRACTOR TO VERIFY THE PLAN INFORMATION AND ACCURACY, SINCE THIS PLAN IS CONCEPTUAL. THE PURPOSE OF THIS PLANS IS TO COMMUNICATE THE WHAT, WHERE AND WHEN TO INSTALL THE LIGHTING SYSTEM(S). THESE DESIGNS (PLANS) SHOULD DEFINE THE FOLLOWING GENERAL CRITERIA:

2.1. EQUIPMENT QUANTITIES--TRANSFORMERS, FIXTURES, CONTROL DEVICES, AND MOUNTING DEVICES
2.2. EQUIPMENT PLACEMENT OR LOCATIONS
2.3. POWER SOURCE TYPE & LOCATIONS
2.4. STRUCTURES AND/OR HARDSCAPE ELEMENTS--TO BE UTILIZED IN LIGHTING APPLICATIONS
2.5. CONDUIT & SLEEVE LOCATIONS
2.6. TREE & FOCAL POINT LOCATIONS--IDENTIFICATION FOR USE IN LIGHTING APPLICATIONS
2.7. ELECTRICAL LOADS--CALCULATIONS FOR EACH ELECTRICAL CIRCUIT AND TRANSFORMER

C. INSTALLATION AGREEMENTS

1. INSTALLATION AGREEMENTS ARE LEGALLY BINDING CONTRACTS BETWEEN THE CONTRACTOR AND THE OWNER AND/OR GENERAL CONTRACTOR. THESE CONTRACT DOCUMENTS INCLUDE THE LANDSCAPE LIGHTING PLAN AND WRITTEN SPECIFICATIONS.

2. THE CONTRACTOR SHOULD SUPPLY THE OWNER AND/OR GENERAL CONTRACTOR WITH A WRITTEN AGREEMENT THAT BOTH PARTIES SHALL MUTUALLY AGREE UPON AND BOTH SHALL SIGN UPON ACCEPTANCE. THE FOLLOWING LIST DESCRIBES ITEMS THAT ARE EXPECTED TO BE INCLUDED IN THE AGREEMENTS (CONSULT AN ATTORNEY FOR ADDITIONAL INFORMATION) DESCRIPTION OF THE PROPERTY WHERE THE WORK IS TO BE PERFORMED SCOPE OF WORK--GENERAL DESCRIPTION OF WHAT IS TO BE DONE, WHO IS TO DO IT, AND HOW IT WILL BE PERFORMED QUANTITIES OF ALL MATERIALS USED--TRANSFORMERS, FIXTURES, CABLE, CONTROLS, AND OTHER RELEVANT INFORMATION TOTAL COST OF WORK TO BE PERFORMED START & FINISH DATES GENERAL PRODUCT SPECIFICATIONS AND WARRANTY INFORMATION

3. CHANGE ORDERS AND/OR ADDITIONS ARE ACTIONS TAKING PLACE AFTER THE AGREEMENT IS IN EFFECT. ONCE THESE CHANGES ARE AGREED UPON BY BOTH PARTIES, THEN THEY BECOME PART OF THE ORIGINAL CONTRACT AGREEMENT AND WILL AFFECT THE FINAL JOB COST.

4. MAINTENANCE, IF ANY SHALL BE PART OF THE ORIGINAL INSTALLATION AGREEMENT, THE CONTRACTOR SHOULD DEFINE THE ACTIONS TO BE TAKEN WITH ALL FUTURE LIGHTING SERVICE WORK. THE INSTALLATION CONTRACTOR WILL WARRANT THE LIGHTING SYSTEM FOR A PERIOD OF ONE (1) YEAR FROM DATE OF COMPLETION OF INSTALLATION.

D. UTILITIES

1. THE CONTRACTOR SHOULD CONTACT SUNSHINE 811 48 HRS. PRIOR TO ANY DIGGING, TO IDENTIFY ALL LOCATIONS WITHIN THE WORK ZONE THAT CONTAIN UTILITY RUNS.

E. PROTECTION OF CUSTOMER'S PROPERTY

1. THE CONTRACTOR SHOULD MAINTAIN ADEQUATE INSURANCE COVERAGE FOR ANY DAMAGES CAUSED DURING THE INSTALLATION PROCESS. THE INSTALLATION CONTRACTOR SHOULD MAKE EVERY EFFORT TO KEEP THE CUSTOMER'S PROPERTY IN GOOD CONDITION AND TO RETURN IT AS BEST AS POSSIBLE TO THE ORIGINAL CONDITION PRIOR TO LEAVING THE INSTALLATION SITE.

F. JOB SITE SAFETY & SAFETY PROCEDURES

1. JOB SITE SAFETY MUST BE CONSIDERED AT ALL TIMES AND ABOVE ALL ELSE. OTHER THAN “ACTS OF GOD,” ALL ACCIDENTS ARE PREVENTABLE. EACH CONTRACTOR, SUB-CONTRACTOR, AND EACH EMPLOYEE ON-SITE IS RESPONSIBLE FOR CHECKING THE JOB SITE FOR SAFETY-RELATED ISSUES PRIOR TO STARTING ANY WORK. ANY UNSAFE WORKING CONDITION NEEDS TO BE DOCUMENTED. ANY UNSAFE TOOL OR EQUIPMENT NEEDS TO BE REPORTED, REPLACED AND/OR REPAIRED. JOB SITE WORKERS ARE TO BE USING ALL SAFETY DEVICES AND EQUIPMENT AVAILABLE TO THEM TO MAINTAIN A SAFE AND FRIENDLY WORKING ENVIRONMENT.

2. ALL SAFETY PROCEDURES ARE TO COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) OF THE UNITED STATES DEPARTMENT OF LABOR STANDARDS FOR THE CONSTRUCTION INDUSTRY. REFER TO WWW.OSHA.GOV.

G. JOB SITE PROTECTION

1. PROPER TRAINING OF HAND AND POWER TOOLS (OSHA 1926.300) TO ALL EMPLOYEES USING TOOLS & EQUIPMENTS.

1.1. EYE AND EAR PROTECTION
1.2. HAND AND FEET PROTECTION
1.3. HEAD PROTECTION
1.4. LADDER AND SCAFFOLDING USE TRAINING.
1.5. TREE CLIMBING TECHNIQUES AND PROCEDURES TRAINING.

H. MATERIALS & WORKMANSHIP

1. LIGHTING CONTRACTOR AND EMPLOYEES SHALL USE GOOD WORKMANSHIP AND TO UTILIZE GOOD QUALITY MATERIALS ON EVERY JOB. THIS INCLUDES PROVIDING ALL NECESSARY INFORMATION AND ALTERNATIVE MATERIALS AND EQUIPMENTS ABOUT THE JOB TO THE CUSTOMER.

2. UPON JOB COMPLETION, THE CONTRACTOR SHOULD PROVIDE A LIST OF THE PRIMARY EQUIPMENT USED WITH THEIR WARRANTY INFORMATION, TO INCLUDE TRANSFORMERS, FIXTURES, AND CONTROLS.

I. LICENSE & INSURANCE

1. THE INSTALLATION CONTRACTOR OF THE LANDSCAPE LIGHTING SYSTEM, AS REQUIRED BY LAW PER MUNICIPALITY, VILLAGE, TOWN , COUNTY OR STATE, MUST SHOW PROOF OF HIS LICENSE AND ANY MINIMUM AMOUNTS OF INSURANCE COVERAGE.

J. WARRANTIES

1. THE LANDSCAPE LIGHTING CONTRACTOR WARRANTS ITS LANDSCAPE LIGHTING SYSTEM INSTALLATION AND WORKMANSHIP FOR A MINIMUM OF ONE (1) YEAR FROM THE COMPLETION OF THE PROJECT.

2. WARRANTIES ON MATERIALS SHOULD INCLUDE THE FOLLOWING INFORMATION:

2.1 MANUFACTURER'S NAME & CONTACT INFORMATION,

2.2 MODEL NUMBER AND NAME, AND WARRANTY PERIOD FROM MANUFACTURER AND ASSOCIATED TERMS & CONDITIONS.

2.3 NO WARRANTY IS GIVEN BY INCANDESCENT OR HALOGEN LAMP (BULB) MANUFACTURERS. THIS IS CONSIDERED ACCEPTABLE IN THE LIGHTING INDUSTRY, DUE TO THE SENSITIVITY AND THE BURN CYCLE OF EACH LAMP FILAMENT. LED COMPONENTS WILL HAVE THEIR OWN SET OF WARRANTIES--SEE INDIVIDUAL MANUFACTURER INFORMATION.

K.**MATERIALS AND EQUIPMENT**

1. MATERIALS AND EQUIPMENT SELECTION SHALL BE AS SPECIFIED BY LANDSCAPE ARCHITECT IN THE LANDSCAPE LIGHTING PLAN. THE LANDSCAPE LIGHTING CONTRACTOR CAN PROVIDE ALTERNATE RECOMMENDATIONS TO THE LANDSCAPE ARCHITECT FOR HIM/HER TO DISCUSS WITH OWNER. LANDSCAPE LIGHTING CONTRACTOR SHALL NOT MAKE RECOMMENDATIONS TO OWNERS WITHOUT LANDSCAPE ARCHITECT HAVING APPROVED SUCH RECOMMENDATIONS.

L. MATERIALS SELECTION

1. THE INSTALLATION CONTRACTOR SHOULD ONLY UTILIZE PRODUCTS THAT ARE “LISTED” (PER UNDERWRITER'S LABORATORY) FOR THEIR INTENDED USE AS PER NEC CODE. THIS REQUIREMENT IS IN PLACE TO ENSURE THE SAFETY OF THE CONSUMER, AS ALL “LISTED” PRODUCTS HAVE BEEN PROPERLY TESTED BY A CERTIFIED TESTING FACILITY. THERE ARE SEVERAL CERTIFIED TESTING FACILITIES THAT PROVIDE THESE SERVICES--UNDERWRITERS LABORATORY (UL), ELECTRICAL TESTING LABORATORY (ETL), CANADIAN STANDARDS ASSOCIATION (CSA), AND OTHERS.

2. THE CURRENT “LISTING” THAT GOVERNS ALL MANUFACTURERS OF ANY LANDSCAPE LIGHTING SYSTEM COMPONENTS IS UL 1838. THIS LISTING COVERS AND APPLIES TO A COMPLETE OUTDOOR LIGHTING SYSTEM--ALL SUB-COMPONENTS ARE CONSIDERED PART OF THE “SYSTEM.”

M. TRANSFORMERS

1. THE TRANSFORMER IS THE HEART OF A LOW VOLTAGE LIGHTING SYSTEM, AND IT CONTROLS THE DISTRIBUTION OF POWER TO THE INDIVIDUAL LIGHT FIXTURES. TRANSFORMERS MUST BE “LISTED” (HAVING BEEN TESTED BY A CERTIFIED TESTING FACILITY) FOR THEIR INTENDED USE. A TRANSFORMER IS BASICALLY A 'CONVERTER' THAT ALLOWS THE INCOMING LINE VOLTAGE (120-VOLTS) THAT IS PRESENT ON THE PRIMARY SIDE TO BE CONVERTED DOWN TO LOW VOLTAGE (12-VOLTS) ON THE SECONDARY SIDE.

2. TRANSFORMERS CAN BE MANUFACTURED TO ALLOW FOR SINGLE-VOLTAGE OUTPUT (SINGLE-TAP) OR MULTI-VOLTAGE OUTPUTS (MULTI-TAP). THE MAJORITY BEING MULTI-TAP UNITS.

3. LOW VOLTAGE TRANSFORMERS THAT ARE “LISTED” UNDER UL 1838 ARE LIMITED TO 15-VOLTS MAXIMUM AND 25-AMPS MAXIMUM ON THE SECONDARY LOW VOLTAGE OUTPUT SIDE.

4. LOW VOLTAGE TRANSFORMERS THAT ARE NOT “LISTED” UNDER UL 1838, ARE THOSE THAT CONTAIN VOLTAGE TAPS ABOVE 15-VOLTS AND UP TO 30-VOLTS MAXIMUM. THESE TRANSFORMERS ARE “LISTED” UNDER UL 506 AND ARE CONSIDERED TO BE “GENERAL PURPOSE” TRANSFORMERS. THESE TRANSFORMERS ARE NOT ACCEPTABLE.

5. LOW VOLTAGE TRANSFORMERS THAT SUPPLY POWER TO ANY UNDERWATER FIXTURE LOCATED IN A WATER FEATURE (NON-HUMAN USE) OR A NON-POOL APPLICATION MUST BE SPECIFICALLY RATED FOR SUBMERSIBLE USE.

6. INSTALL TRANSFORMERS IN WELL VENTILATED AREAS.

7. ABOVE-GRADE TRANSFORMERS, WHEN INSTALLED OUTSIDE, MUST BE MOUNTED A MINIMUM OF 12-INCHES ABOVE GRADE.

N. CABLE

1. LOW VOLTAGE ELECTRICAL CABLE SUPPLIES THE ELECTRICITY NECESSARY TO ENERGIZE THE LIGHT SOURCE OR LAMP WITHIN THE LIGHT FIXTURE.THERE ARE STANDARDS THAT GOVERN MANY ASPECTS OF CABLE PRODUCTION. THE USE OF A REGRIND OR RECYCLED MATERIAL IS NOT ACCEPTABLE. CABLE SHOWN ON PLAN IS TO BE CIRCUITED AND SIZED TO PROVIDE A MINIMUM OF 10.5 VOLTS AND A MAXIMUM OF 11.5 VOLTS TO ALL LIGHTING FIXTURES. REFER TO MANUFACTURER'S GUIDELINES INCLUDED WITH THE TRANSFORMER. MINIMUM UNDERGROUND LOW VOLTAGE CABLE SHALL BE 10-GAUGE MULTI-STRAND DIRECT BURIAL.

2. THE FOLLOWING CABLE SPECIFICATIONS SHOULD BE USED FOR ALL LOW VOLTAGE LIGHTING INSTALLATIONS. CABLE OR UNDERGROUND LOW ENERGY CIRCUIT CABLE (SPT STYLE) CONSTRUCTION CONSISTS OF STRANDED, UNCOATED ANNEALED COPPER CONDUCTORS, LAID PARALLEL AND INSULATED WITH A POLYVINYL CHLORIDE (PVC) JACKET. ALL CABLE USED IN LANDSCAPE LIGHTING APPLICATIONS MUST BE LISTED FOR DIRECT BURIAL BY UL, ETL, OR CSA.

3. THE INSULATION, JACKET, OR SHEATHING OF A CABLE MUST CONFORM TO UL CLASS 43--MADE OF BLACK PVC, RATED AT 60-DEGREES CELSIUS, THERMOPLASTIC, 150-VOLTS MAXIMUM, AND SUITABLE FOR DIRECT-BURIAL APPLICATIONS. ONE LEG HAS “RAISED RIDGES” AND THE OTHER LEG IS “PLAIN” AND SHOWS IDENTIFICATION MARKINGS THAT ARE EITHER INK PRINTED OR INDENTED INTO THE PVC JACKET. THIS MARKING SHOULD SHOW THE FOLLOWING:

3.1. CABLE MANUFACTURER
3.2 SIZE RATING (AWG)
3.3. DESCRIPTION OF CABLE, AS “UNDERGROUND LOW ENERGY CIRCUIT CABLE SUNLIGHT RESISTANT FOR OUTDOOR LIGHTING”.
3.4. “LISTING” FILE NUMBER

4. THE LOAD PLACED ON LOW VOLTAGE LIGHTING CABLE SHOULD NOT EXCEED 80% OF ITS RATED CAPACITY.

5. CABLE RUNS USED IN DIRECT-BURIAL APPLICATIONS SHOULD BE BURIED AND/OR SECURED IN PLACE TO A MINIMUM DEPTH OF 6-INCHES. NO CABLE SHOULD BE LEFT EXPOSED ON THE SURFACE OF THE LANDSCAPE. CABLE RUNS SHOULD FOLLOW HARDSCAPE ELEMENTS, SUCH AS CONCRETE EDGES, FENCES, WALLS, ETC., TO BETTER ENSURE THEIR PROTECTION. EXTRA CABLE LENGTH SHOULD BE ALLOWED FOR AND BUNDLED UP AT KEY POINTS ALONG EACH RUN: 1) AT THE ENDS OF SLEEVE CROSSINGS (12-INCHES MINIMUM OUTSIDE OF EACH CONDUIT END), 2) JUST BELOW THE TRANSFORMER (12-INCHES MINIMUM), AND 3) AT EACH FIXTURELOCATION (3-FEET MINIMUM).

6. USE STAINLESS STEEL FASTENERS ON TREES. NEVER USE COPPER OR BRASS SCREWS BECAUSE OF THEIR TOXICITY TO THE TREE. CABLE AND FIXTURES SHOULD NOT BE DIRECTLY ATTACHED TO THE TREE WITH STAPLES OR TIE-WRAPS AS THEY WILL BE ENGULFED OR BANDS WILL CHOKE OFF THE TREE'S CAMBIUM LAYER AND BLOCK ESSENTIAL NUTRIENT FLOW.

7. CABLES NEED TO BE “OFF-SET” FROM THE TREE TRUNK OR BRANCH AND HAVE A “STAND-OFF” CLEARANCE OF A MINIMUM OF 1/2-INCH TO 1-INCH AWAY FROM THE TREE EXTERIOR. A METHOD OF ATTACHMENT SHOULD BE USED THAT WILL ALLOW THE CABLE TO HANG SECURELY, YET FREELY, AWAY FROM THE TREE.

8. CABLES SHOULD BE SUPPORTED AND ATTACHED TO A TREE WITH THE USE OF A STAINLESS STEEL SCREW AND CABLE ATTACHMENT DEVICE. A 3-INCH TO 4-INCH SCREW SHOULD BE DRIVEN INTO THE OUTER BARK AND THEN THE CABLE CAN BE ATTACHED TO THE SCREW SHAFT WITH EITHER A “C”-CLAMP OR CINCH-TIE.

9. CABLE RUNS SHOULD BE LOCATED ON THE LEAST VISIBLE SIDE OR BACK SIDE OF THE TREE TO HIDE THEM FROM THE PRIMARY VIEWING ANGLES OF THE MOST VIEWERS WITHIN THE LANDSCAPE. FOR TREE MOUNTED FIXTURES, IT IS BEST TO RUN THE WIRE ALONG THE SIDE OF THE BRANCH AND NOT ON TOP WHERE SQUIRRELS OR OTHER RODENTS MAY CHEW AT IT IF THE CABLE IS UNDERFOOT.

10. NO CABLES ARE TO BE INSTALLED AND ATTACHED WITHIN TREES TRUNK OR BRANCHES WITHOUT THIS CONDITION HAVING BEEN SHOWN IN THE PLAN BY THE LANDSCAPE ARCHITECT.

O. WIRE CONNECTIONS

1. THE WIRE CONNECTION IS THE MOST IMPORTANT PROCESS PERFORMED IN THE INSTALLATION OF ANY LIGHTING SYSTEM. IT IS OFTEN THE MOST OVER-LOOKED STEP AND IT REQUIRES GREAT CARE FOR A PROPERLY FUNCTIONING SYSTEM. THERE ARE FOUR (4) STEPS TO ENSURING A GOOD, SOLID CONNECTION:

1.1 STRIPPING AND REMOVAL OF THE OUTER PROTECTIVE INSULATION/JACKET OF THE CABLE WITHOUT THE LOSS OF ANY COPPER WIRE STRANDS

1.2. SECURING ALL WIRE STRANDS WITHIN THE CONNECTOR OR SPLICE JUNCTION
1.3. ENSURING A TIGHT AND SOLID CONNECTION BETWEEN ALL PARTS AND
1.4. WATERPROOFING THE CONNECTION AND CABLE EITHER INSIDE A WATERPROOFING CONNECTOR ASSEMBLY OR A SILICONE FILLED LARGE WIRE NUT.

P. FIXTURES

1. ALL FIXTURES SHOULD BE SUBJECTED TO THE PERFORMANCE TESTS ESTABLISHED UNDER UL 1838. THIS TESTING IS COMPLETED BY THE MANUFACTURER. VERIFY THAT ALL LIGHT FIXTURES ARE UL 1838 LISTED BEFORE SPECIFYING THEM.

2. ALL FIXTURES ARE SPECIFIED IN THE LIGHTING PLAN BY THE LANDSCAPE ARCHITECT IN THE LANDSCAPE LIGHTING PLAN. THE LANDSCAPE LIGHTING CONTRACTOR CAN PROVIDE ALTERNATE RECOMMENDATIONS TO THE LANDSCAPE ARCHITECT FOR HIM/HER TO DISCUSS WITH OWNER. LANDSCAPE LIGHTING CONTRACTOR SHALL NOT MAKE RECOMMENDATIONS TO OWNERS WITHOUT LANDSCAPE ARCHITECT HAVING APPROVED SUCH RECOMMENDATIONS.

Q. HARDWARE

THE TERM “HARDWARE” IS USED TO DESCRIBE MATERIAL COMPONENTS THAT ARE ASSOCIATED WITH THE INSTALLATION OF LANDSCAPE LIGHTING EQUIPMENT. THIS INCLUDES COMPONENTS OF THE POWER ESTABLISHMENT, TRANSFORMERS, FIXTURES, MOUNTING DEVICES, ETC. THE CONTRACTOR SHOULD UTILIZE HARDWARE COMPONENTS THAT ARE SPECIFICALLY DESIGNED TO WITHSTAND THE EXTREMES OF ANY EXTERIOR ENVIRONMENT, SUCH AS STAINLESS STEEL OR ANY OTHER SUITABLE NON-CORROSIVE MATERIAL DEEMED APPROPRIATE FOR THE AREA IN WHICH IT IS BEING INSTALLED.

R. CONDUIT & SLEEVES

1. CONDUIT SHOULD BE UTILIZED FOR THE PROTECTION OF CABLE RUNS THAT ARE EXPOSED TO POTENTIAL DAMAGE. THIS TYPE OF PROTECTION IS ALSO CALLED “SLEEVING.” APPLICATIONS FOR SUCH USE ARE UNDER HARDSCAPE AREAS, SUCH AS CONCRETE SLABS, WALKWAYS OR DRIVEWAYS, CONDUIT SHOULD BE USED IN ABOVE-GRADE APPLICATIONS WHERE CABLE EXPOSURE IS UNSIGHTLY OR HAS A POTENTIAL FOR DAMAGE SUCH AS WIRE RUNS UP INTO STRUCTURES AND INTO THE TRANSFORMER HOUSING.

2. PVC SCHEDULE 40 CONDUIT SHALL BE USED FOR EXTERIOR APPLICATIONS WHEN USING AS A SLEEVE.. ELECTRICAL CONDUIT SHOULD BE GREY IN COLOR. IF POLYVINYLCHLORIDE (PVC) PIPE IS USED.

S. POWER

1. THE POWER PROVIDED TO ALL LANDSCAPE LIGHTING SYSTEM SHOWN IN THIS PLAN IS CONSIDERED TO BE 120-VOLT.ALL 120-VOLT ELECTRICAL WORK SHOULD BE PERFORMED BY A LICENSED ELECTRICIAN UNLESS OTHERWISE SPECIFIED BY LAW. REFER TO ALL NEC AND ALL LOCAL CODES FOR ADDITIONAL DETAILS.

2. ALL EXTERIOR RECEPTACLE BOXES SHOULD BE G.F.C.I.-PROTECTED FOR USE WITH TRANSFORMERS THAT UTILIZE A PLUG-IN CORD. DO NOT CUT OFF THE PLUG END OF THE TRANSFORMER POWER CORD IN ORDER TO HARD-WIRE THE UNIT INTO THE 120-VOLT SUPPLY, AS THIS WILL NEGATE ITS UL LISTING.

3. ALL RECEPTACLE BOXES SHOULD UTILIZE AN “IN-USE” OR “BUBBLE” TYPE RECEPTACLE COVER TO PROTECT IT FROM WATER ENTRY.

4. ALL RECEPTACLES, LOW VOLTAGE TRANSFORMERS, AND FIXTURES CANNOT BE LOCATED WITHIN 10 FEET OF ANY WATER NSOURCE THAT WOULD BE NORMALLY OCCUPIED BY HUMANS. REFER TO NEC 411.4(2).

T. IN GRADE FIXTURES

1. IN-GRADE FIXTURES OR “SEALED” WELL LIGHTS SHOULD BE COMPLETELY ENCLOSED TO PREVENT ANY WATER OR DEBRIS FROM ENTERING THE LAMP HOUSING AREA. “OPEN-SLEEVE” WELL LIGHTS ARE NOT ACCEPTABLE. IT IS RECOMMENDED TO HAVE A LOUVERED GRATE TO MINIMIZE DAMAGE TO THE SLEEVE AREA.

2. IT IS IMPORTANT TO PREPARE THE FIXTURE PIT OR HOLE, TO ALLOW WATER TO DRAIN AWAY FROM THE WELL LIGHT. THE CONTRACTOR NEEDS TO CONSTRUCT A GRAVEL DRAINAGE BASE IN A WELL BOTTOM PIT AS PER MANUFACTURER'S INSTRUCTIONS.

3. THE TOP OF THE WELL LIGHT SHOULD BE SLIGHTLY HIGHER THAN THE SURROUNDING GRADE TO PREVENT WATER FROM SETTLING IN AT THE FIXTURE.

4. SECURE THE FIXTURE IN PLACE. PREPARE AND TEST THE WELL LIGHT WITH ITS APPROPRIATE LAMP OR LED TO ENSURE THAT IT IS OPERATING PROPERLY. CONTRACTOR SHOULD REFER TO THE MANUFACTURER'S INSTALLATION REQUIREMENTS PRIOR TO COMPLETION OF THIS WORK. FINISH OFF THE BACKFILL WITH EITHER PEA GRAVEL OR THE LANDSCAPE MATERIALS REMOVED DURING EXCAVATION (SOIL, LAWN, MULCH, DECOMPOSED GRANITE, ETC…

5. FINAL AIMING SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT.

U. ABOVE-GRADE FIXTURES

1. ABOVE-GRADE FIXTURES INCLUDE THOSE THAT ARE ATTACHED TO STRUCTURES, INSTALLED ON GRADE WITH A MOUNTING POST AND THOSE THAT ARE ATTACHED TO TREES.

2. ALL ABOVE GRADE FIXTURES MOUNTED ON A MOUNTING POST SHALL USE A MIGHTY POST BY RAB LIGHTING OR SIMILAR. ALLOW AN EXTRA 6-INCHES TO 12-INCHES OF CABLE AT EACH FIXTURE CONNECTION INSIDE THE MOUNTING POST AT EACH FIXTURE.

3. LOCATE AND ATTACH THE FIXTURE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ENSURE THAT ITS FINAL PLACEMENT IS APPROPRIATE FOR HIDING THE FIXTURE AND TO ENSURE PROPER AIMING AS INTENDED BY LANDSCAPE ARCHITECT. AVOID CREATING A GLARE SPOT FROM THE PRIMARY VIEWING ANGLE(S) AS MUCH AS POSSIBLE.

4. FIXTURES ATTACHED TO A TREE SHOULD HAVE STAND-OFF CLEARANCE OF AT LEAST 1/2-INCH TO 1-INCH AWAY FROM THE TREE TO ENSURE THAT THE TREE DOES NOT GROW INTO THE ATTACHED FIXTURE OR ITS MOUNTING HARDWARE. MOUNTING HARDWARE ATTACHED DIRECTLY TO THE TREE BARK (WITHOUT ANY PRESCRIBED STAND-OFF CLEARANCE) WILL HARM THE TREE BY ALLOWING THE TREE TO GROW AROUND THE HARDWARE.

5. CONTRACTOR SHALL ENSURE THAT ALL CONNECTIONS ARE SOLID AND WATERPROOF.

6. IT IS NOT ACCEPTABLE TO ATTACH A FIXTURE OR CABLE DIRECTLY TO THE TREE BY ANY OF THE FOLLOWING METHODS; STAPLES, SCREWS WITHOUT ANY STAND-OFF ABILITY, WIRE OR METAL TIE STRAPS, OR ANY OTHER METHOD OF FLUSH-MOUNT ATTACHMENT TO THE TREE. TREE FIXTURES SHOULD BE PRE-ASSEMBLED PRIOR TO CLIMBING INTO A TREE. WATERPROOF CONNECTIONS AND PROPER LAMP OPERATION NEED BE CONFIRMED SAFELY PRIOR TO FINAL INSTALLATION ABOVE GROUND.

7. ONLY THOSE WITH PROPER TRAINING AND EQUIPMENT SHOULD PERFORM INSTALLATION WORK. THE CONTRACTOR SHOULD ENSURE THE SAFETY OF THE CLIMBER AT ALL TIMES. THIS INCLUDES THE USE OF SAFETY BELTS AND LANYARDS AND/OR A PROPERLY PLACED EXTENSION LADDER. LADDERS SHOULD BE TIED-OFF OR SECURED TO PREVENT MOVEMENT OR FALLING.

8. PRE-AIM ALL TREE FIXTURES DURING THE DAY TIME HOURS SO THAT NIGHT TIME ADJUSTMENTS WILL BE MINIMAL.CONTRACTOR SHOULD ENSURE THAT THE LANDSCAPE ARCHITECT IS PRESENT FOR THE FINAL NIGHT ADJUSTMENTS,SO THAT THE DESIGN INTENT OF THE PROJECT IS CAPTURED AND APPROVED.

V. UNDERWATER FIXTURES

1. UNDERWATER LOW VOLTAGE LIGHTING FIXTURES ARE USED IN BODIES OF WATER NOT MEANT FOR HUMANS TO OCCUPY. IT IS MOST IMPORTANT TO PROTECT THE CABLING AND FIXTURE FROM ANY DAMAGE.

2. ALL CABLE JUNCTIONS OR CONNECTIONS SHOULD TAKE PLACE OUTSIDE OF THE WATER SOURCE. UNDERWATER FIXTURES CAN BE SET IN PLACE WITH THEIR ASSOCIATED WEIGHTED BASE ASSEMBLY, OR THEY CAN BE SECURELY INSTALLED WITHIN ROCKS ORPLANTS. IT SHOULD BE NOTED THAT LAMP OR LED CHANGES NEED TO OCCUR ABOVE WATER, SO EITHER THE FIXTURE NEEDS TO HAVE ENOUGH EXTRA CABLE TO ALLOW FOR THAT OR THE CONTRACTOR WILL NEED TO DRAIN THE BODY OF WATER TO GAIN ACCESS.

3. THE INSTALLATION AND USE OF UNDERWATER FIXTURES HAVE SPECIAL RESTRICTIONS AND MUST FOLLOW ALL NEC AND LOCAL CODES. FIXTURES MUST BE RATED AS “SUBMERSIBLE,” AND THEY MUST BE LISTED FOR THEIR INTENDED APPLICATION.

4. PERMANENT, SECURED FIXTURES AND CABLE RUNS SHOULD BE INSTALLED IN CONDUIT TO A PRE-DETERMINED LOCATION

FOR OPTIMUM PERFORMANCE. ALL CONDUIT THAT IS TERMINATED OUTSIDE OF THE WATER SOURCE SHOULD BE LOCATED AT A MINIMUM LEVEL OF 8-INCHES ABOVE THE WATER LEVEL AT THE WATER FEATURE OR MEET LOCAL CODES IF DIFFERENT.

W. UNDERGROUND CONDUIT

1. CONDUIT OR “SLEEVING” IS RECOMMENDED FOR THOSE AREAS OF THE LANDSCAPE WHERE DAMAGE PROTECTION AND/OR EASE OF CABLE ACCESS MIGHT BE REQUIRED. ALL ELECTRICAL CONDUITS MUST USE SWEEP BENDS (90-DEGREE AND 45-DEGREE) TO ENSURE THAT CABLING CAN BE EASILY PULLED FROM ONE POINT TO ANOTHER. A MAXIMUM OF FOUR (4) CONSECUTIVE TURNS IS ALLOWED BEFORE A PULL-BOX MUST BE INSTALLED OR THE CABLE MUST BE TERMINATED--REFER TO NEC AND LOCAL CODES.

2. NEVER USE IRRIGATION FITTINGS TO MAKE TURNS--CABLE CANNOT BE PULLED THROUGH THESE TIGHT ANGLES. CONDUIT FOR ELECTRICAL WIRE SHOULD ALWAYS BE GREY IN COLOR.

3. ALL SLEEVES UNDER HARDSCAPE AREAS MUST EXTEND 4 INCHES MINIMUM, BEYOND THE OUTER EDGE OF THESE ELEMENTS. SLEEVES SHOULD ALWAYS BE USED WHEN PASSING THROUGH CONCRETE FOOTINGS AND WALLS OR ANY OTHER STRUCTURAL ELEMENT.

X. CONTROLS

1. LANDSCAPE LIGHTING SYSTEMS CONTROL DEVICES CAN VARY GREATLY IN PERFORMANCE AND COST. IT IS THE CONTRACTOR RESPONSIBILITY TO DISCUSS THE SEVERAL AVAILABLE OPTIONS TO OWNER BEFORE ICOMMENCEMENT OF SYSTEM INSTALLATION AND HAVE OWNER MAKE A SELECTION AS TO HOW OWNER DESIRES TO CONTROL THE SYSTEM.

Y. GENERAL CONDITIONS.

1. APPLICABLE PUBLICATIONS LISTED BELOW (INCLUDING AMENDMENTS, ADDENDA, REVISIONS, SUPPLEMENTS, AND ERRATA) FORM A PART OF THIS SPECIFICATIONS TO THE EXTENT REFERENCED PUBLICATIONS ARE REFERENCED IN THE TEXT BY DESIGNATION ONLY.

1.1. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)

1.2. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)

1.3. ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA)

1.4. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)

1.5. UNDERWRITERS LABORATORIES, INC. (UL)

2. PROVIDE MANUFACTURER'S STANDARD FINISH, AS SCHEDULED ON THE PLAN. IF NOT AVAILABLE, CONSULT WITH LANDSCAPE ARCHITECT.

3. GROUND NONCURRENT-CARRYING PARTS OF EQUIPMENT, INCLUDING METAL POLES, LUMINAIRES, MOUNTING ARMS, BRACKETS, AND METALLIC ENCLOSURES. WHERE COPPER GROUNDING CONDUCTOR IS CONNECTED TO A METAL OTHER THAN COPPER, PROVIDE SPECIALLY-TREATED OR LINED CONNECTORS SUITABLE AND LISTED FOR THIS PURPOSE.

4. IF PROJECT ELECTRICAL DESIGN IS TO BE CONTROLLED BY A SMART HOME AUTOMATION SYSTEM, ELECTRICAL ENGINEER AND AUTOMATION SYSTEM CONTRACTOR SHALL COORDINATE WITH OWNER, GENERAL CONTRACTOR AND LANDSCAPE LIGHTING CONTRACTOR THE LANDSCAPE LIGHTING DESIGN SYSTEM OPERATION.

5. LANDSCAPE LIGHTING PLAN SHALL BE COORDINATED BY PROJECT ARCHITECT WITH ELECTRICAL ENGINEER SO THAT LINE VOLTAGE OUTLETS FOR TRANSFORMERS CONECTIONS ARE PLACED AS PER LANDSCAPE LIGHTING PLAN OR AS A LOCATION AGREED WITH OWNER. CONTRACTOR INSTALLING THE SYSTEM SHALL COORDINATE WITH GENERAL CONTRACTOR AND OWNER THE LANDSCAPE LIGHTING ON/OFF TIMING AND DAYS OF THE WEEK CONTROL.

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI,FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Landscape Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Landscape Architect and the Landscape Architect's consultant and the Landscape Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project.

COMAS
Orlando Comas, ASLA
LANDSCAPE ARCHITECT
250 Catalonia Ave, Suite 402, Coral Gables, Florida, 33134
ocomas@bellsouth.net 305.283.9382 Lic 0001565

REGISTERED LANDSCAPE ARCHITECT
Orlando S Comas
LA0001565
STATE OF FLORIDA

Orlando S Comas
Digitally signed by Orlando S Comas
Date: 2025.04.09 15:34:11 -04'00'

NEW RESIDENCE FOR:
MR & MRS
DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FL 33156

revisions
1 12/04/2024 - SITE PLAN

date
issued
drawn
checked
project no. 2341

sheet no.
LA-6.1

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LA 6.1 LIGHTING DETAILS.pdf

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

11/7/2025 4:21:24 PM

Tracking #	Process #	Permit #
2025014720	M2025014720	2026008479

THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

Process #	Review	Disposition	Reviewer	Date
M2025014720	DEPT OF HEALTH	A	HERNANDEZ, JESUS	10/4/2025
M2025014720	DERM CORE	A	BARBON, ARACELYS	6/18/2025
M2025014720	DERM ONSITE SEWAGE TREATMENT & DISPOSAL SYSTEMS	A	VALDIVIESO MERA, JOSE	8/9/2025
M2025014720	DERM PAVING & DRAINAGE	A	HALL, MARIE	11/7/2025
M2025014720	DERM WETLANDS	A	ALBERDI, JACKELYN	5/5/2025
M2025014720	IMPACT FEES	N	IDARRAGA, MELINA	5/1/2025
M2025014720	UPFRONT FEES	A	WEB APPLICATION ID	4/30/2025
M2025014720	WASA	A	CHICA, HAROLD	5/30/2025

Disclaimer.

Subject to compliance with all Federal, State, and County Laws, rules and regulations. Miami-Dade County assumes no responsibility for accuracy of or results of these plans.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to the property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies.

Stamp Name	Trade	Disposition	Stamp Description
Approved	DERM	A	Approved
Approved	HRS	A	Approved
Approved	OTDS	A	Approved

Air System Sizing Summary for 01 CU/AHU-1.1

Project Name: 22.06.13 DE LA CONCEPCION V2 — 06/14/2022
Prepared by: Luseo Engineering — 02:54PM

Air System Information

Air System Name	**01 CU/AHU-1.1**		Number of zones	**1**	
Equipment Class	**SPLT AHU**		Floor Area	**1745.0**	ft²
Air System Type	**SZCAV**		Location	**Miami IAP, Florida**	

Sizing Calculation Information

Calculation Months	**Jan to Dec**	Zone CFM Sizing	**Sum of space airflow rates**
Sizing Data	**Calculated**	Space CFM Sizing	**Individual peak space loads**

Central Cooling Coil Sizing Data

Total coil load	**4.7**	Tons	Load occurs at	**Jul 1600**	
Total coil load	**56.4**	MBH	OA DB / WB	**91.5 / 77.5**	°F
Sensible coil load	**45.1**	MBH	Entering DB / WB	**76.0 / 63.6**	°F
Coil CFM at Jul 1600	**1971**	CFM	Leaving DB / WB	**54.8 / 53.7**	°F
Max block CFM	**1971**	CFM	Coil ADP	**52.5**	°F
Sum of peak zone CFM	**1971**	CFM	Bypass Factor	**0.100**	
Sensible heat ratio	**0.798**		Resulting RH	**50**	%
CFM/Ton	**419.0**		Design supply temp.	**52.0**	°F
ft²/Ton	**371.0**		Zone T-stat Check	**1 of 1**	OK
BTU/(hr·ft²)	**32.3**		Max zone temperature deviation	**0.0**	°F
Water flow @ 10.0 °F rise	**N/A**				

Central Heating Coil Sizing Data

Max coil load	**12.0**	MBH	Load occurs at	**Des Htg**	
Coil CFM at Des Htg	**1971**	CFM	BTU/(hr·ft²)	**6.9**	
Max coil CFM	**1971**	CFM	Ent. DB / Lvg DB	**70.6 / 76.2**	°F
Water flow @ 20.0 °F drop	**N/A**				

Supply Fan Sizing Data

Actual max CFM	**1971**	CFM	Fan motor BHP	**0.32**	BHP
Standard CFM	**1969**	CFM	Fan motor kW	**0.26**	kW
Actual max CFM/ft²	**1.13**	CFM/ft²	Fan static	**0.60**	in wg

Outdoor Ventilation Air Data

Design airflow CFM	**100**	CFM	CFM/person	**2.38**	CFM/person
CFM/ft²	**0.06**	CFM/ft²			

EVELIO RODRIGUEZ
LICENSE
No 74127
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Evelio Rodriguez

Digitally signed by Evelio Rodriguez
DN: CN=Evelio Rodriguez, OU=A01410D00000173E4311C270003DB8B3, O=Unaffiliated, C=US
Reason: I agree to the terms defined by the placement of my signature on this document
Date: 2022.12.20 16:44:31-05'00'

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

Zone Sizing Summary for 01 CU/AHU-1.1

Project Name: 22.06.13 DE LA CONCEPCION V2 06/14/2022
Prepared by: Luseo Engineering 02:54PM

Air System Information

Air System Name **01 CU/AHU-1.1**
Equipment Class ..... **SPLT AHU**
Air System Type ..... **SZCAV**

Number of zones **1**
Floor Area ..... **1745.0** ft²
Location ..... **Miami IAP, Florida**

Sizing Calculation Information

Calculation Months ..... **Jan to Dec**
Sizing Data ..... **Calculated**

Zone CFM Sizing ..... **Sum of space airflow rates**
Space CFM Sizing ..... **Individual peak space loads**

Zone Terminal Sizing Data

Zone Name	Design Supply Airflow (CFM)	Minimum Supply Airflow (CFM)	Zone CFM/ft²	Reheat Coil Load (MBH)	Reheat Coil Water gpm @ 20.0 °F	Zone Htg Unit Coil Load (MBH)	Zone Htg Unit Water gpm @ 20.0 °F	Mixing Box Fan Airflow (CFM)
AHU-1.1	1971	1971	1.13	0.0	-	0.0	-	0

Zone Peak Sensible Loads

Zone Name	Zone Cooling Sensible (MBH)	Time of Peak Sensible Cooling Load	Zone Heating Load (MBH)	Zone Floor Area (ft²)
AHU-1.1	43.1	Aug 1600	10.5	1745.0

Space Loads and Airflows

Zone Name / Space Name	Mult.	Cooling Sensible (MBH)	Time of Peak Sensible Load	Air Flow (CFM)	Heating Load (MBH)	Floor Area (ft²)	Space CFM/ft²
AHU-1.1							
101 Living room	1	12.9	Jul 0900	542	3.0	501.0	1.08
111 Family room	1	7.9	Jul 1400	334	1.8	370.0	0.90
112 Dining room	1	10.3	Jul 1700	433	1.7	276.0	1.57
113 Breakfast	1	6.1	Nov 1400	258	2.0	204.0	1.26
114 Kitchen	1	4.4	Nov 1500	186	0.6	205.0	0.91
115 Cathering Kitchen	1	4.6	Sep 1600	193	1.1	115.0	1.67
115A Hall	1	0.6	Jul 2000	26	0.3	74.0	0.35

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

Air System Design Load Summary for 01 CU/AHU-1.1

Project Name: 22.06.13 DE LA CONCEPCION V2 06/14/2022
Prepared by: Luseo Engineering 02:54PM

	DESIGN COOLING			DESIGN HEATING		
	COOLING DATA AT Jul 1600 COOLING OA DB / WB 91.5 °F / 77.5 °F			HEATING DATA AT DES HTG HEATING OA DB / WB 48.8 °F / 40.9 °F		
ZONE LOADS	**Details**	**Sensible (BTU/hr)**	**Latent (BTU/hr)**	**Details**	**Sensible (BTU/hr)**	**Latent (BTU/hr)**
Window & Skylight Solar Loads	726 ft²	13698	-	726 ft²	-	-
Wall Transmission	758 ft²	2094	-	758 ft²	2276	-
Roof Transmission	220 ft²	287	-	220 ft²	147	-
Window Transmission	726 ft²	5465	-	726 ft²	8084	-
Skylight Transmission	0 ft²	0	-	0 ft²	0	-
Door Loads	0 ft²	0	-	0 ft²	0	-
Floor Transmission	0 ft²	0	-	0 ft²	0	-
Partitions	0 ft²	0	-	0 ft²	0	-
Ceiling	0 ft²	0	-	0 ft²	0	-
Overhead Lighting	1745 W	5954	-	0	0	-
Task Lighting	0 W	0	-	0	0	-
Electric Equipment	1500 W	5118	-	0	0	-
People	42	10420	7680	0	0	0
Infiltration	-	0	0	-	0	0
Miscellaneous	-	0	0	-	0	0
Safety Factor	0% / 0%	0	0	0%	0	0
>> Total Zone Loads	**-**	**43036**	**7680**	**-**	**10507**	**0**
Zone Conditioning	-	42419	7680	-	10366	0
Plenum Wall Load	0%	0	-	0	0	-
Plenum Roof Load	0%	0	-	0	0	-
Plenum Lighting Load	0%	0	-	0	0	-
Return Fan Load	1971 CFM	0	-	1971 CFM	0	-
Ventilation Load	100 CFM	1767	3703	100 CFM	2476	0
Supply Fan Load	1971 CFM	877	-	1971 CFM	-877	-
Space Fan Coil Fans	-	0	-	-	0	-
Duct Heat Gain / Loss	0%	0	-	0%	0	-
>> Total System Loads	**-**	**45063**	**11383**	**-**	**11965**	**0**
Central Cooling Coil	-	45063	11385	-	0	0
Central Heating Coil	-	0	-	-	11965	-
>> Total Conditioning	**-**	**45063**	**11385**	**-**	**11965**	**0**
Key:	**Positive values are clg loads Negative values are htg loads**			**Positive values are htg loads Negative values are clg loads**		

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

July DESIGN COOLING DAY, 1600

TABLE 1: SYSTEM DATA

Component	Location	Dry-Bulb Temp (°F)	Specific Humidity (lb/lb)	Airflow (CFM)	CO2 Level (ppm)	Sensible Heat (BTU/hr)	Latent Heat (BTU/hr)
Ventilation Air	Inlet	91.5	0.01714	100	400	1767	3703
Vent - Return Mixing	Outlet	76.0	0.00972	1971	3505	-	-
Central Cooling Coil	Outlet	54.8	0.00851	1971	3505	45063	11385
Central Heating Coil	Outlet	54.8	0.00851	1971	3505	0	-
Supply Fan	Outlet	55.2	0.00851	1971	3505	877	-
Cold Supply Duct	Outlet	55.2	0.00851	1971	3505	-	-
Zone Air	-	75.2	0.00933	1971	3671	42419	7680
Return Plenum	Outlet	75.2	0.00933	1971	3671	0	-

Air Density x Heat Capacity x Conversion Factor: At sea level = 1.080; At site altitude = 1.079 BTU/(hr-CFM-F)
Air Density x Heat of Vaporization x Conversion Factor: At sea level = 4746.6; At site altitude = 4741.6 BTU/(hr-CFM)
Site Altitude = 29.0 ft

TABLE 2: ZONE DATA

Zone Name	Zone Sensible Load (BTU/hr)	T-stat Mode	Zone Cond (BTU/hr)	Zone Temp (°F)	Zone Airflow (CFM)	CO2 Level (ppm)	Terminal Heating Coil (BTU/hr)	Zone Heating Unit (BTU/hr)
AHU-1.1	43036	Cooling	42419	75.2	1971	3671	0	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

System Psychrometrics for 01 CU/AHU-1.1

Project Name: 22.06.13 DE LA CONCEPCION V2 06/14/2022
Prepared by: Luseo Engineering 02:54PM

WINTER DESIGN HEATING

TABLE 1: SYSTEM DATA

Component	Location	Dry-Bulb Temp (°F)	Specific Humidity (lb/lb)	Airflow (CFM)	CO2 Level (ppm)	Sensible Heat (BTU/hr)	Latent Heat (BTU/hr)
Ventilation Air	Inlet	48.8	0.00360	100	400	-2476	0
Vent - Return Mixing	Outlet	70.6	0.00360	1971	583	-	-
Central Cooling Coil	Outlet	70.6	0.00360	1971	583	0	0
Central Heating Coil	Outlet	76.2	0.00360	1971	583	11965	-
Supply Fan	Outlet	76.6	0.00360	1971	583	877	-
Cold Supply Duct	Outlet	76.6	0.00360	1971	583	-	-
Zone Air	-	71.8	0.00360	1971	593	-10366	0
Return Plenum	Outlet	71.8	0.00360	1971	593	0	-

Air Density x Heat Capacity x Conversion Factor: At sea level = 1.080; At site altitude = 1.079 BTU/(hr-CFM-F)
Air Density x Heat of Vaporization x Conversion Factor: At sea level = 4746.6; At site altitude = 4741.6 BTU/(hr-CFM)
Site Altitude = 29.0 ft

TABLE 2: ZONE DATA

Zone Name	Zone Sensible Load (BTU/hr)	T-stat Mode	Zone Cond (BTU/hr)	Zone Temp (°F)	Zone Airflow (CFM)	CO2 Level (ppm)	Terminal Heating Coil (BTU/hr)	Zone Heating Unit (BTU/hr)
AHU-1.1	-10507	Heating	-10366	71.8	1971	593	0	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

Air System Sizing Summary for 02 CU/AHU-1.2

Project Name: 22.06.13 DE LA CONCEPCION V2 — 06/14/2022
Prepared by: Luseo Engineering — 02:54PM

Air System Information

Air System Name	**02 CU/AHU-1.2**		Number of zones	**1**	
Equipment Class	**SPLT AHU**		Floor Area	**1687.0**	ft²
Air System Type	**SZCAV**		Location	**Miami IAP, Florida**	

Sizing Calculation Information

Calculation Months	**Jan to Dec**	Zone CFM Sizing	**Sum of space airflow rates**
Sizing Data	**Calculated**	Space CFM Sizing	**Individual peak space loads**

Central Cooling Coil Sizing Data

Total coil load	**4.6**	Tons	Load occurs at	**Jul 1600**	
Total coil load	**55.3**	MBH	OA DB / WB	**91.5 / 77.5**	°F
Sensible coil load	**43.9**	MBH	Entering DB / WB	**75.9 / 63.6**	°F
Coil CFM at Jul 1600	**1916**	CFM	Leaving DB / WB	**54.7 / 53.5**	°F
Max block CFM	**1916**	CFM	Coil ADP	**52.3**	°F
Sum of peak zone CFM	**1916**	CFM	Bypass Factor	**0.100**	
Sensible heat ratio	**0.794**		Resulting RH	**50**	%
CFM/Ton	**415.9**		Design supply temp.	**52.0**	°F
ft²/Ton	**366.3**		Zone T-stat Check	**1 of 1**	OK
BTU/(hr·ft²)	**32.8**		Max zone temperature deviation	**0.0**	°F
Water flow @ 10.0 °F rise	**N/A**				

Central Heating Coil Sizing Data

Max coil load	**14.0**	MBH	Load occurs at	**Des Htg**	
Coil CFM at Des Htg	**1916**	CFM	BTU/(hr·ft²)	**8.3**	
Max coil CFM	**1916**	CFM	Ent. DB / Lvg DB	**70.5 / 77.3**	°F
Water flow @ 20.0 °F drop	**N/A**				

Supply Fan Sizing Data

Actual max CFM	**1916**	CFM	Fan motor BHP	**0.31**	BHP
Standard CFM	**1914**	CFM	Fan motor kW	**0.25**	kW
Actual max CFM/ft²	**1.14**	CFM/ft²	Fan static	**0.60**	in wg

Outdoor Ventilation Air Data

Design airflow CFM	**100**	CFM	CFM/person	**4.55**	CFM/person
CFM/ft²	**0.06**	CFM/ft²			

EVELIO RODRIGUEZ
LICENSE
No 74127
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Evelio Rodriguez

Digitally signed by Evelio Rodriguez
DN: CN=Evelio Rodriguez, OU=A01410D00000173E4311C270003DBB3, O=Unaffiliated, C=US
Reason: I agree to the terms defined by the placement of my signature on this document
Date: 2022.12.20 16:44:09-05'00'

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

Zone Sizing Summary for 02 CU/AHU-1.2

Project Name: 22.06.13 DE LA CONCEPCION V2 06/14/2022
Prepared by: Luseo Engineering 02:54PM

Air System Information

Air System Name **02 CU/AHU-1.2**
Equipment Class ..... **SPLT AHU**
Air System Type ..... **SZCAV**

Number of zones **1**
Floor Area ..... **1687.0** ft²
Location ..... **Miami IAP, Florida**

Sizing Calculation Information

Calculation Months ..... **Jan to Dec**
Sizing Data ..... **Calculated**

Zone CFM Sizing ..... **Sum of space airflow rates**
Space CFM Sizing ..... **Individual peak space loads**

Zone Terminal Sizing Data

Zone Name	Design Supply Airflow (CFM)	Minimum Supply Airflow (CFM)	Zone CFM/ft²	Reheat Coil Load (MBH)	Reheat Coil Water gpm @ 20.0 °F	Zone Htg Unit Coil Load (MBH)	Zone Htg Unit Water gpm @ 20.0 °F	Mixing Box Fan Airflow (CFM)
AHU-1.2	1916	1916	1.14	0.0	-	0.0	-	0

Zone Peak Sensible Loads

Zone Name	Zone Cooling Sensible (MBH)	Time of Peak Sensible Cooling Load	Zone Heating Load (MBH)	Zone Floor Area (ft²)
AHU-1.2	41.9	Jul 1700	12.5	1687.0

Space Loads and Airflows

Zone Name / Space Name	Mult.	Cooling Sensible (MBH)	Time of Peak Sensible Load	Air Flow (CFM)	Heating Load (MBH)	Floor Area (ft²)	Space CFM/ft²
AHU-1.2							
100 Living room/foyer	1	4.4	Aug 1700	187	1.9	400.0	0.47
102 Library room	1	7.9	Jul 1700	334	1.7	177.0	1.89
103 Guest bed.	1	7.6	Jul 1700	322	2.5	199.0	1.62
104 WIC	1	0.3	Jan 2300	14	0.0	22.0	0.62
105 Guest bath	1	0.8	Jun 2000	33	0.2	55.0	0.60
105A Hall	1	0.2	Jun 2000	9	0.1	21.0	0.42
106 Gym	1	14.4	Nov 1400	606	4.3	445.0	1.36
106A Hall	1	1.8	Jul 0900	78	0.6	29.0	2.68
107 Gym/pool bath	1	2.3	Jul 0900	96	0.6	37.0	2.61
107A Gym/pool bath	1	2.2	Jul 0900	95	0.6	27.0	3.51
108 PWDR	1	0.4	Jan 2300	15	0.0	30.0	0.49
110 Bar	1	2.4	Jan 2300	103	0.0	77.0	1.34
110A Corridor	1	0.6	Jan 2300	24	0.0	168.0	0.14

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

Air System Design Load Summary for 02 CU/AHU-1.2

Project Name: 22.06.13 DE LA CONCEPCION V2 06/14/2022
Prepared by: Luseo Engineering 02:54PM

	DESIGN COOLING			DESIGN HEATING		
	COOLING DATA AT Jul 1600 COOLING OA DB / WB 91.5 °F / 77.5 °F			HEATING DATA AT DES HTG HEATING OA DB / WB 48.8 °F / 40.9 °F		
ZONE LOADS	**Details**	**Sensible (BTU/hr)**	**Latent (BTU/hr)**	**Details**	**Sensible (BTU/hr)**	**Latent (BTU/hr)**
Window & Skylight Solar Loads	777 ft²	15448	-	777 ft²	-	-
Wall Transmission	1063 ft²	2883	-	1063 ft²	3191	-
Roof Transmission	431 ft²	487	-	431 ft²	283	-
Window Transmission	777 ft²	5850	-	777 ft²	8653	-
Skylight Transmission	0 ft²	0	-	0 ft²	0	-
Door Loads	0 ft²	0	-	0 ft²	0	-
Floor Transmission	0 ft²	0	-	0 ft²	0	-
Partitions	94 ft²	221	-	94 ft²	324	-
Ceiling	0 ft²	0	-	0 ft²	0	-
Overhead Lighting	1687 W	5756	-	0	0	-
Task Lighting	0 W	0	-	0	0	-
Electric Equipment	1050 W	3583	-	0	0	-
People	22	7310	7690	0	0	0
Infiltration	-	0	0	-	0	0
Miscellaneous	-	0	0	-	0	0
Safety Factor	0% / 0%	0	0	0%	0	0
>> Total Zone Loads	**-**	**41537**	**7690**	**-**	**12452**	**0**
Zone Conditioning	-	41231	7690	-	12421	0
Plenum Wall Load	0%	0	-	0	0	-
Plenum Roof Load	0%	0	-	0	0	-
Plenum Lighting Load	0%	0	-	0	0	-
Return Fan Load	1916 CFM	0	-	1916 CFM	0	-
Ventilation Load	100 CFM	1784	3713	100 CFM	2469	0
Supply Fan Load	1916 CFM	852	-	1916 CFM	-852	-
Space Fan Coil Fans	-	0	-	-	0	-
Duct Heat Gain / Loss	0%	0	-	0%	0	-
>> Total System Loads	**-**	**43866**	**11403**	**-**	**14037**	**0**
Central Cooling Coil	-	43866	11406	-	0	0
Central Heating Coil	-	0	-	-	14037	-
>> Total Conditioning	**-**	**43866**	**11406**	**-**	**14037**	**0**
Key:	**Positive values are clg loads Negative values are htg loads**			**Positive values are htg loads Negative values are clg loads**		

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

System Psychrometrics for 02 CU/AHU-1.2

Project Name: 22.06.13 DE LA CONCEPCION V2 06/14/2022
Prepared by: Luseo Engineering 02:54PM

July DESIGN COOLING DAY, 1600

TABLE 1: SYSTEM DATA

Component	Location	Dry-Bulb Temp (°F)	Specific Humidity (lb/lb)	Airflow (CFM)	CO2 Level (ppm)	Sensible Heat (BTU/hr)	Latent Heat (BTU/hr)
Ventilation Air	Inlet	91.5	0.01714	100	400	1784	3713
Vent - Return Mixing	Outlet	75.9	0.00971	1916	3030	-	-
Central Cooling Coil	Outlet	54.7	0.00846	1916	3030	43866	11406
Central Heating Coil	Outlet	54.7	0.00846	1916	3030	0	-
Supply Fan	Outlet	55.1	0.00846	1916	3030	852	-
Cold Supply Duct	Outlet	55.1	0.00846	1916	3030	-	-
Zone Air	-	75.0	0.00931	1916	3175	41231	7690
Return Plenum	Outlet	75.0	0.00931	1916	3175	0	-

Air Density x Heat Capacity x Conversion Factor: At sea level = 1.080; At site altitude = 1.079 BTU/(hr-CFM-F)
Air Density x Heat of Vaporization x Conversion Factor: At sea level = 4746.6; At site altitude = 4741.6 BTU/(hr-CFM)
Site Altitude = 29.0 ft

TABLE 2: ZONE DATA

Zone Name	Zone Sensible Load (BTU/hr)	T-stat Mode	Zone Cond (BTU/hr)	Zone Temp (°F)	Zone Airflow (CFM)	CO2 Level (ppm)	Terminal Heating Coil (BTU/hr)	Zone Heating Unit (BTU/hr)
AHU-1.2	41537	Cooling	41231	75.0	1916	3175	0	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

WINTER DESIGN HEATING

TABLE 1: SYSTEM DATA

Component	Location	Dry-Bulb Temp (°F)	Specific Humidity (lb/lb)	Airflow (CFM)	CO2 Level (ppm)	Sensible Heat (BTU/hr)	Latent Heat (BTU/hr)
Ventilation Air	Inlet	48.8	0.00360	100	400	-2469	0
Vent - Return Mixing	Outlet	70.5	0.00360	1916	579	-	-
Central Cooling Coil	Outlet	70.5	0.00360	1916	579	0	0
Central Heating Coil	Outlet	77.3	0.00360	1916	579	14037	-
Supply Fan	Outlet	77.7	0.00360	1916	579	852	-
Cold Supply Duct	Outlet	77.7	0.00360	1916	579	-	-
Zone Air	-	71.7	0.00360	1916	589	-12421	0
Return Plenum	Outlet	71.7	0.00360	1916	589	0	-

Air Density x Heat Capacity x Conversion Factor: At sea level = 1.080; At site altitude = 1.079 BTU/(hr-CFM-F)
Air Density x Heat of Vaporization x Conversion Factor: At sea level = 4746.6; At site altitude = 4741.6 BTU/(hr-CFM)
Site Altitude = 29.0 ft

TABLE 2: ZONE DATA

Zone Name	Zone Sensible Load (BTU/hr)	T-stat Mode	Zone Cond (BTU/hr)	Zone Temp (°F)	Zone Airflow (CFM)	CO2 Level (ppm)	Terminal Heating Coil (BTU/hr)	Zone Heating Unit (BTU/hr)
AHU-1.2	-12452	Heating	-12421	71.7	1916	589	0	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

Air System Sizing Summary for 03 CU/AHU-1.3

Project Name: 22.06.13 DE LA CONCEPCION V2 — 06/14/2022
Prepared by: Luseo Engineering — 02:54PM

Air System Information

Air System Name	**03 CU/AHU-1.3**		Number of zones	**1**	
Equipment Class	**SPLT AHU**		Floor Area	**269.0**	ft²
Air System Type	**SZCAV**		Location	**Miami IAP, Florida**	

Sizing Calculation Information

Calculation Months	**Jan to Dec**	Zone CFM Sizing	**Sum of space airflow rates**
Sizing Data	**Calculated**	Space CFM Sizing	**Individual peak space loads**

Central Cooling Coil Sizing Data

Total coil load	**1.4**	Tons	Load occurs at	**Jun 1700**	
Total coil load	**16.6**	MBH	OA DB / WB	**89.7 / 77.3**	°F
Sensible coil load	**14.0**	MBH	Entering DB / WB	**75.2 / 63.3**	°F
Coil CFM at Jun 1700	**669**	CFM	Leaving DB / WB	**55.9 / 54.7**	°F
Max block CFM	**669**	CFM	Coil ADP	**53.7**	°F
Sum of peak zone CFM	**669**	CFM	Bypass Factor	**0.100**	
Sensible heat ratio	**0.841**		Resulting RH	**52**	%
CFM/Ton	**483.1**		Design supply temp.	**54.0**	°F
ft²/Ton	**194.3**		Zone T-stat Check	**1 of 1**	OK
BTU/(hr·ft²)	**61.8**		Max zone temperature deviation	**0.0**	°F
Water flow @ 10.0 °F rise	**N/A**				

Central Heating Coil Sizing Data

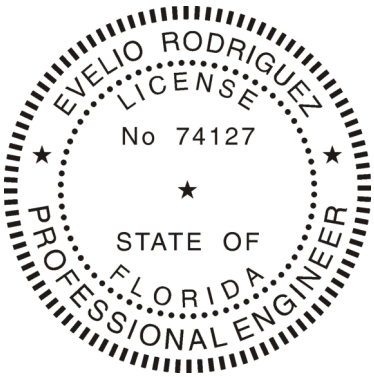
Max coil load	**5.8**	MBH	Load occurs at	**Des Htg**	
Coil CFM at Des Htg	**669**	CFM	BTU/(hr·ft²)	**21.6**	
Max coil CFM	**669**	CFM	Ent. DB / Lvg DB	**69.3 / 77.4**	°F
Water flow @ 20.0 °F drop	**N/A**				

Supply Fan Sizing Data

Actual max CFM	**669**	CFM	Fan motor BHP	**0.11**	BHP
Standard CFM	**668**	CFM	Fan motor kW	**0.09**	kW
Actual max CFM/ft²	**2.49**	CFM/ft²	Fan static	**0.60**	in wg

Outdoor Ventilation Air Data

Design airflow CFM	**0**	CFM	CFM/person	**0.00**	CFM/person
CFM/ft²	**0.00**	CFM/ft²			



Evelio Rodriguez

Digitally signed by Evelio Rodriguez
DN: CN=Evelio Rodriguez, OU=A01410D00000173E4311C270003DBB3, O=Unaffiliated, C=US
Reason: I agree to the terms defined by the placement of my signature on this document
Date: 2022.12.20 16:43:51-05'00'

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

Zone Sizing Summary for 03 CU/AHU-1.3

Project Name: 22.06.13 DE LA CONCEPCION V2 06/14/2022
Prepared by: Luseo Engineering 02:54PM

Air System Information

Air System Name **03 CU/AHU-1.3**
Equipment Class ..... **SPLT AHU**
Air System Type ..... **SZCAV**

Number of zones **1**
Floor Area ..... **269.0** ft²
Location ..... **Miami IAP, Florida**

Sizing Calculation Information

Calculation Months ..... **Jan to Dec**
Sizing Data ..... **Calculated**

Zone CFM Sizing ..... **Sum of space airflow rates**
Space CFM Sizing ..... **Individual peak space loads**

Zone Terminal Sizing Data

Zone Name	Design Supply Airflow (CFM)	Minimum Supply Airflow (CFM)	Zone CFM/ft²	Reheat Coil Load (MBH)	Reheat Coil Water gpm @ 20.0 °F	Zone Htg Unit Coil Load (MBH)	Zone Htg Unit Water gpm @ 20.0 °F	Mixing Box Fan Airflow (CFM)
AHU-1.3	669	669	2.49	0.0	-	0.0	-	0

Zone Peak Sensible Loads

Zone Name	Zone Cooling Sensible (MBH)	Time of Peak Sensible Cooling Load	Zone Heating Load (MBH)	Zone Floor Area (ft²)
AHU-1.3	14.4	Aug 1600	6.4	269.0

Space Loads and Airflows

Zone Name / Space Name	Mult.	Cooling Sensible (MBH)	Time of Peak Sensible Load	Air Flow (CFM)	Heating Load (MBH)	Floor Area (ft²)	Space CFM/ft²
AHU-1.3							
124 Cabana	1	13.0	Aug 1600	604	5.6	229.0	2.64
124A WC	1	0.8	Jul 1500	38	0.4	20.0	1.89
124B WIC	1	0.6	Aug 1500	27	0.4	20.0	1.33

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

Air System Design Load Summary for 03 CU/AHU-1.3

Project Name: 22.06.13 DE LA CONCEPCION V2 06/14/2022
Prepared by: Luseo Engineering 02:54PM

	DESIGN COOLING			DESIGN HEATING		
	COOLING DATA AT Jun 1700 COOLING OA DB / WB 89.7 °F / 77.3 °F			HEATING DATA AT DES HTG HEATING OA DB / WB 48.8 °F / 40.9 °F		
ZONE LOADS	**Details**	**Sensible (BTU/hr)**	**Latent (BTU/hr)**	**Details**	**Sensible (BTU/hr)**	**Latent (BTU/hr)**
Window & Skylight Solar Loads	351 ft²	6384	-	351 ft²	-	-
Wall Transmission	553 ft²	1712	-	553 ft²	1518	-
Roof Transmission	290 ft²	377	-	290 ft²	181	-
Window Transmission	351 ft²	2398	-	351 ft²	3570	-
Skylight Transmission	0 ft²	0	-	0 ft²	0	-
Door Loads	0 ft²	0	-	0 ft²	0	-
Floor Transmission	0 ft²	0	-	0 ft²	0	-
Partitions	0 ft²	0	-	0 ft²	0	-
Ceiling	0 ft²	0	-	0 ft²	0	-
Overhead Lighting	161 W	551	-	0	0	-
Task Lighting	0 W	0	-	0	0	-
Electric Equipment	200 W	682	-	0	0	-
People	5	1230	820	0	0	0
Infiltration	-	848	1820	-	1144	0
Miscellaneous	-	0	0	-	0	0
Safety Factor	0% / 0%	0	0	0%	0	0
>> Total Zone Loads	**-**	**14183**	**2640**	**-**	**6412**	**0**
Zone Conditioning	-	13674	2640	-	6112	0
Plenum Wall Load	0%	0	-	0	0	-
Plenum Roof Load	0%	0	-	0	0	-
Plenum Lighting Load	0%	0	-	0	0	-
Return Fan Load	669 CFM	0	-	669 CFM	0	-
Ventilation Load	0 CFM	0	0	0 CFM	0	0
Supply Fan Load	669 CFM	297	-	669 CFM	-297	-
Space Fan Coil Fans	-	0	-	-	0	-
Duct Heat Gain / Loss	0%	0	-	0%	0	-
>> Total System Loads	**-**	**13971**	**2640**	**-**	**5815**	**0**
Central Cooling Coil	-	13971	2641	-	0	0
Central Heating Coil	-	0	-	-	5815	-
>> Total Conditioning	**-**	**13971**	**2641**	**-**	**5815**	**0**
Key:	**Positive values are clg loads Negative values are htg loads**			**Positive values are htg loads Negative values are clg loads**		

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

June DESIGN COOLING DAY, 1700

TABLE 1: SYSTEM DATA

Component	Location	Dry-Bulb Temp (°F)	Specific Humidity (lb/lb)	Airflow (CFM)	CO2 Level (ppm)	Sensible Heat (BTU/hr)	Latent Heat (BTU/hr)
Ventilation Air	Inlet	89.7	0.01737	0	400	0	0
Vent - Return Mixing	Outlet	75.2	0.00969	669	1329	-	-
Central Cooling Coil	Outlet	55.9	0.00886	669	1329	13971	2641
Central Heating Coil	Outlet	55.9	0.00886	669	1329	0	-
Supply Fan	Outlet	56.3	0.00886	669	1329	297	-
Cold Supply Duct	Outlet	56.3	0.00886	669	1329	-	-
Zone Air	-	75.2	0.00969	669	1329	13674	2640
Return Plenum	Outlet	75.2	0.00969	669	1329	0	-

Air Density x Heat Capacity x Conversion Factor: At sea level = 1.080; At site altitude = 1.079 BTU/(hr-CFM-F)
Air Density x Heat of Vaporization x Conversion Factor: At sea level = 4746.6; At site altitude = 4741.6 BTU/(hr-CFM)
Site Altitude = 29.0 ft

TABLE 2: ZONE DATA

Zone Name	Zone Sensible Load (BTU/hr)	T-stat Mode	Zone Cond (BTU/hr)	Zone Temp (°F)	Zone Airflow (CFM)	CO2 Level (ppm)	Terminal Heating Coil (BTU/hr)	Zone Heating Unit (BTU/hr)
AHU-1.3	14183	Cooling	13674	75.2	669	1329	0	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

WINTER DESIGN HEATING

TABLE 1: SYSTEM DATA

Component	Location	Dry-Bulb Temp (°F)	Specific Humidity (lb/lb)	Airflow (CFM)	CO2 Level (ppm)	Sensible Heat (BTU/hr)	Latent Heat (BTU/hr)
Ventilation Air	Inlet	48.8	0.00360	0	400	0	0
Vent - Return Mixing	Outlet	69.3	0.00360	669	800	-	-
Central Cooling Coil	Outlet	69.3	0.00360	669	800	0	0
Central Heating Coil	Outlet	77.4	0.00360	669	800	5815	-
Supply Fan	Outlet	77.8	0.00360	669	800	297	-
Cold Supply Duct	Outlet	77.8	0.00360	669	800	-	-
Zone Air	-	69.3	0.00360	669	800	-6112	0
Return Plenum	Outlet	69.3	0.00360	669	800	0	-

Air Density x Heat Capacity x Conversion Factor: At sea level = 1.080; At site altitude = 1.079 BTU/(hr-CFM-F)
Air Density x Heat of Vaporization x Conversion Factor: At sea level = 4746.6; At site altitude = 4741.6 BTU/(hr-CFM)
Site Altitude = 29.0 ft

TABLE 2: ZONE DATA

Zone Name	Zone Sensible Load (BTU/hr)	T-stat Mode	Zone Cond (BTU/hr)	Zone Temp (°F)	Zone Airflow (CFM)	CO2 Level (ppm)	Terminal Heating Coil (BTU/hr)	Zone Heating Unit (BTU/hr)
AHU-1.3	-6412	Heating	-6112	69.3	669	800	0	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

Air System Sizing Summary for 04 CU/AHU-1.4

Project Name: 22.06.13 DE LA CONCEPCION V2 — 06/14/2022
Prepared by: Luseo Engineering — 02:54PM

Air System Information

Air System Name	**04 CU/AHU-1.4**		Number of zones	**1**	
Equipment Class	**SPLT AHU**		Floor Area	**262.0**	ft²
Air System Type	**SZCAV**		Location	**Miami IAP, Florida**	

Sizing Calculation Information

Calculation Months	**Jan to Dec**	Zone CFM Sizing	**Sum of space airflow rates**
Sizing Data	**Calculated**	Space CFM Sizing	**Individual peak space loads**

Central Cooling Coil Sizing Data

Total coil load	**1.3**	Tons	Load occurs at	**Aug 1600**	
Total coil load	**15.7**	MBH	OA DB / WB	**91.5 / 77.5**	°F
Sensible coil load	**10.8**	MBH	Entering DB / WB	**79.1 / 66.6**	°F
Coil CFM at Aug 1600	**414**	CFM	Leaving DB / WB	**55.0 / 53.9**	°F
Max block CFM	**414**	CFM	Coil ADP	**52.3**	°F
Sum of peak zone CFM	**414**	CFM	Bypass Factor	**0.100**	
Sensible heat ratio	**0.688**		Resulting RH	**49**	%
CFM/Ton	**316.6**		Design supply temp.	**53.0**	°F
ft²/Ton	**200.3**		Zone T-stat Check	**1 of 1**	OK
BTU/(hr·ft²)	**59.9**		Max zone temperature deviation	**0.0**	°F
Water flow @ 10.0 °F rise	**N/A**				

Central Heating Coil Sizing Data

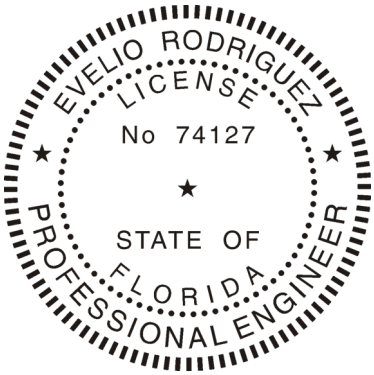
Max coil load	**4.7**	MBH	Load occurs at	**Des Htg**	
Coil CFM at Des Htg	**414**	CFM	BTU/(hr·ft²)	**17.9**	
Max coil CFM	**414**	CFM	Ent. DB / Lvg DB	**64.7 / 75.2**	°F
Water flow @ 20.0 °F drop	**N/A**				

Supply Fan Sizing Data

Actual max CFM	**414**	CFM	Fan motor BHP	**0.07**	BHP
Standard CFM	**414**	CFM	Fan motor kW	**0.05**	kW
Actual max CFM/ft²	**1.58**	CFM/ft²	Fan static	**0.60**	in wg

Outdoor Ventilation Air Data

Design airflow CFM	**100**	CFM	CFM/person	**16.67**	CFM/person
CFM/ft²	**0.38**	CFM/ft²			



Evelio Rodriguez

Digitally signed by Evelio Rodriguez
DN: CN=Evelio Rodriguez, OU=A01410D000000173E4311C270003DBB3, O=Unaffiliated, C=US
Reason: I agree to the terms defined by the placement of my signature on this document
Date: 2022.12.20 16:42:59-05'00'

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

Zone Sizing Summary for 04 CU/AHU-1.4

Project Name: 22.06.13 DE LA CONCEPCION V2 06/14/2022
Prepared by: Luseo Engineering 02:54PM

Air System Information

Air System Name **04 CU/AHU-1.4**
Equipment Class ..... **SPLT AHU**
Air System Type ..... **SZCAV**

Number of zones **1**
Floor Area ..... **262.0** ft²
Location ..... **Miami IAP, Florida**

Sizing Calculation Information

Calculation Months ..... **Jan to Dec**
Sizing Data ..... **Calculated**

Zone CFM Sizing ..... **Sum of space airflow rates**
Space CFM Sizing ..... **Individual peak space loads**

Zone Terminal Sizing Data

Zone Name	Design Supply Airflow (CFM)	Minimum Supply Airflow (CFM)	Zone CFM/ft²	Reheat Coil Load (MBH)	Reheat Coil Water gpm @ 20.0 °F	Zone Htg Unit Coil Load (MBH)	Zone Htg Unit Water gpm @ 20.0 °F	Mixing Box Fan Airflow (CFM)
AHU-1.4	414	414	1.58	0.0	-	0.0	-	0

Zone Peak Sensible Loads

Zone Name	Zone Cooling Sensible (MBH)	Time of Peak Sensible Cooling Load	Zone Heating Load (MBH)	Zone Floor Area (ft²)
AHU-1.4	9.0	Aug 1600	2.5	262.0

Space Loads and Airflows

Zone Name / Space Name	Mult.	Cooling Sensible (MBH)	Time of Peak Sensible Load	Air Flow (CFM)	Heating Load (MBH)	Floor Area (ft²)	Space CFM/ft²
AHU-1.4							
116 Laundry	1	3.6	Jul 1000	157	0.7	59.0	2.66
117 Staff room	1	3.3	Aug 1700	144	0.9	85.0	1.70
118 S. bath	1	1.1	Nov 1500	48	0.1	37.0	1.30
119 Hallway	1	1.5	Jul 1900	65	0.8	81.0	0.80

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

Air System Design Load Summary for 04 CU/AHU-1.4

Project Name: 22.06.13 DE LA CONCEPCION V2 06/14/2022
Prepared by: Luseo Engineering 02:54PM

	DESIGN COOLING			DESIGN HEATING		
	COOLING DATA AT Aug 1600 COOLING OA DB / WB 91.5 °F / 77.5 °F			HEATING DATA AT DES HTG HEATING OA DB / WB 48.8 °F / 40.9 °F		
ZONE LOADS	**Details**	**Sensible (BTU/hr)**	**Latent (BTU/hr)**	**Details**	**Sensible (BTU/hr)**	**Latent (BTU/hr)**
Window & Skylight Solar Loads	74 ft²	1826	-	74 ft²	-	-
Wall Transmission	595 ft²	1652	-	595 ft²	1632	-
Roof Transmission	262 ft²	356	-	262 ft²	161	-
Window Transmission	74 ft²	559	-	74 ft²	756	-
Skylight Transmission	0 ft²	0	-	0 ft²	0	-
Door Loads	0 ft²	0	-	0 ft²	0	-
Floor Transmission	0 ft²	0	-	0 ft²	0	-
Partitions	0 ft²	0	-	0 ft²	0	-
Ceiling	0 ft²	0	-	0 ft²	0	-
Overhead Lighting	262 W	894	-	0	0	-
Task Lighting	0 W	0	-	0	0	-
Electric Equipment	650 W	2218	-	0	0	-
People	6	1490	1110	0	0	0
Infiltration	-	0	0	-	0	0
Miscellaneous	-	0	0	-	0	0
Safety Factor	0% / 0%	0	0	0%	0	0
>> Total Zone Loads	**-**	**8994**	**1110**	**-**	**2549**	**0**
Zone Conditioning	-	8849	1110	-	2601	0
Plenum Wall Load	0%	0	-	0	0	-
Plenum Roof Load	0%	0	-	0	0	-
Plenum Lighting Load	0%	0	-	0	0	-
Return Fan Load	414 CFM	0	-	414 CFM	0	-
Ventilation Load	100 CFM	1766	3785	100 CFM	2268	0
Supply Fan Load	414 CFM	184	-	414 CFM	-184	-
Space Fan Coil Fans	-	0	-	-	0	-
Duct Heat Gain / Loss	0%	0	-	0%	0	-
>> Total System Loads	**-**	**10799**	**4895**	**-**	**4684**	**0**
Central Cooling Coil	-	10799	4895	-	0	0
Central Heating Coil	-	0	-	-	4684	-
>> Total Conditioning	**-**	**10799**	**4895**	**-**	**4684**	**0**
Key:	**Positive values are clg loads Negative values are htg loads**			**Positive values are htg loads Negative values are clg loads**		

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

System Psychrometrics for 04 CU/AHU-1.4

Project Name: 22.06.13 DE LA CONCEPCION V2 06/14/2022
Prepared by: Luseo Engineering 02:54PM

August DESIGN COOLING DAY, 1600

TABLE 1: SYSTEM DATA

Component	Location	Dry-Bulb Temp (°F)	Specific Humidity (lb/lb)	Airflow (CFM)	CO2 Level (ppm)	Sensible Heat (BTU/hr)	Latent Heat (BTU/hr)
Ventilation Air	Inlet	91.5	0.01714	100	400	1766	3785
Vent - Return Mixing	Outlet	79.1	0.01108	414	902	-	-
Central Cooling Coil	Outlet	55.0	0.00859	414	902	10799	4895
Central Heating Coil	Outlet	55.0	0.00859	414	902	0	-
Supply Fan	Outlet	55.4	0.00859	414	902	184	-
Cold Supply Duct	Outlet	55.4	0.00859	414	902	-	-
Zone Air	-	75.2	0.00916	414	1062	8849	1110
Return Plenum	Outlet	75.2	0.00916	414	1062	0	-

Air Density x Heat Capacity x Conversion Factor: At sea level = 1.080; At site altitude = 1.079 BTU/(hr-CFM-F)
Air Density x Heat of Vaporization x Conversion Factor: At sea level = 4746.6; At site altitude = 4741.6 BTU/(hr-CFM)
Site Altitude = 29.0 ft

TABLE 2: ZONE DATA

Zone Name	Zone Sensible Load (BTU/hr)	T-stat Mode	Zone Cond (BTU/hr)	Zone Temp (°F)	Zone Airflow (CFM)	CO2 Level (ppm)	Terminal Heating Coil (BTU/hr)	Zone Heating Unit (BTU/hr)
AHU-1.4	8994	Cooling	8849	75.2	414	1062	0	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

System Psychrometrics for 04 CU/AHU-1.4

Project Name: 22.06.13 DE LA CONCEPCION V2 06/14/2022
Prepared by: Luseo Engineering 02:54PM

WINTER DESIGN HEATING

TABLE 1: SYSTEM DATA

Component	Location	Dry-Bulb Temp (°F)	Specific Humidity (lb/lb)	Airflow (CFM)	CO2 Level (ppm)	Sensible Heat (BTU/hr)	Latent Heat (BTU/hr)
Ventilation Air	Inlet	48.8	0.00360	100	400	-2268	0
Vent - Return Mixing	Outlet	64.7	0.00360	414	425	-	-
Central Cooling Coil	Outlet	64.7	0.00360	414	425	0	0
Central Heating Coil	Outlet	75.2	0.00360	414	425	4684	-
Supply Fan	Outlet	75.6	0.00360	414	425	184	-
Cold Supply Duct	Outlet	75.6	0.00360	414	425	-	-
Zone Air	-	69.8	0.00360	414	433	-2601	0
Return Plenum	Outlet	69.8	0.00360	414	433	0	-

Air Density x Heat Capacity x Conversion Factor: At sea level = 1.080; At site altitude = 1.079 BTU/(hr-CFM-F)
Air Density x Heat of Vaporization x Conversion Factor: At sea level = 4746.6; At site altitude = 4741.6 BTU/(hr-CFM)
Site Altitude = 29.0 ft

TABLE 2: ZONE DATA

Zone Name	Zone Sensible Load (BTU/hr)	T-stat Mode	Zone Cond (BTU/hr)	Zone Temp (°F)	Zone Airflow (CFM)	CO2 Level (ppm)	Terminal Heating Coil (BTU/hr)	Zone Heating Unit (BTU/hr)
AHU-1.4	-2549	Heating	-2601	69.8	414	433	0	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

Air System Sizing Summary for 05 CU/AHU-1.5

Project Name: 22.06.13 DE LA CONCEPCION V2 — 06/14/2022
Prepared by: Luseo Engineering — 02:54PM

Air System Information

Air System Name	**05 CU/AHU-1.5**		Number of zones	**1**	
Equipment Class	**SPLT AHU**		Floor Area	**588.0**	ft²
Air System Type	**SZCAV**		Location	**Miami IAP, Florida**	

Sizing Calculation Information

Calculation Months	**Jan to Dec**	Zone CFM Sizing	**Sum of space airflow rates**
Sizing Data	**Calculated**	Space CFM Sizing	**Individual peak space loads**

Central Cooling Coil Sizing Data

Total coil load	**1.9**	Tons	Load occurs at	**Aug 1600**	
Total coil load	**22.3**	MBH	OA DB / WB	**91.5 / 77.5**	°F
Sensible coil load	**18.9**	MBH	Entering DB / WB	**76.3 / 63.1**	°F
Coil CFM at Aug 1600	**811**	CFM	Leaving DB / WB	**54.7 / 53.5**	°F
Max block CFM	**811**	CFM	Coil ADP	**52.3**	°F
Sum of peak zone CFM	**811**	CFM	Bypass Factor	**0.100**	
Sensible heat ratio	**0.847**		Resulting RH	**47**	%
CFM/Ton	**437.2**		Design supply temp.	**53.0**	°F
ft²/Ton	**316.9**		Zone T-stat Check	**1 of 1**	OK
BTU/(hr·ft²)	**37.9**		Max zone temperature deviation	**0.0**	°F
Water flow @ 10.0 °F rise	**N/A**				

Central Heating Coil Sizing Data

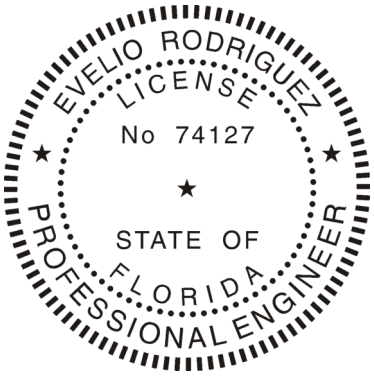
Max coil load	**8.6**	MBH	Load occurs at	**Des Htg**	
Coil CFM at Des Htg	**811**	CFM	BTU/(hr·ft²)	**14.7**	
Max coil CFM	**811**	CFM	Ent. DB / Lvg DB	**68.4 / 78.3**	°F
Water flow @ 20.0 °F drop	**N/A**				

Supply Fan Sizing Data

Actual max CFM	**811**	CFM	Fan motor BHP	**0.13**	BHP
Standard CFM	**810**	CFM	Fan motor kW	**0.11**	kW
Actual max CFM/ft²	**1.38**	CFM/ft²	Fan static	**0.60**	in wg

Outdoor Ventilation Air Data

Design airflow CFM	**50**	CFM	CFM/person	**5.56**	CFM/person
CFM/ft²	**0.09**	CFM/ft²			



Evelio Rodriguez

Digitally signed by Evelio Rodriguez
DN: C=Evelio Rodriguez, OU=A01410D000000173E4311C270003DBB3, O=Unaffiliated, C=US
Reason: I agree to the terms defined by the ehacement of my signature on this document
Date: 2022.12.20 16:42:42-05'00'

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

Zone Sizing Summary for 05 CU/AHU-1.5

Project Name: 22.06.13 DE LA CONCEPCION V2 06/14/2022
Prepared by: Luseo Engineering 02:54PM

Air System Information

Air System Name **05 CU/AHU-1.5**
Equipment Class ..... **SPLT AHU**
Air System Type ..... **SZCAV**

Number of zones **1**
Floor Area ..... **588.0** ft²
Location ..... **Miami IAP, Florida**

Sizing Calculation Information

Calculation Months ..... **Jan to Dec**
Sizing Data ..... **Calculated**

Zone CFM Sizing ..... **Sum of space airflow rates**
Space CFM Sizing ..... **Individual peak space loads**

Zone Terminal Sizing Data

Zone Name	Design Supply Airflow (CFM)	Minimum Supply Airflow (CFM)	Zone CFM/ft²	Reheat Coil Load (MBH)	Reheat Coil Water gpm @ 20.0 °F	Zone Htg Unit Coil Load (MBH)	Zone Htg Unit Water gpm @ 20.0 °F	Mixing Box Fan Airflow (CFM)
AHU-1.5	811	811	1.38	0.0	-	0.0	-	0

Zone Peak Sensible Loads

Zone Name	Zone Cooling Sensible (MBH)	Time of Peak Sensible Cooling Load	Zone Heating Load (MBH)	Zone Floor Area (ft²)
AHU-1.5	18.3	Jul 1600	7.8	588.0

Space Loads and Airflows

Zone Name / Space Name	Mult.	Cooling Sensible (MBH)	Time of Peak Sensible Load	Air Flow (CFM)	Heating Load (MBH)	Floor Area (ft²)	Space CFM/ft²
AHU-1.5							
120 Studio	1	16.6	Aug 1600	732	7.0	536.0	1.37
121 WC studio	1	1.1	Jun 1700	48	0.5	27.0	1.79
122 Stor.	1	0.7	Jun 1700	31	0.4	25.0	1.25

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

Air System Design Load Summary for 05 CU/AHU-1.5

Project Name: 22.06.13 DE LA CONCEPCION V2 06/14/2022
Prepared by: Luseo Engineering 02:54PM

	DESIGN COOLING			DESIGN HEATING		
	COOLING DATA AT Aug 1600 COOLING OA DB / WB 91.5 °F / 77.5 °F			HEATING DATA AT DES HTG HEATING OA DB / WB 48.8 °F / 40.9 °F		
ZONE LOADS	**Details**	**Sensible (BTU/hr)**	**Latent (BTU/hr)**	**Details**	**Sensible (BTU/hr)**	**Latent (BTU/hr)**
Window & Skylight Solar Loads	497 ft²	5641	-	497 ft²	-	-
Wall Transmission	883 ft²	2658	-	883 ft²	2422	-
Roof Transmission	588 ft²	875	-	588 ft²	366	-
Window Transmission	497 ft²	3742	-	497 ft²	5058	-
Skylight Transmission	0 ft²	0	-	0 ft²	0	-
Door Loads	0 ft²	0	-	0 ft²	0	-
Floor Transmission	0 ft²	0	-	0 ft²	0	-
Partitions	0 ft²	0	-	0 ft²	0	-
Ceiling	0 ft²	0	-	0 ft²	0	-
Overhead Lighting	588 W	2006	-	0	0	-
Task Lighting	0 W	0	-	0	0	-
Electric Equipment	300 W	1024	-	0	0	-
People	9	2210	1440	0	0	0
Infiltration	-	0	0	-	0	0
Miscellaneous	-	0	0	-	0	0
Safety Factor	0% / 0%	0	0	0%	0	0
>> Total Zone Loads	**-**	**18157**	**1440**	**-**	**7847**	**0**
Zone Conditioning	-	17611	1440	-	7877	0
Plenum Wall Load	0%	0	-	0	0	-
Plenum Roof Load	0%	0	-	0	0	-
Plenum Lighting Load	0%	0	-	0	0	-
Return Fan Load	811 CFM	0	-	811 CFM	0	-
Ventilation Load	50 CFM	879	1975	50 CFM	1129	0
Supply Fan Load	811 CFM	361	-	811 CFM	-361	-
Space Fan Coil Fans	-	0	-	-	0	-
Duct Heat Gain / Loss	0%	0	-	0%	0	-
>> Total System Loads	**-**	**18850**	**3415**	**-**	**8646**	**0**
Central Cooling Coil	-	18850	3416	-	0	0
Central Heating Coil	-	0	-	-	8646	-
>> Total Conditioning	**-**	**18850**	**3416**	**-**	**8646**	**0**
Key:	**Positive values are clg loads Negative values are htg loads**			**Positive values are htg loads Negative values are clg loads**		

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

System Psychrometrics for 05 CU/AHU-1.5

Project Name: 22.06.13 DE LA CONCEPCION V2 06/14/2022
Prepared by: Luseo Engineering 02:54PM

August DESIGN COOLING DAY, 1600

TABLE 1: SYSTEM DATA

Component	Location	Dry-Bulb Temp (°F)	Specific Humidity (lb/lb)	Airflow (CFM)	CO2 Level (ppm)	Sensible Heat (BTU/hr)	Latent Heat (BTU/hr)
Ventilation Air	Inlet	91.5	0.01714	50	400	879	1975
Vent - Return Mixing	Outlet	76.3	0.00932	811	1827	-	-
Central Cooling Coil	Outlet	54.7	0.00843	811	1827	18850	3416
Central Heating Coil	Outlet	54.7	0.00843	811	1827	0	-
Supply Fan	Outlet	55.1	0.00843	811	1827	361	-
Cold Supply Duct	Outlet	55.1	0.00843	811	1827	-	-
Zone Air	-	75.3	0.00880	811	1920	17611	1440
Return Plenum	Outlet	75.3	0.00880	811	1920	0	-

Air Density x Heat Capacity x Conversion Factor: At sea level = 1.080; At site altitude = 1.079 BTU/(hr-CFM-F)
Air Density x Heat of Vaporization x Conversion Factor: At sea level = 4746.6; At site altitude = 4741.6 BTU/(hr-CFM)
Site Altitude = 29.0 ft

TABLE 2: ZONE DATA

Zone Name	Zone Sensible Load (BTU/hr)	T-stat Mode	Zone Cond (BTU/hr)	Zone Temp (°F)	Zone Airflow (CFM)	CO2 Level (ppm)	Terminal Heating Coil (BTU/hr)	Zone Heating Unit (BTU/hr)
AHU-1.5	18157	Cooling	17611	75.3	811	1920	0	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

WINTER DESIGN HEATING

TABLE 1: SYSTEM DATA

Component	Location	Dry-Bulb Temp (°F)	Specific Humidity (lb/lb)	Airflow (CFM)	CO2 Level (ppm)	Sensible Heat (BTU/hr)	Latent Heat (BTU/hr)
Ventilation Air	Inlet	48.8	0.00360	50	400	-1129	0
Vent - Return Mixing	Outlet	68.4	0.00360	811	545	-	-
Central Cooling Coil	Outlet	68.4	0.00360	811	545	0	0
Central Heating Coil	Outlet	78.3	0.00360	811	545	8646	-
Supply Fan	Outlet	78.7	0.00360	811	545	361	-
Cold Supply Duct	Outlet	78.7	0.00360	811	545	-	-
Zone Air	-	69.7	0.00360	811	554	-7877	0
Return Plenum	Outlet	69.7	0.00360	811	554	0	-

Air Density x Heat Capacity x Conversion Factor: At sea level = 1.080; At site altitude = 1.079 BTU/(hr-CFM-F)
Air Density x Heat of Vaporization x Conversion Factor: At sea level = 4746.6; At site altitude = 4741.6 BTU/(hr-CFM)
Site Altitude = 29.0 ft

TABLE 2: ZONE DATA

Zone Name	Zone Sensible Load (BTU/hr)	T-stat Mode	Zone Cond (BTU/hr)	Zone Temp (°F)	Zone Airflow (CFM)	CO2 Level (ppm)	Terminal Heating Coil (BTU/hr)	Zone Heating Unit (BTU/hr)
AHU-1.5	-7847	Heating	-7877	69.7	811	554	0	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

Air System Sizing Summary for 06 CU/AHU-1.6

Project Name: 22.06.13 DE LA CONCEPCION V2 — 06/14/2022
Prepared by: Luseo Engineering — 02:54PM

Air System Information

Air System Name	**06 CU/AHU-1.6**		Number of zones	**1**	
Equipment Class	**SPLT AHU**		Floor Area	**957.0**	ft²
Air System Type	**SZCAV**		Location	**Miami IAP, Florida**	

Sizing Calculation Information

Calculation Months	**Jan to Dec**	Zone CFM Sizing	**Sum of space airflow rates**
Sizing Data	**Calculated**	Space CFM Sizing	**Individual peak space loads**

Central Cooling Coil Sizing Data

Total coil load	**1.7**	Tons	Load occurs at	**Jun 1700**	
Total coil load	**20.4**	MBH	OA DB / WB	**89.7 / 77.3**	°F
Sensible coil load	**16.4**	MBH	Entering DB / WB	**76.1 / 64.5**	°F
Coil CFM at Jun 1700	**791**	CFM	Leaving DB / WB	**56.9 / 55.8**	°F
Max block CFM	**791**	CFM	Coil ADP	**54.7**	°F
Sum of peak zone CFM	**791**	CFM	Bypass Factor	**0.100**	
Sensible heat ratio	**0.805**		Resulting RH	**53**	%
CFM/Ton	**465.5**		Design supply temp.	**55.0**	°F
ft²/Ton	**563.5**		Zone T-stat Check	**1 of 1**	OK
BTU/(hr·ft²)	**21.3**		Max zone temperature deviation	**0.0**	°F
Water flow @ 10.0 °F rise	**N/A**				

Central Heating Coil Sizing Data

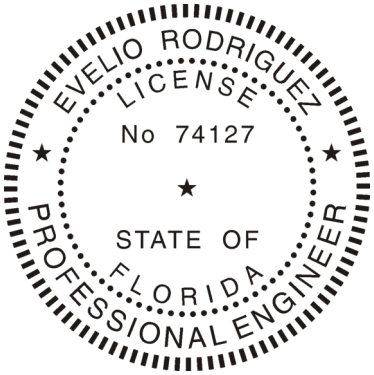
Max coil load	**7.8**	MBH	Load occurs at	**Des Htg**	
Coil CFM at Des Htg	**791**	CFM	BTU/(hr·ft²)	**8.2**	
Max coil CFM	**791**	CFM	Ent. DB / Lvg DB	**70.0 / 79.2**	°F
Water flow @ 20.0 °F drop	**N/A**				

Supply Fan Sizing Data

Actual max CFM	**791**	CFM	Fan motor BHP	**0.13**	BHP
Standard CFM	**790**	CFM	Fan motor kW	**0.10**	kW
Actual max CFM/ft²	**0.83**	CFM/ft²	Fan static	**0.60**	in wg

Outdoor Ventilation Air Data

Design airflow CFM	**50**	CFM	CFM/person	**25.00**	CFM/person
CFM/ft²	**0.05**	CFM/ft²			



Evelio Rodriguez

Digitally signed by Evelio Rodriguez
DN: CN=Evelio Rodriguez, OU=A01410D0000001 73E4311C270003DBB3, O=Unaffiliated, C=US
Reason: I agree to the terms defined by the placement of my signature on this document
Date: 2022.12.20 16:42:22-05'00'

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

Zone Sizing Summary for 06 CU/AHU-1.6

Project Name: 22.06.13 DE LA CONCEPCION V2 06/14/2022
Prepared by: Luseo Engineering 02:54PM

Air System Information

Air System Name **06 CU/AHU-1.6**
Equipment Class ..... **SPLT AHU**
Air System Type ..... **SZCAV**

Number of zones **1**
Floor Area ..... **957.0** ft²
Location ..... **Miami IAP, Florida**

Sizing Calculation Information

Calculation Months ..... **Jan to Dec**
Sizing Data ..... **Calculated**

Zone CFM Sizing ..... **Sum of space airflow rates**
Space CFM Sizing ..... **Individual peak space loads**

Zone Terminal Sizing Data

Zone Name	Design Supply Airflow (CFM)	Minimum Supply Airflow (CFM)	Zone CFM/ft²	Reheat Coil Load (MBH)	Reheat Coil Water gpm @ 20.0 °F	Zone Htg Unit Coil Load (MBH)	Zone Htg Unit Water gpm @ 20.0 °F	Mixing Box Fan Airflow (CFM)
AHU-1.6	791	791	0.83	0.0	-	0.0	-	0

Zone Peak Sensible Loads

Zone Name	Zone Cooling Sensible (MBH)	Time of Peak Sensible Cooling Load	Zone Heating Load (MBH)	Zone Floor Area (ft²)
AHU-1.6	16.2	Jul 1700	7.1	957.0

Space Loads and Airflows

Zone Name / Space Name	Mult.	Cooling Sensible (MBH)	Time of Peak Sensible Load	Air Flow (CFM)	Heating Load (MBH)	Floor Area (ft²)	Space CFM/ft²
AHU-1.6							
123 Garage	1	16.2	Jul 1700	791	7.1	957.0	0.83

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

Air System Design Load Summary for 06 CU/AHU-1.6

Project Name: 22.06.13 DE LA CONCEPCION V2 06/14/2022
Prepared by: Luseo Engineering 02:54PM

	DESIGN COOLING			DESIGN HEATING		
	COOLING DATA AT Jun 1700 COOLING OA DB / WB 89.7 °F / 77.3 °F			HEATING DATA AT DES HTG HEATING OA DB / WB 48.8 °F / 40.9 °F		
ZONE LOADS	**Details**	**Sensible (BTU/hr)**	**Latent (BTU/hr)**	**Details**	**Sensible (BTU/hr)**	**Latent (BTU/hr)**
Window & Skylight Solar Loads	182 ft²	4380	-	182 ft²	-	-
Wall Transmission	1067 ft²	3035	-	1067 ft²	3203	-
Roof Transmission	958 ft²	1270	-	958 ft²	653	-
Window Transmission	182 ft²	1245	-	182 ft²	2029	-
Skylight Transmission	0 ft²	0	-	0 ft²	0	-
Door Loads	0 ft²	0	-	0 ft²	0	-
Floor Transmission	0 ft²	0	-	0 ft²	0	-
Partitions	0 ft²	0	-	0 ft²	0	-
Ceiling	0 ft²	0	-	0 ft²	0	-
Overhead Lighting	957 W	3265	-	0	0	-
Task Lighting	0 W	0	-	0	0	-
Electric Equipment	400 W	1365	-	0	0	-
People	2	500	400	0	0	0
Infiltration	-	848	1791	-	1251	0
Miscellaneous	-	0	0	-	0	0
Safety Factor	0% / 0%	0	0	0%	0	0
>> Total Zone Loads	**-**	**15909**	**2191**	**-**	**7136**	**0**
Zone Conditioning	-	15263	2191	-	6962	0
Plenum Wall Load	0%	0	-	0	0	-
Plenum Roof Load	0%	0	-	0	0	-
Plenum Lighting Load	0%	0	-	0	0	-
Return Fan Load	791 CFM	0	-	791 CFM	0	-
Ventilation Load	50 CFM	784	1791	50 CFM	1223	0
Supply Fan Load	791 CFM	352	-	791 CFM	-352	-
Space Fan Coil Fans	-	0	-	-	0	-
Duct Heat Gain / Loss	0%	0	-	0%	0	-
>> Total System Loads	**-**	**16398**	**3982**	**-**	**7834**	**0**
Central Cooling Coil	-	16398	3983	-	0	0
Central Heating Coil	-	0	-	-	7834	-
>> Total Conditioning	**-**	**16398**	**3983**	**-**	**7834**	**0**
Key:	**Positive values are clg loads Negative values are htg loads**			**Positive values are htg loads Negative values are clg loads**		

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

June DESIGN COOLING DAY, 1700

TABLE 1: SYSTEM DATA

Component	Location	Dry-Bulb Temp (°F)	Specific Humidity (lb/lb)	Airflow (CFM)	CO2 Level (ppm)	Sensible Heat (BTU/hr)	Latent Heat (BTU/hr)
Ventilation Air	Inlet	89.7	0.01737	50	400	784	1791
Vent - Return Mixing	Outlet	76.1	0.01029	791	697	-	-
Central Cooling Coil	Outlet	56.9	0.00923	791	697	16398	3983
Central Heating Coil	Outlet	56.9	0.00923	791	697	0	-
Supply Fan	Outlet	57.3	0.00923	791	697	352	-
Cold Supply Duct	Outlet	57.3	0.00923	791	697	-	-
Zone Air	-	75.2	0.00982	791	717	15263	2191
Return Plenum	Outlet	75.2	0.00982	791	717	0	-

Air Density x Heat Capacity x Conversion Factor: At sea level = 1.080; At site altitude = 1.079 BTU/(hr-CFM-F)
Air Density x Heat of Vaporization x Conversion Factor: At sea level = 4746.6; At site altitude = 4741.6 BTU/(hr-CFM)
Site Altitude = 29.0 ft

TABLE 2: ZONE DATA

Zone Name	Zone Sensible Load (BTU/hr)	T-stat Mode	Zone Cond (BTU/hr)	Zone Temp (°F)	Zone Airflow (CFM)	CO2 Level (ppm)	Terminal Heating Coil (BTU/hr)	Zone Heating Unit (BTU/hr)
AHU-1.6	15909	Cooling	15263	75.2	791	717	0	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

WINTER DESIGN HEATING

TABLE 1: SYSTEM DATA

Component	Location	Dry-Bulb Temp (°F)	Specific Humidity (lb/lb)	Airflow (CFM)	CO2 Level (ppm)	Sensible Heat (BTU/hr)	Latent Heat (BTU/hr)
Ventilation Air	Inlet	48.8	0.00360	50	400	-1223	0
Vent - Return Mixing	Outlet	70.0	0.00360	791	541	-	-
Central Cooling Coil	Outlet	70.0	0.00360	791	541	0	0
Central Heating Coil	Outlet	79.2	0.00360	791	541	7834	-
Supply Fan	Outlet	79.6	0.00360	791	541	352	-
Cold Supply Duct	Outlet	79.6	0.00360	791	541	-	-
Zone Air	-	71.5	0.00360	791	550	-6962	0
Return Plenum	Outlet	71.5	0.00360	791	550	0	-

Air Density x Heat Capacity x Conversion Factor: At sea level = 1.080; At site altitude = 1.079 BTU/(hr-CFM-F)
Air Density x Heat of Vaporization x Conversion Factor: At sea level = 4746.6; At site altitude = 4741.6 BTU/(hr-CFM)
Site Altitude = 29.0 ft

TABLE 2: ZONE DATA

Zone Name	Zone Sensible Load (BTU/hr)	T-stat Mode	Zone Cond (BTU/hr)	Zone Temp (°F)	Zone Airflow (CFM)	CO2 Level (ppm)	Terminal Heating Coil (BTU/hr)	Zone Heating Unit (BTU/hr)
AHU-1.6	-7136	Heating	-6962	71.5	791	550	0	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

Air System Sizing Summary for 07 CU/AHU-2.1

Project Name: 22.06.13 DE LA CONCEPCION V2 — 06/14/2022
Prepared by: Luseo Engineering — 02:54PM

Air System Information

Air System Name	**07 CU/AHU-2.1**		Number of zones	**1**	
Equipment Class	**SPLT AHU**		Floor Area	**1893.0**	ft²
Air System Type	**SZCAV**		Location	**Miami IAP, Florida**	

Sizing Calculation Information

Calculation Months	**Jan to Dec**	Zone CFM Sizing	**Sum of space airflow rates**
Sizing Data	**Calculated**	Space CFM Sizing	**Individual peak space loads**

Central Cooling Coil Sizing Data

Total coil load	**3.2**	Tons	Load occurs at	**Aug 1500**	
Total coil load	**37.8**	MBH	OA DB / WB	**91.9 / 77.6**	°F
Sensible coil load	**33.3**	MBH	Entering DB / WB	**75.4 / 62.9**	°F
Coil CFM at Aug 1500	**1561**	CFM	Leaving DB / WB	**55.6 / 54.5**	°F
Max block CFM	**1561**	CFM	Coil ADP	**53.4**	°F
Sum of peak zone CFM	**1561**	CFM	Bypass Factor	**0.100**	
Sensible heat ratio	**0.880**		Resulting RH	**50**	%
CFM/Ton	**494.9**		Design supply temp.	**53.0**	°F
ft²/Ton	**600.2**		Zone T-stat Check	**1 of 1**	OK
BTU/(hr·ft²)	**20.0**		Max zone temperature deviation	**0.0**	°F
Water flow @ 10.0 °F rise	**N/A**				

Central Heating Coil Sizing Data

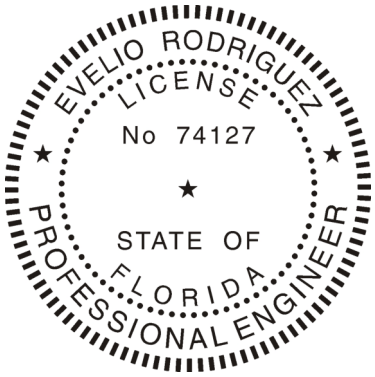
Max coil load	**10.9**	MBH	Load occurs at	**Des Htg**	
Coil CFM at Des Htg	**1561**	CFM	BTU/(hr·ft²)	**5.7**	
Max coil CFM	**1561**	CFM	Ent. DB / Lvg DB	**71.2 / 77.7**	°F
Water flow @ 20.0 °F drop	**N/A**				

Supply Fan Sizing Data

Actual max CFM	**1561**	CFM	Fan motor BHP	**0.21**	BHP
Standard CFM	**1559**	CFM	Fan motor kW	**0.17**	kW
Actual max CFM/ft²	**0.82**	CFM/ft²	Fan static	**0.50**	in wg

Outdoor Ventilation Air Data

Design airflow CFM	**30**	CFM	CFM/person	**1.58**	CFM/person
CFM/ft²	**0.02**	CFM/ft²			



Evelio Rodriguez

Digitally signed by Evelio Rodriguez
DN: CN=Evelio Rodriguez, OU=A01410D00000017 3E4311C270003DBB3, O=Unaffiliated, C=US
Reason: I agree to the terms defined by the placement of my signature on this document
Date: 2022.12.20 16:42:03-05'00'

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

Zone Sizing Summary for 07 CU/AHU-2.1

Project Name: 22.06.13 DE LA CONCEPCION V2 06/14/2022
Prepared by: Luseo Engineering 02:54PM

Air System Information

Air System Name **07 CU/AHU-2.1**
Equipment Class ..... **SPLT AHU**
Air System Type ..... **SZCAV**

Number of zones **1**
Floor Area ..... **1893.0** ft²
Location ..... **Miami IAP, Florida**

Sizing Calculation Information

Calculation Months ..... **Jan to Dec**
Sizing Data ..... **Calculated**

Zone CFM Sizing ..... **Sum of space airflow rates**
Space CFM Sizing ..... **Individual peak space loads**

Zone Terminal Sizing Data

Zone Name	Design Supply Airflow (CFM)	Minimum Supply Airflow (CFM)	Zone CFM/ft²	Reheat Coil Load (MBH)	Reheat Coil Water gpm @ 20.0 °F	Zone Htg Unit Coil Load (MBH)	Zone Htg Unit Water gpm @ 20.0 °F	Mixing Box Fan Airflow (CFM)
AHU-2.1	1561	1561	0.82	0.0	-	0.0	-	0

Zone Peak Sensible Loads

Zone Name	Zone Cooling Sensible (MBH)	Time of Peak Sensible Cooling Load	Zone Heating Load (MBH)	Zone Floor Area (ft²)
AHU-2.1	33.3	Jul 1600	10.6	1893.0

Space Loads and Airflows

Zone Name / Space Name	Mult.	Cooling Sensible (MBH)	Time of Peak Sensible Load	Air Flow (CFM)	Heating Load (MBH)	Floor Area (ft²)	Space CFM/ft²
AHU-2.1							
200 Vest.	1	5.0	Aug 1700	220	1.5	472.0	0.47
200A Vest.	1	0.9	Jul 1500	39	0.1	124.0	0.32
201 Bed. 3	1	5.4	Oct 1600	239	1.8	253.0	0.94
202 WIC 3	1	0.5	Jul 1400	23	0.0	59.0	0.38
203 Bath 3	1	1.4	Jul 1700	62	0.3	55.0	1.12
204 Bed. 2	1	4.4	Aug 1400	193	1.7	183.0	1.05
205 Bath 2	1	2.3	Oct 1600	103	0.9	72.0	1.43
206 WIC 2	1	0.4	Jul 1400	16	0.0	24.0	0.66
207 Bed. 1	1	4.9	Jul 0900	217	1.4	231.0	0.94
208 WIC 1	1	0.4	Jul 1300	18	0.0	37.0	0.49
209 Bath 1	1	1.7	Jul 0900	77	0.5	50.0	1.54
210 Intimate Family	1	8.0	Jul 0900	355	2.3	333.0	1.07

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

Air System Design Load Summary for 07 CU/AHU-2.1

Project Name: 22.06.13 DE LA CONCEPCION V2 06/14/2022
Prepared by: Luseo Engineering 02:54PM

	DESIGN COOLING			DESIGN HEATING		
	COOLING DATA AT Aug 1500 COOLING OA DB / WB 91.9 °F / 77.6 °F			HEATING DATA AT DES HTG HEATING OA DB / WB 48.8 °F / 40.9 °F		
ZONE LOADS	**Details**	**Sensible (BTU/hr)**	**Latent (BTU/hr)**	**Details**	**Sensible (BTU/hr)**	**Latent (BTU/hr)**
Window & Skylight Solar Loads	618 ft²	10304	-	618 ft²	-	-
Wall Transmission	819 ft²	2236	-	819 ft²	2459	-
Roof Transmission	1893 ft²	2312	-	1893 ft²	1253	-
Window Transmission	618 ft²	4684	-	618 ft²	6883	-
Skylight Transmission	0 ft²	0	-	0 ft²	0	-
Door Loads	0 ft²	0	-	0 ft²	0	-
Floor Transmission	100 ft²	7	-	100 ft²	0	-
Partitions	0 ft²	0	-	0 ft²	0	-
Ceiling	0 ft²	0	-	0 ft²	0	-
Overhead Lighting	1617 W	5517	-	0	0	-
Task Lighting	0 W	0	-	0	0	-
Electric Equipment	900 W	3071	-	0	0	-
People	19	4705	3395	0	0	0
Infiltration	-	0	0	-	0	0
Miscellaneous	-	0	0	-	0	0
Safety Factor	0% / 0%	0	0	0%	0	0
>> Total Zone Loads	**-**	**32836**	**3395**	**-**	**10595**	**0**
Zone Conditioning	-	32202	3395	-	10700	0
Plenum Wall Load	0%	0	-	0	0	-
Plenum Roof Load	0%	0	-	0	0	-
Plenum Lighting Load	0%	0	-	0	0	-
Return Fan Load	1561 CFM	0	-	1561 CFM	0	-
Ventilation Load	30 CFM	544	1128	30 CFM	741	3
Supply Fan Load	1561 CFM	579	-	1561 CFM	-579	-
Space Fan Coil Fans	-	0	-	-	0	-
Duct Heat Gain / Loss	0%	0	-	0%	0	-
>> Total System Loads	**-**	**33325**	**4523**	**-**	**10862**	**3**
Central Cooling Coil	-	33325	4525	-	0	0
Central Heating Coil	-	0	-	-	10862	-
>> Total Conditioning	**-**	**33325**	**4525**	**-**	**10862**	**0**
Key:	**Positive values are clg loads Negative values are htg loads**			**Positive values are htg loads Negative values are clg loads**		

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

August DESIGN COOLING DAY, 1500

TABLE 1: SYSTEM DATA

Component	Location	Dry-Bulb Temp (°F)	Specific Humidity (lb/lb)	Airflow (CFM)	CO2 Level (ppm)	Sensible Heat (BTU/hr)	Latent Heat (BTU/hr)
Ventilation Air	Inlet	91.9	0.01714	30	400	544	1128
Vent - Return Mixing	Outlet	75.4	0.00936	1561	2942	-	-
Central Cooling Coil	Outlet	55.6	0.00875	1561	2942	33325	4525
Central Heating Coil	Outlet	55.6	0.00875	1561	2942	0	-
Supply Fan	Outlet	56.0	0.00875	1561	2942	579	-
Cold Supply Duct	Outlet	56.0	0.00875	1561	2942	-	-
Zone Air	-	75.1	0.00921	1561	2992	32202	3395
Return Plenum	Outlet	75.1	0.00921	1561	2992	0	-

Air Density x Heat Capacity x Conversion Factor: At sea level = 1.080; At site altitude = 1.079 BTU/(hr-CFM-F)
Air Density x Heat of Vaporization x Conversion Factor: At sea level = 4746.6; At site altitude = 4741.6 BTU/(hr-CFM)
Site Altitude = 29.0 ft

TABLE 2: ZONE DATA

Zone Name	Zone Sensible Load (BTU/hr)	T-stat Mode	Zone Cond (BTU/hr)	Zone Temp (°F)	Zone Airflow (CFM)	CO2 Level (ppm)	Terminal Heating Coil (BTU/hr)	Zone Heating Unit (BTU/hr)
AHU-2.1	32836	Cooling	32202	75.1	1561	2992	0	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

System Psychrometrics for 07 CU/AHU-2.1

Project Name: 22.06.13 DE LA CONCEPCION V2 06/14/2022
Prepared by: Luseo Engineering 02:54PM

WINTER DESIGN HEATING

TABLE 1: SYSTEM DATA

Component	Location	Dry-Bulb Temp (°F)	Specific Humidity (lb/lb)	Airflow (CFM)	CO2 Level (ppm)	Sensible Heat (BTU/hr)	Latent Heat (BTU/hr)
Ventilation Air	Inlet	48.8	0.00360	30	400	-741	-3
Vent - Return Mixing	Outlet	71.2	0.00362	1561	792	-	-
Central Cooling Coil	Outlet	71.2	0.00362	1561	792	0	0
Central Heating Coil	Outlet	77.7	0.00362	1561	792	10862	-
Supply Fan	Outlet	78.0	0.00362	1561	792	579	-
Cold Supply Duct	Outlet	78.0	0.00362	1561	792	-	-
Zone Air	-	71.7	0.00362	1561	800	-10700	0
Return Plenum	Outlet	71.7	0.00362	1561	800	0	-

Air Density x Heat Capacity x Conversion Factor: At sea level = 1.080; At site altitude = 1.079 BTU/(hr-CFM-F)
Air Density x Heat of Vaporization x Conversion Factor: At sea level = 4746.6; At site altitude = 4741.6 BTU/(hr-CFM)
Site Altitude = 29.0 ft

TABLE 2: ZONE DATA

Zone Name	Zone Sensible Load (BTU/hr)	T-stat Mode	Zone Cond (BTU/hr)	Zone Temp (°F)	Zone Airflow (CFM)	CO2 Level (ppm)	Terminal Heating Coil (BTU/hr)	Zone Heating Unit (BTU/hr)
AHU-2.1	-10595	Heating	-10700	71.7	1561	800	0	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

Air System Sizing Summary for 08 CU/AHU-2.2

Project Name: 22.06.13 DE LA CONCEPCION V2 — 06/14/2022
Prepared by: Luseo Engineering — 02:54PM

Air System Information

Air System Name	**08 CU/AHU-2.2**		Number of zones	**1**	
Equipment Class	**SPLT AHU**		Floor Area	**1030.0**	ft²
Air System Type	**SZCAV**		Location	**Miami IAP, Florida**	

Sizing Calculation Information

Calculation Months	**Jan to Dec**	Zone CFM Sizing	**Sum of space airflow rates**
Sizing Data	**Calculated**	Space CFM Sizing	**Individual peak space loads**

Central Cooling Coil Sizing Data

Total coil load	**2.5**	Tons	Load occurs at	**Jul 1700**	
Total coil load	**30.4**	MBH	OA DB / WB	**90.7 / 77.3**	°F
Sensible coil load	**24.6**	MBH	Entering DB / WB	**76.5 / 64.8**	°F
Coil CFM at Jul 1700	**1182**	CFM	Leaving DB / WB	**57.3 / 56.2**	°F
Max block CFM	**1182**	CFM	Coil ADP	**55.1**	°F
Sum of peak zone CFM	**1182**	CFM	Bypass Factor	**0.100**	
Sensible heat ratio	**0.807**		Resulting RH	**53**	%
CFM/Ton	**465.7**		Design supply temp.	**55.0**	°F
ft²/Ton	**406.0**		Zone T-stat Check	**1 of 1**	OK
BTU/(hr·ft²)	**29.6**		Max zone temperature deviation	**0.0**	°F
Water flow @ 10.0 °F rise	**N/A**				

Central Heating Coil Sizing Data

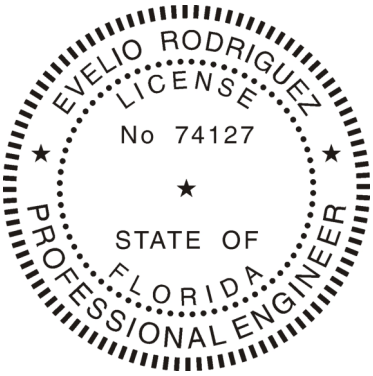
Max coil load	**8.9**	MBH	Load occurs at	**Des Htg**	
Coil CFM at Des Htg	**1182**	CFM	BTU/(hr·ft²)	**8.6**	
Max coil CFM	**1182**	CFM	Ent. DB / Lvg DB	**69.9 / 76.8**	°F
Water flow @ 20.0 °F drop	**N/A**				

Supply Fan Sizing Data

Actual max CFM	**1182**	CFM	Fan motor BHP	**0.16**	BHP
Standard CFM	**1180**	CFM	Fan motor kW	**0.13**	kW
Actual max CFM/ft²	**1.15**	CFM/ft²	Fan static	**0.50**	in wg

Outdoor Ventilation Air Data

Design airflow CFM	**100**	CFM	CFM/person	**8.33**	CFM/person
CFM/ft²	**0.10**	CFM/ft²			



Evelio Rodriguez

Digitally signed by Evelio Rodriguez
DN: CN=Evelio Rodriguez, OU=A01410D000001073E4311C270003DBB3, O=Unaffiliated, C=US
Reason: I agree to the terms defined by the placement of my signature on this document
Date: 2022.12.20 16:41:40-05'00'

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

Zone Sizing Summary for 08 CU/AHU-2.2

Project Name: 22.06.13 DE LA CONCEPCION V2 06/14/2022
Prepared by: Luseo Engineering 02:54PM

Air System Information

Air System Name **08 CU/AHU-2.2**
Equipment Class ..... **SPLT AHU**
Air System Type ..... **SZCAV**

Number of zones **1**
Floor Area ..... **1030.0** ft²
Location ..... **Miami IAP, Florida**

Sizing Calculation Information

Calculation Months ..... **Jan to Dec**
Sizing Data ..... **Calculated**

Zone CFM Sizing ..... **Sum of space airflow rates**
Space CFM Sizing ..... **Individual peak space loads**

Zone Terminal Sizing Data

Zone Name	Design Supply Airflow (CFM)	Minimum Supply Airflow (CFM)	Zone CFM/ft²	Reheat Coil Load (MBH)	Reheat Coil Water gpm @ 20.0 °F	Zone Htg Unit Coil Load (MBH)	Zone Htg Unit Water gpm @ 20.0 °F	Mixing Box Fan Airflow (CFM)
AHU-2.2	1182	1182	1.15	0.0	-	0.0	-	0

Zone Peak Sensible Loads

Zone Name	Zone Cooling Sensible (MBH)	Time of Peak Sensible Cooling Load	Zone Heating Load (MBH)	Zone Floor Area (ft²)
AHU-2.2	23.2	Jul 1700	6.8	1030.0

Space Loads and Airflows

Zone Name / Space Name	Mult.	Cooling Sensible (MBH)	Time of Peak Sensible Load	Air Flow (CFM)	Heating Load (MBH)	Floor Area (ft²)	Space CFM/ft²
AHU-2.2							
200B Vest.	1	1.1	Jun 1600	100	0.3	94.0	1.06
211 Master bed.	1	8.8	Jul 1700	431	2.0	347.0	1.24
212 Her WIC	1	4.5	Jul 1700	222	1.6	175.0	1.27
213 His WIC	1	0.8	Jul 1500	39	0.0	72.0	0.54
214 Master bath	1	6.5	Jul 1700	316	2.6	273.0	1.16
215 Her WC	1	0.8	Jul 1700	39	0.2	23.0	1.69
216 His WC	1	0.4	Jul 1300	19	0.0	23.0	0.84
217 Elev, vest	1	0.3	Jan 2300	16	0.0	23.0	0.70

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

Air System Design Load Summary for 08 CU/AHU-2.2

Project Name: 22.06.13 DE LA CONCEPCION V2 06/14/2022
Prepared by: Luseo Engineering 02:54PM

	DESIGN COOLING			DESIGN HEATING		
	COOLING DATA AT Jul 1700 COOLING OA DB / WB 90.7 °F / 77.3 °F			HEATING DATA AT DES HTG HEATING OA DB / WB 48.8 °F / 40.9 °F		
ZONE LOADS	**Details**	**Sensible (BTU/hr)**	**Latent (BTU/hr)**	**Details**	**Sensible (BTU/hr)**	**Latent (BTU/hr)**
Window & Skylight Solar Loads	360 ft²	7843	-	360 ft²	-	-
Wall Transmission	712 ft²	2083	-	712 ft²	2136	-
Roof Transmission	1024 ft²	1368	-	1024 ft²	698	-
Window Transmission	360 ft²	2637	-	360 ft²	4014	-
Skylight Transmission	0 ft²	0	-	0 ft²	0	-
Door Loads	0 ft²	0	-	0 ft²	0	-
Floor Transmission	100 ft²	7	-	100 ft²	0	-
Partitions	0 ft²	0	-	0 ft²	0	-
Ceiling	0 ft²	0	-	0 ft²	0	-
Overhead Lighting	1030 W	3514	-	0	0	-
Task Lighting	0 W	0	-	0	0	-
Electric Equipment	800 W	2730	-	0	0	-
People	12	3000	2400	0	0	0
Infiltration	-	0	0	-	0	0
Miscellaneous	-	0	0	-	0	0
Safety Factor	0% / 0%	0	0	0%	0	0
>> Total Zone Loads	**-**	**23182**	**2400**	**-**	**6848**	**0**
Zone Conditioning	-	22451	2400	-	6807	0
Plenum Wall Load	0%	0	-	0	0	-
Plenum Roof Load	0%	0	-	0	0	-
Plenum Lighting Load	0%	0	-	0	0	-
Return Fan Load	1182 CFM	0	-	1182 CFM	0	-
Ventilation Load	100 CFM	1672	3485	100 CFM	2481	0
Supply Fan Load	1182 CFM	438	-	1182 CFM	-438	-
Space Fan Coil Fans	-	0	-	-	0	-
Duct Heat Gain / Loss	0%	0	-	0%	0	-
>> Total System Loads	**-**	**24561**	**5885**	**-**	**8851**	**0**
Central Cooling Coil	-	24561	5886	-	0	0
Central Heating Coil	-	0	-	-	8851	-
>> Total Conditioning	**-**	**24561**	**5886**	**-**	**8851**	**0**
Key:	**Positive values are clg loads Negative values are htg loads**			**Positive values are htg loads Negative values are clg loads**		

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

July DESIGN COOLING DAY, 1700

TABLE 1: SYSTEM DATA

Component	Location	Dry-Bulb Temp (°F)	Specific Humidity (lb/lb)	Airflow (CFM)	CO2 Level (ppm)	Sensible Heat (BTU/hr)	Latent Heat (BTU/hr)
Ventilation Air	Inlet	90.7	0.01714	100	400	1672	3485
Vent - Return Mixing	Outlet	76.5	0.01041	1182	1561	-	-
Central Cooling Coil	Outlet	57.3	0.00936	1182	1561	24561	5886
Central Heating Coil	Outlet	57.3	0.00936	1182	1561	0	-
Supply Fan	Outlet	57.6	0.00936	1182	1561	438	-
Cold Supply Duct	Outlet	57.6	0.00936	1182	1561	-	-
Zone Air	-	75.2	0.00979	1182	1669	22451	2400
Return Plenum	Outlet	75.2	0.00979	1182	1669	0	-

Air Density x Heat Capacity x Conversion Factor: At sea level = 1.080; At site altitude = 1.079 BTU/(hr-CFM-F)
Air Density x Heat of Vaporization x Conversion Factor: At sea level = 4746.6; At site altitude = 4741.6 BTU/(hr-CFM)
Site Altitude = 29.0 ft

TABLE 2: ZONE DATA

Zone Name	Zone Sensible Load (BTU/hr)	T-stat Mode	Zone Cond (BTU/hr)	Zone Temp (°F)	Zone Airflow (CFM)	CO2 Level (ppm)	Terminal Heating Coil (BTU/hr)	Zone Heating Unit (BTU/hr)
AHU-2.2	23182	Cooling	22451	75.2	1182	1669	0	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

System Psychrometrics for 08 CU/AHU-2.2

Project Name: 22.06.13 DE LA CONCEPCION V2 06/14/2022
Prepared by: Luseo Engineering 02:54PM

WINTER DESIGN HEATING

TABLE 1: SYSTEM DATA

Component	Location	Dry-Bulb Temp (°F)	Specific Humidity (lb/lb)	Airflow (CFM)	CO2 Level (ppm)	Sensible Heat (BTU/hr)	Latent Heat (BTU/hr)
Ventilation Air	Inlet	48.8	0.00360	100	400	-2481	0
Vent - Return Mixing	Outlet	69.9	0.00360	1182	506	-	-
Central Cooling Coil	Outlet	69.9	0.00360	1182	506	0	0
Central Heating Coil	Outlet	76.8	0.00360	1182	506	8851	-
Supply Fan	Outlet	77.1	0.00360	1182	506	438	-
Cold Supply Duct	Outlet	77.1	0.00360	1182	506	-	-
Zone Air	-	71.8	0.00360	1182	516	-6807	0
Return Plenum	Outlet	71.8	0.00360	1182	516	0	-

Air Density x Heat Capacity x Conversion Factor: At sea level = 1.080; At site altitude = 1.079 BTU/(hr-CFM-F)
Air Density x Heat of Vaporization x Conversion Factor: At sea level = 4746.6; At site altitude = 4741.6 BTU/(hr-CFM)
Site Altitude = 29.0 ft

TABLE 2: ZONE DATA

Zone Name	Zone Sensible Load (BTU/hr)	T-stat Mode	Zone Cond (BTU/hr)	Zone Temp (°F)	Zone Airflow (CFM)	CO2 Level (ppm)	Terminal Heating Coil (BTU/hr)	Zone Heating Unit (BTU/hr)
AHU-2.2	-6848	Heating	-6807	71.8	1182	516	0	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
LoadCalcs.pdf

HVAC GENERAL NOTES

1. GENERAL

1.1. INSTALL IN ACCORDANCE WITH THE 2020 FBC 7TH EDITION, BUILDING, ENERGY CONSERVATION AND MECHANICAL, ASHRAE, SMACNA, NFPA AND LOCAL ORDINANCES.

1.2. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE OF THE WORK AND BECOMING FAMILIAR WITH THE CONDITIONS OF THE WORK PRIOR TO SUBMITTING A BID. THE CONTRACTOR IS REQUIRED TO BECOME FAMILIAR WITH ALL THE CONTRACT DOCUMENTS PERTAINING TO THE PROPOSED WORK. THE SUBMISSION OF A BID SHALL BE SUFFICIENT TO ESTABLISH THAT THE CONTRACTOR HAS INVESTIGATED THE SITE OF THE WORK AND IS SATISFIED TO ALL REASONABLE CONDITIONS BE ENCOUNTERED, THE WORK TO BE PERFORMED AND THE MATERIALS TO BE PROVIDED IN THE COMPLETION OF THE PROJECT.

1.3. THE CONTRACTOR MUST BE FAMILIAR WITH THIS TYPE OF INSTALLATION AND THOROUGHLY UNDERSTAND ALL THE REQUIREMENTS FOR THE INSTALLATION OF EACH PIECE OF EQUIPMENT HEREIN SHOWN. ITS PROPER OPERATION REQUIREMENTS AND TESTING PROCEDURES FOR CITY APPROVALS.

1.4. PROVIDE (FURNISH AND INSTALL) ALL NECESSARY MATERIALS AND LABOR FOR A COMPLETELY OPERATIONAL AIR CONDITIONING, HEATING AND VENTILATING SYSTEM AS SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED.

1.5. PAY FOR ALL FEES, INSPECTIONS AND CONNECTION CHARGES REQUIRED.

1.6. VERIFY AT JOB SITE ALL SPACE CONDITIONS, DIMENSIONS AND EQUIPMENT SIZES PRIOR TO DUCT FABRICATION OR INSTALLATION. COORDINATE REQUIREMENTS TO AVOID INTERFERENCE WITH OTHER TRADES.

1.7. NATURE OF DESIGN DRAWINGS: DESIGN DRAWINGS ARE DIAGRAMMATIC AND DO NOT INTEND TO SHOW EVERY FITTING, ELBOW, TRANSITION, ETC. THAT WILL BE NECESSARY FOR A COMPLETE OPERATIONAL SYSTEM AS REQUIRED BY THESE SPECIFICATIONS.

1.8. COORDINATION DRAWINGS: PREPARE 1/4" SCALE COORDINATION DRAWINGS SHOWING MAJOR SYSTEM COMPONENTS FOR A/E APPROVAL. SUBMIT SHOP DRAWINGS FOR ARCHITECT/ENGINEER APPROVAL BEFORE PROCEEDING WITH THE PURCHASE OR INSTALLATION OF EQUIPMENT AND MATERIALS. SUBMIT ALL AT ONCE IN A BINDER WITH AN INDEX AND DIVIDERS AS REQUIRED TO SEPARATE ALL DIFFERENT MATERIALS AND EQUIPMENT.

1.9. GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.

2. MATERIALS

2.1. DUCTWORK: ALL JOINTS SEALED WITH HIGH PRESSURE MASTIC.

2.1.1. GENERAL: ALL DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS.

2.1.2. DUCTWORK MATERIALS:
A. AIR CONDITIONING DUCTWORK SHALL BE 1-1/2" STANDARD DUTY FOIL REINFORCED FIBERGLASS (R-6.0) MANUFACTURED LOGO PRINTED ON THE VAPOR BARRIER. DUCTWORK RUNNING IN ATTIC SPACE SHALL BE 2.0" STANDARD DUTY FOIL REINFORCED FIBERGLASS (R-8.0) MANUFACTURED LOGO PRINTED ON THE VAPOR BARRIER. ALL DUCTWORK SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SMACNA'S LOW PRESSURE DUCT MANUAL AND NAIMA FIBROUS GLASS DUCT CONTRUCTION STANDARDS. ALL DUCT JOINTS SHALL BE SEALED AND TAPED. DUCTS SHALL COMPLY WITH UL 181.
B. VENTILATION DUCTWORK (EXHAUST AND OUTDDOR AIR): GALVANIZED SHEET METAL, CONSTRUCTED, AND INSTALLED ACCORDING TO LATEST EDITION OF SMACNA'S. LOW PRESSURE CONSTRUCTION STD. (0.5" W.G.). SEAL ALL JOINTS WITH APPROVED FIRE RATED MASTIC. (30 GAUGE MINIMUM). OUTDOOR AIR INTAKE SHALL BE INSULATED R-8.0 WHEN IN ATTIC SPACE AND R-6.0 ELSEWHERE.
D. DRYER EXHAUST: GALVANIZED SHEET METAL, CONSTRUCTED, AND INSTALLED ACCORDING TO LATEST EDITION OF SMACNA'S. LOW PRESSURE CONSTRUCTION STD. (0.5" W.G.). INSTALLATION SHALL BE AS PER FMC. INSTALLATION SHALL BE AS PER FMC. (26 GAUGE MINIMUM).
E. ROUND INSULATED FLEXIBLE DUCT: PROVIDE AS SHOWN ON PLANS, WIREMOLD WCK W/ 1-1/2" INSULATION & REINFORCED ALUM. VAPOR OR APPROVED EQUAL.
F. RANGE EXHAUST DUCT SHALL BE GALVANIZED SHEET METAL (24 GAUGE MINIMUM) AND TERMINATING WITH ROOF OR WALL CAP WITH BACK DRAFT DAMPER. PROVIDE CORROSION RESISTANT SCREEN.

2.1.3. DUCTWORK ACCESSORIES:
A. PROVIDE DOUBLE THICKNESS TURNING VANES AT ALL SQUARE ELBOWS. WHERE THE ELBOWS ARE RECTANGULAR INSTALL SINGLE THICKNESS INSTEAD.
A1. ALTERNATE A: PROVIDE 3-PIECE ELBOWS IN LIEU OF TURNING VANES FOR GLASS FIBER DUCTS ONLY.
A2. ALTERNATE B: PROVIDE FULL RADIUS ELBOWS IN LIEU OF TURNING VANES.
B. PROVIDE VOLUME EXTRACTORS BEHIND EACH SUPPLY OUTLET AND AT EACH DUCT BRANCH.

2.2. AIR DISTRIBUTION PRODUCTS:
2.2.1. PROVIDE SUPPLY AND RETURN GRILLES AND DIFFUSERS AS INDICATED ON THE DRAWINGS.
2.2.2. PROVIDE EXTRUDED ALL ALUMINUM AIR DISTRIBUTION PRODUCTS.
2.2.3. PROVIDE FINISHES AND TYPES OF MOUNT IN COORDINATION WITH THE CEILING TYPES AS SHOWN ON ARCHITECTURAL DRAWINGS.
2.2.4. PROVIDE OPPOSED BLADE, KEY OPERATED DAMPERS BEHIND ALL AIR SUPPLY OUTLETS.

2.3. PIPING
2.3.1. REFRIGERANT PIPING. SEAMLESS COPPER TYPE "L" AND HARD OR SOFT DRAWN OC ACR COPPER TUBING WITH WROUGHT COPPER BRAZED JOINT FITTINGS, WITH SILVER BRAZING CONTAINING NOT LESS THAT 49% SILVER.
2.3.2. INSULTATION: INSULATE ALL REFRIGERANT SUCTION PIPING WITH 3/4" CLOSED CELL POLYETHYLENE PRE MOLDED INSULATION, WITH AND APPROVED PIPE AND SMOKE JACKET, PAINT ALL EXPOSED INSULATION WITH TWO COATS OF WHITE LATEX PAINT.

2.4. CONTROLS
2.4.1. GENERAL: PROVIDE THE NECESSARY AUTOMATIC CONTROLS FOR PROPER OPERATION OF ALL EQUIPMENT SPECIFIED HEREIN. FURNISH MAGNETIC STARTERS AND INTERLOCK WIRING INDICATED FOR EACH PIECE OF EQUIPMENT.
2.4.2. PROVIDE AIR CONDITIONING UNITS WITH PROGRAMMABLE MATCHING LOW VOLTAGE HEAT-COOL THERMOSTATS WITH ON-OFF AUTO SUB-BASE SWITCH, FURNISHED BY THE EQUIPMENT MANUFACTURER WITH HEAT-COOL STEPS AS REQUIRED. THERMOSTATS SHALL BE A COMBINATION COOLING/HEATING WITH SYSTEM COOL/AUTO/HEAT/OFF AND FAN ON/AUTO SELECTOR SWITCHES. ALL THERMOSTATS SHALL HAVE HEATING MODE MAXIMUM SETTING OF 75 F, AND COOLING MODE MINIMUM SETTING OF 70 F. THE THERMOSTAT SHALL BE ARRANGED TO PREVENT THE SIMULTANEOUS OPERATION OF HEATING AND COOLING.
2.4.3. CONTROL WIRING: INCLUDE STARTERS, DISCONNECTS AND REQUIRED ELECTRICAL DEVICES, INTERLOCK WIRING, RACEWAY, CONDUITS, PULL WIRES AND EXPOSED CONDUITS FOR TEMPERATURE CONTROL SYSTEM. ALL WIRING SHALL RUN IN CONDUITS, NO EXCEPTION.

2.5. IDENTIFICATION: LABEL ALL EQUIPMENT WITH ENGRAVED BLACK PLASTIC PLAQUES 12"x4" HIGH WITH 1.5" LETTERS.

3. EXECUTION

3.1. INSTALL ALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH THE MANUFACTURES MANUAL AND RECOMMENDATIONS, FOR INSTALLATION, OPERATION AND SERVICE. VERIFY APPLIANCES CLEARANCE PER FBC RESIDENTIAL M1306.1 AND M1306.2. EQUIPMENT AND APPLIANCES INSTALLED OUTDOORS SHALL BE LISTED AND LABELED FOR OUTDOOR INSTALLATION. SUPPORT AND FOUNDATIONS SHALL PREVENT EXCESSIVE VIBRATION, SETTLEMENT OR MOVEMENT OF THE EQUIPMENT PER FBC M1401.4. SUPPORT AND FOUNDATIONS SHALL BE IN ACCORDANCE WITH SECTION M1305.1.4.1. IN FLOOD HAZARD AREAS PER TABLE R301.2(1), EQUIPMENT AND APPLIANCES SHALL BE LOCATED IN ACCORDANCE WITH SECTION R322.1.6.

3.2. SEAL ALL DUCT JOINTS WITH APPROVED FIRE AND SMOKE RATED HIGH PRESSURE MASTIC.

3.3. THERMOSTAT LOCATION IS CRITICAL TO PROPER EQUIPMENT OPERATION. INSTALL THERMOSTAT AT LOCATIONS SHOWN ON PLANS. RELOCATE ONLY WHEN APPROVED BY THE ARCHITECT/ENGINEER IN WRITING. SENSORS MUST BE BETWEEN 3 AND 6 FEET (BETWEEN 1 AND 2 METERS) ABOVE THE FLOOR.

3.4. WHERE RETURN AIR IS PROPOSED BY WAY OF DOOR UNDERCUTS, PROVIDE A MINIMUM 1" CLEAR SPACE BETWEEN THE BOTTOM OF THE DOOR AND THE FLOOR FINISH CARPET OR TILE.

3.5. EQUIPMENT MUST OPERATE FREE OF OBJECTIONABLE NOISE AND VIBRATION REPAIR AND/OR REPLACE ALL SOURCES OF NOISE AND VIBRATION FOUND TO BE OBJECTIONABLE, TO THE SATISFACTION OF THE ARCHITECT/ENGINEER.

3.6. BALANCE ALL SYSTEMS TO PROVIDE AIR QUANTITIES AND CAPACITIES TO MATCH SPECIFIED FLOWS AND CAPACITIES. NOTIFY A/E OF ANY DEFICIENCIES NOTED DURING TESTING & BALANCING CALIBRATE FLOWS TO NEW EQUIPMENT PER MANUFACTURES REQUIREMENTS. BEFORE COMPLETING TEST & BALANCE PROCEDURES. ALLOW NECESSARY TIME FOR IMPLEMENTING PROPOSED SOLUTIONS BEFORE CONTINUING WITH TEST & BALANCE. AT END OF TEST AND BALANCE ISSUE A COMPLETE REPORT FOR A/E APPROVAL AND ALLOW TIME AND PROVIDE NECESSARY INSTRUMENTS FOR SPOT CHECKING WITH ARCHITECT/ENGINEER. SUBMIT FINAL TEST AND BALANCE REPORT TO A/E FOR ACCEPTANCE. AIR QUANTITIES SHOWN ARE TO BE ADJUSTED AS REQUIRED TO MEET SPECIFIC JOB CONDITIONS.

3.7. PROVIDE NEW FILTERS FOR AHUs BEFORE STARTING. THESE FILTERS MUST ALSO BE REPLACED PRIOR TO FINAL ACCEPTANCE BY OWNER.

3.8. ALL OUTSIDE EQUIPMENT SHALL BE SECURED TO WITHSTAND 175 MPH WINDS.

3.9. STRICTLY FOLLOW ALL MANUFACTURERS INSTALLATION MANUALS AND INSTRUCTIONS IN THE INSTALLATION OF ALL EQUIPMENT. OBTAIN, FROM EACH MANUFACTURER, PROPER CERTIFICATION FOR THE ADEQUACY OF THE INSTALLATION OF ALL PIECES OF EQUIPMENT BEFORE PLACING SYSTEM IN OPERATION.

3.10. PROVIDE MAINTENANCE AND OPERATION MANUAL.

3.11. PROVIDE AS-BUILT REPRODUCIBLE DRAWINGS.

3.12. PROVIDE INSTRUCTION TO OWNERS DESIGNATED PERSONNEL.

3.13. PROVIDE ACCESS PANELS TO DAMPERS AS SHOWN ON PLANS. CABLE CONTROL FOR VOLUME DAMPERS MUST BE PROVIDED TO AVOID THE USE OF ACCESS PANELS.

DESIGN PARAMETERS

CLIMATE ZONE	1A
SUMMER INDOOR DESIGN CONDITIONS	75.0ºF DB/50.0% RH
WINTER INDOOR DESIGN CONDITIONS	72.0ºF DB
SUMMER OUTDOOR DESIGN CONDITIONS	91.9ºF DB/77.6ºF WB
WINTER OUTDOOR DESIGN CONDITIONS	48.8ºF DB/40.9ºF WB
GLASS U-VALUE/SHGC	0.48/0.35
WALL INSULATION R-VALUE	5.0
EXPOSED FLOORS R-VALUE	13.0
CEILING INSULATION R-VALUE	30.0

HVAC DESIGN REQUIRES:

	YES	NO
DUCT SMOKE DETECTOR	--	X
FIRE DAMPER(S)	--	X
SMOKE DAMPER(S)	--	X
FIRE RATED ENCLOSURE	--	X
FIRE RATED ROOF/ FLOOR CEILING ASSEMBLY	--	X
FIRE STOPPING	--	X
SMOKE CONTROL	--	X

VENTILATION SCHEDULE

Qoa = 0.01*Afloor+7.5(Nbr+1)

WHERE:

Qoa, CFM	Outdoor airflow rate
Afloor, ft²	Floor area
Nbr	Number of bedrooms, not to be less than one

MAIN HOUSE

Afloor	6,355 ft²
Nbr	5
Qoa	109 CFM

Provided

AHU-1.1	100 CFM
AHU-1.2	100 CFM
AHU-2.1	30 CFM
AHU-2.2	100 CFM

SERVICE HOUSE

Afloor	262 ft²
Nbr	1
Qoa	18 CFM

Provided

AHU-1.4	100 CFM

AIR DISTRIBUTION SCHEDULE

DESIGNATION	DESCRIPTION	MOUNTING	AIR PATTERN	MODULE DIMENSIONS (in)	MATERIAL	ACCESORIES	MANUFACTURER/ MODEL NO.	KEYNOTES
A	ARCHITECTURAL LINEAR DIFFUSER WITH CONTINUOUS SLOT PLENUM	CEILING/ SIDEWALL	N/A	N/A	ALUMINUM	CABLE CONTROL SYSTEM FOR VOLUME DAMPERS	TITUS FL-15 (JET THROW PATTERN CONTROLLER)	
B	ARCHITECTURAL LINEAR DIFFUSER WITH CONTINUOUS SLOT PLENUM	CEILING/ SIDEWALL	AS PER PLANS	N/A	ALUMINUM	CABLE CONTROL SYSTEM FOR VOLUME DAMPERS	TITUS FL-15 (HIGH THROW PATTERN CONTROLLER)	
C	ARCHITECTURAL LINEAR DIFFUSER	CEILING/ SIDEWALL	N/A	N/A	ALUMINUM	OPPOSED BLADE DAMPER	TITUS FL-15 (JET THROW PATTERN CONTROLLER)	
D	SQUARE DIFFUSER	CEILING	AS PER PLANS	N/A	ALUMINUM	OPPOSED BLADE DAMPER/ROUND TO RECTANGULAR TRANSITION	TITUS 250-AA	1
E	ALUMINUM LOUVERED SUPPLY AIR GRILLES	CEILING	0° DEFLECTION	N/A	ALUMINUM	N/A	TITUS 271FL	
F	ALUMINUM LOUVERED RETURN/EXHAUST AIR GRILLES	SIDEWALL/ CEILING	N/A	N/A	ALUMINUM	OPPOSED BLADE DAMPER	TITUS 355ZFL	2

KEYNOTES:
1. OPPOSED BLADE DAMPER ONLY FOR DUCT MOUNTED DIFFUSERS. CABLE CONTROL FOR VOLUME DAMPERS WHERE CONNECTED WITH FLEX DUCTS.
2. ELEMENTS THAT SERVE AS TRANSFER, DO NOT REQUIRE OPPOSED BLADE DAMPER.

NOTES:
1. REFER TO ARCHITECT PLANS FOR CEILING TYPE.
2. FINAL COLOR SELECTION SUBJECT TO ARCHITECT APPROVAL.
3. PROVIDE INSULATION ON THE BACK OF DIFFUSER IF IN UNCONDITIONED SPACE.
5. MAXIMUM NC 20.

SPLIT H/P UNITS SCHEDULE

AIR HANDLING UNIT		UNIT DESIGNATION	AHU-1.1/1.2	AHU-1.5/1.6	AHU-2.1	AHU-2.2
		AREA SERVED	SEE PLANS	SEE PLANS	SEE PLANS	SEE PLANS
		OPERATING WEIGHT, LB	162	130	141	141
		DIMENSIONS (WxHxD) in	24 1/2 x 55 1/2 x 21 11/16	21 x 50 1/2 x 21 11/16	21 x 50 1/2 x 21 11/16	21 x 57 x 21 11/16
		DESIGN MANUFACTURER	RHEEM	RHEEM	RHEEM	RHEEM
		MODEL NO.	RHMV6024MEACJC	RHMV2421HEACJC	RHMV2421HEACJC	RHMV6021SEACJC
		NOMINAL CAPACITY, TON	5.0	2.0	4.0	3.0
		REFRIGERANT	R-410A	R-410A	R-410A	R-410A
		CONFIGURATION	VERTICAL	VERTICAL	VERTICAL	VERTICAL
		MCA/MOP	4.9/15.0	4.3/15.0	4.4/15.0	4.4/15.0
	FAN	TOTAL AIR, CFM	2,000	800	1,600	1,200
		OUTSIDE AIR, CFM	100	50	30	100
		EXT. STATIC PRESSURE, in w.g.	0.60	0.40	0.60	0.50
		FAN MOTOR HP	3/4	1/2	3/4	3/4
		ELECTRICAL SERVICE AVAILABLE	240V/1ph/60Hz	240V/1ph/60Hz	240V/1ph/60Hz	240V/1ph/60Hz
	COOLING	FACE VELOCITY, FPM	-----	-----	-----	-----
		TOTAL CAPACITY, Btu/h	57,800	22,800	39,900	35,500
		SENSIBLE CAPACITY, Btu/h	46,400	18,600	35,400	28,700
		ENTERING AIR TEMP, DB/WB, ºF	75.8/63.4	76.1/63.7	75.3/62.8	76.4/63.9
		LEAVING AIR TEMP, DB/WB, ºF	54.3/53.6	54.6/54.0	54.7/54.3	54.3/53.8
		EER/SEER	13.0/20.5	14.5/20.5	12.5/20.0	14.5/20.0
	HEATING	HSPF	11.0	11.0	11.0	11.5
		ENTERING AIR TEMP, DB, ºF	70.5	68.0	71.0	70.0
		CAPACITY @ 47°F, Btu/h	41,000	19,500	35,600	29,400
		COP @ 47°F	4.3	4.6	4.5	4.6
		CAPACITY @ 17°F, Btu/h	25,400	12,000	21,800	18,300
		COP @ 17°F	2.3	2.4	2.4	2.5
	FILTER	FILTER TYPE & THICKNESS	MERV4, 1"	MERV4, 1"	MERV4, 1"	MERV4, 1"
		QUANTITY AND SIZE	AS PER MANUF.	AS PER MANUF.	AS PER MANUF.	AS PER MANUF.
		MAX. FACE VELOCITY, FPM	400	400	400	400
CONDENSING UNIT		UNIT DESIGNATION	CU-1.1/1.2	CU-1.5/1.6	CU-2.1	CU-2.2
		TYPE OF FAN	PROPELLER	PROPELLER	PROPELLER	PROPELLER
		NO. OF FANS AND POWER, #/HP	1/ 1/2	1/ 1/2	1/ 1/2	1/ 1/2
		AMBIENT AIR TEMPERATURE, DB, ºF	91.9	91.9	91.9	91.9
		NO. OF COMPRESSORS/TYPE	1/ Scroll	1/ Scroll	1/ Scroll	1/ Scroll
		CAPACITY REDUCTION	25%-100%	25%-100%	25%-100%	25%-100%
		COMPRESSOR RLA/LRA	31.7/50.0	15.4/35.0	28.1/50.0	24.0/50.0
		MIN. CIRCUIT AMPACITY, MCA	45.0	28.0	46.0	33.0
		MAX. OVERCURRENT PROTECTION, MOP	70.0	45.0	70.0	50.0
		ELECTRICAL SERVICE AVAILABLE	240V/1ph/60Hz	240V/1ph/60Hz	240V/1ph/60Hz	240V/1ph/60Hz
		OPERATING WEIGHT, LB	355	223	293	273
		DIMENSIONS (WxHxD) in	35 3/4 x 51 x 35 3/4	35 3/4 x 35 x 35 3/4	35 3/4 x 45 x 35 3/4	35 3/4 x 45 x 35 3/4
		DESIGN MANUFACTURER	RHEEM	RHEEM	RHEEM	RHEEM
		MODEL NO.	RP2060AJVCA	RP2024AJVCA	RP2048AJVCA	RP2036AJVCA
		PIPING SIZES, SUCTION/LIQUID	7/8", 3/8"	3/4", 3/8"	7/8", 3/8"	7/8", 3/8"

NOTES:
1. ALL THERMOSTAT SHALL BE PROGRAMMABLE.
2. AIR HANDLING UNITS SHALL BE PROVIDED WITH FACTORY INSTALLED CIRCUIT BREAKER.
3. MECHANICAL CONTRACTOR SHALL SIZE LINES PER MANUFACTURER'S RECOMMENDATIONS.
4. REFER TO MANUFACTURER MANUAL FOR LONG REFRIGERANT LINE APPLICATION REQUIRED SIZES.
5. MERV4 FILTERS MAXIMUM PRESSURE DROP: 0.10 in w.g.
6. FAN EXTERNAL STATIC PRESSURE INCLUDES FILTERS.
7. UNITS SHALL BE INTERLOCKED TO STOP WHEN EXTERNAL/BALCONY DOORS ARE OPENED.
8. CONDENSING UNITS CABINET WILL BE CAPABLE OF WITHSTANDING ASTM B117 1000 HR SALT SPRAY TEST.
9. CONDENSING UNITS TIE-DOWN CLIPS AS PER NOA NO.20-1102.09.
10. EQUIPMENT CONSTRUCTED IN ISO9001 APPROVED FACILITY.

MINI-SPLIT H/P UNITS

		AREA SERVED	SEE PLANS	SEE PLANS
		NOMINAL COOLING CAPACITY, Btu/h	17,600	17,600
		MIN.-MAX. COOLING CAPACITY, Btu/h	9,000~20,200	9,000~20,200
		NOMINAL HEATING CAPACITY, Btu/h	21,600	21,600
		MIN.-MAX. HEATING CAPACITY, Btu/h	5,700~23,000	5,700~23,000
		EER/SEER	12.7/19.4	12.7/19.4
		HSPF/COP	10.3/3.8	10.3/3.8
		MCA/MOP	19.5/20.0	19.5/20.0
		ELECTRICAL SERVICE AVAILABLE	240V/1ph/60Hz	240V/1ph/60Hz
		REFRIGERANT	R-410A	R-410A
INDOOR UNIT		UNIT DESIGNATION	AHU-1.3	AHU-1.4
		DESIGN MANUFACTURER	DAIKIN	DAIKIN
		MODEL NO.	FDMQ18RVJU	FDMQ18RVJU
		CONFIGURATION	DUCTED	DUCTED
		INDOOR FAN FLA	1.22	1.22
		INDOOR FAN INPUT, W	230	230
		DIMENSIONS (WxHxD) in	39 3/8 x 9 5/8 x 31 1/2	39 3/8 x 9 5/8 x 31 1/2
		OPERATING WEIGHT, LB	82	82
	FAN	TOTAL AIR, CFM	670	470
		OUTDOOR AIR, CFM	0	100
		EXT. STATIC PRESSURE, in w.g.	0.30	0.30
	FILTER	FILTER TYPE & THICKNESS	WASHABLE, 1"	WASHABLE, 1"
		QUANTITY AND SIZE	AS PER MANUF.	AS PER MANUF.
		MAX. FACE VELOCITY, FPM	400	400
CONDENSING UNIT		UNIT DESIGNATION	CU-1.3	CU-1.4
		TYPE OF FAN	PROPELLER	PROPELLER
		NO. OF COMPRESSORS/TYPE	1/ Scroll	1/ Scroll
		CAPACITY REDUCTION	50%-100%	50%-100%
		COMPRESSOR RLA	18.25	18.25
		OUTDOOR FAN FLA	0.47	0.47
		DIMENSIONS (WxHxD) in	34 1/4 x 28 15/16 x 12 5/8	34 1/4 x 28 15/16 x 12 5/8
		OPERATING WEIGHT, LB	130	130
		DESIGN MANUFACTURER	DAIKIN	DAIKIN
		MODEL NO.	RXL18UMVJUA	RXL18UMVJUA
		PIPING SIZES, SUCTION/LIQUID	1/2", 1/4"	1/2", 1/4"

NOTES:
1. ALL THERMOSTAT SHALL BE PROGRAMMABLE.
2. MECHANICAL CONTRACTOR SHALL SIZE LINES PER MANUFACTURER'S RECOMMENDATIONS.
3. CONDENSING UNITS CABINET WILL BE CAPABLE OF WITHSTANDING ASTM B117 1000 HR SALT SPRAY TEST.
4. EQUIPMENT CONSTRUCTED IN ISO9001 APPROVED FACILITY.

FANS SCHEDULE

UNIT DESIGNATION	EF-1	EF-2	EF-3	EF-4
AREA SERVED	SEE PLANS	SEE PLANS	SEE PLANS	SEE PLANS
LOCATION	CEILING	CEILING	CEILING	CEILING
DUTY, SUPPLY/EXH.	EXHAUST	EXHAUST	EXHAUST	EXHAUST
FAN TYPE	INLINE/CENT.	INLINE/CENT.	INLINE/CENT.	INLINE/CENT.
DRIVE, DIRECT/BELT	DIRECT	DIRECT	DIRECT	DIRECT
FAN SPEED, RPM	820	940	1,068	986
AIRFLOW, CFM	50	100	130	320
TOTAL STATIC PRESSURE, in w.g.	0.40	0.35	0.35	0.30
OPENING REQUIRED, in	---	---	---	---
FAN MOTOR	15.0 W	15.0 W	25.0 W	60.0 W
FULL LOAD AMPS	0.29	0.20	1.50	3.50
ELECTRICAL SERVICE AVAILABLE	120V/1ph/60Hz	120V/1ph/60Hz	120V/1ph/60Hz	120V/1ph/60Hz
DESIGN MANUFACTURER	GREENHECK	GREENHECK	GREENHECK	GREENHECK
MODEL NO.	SP-LP0511	SP-110-VG	CSP-A390-VG	CSP-A710-VG
OPERATING WEIGHT, LB	8	12	24	37
REMARKS, SONES	1.30	2.00	0.80	0.60
ROOF CURB	---	---	---	---
SERVICE SWITCH	YES	YES	YES	YES
CONSTRUCTION	GALV./PLASTIC	ALUM/PLASTIC	ALUM/PLASTIC	ALUM/PLASTIC
BACKDRAFT DAMPER	YES	YES	YES	YES
THERMAL FUSE PROTECTION	YES	YES	YES	YES
NOTES	1-5	1-5	1-5	1-5

NOTES:
1. UL 507 LISTED-ELECTRIC FAN.
2. ADJUSTABLE EASY INSTALLATION MOUNTING BRACKET.
3. ENERGY STAR CERTIFIED.
4. POLYPROPYLENE WHEEL MATERIAL.
5. MANUFACTURED IN ISO 9001 CERTIFIED FACILITY.

HVAC SYMBOL LEGEND

SYMBOL	DESCRIPTION
	SUPPLY DUCT
	RETURN/EXHAUST DUCT
	FLEX DUCT
T	THERMOSTAT
CFM	CUBIC FEET PER MINUTE
EF	EXHAUST FAN
CU	CONDENSING UNIT
AHU	AIR HANDLING UNIT
VD	VOLUME DAMPER
AD	AUTOMATIC LOUVERED DAMPER
AP	ACCESS PANEL
	DAMPER, TYPE AS NOTED; VD, AD
	SUPPLY AIR FLOW DIRECTION
	RETURN/EXHAUST AIR FLOW DIRECTION
AxB	RECTANGULAR DUCT SIZE (CLEAR INSIDE DIMENSION)
AØ	ROUND DUCT DIAMETER SIZE (CLEAR INSIDE DIMENSION)
	TRANSITION
	TRANSITION CENTER
	ELBOW W/ TURNING VANE
	45° BRANCH DUCT TAKE-OFF
	SUPPLY DIFFUSER/GRILLE
	RETURN/EXHAUST DIFFUSER/GRILLE

A — AxB OR #SLOT, # FT → SIZE; XXX → AIRFLOW (CFM)
DIFFUSER/ GRILLE TAG

— SHEET KEY NOTE (NEW WORK)

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architects consultant and the Architect shall retain all common law, statutory and other reserved rights, including copyrights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:
MR. & MRS. DE LA CONCEPCION
8965 SW 53rd COURT PINECREST, FLORIDA 33156

revisions
1 BOC - 04/26/2024

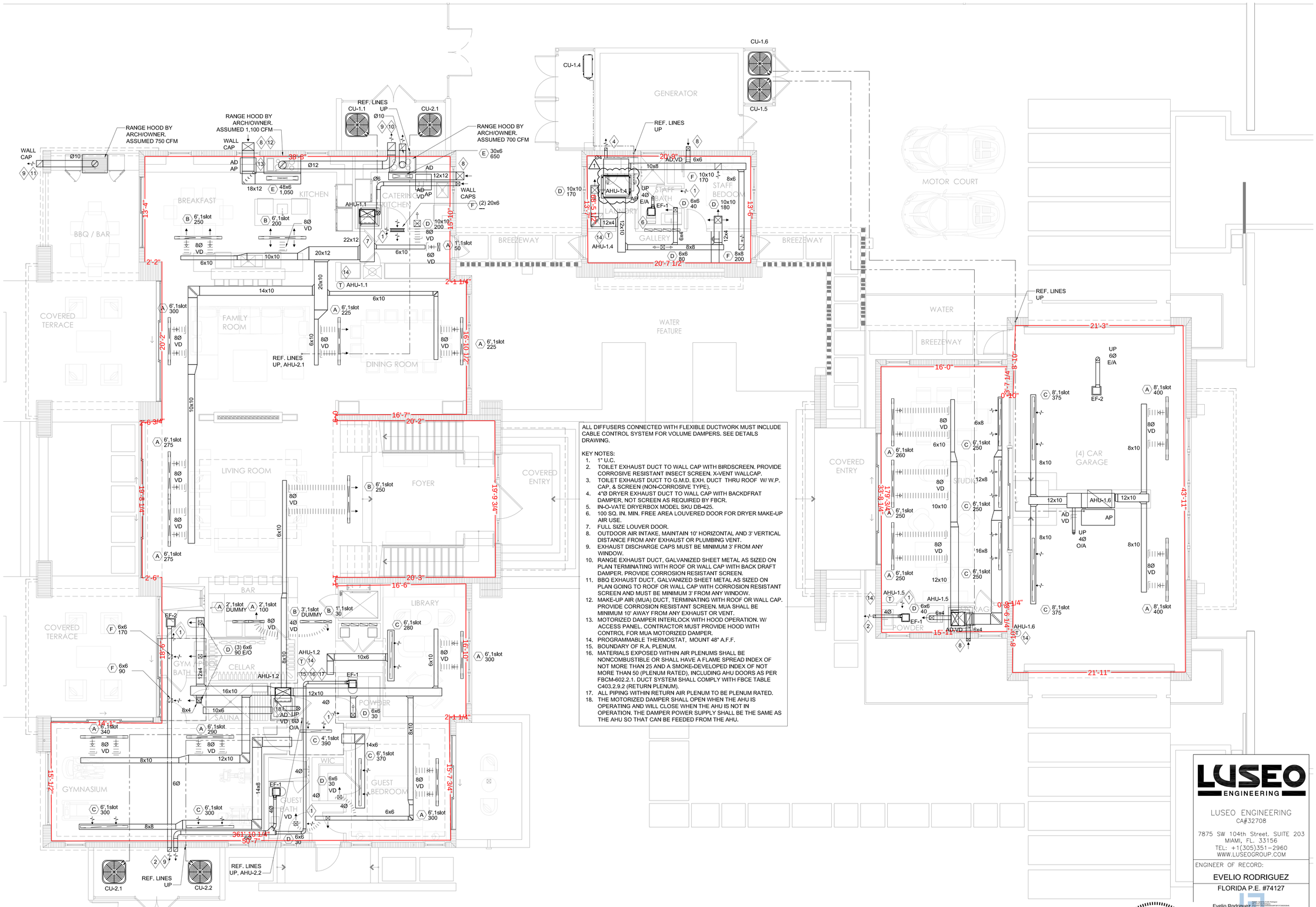
date 07-29-2020
issued
drawn HM
checked
project no. 2024
sheet no. M-00.0

LUSEO ENGINEERING
LUSEO ENGINEERING
CA#32708
7875 SW 104th Street, SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM
ENGINEER OF RECORD:
EVELIO RODRIGUEZ
FLORIDA P.E. #74127
Evelio Rodriguez

NOT VALID UNLESS SIGNED & SEALED
"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

EVELIO RODRIGUEZ LICENSE No 74127 STATE OF FLORIDA PROFESSIONAL ENGINEER

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
M-00.0.pdf



ALL DIFFUSERS CONNECTED WITH FLEXIBLE DUCTWORK MUST INCLUDE CABLE CONTROL SYSTEM FOR VOLUME DAMPERS. SEE DETAILS DRAWING.

KEY NOTES:

1. 1" U.C.
2. TOILET EXHAUST DUCT TO WALL CAP WITH BIRDSCREEN. PROVIDE CORROSIVE RESISTANT INSECT SCREEN. X-VENT WALLCAP.
3. TOILET EXHAUST DUCT TO G.M.D. EXH. DUCT THRU ROOF W/ W.P. CAP. & SCREEN (NON-CORROSIVE TYPE).
4. 4"Ø DRYER EXHAUST DUCT TO WALL CAP WITH BACKDFRAT DAMPER, NOT SCREEN AS REQUIRED BY FBCR.
5. IN-O-VATE DRYERBOX MODEL SKU DB-425.
6. 100 SQ. IN. MIN. FREE AREA LOUVERED DOOR FOR DRYER MAKE-UP AIR USE.
7. FULL SIZE LOUVER DOOR.
8. OUTDOOR AIR INTAKE, MAINTAIN 10' HORIZONTAL AND 3' VERTICAL DISTANCE FROM ANY EXHAUST OR PLUMBING VENT.
9. EXHAUST DISCHARGE CAPS MUST BE MINIMUM 3' FROM ANY WINDOW.
10. RANGE EXHAUST DUCT, GALVANIZED SHEET METAL AS SIZED ON PLAN TERMINATING WITH ROOF OR WALL CAP WITH BACK DRAFT DAMPER. PROVIDE CORROSION RESISTANT SCREEN.
11. BBQ EXHAUST DUCT, GALVANIZED SHEET METAL AS SIZED ON PLAN GOING TO ROOF OR WALL CAP WITH CORROSION RESISTANT SCREEN AND MUST BE MINIMUM 3' FROM ANY WINDOW.
12. MAKE-UP AIR (MUA) DUCT, TERMINATING WITH ROOF OR WALL CAP. PROVIDE CORROSION RESISTANT SCREEN. MUA SHALL BE MINIMUM 10' AWAY FROM ANY EXHAUST OR VENT.
13. MOTORIZED DAMPER INTERLOCK WITH HOOD OPERATION. W/ ACCESS PANEL. CONTRACTOR MUST PROVIDE HOOD WITH CONTROL FOR MUA MOTORIZED DAMPER.
14. PROGRAMMABLE THERMOSTAT, MOUNT 48" A.F.F.
15. BOUNDARY OF R.A. PLENUM.
16. MATERIALS EXPOSED WITHIN AIR PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 (PLENUM RATED), INCLUDING AHU DOORS AS PER FBCM-602.2.1. DUCT SYSTEM SHALL COMPLY WITH FBCE TABLE C403.2.9.2 (RETURN PLENUM).
17. ALL PIPING WITHIN RETURN AIR PLENUM TO BE PLENUM RATED.
18. THE MOTORIZED DAMPER SHALL OPEN WHEN THE AHU IS OPERATING AND WILL CLOSE WHEN THE AHU IS NOT IN OPERATION. THE DAMPER POWER SUPPLY SHALL BE THE SAME AS THE AHU SO THAT CAN BE FEEDED FROM THE AHU.

GROUND FLOOR PLAN

SCALE 3/16" = 1'-0"

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR. & MRS. DE LA CONCEPCION

8965 SW 63rd COURT PINECREST, FLORIDA 33156

LUSEO ENGINEERING

LUSEO ENGINEERING
CA#32708
7875 SW 104th Street, SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM

ENGINEER OF RECORD:
EVELIO RODRIGUEZ
FLORIDA P.E. #74127

Evelio Rodriguez

EVELIO RODRIGUEZ LICENSE No 74127 STATE OF FLORIDA PROFESSIONAL ENGINEER

NOT VALID UNLESS SIGNED & SEALED
"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

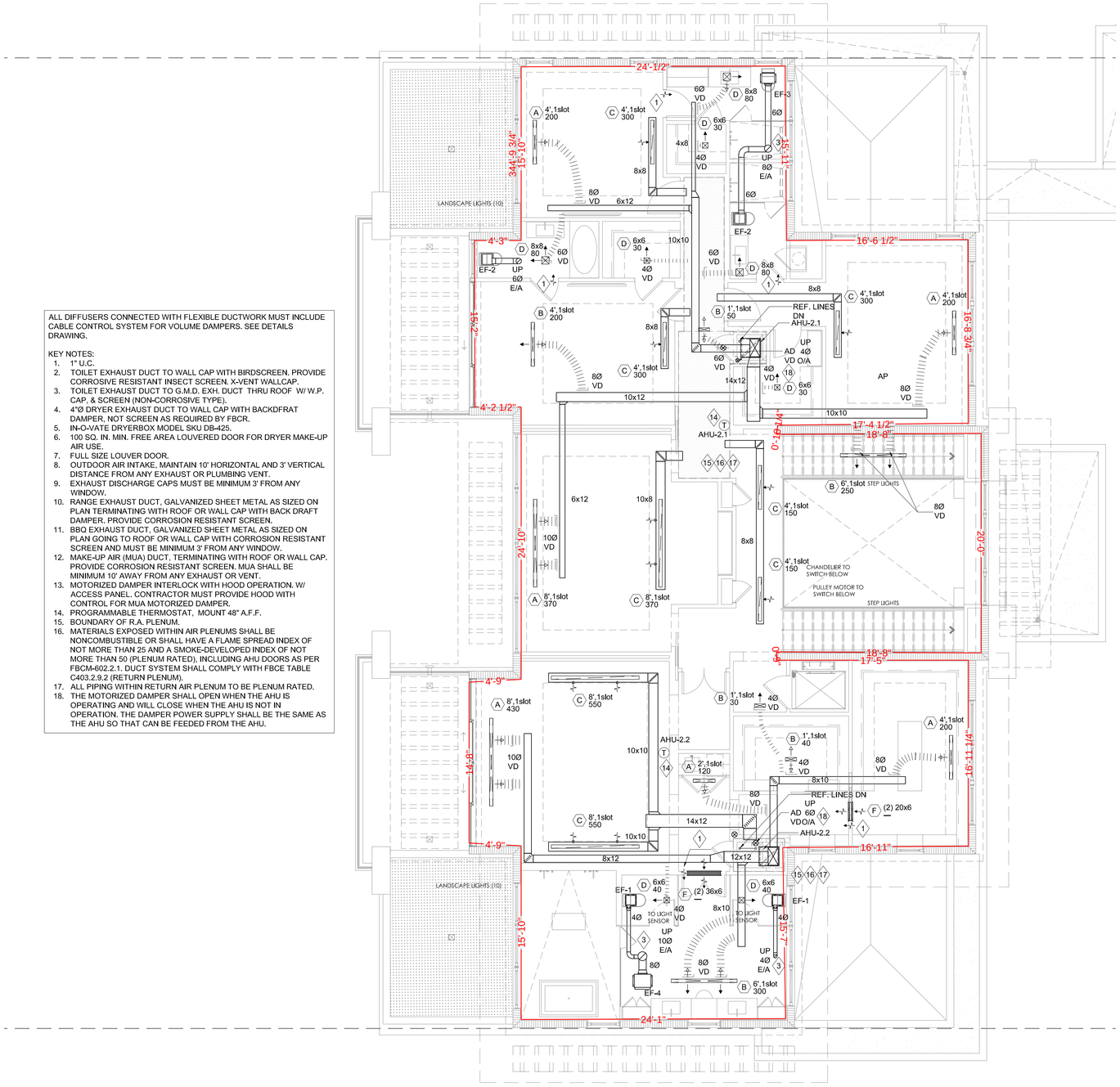
revisions	1 BDC - 04/26/2024
date	07-28-2020
issued	
drawn	HM
checked	
project no.	2024
sheet no.	M-01.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
M-01.0.pdf

ALL DIFFUSERS CONNECTED WITH FLEXIBLE DUCTWORK MUST INCLUDE CABLE CONTROL SYSTEM FOR VOLUME DAMPERS. SEE DETAILS DRAWING.

KEY NOTES:

1. 1" U.C.
2. TOILET EXHAUST DUCT TO WALL CAP WITH BIRDSCREEN. PROVIDE CORROSIVE RESISTANT INSECT SCREEN. X-VENT WALLCAP.
3. TOILET EXHAUST DUCT TO G.M.D. EXH. DUCT THRU ROOF W/ W.P. CAP, & SCREEN (NON-CORROSIVE TYPE).
4. 4"Ø DRYER EXHAUST DUCT TO WALL CAP WITH BACKDFRAT DAMPER, NOT SCREEN AS REQUIRED BY FBCR.
5. IN-O-VATE DRYERBOX MODEL SKU DB-425.
6. 100 SQ. IN. MIN. FREE AREA LOUVERED DOOR FOR DRYER MAKE-UP AIR USE.
7. FULL SIZE LOUVER DOOR.
8. OUTDOOR AIR INTAKE, MAINTAIN 10' HORIZONTAL AND 3' VERTICAL DISTANCE FROM ANY EXHAUST OR PLUMBING VENT.
9. EXHAUST DISCHARGE CAPS MUST BE MINIMUM 3' FROM ANY WINDOW.
10. RANGE EXHAUST DUCT, GALVANIZED SHEET METAL AS SIZED ON PLAN TERMINATING WITH ROOF OR WALL CAP WITH BACK DRAFT DAMPER. PROVIDE CORROSION RESISTANT SCREEN.
11. BBQ EXHAUST DUCT, GALVANIZED SHEET METAL AS SIZED ON PLAN GOING TO ROOF OR WALL CAP WITH CORROSION RESISTANT SCREEN AND MUST BE MINIMUM 3' FROM ANY WINDOW.
12. MAKE-UP AIR (MUA) DUCT, TERMINATING WITH ROOF OR WALL CAP. PROVIDE CORROSION RESISTANT SCREEN. MUA SHALL BE MINIMUM 10' AWAY FROM ANY EXHAUST OR VENT.
13. MOTORIZED DAMPER INTERLOCK WITH HOOD OPERATION. W/ ACCESS PANEL. CONTRACTOR MUST PROVIDE HOOD WITH CONTROL FOR MUA MOTORIZED DAMPER.
14. PROGRAMMABLE THERMOSTAT, MOUNT 48" A.F.F.
15. BOUNDARY OF R.A. PLENUM.
16. MATERIALS EXPOSED WITHIN AIR PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 (PLENUM RATED), INCLUDING AHU DOORS AS PER FBCM-602.2.1. DUCT SYSTEM SHALL COMPLY WITH FBCE TABLE C403.2.9.2 (RETURN PLENUM).
17. ALL PIPING WITHIN RETURN AIR PLENUM TO BE PLENUM RATED.
18. THE MOTORIZED DAMPER SHALL OPEN WHEN THE AHU IS OPERATING AND WILL CLOSE WHEN THE AHU IS NOT IN OPERATION. THE DAMPER POWER SUPPLY SHALL BE THE SAME AS THE AHU SO THAT CAN BE FEEDED FROM THE AHU.



SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"

N

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copyrights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR. & MRS. DE LA CONCEPCION

8965 SW 63rd COURT PINECREST, FLORIDA 33156

revisions

date 07-28-2020

issued

drawn HM

checked

project no. 2024

sheet no.

M-02.0

LUSEO ENGINEERING

LUSEO ENGINEERING
CA#32708

7875 SW 104th Street, SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM

ENGINEER OF RECORD:

EVELIO RODRIGUEZ

FLORIDA P.E. #74127

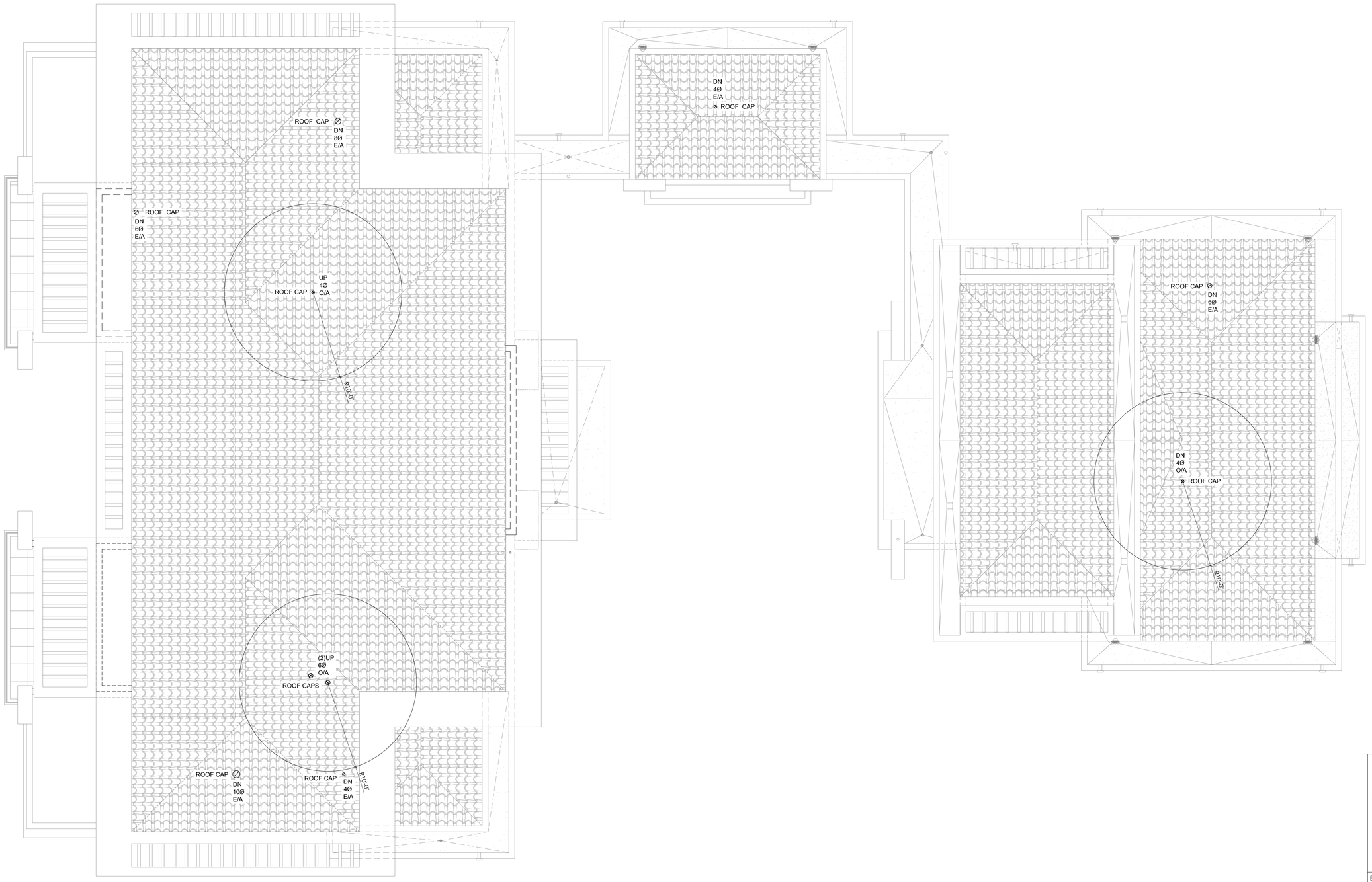
Evelio Rodriguez

EVELIO RODRIGUEZ LICENSE No 74127 STATE OF FLORIDA PROFESSIONAL ENGINEER

NOT VALID UNLESS SIGNED & SEALED

"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
M-02.0.pdf



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

N

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR. & MRS. DE LA CONCEPCION

8965 SW 63rd COURT PINECREST, FLORIDA 33156

LUSEO ENGINEERING
LUSEO ENGINEERING
CA#32708
7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM

ENGINEER OF RECORD:
EVELIO RODRIGUEZ
FLORIDA P.E. #74127

Evelio Rodriguez

EVELIO RODRIGUEZ LICENSE No 74127 STATE OF FLORIDA PROFESSIONAL ENGINEER

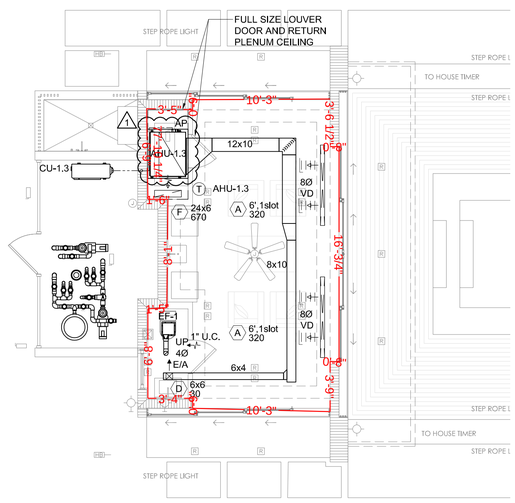
NOT VALID UNLESS SIGNED & SEALED
"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

revisions	1	BDC - 04/26/2024
date	07-28-2020	
issued		
drawn	HM	
checked		
project no.	2024	

sheet no.

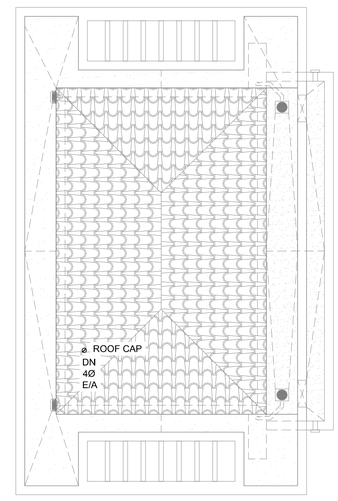
M-03.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
M-03.0.pdf



CABANA FLOOR PLAN

SCALE 3/16" = 1'-0"



CABANA ROOF PLAN

SCALE 3/16" = 1'-0"

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T (305) 666-2573 . F (305) 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copyrights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR. & MRS. DE LA CONCEPCION

8965 SW 63rd COURT PINECREST, FLORIDA 33156

revisions

1 BDC- 04/26/2024

date 07-28-2020

issued

drawn HM

checked

project no. 2024

sheet no.

M-04.0

LUSEO ENGINEERING
CA#32708
7875 SW 104th Street, SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM

ENGINEER OF RECORD:
EVELIO RODRIGUEZ
FLORIDA P.E. #74127

Evelio Rodriguez

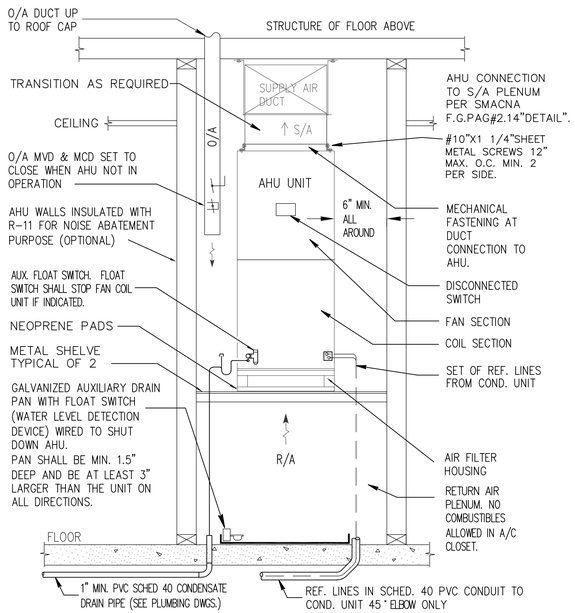
Digitally signed by Evelio Rodriguez
DN: cn=Evelio Rodriguez, o=LUSEO ENGINEERING, ou=Professional Engineer, c=US
Date: 2024.04.26 09:57:00 -04'00'

EVELIO RODRIGUEZ
LICENSE
No 74127
STATE OF FLORIDA
PROFESSIONAL ENGINEER

NOT VALID UNLESS SIGNED & SEALED

"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
M-04.0.pdf

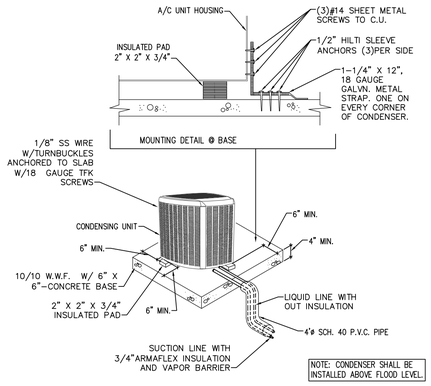


NOTES:

1. PROVIDE MINIMUM 4" SERVICE/ MAINTENANCE AREA AROUND AIR HANDLING UNIT.
2. PROVIDE FLOAT SWITCH IN DRAINPAN WIRED TO SHUT DOWN AC UNIT IN CASE OF CONDENSATE STOPPAGE. AS PER FBC 307.2.3.
3. NO COMBUSTIBLES ALLOWED IN A/C CLOSET.

AHU UNIT PLENUM RETURN MOUNTING DETAIL

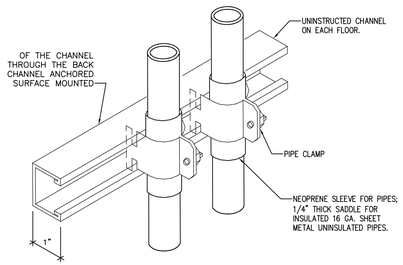
N.T.S.



NOTE: CONCRETE SCREWS SHALL BE RATED FOR 500 LBS. MIN. PULL-OUT CAPACITY.

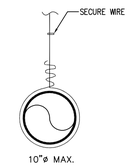
CONDENSING UNIT MOUNTING DETAIL

TIE DOWN AS PER MAIMI-DADE APPROVED METHOD. N.T.S.



REFRIGERANT PIPE RISER SUPPORT DETAIL

N.T.S.



CIRCULAR DUCT DETAILS

N.T.S.

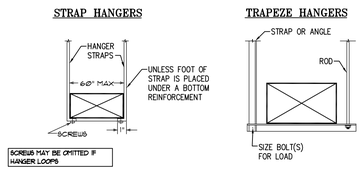


TABLE 4-1

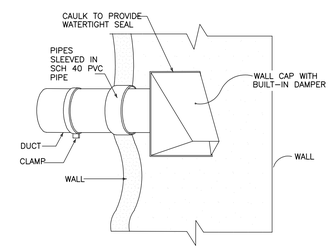
RECTANGULAR DUCT HANGERS MINIMUM SIZE

MAXIMUM HALF OF DUCT PERIMETER	PAIR AT 10 FT SPACING		PAIR AT 8 FT SPACING		PAIR AT 5 FT SPACING		PAIR AT 4 FT SPACING	
	STRAP	WIRE/ ROD	STRAP	WIRE/ ROD	STRAP	WIRE/ ROD	STRAP	WIRE/ ROD
P/2 = 30"	1"x22 GA.	10 GA. (.135")	1"x22 GA.	10 GA. (.135")	1"x22 GA.	11 GA. (.106")	1"x22 GA.	12 GA. (.106")
P/2 = 72"	1"x18 GA.	3/8"	1"x20 GA.	1/4'	1"x22 GA.	1/4"	1"x22 GA.	1/4"
P/2 = 96"	1"x16 GA.	3/8"	1"x18 GA.	3/8"	1"x20 GA.	3/8"	1"x22 GA.	1/4"
P/2 = 120"	1.5"x16 GA.	1/2"	1"x16 GA.	3/8"	1"x18 GA.	3/8'	1"x20 GA.	1/4"
P/2 = 168"	1.5"x16 GA.	1/2"	1.5"x16 GA.	1/2"	1"x16 GA.	1/2"	1"x18 GA.	3/8"
P/2 = 192"	-	1/2"	1.5"x16 GA.	1/2"	1"x16 GA.	1/2"	1"x16 GA.	3/8"
P/2 = 193" UP	SPECIAL ANALYSIS REQUIRED							

AS PER SMACNA TABLE 4-1 & FIG. 4-4

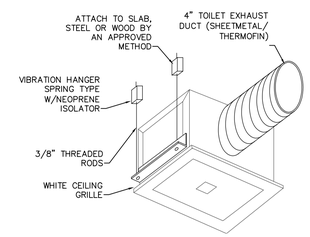
HVAC DUCT DETAILS

NTS



WALL CAP DETAIL

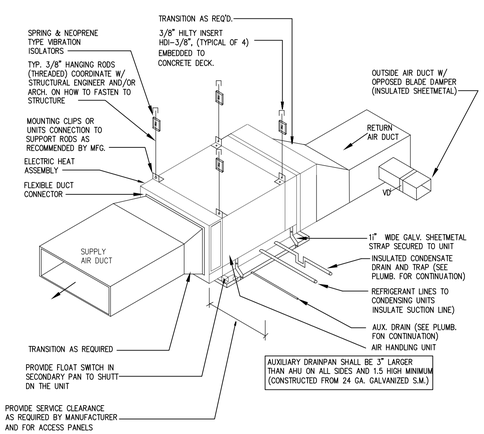
N.T.S.



NOTES:
1.- PROVIDE BACKDRAFT DAMPER W/ BIRDSCREEN
2.- FLASH & SEAL WALL AND ROOF CAP
3.- PROVIDE INTERNAL ISOLATION AND SOUND INSULATION
4.- SUPPORT FAN FROM STRUCTURE

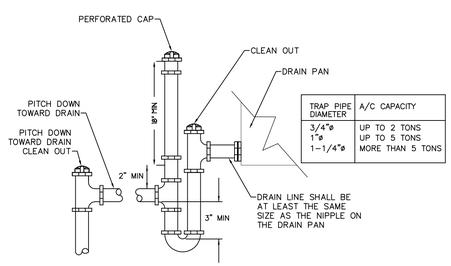
CABINET EXHAUST FAN DETAIL

N.T.S.



HORIZONTAL A.H.U. HANGING DETAIL

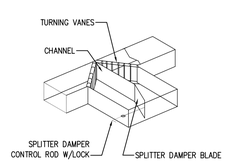
N.T.S.



TRAP PIPE DIAMETER	A/C CAPACITY
3/4"ø	UP TO 2 TONS
1"ø	UP TO 5 TONS
1-1/4"ø	MORE THAN 5 TONS

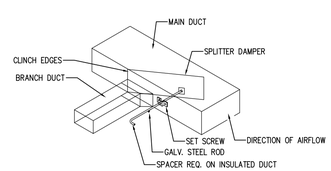
TYPICAL CONDENSATE DRAIN TRAP

N.T.S.



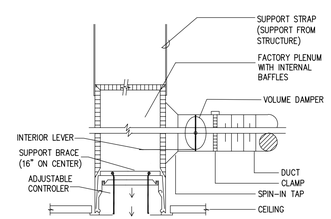
HVAC DUCT DETAILS

N.T.S.



TYPICAL DUCT TAP-OFF

N.T.S.



NOTES:
1. REFER TO ARCH. FOR FRAMING
2. SIDE DISCHARGE LINEAR DIFFUSER MOUNTING PROCEDURE IS THE SAME BUT WITH AIR OUTLET FACING VERTICAL FACE OF SOFIT.

SECTION FLOWBAR DIFFUSER

N.T.S.

PACHECO-MARTINEZ & ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR. & MRS. DE LA CONCEPCION

8965 SW 63rd COURT PINECREST, FLORIDA 33156

revisions

1 BOC - 04/26/2024

date 07-28-2020

issued

drawn HM

checked

project no. 2024

sheet no.

M-05.0

LUSEO ENGINEERING
LUSEO ENGINEERING
CA#32708
7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM
ENGINEER OF RECORD:
EVELIO RODRIGUEZ
FLORIDA P.E. #74127
Evelio Rodriguez

EVELIO RODRIGUEZ LICENSED No 74127 STATE OF FLORIDA PROFESSIONAL ENGINEER

NOT VALID UNLESS SIGNED & SEALED

"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
M-05.0.pdf

NOTE: ALL SHEETS MUST BE REVIEWED

MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Herbert S. Saffir Permitting and Inspection Center
11805 SW 26th Street (Coral Way) • Miami, Florida 33175-2474 • (786) 315-2000

APPLICATION FOR MUNICIPAL PERMIT APPLICANTS THAT REQUIRE PLAN REVIEW FROM MIAMI-DADE FIRE RESCUE AND/OR ENVIRONMENTAL SERVICES

PROVIDE MUNICIPAL PROCESS NUMBER HERE BL2025-0555

LOCATION OF IMPROVEMENTS

Job Address 8965 SW 63RD CT PINECREST, FL 33156
Folio 20-5001-053-0160
Lot 6 Block 2
Subdivision STRITTER ESTATES PBpg 162-97
Metes and bounds

CONTRACTOR INFORMATION

Contractor No. CGC1524571
Last four (4) digits of Qualifier No. 1057
Contractor Name Mastco Construction LLC
Qualifier Name ABDEL ALVAREZ
Address 3201 SW 142 CT
City Miami State FL Zip 33175

TYPE OF IMPROVEMENTS

[✔] New Construction on Vacant Land
[ ] Alteration Interior
[ ] Alteration Exterior
[ ] Relocation of Structure
[ ] Enclosure
[ ] Repair
[ ] Repair Due to Fire
[ ] Demolish
[ ] Shell Only
[ ] Addition Attached
[ ] Addition Detached
[ ] Re-Roof
[ ] Foundation Only
[ ] Tent

Current use of property Vacant residential land
Description of Work New home construction
Sq. Ft. 11,802 Units 1 Floors 2
Value of Work $2,000,000.00

PERMIT TYPE

[✔] MBLD* Category 02
[ ] MELE
[ ] MPLU
[ ] MLPG
[ ] MMEC
[ ] FIRE

REVIEW STATUS

[ ] Chg. Contractor
[ ] Re-Issue
[ ] Re-Stamp
[ ] Revision
[ ] Not Applicable for Fire

PROPERTY OWNER'S INFO

Owner Jorge de la Concepcion Disneydi Martinez
Address 7320 SW 79 CT
City MIAMI State FL Zip 33143
Phone (813)504-1729
Last four (4) digits of Owner's Social Security No. 0073 / 6553

PERMIT CONTACT

Name ABDEL ALVAREZ
Address 3201 SW 142 CT
City MIAMI State FL Zip 33175
Phone (305)992-3845

ARCHITECT / ENGINEER

Owner RAMON PACHECO
Address 4990 SW 72 AVE SUITE 101
City MIAMI State FL Zip 33155
Phone (305)666-2573

FIRE SPECIAL REQUEST PLAN REVIEW (SRI)

I am requesting a Special Request Plan Review (SRI) to be scheduled as soon as possible. There is a minimum charge of one-hour. Please contact the Fire Department for current rate.

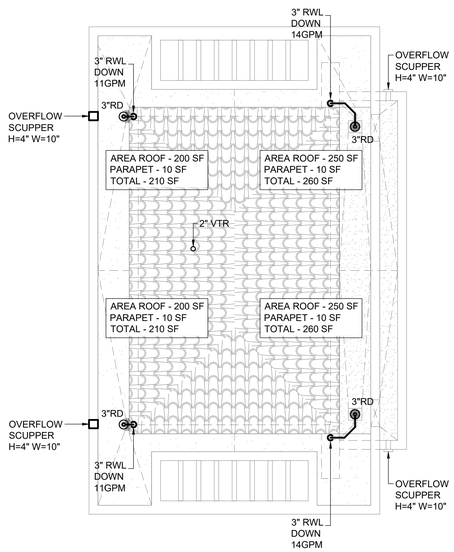
1st Request: _____ Date: _____
2nd Request: _____ Date: _____
3rd Request: _____ Date: _____

If the applicant is a known named violator with: unpaid civil penalties; unpaid administrative costs of hearing; unpaid County investigative, enforcement, testing, or monitoring costs; or unpaid liens, any or all of which are owed to Miami-Dade County pursuant to the provisions of the Code of Miami-Dade County, Florida, a hold on the review may be placed on this application.

123_01-192 4/23

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Miami Dade permit appl 8965 SW 63 CT.pdf

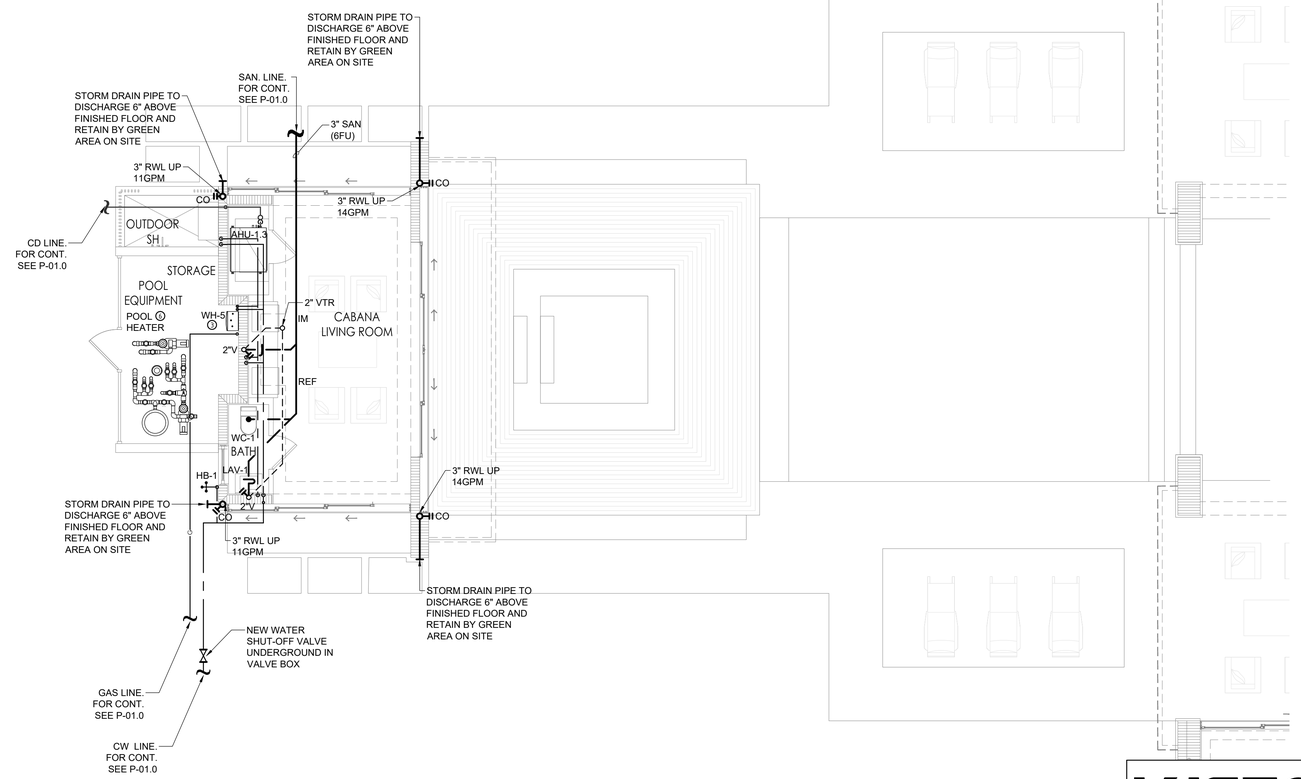
Electronically Signed using eSignOnline™ [Session ID : 984e9c70-b64e-4062-aa46-d43a056b95b7]



CABANA ROOF PLAN

SCALE 3/16" = 1'-0"

N



CABANA GROUND FLOOR PLAN

SCALE 3/16" = 1'-0"

N

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR. & MRS. DE LA CONCEPCION

8965 SW 63rd COURT PINECREST, FLORIDA 33156

revisions

1 BDC - 04/25/2025

2 BDC - 05/16/2025

3 BDC - 06/24/2025

date 07-28-2020

issued

drawn HM

checked

project no. 2024

sheet no.

P-05.0

LUSEO ENGINEERING

LUSEO ENGINEERING
CA#32708

7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM

ENGINEER OF RECORD:

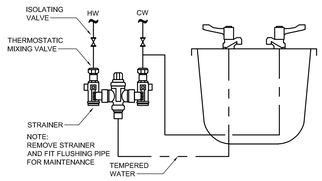
EVELIO RODRIGUEZ

FLORIDA P.E. #74127

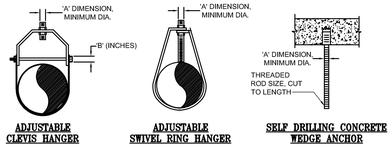
NOT VALID UNLESS SIGNED & SEALED

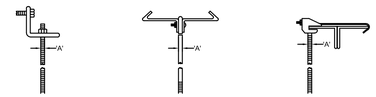
"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
P-0.50.pdf
Examiner Date Time Stamp Trade Stamp Name
VALDIVIESO MERA, JOSE 8/8/2025 10:01:08 AM OTDS Approved



THERMOSTATIC MIXING VALVE DETAIL
N.T.S.



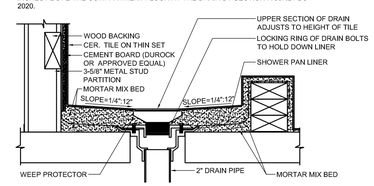


PIPE SIZE	A	B	PIPE SIZE	A	B
2.54cm [1"]	.95cm [3/8"]	.32cm [1/8"]	10.16cm [4"]	.95cm [3/8"]	.63cm [1/4"]
3.17cm [1-1/4"]	.95cm [3/8"]	.32cm [1/8"]	15.24cm [6"]	1.27cm [1/2"]	.63cm [1/4"]
3.81cm [1-1/2"]	.95cm [3/8"]	.32cm [1/8"]	20.32cm [8"]	1.27cm [1/2"]	.63cm [1/4"]
5.08cm [2"]	.95cm [3/8"]	.63cm [1/4"]	25.4cm [10"]	1.58cm [5/8"]	.63cm [1/4"]
6.35cm [2-1/2"]	.95cm [3/8"]	.63cm [1/4"]	30.48cm [12"]	1.58cm [5/8"]	.63cm [1/4"]
7.62cm [3"]	.95cm [3/8"]	.63cm [1/4"]			

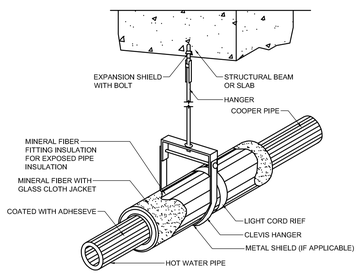
HANGER SPACING
1. STEEL PIPE: MAXIMUM 12ft. SPACING.
2. PROVIDE PIPE CLAMP AT EACH FLOOR FOR RISERS PENETRATING FLOOR.

HANGER ROD SCHEDULE
N.T.S.

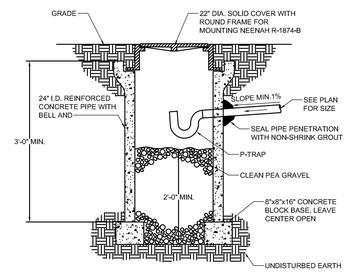
NOTE:
SHOWER/BATHTUB COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NON-ABSORBENT WATER-RESISTANT MATERIALS (GREEN BOARD NOT ACCEPTABLE) TO HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE COMPARTMENT FLOOR AT THE DRAIN BY SECTION R-307.2 FBC 2020.



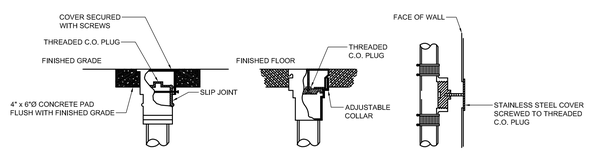
SHOWER PAN DETAIL
N.T.S.



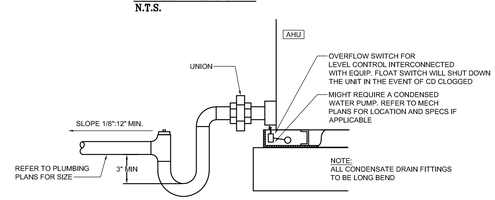
HOT WATER PIPE INSULATION
N.T.S.



DRYWELL DETAIL
N.T.S.



TYPICAL CLEANOUT DETAIL
N.T.S.



CONDENSATE TRAP DETAIL
N.T.S.

PLUMBING LEGEND

SYMBOL	DESCRIPTION
	COLD WATER PIPE (CW)
	HOT WATER PIPE (HW)
	HOT WATER RECIRCULATION PIPE (HWR)
	SANITARY PIPE (SAN)
	SANITARY VENT PIPE (V)
SD	STORM PIPE (SD)
CD	CONDENSATE DRAIN PIPE (CD)
PT	PRESSURE & TEMPERATURE RELIEF PIPE (PT)
	WATER HAMMER ARRESTOR
	AIR CHAMBER
	GATE OR BALL VALVE
	GATE OR BALL VALVE IN VERTICAL
	STRAINER
	HOSE BIBB WITH SHUTOFF VALVE & VB (HB)
	VALVE IN BOX
	BACK FLOW PREVENTER (BFP)
	"P" TRAP
	PIPE DOWN (DN)
	PIPE UP (UP)
	WALL CLEAN OUT (CO)
	AIR ADMITTANCE VALVE (AAV)
	FLOOR CLEAN OUT (FCO)
	POINT OF CONNECTION
VTR	VENT THRU ROOF
FU	FIXTURE UNIT
WSFU	WATER SUPPLY FIXTURE UNIT
PT	PRESSURE & TEMPERATURE RELIEF PIPE (PT)
SOV	SHUT OFF VALVE
HB	HOSE BIBB
VB	VACUUM BREAKER

NOTE:
NOT ALL SYMBOLS APLLY TO THIS PROJECT.

PLUMBING FIXTURE CONNECTION SCHEDULE

MARKS	DESCRIPTION	WASTE	C.W.	H.W.	REMARKS/SPECS
WC-1	WATER CLOSET	3"	½"	-	FLOOR MOUNTED. FLUSH TANK. ELONGATED
SK-1	SINK	1½"	½"	½"	PROVIDE ANTISCALD PRESSURE BALANCING VALVE
LAV-1	LAVATORY	1¼"	½"	½"	COUNTER TOP
T-1	BATHTUB	2"	¾"	¾"	PROVIDE ANTISCALD PRESSURE BALANCING VALVE
SH-1	SHOWER	2"	½"	½"	PROVIDE ANTISCALD PRESSURE BALANCING VALVE
SH-2	SHOWER	3"	¾"	½"	PROVIDE ANTISCALD PRESSURE BALANCING VALVE
REF	REFRIGERATOR	-	½"	-	CONNECT TO ICE MAKER
DW-1	DISH WASHER	-	-	½"	DRAIN HOSE CONNECTION TO SINK SAN. LINE
WM-1	CLOTHES WASHER	2"	½"	½"	PROVIDE SUPPLY AND DRAIN IN RECESSED BOX

NOTE:
1- CONTRACTOR TO OBTAIN APPROVAL FROM OWNER AND ARCHITECT FOR PLUMBING FIXTURES & FAUCETS SELECTION, STYLE, FINISH & COLOR BEFORE INSTALLATION.

MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FITTINGS

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY(a)
LAVATORY, PRIVATE	1.5 GPM AT 60 PSI
SHOWER HEAD	1.5 GPM AT 60 GPM
SINK FAUCET	1.5 GPM AT 60 GPM
WATER CLOSET	1.28 GALLONS PER FLUSHING CYCLE
DISHWASHER (RESIDENTIAL)	6.5 GALLONS PER CYCLE OR LESS
WASHING MACHINE	WATER FACTOR OF 8 OR LOWER (ENERGY START/WATER SENSE CERTIFIED)

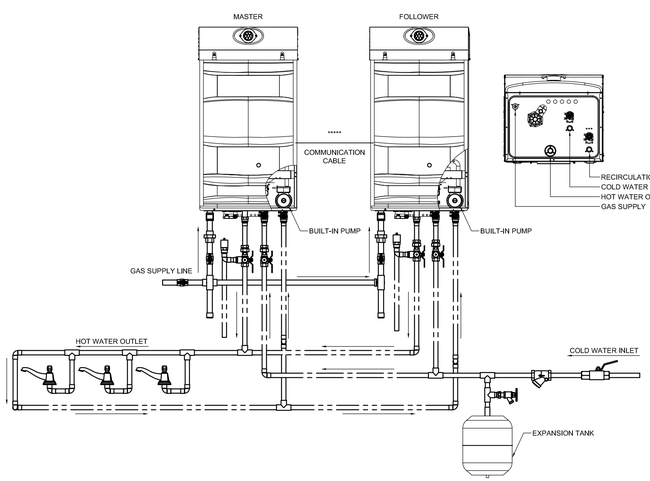
(a) IN ACCORDANCE WITH MIAMI-DADE COUNTY ARTICLE III, SECTION 08-31.

SPECIFICATIONS:

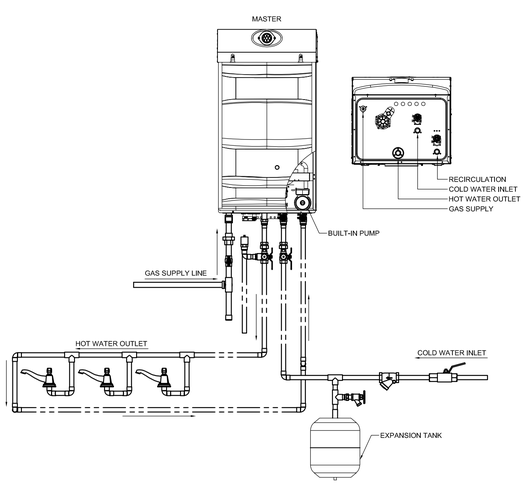
1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020 (7TH EDITION), STATE AND LOCAL ORDINANCES.
2. BUILDING DRAINAGE SYSTEM TO BE SLOPED AT 1/8" PER FT. MIN. FALL FOR 3" PIPE AND LARGER ¼" PER FT. SLOPE FOR 2" PIPE SIZE AND SMALLER DEVIATIONS SHALL BE APPROVED BY ARCHITECT/ENGINEER.
3. PROVIDE CLEAN OUTS EVERY 75 FT. AND AT BASE OF EVERY WASTESTACK. ALL CLEAN-OUTS TO BE FLUSH MOUNTED.
4. MATERIALS SHALL BE ALL NEW AND AS FOLLOWS:
   A. SANITARY DRAINAGE WASTE AND VENT PIPING: UNDERGROUND: PVC (DWV) PIPING SCHEDULE 40 CONFORMING ASTM D-2665. ABOVE GROUND: CAST IRON NO HUB PIPE AS PER CISPI STANDARD 301. OR PVC DRAINAGE WASTE & VENT (DWV) SCHEDULE 40 CONFORMING ASTM D-2665. INSTALL PLASTIC (PVC) PIPES ONLY WHEN ITS APPROVED BY LOCAL AUTHORITIES AND NOT TO BE INSTALLED IN AIR RETURN PLENUM.
   B. PROVIDE 1" THICK FIBERGLASS INSULATION TO SAN WASTE PIPING FOR NOISE ABATEMENT.
   C. WATER PIPING: ABOVE GROUND PIPE AND FITTINGS COOPER TYPE "L" AND COPPER TYPE "K" ASTM B-88 UNDERGROUND. PROVIDE 1" THICK MIN. FIBERGLASS INSULATION TO ALL HOT WATER AND HOT WATER RECIRCULATION PIPING. & ½" THICK FIBERGLASS INSULATION TO COLD WATER PIPING FOR NOISE REDUCTION.
   D. CONDENSATE DRAIN PIPING: PVC SCHEDULE 40 ABOVE ROOF AND UNDERGROUND. PROVIDE 1/2" ARMAFLEX PIPE INSULATION TO ALL CONDENSATE DRAIN PIPING.
   E. FLOOR CLEAN OUTS: JOSAM SERIES 56020 OR EQUAL.
   F. WALL CLEAN OUTS: JOSAM SERIES 58750 WITH ACCESS COVER OR EQUAL.
   G. VALVES: 125 PSI NIBCO SCOTT, STOCKHAM OR EQUAL.
   H. HOSE BIBBS: CHICAGO MFR OR EQUAL WITH VACUUM BREAKER.
   I. AIR ADMITTANCE VALVE: STUDOR® MINI-VENT® OR APPROVED EQUAL.
   J. WATER HAMMER ARRESTORS (SHOCK ABSORBERS): AS PER PDI STANDARDS WH-201 "J.R. SMITH" MODEL: HYDROTROL OR APPROVED EQUAL. PROVIDE ACCESS PANEL.
5. PERFORM THE FOLLOWING TEST:
   A. WATER PIPING SHALL BE SUBJECTED TO HYDROSTATIC PRESSURE TEST OF 100 PSI FOR A PERIOD OF TIME SUFFICIENT TO EXAMINE ENTIRE SYSTEM BUT NOT LESS THAN ONE HOUR.
   B. DRAINAGE SYSTEM: BEFORE INSTALLATION OF ANY DRAINS, THE END OF THE SYSTEM SHALL BE CAPPED & ALL LINES FILLED WITH WATER TO HIGHEST POINT & ALLOWED TO STAND UNTIL INSPECTION IS MADE AND WATER LEVELS REMAIN CONSTANT.
   C. CORRECT ALL DEFECTS DISCLOSED BY ABOVE TESTS.
   D. COMPLETE SYSTEM FIXTURE & EQUIPMENT SHALL BE GIVEN AN IN-SERVICE TEST AFTER COMPLETION OF THE INSTALLATION.
   E. STERILIZE ALL WATER LINES WITH A MIXTURE OF (2) POUNDS OF CHLORINATED LIME TO EACH 1000 gal. OF WATER (50 PPM OF AVAILABLE CHLORINE.) RETAIN MIXTURE IN PIPES FOR 24 HOURS AND FLUSH THOROUGHLY WITH POTABLE WATER BEFORE PLACING IN SERVICE.
6. PLUMBING CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE THAT ALL PLUMBING WORK SHALL BE FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE, AND THAT HE WILL, AT HIS EXPENSE, REPAIR AND REPLACE ALL WORK WHICH BECOMES DEFECTIVE DURING GUARANTEE PERIOD.
7. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF EXISTING UTILITIES AND POINTS OF CONNECTION BEFORE COMMENCING ANY WORK.
8. PLUMBING CONTRACTOR SHALL PAY ALL FEES AND INSPECTION CHARGES REQUIRED.
9. SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL OF ALL EQUIPMENT, MATERIALS AND LAYOUTS PRIOR INSTALLATION.
10. OFFSET PIPING AS REQUIRED TO CLEAR BUILDING STRUCTURE, DUCTWORK, ETC. AS SHOWN ON DRAWINGS AND AS REQUIRED BY FIELD CONDITIONS.
11. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL A/C CONDENSATE DRAIN AND TRAP. SEE A/C PLANS FOR LOCATION OF UNITS AND DRAINS.
12. PLUMBING CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS AND EQUIPMENT.
13. COORDINATE WORK WITH OTHER TRADES.
14. FURNISH AND INSTALL FIXTURE AS SPECIFIED IN PLUMBING FIXTURE SCHEDULE.
15. EACH PLUMBING FIXTURE SHALL BE PROVIDE WITH AIR CHAMBER OR WATER HAMMER ARRESTORS (SHOCK ABSORBER) AS PER FBC 604.9
16. PROVIDE SHUTOFF VALVE FOR EACH FIXTURE, JUST BEFORE CONNECTING TO FIXTURE.
17. WHEREVER DISSIMILAR METALS ARE TO BE JOINED, A DIELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.
18. ALL PLUMBING FIXTURES & FAUCETS SHALL COMPLY WITH THE MAXIMUM FLOW RATE & CONSUMPTION STATED ON F.B.C. TABLE 604.4, AND SHALL MEET MIAMI DADE COUNTY CODE 8-31.2 SECTION
19. PLUMBING FIXTURES & EQUIPMENT SHALL CONFORM WITH THE SPECIFICATIONS, CONNECTIONS AND TESTING LABORATORIES APPROVALS AS STATED ON F.B.C. SECTION 406 THRU 421

PLUMBING DRAWING INDEX

SHEET	DESCRIPTION	ISSUED
P-00.0	PLUMBING LEGEND, GENERAL NOTES, SCHEDULES AND DETAILS	YES
P-01.0	PLUMBING SITE PLAN	YES
P-02.0	PLUMBING FLOOR PLAN - FIRST FLOOR	YES
P-03.0	PLUMBING FLOOR PLAN - SECOND FLOOR	YES
P-04.0	PLUMBING ROOF PLAN	YES
P-05.0	PLUMBING FLOOR PLAN - CABANA & POOL	YES
P-06.0	PLUMBING ISOMETRIC - DOMESTIC WATER	YES
P-07.0	PLUMBING ISOMETRIC - SANITARY WATER	YES
P-08.0	PLUMBING ISOMETRICS - SANITARY & DOMESTIC WATER	YES
P-09.0	PLUMBING ISOMETRICS - GAS	YES



GAS WATER HEATER TANKLESS WITH BUILT IN PUMP DETAIL (TWO UNITS)
N.T.S.



GAS WATER HEATER TANKLESS WITH BUILT IN PUMP DETAIL
N.T.S.

GAS WATER HEATER TANKLESS WITH BUILT-IN CIRCULATION PUMP SCHEDULE (EACH)

MARK	QUANTITY	LOCATION	GAS CONNECTION	GAS CONSUMPTION	GPM AT 45°F TEMP RISE	ENERGY FACTOR	MANUFACTURER/ MODEL NUMBER	PUMP VOLTAGE/HP	EXHAUST VENT SIZE	AIR INTAKE SIZE	DIMENSIONS HxWxD (INCH)
WH-1	2	EXTERIOR MAIN HOUSE	¾"	199,000 BTU/H	8.5	0.95	WESTINGHOUSE WGRGH 199 O	120V-1PH-60Hz 100W	-	-	38.8" x 20" x 18", 120 LBS WEIGHT
WH-2	1	EXTERIOR STAFF ROOM	¾"	199,000 BTU/H	8.5	0.95	WESTINGHOUSE WGRGH 199 O	120V-1PH-60Hz 100W	-	-	38.8" x 20" x 18", 120 LBS WEIGHT
WH-3	2	EXTERIOR MAIN HOUSE	¾"	199,000 BTU/H	8.5	0.95	WESTINGHOUSE WGRGH 199 O	120V-1PH-60Hz 100W	-	-	38.8" x 20" x 18", 120 LBS WEIGHT
WH-4	1	EXTERIOR STUDIO	¾"	150,000 BTU/H	6.4	0.95	WESTINGHOUSE WGRGH 150 O	120V-1PH-60Hz 100W	-	-	36.8" x 17.6" x 16.7", 110 LBS WEIGHT
WH-5	1	EXTERIOR CABANA	¾"	199,000 BTU/H	8.5	0.95	WESTINGHOUSE WGRGH 199 O	120V-1PH-60Hz 100W	-	-	38.8" x 20" x 18", 120 LBS WEIGHT

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE.SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:
MR. & MRS. DE LA CONCEPCION
8965 SW 63rd COURT PINECREST, FLORIDA 33156

revisions
1 BDC - 04/26/2024

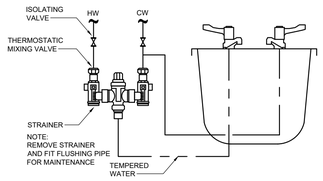
date 07-28-2020
issued
drawn HM
checked
project no. 2024.
sheet no. P-00.0

LUSEO ENGINEERING
LUSEO ENGINEERING
CA#32708
7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM
ENGINEER OF RECORD:
EVELIO RODRIGUEZ
FLORIDA P.E. #74127

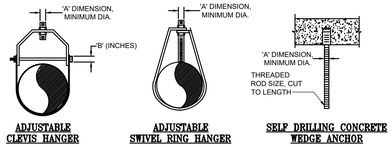
EVELIO RODRIGUEZ LICENSE No 74127 STATE OF FLORIDA PROFESSIONAL ENGINEER

NOT VALID UNLESS SIGNED & SEALED
"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

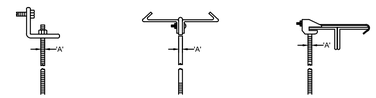
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
P-00.0.pdf



THERMOSTATIC MIXING VALVE DETAIL
N.T.S.



ADJUSTABLE CLEVIS HANGER | ADJUSTABLE SWIVEL RING HANGER | SELF DRILLING CONCRETE WEDGE ANCHOR



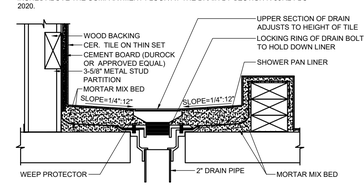
CENTER I-BEAM CLAMP | TOP BEAM CLAMP

PIPE SIZE	A	B	PIPE SIZE	A	B
2.54cm [1"]	.95cm [3/8"]	.32cm [1/8"]	10.16cm [4"]	.95cm [3/8"]	.63cm [1/4"]
3.17cm [1-1/4"]	.95cm [3/8"]	.32cm [1/8"]	15.24cm [6"]	1.27cm [1/2"]	.63cm [1/4"]
3.81cm [1-1/2"]	.95cm [3/8"]	.32cm [1/8"]	20.32cm [8"]	1.27cm [1/2"]	.63cm [1/4"]
5.08cm [2"]	.95cm [3/8"]	.63cm [1/4"]	25.4cm [10"]	1.58cm [5/8"]	.63cm [1/4"]
6.35cm [2-1/2"]	.95cm [3/8"]	.63cm [1/4"]	30.48cm [12"]	1.58cm [5/8"]	.63cm [1/4"]
7.62cm [3"]	.95cm [3/8"]	.63cm [1/4"]			

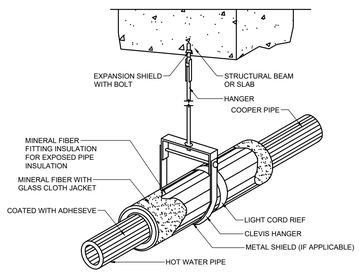
HANGER SPACING
1. STEEL PIPE: MAXIMUM 12ft. SPACING.
2. PROVIDE PIPE CLAMP AT EACH FLOOR FOR RISERS PENETRATING FLOOR.

HANGER ROD SCHEDULE
N.T.S.

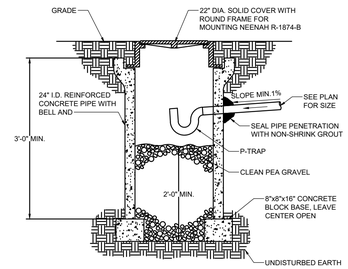
NOTE:
SHOWER/BATHTUB COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NON-ABSORBENT WATER-RESISTANT MATERIALS (GREEN BOARD NOT ACCEPTABLE) TO HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE COMPARTMENT FLOOR AT THE DRAIN BY SECTION R-307.2 FBC 2020.



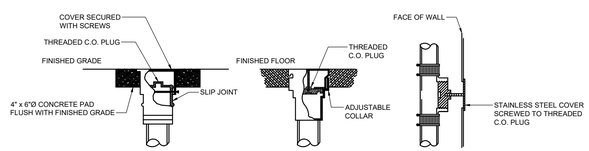
SHOWER PAN DETAIL
N.T.S.



HOT WATER PIPE INSULATION
N.T.S.

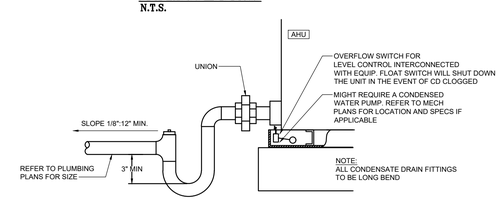


DRYWELL DETAIL
N.T.S.

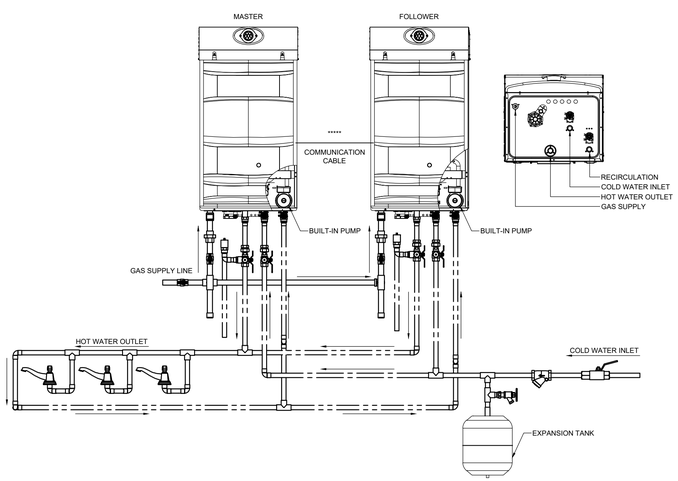


EXTERIOR TYPE | FLOOR | WALL

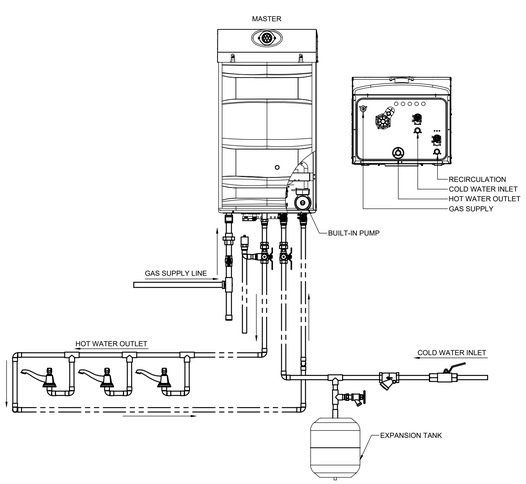
TYPICAL CLEANOUT DETAIL
N.T.S.



CONDENSATE TRAP DETAIL
N.T.S.



GAS WATER HEATER TANKLESS WITH BUILT IN PUMP DETAIL (TWO UNITS)
N.T.S.



GAS WATER HEATER TANKLESS WITH BUILT IN PUMP DETAIL
N.T.S.

GAS WATER HEATER TANKLESS WITH BUILT-IN CIRCULATION PUMP SCHEDULE (EACH)

MARK	QUANTITY	LOCATION	GAS CONNECTION	GAS CONSUMPTION	GPM AT 45°F TEMP RISE	ENERGY FACTOR	MANUFACTURER/ MODEL NUMBER	PUMP VOLTAGE/HP	EXHAUST VENT SIZE	AIR INTAKE SIZE	DIMENSIONS HxWxD (INCH)
WH-1	2	EXTERIOR MAIN HOUSE	¾"	199,000 BTU/H	8.5	0.95	WESTINGHOUSE WGRGH 199 O	120V-1PH-60Hz 100W	-	-	38.8" x 20" x 18", 120 LBS WEIGHT
WH-2	1	EXTERIOR STAFF ROOM	¾"	199,000 BTU/H	8.5	0.95	WESTINGHOUSE WGRGH 199 O	120V-1PH-60Hz 100W	-	-	38.8" x 20" x 18", 120 LBS WEIGHT
WH-3	2	EXTERIOR MAIN HOUSE	¾"	199,000 BTU/H	8.5	0.95	WESTINGHOUSE WGRGH 199 O	120V-1PH-60Hz 100W	-	-	38.8" x 20" x 18", 120 LBS WEIGHT
WH-4	1	EXTERIOR STUDIO	¾"	150,000 BTU/H	6.4	0.95	WESTINGHOUSE WGRGH 150 O	120V-1PH-60Hz 100W	-	-	36.8" x 17.6" x 16.7", 110 LBS WEIGHT
WH-5	1	EXTERIOR CABANA	¾"	199,000 BTU/H	8.5	0.95	WESTINGHOUSE WGRGH 199 O	120V-1PH-60Hz 100W	-	-	38.8" x 20" x 18", 120 LBS WEIGHT

PLUMBING LEGEND

SYMBOL	DESCRIPTION
	COLD WATER PIPE (CW)
	HOT WATER PIPE (HW)
	HOT WATER RECIRCULATION PIPE (HWR)
	SANITARY PIPE (SAN)
	SANITARY VENT PIPE (V)
SD	STORM PIPE (SD)
CD	CONDENSATE DRAIN PIPE (CD)
PT	PRESSURE & TEMPERATURE RELIEF PIPE (PT)
	WATER HAMMER ARRESTOR
	AIR CHAMBER
	GATE OR BALL VALVE
	GATE OR BALL VALVE IN VERTICAL
	STRAINER
	HOSE BIBB WITH SHUTOFF VALVE & VB (HB)
	VALVE IN BOX
	BACK FLOW PREVENTER (BFP)
	"P" TRAP
	PIPE DOWN (DN)
	PIPE UP (UP)
	WALL CLEAN OUT (CO)
	AIR ADMITTANCE VALVE (AAV)
	FLOOR CLEAN OUT (FCO)
	POINT OF CONNECTION
VTR	VENT THRU ROOF
FU	FIXTURE UNIT
WSFU	WATER SUPPLY FIXTURE UNIT
PT	PRESSURE & TEMPERATURE RELIEF PIPE (PT)
SOV	SHUT OFF VALVE
HB	HOSE BIBB
VB	VACUUM BREAKER

NOTE:
NOT ALL SYMBOLS APLLY TO THIS PROJECT.

PLUMBING FIXTURE CONNECTION SCHEDULE

MARKS	DESCRIPTION	WASTE	C.W.	H.W.	REMARKS/SPECS
WC-1	WATER CLOSET	3"	½"	-	FLOOR MOUNTED. FLUSH TANK. ELONGATED
SK-1	SINK	1½"	½"	½"	PROVIDE ANTISCALD PRESSURE BALANCING VALVE
LAV-1	LAVATORY	1¼"	½"	½"	COUNTER TOP
T-1	BATHTUB	2"	¾"	¾"	PROVIDE ANTISCALD PRESSURE BALANCING VALVE
SH-1	SHOWER	2"	½"	½"	PROVIDE ANTISCALD PRESSURE BALANCING VALVE
SH-2	SHOWER	3"	¾"	½"	PROVIDE ANTISCALD PRESSURE BALANCING VALVE
REF	REFRIGERATOR	-	½"	-	CONNECT TO ICE MAKER
DW-1	DISH WASHER	-	-	½"	DRAIN HOSE CONNECTION TO SINK SAN. LINE
WM-1	CLOTHES WASHER	2"	½"	½"	PROVIDE SUPPLY AND DRAIN IN RECESSED BOX

NOTE:
1- CONTRACTOR TO OBTAIN APPROVAL FROM OWNER AND ARCHITECT FOR PLUMBING FIXTURES & FAUCETS SELECTION, STYLE, FINISH & COLOR BEFORE INSTALLATION.

MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FITTINGS

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY(a)
LAVATORY, PRIVATE	1.5 GPM AT 60 PSI
SHOWER HEAD	1.5 GPM AT 60 GPM
SINK FAUCET	1.5 GPM AT 60 GPM
WATER CLOSET	1.28 GALLONS PER FLUSHING CYCLE
DISHWASHER (RESIDENTIAL)	6.5 GALLONS PER CYCLE OR LESS
WASHING MACHINE	WATER FACTOR OF 8 OR LOWER (ENERGY START/WATER SENSE CERTIFIED)

(a) IN ACCORDANCE WITH MIAMI-DADE COUNTY ARTICLE III, SECTION 08-31.

SPECIFICATIONS:

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020 (7TH EDITION), STATE AND LOCAL ORDINANCES.
2. BUILDING DRAINAGE SYSTEM TO BE SLOPED AT 1/8" PER FT. MIN. FALL FOR 3" PIPE AND LARGER ¼" PER FT. SLOPE FOR 2" PIPE SIZE AND SMALLER DEVIATIONS SHALL BE APPROVED BY ARCHITECT/ENGINEER.
3. PROVIDE CLEAN OUTS EVERY 75 FT. AND AT BASE OF EVERY WASTESTACK. ALL CLEAN-OUTS TO BE FLUSH MOUNTED.
4. MATERIALS SHALL BE ALL NEW AND AS FOLLOWS:
   A. SANITARY DRAINAGE WASTE AND VENT PIPING: UNDERGROUND: PVC (DWV) PIPING SCHEDULE 40 CONFORMING ASTM D-2665. ABOVE GROUND: CAST IRON NO HUB PIPE AS PER CISPI STANDARD 301. OR PVC DRAINAGE WASTE & VENT (DWV) SCHEDULE 40 CONFORMING ASTM D-2665. INSTALL PLASTIC (PVC) PIPES ONLY WHEN ITS APPROVED BY LOCAL AUTHORITIES AND NOT TO BE INSTALLED IN AIR RETURN PLENUM.
   B. PROVIDE 1" THICK FIBERGLASS INSULATION TO SAN WASTE PIPING FOR NOISE ABATEMENT.
   C. WATER PIPING: ABOVE GROUND PIPE AND FITTINGS COOPER TYPE "L" AND COPPER TYPE "K" ASTM B-88 UNDERGROUND. PROVIDE 1" THICK MIN. FIBERGLASS INSULATION TO ALL HOT WATER AND HOT WATER RECIRCULATION PIPING. & ½" THICK FIBERGLASS INSULATION TO COLD WATER PIPING FOR NOISE REDUCTION.
   D. CONDENSATE DRAIN PIPING: PVC SCHEDULE 40 ABOVE ROOF AND UNDERGROUND. PROVIDE 1/2" ARMAFLEX PIPE INSULATION TO ALL CONDENSATE DRAIN PIPING.
   E. FLOOR CLEAN OUTS: JOSAM SERIES 56020 OR EQUAL.
   F. WALL CLEAN OUTS: JOSAM SERIES 58750 WITH ACCESS COVER OR EQUAL.
   G. VALVES: 125 PSI NIBCO SCOTT, STOCKHAM OR EQUAL.
   H. HOSE BIBBS: CHICAGO MFR OR EQUAL WITH VACUUM BREAKER.
   I. AIR ADMITTANCE VALVE: STUDOR® MINI-VENT® OR APPROVED EQUAL.
   J. WATER HAMMER ARRESTORS (SHOCK ABSORBERS): AS PER PDI STANDARDS WH-201 "J.R. SMITH" MODEL: HYDROTROL OR APPROVED EQUAL. PROVIDE ACCESS PANEL.
5. PERFORM THE FOLLOWING TEST:
   A. WATER PIPING SHALL BE SUBJECTED TO HYDROSTATIC PRESSURE TEST OF 100 PSI FOR A PERIOD OF TIME SUFFICIENT TO EXAMINE ENTIRE SYSTEM BUT NOT LESS THAN ONE HOUR.
   B. DRAINAGE SYSTEM: BEFORE INSTALLATION OF ANY DRAINS, THE END OF THE SYSTEM SHALL BE CAPPED & ALL LINES FILLED WITH WATER TO HIGHEST POINT & ALLOWED TO STAND UNTIL INSPECTION IS MADE AND WATER LEVELS REMAIN CONSTANT.
   C. CORRECT ALL DEFECTS DISCLOSED BY ABOVE TESTS.
   D. COMPLETE SYSTEM FIXTURE & EQUIPMENT SHALL BE GIVEN AN IN-SERVICE TEST AFTER COMPLETION OF THE INSTALLATION.
   E. STERILIZE ALL WATER LINES WITH A MIXTURE OF (2) POUNDS OF CHLORINATED LIME TO EACH 1000 gal. OF WATER (50 PPM OF AVAILABLE CHLORINE.) RETAIN MIXTURE IN PIPES FOR 24 HOURS AND FLUSH THOROUGHLY WITH POTABLE WATER BEFORE PLACING IN SERVICE.
6. PLUMBING CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE THAT ALL PLUMBING WORK SHALL BE FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE, AND THAT HE WILL, AT HIS EXPENSE, REPAIR AND REPLACE ALL WORK WHICH BECOMES DEFECTIVE DURING GUARANTEE PERIOD.
7. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF EXISTING UTILITIES AND POINTS OF CONNECTION BEFORE COMMENCING ANY WORK.
8. PLUMBING CONTRACTOR SHALL PAY ALL FEES AND INSPECTION CHARGES REQUIRED.
9. SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL OF ALL EQUIPMENT, MATERIALS AND LAYOUTS PRIOR INSTALLATION.
10. OFFSET PIPING AS REQUIRED TO CLEAR BUILDING STRUCTURE, DUCTWORK, ETC. AS SHOWN ON DRAWINGS AND AS REQUIRED BY FIELD CONDITIONS.
11. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL A/C CONDENSATE DRAIN AND TRAP. SEE A/C PLANS FOR LOCATION OF UNITS AND DRAINS.
12. PLUMBING CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS AND EQUIPMENT.
13. COORDINATE WORK WITH OTHER TRADES.
14. FURNISH AND INSTALL FIXTURE AS SPECIFIED IN PLUMBING FIXTURE SCHEDULE.
15. EACH PLUMBING FIXTURE SHALL BE PROVIDE WITH AIR CHAMBER OR WATER HAMMER ARRESTORS (SHOCK ABSORBER) AS PER FBC 604.9
16. PROVIDE SHUTOFF VALVE FOR EACH FIXTURE, JUST BEFORE CONNECTING TO FIXTURE.
17. WHEREVER DISSIMILAR METALS ARE TO BE JOINED, A DIELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.
18. ALL PLUMBING FIXTURES & FAUCETS SHALL COMPLY WITH THE MAXIMUM FLOW RATE & CONSUMPTION STATED ON F.B.C. TABLE 604.4, AND SHALL MEET MIAMI DADE COUNTY CODE 8-31.2 SECTION
19. PLUMBING FIXTURES & EQUIPMENT SHALL CONFORM WITH THE SPECIFICATIONS, CONNECTIONS AND TESTING LABORATORIES APPROVALS AS STATED ON F.B.C. SECTION 406 THRU 421

PLUMBING DRAWING INDEX

SHEET	DESCRIPTION	ISSUED
P-00.0	PLUMBING LEGEND, GENERAL NOTES, SCHEDULES AND DETAILS	YES
P-01.0	PLUMBING SITE PLAN	YES
P-02.0	PLUMBING FLOOR PLAN - FIRST FLOOR	YES
P-03.0	PLUMBING FLOOR PLAN - SECOND FLOOR	YES
P-04.0	PLUMBING ROOF PLAN	YES
P-05.0	PLUMBING FLOOR PLAN - CABANA & POOL	YES
P-06.0	PLUMBING ISOMETRIC - DOMESTIC WATER	YES
P-07.0	PLUMBING ISOMETRIC - SANITARY WATER	YES
P-08.0	PLUMBING ISOMETRICS - SANITARY & DOMESTIC WATER	YES
P-09.0	PLUMBING ISOMETRICS - GAS	YES

LUSEO ENGINEERING
CA#32708
7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM
ENGINEER OF RECORD:
EVELIO RODRIGUEZ
FLORIDA P.E. #74127

NOT VALID UNLESS SIGNED & SEALED
"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

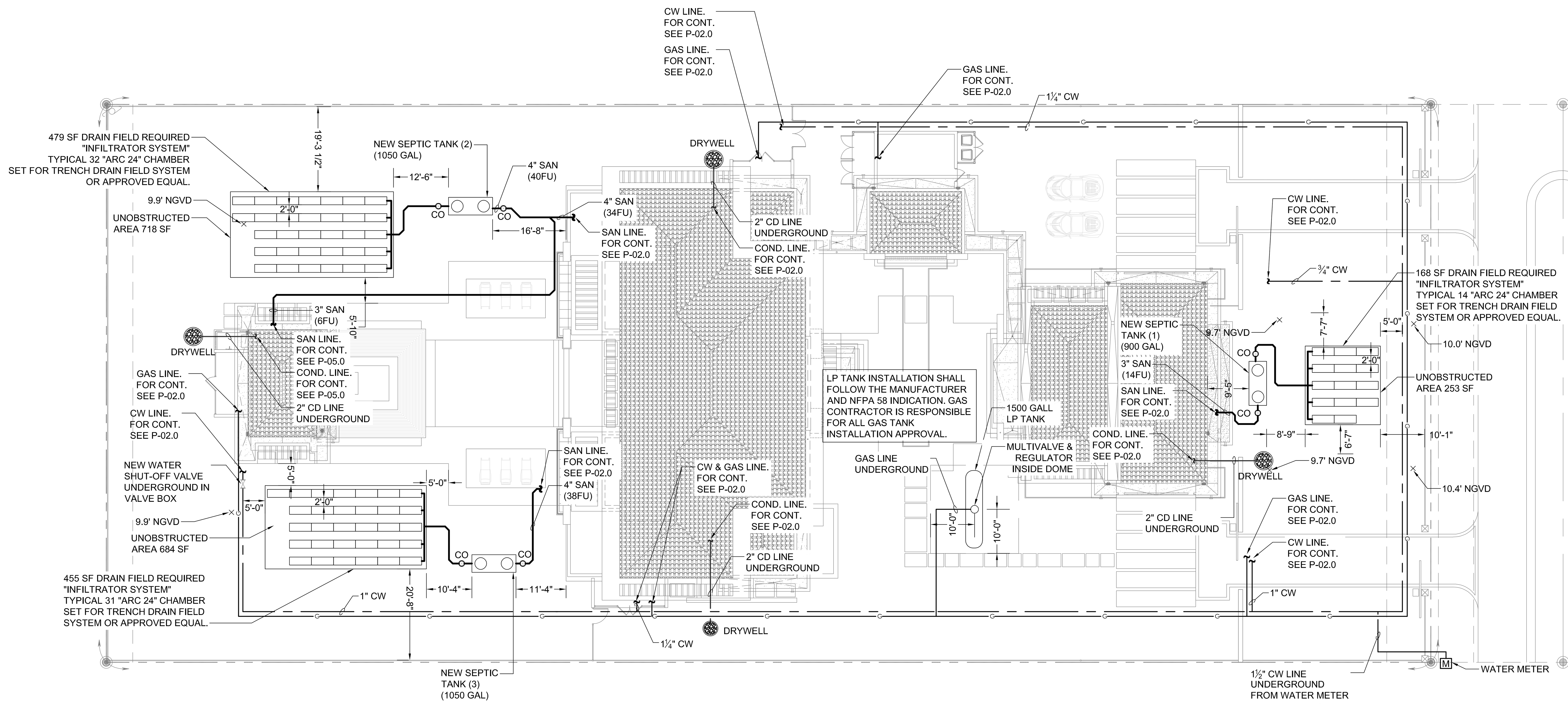
Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:
MR. & MRS. DE LA CONCEPCION
8965 SW 63rd COURT PINECREST, FLORIDA 33156

revisions
1 BDC 04/25/2025
2 BDC 05/16/2025
3 BDC 06/24/2025

date 07-28-2020
issued
drawn HM
checked
project no. 2024.
sheet no. P-00.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
P-00.0_V2.pdf



SITE FLOOR PLAN

SCALE 1/16" = 1'-0"

SEPTIC TANK SYSTEM NOTES

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF A COMPLETE SEPTIC TANK SYSTEM IN ACCORDANCE WITH THIS DRAWING, THE APPLICABLE EDITION OF CHAPTER 64E-6, FLORIDA ADMINISTRATIVE CODE, STANDARDS FOR ON SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
2. THE CONTRACTOR SHALL PAY ALL COST OF PERMIT, INSPECTIONS AND OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK. UPON FINAL INSPECTION, A CERTIFICATE FROM THE LOCAL STATE INSPECTION AUTHORITY SHALL BE FURNISHED TO THE OWNER.
3. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND MUST BE FURNISHED SO AS TO PREVENT ANY DELAY IN THE PROGRESS OF THE WORK.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL WITH ALL EQUIPMENT, MATERIALS AND LAYOUTS PRIOR TO INSTALLATION.
5. CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS, PIPING AND EQUIPMENT.
6. COORDINATE WORK WITH OTHER TRADES.
7. PROVIDE PIPING AS FOLLOWS:
   DRAIN FIELD: PE PLASTIC PERFORATED FIELD TUBING.
   SANITARY PIPING & CONNECTIONS: PVC SCHEDULE 40 (DWV) PIPE
8. THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE SYSTEM INSTALLATION.
9. CONTRACTOR SHALL PROVIDE DOCUMENTATIONS CONCERNING CONSTRUCTION PERMIT, PERCOLATION TEST, SITE EVALUATION & SYSTEM SPECIFICATION FORMS.
10. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL & EQUIPMENT NECESSARY FOR THE INSTALLATION OF A COMPLETE SEPTIC TANK SYSTEM IN ACCORDANCE WITH THIS DRAWING, THE APPLICABLE EDITION OF CHAPTER 64E-6 (EFFCTIVE JULY 31, 2018) FLORIDA ADMINISTRATIVE CODE, STANDARS FOR ON SITE SEWAGE TREATMENT & DISPOSAL SYSTEMS.
11. THERE ARE NO POTABLE OR NON POTABLE WELLS AFFECTED BY THIS SEPTIC SYSTEM.
12. NO TREES,VEGETATION OR OBSTRUCTIONS CAN BE ON TOP OF THE SEPTIC SYSTEM (TANK, DRAINFIELD, RESERVE AREA).

SEPTIC TANK-1 (ST-1) CHAMBERS CALCULATION:

168 SF**
210 SF = MIN AREA FOR 24" TRENCH BED

TOTAL CHAMBERS = 14 CHAMBERS

SEPTIC TANK-2 (ST-2) CHAMBERS CALCULATION:

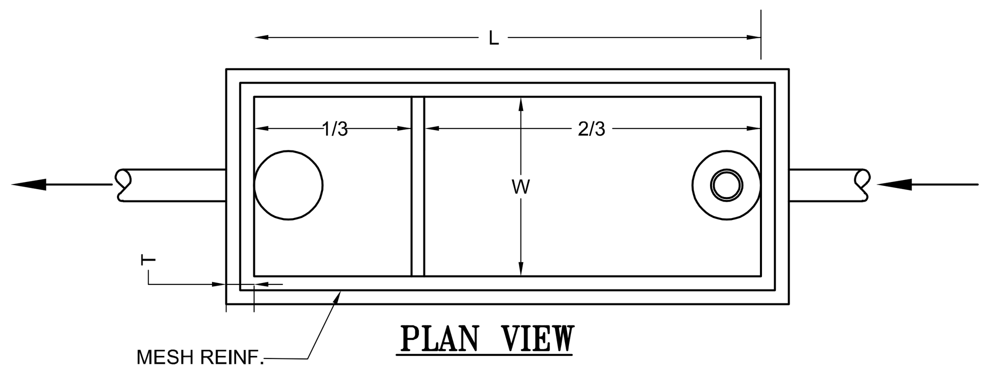
479 SF ≈ 32.0 CHAMBERS

TOTAL CHAMBERS = 32 CHAMBERS

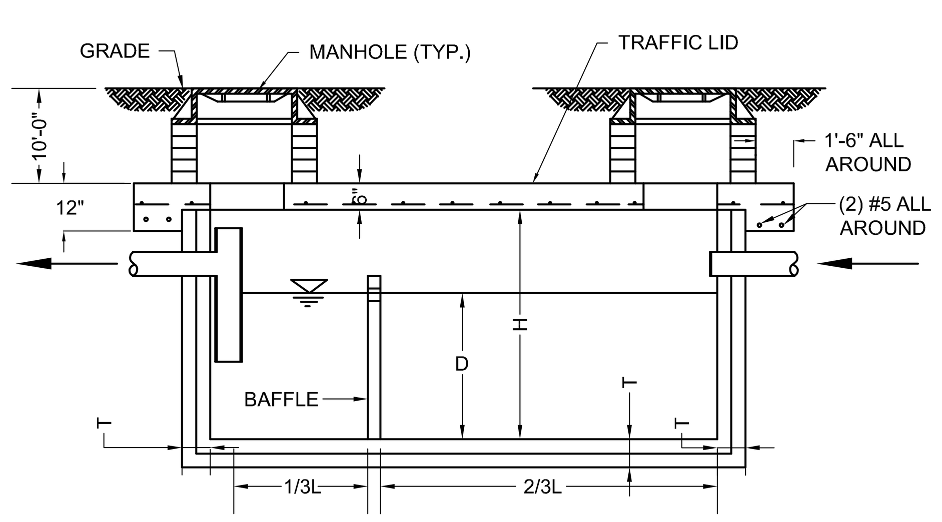
SEPTIC TANK-3 (ST-3) CHAMBERS CALCULATION:

455 SF ≈ 31.0 CHAMBERS

TOTAL CHAMBERS = 31 CHAMBERS



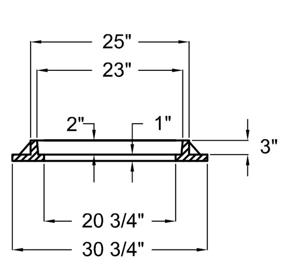
PLAN VIEW



ELEVATION

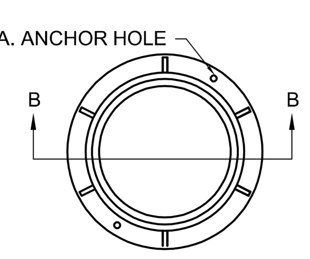
SEPTIC TANK DETAIL

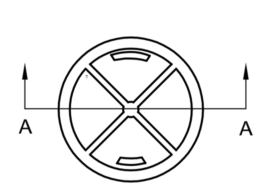
N.T.S.



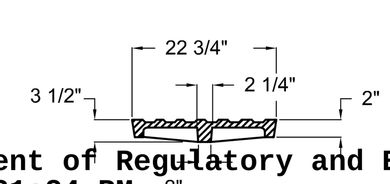
SECTION B-B

TYPE B-1 MANHOLE FRAME & COVER





COVER

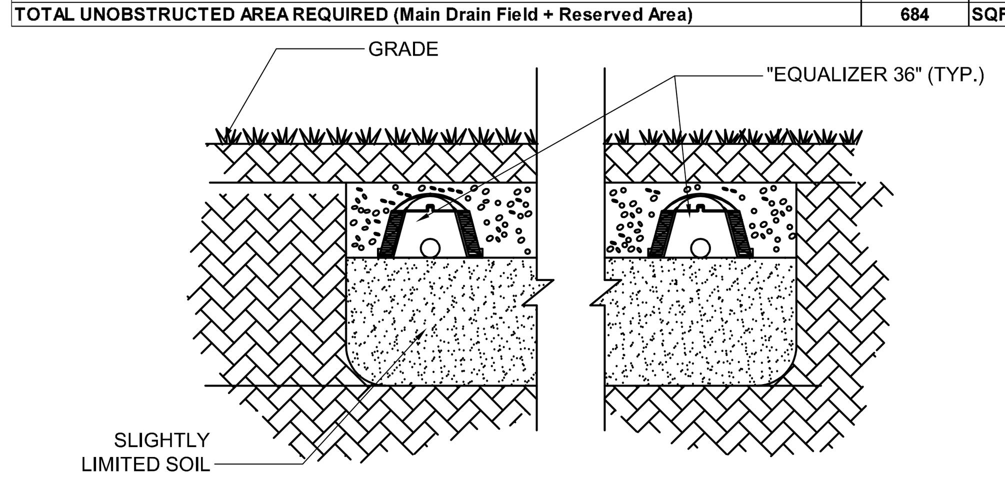


SECTION A-A

DESIGN CRITERIA SYSTEM SEPTIC TANK-1		
BUILDING TYPE — RESIDENCE		
AIR CONDITIONED AREA (WHOLE HOUSE)	8580	SQFT
TOTAL BEDROOMS (WHOLE HOUSE)	5	
TOTAL PLUMBING FIXTURE UNIT (WHOLE HOUSE)	92	FU
TOTAL PLUMBING FIXTURE UNIT (FOR DRAINFIELD)	14	FU
% PLUMBING FIXTURE UNIT (FOR DRAINFIELD)	15	%
4 Bedrooms with 2251-3300 sq. ft. of building area	400	GPD
Each additional 750 SF of area, system sizing shall be increased by 60 gallons per dwelling unit.	480	GPD
ESTIMATED SEWAGE FLOW (WHOLE HOME): 400 GPD + ((8580-3300)/750 GPD)*60 = 880 GPD	880	GPD
ESTIMATED SEWAGE FLOW (SEPTIC TANK 1): 14/92 = 15% THEREFORE 0.15*880 GPD = 135 GPD	135	GPD
SEPTIC TANK REQUIRED (TABLE II SEPTIC TANK AND PUMP TANK CAPACITY)	**900**	**GALLONS**
MAIN DRAIN FIELD AREA REQUIRED (TRENCH SYSTEM)	168	SQFT
RESERVED AREA REQURED	85	SQFT
TOTAL UNOBSTRUCTED AREA REQUIRED (Main Drain Field + Reserved Area)	**253**	**SQFT**

DESIGN CRITERIA SYSTEM SEPTIC TANK-2		
BUILDING TYPE — RESIDENCE		
AIR CONDITIONED AREA (WHOLE HOUSE)	8580	SQFT
TOTAL BEDROOMS (WHOLE HOUSE)	5	
TOTAL PLUMBING FIXTURE UNIT (WHOLE HOUSE)	92	FU
TOTAL PLUMBING FIXTURE UNIT (FOR DRAINFIELD)	40	FU
% PLUMBING FIXTURE UNIT (FOR DRAINFIELD)	44	%
4 Bedrooms with 2251-3300 sq. ft. of building area	400	GPD
Each additional 750 SF of area, system sizing shall be increased by 60 gallons per dwelling unit.	480	GPD
ESTIMATED SEWAGE FLOW (WHOLE HOME): 400 GPD + ((8580-3300)/750 GPD)*60 = 880 GPD	880	GPD
ESTIMATED SEWAGE FLOW (SEPTIC TANK 3): 40/92 = 44% THEREFORE 0.44*880 GPD = 383 GPD	383	GPD
SEPTIC TANK REQUIRED (TABLE II SEPTIC TANK AND PUMP TANK CAPACITY)	**1050**	**GALLONS**
MAIN DRAIN FIELD AREA REQUIRED (TRENCH SYSTEM)	479	SQFT
RESERVED AREA REQURED	240	SQFT
TOTAL UNOBSTRUCTED AREA REQUIRED (Main Drain Field + Reserved Area)	**718**	**SQFT**

DESIGN CRITERIA SYSTEM SEPTIC TANK-3		
BUILDING TYPE — RESIDENCE		
AIR CONDITIONED AREA (WHOLE HOUSE)	8580	SQFT
TOTAL BEDROOMS (WHOLE HOUSE)	5	
TOTAL PLUMBING FIXTURE UNIT (WHOLE HOUSE)	92	FU
TOTAL PLUMBING FIXTURE UNIT (FOR DRAINFIELD)	38	FU
% PLUMBING FIXTURE UNIT (FOR DRAINFIELD)	41	%
4 Bedrooms with 2251-3300 sq. ft. of building area	400	GPD
Each additional 750 SF of area, system sizing shall be increased by 60 gallons per dwelling unit.	480	GPD
ESTIMATED SEWAGE FLOW (WHOLE HOME): 400 GPD + ((8580-3300)/750 GPD)*60 = 880 GPD	880	GPD
ESTIMATED SEWAGE FLOW (SEPTIC TANK 2): 38/92 = 41% THEREFORE 0.41*880 GPD = 364 GPD	364	GPD
SEPTIC TANK REQUIRED (TABLE II SEPTIC TANK AND PUMP TANK CAPACITY)	**1050**	**GALLONS**
MAIN DRAIN FIELD AREA REQUIRED (TRENCH SYSTEM)	455	SQFT
RESERVED AREA REQURED	229	SQFT
TOTAL UNOBSTRUCTED AREA REQUIRED (Main Drain Field + Reserved Area)	**684**	**SQFT**



DRAINFIELD CROSS SECTION DETAIL

N.T.S.

TABLE II
SEPTIC TANK AND PUMP TANK CAPACITY

AVERAGE SEWAGE FLOW GALLONS/DAY	SEPTIC TANK MINIMUM EFFECTIVE CAPACITY GALLONS		PUMP TANK MINIMUM TOTAL CAPACITY GALLONS: Residential	Commercial
0-200	900	ST-1	150	225
201-300	900		225	375
301-400	1050	ST-2 & 3	300	450
401-500	1200		375	600
501-600	1350		450	600
601-700	1500		525	750
701-800	1650		600	900
801-1000	1900		750	1050
1001-1250	2200		900	1200
1251-1750	2700		1350	1900
1751-2500	3200		1650	2700
2501-3000	3700		1900	3000
3001-3500	4300		2200	3000
3501-4000	4800		2700	3000
4001-4500	5300		2700	3000
4501-5000	5800		3000	3000

Single Unit in 24" Trench or Bed

Comparable Square Feet of Drainfield	Number of Arc 24 Chambers Required		Comparable Square Feet of Drainfield	Number of Arc 24 Chambers Required
210	14	ST-1	555	37
225	15		570	38
240	16		585	39
255	17		600	40
270	18		615	41
285	19		630	42
300	20		645	43
315	21		660	44
330	22		675	45
345	23		690	46
360	24		705	47
375	25		720	48
390	26		735	49
405	27		750	50
420	28		765	51
435	29		780	52
450	30		795	53
465	31	ST-3	810	54
480	32	ST-2	825	55
495	33		840	56
510	34		855	57
525	35		etc.	add 15 sq ft each
540	36			

TRENCH SYSTEM NOTES

1. EXCAVATE TRENCHES TO PROPER WIDTH, AND PROPER DEPTH AS REQUIRED BY STATE AND LOCAL CODES.
2. SMOOTH IRREGULARITIES IN THE EXCAVATION. A LEVEL, FLAT SURFACE IS REQUIRED.
3. INSTALL END CAP AND SECURE IN PLACE WITH BACKFILL.
4. PUNCH OUT HOLE OPENINGS IN THE END PLATES AS NEEDED AND CONNECT INLET PIPES.
5. FILL SIDEWALL AREA TO TOP CHAMBERS WITH NATIVE SOIL (COARSE SAND OR FINE GRAVEL, MAY ALSO BE USED: NO HEAVY CLAY, SILT, OR DEBRIS SHALL BE INCLUDED.)
6. "WALK IN" FILL TO COMPACT SOIL ALONG SIDES OF CHAMBER. THIS IS VERY IMPORTANT TO ACHIEVE LOAD RATING
7. COVER CHAMBERS TO A MINIMUM OF 12" OF GRANULAR COVER AFTER CONSOLIDATION. AVOID LARGE ROCKS OR DEBRIS IN COVER MATERIAL. COVER HEIGHTS AND LIVE LOADING LIMITS ARE IMPACTED BY BOTH SOIL TYPE AND COMPACTION REQUIREMENTS. CONTACT SUPPLIER WHEN POOR SOIL ARE ENCOUNTERED AND FOR MAXIMUM FILL HEIGHTS.

GAL.	900 (ST-1)	1050 (ST-2 & 3)	1200	1350	1500	1650	2000
W	3'-8"	3'-8"	4'-0"	4'-0"	5'-0"	5'-0"	5'-8"
L	9'-3"	9'-3"	10'-0"	10'-0"	12'-0"	12'-0"	12'-0"
H	4'-10"	4'-10"	4'-10"	5'-6"	5'-6"	5'-6"	5'-2"
T min.	3"	3"	3"	3"	4"	4"	6"
D min.	4'-0"	4'-0"	4'-0"	4'-6"	4'-6"	4'-6"	4'-6"
REINF.	6 x 6 10/10				4 x 4 4/4		
CONC.	4000 PSI, 28 DAY						

NOTE:
INFLUENT INVERT SHALL BE 1" MIN. / 3" MAX. ABOVE EFFLUENT INVERT ELEVATION.

PACHECO-MARTINEZ & ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T (305) 666-2573 . F (305) 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:
MR. & MRS. DE LA CONCEPCION
8965 SW 63rd COURT PINECREST, FLORIDA 33156

revisions
1 BDC - 04/26/2024

LUSEO ENGINEERING
LUSEO ENGINEERING
CA#32708
7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM
ENGINEER OF RECORD:
EVELIO RODRIGUEZ
FLORIDA P.E. #74127
Evelio Rodriguez

EVELIO RODRIGUEZ LICENSE No 74127 STATE OF FLORIDA PROFESSIONAL ENGINEER

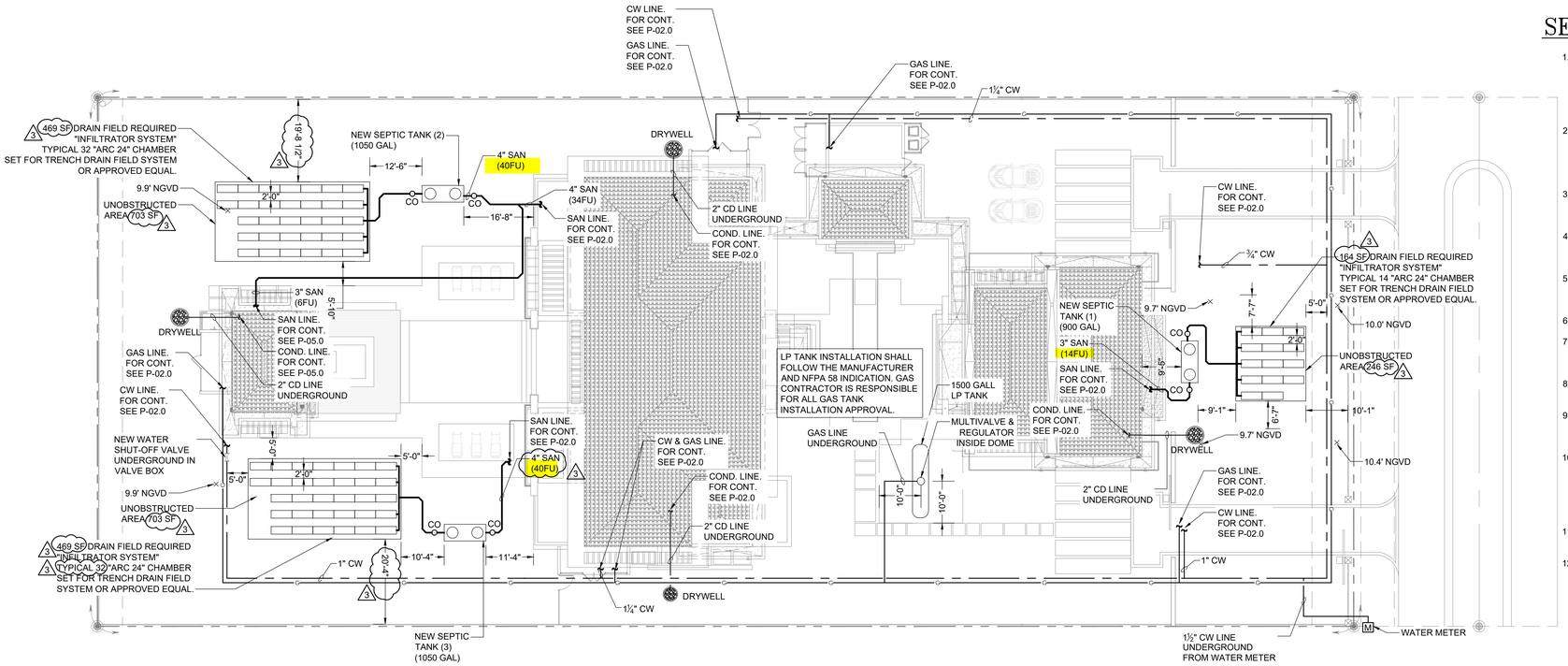
NOT VALID UNLESS SIGNED & SEALED

"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

date 07-28-2020
issued
drawn HM
checked
project no. 2024
sheet no.

P-01.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
P-01.0.pdf
Examiner Date Time Stamp Trade Stamp Name
BARBON, ARACELYS 6/18/2025 9:14:57 AM DERM Approved



SITE FLOOR PLAN

SCALE 1/16" = 1'-0"

SEPTIC TANK SYSTEM NOTES

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF A COMPLETE SEPTIC TANK SYSTEM IN ACCORDANCE WITH THIS DRAWING, THE APPLICABLE EDITION OF CHAPTER 64E-6, FLORIDA ADMINISTRATIVE CODE, STANDARDS FOR ON SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
2. THE CONTRACTOR SHALL PAY ALL COST OF PERMIT, INSPECTIONS AND OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK. UPON FINAL INSPECTION, A CERTIFICATE FROM THE LOCAL STATE INSPECTION AUTHORITY SHALL BE FURNISHED TO THE OWNER.
3. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND MUST BE FURNISHED SO AS TO PREVENT ANY DELAY IN THE PROGRESS OF THE WORK.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL WITH ALL EQUIPMENT, MATERIALS AND LAYOUTS PRIOR TO INSTALLATION.
5. CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS, PIPING AND EQUIPMENT.
6. COORDINATE WORK WITH OTHER TRADES.
7. PROVIDE PIPING AS FOLLOWS:
   DRAIN FIELD: PE PLASTIC PERFORATED FLOATED TUBING.
   SANITARY PIPING & CONNECTIONS: PVC SCHEDULE 40 (DWV) PIPE
8. THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE SYSTEM INSTALLATION.
9. CONTRACTOR SHALL PROVIDE DOCUMENTATIONS CONCERNING CONSTRUCTION PERMIT, PERCOLATION TEST, SITE EVALUATION & SYSTEM SPECIFICATION FORMS.
10. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL & EQUIPMENT NECESSARY FOR THE INSTALLATION OF A COMPLETE SEPTIC TANK SYSTEM IN ACCORDANCE WITH THIS DRAWING, THE APPLICABLE EDITION OF CHAPTER 64E-6 (EFFCTIVE JULY 31, 2018) FLORIDA ADMINISTRATIVE CODE, STANDARDS FOR ON SITE SEWAGE TREATMENT & DISPOSAL SYSTEMS.
11. THERE ARE NO POTABLE OR NON POTABLE WELLS AFFECTED BY THIS SEPTIC SYSTEM.
12. NO TREES,VEGETATION OR OBSTRUCTIONS CAN BE ON TOP OF THE SEPTIC SYSTEM (TANK, DRAINFIELD, RESERVE AREA).

SEPTIC TANK-1 (ST-1) CHAMBERS CALCULATION:

164 SF**
210 SF = MIN AREA FOR 24" TRENCH BED

TOTAL CHAMBERS = 14 CHAMBERS

SEPTIC TANK-2 (ST-2) CHAMBERS CALCULATION:

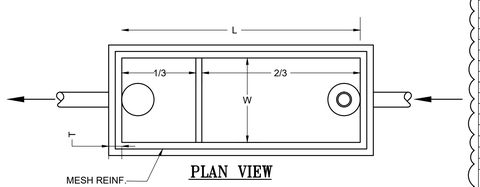
469 SF ≈ 32.0 CHAMBERS

TOTAL CHAMBERS = 32 CHAMBERS

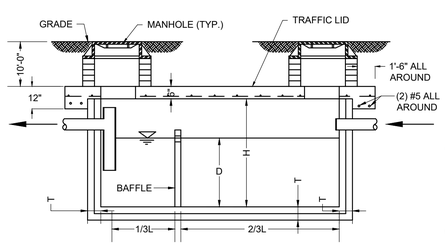
SEPTIC TANK-3 (ST-3) CHAMBERS CALCULATION:

469 SF ≈ 32.0 CHAMBERS

TOTAL CHAMBERS = 32 CHAMBERS



PLAN VIEW



ELEVATION

SEPTIC TANK DETAIL

N.T.S.

DESIGN CRITERIA SYSTEM SEPTIC TANK-1		
BUILDING TYPE	RESIDENCE	
AIR CONDITIONED AREA (WHOLE HOUSE)	8580	SQFT
TOTAL BEDROOMS (WHOLE HOUSE)	6	
TOTAL PLUMBING FIXTURE UNIT (WHOLE HOUSE)	94	FU
TOTAL PLUMBING FIXTURE UNIT (FOR DRAINFIELD)	14	FU
% PLUMBING FIXTURE UNIT (FOR DRAINFIELD)	15	%
4 Bedrooms with 2251-3300 sq. ft. of building area	400	GPD
Each additional 750 SF of area, system sizing shall be increased by 60 gallons per dwelling unit.	480	GPD
ESTIMATED SEWAGE FLOW (WHOLE HOME): 400 GPD + ((8580-3300)/750 GPD)*60 = 880 GPD	880	GPD
ESTIMATED SEWAGE FLOW (SEPTIC TANK 1) 14/92 = 15% THEREFORE 0.15*880 GPD = 131 GPD	131	GPD
SEPTIC TANK REQUIRED (TABLE II SEPTIC TANK AND PUMP TANK CAPACITY)	**900**	**GALLONS**
MAIN DRAIN FIELD AREA REQUIRED (TRENCH SYSTEM)	164	SQFT
RESERVED AREA REQUIRED	82	SQFT
TOTAL UNOBSTRUCTED AREA REQUIRED (Main Drain Field + Reserved Area)	**246**	**SQFT**

DESIGN CRITERIA SYSTEM SEPTIC TANK-2		
BUILDING TYPE	RESIDENCE	
AIR CONDITIONED AREA (WHOLE HOUSE)	8580	SQFT
TOTAL BEDROOMS (WHOLE HOUSE)	6	
TOTAL PLUMBING FIXTURE UNIT (WHOLE HOUSE)	94	FU
TOTAL PLUMBING FIXTURE UNIT (FOR DRAINFIELD)	40	FU
% PLUMBING FIXTURE UNIT (FOR DRAINFIELD)	43	%
4 Bedrooms with 2251-3300 sq. ft. of building area	400	GPD
Each additional 750 SF of area, system sizing shall be increased by 60 gallons per dwelling unit.	480	GPD
ESTIMATED SEWAGE FLOW (WHOLE HOME): 400 GPD + ((8580-3300)/750 GPD)*60 = 880 GPD	880	GPD
ESTIMATED SEWAGE FLOW (SEPTIC TANK 3) 40/92 = 44% THEREFORE 0.44*880 GPD = 375 GPD	375	GPD
SEPTIC TANK REQUIRED (TABLE II SEPTIC TANK AND PUMP TANK CAPACITY)	**1050**	**GALLONS**
MAIN DRAIN FIELD AREA REQUIRED (TRENCH SYSTEM)	469	SQFT
RESERVED AREA REQUIRED	234	SQFT
TOTAL UNOBSTRUCTED AREA REQUIRED (Main Drain Field + Reserved Area)	**703**	**SQFT**

DESIGN CRITERIA SYSTEM SEPTIC TANK-3		
BUILDING TYPE	RESIDENCE	
AIR CONDITIONED AREA (WHOLE HOUSE)	8580	SQFT
TOTAL BEDROOMS (WHOLE HOUSE)	6	
TOTAL PLUMBING FIXTURE UNIT (WHOLE HOUSE)	94	FU
TOTAL PLUMBING FIXTURE UNIT (FOR DRAINFIELD)	40	FU
% PLUMBING FIXTURE UNIT (FOR DRAINFIELD)	43	%
4 Bedrooms with 2251-3300 sq. ft. of building area	400	GPD
Each additional 750 SF of area, system sizing shall be increased by 60 gallons per dwelling unit.	480	GPD
ESTIMATED SEWAGE FLOW (WHOLE HOME): 400 GPD + ((8580-3300)/750 GPD)*60 = 880 GPD	880	GPD
ESTIMATED SEWAGE FLOW (SEPTIC TANK 2) 38/92 = 41% THEREFORE 0.41*880 GPD = 375 GPD	375	GPD
SEPTIC TANK REQUIRED (TABLE II SEPTIC TANK AND PUMP TANK CAPACITY)	**1050**	**GALLONS**
MAIN DRAIN FIELD AREA REQUIRED (TRENCH SYSTEM)	469	SQFT
RESERVED AREA REQUIRED	234	SQFT
TOTAL UNOBSTRUCTED AREA REQUIRED (Main Drain Field + Reserved Area)	**703**	**SQFT**

TABLE II
SEPTIC TANK AND PUMP TANK CAPACITY

AVERAGE SEWAGE FLOW GALLONS/DAY	SEPTIC TANK MINIMUM EFFECTIVE CAPACITY GALLONS		PUMP TANK MINIMUM TOTAL CAPACITY GALLONS Residential	Commercial
0-200	900	ST-1	150	225
201-300	900		225	375
301-400	1050	ST-2 & 3	300	450
401-500	1200		375	600
501-600	1350		450	600
601-700	1500		525	750
701-800	1650		600	900
801-1000	1900		750	1050
1001-1250	2200		900	1200
1251-1750	2700		1350	1900
1751-2500	3200		1650	2700
2501-3000	3700		1900	3000
3001-3500	4300		2200	3000
3501-4000	4800		2700	3000
4001-4500	5300		2700	3000
4501-5000	5800		3000	3000

Single Unit in 24" Trench or Bed

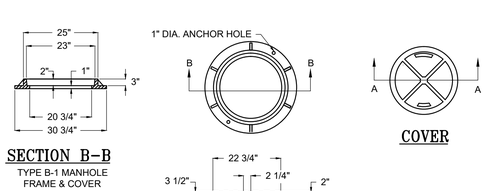
Comparable Square Feet of Drainfield	Number of Arc 24 Chambers Required		Comparable Square Feet of Drainfield	Number of Arc 24 Chambers Required
210	14	ST-1	555	37
225	15		570	38
240	16		585	39
255	17		600	40
270	18		615	41
285	19		630	42
300	20		645	43
315	21		660	44
330	22		675	45
345	23		690	46
360	24		705	47
375	25		720	48
390	26		735	49
405	27		750	50
420	28		765	51
435	29		780	52
450	30		795	53
465	31		810	54
480	32	ST-2 & 3	825	55
495	33		840	56
510	34		855	57
525	35		etc.	add 15 sq ft each
540	36			

TRENCH SYSTEM NOTES

1. EXCAVATE TRENCHES TO PROPER WIDTH, AND PROPER DEPTH AS REQUIRED BY STATE AND LOCAL CODES.
2. SMOOTH IRREGULARITIES IN THE EXCAVATION. A LEVEL, FLAT SURFACE IS REQUIRED.
3. INSTALL END CAP AND SECURE IN PLACE WITH BACKFILL.
4. PUNCH OUT HOLE OPENINGS IN THE END PLATES AS NEEDED AND CONNECT INLET PIPES.
5. FILL SIDEWALL AREA TO TOP CHAMBERS WITH NATIVE SOIL (COARSE SAND OR FINE GRAVEL, MAY ALSO BE USED: NO HEAVY CLAY, SILT, OR DEBRIS SHALL BE INCLUDED.)
6. "WALK IN" FILL TO COMPACT SOIL ALONG SIDES OF CHAMBER. THIS IS VERY IMPORTANT TO ACHIEVE LOAD RATING
7. COVER CHAMBERS TO A MINIMUM OF 12" OF GRANULAR COVER AFTER CONSOLIDATION. AVOID LARGE ROCKS OR DEBRIS IN COVER MATERIAL. COVER HEIGHTS AND LIVE LOADING LIMITS ARE IMPACTED BY BOTH SOIL TYPE AND COMPACTION REQUIREMENTS. CONTACT SUPPLIER WHEN POOR SOIL ARE ENCOUNTERED AND FOR MAXIMUM FILL HEIGHTS.

	ST-1	ST-2 & 3					
GAL.	900	1050	1200	1350	1500	1650	2000
W	3'-8"	3'-8"	4'-0"	4'-0"	5'-0"	5'-0"	5'-8"
L	9'-3"	9'-3"	10'-0"	10'-0"	12'-0"	12'-0"	12'-0"
H	4'-10"	4'-10"	4'-10"	5'-6"	5'-6"	5'-6"	5'-2"
T min.	3"	3"	3"	3"	4"	4"	6"
D min.	4'-0"	4'-0"	4'-0"	4'-6"	4'-6"	4'-6"	4'-6"
REINF.	6 x 6 10/10				4 x 4 4/4		
CONC.	4000 PSI, 28 DAY						

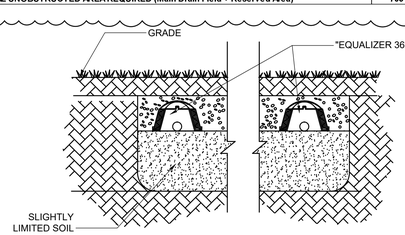
NOTE:
INFLUENT INVERT SHALL BE 1" MIN. / 3" MAX. ABOVE EFFLUENT INVERT ELEVATION.



SECTION B-B
TYPE B-1 MANHOLE FRAME & COVER

COVER

SECTION A-A



DRAINFIELD CROSS SECTION DETAIL

N.T.S.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
P-01.0_V2.pdf
Examiner Date Time Stamp Trade Stamp Name
HERNANDEZ, JESUS 10/1/2025 12:18:08 PM HRS Approved

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

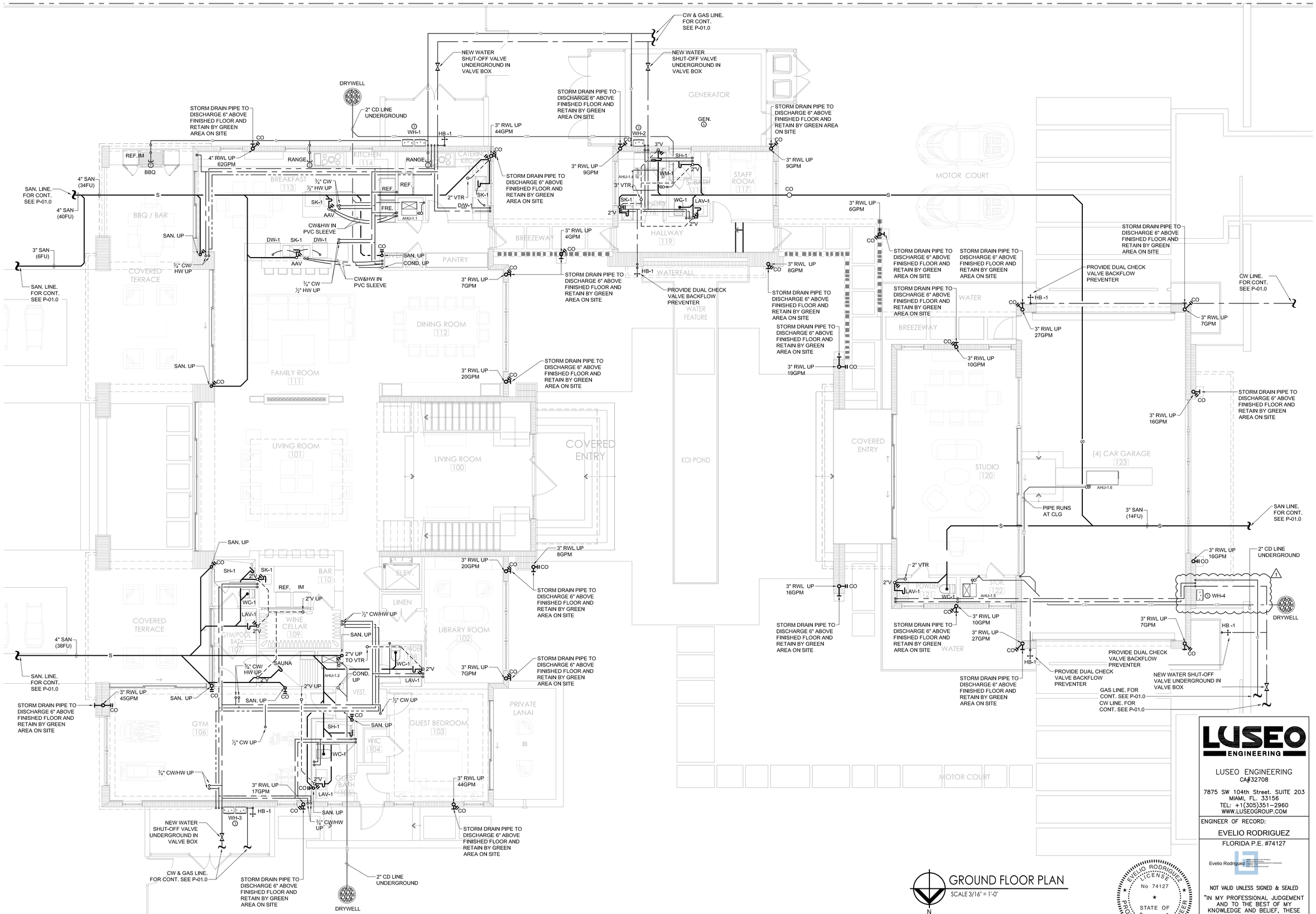
NEW RESIDENCE FOR:
MR. & MRS. DE LA CONCEPCION
8965 SW 63rd COURT PINECREST, FLORIDA 33156

LUSEO ENGINEERING
LUSEO ENGINEERING
CA#32708
7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM
ENGINEER OF RECORD:
EVELIO RODRIGUEZ
FLORIDA P.E. #74127

NOT VALID UNLESS SIGNED & SEALED
"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

date	07-28-2020
issued	
drawn	HM
checked	
project no.	2024
sheet no.	P-01.0

revisions
1 BDC - 04/25/2025
2 BDC - 05/16/2025
3 BDC - 08/24/2025



PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copyright for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR. & MRS. DE LA CONCEPCION

8965 SW 63rd COURT PINECREST, FLORIDA 33156

LUSEO ENGINEERING

LUSEO ENGINEERING
CA#32708
7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM

ENGINEER OF RECORD:
EVELIO RODRIGUEZ
FLORIDA P.E. #74127

Evelio Rodriguez

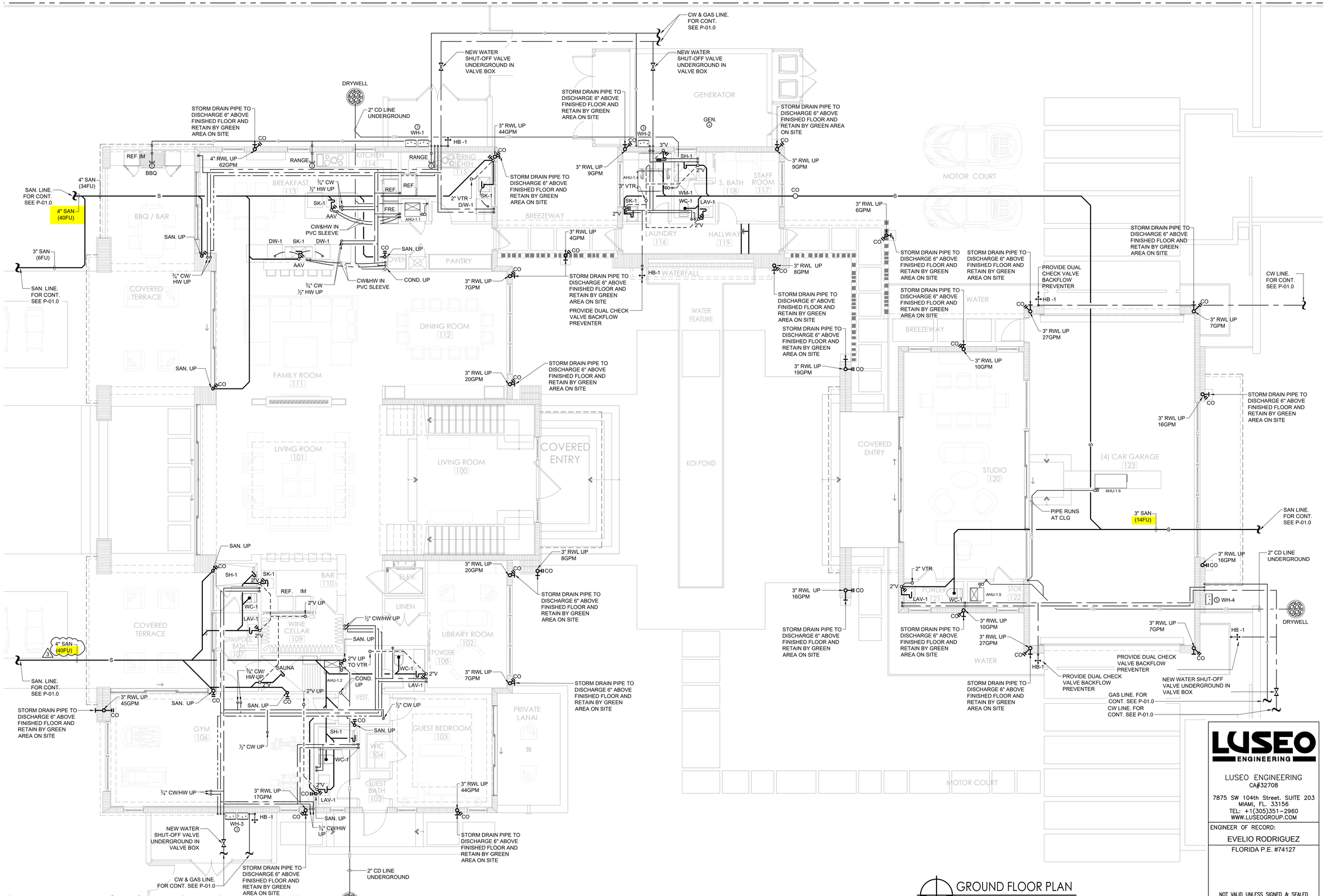
NOT VALID UNLESS SIGNED & SEALED

"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

EVELIO RODRIGUEZ LICENSE No 74127 STATE OF FLORIDA PROFESSIONAL ENGINEER

revisions	1 BDC - 04/26/2024
date	07-28-2020
issued	
drawn	HM
checked	
project no.	2024
sheet no.	P-02.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
P-02.0.pdf



GROUND FLOOR PLAN
SCALE 3/16" = 1'-0"

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:
MR. & MRS. DE LA CONCEPCION
8965 SW 63rd COURT PINECREST, FLORIDA 33156

revisions
1 BDC - 04/25/2025
2 BDC - 03/18/2025
3 BDC - 06/24/2025

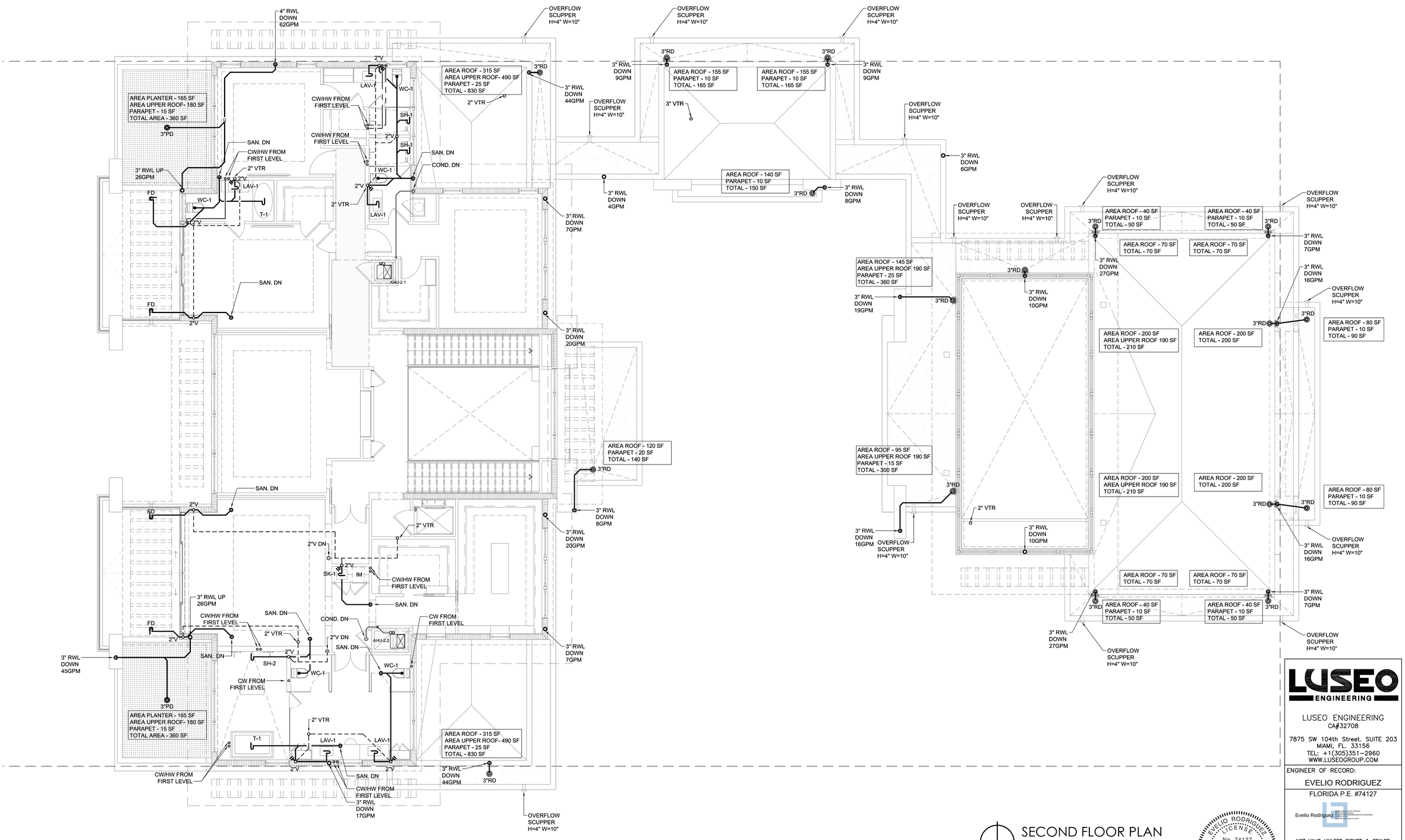
date 07-28-2020
issued
drawn HM
checked
project no. 2024
sheet no.
P-02.0

LUSEO ENGINEERING
LUSEO ENGINEERING
CA#32708
7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM
ENGINEER OF RECORD:
EVELIO RODRIGUEZ
FLORIDA P.E. #74127

NOT VALID UNLESS SIGNED & SEALED
"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
202501472O - 11/7/2025 4:21:24 PM
P-02.0_V2.pdf

Examiner	Date Time Stamp	Trade	Stamp Name
HERNANDEZ, JESUS	10/1/2025 12:18:02 PM	HRS	Approved
VALDIVIESO MERA, JOSE	8/8/2025 10:00:37 AM	OTDS	Approved



SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"

N

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copyright for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR. & MRS. DE LA CONCEPCION

8965 SW 63rd COURT PINECREST, FLORIDA 33156

revisions

1 BDC - 04/26/2024

date 07-28-2020

issued

drawn HM

checked

project no. 2024

sheet no. P-03.0

LUSEO ENGINEERING
CA#32708
7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM

ENGINEER OF RECORD:

EVELIO RODRIGUEZ

FLORIDA P.E. #74127

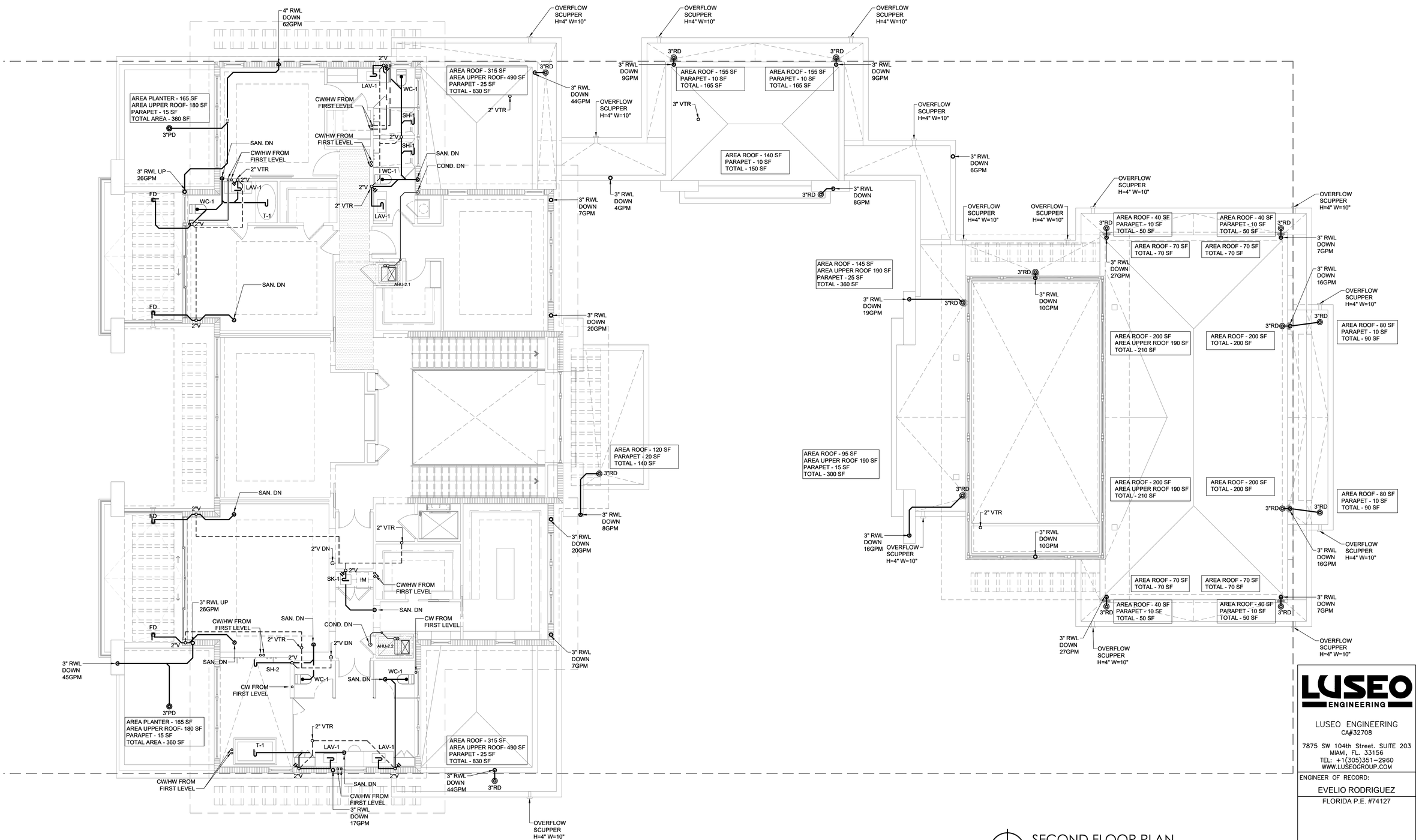
Evelio Rodriguez

NOT VALID UNLESS SIGNED & SEALED

"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

EVELIO RODRIGUEZ LICENSE No 74127 STATE OF FLORIDA PROFESSIONAL ENGINEER

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
P-03.0.pdf



SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"

N

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR. & MRS. DE LA CONCEPCION

8965 SW 63rd COURT PINECREST, FLORIDA 33156

LUSEO ENGINEERING

LUSEO ENGINEERING
CA#32708
7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM

ENGINEER OF RECORD:

EVELIO RODRIGUEZ

FLORIDA P.E. #74127

NOT VALID UNLESS SIGNED & SEALED

"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

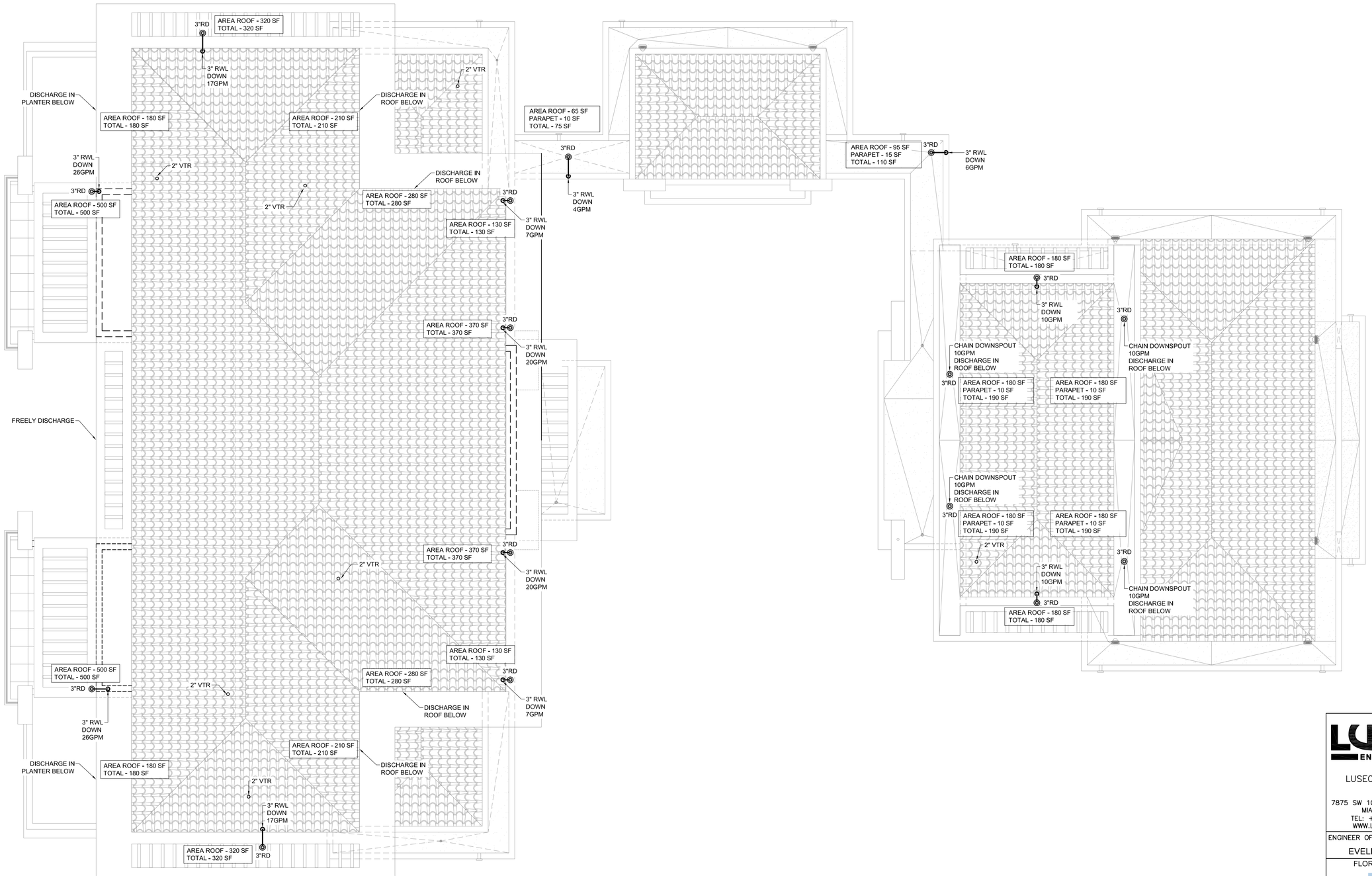
revisions	
1	BDC - 04/29/2025
2	BDC - 05/16/2025
3	BDC - 06/24/2025

date	07-28-2020
issued	
drawn	HM
checked	
project no.	2024

sheet no.

P-03.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
P-03.0_V2.pdf
Examiner Date Time Stamp Trade Stamp Name
VALDIVIESO MERA, JOSE 8/8/2025 10:00:40 AM OTDS Approved



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

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:
MR. & MRS. DE LA CONCEPCION
8965 SW 63rd COURT PINECREST, FLORIDA 33156

LUSEO ENGINEERING
LUSEO ENGINEERING
CA#32708
7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM
ENGINEER OF RECORD:
EVELIO RODRIGUEZ
FLORIDA P.E. #74127
Evelio Rodriguez

NOT VALID UNLESS SIGNED & SEALED
"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

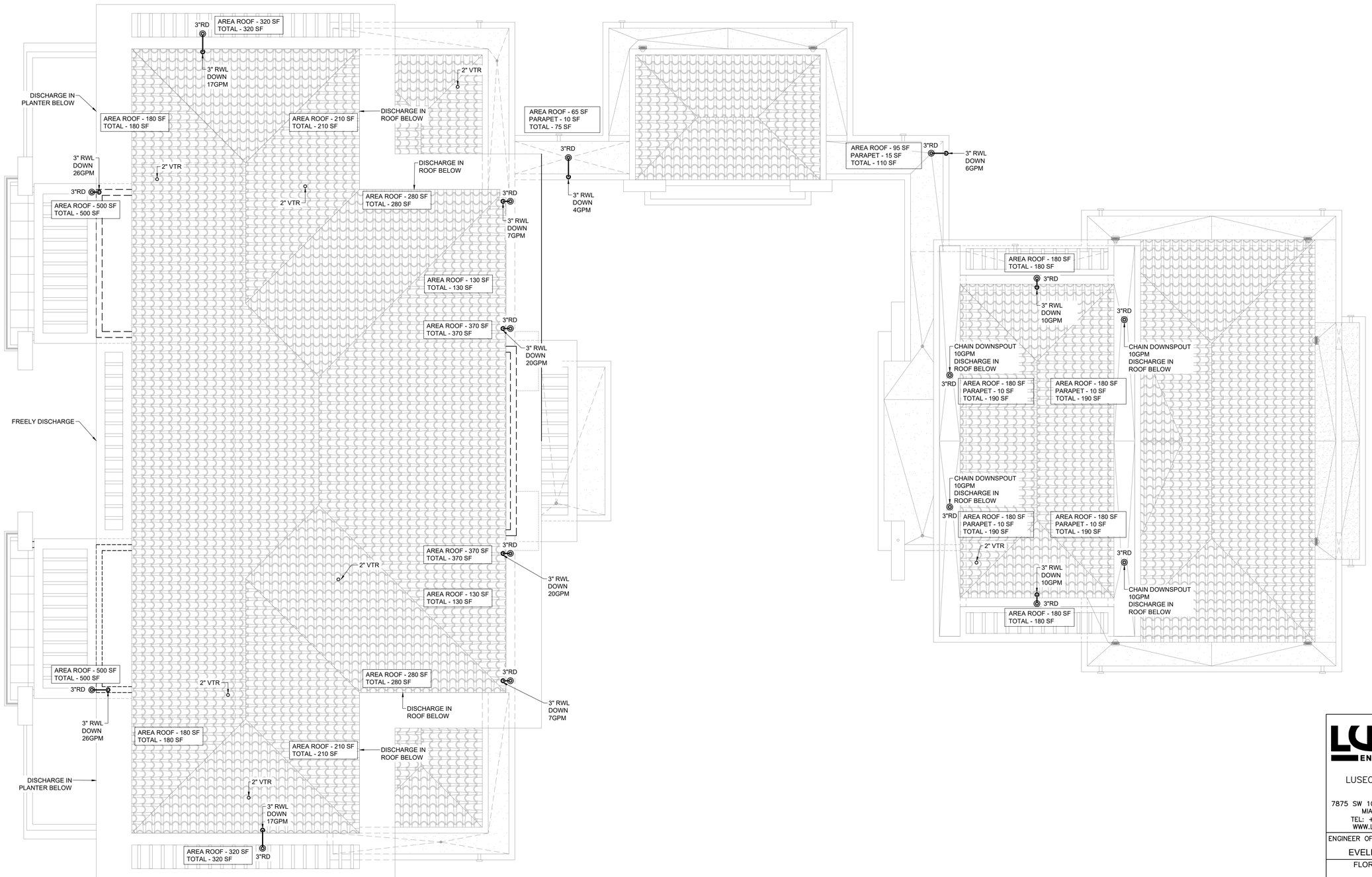
EVELIO RODRIGUEZ LICENSE No 74127 STATE OF FLORIDA PROFESSIONAL ENGINEER

revisions
1 BDC - 04/26/2024

date 07-28-2020
issued
drawn HM
checked
project no. 2024

sheet no.
P-04.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
P-04.0.pdf



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

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:
MR. & MRS. DE LA CONCEPCION
8965 SW 63rd COURT PINECREST, FLORIDA 33156

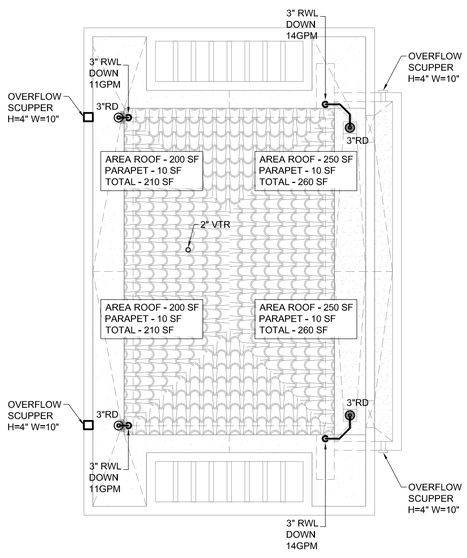
LUSEO ENGINEERING
LUSEO ENGINEERING
CA#32708
7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM
ENGINEER OF RECORD:
EVELIO RODRIGUEZ
FLORIDA P.E. #74127

NOT VALID UNLESS SIGNED & SEALED
"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

revisions
1 BDC - 04/29/2025
2 BDC - 05/16/2025
3 BDC - 06/24/2025

date 07-28-2020
issued
drawn HM
checked
project no. 2024
sheet no.
P-04.0

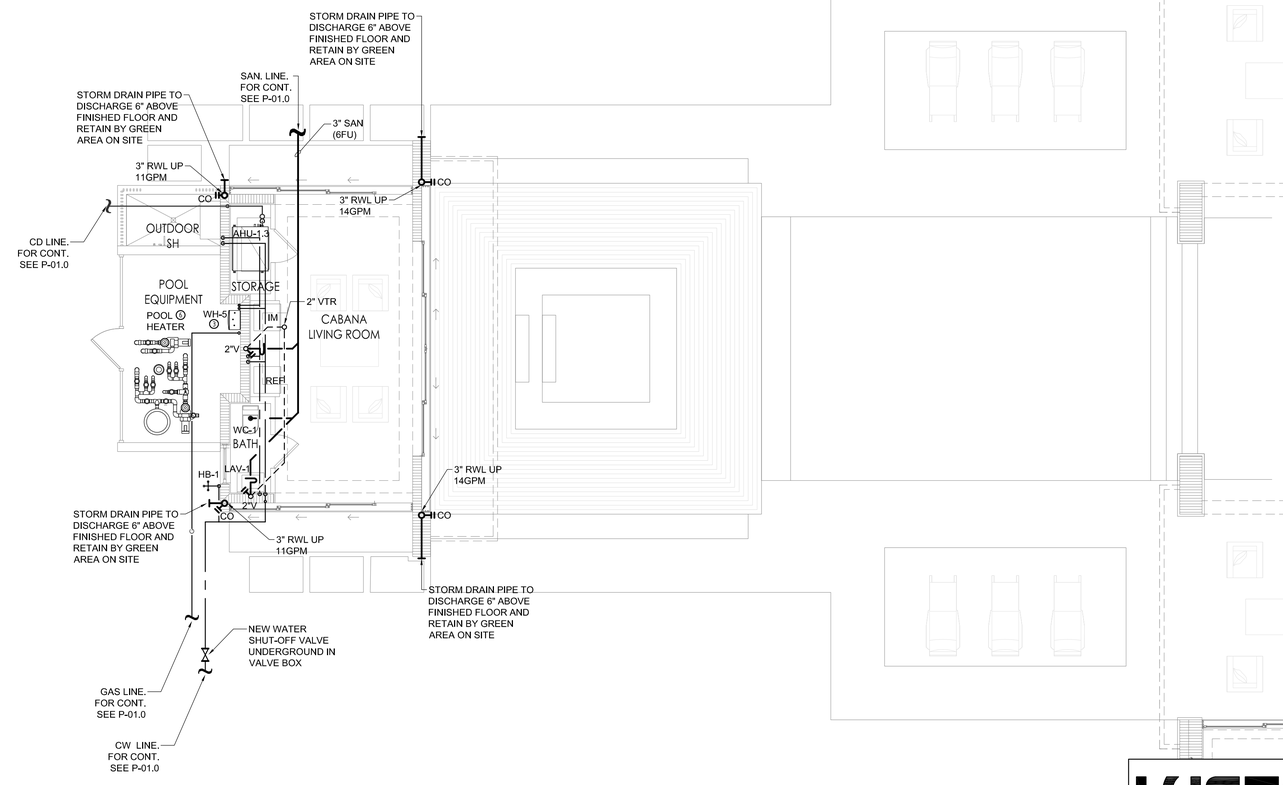
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
P-04.0_V2.pdf



CABANA ROOF PLAN

SCALE 3/16" = 1'-0"

N



CABANA GROUND FLOOR P

SCALE 3/16" = 1'-0"

N

EVELIO RODRIGUEZ LICENSE No 74127 STATE OF FLORIDA PROFESSIONAL ENGINEER

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR. & MRS. DE LA CONCEPCION

8965 SW 63rd COURT PINECREST, FLORIDA 33156

revisions

1 BDC - 04/26/2024

date 07-28-2020

issued

drawn HM

checked

project no. 2024

sheet no.

P-05.0

LUSEO ENGINEERING

LUSEO ENGINEERING
CA#32708

7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM

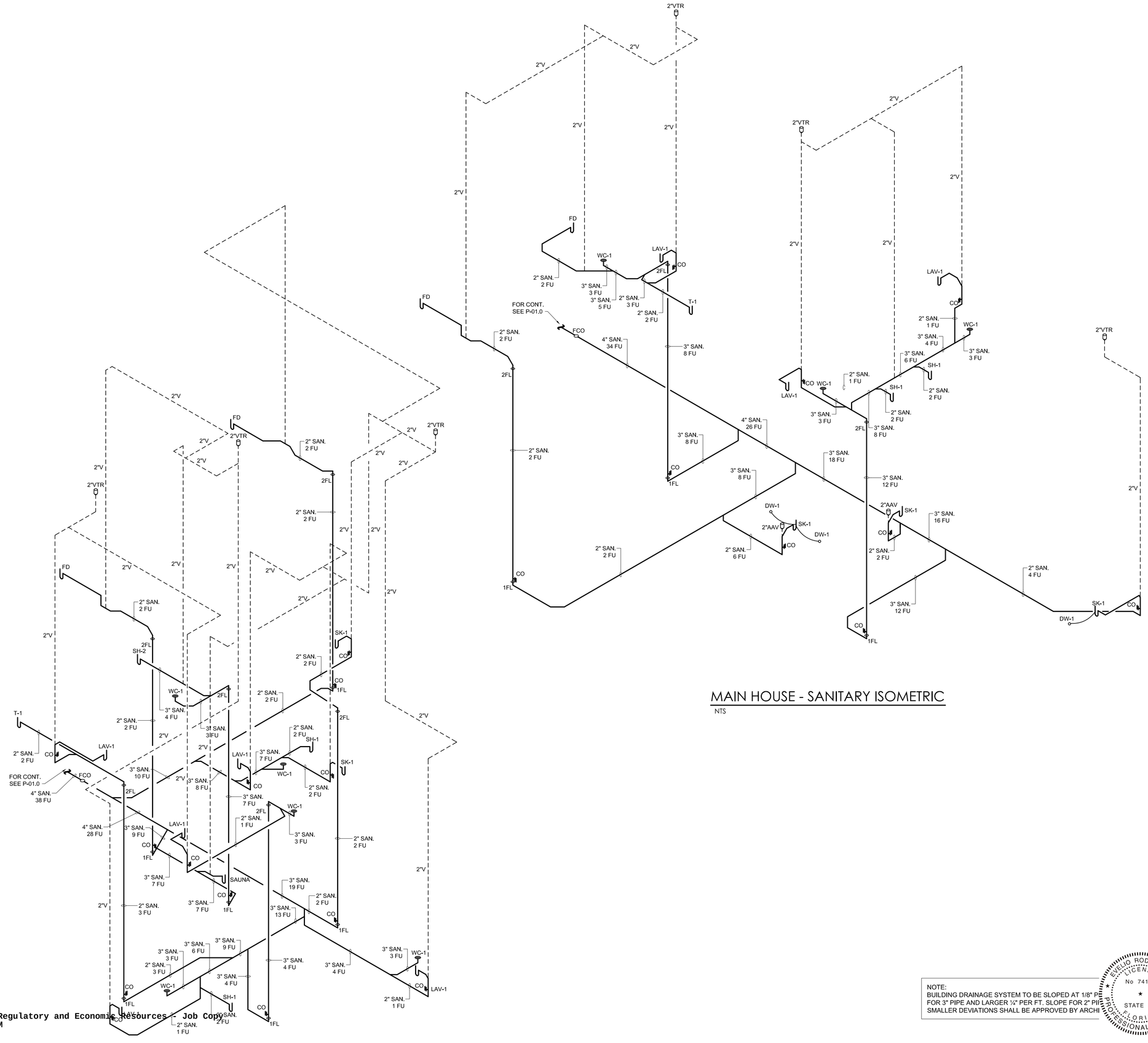
ENGINEER OF RECORD:
EVELIO RODRIGUEZ
FLORIDA P.E. #74127

Evelio Rodriguez

NOT VALID UNLESS SIGNED & SEALED

"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
P-05.0.pdf



MAIN HOUSE - SANITARY ISOMETRIC

NTS

NOTE:
BUILDING DRAINAGE SYSTEM TO BE SLOPED AT 1/8" P
FOR 3" PIPE AND LARGER ¼" PER FT. SLOPE FOR 2" PI
SMALLER DEVIATIONS SHALL BE APPROVED BY ARCHI

EVELIO RODRIGUEZ LICENSE No 74127 STATE OF FLORIDA PROFESSIONAL ENGINEER

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR. & MRS. DE LA CONCEPCION

8965 SW 63rd COURT PINECREST, FLORIDA 33156

LUSEO ENGINEERING

LUSEO ENGINEERING
CA#32708
7875 SW 104th Street, SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM

ENGINEER OF RECORD:
EVELIO RODRIGUEZ
FLORIDA P.E. #74127

Evelio Rodriguez

NOT VALID UNLESS SIGNED & SEALED

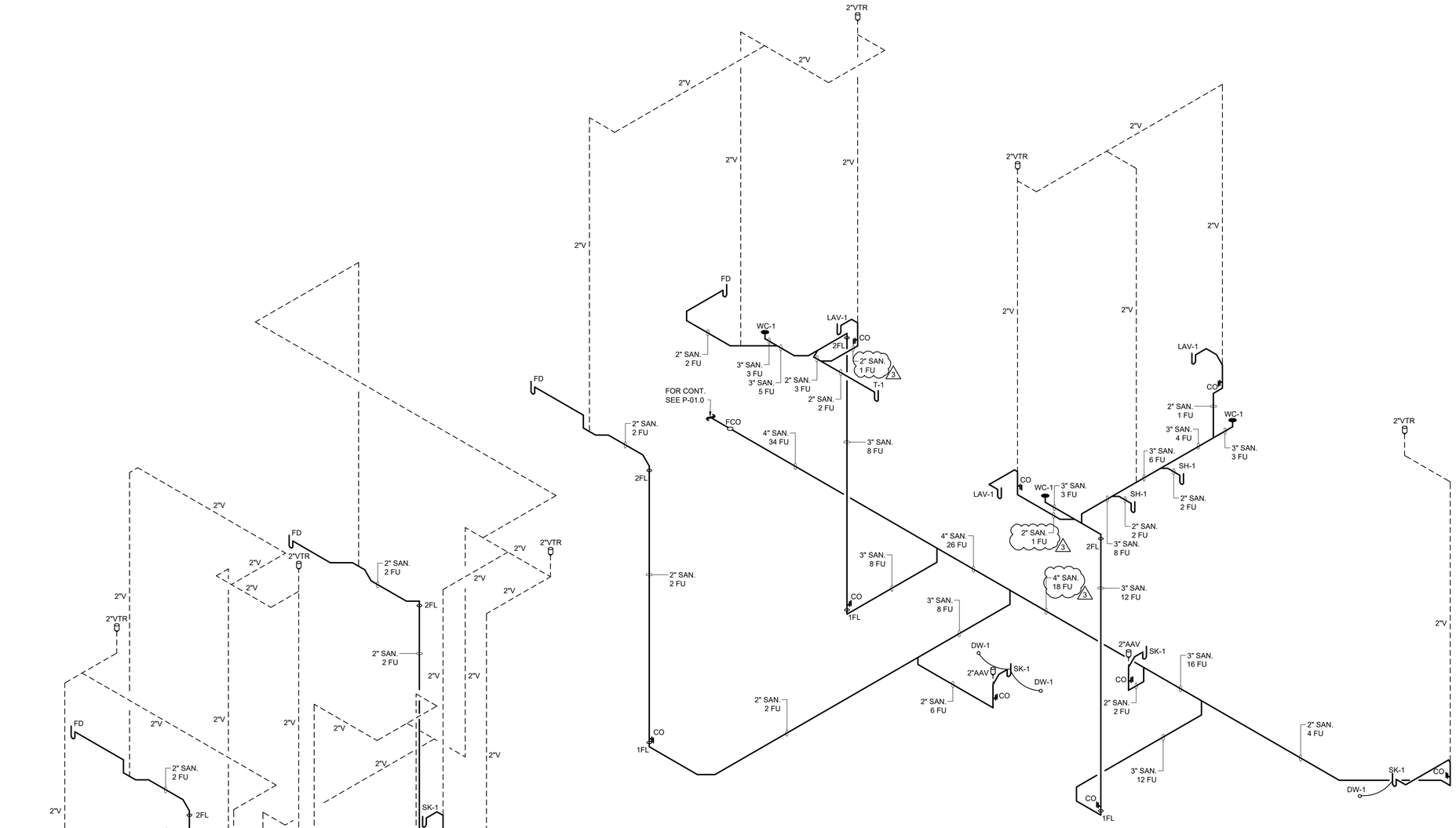
"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

revisions	1	BDC - 04/26/2024
date	07-28-2020	
issued		
drawn	HM	
checked		
project no.	2024	

sheet no.

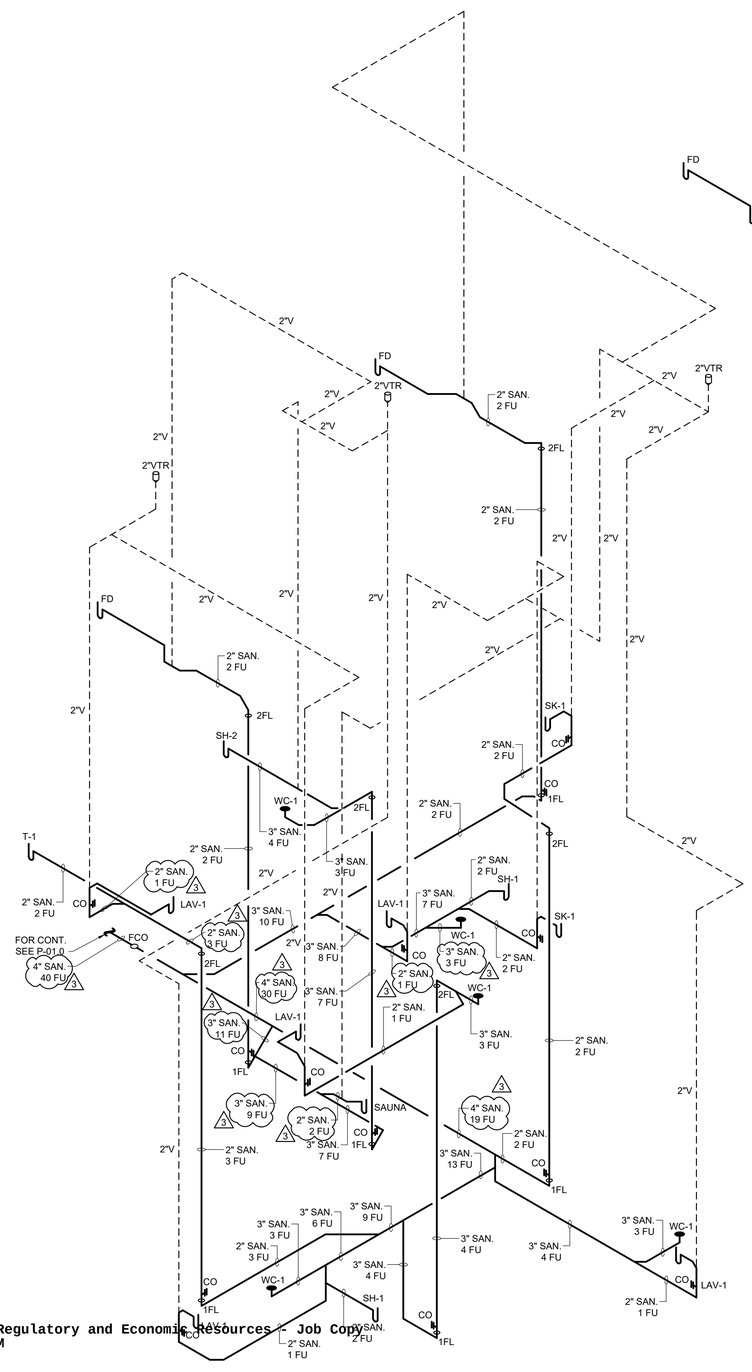
P-06.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
P-06.0.pdf



MAIN HOUSE - SANITARY ISOMETRIC

NTS



NOTE:
BUILDING DRAINAGE SYSTEM TO BE SLOPED AT 1/8" PER FT. MIN. FALL FOR 3" PIPE AND LARGER ¼" PER FT. SLOPE FOR 2" PIPE SIZE AND SMALLER DEVIATIONS SHALL BE APPROVED BY ARCHITECT/ENGINEER.

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR. & MRS. DE LA CONCEPCION

8965 SW 63rd COURT PINECREST, FLORIDA 33156

LUSEO ENGINEERING
LUSEO ENGINEERING
CA#32708
7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM
ENGINEER OF RECORD:
EVELIO RODRIGUEZ
FLORIDA P.E. #74127

NOT VALID UNLESS SIGNED & SEALED

"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

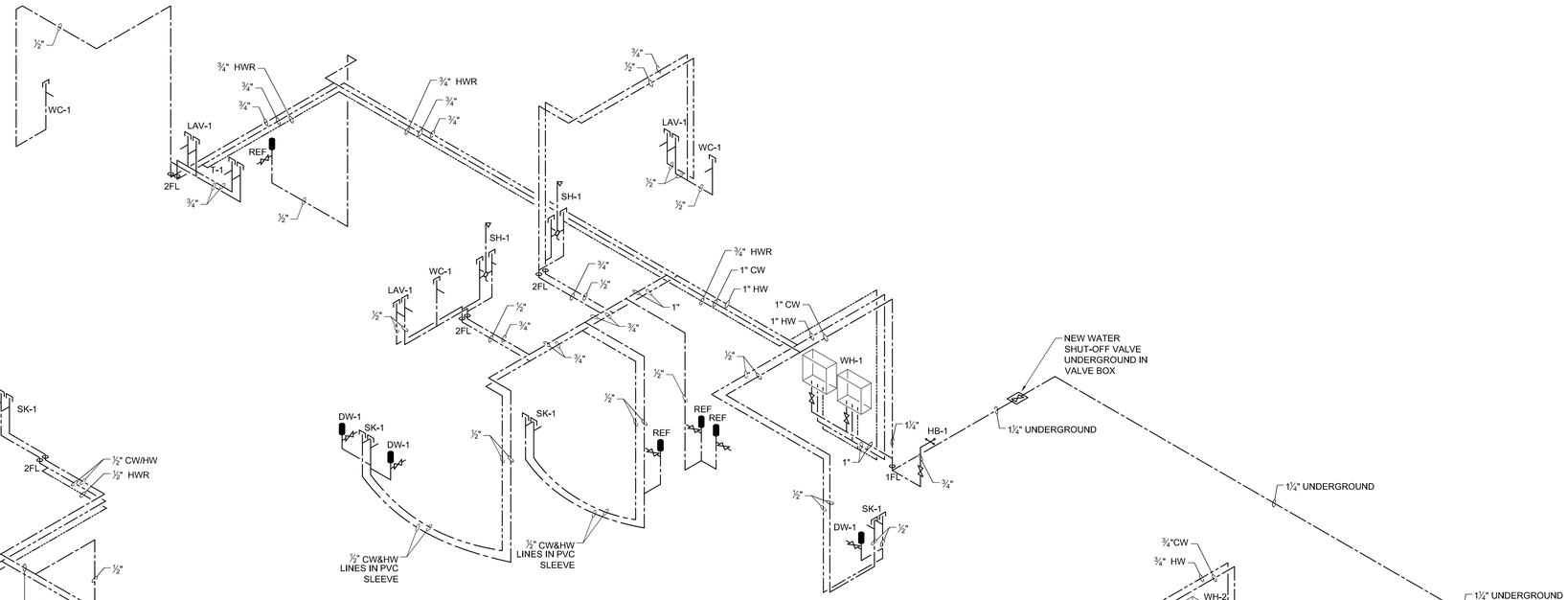
revisions		
1	BDC - 04/25/2025	
2	BDC - 03/16/2025	
3	BDC - 06/24/2025	

date 07-28-2020
issued
drawn HM
checked
project no. 2024

sheet no.

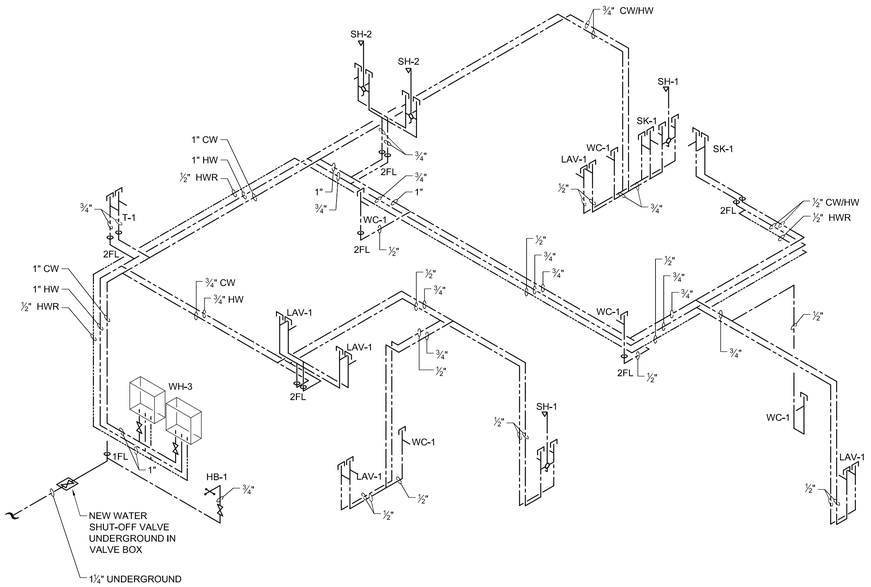
P-06.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
P-06.0_V2.pdf



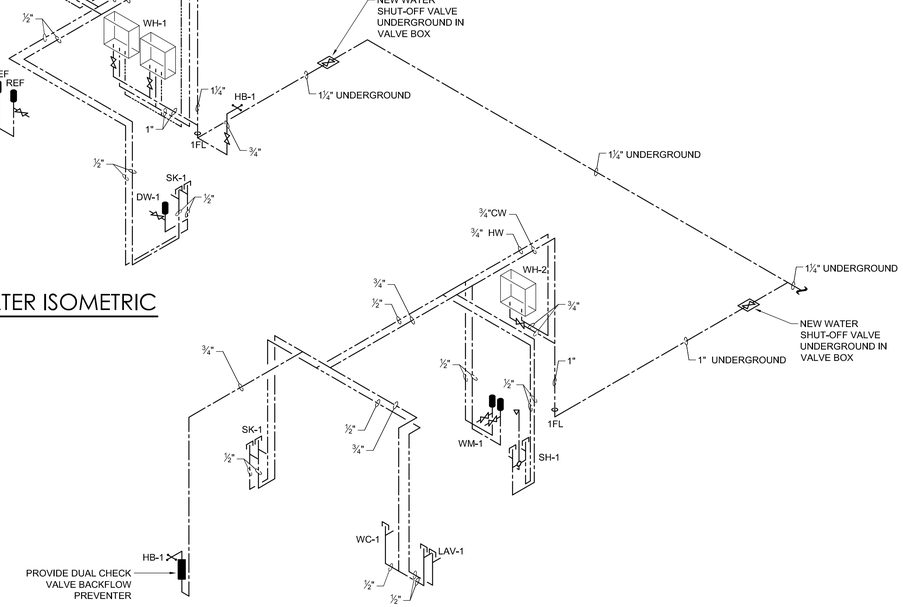
KITCHEN & BEDROOMS - DOMESTIC WATER ISOMETRIC

NTS



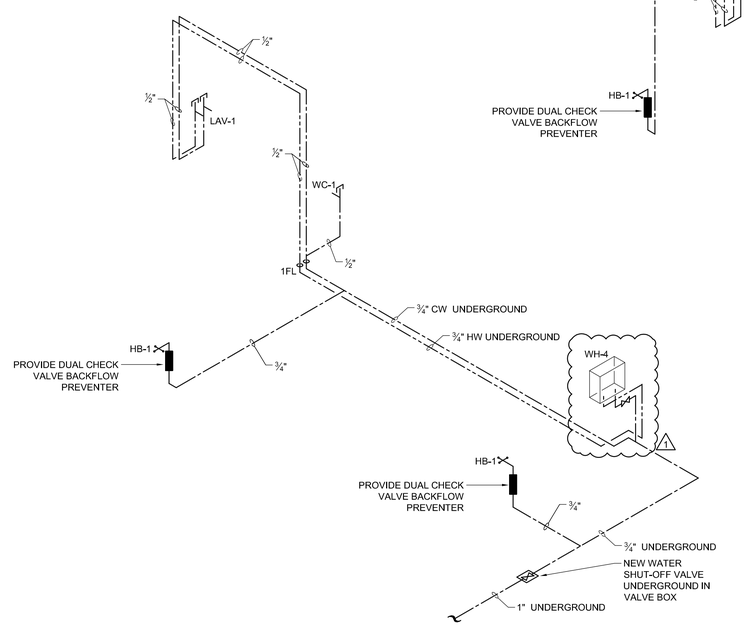
GUEST & MAIN BEDROOM - DOMESTIC WATER ISOMETRIC

NTS



STAFF HOUSE - DOMESTIC WATER ISOMETRIC

NTS



STUDIO - DOMESTIC WATER ISOMETRIC

NTS

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR. & MRS. DE LA CONCEPCION

8965 SW 63rd COURT PINECREST, FLORIDA 33156

LUSEO ENGINEERING

LUSEO ENGINEERING
CA#32708

7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM

ENGINEER OF RECORD:

EVELIO RODRIGUEZ

FLORIDA P.E. #74127

Evelio Rodriguez

NOT VALID UNLESS SIGNED & SEALED

"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

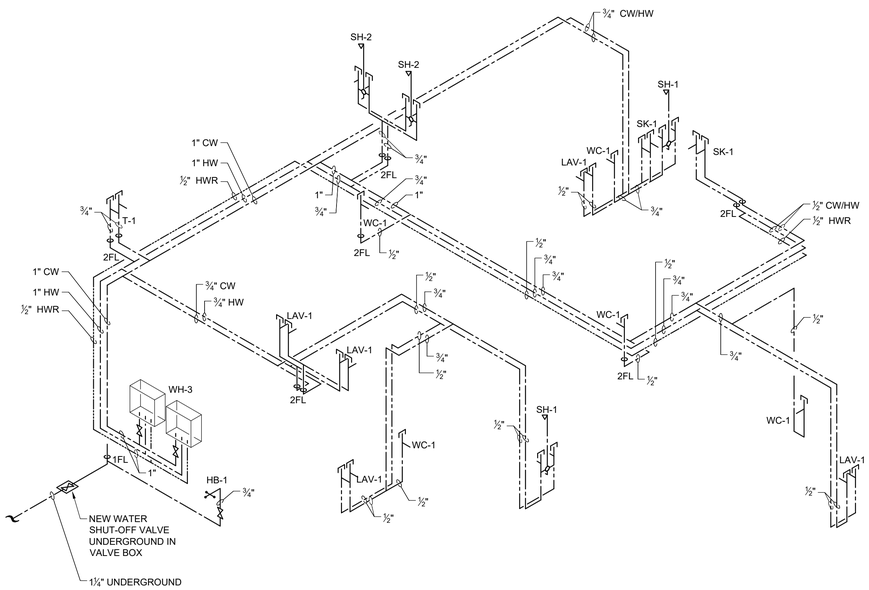
EVELIO RODRIGUEZ LICENSE No 74127 STATE OF FLORIDA PROFESSIONAL ENGINEER

revisions	1	BOC - 04/26/2024
date	07-28-2020	
issued		
drawn	HM	
checked		
project no.	2024	

sheet no.

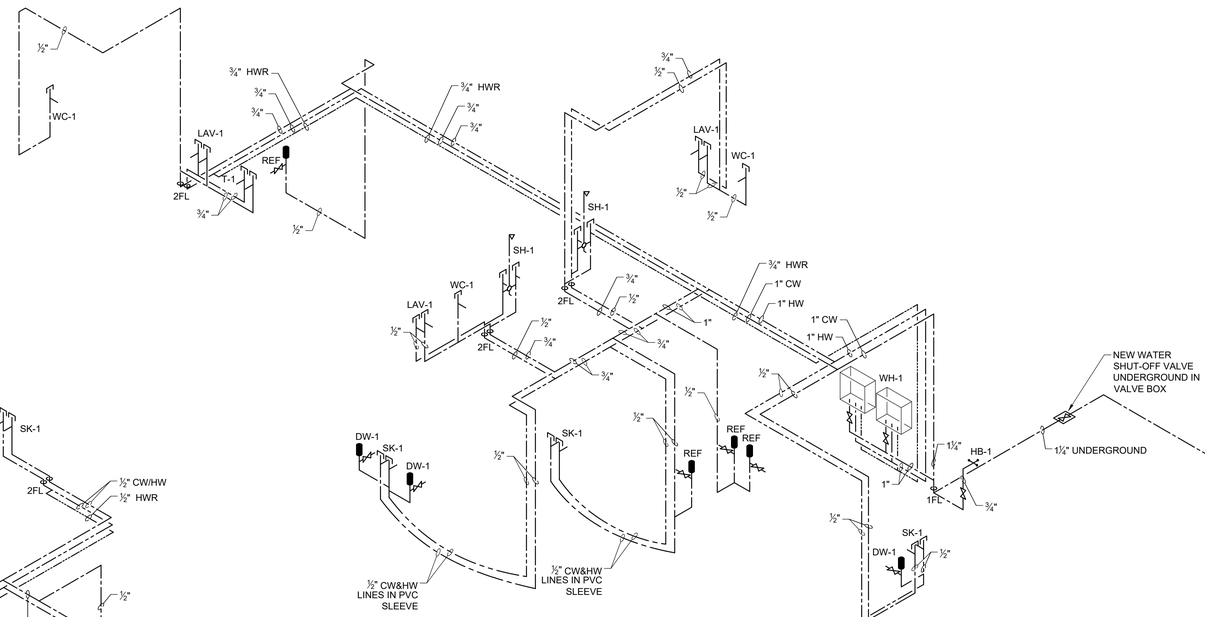
P-07.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
P-07.0.pdf



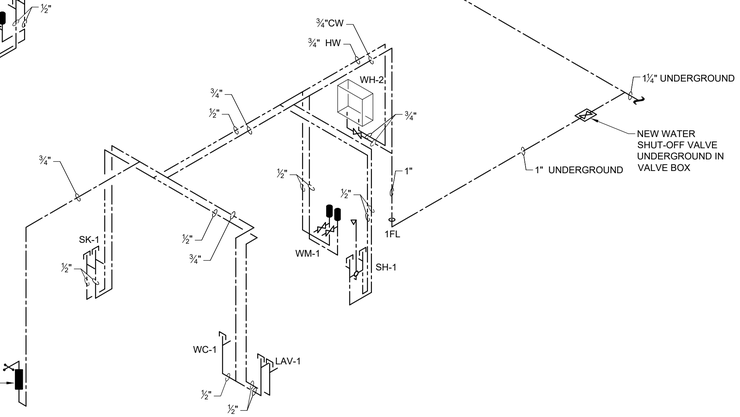
GUEST & MAIN BEDROOM - DOMESTIC WATER ISOMETRIC

NTS



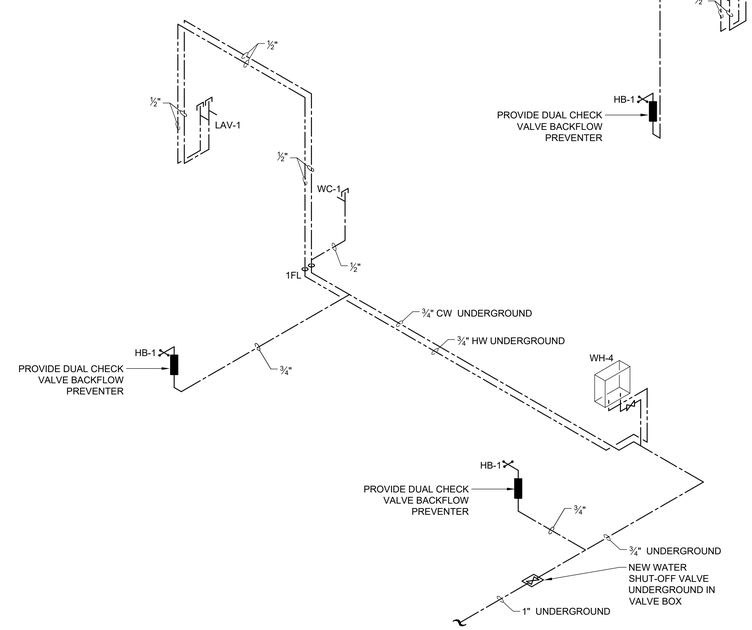
KITCHEN & BEDROOMS - DOMESTIC WATER ISOMETRIC

NTS



STAFF HOUSE - DOMESTIC WATER ISOMETRIC

NTS



STUDIO - DOMESTIC WATER ISOMETRIC

NTS

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR. & MRS. DE LA CONCEPCION

8965 SW 63rd COURT PINECREST, FLORIDA 33156

LUSEO ENGINEERING

LUSEO ENGINEERING
CA#32708
7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM

ENGINEER OF RECORD:
EVELIO RODRIGUEZ
FLORIDA P.E. #74127

NOT VALID UNLESS SIGNED & SEALED
"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

date	07-28-2020
issued	
drawn	HM
checked	
project no.	2024

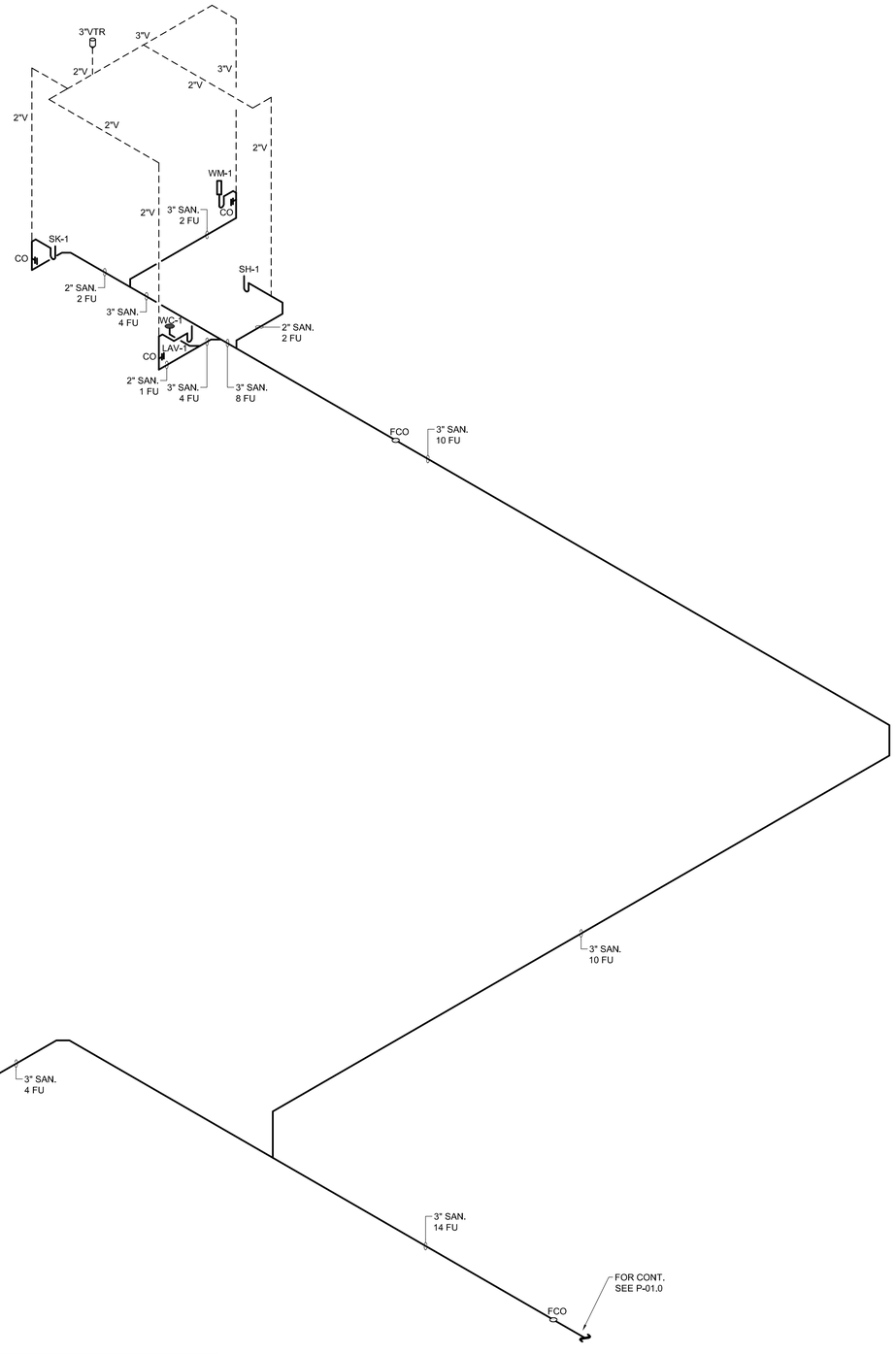
revisions

1	BDC - 04/25/2025
2	BDC - 05/14/2025
3	BDC - 06/24/2025

sheet no.

P-07.0

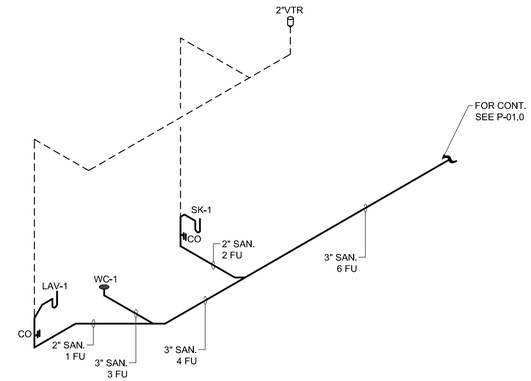
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
P-07.0_V2.pdf



NOTE:
BUILDING DRAINAGE SYSTEM TO BE SLOPED AT 1/8" PER FT. MIN. FALL FOR 3" PIPE AND LARGER ¼" PER FT. SLOPE FOR 2" PIPE SIZE AND SMALLER DEVIATIONS SHALL BE APPROVED BY ARCHITECT/ENGINEER.

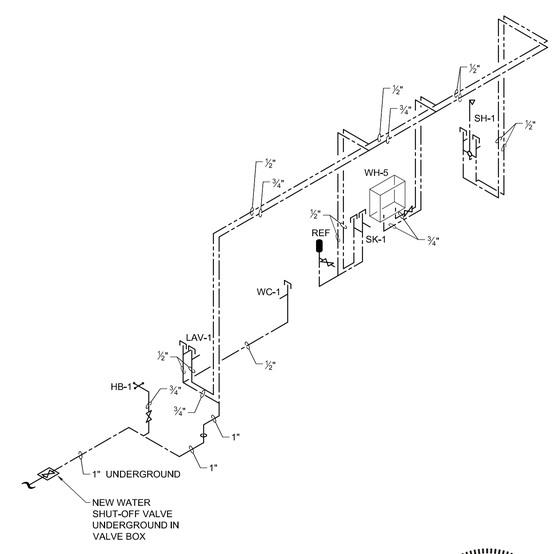
STAFF HOUSE & STUDIO - SANITARY ISOMETRIC

NTS



CABANA - SANITARY ISOMETRIC

NTS



CABANA - DOMESTIC WATER ISOMETRIC

NTS

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copyrights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR. & MRS. DE LA CONCEPCION

8965 SW 63rd COURT PINECREST, FLORIDA 33156

LUSEO ENGINEERING

LUSEO ENGINEERING
CA#32708

7875 SW 104th Street, SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM

ENGINEER OF RECORD:
EVELIO RODRIGUEZ
FLORIDA P.E. #74127

Evelio Rodriguez

NOT VALID UNLESS SIGNED & SEALED

"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

EVELIO RODRIGUEZ
LICENSE
No 74127
STATE OF FLORIDA
PROFESSIONAL ENGINEER

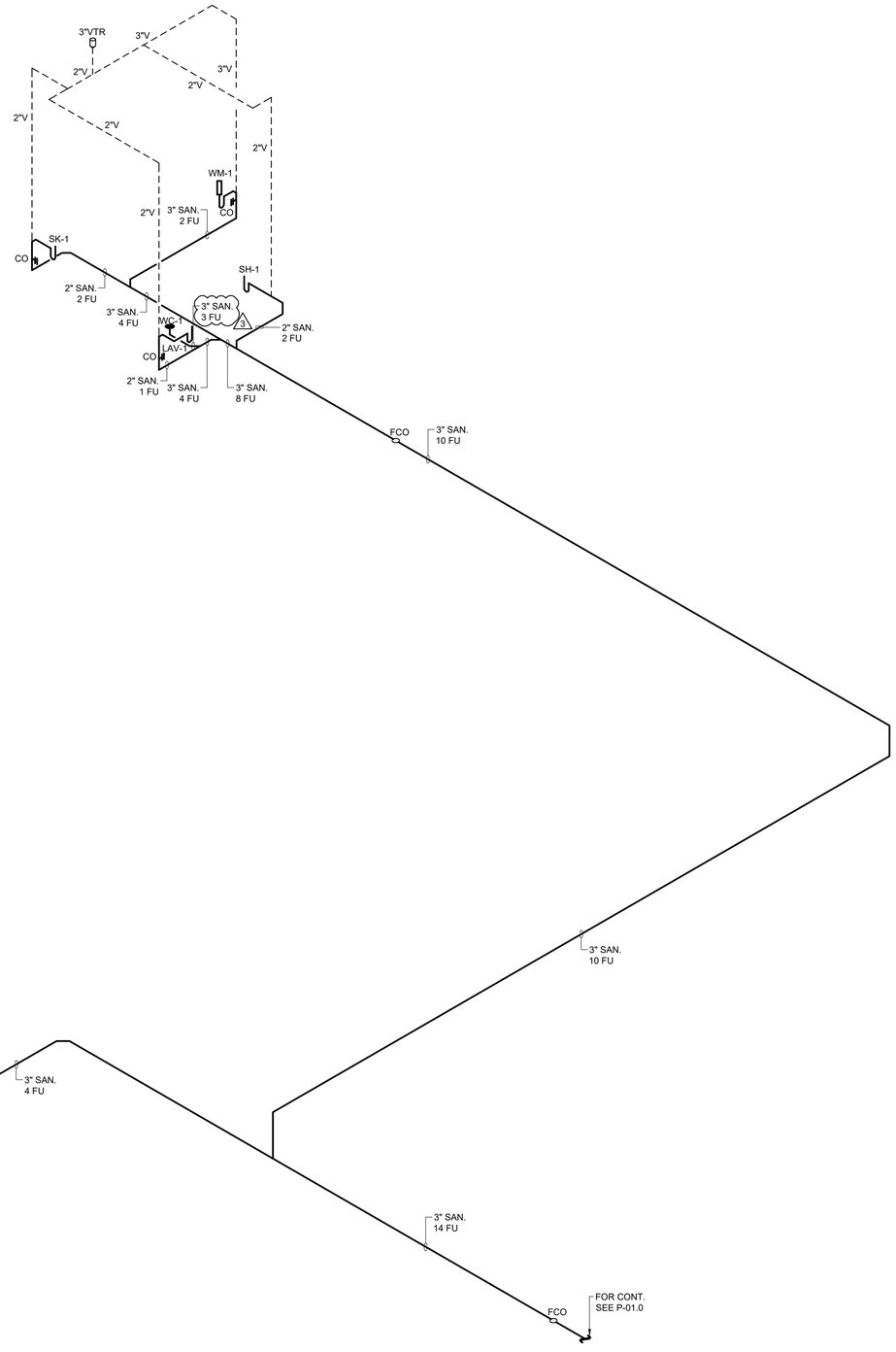
revisions	
1	BDC - 04/26/2024

date 07-28-2020
issued
drawn HM
checked
project no. 2024

sheet no.

P-08.0

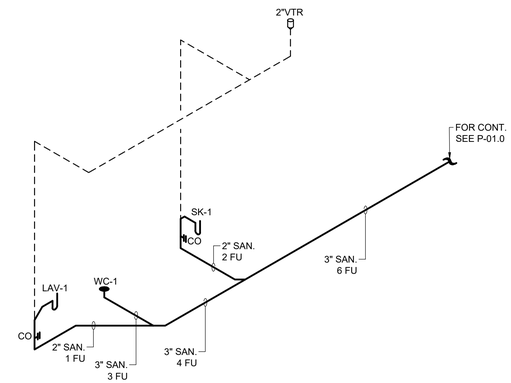
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
P-08.0.pdf



NOTE:
BUILDING DRAINAGE SYSTEM TO BE SLOPED AT 1/8" PER FT. MIN. FALL FOR 3" PIPE AND LARGER ¼" PER FT. SLOPE FOR 2" PIPE SIZE AND SMALLER DEVIATIONS SHALL BE APPROVED BY ARCHITECT/ENGINEER.

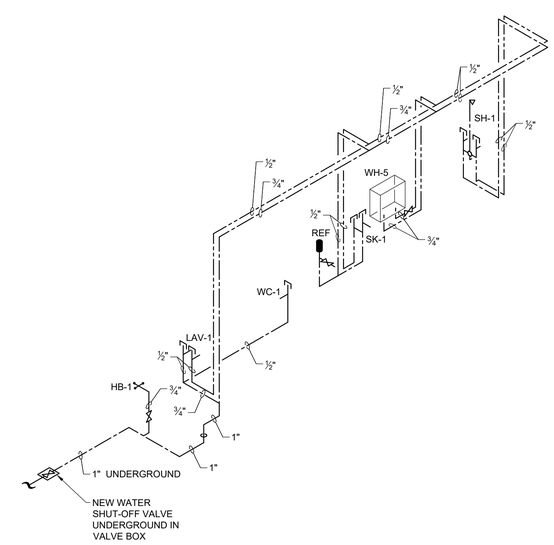
STAFF HOUSE & STUDIO - SANITARY ISOMETRIC

NTS



CABANA - SANITARY ISOMETRIC

NTS



CABANA - DOMESTIC WATER ISOMETRIC

NTS

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR. & MRS. DE LA CONCEPCION

8965 SW 63rd COURT PINECREST, FLORIDA 33156

LUSEO ENGINEERING
LUSEO ENGINEERING
CA#32708
7875 SW 104th Street, SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM
ENGINEER OF RECORD:
EVELIO RODRIGUEZ
FLORIDA P.E. #74127

NOT VALID UNLESS SIGNED & SEALED

"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

revisions	1	BDC - 04/25/2025
	2	BDC - 03/16/2025
	3	BDC - 08/24/2025

date 07-28-2020
issued
drawn HM
checked
project no. 2024

sheet no.

P-08.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
P-08.0_V2.pdf

SIZING SUMMARY (LONGEST LENGTH METHOD)
GAS LOAD

SECOND STAGE LOW PRESSURE REGULATOR.
(Pipe sizing between second stage regulator and appliance (BBQ, COOKTOP X 2 & WH-1))

TABLE:	402.4(28) - 402.4(35) FBC 7th ED FUEL GAS
GAS:	UNDILUTED PROPANE
INLET PRESSURE:	LESS THAN 2 PSI
PRESSURE DROP:	0.3 IN. W.C
SPECIFIC GRAVITY:	1.5
PIPING:	SCHEDULE 40 METALLIC & POLYETHYLENE PLASTIC PIPE
LONGEST RUN APPROXIMATELY:	60'
TOTAL LOAD:	718,000 BTU/H

SECOND STAGE LOW PRESSURE REGULATOR.
(Pipe sizing between second stage regulator and appliance (WH-2 & GENERATOR))

TABLE:	402.4(28) - 402.4(35) FBC 7th ED FUEL GAS
GAS:	UNDILUTED PROPANE
INLET PRESSURE:	LESS THAN 2 PSI
PRESSURE DROP:	0.3 IN. W.C
SPECIFIC GRAVITY:	1.5
PIPING:	SCHEDULE 40 METALLIC & POLYETHYLENE PLASTIC PIPE
LONGEST RUN APPROXIMATELY:	10'
TOTAL LOAD:	599,000 BTU/H

SECOND STAGE LOW PRESSURE REGULATOR.
(Pipe sizing between second stage regulator and appliance (WH-4))

TABLE:	402.4(28) FBC 7th ED FUEL GAS
GAS:	UNDILUTED PROPANE
INLET PRESSURE:	LESS THAN 2 PSI
PRESSURE DROP:	0.3 IN. W.C
SPECIFIC GRAVITY:	1.5
PIPING:	SCHEDULE 40 METALLIC
LONGEST RUN APPROXIMATELY:	10'
TOTAL LOAD:	150,000 BTU/H

SECOND STAGE LOW PRESSURE REGULATOR.
(Pipe sizing between second stage regulator and appliance (WH-3))

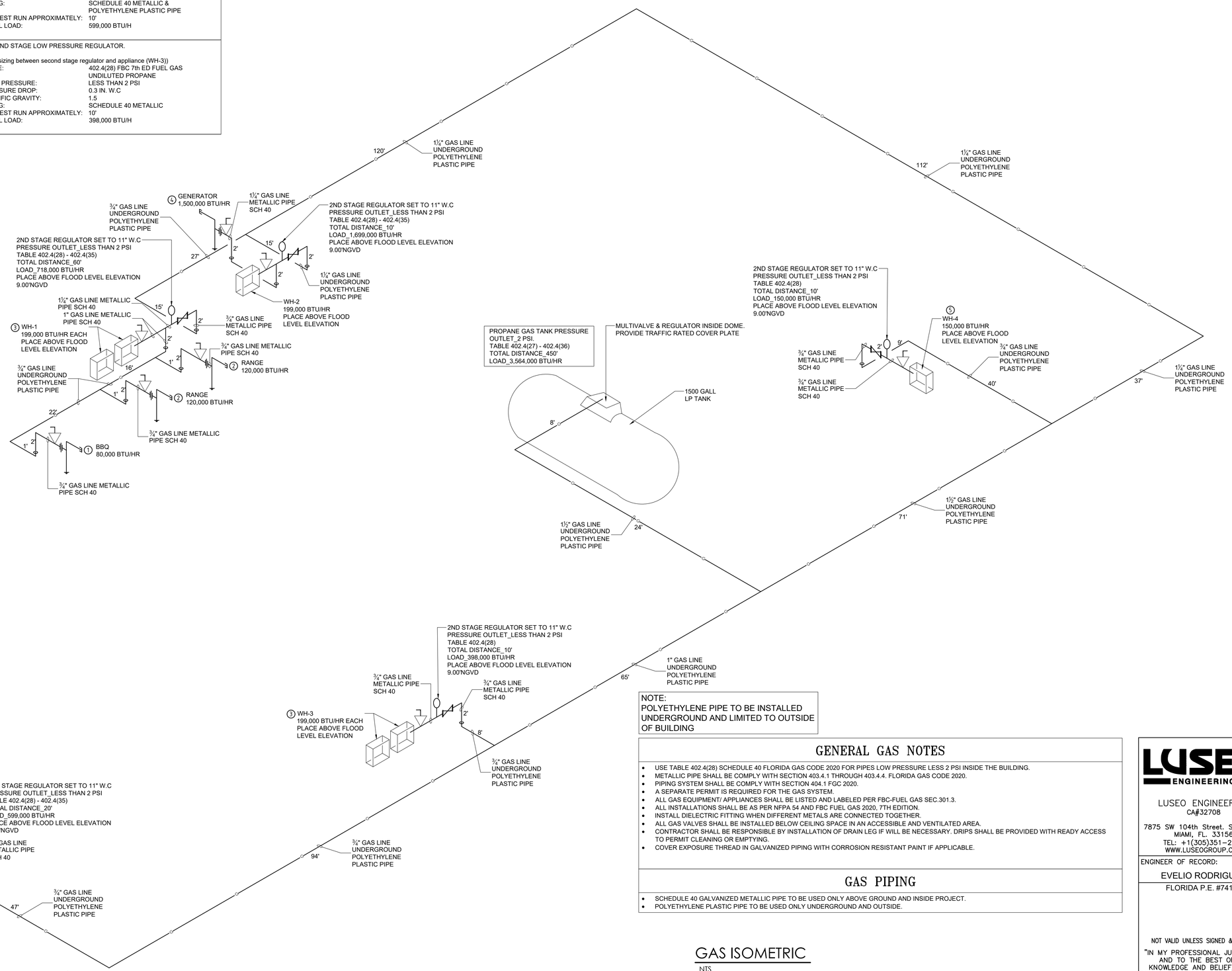
TABLE:	402.4(28) FBC 7th ED FUEL GAS
GAS:	UNDILUTED PROPANE
INLET PRESSURE:	LESS THAN 2 PSI
PRESSURE DROP:	0.3 IN. W.C
SPECIFIC GRAVITY:	1.5
PIPING:	SCHEDULE 40 METALLIC
LONGEST RUN APPROXIMATELY:	10'
TOTAL LOAD:	398,000 BTU/H

SECOND STAGE LOW PRESSURE REGULATOR.
(Pipe sizing between second stage regulator and appliance (WH-5 & POOL HEATER))

TABLE:	402.4(28) - 402.4(35) FBC 7th ED FUEL GAS
GAS:	UNDILUTED PROPANE
INLET PRESSURE:	LESS THAN 2 PSI
PRESSURE DROP:	0.3 IN. W.C
SPECIFIC GRAVITY:	1.5
PIPING:	SCHEDULE 40 METALLIC & POLYETHYLENE PLASTIC PIPE
LONGEST RUN APPROXIMATELY:	20'
TOTAL LOAD:	599,000 BTU/H

APPLIANCES

APPLIANCE#	APPLIANCE NAME	GAS INPUT (BTU/H)
1	BBQ	80,000
2	RANGE	120,000 X 2 240,000
3	GAS WATER HEATER	199,000 X 6 1,194,000
4	GENERATOR	1,500,000
5	GAS WATER HEATER	150,000
6	POOL HEATER	400,000
TOTAL		3,564,000 BTU/H
TOTAL CFH		3,564,000 / 2,517 = 1,416 CFH



NOTE:
POLYETHYLENE PIPE TO BE INSTALLED UNDERGROUND AND LIMITED TO OUTSIDE OF BUILDING

GENERAL GAS NOTES

- USE TABLE 402.4(28) SCHEDULE 40 FLORIDA GAS CODE 2020 FOR PIPES LOW PRESSURE LESS 2 PSI INSIDE THE BUILDING.
- METALLIC PIPE SHALL BE COMPLY WITH SECTION 403.4.1 THROUGH 403.4.4. FLORIDA GAS CODE 2020.
- PIPING SYSTEM SHALL BE COMPLY WITH SECTION 404.1 FGC 2020.
- A SEPARATE PERMIT IS REQUIRED FOR THE GAS SYSTEM.
- ALL GAS EQUIPMENT/ APPLIANCES SHALL BE LISTED AND LABELED PER FBC-FUEL GAS SEC.301.3.
- ALL INSTALLATIONS SHALL BE AS PER NFPA 54 AND FBC FUEL GAS 2020, 7TH EDITION.
- INSTALL DIELECTRIC FITTING WHEN DIFFERENT METALS ARE CONNECTED TOGETHER.
- ALL GAS VALVES SHALL BE INSTALLED BELOW CEILING SPACE IN AN ACCESSIBLE AND VENTILATED AREA.
- CONTRACTOR SHALL BE RESPONSIBLE BY INSTALLATION OF DRAIN LEG IF WILL BE NECESSARY. DRIPS SHALL BE PROVIDED WITH READY ACCESS TO PERMIT CLEANING OR EMPTYING.
- COVER EXPOSURE THREAD IN GALVANIZED PIPING WITH CORROSION RESISTANT PAINT IF APPLICABLE.

GAS PIPING

- SCHEDULE 40 GALVANIZED METALLIC PIPE TO BE USED ONLY ABOVE GROUND AND INSIDE PROJECT.
- POLYETHYLENE PLASTIC PIPE TO BE USED ONLY UNDERGROUND AND OUTSIDE.

GAS ISOMETRIC
NTS

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:
MR. & MRS. DE LA CONCEPCION
8965 SW 63rd COURT PINECREST, FLORIDA 33156

LUSEO ENGINEERING
LUSEO ENGINEERING
CA#32708
7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM
ENGINEER OF RECORD:
EVELIO RODRIGUEZ
FLORIDA P.E. #74127

NOT VALID UNLESS SIGNED & SEALED
"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

revisions		
1	BDC - 04/25/2025	
2	BDC - 05/16/2025	
3	BDC - 06/24/2025	

date 07-28-2020
issued
drawn HM
checked
project no. 2024

sheet no.
P-09.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
P-09.0 1.pdf

SIZING SUMMARY (LONGEST LENGTH METHOD)
GAS LOAD

SECOND STAGE LOW PRESSURE REGULATOR.
(Pipe sizing between second stage regulator and appliance (BBQ, COOKTOP X 2 & WH-1))

TABLE:	402.4(28) - 402.4(35) FBC 7th ED FUEL GAS
GAS:	UNDILUTED PROPANE
INLET PRESSURE:	LESS THAN 2 PSI
PRESSURE DROP:	0.3 IN. W.C
SPECIFIC GRAVITY:	0.6
PIPING:	SCHEDULE 40 METALLIC & POLYETHYLENE PLASTIC PIPE
LONGEST RUN APPROXIMATELY:	60'
TOTAL LOAD:	718,000 BTU/H

SECOND STAGE LOW PRESSURE REGULATOR.
(Pipe sizing between second stage regulator and appliance (WH-2 & GENERATOR))

TABLE:	402.4(28) - 402.4(35) FBC 7th ED FUEL GAS
GAS:	UNDILUTED PROPANE
INLET PRESSURE:	LESS THAN 2 PSI
PRESSURE DROP:	0.3 IN. W.C
SPECIFIC GRAVITY:	0.6
PIPING:	SCHEDULE 40 METALLIC & POLYETHYLENE PLASTIC PIPE
LONGEST RUN APPROXIMATELY:	10'
TOTAL LOAD:	599,000 BTU/H

SECOND STAGE LOW PRESSURE REGULATOR.
(Pipe sizing between second stage regulator and appliance (WH-4))

TABLE:	402.4(28) FBC 7th ED FUEL GAS
GAS:	UNDILUTED PROPANE
INLET PRESSURE:	LESS THAN 2 PSI
PRESSURE DROP:	0.3 IN. W.C
SPECIFIC GRAVITY:	0.6
PIPING:	SCHEDULE 40 METALLIC
LONGEST RUN APPROXIMATELY:	10'
TOTAL LOAD:	150,000 BTU/H

SECOND STAGE LOW PRESSURE REGULATOR.
(Pipe sizing between second stage regulator and appliance (WH-3))

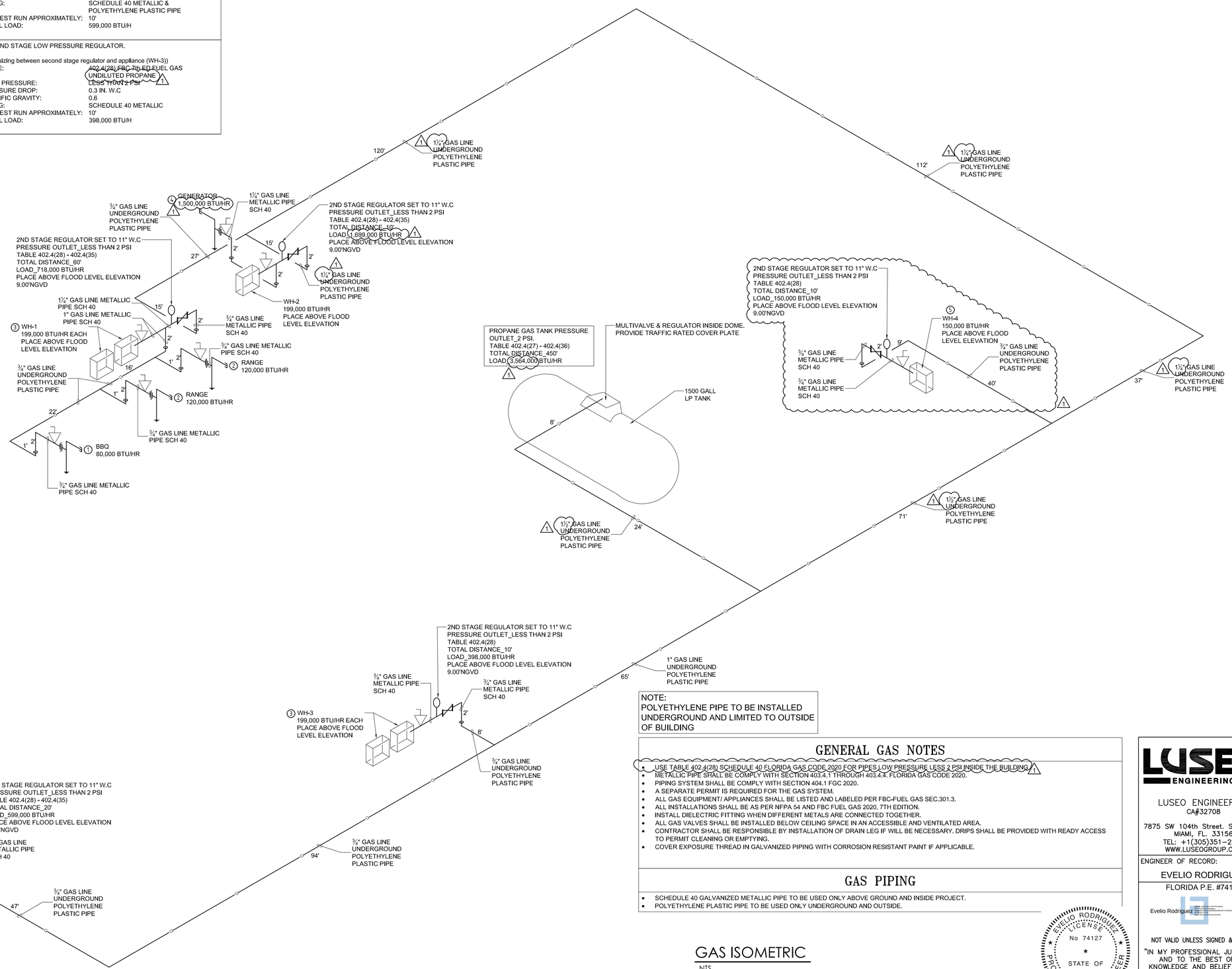
TABLE:	402.4(28) FBC 7th ED FUEL GAS
GAS:	UNDILUTED PROPANE
INLET PRESSURE:	LESS THAN 2 PSI
PRESSURE DROP:	0.3 IN. W.C
SPECIFIC GRAVITY:	0.6
PIPING:	SCHEDULE 40 METALLIC
LONGEST RUN APPROXIMATELY:	10'
TOTAL LOAD:	398,000 BTU/H

SECOND STAGE LOW PRESSURE REGULATOR.
(Pipe sizing between second stage regulator and appliance (WH-5 & POOL HEATER))

TABLE:	402.4(28) - 402.4(35) FBC 7th ED FUEL GAS
GAS:	UNDILUTED PROPANE
INLET PRESSURE:	LESS THAN 2 PSI
PRESSURE DROP:	0.3 IN. W.C
SPECIFIC GRAVITY:	0.6
PIPING:	SCHEDULE 40 METALLIC & POLYETHYLENE PLASTIC PIPE
LONGEST RUN APPROXIMATELY:	20'
TOTAL LOAD:	599,000 BTU/H

APPLIANCES

APPLIANCE#	APPLIANCE NAME	GAS INPUT (BTU/H)
1	BBQ	80,000
2	RANGE	120,000 X 2 240,000
3	GAS WATER HEATER	199,000 X 6 1,194,000
4	GENERATOR	1,500,000
5	GAS WATER HEATER	150,000
6	POOL HEATER	400,000
TOTAL		3,564,000 BTU/H
TOTAL CFH		3,564,000 2,517 — 1,416 CFH



NOTE:
POLYETHYLENE PIPE TO BE INSTALLED UNDERGROUND AND LIMITED TO OUTSIDE OF BUILDING

GENERAL GAS NOTES

- USE TABLE 402.4(28) SCHEDULE 40 FLORIDA GAS CODE 2020 FOR PIPES LOW PRESSURE LESS 2 PSI INSIDE THE BUILDING.
- METALLIC PIPE SHALL BE COMPLY WITH SECTION 403.4.1 THROUGH 403.4.4. FLORIDA GAS CODE 2020.
- PIPING SYSTEM SHALL BE COMPLY WITH SECTION 404.1 FGC 2020.
- A SEPARATE PERMIT IS REQUIRED FOR THE GAS SYSTEM.
- ALL GAS EQUIPMENT/ APPLIANCES SHALL BE LISTED AND LABELED PER FBC-FUEL GAS SEC.301.3.
- ALL INSTALLATIONS SHALL BE AS PER NFPA 54 AND FBC FUEL GAS 2020, 7TH EDITION.
- INSTALL DIELECTRIC FITTING WHEN DIFFERENT METALS ARE CONNECTED TOGETHER.
- ALL GAS VALVES SHALL BE INSTALLED BELOW CEILING SPACE IN AN ACCESSIBLE AND VENTILATED AREA.
- CONTRACTOR SHALL BE RESPONSIBLE BY INSTALLATION OF DRAIN LEG IF WILL BE NECESSARY. DRIPS SHALL BE PROVIDED WITH READY ACCESS TO PERMIT CLEANING OR EMPTYING.
- COVER EXPOSURE THREAD IN GALVANIZED PIPING WITH CORROSION RESISTANT PAINT IF APPLICABLE.

GAS PIPING

- SCHEDULE 40 GALVANIZED METALLIC PIPE TO BE USED ONLY ABOVE GROUND AND INSIDE PROJECT.
- POLYETHYLENE PLASTIC PIPE TO BE USED ONLY UNDERGROUND AND OUTSIDE.

GAS ISOMETRIC
NTS

EVELIO RODRIGUEZ LICENSE No 74127 STATE OF FLORIDA PROFESSIONAL ENGINEER

LUSEO ENGINEERING
CA#32708
7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM

ENGINEER OF RECORD:
EVELIO RODRIGUEZ
FLORIDA P.E. #74127

Evelio Rodriguez

NOT VALID UNLESS SIGNED & SEALED
"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architects drawings and specifications on other projects.

NEW RESIDENCE FOR:
MR. & MRS. DE LA CONCEPCION
8965 SW 63rd COURT PINECREST, FLORIDA 33156

revisions
1 BDC - 04/26/2024

date	07-28-2020
issued	
drawn	HM
checked	
project no.	2024
sheet no.	P-09.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
P-09.0.pdf

SIZING SUMMARY (LONGEST LENGTH METHOD)
GAS LOAD

SECOND STAGE LOW PRESSURE REGULATOR.
(Pipe sizing between second stage regulator and appliance (BBQ, COOKTOP X 2 & WH-1))

TABLE:	402.4(28) - 402.4(35) FBC 7th ED FUEL GAS
GAS:	UNDILUTED PROPANE
INLET PRESSURE:	LESS THAN 2 PSI
PRESSURE DROP:	0.3 IN. W.C
SPECIFIC GRAVITY:	1.5
PIPING:	SCHEDULE 40 METALLIC & POLYETHYLENE PLASTIC PIPE
LONGEST RUN APPROXIMATELY:	60'
TOTAL LOAD:	718,000 BTU/H

SECOND STAGE LOW PRESSURE REGULATOR.
(Pipe sizing between second stage regulator and appliance (WH-2 & GENERATOR))

TABLE:	402.4(28) - 402.4(35) FBC 7th ED FUEL GAS
GAS:	UNDILUTED PROPANE
INLET PRESSURE:	LESS THAN 2 PSI
PRESSURE DROP:	0.3 IN. W.C
SPECIFIC GRAVITY:	1.5
PIPING:	SCHEDULE 40 METALLIC & POLYETHYLENE PLASTIC PIPE
LONGEST RUN APPROXIMATELY:	10'
TOTAL LOAD:	599,000 BTU/H

SECOND STAGE LOW PRESSURE REGULATOR.
(Pipe sizing between second stage regulator and appliance (WH-4))

TABLE:	402.4(28) FBC 7th ED FUEL GAS
GAS:	UNDILUTED PROPANE
INLET PRESSURE:	LESS THAN 2 PSI
PRESSURE DROP:	0.3 IN. W.C
SPECIFIC GRAVITY:	1.5
PIPING:	SCHEDULE 40 METALLIC
LONGEST RUN APPROXIMATELY:	10'
TOTAL LOAD:	150,000 BTU/H

SECOND STAGE LOW PRESSURE REGULATOR.
(Pipe sizing between second stage regulator and appliance (WH-3))

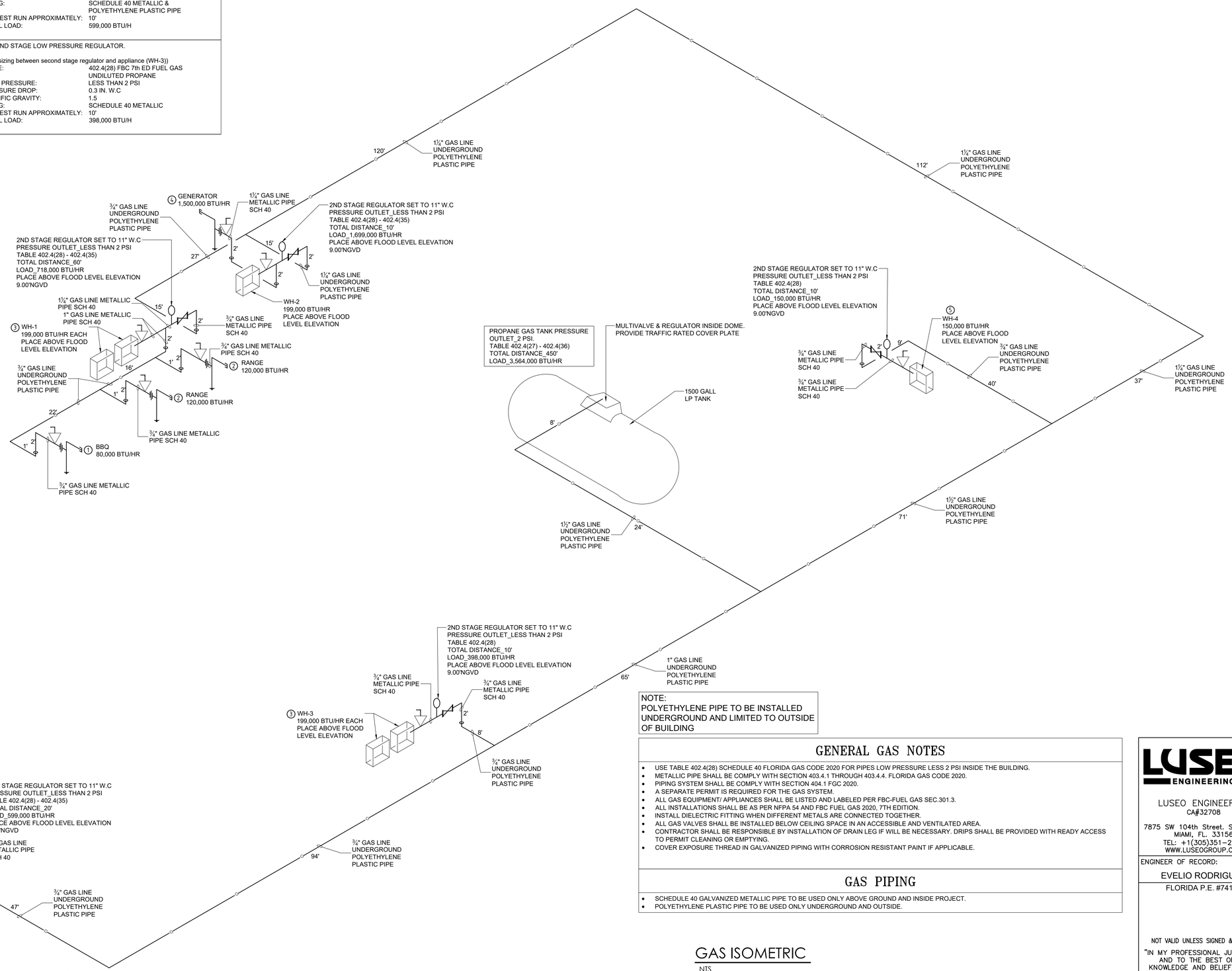
TABLE:	402.4(28) FBC 7th ED FUEL GAS
GAS:	UNDILUTED PROPANE
INLET PRESSURE:	LESS THAN 2 PSI
PRESSURE DROP:	0.3 IN. W.C
SPECIFIC GRAVITY:	1.5
PIPING:	SCHEDULE 40 METALLIC
LONGEST RUN APPROXIMATELY:	10'
TOTAL LOAD:	398,000 BTU/H

SECOND STAGE LOW PRESSURE REGULATOR.
(Pipe sizing between second stage regulator and appliance (WH-5 & POOL HEATER))

TABLE:	402.4(28) - 402.4(35) FBC 7th ED FUEL GAS
GAS:	UNDILUTED PROPANE
INLET PRESSURE:	LESS THAN 2 PSI
PRESSURE DROP:	0.3 IN. W.C
SPECIFIC GRAVITY:	1.5
PIPING:	SCHEDULE 40 METALLIC & POLYETHYLENE PLASTIC PIPE
LONGEST RUN APPROXIMATELY:	20'
TOTAL LOAD:	599,000 BTU/H

APPLIANCES

APPLIANCE#	APPLIANCE NAME	GAS INPUT (BTU/H)
1	BBQ	80,000
2	RANGE	120,000 X 2 240,000
3	GAS WATER HEATER	199,000 X 6 1,194,000
4	GENERATOR	1,500,000
5	GAS WATER HEATER	150,000
6	POOL HEATER	400,000
TOTAL		3,564,000 BTU/H
TOTAL CFH		3,564,000 / 2,517 = 1,416 CFH



NOTE:
POLYETHYLENE PIPE TO BE INSTALLED UNDERGROUND AND LIMITED TO OUTSIDE OF BUILDING

GENERAL GAS NOTES

- USE TABLE 402.4(28) SCHEDULE 40 FLORIDA GAS CODE 2020 FOR PIPES LOW PRESSURE LESS 2 PSI INSIDE THE BUILDING.
- METALLIC PIPE SHALL BE COMPLY WITH SECTION 403.4.1 THROUGH 403.4.4. FLORIDA GAS CODE 2020.
- PIPING SYSTEM SHALL BE COMPLY WITH SECTION 404.1 FGC 2020.
- A SEPARATE PERMIT IS REQUIRED FOR THE GAS SYSTEM.
- ALL GAS EQUIPMENT/ APPLIANCES SHALL BE LISTED AND LABELED PER FBC-FUEL GAS SEC.301.3.
- ALL INSTALLATIONS SHALL BE AS PER NFPA 54 AND FBC FUEL GAS 2020, 7TH EDITION.
- INSTALL DIELECTRIC FITTING WHEN DIFFERENT METALS ARE CONNECTED TOGETHER.
- ALL GAS VALVES SHALL BE INSTALLED BELOW CEILING SPACE IN AN ACCESSIBLE AND VENTILATED AREA.
- CONTRACTOR SHALL BE RESPONSIBLE BY INSTALLATION OF DRAIN LEG IF WILL BE NECESSARY. DRIPS SHALL BE PROVIDED WITH READY ACCESS TO PERMIT CLEANING OR EMPTYING.
- COVER EXPOSURE THREAD IN GALVANIZED PIPING WITH CORROSION RESISTANT PAINT IF APPLICABLE.

GAS PIPING

- SCHEDULE 40 GALVANIZED METALLIC PIPE TO BE USED ONLY ABOVE GROUND AND INSIDE PROJECT.
- POLYETHYLENE PLASTIC PIPE TO BE USED ONLY UNDERGROUND AND OUTSIDE.

GAS ISOMETRIC
NTS

PACHECO-MARTINEZ
& ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72ND AVE SUITE 101 MIAMI FL 33155
T [305] 666-2573 . F [305] 666-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:
MR. & MRS. DE LA CONCEPCION
8965 SW 63rd COURT PINECREST, FLORIDA 33156

LUSEO ENGINEERING
LUSEO ENGINEERING
CA#32708
7875 SW 104th Street. SUITE 203
MIAMI, FL. 33156
TEL: +1(305)351-2960
WWW.LUSEOGROUP.COM
ENGINEER OF RECORD:
EVELIO RODRIGUEZ
FLORIDA P.E. #74127

NOT VALID UNLESS SIGNED & SEALED
"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

revisions		
1	BDC - 04/25/2025	
2	BDC - 05/16/2025	
3	BDC - 06/24/2025	

date 07-28-2020
issued
drawn HM
checked
project no. 2024

sheet no.
P-09.0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
P-09.0_V2.pdf

ROCHELL ENGINEERING, INC.

Structural Calculations For:

De La Concepcion Residence

8965 SW 63rd Court

Pinecrest, FL 33156

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2023.11.08 15:55:51-05'00'

ALEXANDER ROCHELL
LICENSE
No. 60735
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Alexander Rochell, PE on 11/8/2023. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

Alexander Rochell, P.E.

FL Registration No. 60735

Cert. of Authorization No. 27054

1500 NW 89th Court – Suite 212, Doral, FL 33172 Tel: 305.649.4049

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

ROCHELL ENGINEERING, INC.

DESIGN LOADS:

Roof SDL	= 25 psf
Roof LL	= 30 psf
1st Floor SDL	= 35 psf
1st Floor LL	= 40 psf
2nd Floor SDL	= 35 psf
2nd Floor LL	= 40 psf
Stairs SDL	= 15 psf
Stairs LL	= 40 psf
Terrace SDL	= 15 psf
Terrace LL	= 60 psf
Garage SDL	= 15 psf
Garage LL	= 50 psf
Balcony SDL	= 15 psf
Balcony LL	= 60 psf

Wind Loads: (ASCE 7-16):

Velocity = 175 mph (Hurricane Ocean Line)
Exposure = C
Importance Factor = 1.0
Internal Pressure Coeff. = +/- 0.18
Directionality Factor, Kd = 0.85
Building Category = II

Note: This structure has been designed as "enclosed" and requires impact resistant glass or shutters to comply with Florida Building Code sections R4403.16 & R4410.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

1500 NW 89th Court – Suite 212, Doral, FL 33172 Tel: 305.649.4049

ROCHELL ENGINEERING, INC.

Wind Loads per ASCE 7-16

1500 NW 89th Court – Suite 212, Doral, FL 33172 Tel: 305.649.4049

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

MecaWind v2391

Software Developer: Meca Enterprises Inc., www.meca.biz, Copyright © 2020

Calculations Prepared by:
Rochell Engineering, Inc.
1500 NW 89th CT, Suite 212
0
0
Doral, FL, 0
Date: Sep 13, 2021
Designer: CA

Calculations Prepared For:
Client: Pacheco-Martinez & Associates LLC.
Project #: Main House
Location: 8965 SW 63RD COURT, FLORIDA 33156
Description:
De La Concepcion

File Location:
Y:\00_Projects\Pacheco-Martinez & Associates\
De La Concepcion Residence (Pacheco Architecture)\Calculations\Wind Analysis\Wind Load Pressure (Main House).wnd

Basic Wind Parameters

Wind Load Standard	= ASCE 7-16	Exposure Category	= C
Wind Design Speed	= 175.0 mph	Risk Category	= II
Structure Type	= Building	Building Type	= Enclosed

General Wind Settings

Incl_LF	= Include ASD Load Factor of 0.6 in Pressures	= True
DynType	= Dynamic Type of Structure	= Rigid
Zg	= Altitude (Ground Elevation) above Sea Level	= 0.000 ft
Bdist	= Base Elevation of Structure	= 0.000 ft
SDB	= Simple Diaphragm Building	= True
Reacs	= Show the Base Reactions in the output	= False
MWFRSType	= MWFRS Method Selected	= Ch 27 Pt 2

Topographic Factor per Fig 26.8-1

Topo	= Topographic Feature	= None
Kzt	= Topographic Factor	= 1.000

Building Inputs

RoofType:	Building Roof Type = Hipped	W : Width Perp to Ridge	= 146.170 ft
L :	Length Along Ridge = 88.330 ft	EHt : Eave Height	= 28.670 ft
Hip :	Ridge Hipped Length= 28.670 ft	RE : Roof Entry Method	= Slope
Slope :	Slope of Roof = 3.0 :12	Theta : Roof Slope	= 14.04 Deg
Par :	Is there a Parapet = False		

Exposure Constants per Table 26.11-1:

Alpha:	Table 26.11-1 Const	= 9.500	Zg:	Table 26.11-1 Const	= 900.000 ft
At:	Table 26.11-1 Const	= 0.105	Bt:	Table 26.11-1 Const	= 1.000
Am:	Table 26.11-1 Const	= 0.154	Bm:	Table 26.11-1 Const	= 0.650
C:	Table 26.11-1 Const	= 0.200	Eps:	Table 26.11-1 Const	= 0.200

Overhang Inputs:

Std	= Overhangs on all sides are the same	= True
OHType	= Type of Roof Wall Intersections	= Sofit
OH	= Overhang of Roof Beyond Wall	= 2.000 ft

Gust Factor Calculation:

Gust Factor Category I Rigid Structures - Simplified Method

G1	= For Rigid Structures (Nat. Freq.>1 Hz) use 0.85	= 0.85

Gust Factor Category II Rigid Structures - Complete Analysis

Zm	= 0.6 * Ht	= 22.833 ft
Izm	= Cc * (33 / Zm) ^ 0.167	= 0.213
Lzm	= L * (Zm / 33) ^ Epsilon	= 464.495
Q	= (1 / (1 + 0.63 * ((B + Ht) / Lzm)^0.63))^0.5	= 0.885
G2	= 0.925*((1+1.7*lzm*3.4*Q)/(1+1.7*3.4*lzm))	= 0.866

Gust Factor Used in Analysis

G	= Lessor Of G1 Or G2	= 0.850

Main Wind Force Resisting System (MWFRS) Calculations per Ch 27 Part 2:

h	= Mean Roof Height above grade	= 38.056 ft
Kh	= 15 ft [4.572 m]< Z <Zg -->(2.01*(Z/zg)^(2/Alpha) {Table 26.10-1}	= 1.033
Kzt	= Topographic Factor is 1 since no Topographic feature specified	= 1.000
Kd	= Wind Directionality Factor per Table 26.6-1	= 0.85
GCPi	= Ref Table 26.13-1 for Enclosed Building	= +/-0.18
Theta	= Slope of Roof	= 14.04 Deg
LF	= Load Factor based upon ASD Design	= 0.60

Wind Pressures per Ch 27 Part 2 - Normal to Ridge

All wind pressures include a load factor of 0.6

L = Building Length Parallel to the Direction of Wind = 146.170 ft

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

B	= Building Width Normal To the Wind Direction	= 88.330 ft
L/B	= Ratio Of L / B	= 1.655
LHD	= Least Horizontal Dimension: Min(B, L)	= 88.330 ft
a1	= Min(0.1 * LHD, 0.4 * h	= 8.833 ft
a	= Max(a1, 0.04 * LHD, 3 ft [0.9 m])	= 8.833 ft
0.5*h	= Parameter used to define zone width: 0.5*h	= 19.028 ft
Ph	= Net pressure at the top Of the wall per Table 27.5-1	= 44.09 psf
Po	= Net pressure at the base Of the wall per Table 27.5-1	= 39.69 psf
Ps	= Side Wall Press: Table 27.5-1: 1 < L/B < 2, interpolate	= -26.70 psf
Pl	= Leeward Wall Press: Table 27.5-1 : 1 < L/B < 2, interpolate	= -13.58 psf
Pwh	= Windward Wall Pressure at the Top per Table 27.5-1: Ph + Pl	= 30.51 psf
Pwo	= Windward Wall Pressure at the Base per Table 27.5-1: Po + Pl	= 26.11 psf
Povh1	= Overhang Bottom with Roof Slope > 10 Deg, Load Case 1: 0.75*Pz1	= 32.22 psf
Povh1	= Overhang Bottom with Roof Slope > 10 Deg, Load Case 2: 0.75*Pz1	= 4.67 psf
Povh3	= Overhang Bottom with Wind Par to Ridge, Load Case 1: 0.75*Pz3	= 32.88 psf
Povh3	= Overhang Bottom With Wind Par to Ridge, Load Case 2: 0.75*Pz3	= 0.00 psf
Lambda	= Exposure Adjustment Factor for Roofs per Table 27.5-2	= 1.000

Roof Pressures per Table 27.5-2 - Normal to Ridge

Zone Pressures Normal to Ridge

Zone	Load Case 1 psf	Load Case 2 psf
1	-42.95	6.23
2	-29.59	-8.74
3	-43.84	0.00
4	-39.06	0.00
5	-32.05	0.00

A pressure of zero '0' indicates that the load case is not applicable for that zone.

Wind Pressures per Ch 27 Part 2 - Parallel to Ridge

All wind pressures include a load factor of 0.6

L	= Building Length Parallel To the Direction Of Wind	= 88.330 ft
B	= Building Width Normal To the Wind Direction	= 146.170 ft
L/B	= Ratio Of L / B	= 0.604
LHD	= Least Horizontal Dimension: Min(B, L)	= 88.330 ft
a1	= Min(0.1 * LHD, 0.4 * h	= 8.833 ft
a	= Max(a1, 0.04 * LHD, 3 ft [0.9 m])	= 8.833 ft
0.5*h	= Parameter used to define zone width: 0.5*h	= 19.028 ft
Ph	= Net pressure at the top Of the wall per Table 27.5-1	= 47.82 psf
Po	= Net pressure at the base Of the wall per Table 27.5-1	= 43.53 psf
Ps	= Side Wall Press: Table 27.5-1: 0.2<= L/B <= 1, use 0.54*Ph	= -25.82 psf
Pl	= Leeward Wall Press: Table 27.5-1 : 0.2<= L/B <= 1, use 0.38*Ph	= -18.17 psf
Pwh	= Windward Wall Pressure at the Top per Table 27.5-1: Ph + Pl	= 29.65 psf
Pwo	= Windward Wall Pressure at the Base per Table 27.5-1: Po + Pl	= 25.36 psf
Povh1	= Overhang Bottom with Roof Slope > 10 Deg, Load Case 1: 0.75*Pz1	= 32.22 psf
Povh1	= Overhang Bottom with Roof Slope > 10 Deg, Load Case 2: 0.75*Pz1	= 4.67 psf
Povh3	= Overhang Bottom with Wind Par to Ridge, Load Case 1: 0.75*Pz3	= 32.88 psf
Povh3	= Overhang Bottom With Wind Par to Ridge, Load Case 2: 0.75*Pz3	= 0.00 psf
Lambda	= Exposure Adjustment Factor for Roofs per Table 27.5-2	= 1.000

Roof Pressures per Table 27.5-2 - Parallel to Ridge

Zone Pressures Parallel to Ridge

Zone	Load Case 1 psf	Load Case 2 psf
1	-42.95	6.23
2	-29.59	-8.74
3	-43.84	0.00
4	-39.06	0.00
5	-32.05	0.00

A pressure of zero '0' indicates that the load case is not applicable for that zone.

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

h/W	= Ratio of mean roof height to building width	= 0.260
h/L	= Ratio of mean roof height to building length	= 0.431
h	= Mean Roof Height above grade	= 38.056 ft
Kh	= 15 ft [4.572 m]< Z <Zg -->(2.01*(Z/zg)^(2/Alpha) {Table 26.10-1}	= 1.033
Kzt	= Topographic Factor is 1 since no Topographic feature specified	= 1.000
Kd	= Wind Directionality Factor per Table 26.6-1	= 0.85
GCPi	= Ref Table 26.13-1 for Enclosed Building	= +/-0.18
LF	= Load Factor based upon ASD Design	= 0.60
qh	= (0.00256 * Kh * Kzt * Kd * Ke * V^2) * LF	= 41.29 psf
LHD	= Least Horizontal Dimension: Min(B, L)	= 88.330 ft
a1	= Min(0.1 * LHD, 0.4 * h	= 8.833 ft
a	= Max(a1, 0.04 * LHD, 3 ft [0.9 m])	= 8.833 ft
h/B	= Ratio of mean roof height to least hor dim: h / B	= 0.431

Wind Pressures for C&C Ch 30 Pt 1
All wind pressures include a load factor of 0.6

Description ft	Zone	Width ft	Span ft	Area sq ft	1/3 Rule	Ref Fig	GCp Max	GCp Min	p Max psf	p Min psf
W-A	4	3.830	2.330	8.92	No	30.3-1	1.000	-1.100	48.72	-52.85
W-A	5	3.830	2.330	8.92	No	30.3-1	1.000	-1.400	48.72	-65.24
W-B	4	5.170	1.670	8.63	No	30.3-1	1.000	-1.100	48.72	-52.85
W-B	5	5.170	1.670	8.63	No	30.3-1	1.000	-1.400	48.72	-65.24
W-C	4	2.330	4.170	9.72	No	30.3-1	1.000	-1.100	48.72	-52.85
W-C	5	2.330	4.170	9.72	No	30.3-1	1.000	-1.400	48.72	-65.24
W-D	4	2.830	1.670	4.73	No	30.3-1	1.000	-1.100	48.72	-52.85
W-D	5	2.830	1.670	4.73	No	30.3-1	1.000	-1.400	48.72	-65.24
W-E	4	3.670	10.500	38.54	No	30.3-1	0.897	-0.997	44.45	-48.58
W-E	5	3.670	10.500	38.54	No	30.3-1	0.897	-1.193	44.45	-56.70
W-F	4	2.670	10.500	36.75	Yes	30.3-1	0.900	-1.000	44.60	-48.73
W-F	5	2.670	10.500	36.75	Yes	30.3-1	0.900	-1.200	44.60	-57.00
W-G	4	3.670	5.170	18.97	No	30.3-1	0.951	-1.051	46.70	-50.82
W-G	5	3.670	5.170	18.97	No	30.3-1	0.951	-1.302	46.70	-61.18
W-H	4	4.670	5.170	24.14	No	30.3-1	0.932	-1.032	45.93	-50.06
W-H	5	4.670	5.170	24.14	No	30.3-1	0.932	-1.265	45.93	-59.66
W-I	4	2.670	7.500	20.03	No	30.3-1	0.947	-1.047	46.52	-50.65
W-I	5	2.670	7.500	20.03	No	30.3-1	0.947	-1.293	46.52	-60.84
W-J	4	2.830	1.670	4.73	No	30.3-1	1.000	-1.100	48.72	-52.85
W-J	5	2.830	1.670	4.73	No	30.3-1	1.000	-1.400	48.72	-65.24
W-K	4	4.250	9.670	41.10	No	30.3-1	0.892	-0.992	44.25	-48.38
W-K	5	4.250	9.670	41.10	No	30.3-1	0.892	-1.183	44.25	-56.29
W-L	4	4.500	3.000	13.50	No	30.3-1	0.977	-1.077	47.77	-51.90
W-L	5	4.500	3.000	13.50	No	30.3-1	0.977	-1.354	47.77	-63.34
D-1	4	3.830	8.670	33.21	No	30.3-1	0.908	-1.008	44.92	-49.05
D-1	5	3.830	8.670	33.21	No	30.3-1	0.908	-1.216	44.92	-57.64
D-2	4	2.670	7.500	20.03	No	30.3-1	0.947	-1.047	46.52	-50.65
D-2	5	2.670	7.500	20.03	No	30.3-1	0.947	-1.293	46.52	-60.84
D-3	4	3.750	9.670	36.26	No	30.3-1	0.901	-1.001	44.64	-48.77
D-3	5	3.750	9.670	36.26	No	30.3-1	0.901	-1.202	44.64	-57.08
D-4	4	5.000	10.830	54.15	No	30.3-1	0.870	-0.970	43.37	-47.50
D-4	5	5.000	10.830	54.15	No	30.3-1	0.870	-1.141	43.37	-54.54
D-5 GARAGE	4	1.000	10.000	33.33	Yes	30.3-1	0.908	-1.008	44.91	-49.04
D-5 GARAGE	5	1.000	10.000	33.33	Yes	30.3-1	0.908	-1.215	44.91	-57.62
D-6	4	4.170	7.000	29.19	No	30.3-1	0.918	-1.018	45.33	-49.46
D-6	5	4.170	7.000	29.19	No	30.3-1	0.918	-1.236	45.33	-58.46
D-7	4	4.250	9.670	41.10	No	30.3-1	0.892	-0.992	44.25	-48.38
D-7	5	4.250	9.670	41.10	No	30.3-1	0.892	-1.183	44.25	-56.29
LEVEL 1 WALL	4	1.000	15.580	80.91	Yes	30.3-1	0.840	-0.940	42.10	-46.23
LEVEL 1 WALL	5	1.000	15.580	80.91	Yes	30.3-1	0.840	-1.079	42.10	-52.00
LEVEL 2 WALL	4	1.000	11.670	45.40	Yes	30.3-1	0.884	-0.984	43.93	-48.06
LEVEL 2 WALL	5	1.000	11.670	45.40	Yes	30.3-1	0.884	-1.168	43.93	-55.66
GARAGE WALL	4	1.000	13.330	59.23	Yes	30.3-1	0.864	-0.964	43.09	-47.22
GARAGE WALL	5	1.000	13.330	59.23	Yes	30.3-1	0.864	-1.127	43.09	-53.97

Area = Span Length x Effective Width
1/3 Rule = Effective width need not be less than 1/3 of the span length
GCp = External Pressure Coefficients taken from Figures 30.3-1 through 30.3-7
p = Wind Pressure: qh*(GCp - GCpi) [Eqn 30.3-1]*
* Per Para 30.2.2 the Minimum Pressure for C&C is 9.60 psf [0.460 kPa] {Includes LF}

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

MecaWind v2391

Software Developer: Meca Enterprises Inc., www.meca.biz, Copyright © 2020

Calculations Prepared by:
Rochell Engineering, Inc.
1500 NW 89th CT, Suite 212
0
0
Doral, FL, 0
Date: Sep 13, 2021
Designer: CA

Calculations Prepared For:
Client: Pacheco-Martinez & Associates LLC.
Project #: Main House
Location: 8965 SW 63RD COURT, FLORIDA 33156
Description:
De La Concepcion

File Location:
Y:\00_Projects\Pacheco-Martinez & Associates\
De La Concepcion Residence (Pacheco Architecture)\Calculations\Wind Analysis\Wind Load Table (Main House).wnd

Basic Wind Parameters

Wind Load Standard	= ASCE 7-16	Exposure Category	= C
Wind Design Speed	= 175.0 mph	Risk Category	= II
Structure Type	= Building	Building Type	= Enclosed

General Wind Settings

Incl_LF	= Include ASD Load Factor of 0.6 in Pressures	= True
DynType	= Dynamic Type of Structure	= Rigid
Zg	= Altitude (Ground Elevation) above Sea Level	= 0.000 ft
Bdist	= Base Elevation of Structure	= 0.000 ft
SDB	= Simple Diaphragm Building	= True
Reacs	= Show the Base Reactions in the output	= False
MWFRSType	= MWFRS Method Selected	= Ch 27 Pt 2

Topographic Factor per Fig 26.8-1

Topo	= Topographic Feature	= None
Kzt	= Topographic Factor	= 1.000

Building Inputs

RoofType:	Building Roof Type = Hipped	W : Width Perp to Ridge	= 146.170 ft
L :	Length Along Ridge = 88.330 ft	EHt : Eave Height	= 28.670 ft
Hip :	Ridge Hipped Length= 28.670 ft	RE : Roof Entry Method	= Slope
Slope :	Slope of Roof = 3.0 :12	Theta : Roof Slope	= 14.04 Deg
Par :	Is there a Parapet = False		

Exposure Constants per Table 26.11-1:

Alpha:	Table 26.11-1 Const	= 9.500	Zg:	Table 26.11-1 Const	= 900.000 ft
At:	Table 26.11-1 Const	= 0.105	Bt:	Table 26.11-1 Const	= 1.000
Am:	Table 26.11-1 Const	= 0.154	Bm:	Table 26.11-1 Const	= 0.650
C:	Table 26.11-1 Const	= 0.200	Eps:	Table 26.11-1 Const	= 0.200

Overhang Inputs:

Std	= Overhangs on all sides are the same	= True
OHType	= Type of Roof Wall Intersections	= Sofit
OH	= Overhang of Roof Beyond Wall	= 2.000 ft

Gust Factor Calculation:

Gust Factor Category I Rigid Structures - Simplified Method

G1	= For Rigid Structures (Nat. Freq.>1 Hz) use 0.85	= 0.85

Gust Factor Category II Rigid Structures - Complete Analysis

Zm	= 0.6 * Ht	= 22.833 ft
Izm	= Cc * (33 / Zm) ^ 0.167	= 0.213
Lzm	= L * (Zm / 33) ^ Epsilon	= 464.495
Q	= (1 / (1 + 0.63 * ((B + Ht) / Lzm)^0.63))^0.5	= 0.885
G2	= 0.925*((1+1.7*lzm*3.4*Q)/(1+1.7*3.4*lzm))	= 0.866

Gust Factor Used in Analysis

G	= Lessor Of G1 Or G2	= 0.850

Main Wind Force Resisting System (MWFRS) Calculations per Ch 27 Part 2:

h	= Mean Roof Height above grade	= 38.056 ft
Kh	= 15 ft [4.572 m]< Z <Zg -->(2.01*(Z/zg)^(2/Alpha) {Table 26.10-1}	= 1.033
Kzt	= Topographic Factor is 1 since no Topographic feature specified	= 1.000
Kd	= Wind Directionality Factor per Table 26.6-1	= 0.85
GCPi	= Ref Table 26.13-1 for Enclosed Building	= +/-0.18
Theta	= Slope of Roof	= 14.04 Deg
LF	= Load Factor based upon ASD Design	= 0.60

Wind Pressures per Ch 27 Part 2 - Normal to Ridge

All wind pressures include a load factor of 0.6

L	= Building Length Parallel to Ridge	= 146.170 ft

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

B	= Building Width Normal To the Wind Direction	= 88.330 ft
L/B	= Ratio Of L / B	= 1.655
LHD	= Least Horizontal Dimension: Min(B, L)	= 88.330 ft
a1	= Min(0.1 * LHD, 0.4 * h	= 8.833 ft
a	= Max(a1, 0.04 * LHD, 3 ft [0.9 m])	= 8.833 ft
0.5*h	= Parameter used to define zone width: 0.5*h	= 19.028 ft
Ph	= Net pressure at the top Of the wall per Table 27.5-1	= 44.09 psf
Po	= Net pressure at the base Of the wall per Table 27.5-1	= 39.69 psf
Ps	= Side Wall Press: Table 27.5-1: 1 < L/B < 2, interpolate	= -26.70 psf
Pl	= Leeward Wall Press: Table 27.5-1 : 1 < L/B < 2, interpolate	= -13.58 psf
Pwh	= Windward Wall Pressure at the Top per Table 27.5-1: Ph + Pl	= 30.51 psf
Pwo	= Windward Wall Pressure at the Base per Table 27.5-1: Po + Pl	= 26.11 psf
Povh1	= Overhang Bottom with Roof Slope > 10 Deg, Load Case 1: 0.75*Pz1	= 32.22 psf
Povh1	= Overhang Bottom with Roof Slope > 10 Deg, Load Case 2: 0.75*Pz1	= 4.67 psf
Povh3	= Overhang Bottom with Wind Par to Ridge, Load Case 1: 0.75*Pz3	= 32.88 psf
Povh3	= Overhang Bottom With Wind Par to Ridge, Load Case 2: 0.75*Pz3	= 0.00 psf
Lambda	= Exposure Adjustment Factor for Roofs per Table 27.5-2	= 1.000

Roof Pressures per Table 27.5-2 - Normal to Ridge

Zone Pressures Normal to Ridge

Zone	Load Case 1 psf	Load Case 2 psf
1	-42.95	6.23
2	-29.59	-8.74
3	-43.84	0.00
4	-39.06	0.00
5	-32.05	0.00

A pressure of zero '0' indicates that the load case is not applicable for that zone.

Wind Pressures per Ch 27 Part 2 - Parallel to Ridge

All wind pressures include a load factor of 0.6

L	= Building Length Parallel To the Direction Of Wind	= 88.330 ft
B	= Building Width Normal To the Wind Direction	= 146.170 ft
L/B	= Ratio Of L / B	= 0.604
LHD	= Least Horizontal Dimension: Min(B, L)	= 88.330 ft
a1	= Min(0.1 * LHD, 0.4 * h	= 8.833 ft
a	= Max(a1, 0.04 * LHD, 3 ft [0.9 m])	= 8.833 ft
0.5*h	= Parameter used to define zone width: 0.5*h	= 19.028 ft
Ph	= Net pressure at the top Of the wall per Table 27.5-1	= 47.82 psf
Po	= Net pressure at the base Of the wall per Table 27.5-1	= 43.53 psf
Ps	= Side Wall Press: Table 27.5-1: 0.2<= L/B <= 1, use 0.54*Ph	= -25.82 psf
Pl	= Leeward Wall Press: Table 27.5-1 : 0.2<= L/B <= 1, use 0.38*Ph	= -18.17 psf
Pwh	= Windward Wall Pressure at the Top per Table 27.5-1: Ph + Pl	= 29.65 psf
Pwo	= Windward Wall Pressure at the Base per Table 27.5-1: Po + Pl	= 25.36 psf
Povh1	= Overhang Bottom with Roof Slope > 10 Deg, Load Case 1: 0.75*Pz1	= 32.22 psf
Povh1	= Overhang Bottom with Roof Slope > 10 Deg, Load Case 2: 0.75*Pz1	= 4.67 psf
Povh3	= Overhang Bottom with Wind Par to Ridge, Load Case 1: 0.75*Pz3	= 32.88 psf
Povh3	= Overhang Bottom With Wind Par to Ridge, Load Case 2: 0.75*Pz3	= 0.00 psf
Lambda	= Exposure Adjustment Factor for Roofs per Table 27.5-2	= 1.000

Roof Pressures per Table 27.5-2 - Parallel to Ridge

Zone Pressures Parallel to Ridge

Zone	Load Case 1 psf	Load Case 2 psf
1	-42.95	6.23
2	-29.59	-8.74
3	-43.84	0.00
4	-39.06	0.00
5	-32.05	0.00

A pressure of zero '0' indicates that the load case is not applicable for that zone.

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

h/W	= Ratio of mean roof height to building width	= 0.260
h/L	= Ratio of mean roof height to building length	= 0.431
h	= Mean Roof Height above grade	= 38.056 ft
Kh	= 15 ft [4.572 m]< Z <Zg -->(2.01*(Z/zg)^(2/Alpha) {Table 26.10-1}	= 1.033
Kzt	= Topographic Factor is 1 since no Topographic feature specified	= 1.000
Kd	= Wind Directionality Factor per Table 26.6-1	= 0.85
GCPi	= Ref Table 26.13-1 for Enclosed Building	= +/-0.18
LF	= Load Factor based upon ASD Design	= 0.60
qh	= (0.00256 * Kh * Kzt * Kd * Ke * V^2) * LF	= 41.29 psf
LHD	= Least Horizontal Dimension: Min(B, L)	= 88.330 ft
a1	= Min(0.1 * LHD, 0.4 * h	= 8.833 ft
a	= Max(a1, 0.04 * LHD, 3 ft [0.9 m])	= 8.833 ft
h/B	= Ratio of mean roof height to least hor dim: h / B	= 0.431

Wind Pressures for C&C Ch 30 Pt 1
All wind pressures include a load factor of 0.6

Description ft	Zone	Width ft	Span ft	Area sq ft	1/3 Rule	Ref Fig	GCp Max	GCp Min	p Max psf	p Min psf
10 sq. ft.	1	1.000	5.500	10.08	Yes	30.3-2E	0.699	-1.300	36.28	-61.11
10 sq. ft.	2e	1.000	5.500	10.08	Yes	30.3-2E	0.699	-1.798	36.28	-81.68
10 sq. ft.	2r	1.000	5.500	10.08	Yes	30.3-2E	0.699	-2.397	36.28	-106.41
10 sq. ft.	3	1.000	5.500	10.08	Yes	30.3-2E	0.699	-1.798	36.28	-81.68
10 sq. ft.	4	1.000	5.500	10.08	Yes	30.3-1	0.999	-1.099	48.70	-52.83
10 sq. ft.	5	1.000	5.500	10.08	Yes	30.3-1	0.999	-1.399	48.70	-65.19
20 sq. ft.	1	1.000	7.750	20.02	Yes	30.3-2E	0.579	-1.300	31.36	-61.10
20 sq. ft.	2e	1.000	7.750	20.02	Yes	30.3-2E	0.579	-1.638	31.36	-75.06
20 sq. ft.	2r	1.000	7.750	20.02	Yes	30.3-2E	0.579	-2.145	31.36	-96.01
20 sq. ft.	3	1.000	7.750	20.02	Yes	30.3-2E	0.579	-1.638	31.36	-75.06
20 sq. ft.	4	1.000	7.750	20.02	Yes	30.3-1	0.947	-1.047	46.53	-50.65
20 sq. ft.	5	1.000	7.750	20.02	Yes	30.3-1	0.947	-1.294	46.53	-60.84
50 sq. ft.	1	1.000	12.000	48.00	Yes	30.3-2E	0.428	-1.137	25.08	-54.37
50 sq. ft.	2e	1.000	12.000	48.00	Yes	30.3-2E	0.428	-1.433	25.08	-66.62
50 sq. ft.	2r	1.000	12.000	48.00	Yes	30.3-2E	0.428	-1.824	25.08	-82.75
50 sq. ft.	3	1.000	12.000	48.00	Yes	30.3-2E	0.428	-1.433	25.08	-66.62
50 sq. ft.	4	1.000	12.000	48.00	Yes	30.3-1	0.880	-0.980	43.76	-47.89
50 sq. ft.	5	1.000	12.000	48.00	Yes	30.3-1	0.880	-1.159	43.76	-55.31
100 sq. ft.	1	1.000	18.000	108.00	Yes	30.3-2E	0.300	-1.000	19.82	-48.72
100 sq. ft.	2e	1.000	18.000	108.00	Yes	30.3-2E	0.300	-1.244	19.82	-58.80
100 sq. ft.	2r	1.000	18.000	108.00	Yes	30.3-2E	0.300	-1.526	19.82	-70.45
100 sq. ft.	3	1.000	18.000	108.00	Yes	30.3-2E	0.300	-1.244	19.82	-58.80
100 sq. ft.	4	1.000	18.000	108.00	Yes	30.3-1	0.818	-0.918	41.19	-45.32
100 sq. ft.	5	1.000	18.000	108.00	Yes	30.3-1	0.818	-1.035	41.19	-50.17
200 sq. ft.	1	1.000	25.000	208.33	Yes	30.3-2E	0.300	-1.000	19.82	-48.72
200 sq. ft.	2e	1.000	25.000	208.33	Yes	30.3-2E	0.300	-1.100	19.82	-52.85
200 sq. ft.	2r	1.000	25.000	208.33	Yes	30.3-2E	0.300	-1.300	19.82	-61.11
200 sq. ft.	3	1.000	25.000	208.33	Yes	30.3-2E	0.300	-1.100	19.82	-52.85
200 sq. ft.	4	1.000	25.000	208.33	Yes	30.3-1	0.767	-0.867	39.11	-43.24
200 sq. ft.	5	1.000	25.000	208.33	Yes	30.3-1	0.767	-0.934	39.11	-46.01
500 sq. ft.	1	1.000	40.000	533.33	Yes	30.3-2E	0.300	-1.000	19.82	-48.72
500 sq. ft.	2e	1.000	40.000	533.33	Yes	30.3-2E	0.300	-1.100	19.82	-52.85
500 sq. ft.	2r	1.000	40.000	533.33	Yes	30.3-2E	0.300	-1.300	19.82	-61.11
500 sq. ft.	3	1.000	40.000	533.33	Yes	30.3-2E	0.300	-1.100	19.82	-52.85
500 sq. ft.	4	1.000	40.000	533.33	Yes	30.3-1	0.700	-0.800	36.34	-40.47
500 sq. ft.	5	1.000	40.000	533.33	Yes	30.3-1	0.700	-0.800	36.34	-40.47

Area = Span Length x Effective Width
1/3 Rule = Effective width need not be less than 1/3 of the span length
GCp = External Pressure Coefficients taken from Figures 30.3-1 through 30.3-7
p = Wind Pressure: qh*(GCp - GCpi) [Eqn 30.3-1]*
* Per Para 30.2.2 the Minimum Pressure for C&C is 9.60 psf [0.460 kPa] {Includes LF}

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

MecaWind v2391

Software Developer: Meca Enterprises Inc., www.meca.biz, Copyright © 2020

Calculations Prepared by:
Rochell Engineering, Inc.
1500 NW 89th CT, Suite 212
0
0
Doral, FL, 0
Date: Sep 13, 2021
Designer: CA

Calculations Prepared For:
Client: Pacheco-Martinez & Associates LLC.
Project #: Cabana
Location: 8965 SW 63RD COURT, FLORIDA 33156
Description:
De La Concepcion

File Location:
Y:\00_Projects\Pacheco-Martinez & Associates\
De La Concepcion Residence (Pacheco Architecture)\Calculations\Wind Analysis\Wind Load Pressure (Cabana).wnd

Basic Wind Parameters

Wind Load Standard	= ASCE 7-16	Exposure Category	= C
Wind Design Speed	= 175.0 mph	Risk Category	= II
Structure Type	= Building	Building Type	= Enclosed

General Wind Settings

Incl_LF	= Include ASD Load Factor of 0.6 in Pressures	= True
DynType	= Dynamic Type of Structure	= Rigid
Zg	= Altitude (Ground Elevation) above Sea Level	= 0.000 ft
Bdist	= Base Elevation of Structure	= 0.000 ft
SDB	= Simple Diaphragm Building	= True
Reacs	= Show the Base Reactions in the output	= False
MWFRSType	= MWFRS Method Selected	= Ch 27 Pt 1

Topographic Factor per Fig 26.8-1

Topo	= Topographic Feature	= None
Kzt	= Topographic Factor	= 1.000

Building Inputs

RoofType:	Building Roof Type	= Hipped	W	: Width Perp to Ridge	= 15.670 ft
L	: Length Along Ridge	= 31.000 ft	EHt	: Eave Height	= 15.170 ft
Hip	: Ridge Hipped Length	= 15.170 ft	RE	: Roof Entry Method	= Slope
Slope	: Slope of Roof	= 3.0 :12	O_Ht	: Override Mean Height (0 for default)	= 3.000 ft
Theta	: Roof Slope	= 14.04 Deg	Par	: Is there a Parapet	= False

Exposure Constants per Table 26.11-1:

Alpha:	Table 26.11-1 Const	= 9.500	Zg:	Table 26.11-1 Const	= 900.000 ft
At:	Table 26.11-1 Const	= 0.105	Bt:	Table 26.11-1 Const	= 1.000
Am:	Table 26.11-1 Const	= 0.154	Bm:	Table 26.11-1 Const	= 0.650
C:	Table 26.11-1 Const	= 0.200	Eps:	Table 26.11-1 Const	= 0.200

Overhang Inputs:

Std	= Overhangs on all sides are the same	= True
OHType	= Type of Roof Wall Intersections	= Sofit
OH	= Overhang of Roof Beyond Wall	= 2.000 ft

Main Wind Force Resisting System (MWFRS) Calculations per Ch 27 Part 1:

h	= Mean Roof Height above grade	= 3.000 ft
Kh	= Z < 15 ft [4.572 m]--> (2.01 * (15/zg)^(2/Alpha) {Table 26.10-1}	= 0.849
Kzt	= Topographic Factor is 1 since no Topographic feature specified	= 1.000
Kd	= Wind Directionality Factor per Table 26.6-1	= 0.85
Zg	= Elevation above Sea Level	= 0.000 ft
Ke	= Ground Elevation Factor: Ke = e^-(0.0000362*Zg) {Table 26.9-1}	= 1.000
GCPi	= Ref Table 26.13-1 for Enclosed Building	= +/-0.18
RA	= Roof Area	= 573.50 sq ft
LF	= Load Factor based upon ASD Design	= 0.60
qh	= (0.00256 * Kh * Kzt * Kd * Ke * V^2) * LF	= 33.94 psf
qin	= For Negative Internal Pressure of Enclosed Building use qh*LF	= 33.94 psf
qip	= For Positive Internal Pressure of Enclosed Building use qh*LF	= 33.94 psf

Gust Factor Calculation:

Gust Factor Category I Rigid Structures - Simplified Method

G1	= For Rigid Structures (Nat. Freq.>1 Hz) use 0.85	= 0.85

Gust Factor Category II Rigid Structures - Complete Analysis

Zm	= 0.6 * Ht	= 15.000 ft
Izm	= Cc * (33 / Zm) ^ 0.167	= 0.228
Lzm	= L * (Zm / 33) ^ Epsilon	= 427.057
Q	= (1 / (1 + 0.63 * ((B + Ht) / Lzm)^0.63))^0.5	= 0.959
G2	= 0.925*((1+1.7*Izm*3.4*Q)/(1+1.7*3.4*Izm))	= 0.903

Gust Factor Used in Analysis

G	= Intermediate G1 or G2	= 0.85

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

MWFRS Wind Normal to Ridge (Ref Fig 27.3-1)

h	= Mean Roof Height Of Building	= 3.000 ft
RHt	= Ridge Height Of Roof	= 17.629 ft
B	= Horizontal Dimension Of Building Normal To Wind Direction	= 31.000 ft
L	= Horizontal Dimension Of building Parallel To Wind Direction	= 15.670 ft
L/B	= Ratio Of L/B used For Cp determination	= 0.505
h/L	= Ratio Of h/L used For Cp determination	= 0.191
Slope	= Slope of Roof	= 14.04 Deg
OH_Top_+Y	= Overhang Top +Y (Leeward)	= -0.46, -0.46
OH_Top_-Y	= Overhang Top Windward Edge	= -0.03, -0.54
OH_X	= Overhang Top +/-X Coeff (0 to h/2) (0.000 ft to 1.500 ft)	= -0.18, -0.9
OH_X	= Overhang Top +/-X Coeff (h/2 to h) (1.500 ft to 2.000 ft)	= -0.18, -0.9
OH_X	= Overhang Top +/-X Coeff (h/2 to h) (2.000 ft to 3.000 ft)	= -0.18, -0.9
OH_X	= Overhang Top +/-X Coeff (h to 2h) (3.000 ft to 6.000 ft)	= -0.18, -0.5
OH_X	= Overhang Top +/-X Coeff (>2h) (>6.000 ft)	= -0.18, -0.3
OH_X	= Overhang Top +/-X Coeff (>2h) (>9.835 ft)	= -0.18, -0.3
OH_X	= Overhang Top +/-X Coeff (>2h) (>17.670 ft)	= -0.18, -0.3
Roof_LW	= Roof (Leeward)	= -0.46, -0.46
Roof_WW	= Roof (Windward)	= -0.03, -0.54
Roof_X	= Roof +/-X Coeff (h/2 to h) (2.000 ft to 3.000 ft)	= -0.18, -0.9
Roof_X	= Roof +/-X Coeff (h to 2h) (3.000 ft to 6.000 ft)	= -0.18, -0.5
Roof_X	= Roof +/-X Coeff (>2h) (>6.000 ft)	= -0.18, -0.3
Sofit_-Y	= Overhang Sofit -Y	= 0.8, 0.8
Cp_WW	= Windward Wall Coefficient (All L/B Values)	= 0.80
Cp_LW	= Leward Wall Coefficient using L/B	= -0.50
Cp_SW	= Side Wall Coefficient (All L/B values)	= -0.70
GCpn_WW	= Parapet Combined Net Pressure Coefficient (Windward Parapet)	= 1.50
GCpn_LW	= Parapet Combined Net Pressure Coefficient (Leeward Parapet)	= -1.00

Wall Wind Pressures based On Positive Internal Pressure (+GCPi) - Normal to Ridge
All wind pressures include a load factor of 0.6

Elev ft	Kz	Kzt	qz psf	GCPi	Windward Press psf	Leeward Press psf	Side Press psf	Total Press psf	Minimum Pressure* psf
15.17	0.851	1.000	34.02	0.18	17.03	-20.53	-26.30	37.56	9.60
10.17	0.849	1.000	33.94	0.18	16.97	-20.53	-26.30	37.51	9.60
5.17	0.849	1.000	33.94	0.18	16.97	-20.53	-26.30	37.51	9.60
3.00	0.849	1.000	33.94	0.18	16.97	-20.53	-26.30	37.51	9.60

Wall Wind Pressures based on Negative Internal Pressure (-GCPi) - Normal to Ridge
All wind pressures include a load factor of 0.6

Elev ft	Kz	Kzt	qz psf	GCPi	Windward Press psf	Leeward Press psf	Side Press psf	Total Press psf	Minimum Pressure* psf
15.17	0.851	1.000	34.02	-0.18	29.24	-8.32	-14.09	37.56	9.60
10.17	0.849	1.000	33.94	-0.18	29.19	-8.32	-14.09	37.51	9.60
5.17	0.849	1.000	33.94	-0.18	29.19	-8.32	-14.09	37.51	9.60
3.00	0.849	1.000	33.94	-0.18	29.19	-8.32	-14.09	37.51	9.60

Notes Wall Pressures:

Kz	= Velocity Press Exp Coeff	Kzt	= Topographical Factor
qz	= 0.00256*Kz*Kzt*Kd*V^2	GCPi	= Internal Press Coefficient
Side	= qh * G * Cp_SW - qip * +GCPi	Windward	= qz * G * Cp_WW - qip * +GCPi
Leeward	= qh * G * Cp_LW - qip * +GCPi	Total	= Windward Press - Leeward Press

* Minimum Pressure: Para 27.1.5 no less than 9.60 psf (Incl LF) applied to Walls
\+ Pressures Acting TOWARD Surface - Pressures Acting AWAY from Surface

Roof Wind Pressures for Positive & Negative Internal Pressure (+/- GCPi) - Normal to Ridge
All wind pressures include a load factor of 0.6

Roof Var	Start Dist ft	End Dist ft	Cp_min	Cp_max	GCPi	Pressure Pn_min* psf	Pressure Pp_min* psf	Pressure Pn_max psf	Pressure Pp_max psf
OH_Top_+Y	N/A	N/A	-0.460	-0.460	0.180	-7.16	-19.38	-7.16	-19.38
OH_Top_+Y	N/A	N/A	-0.460	-0.460	0.180	-7.16	-19.38	-7.16	-19.38
OH_Top_-Y	N/A	N/A	-0.030	-0.540	0.180	5.24	-6.98	-9.47	-21.69
OH_Top_-Y	N/A	N/A	-0.030	-0.540	0.180	5.24	-6.98	-9.47	-21.69
OH_X (+X)	0.000	1.500	-0.180	-0.900	0.180	0.92	-11.30	-19.86	-32.07
OH_X (-X)	0.000	1.500	-0.180	-0.900	0.180	0.92	-11.30	-19.86	-32.07
OH_X (+X)	1.500	2.000	-0.180	-0.900	0.180	0.92	-11.30	-19.86	-32.07
OH_X (-X)	1.500	2.000	-0.180	-0.900	0.180	0.92	-11.30	-19.86	-32.07
OH_X (+X)	2.000	3.000	-0.180	-0.900	0.180	0.92	-11.30	-19.86	-32.07

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

OH_X (-X)	2.000	3.000	-0.180	-0.900	0.180	0.92	-11.30	-19.86	-32.07
OH_X (+X)	3.000	6.000	-0.180	-0.500	0.180	0.92	-11.30	-8.32	-20.53
OH_X (-X)	3.000	6.000	-0.180	-0.500	0.180	0.92	-11.30	-8.32	-20.53
OH_X (+X)	6.000	9.835	-0.180	-0.300	0.180	0.92	-11.30	-2.55	-14.76
OH_X (-X)	6.000	9.835	-0.180	-0.300	0.180	0.92	-11.30	-2.55	-14.76
OH_X (+X)	9.835	17.670	-0.180	-0.300	0.180	0.92	-11.30	-2.55	-14.76
OH_X (-X)	9.835	17.670	-0.180	-0.300	0.180	0.92	-11.30	-2.55	-14.76
OH_X (+X)	17.670	19.670	-0.180	-0.300	0.180	0.92	-11.30	-2.55	-14.76
OH_X (-X)	17.670	19.670	-0.180	-0.300	0.180	0.92	-11.30	-2.55	-14.76
Roof_LW	N/A	N/A	-0.460	-0.460	0.180	-7.16	-19.38	-7.16	-19.38
Roof_WW	N/A	N/A	-0.030	-0.540	0.180	5.24	-6.98	-9.47	-21.69
Roof_X (+X)	2.000	3.000	-0.180	-0.900	0.180	0.92	-11.30	-19.86	-32.07
Roof_X (-X)	2.000	3.000	-0.180	-0.900	0.180	0.92	-11.30	-19.86	-32.07
Roof_X (+X)	3.000	6.000	-0.180	-0.500	0.180	0.92	-11.30	-8.32	-20.53
Roof_X (-X)	3.000	6.000	-0.180	-0.500	0.180	0.92	-11.30	-8.32	-20.53
Roof_X (+X)	6.000	17.670	-0.180	-0.300	0.180	0.92	-11.30	-2.55	-14.76
Roof_X (-X)	6.000	17.670	-0.180	-0.300	0.180	0.92	-11.30	-2.55	-14.76
Sofit_-Y	N/A	N/A	0.800	0.800	0.180	29.19	16.97	29.19	16.97

Notes Roof Pressures:
Start Dist = Start Dist from Windward Edge End Dist = End Dist from Windward Edge
Cp_Max = Largest Coefficient Magnitude Cp_Min = Smallest Coefficient Magnitude
Pp_max = qh*G*Cp_max - qip*(+GCPi) Pn_max = qh*G*Cp_max - qin*(-GCpi)
Pp_min* = qh*G*Cp_min - qip*(+GCPi) Pn_min* = qh*G*Cp_min - qin*(-GCPi)
OH = Overhang X = Dir along Ridge Y = Dir Perpendcular to Ridge Z = Vertical
* The smaller uplift pressures due to Cp_Min can become critical when wind is combined with roof live load or snow load; load combinations are given in ASCE 7
+ Pressures Acting TOWARD Surface - Pressures Acting AWAY from Surface

MWFRS Wind Parallel to Ridge (Ref Fig 27.3-1)

h	= Mean Roof Height Of Building	= 3.000 ft
RHt	= Ridge Height Of Roof	= 17.629 ft
B	= Horizontal Dimension Of Building Normal To Wind Direction	= 15.670 ft
L	= Horizontal Dimension Of building Parallel To Wind Direction	= 31.000 ft
L/B	= Ratio Of L/B used For Cp determination	= 1.978
h/L	= Ratio Of h/L used For Cp determination	= 0.097
Slope	= Slope of Roof	= 14.04 Deg
Hip_End	= Hipped End Coeff (h/2 to h) (2.000 ft to 3.000 ft)	= -0.18, -0.9
Hip_End	= Hipped End Coeff (h to 2h) (3.000 ft to 6.000 ft)	= -0.18, -0.5
Hip_End	= Hipped End Coeff (>2h) (>6.000 ft)	= -0.18, -0.3
Hip_End	= Hipped End Coeff (>2h) (>25.085 ft)	= -0.18, -0.3
OH_Bot	= Sofit (Windward Face Only)	= 0.8, 0.8
OH_Top	= Overhang Top Coeff (0 to h/2) (0.000 ft to 1.500 ft)	= -0.18, -0.9
OH_Top	= Overhang Top Coeff (h/2 to h) (1.500 ft to 2.000 ft)	= -0.18, -0.9
OH_Top	= Overhang Top Coeff (h/2 to h) (2.000 ft to 3.000 ft)	= -0.18, -0.9
OH_Top	= Overhang Top Coeff (h to 2h) (3.000 ft to 6.000 ft)	= -0.18, -0.5
OH_Top	= Overhang Top Coeff (>2h) (>6.000 ft)	= -0.18, -0.3
OH_Top	= Overhang Top Coeff (>2h) (>17.500 ft)	= -0.18, -0.3
OH_Top	= Overhang Top Coeff (>2h) (>33.000 ft)	= -0.18, -0.3
Roof	= Roof Coeff (h/2 to h) (2.000 ft to 3.000 ft)	= -0.18, -0.9
Roof	= Roof Coeff (h to 2h) (3.000 ft to 6.000 ft)	= -0.18, -0.5
Roof	= Roof Coeff (>2h) (>6.000 ft)	= -0.18, -0.3
Cp_WW	= Windward Wall Coefficient (All L/B Values)	= 0.80
Cp_LW	= Leward Wall Coefficient using L/B	= -0.30
Cp_SW	= Side Wall Coefficient (All L/B values)	= -0.70
GCpn_WW	= Parapet Combined Net Pressure Coefficient (Windward Parapet)	= 1.50
GCpn_LW	= Parapet Combined Net Pressure Coefficient (Leeward Parapet)	= -1.00

Wall Wind Pressures based On Positive Internal Pressure (+GCPi) - Parallel to Ridge
All wind pressures include a load factor of 0.6

Elev ft	Kz	Kzt	qz psf	GCPi	Windward Press psf	Leeward Press psf	Side Press psf	Total Press psf	Minimum Pressure* psf
15.17	0.851	1.000	34.02	0.18	17.03	-14.89	-26.30	31.92	9.60
10.17	0.849	1.000	33.94	0.18	16.97	-14.89	-26.30	31.86	9.60
5.17	0.849	1.000	33.94	0.18	16.97	-14.89	-26.30	31.86	9.60
3.00	0.849	1.000	33.94	0.18	16.97	-14.89	-26.30	31.86	9.60

Wall Wind Pressures based on Negative Internal Pressure (-GCPi) - Parallel to Ridge
All wind pressures include a load factor of 0.6

Elev ft	Kz	Kzt	qz psf	GCPi	Windward Press psf	Leeward Press psf	Side Press psf	Total Press psf	Minimum Pressure* psf

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

15.17	0.851	1.000	34.02	-0.18	29.24	-2.67	-14.09	31.92	9.60
10.17	0.849	1.000	33.94	-0.18	29.19	-2.67	-14.09	31.86	9.60
5.17	0.849	1.000	33.94	-0.18	29.19	-2.67	-14.09	31.86	9.60
3.00	0.849	1.000	33.94	-0.18	29.19	-2.67	-14.09	31.86	9.60

Notes Wall Pressures:
Kz = Velocity Press Exp Coeff Kzt = Topographical Factor
qz = 0.00256*Kz*Kzt*Kd*V^2 GCPi = Internal Press Coefficient
Side = qh * G * Cp_SW - qip * +GCPi Windward = qz * G * Cp_WW - qip * +GCPi
Leeward = qh * G * Cp_LW - qip * +GCPi Total = Windward Press - Leeward Press
* Minimum Pressure: Para 27.1.5 no less than 9.60 psf (Incl LF) applied to Walls
+ Pressures Acting TOWARD Surface - Pressures Acting AWAY from Surface

Roof Wind Pressures for Positive & Negative Internal Pressure (+/- GCPi) - Parallel to Ridge
All wind pressures include a load factor of 0.6

Roof Var	Start Dist ft	End Dist ft	Cp_min	Cp_max	GCPi	Pressure Pn_min* psf	Pressure Pp_min* psf	Pressure Pn_max psf	Pressure Pp_max psf
Hip_End (-X)	2.000	3.000	-0.180	-0.900	0.180	0.92	-11.30	-19.86	-32.07
Hip_End (-X)	3.000	6.000	-0.180	-0.500	0.180	0.92	-11.30	-8.32	-20.53
Hip_End (-X)	6.000	9.915	-0.180	-0.300	0.180	0.92	-11.30	-2.55	-14.76
Hip_End (+X)	25.085	33.000	-0.180	-0.300	0.180	0.92	-11.30	-2.55	-14.76
OH_Bot	N/A	N/A	0.800	0.800	0.180	29.19	16.97	29.19	16.97
OH_Top (-X)	0.000	1.500	-0.180	-0.900	0.180	0.92	-11.30	-19.86	-32.07
OH_Top (-X)	0.000	1.500	-0.180	-0.900	0.180	0.92	-11.30	-19.86	-32.07
OH_Top (-X)	0.000	1.500	-0.180	-0.900	0.180	0.92	-11.30	-19.86	-32.07
OH_Top (-X)	0.000	1.500	-0.180	-0.900	0.180	0.92	-11.30	-19.86	-32.07
OH_Top (+Y)	0.000	1.500	-0.180	-0.900	0.180	0.92	-11.30	-19.86	-32.07
OH_Top (-Y)	0.000	1.500	-0.180	-0.900	0.180	0.92	-11.30	-19.86	-32.07
OH_Top (-X)	1.500	2.000	-0.180	-0.900	0.180	0.92	-11.30	-19.86	-32.07
OH_Top (-X)	1.500	2.000	-0.180	-0.900	0.180	0.92	-11.30	-19.86	-32.07
OH_Top (-X)	1.500	2.000	-0.180	-0.900	0.180	0.92	-11.30	-19.86	-32.07
OH_Top (-X)	1.500	2.000	-0.180	-0.900	0.180	0.92	-11.30	-19.86	-32.07
OH_Top (+Y)	1.500	2.000	-0.180	-0.900	0.180	0.92	-11.30	-19.86	-32.07
OH_Top (-Y)	1.500	2.000	-0.180	-0.900	0.180	0.92	-11.30	-19.86	-32.07
OH_Top (+Y)	2.000	3.000	-0.180	-0.900	0.180	0.92	-11.30	-19.86	-32.07
OH_Top (-Y)	2.000	3.000	-0.180	-0.900	0.180	0.92	-11.30	-19.86	-32.07
OH_Top (+Y)	3.000	6.000	-0.180	-0.500	0.180	0.92	-11.30	-8.32	-20.53
OH_Top (-Y)	3.000	6.000	-0.180	-0.500	0.180	0.92	-11.30	-8.32	-20.53
OH_Top (+Y)	6.000	17.500	-0.180	-0.300	0.180	0.92	-11.30	-2.55	-14.76
OH_Top (-Y)	6.000	17.500	-0.180	-0.300	0.180	0.92	-11.30	-2.55	-14.76
OH_Top (+Y)	17.500	33.000	-0.180	-0.300	0.180	0.92	-11.30	-2.55	-14.76
OH_Top (-Y)	17.500	33.000	-0.180	-0.300	0.180	0.92	-11.30	-2.55	-14.76
OH_Top (+X)	33.000	35.000	-0.180	-0.300	0.180	0.92	-11.30	-2.55	-14.76
OH_Top (+X)	33.000	35.000	-0.180	-0.300	0.180	0.92	-11.30	-2.55	-14.76
OH_Top (+X)	33.000	35.000	-0.180	-0.300	0.180	0.92	-11.30	-2.55	-14.76
OH_Top (+X)	33.000	35.000	-0.180	-0.300	0.180	0.92	-11.30	-2.55	-14.76
OH_Top (+Y)	33.000	35.000	-0.180	-0.300	0.180	0.92	-11.30	-2.55	-14.76
OH_Top (-Y)	33.000	35.000	-0.180	-0.300	0.180	0.92	-11.30	-2.55	-14.76
Roof (+Y)	2.000	3.000	-0.180	-0.900	0.180	0.92	-11.30	-19.86	-32.07
Roof (-Y)	2.000	3.000	-0.180	-0.900	0.180	0.92	-11.30	-19.86	-32.07
Roof (+Y)	3.000	6.000	-0.180	-0.500	0.180	0.92	-11.30	-8.32	-20.53
Roof (-Y)	3.000	6.000	-0.180	-0.500	0.180	0.92	-11.30	-8.32	-20.53
Roof (+Y)	6.000	33.000	-0.180	-0.300	0.180	0.92	-11.30	-2.55	-14.76
Roof (-Y)	6.000	33.000	-0.180	-0.300	0.180	0.92	-11.30	-2.55	-14.76

Notes Roof Pressures:
Start Dist = Start Dist from Windward Edge End Dist = End Dist from Windward Edge
Cp_Max = Largest Coefficient Magnitude Cp_Min = Smallest Coefficient Magnitude
Pp_max = qh*G*Cp_max - qip*(+GCPi) Pn_max = qh*G*Cp_max - qin*(-GCpi)
Pp_min* = qh*G*Cp_min - qip*(+GCPi) Pn_min* = qh*G*Cp_min - qin*(-GCPi)
OH = Overhang X = Dir along Ridge Y = Dir Perpendcular to Ridge Z = Vertical
* The smaller uplift pressures due to Cp_Min can become critical when wind is combined
with roof live load or snow load; load combinations are given in ASCE 7
+ Pressures Acting TOWARD Surface - Pressures Acting AWAY from Surface

Components and Cladding (C&C) Calculations per Ch 30 Part 4:

h	= Mean Roof Height	= 3.000 ft
LF	= Load Factor based upon ASD Design	= 0.60
Kzt	= Topographic Factor is 1 since no Topographic feature specified	= 1.000
EAF	= Adjustment factor per Table 30.6-2 to Fig 30.4-1 pressures	= 0.242
Slope	= Roof Slope	= 14.04 Deg
LHD	= Least Horizontal Dimension: Min(B, L)	= 15.670 ft
[illegible]	[illegible]	= [illegible] ft

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

```
a         = Max(a1, 0.04 * LHD, 3 ft [0.9 m])                              = 3.000 ft
2a        = Parameter used to define zone width:  2*a                      = 6.000 ft
EAF       = Adjustment factor per Table 30.6-2 to Fig 30.4-1 pressures     = 0.242
```

Wind Pressures for Components and Cladding per Fig 30.4-1
All wind pressures include a load factor of 0.6

Description	Zone	Width	Span	Area	1/3 Rule	Ptable Pos	Ptable Neg	p Pos	p Neg
ft		ft	ft	ft		psf	psf	psf	psf
W-AA	4	2.830	1.670	4.726	No	55.25	-59.90	9.60	-9.60
W-AA	5	2.830	1.670	4.726	No	55.25	-73.93	9.60	-10.75
D-1A	4	3.750	9.670	36.263	No	50.97	-55.62	9.60	-9.60
D-1A	5	3.750	9.670	36.263	No	50.97	-65.38	9.60	-9.60
LEVEL 1 WALLS	4	1.000	14.670	71.736	Yes	48.38	-53.03	9.60	-9.60
LEVEL 1 WALLS	5	1.000	14.670	71.736	Yes	48.38	-60.21	9.60	-9.60

Ptable = Pressure taken from Fig 30.4-1
p = Wind Pressure: Ptable * Lambda * Kzt * LF [Eqn 30.7-1 & Table 30.6-2 Note 5]
* Per Para 30.2.2 the Minimum Pressure for C&C is 9.60 psf [0.460 kPa] {Includes LF}
Pressures on overhangs include Pressure from the top and bottom surface of overhang

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

MecaWind v2391

Software Developer: Meca Enterprises Inc., www.meca.biz, Copyright © 2020

Calculations Prepared by:
Rochell Engineering, Inc.
1500 NW 89th CT, Suite 212
0
0
Doral, FL, 0
Date: Sep 13, 2021
Designer: CA

Calculations Prepared For:
Client: Pacheco-Martinez & Associates LLC.
Project #: Cabana
Location: 8965 SW 63RD COURT, FLORIDA 33156
Description:
De La Concepcion

File Location:
Y:\00_Projects\Pacheco-Martinez & Associates\
De La Concepcion Residence (Pacheco Architecture)\Calculations\Wind Analysis\Wind Load Table (Cabana).wnd

Basic Wind Parameters

Wind Load Standard	= ASCE 7-16	Exposure Category	= C
Wind Design Speed	= 175.0 mph	Risk Category	= II
Structure Type	= Building	Building Type	= Enclosed

General Wind Settings

Incl_LF	= Include ASD Load Factor of 0.6 in Pressures	= True
DynType	= Dynamic Type of Structure	= Rigid
Zg	= Altitude (Ground Elevation) above Sea Level	= 0.000 ft
Bdist	= Base Elevation of Structure	= 0.000 ft
SDB	= Simple Diaphragm Building	= True
Reacs	= Show the Base Reactions in the output	= False
MWFRSType	= MWFRS Method Selected	= Ch 27 Pt 2

Topographic Factor per Fig 26.8-1

Topo	= Topographic Feature	= None
Kzt	= Topographic Factor	= 1.000

Building Inputs

RoofType:	Building Roof Type = Hipped	W	: Width Perp to Ridge= 15.670 ft
L	: Length Along Ridge = 31.000 ft	EHt	: Eave Height = 6.830 ft
Hip	: Ridge Hipped Length= 13.830 ft	RE	: Roof Entry Method = Slope
Slope	: Slope of Roof = 3.0 :12	O_Ht	: Override Mean Height (0 for default)= 3.000 ft
Theta	: Roof Slope = 14.04 Deg	Par	: Is there a Parapet = False

Exposure Constants per Table 26.11-1:

Alpha:	Table 26.11-1 Const	= 9.500	Zg:	Table 26.11-1 Const	= 900.000 ft
At:	Table 26.11-1 Const	= 0.105	Bt:	Table 26.11-1 Const	= 1.000
Am:	Table 26.11-1 Const	= 0.154	Bm:	Table 26.11-1 Const	= 0.650
C:	Table 26.11-1 Const	= 0.200	Eps:	Table 26.11-1 Const	= 0.200

Overhang Inputs:

Std	= Overhangs on all sides are the same	= True
OHType	= Type of Roof Wall Intersections	= Sofit
OH	= Overhang of Roof Beyond Wall	= 2.000 ft

Gust Factor Calculation:

Gust Factor Category I Rigid Structures - Simplified Method

G1	= For Rigid Structures (Nat. Freq.>1 Hz) use 0.85	= 0.85

Gust Factor Category II Rigid Structures - Complete Analysis

Zm	= 0.6 * Ht	= 15.000 ft
Izm	= Cc * (33 / Zm) ^ 0.167	= 0.228
Lzm	= L * (Zm / 33) ^ Epsilon	= 427.057
Q	= (1 / (1 + 0.63 * ((B + Ht) / Lzm)^0.63))^0.5	= 0.959
G2	= 0.925*((1+1.7*lzm*3.4*Q)/(1+1.7*3.4*lzm))	= 0.903

Gust Factor Used in Analysis

G	= Lessor Of G1 Or G2	= 0.850

Main Wind Force Resisting System (MWFRS) Calculations per Ch 27 Part 2:

h	= Mean Roof Height above grade	= 3.000 ft
Kh	= Z < 15 ft [4.572 m]--> (2.01 * (15/zg)^(2/Alpha) {Table 26.10-1}	= 0.849
Kzt	= Topographic Factor is 1 since no Topographic feature specified	= 1.000
Kd	= Wind Directionality Factor per Table 26.6-1	= 0.85
GCPi	= Ref Table 26.13-1 for Enclosed Building	= +/-0.18
Theta	= Slope of Roof	= 14.04 Deg
LF	= Load Factor based upon ASD Design	= 0.60

Wind Pressures per Ch 27 Part 2 - Normal to Ridge

All wind pressures include a load factor of 0.6

L	= Building Length Parallel to Ridge	= 31.000 ft

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

B	= Building Width Normal To the Wind Direction	= 31.000 ft
L/B	= Ratio Of L / B	= 0.505
LHD	= Least Horizontal Dimension: Min(B, L)	= 15.670 ft
a1	= Min(0.1 * LHD, 0.4 * h	= 1.200 ft
a	= Max(a1, 0.04 * LHD, 3 ft [0.9 m])	= 3.000 ft
0.5*h	= Parameter used to define zone width: 0.5*h	= 1.500 ft
Ph	= Net pressure at the top Of the wall per Table 27.5-1	= 38.70 psf
Po	= Net pressure at the base Of the wall per Table 27.5-1	= 38.70 psf
Ps	= Side Wall Press: Table 27.5-1: 0.2<= L/B <= 1, use 0.54*Ph	= -20.90 psf
Pl	= Leeward Wall Press: Table 27.5-1 : 0.2<= L/B <= 1, use 0.38*Ph	= -14.71 psf
Pwh	= Windward Wall Pressure at the Top per Table 27.5-1: Ph + Pl	= 23.99 psf
Pwo	= Windward Wall Pressure at the Base per Table 27.5-1: Po + Pl	= 23.99 psf
Povh1	= Overhang Bottom with Roof Slope > 10 Deg, Load Case 1: 0.75*Pz1	= 26.49 psf
Povh1	= Overhang Bottom with Roof Slope > 10 Deg, Load Case 2: 0.75*Pz1	= 3.87 psf
Povh3	= Overhang Bottom with Wind Par to Ridge, Load Case 1: 0.75*Pz3	= 27.03 psf
Povh3	= Overhang Bottom With Wind Par to Ridge, Load Case 2: 0.75*Pz3	= 0.00 psf
Lambda	= Exposure Adjustment Factor for Roofs per Table 27.5-2	= 1.000

Roof Pressures per Table 27.5-2 - Normal to Ridge

Zone Pressures Normal to Ridge

Zone	Load Case 1 psf	Load Case 2 psf
1	-35.32	5.16
2	-24.34	-7.20
3	-36.05	0.00
4	-32.18	0.00
5	-26.37	0.00

A pressure of zero '0' indicates that the load case is not applicable for that zone.

Wind Pressures per Ch 27 Part 2 - Parallel to Ridge

All wind pressures include a load factor of 0.6

L	= Building Length Parallel To the Direction Of Wind	= 31.000 ft
B	= Building Width Normal To the Wind Direction	= 15.670 ft
L/B	= Ratio Of L / B	= 1.978
LHD	= Least Horizontal Dimension: Min(B, L)	= 15.670 ft
a1	= Min(0.1 * LHD, 0.4 * h	= 1.200 ft
a	= Max(a1, 0.04 * LHD, 3 ft [0.9 m])	= 3.000 ft
0.5*h	= Parameter used to define zone width: 0.5*h	= 1.500 ft
Ph	= Net pressure at the top Of the wall per Table 27.5-1	= 33.78 psf
Po	= Net pressure at the base Of the wall per Table 27.5-1	= 33.78 psf
Ps	= Side Wall Press: Table 27.5-1: 1 < L/B < 2, interpolate	= -21.55 psf
Pl	= Leeward Wall Press: Table 27.5-1 : 1 < L/B < 2, interpolate	= -9.20 psf
Pwh	= Windward Wall Pressure at the Top per Table 27.5-1: Ph + Pl	= 24.58 psf
Pwo	= Windward Wall Pressure at the Base per Table 27.5-1: Po + Pl	= 24.58 psf
Povh1	= Overhang Bottom with Roof Slope > 10 Deg, Load Case 1: 0.75*Pz1	= 26.49 psf
Povh1	= Overhang Bottom with Roof Slope > 10 Deg, Load Case 2: 0.75*Pz1	= 3.87 psf
Povh3	= Overhang Bottom with Wind Par to Ridge, Load Case 1: 0.75*Pz3	= 27.03 psf
Povh3	= Overhang Bottom With Wind Par to Ridge, Load Case 2: 0.75*Pz3	= 0.00 psf
Lambda	= Exposure Adjustment Factor for Roofs per Table 27.5-2	= 1.000

Roof Pressures per Table 27.5-2 - Parallel to Ridge

Zone Pressures Parallel to Ridge

Zone	Load Case 1 psf	Load Case 2 psf
1	-35.32	5.16
2	-24.34	-7.20
3	-36.05	0.00
4	-32.18	0.00
5	-26.37	0.00

A pressure of zero '0' indicates that the load case is not applicable for that zone.

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

```
h/W       = Ratio of mean roof height to building width                    = 0.191
h/L       = Ratio of mean roof height to building length                   = 0.097
h         = Mean Roof Height above grade                                   = 3.000 ft
Kh        = Z < 15 ft [4.572 m]--> (2.01 * (15/zg)^(2/Alpha) {Table 26.10-1}= 0.849
Kzt       = Topographic Factor is 1 since no Topographic feature specified  = 1.000
Kd        = Wind Directionality Factor per Table 26.6-1                    = 0.85
GCPi      = Ref Table 26.13-1 for Enclosed Building                        = +/-0.18
LF        = Load Factor based upon ASD Design                              = 0.60
qh        = (0.00256 * Kh * Kzt * Kd * Ke * V^2) * LF                      = 33.94 psf
LHD       = Least Horizontal Dimension:  Min(B, L)                         = 15.670 ft
a1        = Min(0.1 * LHD,  0.4 * h                                        = 1.200 ft
a         = Max(a1, 0.04 * LHD, 3 ft [0.9 m])                              = 3.000 ft
h/B       = Ratio of mean roof height to least hor dim: h / B              = 0.191
```

Wind Pressures for C&C Ch 30 Pt 1
All wind pressures include a load factor of 0.6

Description ft	Zone	Width ft	Span ft	Area sq ft	1/3 Rule	Ref Fig	GCp Max	GCp Min	p Max psf	p Min psf
10 sq. ft.	1	1.000	5.500	10.08	Yes	30.3-2E	0.699	-1.300	29.82	-50.23
10 sq. ft.	2e	1.000	5.500	10.08	Yes	30.3-2E	0.699	-1.798	29.82	-67.14
10 sq. ft.	2r	1.000	5.500	10.08	Yes	30.3-2E	0.699	-2.397	29.82	-87.47
10 sq. ft.	3	1.000	5.500	10.08	Yes	30.3-2E	0.699	-1.798	29.82	-67.14
10 sq. ft.	4	1.000	5.500	10.08	Yes	30.3-1	0.999	-1.099	40.03	-43.42
10 sq. ft.	5	1.000	5.500	10.08	Yes	30.3-1	0.999	-1.399	40.03	-53.58
20 sq. ft.	1	1.000	7.750	20.02	Yes	30.3-2E	0.579	-1.300	25.78	-50.23
20 sq. ft.	2e	1.000	7.750	20.02	Yes	30.3-2E	0.579	-1.638	25.78	-61.70
20 sq. ft.	2r	1.000	7.750	20.02	Yes	30.3-2E	0.579	-2.145	25.78	-78.92
20 sq. ft.	3	1.000	7.750	20.02	Yes	30.3-2E	0.579	-1.638	25.78	-61.70
20 sq. ft.	4	1.000	7.750	20.02	Yes	30.3-1	0.947	-1.047	38.24	-41.64
20 sq. ft.	5	1.000	7.750	20.02	Yes	30.3-1	0.947	-1.294	38.24	-50.01
50 sq. ft.	1	1.000	12.000	48.00	Yes	30.3-2E	0.428	-1.137	20.62	-44.69
50 sq. ft.	2e	1.000	12.000	48.00	Yes	30.3-2E	0.428	-1.433	20.62	-54.76
50 sq. ft.	2r	1.000	12.000	48.00	Yes	30.3-2E	0.428	-1.824	20.62	-68.02
50 sq. ft.	3	1.000	12.000	48.00	Yes	30.3-2E	0.428	-1.433	20.62	-54.76
50 sq. ft.	4	1.000	12.000	48.00	Yes	30.3-1	0.880	-0.980	35.97	-39.36
50 sq. ft.	5	1.000	12.000	48.00	Yes	30.3-1	0.880	-1.159	35.97	-45.46
100 sq. ft.	1	1.000	18.000	108.00	Yes	30.3-2E	0.300	-1.000	16.29	-40.05
100 sq. ft.	2e	1.000	18.000	108.00	Yes	30.3-2E	0.300	-1.244	16.29	-48.33
100 sq. ft.	2r	1.000	18.000	108.00	Yes	30.3-2E	0.300	-1.526	16.29	-57.91
100 sq. ft.	3	1.000	18.000	108.00	Yes	30.3-2E	0.300	-1.244	16.29	-48.33
100 sq. ft.	4	1.000	18.000	108.00	Yes	30.3-1	0.818	-0.918	33.86	-37.25
100 sq. ft.	5	1.000	18.000	108.00	Yes	30.3-1	0.818	-1.035	33.86	-41.24
200 sq. ft.	1	1.000	25.000	208.33	Yes	30.3-2E	0.300	-1.000	16.29	-40.05
200 sq. ft.	2e	1.000	25.000	208.33	Yes	30.3-2E	0.300	-1.100	16.29	-43.45
200 sq. ft.	2r	1.000	25.000	208.33	Yes	30.3-2E	0.300	-1.300	16.29	-50.23
200 sq. ft.	3	1.000	25.000	208.33	Yes	30.3-2E	0.300	-1.100	16.29	-43.45
200 sq. ft.	4	1.000	25.000	208.33	Yes	30.3-1	0.767	-0.867	32.15	-35.54
200 sq. ft.	5	1.000	25.000	208.33	Yes	30.3-1	0.767	-0.934	32.15	-37.82
500 sq. ft.	1	1.000	40.000	533.33	Yes	30.3-2E	0.300	-1.000	16.29	-40.05
500 sq. ft.	2e	1.000	40.000	533.33	Yes	30.3-2E	0.300	-1.100	16.29	-43.45
500 sq. ft.	2r	1.000	40.000	533.33	Yes	30.3-2E	0.300	-1.300	16.29	-50.23
500 sq. ft.	3	1.000	40.000	533.33	Yes	30.3-2E	0.300	-1.100	16.29	-43.45
500 sq. ft.	4	1.000	40.000	533.33	Yes	30.3-1	0.700	-0.800	29.87	-33.26
500 sq. ft.	5	1.000	40.000	533.33	Yes	30.3-1	0.700	-0.800	29.87	-33.26

```
Area     = Span Length x Effective Width
1/3 Rule = Effective width need not be less than 1/3 of the span length
GCp      = External Pressure Coefficients taken from Figures 30.3-1 through 30.3-7
p        = Wind Pressure:  qh*(GCp - GCpi)  [Eqn 30.3-1]*
* Per Para 30.2.2 the Minimum Pressure for C&C is 9.60 psf [0.460 kPa] {Includes LF}
```

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

ROCHELL ENGINEERING, INC.

Roof Truss Reactions

(MAIN House)

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

1500 NW 89TH Court Suite 212, Doral, FL 33172 Tel: 305.649.4049

Components and Cladding (C&C) Calculations per Ch 30 Part 1:

h/W	= Ratio of mean roof height to building width	= 0.260
h/L	= Ratio of mean roof height to building length	= 0.431
h	= Mean Roof Height above grade	= 38.056 ft
Kh	= 15 ft [4.572 m]< Z <Zg -->(2.01*(Z/zg)^(2/Alpha) {Table 26.10-1}	= 1.033
Kzt	= Topographic Factor is 1 since no Topographic feature specified	= 1.000
Kd	= Wind Directionality Factor per Table 26.6-1	= 0.85
GCPi	= Ref Table 26.13-1 for Enclosed Building	= +/-0.18
LF	= Load Factor based upon ASD Design	= 0.60
qh	= (0.00256 * Kh * Kzt * Kd * Ke * V^2) * LF	= 41.29 psf
LHD	= Least Horizontal Dimension: Min(B, L)	= 88.330 ft
a1	= Min(0.1 * LHD, 0.4 * h)	= 8.833 ft
a	= Max(a1, 0.04 * LHD, 3 ft [0.9 m])	= 8.833 ft
h/B	= Ratio of mean roof height to least hor dim: h / B	= 0.431

Wind Pressures for C&C Ch 30 Pt 1
All wind pressures include a load factor of 0.6

Description	Zone	Width	Span	Area	1/3 Rule	Ref Fig	GCp Max	GCp Min	p Max	p Min
ft		ft	ft	sq ft					psf	psf
T-1	1	2.000	5.000	10.00	No	30.3-2E	0.700	-1.300	36.34	-61.11
T-1	2e	2.000	5.000	10.00	No	30.3-2E	0.700	-1.800	36.34	-81.76
T-1	2r	2.000	5.000	10.00	No	30.3-2E	0.700	-2.400	36.34	-106.53
T-2	1	2.000	14.500	70.08	Yes	30.3-2E	0.362	-1.066	22.37	-51.46
T-2	2e	2.000	14.500	70.08	Yes	30.3-2E	0.362	-1.345	22.37	-62.97
T-2	2r	2.000	14.500	70.08	Yes	30.3-2E	0.362	-1.685	22.37	-77.01
T-3	1	2.000	15.000	75.00	Yes	30.3-2E	0.350	-1.054	21.88	-50.94
T-3	2e	2.000	15.000	75.00	Yes	30.3-2E	0.350	-1.329	21.88	-62.32
T-3	2r	2.000	15.000	75.00	Yes	30.3-2E	0.350	-1.660	21.88	-75.98
T-4	1	2.000	8.000	21.33	Yes	30.3-2E	0.568	-1.288	30.90	-60.61
T-4	2e	2.000	8.000	21.33	Yes	30.3-2E	0.568	-1.623	30.90	-74.45
T-4	2r	2.000	8.000	21.33	Yes	30.3-2E	0.568	-2.122	30.90	-95.04
T-5	1	2.000	22.500	168.75	Yes	30.3-2E	0.300	-1.000	19.82	-48.72
T-5	2e	2.000	22.500	168.75	Yes	30.3-2E	0.300	-1.140	19.82	-54.49
T-5	2r	2.000	22.500	168.75	Yes	30.3-2E	0.300	-1.362	19.82	-63.69
T-6	1	2.000	7.000	16.33	Yes	30.3-2E	0.615	-1.300	32.82	-61.11
T-6	2e	2.000	7.000	16.33	Yes	30.3-2E	0.615	-1.685	32.82	-77.02
T-6	2r	2.000	7.000	16.33	Yes	30.3-2E	0.615	-2.220	32.82	-99.09
T-7	1	2.000	25.670	219.65	Yes	30.3-2E	0.300	-1.000	19.82	-48.72
T-7	2e	2.000	25.670	219.65	Yes	30.3-2E	0.300	-1.100	19.82	-52.85
T-7	2r	2.000	25.670	219.65	Yes	30.3-2E	0.300	-1.300	19.82	-61.11
T-8	1	2.000	5.000	10.00	No	30.3-2E	0.700	-1.300	36.34	-61.11
T-8	2e	2.000	5.000	10.00	No	30.3-2E	0.700	-1.800	36.34	-81.76
T-8	2r	2.000	5.000	10.00	No	30.3-2E	0.700	-2.400	36.34	-106.53
T-9	1	2.000	42.170	592.77	Yes	30.3-2E	0.300	-1.000	19.82	-48.72
T-9	2e	2.000	42.170	592.77	Yes	30.3-2E	0.300	-1.100	19.82	-52.85
T-9	2r	2.000	42.170	592.77	Yes	30.3-2E	0.300	-1.300	19.82	-61.11
T-10	1	2.000	17.330	100.11	Yes	30.3-2E	0.300	-1.000	19.82	-48.72
T-10	2e	2.000	17.330	100.11	Yes	30.3-2E	0.300	-1.262	19.82	-59.53
T-10	2r	2.000	17.330	100.11	Yes	30.3-2E	0.300	-1.554	19.82	-71.60
GT-1	1	2.000	14.500	70.08	Yes	30.3-2E	0.362	-1.066	22.37	-51.46
GT-1	2e	2.000	14.500	70.08	Yes	30.3-2E	0.362	-1.345	22.37	-62.97
GT-1	2r	2.000	14.500	70.08	Yes	30.3-2E	0.362	-1.685	22.37	-77.01
GT-2	1	2.000	15.000	75.00	Yes	30.3-2E	0.350	-1.054	21.88	-50.94
GT-2	2e	2.000	15.000	75.00	Yes	30.3-2E	0.350	-1.329	21.88	-62.32
GT-2	2r	2.000	15.000	75.00	Yes	30.3-2E	0.350	-1.660	21.88	-75.98
GT-3	1	2.000	15.000	75.00	Yes	30.3-2E	0.350	-1.054	21.88	-50.94
GT-3	2e	2.000	15.000	75.00	Yes	30.3-2E	0.350	-1.329	21.88	-62.32
GT-3	2r	2.000	15.000	75.00	Yes	30.3-2E	0.350	-1.660	21.88	-75.98
GT-4	1	2.000	25.670	219.65	Yes	30.3-2E	0.300	-1.000	19.82	-48.72
GT-4	2e	2.000	25.670	219.65	Yes	30.3-2E	0.300	-1.100	19.82	-52.85
GT-4	2r	2.000	25.670	219.65	Yes	30.3-2E	0.300	-1.300	19.82	-61.11
GT-5	1	2.000	42.140	591.93	Yes	30.3-2E	0.300	-1.000	19.82	-48.72
GT-5	2e	2.000	42.140	591.93	Yes	30.3-2E	0.300	-1.100	19.82	-52.85
GT-5	1	2.000	42.170	592.77	Yes	30.3-2E	0.300	-1.000	19.82	-48.72
GT-5	2e	2.000	42.170	592.77	Yes	30.3-2E	0.300	-1.100	19.82	-52.85
GT-5	2r	2.000	42.170	592.77	Yes	30.3-2E	0.300	-1.300	19.82	-61.11
GT-6	1	2.000	5.000	10.00	No	30.3-2E	0.700	-1.300	36.34	-61.11
GT-6	2e	2.000	5.000	10.00	No	30.3-2E	0.700	-1.800	36.34	-81.76
GT-6	2r	2.000	5.000	10.00	No	30.3-2E	0.700	-2.400	36.34	-106.53
GT-7	1	2.000	17.330	100.11	Yes	30.3-2E	0.300	-1.000	19.82	-48.72
GT-7	2e	2.000	17.330	100.11	Yes	30.3-2E	0.300	-1.262	19.82	-59.53
GT-7	2r	2.000	17.330	100.11	Yes	30.3-2E	0.300	-1.554	19.82	-71.60
CJ-1	2r	2.000	8.000	21.33	Yes	30.3-2E	0.568	-2.122	30.90	-95.04
CJ-1	3	2.000	8.000	21.33	Yes	30.3-2E	0.568	-1.623	30.90	-74.45
CJ-2	2r	2.000	10.000	33.33	Yes	30.3-2E	0.491	-1.958	27.70	-88.28
CJ-2	3	2.000	10.000	33.33	Yes	30.3-2E	0.491	-1.519	27.70	-70.14

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

CJ-3	2r	2.000	9.670	31.17	Yes	30.3-2E	0.503	-1.983	28.18	-89.29
CJ-3	3	2.000	9.670	31.17	Yes	30.3-2E	0.503	-1.534	28.18	-70.79
CJ-4	2r	2.000	6.830	15.55	Yes	30.3-2E	0.623	-2.238	33.17	-99.84
CJ-4	3	2.000	6.830	15.55	Yes	30.3-2E	0.623	-1.697	33.17	-77.50

Area = Span Length x Effective Width
1/3 Rule = Effective width need not be less than 1/3 of the span length
GCp = External Pressure Coefficients taken from Figures 30.3-1 through 30.3-7
p = Wind Pressure: qh*(GCp - GCpi) [Eqn 30.3-1]*
* Per Para 30.2.2 the Minimum Pressure for C&C is 9.60 psf [0.460 kPa] {Includes LF}

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

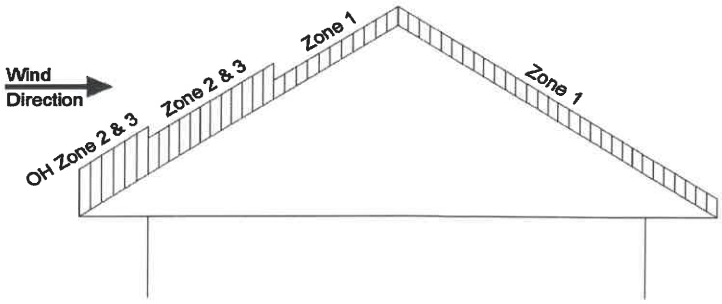
ROCHELL ENGINEERING, INC.

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court
Doral, FL 33178

Roof Truss Component & Cladding Reactions per ASCE 7-16

Project: **De La concepcion Residence**

Truss Mark:	T-1	
Left OH:	0	ft.
Main Span:	5	ft.
Right OH:	0	ft.
Truss Spacing:	2	ft.
Trib. Area:	8	s.f.
Roof Slope:	3	0f 12
Flat Area Mult.:	1.031	
"a" width :	9	ft.
Uniform DL:	25	psf
Uniform LL:	30	psf



Notes:
1. Zone 2 & 3 pressures are applied to left side only as per figure above.
2. Calculated pressures for roof slopes of 10 to 30 degrees, Qz = Qh

Zone Uplift (psf)		
1	2e	2r
-61	-82	-107

Results:

Left DL Reaction:	125	lbs.	Right DL Reaction:	125	lbs.
Left LL Reaction:	150	lbs.	Right LL Reaction:	150	lbs.
Left Uplift :	-370	lbs.	Right Uplift:	-370	lbs.
Left Gravity:	275	lbs.	Right Gravity:	275	lbs.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

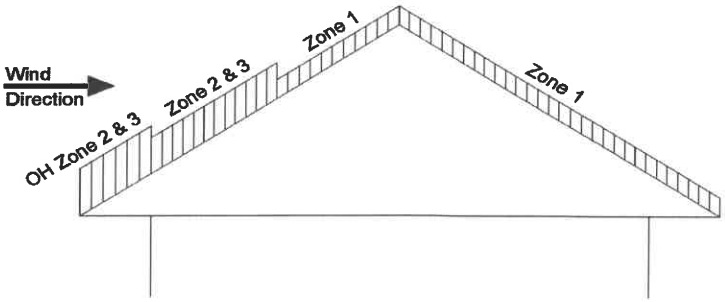
ROCHELL ENGINEERING, INC.

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court
Doral, FL 33178

Roof Truss Component & Cladding Reactions per ASCE 7-16

Project: **De La concepcion Residence**

Truss Mark:	T-2	
Left OH:	0	ft.
Main Span:	14.5	ft.
Right OH:	0	ft.
Truss Spacing:	2	ft.
Trib. Area:	70	s.f.
Roof Slope:	3	0f 12
Flat Area Mult.:	1.031	
"a" width :	9	ft.
Uniform DL:	25	psf
Uniform LL:	30	psf



Notes:
1. Zone 2 & 3 pressures are applied to left side only as per figure above.
2. Calculated pressures for roof slopes of 10 to 30 degrees, Qz = Qh

Zone Uplift (psf)		
1	2e	2r
-51	-63	-77

Results:

Left DL Reaction:	363	lbs.	Right DL Reaction:	363	lbs.
Left LL Reaction:	435	lbs.	Right LL Reaction:	435	lbs.
Left Uplift :	-792	lbs.	Right Uplift:	-792	lbs.
Left Gravity:	798	lbs.	Right Gravity:	798	lbs.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

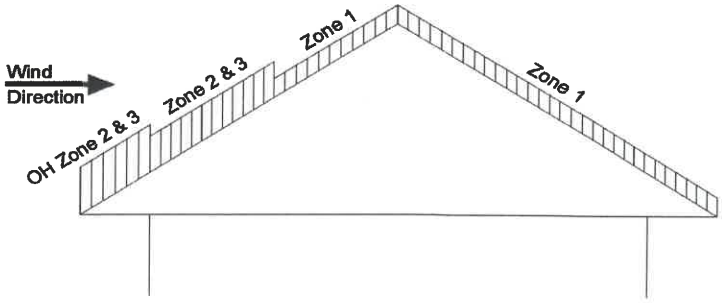
ROCHELL ENGINEERING, INC.

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court
Doral, FL 33178

Roof Truss Component & Cladding Reactions per ASCE 7-16

Project: **De La concepcion Residence**

Truss Mark:	T-3	
Left OH:	0	ft.
Main Span:	15	ft.
Right OH:	0	ft.
Truss Spacing:	2	ft.
Trib. Area:	75	s.f.
Roof Slope:	3	0f 12
Flat Area Mult.:	1.031	
"a" width :	9	ft.
Uniform DL:	25	psf
Uniform LL:	30	psf



Notes:
1. Zone 2 & 3 pressures are applied to left side only as per figure above.
2. Calculated pressures for roof slopes of 10 to 30 degrees, Qz = Qh

Zone Uplift (psf)		
1	2e	2r
-51	-62	-76

Results:

Left DL Reaction:	375	lbs.	Right DL Reaction:	375	lbs.
Left LL Reaction:	450	lbs.	Right LL Reaction:	450	lbs.
Left Uplift :	-809	lbs.	Right Uplift:	-809	lbs.
Left Gravity:	825	lbs.	Right Gravity:	825	lbs.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

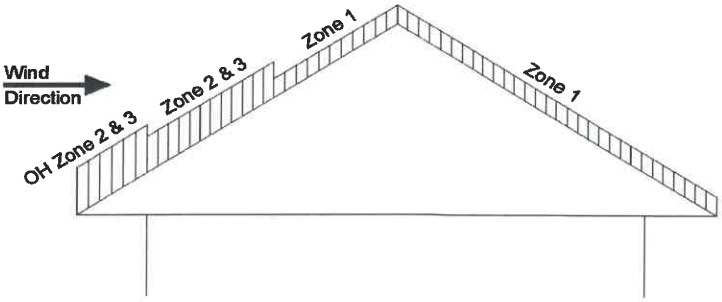
ROCHELL ENGINEERING, INC.

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court
Doral, FL 33178

Roof Truss Component & Cladding Reactions per ASCE 7-16

Project: **De La concepcion Residence**

Truss Mark:	T-4	
Left OH:	0	ft.
Main Span:	8	ft.
Right OH:	0	ft.
Truss Spacing:	2	ft.
Trib. Area:	21	s.f.
Roof Slope:	3	0f 12
Flat Area Mult.:	1.031	
"a" width :	9	ft.
Uniform DL:	25	psf
Uniform LL:	30	psf



Notes:
1. Zone 2 & 3 pressures are applied to left side only as per figure above.
2. Calculated pressures for roof slopes of 10 to 30 degrees, Qz = Qh

Zone Uplift (psf)		
1	2e	2r
-61	-74	-95

Results:

Left DL Reaction:	200	lbs.	Right DL Reaction:	200	lbs.
Left LL Reaction:	240	lbs.	Right LL Reaction:	240	lbs.
Left Uplift :	-531	lbs.	Right Uplift:	-531	lbs.
Left Gravity:	440	lbs.	Right Gravity:	440	lbs.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

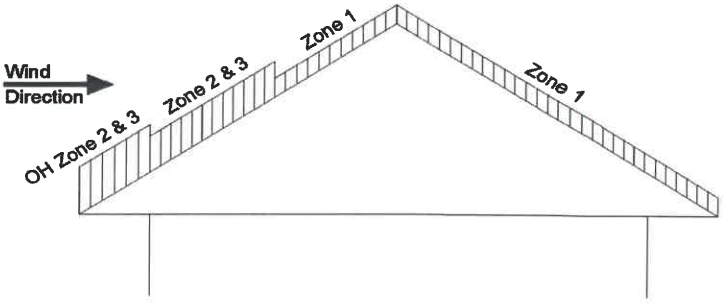
ROCHELL ENGINEERING, INC.

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court
Doral, FL 33178

Roof Truss Component & Cladding Reactions per ASCE 7-16

Project: **De La concepcion Residence**

Truss Mark:	T-5	
Left OH:	0	ft.
Main Span:	22.5	ft.
Right OH:	0	ft.
Truss Spacing:	2	ft.
Trib. Area:	169	s.f.
Roof Slope:	3	0f 12
Flat Area Mult.:	1.031	
"a" width :	9	ft.
Uniform DL:	25	psf
Uniform LL:	30	psf



Notes:
1. Zone 2 & 3 pressures are applied to left side only as per figure above.
2. Calculated pressures for roof slopes of 10 to 30 degrees, Qz = Qh

Zone Uplift (psf)		
1	2e	2r
-49	-54	-64

Results:

Left DL Reaction:	563	lbs.	Right DL Reaction:	563	lbs.
Left LL Reaction:	675	lbs.	Right LL Reaction:	675	lbs.
Left Uplift :	-1075	lbs.	Right Uplift:	-1075	lbs.
Left Gravity:	1238	lbs.	Right Gravity:	1238	lbs.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

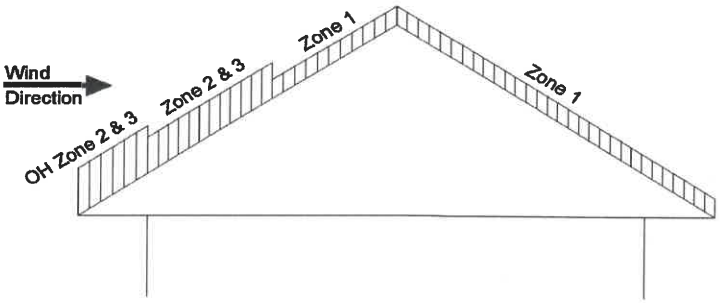
ROCHELL ENGINEERING, INC.

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court
Doral, FL 33178

Roof Truss Component & Cladding Reactions per ASCE 7-16

Project: **De La concepcion Residence**

Truss Mark:	T-6	
Left OH:	0	ft.
Main Span:	7	ft.
Right OH:	0	ft.
Truss Spacing:	2	ft.
Trib. Area:	16	s.f.
Roof Slope:	3	0f 12
Flat Area Mult.:	1.031	
"a" width :	9	ft.
Uniform DL:	25	psf
Uniform LL:	30	psf



Notes:
1. Zone 2 & 3 pressures are applied to left side only as per figure above.
2. Calculated pressures for roof slopes of 10 to 30 degrees, Qz = Qh

Zone Uplift (psf)		
1	2e	2r
-61	-77	-99

Results:

Left DL Reaction:	175	lbs.	Right DL Reaction:	175	lbs.
Left LL Reaction:	210	lbs.	Right LL Reaction:	210	lbs.
Left Uplift :	-484	lbs.	Right Uplift:	-484	lbs.
Left Gravity:	385	lbs.	Right Gravity:	385	lbs.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

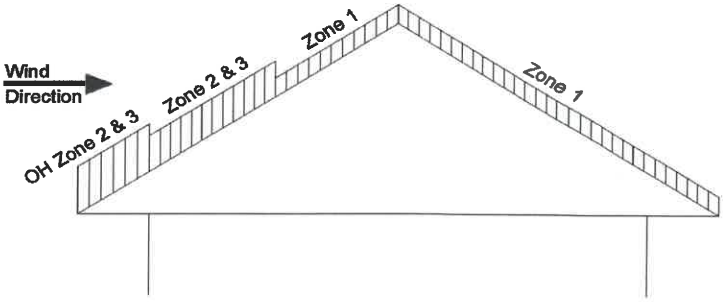
ROCHELL ENGINEERING, INC.

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court
Doral, FL 33178

Roof Truss Component & Cladding Reactions per ASCE 7-16

Project: **De La concepcion Residence**

Truss Mark:	T-7	
Left OH:	0	ft.
Main Span:	25.67	ft.
Right OH:	0	ft.
Truss Spacing:	2	ft.
Trib. Area:	220	s.f.
Roof Slope:	3	0f 12
Flat Area Mult.:	1.031	
"a" width :	9	ft.
Uniform DL:	25	psf
Uniform LL:	30	psf



Notes:
1. Zone 2 & 3 pressures are applied to left side only as per figure above.
2. Calculated pressures for roof slopes of 10 to 30 degrees, Qz = Qh

Zone Uplift (psf)		
1	2e	2r
-49	-53	-61

Results:

Left DL Reaction:	642	lbs.	Right DL Reaction:	642	lbs.
Left LL Reaction:	770	lbs.	Right LL Reaction:	770	lbs.
Left Uplift :	-1199	lbs.	Right Uplift:	-1199	lbs.
Left Gravity:	1412	lbs.	Right Gravity:	1412	lbs.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

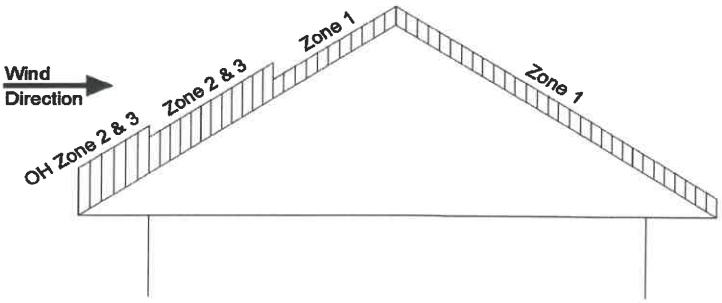
ROCHELL ENGINEERING, INC.

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court
Doral, FL 33178

Roof Truss Component & Cladding Reactions per ASCE 7-16

Project: **De La concepcion Residence**

Truss Mark:	T-8	
Left OH:	0	ft.
Main Span:	5	ft.
Right OH:	0	ft.
Truss Spacing:	2	ft.
Trib. Area:	8	s.f.
Roof Slope:	3	0f 12
Flat Area Mult.:	1.031	



"a" width :	9	ft.
Uniform DL:	25	psf
Uniform LL:	30	psf

Notes:
1. Zone 2 & 3 pressures are applied to left side only as per figure above.
2. Calculated pressures for roof slopes of 10 to 30 degrees, Qz = Qh

Zone Uplift (psf)		
1	2e	2r
-61	-82	-107

Results:

Left DL Reaction:	125	lbs.	Right DL Reaction:	125	lbs.
Left LL Reaction:	150	lbs.	Right LL Reaction:	150	lbs.
Left Uplift :	-370	lbs.	Right Uplift:	-370	lbs.
Left Gravity:	275	lbs.	Right Gravity:	275	lbs.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

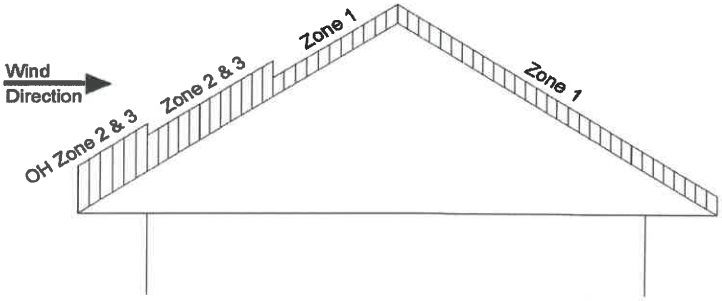
ROCHELL ENGINEERING, INC.

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court
Doral, FL 33178

Roof Truss Component & Cladding Reactions per ASCE 7-16

Project: **De La concepcion Residence**

Truss Mark:	T-9	
Left OH:	0	ft.
Main Span:	42.17	ft.
Right OH:	0	ft.
Truss Spacing:	2	ft.
Trib. Area:	593	s.f.
Roof Slope:	3	0f 12
Flat Area Mult.:	1.031	
"a" width :	9	ft.
Uniform DL:	25	psf
Uniform LL:	30	psf



Notes:
1. Zone 2 & 3 pressures are applied to left side only as per figure above.
2. Calculated pressures for roof slopes of 10 to 30 degrees, Qz = Qh

Zone Uplift (psf)		
1	2e	2r
-49	-53	-61

Results:

Left DL Reaction:	1054	lbs.	Right DL Reaction:	1054	lbs.
Left LL Reaction:	1265	lbs.	Right LL Reaction:	1265	lbs.
Left Uplift :	-1990	lbs.	Right Uplift:	-1990	lbs.
Left Gravity:	2319	lbs.	Right Gravity:	2319	lbs.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

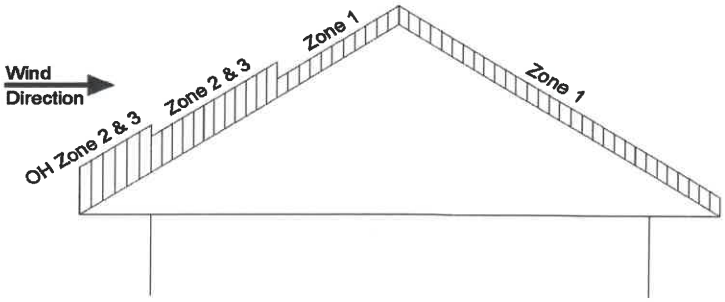
ROCHELL ENGINEERING, INC.

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court
Doral, FL 33178

Roof Truss Component & Cladding Reactions per ASCE 7-16

Project: **De La concepcion Residence**

Truss Mark:	T-10	
Left OH:	0	ft.
Main Span:	17.33	ft.
Right OH:	0	ft.
Truss Spacing:	2	ft.
Trib. Area:	100	s.f.
Roof Slope:	3	0f 12
Flat Area Mult.:	1.031	
"a" width :	9	ft.
Uniform DL:	25	psf
Uniform LL:	30	psf



Notes:
1. Zone 2 & 3 pressures are applied to left side only as per figure above.
2. Calculated pressures for roof slopes of 10 to 30 degrees, Qz = Qh

Zone Uplift (psf)		
1	2e	2r
-49	-60	-72

Results:

Left DL Reaction:	433	lbs.	Right DL Reaction:	433	lbs.
Left LL Reaction:	520	lbs.	Right LL Reaction:	520	lbs.
Left Uplift :	-885	lbs.	Right Uplift:	-885	lbs.
Left Gravity:	953	lbs.	Right Gravity:	953	lbs.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

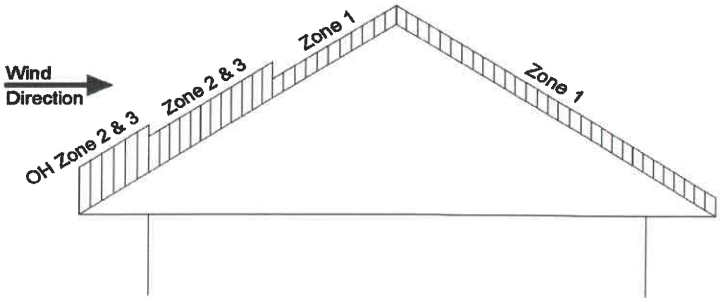
ROCHELL ENGINEERING, INC.

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court
Doral, FL 33178

Roof Truss Component & Cladding Reactions per ASCE 7-16

Project: **De La concepcion Residence**

Truss Mark:	GT-1	
Left OH:	0	ft.
Main Span:	14.5	ft.
Right OH:	0	ft.
Truss Spacing:	3.835	ft.
Trib. Area:	70	s.f.
Roof Slope:	3	0f 12
Flat Area Mult.:	1.031	
"a" width :	9	ft.
Uniform DL:	25	psf
Uniform LL:	30	psf



Notes:
1. Zone 2 & 3 pressures are applied to left side only as per figure above.
2. Calculated pressures for roof slopes of 10 to 30 degrees, Qz = Qh

Zone Uplift (psf)		
1	2e	2r
-51	-63	-77

Results:

Left DL Reaction:	695	lbs.	Right DL Reaction:	695	lbs.
Left LL Reaction:	834	lbs.	Right LL Reaction:	834	lbs.
Left Uplift :	-1518	lbs.	Right Uplift:	-1518	lbs.
Left Gravity:	1529	lbs.	Right Gravity:	1529	lbs.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

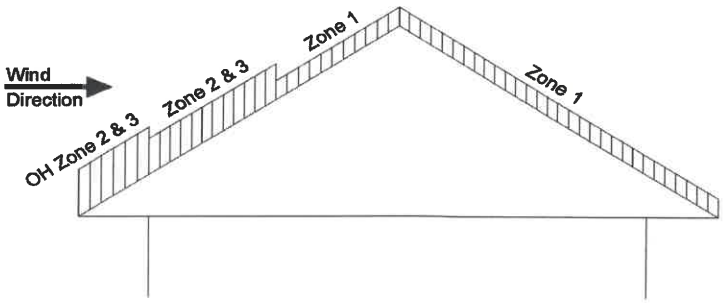
ROCHELL ENGINEERING, INC.

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court
Doral, FL 33178

Roof Truss Component & Cladding Reactions per ASCE 7-16

Project: **De La concepcion Residence**

Truss Mark:	GT-2	
Left OH:	0	ft.
Main Span:	15	ft.
Right OH:	0	ft.
Truss Spacing:	3.835	ft.
Trib. Area:	75	s.f.
Roof Slope:	3	0f 12
Flat Area Mult.:	1.031	
"a" width :	9	ft.
Uniform DL:	25	psf
Uniform LL:	30	psf



Notes:
1. Zone 2 & 3 pressures are applied to left side only as per figure above.
2. Calculated pressures for roof slopes of 10 to 30 degrees, Qz = Qh

Zone Uplift (psf)		
1	2e	2r
-51	-62	-76

Results:

Left DL Reaction:	719	lbs.	Right DL Reaction:	719	lbs.
Left LL Reaction:	863	lbs.	Right LL Reaction:	863	lbs.
Left Uplift :	-1551	lbs.	Right Uplift:	-1551	lbs.
Left Gravity:	1582	lbs.	Right Gravity:	1582	lbs.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

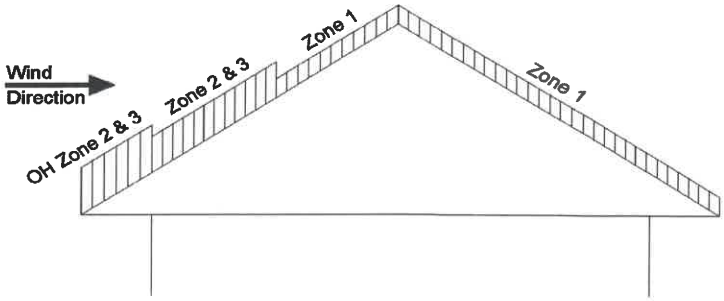
ROCHELL ENGINEERING, INC.

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court
Doral, FL 33178

Roof Truss Component & Cladding Reactions per ASCE 7-16

Project: **De La concepcion Residence**

Truss Mark:	GT-3	
Left OH:	0	ft.
Main Span:	15	ft.
Right OH:	0	ft.
Truss Spacing:	5	ft.
Trib. Area:	75	s.f.
Roof Slope:	3	0f 12
Flat Area Mult.:	1.031	
"a" width :	9	ft.
Uniform DL:	25	psf
Uniform LL:	30	psf



Notes:
1. Zone 2 & 3 pressures are applied to left side only as per figure above.
2. Calculated pressures for roof slopes of 10 to 30 degrees, Qz = Qh

Zone Uplift (psf)		
1	2e	2r
-51	-62	-76

Results:

Left DL Reaction:	938	lbs.	Right DL Reaction:	938	lbs.
Left LL Reaction:	1125	lbs.	Right LL Reaction:	1125	lbs.
Left Uplift :	-2022	lbs.	Right Uplift:	-2022	lbs.
Left Gravity:	2063	lbs.	Right Gravity:	2063	lbs.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

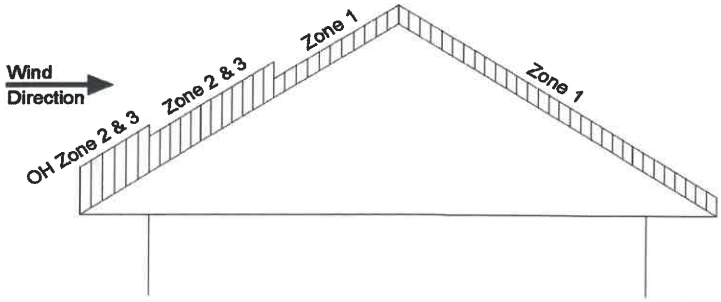
ROCHELL ENGINEERING, INC.

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court
Doral, FL 33178

Roof Truss Component & Cladding Reactions per ASCE 7-16

Project: **De La concepcion Residence**

Truss Mark:	GT-4	
Left OH:	0	ft.
Main Span:	25.67	ft.
Right OH:	0	ft.
Truss Spacing:	4.5	ft.
Trib. Area:	220	s.f.
Roof Slope:	3	0f 12
Flat Area Mult.:	1.031	
"a" width :	9	ft.
Uniform DL:	25	psf
Uniform LL:	30	psf



Notes:
1. Zone 2 & 3 pressures are applied to left side only as per figure above.
2. Calculated pressures for roof slopes of 10 to 30 degrees, Qz = Qh

Zone Uplift (psf)		
1	2e	2r
-49	-53	-61

Results:

Left DL Reaction:	1444	lbs.	Right DL Reaction:	1444	lbs.
Left LL Reaction:	1733	lbs.	Right LL Reaction:	1733	lbs.
Left Uplift :	-2698	lbs.	Right Uplift:	-2698	lbs.
Left Gravity:	3177	lbs.	Right Gravity:	3177	lbs.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

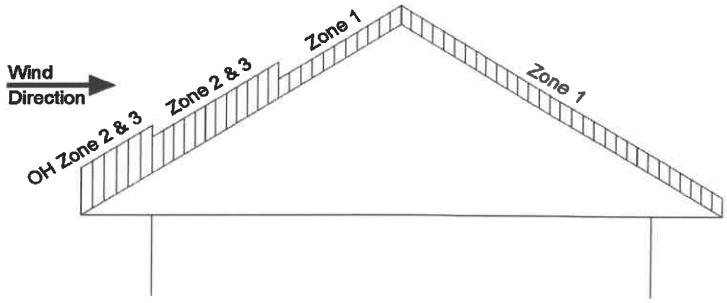
ROCHELL ENGINEERING, INC.

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court
Doral, FL 33178

Roof Truss Component & Cladding Reactions per ASCE 7-16

Project: **De La concepcion Residence**

Truss Mark:	GT-5	
Left OH:	0	ft.
Main Span:	42.17	ft.
Right OH:	0	ft.
Truss Spacing:	3.5	ft.
Trib. Area:	593	s.f.
Roof Slope:	3	0f 12
Flat Area Mult.:	1.031	
"a" width :	9	ft.
Uniform DL:	25	psf
Uniform LL:	30	psf



Notes:
1. Zone 2 & 3 pressures are applied to left side only as per figure above.
2. Calculated pressures for roof slopes of 10 to 30 degrees, Qz = Qh

Zone Uplift (psf)		
1	2e	2r
-49	-53	-61

Results:

Left DL Reaction:	1845	lbs.	Right DL Reaction:	1845	lbs.
Left LL Reaction:	2214	lbs.	Right LL Reaction:	2214	lbs.
Left Uplift :	-3482	lbs.	Right Uplift:	-3482	lbs.
Left Gravity:	4059	lbs.	Right Gravity:	4059	lbs.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

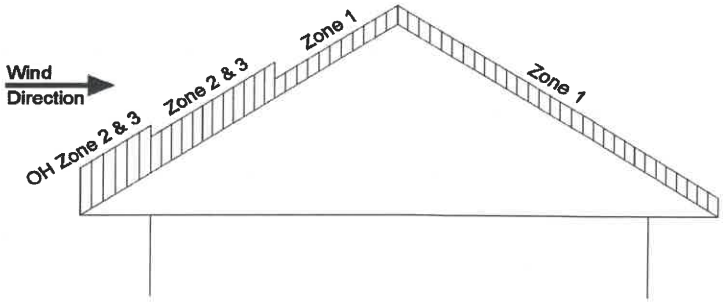
ROCHELL ENGINEERING, INC.

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court
Doral, FL 33178

Roof Truss Component & Cladding Reactions per ASCE 7-16

Project: **De La concepcion Residence**

Truss Mark:	GT-6	
Left OH:	0	ft.
Main Span:	5	ft.
Right OH:	0	ft.
Truss Spacing:	14	ft.
Trib. Area:	8	s.f.
Roof Slope:	3	0f 12
Flat Area Mult.:	1.031	
"a" width :	9	ft.
Uniform DL:	25	psf
Uniform LL:	30	psf



Notes:
1. Zone 2 & 3 pressures are applied to left side only as per figure above.
2. Calculated pressures for roof slopes of 10 to 30 degrees, Qz = Qh

Zone Uplift (psf)		
1	2e	2r
-61	-82	-107

Results:

Left DL Reaction:	875	lbs.	Right DL Reaction:	875	lbs.
Left LL Reaction:	1050	lbs.	Right LL Reaction:	1050	lbs.
Left Uplift :	-2589	lbs.	Right Uplift:	-2589	lbs.
Left Gravity:	1925	lbs.	Right Gravity:	1925	lbs.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

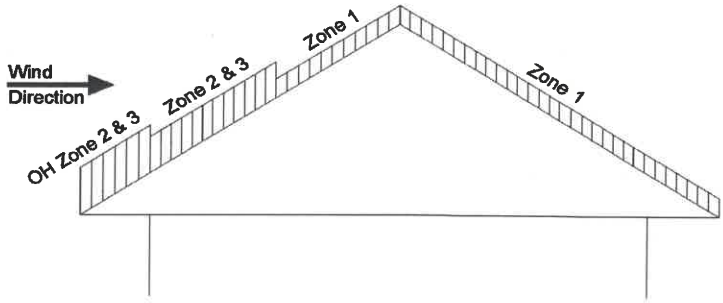
ROCHELL ENGINEERING, INC.

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court
Doral, FL 33178

Roof Truss Component & Cladding Reactions per ASCE 7-16

Project: **De La concepcion Residence**

Truss Mark:	GT-7	
Left OH:	0	ft.
Main Span:	17.33	ft.
Right OH:	0	ft.
Truss Spacing:	9.67	ft.
Trib. Area:	100	s.f.
Roof Slope:	3	0f 12
Flat Area Mult.:	1.031	



"a" width :	9	ft.
Uniform DL:	25	psf
Uniform LL:	30	psf

Notes:
1. Zone 2 & 3 pressures are applied to left side only as per figure above.
2. Calculated pressures for roof slopes of 10 to 30 degrees, Qz = Qh

Zone Uplift (psf)		
1	2e	2r
-49	-60	-72

Results:

Left DL Reaction:	2095	lbs.	Right DL Reaction:	2095	lbs.
Left LL Reaction:	2514	lbs.	Right LL Reaction:	2514	lbs.
Left Uplift :	-4278	lbs.	Right Uplift:	-4278	lbs.
Left Gravity:	4608	lbs.	Right Gravity:	4608	lbs.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

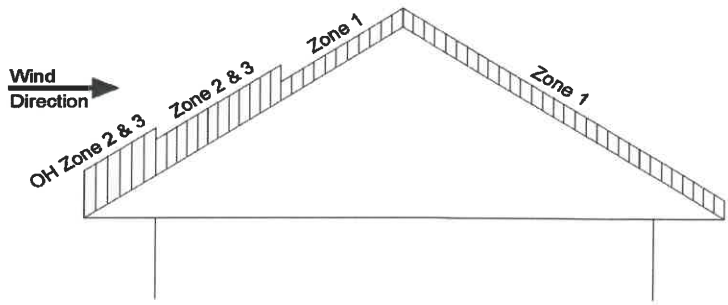
ROCHELL ENGINEERING, INC.

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court
Doral, FL 33178

Roof Truss Component & Cladding Reactions per ASCE 7-16

Project: **De La concepcion Residence**

Truss Mark:	CJ-1	
Left OH:	0	ft.
Main Span:	8	ft.
Right OH:	0	ft.
Truss Spacing:	3	ft.
Trib. Area:	21	s.f.
Roof Slope:	3	0f 12
Flat Area Mult.:	1.031	
"a" width :	9	ft.
Uniform DL:	25	psf
Uniform LL:	30	psf



Notes:
1. Zone 2 & 3 pressures are applied to left side only as per figure above.
2. Calculated pressures for roof slopes of 10 to 30 degrees, Qz = Qh

Zone Uplift (psf)	
2r	3
-95	-74

Results:

Left DL Reaction:	300	lbs.	Right DL Reaction:	300	lbs.
Left LL Reaction:	360	lbs.	Right LL Reaction:	360	lbs.
Left Uplift :	-797	lbs.	Right Uplift:	-797	lbs.
Left Gravity:	660	lbs.	Right Gravity:	660	lbs.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

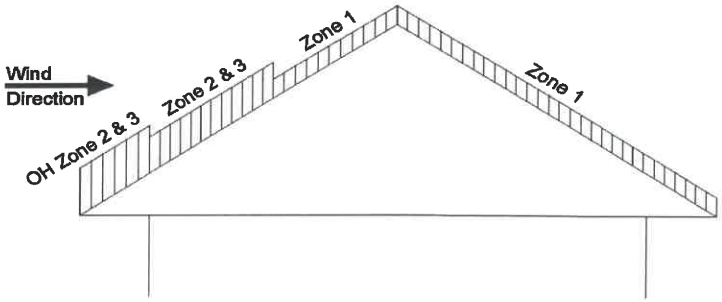
ROCHELL ENGINEERING, INC.

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court
Doral, FL 33178

Roof Truss Component & Cladding Reactions per ASCE 7-16

Project: **De La concepcion Residence**

Truss Mark:	CJ-2	
Left OH:	0	ft.
Main Span:	10	ft.
Right OH:	0	ft.
Truss Spacing:	3	ft.
Trib. Area:	33	s.f.
Roof Slope:	3	0f 12
Flat Area Mult.:	1.031	



"a" width :	9	ft.
Uniform DL:	25	psf
Uniform LL:	30	psf

Notes:
1. Zone 2 & 3 pressures are applied to left side only as per figure above.
2. Calculated pressures for roof slopes of 10 to 30 degrees, Qz = Qh

Zone Uplift (psf)	
2r	3
-88	-70

Results:

Left DL Reaction:	375	lbs.	Right DL Reaction:	375	lbs.
Left LL Reaction:	450	lbs.	Right LL Reaction:	450	lbs.
Left Uplift :	-930	lbs.	Right Uplift:	-930	lbs.
Left Gravity:	825	lbs.	Right Gravity:	825	lbs.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

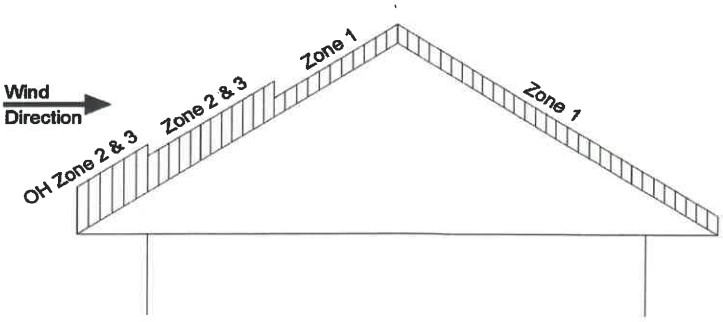
ROCHELL ENGINEERING, INC.

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court
Doral, FL 33178

Roof Truss Component & Cladding Reactions per ASCE 7-16

Project: **De La concepcion Residence**

Truss Mark:	CJ-3	
Left OH:	0	ft.
Main Span:	9.67	ft.
Right OH:	0	ft.
Truss Spacing:	3	ft.
Trib. Area:	31	s.f.
Roof Slope:	3	0f 12
Flat Area Mult.:	1.031	
"a" width :	9	ft.
Uniform DL:	25	psf
Uniform LL:	30	psf



Notes:
1. Zone 2 & 3 pressures are applied to left side only as per figure above.
2. Calculated pressures for roof slopes of 10 to 30 degrees, Qz = Qh

Zone Uplift (psf)	
2r	3
-89	-71

Results:

Left DL Reaction:	363	lbs.	Right DL Reaction:	363	lbs.
Left LL Reaction:	435	lbs.	Right LL Reaction:	435	lbs.
Left Uplift :	-909	lbs.	Right Uplift:	-909	lbs.
Left Gravity:	798	lbs.	Right Gravity:	798	lbs.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

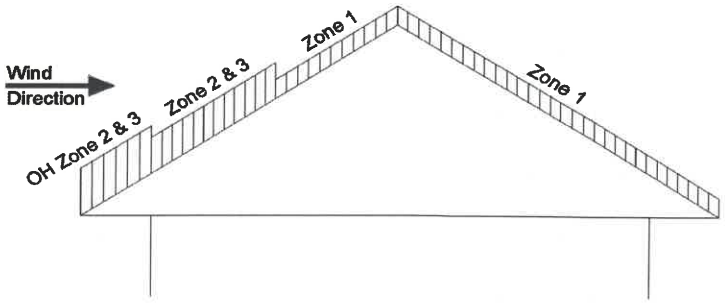
ROCHELL ENGINEERING, INC.

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court
Doral, FL 33178

Roof Truss Component & Cladding Reactions per ASCE 7-16

Project: **De La concepcion Residence**

Truss Mark:	CJ-4	
Left OH:	0	ft.
Main Span:	6.83	ft.
Right OH:	0	ft.
Truss Spacing:	3	ft.
Trib. Area:	16	s.f.
Roof Slope:	3	0f 12
Flat Area Mult.:	1.031	
"a" width :	9	ft.
Uniform DL:	25	psf
Uniform LL:	30	psf



Notes:
1. Zone 2 & 3 pressures are applied to left side only as per figure above.
2. Calculated pressures for roof slopes of 10 to 30 degrees, Qz = Qh

Zone Uplift (psf)	
2r	3
-100	-78

Results:

Left DL Reaction:	256	lbs.	Right DL Reaction:	256	lbs.
Left LL Reaction:	307	lbs.	Right LL Reaction:	307	lbs.
Left Uplift :	-713	lbs.	Right Uplift:	-713	lbs.
Left Gravity:	563	lbs.	Right Gravity:	563	lbs.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

ROCHELL ENGINEERING, INC.

Roof Truss Reactions

(Cabana)

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

1500 NW 89TH Court Suite 212, Doral, FL 33172 Tel: 305.649.4049

Components and Cladding (C&C) Calculations per Ch 30 Part 1:

h/W	= Ratio of mean roof height to building width	= 0.191
h/L	= Ratio of mean roof height to building length	= 0.097
h	= Mean Roof Height above grade	= 3.000 ft
Kh	= Z < 15 ft [4.572 m]--> (2.01 * (15/zg)^(2/Alpha) {Table 26.10-1}	= 0.849
Kzt	= Topographic Factor is 1 since no Topographic feature specified	= 1.000
Kd	= Wind Directionality Factor per Table 26.6-1	= 0.85
GCPi	= Ref Table 26.13-1 for Enclosed Building	= +/-0.18
LF	= Load Factor based upon ASD Design	= 0.60
qh	= (0.00256 * Kh * Kzt * Kd * Ke * V^2) * LF	= 33.94 psf
LHD	= Least Horizontal Dimension: Min(B, L)	= 15.670 ft
a1	= Min(0.1 * LHD, 0.4 * h)	= 1.200 ft
a	= Max(a1, 0.04 * LHD, 3 ft [0.9 m])	= 3.000 ft
h/B	= Ratio of mean roof height to least hor dim: h / B	= 0.191

Wind Pressures for C&C Ch 30 Pt 1
All wind pressures include a load factor of 0.6

Description ft	Zone	Width ft	Span ft	Area sq ft	1/3 Rule	Ref Fig	GCp Max	GCp Min	p Max psf	p Min psf
T-11	1	2.000	5.000	10.00	No	30.3-2E	0.700	-1.300	29.87	-50.23
T-11	2e	2.000	5.000	10.00	No	30.3-2E	0.700	-1.800	29.87	-67.20
T-11	2r	2.000	5.000	10.00	No	30.3-2E	0.700	-2.400	29.87	-87.57
T-12	1	2.000	15.670	81.85	Yes	30.3-2E	0.335	-1.037	17.47	-41.32
T-12	2e	2.000	15.670	81.85	Yes	30.3-2E	0.335	-1.309	17.47	-50.53
T-12	2r	2.000	15.670	81.85	Yes	30.3-2E	0.335	-1.628	17.47	-61.37
GT-8	1	2.000	15.000	75.00	Yes	30.3-2E	0.350	-1.054	17.99	-41.87
GT-8	2e	2.000	15.000	75.00	Yes	30.3-2E	0.350	-1.329	17.99	-51.22
GT-8	2r	2.000	15.000	75.00	Yes	30.3-2E	0.350	-1.660	17.99	-62.46
CJ-1	1	2.000	7.000	16.33	Yes	30.3-2E	0.615	-1.300	26.98	-50.23
CJ-1	2e	2.000	7.000	16.33	Yes	30.3-2E	0.615	-1.685	26.98	-63.31
CJ-1	2r	2.000	7.000	16.33	Yes	30.3-2E	0.615	-2.220	26.98	-81.46

Area = Span Length x Effective Width
1/3 Rule = Effective width need not be less than 1/3 of the span length
GCp = External Pressure Coefficients taken from Figures 30.3-1 through 30.3-7
p = Wind Pressure: qh*(GCp - GCpi) [Eqn 30.3-1]*
* Per Para 30.2.2 the Minimum Pressure for C&C is 9.60 psf [0.460 kPa] {Includes LF}

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

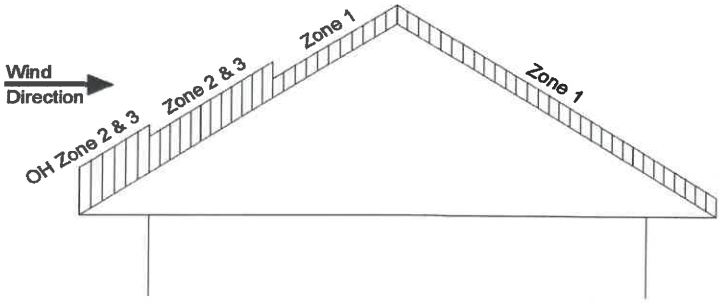
ROCHELL ENGINEERING, INC.

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court
Doral, FL 33178

Roof Truss Component & Cladding Reactions per ASCE 7-16

Project: **De La concepcion Residence CABANA**

Truss Mark:	T-11	
Left OH:	0	ft.
Main Span:	5	ft.
Right OH:	0	ft.
Truss Spacing:	2	ft.
Trib. Area:	8	s.f.
Roof Slope:	3	0f 12
Flat Area Mult.:	1.031	
"a" width :	9	ft.
Uniform DL:	25	psf
Uniform LL:	30	psf



Notes:
1. Zone 2 & 3 pressures are applied to left side only as per figure above.
2. Calculated pressures for roof slopes of 10 to 30 degrees, Qz = Qh

Zone Uplift (psf)		
1	2e	2r
-50	-67	-88

Results:

Left DL Reaction:	125	lbs.	Right DL Reaction:	125	lbs.
Left LL Reaction:	150	lbs.	Right LL Reaction:	150	lbs.
Left Uplift :	-295	lbs.	Right Uplift:	-295	lbs.
Left Gravity:	275	lbs.	Right Gravity:	275	lbs.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

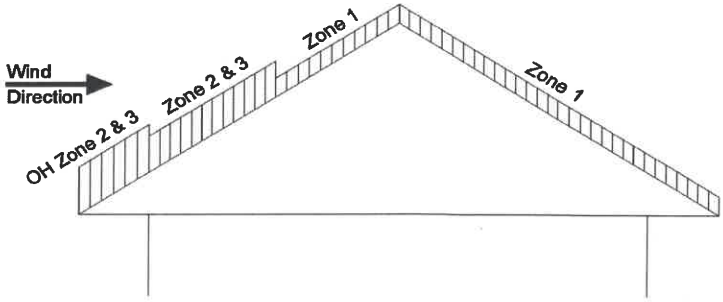
ROCHELL ENGINEERING, INC.

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court
Doral, FL 33178

Roof Truss Component & Cladding Reactions per ASCE 7-16

Project: **De La concepcion Residence CABANA**

Truss Mark:	T-12	
Left OH:	0	ft.
Main Span:	15.67	ft.
Right OH:	0	ft.
Truss Spacing:	2	ft.
Trib. Area:	82	s.f.
Roof Slope:	3	0f 12
Flat Area Mult.:	1.031	
"a" width :	9	ft.
Uniform DL:	25	psf
Uniform LL:	30	psf



Notes:
1. Zone 2 & 3 pressures are applied to left side only as per figure above.
2. Calculated pressures for roof slopes of 10 to 30 degrees, Qz = Qh

Zone Uplift (psf)		
1	2e	2r
-41	-51	-61

Results:

Left DL Reaction:	392	lbs.	Right DL Reaction:	392	lbs.
Left LL Reaction:	470	lbs.	Right LL Reaction:	470	lbs.
Left Uplift :	-655	lbs.	Right Uplift:	-655	lbs.
Left Gravity:	862	lbs.	Right Gravity:	862	lbs.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

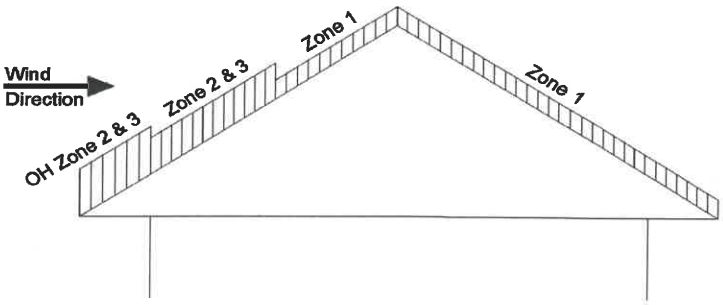
ROCHELL ENGINEERING, INC.

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court
Doral, FL 33178

Roof Truss Component & Cladding Reactions per ASCE 7-16

Project: **De La concepcion Residence CABANA**

Truss Mark:	CJ-1	
Left OH:	0	ft.
Main Span:	7	ft.
Right OH:	0	ft.
Truss Spacing:	3	ft.
Trib. Area:	16	s.f.
Roof Slope:	3	0f 12
Flat Area Mult.:	1.031	
"a" width :	9	ft.
Uniform DL:	25	psf
Uniform LL:	30	psf



Notes:
1. Zone 2 & 3 pressures are applied to left side only as per figure above.
2. Calculated pressures for roof slopes of 10 to 30 degrees, Qz = Qh

Zone Uplift (psf)	
2r	3
-81	-63

Results:

Left DL Reaction:	263	lbs.	Right DL Reaction:	263	lbs.
Left LL Reaction:	315	lbs.	Right LL Reaction:	315	lbs.
Left Uplift :	-577	lbs.	Right Uplift:	-577	lbs.
Left Gravity:	578	lbs.	Right Gravity:	578	lbs.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

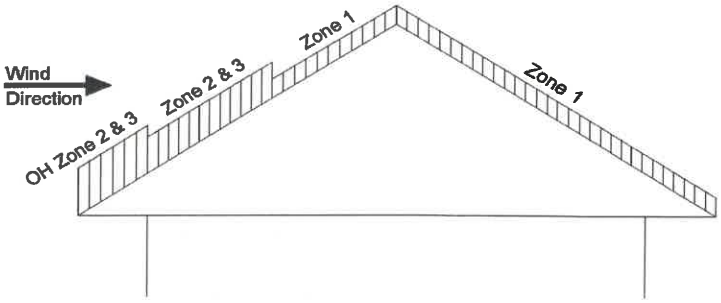
ROCHELL ENGINEERING, INC.

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court
Doral, FL 33178

Roof Truss Component & Cladding Reactions per ASCE 7-16

Project: **De La concepcion Residence CABANA**

Truss Mark:	GT-8	
Left OH:	0	ft.
Main Span:	15	ft.
Right OH:	0	ft.
Truss Spacing:	3.5	ft.
Trib. Area:	75	s.f.
Roof Slope:	3	0f 12
Flat Area Mult.:	1.031	
"a" width :	9	ft.
Uniform DL:	25	psf
Uniform LL:	30	psf



Notes:
1. Zone 2 & 3 pressures are applied to left side only as per figure above.
2. Calculated pressures for roof slopes of 10 to 30 degrees, Qz = Qh

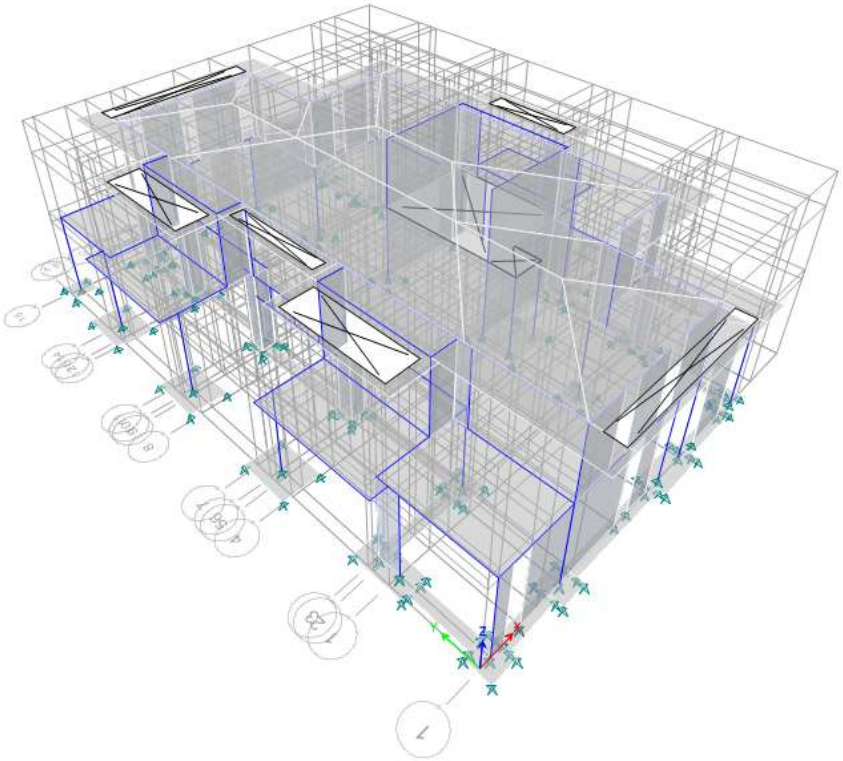
Zone Uplift (psf)		
1	2e	2r
-42	-51	-62

Results:

Left DL Reaction:	656	lbs.	Right DL Reaction:	656	lbs.
Left LL Reaction:	788	lbs.	Right LL Reaction:	788	lbs.
Left Uplift :	-1115	lbs.	Right Uplift:	-1115	lbs.
Left Gravity:	1444	lbs.	Right Gravity:	1444	lbs.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

ETABS®



De La concepcion Residence

De La concepcion Residence

Model File: De La concepcion Residence, Revision 0

12/8/2022

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table of Contents

1. Structure Data 4
   - 1.1 Story Data 4
   - 1.2 Grid Data 4
   - 1.3 Point Coordinates 5
   - 1.4 Line Connectivity 14
   - 1.5 Area Connectivity 16
2. Properties 33
   - 2.1 Materials 33
   - 2.2 Frame Sections 33
   - 2.3 Shell Sections 38
   - 2.4 Reinforcement Sizes 38
   - 2.5 Links 38
3. Assignments 40
   - 3.1 Joint Assignments 40
   - 3.2 Frame Assignments 51
   - 3.3 Shell Assignments 54
4. Loads 59
   - 4.1 Load Patterns 59
   - 4.2 Auto Wind Loading 59
   - 4.3 Applied Loads 68
     - 4.3.1 Point Loads 68
     - 4.3.2 Area Loads 68
   - 4.4 Load Cases 70
   - 4.5 Load Combinations 70
5. Analysis Results 73
   - 5.1 Story Results 73

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

List of Tables

Table 1.1 Story Definitions 4
Table 1.2 Grid Definitions - General 4
Table 1.3 Grid Definitions - Grid Lines 4
Table 1.4 Point Bays 5
Table 1.5 Column Bays 14
Table 1.6 Beam Bays 15
Table 1.7 Floor Bays 16
Table 1.8 Wall Bays 24
Table 1.9 Null Area Bays 31
Table 2.1 Material Properties - General 33
Table 2.2 Frame Section Property Definitions - Summary 33
Table 2.3 Area Section Property Definitions - Summary 38
Table 2.4 Reinforcing Bar Sizes 38
Table 2.5 Link Property Definitions - Summary 39
Table 3.1 Joint Assignments - Summary 40
Table 3.2 Frame Assignments - Summary 51
Table 3.3 Area Assignments - Summary 54
Table 4.1 Load Pattern Definitions 59
Table 4.2 Load Pattern Definitions - Auto Wind - ASCE 7-16 59
Table 4.4 Joint Loads Assignments - Force 68
Table 4.5 Area Load Assignments - Uniform 68
Table 4.6 Load Case Definitions - Summary 70
Table 4.7 Load Combination Definitions 70
Table 5.1 Story Max Over Avg Displacements 73
Table 5.2 Story Drifts 76

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

1 Structure Data

This chapter provides model geometry information, including items such as story levels, point coordinates, and element connectivity.

1.1 Story Data

Table 1.1 - Story Definitions

Tower	Name	Height ft	Master Story	Similar To	Splice Story	Color
T1	Upper-Roof	5.1667	Yes	None	No	Gray8Dark
T1	Roof	12	Yes	None	No	Gray8Dark
T1	Story1	14	Yes	None	No	Gray8Dark

1.2 Grid Data

Table 1.2 - Grid Definitions - General

Tower	Name	Type	Ux ft	Uy ft	Rz deg	Story Range	Bubble Size in	Color
T1	G1	Cartesian	0	0	0	Default	60	Gray6

Table 1.3 - Grid Definitions - Grid Lines

Name	Grid Line Type	ID	Ordinate ft	Bubble Location	Visible
G1	X (Cartesian)	A	0	End	Yes
G1	X (Cartesian)	B	1.6667	End	Yes
G1	X (Cartesian)	C	6.5833	End	Yes
G1	X (Cartesian)	D	9.6667	End	Yes
G1	X (Cartesian)	E	13.6667	End	Yes
G1	X (Cartesian)	F	16	End	Yes
G1	X (Cartesian)	G	24.5833	End	Yes
G1	X (Cartesian)	H	31.3333	End	Yes
G1	X (Cartesian)	I	39.3333	End	Yes
G1	X (Cartesian)	J	53.1667	End	Yes
G1	X (Cartesian)	K	55.1667	End	Yes
G1	X (Cartesian)	L	58.8333	End	Yes
G1	X (Cartesian)	M	67.3333	End	Yes
G1	Y (Cartesian)	1	0	Start	Yes
G1	Y (Cartesian)	1	13.4063	Start	Yes
G1	Y (Cartesian)	2	15.8229	Start	Yes
G1	Y (Cartesian)	3	16.7396	Start	Yes
G1	Y (Cartesian)	4	30.4896	Start	Yes
G1	Y (Cartesian)	5	33.4896	Start	Yes
G1	Y (Cartesian)	6	34.7396	Start	Yes
G1	Y (Cartesian)	7	37.4896	Start	Yes
G1	Y (Cartesian)	8	50.1563	Start	Yes
G1	Y (Cartesian)	9	54.1563	Start	Yes
G1	Y (Cartesian)	10	55.0729	Start	Yes
G1	Y (Cartesian)	11	57.1563	Start	Yes

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.3 - Grid Definitions - Grid Lines (continued)

Name	Grid Line Type	ID	Ordinate ft	Bubble Location	Visible
G1	Y (Cartesian)	12	70.4896	Start	Yes
G1	Y (Cartesian)	16	71.8229	Start	Yes
G1	Y (Cartesian)	14	74.7396	Start	Yes
G1	Y (Cartesian)	15	87.6563	Start	Yes

1.3 Point Coordinates

Table 1.4 - Point Bays

Label	Is Auto Point	X ft	Y ft	DZBelow ft
1	No	9.6668	-5.3333	0
2	No	13.6667	-5.3333	0
3	No	39.3333	-5.3333	0
4	No	43.6667	-5.3333	0
5	No	13.6667	-4.3333	0
6	No	39.3333	-4.3333	0
7	No	-0.3333	-2	0
8	No	3.6667	-2	0
9	No	11.6667	-2	0
10	No	15.6667	-2	0
11	No	32.8958	-2	0
12	No	40.8958	-2	0
13	No	13.6667	-1.6633	0
14	No	39.3333	-1.6633	0
15	No	3.6667	-1	0
16	No	11.6667	-1	0
17	No	15.6667	-1	0
18	No	32.8958	-1	0
19	No	40.8958	-1	0
20	No	51.1667	-1	0
21	No	51.1667	-0.4792	0
22	No	55.1667	-0.4792	0
23	No	1.6667	0	0
24	No	3.9167	0	0
25	No	6.5833	0	0
26	No	13.6667	0	0
27	No	20.0833	0	0
28	No	23.0833	0	0
29	No	24.5833	0	0
30	No	27.25	0	0
31	No	29.25	0	0
32	No	31.3333	0	0
33	No	32.25	0	0
34	No	34.4583	0	0
35	No	39.3333	0	0
36	No	42.8333	0	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.4 - Point Bays (continued)

Label	Is Auto Point	X ft	Y ft	DZBelow ft
37	No	43.6667	0	0
38	No	49.5	0	0
39	No	53.1667	0	0
40	No	3.6667	1	0
41	No	11.6667	1	0
42	No	15.6667	1	0
43	No	32.8958	1	0
44	No	40.8958	1	0
45	No	51.1667	1	0
46	No	54.1667	1	0
47	No	-0.3333	2	0
48	No	0.6667	2	0
49	No	2.6667	2	0
50	No	3.6667	2	0
51	No	11.6667	2	0
52	No	15.6667	2	0
53	No	32.8958	2	0
54	No	40.8958	2	0
55	No	51.1667	2	0
56	No	52.1667	2	0
57	No	54.1667	2	0
58	No	55.1667	2	0
59	No	-0.3333	11.0729	0
60	No	0.6667	11.0729	0
61	No	2.6667	11.0729	0
62	No	3.6667	11.0729	0
63	No	39.3333	11.4896	0
64	No	43.6667	11.4896	0
65	No	55.1667	11.4896	0
66	No	59.5	11.4896	0
67	No	52.1667	12.8229	0
68	No	54.1667	12.8229	0
69	No	56.1667	12.8229	0
70	No	39.3333	13.3333	0
71	No	1.6667	13.4063	0
72	No	37.3333	13.8229	0
73	No	41.3333	13.8229	0
74	No	53.1667	13.8229	0
75	No	13.6667	14.5729	0
76	No	14	14.7396	0
77	No	18	14.7396	0
78	No	-1	15.0729	0
79	No	1.6667	15.0729	0
80	No	2.6664	15.5734	0
81	No	9.6664	15.5733	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.4 - Point Bays (continued)

Label	Is Auto Point	X ft	Y ft	DZBelow ft
82	No	3.6667	15.7396	0
83	No	14	15.7396	0
84	No	13.6667	15.8229	0
85	No	39.3333	15.8229	0
86	No	40.9167	15.8229	0
87	No	43.4167	15.8229	0
88	No	48.9167	15.8229	0
89	No	51.4167	15.8229	0
90	No	53.1667	15.8229	0
91	No	55.1667	15.8229	0
92	No	1.6667	16.7396	0
93	No	9.6668	16.7396	0
94	No	13.6667	16.7396	0
95	No	16	16.7396	0
96	No	3.6665	17.2434	0
97	No	8.6664	17.2433	0
98	No	3.6667	17.7396	0
99	No	14	17.7396	0
100	No	37.3333	17.8229	0
101	No	41.3333	17.8229	0
102	No	55.1667	17.8229	0
103	No	14	18.7396	0
104	No	14.8333	18.7396	0
105	No	16.8333	18.7396	0
106	No	18	18.7396	0
107	No	52.1667	18.8229	0
108	No	54.1667	18.8229	0
109	No	56.1667	18.8229	0
110	No	-0.3333	19.0729	0
111	No	3.6667	19.0729	0
112	No	37.6667	26.3646	0
113	No	46.6667	26.3646	0
114	No	39.3333	28.2396	0
115	No	45	28.2396	0
116	No	54	28.8229	0
117	No	54.1667	28.8229	0
118	No	56.1667	28.8229	0
119	No	60	28.8229	0
120	No	55.1667	30.4896	0
121	No	-1.3333	30.7396	0
122	No	4.6667	30.7396	0
123	No	56.3333	31.823	0
124	No	57.0833	31.823	0
125	No	58.8333	31.823	0
126	No	46.6667	32.4896	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.4 - Point Bays (continued)

Label	Is Auto Point	X ft	Y ft	DZBelow ft
127	No	54	32.4896	0
128	No	57.0833	32.823	0
129	No	58.8333	32.823	0
130	No	39.3333	33.4896	0
131	No	45	33.4896	0
132	No	55.1667	33.4896	0
133	No	56.3333	33.4896	0
134	No	58.8333	33.4896	0
135	No	59.5	33.4896	0
136	No	63.5	33.4896	0
137	No	12.8333	33.9062	0
138	No	14.8333	33.9062	0
139	No	16.8333	33.9062	0
140	No	3.6666	34.2367	0
141	No	8.6666	34.2366	0
142	No	46.6667	34.4896	0
143	No	54	34.4896	0
144	No	-1	34.7396	0
145	No	1.6667	34.7396	0
146	No	9.6667	34.7396	0
147	No	13.6667	34.7396	0
148	No	16	34.7396	0
149	No	54	34.8229	0
150	No	57.8333	34.8229	0
151	No	59.8333	34.8229	0
152	No	60	34.8229	0
153	No	56.3333	34.9896	0
154	No	58.8333	34.9896	0
155	No	67.3333	34.9896	0
156	No	13.6667	35.3229	0
157	No	37.6667	35.3646	0
158	No	46.6667	35.3646	0
159	No	2.6667	35.9066	0
160	No	9.6667	35.9066	0
161	No	13.6667	35.9066	0
162	No	59.5	36.4896	0
163	No	62.5	36.4896	0
164	No	34.4167	36.5729	0
165	No	10.6667	36.9066	0
166	No	12.6667	36.9066	0
167	No	13.6667	37.0729	0
168	No	16	37.0729	0
169	No	56.3333	37.4896	0
170	No	58.8333	37.4896	0
171	No	12.8333	37.9062	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.4 - Point Bays (continued)

Label	Is Auto Point	X ft	Y ft	DZBelow ft
172	No	13.3333	37.9062	0
173	No	15.3333	37.9062	0
174	No	16.8333	37.9062	0
175	No	-1.3333	38.7396	0
176	No	4.6667	38.7396	0
177	No	13.6667	40.7813	0
190	Yes	33.0832	43.8281	0
203	Yes	33.1667	45.1615	0
204	No	13.6667	45.7813	0
205	No	56.3333	50.1563	0
206	No	58.8333	50.1563	0
207	No	13.6667	50.7813	0
208	No	-1.3333	51.0729	0
209	No	4.6667	51.0729	0
210	No	34.4167	51.0729	0
211	No	59.5	51.1563	0
212	No	62.5	51.1563	0
213	No	37.3333	52.1563	0
214	No	41.3333	52.1563	0
215	No	56.3333	52.6563	0
216	No	58.8333	52.6563	0
217	No	67.3333	52.6563	0
218	No	54	52.8229	0
219	No	57.8333	52.8229	0
220	No	59.8333	52.8229	0
221	No	60	52.8229	0
222	No	41.3333	53.1563	0
223	No	54	53.1563	0
224	No	10.6667	53.4896	0
225	No	12.6667	53.4896	0
226	No	12.8333	53.6563	0
227	No	13.3333	53.6563	0
228	No	15.3333	53.6563	0
229	No	16.8333	53.6563	0
230	No	2.6667	53.7393	0
231	No	9.6667	53.7393	0
232	No	13.6667	53.7393	0
233	No	39.3333	54.1563	0
234	No	55.1667	54.1563	0
235	No	56.3333	54.1563	0
236	No	58.8333	54.1563	0
237	No	59.5	54.1563	0
238	No	63.5	54.1563	0
239	No	13.6667	54.4896	0
240	No	16	54.4896	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.4 - Point Bays (continued)

Label	Is Auto Point	X ft	Y ft	DZBelow ft
241	No	56.3333	54.4897	0
242	No	57.0833	54.8229	0
243	No	58.8333	54.8229	0
244	No	-1	55.0729	0
245	No	1.6667	55.0729	0
246	No	9.6667	55.0729	0
247	No	13.6667	55.0729	0
248	No	41.3333	55.1563	0
249	No	54	55.1563	0
250	No	3.6667	55.4093	0
251	No	8.6667	55.4093	0
252	No	56.3333	55.8229	0
253	No	57.0833	55.8229	0
254	No	58.8333	55.8229	0
255	No	37.3333	56.1563	0
256	No	41.3333	56.1563	0
257	No	13.6667	56.8229	0
258	No	16	56.8229	0
259	No	55.1667	57.1563	0
260	No	12.8333	57.6563	0
261	No	14.8333	57.6563	0
262	No	16.8333	57.6563	0
263	No	54	58.8229	0
264	No	54.1667	58.8229	0
265	No	56.1667	58.8229	0
266	No	60	58.8229	0
267	No	-1.3333	59.0729	0
268	No	4.6667	59.0729	0
269	No	52.1667	69.3646	0
270	No	54.1667	69.3646	0
271	No	56.1667	69.3646	0
272	No	55.1667	69.6563	0
273	No	37.3333	69.8229	0
274	No	41.3333	69.8229	0
275	No	55.1667	70.4896	0
276	No	-1.3333	70.7396	0
277	No	4.6667	70.7396	0
278	No	12.3333	70.7813	0
279	No	14.8333	70.7813	0
280	No	16.8333	70.7813	0
281	No	17.3333	70.7813	0
282	No	13.6667	71.8229	0
283	No	39.3333	71.8229	0
284	No	43.6667	71.8229	0
285	No	44	71.8229	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.4 - Point Bays (continued)

Label	Is Auto Point	X ft	Y ft	DZBelow ft
286	No	46.25	71.8229	0
287	No	51	71.8229	0
288	No	51.8333	71.8229	0
289	No	53.1667	71.8229	0
290	No	54.3333	71.8229	0
291	No	55.1667	71.8229	0
292	No	55.8333	71.8229	0
293	No	59.5	71.8229	0
294	No	3.6667	72.4026	0
295	No	8.6667	72.4026	0
296	No	1.6667	72.8229	0
297	No	9.6667	72.8229	0
298	No	13.6667	72.8229	0
299	No	16	72.8229	0
300	No	37.3333	73.8229	0
301	No	41.3333	73.8229	0
302	No	2.6667	74.0726	0
303	No	9.6667	74.0726	0
304	No	13.6667	74.0729	0
305	No	53.1667	74.2396	0
306	No	39.3333	74.3229	0
307	No	-1	74.7396	0
308	No	1.6667	74.7396	0
309	No	13.6667	74.7396	0
310	No	13.6667	75.1562	0
311	No	16	75.1562	0
312	No	52.1667	75.3646	0
313	No	54.1667	75.3646	0
314	No	56.1667	75.3646	0
315	No	43.6667	76.1563	0
316	No	59.5	76.1563	0
317	No	51.1667	76.2813	0
318	No	52.1667	76.2813	0
319	No	54.1667	76.2813	0
320	No	55.1667	76.2813	0
321	No	12.3333	76.7813	0
322	No	12.6667	76.7813	0
323	No	14.6667	76.7813	0
324	No	17.3333	76.7813	0
325	No	53.1667	77.2396	0
326	No	54.1667	77.3646	0
327	No	-1.3333	78.7396	0
328	No	4.6667	78.7396	0
329	No	53.1667	79.3229	0
330	No	51.1667	80.2813	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.4 - Point Bays (continued)

Label	Is Auto Point	X ft	Y ft	DZBelow ft
331	No	52.1667	80.2813	0
332	No	54.1667	80.2813	0
333	No	55.1667	80.2813	0
334	No	11.1667	83.4896	0
335	No	12.6667	83.4896	0
336	No	14.6667	83.4896	0
337	No	16.1667	83.4896	0
338	No	13.6667	84.3229	0
339	No	13.6667	85.4896	0
340	No	39.3333	85.4896	0
341	No	-0.3333	85.6563	0
342	No	3.6667	85.6563	0
343	No	35.3333	85.6563	0
344	No	39.3333	85.6563	0
345	No	51.1667	85.6563	0
346	No	52.1667	85.6563	0
347	No	54.1667	85.6563	0
348	No	55.1667	85.6563	0
349	No	16.1667	86.6563	0
350	No	35.3333	86.6563	0
351	No	39.3333	86.6563	0
352	No	51.1667	86.6563	0
353	No	1.6667	87.6563	0
354	No	13.6667	87.6563	0
355	No	14.5	87.6563	0
356	No	17	87.6563	0
357	No	17.6667	87.6563	0
358	No	20	87.6563	0
359	No	24.6667	87.6563	0
360	No	25.6667	87.6563	0
361	No	27.1667	87.6563	0
362	No	28.6667	87.6563	0
363	No	34.3333	87.6563	0
364	No	36	87.6563	0
365	No	37.3333	87.6563	0
366	No	38.5	87.6563	0
367	No	39.3333	87.6563	0
368	No	43.6667	87.6563	0
369	No	53.1667	87.6563	0
370	No	11.1667	88.4896	0
371	No	16.1667	88.4896	0
372	No	16.1667	88.6563	0
373	No	35.3333	88.6563	0
374	No	38.3333	88.6563	0
375	No	39.3333	88.6563	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.4 - Point Bays (continued)

Label	Is Auto Point	X ft	Y ft	DZBelow ft
376	No	51.1667	88.6563	0
377	No	13.6667	89.3263	0
378	No	39.3333	89.3263	0
379	No	-0.3333	89.6563	0
380	No	3.6667	89.6563	0
381	No	35.3333	89.6563	0
382	No	39.3333	89.6563	0
383	No	51.1667	89.6563	0
384	No	55.1667	89.6563	0
385	No	37.3333	90.3229	0
386	No	55.8333	90.3229	0
387	No	13.6667	91.9963	0
388	No	39.3333	91.9963	0
389	No	9.6666	92.9896	0
390	No	13.6667	92.9896	0
391	No	43.6667	92.9896	0
392	Yes	30.7463	45.5709	0
393	Yes	28.9451	44.968	0
394	Yes	33.0832	43.8281	0
395	Yes	33.1667	45.1615	0
396	Yes	33.0832	43.8281	0
397	Yes	33.1667	45.1615	0
398	Yes	33.0832	43.8281	0
399	Yes	33.1667	45.1615	0
400	Yes	33.0832	43.8281	0
401	Yes	33.1667	45.1615	0
402	Yes	33.0832	43.8281	0
403	Yes	33.1667	45.1615	0
404	Yes	33.0832	43.8281	0
405	Yes	33.1667	45.1615	0
406	Yes	33.0832	43.8281	0
407	Yes	33.1667	45.1615	0
408	Yes	33.0832	43.8281	0
409	Yes	33.1667	45.1615	0
410	Yes	33.0832	43.8281	0
411	Yes	33.1667	45.1615	0
412	Yes	33.0832	43.8281	0
413	Yes	33.1667	45.1615	0
414	Yes	33.0832	43.8281	0
415	Yes	33.1667	45.1615	0
58-1	No	46.25	6.9167	10.4167
69-1	No	26.5	12.8333	1.9712
87-1	No	46.25	15.8229	10.4167
115-1	No	26.5	28.6563	1.9712
167-1	No	13.6667	37.0729	3.6667

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.4 - Point Bays (continued)

Label	Is Auto Point	X ft	Y ft	DZBelow ft
177-1	No	13.6667	40.7813	3.6667
204-1	No	13.6667	45.7813	3.6667
207-1	No	13.6667	50.7813	3.6667
239-1	No	13.6667	54.4896	3.6667
266-1	No	26.5	58.9896	1.9712
285-1	No	44	71.8229	10.4167
286-1	No	46.25	71.8229	10.4167
309-1	No	26.5	74.8229	1.9712
333-1	No	46.25	80.7396	10.4167

1.4 Line Connectivity

Table 1.5 - Column Bays

Label	PointBayI	PointBayJ	IEndStory
C1	23	23	Below
C2	26	26	Below
C3	34	34	Below
C4	35	35	Below
C5	39	39	Below
C6	70	70	Below
C7	71	71	Below
C8	75	75	Below
C9	85	85	Below
C10	92	92	Below
C11	93	93	Below
C12	95	95	Below
C13	102	102	Below
C14	114	114	Below
C15	115	115	Below
C16	120	120	Below
C17	130	130	Below
C18	145	145	Below
C19	146	146	Below
C20	156	156	Below
C21	169	169	Below
C22	170	170	Below
C23	177-1	177	Same
C24	204-1	204	Same
C25	205	205	Below
C26	206	206	Below
C27	207-1	207	Same
C28	233	233	Below
C29	239	239	Below
C30	245	245	Below
C31	246	246	Below
C32	259	259	Below

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.5 - Column Bays (continued)

Label	PointBayI	PointBayJ	IEndStory
C33	275	275	Below
C34	283	283	Below
C35	297	297	Below
C36	304	304	Below
C37	306	306	Below
C38	308	308	Below
C39	309	309	Below
C40	353	353	Below
C41	365	365	Below
C42	369	369	Below

Table 1.6 - Beam Bays

Label	PointBayI	PointBayJ
B1	23	26
B2	26	35
B3	35	39
B4	35	85
B5	39	90
B6	23	92
B7	26	94
B8	78	79
B9	85	91
B10	92	94
B11	93	94
B12	94	95
B13	91	120
B14	91	132
B15	78	144
B16	93	146
B17	94	156
B18	95	168
B19	114	115
B20	114	130
B21	115	131
B22	120	132
B23	130	132
B24	130	134
B25	132	133
B26	144	145
B27	145	148
B28	146	147
B29	153	155
B30	130	233
B31	132	234
B32	133	235
B33	125	254

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.6 - Beam Bays (continued)

Label	PointBayI	PointBayJ
B34	155	217
B35	156	239
B36	167-1	239-1
B37	147	257
B38	215	217
B39	233	234
B40	234	235
B41	234	236
B42	239	247
B43	244	245
B44	245	247
B45	246	247
B46	234	259
B47	234	291
B48	246	297
B49	247	298
B50	259	291
B51	240	311
B52	244	307
B53	283	291
B54	296	297
B55	297	298
B56	297	299
B57	298	309
B58	307	308
B59	283	367
B60	289	369
B61	296	353
B62	298	354
B63	309	354
B64	353	354
B65	354	367
B66	367	369

1.5 Area Connectivity

Table 1.7 - Floor Bays

Label	NumPoints	PointNumber	PointBay
F1	4	1	2
F1		2	3
F1		3	35
F1		4	26
F2	4	1	3
F2		2	4
F2		3	37
F2		4	35

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.7 - Floor Bays (continued)

Label	NumPoints	PointNumber	PointBay
F3	4	1	7
F3		2	8
F3		3	50
F3		4	47
F4	4	1	15
F4		2	16
F4		3	41
F4		4	40
F5	4	1	9
F5		2	10
F5		3	52
F5		4	51
F6	4	1	17
F6		2	18
F6		3	43
F6		4	42
F7	4	1	11
F7		2	12
F7		3	54
F7		4	53
F8	4	1	19
F8		2	20
F8		3	45
F8		4	44
F9	4	1	21
F9		2	22
F9		3	58
F9		4	55
F10	3	1	39
F10		2	58-1
F10		3	35
F11	3	1	26
F11		2	35
F11		3	69-1
F12	4	1	1
F12		2	2
F12		3	94
F12		4	93
F13	4	1	35
F13		2	37
F13		3	64
F13		4	63
F14	4	1	48
F14		2	49
F14		3	61
F14		4	60

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.7 - Floor Bays (continued)

Label	NumPoints	PointNumber	PointBay
F15	4	1	56
F15		2	57
F15		3	68
F15		4	67
F16	4	1	23
F16		2	26
F16		3	94
F16		4	92
F17	4	1	85
F17		2	35
F17		3	58-1
F17		4	87-1
F18	4	1	39
F18		2	90
F18		3	87-1
F18		4	58-1
F19	4	1	63
F19		2	65
F19		3	91
F19		4	85
F20	4	1	84
F20		2	26
F20		3	69-1
F20		4	115-1
F21	4	1	35
F21		2	85
F21		3	115-1
F21		4	69-1
F22	4	1	59
F22		2	62
F22		3	111
F22		4	110
F23	4	1	72
F23		2	73
F23		3	101
F23		4	100
F24	4	1	67
F24		2	69
F24		3	109
F24		4	107
F25	4	1	82
F25		2	83
F25		3	99
F25		4	98
F26	4	1	76
F26		2	77

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.7 - Floor Bays (continued)

Label	NumPoints	PointNumber	PointBay
F26		3	106
F26		4	103
F27	6	1	93
F27		2	92
F27		3	79
F27		4	78
F27		5	144
F27		6	146
F28	4	1	108
F28		2	109
F28		3	118
F28		4	117
F29	4	1	85
F29		2	91
F29		3	164
F29		4	115-1
F30	4	1	160
F30		2	159
F30		3	80
F30		4	81
F31	4	1	93
F31		2	94
F31		3	161
F31		4	160
F32	4	1	104
F32		2	105
F32		3	139
F32		4	138
F33	4	1	112
F33		2	113
F33		3	158
F33		4	157
F34	4	1	116
F34		2	119
F34		3	152
F34		4	149
F35	4	1	126
F35		2	127
F35		3	143
F35		4	142
F36	4	1	123
F36		2	125
F36		3	170
F36		4	169
F37	4	1	121
F37		2	122

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.7 - Floor Bays (continued)

Label	NumPoints	PointNumber	PointBay
F37		3	176
F37		4	175
F38	4	1	137
F38		2	139
F38		3	174
F38		4	171
F39	4	1	65
F39		2	66
F39		3	293
F39		4	291
F40	4	1	282
F40		2	84
F40		3	115-1
F40		4	266-1
F41	4	1	266-1
F41		2	115-1
F41		3	164
F41		4	210
F42	4	1	91
F42		2	164
F42		3	210
F42		4	291
F43	4	1	150
F43		2	151
F43		3	220
F43		4	219
F44	8	1	205
F44		2	169
F44		3	170
F44		4	154
F44		5	155
F44		6	217
F44		7	216
F44		8	206
F45	4	1	135
F45		2	136
F45		3	238
F45		4	237
F46	20	1	26
F46		2	35
F46		3	85
F46		4	91
F46		5	132
F46		6	130
F46		7	233
F46		8	234

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.7 - Floor Bays (continued)

Label	NumPoints	PointNumber	PointBay
F46		9	291
F46		10	283
F46		11	367
F46		12	354
F46		13	298
F46		14	297
F46		15	246
F46		16	247
F46		17	147
F46		18	146
F46		19	93
F46		20	94
F47	4	1	160
F47		2	161
F47		3	232
F47		4	231
F48	4	1	172
F48		2	173
F48		3	228
F48		4	227
F49	4	1	205
F49		2	206
F49		3	254
F49		4	252
F50	4	1	213
F50		2	214
F50		3	256
F50		4	255
F51	4	1	222
F51		2	223
F51		3	249
F51		4	248
F52	4	1	208
F52		2	209
F52		3	268
F52		4	267
F53	4	1	226
F53		2	229
F53		3	262
F53		4	260
F54	4	1	218
F54		2	221
F54		3	266
F54		4	263
F55	4	1	291
F55		2	283

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.7 - Floor Bays (continued)

Label	NumPoints	PointNumber	PointBay
F55		3	266-1
F55		4	210
F56	4	1	230
F56		2	231
F56		3	303
F56		4	302
F57	4	1	231
F57		2	232
F57		3	304
F57		4	303
F58	4	1	264
F58		2	265
F58		3	271
F58		4	270
F59	4	1	261
F59		2	262
F59		3	280
F59		4	279
F60	6	1	307
F60		2	244
F60		3	246
F60		4	297
F60		5	296
F60		6	308
F61	4	1	273
F61		2	274
F61		3	301
F61		4	300
F62	4	1	269
F62		2	271
F62		3	314
F62		4	312
F63	4	1	354
F63		2	282
F63		3	266-1
F63		4	309-1
F64	4	1	367
F64		2	309-1
F64		3	266-1
F64		4	283
F65	4	1	278
F65		2	281
F65		3	324
F65		4	321
F66	4	1	284
F66		2	293

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.7 - Floor Bays (continued)

Label	NumPoints	PointNumber	PointBay
F66		3	316
F66		4	315
F67	4	1	276
F67		2	277
F67		3	328
F67		4	327
F68	4	1	312
F68		2	313
F68		3	319
F68		4	318
F69	4	1	367
F69		2	283
F69		3	286-1
F69		4	333-1
F70	4	1	333-1
F70		2	286-1
F70		3	289
F70		4	369
F71	4	1	317
F71		2	320
F71		3	333
F71		4	330
F72	4	1	283
F72		2	284
F72		3	368
F72		4	367
F73	4	1	322
F73		2	323
F73		3	336
F73		4	335
F74	4	1	296
F74		2	298
F74		3	354
F74		4	353
F75	4	1	331
F75		2	332
F75		3	347
F75		4	346
F76	6	1	365
F76		2	385
F76		3	386
F76		4	292
F76		5	289
F76		6	369
F77	3	1	354
F77		2	309-1

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.7 - Floor Bays (continued)

Label	NumPoints	PointNumber	PointBay
F77		3	367
F78	4	1	303
F78		2	304
F78		3	390
F78		4	389
F79	3	1	333-1
F79		2	369
F79		3	367
F80	4	1	334
F80		2	337
F80		3	371
F80		4	370
F81	4	1	341
F81		2	342
F81		3	380
F81		4	379
F82	4	1	349
F82		2	350
F82		3	373
F82		4	372
F83	4	1	343
F83		2	344
F83		3	382
F83		4	381
F84	4	1	351
F84		2	352
F84		3	376
F84		4	375
F85	4	1	345
F85		2	348
F85		3	384
F85		4	383
F86	4	1	354
F86		2	368
F86		3	391
F86		4	390

Table 1.8 - Wall Bays

Label	NumPoints	PointNumber	PointBay	PointStory
W1	4	1	23	Below
W1		2	24	Below
W1		3	24	Same
W1		4	23	Same
W2	4	1	25	Below
W2		2	29	Below
W2		3	29	Same

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.8 - Wall Bays (continued)

Label	NumPoints	PointNumber	PointBay	PointStory
W2		4	25	Same
W3	4	1	26	Below
W3		2	27	Below
W3		3	27	Same
W3		4	26	Same
W4	4	1	28	Below
W4		2	31	Below
W4		3	31	Same
W4		4	28	Same
W5	4	1	30	Below
W5		2	32	Below
W5		3	32	Same
W5		4	30	Same
W6	4	1	33	Below
W6		2	35	Below
W6		3	35	Same
W6		4	33	Same
W7	4	1	36	Below
W7		2	38	Below
W7		3	38	Same
W7		4	36	Same
W8	4	1	70	Below
W8		2	85	Below
W8		3	85	Same
W8		4	70	Same
W9	4	1	74	Below
W9		2	90	Below
W9		3	90	Same
W9		4	74	Same
W10	4	1	71	Below
W10		2	92	Below
W10		3	92	Same
W10		4	71	Same
W11	4	1	94	Below
W11		2	75	Below
W11		3	75	Same
W11		4	94	Same
W12	4	1	85	Below
W12		2	86	Below
W12		3	86	Same
W12		4	85	Same
W13	4	1	87	Below
W13		2	88	Below
W13		3	88	Same
W13		4	87	Same
W14	4	1	89	Below

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.8 - Wall Bays (continued)

Label	NumPoints	PointNumber	PointBay	PointStory
W14		2	91	Below
W14		3	91	Same
W14		4	89	Same
W15	4	1	91	Below
W15		2	90	Below
W15		3	90	Same
W15		4	91	Same
W16	4	1	93	Below
W16		2	94	Below
W16		3	94	Same
W16		4	93	Same
W17	4	1	91	Below
W17		2	102	Below
W17		3	102	Same
W17		4	91	Same
W18	4	1	124	Below
W18		2	125	Below
W18		3	125	Same
W18		4	124	Same
W19	4	1	120	Below
W19		2	132	Below
W19		3	132	Same
W19		4	120	Same
W20	4	1	128	Below
W20		2	124	Below
W20		3	124	Same
W20		4	128	Same
W21	4	1	129	Below
W21		2	125	Below
W21		3	125	Same
W21		4	129	Same
W22	4	1	128	Below
W22		2	129	Below
W22		3	129	Same
W22		4	128	Same
W23	4	1	130	Below
W23		2	132	Below
W23		3	132	Same
W23		4	130	Same
W24	4	1	132	Below
W24		2	133	Below
W24		3	133	Same
W24		4	132	Same
W25	4	1	132	Below
W25		2	134	Below
W25		3	134	Same

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.8 - Wall Bays (continued)

Label	NumPoints	PointNumber	PointBay	PointStory
W25		4	132	Same
W26	4	1	146	Below
W26		2	147	Below
W26		3	147	Same
W26		4	146	Same
W27	4	1	147	Below
W27		2	148	Below
W27		3	148	Same
W27		4	147	Same
W28	4	1	147	Below
W28		2	156	Below
W28		3	156	Same
W28		4	147	Same
W29	4	1	133	Below
W29		2	169	Below
W29		3	169	Same
W29		4	133	Same
W30	4	1	134	Below
W30		2	170	Below
W30		3	170	Same
W30		4	134	Same
W31	4	1	147	Below
W31		2	167	Below
W31		3	167	Same
W31		4	147	Same
W32	4	1	148	Below
W32		2	168	Below
W32		3	168	Same
W32		4	148	Same
W33	4	1	167	Below
W33		2	168	Below
W33		3	168	Same
W33		4	167	Same
W34	4	1	206	Below
W34		2	236	Below
W34		3	236	Same
W34		4	206	Same
W35	4	1	205	Below
W35		2	241	Below
W35		3	241	Same
W35		4	205	Same
W36	4	1	233	Below
W36		2	234	Below
W36		3	234	Same
W36		4	233	Same
W37	4	1	234	Below

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.8 - Wall Bays (continued)

Label	NumPoints	PointNumber	PointBay	PointStory
W37		2	235	Below
W37		3	235	Same
W37		4	234	Same
W38	4	1	234	Below
W38		2	236	Below
W38		3	236	Same
W38		4	234	Same
W39	4	1	239	Below
W39		2	240	Below
W39		3	240	Same
W39		4	239	Same
W40	4	1	247	Below
W40		2	239	Below
W40		3	239	Same
W40		4	247	Same
W41	4	1	242	Below
W41		2	243	Below
W41		3	243	Same
W41		4	242	Same
W42	4	1	246	Below
W42		2	247	Below
W42		3	247	Same
W42		4	246	Same
W43	4	1	242	Below
W43		2	253	Below
W43		3	253	Same
W43		4	242	Same
W44	4	1	243	Below
W44		2	254	Below
W44		3	254	Same
W44		4	243	Same
W45	4	1	239	Below
W45		2	257	Below
W45		3	257	Same
W45		4	239	Same
W46	4	1	240	Below
W46		2	258	Below
W46		3	258	Same
W46		4	240	Same
W47	4	1	259	Below
W47		2	234	Below
W47		3	234	Same
W47		4	259	Same
W48	4	1	253	Below
W48		2	254	Below
W48		3	254	Same

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.8 - Wall Bays (continued)

Label	NumPoints	PointNumber	PointBay	PointStory
W48		4	253	Same
W49	4	1	257	Below
W49		2	258	Below
W49		3	258	Same
W49		4	257	Same
W50	4	1	272	Below
W50		2	291	Below
W50		3	291	Same
W50		4	272	Same
W51	4	1	275	Below
W51		2	291	Below
W51		3	291	Same
W51		4	275	Same
W52	4	1	285	Below
W52		2	283	Below
W52		3	283	Same
W52		4	285	Same
W53	4	1	285	Below
W53		2	286	Below
W53		3	286-1	Same
W53		4	285-1	Same
W54	4	1	288	Below
W54		2	286	Below
W54		3	286	Same
W54		4	288	Same
W55	4	1	289	Below
W55		2	291	Below
W55		3	291	Same
W55		4	289	Same
W56	4	1	290	Below
W56		2	291	Below
W56		3	291	Same
W56		4	290	Same
W57	4	1	297	Below
W57		2	298	Below
W57		3	298	Same
W57		4	297	Same
W58	4	1	298	Below
W58		2	299	Below
W58		3	299	Same
W58		4	298	Same
W59	4	1	289	Below
W59		2	305	Below
W59		3	305	Same
W59		4	289	Same
W60	4	1	283	Below

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.8 - Wall Bays (continued)

Label	NumPoints	PointNumber	PointBay	PointStory
W60		2	306	Below
W60		3	306	Same
W60		4	283	Same
W61	4	1	298	Below
W61		2	304	Below
W61		3	304	Same
W61		4	298	Same
W62	4	1	298	Below
W62		2	310	Below
W62		3	310	Same
W62		4	298	Same
W63	4	1	299	Below
W63		2	311	Below
W63		3	311	Same
W63		4	299	Same
W64	4	1	310	Below
W64		2	311	Below
W64		3	311	Same
W64		4	310	Same
W65	4	1	325	Below
W65		2	329	Below
W65		3	329	Same
W65		4	325	Same
W66	4	1	338	Below
W66		2	354	Below
W66		3	354	Same
W66		4	338	Same
W67	4	1	339	Below
W67		2	354	Below
W67		3	354	Same
W67		4	339	Same
W68	4	1	340	Below
W68		2	367	Below
W68		3	367	Same
W68		4	340	Same
W69	4	1	355	Below
W69		2	354	Below
W69		3	354	Same
W69		4	355	Same
W70	4	1	354	Below
W70		2	356	Below
W70		3	356	Same
W70		4	354	Same
W71	4	1	359	Below
W71		2	357	Below
W71		3	357	Same

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.8 - Wall Bays (continued)

Label	NumPoints	PointNumber	PointBay	PointStory
W71		4	359	Same
W72	4	1	358	Below
W72		2	360	Below
W72		3	360	Same
W72		4	358	Same
W73	4	1	362	Below
W73		2	363	Below
W73		3	363	Same
W73		4	362	Same
W74	4	1	364	Below
W74		2	361	Below
W74		3	361	Same
W74		4	364	Same
W75	4	1	366	Below
W75		2	367	Below
W75		3	367	Same
W75		4	366	Same
W76	4	1	365	Below
W76		2	369	Below
W76		3	369	Same
W76		4	365	Same

Table 1.9 - Null Area Bays

Label	NumPoints	PointNumber	PointBay	PointStory
A1	4	1	5	Same
A1		2	6	Same
A1		3	14	Same
A1		4	13	Same
A2	4	1	141	Same
A2		2	140	Same
A2		3	96	Same
A2		4	97	Same
A3	4	1	114	Same
A3		2	115	Same
A3		3	131	Same
A3		4	130	Same
A4	4	1	130	Same
A4		2	133	Same
A4		3	235	Same
A4		4	233	Same
A5	4	1	162	Same
A5		2	163	Same
A5		3	212	Same
A5		4	211	Same
A6	4	1	165	Same
A6		2	166	Same

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.9 - Null Area Bays (continued)

Label	NumPoints	PointNumber	PointBay	PointStory
A6		3	225	Same
A6		4	224	Same
A7	4	1	250	Same
A7		2	251	Same
A7		3	295	Same
A7		4	294	Same
A8	4	1	377	Same
A8		2	378	Same
A8		3	388	Same
A8		4	387	Same

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

2 Properties

This chapter provides property information for materials, frame sections, shell sections, and links.

2.1 Materials

Table 2.1 - Material Properties - General

Material	Type	SymType	Grade	Color	Notes
3000Psi	Concrete	Isotropic	f'c 3000 psi	Cyan	
5000Psi	Concrete	Isotropic	Unknown	Blue	
A416Gr270	Tendon	Uniaxial	Unknown	Green	
A500GrB46	Steel	Isotropic	Unknown	Green	
A615Gr60	Rebar	Uniaxial	Unknown	Blue	
M1500Psi	Masonry	Isotropic	Unknown	Blue	
Wood1500	Other	Isotropic	Unknown	Magenta	

2.2 Frame Sections

Table 2.2 - Frame Section Property Definitions - Summary (Part 1 of 3)

Name	Material	Shape	Color	Area in2	J in4	I33 in4	I22 in4	As2 in2	As3 in2
2B-1	3000Psi	Concrete Rectangular	Magenta	352	6649.25	56789.33	1877.33	293.33	293.33
2B-10	3000Psi	Concrete Rectangular	Yellow	352	6649.25	56789.33	1877.33	293.33	293.33
2B-11	3000Psi	Concrete Rectangular	Magenta	256	4601.45	21845.33	1365.33	213.33	213.33
2B-12	3000Psi	Concrete Rectangular	Magenta	256	4601.45	21845.33	1365.33	213.33	213.33
2B-13	3000Psi	Concrete Rectangular	Magenta	352	16595.63	14197.33	7509.33	293.33	293.33
2B-14	3000Psi	Concrete Rectangular	Yellow	304	5625.31	36581.33	1621.33	253.33	253.33
2B-15	3000Psi	Concrete Rectangular	Gray8Dark	528	20991.45	85184	6336	440	440
2B-16	3000Psi	Concrete Rectangular	Blue	384	7331.9	73728	2048	320	320
2B-17	3000Psi	Concrete Rectangular	Green	240	7212.47	8000	2880	200	200
2B-18	3000Psi	Concrete Rectangular	Cyan	240	7212.47	8000	2880	200	200
2B-19	3000Psi	Concrete Rectangular	Red	240	7212.47	8000	2880	200	200
2B-2	3000Psi	Concrete Rectangular	Magenta	384	7331.9	73728	2048	320	320
2B-20	3000Psi	Concrete Rectangular	Magenta	440	26979.1	17746.67	14666.67	366.67	366.67
2B-21	3000Psi	Concrete Rectangular	Yellow	160	2555.01	5333.33	853.33	133.33	133.33
2B-22	3000Psi	Concrete Rectangular	Gray8Dark	160	2555.01	5333.33	853.33	133.33	133.33
2B-23	3000Psi	Concrete Rectangular	Blue	160	2555.01	5333.33	853.33	133.33	133.33
2B-24	3000Psi	Concrete Rectangular	Green	160	2555.01	5333.33	853.33	133.33	133.33
2B-3	3000Psi	Concrete Rectangular	Yellow	352	16595.63	14197.33	7509.33	293.33	293.33
2B-37	3000Psi	Concrete Rectangular	Red	176	2895.76	7098.67	938.67	146.67	146.67
2B-38	3000Psi	Concrete Rectangular	Magenta	176	2895.76	7098.67	938.67	146.67	146.67
2B-4	3000Psi	Concrete Rectangular	Gray8Dark	216	6085.12	5832	2592	180	180
2B-43	3000Psi	Concrete Rectangular	Red	256	4601.45	21845.33	1365.33	213.33	213.33
2B-44	3000Psi	Concrete Rectangular	Magenta	128	1874.99	2730.67	682.67	106.67	106.67
2B-45	3000Psi	Concrete Rectangular	Cyan	128	1874.99	2730.67	682.67	106.67	106.67
2B-5	3000Psi	Concrete Rectangular	Green	192	3236.72	9216	1024	160	160
2B-6	3000Psi	Concrete Rectangular	Blue	256	4601.45	21845.33	1365.33	213.33	213.33
2B-7	3000Psi	Concrete Rectangular	Cyan	440	26979.1	17746.67	14666.67	366.67	366.67
2B-8	3000Psi	Concrete Rectangular	Red	192	3236.72	9216	1024	160	160

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 2.2 - Frame Section Property Definitions - Summary (Part 1 of 3, continued)

Name	Material	Shape	Color	Area in2	J in4	I33 in4	I22 in4	As2 in2	As3 in2
2B-9	3000Psi	Concrete Rectangular	Magenta	112	1536.82	1829.33	597.33	93.33	93.33
C-1	3000Psi	Concrete Rectangular	Blue	256	4601.45	21845.33	1365.33	213.33	213.33
C-10	3000Psi	SD Section	Blue	280	5423.01	4653.1	17919.1	196.06	203.43
C-11	3000Psi	Concrete Rectangular	Magenta	384	14084.62	32768	4608	320	320
C-12	3000Psi	Concrete Rectangular	Yellow	240	7212.47	8000	2880	200	200
C12X12	3000Psi	Concrete Rectangular	Green	144	2920.32	1728	1728	120	120
C-13	3000Psi	Concrete Rectangular	Blue	96	1202	1152	512	80	80
C-14	3000Psi	Concrete Rectangular	Green	1040	105127.94	234346.67	34666.67	866.67	866.67
C-15	3000Psi	Concrete Rectangular	Cyan	176	2895.76	7098.67	938.67	146.67	146.67
C-16	3000Psi	Concrete Rectangular	Red	168	2725.35	6174	896	140	140
C-19	3000Psi	Concrete Rectangular	Red	216	3748.39	13122	1152	180	180
C-2	3000Psi	Concrete Rectangular	Green	192	4976.26	4096	2304	160	160
C-3	3000Psi	Concrete Rectangular	Blue	256	4601.45	21845.33	1365.33	213.33	213.33
C-4	3000Psi	Concrete Rectangular	Cyan	384	14084.62	32768	4608	320	320
C-5	3000Psi	Concrete Rectangular	Magenta	128	1874.99	2730.67	682.67	106.67	106.67
C-7	3000Psi	Concrete Rectangular	Magenta	192	3236.72	9216	1024	160	160
C-8	3000Psi	Concrete Rectangular	Magenta	264	4772.09	23958	1408	220	220
C-9	3000Psi	SD Section	Red	560	11757.05	65914.67	67242.67	412.83	269.75
HSS4X4X1/2	A500GrB46	Steel Tube	Yellow	6.02	21	11.9	11.9	3.72	3.72
HSS4X4X5/16	A500GrB46	Steel Tube	Blue	4.1	15.3	9.14	9.14	2.33	2.33
HSS6X4X3/8	A500GrB46	Steel Tube	Blue	6.18	32.8	28.3	14.9	4.19	2.79
HSS6X6X1/2	A500GrB46	Steel Tube	Gray8Dark	9.74	81.1	48.3	48.3	5.58	5.58
HSS6X6X3/8	A500GrB46	Steel Tube	Red	7.58	64.6	39.5	39.5	4.19	4.19
HSS8X6X3/8	A500GrB46	Steel Tube	Green	8.97	100	79.1	50.6	5.58	4.19
HSS8X8X5/8	A500GrB46	Steel Tube	Green	16.4	244	146	146	9.3	9.3
RB-1	3000Psi	Concrete Rectangular	Cyan	768	51787.6	147456	16384	640	640
RB-10	3000Psi	Concrete Rectangular	Gray8Dark	504	19839.86	74088	6048	420	420
RB-11	3000Psi	Concrete Rectangular	Blue	504	19839.86	74088	6048	420	420
RB-12	3000Psi	Concrete Rectangular	Green	480	31750.31	23040	16000	400	400
RB-13	3000Psi	Concrete Rectangular	Cyan	504	19839.86	74088	6048	420	420
RB-14	3000Psi	Concrete Rectangular	Red	504	19839.86	74088	6048	420	420
RB-15	3000Psi	Concrete Rectangular	Magenta	208	3577.82	11717.33	1109.33	173.33	173.33
RB-2	3000Psi	Concrete Rectangular	Yellow	672	43605.59	98784	14336	560	560
RB-3	3000Psi	Concrete Rectangular	Gray8Dark	576	35434.19	62208	12288	480	480
RB-4	3000Psi	Concrete Rectangular	Blue	176	2895.76	7098.67	938.67	146.67	146.67
RB-5	3000Psi	Concrete Rectangular	Cyan	504	19839.86	74088	6048	420	420
RB-6	3000Psi	Concrete Rectangular	Cyan	576	35434.19	62208	12288	480	480
RB-7	3000Psi	Concrete Rectangular	Red	176	2895.76	7098.67	938.67	146.67	146.67
RB-8	3000Psi	Concrete Rectangular	Magenta	504	19839.86	74088	6048	420	420
RB-9	3000Psi	Concrete Rectangular	Yellow	504	19839.86	74088	6048	420	420
TB-1	3000Psi	Concrete Rectangular	Magenta	96	1202	1152	512	80	80
TB-2	3000Psi	Concrete Rectangular	Cyan	352	16595.63	14197.33	7509.33	293.33	293.33

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 2.2 - Frame Section Property Definitions - Summary (Part 2 of 3)

Name	S33Pos in3	S33Neg in3	S22Pos in3	S22Neg in3	Z33 in3	Z22 in3	R33 in	R22 in	CG Offset 3 in	CG Offset 2 in	PNA Offset 3 in
2B-1	2581.33	2581.33	469.33	469.33	3872	704	12.7017	2.3094	0	0	0
2B-10	2581.33	2581.33	469.33	469.33	3872	704	12.7017	2.3094	0	0	0
2B-11	1365.33	1365.33	341.33	341.33	2048	512	9.2376	2.3094	0	0	0
2B-12	1365.33	1365.33	341.33	341.33	2048	512	9.2376	2.3094	0	0	0
2B-13	1290.67	1290.67	938.67	938.67	1936	1408	6.3509	4.6188	0	0	0
2B-14	1925.33	1925.33	405.33	405.33	2888	608	10.9697	2.3094	0	0	0
2B-15	3872	3872	1056	1056	5808	1584	12.7017	3.4641	0	0	0
2B-16	3072	3072	512	512	4608	768	13.8564	2.3094	0	0	0
2B-17	800	800	480	480	1200	720	5.7735	3.4641	0	0	0
2B-18	800	800	480	480	1200	720	5.7735	3.4641	0	0	0
2B-19	800	800	480	480	1200	720	5.7735	3.4641	0	0	0
2B-2	3072	3072	512	512	4608	768	13.8564	2.3094	0	0	0
2B-20	1613.33	1613.33	1466.67	1466.67	2420	2200	6.3509	5.7735	0	0	0
2B-21	533.33	533.33	213.33	213.33	800	320	5.7735	2.3094	0	0	0
2B-22	533.33	533.33	213.33	213.33	800	320	5.7735	2.3094	0	0	0
2B-23	533.33	533.33	213.33	213.33	800	320	5.7735	2.3094	0	0	0
2B-24	533.33	533.33	213.33	213.33	800	320	5.7735	2.3094	0	0	0
2B-3	1290.67	1290.67	938.67	938.67	1936	1408	6.3509	4.6188	0	0	0
2B-37	645.33	645.33	234.67	234.67	968	352	6.3509	2.3094	0	0	0
2B-38	645.33	645.33	234.67	234.67	968	352	6.3509	2.3094	0	0	0
2B-4	648	648	432	432	972	648	5.1962	3.4641	0	0	0
2B-43	1365.33	1365.33	341.33	341.33	2048	512	9.2376	2.3094	0	0	0
2B-44	341.33	341.33	170.67	170.67	512	256	4.6188	2.3094	0	0	0
2B-45	341.33	341.33	170.67	170.67	512	256	4.6188	2.3094	0	0	0
2B-5	768	768	256	256	1152	384	6.9282	2.3094	0	0	0
2B-6	1365.33	1365.33	341.33	341.33	2048	512	9.2376	2.3094	0	0	0
2B-7	1613.33	1613.33	1466.67	1466.67	2420	2200	6.3509	5.7735	0	0	0
2B-8	768	768	256	256	1152	384	6.9282	2.3094	0	0	0
2B-9	261.33	261.33	149.33	149.33	392	224	4.0415	2.3094	0	0	0
C-1	1365.33	1365.33	341.33	341.33	2048	512	9.2376	2.3094	0	0	0
C-10	798.33	457.47	1143.43	1581.76	906.07	1938	4.0765	7.9998	-2.1714	2.1714	0
C-11	2048	2048	768	768	3072	1152	9.2376	3.4641	0	0	0
C-12	800	800	480	480	1200	720	5.7735	3.4641	0	0	0
C12X12	288	288	288	288	432	432	3.4641	3.4641	0	0	0
C-13	192	192	128	128	288	192	3.4641	2.3094	0	0	0
C-14	9013.33	9013.33	3466.67	3466.67	13520	5200	15.0111	5.7735	0	0	0
C-15	645.33	645.33	234.67	234.67	968	352	6.3509	2.3094	0	0	0
C-16	588	588	224	224	882	336	6.0622	2.3094	0	0	0
C-19	972	972	288	288	1458	432	7.7942	2.3094	0	0	0
C-2	512	512	384	384	768	576	4.6188	3.4641	0	0	0
C-3	1365.33	1365.33	341.33	341.33	2048	512	9.2376	2.3094	0	0	0
C-4	2048	2048	768	768	3072	1152	9.2376	3.4641	0	0	0
C-5	341.33	341.33	170.67	170.67	512	256	4.6188	2.3094	0	0	0
C-7	768	768	256	256	1152	384	6.9282	2.3094	0	0	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 2.2 - Frame Section Property Definitions - Summary (Part 2 of 3, continued)

Name	S33Pos in3	S33Neg in3	S22Pos in3	S22Neg in3	Z33 in3	Z22 in3	R33 in	R22 in	CG Offset 3 in	CG Offset 2 in	PNA Offset 3 in
C-8	1452	1452	352	352	2178	528	9.5263	2.3094	0	0	0
C-9	2865.86	2865.86	4202.67	4202.67	4616	5696	10.8492	10.9579	0	0	0
HSS4X4X1/2	5.95	5.95	5.95	5.95	7.7	7.7	1.406	1.406	0	0	0
HSS4X4X5/16	4.57	4.57	4.57	4.57	5.59	5.59	1.4931	1.4931	0	0	0
HSS6X4X3/8	9.43	9.43	7.45	7.45	11.9	8.94	2.1399	1.5527	0	0	0
HSS6X6X1/2	16.1	16.1	16.1	16.1	19.8	19.8	2.2269	2.2269	0	0	0
HSS6X6X3/8	13.17	13.17	13.17	13.17	15.8	15.8	2.2828	2.2828	0	0	0
HSS8X6X3/8	19.78	19.78	16.87	16.87	24.1	19.8	2.9696	2.3751	0	0	0
HSS8X8X5/8	36.5	36.5	36.5	36.5	44.7	44.7	2.9837	2.9837	0	0	0
RB-1	6144	6144	2048	2048	9216	3072	13.8564	4.6188	0	0	0
RB-10	3528	3528	1008	1008	5292	1512	12.1244	3.4641	0	0	0
RB-11	3528	3528	1008	1008	5292	1512	12.1244	3.4641	0	0	0
RB-12	1920	1920	1600	1600	2880	2400	6.9282	5.7735	0	0	0
RB-13	3528	3528	1008	1008	5292	1512	12.1244	3.4641	0	0	0
RB-14	3528	3528	1008	1008	5292	1512	12.1244	3.4641	0	0	0
RB-15	901.33	901.33	277.33	277.33	1352	416	7.5056	2.3094	0	0	0
RB-2	4704	4704	1792	1792	7056	2688	12.1244	4.6188	0	0	0
RB-3	3456	3456	1536	1536	5184	2304	10.3923	4.6188	0	0	0
RB-4	645.33	645.33	234.67	234.67	968	352	6.3509	2.3094	0	0	0
RB-5	3528	3528	1008	1008	5292	1512	12.1244	3.4641	0	0	0
RB-6	3456	3456	1536	1536	5184	2304	10.3923	4.6188	0	0	0
RB-7	645.33	645.33	234.67	234.67	968	352	6.3509	2.3094	0	0	0
RB-8	3528	3528	1008	1008	5292	1512	12.1244	3.4641	0	0	0
RB-9	3528	3528	1008	1008	5292	1512	12.1244	3.4641	0	0	0
TB-1	192	192	128	128	288	192	3.4641	2.3094	0	0	0
TB-2	1290.67	1290.67	938.67	938.67	1936	1408	6.3509	4.6188	0	0	0

Table 2.2 - Frame Section Property Definitions - Summary (Part 3 of 3)

Name	Area Modifier	As2 Modifier	As3 Modifier	J Modifier	I33 Modifier	I22 Modifier	Mass Modifier	Weight Modifier
2B-1	1	1	1	1	1	1	1	1
2B-10	1	1	1	1	1	1	1	1
2B-11	1	1	1	1	1	1	1	1
2B-12	1	1	1	1	1	1	1	1
2B-13	1	1	1	1	1	1	1	1
2B-14	1	1	1	1	1	1	1	1
2B-15	1	1	1	1	1	1	1	1
2B-16	1	1	1	1	1	1	1	1
2B-17	1	1	1	1	1	1	1	1
2B-18	1	1	1	1	1	1	1	1
2B-19	1	1	1	1	1	1	1	1
2B-2	1	1	1	1	1	1	1	1
2B-20	1	1	1	1	1	1	1	1
2B-21	1	1	1	1	1	1	1	1

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 2.2 - Frame Section Property Definitions - Summary (Part 3 of 3, continued)

Name	Area Modifier	As2 Modifier	As3 Modifier	J Modifier	I33 Modifier	I22 Modifier	Mass Modifier	Weight Modifier
2B-22	1	1	1	1	1	1	1	1
2B-23	1	1	1	1	1	1	1	1
2B-24	1	1	1	1	1	1	1	1
2B-3	1	1	1	1	1	1	1	1
2B-37	1	1	1	1	1	1	1	1
2B-38	1	1	1	1	1	1	1	1
2B-4	1	1	1	1	1	1	1	1
2B-43	1	1	1	1	1	1	1	1
2B-44	1	1	1	1	1	1	1	1
2B-45	1	1	1	1	1	1	1	1
2B-5	1	1	1	1	1	1	1	1
2B-6	1	1	1	1	1	1	1	1
2B-7	1	1	1	1	1	1	1	1
2B-8	1	1	1	1	1	1	1	1
2B-9	1	1	1	1	1	1	1	1
C-1	1	1	1	1	1	1	1	1
C-10	1	1	1	1	1	1	1	1
C-11	1	1	1	1	1	1	1	1
C-12	1	1	1	1	1	1	1	1
C12X12	1	1	1	1	1	1	1	1
C-13	1	1	1	1	1	1	1	1
C-14	1	1	1	1	1	1	1	1
C-15	1	1	1	1	1	1	1	1
C-16	1	1	1	1	1	1	1	1
C-19	1	1	1	1	1	1	1	1
C-2	1	1	1	1	1	1	1	1
C-3	1	1	1	1	1	1	1	1
C-4	1	1	1	1	1	1	1	1
C-5	1	1	1	1	1	1	1	1
C-7	1	1	1	1	1	1	1	1
C-8	1	1	1	1	1	1	1	1
C-9	1	1	1	1	1	1	1	1
HSS4X4X1/2	1	1	1	1	1	1	1	1
HSS4X4X5/16	1	1	1	1	1	1	1	1
HSS6X4X3/8	1	1	1	1	1	1	1	1
HSS6X6X1/2	1	1	1	1	1	1	1	1
HSS6X6X3/8	1	1	1	1	1	1	1	1
HSS8X6X3/8	1	1	1	1	1	1	1	1
HSS8X8X5/8	1	1	1	1	1	1	1	1
RB-1	1	1	1	1	1	1	1	1
RB-10	1	1	1	1	1	1	1	1
RB-11	1	1	1	1	1	1	1	1
RB-12	1	1	1	1	1	1	1	1
RB-13	1	1	1	1	1	1	1	1
RB-14	1	1	1	1	1	1	1	1

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 2.2 - Frame Section Property Definitions - Summary (Part 3 of 3, continued)

Name	Area Modifier	As2 Modifier	As3 Modifier	J Modifier	I33 Modifier	I22 Modifier	Mass Modifier	Weight Modifier
RB-15	1	1	1	1	1	1	1	1
RB-2	1	1	1	1	1	1	1	1
RB-3	1	1	1	1	1	1	1	1
RB-4	1	1	1	1	1	1	1	1
RB-5	1	1	1	1	1	1	1	1
RB-6	1	1	1	1	1	1	1	1
RB-7	1	1	1	1	1	1	1	1
RB-8	1	1	1	1	1	1	1	1
RB-9	1	1	1	1	1	1	1	1
TB-1	1	1	1	1	1	1	1	1
TB-2	1	1	1	1	1	1	1	1

2.3 Shell Sections

Table 2.3 - Area Section Property Definitions - Summary

Name	Type	Element Type	Material	Total Thickness in
12CMU	Wall	Shell-Thin	M1500Psi	12
8CMU	Wall	Shell-Thin	M1500Psi	8
8CW	Wall	Shell-Thin	3000Psi	8
Footing12	Slab	Shell-Thin	3000Psi	12
Footing16	Slab	Shell-Thin	3000Psi	16
Pywood	Slab	Shell-Thin	Wood1500	0.75
Slab8	Slab	Shell-Thin	3000Psi	8

2.4 Reinforcement Sizes

Table 2.4 - Reinforcing Bar Sizes

Name	Diameter in	Area in2
#2	0.25	0.05
#3	0.375	0.11
#4	0.5	0.2
#5	0.625	0.31
#6	0.75	0.44
#7	0.875	0.6
#8	1	0.79
#9	1.128	1
#10	1.27	1.27
#11	1.41	1.56
#14	1.693	2.25
#18	2.257	4

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

2.5 Links

Table 2.5 - Link Property Definitions - Summary

Name	Type	Degrees of Freedom	Mass lb-s2/ft	Weight kip	Defined Length ft	Defined Area ft2
Link1	Linear	U1	0	0	0.0833	0.01

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

3 Assignments

This chapter provides a listing of the assignments applied to the model.

3.1 Joint Assignments

Table 3.1 - Joint Assignments - Summary

Story	Label	UniqueName	Diaphragm	Restraints
Upper-Roof	69-1	268	From Area	
Upper-Roof	115-1	267	From Area	
Upper-Roof	164	196	From Area	
Upper-Roof	210	199	From Area	
Upper-Roof	266-1	275	From Area	
Upper-Roof	309-1	276	From Area	
Roof	1	293	D2	
Roof	2	262	D2	
Roof	3	263	D2	
Roof	4	266	D2	
Roof	5	269	D2	
Roof	6	270	D2	
Roof	13	271	D2	
Roof	14	272	D2	
Roof	26	156	D2	
Roof	27	28	D2	
Roof	28	102	D2	
Roof	31	117	D2	
Roof	33	157	D2	
Roof	35	75	D2	
Roof	37	252	D2	
Roof	58-1	213	From Area	
Roof	63	250	D2	
Roof	64	238	D2	
Roof	65	241	D2	
Roof	66	232	D2	
Roof	70	237	D2	
Roof	75	235	D2	
Roof	80	326	D2	
Roof	81	327	D2	
Roof	84	76	D2	
Roof	85	159	D2	
Roof	86	198	D2	
Roof	87	204	D2	
Roof	87-1	214	From Area	
Roof	88	211	D2	
Roof	89	218	D2	
Roof	91	251	D2	
Roof	93	191	D2	
Roof	94	182	D2	
Roof	96	330	D2	
Roof	97	331	D2	

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.1 - Joint Assignments - Summary (continued)

Story	Label	UniqueName	Diaphragm	Restraints
Roof	102	183	D2	
Roof	120	87	D2	
Roof	130	88	D2	
Roof	132	184	D2	
Roof	133	185	D2	
Roof	135	362	D2	
Roof	136	356	D2	
Roof	140	329	D2	
Roof	141	328	D2	
Roof	146	192	D2	
Roof	147	180	D2	
Roof	156	264	D2	
Roof	159	325	D2	
Roof	160	324	D2	
Roof	161	194	D2	
Roof	162	365	D2	
Roof	163	366	D2	
Roof	165	350	D2	
Roof	166	352	D2	
Roof	169	222	D2	
Roof	205	221	D2	
Roof	211	367	D2	
Roof	212	364	D2	
Roof	224	353	D2	
Roof	225	351	D2	
Roof	230	340	D2	
Roof	231	341	D2	
Roof	232	132	D2	
Roof	233	27	D2	
Roof	234	187	D2	
Roof	235	186	D2	
Roof	237	357	D2	
Roof	238	363	D2	
Roof	239	227	D2	
Roof	241	226	D2	
Roof	246	190	D2	
Roof	247	189	D2	
Roof	250	344	D2	
Roof	251	345	D2	
Roof	259	101	D2	
Roof	272	239	D2	
Roof	282	97	D2	
Roof	283	158	D2	
Roof	284	225	D2	
Roof	285	233	D2	
Roof	285-1	284	From Area	

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.1 - Joint Assignments - Summary (continued)

Story	Label	UniqueName	Diaphragm	Restraints
Roof	286	282	D2	
Roof	286-1	181	From Area	
Roof	287	228	D2	
Roof	288	286	D2	
Roof	290	242	D2	
Roof	291	188	D2	
Roof	293	230	D2	
Roof	294	347	D2	
Roof	295	346	D2	
Roof	297	167	D2	
Roof	298	144	D2	
Roof	302	343	D2	
Roof	303	342	D2	
Roof	304	261	D2	
Roof	306	245	D2	
Roof	315	231	D2	
Roof	316	229	D2	
Roof	333-1	195	From Area	
Roof	339	256	D2	
Roof	340	246	D2	
Roof	354	150	D2	
Roof	355	257	D2	
Roof	357	291	D2	
Roof	359	290	D2	
Roof	361	289	D2	
Roof	364	285	D2	
Roof	366	247	D2	
Roof	367	162	D2	
Roof	368	224	D2	
Roof	377	277	D2	
Roof	378	278	D2	
Roof	387	279	D2	
Roof	388	280	D2	
Roof	389	304	D2	
Roof	390	223	D2	
Roof	391	217	D2	
Roof	392	122	D2	
Roof	190	125	D2	
Roof	394	153	D2	
Roof	396	207	D2	
Roof	398	209	D2	
Roof	400	215	D2	
Roof	402	253	D2	
Roof	404	255	D2	
Roof	406	274	D2	
Roof	408	296	D2	

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.1 - Joint Assignments - Summary (continued)

Story	Label	UniqueName	Diaphragm	Restraints
Roof	410	299	D2	
Roof	412	301	D2	
Roof	414	303	D2	
Story1	23	2	D1	
Story1	24	6	D1	
Story1	25	8	D1	
Story1	26	127	D1	
Story1	27	99	D1	
Story1	28	116	D1	
Story1	29	10	D1	
Story1	30	14	D1	
Story1	31	154	D1	
Story1	32	26	D1	
Story1	33	193	D1	
Story1	34	105	D1	
Story1	35	4	D1	
Story1	36	78	D1	
Story1	38	80	D1	
Story1	39	12	D1	
Story1	70	236	D1	
Story1	71	74	D1	
Story1	74	166	D1	
Story1	75	234	D1	
Story1	78	115	D1	
Story1	79	119	D1	
Story1	85	133	D1	
Story1	86	197	D1	
Story1	87	203	D1	
Story1	88	210	D1	
Story1	89	216	D1	
Story1	90	16	D1	
Story1	91	134	D1	
Story1	92	72	D1	
Story1	93	120	D1	
Story1	94	128	D1	
Story1	95	92	D1	
Story1	102	163	D1	
Story1	114	200	D1	
Story1	115	205	D1	
Story1	120	18	D1	
Story1	123	337	D1	
Story1	124	332	D1	
Story1	125	323	D1	
Story1	128	336	D1	
Story1	129	335	D1	
Story1	130	20	D1	

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.1 - Joint Assignments - Summary (continued)

Story	Label	UniqueName	Diaphragm	Restraints
Story1	131	206	D1	
Story1	132	82	D1	
Story1	133	141	D1	
Story1	134	22	D1	
Story1	144	114	D1	
Story1	145	70	D1	
Story1	146	124	D1	
Story1	147	138	D1	
Story1	148	175	D1	
Story1	153	312	D1	
Story1	154	145	D1	
Story1	155	151	D1	
Story1	156	265	D1	
Story1	167	126	D1	
Story1	167-1	438	From Area	
Story1	168	174	D1	
Story1	169	147	D1	
Story1	170	24	D1	
Story1	177	482	From Area	
Story1	177-1	480	From Area	
Story1	204	465	From Area	
Story1	204-1	454	From Area	
Story1	205	148	D1	
Story1	206	30	D1	
Story1	207	477	From Area	
Story1	207-1	466	From Area	
Story1	215	311	D1	
Story1	216	143	D1	
Story1	217	152	D1	
Story1	233	83	D1	
Story1	234	86	D1	
Story1	235	142	D1	
Story1	236	32	D1	
Story1	239	118	D1	
Story1	239-1	428	From Area	
Story1	240	171	D1	
Story1	241	220	D1	
Story1	242	316	D1	
Story1	243	313	D1	
Story1	244	111	D1	
Story1	245	68	D1	
Story1	246	110	D1	
Story1	247	137	D1	
Story1	252	338	D1	
Story1	253	315	D1	
Story1	254	314	D1	

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.1 - Joint Assignments - Summary (continued)

Story	Label	UniqueName	Diaphragm	Restraints
Story1	257	95	D1	
Story1	258	170	D1	
Story1	259	34	D1	
Story1	272	240	D1	
Story1	275	36	D1	
Story1	283	135	D1	
Story1	285	283	D1	
Story1	286	281	D1	
Story1	288	288	D1	
Story1	289	40	D1	
Story1	290	243	D1	
Story1	291	38	D1	
Story1	292	96	D1	
Story1	296	109	D1	
Story1	297	106	D1	
Story1	298	108	D1	
Story1	299	179	D1	
Story1	304	260	D1	
Story1	305	42	D1	
Story1	306	244	D1	
Story1	307	113	D1	
Story1	308	66	D1	
Story1	309	90	D1	
Story1	310	146	D1	
Story1	311	178	D1	
Story1	325	44	D1	
Story1	329	46	D1	
Story1	338	98	D1	
Story1	339	258	D1	
Story1	340	248	D1	
Story1	353	64	D1	
Story1	354	62	D1	
Story1	355	259	D1	
Story1	356	60	D1	
Story1	357	297	D1	
Story1	358	58	D1	
Story1	359	295	D1	
Story1	360	56	D1	
Story1	361	294	D1	
Story1	362	54	D1	
Story1	363	52	D1	
Story1	364	292	D1	
Story1	365	50	D1	
Story1	366	249	D1	
Story1	367	136	D1	
Story1	369	48	D1	

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.1 - Joint Assignments - Summary (continued)

Story	Label	UniqueName	Diaphragm	Restraints
Story1	385	140	D1	
Story1	386	131	D1	
Story1	393	123	D1	
Story1	203	130	D1	
Story1	395	161	D1	
Story1	397	208	D1	
Story1	399	212	D1	
Story1	401	219	D1	
Story1	403	254	D1	
Story1	405	273	D1	
Story1	407	287	D1	
Story1	409	298	D1	
Story1	411	300	D1	
Story1	413	302	D1	
Story1	415	426	D1	
Base	7	483	From Area	UX; UY; UZ
Base	8	497	From Area	UX; UY; UZ
Base	9	417	From Area	UX; UY; UZ
Base	10	418	From Area	UX; UY; UZ
Base	11	421	From Area	UX; UY; UZ
Base	12	422	From Area	UX; UY; UZ
Base	15	502	From Area	UX; UY; UZ
Base	16	429	From Area	UX; UY; UZ
Base	17	432	From Area	UX; UY; UZ
Base	18	434	From Area	UX; UY; UZ
Base	19	436	From Area	UX; UY; UZ
Base	20	443	From Area	UX; UY; UZ
Base	21	439	From Area	UX; UY; UZ
Base	22	440	From Area	UX; UY; UZ
Base	23	1	From Area	UX; UY; UZ
Base	24	5	From Area	UX; UY; UZ
Base	25	7	From Area	UX; UY; UZ
Base	26	107	From Area	UX; UY; UZ
Base	29	9	From Area	UX; UY; UZ
Base	30	13	From Area	UX; UY; UZ
Base	32	25	From Area	UX; UY; UZ
Base	34	103	From Area	UX; UY; UZ
Base	35	3	From Area	UX; UY; UZ
Base	36	77	From Area	UX; UY; UZ
Base	38	79	From Area	UX; UY; UZ
Base	39	11	From Area	UX; UY; UZ
Base	40	509	From Area	UX; UY; UZ
Base	41	430	From Area	UX; UY; UZ
Base	42	433	From Area	UX; UY; UZ
Base	43	435	From Area	UX; UY; UZ
Base	44	437	From Area	UX; UY; UZ

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.1 - Joint Assignments - Summary (continued)

Story	Label	UniqueName	Diaphragm	Restraints
Base	45	444	From Area	UX; UY; UZ
Base	46	425	From Area	UX; UY; UZ
Base	47	499	From Area	UX; UY; UZ
Base	48	511	From Area	UX; UY; UZ
Base	49	512	From Area	UX; UY; UZ
Base	50	498	From Area	UX; UY; UZ
Base	51	420	From Area	UX; UY; UZ
Base	52	419	From Area	UX; UY; UZ
Base	53	424	From Area	UX; UY; UZ
Base	54	423	From Area	UX; UY; UZ
Base	55	442	From Area	UX; UY; UZ
Base	56	449	From Area	UX; UY; UZ
Base	57	450	From Area	
Base	58	441	From Area	UX; UY; UZ
Base	59	397	From Area	UX; UY; UZ
Base	60	489	From Area	UX; UY; UZ
Base	61	488	From Area	UX; UY; UZ
Base	62	398	From Area	UX; UY; UZ
Base	67	445	From Area	UX; UY; UZ
Base	68	451	From Area	
Base	69	446	From Area	UX; UY; UZ
Base	71	73	From Area	UX; UY; UZ
Base	72	377	From Area	UX; UY; UZ
Base	73	378	From Area	UX; UY; UZ
Base	74	165	From Area	UX; UY; UZ
Base	76	381	From Area	UX; UY; UZ
Base	77	382	From Area	UX; UY; UZ
Base	82	463	From Area	UX; UY; UZ
Base	83	456	From Area	UX; UY; UZ
Base	85	94	From Area	UX; UY; UZ
Base	90	15	From Area	UX; UY; UZ
Base	91	155	From Area	UX; UY; UZ
Base	92	71	From Area	UX; UY; UZ
Base	95	91	From Area	UX; UY; UZ
Base	98	464	From Area	UX; UY; UZ
Base	99	457	From Area	UX; UY; UZ
Base	100	380	From Area	UX; UY; UZ
Base	101	379	From Area	UX; UY; UZ
Base	102	160	From Area	UX; UY; UZ
Base	103	384	From Area	UX; UY; UZ
Base	104	555	From Area	UX; UY; UZ
Base	105	556	From Area	UX; UY; UZ
Base	106	383	From Area	UX; UY; UZ
Base	107	448	From Area	UX; UY; UZ
Base	108	202	From Area	UX; UY; UZ
Base	109	447	From Area	UX; UY; UZ

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.1 - Joint Assignments - Summary (continued)

Story	Label	UniqueName	Diaphragm	Restraints
Base	110	400	From Area	UX; UY; UZ
Base	111	399	From Area	UX; UY; UZ
Base	112	493	From Area	UX; UY; UZ
Base	113	494	From Area	UX; UY; UZ
Base	114	164	From Area	UX; UY; UZ
Base	115	201	From Area	UX; UY; UZ
Base	116	458	From Area	UX; UY; UZ
Base	117	508	From Area	UX; UY; UZ
Base	118	507	From Area	UX; UY; UZ
Base	119	452	From Area	UX; UY; UZ
Base	120	17	From Area	UX; UY; UZ
Base	121	393	From Area	UX; UY; UZ
Base	122	394	From Area	UX; UY; UZ
Base	124	321	From Area	UX; UY; UZ
Base	125	322	From Area	UX; UY; UZ
Base	126	525	From Area	UX; UY; UZ
Base	127	531	From Area	UX; UY; UZ
Base	128	333	From Area	UX; UY; UZ
Base	129	334	From Area	UX; UY; UZ
Base	130	19	From Area	UX; UY; UZ
Base	132	81	From Area	UX; UY; UZ
Base	134	21	From Area	UX; UY; UZ
Base	137	413	From Area	UX; UY; UZ
Base	138	552	From Area	
Base	139	414	From Area	UX; UY; UZ
Base	142	526	From Area	UX; UY; UZ
Base	143	532	From Area	UX; UY; UZ
Base	145	69	From Area	UX; UY; UZ
Base	147	129	From Area	UX; UY; UZ
Base	148	172	From Area	UX; UY; UZ
Base	149	453	From Area	UX; UY; UZ
Base	150	469	From Area	UX; UY; UZ
Base	151	470	From Area	UX; UY; UZ
Base	152	455	From Area	UX; UY; UZ
Base	157	496	From Area	UX; UY; UZ
Base	158	495	From Area	UX; UY; UZ
Base	167	121	From Area	UX; UY; UZ
Base	168	173	From Area	UX; UY; UZ
Base	170	23	From Area	UX; UY; UZ
Base	171	416	From Area	UX; UY; UZ
Base	172	548	From Area	
Base	173	549	From Area	
Base	174	415	From Area	UX; UY; UZ
Base	175	396	From Area	UX; UY; UZ
Base	176	395	From Area	UX; UY; UZ
Base	206	29	From Area	UX; UY; UZ

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.1 - Joint Assignments - Summary (continued)

Story	Label	UniqueName	Diaphragm	Restraints
Base	208	389	From Area	UX; UY; UZ
Base	209	390	From Area	UX; UY; UZ
Base	213	373	From Area	UX; UY; UZ
Base	214	374	From Area	UX; UY; UZ
Base	218	462	From Area	
Base	219	468	From Area	UX; UY; UZ
Base	220	467	From Area	UX; UY; UZ
Base	221	461	From Area	
Base	222	505	From Area	UX; UY; UZ
Base	223	503	From Area	UX; UY; UZ
Base	226	409	From Area	UX; UY; UZ
Base	227	551	From Area	
Base	228	550	From Area	
Base	229	410	From Area	UX; UY; UZ
Base	233	84	From Area	UX; UY; UZ
Base	234	85	From Area	UX; UY; UZ
Base	236	31	From Area	UX; UY; UZ
Base	239	112	From Area	UX; UY; UZ
Base	240	168	From Area	UX; UY; UZ
Base	242	319	From Area	UX; UY; UZ
Base	243	320	From Area	UX; UY; UZ
Base	245	67	From Area	UX; UY; UZ
Base	248	506	From Area	UX; UY; UZ
Base	249	504	From Area	UX; UY; UZ
Base	253	317	From Area	UX; UY; UZ
Base	254	318	From Area	UX; UY; UZ
Base	255	376	From Area	UX; UY; UZ
Base	256	375	From Area	UX; UY; UZ
Base	257	104	From Area	UX; UY; UZ
Base	258	169	From Area	UX; UY; UZ
Base	259	33	From Area	UX; UY; UZ
Base	260	412	From Area	UX; UY; UZ
Base	261	541	From Area	
Base	262	411	From Area	UX; UY; UZ
Base	263	459	From Area	
Base	264	491	From Area	UX; UY; UZ
Base	265	492	From Area	UX; UY; UZ
Base	266	460	From Area	
Base	267	392	From Area	UX; UY; UZ
Base	268	391	From Area	UX; UY; UZ
Base	269	471	From Area	UX; UY; UZ
Base	270	490	From Area	
Base	271	472	From Area	UX; UY; UZ
Base	273	369	From Area	UX; UY; UZ
Base	274	370	From Area	UX; UY; UZ
Base	275	35	From Area	UX; UY; UZ

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.1 - Joint Assignments - Summary (continued)

Story	Label	UniqueName	Diaphragm	Restraints
Base	276	385	From Area	UX; UY; UZ
Base	277	386	From Area	UX; UY; UZ
Base	278	405	From Area	UX; UY; UZ
Base	279	543	From Area	
Base	280	542	From Area	
Base	281	406	From Area	UX; UY; UZ
Base	283	93	From Area	UX; UY; UZ
Base	289	39	From Area	UX; UY; UZ
Base	291	37	From Area	UX; UY; UZ
Base	298	149	From Area	UX; UY; UZ
Base	299	176	From Area	UX; UY; UZ
Base	300	372	From Area	UX; UY; UZ
Base	301	371	From Area	UX; UY; UZ
Base	305	41	From Area	UX; UY; UZ
Base	308	65	From Area	UX; UY; UZ
Base	309	89	From Area	UX; UY; UZ
Base	310	139	From Area	UX; UY; UZ
Base	311	177	From Area	UX; UY; UZ
Base	312	474	From Area	UX; UY; UZ
Base	313	476	From Area	UX; UY; UZ
Base	314	473	From Area	UX; UY; UZ
Base	317	359	From Area	UX; UY; UZ
Base	318	479	From Area	UX; UY; UZ
Base	319	478	From Area	UX; UY; UZ
Base	320	360	From Area	UX; UY; UZ
Base	321	408	From Area	UX; UY; UZ
Base	322	527	From Area	UX; UY; UZ
Base	323	528	From Area	UX; UY; UZ
Base	324	407	From Area	UX; UY; UZ
Base	325	43	From Area	UX; UY; UZ
Base	326	475	From Area	UX; UY; UZ
Base	327	388	From Area	UX; UY; UZ
Base	328	387	From Area	UX; UY; UZ
Base	329	45	From Area	UX; UY; UZ
Base	330	368	From Area	UX; UY; UZ
Base	331	486	From Area	UX; UY; UZ
Base	332	487	From Area	UX; UY; UZ
Base	333	361	From Area	UX; UY; UZ
Base	334	401	From Area	UX; UY; UZ
Base	335	530	From Area	UX; UY; UZ
Base	336	529	From Area	UX; UY; UZ
Base	337	402	From Area	UX; UY; UZ
Base	338	100	From Area	UX; UY; UZ
Base	341	305	From Area	UX; UY; UZ
Base	342	306	From Area	UX; UY; UZ
Base	343	309	From Area	UX; UY; UZ

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.1 - Joint Assignments - Summary (continued)

Story	Label	UniqueName	Diaphragm	Restraints
Base	344	310	From Area	UX; UY; UZ
Base	345	349	From Area	UX; UY; UZ
Base	346	485	From Area	UX; UY; UZ
Base	347	484	From Area	UX; UY; UZ
Base	348	354	From Area	UX; UY; UZ
Base	349	515	From Area	UX; UY; UZ
Base	350	513	From Area	UX; UY; UZ
Base	351	521	From Area	UX; UY; UZ
Base	352	518	From Area	
Base	353	63	From Area	UX; UY; UZ
Base	354	61	From Area	UX; UY; UZ
Base	356	59	From Area	UX; UY; UZ
Base	358	57	From Area	UX; UY; UZ
Base	360	55	From Area	UX; UY; UZ
Base	362	53	From Area	UX; UY; UZ
Base	363	51	From Area	UX; UY; UZ
Base	365	49	From Area	UX; UY; UZ
Base	369	47	From Area	UX; UY; UZ
Base	370	404	From Area	UX; UY; UZ
Base	371	403	From Area	UX; UY; UZ
Base	372	516	From Area	UX; UY; UZ
Base	373	514	From Area	UX; UY; UZ
Base	374	510	From Area	UX; UY; UZ
Base	375	522	From Area	UX; UY; UZ
Base	376	519	From Area	
Base	379	308	From Area	UX; UY; UZ
Base	380	307	From Area	UX; UY; UZ
Base	381	348	From Area	UX; UY; UZ
Base	382	339	From Area	UX; UY; UZ
Base	383	358	From Area	UX; UY; UZ
Base	384	355	From Area	UX; UY; UZ

3.2 Frame Assignments

Table 3.2 - Frame Assignments - Summary

Story	Label	UniqueName	Design Type	Length ft	Analysis Section	Design Section	Axis Angle deg	Max Station Spacing ft	Min Number Stations	Releases
Roof	B2	87	Beam	25.6667	RB-9	RB-9		2		
Roof	B4	102	Beam	15.8229	RB-10	RB-10		2		
Roof	B7	101	Beam	16.7396	RB-8	RB-8		2		
Roof	B9	90	Beam	15.8333	TB-1	TB-1		2		
Roof	B11	116	Beam	3.9999	RB-8	RB-8		2		
Roof	B13	72	Beam	14.6667	RB-11	RB-11		2		
Roof	B16	155	Beam	18	RB-6	RB-6		2		
Roof	B17	75	Beam	18.5833	RB-7	RB-7		2		

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.2 - Frame Assignments - Summary (continued)

Story	Label	UniqueName	Design Type	Length ft	Analysis Section	Design Section	Axis Angle deg	Max Station Spacing ft	Min Number Stations	Releases
Roof	B22	98	Beam	3	RB-11	RB-11		2		
Roof	B23	96	Beam	15.8333	TB-1	TB-1		2		
Roof	B25	97	Beam	1.1667	TB-1	TB-1		2		
Roof	B28	153	Beam	3.9999	RB-5	RB-5		2		
Roof	B31	100	Beam	20.6667	RB-15	RB-15		2		
Roof	B32	107	Beam	20.6667	RB-12	RB-12		2		
Roof	B35	159	Beam	19.1667	RB-5	RB-5		2		
Roof	B39	77	Beam	15.8333	TB-1	TB-1		2		
Roof	B40	81	Beam	1.1667	TB-1	TB-1		2		
Roof	B42	160	Beam	0.5833	TB-1	TB-1		2		
Roof	B45	151	Beam	4	RB-5	RB-5		2		
Roof	B46	93	Beam	3	RB-13	RB-13		2		
Roof	B48	114	Beam	17.75	RB-3	RB-3		2		
Roof	B49	76	Beam	17.75	RB-4	RB-4		2		
Roof	B50	78	Beam	14.6667	RB-13	RB-13		2		
Roof	B53	92	Beam	15.8333	TB-1	TB-1		2		
Roof	B55	99	Beam	4	RB-2	RB-2		2		
Roof	B59	94	Beam	15.8333	RB-14	RB-14		2		
Roof	B62	84	Beam	14.8333	RB-2	RB-2		2		
Roof	B65	95	Beam	25.6667	RB-1	RB-1		2		
Roof	C2	126	Column	12	C-16	C-16	90		3	
Roof	C4	23	Column	12	C-16	C-16	90		3	
Roof	C6	131	Column	12	C-5	C-5	90		3	
Roof	C8	130	Column	12	C-5	C-5	90		3	
Roof	C11	129	Column	12	C-5	C-5			3	
Roof	C13	132	Column	12	C-5	C-5	90		3	
Roof	C16	68	Column	12	C-5	C-5	90		3	
Roof	C17	63	Column	12	C-7	C-7			3	
Roof	C19	144	Column	12	C-5	C-5			3	
Roof	C20	148	Column	12	C-5	C-5	90		3	
Roof	C21	133	Column	12	C-16	C-16	90		3	
Roof	C25	134	Column	12	C-16	C-16	90		3	
Roof	C28	80	Column	12	C-16	C-16			3	
Roof	C29	142	Column	12	C-5	C-5	90		3	
Roof	C31	141	Column	12	C-5	C-5			3	
Roof	C32	70	Column	12	C-5	C-5	90		3	
Roof	C35	140	Column	12	C-5	C-5			3	
Roof	C36	138	Column	12	C-5	C-5	90		3	
Roof	C37	137	Column	12	C-5	C-5	90		3	
Story1	B1	11	Beam	12	2B-20	2B-20		2		
Story1	B2	13	Beam	25.6667	TB-2	TB-2		2		
Story1	B3	14	Beam	13.8333	2B-23	2B-23		2		
Story1	B4	47	Beam	15.8229	2B-12	2B-12		2		
Story1	B5	16	Beam	15.8229	2B-10	2B-10		2		

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.2 - Frame Assignments - Summary (continued)

Story	Label	UniqueName	Design Type	Length ft	Analysis Section	Design Section	Axis Angle deg	Max Station Spacing ft	Min Number Stations	Releases
Story1	B6	39	Beam	16.7396	2B-13	2B-13		2		
Story1	B7	46	Beam	16.7396	2B-14	2B-14		2		
Story1	B8	51	Beam	2.6666	2B-22	2B-22		2		
Story1	B9	48	Beam	15.8333	2B-43	2B-43		2		
Story1	B10	66	Beam	12	2B-16	2B-16		2		
Story1	B12	69	Beam	2.3333	2B-16	2B-16		2		
Story1	B14	50	Beam	17.6667	2B-7	2B-7		2		
Story1	B15	57	Beam	19.6667	2B-22	2B-22		2		
Story1	B16	67	Beam	18	2B-4	2B-4		2		
Story1	B18	73	Beam	20.3333	2B-15	2B-15		2		
Story1	B19	64	Beam	5.6667	2B-44	2B-44		2		
Story1	B20	49	Beam	5.25	2B-45	2B-45		2		
Story1	B21	71	Beam	5.25	2B-45	2B-45		2		
Story1	B24	52	Beam	19.5	TB-1	TB-1		2		
Story1	B26	79	Beam	2.6667	2B-22	2B-22		2		
Story1	B27	65	Beam	14.3333	2B-17	2B-17		2		
Story1	B29	89	Beam	11	2B-37	2B-37		2		
Story1	B30	40	Beam	20.6667	2B-5	2B-5		2		
Story1	B32	53	Beam	20.6667	2B-8	2B-8		2		
Story1	B33	45	Beam	24	2B-9	2B-9		2		
Story1	B34	86	Beam	17.6667	2B-38	2B-38		2		
Story1	B36	91	Beam	17.4167	HSS8X8X5/8	HSS8X8X5/8		2		Yes
Story1	B37	43	Beam	22.0833	HSS8X6X3/8	HSS8X6X3/8		2		Yes
Story1	B38	88	Beam	11	2B-37	2B-37		2		
Story1	B39	54	Beam	15.8333	TB-1	TB-1		2		
Story1	B41	55	Beam	3.6667	TB-1	TB-1		2		
Story1	B43	82	Beam	2.6666	2B-21	2B-21		2		
Story1	B44	59	Beam	12	2B-18	2B-18		2		
Story1	B47	56	Beam	17.6667	2B-7	2B-7		2		
Story1	B48	60	Beam	17.75	2B-4	2B-4		2		
Story1	B51	8	Beam	20.6667	2B-15	2B-15		2		
Story1	B52	83	Beam	19.6667	2B-21	2B-21		2		
Story1	B53	21	Beam	15.8333	2B-6	2B-6		2		
Story1	B54	58	Beam	8	2B-19	2B-19		2		
Story1	B56	38	Beam	6.3333	2B-19	2B-19		2		
Story1	B57	30	Beam	1.9167	2B-2	2B-2		2		
Story1	B58	85	Beam	2.6667	2B-21	2B-21		2		
Story1	B59	25	Beam	15.8333	2B-11	2B-11		2		
Story1	B60	22	Beam	15.8333	2B-1	2B-1		2		
Story1	B61	29	Beam	14.8333	2B-3	2B-3		2		
Story1	B63	31	Beam	12.9167	2B-2	2B-2		2		
Story1	B64	28	Beam	12	2B-20	2B-20		2		
Story1	B65	26	Beam	25.6667	TB-2	TB-2		2		
Story1	B66	27	Beam	13.8333	2B-24	2B-24		2		

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.2 - Frame Assignments - Summary (continued)

Story	Label	UniqueName	Design Type	Length ft	Analysis Section	Design Section	Axis Angle deg	Max Station Spacing ft	Min Number Stations	Releases
Story1	C1	1	Column	14	C-11	C-11	90		3	
Story1	C2	62	Column	14	C-5	C-5			3	
Story1	C3	61	Column	14	C-19	C-19			3	
Story1	C4	2	Column	14	C-5	C-5			3	
Story1	C5	6	Column	14	C-10	C-10			3	
Story1	C7	37	Column	14	C-12	C-12			3	
Story1	C9	20	Column	14	HSS6X6X1/2	HSS6X6X1/2			3	
Story1	C10	36	Column	14	C-12	C-12			3	
Story1	C12	7	Column	14	C12X12	C12X12			3	Yes
Story1	C14	41	Column	14	HSS6X4X3/8	HSS6X4X3/8			3	
Story1	C15	42	Column	14	HSS4X4X5/16	HSS4X4X5/16			3	
Story1	C16	9	Column	14	C-5	C-5	90		3	
Story1	C17	10	Column	14	C-16	C-16			3	
Story1	C18	35	Column	14	C-14	C-14	90		3	
Story1	C22	12	Column	14	C-5	C-5	90		3	
Story1	C23	105	Column	3.6667	HSS4X4X5/16	HSS4X4X5/16			3	Yes
Story1	C24	103	Column	3.6667	HSS4X4X5/16	HSS4X4X5/16			3	Yes
Story1	C26	15	Column	14	C-5	C-5	90		3	
Story1	C27	104	Column	3.6667	HSS4X4X5/16	HSS4X4X5/16			3	Yes
Story1	C28	3	Column	14	C-16	C-16			3	
Story1	C30	34	Column	14	C-14	C-14	90		3	
Story1	C32	17	Column	14	C-5	C-5	90		3	
Story1	C33	18	Column	14	C-5	C-5	90		3	
Story1	C34	19	Column	14	HSS6X6X1/2	HSS6X6X1/2	90		3	
Story1	C38	33	Column	14	C-14	C-14	90		3	
Story1	C39	5	Column	14	C-15	C-15	90		3	
Story1	C40	32	Column	14	C-11	C-11	90		3	
Story1	C41	44	Column	14	C-15	C-15			3	
Story1	C42	24	Column	14	C-16	C-16	90		3	

3.3 Shell Assignments

Table 3.3 - Area Assignments - Summary

Story	Label	UniqueName	Section Property	Property Type
Upper-Roof	F11	67	Pywood	Slab
Upper-Roof	F20	77	Pywood	Slab
Upper-Roof	F21	41	Pywood	Slab
Upper-Roof	F29	37	Pywood	Slab
Upper-Roof	F40	78	Pywood	Slab
Upper-Roof	F41	71	Pywood	Slab
Upper-Roof	F42	7	Pywood	Slab
Upper-Roof	F55	76	Pywood	Slab
Upper-Roof	F63	69	Pywood	Slab

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.3 - Area Assignments - Summary (continued)

Story	Label	UniqueName	Section Property	Property Type
Upper-Roof	F64	74	Pywood	Slab
Upper-Roof	F77	79	Pywood	Slab
Roof	F1	70	Slab8	Slab
Roof	F2	68	Slab8	Slab
Roof	F10	46	Pywood	Slab
Roof	F12	81	Slab8	Slab
Roof	F13	66	Slab8	Slab
Roof	F17	47	Pywood	Slab
Roof	F18	48	Pywood	Slab
Roof	F19	65	Slab8	Slab
Roof	F30	97	Slab8	Slab
Roof	F31	82	Slab8	Slab
Roof	F39	64	Slab8	Slab
Roof	F45	102	Slab8	Slab
Roof	F47	75	Slab8	Slab
Roof	F56	84	Slab8	Slab
Roof	F57	83	Slab8	Slab
Roof	F66	63	Slab8	Slab
Roof	F69	38	Pywood	Slab
Roof	F70	44	Pywood	Slab
Roof	F72	62	Slab8	Slab
Roof	F78	60	Slab8	Slab
Roof	F79	42	Pywood	Slab
Roof	F86	61	Slab8	Slab
Roof	W3	11	8CMU	Wall
Roof	W4	80	8CMU	Wall
Roof	W6	88	8CMU	Wall
Roof	W8	93	8CMU	Wall
Roof	W11	127	8CW	Wall
Roof	W12	105	8CMU	Wall
Roof	W13	106	8CMU	Wall
Roof	W14	107	8CMU	Wall
Roof	W16	126	8CW	Wall
Roof	W17	108	8CMU	Wall
Roof	W19	36	8CMU	Wall
Roof	W23	87	8CMU	Wall
Roof	W24	109	8CMU	Wall
Roof	W26	124	8CW	Wall
Roof	W28	125	8CW	Wall
Roof	W29	110	8CMU	Wall
Roof	W35	111	8CMU	Wall
Roof	W36	86	8CMU	Wall
Roof	W37	112	8CMU	Wall
Roof	W40	123	8CW	Wall
Roof	W42	122	8CW	Wall

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.3 - Area Assignments - Summary (continued)

Story	Label	UniqueName	Section Property	Property Type
Roof	W47	40	8CMU	Wall
Roof	W50	89	8CW	Wall
Roof	W52	115	8CMU	Wall
Roof	W53	116	8CW	Wall
Roof	W54	114	8CMU	Wall
Roof	W56	90	8CW	Wall
Roof	W57	120	8CW	Wall
Roof	W60	117	8CW	Wall
Roof	W61	121	8CW	Wall
Roof	W67	95	8CW	Wall
Roof	W68	91	8CW	Wall
Roof	W69	96	8CW	Wall
Roof	W71	119	8CW	Wall
Roof	W74	118	8CW	Wall
Roof	W75	92	8CW	Wall
Roof	A1	72	None	Opening
Roof	A2	98	None	Opening
Roof	A5	103	None	Opening
Roof	A6	99	None	Opening
Roof	A7	85	None	Opening
Roof	A8	73	None	Opening
Story1	F16	29	Slab8	Slab
Story1	F27	30	Slab8	Slab
Story1	F36	130	Slab8	Slab
Story1	F44	34	Slab8	Slab
Story1	F46	32	Slab8	Slab
Story1	F49	131	Slab8	Slab
Story1	F60	26	Slab8	Slab
Story1	F74	25	Slab8	Slab
Story1	F76	4	Slab8	Slab
Story1	W1	1	8CMU	Wall
Story1	W2	2	8CMU	Wall
Story1	W5	3	8CMU	Wall
Story1	W7	5	8CMU	Wall
Story1	W9	49	8CW	Wall
Story1	W10	6	12CMU	Wall
Story1	W15	45	8CW	Wall
Story1	W17	50	8CW	Wall
Story1	W18	104	8CMU	Wall
Story1	W19	8	8CMU	Wall
Story1	W20	128	8CMU	Wall
Story1	W21	129	8CMU	Wall
Story1	W22	113	8CMU	Wall
Story1	W23	24	8CMU	Wall
Story1	W25	27	8CW	Wall

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.3 - Area Assignments - Summary (continued)

Story	Label	UniqueName	Section Property	Property Type
Story1	W27	59	8CMU	Wall
Story1	W30	9	8CMU	Wall
Story1	W31	39	8CMU	Wall
Story1	W32	52	8CMU	Wall
Story1	W33	58	8CMU	Wall
Story1	W34	10	8CMU	Wall
Story1	W36	23	8CMU	Wall
Story1	W38	22	8CW	Wall
Story1	W39	57	8CMU	Wall
Story1	W41	94	8CMU	Wall
Story1	W43	100	8CMU	Wall
Story1	W44	101	8CMU	Wall
Story1	W45	35	8CMU	Wall
Story1	W46	51	8CMU	Wall
Story1	W47	12	8CMU	Wall
Story1	W48	31	8CMU	Wall
Story1	W49	56	8CMU	Wall
Story1	W51	13	8CMU	Wall
Story1	W55	14	8CMU	Wall
Story1	W58	55	8CMU	Wall
Story1	W59	15	8CMU	Wall
Story1	W62	43	8CMU	Wall
Story1	W63	53	8CMU	Wall
Story1	W64	54	8CMU	Wall
Story1	W65	16	8CMU	Wall
Story1	W66	21	8CW	Wall
Story1	W70	17	8CMU	Wall
Story1	W72	18	8CMU	Wall
Story1	W73	19	8CMU	Wall
Story1	W76	20	8CMU	Wall
Story1	A3	28	None	Opening
Story1	A4	33	None	Opening
Base	F3	141	Footing12	Slab
Base	F4	153	Footing12	Slab
Base	F5	150	Footing16	Slab
Base	F6	155	Footing12	Slab
Base	F7	151	Footing16	Slab
Base	F8	157	Footing12	Slab
Base	F9	158	Footing12	Slab
Base	F14	152	Footing12	Slab
Base	F15	160	Footing12	Slab
Base	F22	145	Footing16	Slab
Base	F23	139	Footing12	Slab
Base	F24	159	Footing16	Slab
Base	F25	137	Footing12	Slab

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.3 - Area Assignments - Summary (continued)

Story	Label	UniqueName	Section Property	Property Type
Base	F26	140	Footing12	Slab
Base	F28	169	Footing12	Slab
Base	F32	177	Footing12	Slab
Base	F33	154	Footing12	Slab
Base	F34	161	Footing12	Slab
Base	F35	168	Footing12	Slab
Base	F37	144	Footing16	Slab
Base	F38	149	Footing16	Slab
Base	F43	163	Footing12	Slab
Base	F48	176	Footing12	Slab
Base	F50	138	Footing12	Slab
Base	F51	156	Footing12	Slab
Base	F52	143	Footing16	Slab
Base	F53	148	Footing16	Slab
Base	F54	162	Footing12	Slab
Base	F58	167	Footing12	Slab
Base	F59	174	Footing12	Slab
Base	F61	136	Footing12	Slab
Base	F62	164	Footing16	Slab
Base	F65	147	Footing16	Slab
Base	F67	142	Footing16	Slab
Base	F68	165	Footing12	Slab
Base	F71	135	Footing12	Slab
Base	F73	172	Footing12	Slab
Base	F75	166	Footing12	Slab
Base	F80	146	Footing16	Slab
Base	F81	132	Footing12	Slab
Base	F82	170	Footing12	Slab
Base	F83	133	Footing12	Slab
Base	F84	171	Footing12	Slab
Base	F85	134	Footing12	Slab

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

4 Loads

This chapter provides loading information as applied to the model.

4.1 Load Patterns

Table 4.1 - Load Pattern Definitions

Name	Is Auto Load	Type	Self Weight Multiplier	Auto Load
~LLRF	Yes	Other	0	
Dead	No	Dead	1	
Live	No	Live	0	
Wind	No	Wind	0	ASCE 7-16
Wind(1/12)	Yes	Wind	0	ASCE 7-16
Wind(10/12)	Yes	Wind	0	ASCE 7-16
Wind(11/12)	Yes	Wind	0	ASCE 7-16
Wind(12/12)	Yes	Wind	0	ASCE 7-16
Wind(2/12)	Yes	Wind	0	ASCE 7-16
Wind(3/12)	Yes	Wind	0	ASCE 7-16
Wind(4/12)	Yes	Wind	0	ASCE 7-16
Wind(5/12)	Yes	Wind	0	ASCE 7-16
Wind(6/12)	Yes	Wind	0	ASCE 7-16
Wind(7/12)	Yes	Wind	0	ASCE 7-16
Wind(8/12)	Yes	Wind	0	ASCE 7-16
Wind(9/12)	Yes	Wind	0	ASCE 7-16

4.2 Auto Wind Loading

Table 4.2 - Load Pattern Definitions - Auto Wind - ASCE 7-16 (Part 1 of 2)

Name	Is Auto Load	Exposure Source	Top Story	Bottom Story	Include Parapet	User Cp?	ASCE Case	e1 Ratio	e2 Ratio	Wind Speed mph	Exposure Type
Wind	No	Diaphragms	Upper-Roof	Base	No	No	Create All	0.15	0.15	175	C
Wind	No										
Wind(1/12)	Yes	Diaphragms	Upper-Roof	Base	No	No	1	0	0	175	C
Wind(1/12)	Yes										
Wind(10/12)	Yes	Diaphragms	Upper-Roof	Base	No	No	4	-0.15	-0.15	175	C
Wind(10/12)	Yes										
Wind(11/12)	Yes	Diaphragms	Upper-Roof	Base	No	No	4	0.15	0.15	175	C
Wind(11/12)	Yes										
Wind(12/12)	Yes	Diaphragms	Upper-Roof	Base	No	No	4	-0.15	-0.15	175	C
Wind(12/12)	Yes										
Wind(2/12)	Yes	Diaphragms	Upper-Roof	Base	No	No	1	0	0	175	C
Wind(2/12)	Yes										
Wind(3/12)	Yes	Diaphragms	Upper-Roof	Base	No	No	2	0.15	0	175	C
Wind(3/12)	Yes										
Wind(4/12)	Yes	Diaphragms	Upper-Roof	Base	No	No	2	-0.15	0	175	C
Wind(4/12)	Yes										
Wind(5/12)	Yes	Diaphragms	Upper-Roof	Base	No	No	2	0.15	0	175	C
Wind(5/12)	Yes										

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 4.2 - Load Pattern Definitions - Auto Wind - ASCE 7-16 (Part 1 of 2, continued)

Name	Is Auto Load	Exposure Source	Top Story	Bottom Story	Include Parapet	User Cp?	ASCE Case	e1 Ratio	e2 Ratio	Wind Speed mph	Exposure Type
Wind(6/12)	Yes	Diaphragms	Upper-Roof	Base	No	No	2	-0.15	0	175	C
Wind(6/12)	Yes										
Wind(7/12)	Yes	Diaphragms	Upper-Roof	Base	No	No	3	0	0	175	C
Wind(7/12)	Yes										
Wind(8/12)	Yes	Diaphragms	Upper-Roof	Base	No	No	3	0	0	175	C
Wind(8/12)	Yes										
Wind(9/12)	Yes	Diaphragms	Upper-Roof	Base	No	No	4	0.15	0.15	175	C
Wind(9/12)	Yes										

Table 4.2 - Load Pattern Definitions - Auto Wind - ASCE 7-16 (Part 2 of 2)

Name	Ground Elev Factor	kzt	Gust Factor	Kd	Width Type	Direction Angle deg	Story	Diaphragm	Width ft	Depth ft	X ft
Wind	1	1	0.85	0.85	Auto	0	Roof	D2	98.3229	60.8336	33.0832
Wind							Story1	D1	90.3229	68.3333	33.1667
Wind(1/12)	1	1	0.85	0.85	Auto	0	Roof	D2	98.3229	60.8336	33.0832
Wind(1/12)							Story1	D1	90.3229	68.3333	33.1667
Wind(10/12)	1	1	0.85	0.85	Auto	0	Roof	D2	98.3229	60.8336	33.0832
Wind(10/12)							Story1	D1	90.3229	68.3333	33.1667
Wind(11/12)	1	1	0.85	0.85	Auto	90	Roof	D2	60.8336	98.3229	33.0832
Wind(11/12)							Story1	D1	68.3333	90.3229	33.1667
Wind(12/12)	1	1	0.85	0.85	Auto	90	Roof	D2	60.8336	98.3229	33.0832
Wind(12/12)							Story1	D1	68.3333	90.3229	33.1667
Wind(2/12)	1	1	0.85	0.85	Auto	90	Roof	D2	60.8336	98.3229	33.0832
Wind(2/12)							Story1	D1	68.3333	90.3229	33.1667
Wind(3/12)	1	1	0.85	0.85	Auto	0	Roof	D2	98.3229	60.8336	33.0832
Wind(3/12)							Story1	D1	90.3229	68.3333	33.1667
Wind(4/12)	1	1	0.85	0.85	Auto	0	Roof	D2	98.3229	60.8336	33.0832
Wind(4/12)							Story1	D1	90.3229	68.3333	33.1667
Wind(5/12)	1	1	0.85	0.85	Auto	90	Roof	D2	60.8336	98.3229	33.0832
Wind(5/12)							Story1	D1	68.3333	90.3229	33.1667
Wind(6/12)	1	1	0.85	0.85	Auto	90	Roof	D2	60.8336	98.3229	33.0832
Wind(6/12)							Story1	D1	68.3333	90.3229	33.1667
Wind(7/12)	1	1	0.85	0.85	Auto	0	Roof	D2	98.3229	60.8336	33.0832
Wind(7/12)							Story1	D1	90.3229	68.3333	33.1667
Wind(8/12)	1	1	0.85	0.85	Auto	90	Roof	D2	60.8336	98.3229	33.0832
Wind(8/12)							Story1	D1	68.3333	90.3229	33.1667
Wind(9/12)	1	1	0.85	0.85	Auto	0	Roof	D2	98.3229	60.8336	33.0832
Wind(9/12)							Story1	D1	90.3229	68.3333	33.1667

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

ASCE 7-16 Auto Wind Load Calculation

This calculation presents the automatically generated lateral wind loads for load pattern Wind according to ASCE 7-16, as calculated by ETABS.

Exposure Parameters

Exposure From = Diaphragms

Exposure Category = C

Wind Direction = 0 degrees

Basic Wind Speed, V [ASCE 26.5.1]		$V = 175\ mph$
Windward Coefficient, $C_{p,wind}$ [ASCE 27.4.1]		$C_{p,wind} = Varies$
Leeward Coefficient, $C_{p,lee}$ [ASCE 27.4.1]		$C_{p,lee} = Varies$

Wind Case = All Cases

Top Story = Upper-Roof

Bottom Story = Base

Include Parapet = No

Factors and Coefficients

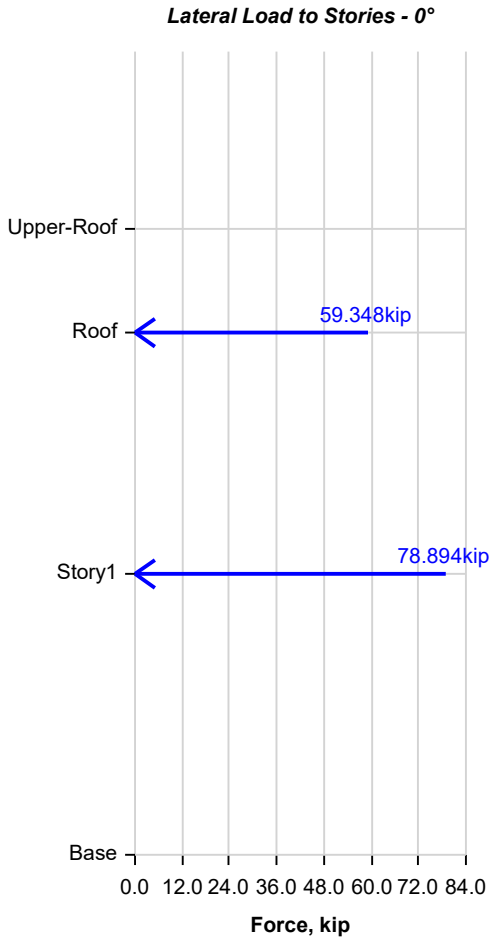
Gradient Height, z_g [ASCE Table 26.9-1]		$z_g = 900$
Emperical Exponent, α [ASCE Table 26.9-1]		$\alpha = 9.5$
Velocity Pressure Exposure Coefficient, K_z; [ASCE Table 27.3-1]	$K_z = 2.01 \left(\frac{z}{z_g}\right)^{\frac{2}{\alpha}}$ for $15ft \le z \le z_g$ $K_z = 2.01 \left(\frac{15}{z_g}\right)^{\frac{2}{\alpha}}$ for $z < 15ft$	
Topographical Factor, K_{zt} [ASCE 26.8.2]		$K_{zt} = 1$
Directionality Factor, K_d [ASCE 26.6]		$K_d = 0.85$
Gust Effect Factor, G [ASCE 26.9]		$G = 0.85$

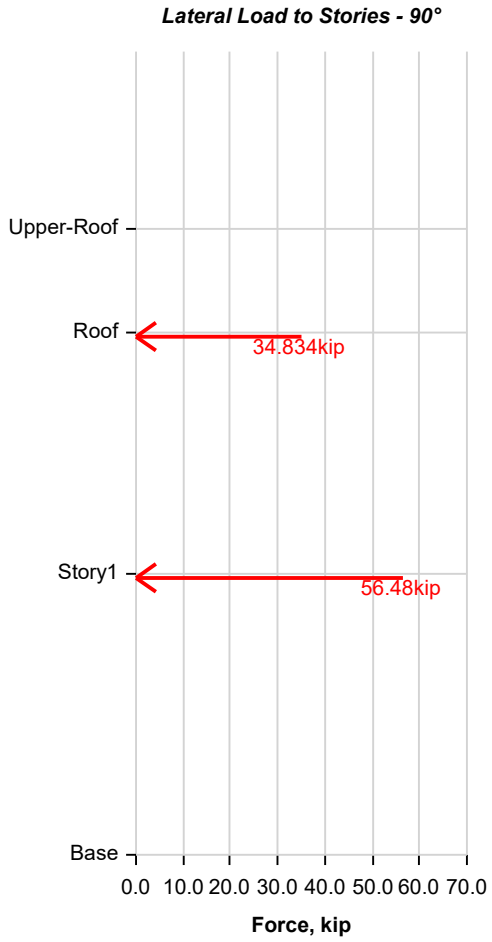
Lateral Loading

Velocity Pressure, q_z [ASCE 27.3.2 Eq. 27.3-1]	$q_z = 0.00256\ K_z K_{zt} K_d V^2$
Design Wind Pressure, p [ASCE 27.4.2 Eq. 27.4-2]	$p = qG\ C_{p,wind} + q_h\ (G\ C_{p,lee})$

Applied Story Forces

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf



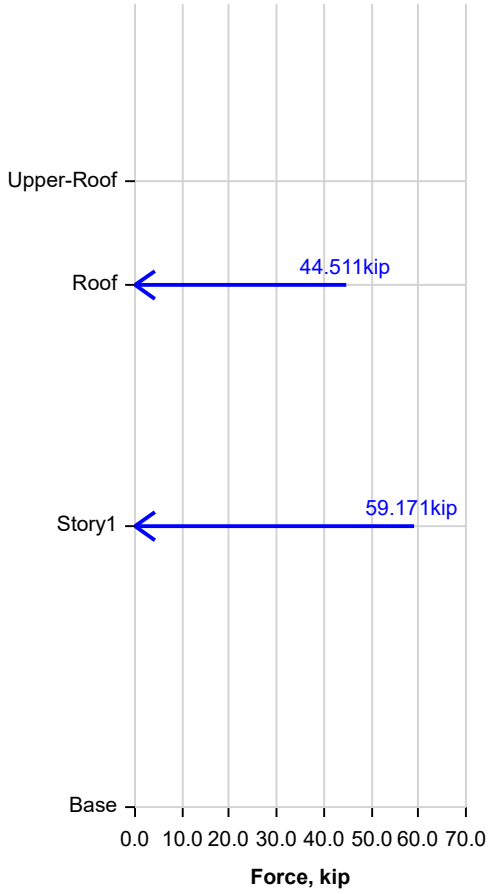


Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

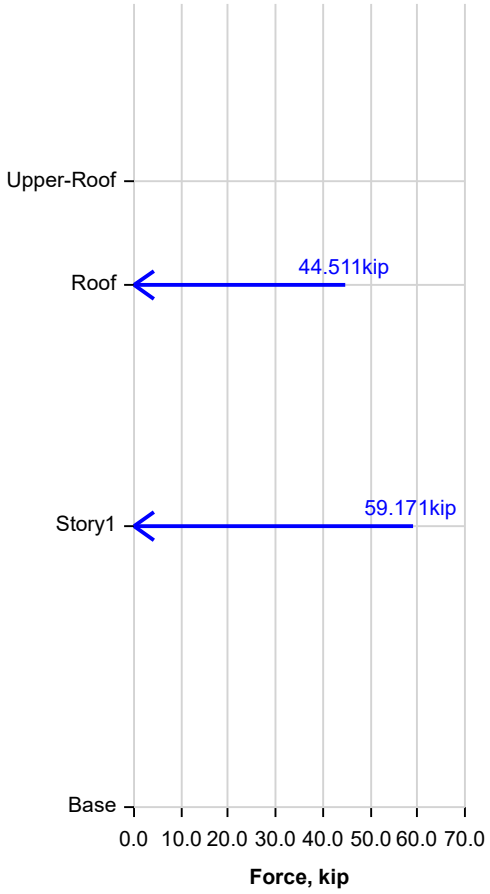
Story	Elevation	X-Dir	Y-Dir
	ft	kip	kip
Upper-Roof	31.1667	0	0
Roof	26	59.348	0
Story1	14	78.894	0
Base	0	0	0

Story	Elevation	X-Dir	Y-Dir
	ft	kip	kip
Upper-Roof	31.1667	0	0
Roof	26	0	34.834
Story1	14	0	56.48
Base	0	0	0

Lateral Load to Stories - 0°



Lateral Load to Stories - 0°

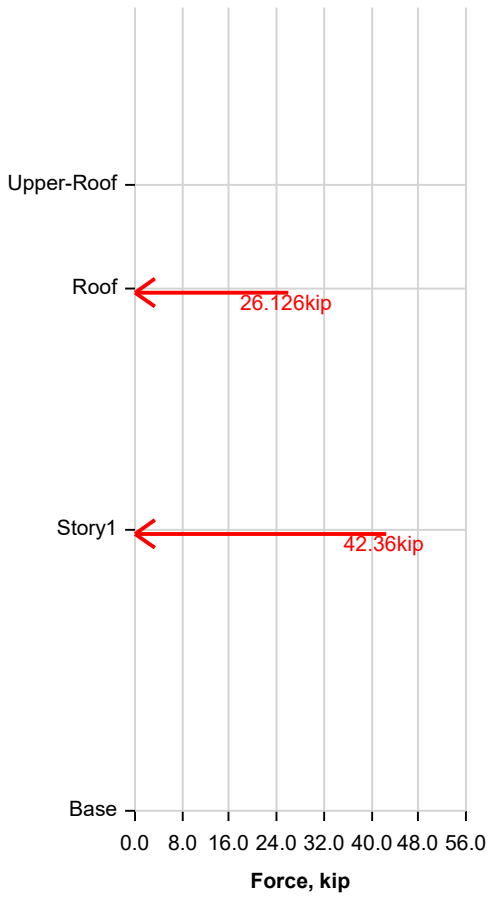


Story	Elevation	X-Dir	Y-Dir
	ft	kip	kip
Upper-Roof	31.1667	0	0
Roof	26	44.511	0
Story1	14	59.171	0
Base	0	0	0

Story	Elevation	X-Dir	Y-Dir
	ft	kip	kip
Upper-Roof	31.1667	0	0
Roof	26	44.511	0
Story1	14	59.171	0
Base	0	0	0

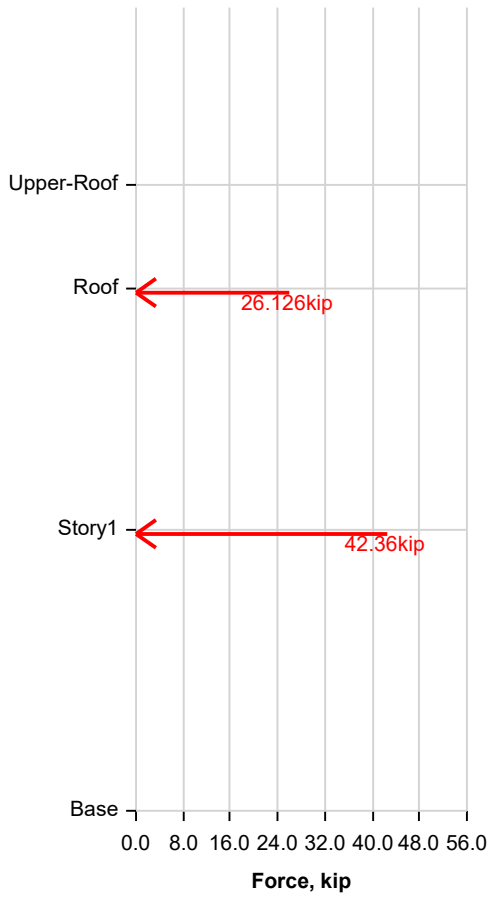
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Lateral Load to Stories - 90°



Story	Elevation	X-Dir	Y-Dir
	ft	kip	kip
Upper-Roof	31.1667	0	0
Roof	26	0	26.126
Story1	14	0	42.36
Base	0	0	0

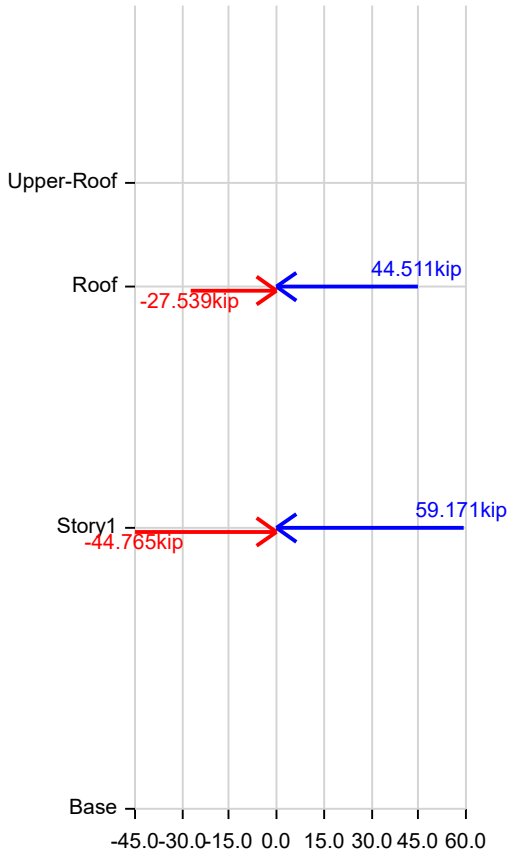
Lateral Load to Stories - 90°



Story	Elevation	X-Dir	Y-Dir
	ft	kip	kip
Upper-Roof	31.1667	0	0
Roof	26	0	26.126
Story1	14	0	42.36
Base	0	0	0

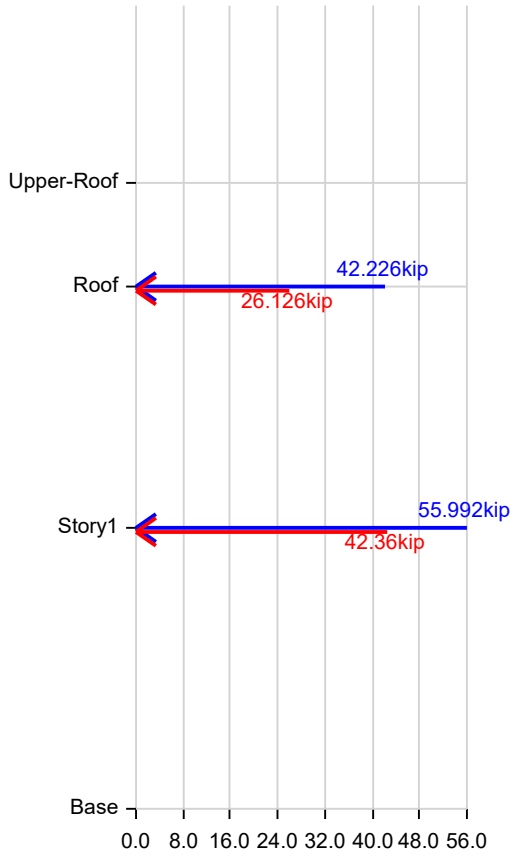
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Lateral Load to Stories - 0°



Story	Elevation	X-Dir	Y-Dir
	ft	kip	kip
Upper-Roof	31.1667	0	0
Roof	26	44.511	-27.539
Story1	14	59.171	-44.765
Base	0	0	0

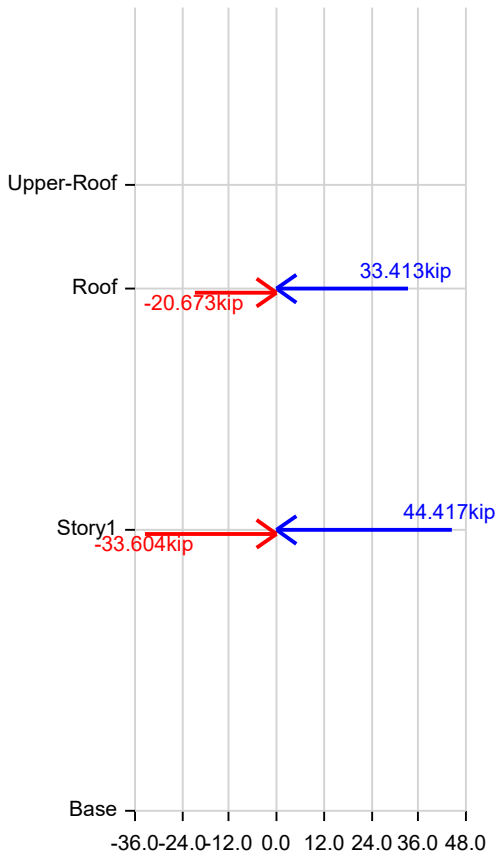
Lateral Load to Stories - 90°



Story	Elevation	X-Dir	Y-Dir
	ft	kip	kip
Upper-Roof	31.1667	0	0
Roof	26	42.226	26.126
Story1	14	55.992	42.36
Base	0	0	0

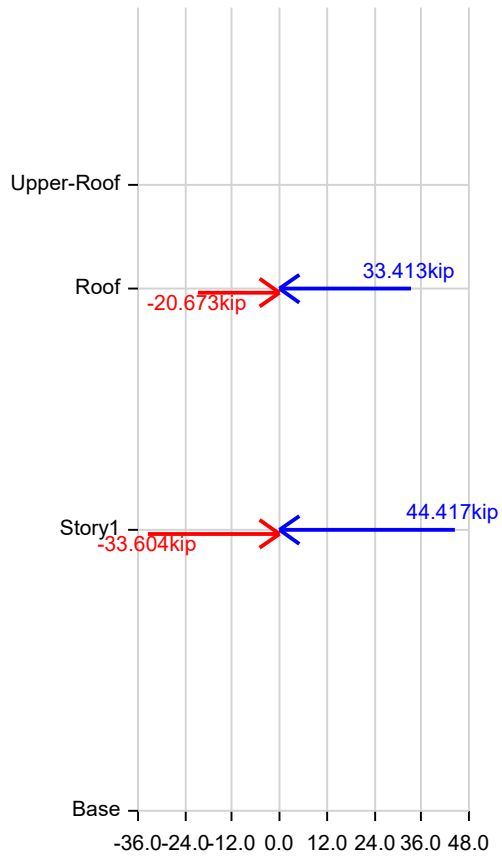
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Lateral Load to Stories - 0°



Story	Elevation	X-Dir	Y-Dir
	ft	kip	kip
Upper-Roof	31.1667	0	0
Roof	26	33.413	-20.673
Story1	14	44.417	-33.604
Base	0	0	0

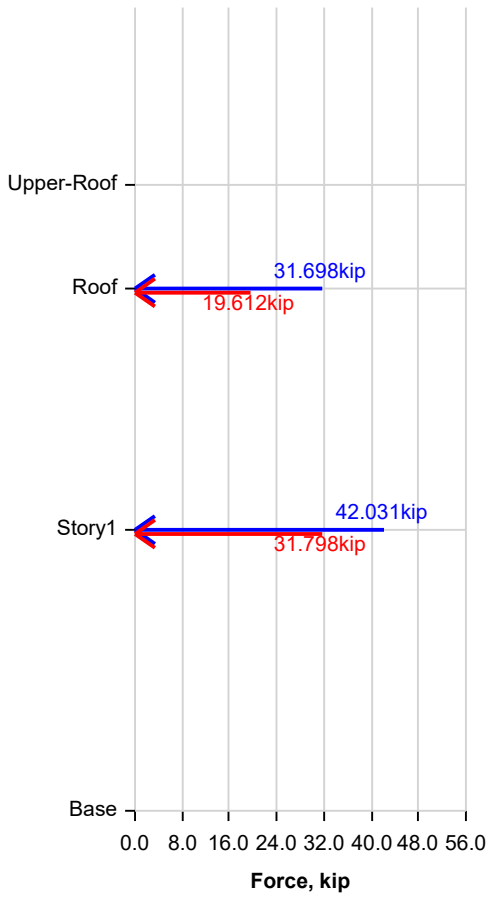
Lateral Load to Stories - 0°



Story	Elevation	X-Dir	Y-Dir
	ft	kip	kip
Upper-Roof	31.1667	0	0
Roof	26	33.413	-20.673
Story1	14	44.417	-33.604
Base	0	0	0

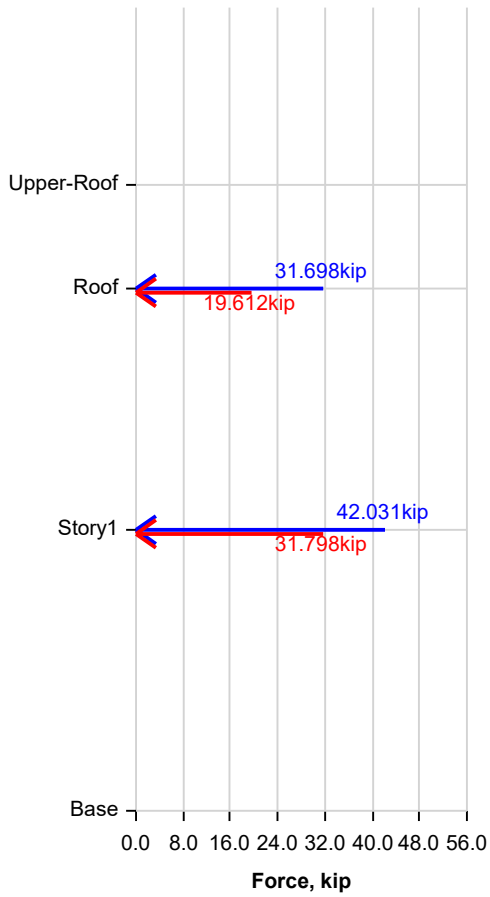
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Lateral Load to Stories - 90°



Story	Elevation	X-Dir	Y-Dir
	ft	kip	kip
Upper-Roof	31.1667	0	0
Roof	26	31.698	19.612
Story1	14	42.031	31.798
Base	0	0	0

Lateral Load to Stories - 90°



Story	Elevation	X-Dir	Y-Dir
	ft	kip	kip
Upper-Roof	31.1667	0	0
Roof	26	31.698	19.612
Story1	14	42.031	31.798
Base	0	0	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

4.3 Applied Loads

4.3.1 Point Loads

Table 4.4 - Joint Loads Assignments - Force

Story	Label	UniqueName	Load Pattern	FX kip	FY kip	FZ kip	MX kip-ft	MY kip-ft	MZ kip-ft	X Dimension in	Y Dimension in
Roof	190	125	Wind(1/12)	59.348	0	0	0	0	0	0	0
Story1	203	130	Wind(1/12)	78.894	0	0	0	0	0	0	0
Roof	394	153	Wind(2/12)	0	34.834	0	0	0	0	0	0
Story1	395	161	Wind(2/12)	0	56.48	0	0	0	0	0	0
Roof	396	207	Wind(3/12)	44.511	0	0	0	0	656.4636	0	0
Story1	397	208	Wind(3/12)	59.171	0	0	0	0	801.6703	0	0
Roof	398	209	Wind(4/12)	44.511	0	0	0	0	-656.4636	0	0
Story1	399	212	Wind(4/12)	59.171	0	0	0	0	-801.6703	0	0
Roof	400	215	Wind(5/12)	0	26.126	0	0	0	238.398	0	0
Story1	401	219	Wind(5/12)	0	42.36	0	0	0	434.1925	0	0
Roof	402	253	Wind(6/12)	0	26.126	0	0	0	-238.398	0	0
Story1	403	254	Wind(6/12)	0	42.36	0	0	0	-434.1925	0	0
Roof	404	255	Wind(7/12)	44.511	-27.539	0	0	0	0	0	0
Story1	405	273	Wind(7/12)	59.171	-44.765	0	0	0	0	0	0
Roof	406	274	Wind(8/12)	42.226	26.126	0	0	0	0	0	0
Story1	407	287	Wind(8/12)	55.992	42.36	0	0	0	0	0	0
Roof	408	296	Wind(9/12)	33.413	-20.673	0	0	0	681.426	0	0
Story1	409	298	Wind(9/12)	44.417	-33.604	0	0	0	946.2259	0	0
Roof	410	299	Wind(10/12)	33.413	-20.673	0	0	0	-681.426	0	0
Story1	411	300	Wind(10/12)	44.417	-33.604	0	0	0	-946.2259	0	0
Roof	412	301	Wind(11/12)	31.698	19.612	0	0	0	646.4471	0	0
Story1	413	302	Wind(11/12)	42.031	31.798	0	0	0	895.39	0	0
Roof	414	303	Wind(12/12)	31.698	19.612	0	0	0	-646.4471	0	0
Story1	415	426	Wind(12/12)	42.031	31.798	0	0	0	-895.39	0	0

4.3.2 Area Loads

Table 4.5 - Area Load Assignments - Uniform

Story	Label	UniqueName	Load Pattern	Direction	Load lb/ft2
Upper-Roof	F11	67	Dead	Gravity	25
Upper-Roof	F20	77	Dead	Gravity	25
Upper-Roof	F21	41	Dead	Gravity	25
Upper-Roof	F29	37	Dead	Gravity	25
Upper-Roof	F40	78	Dead	Gravity	25
Upper-Roof	F41	71	Dead	Gravity	25
Upper-Roof	F42	7	Dead	Gravity	25
Upper-Roof	F55	76	Dead	Gravity	25
Upper-Roof	F63	69	Dead	Gravity	25
Upper-Roof	F64	74	Dead	Gravity	25
Upper-Roof	F77	79	Dead	Gravity	25
Roof	F1	70	Dead	Gravity	25

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 4.5 - Area Load Assignments - Uniform (continued)

Story	Label	UniqueName	Load Pattern	Direction	Load lb/ft2
Roof	F2	68	Dead	Gravity	25
Roof	F10	46	Dead	Gravity	25
Roof	F12	81	Dead	Gravity	25
Roof	F13	66	Dead	Gravity	25
Roof	F17	47	Dead	Gravity	25
Roof	F18	48	Dead	Gravity	25
Roof	F19	65	Dead	Gravity	25
Roof	F30	97	Dead	Gravity	25
Roof	F31	82	Dead	Gravity	25
Roof	F39	64	Dead	Gravity	25
Roof	F45	102	Dead	Gravity	25
Roof	F47	75	Dead	Gravity	25
Roof	F56	84	Dead	Gravity	25
Roof	F57	83	Dead	Gravity	25
Roof	F66	63	Dead	Gravity	25
Roof	F69	38	Dead	Gravity	25
Roof	F70	44	Dead	Gravity	25
Roof	F72	62	Dead	Gravity	25
Roof	F78	60	Dead	Gravity	25
Roof	F79	42	Dead	Gravity	25
Roof	F86	61	Dead	Gravity	25
Story1	F16	29	Dead	Gravity	235
Story1	F27	30	Dead	Gravity	15
Story1	F36	130	Dead	Gravity	25
Story1	F44	34	Dead	Gravity	25
Story1	F46	32	Dead	Gravity	35
Story1	F49	131	Dead	Gravity	25
Story1	F60	26	Dead	Gravity	15
Story1	F74	25	Dead	Gravity	235
Story1	F76	4	Dead	Gravity	25
Upper-Roof	F11	67	Live	Gravity	30
Upper-Roof	F20	77	Live	Gravity	30
Upper-Roof	F21	41	Live	Gravity	30
Upper-Roof	F29	37	Live	Gravity	30
Upper-Roof	F40	78	Live	Gravity	30
Upper-Roof	F41	71	Live	Gravity	30
Upper-Roof	F42	7	Live	Gravity	30
Upper-Roof	F55	76	Live	Gravity	30
Upper-Roof	F63	69	Live	Gravity	30
Upper-Roof	F64	74	Live	Gravity	30
Upper-Roof	F77	79	Live	Gravity	30
Roof	F1	70	Live	Gravity	30
Roof	F2	68	Live	Gravity	30
Roof	F10	46	Live	Gravity	30
Roof	F12	81	Live	Gravity	30

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 4.5 - Area Load Assignments - Uniform (continued)

Story	Label	UniqueName	Load Pattern	Direction	Load lb/ft2
Roof	F13	66	Live	Gravity	30
Roof	F17	47	Live	Gravity	30
Roof	F18	48	Live	Gravity	30
Roof	F19	65	Live	Gravity	30
Roof	F30	97	Live	Gravity	30
Roof	F31	82	Live	Gravity	30
Roof	F39	64	Live	Gravity	30
Roof	F45	102	Live	Gravity	30
Roof	F47	75	Live	Gravity	30
Roof	F56	84	Live	Gravity	30
Roof	F57	83	Live	Gravity	30
Roof	F66	63	Live	Gravity	30
Roof	F69	38	Live	Gravity	30
Roof	F70	44	Live	Gravity	30
Roof	F72	62	Live	Gravity	30
Roof	F78	60	Live	Gravity	30
Roof	F79	42	Live	Gravity	30
Roof	F86	61	Live	Gravity	30
Story1	F16	29	Live	Gravity	30
Story1	F27	30	Live	Gravity	60
Story1	F36	130	Live	Gravity	30
Story1	F44	34	Live	Gravity	30
Story1	F46	32	Live	Gravity	40
Story1	F49	131	Live	Gravity	30
Story1	F60	26	Live	Gravity	60
Story1	F74	25	Live	Gravity	30
Story1	F76	4	Live	Gravity	30

4.4 Load Cases

Table 4.6 - Load Case Definitions - Summary

Name	Type
Dead	Linear Static
Live	Linear Static
Modal	Modal - Eigen
Wind	Linear Static

4.5 Load Combinations

Table 4.7 - Load Combination Definitions

Name	Type	Is Auto	Load Name	SF	Notes
Comb1	Linear Add	No	Dead	1	
Comb1			Live	1	
Comb2	Linear Add	No	Dead	1	
Comb2			Live	0.75	

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 4.7 - Load Combination Definitions (continued)

Name	Type	Is Auto	Load Name	SF	Notes
Comb3	Linear Add	No	Dead	0.6	
Comb4	Linear Add	No	Dead	1	
Comb5	Linear Add	No	Dead	1	
Comb6	Linear Add	No	Dead	1	
Comb6			Live	0.75	
Comb7	Linear Add	No	Dead	0.6	
DCmpC1	Linear Add	Yes	Dead	1.4	Dead [Construction]
DCmpC2	Linear Add	Yes	Dead	1.2	Dead + Construction Live [Construction]
DCmpD1	Linear Add	Yes	Dead	1	Dead [Deflections]
DCmpD2	Linear Add	Yes	Dead	1	Dead + Live [Deflections]
DCmpD2			Live	1	
DCmpS1	Linear Add	Yes	Dead	1.4	Dead [Strength]
DCmpS2	Linear Add	Yes	Dead	1.2	Dead + Live [Strength]
DCmpS2			Live	1.6	
DConS1	Linear Add	Yes	Dead	1.4	Dead [Strength]
DConS2	Linear Add	Yes	Dead	1.2	Dead + Live [Strength]
DConS2			Live	1.6	
DConS3	Linear Add	Yes	Dead	1.2	Dead + Live + Wind + Snow [Strength]
DConS3			Live	1	
DConS3			Wind	1	
DConS4	Linear Add	Yes	Dead	1.2	Dead + Live - Wind + Snow [Strength]
DConS4			Live	1	
DConS4			Wind	-1	
DConS5	Linear Add	Yes	Dead	0.9	Dead (min) + Wind [Strength]
DConS5			Wind	1	
DConS6	Linear Add	Yes	Dead	0.9	Dead (min) - Wind [Strength]
DConS6			Wind	-1	
DSlbU1	Linear Add	Yes	Dead	1.4	
DSlbU2	Linear Add	Yes	Dead	1.2	
DSlbU2			Live	1.6	
DSlbU3	Linear Add	Yes	Dead	1.2	
DSlbU3			Live	1	
DSlbU4	Linear Add	Yes	Dead	1.2	
DSlbU4			Live	1	
DSlbU5	Linear Add	Yes	Dead	0.9	
DSlbU6	Linear Add	Yes	Dead	0.9	
DStlD1	Linear Add	Yes	Dead	1	Dead [Deflections]
DStlD2	Linear Add	Yes	Dead	1	Dead + Live [Deflections]
DStlD2			Live	1	
DStlS1	Linear Add	Yes	Dead	1.4	Dead [Strength]
DStlS2	Linear Add	Yes	Dead	1.2	Dead + Live [Strength]
DStlS2			Live	1.6	
DStlS3	Linear Add	Yes	Dead	1.2	Dead + Live + Wind + Snow [Strength]
DStlS3			Live	0.5	
DStlS3			Wind	1.3	

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 4.7 - Load Combination Definitions (continued)

Name	Type	Is Auto	Load Name	SF	Notes
DStlS4	Linear Add	Yes	Dead	1.2	Dead + Live - Wind + Snow [Strength]
DStlS4			Live	0.5	
DStlS4			Wind	-1.3	
DStlS5	Linear Add	Yes	Dead	1.2	Dead + Wind [Strength]
DStlS5			Wind	1.3	
DStlS6	Linear Add	Yes	Dead	1.2	Dead - Wind [Strength]
DStlS6			Wind	-1.3	
DStlS7	Linear Add	Yes	Dead	0.9	Dead (min) + Wind [Strength]
DStlS7			Wind	1.3	
DStlS8	Linear Add	Yes	Dead	0.9	Dead (min) - Wind [Strength]
DStlS8			Wind	-1.3	

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

5 Analysis Results

This chapter provides analysis results.

5.1 Story Results

Table 5.1 - Story Max Over Avg Displacements

Story	Output Case	Case Type	Step Type	Direction	Maximum in	Average in	Ratio
Roof	Dead	LinStatic		X	0.005821	0.003509	1.659
Roof	Dead	LinStatic		Y	0.005894	0.004663	1.264
Story1	Dead	LinStatic		Y	0.002227	0.001499	1.485
Roof	Live	LinStatic		X	0.00118	0.000627	1.882
Roof	Live	LinStatic		Y	0.001449	0.001155	1.255
Story1	Live	LinStatic		X	0.000277	5.8E-05	4.808
Story1	Live	LinStatic		Y	0.000424	0.000281	1.51
Roof	Wind	LinStatic	Max	X	0.01355	0.011872	1.141
Roof	Wind	LinStatic	Max	Y	0.029811	0.029081	1.025
Story1	Wind	LinStatic	Max	X	0.007559	0.006945	1.088
Story1	Wind	LinStatic	Max	Y	0.018166	0.017792	1.021
Roof	Wind	LinStatic	Min	Y	0.024434	0.023427	1.043
Story1	Wind	LinStatic	Min	Y	0.014667	0.014296	1.026
Roof	DSlbU1	Combination		X	0.00815	0.004913	1.659
Roof	DSlbU1	Combination		Y	0.008252	0.006528	1.264
Story1	DSlbU1	Combination		Y	0.003118	0.002099	1.485
Roof	DSlbU2	Combination		X	0.008874	0.005214	1.702
Roof	DSlbU2	Combination		Y	0.009392	0.007443	1.262
Story1	DSlbU2	Combination		Y	0.003351	0.002249	1.49
Roof	DSlbU3	Combination		X	0.008166	0.004838	1.688
Roof	DSlbU3	Combination		Y	0.008522	0.00675	1.262
Story1	DSlbU3	Combination		Y	0.003097	0.002081	1.488
Roof	DSlbU4	Combination		X	0.008166	0.004838	1.688
Roof	DSlbU4	Combination		Y	0.008522	0.00675	1.262
Story1	DSlbU4	Combination		Y	0.003097	0.002081	1.488
Roof	DSlbU5	Combination		X	0.005239	0.003158	1.659
Roof	DSlbU5	Combination		Y	0.005305	0.004197	1.264
Story1	DSlbU5	Combination		Y	0.002004	0.00135	1.485
Roof	DSlbU6	Combination		X	0.005239	0.003158	1.659
Roof	DSlbU6	Combination		Y	0.005305	0.004197	1.264
Story1	DSlbU6	Combination		Y	0.002004	0.00135	1.485
Roof	Comb1	Combination		X	0.007002	0.004136	1.693
Roof	Comb1	Combination		Y	0.007343	0.005818	1.262
Story1	Comb1	Combination		Y	0.002651	0.001781	1.489
Roof	Comb2	Combination		X	0.006707	0.003979	1.685
Roof	Comb2	Combination		Y	0.006981	0.005529	1.263
Story1	Comb2	Combination		Y	0.002545	0.00171	1.488
Roof	Comb3	Combination		X	0.003493	0.002105	1.659
Roof	Comb3	Combination		Y	0.003536	0.002798	1.264
Story1	Comb3	Combination		Y	0.001336	0.0009	1.485
Roof	Comb4	Combination		X	0.005821	0.003509	1.659

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 5.1 - Story Max Over Avg Displacements (continued)

Story	Output Case	Case Type	Step Type	Direction	Maximum in	Average in	Ratio
Roof	Comb4	Combination		Y	0.005894	0.004663	1.264
Story1	Comb4	Combination		Y	0.002227	0.001499	1.485
Roof	Comb5	Combination		X	0.005821	0.003509	1.659
Roof	Comb5	Combination		Y	0.005894	0.004663	1.264
Story1	Comb5	Combination		Y	0.002227	0.001499	1.485
Roof	Comb6	Combination		X	0.006707	0.003979	1.685
Roof	Comb6	Combination		Y	0.006981	0.005529	1.263
Story1	Comb6	Combination		Y	0.002545	0.00171	1.488
Roof	Comb7	Combination		X	0.003493	0.002105	1.659
Roof	Comb7	Combination		Y	0.003536	0.002798	1.264
Story1	Comb7	Combination		Y	0.001336	0.0009	1.485
Roof	DConS1	Combination		X	0.00815	0.004913	1.659
Roof	DConS1	Combination		Y	0.008252	0.006528	1.264
Story1	DConS1	Combination		Y	0.003118	0.002099	1.485
Roof	DConS2	Combination		X	0.008874	0.005214	1.702
Roof	DConS2	Combination		Y	0.009392	0.007443	1.262
Story1	DConS2	Combination		Y	0.003351	0.002249	1.49
Roof	DConS3	Combination	Max	X	0.01204	0.007574	1.59
Roof	DConS3	Combination	Max	Y	0.023373	0.022331	1.047
Story1	DConS3	Combination	Max	X	0.009041	0.007138	1.266
Story1	DConS3	Combination	Max	Y	0.016354	0.015712	1.041
Roof	DConS3	Combination	Min	X	0.009077	0.006902	1.315
Roof	DConS3	Combination	Min	Y	0.032956	0.030177	1.092
Story1	DConS3	Combination	Min	Y	0.017764	0.016377	1.085
Roof	DConS4	Combination	Max	X	0.007255	0.002774	2.615
Roof	DConS4	Combination	Max	Y	0.017441	0.016676	1.046
Story1	DConS4	Combination	Max	X	0.003252	0.001229	2.646
Story1	DConS4	Combination	Max	Y	0.012861	0.012216	1.053
Roof	DConS4	Combination	Min	X	0.019476	0.016937	1.15
Roof	DConS4	Combination	Min	Y	0.038333	0.035831	1.07
Story1	DConS4	Combination	Min	X	0.008798	0.007228	1.217
Story1	DConS4	Combination	Min	Y	0.021262	0.019873	1.07
Roof	DConS5	Combination	Max	X	0.012473	0.009061	1.377
Roof	DConS5	Combination	Max	Y	0.025263	0.024884	1.015
Story1	DConS5	Combination	Max	X	0.008462	0.00702	1.205
Story1	DConS5	Combination	Max	Y	0.016724	0.016443	1.017
Roof	DConS5	Combination	Min	X	0.00615	0.004905	1.254
Roof	DConS5	Combination	Min	Y	0.029739	0.027623	1.077
Story1	DConS5	Combination	Min	Y	0.016671	0.015646	1.066
Roof	DConS6	Combination	Max	Y	0.019331	0.01923	1.005
Story1	DConS6	Combination	Max	Y	0.01323	0.012947	1.022
Roof	DConS6	Combination	Min	X	0.016549	0.015009	1.103
Roof	DConS6	Combination	Min	Y	0.035115	0.033278	1.055
Story1	DConS6	Combination	Min	X	0.008268	0.007147	1.157
Story1	DConS6	Combination	Min	Y	0.02017	0.019142	1.054

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 5.1 - Story Max Over Avg Displacements (continued)

Story	Output Case	Case Type	Step Type	Direction	Maximum in	Average in	Ratio
Roof	DCmpD1	Combination		X	0.005821	0.003509	1.659
Roof	DCmpD1	Combination		Y	0.005894	0.004663	1.264
Story1	DCmpD1	Combination		Y	0.002227	0.001499	1.485
Roof	DCmpD2	Combination		X	0.007002	0.004136	1.693
Roof	DCmpD2	Combination		Y	0.007343	0.005818	1.262
Story1	DCmpD2	Combination		Y	0.002651	0.001781	1.489
Roof	DCmpS1	Combination		X	0.00815	0.004913	1.659
Roof	DCmpS1	Combination		Y	0.008252	0.006528	1.264
Story1	DCmpS1	Combination		Y	0.003118	0.002099	1.485
Roof	DCmpS2	Combination		X	0.008874	0.005214	1.702
Roof	DCmpS2	Combination		Y	0.009392	0.007443	1.262
Story1	DCmpS2	Combination		Y	0.003351	0.002249	1.49
Roof	DCmpC1	Combination		X	0.00815	0.004913	1.659
Roof	DCmpC1	Combination		Y	0.008252	0.006528	1.264
Story1	DCmpC1	Combination		Y	0.003118	0.002099	1.485
Roof	DCmpC2	Combination		X	0.006986	0.004211	1.659
Roof	DCmpC2	Combination		Y	0.007073	0.005596	1.264
Story1	DCmpC2	Combination		Y	0.002672	0.001799	1.485
Roof	DStlS1	Combination		X	0.00815	0.004913	1.659
Roof	DStlS1	Combination		Y	0.008252	0.006528	1.264
Story1	DStlS1	Combination		Y	0.003118	0.002099	1.485
Roof	DStlS2	Combination		X	0.008874	0.005214	1.702
Roof	DStlS2	Combination		Y	0.009392	0.007443	1.262
Story1	DStlS2	Combination		Y	0.003351	0.002249	1.49
Roof	DStlS3	Combination	Max	X	0.016142	0.011414	1.414
Roof	DStlS3	Combination	Max	Y	0.032308	0.031632	1.021
Story1	DStlS3	Combination	Max	X	0.01117	0.009176	1.217
Story1	DStlS3	Combination	Max	Y	0.021649	0.02119	1.022
Roof	DStlS3	Combination	Min	X	0.00876	0.006944	1.262
Roof	DStlS3	Combination	Min	Y	0.039562	0.036628	1.08
Story1	DStlS3	Combination	Min	Y	0.021952	0.020525	1.07
Roof	DStlS4	Combination	Max	Y	0.024597	0.024282	1.013
Story1	DStlS4	Combination	Max	Y	0.017107	0.016645	1.028
Roof	DStlS4	Combination	Min	X	0.022278	0.020001	1.114
Roof	DStlS4	Combination	Min	Y	0.046552	0.043978	1.059
Story1	DStlS4	Combination	Min	X	0.010867	0.009293	1.169
Story1	DStlS4	Combination	Min	Y	0.0265	0.02507	1.057
Roof	DStlS5	Combination	Max	X	0.016179	0.011684	1.385
Roof	DStlS5	Combination	Max	Y	0.032738	0.03221	1.016
Story1	DStlS5	Combination	Max	X	0.011031	0.009129	1.208
Story1	DStlS5	Combination	Max	Y	0.021718	0.02133	1.018
Roof	DStlS5	Combination	Min	X	0.008169	0.006512	1.255
Roof	DStlS5	Combination	Min	Y	0.038837	0.03605	1.077
Story1	DStlS5	Combination	Min	Y	0.02174	0.020384	1.066
Roof	DStlS6	Combination	Max	Y	0.025027	0.024859	1.007

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 5.1 - Story Max Over Avg Displacements (continued)

Story	Output Case	Case Type	Step Type	Direction	Maximum in	Average in	Ratio
Story1	DStlS6	Combination	Max	Y	0.017176	0.016786	1.023
Roof	DStlS6	Combination	Min	X	0.021688	0.019631	1.105
Roof	DStlS6	Combination	Min	Y	0.045827	0.043401	1.056
Story1	DStlS6	Combination	Min	X	0.010786	0.009301	1.16
Story1	DStlS6	Combination	Min	Y	0.026288	0.024929	1.055
Roof	DStlS7	Combination	Max	X	0.016538	0.012627	1.31
Roof	DStlS7	Combination	Max	Y	0.033768	0.033609	1.005
Story1	DStlS7	Combination	Max	X	0.01073	0.009106	1.178
Story1	DStlS7	Combination	Max	Y	0.021949	0.02178	1.008
Roof	DStlS7	Combination	Min	X	0.006423	0.005107	1.258
Roof	DStlS7	Combination	Min	Y	0.037069	0.034651	1.07
Story1	DStlS7	Combination	Min	Y	0.021071	0.019934	1.057
Roof	DStlS8	Combination	Max	Y	0.02646	0.026258	1.008
Story1	DStlS8	Combination	Max	Y	0.017408	0.017235	1.01
Roof	DStlS8	Combination	Min	X	0.019942	0.018437	1.082
Roof	DStlS8	Combination	Min	Y	0.044059	0.042002	1.049
Story1	DStlS8	Combination	Min	X	0.010417	0.0092	1.132
Story1	DStlS8	Combination	Min	Y	0.02562	0.024479	1.047
Roof	DStlD1	Combination		X	0.005821	0.003509	1.659
Roof	DStlD1	Combination		Y	0.005894	0.004663	1.264
Story1	DStlD1	Combination		Y	0.002227	0.001499	1.485
Roof	DStlD2	Combination		X	0.007002	0.004136	1.693
Roof	DStlD2	Combination		Y	0.007343	0.005818	1.262
Story1	DStlD2	Combination		Y	0.002651	0.001781	1.489

Table 5.2 - Story Drifts

Story	Output Case	Case Type	Step Type	Direction	Drift	Label	X ft	Y ft	Z ft
Roof	Dead	LinStatic		X	3.2E-05	357	17.6667	87.6563	26
Roof	Dead	LinStatic		Y	2.7E-05	297	9.6667	72.8229	26
Roof	Live	LinStatic		X	7E-06	357	17.6667	87.6563	26
Roof	Live	LinStatic		Y	7E-06	297	9.6667	72.8229	26
Roof	Wind	LinStatic	Max	X	4.2E-05	33	32.25	0	26
Roof	Wind	LinStatic	Max	Y	8.2E-05	297	9.6667	72.8229	26
Roof	Wind	LinStatic	Min	Y	6.9E-05	297	9.6667	72.8229	26
Roof	DSlbU1	Combination		X	4.5E-05	357	17.6667	87.6563	26
Roof	DSlbU1	Combination		Y	3.8E-05	297	9.6667	72.8229	26
Roof	DSlbU2	Combination		X	5E-05	357	17.6667	87.6563	26
Roof	DSlbU2	Combination		Y	4.4E-05	297	9.6667	72.8229	26
Roof	DSlbU3	Combination		X	4.5E-05	357	17.6667	87.6563	26
Roof	DSlbU3	Combination		Y	4E-05	297	9.6667	72.8229	26
Roof	DSlbU4	Combination		X	4.5E-05	357	17.6667	87.6563	26
Roof	DSlbU4	Combination		Y	4E-05	297	9.6667	72.8229	26
Roof	DSlbU5	Combination		X	2.9E-05	357	17.6667	87.6563	26
Roof	DSlbU5	Combination		Y	2.4E-05	297	9.6667	72.8229	26

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 5.2 - Story Drifts (continued)

Story	Output Case	Case Type	Step Type	Direction	Drift	Label	X ft	Y ft	Z ft
Roof	DSlbU6	Combination		X	2.9E-05	357	17.6667	87.6563	26
Roof	DSlbU6	Combination		Y	2.4E-05	297	9.6667	72.8229	26
Roof	Comb1	Combination		X	3.9E-05	357	17.6667	87.6563	26
Roof	Comb1	Combination		Y	3.4E-05	297	9.6667	72.8229	26
Roof	Comb2	Combination		X	3.7E-05	357	17.6667	87.6563	26
Roof	Comb2	Combination		Y	3.2E-05	297	9.6667	72.8229	26
Roof	Comb3	Combination		X	1.9E-05	357	17.6667	87.6563	26
Roof	Comb3	Combination		Y	1.6E-05	297	9.6667	72.8229	26
Roof	Comb4	Combination		X	3.2E-05	357	17.6667	87.6563	26
Roof	Comb4	Combination		Y	2.7E-05	297	9.6667	72.8229	26
Roof	Comb5	Combination		X	3.2E-05	357	17.6667	87.6563	26
Roof	Comb5	Combination		Y	2.7E-05	297	9.6667	72.8229	26
Roof	Comb6	Combination		X	3.7E-05	357	17.6667	87.6563	26
Roof	Comb6	Combination		Y	3.2E-05	297	9.6667	72.8229	26
Roof	Comb7	Combination		X	1.9E-05	357	17.6667	87.6563	26
Roof	Comb7	Combination		Y	1.6E-05	297	9.6667	72.8229	26
Roof	DConS1	Combination		X	4.5E-05	357	17.6667	87.6563	26
Roof	DConS1	Combination		Y	3.8E-05	297	9.6667	72.8229	26
Roof	DConS2	Combination		X	5E-05	357	17.6667	87.6563	26
Roof	DConS2	Combination		Y	4.4E-05	297	9.6667	72.8229	26
Roof	DConS3	Combination	Max	Y	4.9E-05	169	56.3333	37.4896	26
Roof	DConS3	Combination	Min	X	4.6E-05	357	17.6667	87.6563	26
Roof	DConS3	Combination	Min	Y	0.000108	297	9.6667	72.8229	26
Roof	DConS4	Combination	Max	X	4.5E-05	357	17.6667	87.6563	26
Roof	DConS4	Combination	Max	Y	3.2E-05	169	56.3333	37.4896	26
Roof	DConS4	Combination	Min	X	7.4E-05	357	17.6667	87.6563	26
Roof	DConS4	Combination	Min	Y	0.000121	297	9.6667	72.8229	26
Roof	DConS5	Combination	Max	X	2.8E-05	33	32.25	0	26
Roof	DConS5	Combination	Max	Y	5.9E-05	169	56.3333	37.4896	26
Roof	DConS5	Combination	Min	X	2.9E-05	357	17.6667	87.6563	26
Roof	DConS5	Combination	Min	Y	9.3E-05	297	9.6667	72.8229	26
Roof	DConS6	Combination	Max	X	2.8E-05	357	17.6667	87.6563	26
Roof	DConS6	Combination	Max	Y	4.4E-05	297	9.6667	72.8229	26
Roof	DConS6	Combination	Min	X	5.8E-05	357	17.6667	87.6563	26
Roof	DConS6	Combination	Min	Y	0.000106	297	9.6667	72.8229	26
Roof	DCmpD1	Combination		X	3.2E-05	357	17.6667	87.6563	26
Roof	DCmpD1	Combination		Y	2.7E-05	297	9.6667	72.8229	26
Roof	DCmpD2	Combination		X	3.9E-05	357	17.6667	87.6563	26
Roof	DCmpD2	Combination		Y	3.4E-05	297	9.6667	72.8229	26
Roof	DCmpS1	Combination		X	4.5E-05	357	17.6667	87.6563	26
Roof	DCmpS1	Combination		Y	3.8E-05	297	9.6667	72.8229	26
Roof	DCmpS2	Combination		X	5E-05	357	17.6667	87.6563	26
Roof	DCmpS2	Combination		Y	4.4E-05	297	9.6667	72.8229	26
Roof	DCmpC1	Combination		X	4.5E-05	357	17.6667	87.6563	26
Roof	DCmpC1	Combination		Y	3.8E-05	297	9.6667	72.8229	26

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 5.2 - Story Drifts (continued)

Story	Output Case	Case Type	Step Type	Direction	Drift	Label	X ft	Y ft	Z ft
Roof	DCmpC2	Combination		X	3.8E-05	357	17.6667	87.6563	26
Roof	DCmpC2	Combination		Y	3.2E-05	297	9.6667	72.8229	26
Roof	DStlS1	Combination		X	4.5E-05	357	17.6667	87.6563	26
Roof	DStlS1	Combination		Y	3.8E-05	297	9.6667	72.8229	26
Roof	DStlS2	Combination		X	5E-05	357	17.6667	87.6563	26
Roof	DStlS2	Combination		Y	4.4E-05	297	9.6667	72.8229	26
Roof	DStlS3	Combination	Max	X	3.5E-05	33	32.25	0	26
Roof	DStlS3	Combination	Max	Y	7.4E-05	169	56.3333	37.4896	26
Roof	DStlS3	Combination	Min	X	4.2E-05	357	17.6667	87.6563	26
Roof	DStlS3	Combination	Min	Y	0.000125	297	9.6667	72.8229	26
Roof	DStlS4	Combination	Max	X	4.1E-05	357	17.6667	87.6563	26
Roof	DStlS4	Combination	Max	Y	5.3E-05	297	9.6667	72.8229	26
Roof	DStlS4	Combination	Min	X	7.9E-05	357	17.6667	87.6563	26
Roof	DStlS4	Combination	Min	Y	0.000142	297	9.6667	72.8229	26
Roof	DStlS5	Combination	Max	X	3.6E-05	33	32.25	0	26
Roof	DStlS5	Combination	Max	Y	7.7E-05	169	56.3333	37.4896	26
Roof	DStlS5	Combination	Min	X	3.9E-05	357	17.6667	87.6563	26
Roof	DStlS5	Combination	Min	Y	0.000121	297	9.6667	72.8229	26
Roof	DStlS6	Combination	Max	X	3.8E-05	357	17.6667	87.6563	26
Roof	DStlS6	Combination	Max	Y	5.7E-05	297	9.6667	72.8229	26
Roof	DStlS6	Combination	Min	X	7.6E-05	357	17.6667	87.6563	26
Roof	DStlS6	Combination	Min	Y	0.000138	297	9.6667	72.8229	26
Roof	DStlS7	Combination	Max	X	4E-05	33	32.25	0	26
Roof	DStlS7	Combination	Max	Y	8.2E-05	169	56.3333	37.4896	26
Roof	DStlS7	Combination	Min	X	2.9E-05	357	17.6667	87.6563	26
Roof	DStlS7	Combination	Min	Y	0.000113	297	9.6667	72.8229	26
Roof	DStlS8	Combination	Max	X	2.8E-05	357	17.6667	87.6563	26
Roof	DStlS8	Combination	Max	Y	6.5E-05	297	9.6667	72.8229	26
Roof	DStlS8	Combination	Min	X	6.8E-05	33	32.25	0	26
Roof	DStlS8	Combination	Min	Y	0.00013	297	9.6667	72.8229	26
Roof	DStlD1	Combination		X	3.2E-05	357	17.6667	87.6563	26
Roof	DStlD1	Combination		Y	2.7E-05	297	9.6667	72.8229	26
Roof	DStlD2	Combination		X	3.9E-05	357	17.6667	87.6563	26
Roof	DStlD2	Combination		Y	3.4E-05	297	9.6667	72.8229	26
Story1	Dead	LinStatic		Y	1.3E-05	71	1.6667	13.4063	14
Story1	Live	LinStatic		X	2E-06	34	34.4583	0	14
Story1	Live	LinStatic		Y	3E-06	71	1.6667	13.4063	14
Story1	Wind	LinStatic	Max	X	4.5E-05	34	34.4583	0	14
Story1	Wind	LinStatic	Max	Y	0.000108	71	1.6667	13.4063	14
Story1	Wind	LinStatic	Min	Y	8.7E-05	71	1.6667	13.4063	14
Story1	DSlbU1	Combination		Y	1.9E-05	71	1.6667	13.4063	14
Story1	DSlbU2	Combination		Y	2E-05	71	1.6667	13.4063	14
Story1	DSlbU3	Combination		Y	1.8E-05	71	1.6667	13.4063	14
Story1	DSlbU4	Combination		Y	1.8E-05	71	1.6667	13.4063	14
Story1	DSlbU5	Combination		Y	1.2E-05	71	1.6667	13.4063	14

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 5.2 - Story Drifts (continued)

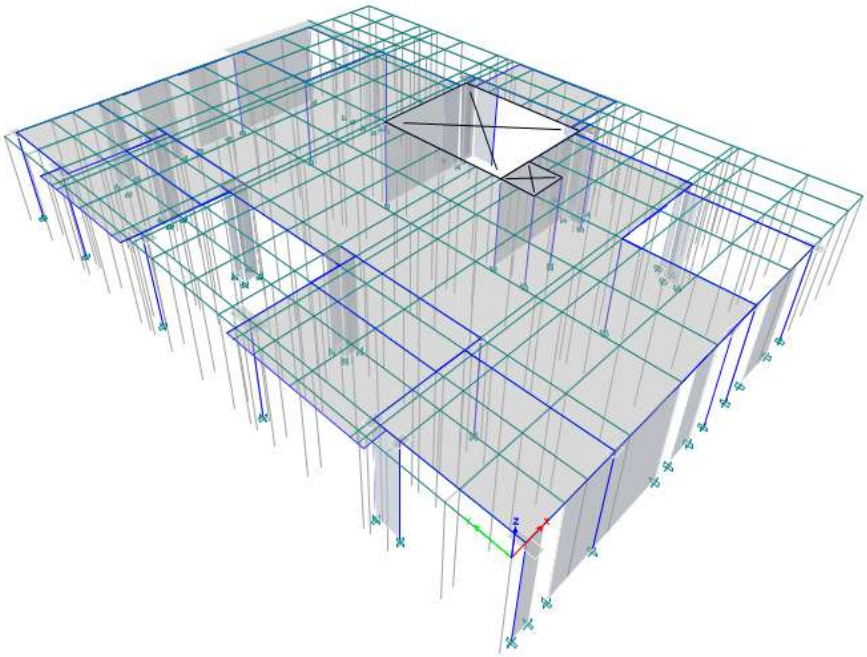
Story	Output Case	Case Type	Step Type	Direction	Drift	Label	X ft	Y ft	Z ft
Story1	DSlbU6	Combination		Y	1.2E-05	71	1.6667	13.4063	14
Story1	Comb1	Combination		Y	1.6E-05	71	1.6667	13.4063	14
Story1	Comb2	Combination		Y	1.5E-05	71	1.6667	13.4063	14
Story1	Comb3	Combination		Y	8E-06	71	1.6667	13.4063	14
Story1	Comb4	Combination		Y	1.3E-05	71	1.6667	13.4063	14
Story1	Comb5	Combination		Y	1.3E-05	71	1.6667	13.4063	14
Story1	Comb6	Combination		Y	1.5E-05	71	1.6667	13.4063	14
Story1	Comb7	Combination		Y	8E-06	71	1.6667	13.4063	14
Story1	DConS1	Combination		Y	1.9E-05	71	1.6667	13.4063	14
Story1	DConS2	Combination		Y	2E-05	71	1.6667	13.4063	14
Story1	DConS3	Combination	Max	X	5.4E-05	34	34.4583	0	14
Story1	DConS3	Combination	Max	Y	9.7E-05	129	58.8333	32.823	14
Story1	DConS3	Combination	Min	Y	0.000106	71	1.6667	13.4063	14
Story1	DConS4	Combination	Max	X	1.9E-05	34	34.4583	0	14
Story1	DConS4	Combination	Max	Y	7.7E-05	129	58.8333	32.823	14
Story1	DConS4	Combination	Min	X	5.2E-05	353	1.6667	87.6563	14
Story1	DConS4	Combination	Min	Y	0.000127	71	1.6667	13.4063	14
Story1	DConS5	Combination	Max	X	5E-05	34	34.4583	0	14
Story1	DConS5	Combination	Max	Y	0.0001	129	58.8333	32.823	14
Story1	DConS5	Combination	Min	Y	9.9E-05	71	1.6667	13.4063	14
Story1	DConS6	Combination	Max	Y	7.9E-05	129	58.8333	32.823	14
Story1	DConS6	Combination	Min	X	4.9E-05	353	1.6667	87.6563	14
Story1	DConS6	Combination	Min	Y	0.00012	71	1.6667	13.4063	14
Story1	DCmpD1	Combination		Y	1.3E-05	71	1.6667	13.4063	14
Story1	DCmpD2	Combination		Y	1.6E-05	71	1.6667	13.4063	14
Story1	DCmpS1	Combination		Y	1.9E-05	71	1.6667	13.4063	14
Story1	DCmpS2	Combination		Y	2E-05	71	1.6667	13.4063	14
Story1	DCmpC1	Combination		Y	1.9E-05	71	1.6667	13.4063	14
Story1	DCmpC2	Combination		Y	1.6E-05	71	1.6667	13.4063	14
Story1	DStlS1	Combination		Y	1.9E-05	71	1.6667	13.4063	14
Story1	DStlS2	Combination		Y	2E-05	71	1.6667	13.4063	14
Story1	DStlS3	Combination	Max	X	6.6E-05	34	34.4583	0	14
Story1	DStlS3	Combination	Max	Y	0.000129	129	58.8333	32.823	14
Story1	DStlS3	Combination	Min	Y	0.000131	71	1.6667	13.4063	14
Story1	DStlS4	Combination	Max	Y	0.000102	129	58.8333	32.823	14
Story1	DStlS4	Combination	Min	X	6.5E-05	353	1.6667	87.6563	14
Story1	DStlS4	Combination	Min	Y	0.000158	71	1.6667	13.4063	14
Story1	DStlS5	Combination	Max	X	6.6E-05	34	34.4583	0	14
Story1	DStlS5	Combination	Max	Y	0.000129	129	58.8333	32.823	14
Story1	DStlS5	Combination	Min	Y	0.000129	71	1.6667	13.4063	14
Story1	DStlS6	Combination	Max	Y	0.000102	129	58.8333	32.823	14
Story1	DStlS6	Combination	Min	X	6.4E-05	353	1.6667	87.6563	14
Story1	DStlS6	Combination	Min	Y	0.000156	71	1.6667	13.4063	14
Story1	DStlS7	Combination	Max	X	6.4E-05	34	34.4583	0	14
Story1	DStlS7	Combination	Max	Y	0.000131	129	58.8333	32.823	14

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 5.2 - Story Drifts (continued)

Story	Output Case	Case Type	Step Type	Direction	Drift	Label	X ft	Y ft	Z ft
Story1	DStlS7	Combination	Min	Y	0.000125	71	1.6667	13.4063	14
Story1	DStlS8	Combination	Max	Y	0.000104	129	58.8333	32.823	14
Story1	DStlS8	Combination	Min	X	6.2E-05	353	1.6667	87.6563	14
Story1	DStlS8	Combination	Min	Y	0.000152	71	1.6667	13.4063	14
Story1	DStlD1	Combination		Y	1.3E-05	71	1.6667	13.4063	14
Story1	DStlD2	Combination		Y	1.6E-05	71	1.6667	13.4063	14

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf



Second Floor slab

De La concepcion Residence

Model File: Second Floor slab, Revision

12/8/2022

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table of Contents

1. Structure Data 4
   - 1.1 Grid Data 4
   - 1.2 Line Connectivity 5
   - 1.3 Area Connectivity 8
   - 1.4 Strip Connectivity 10
2. Properties 12
   - 2.1 Materials 12
   - 2.2 Frame Sections 12
   - 2.3 Shell Sections 16
   - 2.4 Reinforcement Sizes 18
3. Assignments 19
   - 3.1 Joint Assignments 19
   - 3.2 Frame Assignments 28
   - 3.3 Shell Assignments 31
4. Loads 34
   - 4.1 Load Patterns 34
   - 4.2 Applied Loads 34
     - 4.2.1 Point Loads 34
     - 4.2.2 Area Loads 40
   - 4.3 Load Cases 40
   - 4.4 Load Combinations 41

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

List of Tables

Table 1.1 Grid Definitions - General 4
Table 1.2 Grid Definitions - Grid Lines 4
Table 1.3 Column Object Connectivity 5
Table 1.4 Beam Object Connectivity 5
Table 1.5 Null Line Object Connectivity 7
Table 1.6 Floor Object Connectivity 8
Table 1.7 Wall Object Connectivity 9
Table 1.8 Null Area Object Connectivity 10
Table 1.9 Strip Object Connectivity 11
Table 2.1 Material Properties - General 12
Table 2.2 Frame Section Property Definitions - Summary 12
Table 2.3 Area Section Property Definitions - Summary 16
Table 2.4 Reinforcing Bar Sizes 18
Table 3.1 Joint Assignments - Summary 19
Table 3.2 Frame Assignments - Summary 28
Table 3.3 Area Assignments - Summary 31
Table 4.1 Load Pattern Definitions 34
Table 4.2 Joint Loads Assignments - Force 34
Table 4.3 Area Load Assignments - Uniform 40
Table 4.4 Load Case Definitions - Summary 41
Table 4.5 Load Combination Definitions 41

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

1 Structure Data

This chapter provides model geometry information, including items such as story levels, point coordinates, and element connectivity.

1.1 Grid Data

Table 1.1 - Grid Definitions - General

Name	Type	Ux ft	Uy ft	Rz deg	Datum Name	Story Name Above	Story Name Below	Model Datum ft	Story Height Above ft	Story Height Below ft	Bubble Size in	Color
GLOBAL	Cartesian	0	0	0	Story1		Base	0		14	60	10461087

Table 1.2 - Grid Definitions - Grid Lines

Name	Grid Line Type	ID	Ordinate ft	Bubble Location	Visible
GLOBAL	X (Cartesian)	A	0	End	Yes
GLOBAL	X (Cartesian)	B	1.6667	End	Yes
GLOBAL	X (Cartesian)	C	6.5833	End	Yes
GLOBAL	X (Cartesian)	D	9.6667	End	Yes
GLOBAL	X (Cartesian)	E	13.6667	End	Yes
GLOBAL	X (Cartesian)	F	16	End	Yes
GLOBAL	X (Cartesian)	G	24.5833	End	Yes
GLOBAL	X (Cartesian)	H	31.3333	End	Yes
GLOBAL	X (Cartesian)	I	39.3333	End	Yes
GLOBAL	X (Cartesian)	J	47.25	End	Yes
GLOBAL	X (Cartesian)	K	53.1667	End	Yes
GLOBAL	X (Cartesian)	L	55.1667	End	Yes
GLOBAL	X (Cartesian)	M	58.8333	End	Yes
GLOBAL	X (Cartesian)	N	63.0833	End	Yes
GLOBAL	X (Cartesian)	O	67.3333	End	Yes
GLOBAL	Y (Cartesian)	1	0	End	Yes
GLOBAL	Y (Cartesian)	2	6.7031	End	Yes
GLOBAL	Y (Cartesian)	3	13.4063	End	Yes
GLOBAL	Y (Cartesian)	4	15.8229	End	Yes
GLOBAL	Y (Cartesian)	5	16.7396	End	Yes
GLOBAL	Y (Cartesian)	6	24.9063	End	Yes
GLOBAL	Y (Cartesian)	7	30.4896	End	Yes
GLOBAL	Y (Cartesian)	8	33.4896	End	Yes
GLOBAL	Y (Cartesian)	9	34.7396	End	Yes
GLOBAL	Y (Cartesian)	10	37.4896	End	Yes
GLOBAL	Y (Cartesian)	11	43.8229	End	Yes
GLOBAL	Y (Cartesian)	12	50.1563	End	Yes
GLOBAL	Y (Cartesian)	13	54.1563	End	Yes
GLOBAL	Y (Cartesian)	14	55.0729	End	Yes
GLOBAL	Y (Cartesian)	15	57.1563	End	Yes
GLOBAL	Y (Cartesian)	16	64.9063	End	Yes
GLOBAL	Y (Cartesian)	17	70.4896	End	Yes
GLOBAL	Y (Cartesian)	18	71.8229	End	Yes

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.2 - Grid Definitions - Grid Lines (continued)

Name	Grid Line Type	ID	Ordinate ft	Bubble Location	Visible
GLOBAL	Y (Cartesian)	19	74.7396	End	Yes
GLOBAL	Y (Cartesian)	20	81.1979	End	Yes
GLOBAL	Y (Cartesian)	21	87.6563	End	Yes

1.2 Line Connectivity

Table 1.3 - Column Object Connectivity

Unique Name	UniquePtI	UniquePtJ	Length ft
123	378	2	14
124	379	4	14
125	380	12	14
126	381	18	14
127	382	20	14
128	383	24	14
129	384	30	14
130	385	34	14
131	386	36	14
132	387	48	14
133	388	64	14
134	389	66	14
135	390	68	14
136	391	70	14
137	392	72	14
138	393	74	14
139	394	83	14
140	395	90	14
141	396	92	14
142	397	135	14
143	398	133	14
144	399	50	14
145	400	105	14
146	401	127	14
147	402	200	14
148	403	205	14

Table 1.4 - Beam Object Connectivity

Unique Name	UniquePtI	UniquePtJ	Length ft
B56	108	90	1.9167
B62	90	62	12.9167
B33	212	213	24
B1	2	127	12
B2	127	4	25.6667
B3	4	12	13.8333
B5	12	16	15.8229

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.4 - Beam Object Connectivity (continued)

Unique Name	UniquePtI	UniquePtJ	Length ft
B52	135	38	15.8333
B59	40	48	15.8333
B58	135	136	15.8333
B64	62	136	25.6667
B65	136	48	13.8333
B63	64	62	12
B60	214	64	14.8333
B55	106	215	6.3333
B36	138	217	22.0833
B7	127	128	16.7396
B4	4	133	15.8229
B9	133	134	15.8333
B14	134	82	17.6667
B24	20	218	19.5
B32	141	142	20.6667
B38	83	86	15.8333
B40	86	219	3.6667
B46	86	38	17.6667
B53	214	106	8
B43	68	137	12
B47	110	106	17.75
B27	70	221	14.3333
B10	72	128	12
B16	120	124	18
B12	128	92	2.3333
B18	92	222	20.3333
B50	223	224	20.6667
B6	2	72	16.7396
B30	20	83	20.6667
B20	200	20	5.25
B19	200	205	5.6667
B21	205	206	5.25
B8	225	226	2.6666
B15	225	227	19.6667
B26	227	70	2.6667
B42	228	68	2.6666
B51	228	229	19.6667
B57	229	66	2.6667
B34	230	231	17.6667
B37	311	231	11
B29	312	230	11
W19-W	18	82	3
W47-W	86	34	3
W23-W	20	82	15.8333
W50-W	240	38	2.1667

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.4 - Beam Object Connectivity (continued)

Unique Name	UniquePtI	UniquePtJ	Length ft
W56-W	243	38	0.8333
W68-W	248	136	2.1667
W75-W	249	136	0.8333
W67-W	258	62	2.1667
W69-W	62	259	0.8333
W3-W	127	99	6.4167
W4-W	116	154	6.1667
W6-W	193	4	7.0833
W8-W	236	133	2.4896
W12-W	133	197	1.5833
W13-W	203	210	5.5
W14-W	216	134	3.75
W17-W	134	163	2
W24-W	82	141	1.1667
W29-W	141	147	4
W35-W	148	220	4.3334
W37-W	86	142	1.1667
W54-W	281	288	5.5833
W52-W	135	283	4.6667
W53-W	283	281	2.25
W60-W	135	244	2.5
W74-W	294	292	8.8333
W71-W	297	295	7
W57-W	106	108	4
W61-W	108	260	1.25
W42-W	110	137	4
W40-W	118	137	0.5833
W26-W	124	138	3.9999
W28-W	138	265	0.5833
W16-W	120	128	3.9999
W11-W	234	128	2.1667

Table 1.5 - Null Line Object Connectivity

Unique Name	UniquePtI	UniquePtJ	Length ft
WW1	2	232	2.25
WW2	233	10	18
WW5	14	235	4.0833
WW7	78	80	6.6667
WW10	74	72	3.3333
WW30	218	24	4
WW34	30	219	4
WW51	36	38	1.3333
WW55	40	38	2
WW59	40	42	2.4167

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.5 - Null Line Object Connectivity (continued)

Unique Name	UniquePtI	UniquePtJ	Length ft
WW65	44	46	2.0833
WW70	62	237	3.3333
WW72	58	238	5.6667
WW73	54	52	5.6667
WW76	50	48	15.8333
WW45	118	217	2.3333
WW31	138	239	2.3333
WW62	108	241	2.3333
WW15	16	134	2
WW9	166	16	2
WW46	223	242	2.3333
WW32	221	222	2.3333
WW63	215	224	2.3333
WW64	241	224	2.3333
WW58	108	215	2.3333
WW49	217	242	2.3333
WW39	118	223	2.3333
WW33	239	222	2.3333
WW27	138	221	2.3333
WW66	245	62	3.3333
WW25	82	218	3.6667
WW48	246	213	1.75
WW41	250	247	1.75
WW43	250	246	1
WW44	247	213	1
WW18	251	212	1.75
WW22	253	252	1.75
WW20	251	253	1
WW21	212	252	1

1.3 Area Connectivity

Table 1.6 - Floor Object Connectivity

Unique Name	UniquePt1	UniquePt2	UniquePt3	UniquePt4	Perimeter ft	Area ft2	Order
F73	214	108	62	64	53.6667	178	
F59	229	228	110	106	60.6667	194.44	1
F59	214	66					2
F15	2	127	128	72	57.4792	200.88	
F26	124	227	225	226	60.6668	196.45	1
F26	72	120					2
F45	127	4	133	134	305.979	2952.29	1
F45	82	20	83	86			2
F45	38	135	136	62			3
F45	108	106	110	137			4
F45	138	124	120	128			5

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.6 - Floor Object Connectivity (continued)

Unique Name	UniquePt1	UniquePt2	UniquePt3	UniquePt4	Perimeter ft	Area ft2	Order
F43	148	147	24	254	57.3334	181.83	1
F43	230	231	255	30			2
F75	48	40	261	257	74	91.56	1
F75	256	50					2
F35	262	212	24	147	16.3332	14.17	
F48	148	30	213	263	16.3333	14.17	
ColC2	264	266	267	268	7.3333	2.67	
ColC4	269	270	271	272	4	0.89	
ColC12	273	274	275	276	7.1667	3	
ColC18	277	278	279	280	4	0.89	
ColC20	282	284	285	286	4.8333	1.17	
ColC24	287	289	290	291	4	0.89	
ColC30	293	296	298	299	4	0.89	
ColC34	300	301	302	303	4	0.89	
ColC36	304	305	306	307	4	0.89	
ColC48	308	309	310	313	4.8333	1.17	
ColC64	314	315	316	317	7.3333	2.67	
ColC66	318	319	320	321	12	7.22	
ColC68	322	323	324	325	12	7.22	
ColC70	326	327	328	329	12	7.22	
ColC72	330	331	332	333	5.3333	1.67	
ColC74	334	335	336	337	5.3333	1.67	
ColC83	338	339	340	341	4.8333	1.17	
ColC90	342	343	344	345	5	1.22	
ColC92	346	347	348	349	4	1	
ColC135	350	351	352	353	2	0.25	
ColC133	354	355	356	357	2	0.25	
ColC50	358	359	360	361	5	1.22	
ColC105	362	363	364	365	5.8333	1.5	
ColC127	366	367	368	369	4	0.89	
ColC200	370	371	372	373	1.6667	0.17	
ColC205	374	375	376	377	1.3333	0.11	

Table 1.7 - Wall Object Connectivity

UniqueName	UniquePt1	UniquePt2	UniquePt3	UniquePt4	Perimeter ft	Area ft2
38	378	404	232	2	32.5	31.5
39	405	406	10	233	64	252
40	407	408	235	14	36.1667	57.17
41	409	410	80	78	41.3333	93.33
42	393	392	72	74	34.6667	46.67
43	381	411	82	18	34	42
44	412	383	24	218	36	56
45	384	413	219	30	36	56
46	414	385	34	86	34	42

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.7 - Wall Object Connectivity (continued)

UniqueName	UniquePt1	UniquePt2	UniquePt3	UniquePt4	Perimeter ft	Area ft2
47	386	415	38	36	30.6667	18.67
48	416	415	38	40	32	28
49	416	417	42	40	32.8333	33.83
50	418	419	46	44	32.1667	29.17
51	420	421	237	62	34.6667	46.67
52	422	423	238	58	39.3333	79.33
53	424	425	52	54	39.3333	79.33
54	399	387	48	50	59.6667	221.67
55	426	427	217	118	32.6667	32.67
56	428	429	239	138	32.6667	32.67
57	430	431	241	108	32.6667	32.67
58	432	433	134	16	32	28
59	434	432	16	166	32	28
60	433	435	163	134	32	28
61	436	437	242	223	32.6667	32.67
62	438	439	222	221	32.6667	32.67
63	440	441	224	215	32.6667	32.67
64	431	441	224	241	32.6667	32.67
65	430	440	215	108	32.6667	32.67
66	427	437	242	217	32.6667	32.67
67	426	436	223	118	32.6667	32.67
68	429	439	222	239	32.6667	32.67
69	428	438	221	138	32.6667	32.67
70	442	420	62	245	34.6667	46.67
71	414	413	219	86	35.3333	51.33
72	394	414	86	83	59.6667	221.67
73	382	411	82	20	59.6667	221.67
74	411	412	218	82	35.3333	51.33
75	443	444	213	246	31.5	24.5
76	445	446	247	250	31.5	24.5
77	445	443	246	250	30	14
78	446	444	213	247	30	14
79	447	448	212	251	31.5	24.5
80	449	450	252	253	31.5	24.5
81	447	449	253	251	30	14
82	448	450	252	212	30	14

Table 1.8 - Null Area Object Connectivity

Unique Name	UniquePt1	UniquePt2	UniquePt3	UniquePt4	Perimeter ft	Area ft2
A4	20	141	142	83	75.3333	351.33
A3	200	205	206	20	21.8333	29.75

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

1.4 Strip Connectivity

Table 1.9 - Strip Object Connectivity

Name	Number Segments	Strip Start Point	Segment End Point	Start Width Left ft	Start Width Right ft	End Width Left ft	End Width Right ft	Auto Widen	Layer
CSA1	1	2	3	3.3516	3.3516	3.3516	3.3516	No	A
CSA10	1	28	29	3.1667	1.375	3.1667	1.375	No	A
CSA11	1	31	32	3.1667	3.1667	3.1667	3.1667	No	A
CSA12	1	33	35	2	3.1667	2	3.1667	No	A
CSA13	1	37	39	0.4583	2	0.4583	2	No	A
CSA14	1	228	43	1.0417	0.4583	1.0417	0.4583	No	A
CSA15	1	79	47	3.875	1.0417	3.875	1.0417	No	A
CSA16	1	81	51	2.7916	3.875	2.7916	3.875	No	A
CSA17	1	84	55	0.6667	2.7916	0.6667	2.7916	No	A
CSA18	1	85	57	1.4583	0.6667	1.4583	0.6667	No	A
CSA19	1	229	60	3.2292	1.4583	3.2292	1.4583	No	A
CSA2	1	69	6	3.3516	3.3516	3.3516	3.3516	No	A
CSA20	1	87	63	3.2292	3.2292	3.2292	3.2292	No	A
CSA21	1	64	67	3.2292	3.2292	3.2292	3.2292	No	A
CSA3	1	74	8	1.2083	3.3516	1.2083	3.3516	No	A
CSA4	1	71	11	0.4583	1.2083	0.4583	1.2083	No	A
CSA5	1	73	15	4.0834	0.4583	4.0834	0.4583	No	A
CSA6	1	75	19	2.7916	4.0834	2.7916	4.0834	No	A
CSA7	1	76	22	1.5	2.7916	1.5	2.7916	No	A
CSA8	1	77	25	0.625	1.5	0.625	1.5	No	A
CSA9	1	227	27	1.375	0.625	1.375	0.625	No	A
CSB1	1	88	89	0.8333	0.8333	0.8333	0.8333	No	B
CSB10	1	97	98	3.9583	2.9583	3.9583	2.9583	No	B
CSB11	1	12	48	2.9583	1	2.9583	1	No	B
CSB12	1	100	109	1	1.8333	1	1.8333	No	B
CSB13	1	102	103	1.8333	2.125	1.8333	2.125	No	B
CSB14	1	104	107	2.125	2.125	2.125	2.125	No	B
CSB15	1	3	67	2.125	2.125	2.125	2.125	No	B
CSB2	1	2	64	0.8333	2.4583	0.8333	2.4583	No	B
CSB3	1	233	91	2.4583	1.5417	2.4583	1.5417	No	B
CSB4	1	93	94	1.5417	2	1.5417	2	No	B
CSB5	1	127	62	2	1.1667	2	1.1667	No	B
CSB6	1	P589	95	1.1667	4.2917	1.1667	4.2917	No	B
CSB7	1	10	96	4.2917	3.375	4.2917	3.375	No	B
CSB8	1	235	P597	3.375	4	3.375	4	No	B
CSB9	1	4	136	4	3.9583	4	3.9583	No	B

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

2 Properties

This chapter provides property information for materials, frame sections, shell sections, and links.

2.1 Materials

Table 2.1 - Material Properties - General

Material	Type	SymType	Grade	Color	Notes
4000Psi	Concrete	Isotropic	Unknown	Blue	Normalweight f'c = 4 ksi added 12/8/2022 10:34:24 AM
A416Gr270	Tendon	Uniaxial	Unknown	Magenta	ASTM A416 Grade 270 added 12/8/2022 10:34:24 AM
A615Gr60	Rebar	Uniaxial	Unknown	Cyan	ASTM A615 Grade 60 added 12/8/2022 10:34:24 AM
A992Fy50	Steel	Isotropic	Grade 50	Gray8Dark	
MAT1	Concrete	Isotropic	Unknown	Blue	Normalweight f'c = 4 ksi added 12/8/2022 10:34:24 AM
MAT2	Concrete	Isotropic	Unknown	Blue	Normalweight f'c = 4 ksi added 12/8/2022 10:34:24 AM
MAT3	Concrete	Isotropic	Unknown	Blue	Normalweight f'c = 4 ksi added 12/8/2022 10:34:24 AM
MAT4	Concrete	Isotropic	Unknown	Blue	Normalweight f'c = 4 ksi added 12/8/2022 10:34:24 AM
MAT5	Concrete	Isotropic	Unknown	Blue	Normalweight f'c = 4 ksi added 12/8/2022 10:34:24 AM
MAT6	Concrete	Isotropic	Unknown	Blue	Normalweight f'c = 4 ksi added 12/8/2022 10:34:24 AM
MAT7	Concrete	Isotropic	Unknown	Blue	Normalweight f'c = 4 ksi added 12/8/2022 10:34:24 AM
MAT8	Concrete	Isotropic	Unknown	Blue	Normalweight f'c = 4 ksi added 12/8/2022 10:34:24 AM

2.2 Frame Sections

Table 2.2 - Frame Section Property Definitions - Summary (Part 1 of 3)

Name	Material	Shape	Color	Area in2	J in4	I33 in4	I22 in4	I23 in4	As2 in2
2B-1	MAT1	Concrete Rectangular	Blue	352	6649.25	56789.33	1877.33		293.33
2B-10	MAT1	Concrete Rectangular	Yellow	352	6649.25	56789.33	1877.33		293.33
2B-11	MAT1	Concrete Rectangular	Blue	256	4601.45	21845.33	1365.33		213.33
2B-12	MAT1	Concrete Rectangular	Green	256	4601.45	21845.33	1365.33		213.33
2B-13	MAT1	Concrete Rectangular	Red	352	16595.63	14197.33	7509.33		293.33
2B-14	MAT1	Concrete Rectangular	Magenta	304	5625.31	36581.33	1621.33		253.33
2B-15	MAT1	Concrete Rectangular	Yellow	528	20991.45	85184	6336		440
2B-16	MAT1	Concrete Rectangular	Cyan	384	7331.9	73728	2048		320
2B-17	MAT1	Concrete Rectangular	Red	240	7212.47	8000	2880		200
2B-18	MAT1	Concrete Rectangular	Magenta	240	7212.47	8000	2880		200
2B-19	MAT1	Concrete Rectangular	Yellow	240	7212.47	8000	2880		200
2B-2	MAT1	Concrete Rectangular	Green	384	7331.9	73728	2048		320
2B-20	MAT1	Concrete Rectangular	Gray8Dark	440	26979.1	17746.67	14666.67		366.67
2B-21	MAT1	Concrete Rectangular	Blue	160	2555.01	5333.33	853.33		133.33
2B-22	MAT1	Concrete Rectangular	Green	160	2555.01	5333.33	853.33		133.33
2B-23	MAT1	Concrete Rectangular	Cyan	160	2555.01	5333.33	853.33		133.33
2B-24	MAT1	Concrete Rectangular	Red	160	2555.01	5333.33	853.33		133.33
2B-3	MAT1	Concrete Rectangular	Cyan	352	16595.63	14197.33	7509.33		293.33
2B-37	MAT1	Concrete Rectangular	Magenta	176	2895.76	7098.67	938.67		146.67
2B-38	MAT1	Concrete Rectangular	Green	176	2895.76	7098.67	938.67		146.67
2B-4	MAT1	Concrete Rectangular	Red	216	6085.12	5832	2592		180
2B-43	MAT1	Concrete Rectangular	Red	256	4601.45	21845.33	1365.33		213.33
2B-44	MAT1	Concrete Rectangular	Magenta	128	1874.99	2730.67	682.67		106.67

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 2.2 - Frame Section Property Definitions - Summary (Part 1 of 3, continued)

Name	Material	Shape	Color	Area in2	J in4	I33 in4	I22 in4	I23 in4	As2 in2
2B-45	MAT1	Concrete Rectangular	Cyan	128	1874.99	2730.67	682.67		106.67
2B-5	MAT1	Concrete Rectangular	Yellow	192	3236.72	9216	1024		160
2B-6	MAT1	Concrete Rectangular	Magenta	256	4601.45	21845.33	1365.33		213.33
2B-7	MAT1	Concrete Rectangular	Gray8Dark	440	26979.1	17746.67	14666.67		366.67
2B-8	MAT1	Concrete Rectangular	Red	192	3236.72	9216	1024		160
2B-9	MAT1	Concrete Rectangular	Magenta	112	1536.82	1829.33	597.33		93.33
8CMU-W	MAT3	Concrete Rectangular	Yellow	1152	23715.84	1990656	6144		960
8CW-W	MAT4	Concrete Rectangular	Gray8Dark	1152	23715.84	1990656	6144		960
BEAM1	4000Psi	Concrete Rectangular	Cyan	288	9492.12	13824	3456		240
C105	MAT7	Concrete Rectangular	Yellow	216	3748.39	13122	1152		180
C12	MAT7	Concrete Rectangular	Magenta	432	23242.87	9216	26244		360
C127	MAT7	Concrete Rectangular	Gray8Dark	128	1874.99	2730.67	682.67		106.67
C133	MAT8	Concrete Rectangular	Red	36	182.52	108	108		30
C135	MAT8	Concrete Rectangular	Gray8Dark	36	182.52	108	108		30
C18	MAT7	Concrete Rectangular	Yellow	128	1874.99	2730.67	682.67		106.67
C2	MAT7	Concrete Rectangular	Cyan	384	14084.62	32768	4608		320
C20	MAT7	Concrete Rectangular	Cyan	168	2725.35	6174	896		140
C200	MAT8	Concrete Rectangular	Red	24	75.12	72	32		20
C205	MAT8	Concrete Rectangular	Magenta	16	36.05	21.33	21.33		13.33
C24	MAT7	Concrete Rectangular	Red	128	1874.99	2730.67	682.67		106.67
C30	MAT7	Concrete Rectangular	Magenta	128	1874.99	2730.67	682.67		106.67
C34	MAT7	Concrete Rectangular	Yellow	128	1874.99	2730.67	682.67		106.67
C36	MAT7	Concrete Rectangular	Gray8Dark	128	1874.99	2730.67	682.67		106.67
C4	MAT7	Concrete Rectangular	Red	128	1874.99	2730.67	682.67		106.67
C48	MAT7	Concrete Rectangular	Blue	168	2725.35	6174	896		140
C50	MAT7	Concrete Rectangular	Magenta	176	2895.76	7098.67	938.67		146.67
C64	MAT7	Concrete Rectangular	Green	384	14084.62	32768	4608		320
C66	MAT7	Concrete Rectangular	Cyan	1040	105127.94	234346.67	34666.67		866.67
C68	MAT7	Concrete Rectangular	Red	1040	105127.94	234346.67	34666.67		866.67
C70	MAT7	Concrete Rectangular	Magenta	1040	105127.94	234346.67	34666.67		866.67
C72	MAT7	Concrete Rectangular	Green	240	7212.47	8000	2880		200
C74	MAT7	Concrete Rectangular	Cyan	240	7212.47	8000	2880		200
C83	MAT7	Concrete Rectangular	Red	168	2725.35	6174	896		140
C90	MAT7	Concrete Rectangular	Magenta	176	2895.76	7098.67	938.67		146.67
C92	MAT7	Concrete Rectangular	Yellow	144	2920.32	1728	1728		120
COL1	4000Psi	Concrete Rectangular	Cyan	288	9492.12	13824	3456		240
HSS8X6X3/8	MAT2	General	Cyan	8.97	100	79.1	50.6	0	5.58
TB-1	MAT1	Concrete Rectangular	Gray8Dark	96	1202	1152	512		80
TB-2	MAT1	Concrete Rectangular	Gray8Dark	352	16595.63	14197.33	7509.33		293.33

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 2.2 - Frame Section Property Definitions - Summary (Part 2 of 3)

Name	As3 in2	S33Pos in3	S33Neg in3	S22Pos in3	S22Neg in3	Z33 in3	Z22 in3	R33 in	R22 in	CG Offset 3 in	CG Offset 2 in	PNA Offset 3 in
2B-1	293.33	2581.33	2581.33	469.33	469.33	3872	704	12.7017	2.3094	0	0	0
2B-10	293.33	2581.33	2581.33	469.33	469.33	3872	704	12.7017	2.3094	0	0	0
2B-11	213.33	1365.33	1365.33	341.33	341.33	2048	512	9.2376	2.3094	0	0	0
2B-12	213.33	1365.33	1365.33	341.33	341.33	2048	512	9.2376	2.3094	0	0	0
2B-13	293.33	1290.67	1290.67	938.67	938.67	1936	1408	6.3509	4.6188	0	0	0
2B-14	253.33	1925.33	1925.33	405.33	405.33	2888	608	10.9697	2.3094	0	0	0
2B-15	440	3872	3872	1056	1056	5808	1584	12.7017	3.4641	0	0	0
2B-16	320	3072	3072	512	512	4608	768	13.8564	2.3094	0	0	0
2B-17	200	800	800	480	480	1200	720	5.7735	3.4641	0	0	0
2B-18	200	800	800	480	480	1200	720	5.7735	3.4641	0	0	0
2B-19	200	800	800	480	480	1200	720	5.7735	3.4641	0	0	0
2B-2	320	3072	3072	512	512	4608	768	13.8564	2.3094	0	0	0
2B-20	366.67	1613.33	1613.33	1466.67	1466.67	2420	2200	6.3509	5.7735	0	0	0
2B-21	133.33	533.33	533.33	213.33	213.33	800	320	5.7735	2.3094	0	0	0
2B-22	133.33	533.33	533.33	213.33	213.33	800	320	5.7735	2.3094	0	0	0
2B-23	133.33	533.33	533.33	213.33	213.33	800	320	5.7735	2.3094	0	0	0
2B-24	133.33	533.33	533.33	213.33	213.33	800	320	5.7735	2.3094	0	0	0
2B-3	293.33	1290.67	1290.67	938.67	938.67	1936	1408	6.3509	4.6188	0	0	0
2B-37	146.67	645.33	645.33	234.67	234.67	968	352	6.3509	2.3094	0	0	0
2B-38	146.67	645.33	645.33	234.67	234.67	968	352	6.3509	2.3094	0	0	0
2B-4	180	648	648	432	432	972	648	5.1962	3.4641	0	0	0
2B-43	213.33	1365.33	1365.33	341.33	341.33	2048	512	9.2376	2.3094	0	0	0
2B-44	106.67	341.33	341.33	170.67	170.67	512	256	4.6188	2.3094	0	0	0
2B-45	106.67	341.33	341.33	170.67	170.67	512	256	4.6188	2.3094	0	0	0
2B-5	160	768	768	256	256	1152	384	6.9282	2.3094	0	0	0
2B-6	213.33	1365.33	1365.33	341.33	341.33	2048	512	9.2376	2.3094	0	0	0
2B-7	366.67	1613.33	1613.33	1466.67	1466.67	2420	2200	6.3509	5.7735	0	0	0
2B-8	160	768	768	256	256	1152	384	6.9282	2.3094	0	0	0
2B-9	93.33	261.33	261.33	149.33	149.33	392	224	4.0415	2.3094	0	0	0
8CMU-W	960	27648	27648	1536	1536	41472	2304	41.5692	2.3094	0	0	0
8CW-W	960	27648	27648	1536	1536	41472	2304	41.5692	2.3094	0	0	0
BEAM1	240	1152	1152	576	576	1728	864	6.9282	3.4641	0	0	0
C105	180	972	972	288	288	1458	432	7.7942	2.3094	0	0	0
C12	360	1152	1152	1944	1944	1728	2916	4.6188	7.7942	0	0	0
C127	106.67	341.33	341.33	170.67	170.67	512	256	4.6188	2.3094	0	0	0
C133	30	36	36	36	36	54	54	1.7321	1.7321	0	0	0
C135	30	36	36	36	36	54	54	1.7321	1.7321	0	0	0
C18	106.67	341.33	341.33	170.67	170.67	512	256	4.6188	2.3094	0	0	0
C2	320	2048	2048	768	768	3072	1152	9.2376	3.4641	0	0	0
C20	140	588	588	224	224	882	336	6.0622	2.3094	0	0	0
C200	20	24	24	16	16	36	24	1.7321	1.1547	0	0	0
C205	13.33	10.67	10.67	10.67	10.67	16	16	1.1547	1.1547	0	0	0
C24	106.67	341.33	341.33	170.67	170.67	512	256	4.6188	2.3094	0	0	0
C30	106.67	341.33	341.33	170.67	170.67	512	256	4.6188	2.3094	0	0	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 2.2 - Frame Section Property Definitions - Summary (Part 2 of 3, continued)

Name	As3 in2	S33Pos in3	S33Neg in3	S22Pos in3	S22Neg in3	Z33 in3	Z22 in3	R33 in	R22 in	CG Offset 3 in	CG Offset 2 in	PNA Offset 3 in
C34	106.67	341.33	341.33	170.67	170.67	512	256	4.6188	2.3094	0	0	0
C36	106.67	341.33	341.33	170.67	170.67	512	256	4.6188	2.3094	0	0	0
C4	106.67	341.33	341.33	170.67	170.67	512	256	4.6188	2.3094	0	0	0
C48	140	588	588	224	224	882	336	6.0622	2.3094	0	0	0
C50	146.67	645.33	645.33	234.67	234.67	968	352	6.3509	2.3094	0	0	0
C64	320	2048	2048	768	768	3072	1152	9.2376	3.4641	0	0	0
C66	866.67	9013.33	9013.33	3466.67	3466.67	13520	5200	15.0111	5.7735	0	0	0
C68	866.67	9013.33	9013.33	3466.67	3466.67	13520	5200	15.0111	5.7735	0	0	0
C70	866.67	9013.33	9013.33	3466.67	3466.67	13520	5200	15.0111	5.7735	0	0	0
C72	200	800	800	480	480	1200	720	5.7735	3.4641	0	0	0
C74	200	800	800	480	480	1200	720	5.7735	3.4641	0	0	0
C83	140	588	588	224	224	882	336	6.0622	2.3094	0	0	0
C90	146.67	645.33	645.33	234.67	234.67	968	352	6.3509	2.3094	0	0	0
C92	120	288	288	288	288	432	432	3.4641	3.4641	0	0	0
COL1	240	1152	1152	576	576	1728	864	6.9282	3.4641	0	0	0
HSS8X6X3/8	4.19	5184	5184	3456	3456	0	0	0	0	0	0	0
TB-1	80	192	192	128	128	288	192	3.4641	2.3094	0	0	0
TB-2	293.33	1290.67	1290.67	938.67	938.67	1936	1408	6.3509	4.6188	0	0	0

Table 2.2 - Frame Section Property Definitions - Summary (Part 3 of 3)

Name	Area Modifier	As2 Modifier	As3 Modifier	J Modifier	I33 Modifier	I22 Modifier	Mass Modifier	Weight Modifier
2B-1	1	1	1	1	1	1	1	1
2B-10	1	1	1	1	1	1	1	1
2B-11	1	1	1	1	1	1	1	1
2B-12	1	1	1	1	1	1	1	1
2B-13	1	1	1	1	1	1	1	1
2B-14	1	1	1	1	1	1	1	1
2B-15	1	1	1	1	1	1	1	1
2B-16	1	1	1	1	1	1	1	1
2B-17	1	1	1	1	1	1	1	1
2B-18	1	1	1	1	1	1	1	1
2B-19	1	1	1	1	1	1	1	1
2B-2	1	1	1	1	1	1	1	1
2B-20	1	1	1	1	1	1	1	1
2B-21	1	1	1	1	1	1	1	1
2B-22	1	1	1	1	1	1	1	1
2B-23	1	1	1	1	1	1	1	1
2B-24	1	1	1	1	1	1	1	1
2B-3	1	1	1	1	1	1	1	1
2B-37	1	1	1	1	1	1	1	1
2B-38	1	1	1	1	1	1	1	1
2B-4	1	1	1	1	1	1	1	1
2B-43	1	1	1	1	1	1	1	1

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 2.2 - Frame Section Property Definitions - Summary (Part 3 of 3, continued)

Name	Area Modifier	As2 Modifier	As3 Modifier	J Modifier	I33 Modifier	I22 Modifier	Mass Modifier	Weight Modifier
2B-44	1	1	1	1	1	1	1	1
2B-45	1	1	1	1	1	1	1	1
2B-5	1	1	1	1	1	1	1	1
2B-6	1	1	1	1	1	1	1	1
2B-7	1	1	1	1	1	1	1	1
2B-8	1	1	1	1	1	1	1	1
2B-9	1	1	1	1	1	1	1	1
8CMU-W	1	1	1	1	1	1	1	1
8CW-W	1	1	1	1	1	1	1	1
BEAM1	1	1	1	1	1	1	1	1
C105	1	1	1	1	1	1	1	1
C12	1	1	1	1	1	1	1	1
C127	1	1	1	1	1	1	1	1
C133	1	1	1	1	1	1	1	1
C135	1	1	1	1	1	1	1	1
C18	1	1	1	1	1	1	1	1
C2	1	1	1	1	1	1	1	1
C20	1	1	1	1	1	1	1	1
C200	1	1	1	1	1	1	1	1
C205	1	1	1	1	1	1	1	1
C24	1	1	1	1	1	1	1	1
C30	1	1	1	1	1	1	1	1
C34	1	1	1	1	1	1	1	1
C36	1	1	1	1	1	1	1	1
C4	1	1	1	1	1	1	1	1
C48	1	1	1	1	1	1	1	1
C50	1	1	1	1	1	1	1	1
C64	1	1	1	1	1	1	1	1
C66	1	1	1	1	1	1	1	1
C68	1	1	1	1	1	1	1	1
C70	1	1	1	1	1	1	1	1
C72	1	1	1	1	1	1	1	1
C74	1	1	1	1	1	1	1	1
C83	1	1	1	1	1	1	1	1
C90	1	1	1	1	1	1	1	1
C92	1	1	1	1	1	1	1	1
COL1	1	1	1	1	1	1	1	1
HSS8X6X3/8	1	1	1	1	1	1	1	1
TB-1	1	1	1	1	1	1	1	1
TB-2	1	1	1	1	1	1	1	1

2.3 Shell Sections

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 2.3 - Area Section Property Definitions - Summary

Name	Type	Element Type	Material	Total Thickness in
Col_{Stiff}	Slab	Shell-Thin	MAT6	8
SLAB1	Slab	Shell-Thick	MAT4	8
Slab8	Slab	Shell-Thin	MAT5	8
WALL1	Wall	Shell-Thick	4000Psi	12
WW1	Wall	Shell-Thick	MAT3	8
WW10	Wall	Shell-Thick	MAT3	12
WW15	Wall	Shell-Thick	MAT4	8
WW17	Wall	Shell-Thick	MAT4	8
WW18	Wall	Shell-Thick	MAT3	8
WW19	Wall	Shell-Thick	MAT3	8
WW2	Wall	Shell-Thick	MAT3	8
WW20	Wall	Shell-Thick	MAT3	8
WW21	Wall	Shell-Thick	MAT3	8
WW22	Wall	Shell-Thick	MAT3	8
WW23	Wall	Shell-Thick	MAT3	8
WW25	Wall	Shell-Thick	MAT4	8
WW27	Wall	Shell-Thick	MAT3	8
WW30	Wall	Shell-Thick	MAT3	8
WW31	Wall	Shell-Thick	MAT3	8
WW32	Wall	Shell-Thick	MAT3	8
WW33	Wall	Shell-Thick	MAT3	8
WW34	Wall	Shell-Thick	MAT3	8
WW36	Wall	Shell-Thick	MAT3	8
WW38	Wall	Shell-Thick	MAT4	8
WW39	Wall	Shell-Thick	MAT3	8
WW41	Wall	Shell-Thick	MAT3	8
WW43	Wall	Shell-Thick	MAT3	8
WW44	Wall	Shell-Thick	MAT3	8
WW45	Wall	Shell-Thick	MAT3	8
WW46	Wall	Shell-Thick	MAT3	8
WW47	Wall	Shell-Thick	MAT3	8
WW48	Wall	Shell-Thick	MAT3	8
WW49	Wall	Shell-Thick	MAT3	8
WW5	Wall	Shell-Thick	MAT3	8
WW51	Wall	Shell-Thick	MAT3	8
WW55	Wall	Shell-Thick	MAT3	8
WW58	Wall	Shell-Thick	MAT3	8
WW59	Wall	Shell-Thick	MAT3	8
WW62	Wall	Shell-Thick	MAT3	8
WW63	Wall	Shell-Thick	MAT3	8
WW64	Wall	Shell-Thick	MAT3	8
WW65	Wall	Shell-Thick	MAT3	8
WW66	Wall	Shell-Thick	MAT4	8
WW7	Wall	Shell-Thick	MAT3	8

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 2.3 - Area Section Property Definitions - Summary (continued)

Name	Type	Element Type	Material	Total Thickness in
WW70	Wall	Shell-Thick	MAT3	8
WW72	Wall	Shell-Thick	MAT3	8
WW73	Wall	Shell-Thick	MAT3	8
WW76	Wall	Shell-Thick	MAT3	8
WW9	Wall	Shell-Thick	MAT4	8

2.4 Reinforcement Sizes

Table 2.4 - Reinforcing Bar Sizes

Name	Diameter in	Area in2
#2	0.25	0.05
#3	0.375	0.11
#4	0.5	0.2
#5	0.625	0.31
#6	0.75	0.44
#7	0.875	0.6
#8	1	0.79
#9	1.128	1
#10	1.27	1.27
#11	1.41	1.56
#14	1.693	2.25
#18	2.257	4

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

3 Assignments

This chapter provides a listing of the assignments applied to the model.

3.1 Joint Assignments

Table 3.1 - Joint Assignments - Summary

UniqueName	Diaphragm	Restraints
2	From Area	
4	From Area	
12	From Area	
16	From Area	
18	From Area	
20	From Area	
24	From Area	
30	From Area	
34	From Area	
36	From Area	
38	From Area	
40	From Area	
42	From Area	
44	From Area	
46	From Area	
48	From Area	
50	From Area	
52	From Area	
54	From Area	
58	From Area	
62	From Area	
64	From Area	
66	From Area	
68	From Area	
70	From Area	
72	From Area	
74	From Area	
10	From Area	
14	From Area	
78	From Area	
80	From Area	
82	From Area	
83	From Area	
86	From Area	
90	From Area	
92	From Area	
106	From Area	
108	From Area	
110	From Area	
120	From Area	
124	From Area	
127	From Area	

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.1 - Joint Assignments - Summary (continued)

UniqueName	Diaphragm	Restraints
128	From Area	
133	From Area	
134	From Area	
135	From Area	
136	From Area	
137	From Area	
138	From Area	
141	From Area	
142	From Area	
147	From Area	
148	From Area	
118	From Area	
163	From Area	
166	From Area	
105	From Area	
234	From Area	
236	From Area	
240	From Area	
243	From Area	
244	From Area	
248	From Area	
249	From Area	
258	From Area	
259	From Area	
260	From Area	
265	From Area	
99	From Area	
116	From Area	
154	From Area	
193	From Area	
197	From Area	
203	From Area	
210	From Area	
216	From Area	
220	From Area	
281	From Area	
283	From Area	
288	From Area	
292	From Area	
294	From Area	
295	From Area	
297	From Area	
200	From Area	
205	From Area	
206	From Area	
311	From Area	

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.1 - Joint Assignments - Summary (continued)

UniqueName	Diaphragm	Restraints
312	From Area	
P561	From Area	
P562	From Area	
P563	From Area	
P564	From Area	
P565	From Area	
P566	From Area	
P567	From Area	
P568	From Area	
P569	From Area	
P570	From Area	
P571	From Area	
P572	From Area	
P573	From Area	
P574	From Area	
P575	From Area	
P576	From Area	
P577	From Area	
P578	From Area	
P579	From Area	
P580	From Area	
P581	From Area	
P582	From Area	
P583	From Area	
P584	From Area	
P585	From Area	
P586	From Area	
P587	From Area	
P588	From Area	
P589	From Area	
P590	From Area	
P591	From Area	
P592	From Area	
P593	From Area	
P594	From Area	
P595	From Area	
P596	From Area	
P597	From Area	
P598	From Area	
P599	From Area	
P600	From Area	
P601	From Area	
P602	From Area	
P603	From Area	
P604	From Area	
P605	From Area	

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.1 - Joint Assignments - Summary (continued)

UniqueName	Diaphragm	Restraints
P606	From Area	
P607	From Area	
P608	From Area	
P609	From Area	
P610	From Area	
P611	From Area	
P612	From Area	
P613	From Area	
P614	From Area	
P615	From Area	
P616	From Area	
P617	From Area	
P618	From Area	
212	From Area	
213	From Area	
214	From Area	
215	From Area	
217	From Area	
218	From Area	
219	From Area	
221	From Area	
222	From Area	
223	From Area	
224	From Area	
225	From Area	
226	From Area	
227	From Area	
228	From Area	
229	From Area	
230	From Area	
231	From Area	
232	From Area	
233	From Area	
235	From Area	
237	From Area	
238	From Area	
239	From Area	
241	From Area	
242	From Area	
245	From Area	
246	From Area	
247	From Area	
250	From Area	
251	From Area	
252	From Area	
253	From Area	

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.1 - Joint Assignments - Summary (continued)

UniqueName	Diaphragm	Restraints
254	From Area	
255	From Area	
256	From Area	
257	From Area	
261	From Area	
262	From Area	
263	From Area	
264	From Area	
266	From Area	
267	From Area	
268	From Area	
269	From Area	
270	From Area	
271	From Area	
272	From Area	
273	From Area	
274	From Area	
275	From Area	
276	From Area	
277	From Area	
278	From Area	
279	From Area	
280	From Area	
282	From Area	
284	From Area	
285	From Area	
286	From Area	
287	From Area	
289	From Area	
290	From Area	
291	From Area	
293	From Area	
296	From Area	
298	From Area	
299	From Area	
300	From Area	
301	From Area	
302	From Area	
303	From Area	
304	From Area	
305	From Area	
306	From Area	
307	From Area	
308	From Area	
309	From Area	
310	From Area	

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.1 - Joint Assignments - Summary (continued)

UniqueName	Diaphragm	Restraints
313	From Area	
314	From Area	
315	From Area	
316	From Area	
317	From Area	
318	From Area	
319	From Area	
320	From Area	
321	From Area	
322	From Area	
323	From Area	
324	From Area	
325	From Area	
326	From Area	
327	From Area	
328	From Area	
329	From Area	
330	From Area	
331	From Area	
332	From Area	
333	From Area	
334	From Area	
335	From Area	
336	From Area	
337	From Area	
338	From Area	
339	From Area	
340	From Area	
341	From Area	
342	From Area	
343	From Area	
344	From Area	
345	From Area	
346	From Area	
347	From Area	
348	From Area	
349	From Area	
350	From Area	
351	From Area	
352	From Area	
353	From Area	
354	From Area	
355	From Area	
356	From Area	
357	From Area	
358	From Area	

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.1 - Joint Assignments - Summary (continued)

UniqueName	Diaphragm	Restraints
359	From Area	
360	From Area	
361	From Area	
362	From Area	
363	From Area	
364	From Area	
365	From Area	
366	From Area	
367	From Area	
368	From Area	
369	From Area	
370	From Area	
371	From Area	
372	From Area	
373	From Area	
374	From Area	
375	From Area	
376	From Area	
377	From Area	
88	From Area	
3	From Area	
6	From Area	
8	From Area	
11	From Area	
15	From Area	
19	From Area	
22	From Area	
25	From Area	
27	From Area	
28	From Area	
29	From Area	
31	From Area	
32	From Area	
33	From Area	
35	From Area	
37	From Area	
39	From Area	
43	From Area	
47	From Area	
51	From Area	
55	From Area	
57	From Area	
60	From Area	
63	From Area	
89	From Area	
67	From Area	

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.1 - Joint Assignments - Summary (continued)

UniqueName	Diaphragm	Restraints
69	From Area	
71	From Area	
73	From Area	
75	From Area	
76	From Area	
77	From Area	
79	From Area	
81	From Area	
84	From Area	
85	From Area	
87	From Area	
91	From Area	
93	From Area	
94	From Area	
95	From Area	
96	From Area	
97	From Area	
98	From Area	
100	From Area	
102	From Area	
103	From Area	
104	From Area	
107	From Area	
109	From Area	
378	From Area	UX; UY; UZ; RX; RY; RZ
379	From Area	UX; UY; UZ; RX; RY; RZ
380	From Area	UX; UY; UZ; RX; RY; RZ
432	From Area	UX; UY; UZ; RX; RY; RZ
381	From Area	UX; UY; UZ; RX; RY; RZ
382	From Area	UX; UY; UZ; RX; RY; RZ
383	From Area	UX; UY; UZ; RX; RY; RZ
384	From Area	UX; UY; UZ; RX; RY; RZ
385	From Area	UX; UY; UZ; RX; RY; RZ
386	From Area	UX; UY; UZ; RX; RY; RZ
415	From Area	UX; UY; UZ; RX; RY; RZ
416	From Area	UX; UY; UZ; RX; RY; RZ
417	From Area	UX; UY; UZ; RX; RY; RZ
418	From Area	UX; UY; UZ; RX; RY; RZ
419	From Area	UX; UY; UZ; RX; RY; RZ
387	From Area	UX; UY; UZ; RX; RY; RZ
399	From Area	UX; UY; UZ; RX; RY; RZ
425	From Area	UX; UY; UZ; RX; RY; RZ
424	From Area	UX; UY; UZ; RX; RY; RZ
422	From Area	UX; UY; UZ; RX; RY; RZ
420	From Area	UX; UY; UZ; RX; RY; RZ
388	From Area	UX; UY; UZ; RX; RY; RZ

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.1 - Joint Assignments - Summary (continued)

UniqueName	Diaphragm	Restraints
389	From Area	UX; UY; UZ; RX; RY; RZ
390	From Area	UX; UY; UZ; RX; RY; RZ
391	From Area	UX; UY; UZ; RX; RY; RZ
392	From Area	UX; UY; UZ; RX; RY; RZ
393	From Area	UX; UY; UZ; RX; RY; RZ
406	From Area	UX; UY; UZ; RX; RY; RZ
407	From Area	UX; UY; UZ; RX; RY; RZ
409	From Area	UX; UY; UZ; RX; RY; RZ
410	From Area	UX; UY; UZ; RX; RY; RZ
411	From Area	UX; UY; UZ; RX; RY; RZ
394	From Area	UX; UY; UZ; RX; RY; RZ
414	From Area	UX; UY; UZ; RX; RY; RZ
395	From Area	UX; UY; UZ; RX; RY; RZ
396	From Area	UX; UY; UZ; RX; RY; RZ
430	From Area	UX; UY; UZ; RX; RY; RZ
401	From Area	UX; UY; UZ; RX; RY; RZ
398	From Area	UX; UY; UZ; RX; RY; RZ
433	From Area	UX; UY; UZ; RX; RY; RZ
397	From Area	UX; UY; UZ; RX; RY; RZ
428	From Area	UX; UY; UZ; RX; RY; RZ
426	From Area	UX; UY; UZ; RX; RY; RZ
435	From Area	UX; UY; UZ; RX; RY; RZ
434	From Area	UX; UY; UZ; RX; RY; RZ
400	From Area	UX; UY; UZ; RX; RY; RZ
402	From Area	UX; UY; UZ; RX; RY; RZ
403	From Area	UX; UY; UZ; RX; RY; RZ
448	From Area	UX; UY; UZ; RX; RY; RZ
444	From Area	UX; UY; UZ; RX; RY; RZ
440	From Area	UX; UY; UZ; RX; RY; RZ
427	From Area	UX; UY; UZ; RX; RY; RZ
412	From Area	UX; UY; UZ; RX; RY; RZ
413	From Area	UX; UY; UZ; RX; RY; RZ
438	From Area	UX; UY; UZ; RX; RY; RZ
439	From Area	UX; UY; UZ; RX; RY; RZ
436	From Area	UX; UY; UZ; RX; RY; RZ
441	From Area	UX; UY; UZ; RX; RY; RZ
404	From Area	UX; UY; UZ; RX; RY; RZ
405	From Area	UX; UY; UZ; RX; RY; RZ
408	From Area	UX; UY; UZ; RX; RY; RZ
421	From Area	UX; UY; UZ; RX; RY; RZ
423	From Area	UX; UY; UZ; RX; RY; RZ
429	From Area	UX; UY; UZ; RX; RY; RZ
431	From Area	UX; UY; UZ; RX; RY; RZ
437	From Area	UX; UY; UZ; RX; RY; RZ
442	From Area	UX; UY; UZ; RX; RY; RZ
443	From Area	UX; UY; UZ; RX; RY; RZ

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.1 - Joint Assignments - Summary (continued)

UniqueName	Diaphragm	Restraints
446	From Area	UX; UY; UZ; RX; RY; RZ
445	From Area	UX; UY; UZ; RX; RY; RZ
447	From Area	UX; UY; UZ; RX; RY; RZ
450	From Area	UX; UY; UZ; RX; RY; RZ
449	From Area	UX; UY; UZ; RX; RY; RZ

3.2 Frame Assignments

Table 3.2 - Frame Assignments - Summary

UniqueName	Design Type	Length ft	Analysis Section	Design Section	Axis Angle deg	Min Number Stations
B56	Beam	1.9167	2B-2	2B-2		3
B62	Beam	12.9167	2B-2	2B-2		3
B33	Beam	24	2B-9	2B-9		3
B1	Beam	12	2B-20	2B-20		3
B2	Beam	25.6667	TB-2	TB-2		3
B3	Beam	13.8333	2B-23	2B-23		3
B5	Beam	15.8229	2B-10	2B-10		3
B52	Beam	15.8333	2B-6	2B-6		3
B59	Beam	15.8333	2B-1	2B-1		3
B58	Beam	15.8333	2B-11	2B-11		3
B64	Beam	25.6667	TB-2	TB-2		3
B65	Beam	13.8333	2B-24	2B-24		3
B63	Beam	12	2B-20	2B-20		3
B60	Beam	14.8333	2B-3	2B-3		3
B55	Beam	6.3333	2B-19	2B-19		3
B36	Beam	22.0833	HSS8X6X3/8	N/A		3
B7	Beam	16.7396	2B-14	2B-14		3
B4	Beam	15.8229	2B-12	2B-12		3
B9	Beam	15.8333	2B-43	2B-43		3
B14	Beam	17.6667	2B-7	2B-7		3
B24	Beam	19.5	TB-1	TB-1		3
B32	Beam	20.6667	2B-8	2B-8		3
B38	Beam	15.8333	8CMU-W	8CMU-W		3
B40	Beam	3.6667	TB-1	TB-1		3
B46	Beam	17.6667	2B-7	2B-7		3
B53	Beam	8	2B-19	2B-19		3
B43	Beam	12	2B-18	2B-18		3
B47	Beam	17.75	2B-4	2B-4		3
B27	Beam	14.3333	2B-17	2B-17		3
B10	Beam	12	2B-16	2B-16		3
B16	Beam	18	2B-4	2B-4		3
B12	Beam	2.3333	2B-16	2B-16		3
B18	Beam	20.3333	2B-15	2B-15		3
B50	Beam	20.6667	2B-15	2B-15		3
B6	Beam	16.7396	2B-13	2B-13		3

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.2 - Frame Assignments - Summary (continued)

UniqueName	Design Type	Length ft	Analysis Section	Design Section	Axis Angle deg	Min Number Stations
B30	Beam	20.6667	2B-5	2B-5		3
B20	Beam	5.25	2B-45	2B-45		3
B19	Beam	5.6667	2B-44	2B-44		3
B21	Beam	5.25	2B-45	2B-45		3
B8	Beam	2.6666	2B-22	2B-22		3
B15	Beam	19.6667	2B-22	2B-22		3
B26	Beam	2.6667	2B-22	2B-22		3
B42	Beam	2.6666	2B-21	2B-21		3
B51	Beam	19.6667	2B-21	2B-21		3
B57	Beam	2.6667	2B-21	2B-21		3
B34	Beam	17.6667	2B-38	2B-38		3
B37	Beam	11	2B-37	2B-37		3
B29	Beam	11	2B-37	2B-37		3
W19-W	Beam	3	8CMU-W	8CMU-W		3
W47-W	Beam	3	8CMU-W	8CMU-W		3
W23-W	Beam	15.8333	8CMU-W	8CMU-W		3
W50-W	Beam	2.1667	8CW-W	8CW-W		3
W56-W	Beam	0.8333	8CW-W	8CW-W		3
W68-W	Beam	2.1667	8CW-W	8CW-W		3
W75-W	Beam	0.8333	8CW-W	8CW-W		3
W67-W	Beam	2.1667	8CW-W	8CW-W		3
W69-W	Beam	0.8333	8CW-W	8CW-W		3
W3-W	Beam	6.4167	8CMU-W	8CMU-W		3
W4-W	Beam	6.1667	8CMU-W	8CMU-W		3
W6-W	Beam	7.0833	8CMU-W	8CMU-W		3
W8-W	Beam	2.4896	8CMU-W	8CMU-W		3
W12-W	Beam	1.5833	8CMU-W	8CMU-W		3
W13-W	Beam	5.5	8CMU-W	8CMU-W		3
W14-W	Beam	3.75	8CMU-W	8CMU-W		3
W17-W	Beam	2	8CMU-W	8CMU-W		3
W24-W	Beam	1.1667	8CMU-W	8CMU-W		3
W29-W	Beam	4	8CMU-W	8CMU-W		3
W35-W	Beam	4.3334	8CMU-W	8CMU-W		3
W37-W	Beam	1.1667	8CMU-W	8CMU-W		3
W54-W	Beam	5.5833	8CMU-W	8CMU-W		3
W52-W	Beam	4.6667	8CMU-W	8CMU-W		3
W53-W	Beam	2.25	8CW-W	8CW-W		3
W60-W	Beam	2.5	8CW-W	8CW-W		3
W74-W	Beam	8.8333	8CW-W	8CW-W		3
W71-W	Beam	7	8CW-W	8CW-W		3
W57-W	Beam	4	8CW-W	8CW-W		3
W61-W	Beam	1.25	8CW-W	8CW-W		3
W42-W	Beam	4	8CW-W	8CW-W		3
W40-W	Beam	0.5833	8CW-W	8CW-W		3

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.2 - Frame Assignments - Summary (continued)

UniqueName	Design Type	Length ft	Analysis Section	Design Section	Axis Angle deg	Min Number Stations
W26-W	Beam	3.9999	8CW-W	8CW-W		3
W28-W	Beam	0.5833	8CW-W	8CW-W		3
W16-W	Beam	3.9999	8CW-W	8CW-W		3
W11-W	Beam	2.1667	8CW-W	8CW-W		3
123	Column	14	C2	N/A	90	3
124	Column	14	C4	N/A		3
125	Column	14	C12	N/A		3
126	Column	14	C18	N/A	90	3
127	Column	14	C20	N/A		3
128	Column	14	C24	N/A	90	3
129	Column	14	C30	N/A	90	3
130	Column	14	C34	N/A	90	3
131	Column	14	C36	N/A	90	3
132	Column	14	C48	N/A	90	3
133	Column	14	C64	N/A	90	3
134	Column	14	C66	N/A	90	3
135	Column	14	C68	N/A	90	3
136	Column	14	C70	N/A	90	3
137	Column	14	C72	N/A		3
138	Column	14	C74	N/A		3
139	Column	14	C83	N/A		3
140	Column	14	C90	N/A	90	3
141	Column	14	C92	N/A		3
142	Column	14	C135	N/A	90	3
143	Column	14	C133	N/A		3
144	Column	14	C50	N/A		3
145	Column	14	C105	N/A		3
146	Column	14	C127	N/A		3
147	Column	14	C200	N/A		3
148	Column	14	C205	N/A		3
WW1	Null	2.25		N/A		3
WW2	Null	18		N/A		3
WW5	Null	4.0833		N/A		3
WW7	Null	6.6667		N/A		3
WW10	Null	3.3333		N/A		3
WW30	Null	4		N/A		3
WW34	Null	4		N/A		3
WW51	Null	1.3333		N/A		3
WW55	Null	2		N/A		3
WW59	Null	2.4167		N/A		3
WW65	Null	2.0833		N/A		3
WW70	Null	3.3333		N/A		3
WW72	Null	5.6667		N/A		3
WW73	Null	5.6667		N/A		3

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.2 - Frame Assignments - Summary (continued)

UniqueName	Design Type	Length ft	Analysis Section	Design Section	Axis Angle deg	Min Number Stations
WW76	Null	15.8333		N/A		3
WW45	Null	2.3333		N/A		3
WW31	Null	2.3333		N/A		3
WW62	Null	2.3333		N/A		3
WW15	Null	2		N/A		3
WW9	Null	2		N/A		3
WW46	Null	2.3333		N/A		3
WW32	Null	2.3333		N/A		3
WW63	Null	2.3333		N/A		3
WW64	Null	2.3333		N/A		3
WW58	Null	2.3333		N/A		3
WW49	Null	2.3333		N/A		3
WW39	Null	2.3333		N/A		3
WW33	Null	2.3333		N/A		3
WW27	Null	2.3333		N/A		3
WW66	Null	3.3333		N/A		3
WW25	Null	3.6667		N/A		3
WW48	Null	1.75		N/A		3
WW41	Null	1.75		N/A		3
WW43	Null	1		N/A		3
WW44	Null	1		N/A		3
WW18	Null	1.75		N/A		3
WW22	Null	1.75		N/A		3
WW20	Null	1		N/A		3
WW21	Null	1		N/A		3

3.3 Shell Assignments

Table 3.3 - Area Assignments - Summary

UniqueName	Section Property	Property Type	Modifiers
F73	Slab8	Slab	
F59	Slab8	Slab	
F15	Slab8	Slab	
F26	Slab8	Slab	
F45	Slab8	Slab	
F43	Slab8	Slab	
F75	Slab8	Slab	
F35	Slab8	Slab	
F48	Slab8	Slab	
ColC2	Col_{Stiff}	Slab	
ColC4	Col_{Stiff}	Slab	
ColC12	Col_{Stiff}	Slab	
ColC18	Col_{Stiff}	Slab	
ColC20	Col_{Stiff}	Slab	

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.3 - Area Assignments - Summary (continued)

UniqueName	Section Property	Property Type	Modifiers
ColC24	Col_{Stiff}	Slab	
ColC30	Col_{Stiff}	Slab	
ColC34	Col_{Stiff}	Slab	
ColC36	Col_{Stiff}	Slab	
ColC48	Col_{Stiff}	Slab	
ColC64	Col_{Stiff}	Slab	
ColC66	Col_{Stiff}	Slab	
ColC68	Col_{Stiff}	Slab	
ColC70	Col_{Stiff}	Slab	
ColC72	Col_{Stiff}	Slab	
ColC74	Col_{Stiff}	Slab	
ColC83	Col_{Stiff}	Slab	
ColC90	Col_{Stiff}	Slab	
ColC92	Col_{Stiff}	Slab	
ColC135	Col_{Stiff}	Slab	
ColC133	Col_{Stiff}	Slab	
ColC50	Col_{Stiff}	Slab	
ColC105	Col_{Stiff}	Slab	
ColC127	Col_{Stiff}	Slab	
ColC200	Col_{Stiff}	Slab	
ColC205	Col_{Stiff}	Slab	
38	WW1	Wall	Yes
39	WW2	Wall	Yes
40	WW5	Wall	Yes
41	WW7	Wall	Yes
42	WW10	Wall	Yes
43	WW19	Wall	Yes
44	WW30	Wall	Yes
45	WW34	Wall	Yes
46	WW47	Wall	Yes
47	WW51	Wall	Yes
48	WW55	Wall	Yes
49	WW59	Wall	Yes
50	WW65	Wall	Yes
51	WW70	Wall	Yes
52	WW72	Wall	Yes
53	WW73	Wall	Yes
54	WW76	Wall	Yes
55	WW45	Wall	Yes
56	WW31	Wall	Yes
57	WW62	Wall	Yes
58	WW15	Wall	Yes
59	WW9	Wall	Yes
60	WW17	Wall	Yes
61	WW46	Wall	Yes

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.3 - Area Assignments - Summary (continued)

UniqueName	Section Property	Property Type	Modifiers
62	WW32	Wall	Yes
63	WW63	Wall	Yes
64	WW64	Wall	Yes
65	WW58	Wall	Yes
66	WW49	Wall	Yes
67	WW39	Wall	Yes
68	WW33	Wall	Yes
69	WW27	Wall	Yes
70	WW66	Wall	Yes
71	WW38	Wall	Yes
72	WW36	Wall	Yes
73	WW23	Wall	Yes
74	WW25	Wall	Yes
75	WW48	Wall	Yes
76	WW41	Wall	Yes
77	WW43	Wall	Yes
78	WW44	Wall	Yes
79	WW18	Wall	Yes
80	WW22	Wall	Yes
81	WW20	Wall	Yes
82	WW21	Wall	Yes
A4	None	Opening	
A3	None	Opening	

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

4 Loads

This chapter provides loading information as applied to the model.

4.1 Load Patterns

Table 4.1 - Load Pattern Definitions

Name	Is Auto Load	Type	Self Weight Multiplier
~LLRF	No	Other	0
Dead	No	Dead	1
Dead ABOVE	No	Dead	0
Live	No	Live	0
Live ABOVE	No	Live	0

4.2 Applied Loads

4.2.1 Point Loads

Table 4.2 - Joint Loads Assignments - Force

UniqueName	Load Pattern	FX kip	FY kip	FZ kip	MX kip-ft	MY kip-ft	MZ kip-ft	X Dimension in	Y Dimension in
4	Dead ABOVE	-3.837	-2.656	-15.178	13.2984	1.2185	8.2941	8	21
12	Dead ABOVE	0.93	-0.261	-1.453	0.0995	0.0079	-0.0005	0	0
16	Dead ABOVE	-3.184	-2.543	-28.914	-7.8303	-5.0063	1.8439	0	0
18	Dead ABOVE	0.134	0.842	-5.382	-4.4174	0.3922	-0.1562	8	16
20	Dead ABOVE	4.816	-0.397	-4.947	2.7922	27.1197	-0.5233	24	8
34	Dead ABOVE	-0.035	-2.771	-2.312	6.9582	0.6436	0.2259	8	16
36	Dead ABOVE	0	0	-26.374	1.9496	-0.6023	0	0	0
38	Dead ABOVE	3.24	2.603	-11.869	-2.6412	2.6919	0.1336	0	0
40	Dead ABOVE	2.038	-7.402	-1.164	1.771	0.3876	6.702	0	0
42	Dead ABOVE	1.516	0	-0.348	0.2953	-0.1686	1.2867	0	0
44	Dead ABOVE	0.299	0	-0.069	0.1108	-0.1625	0.4828	0	0
46	Dead ABOVE	0.146	0	-0.034	0.0804	-0.1588	0.3501	0	0
48	Dead ABOVE	0.452	-0.431	-1.337	-0.1981	0.354	-0.428	0	0
52	Dead ABOVE	-1.46	0.04	-0.998	-8.4619	-0.3499	-0.0485	0	0
54	Dead ABOVE	-1.666	0.146	-2.737	-5.1703	-1.1888	0.1232	0	0
58	Dead ABOVE	-1.095	0.056	-3.524	-2.8943	-1.4203	0.0457	0	0
62	Dead ABOVE	-2.003	1.96	-15.707	-2.1683	10.2231	0.024	0	0
10	Dead ABOVE	-0.059	-0.004	-2.62	19.5861	2.255	-0.0028	0	0
14	Dead ABOVE	-0.086	-0.007	-1.732	13.8715	-1.763	0.0042	0	0
78	Dead ABOVE	0	-0.649	-0.15	-0.0883	-0.1721	0.7471	0	0
80	Dead ABOVE	0	-0.012	-0.003	-0.0526	-0.0686	0.2978	0	0
82	Dead ABOVE	-2.525	1.108	-8.534	0.5772	-0.1002	-0.0774	0	0
83	Dead ABOVE	4.852	0.183	2.323	-4.7804	20.577	0.2637	21	8
86	Dead ABOVE	-2.41	-2.322	-9.674	-1.3812	1.1015	0.0927	0	0
106	Dead ABOVE	3.531	0.133	6.119	-0.6194	-3.6508	0.0209	16	8
108	Dead ABOVE	3.964	-2.279	-23.734	0.095	-14.7177	-0.0077	0	0
110	Dead ABOVE	1.523	-0.554	-3.564	2.4573	-4.1643	-0.3695	16	8

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 4.2 - Joint Loads Assignments - Force (continued)

UniqueName	Load Pattern	FX kip	FY kip	FZ kip	MX kip-ft	MY kip-ft	MZ kip-ft	X Dimension in	Y Dimension in
120	Dead ABOVE	-7.523	-0.103	-20.417	0.4677	-42.0197	-0.1352	16	8
124	Dead ABOVE	2.257	0.717	-2.849	-3.8206	-7.0399	0.3717	16	8
127	Dead ABOVE	-1.397	-3.643	-14.999	41.4234	-3.6611	-0.0827	8	21
128	Dead ABOVE	4.673	1.129	-25.084	-0.9414	7.8962	0.1113	0	0
133	Dead ABOVE	-6.761	14.22	-13.17	3.8322	6.587	1.1877	0	0
134	Dead ABOVE	1.753	-2.261	-13.453	3.4216	9.2165	0.0235	0	0
135	Dead ABOVE	-4.345	-0.336	-6.1	-13.6562	7.5729	8.0162	0	0
136	Dead ABOVE	3.559	3.208	-14.271	-2.7612	4.6917	-5.3117	0	0
137	Dead ABOVE	2.485	1.586	-17.68	-2.8494	-14.3015	-0.0767	0	0
138	Dead ABOVE	1.895	-1.346	-11.867	6.0927	-20.7214	-0.0923	0	0
141	Dead ABOVE	0.274	-2.7	-5.336	2.4989	1.1603	0.0285	0	0
142	Dead ABOVE	0.647	0.133	-5.232	3.5754	0.2948	-0.0748	0	0
147	Dead ABOVE	-0.293	-2.913	-5.584	2.7036	0.3729	0.0181	8	21
148	Dead ABOVE	-0.191	0.345	-7.689	0.0929	-0.6091	-0.1143	8	21
118	Dead ABOVE	0.038	-1.998	-12.822	3.0667	0.0672	-0.0216	8	16
163	Dead ABOVE	0.008	1.306	-15.298	1.5353	0.4292	0.0499	8	16
166	Dead ABOVE	1.397	0	-0.321	-0.2562	-0.057	-1.1164	0	0
105	Dead ABOVE	-0.394	-0.013	-18.894	-0.1478	0.3576	-0.0129	0	0
234	Dead ABOVE	0.224	0.592	12.146	1.3049	0.3622	-0.3346	8	16
236	Dead ABOVE	4.017	-0.346	0.064	3.3118	7.1578	-1.6423	8	16
240	Dead ABOVE	0.117	-3.637	5.294	6.096	1.3792	-0.2411	0	0
243	Dead ABOVE	-2.682	0.061	-6.152	-0.1526	0.7278	0.0756	0	0
244	Dead ABOVE	3.713	0.79	-0.375	-5.4935	8.5006	1.5853	8	16
248	Dead ABOVE	-0.608	3.104	7.379	-6.4676	1.2132	1.2536	0	0
249	Dead ABOVE	-6.738	0.353	-15.787	-0.5828	-4.6599	0.3143	0	0
258	Dead ABOVE	0.012	-2.151	-9.726	1.3237	0.0293	-0.0079	0	0
259	Dead ABOVE	1.885	0.116	-0.445	-0.2207	-8.1592	-0.1105	0	0
260	Dead ABOVE	0.014	4.88	-32.512	0.6842	-0.1639	-0.0896	8	16
265	Dead ABOVE	-0.414	3.231	-23.023	-12.4472	-1.4578	-0.452	8	16
99	Dead ABOVE	0.772	-0.123	-4.079	1.9021	-0.0853	0.2854	0	0
116	Dead ABOVE	-1.603	-0.098	-5.484	-8.3439	-1.6197	-0.2448	0	0
154	Dead ABOVE	0.043	-0.133	-2.279	-2.8901	-0.8078	0.3012	0	0
193	Dead ABOVE	-2.586	-0.166	-2.914	2.2809	-5.5931	-0.3181	0	0
197	Dead ABOVE	3.44	-12.485	-1.836	2.4948	-1.8157	10.6308	0	0
203	Dead ABOVE	-0.161	-1.084	-1.326	0.3691	3.5434	1.4591	0	0
210	Dead ABOVE	3.997	-0.67	-10.413	0.5429	5.8722	-0.3253	0	0
216	Dead ABOVE	6.835	4.218	11.02	3.4166	-8.126	1.3961	0	0
220	Dead ABOVE	0.077	0.856	-2.661	-0.6082	0.2895	0.0471	0	0
281	Dead ABOVE	6.01	1.058	2.264	-1.5524	-1.3673	-0.2993	0	0
283	Dead ABOVE	3.219	2.466	0.118	1.132	0.2715	0.6018	0	0
288	Dead ABOVE	4.311	5.49	-18.045	0.0779	2.6707	4.5993	0	0
292	Dead ABOVE	-0.775	0.049	-0.951	1.9958	-2.2479	-0.2289	0	0
294	Dead ABOVE	-3.528	0.097	-7.093	0.706	-6.8275	0.5069	0	0
295	Dead ABOVE	-2.551	0.286	6.838	-1.8663	-1.1411	-0.533	0	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 4.2 - Joint Loads Assignments - Force (continued)

UniqueName	Load Pattern	FX kip	FY kip	FZ kip	MX kip-ft	MY kip-ft	MZ kip-ft	X Dimension in	Y Dimension in
297	Dead ABOVE	-5.161	-0.086	-15.099	0.2038	-7.7231	0.0258	0	0
206	Dead ABOVE	-2.882	-0.001	-0.484	-0.517	-0.2751	-0.0117	0	0
311	Dead ABOVE	-0.051	0.243	-6.055	1.1249	-9.8201	-0.0161	0	0
312	Dead ABOVE	0	0	-4.763	-0.1102	-3.9091	0	0	0
P561	Dead ABOVE	-0.556	-0.281	-10.704	-18.6211	-0.4344	0.0147	0	0
P562	Dead ABOVE	-2.655	-0.254	-10.071	-9.3696	-0.438	0.005	0	0
P563	Dead ABOVE	-1.948	-0.388	-9.634	-18.6728	-0.6788	-0.0251	0	0
P564	Dead ABOVE	-1.462	0.14	-8.633	0.2604	-0.9797	-0.0122	0	0
P565	Dead ABOVE	-3.212	0.033	-7.958	1.997	-0.6129	-0.007	0	0
P566	Dead ABOVE	-2.649	0.064	-7.894	17.5072	-0.6697	0.0117	0	0
P567	Dead ABOVE	0.127	-0.587	-2.83	5.3143	-1.8386	0.0249	0	0
P568	Dead ABOVE	-0.667	-0.698	-0.581	-14.6251	0.3811	0.0002	0	0
P569	Dead ABOVE	-2.568	-0.708	-0.202	2.7323	6.603	-0.008	0	0
P570	Dead ABOVE	0.936	-0.053	1.657	-0.0666	1.0165	-0.4765	0	0
P571	Dead ABOVE	-0.047	0.482	0.875	0.7891	7.8865	-0.0165	0	0
P572	Dead ABOVE	1.57	0.42	-0.491	10.5126	-1.2792	0.9391	0	0
P573	Dead ABOVE	-0.782	0.098	-6.324	15.539	0.554	-4.0347	0	0
P574	Dead ABOVE	-2.165	0.626	-0.637	5.4027	1.5756	-0.0035	0	0
P575	Dead ABOVE	-2.665	0.848	-0.404	7.0681	-1.9681	0.0854	0	0
P576	Dead ABOVE	-2.568	0.71	-1.658	0.2762	-1.6583	0.0251	0	0
P577	Dead ABOVE	0.194	-0.058	-0.237	-2.1897	0.1008	-0.0482	0	0
P578	Dead ABOVE	0.528	0.056	-0.37	1.9268	0.2843	0.073	0	0
P579	Dead ABOVE	0.473	0.064	1.821	1.7877	0.6643	-0.0689	0	0
P580	Dead ABOVE	-0.242	-0.007	-2.534	16.6243	-1.207	0.0176	0	0
P581	Dead ABOVE	-0.532	0.007	1.546	14.7784	0.1193	0.0112	0	0
P582	Dead ABOVE	-0.516	-0.003	1.675	7.611	0.0369	0.0065	0	0
P583	Dead ABOVE	-0.442	-0.027	0.562	17.4399	0.0481	0.0145	0	0
P584	Dead ABOVE	-0.236	-0.002	-0.012	1.4766	0.0725	0.0033	0	0
P585	Dead ABOVE	-0.139	0.012	1.085	-2.2763	-0.0312	-0.0194	0	0
P586	Dead ABOVE	-0.152	0.009	0.829	-16.8896	0.0624	-0.0405	0	0
P587	Dead ABOVE	-0.212	0.008	0.548	-1.853	0.0043	-0.0104	0	0
P588	Dead ABOVE	0.122	-0.005	-6.868	-16.2587	0.9493	-0.0015	0	0
P589	Dead ABOVE	0.086	0.006	0.614	-1.5482	-0.4699	0.0073	0	0
P590	Dead ABOVE	0.25	-0.113	-8.517	-0.0007	-0.4106	0.0258	0	0
P591	Dead ABOVE	-0.027	0.01	2.269	1.5553	1.7031	-0.0021	0	0
P592	Dead ABOVE	-0.054	-0.012	1.208	1.01	8.2102	0.0151	0	0
P593	Dead ABOVE	-0.053	0.034	1.95	-1.3615	-2.4821	0.0116	0	0
P594	Dead ABOVE	0.033	0.039	1.032	-11.44	2.6637	-0.1011	0	0
P595	Dead ABOVE	0.023	0.171	1.621	-20.3697	4.7034	0.4283	0	0
P596	Dead ABOVE	0.018	-0.02	0.921	-0.8987	2.4667	0.0047	0	0
P597	Dead ABOVE	0.259	-0.002	-4.255	-6.8651	0.2939	-0.0025	0	0
P598	Dead ABOVE	0.231	-0.003	-4.331	-5.3533	0.149	0.0048	0	0
P599	Dead ABOVE	-0.776	0.052	-0.499	-5.2121	-0.764	-0.0559	0	0
P600	Dead ABOVE	0.096	-0.02	-3.993	-3.1516	0.5052	0.0555	0	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 4.2 - Joint Loads Assignments - Force (continued)

UniqueName	Load Pattern	FX kip	FY kip	FZ kip	MX kip-ft	MY kip-ft	MZ kip-ft	X Dimension in	Y Dimension in
P601	Dead ABOVE	0.085	0.03	-5.543	-1.5379	0.9349	0.0085	0	0
P602	Dead ABOVE	-0.0004163	0.002	-10.797	3.5244	2.4749	2.303E-05	0	0
P603	Dead ABOVE	1.328	0.002	0.305	-0.0576	0.9556	0.2513	0	0
P604	Dead ABOVE	0.735	-0.006	0.169	-0.0531	0.796	0.2306	0	0
P605	Dead ABOVE	0.529	-0.014	0.122	-0.1083	0.6249	0.4705	0	0
P606	Dead ABOVE	0.21	-0.011	0.048	-0.1092	0.4515	0.4731	0	0
P607	Dead ABOVE	0.073	0.154	-0.036	0.0486	-0.0218	-0.0942	0	0
P608	Dead ABOVE	0.041	0.051	-0.012	0.0511	-0.0278	-0.12	0	0
P609	Dead ABOVE	-0.006	0.006	-0.001	0.0527	-0.0173	-0.0747	0	0
P610	Dead ABOVE	0.103	0.124	-0.029	0.0456	0.0462	0.2003	0	0
P611	Dead ABOVE	0.053	0.071	-0.016	0.0497	-0.0344	-0.1489	0	0
P612	Dead ABOVE	-0.004	0.003	-0.001	0.0519	-0.0266	-0.1152	0	0
P613	Dead ABOVE	0.033	0.001	-0.008	0.0283	-0.1571	0.1227	0	0
P614	Dead ABOVE	-0.072	0.001	0.017	0.0227	-0.1662	0.0985	0	0
P615	Dead ABOVE	0.019	-0.129	-0.03	-0.078	-0.0466	0.2006	0	0
P616	Dead ABOVE	1.211	0.034	0.278	0.0262	0.4924	-0.1146	0	0
P617	Dead ABOVE	0.902	0.012	0.207	0.038	0.6907	-0.1653	0	0
P618	Dead ABOVE	1.032	-0.003	0.237	0.0338	0.914	-0.1471	0	0
4	Live ABOVE	-2.312	-1.517	-3.977	4.0469	0.3748	2.498	8	21
12	Live ABOVE	1.207	-0.719	-1.644	0.0067	0.002	-0.0913	0	0
16	Live ABOVE	0.431	0.593	-10.657	-1.2835	-1.8099	-0.1655	0	0
18	Live ABOVE	0.043	0.336	0.276	-1.3361	0.1364	-0.0543	8	16
20	Live ABOVE	1.838	-0.087	0.861	0.5946	8.2993	-0.1145	24	8
34	Live ABOVE	0.03	-0.907	1.136	1.9734	0.1967	0.0795	8	16
36	Live ABOVE	0	0	-10.193	0.9907	-0.1496	0	0	0
38	Live ABOVE	1.395	1.011	-5.171	-1.1037	0.9654	0.0296	0	0
40	Live ABOVE	1.831	-2.235	-1.151	0.4661	0.1102	1.7356	0	0
42	Live ABOVE	0.561	0	-0.129	0.0988	-0.0518	0.4307	0	0
44	Live ABOVE	0.141	0	-0.032	0.0362	-0.0458	0.1577	0	0
46	Live ABOVE	0.087	0	-0.02	0.0214	-0.0432	0.0934	0	0
48	Live ABOVE	0.923	0.545	-1.583	-0.1246	0.097	-0.4238	0	0
52	Live ABOVE	-0.558	0.012	0.048	-2.5995	-0.1072	-0.0146	0	0
54	Live ABOVE	-0.555	0.045	-0.39	-1.552	-0.2684	0.0376	0	0
58	Live ABOVE	-0.244	0.018	-0.628	-1.1265	-0.383	0.0146	0	0
62	Live ABOVE	-0.401	0.405	-3.118	-0.3682	0.5825	-0.0074	0	0
10	Live ABOVE	-0.014	-0.001	-0.008	7.1052	0.2557	-0.0008	0	0
14	Live ABOVE	-0.02	-0.002	-0.012	4.8077	-0.3187	0.0012	0	0
78	Live ABOVE	0	-0.182	-0.042	-0.0262	-0.0469	0.2036	0	0
80	Live ABOVE	0	-0.024	-0.005	-0.0141	-0.0123	0.0534	0	0
82	Live ABOVE	-0.483	0.182	-0.098	0.0739	0.332	-0.0167	0	0
83	Live ABOVE	1.884	0.028	2.928	-1.094	6.3553	0.0409	21	8
86	Live ABOVE	-0.424	-0.563	-0.538	-0.2784	0.6795	0.0195	0	0
106	Live ABOVE	0.011	0.13	-0.335	-0.7809	-1.1923	0.1193	16	8
108	Live ABOVE	0.463	-0.786	-7.472	-0.283	-3.9417	-0.018	0	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 4.2 - Joint Loads Assignments - Force (continued)

UniqueName	Load Pattern	FX kip	FY kip	FZ kip	MX kip-ft	MY kip-ft	MZ kip-ft	X Dimension in	Y Dimension in
110	Live ABOVE	0.563	-0.235	-0.226	1.2237	1.1136	-0.1962	16	8
120	Live ABOVE	-2.797	-0.122	-7.504	0.7013	-11.1548	-0.1474	16	8
124	Live ABOVE	0.756	0.266	-0.077	-1.4734	0.7535	0.2018	16	8
127	Live ABOVE	-0.111	-0.859	-3.515	10.0995	-0.7131	0.0223	8	21
128	Live ABOVE	0.512	0.526	-7.984	-0.2127	1.8879	0.0346	0	0
133	Live ABOVE	-4.148	4.73	-5.348	1.3902	1.9283	-0.1904	0	0
134	Live ABOVE	0.416	-0.684	-4.898	0.4659	2.9837	0.0073	0	0
135	Live ABOVE	-2.813	-0.482	-2.407	-4.2656	2.2909	2.7448	0	0
136	Live ABOVE	0.17	1.533	-4.309	-1.072	1.4797	-1.2931	0	0
137	Live ABOVE	-0.045	0.03	-1.913	0.8792	-5.1038	-0.024	0	0
138	Live ABOVE	-0.238	0.055	-0.266	0.1288	-7.2249	0.0075	0	0
141	Live ABOVE	-0.074	-0.297	0.249	0.6347	-0.1299	0.0077	0	0
142	Live ABOVE	0.049	0.008	-0.125	0.6135	-0.2148	-0.0157	0	0
147	Live ABOVE	-0.096	-0.433	-0.638	0.5955	-0.109	-0.0109	8	21
148	Live ABOVE	-0.066	-0.129	-1.367	0.3022	-0.251	-0.0166	8	21
118	Live ABOVE	-0.088	-0.224	-1.869	-0.1461	-0.1518	0.0069	8	16
163	Live ABOVE	-0.026	0.795	-7.617	-0.4711	0.0505	0.0168	8	16
166	Live ABOVE	0.561	0	-0.129	-0.0867	-0.0163	-0.378	0	0
105	Live ABOVE	-0.154	-0.004	-4.009	-0.0541	0.1279	-0.0042	0	0
234	Live ABOVE	-0.091	-0.223	0.076	2.5875	-0.3384	-0.0188	8	16
236	Live ABOVE	1.452	-0.473	-1.393	2.0865	2.1673	-0.6647	8	16
240	Live ABOVE	0.026	-1.922	0.39	3.4364	0.3005	-0.0538	0	0
243	Live ABOVE	-1.269	0.059	-3.038	-0.0528	0.1377	0.0249	0	0
244	Live ABOVE	1.239	0.677	-1.303	-3.0799	2.5046	0.5268	8	16
248	Live ABOVE	-0.312	1.003	2.245	-2.4708	0.3526	0.3625	0	0
249	Live ABOVE	-1.906	0.108	-4.438	-0.1717	-1.5773	0.0927	0	0
258	Live ABOVE	-0.034	-0.505	-2.209	0.1903	-0.1531	0.0395	0	0
259	Live ABOVE	0.373	0.059	-0.244	-0.0722	-0.4304	-0.036	0	0
260	Live ABOVE	-0.127	1.773	-12.084	-0.7135	-0.2545	-0.0345	8	16
265	Live ABOVE	-0.238	0.347	-3.79	-1.5327	-0.5653	-0.1185	8	16
99	Live ABOVE	0.301	-0.038	-0.82	0.4858	0.1136	0.0832	0	0
116	Live ABOVE	-0.194	-0.026	-0.702	-3.1619	-0.1209	-0.068	0	0
154	Live ABOVE	-0.151	-0.042	0.059	-1.0827	-0.367	0.093	0	0
193	Live ABOVE	-0.789	-0.05	-0.883	0.6903	-1.3226	-0.0957	0	0
197	Live ABOVE	1.788	-3.66	-1.436	0.7469	-0.3096	3.169	0	0
203	Live ABOVE	0.295	-0.368	0.395	0.1543	1.5077	0.4574	0	0
210	Live ABOVE	1.233	-0.086	-3.216	0.1312	1.8007	-0.0768	0	0
216	Live ABOVE	1.717	0.442	2.604	0.6373	-3.1717	0.3457	0	0
220	Live ABOVE	0.018	-0.06	-0.319	-0.069	0.0087	0.011	0	0
281	Live ABOVE	2.623	0.193	0.212	-0.468	-0.5286	-0.0559	0	0
283	Live ABOVE	1.154	0.746	-0.074	0.2796	-0.1936	0.185	0	0
288	Live ABOVE	1.148	0.985	-5.168	0.0573	0.4949	1.0641	0	0
292	Live ABOVE	-0.762	0.012	1.248	0.6293	-1.3003	-0.0677	0	0
294	Live ABOVE	-0.848	0.031	-1.673	0.1883	-1.5914	0.1562	0	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 4.2 - Joint Loads Assignments - Force (continued)

UniqueName	Load Pattern	FX kip	FY kip	FZ kip	MX kip-ft	MY kip-ft	MZ kip-ft	X Dimension in	Y Dimension in
295	Live ABOVE	-0.826	0.087	2.106	-0.5331	-0.7627	-0.1635	0	0
297	Live ABOVE	-0.847	-0.021	-2.177	0.0998	-1.5681	0.0143	0	0
206	Live ABOVE	-0.547	-0.001	-0.219	-0.1633	-0.0772	-0.002	0	0
311	Live ABOVE	-0.016	-0.038	-0.896	-0.0451	-2.0673	-0.0048	0	0
312	Live ABOVE	0	0	-0.859	0.3005	-0.7815	0	0	0
P561	Live ABOVE	0.144	-0.086	-1.66	-5.0085	-0.0733	0.0042	0	0
P562	Live ABOVE	-0.45	-0.077	-1.432	-2.5213	-0.0903	0.0011	0	0
P563	Live ABOVE	-0.278	-0.122	-1.163	-5.0297	-0.1622	-0.008	0	0
P564	Live ABOVE	-0.193	0.033	-1.019	0.0638	-0.2397	-0.0027	0	0
P565	Live ABOVE	-0.636	0.012	-0.783	0.5922	-0.118	-0.0016	0	0
P566	Live ABOVE	-0.454	0.03	-0.614	5.139	-0.1453	0.0035	0	0
P567	Live ABOVE	0.303	-0.165	-0.41	0.7368	-0.3754	0.0075	0	0
P568	Live ABOVE	-0.156	-0.208	-0.053	-5.4186	0.0051	-2.767E-05	0	0
P569	Live ABOVE	-0.964	-0.212	-0.021	0.8194	1.3204	-0.0027	0	0
P570	Live ABOVE	0.337	0.095	0.505	-0.032	0.4059	-0.1097	0	0
P571	Live ABOVE	-0.015	-0.074	0.149	0.2835	1.6154	-0.0045	0	0
P572	Live ABOVE	0.537	0.126	-0.236	2.4204	0.0813	0.2303	0	0
P573	Live ABOVE	-0.114	0.043	-2.02	4.4936	0.2215	-1.1269	0	0
P574	Live ABOVE	-0.901	0.187	0.015	1.6548	0.137	-0.0011	0	0
P575	Live ABOVE	-0.817	0.26	-0.229	2.1034	-0.3533	0.0261	0	0
P576	Live ABOVE	-0.569	0.228	-0.08	0.268	-0.0916	0.0077	0	0
P577	Live ABOVE	0.041	-0.012	-0.219	-0.7456	0.0323	-0.0102	0	0
P578	Live ABOVE	0.111	0.012	-0.268	0.6354	0.0855	0.0154	0	0
P579	Live ABOVE	0.098	0.014	0.48	0.6436	0.1988	-0.0143	0	0
P580	Live ABOVE	-0.043	0.000253	-0.776	4.553	-0.3626	0.0032	0	0
P581	Live ABOVE	-0.102	0.003	0.428	4.0588	0.0354	0.002	0	0
P582	Live ABOVE	-0.106	-0.0003172	0.459	2.1154	0.0091	0.0013	0	0
P583	Live ABOVE	-0.096	-0.006	0.156	4.7236	0.005	0.0033	0	0
P584	Live ABOVE	-0.052	-0.0004142	-0.047	0.3944	0.0199	0.0007	0	0
P585	Live ABOVE	-0.03	0.003	0.291	-0.6891	-0.0083	-0.0041	0	0
P586	Live ABOVE	-0.032	0.002	0.231	-4.964	0.007	-0.0086	0	0
P587	Live ABOVE	-0.046	0.002	0.12	-0.5401	0.0014	-0.0022	0	0
P588	Live ABOVE	-0.002	-0.001	-1.092	-4.5412	0.0991	-0.0002	0	0
P589	Live ABOVE	0.001	0.002	0.263	0.1011	-0.1815	0.0018	0	0
P590	Live ABOVE	0.064	-0.031	-1.851	0.3575	-0.0845	0.0071	0	0
P591	Live ABOVE	0.006	0.003	0.497	0.49	0.655	-0.0009	0	0
P592	Live ABOVE	-0.022	-0.001	0.264	0.3161	2.7344	-0.0083	0	0
P593	Live ABOVE	-0.015	0.01	0.509	-0.3075	-0.9126	0.0027	0	0
P594	Live ABOVE	0.002	0.012	0.449	-2.7217	0.1708	-0.024	0	0
P595	Live ABOVE	-0.004	0.048	0.405	-5.9432	1.4275	0.1209	0	0
P596	Live ABOVE	0.004	-0.006	0.209	-0.2693	0.7668	0.001	0	0
P597	Live ABOVE	0.102	-0.001	-0.54	-2.076	-0.0349	-0.0004	0	0
P598	Live ABOVE	0.086	-0.001	-0.523	-1.6153	-0.0027	0.0016	0	0
P599	Live ABOVE	-0.26	0.016	0.086	-1.5676	-0.1611	-0.017	0	0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 4.2 - Joint Loads Assignments - Force (continued)

UniqueName	Load Pattern	FX kip	FY kip	FZ kip	MX kip-ft	MY kip-ft	MZ kip-ft	X Dimension in	Y Dimension in
P600	Live ABOVE	0.024	-0.006	-0.408	-1.0435	0.094	0.018	0	0
P601	Live ABOVE	0.023	0.01	-0.731	-0.5251	0.1407	0.0027	0	0
P602	Live ABOVE	-0.0001316	0.001	-2.986	2.566	0.6871	8.357E-06	0	0
P603	Live ABOVE	0.46	0.000209	0.106	-0.0294	0.2734	0.1278	0	0
P604	Live ABOVE	0.209	-0.003	0.048	-0.0272	0.2322	0.1182	0	0
P605	Live ABOVE	0.121	-0.005	0.028	-0.0384	0.185	0.1669	0	0
P606	Live ABOVE	-0.018	-0.003	-0.004	-0.0364	0.1353	0.1578	0	0
P607	Live ABOVE	0.025	0.043	-0.01	0.0131	-0.0047	-0.0202	0	0
P608	Live ABOVE	0.017	0.017	-0.004	0.0136	-0.0066	-0.0282	0	0
P609	Live ABOVE	0.003	0.007	-0.002	0.0138	-0.0047	-0.0203	0	0
P610	Live ABOVE	0.032	0.035	-0.008	0.0124	0.0134	0.0579	0	0
P611	Live ABOVE	0.021	0.022	-0.005	0.0133	-0.0086	-0.037	0	0
P612	Live ABOVE	0.004	0.006	-0.001	0.0136	-0.007	-0.0305	0	0
P613	Live ABOVE	0.054	-0.0003387	-0.012	0.012	-0.0419	0.0523	0	0
P614	Live ABOVE	0.058	0.001	-0.013	0.0017	-0.0434	0.0075	0	0
P615	Live ABOVE	0.005	-0.038	-0.009	-0.0223	-0.0117	0.0502	0	0
P616	Live ABOVE	0.309	0.01	0.071	0.0089	0.1436	-0.039	0	0
P617	Live ABOVE	0.245	0.004	0.056	0.0172	0.1988	-0.0746	0	0
P618	Live ABOVE	0.314	-0.0002442	0.072	0.0214	0.2583	-0.0929	0	0

4.2.2 Area Loads

Table 4.3 - Area Load Assignments - Uniform

UniqueName	Load Pattern	Direction	Load lb/ft2
F73	Dead	Gravity	235
F59	Dead	Gravity	15
F15	Dead	Gravity	235
F26	Dead	Gravity	15
F45	Dead	Gravity	35
F43	Dead	Gravity	25
F75	Dead	Gravity	25
F35	Dead	Gravity	25
F48	Dead	Gravity	25
F73	Live	Gravity	30
F59	Live	Gravity	60
F15	Live	Gravity	30
F26	Live	Gravity	60
F45	Live	Gravity	40
F43	Live	Gravity	30
F75	Live	Gravity	30
F35	Live	Gravity	30
F48	Live	Gravity	30

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

4.3 Load Cases

Table 4.4 - Load Case Definitions - Summary

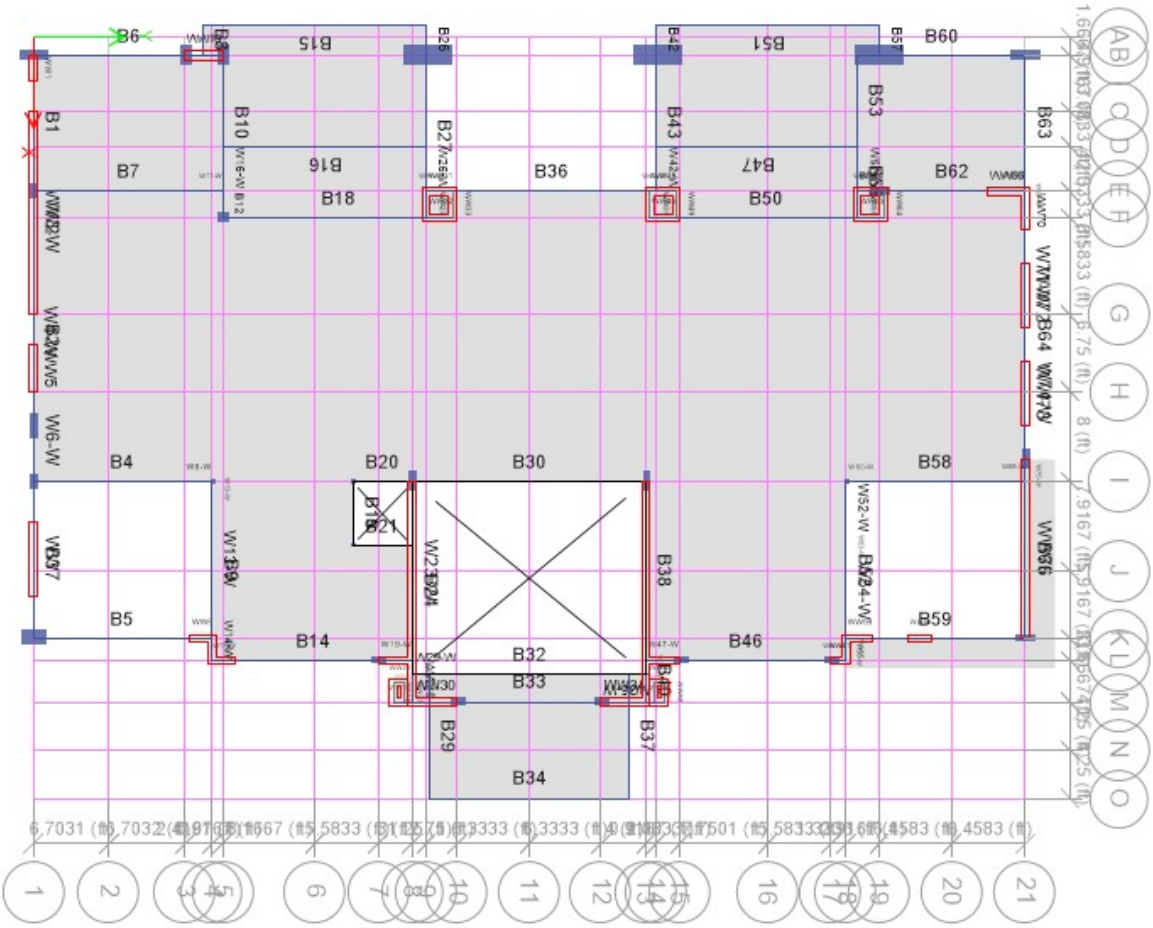
Name	Type
Dead	Linear Static
Live	Linear Static

4.4 Load Combinations

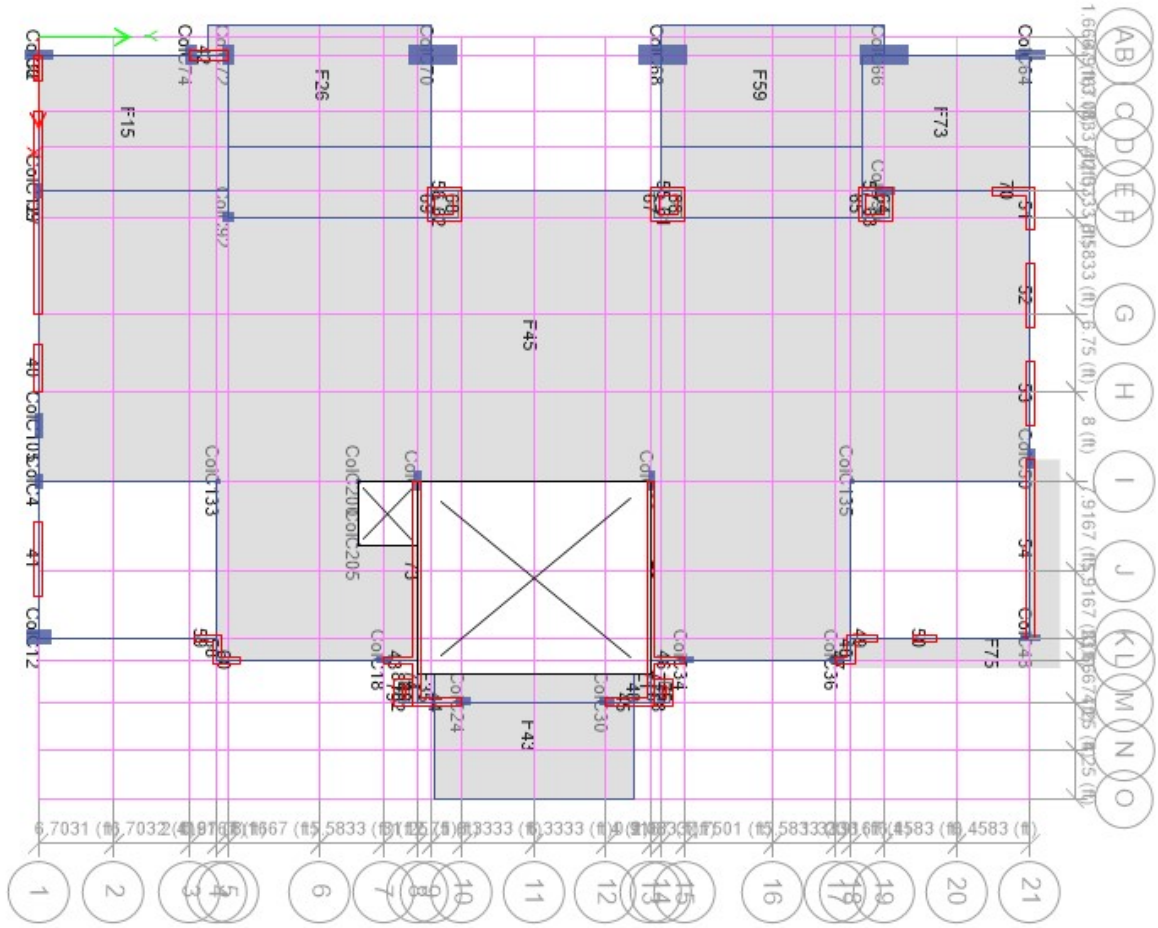
Table 4.5 - Load Combination Definitions

Name	Type	Is Auto	Load Name	SF	Notes
Comb1	Linear Add	No	Dead	1	
Comb1			Live	1	
DConS1	Linear Add	Yes	Dead	1.4	Dead [Strength]
DConS2	Linear Add	Yes	Dead	1.2	Dead + Live [Strength]
DConS2			Live	1.6	

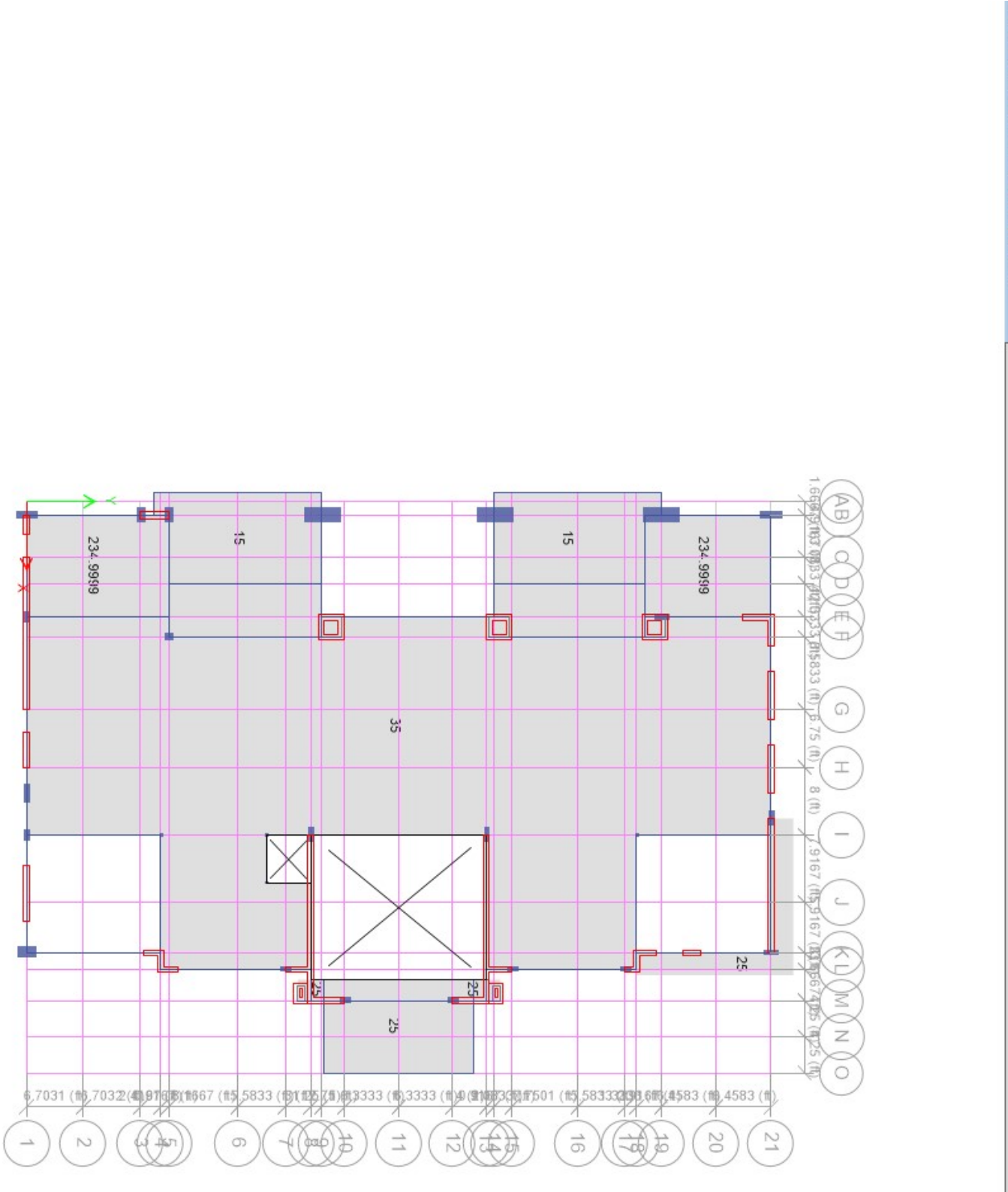
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf



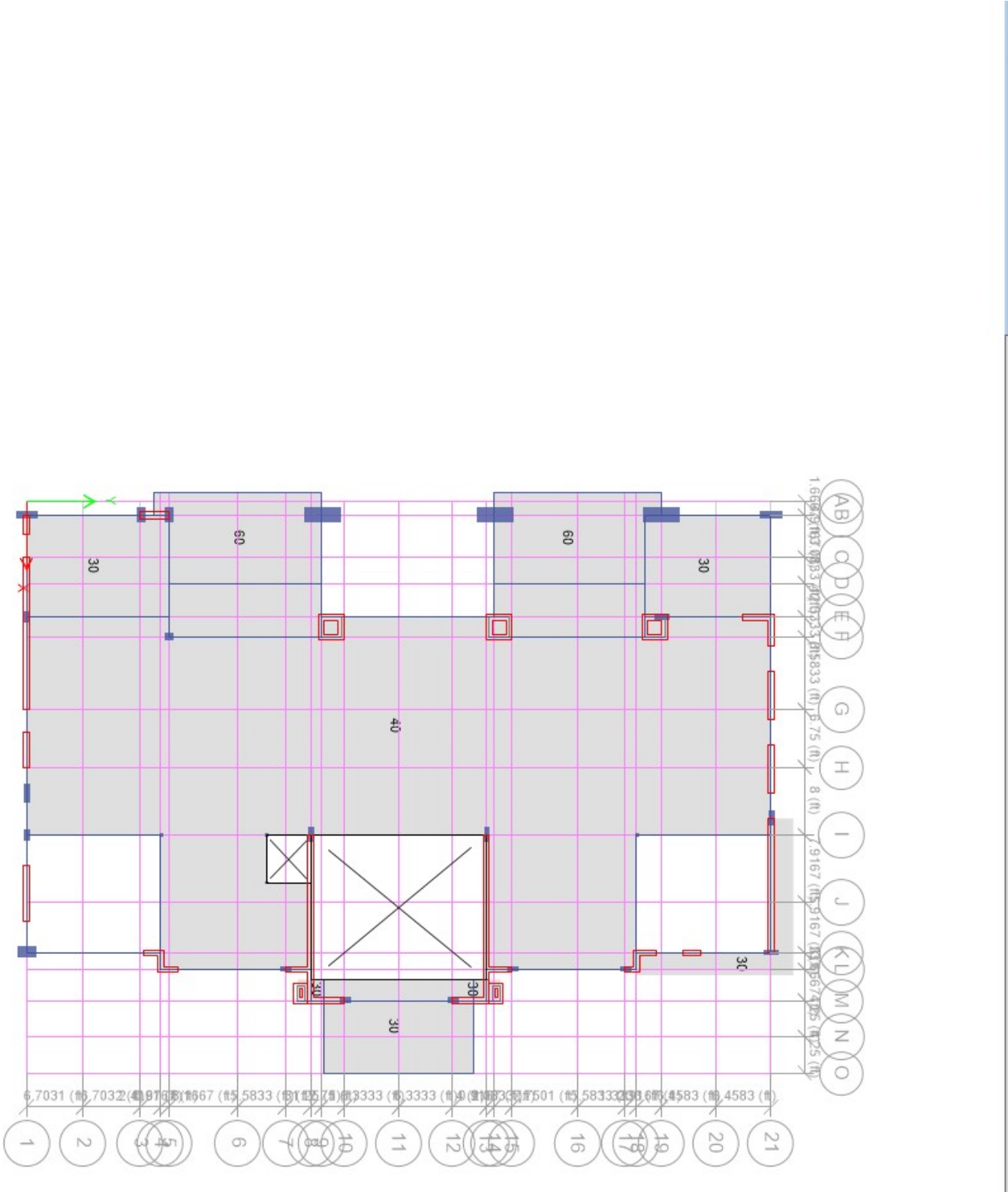
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf



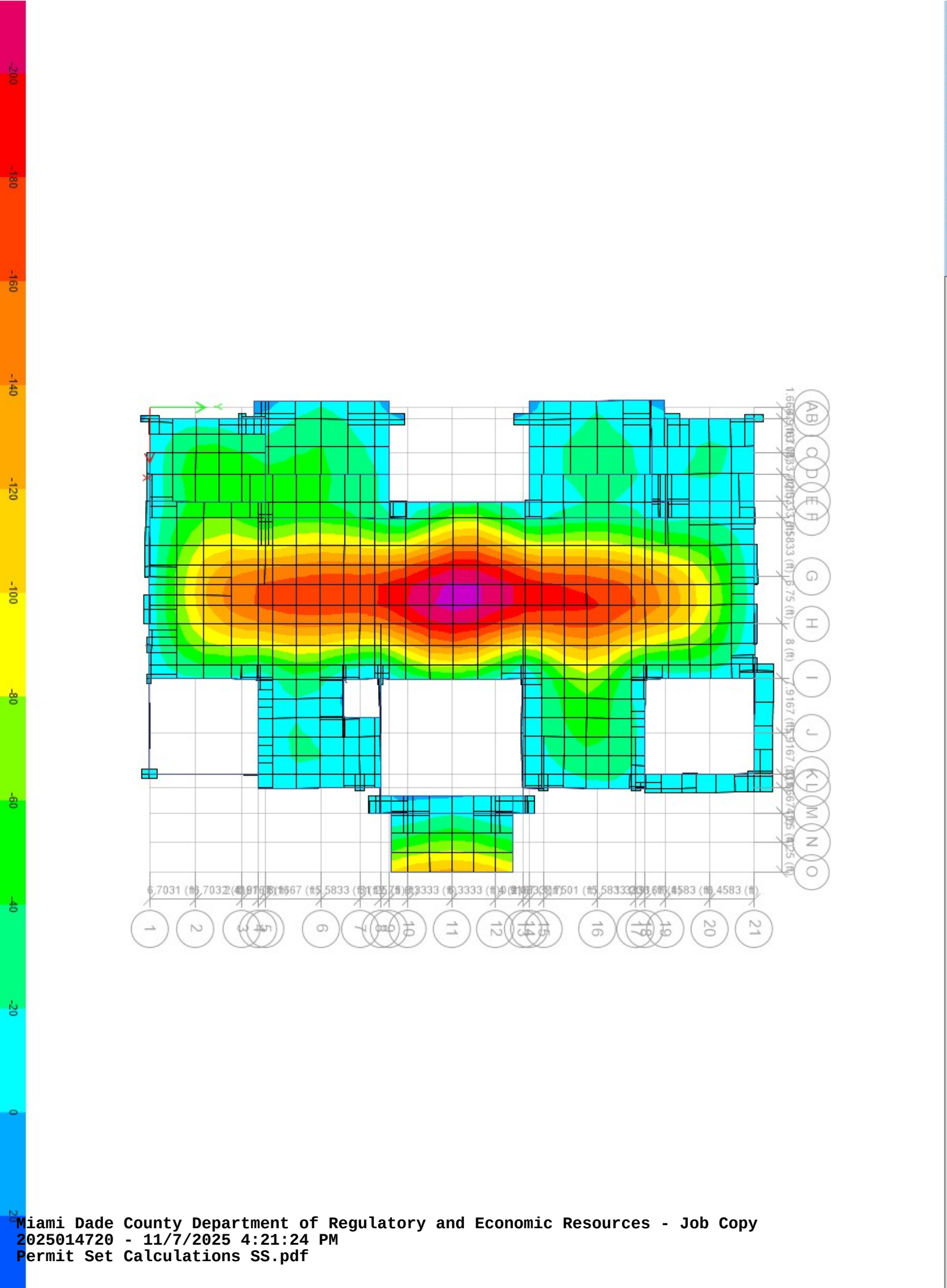
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf



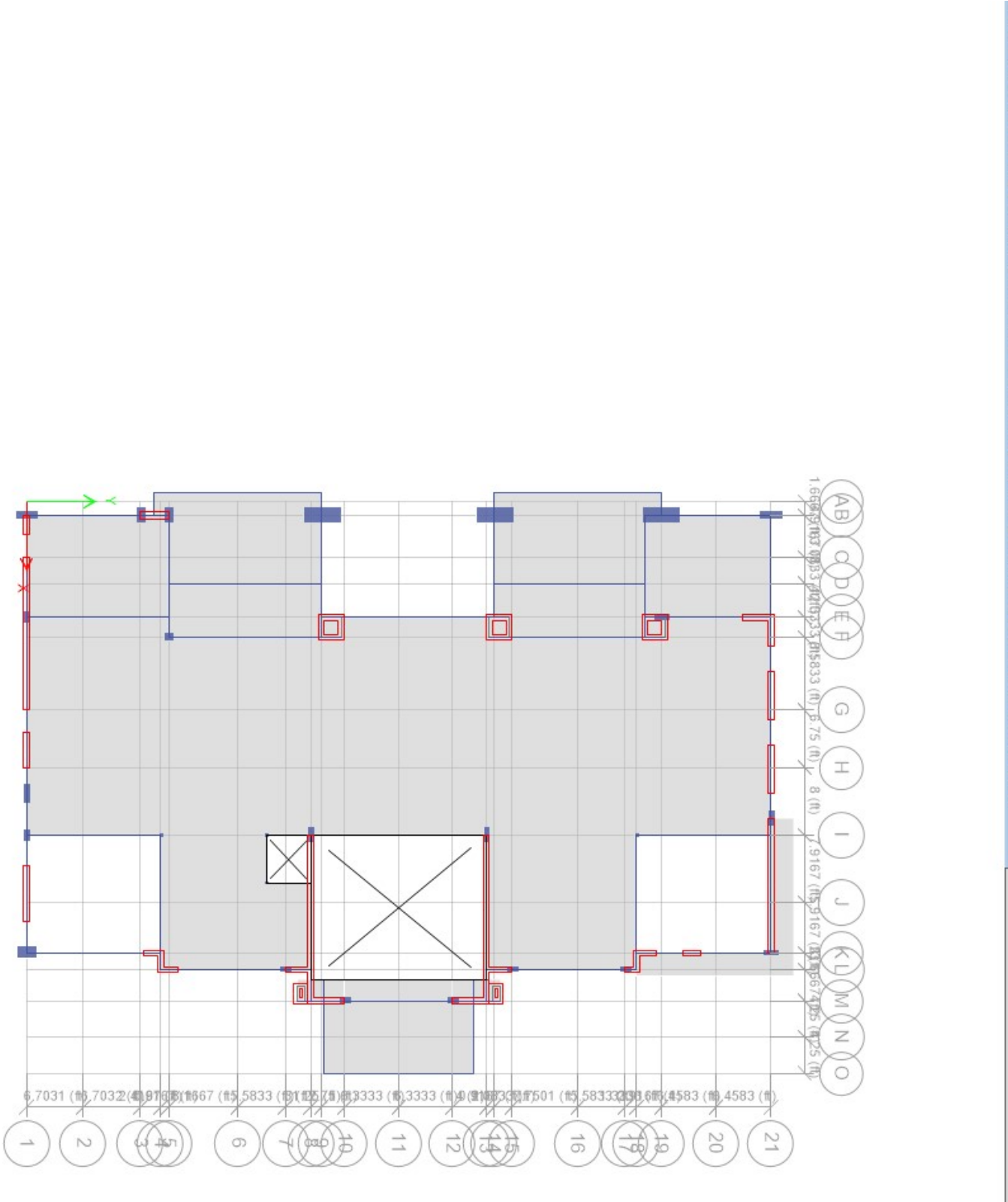
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf



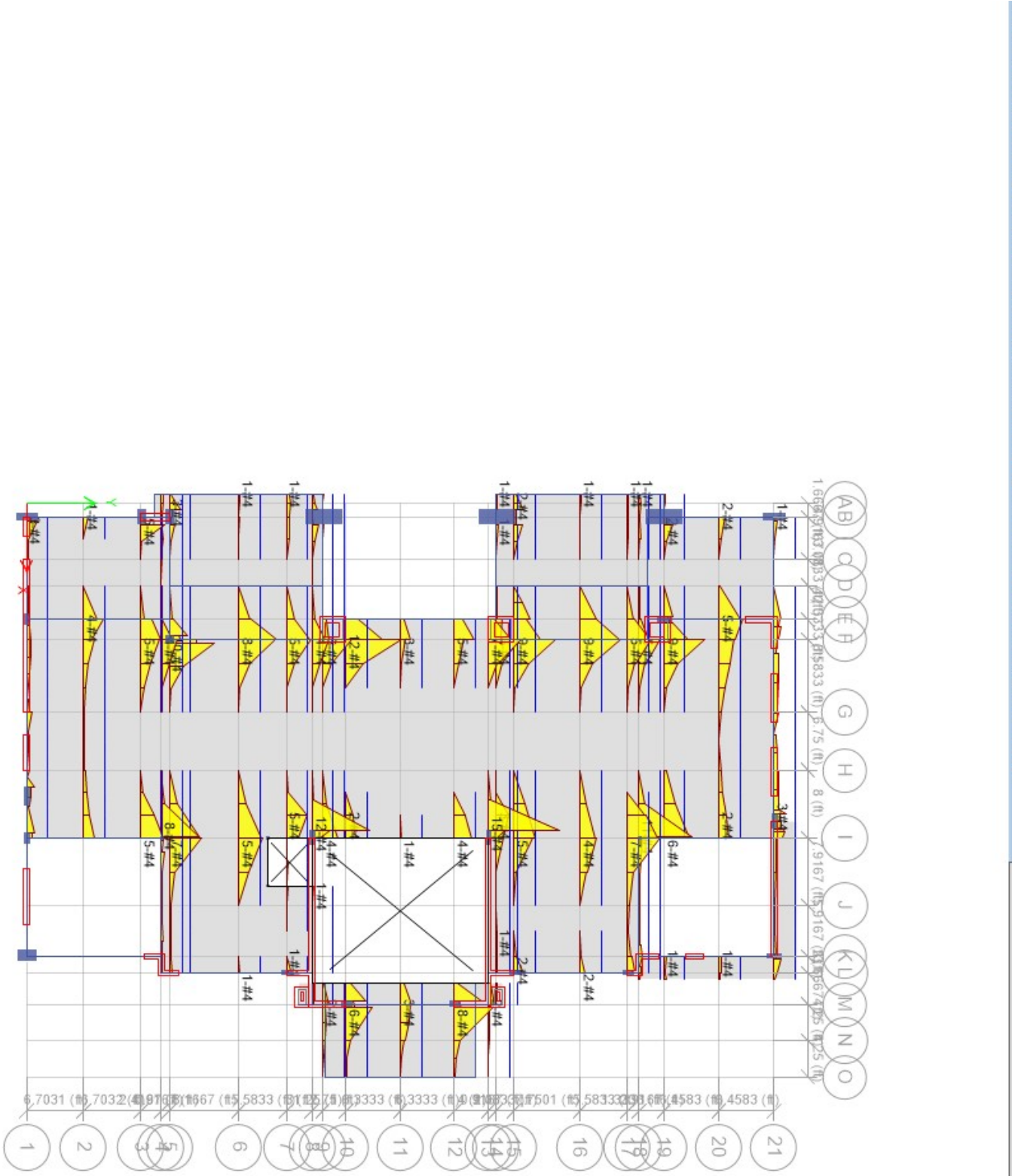
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf



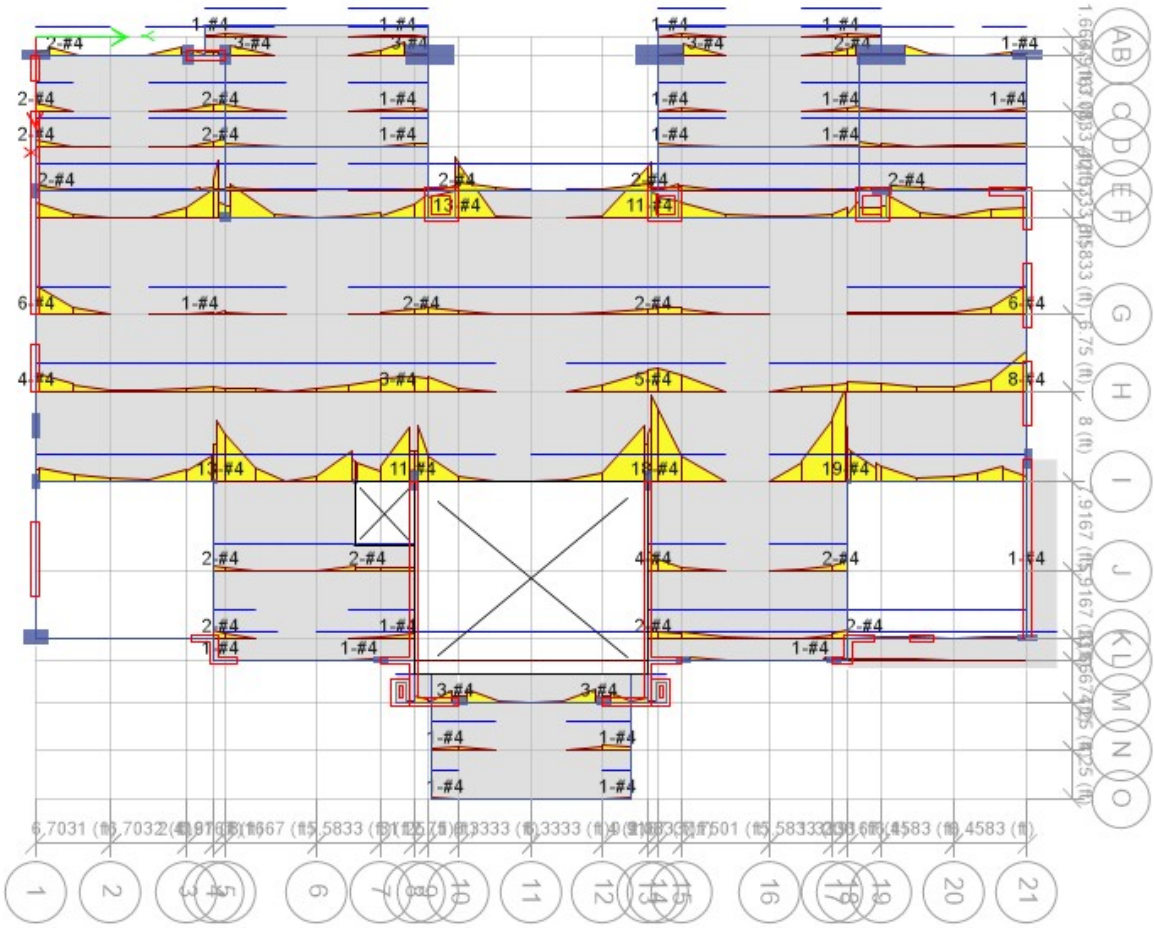
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf



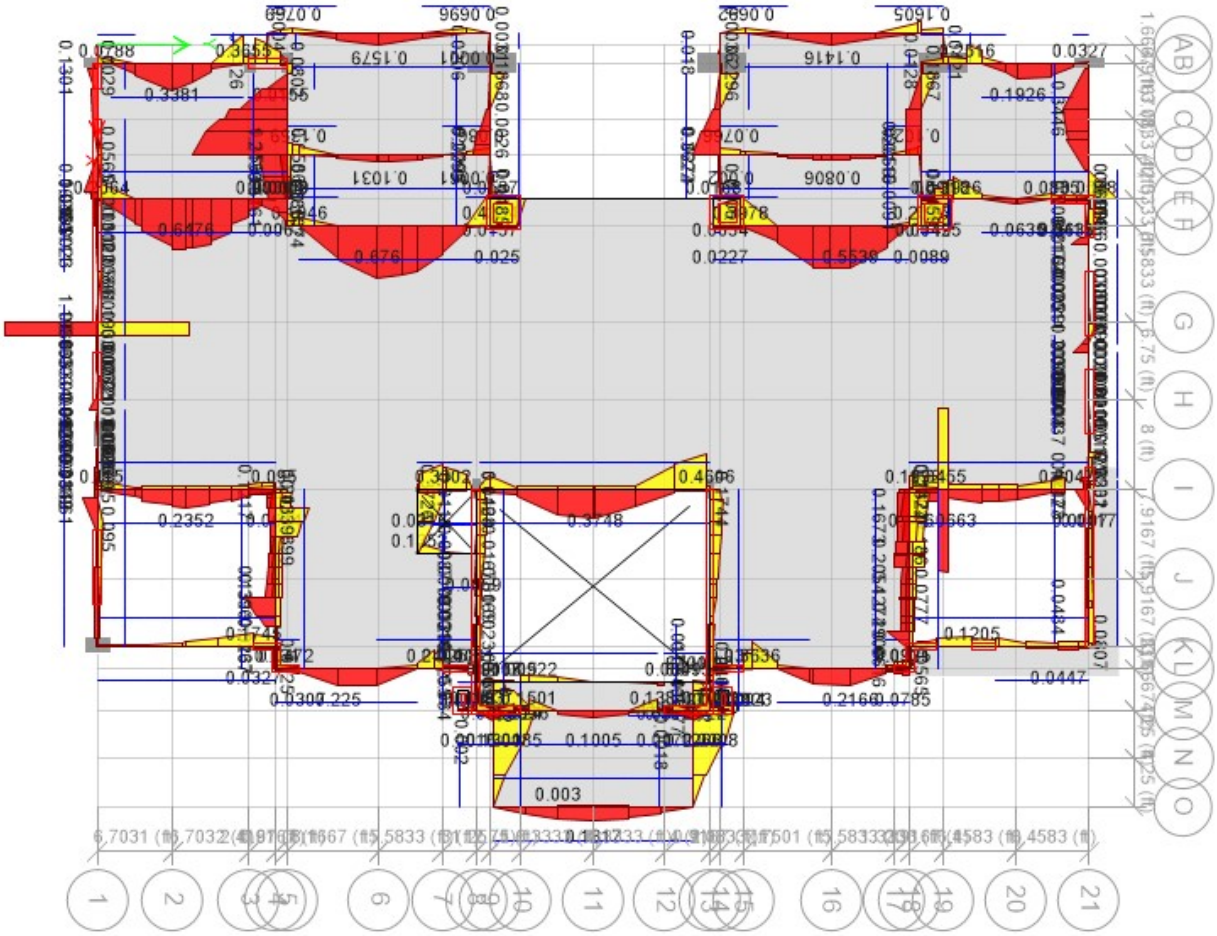
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf



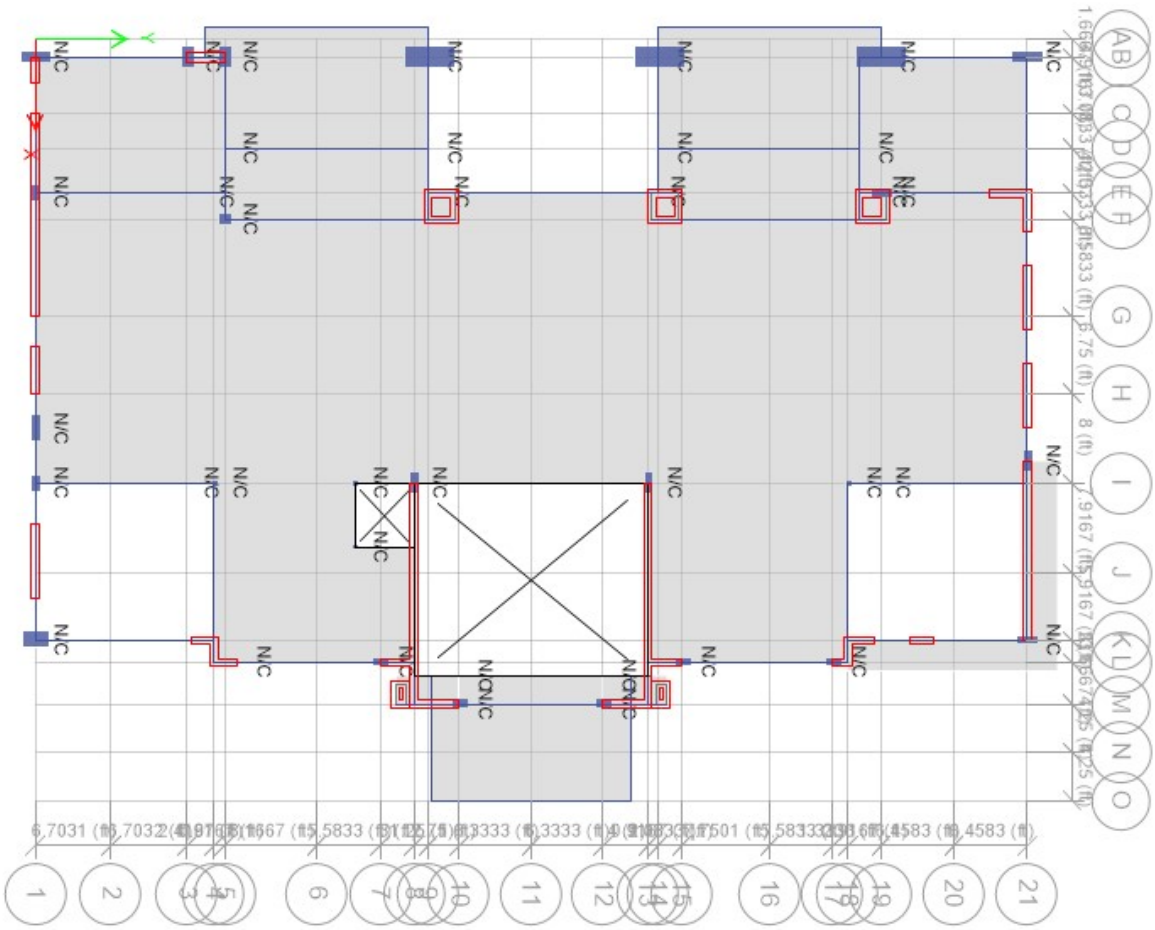
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf



Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

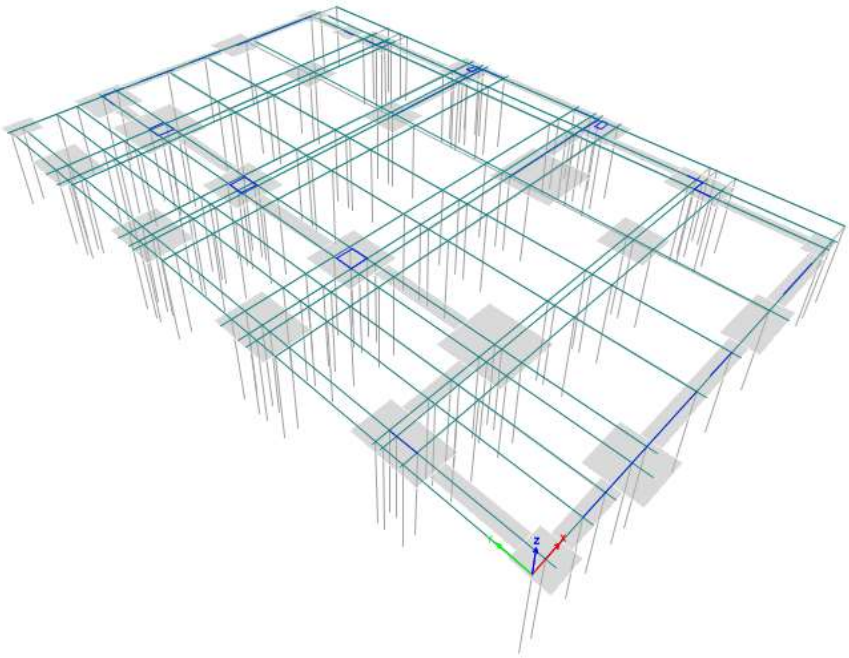


Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf



Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

SAFE®



Foundations & Ground

De La Concepcion Residence

Model File: Foundations & Ground, Revision

12/8/2022

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table of Contents

1. Structure Data 4
   - 1.1 Grid Data 4
   - 1.2 Line Connectivity 4
   - 1.3 Area Connectivity 5
   - 1.4 Strip Connectivity 6
2. Properties 8
   - 2.1 Materials 8
   - 2.2 Frame Sections 8
   - 2.3 Shell Sections 8
   - 2.4 Reinforcement Sizes 9
   - 2.5 Spring Properties 9
3. Assignments 10
   - 3.1 Frame Assignments 10
   - 3.2 Shell Assignments 11
4. Loads 13
   - 4.1 Load Patterns 13
   - 4.2 Load Cases 13
   - 4.3 Load Combinations 14

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

List of Tables

Table 1.1 Grid Definitions - General 4
Table 1.2 Grid Definitions - Grid Lines 4
Table 1.3 Beam Object Connectivity 4
Table 1.4 Floor Object Connectivity 6
Table 1.5 Strip Object Connectivity 7
Table 2.1 Material Properties - General 8
Table 2.2 Frame Section Property Definitions - Summary 8
Table 2.3 Area Section Property Definitions - Summary 9
Table 2.4 Reinforcing Bar Sizes 9
Table 2.5 Spring Property Definitions - Point Springs 9
Table 2.6 Spring Property Definitions - Line Springs 9
Table 2.7 Spring Property Definitions - Area Springs 9
Table 3.1 Frame Assignments - Summary 10
Table 3.2 Area Assignments - Summary 11
Table 4.1 Load Pattern Definitions 13
Table 4.2 Load Case Definitions - Summary 13
Table 4.3 Load Combination Definitions 14

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

1 Structure Data

This chapter provides model geometry information, including items such as story levels, point coordinates, and element connectivity.

1.1 Grid Data

Table 1.1 - Grid Definitions - General

Name	Type	Ux ft	Uy ft	Rz deg	Datum Name	Story Name Above	Story Name Below	Model Datum ft	Story Height Above ft	Story Height Below ft	Bubble Size in	Color
GLOBAL	Cartesian	0	0	0	Story1		Base	0		12	60	10461087

Table 1.2 - Grid Definitions - Grid Lines

Name	Grid Line Type	ID	Ordinate ft	Bubble Location	Visible
GLOBAL	X (Cartesian)	A	0	End	Yes
GLOBAL	X (Cartesian)	B	1.67	End	Yes
GLOBAL	X (Cartesian)	C	6.58	End	Yes
GLOBAL	X (Cartesian)	D	9.67	End	Yes
GLOBAL	X (Cartesian)	E	13.67	End	Yes
GLOBAL	X (Cartesian)	F	16	End	Yes
GLOBAL	X (Cartesian)	G	24.58	End	Yes
GLOBAL	X (Cartesian)	H	31.33	End	Yes
GLOBAL	X (Cartesian)	I	39.33	End	Yes
GLOBAL	X (Cartesian)	J	53.17	End	Yes
GLOBAL	X (Cartesian)	K	55.17	End	Yes
GLOBAL	X (Cartesian)	L	58.83	End	Yes
GLOBAL	Y (Cartesian)	1	0	End	Yes
GLOBAL	Y (Cartesian)	2	13.41	End	Yes
GLOBAL	Y (Cartesian)	3	15.82	End	Yes
GLOBAL	Y (Cartesian)	4	16.74	End	Yes
GLOBAL	Y (Cartesian)	5	30.49	End	Yes
GLOBAL	Y (Cartesian)	6	33.49	End	Yes
GLOBAL	Y (Cartesian)	7	34.74	End	Yes
GLOBAL	Y (Cartesian)	8	37.49	End	Yes
GLOBAL	Y (Cartesian)	9	50.16	End	Yes
GLOBAL	Y (Cartesian)	10	54.16	End	Yes
GLOBAL	Y (Cartesian)	11	55.07	End	Yes
GLOBAL	Y (Cartesian)	12	57.16	End	Yes
GLOBAL	Y (Cartesian)	13	70.49	End	Yes
GLOBAL	Y (Cartesian)	14	71.82	End	Yes
GLOBAL	Y (Cartesian)	15	74.74	End	Yes
GLOBAL	Y (Cartesian)	16	87.66	End	Yes

1.2 Line Connectivity

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 1.3 - Beam Object Connectivity

Unique Name	UniquePtI	UniquePtJ	Length ft
W1-W	1	5	2.25
W2-W	7	9	18
W5-W	13	25	4.08
W7-W	77	79	6.67
W10-W	73	71	3.33
W19-W	17	81	3
W30-W	21	23	4
W34-W	29	31	4
W47-W	85	33	3
W51-W	35	37	1.33
W55-W	39	37	2
W59-W	39	41	2.42
W65-W	43	45	2.08
W70-W	61	59	3.33
W72-W	57	55	5.67
W73-W	53	51	5.67
W76-W	49	47	15.83
W45-W	112	104	2.33
W31-W	129	121	2.33
W62-W	149	139	2.33
W15-W	15	155	2
W9-W	165	15	2
W17-W	155	160	2
W46-W	168	169	2.33
W32-W	172	173	2.33
W63-W	176	177	2.33
W64-W	139	177	2.33
W58-W	149	176	2.33
W49-W	104	169	2.33
W39-W	112	168	2.33
W33-W	121	173	2.33
W27-W	129	172	2.33
W66-W	100	61	3.33
W38-W	85	31	3.67
W36-W	84	85	15.83
W23-W	19	81	15.83
W25-W	81	21	3.67
W48-W	317	318	1.75
W41-W	319	320	1.75
W43-W	319	317	1
W44-W	320	318	1
W18-W	321	322	1.75
W22-W	333	334	1.75
W20-W	321	333	1
W21-W	322	334	1

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

1.3 Area Connectivity

Table 1.4 - Floor Object Connectivity

Unique Name	UniquePt1	UniquePt2	UniquePt3	UniquePt4	Perimeter ft	Area ft2
F80	218	219	220	221	16	16
F84	226	227	228	229	16	16
F70	230	231	232	233	16	16
F66	250	251	252	253	28	48
F51	254	255	256	257	28	48
F36	258	259	260	261	28	48
F6	286	287	288	289	24	32
F7	298	299	300	301	24.54	20.54
F8	302	303	304	305	12.96	9.92
F33	313	314	315	316	24	36
F53	323	324	325	326	24	36
F42	327	328	329	330	40	36
F74	340	341	342	343	14.75	10.75
F32	379	380	381	382	36	81
F34	387	388	389	390	18.67	14.67
F5	294	295	296	297	36.46	32.46
F83	354	355	356	357	25.67	21.67
F50	383	384	385	386	27.33	23.33
F82	222	223	224	225	24	36
F60	234	235	236	237	24	36
F49	238	239	240	241	24	36
F22	242	243	244	245	24	36
F79	266	267	268	269	28	49
F4	282	283	284	285	24	36
F81	350	351	352	353	38.33	34.33
F52	274	275	276	277	28	49
F37	278	279	280	281	28	49
F23	306	307	308	309	24	35
F61	331	332	335	336	24	35
F47	365	366	367	368	29.5	25.5
F14	310	311	110	113	24.65	20.65
F67	36	38	338	339	4.83	0.83
F57	344	345	27	30	24.08	20.08
F27	50	52	348	349	23	19
F21	262	263	264	265	26	40
F24	372	10	12	375	19.67	15.67
F72	358	359	360	361	11.42	7.42
F31	369	370	6	8	27.43	23.87
F25	246	247	248	249	32	64
F64	270	271	272	273	36	81
F58	14	16	363	364	25.04	20.14
1	2	4	20	22	16	16
F3	24	291	292	26	18	14
F13	32	34	377	378	22.15	18.15

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

1.4 Strip Connectivity

Table 1.5 - Strip Object Connectivity

Name	Number Segments	Strip Start Point	Segment End Point	Start Width Left ft	Start Width Right ft	End Width Left ft	End Width Right ft	Auto Widen	Layer
CSA1	1	56	58	6.7	6.7	6.7	6.7	No	A
CSA10	1	86	87	0.46	2	0.46	2	No	A
CSA11	1	88	90	1.04	0.46	1.04	0.46	No	A
CSA12	1	92	95	6.67	1.04	6.67	1.04	No	A
CSA13	1	40	96	0.67	6.67	0.67	6.67	No	A
CSA14	1	97	98	1.46	0.67	1.46	0.67	No	A
CSA15	1	99	101	6.46	1.46	6.46	1.46	No	A
CSA16	1	102	105	6.46	6.46	6.46	6.46	No	A
CSA2	1	60	62	1.21	6.7	1.21	6.7	No	A
CSA3	1	64	66	0.46	1.21	0.46	1.21	No	A
CSA4	1	68	70	6.88	0.46	6.88	0.46	No	A
CSA5	1	18	72	1.5	6.88	1.5	6.88	No	A
CSA6	1	74	75	0.63	1.5	0.63	1.5	No	A
CSA7	1	76	78	1.38	0.63	1.38	0.63	No	A
CSA8	1	80	82	6.33	1.38	6.33	1.38	No	A
CSA9	1	28	83	2	6.33	2	6.33	No	A
CSB1	1	106	119	0.83	0.83	0.83	0.83	No	B
CSB10	1	135	136	6.92	1	6.92	1	No	B
CSB11	1	303	227	1	1.83	1	1.83	No	B
CSB12	1	117	118	1.83	1.83	1.83	1.83	No	B
CSB2	1	120	122	0.83	2.46	0.83	2.46	No	B
CSB3	1	123	109	2.46	1.54	2.46	1.54	No	B
CSB4	1	124	111	1.54	2	1.54	2	No	B
CSB5	1	125	126	2	1.17	2	1.17	No	B
CSB6	1	127	128	1.17	4.29	1.17	4.29	No	B
CSB7	1	130	131	4.29	3.38	4.29	3.38	No	B
CSB8	1	132	133	3.38	4	3.38	4	No	B
CSB9	1	134	354	4	6.92	4	6.92	No	B

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

2 Properties

This chapter provides property information for materials, frame sections, shell sections, and links.

2.1 Materials

Table 2.1 - Material Properties - General

Material	Type	SymType	Grade	Color	Notes
4000Psi	Concrete	Isotropic	Unknown	Blue	Normalweight f'c = 4 ksi added 12/8/2022 10:58:45 AM
A416Gr270	Tendon	Uniaxial	Unknown	Magenta	ASTM A416 Grade 270 added 12/8/2022 10:58:45 AM
A615Gr60	Rebar	Uniaxial	Unknown	Cyan	ASTM A615 Grade 60 added 12/8/2022 10:58:45 AM
A992Fy50	Steel	Isotropic	Grade 50	Green	
MAT1	Concrete	Isotropic	Unknown	Blue	Normalweight f'c = 4 ksi added 12/8/2022 10:58:45 AM
MAT2	Concrete	Isotropic	Unknown	Blue	Normalweight f'c = 4 ksi added 12/8/2022 10:58:45 AM
MAT3	Concrete	Isotropic	Unknown	Blue	Normalweight f'c = 4 ksi added 12/8/2022 10:58:45 AM
MAT4	Concrete	Isotropic	Unknown	Blue	Normalweight f'c = 4 ksi added 12/8/2022 10:58:45 AM

2.2 Frame Sections

Table 2.2 - Frame Section Property Definitions - Summary (Part 1 of 3)

Name	Material	Shape	Color	Area in2	J in4	I33 in4	I22 in4	As2 in2	As3 in2	S33Pos in3
12CMU-W	MAT1	Concrete Rectangular	Blue	2016	92413.45	4741632	24192	1680	1680	56448
8CMU-W	MAT1	Concrete Rectangular	Gray8Dark	1344	27811.84	3161088	7168	1120	1120	37632
8CW-W	MAT2	Concrete Rectangular	Green	1344	27811.84	3161088	7168	1120	1120	37632
BEAM1	4000Psi	Concrete Rectangular	Cyan	288	9492.12	13824	3456	240	240	1152
COL1	4000Psi	Concrete Rectangular	Cyan	288	9492.12	13824	3456	240	240	1152

Table 2.2 - Frame Section Property Definitions - Summary (Part 2 of 3)

Name	S33Neg in3	S22Pos in3	S22Neg in3	Z33 in3	Z22 in3	R33 in	R22 in	CG Offset 3 in	CG Offset 2 in	PNA Offset 3 in	PNA Offset 2 in	Area Modifier
12CMU-W	56448	4032	4032	84672	6048	48.4974	3.4641	0	0	0	0	1
8CMU-W	37632	1792	1792	56448	2688	48.4974	2.3094	0	0	0	0	1
8CW-W	37632	1792	1792	56448	2688	48.4974	2.3094	0	0	0	0	1
BEAM1	1152	576	576	1728	864	6.9282	3.4641	0	0	0	0	1
COL1	1152	576	576	1728	864	6.9282	3.4641	0	0	0	0	1

Table 2.2 - Frame Section Property Definitions - Summary (Part 3 of 3)

Name	As3 Modifier	J Modifier	I33 Modifier	I22 Modifier	Mass Modifier	Weight Modifier
12CMU-W	1	1	1	1	1	1
8CMU-W	1	1	1	1	1	1
8CW-W	1	1	1	1	1	1
BEAM1	1	1	1	1	1	1
COL1	1	1	1	1	1	1

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

2.3 Shell Sections

Table 2.3 - Area Section Property Definitions - Summary

Name	Type	Element Type	Material	Total Thickness in
Col_{Stiff}	Slab	Shell-Thin	MAT4	16
Footing12	Slab	Shell-Thin	MAT3	12
Footing16	Slab	Shell-Thin	MAT3	16
SLAB1	Slab	Shell-Thick	4000Psi	8
WALL1	Wall	Shell-Thick	4000Psi	12

2.4 Reinforcement Sizes

Table 2.4 - Reinforcing Bar Sizes

Name	Diameter in	Area in2
#2	0.25	0.05
#3	0.375	0.11
#4	0.5	0.2
#5	0.625	0.31
#6	0.75	0.44
#7	0.875	0.6
#8	1	0.79
#9	1.128	1
#10	1.27	1.27
#11	1.41	1.56
#14	1.693	2.25
#18	2.257	4

2.5 Spring Properties

Table 2.5 - Spring Property Definitions - Point Springs

Name	Stiffness UX kip/in	Stiffness UY kip/in	Stiffness UZ kip/in	Stiffness RX kip-in/rad	Stiffness RY kip-in/rad	Stiffness RZ kip-in/rad	Nonlinear Option	Color	Notes
PSPR1	0	0	0.001	0	0	0	None (Linear)	Blue	

Table 2.6 - Spring Property Definitions - Line Springs

Name	Vertical Stffness kip/in	Rotational Stffness kip-in/rad	Nonlinear Option	Color	Notes
LSPR1	0.001	0.001	None (Linear)	Yellow	

Table 2.7 - Spring Property Definitions - Area Springs

Name	Subgrade Modulus kip/in/in2	Nonlinear Option	Color	Notes
SOIL1	0.1	Compression Only	Cyan	

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

3 Assignments

This chapter provides a listing of the assignments applied to the model.

3.1 Frame Assignments

Table 3.1 - Frame Assignments - Summary

UniqueName	Design Type	Length ft	Analysis Section	Design Section	Min Number Stations
W1-W	Beam	2.25	8CMU-W	8CMU-W	3
W2-W	Beam	18	8CMU-W	8CMU-W	3
W5-W	Beam	4.08	8CMU-W	8CMU-W	3
W7-W	Beam	6.67	8CMU-W	8CMU-W	3
W10-W	Beam	3.33	12CMU-W	12CMU-W	3
W19-W	Beam	3	8CMU-W	8CMU-W	3
W30-W	Beam	4	8CMU-W	8CMU-W	3
W34-W	Beam	4	8CMU-W	8CMU-W	3
W47-W	Beam	3	8CMU-W	8CMU-W	3
W51-W	Beam	1.33	8CMU-W	8CMU-W	3
W55-W	Beam	2	8CMU-W	8CMU-W	3
W59-W	Beam	2.42	8CMU-W	8CMU-W	3
W65-W	Beam	2.08	8CMU-W	8CMU-W	3
W70-W	Beam	3.33	8CMU-W	8CMU-W	3
W72-W	Beam	5.67	8CMU-W	8CMU-W	3
W73-W	Beam	5.67	8CMU-W	8CMU-W	3
W76-W	Beam	15.83	8CMU-W	8CMU-W	3
W45-W	Beam	2.33	8CMU-W	8CMU-W	3
W31-W	Beam	2.33	8CMU-W	8CMU-W	3
W62-W	Beam	2.33	8CMU-W	8CMU-W	3
W15-W	Beam	2	8CW-W	8CW-W	3
W9-W	Beam	2	8CW-W	8CW-W	3
W17-W	Beam	2	8CW-W	8CW-W	3
W46-W	Beam	2.33	8CMU-W	8CMU-W	3
W32-W	Beam	2.33	8CMU-W	8CMU-W	3
W63-W	Beam	2.33	8CMU-W	8CMU-W	3
W64-W	Beam	2.33	8CMU-W	8CMU-W	3
W58-W	Beam	2.33	8CMU-W	8CMU-W	3
W49-W	Beam	2.33	8CMU-W	8CMU-W	3
W39-W	Beam	2.33	8CMU-W	8CMU-W	3
W33-W	Beam	2.33	8CMU-W	8CMU-W	3
W27-W	Beam	2.33	8CMU-W	8CMU-W	3
W66-W	Beam	3.33	8CW-W	8CW-W	3
W38-W	Beam	3.67	8CW-W	8CW-W	3
W36-W	Beam	15.83	8CMU-W	8CMU-W	3
W23-W	Beam	15.83	8CMU-W	8CMU-W	3
W25-W	Beam	3.67	8CW-W	8CW-W	3
W48-W	Beam	1.75	8CMU-W	8CMU-W	3
W41-W	Beam	1.75	8CMU-W	8CMU-W	3
W43-W	Beam	1	8CMU-W	8CMU-W	3

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.1 - Frame Assignments - Summary (continued)

UniqueName	Design Type	Length ft	Analysis Section	Design Section	Min Number Stations
W44-W	Beam	1	8CMU-W	8CMU-W	3
W18-W	Beam	1.75	8CMU-W	8CMU-W	3
W22-W	Beam	1.75	8CMU-W	8CMU-W	3
W20-W	Beam	1	8CMU-W	8CMU-W	3
W21-W	Beam	1	8CMU-W	8CMU-W	3

3.2 Shell Assignments

Table 3.2 - Area Assignments - Summary

UniqueName	Section Property	Property Type	Spring
F80	Footing12	Slab	SOIL1
F84	Footing12	Slab	SOIL1
F70	Footing12	Slab	SOIL1
F66	Footing16	Slab	SOIL1
F51	Footing16	Slab	SOIL1
F36	Footing16	Slab	SOIL1
F6	Footing16	Slab	SOIL1
F7	Footing12	Slab	SOIL1
F8	Footing12	Slab	SOIL1
F33	Footing16	Slab	SOIL1
F53	Footing16	Slab	SOIL1
F42	Footing12	Slab	SOIL1
F74	Footing12	Slab	SOIL1
F32	Footing16	Slab	SOIL1
F34	Footing12	Slab	SOIL1
F5	Footing12	Slab	SOIL1
F83	Footing12	Slab	SOIL1
F50	Footing12	Slab	SOIL1
F82	Footing16	Slab	SOIL1
F60	Footing16	Slab	SOIL1
F49	Footing16	Slab	SOIL1
F22	Footing16	Slab	SOIL1
F79	Footing16	Slab	SOIL1
F4	Footing16	Slab	SOIL1
F81	Footing12	Slab	SOIL1
F52	Footing16	Slab	SOIL1
F37	Footing16	Slab	SOIL1
F23	Footing16	Slab	SOIL1
F61	Footing16	Slab	SOIL1
F47	Footing12	Slab	SOIL1
F14	Footing12	Slab	SOIL1
F67	Footing12	Slab	SOIL1
F57	Footing12	Slab	SOIL1
F27	Footing12	Slab	SOIL1

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 3.2 - Area Assignments - Summary (continued)

UniqueName	Section Property	Property Type	Spring
F21	Footing16	Slab	SOIL1
F24	Footing12	Slab	SOIL1
F72	Footing12	Slab	SOIL1
F31	Footing12	Slab	SOIL1
F25	Footing16	Slab	SOIL1
F64	Footing16	Slab	SOIL1
F58	Footing12	Slab	SOIL1
1	Footing12	Slab	SOIL1
F3	Footing12	Slab	SOIL1
F13	Footing12	Slab	SOIL1

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

4 Loads

This chapter provides loading information as applied to the model.

4.1 Load Patterns

Table 4.1 - Load Pattern Definitions

Name	Is Auto Load	Type	Self Weight Multiplier	Auto Load
~LLRF	No	Other	0	
Dead	No	Dead	1	
Dead ABOVE	No	Dead	0	
Live	No	Live	0	
Live ABOVE	No	Live	0	
Wind(1/12)	No	Wind	0	None
Wind(1/12) ABOVE	No	Wind	0	None
Wind(10/12)	No	Wind	0	None
Wind(10/12) ABOVE	No	Wind	0	None
Wind(11/12)	No	Wind	0	None
Wind(11/12) ABOVE	No	Wind	0	None
Wind(12/12)	No	Wind	0	None
Wind(12/12) ABOVE	No	Wind	0	None
Wind(2/12)	No	Wind	0	None
Wind(2/12) ABOVE	No	Wind	0	None
Wind(3/12)	No	Wind	0	None
Wind(3/12) ABOVE	No	Wind	0	None
Wind(4/12)	No	Wind	0	None
Wind(4/12) ABOVE	No	Wind	0	None
Wind(5/12)	No	Wind	0	None
Wind(5/12) ABOVE	No	Wind	0	None
Wind(6/12)	No	Wind	0	None
Wind(6/12) ABOVE	No	Wind	0	None
Wind(7/12)	No	Wind	0	None
Wind(7/12) ABOVE	No	Wind	0	None
Wind(8/12)	No	Wind	0	None
Wind(8/12) ABOVE	No	Wind	0	None
Wind(9/12)	No	Wind	0	None
Wind(9/12) ABOVE	No	Wind	0	None

4.2 Load Cases

Table 4.2 - Load Case Definitions - Summary

Name	Type
Dead	Linear Static
Live	Linear Static
Wind(1/12)	Linear Static
Wind(2/12)	Linear Static
Wind(3/12)	Linear Static
Wind(4/12)	Linear Static

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 4.2 - Load Case Definitions - Summary (continued)

Name	Type
Wind(5/12)	Linear Static
Wind(6/12)	Linear Static
Wind(7/12)	Linear Static
Wind(8/12)	Linear Static
Wind(9/12)	Linear Static
Wind(10/12)	Linear Static
Wind(11/12)	Linear Static
Wind(12/12)	Linear Static

4.3 Load Combinations

Table 4.3 - Load Combination Definitions

Name	Type	Is Auto	Load Name	SF	Notes
Comb1	Linear Add	No	Dead	1	
Comb1			Live	1	
DConS1	Linear Add	Yes	Dead	1.4	Dead [Strength]
DConS2	Linear Add	Yes	Dead	1.2	Dead + Live [Strength]
DConS2			Live	1.6	
DConS3	Linear Add	Yes	Dead	1.2	Dead + Live + Wind + Snow [Strength]
DConS3			Live	1	
DConS3			Wind(1/12)	1	
DConS4	Linear Add	Yes	Dead	1.2	Dead + Live - Wind + Snow [Strength]
DConS4			Live	1	
DConS4			Wind(1/12)	-1	
DConS5	Linear Add	Yes	Dead	1.2	Dead + Live + Wind + Snow [Strength]
DConS5			Live	1	
DConS5			Wind(2/12)	1	
DConS6	Linear Add	Yes	Dead	1.2	Dead + Live - Wind + Snow [Strength]
DConS6			Live	1	
DConS6			Wind(2/12)	-1	
DConS7	Linear Add	Yes	Dead	1.2	Dead + Live + Wind + Snow [Strength]
DConS7			Live	1	
DConS7			Wind(3/12)	1	
DConS8	Linear Add	Yes	Dead	1.2	Dead + Live - Wind + Snow [Strength]
DConS8			Live	1	
DConS8			Wind(3/12)	-1	
DConS9	Linear Add	Yes	Dead	1.2	Dead + Live + Wind + Snow [Strength]
DConS9			Live	1	
DConS9			Wind(4/12)	1	
DConS10	Linear Add	Yes	Dead	1.2	Dead + Live - Wind + Snow [Strength]
DConS10			Live	1	
DConS10			Wind(4/12)	-1	
DConS11	Linear Add	Yes	Dead	1.2	Dead + Live + Wind + Snow [Strength]
DConS11			Live	1	
DConS11			Wind(5/12)	1	
DConS12	Linear Add	Yes	Dead	1.2	Dead + Live - Wind + Snow [Strength]

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 4.3 - Load Combination Definitions (continued)

Name	Type	Is Auto	Load Name	SF	Notes
DConS12			Live	1	
DConS12			Wind(5/12)	-1	
DConS13	Linear Add	Yes	Dead	1.2	Dead + Live + Wind + Snow [Strength]
DConS13			Live	1	
DConS13			Wind(6/12)	1	
DConS14	Linear Add	Yes	Dead	1.2	Dead + Live - Wind + Snow [Strength]
DConS14			Live	1	
DConS14			Wind(6/12)	-1	
DConS15	Linear Add	Yes	Dead	1.2	Dead + Live + Wind + Snow [Strength]
DConS15			Live	1	
DConS15			Wind(7/12)	1	
DConS16	Linear Add	Yes	Dead	1.2	Dead + Live - Wind + Snow [Strength]
DConS16			Live	1	
DConS16			Wind(7/12)	-1	
DConS17	Linear Add	Yes	Dead	1.2	Dead + Live + Wind + Snow [Strength]
DConS17			Live	1	
DConS17			Wind(8/12)	1	
DConS18	Linear Add	Yes	Dead	1.2	Dead + Live - Wind + Snow [Strength]
DConS18			Live	1	
DConS18			Wind(8/12)	-1	
DConS19	Linear Add	Yes	Dead	1.2	Dead + Live + Wind + Snow [Strength]
DConS19			Live	1	
DConS19			Wind(9/12)	1	
DConS20	Linear Add	Yes	Dead	1.2	Dead + Live - Wind + Snow [Strength]
DConS20			Live	1	
DConS20			Wind(9/12)	-1	
DConS21	Linear Add	Yes	Dead	1.2	Dead + Live + Wind + Snow [Strength]
DConS21			Live	1	
DConS21			Wind(10/12)	1	
DConS22	Linear Add	Yes	Dead	1.2	Dead + Live - Wind + Snow [Strength]
DConS22			Live	1	
DConS22			Wind(10/12)	-1	
DConS23	Linear Add	Yes	Dead	1.2	Dead + Live + Wind + Snow [Strength]
DConS23			Live	1	
DConS23			Wind(11/12)	1	
DConS24	Linear Add	Yes	Dead	1.2	Dead + Live - Wind + Snow [Strength]
DConS24			Live	1	
DConS24			Wind(11/12)	-1	
DConS25	Linear Add	Yes	Dead	1.2	Dead + Live + Wind + Snow [Strength]
DConS25			Live	1	
DConS25			Wind(12/12)	1	
DConS26	Linear Add	Yes	Dead	1.2	Dead + Live - Wind + Snow [Strength]
DConS26			Live	1	
DConS26			Wind(12/12)	-1	
DConS27	Linear Add	Yes	Dead	0.9	Dead (min) + Wind [Strength]

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Table 4.3 - Load Combination Definitions (continued)

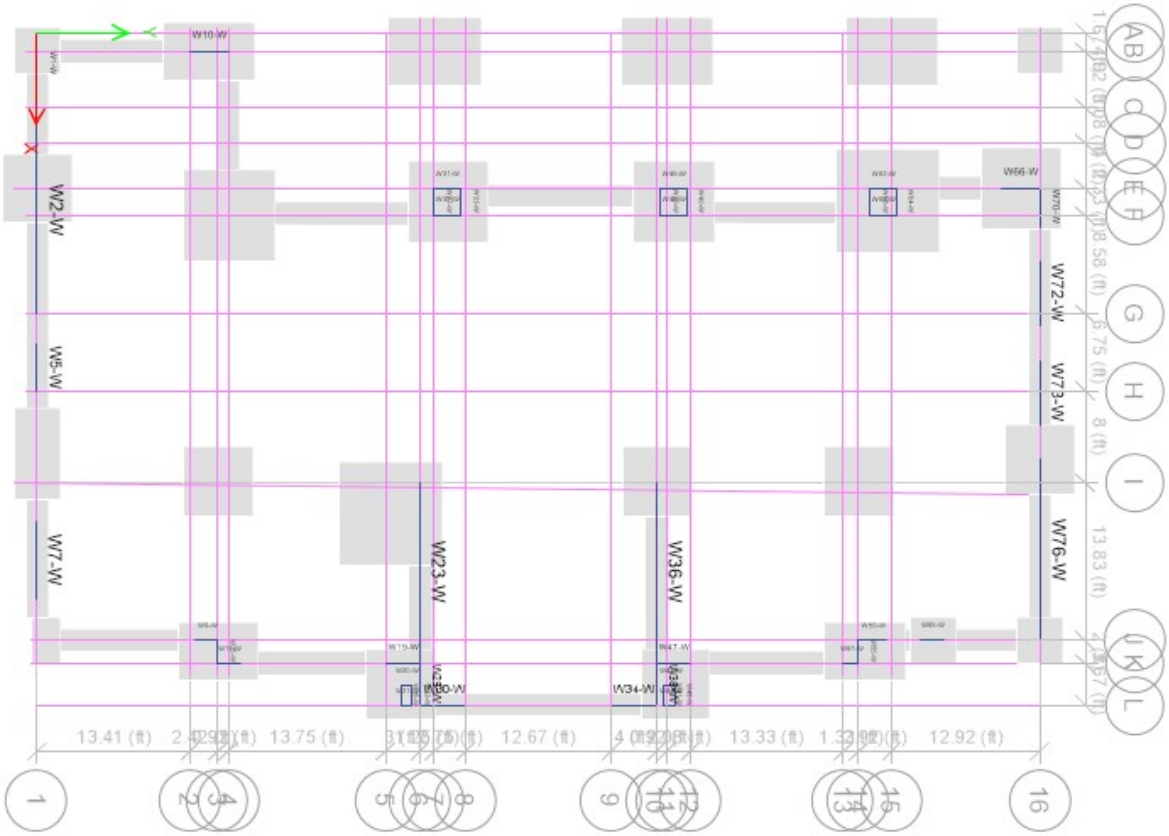
Name	Type	Is Auto	Load Name	SF	Notes
DConS27			Wind(1/12)	1	
DConS28	Linear Add	Yes	Dead	0.9	Dead (min) - Wind [Strength]
DConS28			Wind(1/12)	-1	
DConS29	Linear Add	Yes	Dead	0.9	Dead (min) + Wind [Strength]
DConS29			Wind(2/12)	1	
DConS30	Linear Add	Yes	Dead	0.9	Dead (min) - Wind [Strength]
DConS30			Wind(2/12)	-1	
DConS31	Linear Add	Yes	Dead	0.9	Dead (min) + Wind [Strength]
DConS31			Wind(3/12)	1	
DConS32	Linear Add	Yes	Dead	0.9	Dead (min) - Wind [Strength]
DConS32			Wind(3/12)	-1	
DConS33	Linear Add	Yes	Dead	0.9	Dead (min) + Wind [Strength]
DConS33			Wind(4/12)	1	
DConS34	Linear Add	Yes	Dead	0.9	Dead (min) - Wind [Strength]
DConS34			Wind(4/12)	-1	
DConS35	Linear Add	Yes	Dead	0.9	Dead (min) + Wind [Strength]
DConS35			Wind(5/12)	1	
DConS36	Linear Add	Yes	Dead	0.9	Dead (min) - Wind [Strength]
DConS36			Wind(5/12)	-1	
DConS37	Linear Add	Yes	Dead	0.9	Dead (min) + Wind [Strength]
DConS37			Wind(6/12)	1	
DConS38	Linear Add	Yes	Dead	0.9	Dead (min) - Wind [Strength]
DConS38			Wind(6/12)	-1	
DConS39	Linear Add	Yes	Dead	0.9	Dead (min) + Wind [Strength]
DConS39			Wind(7/12)	1	
DConS40	Linear Add	Yes	Dead	0.9	Dead (min) - Wind [Strength]
DConS40			Wind(7/12)	-1	
DConS41	Linear Add	Yes	Dead	0.9	Dead (min) + Wind [Strength]
DConS41			Wind(8/12)	1	
DConS42	Linear Add	Yes	Dead	0.9	Dead (min) - Wind [Strength]
DConS42			Wind(8/12)	-1	
DConS43	Linear Add	Yes	Dead	0.9	Dead (min) + Wind [Strength]
DConS43			Wind(9/12)	1	
DConS44	Linear Add	Yes	Dead	0.9	Dead (min) - Wind [Strength]
DConS44			Wind(9/12)	-1	
DConS45	Linear Add	Yes	Dead	0.9	Dead (min) + Wind [Strength]
DConS45			Wind(10/12)	1	
DConS46	Linear Add	Yes	Dead	0.9	Dead (min) - Wind [Strength]
DConS46			Wind(10/12)	-1	
DConS47	Linear Add	Yes	Dead	0.9	Dead (min) + Wind [Strength]
DConS47			Wind(11/12)	1	
DConS48	Linear Add	Yes	Dead	0.9	Dead (min) - Wind [Strength]
DConS48			Wind(11/12)	-1	
DConS49	Linear Add	Yes	Dead	0.9	Dead (min) + Wind [Strength]
DConS49			Wind(12/12)	1	

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

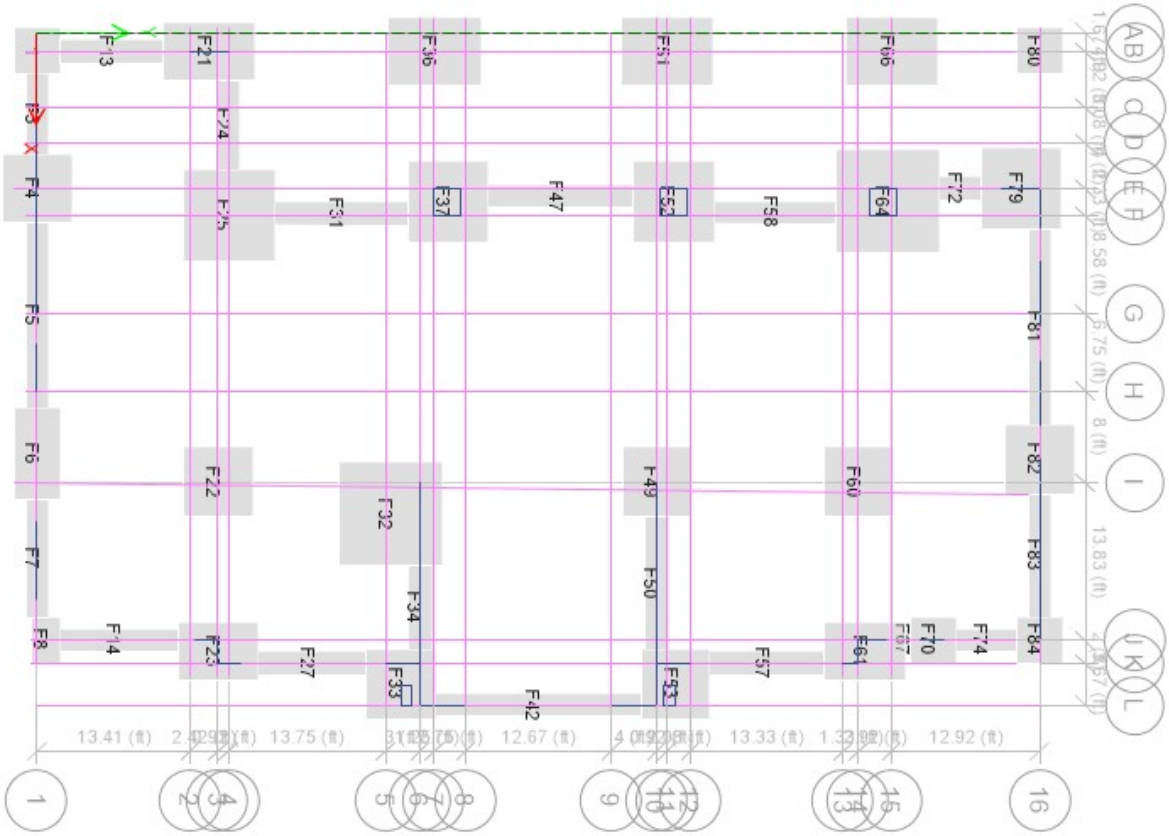
Table 4.3 - Load Combination Definitions (continued)

Name	Type	Is Auto	Load Name	SF	Notes
DConS50	Linear Add	Yes	Dead	0.9	Dead (min) - Wind [Strength]
DConS50			Wind(12/12)	-1	

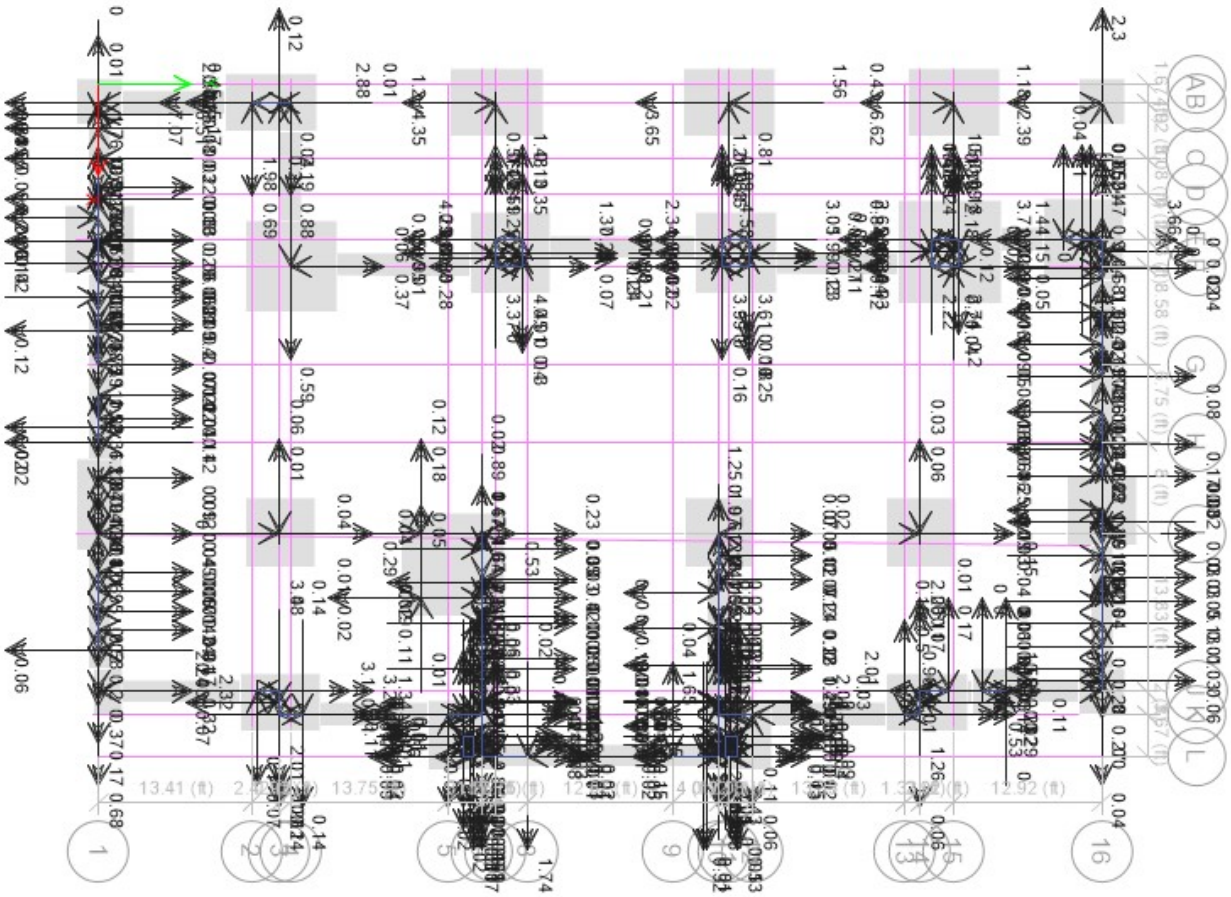
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf



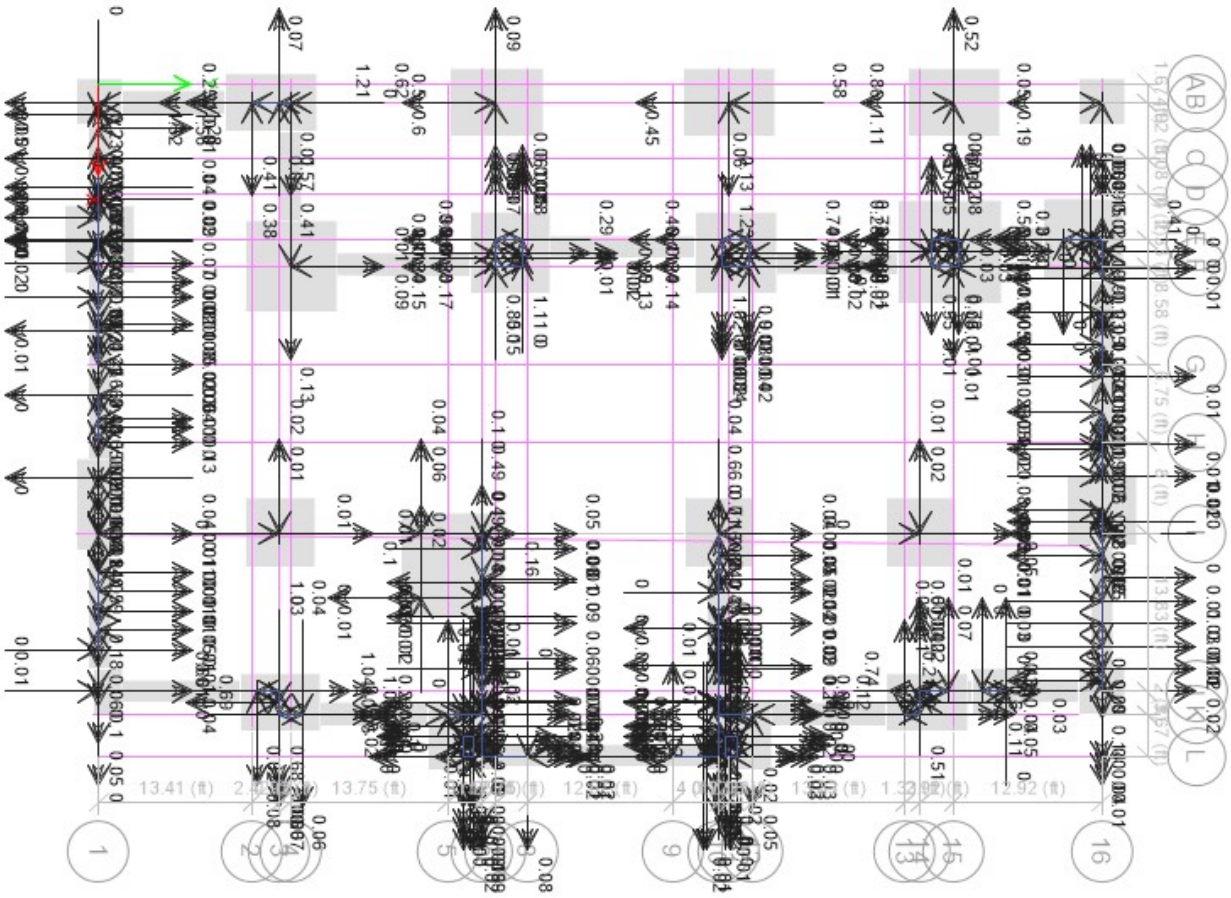
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf



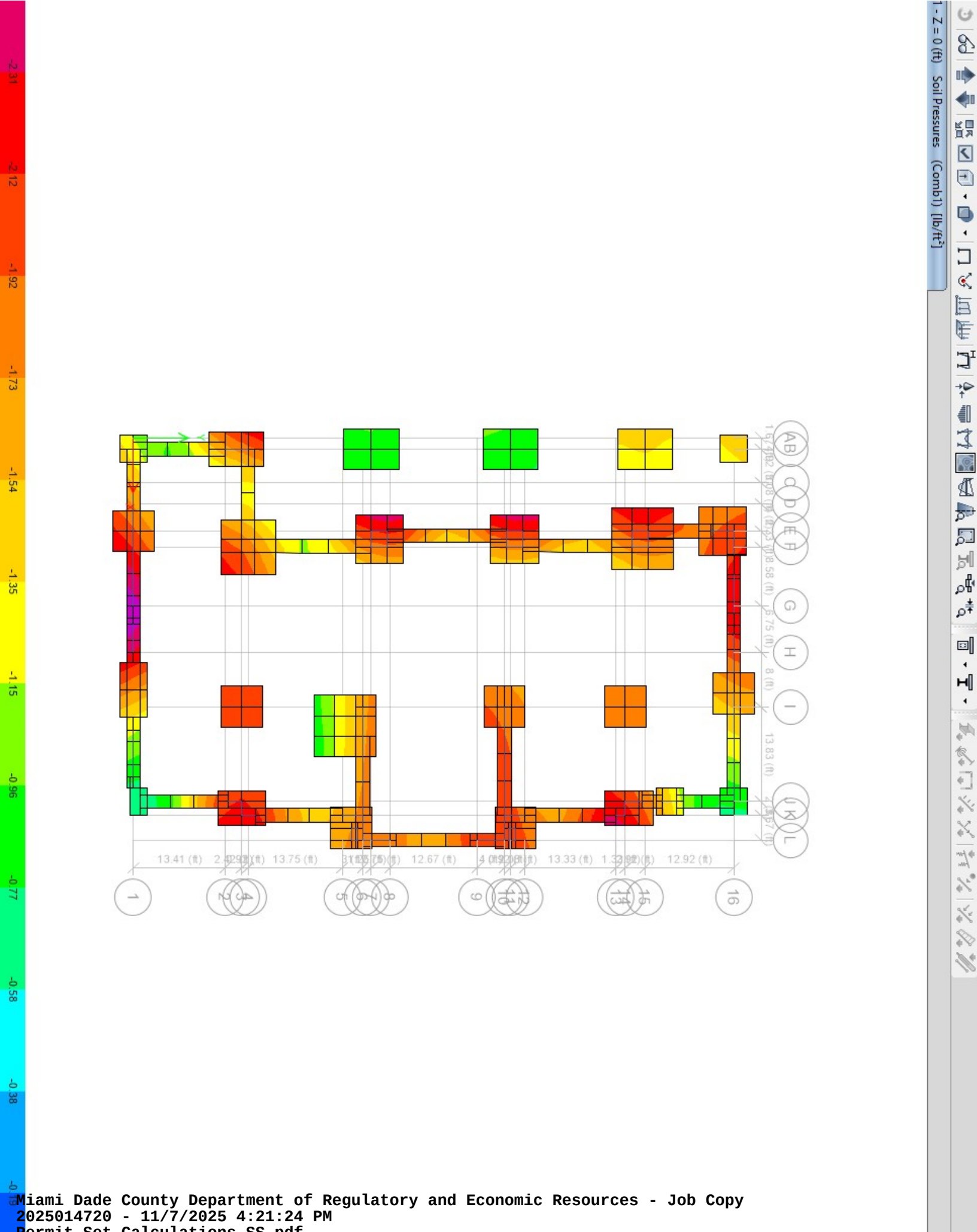
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf



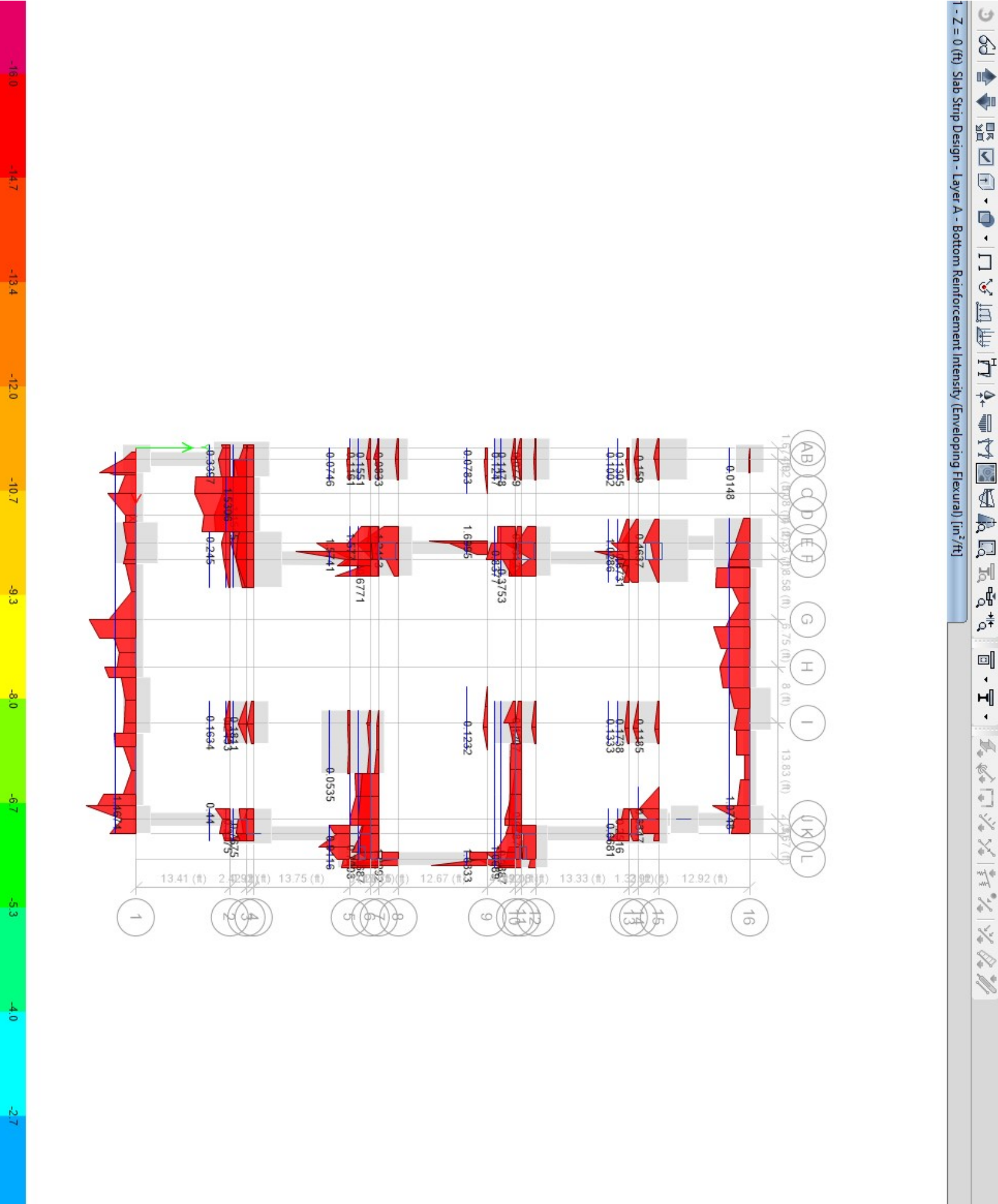
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf



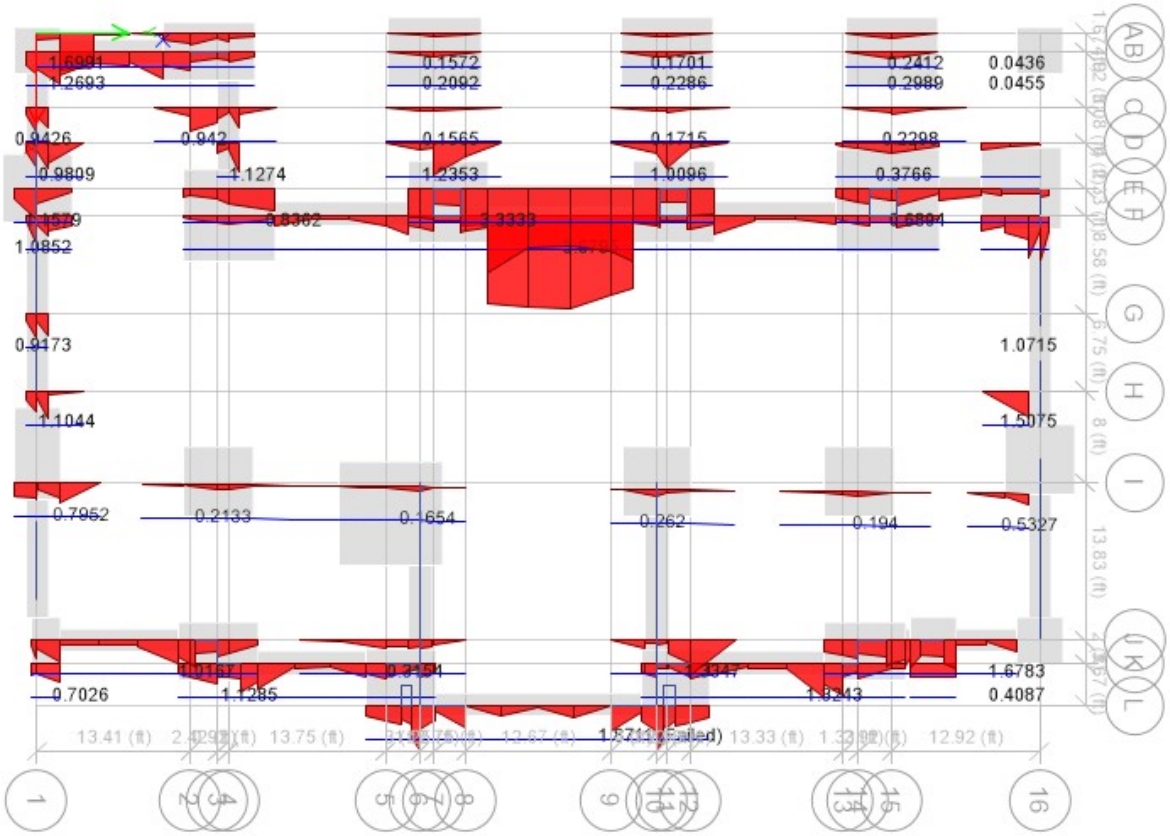
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf



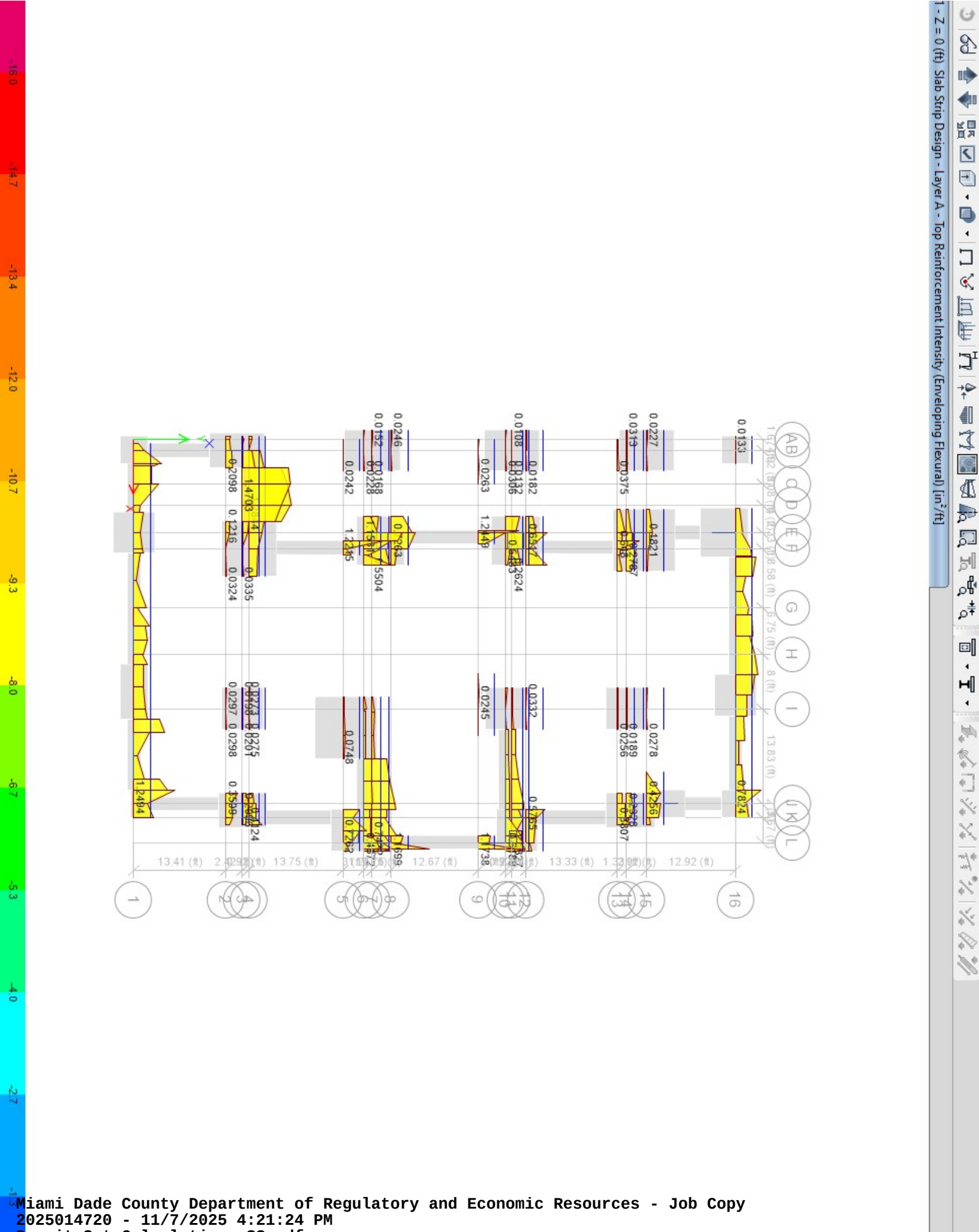
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf



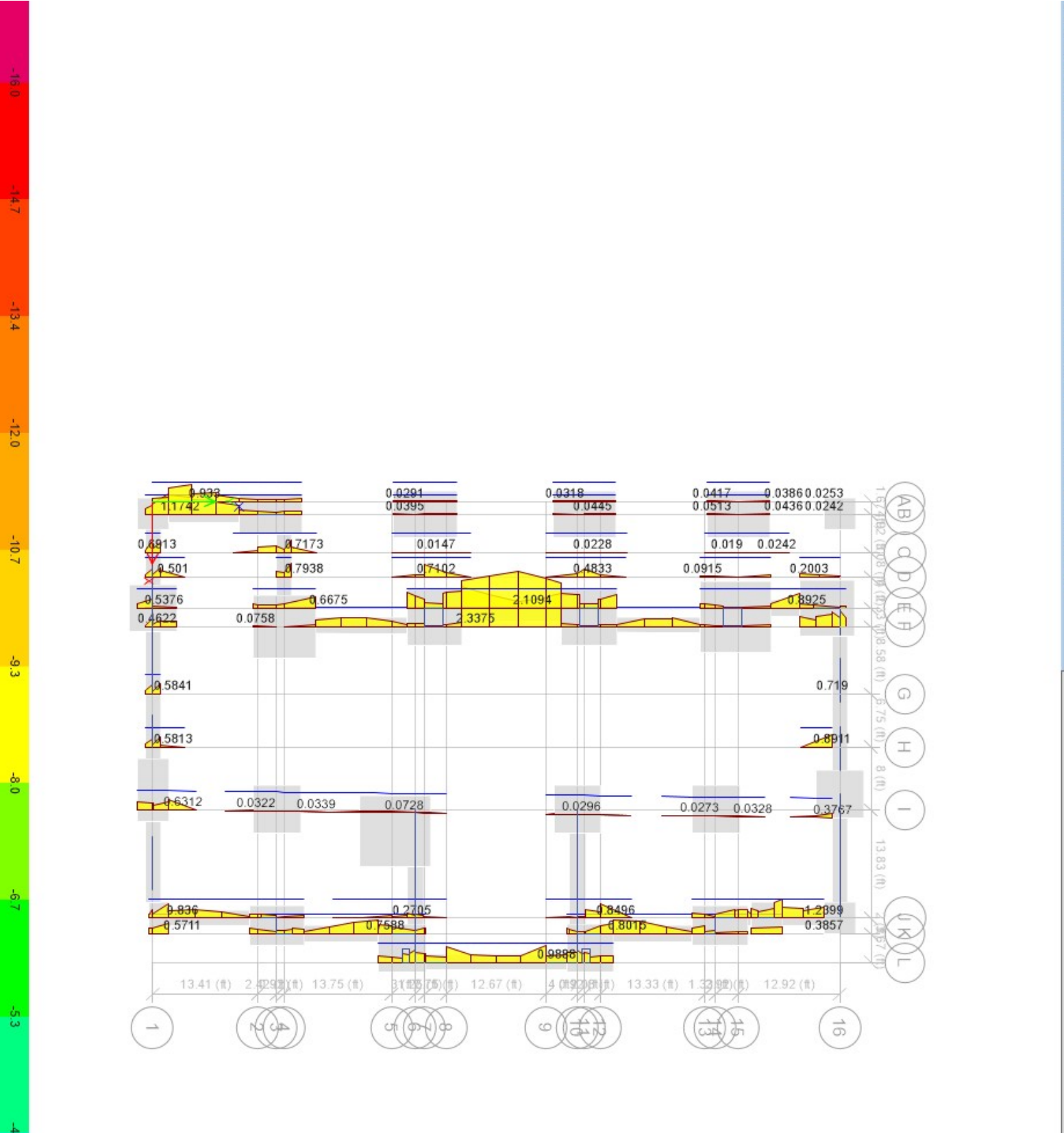
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf



Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

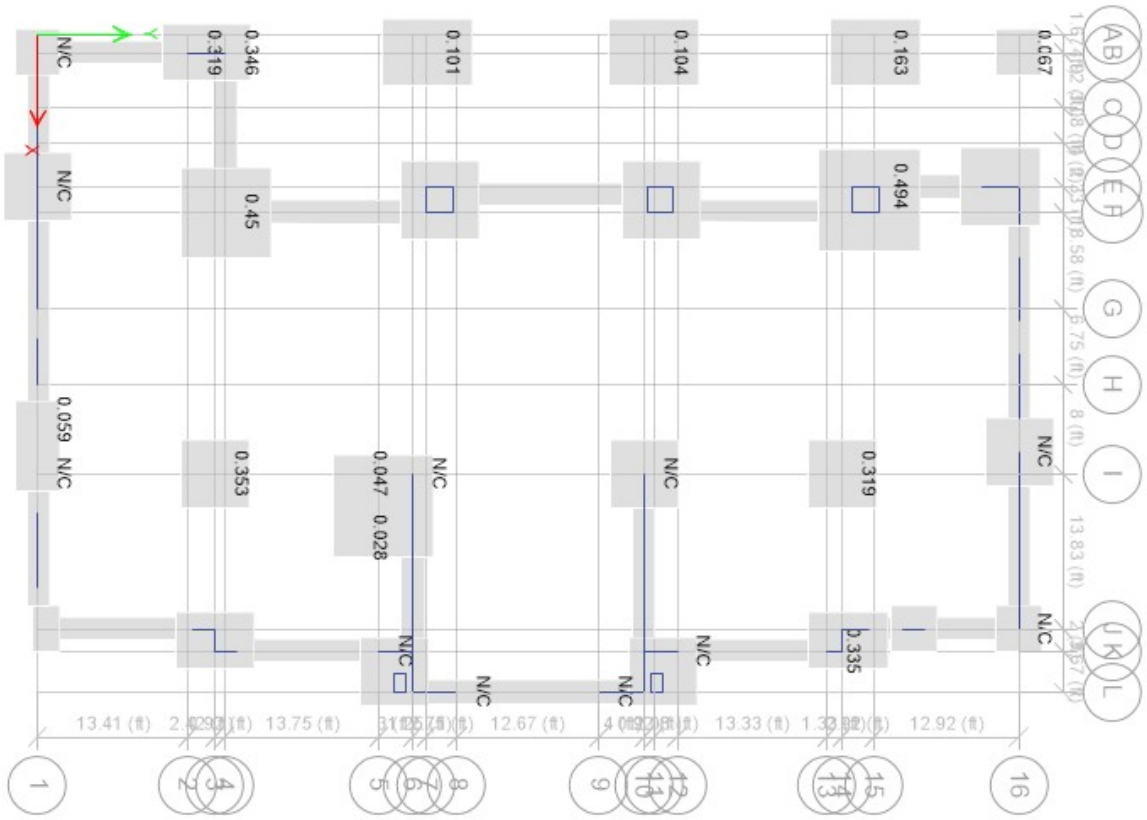


Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf



Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

1 - Z = 0 (ft) Punching Shear D/C Ratios/Shear Reinforcement



Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

ROCHELL ENGINEERING, INC.

Masonry Wall Design per TMS 402/602-16

1500 NW 89th Court – Suite 212, Doral, FL 33172 Tel: 305.649.4049

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

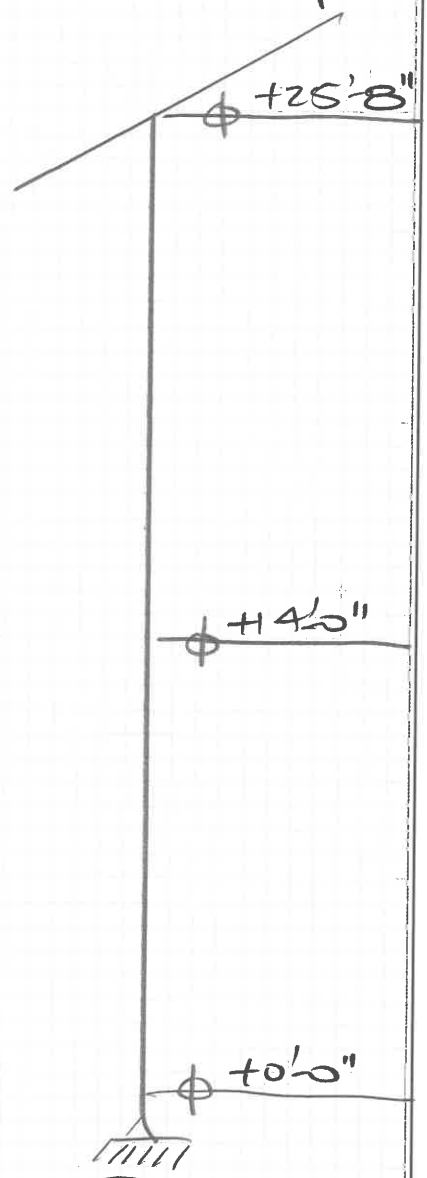
ROCHELL ENGINEERING
1500 NW 89th Ct.-Suite 212 • Doral, FL 33172 • Tel: 305.649.4049

Project:

Page ____ of ____
Proj. No.
Date
By

Design of Masonry walls:

$F'_m = 1500psi$



- 2nd level walls:

Roof DL = 622 plf

Roof LL = 632 plf

Uplift = -995 plf

Zone (4) = 48 psf

Zone (5) = 56 psf

openings = 2'-6" & 3'-0"

Provide: $F'_m = 1500psi$

- #5 @ 32" o.c. Vert. Reinf @ Zone (4)
- #5 @ 24" o.c. Vert. Reinf @ Zone (5)
- 2#7 Vert. Reinf @ sides of 2'-6" openings
- 2#7 Vert. Reinf @ sides of 3'-0" opening

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court - Suite 212
Doral, FL 33172

ROCHELL ENGINEERING, INC.

Project Name: De La Concepcion Residence
Wall ID: Second Level Masonry Wall (Zone 4)

8" Masonry Wall Design (Code Ref: TMS 402/602-16)

Input Data:

Wall Height, H =	11.67	ft.
Wall Thickness, t =	7.625	in.
Wall Vertical Reinforcing =	# 5	@ 32 in o.c.
Reinforcement Area, Ast =	0.31	sq. in.
Effective Section Width, b =	32	in.
Effective Depth, d =	3.81	in.
Tensile Strength, Fs=	24,000	psi
Comp. Strength, F'm =	1,500	psi
Mod. of Elasticity, Es =	29,000,000	psi
Mod. of Elasticity, Em =	1,350,000	psi

Dead Loads =	522	lbs./ft.
Live Loads =	632	lbs./ft.
Wind Uplift =	-995	lbs./ft.
Wind Loads =	48	psf
Lateral Loads =	128	lbs./ft.
Weight of Wall =	677	lbs./ft.

ASD Load Combinations: (per ASCE 7-16)

Dead Load =	1,199	lbs./ft.
Dead Load + Live Load =	1,831	lbs./ft.
0.6Dead + (Lateral+Uplift) =	3,045	lbs./ft.
Dead + 0.75Live + 0.75(Wind) =	346	lbs./ft.

Wall Analysis:

Acting Moment, M =	817	ft-lbs.	
Reinf. Ratio, p =	0.00254		
Radius of Gyration, r =	2.59		
h'/r =	54	< 99	OK
Moment of Inertia, I =	343.7	In^4/ft	
Net Block Area, An =	46.0	In^2/ft	

Deflection:

Max. Allowed, L/180 =	0.78
Computed deflection, $5WL^4/384EI$ =	0.52
Deflection Check =	OK

Axial :

Fa = 0.25*F'm[1-(h'/140r)^2]=	319	psi	(Allowable Axial Compressive Stress)
fa(DL+LL) = P/An =	40	psi	(Max. Axial Compressive Stress)
fa[0.6DL+0.6(Lat+Upl)] =	66	psi	
fa(DL+0.75LL+0.75*0.6W) =	8	psi	
fa(DL) =	26	psi	

Bending:

Fb Allowable = 1/3 F'm =	495	psi	Max. Bending Stress, fb =	443	psi
n = Es / Em =	21.5				
k =	0.28		Steel Bending Stress, fs =	24,421	psi
j = 1-k/3 =	0.91		Add'l fs =	0	psi (Axial Tension)

Combined Stresses:

1. Axial Compressive Stresses	(DL+LL)	fa/Fa =	0.12	< 1.0	OK
2. Bending Comp. Stresses	0.6DL+ (Lat+Uplift)	fa/Fa + fb/Fb =	0.97	< 1.0	OK
3. Steel Bending Stresses		fs/Fs =	0.92	< 1.0	OK
4. Bending+Axial Comp.	DL + 0.75LL + 0.75(Wind) =		0.92	< 1.0	OK

Notes: *Masonry design assumes special inspection provided & conforming to 2020 FBC requirements*
Combined stresses results shall not exceed 1.0 unity value (Kd = 0.85)

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court - Suite 212
Doral, FL 33172

ROCHELL ENGINEERING, INC.

Project Name: De La Concepcion Residence
Wall ID: Second Level Masonry Wall (Zone 5)

8" Masonry Wall Design (Code Ref: TMS 402/602-16)

Input Data:

Wall Height, H =	11.67	ft.	Dead Loads =	522	lbs./ft.
Wall Thickness, t =	7.625	in.	Live Loads =	632	lbs./ft.
Wall Vertical Reinforcing =	# 5	@ 24 in o.c.	Wind Uplift =	-995	lbs./ft.
Reinforcement Area, Ast =	0.31	sq. in.	Wind Loads =	56	psf
Effective Section Width, b =	24	in.	Lateral Loads =	112	lbs./ft.
Effective Depth, d =	3.81	in.	Weight of Wall =	712	lbs./ft.
Tensile Strength, Fs=	24,000	psi			
Comp. Strength, F'm =	1,500	psi			
Mod. of Elasticity, Es =	29,000,000	psi			
Mod. of Elasticity, Em =	1,350,000	psi			

ASD Load Combinations: (per ASCE 7-16)		
Dead Load =	1,234	lbs./ft.
Dead Load + Live Load =	1,866	lbs./ft.
0.6Dead + (Lateral+Uplift) =	3,250	lbs./ft.
Dead + 0.75Live + 0.75(Wind) =	334	lbs./ft.

Wall Analysis:

Acting Moment, M =	953	ft-lbs.	
Reinf. Ratio, p =	0.00339		
Radius of Gyration, r =	2.53		
h'/r =	55	< 99	OK
Moment of Inertia, I =	355.3	in^4/ft	
Net Block Area, An =	51.3	in^2/ft	

Deflection:		
Max. Allowed, L/180 =	0.78	
Computed deflection, $5WL^4/384EI$ =	0.58	
Deflection Check =	OK	

Axial :

Fa = 0.25*F'm[1-(h'/140r)^2]=	316	psi	(Allowable Axial Compressive Stress)
fa(DL+LL) = P/An =	36	psi	(Max. Axial Compressive Stress)
fa[0.6DL+0.6(Lat+Upl)] =	63	psi	
fa(DL+0.75LL+0.75*0.6W) =	7	psi	
fa(DL) =	24	psi	

Bending:

Fb Allowable = 1/3 F'm =	495	psi	Max. Bending Stress, fb =	465	psi
n = Es / Em =	21.5				
k =	0.32		Steel Bending Stress, fs =	21,650	psi
j = 1-k/3 =	0.89		Add'l fs =	0	psi (Axial Tension)

Combined Stresses:

1. Axial Compressive Stresses	(DL+LL)	fa/Fa =	0.11	< 1.0	OK
2. Bending Comp. Stresses	0.6DL+ (Lat+Uplift)	fa/Fa + fb/Fb =	1.00	< 1.0	OK
3. Steel Bending Stresses		fs/Fs =	0.90	< 1.0	OK
4. Bending+Axial Comp.	DL + 0.75LL + 0.75(Wind) =		0.96	< 1.0	OK

Notes: *Masonry design assumes special inspection provided & conforming to 2020 FBC requirements*
Combined stresses results shall not exceed 1.0 unity value (Kd = 0.85)

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court - Suite 212
Doral, FL 33172

ROCHELL ENGINEERING, INC.

Project Name: De La Concepcion Residence
Wall ID: Second Level wall with 2'-6" opening

8" Masonry Wall Design w/ Openings (Code Ref: TMS 402/602-16)

Input Data:

Member Height, H =	11.67	ft.	Dead Loads =	522	lbs./ft.
Masonry Opening Width=	2.5	ft.	Live Loads =	632	lbs./ft.
Wall Thickness, t =	7.625	in.	Wind Uplift =	-995	lbs./ft.
Wall Vertical Reinforcing =	# 5	@ 32 in o.c.	Wind Loads =	48	psf
Reinf. At Opening =	2	# 7	Lateral Loads =	172	lbs./ft.
Reinf. Area, Ast =	1.2	sq. in.	Wt. of Wall =	677	lbs./ft.
Effective Section Width, b =	28	in.			
Effective Depth, d =	3.81	in.			
Tensile Strength, Fs =	24,000	psi			
Comp. Strength, F'm =	1,500	psi			
Mod. of Elasticity, Es =	29,000,000	psi			
Mod. of Elasticity, Em =	1,350,000	psi			

Load Combinations: (per ASCE 7-16)		
Dead Load =	1,199	lbs./ft.
Dead Load + Live Load =	1,831	lbs./ft.
0.6Dead + (Lateral+ Uplift) =	-5	lbs./ft.
Dead + 0.75Live + 0.75(Wind) =	1056	lbs./ft.

Wall Analysis:

Acting Moment, M =	817	ft-lbs.	
Reinf. Ratio, p =	0.0112		
Radius of Gyration, r =	2.59		
h'/r =	54	< 99	OK
Moment of Inertia, I =	343.7	in^4/ft	
Net Block Area, An =	46.0	in^2/ft	

Axial :

Fa = 0.25*F'm[1-(h'/140r)^2] =	319	psi	(Allowable Axial Compressive Stress)
fa(DL+LL) = P/An =	40	psi	(Max. Axial Compressive Stress)
fa[0.6DL+0.6(Lateral+Uplift)] =	0	psi	
fa(DL+0.75LL+0.75*0.6W) =	35	psi	

Bending:

Fb = 1/3 F'm =	495	psi	fb =	419	psi
n = Es/Em =	21.5				
k =	0.49		fs =	9,201	psi
j = 1-k/3 =	0.84		Add'l fs =	11	psi (Axial Tension)

Combined Stresses:

1. Axial Compressive Stresses	(DL+LL)	fa/Fa + fb/Fb =	0.12	< 1.0	OK
2. Bending Comp. Stresses	(0.6Dl+Lat+Upl)	fa/Fa + fb/Fb =	0.85	< 1.0	OK
3. Steel Bending Stresses		fs/Fs =	0.38	< 1.0	OK
4. Bending + Axial Comp.	DL+0.75LL+0.75(W) =		0.87	< 1.0	OK

Notes: *Masonry design assumes special inspection provided & conforming to 2020 FBC requirements*
Combined stresses results shall not exceed 1.0 unity value (Kd = 0.85)

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court - Suite 212
Doral, FL 33172

ROCHELL ENGINEERING, INC.

Project Name: De La Concepcion Residence
Wall ID: Second Level wall with 3'-0" opening

8" Masonry Wall Design w/ Openings (Code Ref: TMS 402/602-16)

Input Data:

Member Height, H =	11.67	ft.	Dead Loads =	522	lbs./ft.
Masonry Opening Width=	3	ft.	Live Loads =	632	lbs./ft.
Wall Thickness, t =	7.625	in.	Wind Uplift =	-995	lbs./ft.
Wall Vertical Reinforcing =	# 5	@ 32 in o.c.	Wind Loads =	48	psf
Reinf. At Opening =	2	# 7	Lateral Loads =	184	lbs./ft.
Reinf. Area, Ast =	1.2	sq. in.	Wt. of Wall =	677	lbs./ft.
Effective Section Width, b =	28	in.			
Effective Depth, d =	3.81	in.			
Tensile Strength, Fs =	24,000	psi			
Comp. Strength, F'm =	1,500	psi			
Mod. of Elasticity, Es =	29,000,000	psi			
Mod. of Elasticity, Em =	1,350,000	psi			

Load Combinations: (per ASCE 7-16)		
Dead Load =	1,199	lbs./ft.
Dead Load + Live Load =	1,831	lbs./ft.
0.6Dead + (Lateral+ Uplift) =	-5	lbs./ft.
Dead + 0.75Live + 0.75(Wind) =	1065	lbs./ft.

Wall Analysis:

Acting Moment, M =	817	ft-lbs.	
Reinf. Ratio, p =	0.0112		
Radius of Gyration, r =	2.59		
h'/r =	54	< 99	OK
Moment of Inertia, I =	343.7	In^4/ft	
Net Block Area, An =	46.0	In^2/ft	

Axial :

Fa = 0.25*F'm[1-(h'/140r)^2] =	319	psi	(Allowable Axial Compressive Stress)
fa(DL+LL) = P/An =	40	psi	(Max. Axial Compressive Stress)
fa[0.6DL+0.6(Lateral+Uplift)] =	0	psi	
fa(DL+0.75LL+0.75*0.6W) =	38	psi	

Bending:

Fb = 1/3 F'm =	495	psi	fb =	448	psi
n = Es/Em =	21.5				
k =	0.49		fs =	9,843	psi
j = 1-k/3 =	0.84		Add'l fs =	11	psi (Axial Tension)

Combined Stresses:

1. Axial Compressive Stresses	(DL+LL)	fa/Fa + fb/Fb =	0.12	< 1.0	OK
2. Bending Comp. Stresses	(0.6Dl+Lat+Upl)	fa/Fa + fb/Fb =	0.90	< 1.0	OK
3. Steel Bending Stresses		fs/Fs =	0.41	< 1.0	OK
4. Bending + Axial Comp.	DL+0.75LL+0.75(W) =		0.93	< 1.0	OK

Notes: *Masonry design assumes special inspection provided & conforming to 2020 FBC requirements*
Combined stresses results shall not exceed 1.0 unity value (Kd = 0.85)

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

ROCHELL ENGINEERING
1500 NW 89th Ct.-Suite 212 • Doral, FL 33172 • Tel: 305.649.4049

Project:

Page ____ of ____
Proj. No.
Date
By

Ground level walls:

Roof DL = 522 plf
Roof LL = 632 plf
2nd level DL = 800 plf
2nd level SDL = 200 plf
2nd level LL = 320 plf
Curtain wall DL = 700 plf

ΣDL = 2222 plf
ΣLL = 952 plf

Zone 4 = 47 psf

Zone 5 = 54 psf

Provide: f'm = 2000 psi

- #7 @ 32" o.c. vert reinf @ Zone 4
- #7 @ 24" o.c. vert reinf @ Zone 5

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court - Suite 212
Doral, FL 33172

ROCHELL ENGINEERING, INC.

Project Name: De La Concepcion Residence
Wall ID: Ground Level Masonry Wall (Zone 4)

8" Masonry Wall Design (Code Ref: TMS 402/602-16)

Input Data:

Wall Height, H =	14	ft.
Wall Thickness, t =	7.625	in.
Wall Vertical Reinforcing =	# 7	@ 32 in o.c.
Reinforcement Area, Ast =	0.6	sq. in.
Effective Section Width, b =	32	in.
Effective Depth, d =	3.81	in.
Tensile Strength, Fs=	24,000	psi
Comp. Strength, F'm =	2,000	psi
Mod. of Elasticity, Es =	29,000,000	psi
Mod. of Elasticity, Em =	1,800,000	psi

Dead Loads =	2222	lbs./ft.
Live Loads =	952	lbs./ft.
Wind Uplift =	-995	lbs./ft.
Wind Loads =	47	psf
Lateral Loads =	125	lbs./ft.
Weight of Wall =	812	lbs./ft.

ASD Load Combinations: (per ASCE 7-16)

Dead Load =	3,034	lbs./ft.
Dead Load + Live Load =	3,986	lbs./ft.
0.6Dead + (Lateral+Uplift) =	5,076	lbs./ft.
Dead + 0.75Live + 0.75(Wind) =	2284	lbs./ft.

Wall Analysis:

Acting Moment, M =	1,152	ft-lbs.	
Reinf. Ratio, p =	0.00492		
Radius of Gyration, r =	2.59		
h'/r =	65	< 99	OK
Moment of Inertia, I =	343.7	In^4/ft	
Net Block Area, An =	46.0	In^2/ft	

Deflection:

Max. Allowed, L/180 =	0.93	
Computed deflection, $5WL^4/384EI$ =	0.79	
Deflection Check =	OK	

Axial :

Fa = 0.25*F'm[1-(h'/140r)^2]=	393	psi	(Allowable Axial Compressive Stress)
fa(DL+LL) = P/An =	87	psi	(Max. Axial Compressive Stress)
fa[0.6DL+0.6(Lat+Upl)] =	110	psi	
fa(DL+0.75LL+0.75*0.6W) =	50	psi	
fa(DL) =	66	psi	

Bending:

Fb Allowable = 1/3 F'm =	660	psi	Max. Bending Stress, fb =	545	psi
n = Es / Em =	16.1				
k =	0.33		Steel Bending Stress, fs =	18,089	psi
j = 1-k/3 =	0.89		Add'l fs =	0	psi (Axial Tension)

Combined Stresses:

1. Axial Compressive Stresses	(DL+LL)	fa/Fa =	0.22	< 1.0	OK
2. Bending Comp. Stresses	0.6DL+ (Lat+Uplift)	fa/Fa + fb/Fb =	0.98	< 1.0	OK
3. Steel Bending Stresses		fs/Fs =	0.75	< 1.0	OK
4. Bending+Axial Comp.	DL + 0.75LL + 0.75(Wind) =		0.95	< 1.0	OK

Notes: *Masonry design assumes special inspection provided & conforming to 2020 FBC requirements*
Combined stresses results shall not exceed 1.0 unity value (Kd = 0.85)

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Rochell Engineering, Inc.
Consulting Engineers
1500 NW 89th Court - Suite 212
Doral, FL 33172

ROCHELL ENGINEERING, INC.

Project Name: De La Concepcion Residence
Wall ID: Ground Level Masonry Wall (Zone 5)

8" Masonry Wall Design (Code Ref: TMS 402/602-16)

Input Data:

Wall Height, H =	14	ft.
Wall Thickness, t =	7.625	in.
Wall Vertical Reinforcing =	# 7	@ 24 in o.c.
Reinforcement Area, Ast =	0.6	sq. in.
Effective Section Width, b =	24	in.
Effective Depth, d =	3.81	in.
Tensile Strength, Fs=	24,000	psi
Comp. Strength, F'm =	2,000	psi
Mod. of Elasticity, Es =	29,000,000	psi
Mod. of Elasticity, Em =	1,800,000	psi

Dead Loads =	2222	lbs./ft.
Live Loads =	952	lbs./ft.
Wind Uplift =	-995	lbs./ft.
Wind Loads =	54	psf
Lateral Loads =	108	lbs./ft.
Weight of Wall =	854	lbs./ft.

ASD Load Combinations: (per ASCE 7-16)

Dead Load =	3,076	lbs./ft.
Dead Load + Live Load =	4,028	lbs./ft.
0.6Dead + (Lateral+Uplift) =	5,370	lbs./ft.
Dead + 0.75Live + 0.75(Wind) =	2271	lbs./ft.

Wall Analysis:

Acting Moment, M =	1,323	ft-lbs.	
Reinf. Ratio, p =	0.00656		
Radius of Gyration, r =	2.53		
h'/r =	66	< 99	OK
Moment of Inertia, I =	355.3	in^4/ft	
Net Block Area, An =	51.3	in^2/ft	

Deflection:

Max. Allowed, L/180 =	0.93	
Computed deflection, $5WL^4/384EI$ =	0.88	
Deflection Check =		OK

Axial :

Fa = 0.25*F'm[1-(h'/140r)^2]=	388	psi	(Allowable Axial Compressive Stress)
fa(DL+LL) = P/An =	79	psi	(Max. Axial Compressive Stress)
fa[0.6DL+0.6(Lat+Upl)] =	105	psi	
fa(DL+0.75LL+0.75*0.6W) =	44	psi	
fa(DL) =	60	psi	

Bending:

Fb Allowable = 1/3 F'm =	660	psi	Max. Bending Stress, fb =	567	psi
n = Es / Em =	16.1				
k =	0.37		Steel Bending Stress, fs =	15,820	psi
j = 1-k/3 =	0.88		Add'l fs =	0	psi (Axial Tension)

Combined Stresses:

1. Axial Compressive Stresses	(DL+LL)	fa/Fa =	0.20	< 1.0	OK
2. Bending Comp. Stresses	0.6DL+ (Lat+Uplift)	fa/Fa + fb/Fb =	1.00	< 1.0	FALSE
3. Steel Bending Stresses		fs/Fs =	0.66	< 1.0	OK
4. Bending+Axial Comp.	DL + 0.75LL + 0.75(Wind) =		0.97	< 1.0	OK

Notes: *Masonry design assumes special inspection provided & conforming to 2020 FBC requirements*
Combined stresses results shall not exceed 1.0 unity value (Kd = 0.85)

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

ROCHELL ENGINEERING, INC.

Geotechnical Report

1500 NW 89th Court – Suite 212, Doral, FL 33172 Tel: 305.649.4049

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

CVIII ENGINEERING GROUP, INC.

GEOTECHNICAL, STRUCTURAL & TRANSPORTATION ENGINEERING

February 28, 2022
Order No. 22-0228

PACHECO ARCHITECTURE
4990 SW 72 AVENUE, SUITE 101. MIAMI, FL 33155

Reference: Report of Subsurface Soil Exploration and Recommendations
Evaluation of Subsurface Conditions
For the Proposed Construction

PROPOSED NEW RESIDENCE AND SWIMMING POOL
8965 SW 63rd COURT. PINECREST, FL 33156

Dear Sir / Madam:

Pursuant to your request and authorization, CVIII Engineering Group, Inc., conducted a subsurface investigation at the above referenced project. The investigation was performed on February 24, 2022.

The purpose of the investigation was to examine and document the existing soil conditions at the site and provide you with geotechnical recommendations for supporting the proposed construction. This report presents our findings and recommendations. To achieve the desired objective, three (3) standard penetration test borings were performed at the above referenced property.

Test Method

The boring was conducted in accordance with procedures outlined for standard penetration test and spilt spoon sampling of soils by ASTM Method D-1586.

A two (2') feet long two (2") inches O.D. Spilt Spoon Sampler was driven into the ground by successive blows with a 140 lb. Hammer dropping thirty (30") inches. The soil sampler was driven two (2') feet at a time then extracted for visual examination and classification of the retained soil sample.

The numbers of blows required for one (1') foot penetration of the sampler is designated as "N" (Known as the standard penetration resistance value). The "N" Value provides an indication of the relative density of non-cohesive soils and the consistency of cohesive soils.

Suitable corrections are applied to this number in order to include the effects of soil overburden pressure and other factors. A general evaluation of soils is made from the established correlation between "N" and the relative density of consistency of soils.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

This dynamic method of soil testing has been widely accepted by foundation engineers and architects to conservatively evaluate the bearing capacity of soils. A continuous drilling and sample procedure were used. The samples were taken at intervals of two (2') feet, or at every change of soil characteristic.

Subsurface Conditions

Sub-surface exploration consisted of three (3) standard penetration test borings conducted conforming to the guidelines as set forth in ASTM D-1586. A review of the Test Boring Report generally indicates that the site is mantled as follow:

(B1) 0'0" to 0'2" topsoil, 0'2" to 1'0" brown sand. Beneath, soft sandy limestone was encountered throughout the maximum explored depth of fifteen (15) feet below existing grade.

(B2) 0'0" to 0'2" topsoil, 0'2" to 2'0" brown sand. Beneath, soft sandy limestone was encountered throughout the maximum explored depth of fifteen (15) feet below existing grade.

(B3) 0'0" to 0'2" topsoil, 0'2" to 1'0" brown sand. Beneath, soft sandy limestone was encountered throughout the maximum explored depth of fifteen (15) feet below existing grade.

Groundwater

The immediate depths to groundwater measurements presented in this report are referenced to adjoining surface grade at the time the soil borings were performed. The stabilized depth to groundwater or that measured a few days later may differ substantially from the immediate depths measured at the time the soil borings were performed and as such may not be an unreliable indicator of future groundwater elevations.

Groundwater elevations may vary substantially over time due to many area specific parameters such as rainfall, droughts, storm events, flood control activities, nearby surface water bodies, tidal activity, construction dewatering, well field activity and other factors. Given these factors and other considerations, the groundwater depth information provided in this report should be considered approximate with substantial variations from those values possible.

Groundwater at the time of testing was encountered at approximate depths of 8'0" BGEL.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Foundation Recommendations

Our observations, exploration, and evaluation, supplemented by a review of sub-surface profile developed from the soil engineering Standard Penetration Test, indicates that the sub-surface conditions at the site can provide support after soil improvement as recommended below is completed. Please refer to the soil improvement recommendation for bearing capacity criteria.

Soil Improvement Recommendation

Bottom of footing:

We recommend any existing vegetation and demolition debris be excavated and stripped from the proposed bottom of footing area until reaching the limestone bedrock formation. After excavation is completed, the bottom of footing should be back filled with lime rock fill material to the desired elevation. Densification and leveling of the soils should be performed at the bottom area plus an extra 2-feet-wide perimeter extending beyond the outside lines of the footprint layout limits where practical. Once soil improvement has taken place as recommended, the footing shall bear a soil bearing capacity not to exceed 2,500 pounds per square foot.

Bottom of Swimming Pool foundation:

We recommend any existing vegetation and demolition debris be excavated and stripped from the proposed bottom of swimming pool area until reaching the designed depth plus an extra foot of material. After excavation is completed, the structural bottom of swimming pool foundation area should be back filled with #57 rock material. Densification and leveling of the soils should be performed at the bottom area plus a 1-foot-wide perimeter extending beyond the outside lines of the swimming pool footprint layout limits where practical. Once soil improvement has taken place as recommended, the bottom of swimming pool foundation shall bear a soil bearing capacity not to exceed 2000 pounds per square foot.

Fill Placement

New fill materials must be placed under engineering supervision of a Geotechnical Engineer. The fill should be inorganic granular soils free from deleterious materials. We recommend using quality crushed lime rock mixed with lime sand. The fill should be placed in lifts of no greater than 12 inches thick, and each lift should be compacted to 95% of the maximum dry density as determined by the Modified Compaction Test (ASTM D1557). In restricted areas where a small compactor must be used, the lift thickness should be reduced to 6 inches, as directed by a Geotechnical Engineer.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Prior to initiating compaction operations, representative samples of the structural fill material to be used and acceptable in-place soils should be collected and tested to determine their compaction and classification characteristics. The maximum dry density, optimum moisture content, gradation and plasticity characteristics should be determined. These tests are needed for compaction quality control of the structural fill and existing soils, and to determine if the fill material is acceptable.

General Information

Regardless of the thoroughness of geotechnical exploration there is always a possibility that conditions on the subject property (site) may be different from those at the test locations reported in our boring log. Changes in the submitted project details or the discovery of any site or varying subsurface conditions prior to and/or during construction which deviate from the data obtained in this exploration should be immediately reported to us so that the condition or change can be evaluated, and appropriate action taken. We request the opportunity to review the final plans and specifications to assure that the intent of the recommendations of this report is properly interpreted and incorporated.

Our client for this geotechnical evaluation was:

PACHECO ARCHITECTURE
4990 SW 72 AVENUE, SUITE 101. MIAMI, FL 33155

The conclusions provided by CVIII Engineering Group, Inc., are based solely on the information presented in this report. As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval. If we can be of any further assistance with the design or construction services, or if you need additional information, please feel free to contact us at your convenience.

Attachments: Limitations of Liability, Boring logs (B1, B2, B3), Boring test location site plan.

Respectfully,

CVIII ENGINEERING GROUP, INC.
Daniel Morao, P.E.
Professional Engineer No. 87771
State of Florida

DANIEL MORAO
LICENSE
No. 87771
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Daniel Morao
Date: 2022.11.09 14:31:53 -05'00'
Adobe Acrobat version: 2022.003.20258

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

LIMITATIONS OF LIABILITY

WARRANTY

We warrant the service performed by CVIII Engineering Group, Inc., are conducted in a manner consistent with the level of skill and care ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranties expressed, expressed or implied, are made. While the services of CVIII Engineering Group, Inc., are an integral and valuable warrant, guarantee, or insure the quality or completeness of services or satisfaction performance provided by other members of the construction process and/or the construction plans and specifications which we have not prepared, nor the ultimate performance of building site materials.

As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

SUBSURFACE EXPLORATION

Subsurface exploration is normally accomplished by test borings. The soil boring log includes sampling information, description of the materials recovered, approximate depths of boundaries between soil strata and groundwater data. The log represents conditions specifically at the location and time the boring was made. The boundaries between different soil strata are indicated at specific depths; however, these depths are in fact approximate and dependent upon the frequency of sampling. The transition between soil stratum are often gradual. Water level readings are made at the time the boring was performed and cam change with the time, precipitation, canal levels, local well drawdown, and others factors.

Regardless of the thoroughness of a geotechnical exploration there is always a possibility that conditions may be different from those of the locations; therefore, CVIII Engineering Group, Inc., does not guarantee any subsoil condition surrounding the bore test hole. For a more accurate portrayal of subsurface conditions, the site contractor should perform test pits. If different conditions are encountered, CVIII Engineering Group, Inc., shall be notified to review the findings and make any recommendations as needed.

LABORATORY AND FIELD TESTS

Test are performed in accordance with specific ASTM Standards unless otherwise indicated. All criteria included in a given ASTM Standard are not always required and performed. Each test report indicates the measurements and determinations actually made.

ANALYSIS AND RECOMMENDATIONS

The geotechnical report is prepared primarily to aid in the design of site work and structural foundations. Although the information in the report is expected to be sufficient for the purposes, it is not intended to determine the cost of construction or to stand alone as construction specifications. In accepting this report, the client understands that all data from the soil boring is intended for foundation analysis only and is not to be used for excavating, backfilling or pricing estimates. The site contractor must familiarize themselves with the job site conditions.

Report recommendations are based primarily on data from test borings made at the locations shown on the test boring report. Soil variations may exist between boring and may not become evident until construction. If variations are then noted, CVIII Engineering Group, Inc., should be contacted so that field conditions can be examined and recommendations revised if necessary.

The Geotechnical report states our understanding as to the location, dimensions, and structural features proposed of the site. Any significant changes in the nature, design, or location of the site improvements must be communicated to CVIII Engineering Group, Inc., so that the Geotechnical analysis, conclusion, and recommendations can be appropriately adjusted.

CONSTRUCTION OBSERVATIONS

Construction observations and testing is an important element of Geotechnical services. The Geotechnical Engineer's Field representative (Field Rep.) is the "owner's representative" observing the work of the contractor, performing test, and reporting data from such test and observations. The Geotechnical Engineer's Field Representative does not direct the contractor's construction means, methods, operations, or personnel. The Field Rep. does not interfere with the relationship between the owner and the contractor, and except as an observer, does not become substitute owner on site. The Field Rep. is only collecting data for our Engineer to review.

The Field Rep, is responsible for his/her safety only, but has no responsibility for the safety of other personnel and/or the general public at the site. If the Field Rep, does not fell that the site is offering a safe environment for him/her, the Field Rep, will stop his/her observation/ testing until he/she deems the site is safe. The Field Rep, is an important member of a team whose responsibility is to observe the test and work being done and report to the owner whether that work is being carried out in general conformance with the plans and specifications.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

CVIII ENGINEERING GROUP, INC.

GEOTECHNICAL, STRUCTURAL & TRANSPORTATION ENGINEERING

Boring Log

PROPOSED NEW RESIDENCE AND SWIMMING POOL
8965 SW 63rd COURT. PINECREST, FL 33156 - Order #: 22-0228 – B1

Depth (Ft.)	Soil Description	Sample No.	HAMMER	BLOWS	"N"
1	0'0" to 0'2" topsoil	1	1	2	
2	0'2" to 1'0" brown sand		6	4	8
3	1'0" to 15'0" soft sandy limestone	2	8	6	
4			10	8	16
5		3	10	10	
6			12	10	22
7		4	10	15	
8			8	20	23
9		5	14	8	
10			12	12	20
11		6	10	10	
12			10	10	20
13		7	12	12	
14			12	14	24
15	End of Boring 15'0"	8	14	12	
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Groundwater at the time of testing was encountered at 8'0" BGEL.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

CVIII ENGINEERING GROUP, INC.

GEOTECHNICAL, STRUCTURAL & TRANSPORTATION ENGINEERING

Boring Log

PROPOSED NEW RESIDENCE AND SWIMMING POOL
8965 SW 63rd COURT. PINECREST, FL 33156 - Order #: 22-0228 – B2

Depth (Ft.)	Soil Description	Sample No.	HAMMER	BLOWS	"N"
1	0'0" to 0'2" topsoil	1	2	1	
2	0'2" to 2'0" brown sand		1	2	2
3	2'0" to 15'0" soft sandy limestone	2	10	4	
4			6	10	10
5		3	10	6	
6			18	12	14
7		4	8	10	
8			8	10	18
9		5	10	8	
10			12	8	20
11		6	12	8	
12			10	10	18
13		7	10	12	
14			8	10	20
15	End of Boring 15'0"	8	8	10	
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Groundwater at the time of testing was encountered at 8'0" BGEL.

cv3engineeringgroup.com – cv3engineering@gmail.com – Phone: (305) 733-1421

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

CVIII ENGINEERING GROUP, INC.

GEOTECHNICAL, STRUCTURAL & TRANSPORTATION ENGINEERING

Boring Log

PROPOSED NEW RESIDENCE AND SWIMMING POOL
8965 SW 63rd COURT. PINECREST, FL 33156 - Order #: 22-0228 – B3

Depth (Ft.)	Soil Description	Sample No.	HAMMER	BLOWS	"N"
1	0'0" to 0'2" topsoil	1	1	1	
2	0'2" to 1'0" brown sand		1	2	2
3	1'0" to 15'0" soft sandy limestone	2	12	12	
4			18	16	30
5		3	8	10	
6			16	10	26
7		4	16	10	
8			12	8	22
9		5	10	8	
10			10	8	18
11		6	12	10	
12			14	10	24
13		7	14	12	
14			12	10	24
15	End of Boring 15'0"	8	8	8	
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Groundwater at the time of testing was encountered at 8'0" BGEL.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

CVIII ENGINEERING GROUP, INC.

GEOTECHNICAL, STRUCTURAL & TRANSPORTATION ENGINEERING

Boring Test Location Site Plan

PROPOSED NEW RESIDENCE AND SWIMMING POOL
8965 SW 63rd COURT. PINECREST, FL 33156 - Order #: 22-0228

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

ROCHELL ENGINEERING, INC.

Notice of Acceptance (NOA)

1500 NW 89th Court – Suite 212, Doral, FL 33172 Tel: 305.649.4049

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
Miami, Florida 33175-2474
T (786) 315-2590 F (786) 315-2599
www.miamidade.gov/economy

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

NOTICE OF ACCEPTANCE (NOA)

Nu-Vue Industries, Inc.
1055 East 29th Street
Hialeah, FL 33013

SCOPE: This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER-Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.

DESCRIPTION: Series AB, NVSTA, NVHTA, NVTHJ, IKE, NVTT and NVHC-37 Steel Wood Connectors

APPROVAL DOCUMENT: Drawing No. **NU-1**, titled "Truss and Top Plate Anchors", sheets 1 through 4 of 4, dated 08/18/2020, prepared by Nu-Vue Industries, Inc., signed and sealed by Vipin N. Tolat, P.E., bearing the Miami-Dade County Product Control revision stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: None

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state, model/series, and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA **revises NOA # 18-0312.06** and consists of this page 1 and evidence pages E-1, E-2, E-3 and E-4, as well as approval document mentioned above.

The submitted documentation was reviewed by **Carlos M. Utrera, P.E.**

MIAMI-DADE COUNTY APPROVED

NOA No. 20-0901.05
Expiration Date: May 22, 2023
Approval Date: November 5, 2020

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

1. Evidence Submitted Under Previous NOAs

A. DRAWINGS *"Submitted under NOA #16-0201.22"*

1. Drawing No. **NU-1**, titled "Truss and Top Plate Anchors", sheets 1 through 4 of 4, dated 02/18/2008, with last revision dated 01/25/2016, prepared by Nu-Vue Industries, Inc., signed and sealed by Vipin N. Tolat, P.E.

B. TESTS *"Submitted under NOA # 08-0325.02"*

Test reports on wood connectors per ASTM D1761-88 by Product Testing, Inc., signed and sealed by C. R. Caudel, P.E.

	Report No.	Wood Connector	Load Direction	Date
1.	05-5195A	AB-5	F1 and F2	02/15/08
2.	05-5196A	AB-7	F1 and F2	02/15/08
3.	04-4995	NVTHJ-26	Upward	01/31/05
4.	04-4996	NVTHJ-28	Upward	01/31/05
5.	05-5612	IKE-1	Upward, L1 and L2	03/20/06
6.	06-5622	IKE-2	Upward, L1 and L2	05/01/06
7.	04-4908	NVTT	Upward and L1	07/21/04
8.	03-4631	NVTT	Upward and L1	06/21/04
9.	08-6711	NVHC-37	Upward, L1 and L2	03/14/08
10.	04-4641	NVSTA	Upward, L1 and L2	03/17/04
11.	04-4642	NVHTA	Upward, L1 and L2	03/22/04

C. CALCULATIONS *"Submitted under NOA # 08-0325.02"*

1. Shear value of common wire nails and steel plate tensile calculations, prepared by Vipin N. Tolat, P.E., Consulting Engineer, dated 03/20/2008, signed and sealed by Vipin N. Tolat, P.E.

D. QUALITY ASSURANCE

1. Miami-Dade Department of Regulatory and Economic Resources (RER)

E. MATERIAL CERTIFICATIONS

1. None.

F. STATEMENTS *"Submitted under NOA #16-0201.22"*

1. Statement letter of code conformance to the 5th edition (2014) FBC and of no financial interest, dated 01/29/2016, signed and sealed by Vipin N. Tolat, P.E.

"Submitted under NOA # 13-0206.17"

2. Statement letter of code conformance to 2010 FBC and no financial interest, dated 01/31/2013, signed and sealed by Vipin N. Tolat, P.E.

Carlos M. Utrera, P.E.
Product Control Examiner
NOA No. 20-0901.05
Expiration Date: May 22, 2023
Approval Date: November 5, 2020

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

2. Evidence submitted under NOA # 17-0802.10

A. DRAWINGS

1. Drawing No. **NU-1**, titled "Truss and Top Plate Anchors", sheets 1 through 4 of 4, dated 07/17/2017, prepared by Nu-Vue Industries, Inc., signed and sealed by Vipin N. Tolat, P.E.

B. TESTS

1. None.

C. CALCULATIONS

1. None.

D. QUALITY ASSURANCE

1. Miami-Dade Department of Regulatory and Economic Resources (RER)

E. MATERIAL CERTIFICATIONS

1. None.

F. STATEMENTS

1. Statement letter of code conformance to the 5th Edition (2014) and 6th Edition (2017) FBC and of no financial interest, dated 07/25/2017, signed and sealed by Vipin N. Tolat, P.E.

Carlos M. Utrera, P.E.
Product Control Examiner
NOA No. 20-0901.05
Expiration Date: May 22, 2023
Approval Date: November 5, 2020

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

3. Evidence Submitted under NOA # 18-0312.06

A. DRAWINGS

1. Drawing No. **NU-1**, titled "Truss and Top Plate Anchors", sheets 1 through 4 of 4, dated 03/06/2018, prepared by Nu-Vue Industries, Inc., signed and sealed by Vipin N. Tolat, P.E.

B. TESTS

1. None.

C. CALCULATIONS

1. Adjustment factor calculations per ASTM D7147, prepared by Vipin N. Tolat, P.E., Consulting Engineer, dated 03/06/2018, signed and sealed by Vipin N. Tolat, P.E.

D. QUALITY ASSURANCE

1. Miami-Dade Department of Regulatory and Economic Resources (RER)

E. MATERIAL CERTIFICATIONS

1. None.

F. STATEMENTS

1. Statement letter of code conformance to the 6th Edition (2017) FBC and of no financial interest, dated 03/10/2018, signed and sealed by Vipin N. Tolat, P.E.

Carlos M. Utrera, P.E.
Product Control Examiner
NOA No. 20-0901.05
Expiration Date: May 22, 2023
Approval Date: November 5, 2020

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

4. New Evidence Submitted

A. DRAWINGS

1. Drawing No. **NU-1**, titled "Truss and Top Plate Anchors", sheets 1 through 4 of 4, dated 08/18/2020, prepared by Nu-Vue Industries, Inc., signed and sealed by Vipin N. Tolat, P.E.

B. TESTS

1. None.

C. CALCULATIONS

1. None.

D. QUALITY ASSURANCE

1. Miami-Dade Department of Regulatory and Economic Resources (RER)

E. MATERIAL CERTIFICATIONS

1. None.

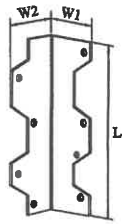
F. STATEMENTS

1. Statement letter of code conformance to the 6th Edition (2017) and 7th Edition (2020) FBC and of no financial interest, dated 08/18/2020, signed and sealed by Vipin N. Tolat, P.E.

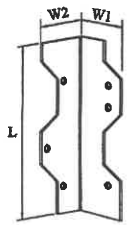
Carlos M. Utrera, P.E.
Product Control Examiner
NOA No. 20-0901.05
Expiration Date: May 22, 2023
Approval Date: November 5, 2020

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

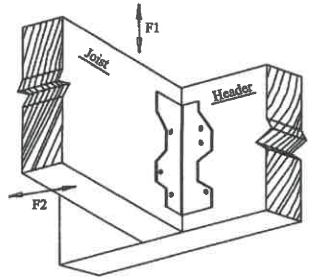
18 Gauge Angle Clips.



AB-7



AB-5



Typical Installation

Product Code	Dimensions (inches)			Fastener Schedule		Alowable Loads (lbs)	
	W1	W2	L	Header	Joist	F1	F2
AB5	1½	2 5/16	5	3-10dx1½"	3-10dx1½"	511	595
AB7	1½	2 5/16	7	4-10dx1½"	4-10dx1½"	582	794

Notes: Nail wider angle leg to Joist and Shorter leg to Header.

GENERAL NOTES:

1. Steel shall conform to ASTM A653, structural grade 33 (Min. yield 33 ksi) and a minimum galvanized coating of G 60 per ASTM A653.

2. Allowable loads are based on National Desing specifications (NDS) for wood construction, 2015/2018 and FBC 2017/2020.

3. Design loads are for Southern Pine species with a specific gravity of 0.55. Allowable loads for other species shall be adjusted accordingly.

4. Common wire nail values are based on NDS 2015/2018, G=0.55 and have been reduced for Penetration Depth factor P/10D.

5. Allowable loads for wind uplift have already been increased by a duration factor of 60% for anchor nail. Load values shown are without 33% steel stress increase.

6. Allowable loads for more than a single connection cannot be added together. A design load which is divided into components in the direction given must be evaluated as follows:

$$\frac{\text{Actual Uplift}}{\text{Allowable Uplift}} + \frac{\text{Actual L1}}{\text{Allowable L1}} + \frac{\text{Actual L2}}{\text{Allowable L2}} <= 1.0$$

7. Allowable loads are based on 1½" thick wood members unless otherwise noted.

8. All tie beams and grouted concrete masonry shall comply with FBC 2017/FBC 2020. Concrete for tie beams and grout and mortar for concrete masonry shall be a minimum of 2500 psi. Concrete masonry shall comply with ASTM C90.

9. All tests have been conducted in accordance with ASTM D-1761 and ASTM D-7147.

PRODUCT REVISED
as complying with the Florida Building Code
NOA-No. 20-0901.05
Expiration Date 05/22/2023
By
Miami-Dade Product Control

VIPIN N. TOLAT, PE (CIVIL)
FL. REG. # 12847
15123 LANTERN CREEK LANE
HOUSTON, TX 77068

8/21/2020

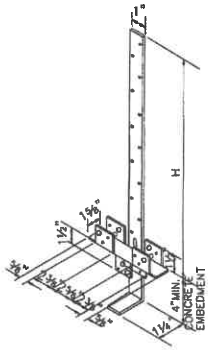
Nu-Vue Industries, Inc.
1053-1059 East 29 Street
Hialeah, Florida 33013
(305) 694-0577
Fax: (305) 694-0579

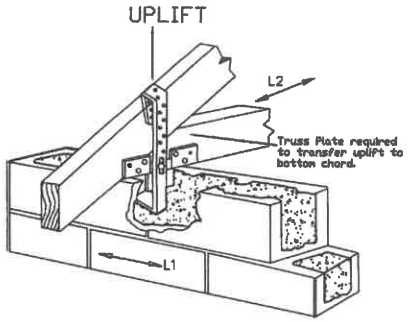
TRUSS AND TOP PLATE ANCHORS

DWG #:	Sheet:	Date:	Revisions:
NU-1	1 of 4	August 18, 2020	

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

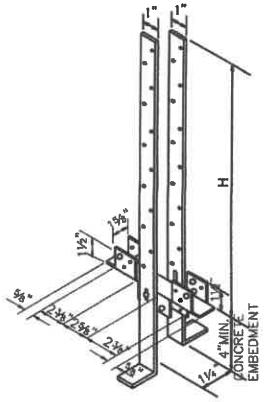
Deep Seat Truss Anchor.. They are designed to resist lateral and uplift forces. The strap is made of 14 gauge steel and the seats of 20 gauge steel.

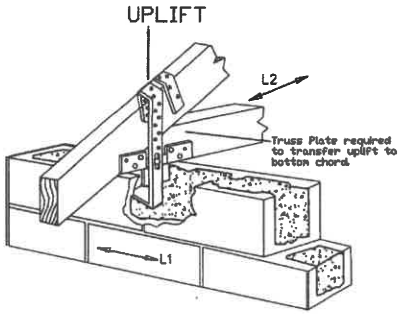




Assembly Product Code	Dimension H (inches)	Total No. of Fasteners in Strap 10d x 1½"	Total No. of Fasteners in 20 GA. Seat 10d x 1½"	Allowable Loads (lbs)		
				Uplift [6]	L1 [6]	L2 [6]
NVSTA12	12	5	6	1046	700	1049
NVSTA16	16	6	6	1141	760	1144
NVSTA20	20	7	6	1236	823	1239
NVSTA22	22	8	6	1331	887	1335
NVSTA24	24	9	6	1426	950	1430

Holden Double Strap Riveted Truss Anchor.. They are designed of 14 gauge steel plates to resist lateral and uplift forces. The seats are made of 20 gauge steel.





Assembly Product Code	Dimension H (inches)	Total No. of Fasteners in two Straps 10d x 1½"	Total No. of Fasteners in 20 GA. Seat 10d x 1½"	Allowable Loads (lbs)			
				Uplift [6]	Uplift [5]	L1 [6]	L2 [6]
NVHTA12	12	10	6	1506	1766	1050	1450
NVHTA16	16	12	6	1695	1987	1181	1631
NVHTA20	20	14	6	1883	2208	1312	1812
NVHTA22	22	16	6	2071	2429	1444	1994
NVHTA24	24	18	6	2259	2649	1575	2175

Notes:
1. Nails are necessary in straps and seat to achieve, desing loads.
2. See note 6, sheet 1 for combined loading.
3. Nails through chords shall not force the truss plates.
4. For general notes, see sheet 1.
5. For higher uplift loads, concrete shall be 3000 psi.
6. Based on min. 2500 psi concrete.

PRODUCT REVISED
as complying with the Florida Building Code
NOA-No. 20-0901.05
Expiration Date 05/22/2023
By
Miami-Dade Product Control

VIPIN N. TOLAT, PE (CIVIL)
FL. REG. # 12847
15123 LANTERN CREEK LANE
HOUSTON, TX 77068

8/21/2020

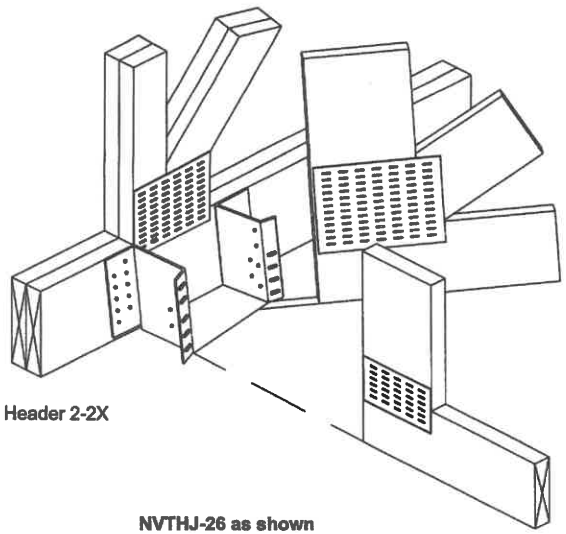
Nu-Vue Industries, Inc.
1053-1059 East 29 Street
Hialeah, Florida 33013
(305) 694-0371
Fax: (305) 694-0385

TRUSS AND TOP PLATE ANCHORS

DWG #:	Sheet:	Date:	Revisions:
NU-1	2 of 4	August 18, 2020	

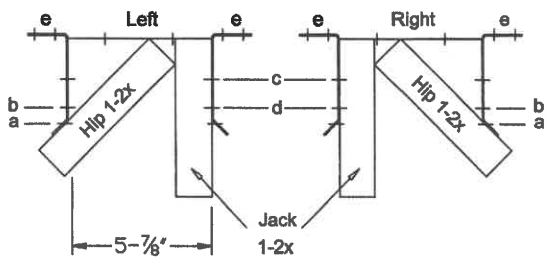
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

12 Gauge NVTHJ Truss Hip & Jack Hanger

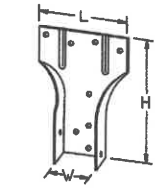


NVTHJ-26 as shown
NVTHJ-28 similar

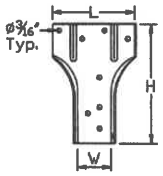
U.S. Patent No. 4,964,253



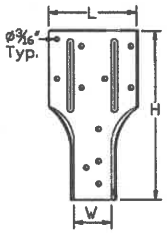
20G Stud Plate Ties



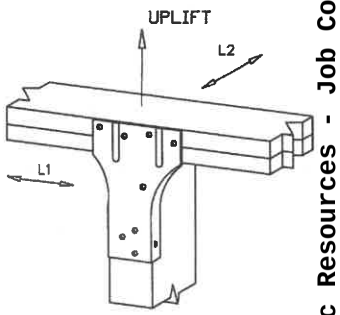
IKE-1
(ISOMETRIC)



IKE-1



IKE-2

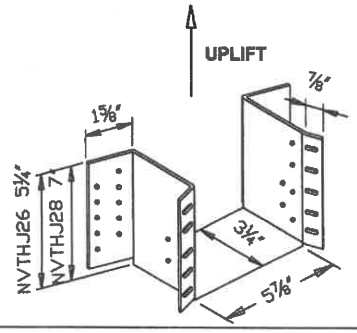


TYPICAL IKE1
INSTALATION

Product Code	Allowable Loads (lbs) S. Pine	Nail Schedule						
	Uplift Loads	Header Nails 16d (e)	Hip Nail 10d			Jack Nail 10d		
			a	b	total	c	d	total
NVTHJ26	1478	16	4	3	7	2	3	5
NVTHJ28	1931	20	5	4	9	2	3	5

Note: For 1-2x members
10dx1½" nails can be used

Product Code	Dimensions (inches)			Fasteners		Allowable Loads (lbs)		
	W	H	L	Stud	Plate	Uplift	L1	L2
IKE 1	1½	5	3½	6-10d	4-10d	787	337	337
IKE 2	1½	6⅝	3½	6-10d	7-10d	932	451	318



NVTHJ-28 as shown
NVTHJ-26 similar

PRODUCT REVISED
as complying with the Florida Building Code
NOA-No. 20-0901.05
Expiration Date 05/22/2023
By
Miami-Dade Product Control

VIPIN N. TOLAT, PE (CIVIL)
FL. REG. # 12847
15123 LANTERN CREEK LANE
HOUSTON, TX 77068

8/21/2020

Nu-Vue Industries, Inc.
1053-1059 East 29th Street
Hialeah, Florida 33013
(305) 694-0397
Fax: (305) 694-0398

TRUSS AND TOP PLATE ANCHORS

DWG #:	Sheet:	Date:	Revisions:
NU-1	3 of 4	August 18, 2020	

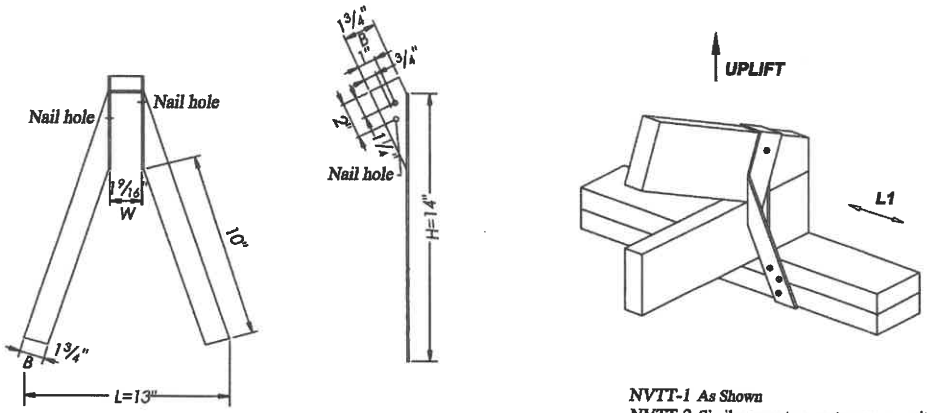
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

18 Gauge NVTT Sanibel Truss Strap

Product Code	Dimensions (inches)				Fasteners Schedule			Allowable Loads (lbs)	
	W	B	H	L	Truss	Top Plates	Hollow Concrete Masonry	Uplift	L1
NVTT-1	1 9/16	1¾	14	13	2-10dx1½"	6-10d	-----	968	543
NVTT-2	1 9/16	1¾	14	13	2-10dx1½"	-----	6-¼"Øx1 ½" Tapcons	1584	465

1. 1-10dx1½" nail is placed on each side of the Truss and 3-10dnails in each leg are placed in two top plates.

2. 3-¼"dia. x 1½" long, 1¼" embedment tapcons are placed in each leg and into the hollow concrete masonry. Maintain 2½" edge distance from top of the block and spacing of 3" between the tapcons.

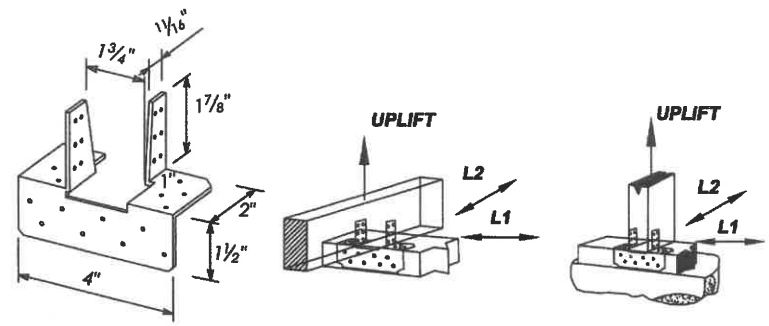


NVTT 1 and 2

NVTT-1 As Shown
NVTT-2 Similar except concrete masonry with tapcon anchors instead of Wood Plates and nails.

18 Gauge NVHC 37 5WAY Grip Clip (520)

Product Code	Description	Nail Schedule		Allowable Design Loads (lbs)		
		Header or Plate	Joist or Stud	Uplift	L1	L2
NVHC 37	5 Way Clip	16-8d or 16-10d	12-8d or 12-10d	702	560	637



PRODUCT REVISED
as complying with the Florida Building Code
NOA-No. 20-0901.05
Expiration Date 05/22/2023
By
Miami-Dade Product Control

VIPIN N. TOLAT, PE (CIVIL)
FL. REG. # 12847
15123 LANTERN CREEK LANE
HOUSTON, TX 77068

8/21/2020

Nu-Vue Industries, Inc.
1053-1059 East 29 Street
Hialeah, Florida 33013
(305) 694-0071
Fax: (305) 694-0078

TRUSS AND TOP PLATE ANCHORS

DWG #:	Sheet:	Date:	Revisions:
NU-1	4 of 4	August 18, 2020	

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Product Approval
USER: Public User

FL #	FL2033-R7
Application Type	Editorial Change
Code Version	2020
Application Status	Approved
Comments	
Archived	
Product Manufacturer	MiTek Inc.
Address/Phone/Email	16023 Swingley Ridge Road Chesterfield, MO 63017 (800) 328-5934 ewalden@mii.com
Authorized Signature	Erin Walden ewalden@mii.com
Technical Representative	Erin M. Walden
Address/Phone/Email	16023 Swingley Ridge Road Chesterfield, MO 63017 (952) 898-8635 ewalden@mii.com
Quality Assurance Representative	Erin M. Walden
Address/Phone/Email	16023 Swingley Ridge Road Chesterfield, MO 63017 (952) 898-8635 ewalden@mii.com
Category	Structural Components
Subcategory	Wood Connectors
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer ☐ Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	Steven Brekke
Florida License	PE-70432
Quality Assurance Entity	ICC NTA
Quality Assurance Contract Expiration Date	12/31/2023
Validated By	Johnathan Green, P.E. ☑ Validation Checklist - Hardcopy Received
Certificate of Independence	FL2033_R7_COI_Letter of Certification- MiTek, Inc._sealed.pdf

Referenced Standard and Year (of Standard)

Standard	Year
ANSI/AWC NDS	2018
ASTM D7147	2011

Equivalence of Product Standards Certified By	Florida Licensed Professional Engineer or Architect FL2033_R7_Equiv_ASTM D1761 to D7147 Comparison 2020.pdf

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Sections from the Code

Product Approval Method	Method 1 Option D
Date Submitted	12/14/2020
Date Validated	12/15/2020
Date Pending FBC Approval	12/26/2020
Date Approved	02/09/2021

Summary of Products

FL #	Model, Number or Name	Description
2033.1	UGTS3F, UGTS4F, UGTS43, UGTS44, UGTS53, UGTS54, UGTS63, UGTS64, UGTS73, UGTS74, UGTS83, UGTS84	Uplift Girder Tie
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** N/A **Other:**		**Installation Instructions** FL2033_R7_II_UGTS USC FBC 2020 Sealed.pdf Verified By: Steven Brekke 70432 Created by Independent Third Party: No **Evaluation Reports** FL2033_R7_AE_UGTS USC FBC 2020 Sealed.pdf Created by Independent Third Party: No
2033.2	USC3F, USC4F, USC43, USC44, USC53, USC54, USC63, USC64, USC73, USC74, USC83, USC84	Uplift Girder Tie
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** N/A **Other:**		**Installation Instructions** FL2033_R7_II_UGTS USC FBC 2020 Sealed.pdf Verified By: Steven Brekke 70432 Created by Independent Third Party: No **Evaluation Reports** FL2033_R7_AE_UGTS USC FBC 2020 Sealed.pdf Created by Independent Third Party: No

Back Next

Contact Us :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824

The State of Florida is an AA/EEO employer. Copyright 2007-2013 State of Florida. :: Privacy Statement :: Accessibility Statement :: Refund Statement

Under Florida law, email addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. To determine if you are a licensee under Chapter 455, F.S., please click here .

Product Approval Accepts:

Credit Card Safe securityMETRICS

MiTek®
Residential North America

Product Evaluation Report
MiTek® Inc.
UGTS & USC Uplift Girder Ties

Florida Product Approval # 2033.1-2 R6
Florida Building Code 2020
Per Rule 61G20-3.005(1)(d)
Method 1-d

Category: Structural Components
Subcategory: Wood Connector
Compliance Method: 61G20-3.005
HVHZ

Product Manufacturer:
MiTek Inc.
16023 Swingley Ridge Rd
Chesterfield, MO 63017

Engineer Evaluator:
Steven Brekke P.E.
FL P.E. #70432

Validator:
Johnathan Green, P.E.
FL P.E. #88223

Contents:
Evaluation Report Pages 1-4

STEVEN A. BREKKE
LICENSE
No 70432
9/7/20
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

MiTek Inc.
16023 Swingley Ridge Road
Chesterfield, MO 63017-5746
uspcustomerservice@mii.com
1-800-328-5934

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

MiTek®

Compliance Statement:	The product as described in this report has demonstrated compliance with the Florida Building Code 2020, Sections 2304.10.3 and 2314.
Product Description:	The UGTS & USC is an uplift girder truss tie and consists of a steel bucket welded to two straps to connect a wood member to a masonry wall. The connector is used to transfer uplift load between wood members and masonry walls.
Product Material:	Strap: 10 Ga. steel ASTM A1011-40 Seat: 10 Ga. steel ASTM A1011-40
Materials:	**Wood** Wood members must be Southern Pine with a minimum specific gravity (G) of 0.55, or an approved member with an equivalent specific gravity (G) of 0.55. Wood members shall have a moisture content not exceeding 19 percent (16 percent for structural engineered lumber). Wood members must be used under continuously dry conditions and where sustained temperatures are limited to 100° F. **Preservative and Fire-Retardant-treated Wood** Connectors or fasteners used in contact with preservative-treated and fire-retardant-treated wood shall be in accordance with Section 2304.10.5. **Nail** Nails shall meet the requirements in the Table and the requirements specified in ASTM F 1667. **Fasteners** Required fastener types and sizes are specified in the Table. **Masonry** Material and quality of masonry construction must comply with the applicable sections of FBC 2020.

STEVEN A. BREKKE
LICENSE
No 70432
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

MiTek Inc.
16023 Swingley Ridge Road
Chesterfield, MO 63017-5746
uspcustomerservice@mii.com
1-800-328-5934

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

MiTek®

Design Procedure:	The allowable loads shown in the Table are based on allowable stress design and include a 60% increase for wind and seismic load conditions per Section 11.3.2 of the NDS. No further increases are permitted. The allowable loads are based on wood members with a moisture content not exceeding 19 percent (16 percent for structural engineered lumber). If moisture content exceeds this value, a wet service factor, C_m, must be applied per Section 11.3.3 of the NDS. The allowable loads are based on wood members under continuously dry conditions and where sustained temperatures are limited to 100° F. Wood members that will experience sustained exposure to temperatures exceeding 100°F shall be adjusted by the temperature factor, C_t, per Section 11.3.4 of the NDS. Wood members to which the anchor is attached must be designed by a registered design professional per FBC 2020. Fasteners shall be installed to fully grouted and reinforced masonry units (CMU) type S or better mortar, or reinforced concrete (f'c = 2,500 psi at 28 days) designed by a registered design professional per FBC 2020.
Installation:	Install the anchor in accordance with this evaluation report and the manufacturer's installation instructions.
Testing and Specification:	1. ASTM D1761-88(00) Standard Test Methods for Mechanical Fasteners in Wood. Test Report No.3018 02-50883.3 dated 11/19/2002 by Twin City Testing Corporation Test Report No.031205 dated 11/30/2001 and revised 04/18/2002 by Twin City Testing Corporation 2. ASTM D 1761 to ASTM D7147-11 comparison letter, sealed by Steven Brekke, P.E. 3. ANSI/AWC National Design Specifications for Wood Construction (NDS) 2018
Quality Assurance Entity:	The manufacturer has established compliance of roof panel products in accordance with Florida Building Code and Rule 61G20-3.005 (3) for the manufacturing assurance program audited by an approved quality assurance entity.

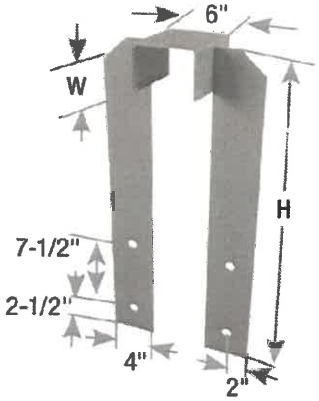
STEVEN A. BREKKE
LICENSE
No. 70432
STATE OF FLORIDA
PROFESSIONAL ENGINEER

MiTek Inc.
16023 Swingley Ridge Road
Chesterfield, MO 63017-5746
uspcustomerservice@mii.com
1-800-328-5934

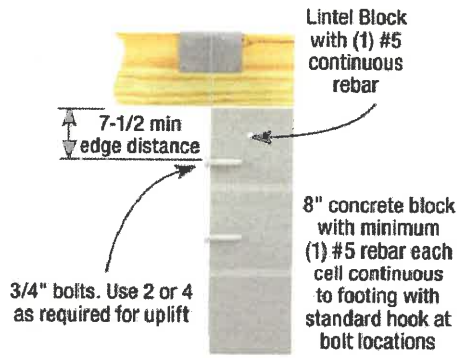
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

Description	USP Stock No.	Steel Gauge	Dimensions		Fastener Schedule[2,3,4]				Allowable Loads (Lbs.)
					Rafter/ Truss[5]		Concrete / Masonry Wall		DF-L / SP Uplift[1]
			W	H	Qty	Type	Qty	Bolt Dia.	160%
3 Ply Flat	UGTS3F	10	4-3/4	23	8	16d	2	3/4	7813
	USC3F	10	4-3/4	30-1/2	8	16d	2	3/4	7813
					8	16d	4	3/4	10133
4 Ply Flat	UGTS4F	10	6-1/2	23	8	16d	2	3/4	7813
	USC4F	10	6-1/2	30-1/2	8	16d	2	3/4	7813
					8	16d	4	3/4	10133
4/12 pitch	UGTS43	10	4-3/4	23	8	16d	2	3/4	7813
	UGTS44	10	6-1/2	23	8	16d	2	3/4	7813
	USC43	10	4-3/4	30-1/2	8	16d	2	3/4	7813
					8	16d	4	3/4	10133
	USC44	10	6-1/2	30-1/2	8	16d	2	3/4	7813
					8	16d	4	3/4	10133
5/12 pitch	UGTS53	10	4-3/4	23	8	16d	2	3/4	7813
	UGTS54	10	6-1/2	23	8	16d	2	3/4	7813
	USC53	10	4-3/4	30-1/2	8	16d	2	3/4	7813
					8	16d	4	3/4	10133
	USC54	10	6-1/2	30-1/2	8	16d	2	3/4	7813
					8	16d	4	3/4	10133
6/12 pitch	UGTS63	10	4-3/4	23	8	16d	2	3/4	7813
	UGTS64	10	6-1/2	23	8	16d	2	3/4	7813
	USC63	10	4-3/4	30-1/2	8	16d	2	3/4	7813
					8	16d	4	3/4	10133
	USC64	10	6-1/2	30-1/2	8	16d	2	3/4	7813
					8	16d	4	3/4	10133
7/12 pitch	UGTS73	10	4-3/4	23	8	16d	2	3/4	7813
	UGTS74	10	6-1/2	23	8	16d	2	3/4	7813
	USC73	10	4-3/4	30-1/2	8	16d	2	3/4	7813
					8	16d	4	3/4	10133
	USC74	10	6-1/2	30-1/2	8	16d	2	3/4	7813
					8	16d	4	3/4	10133
8/12 pitch	UGTS83	10	4-3/4	23	8	16d	2	3/4	7813
	UGTS84	10	6-1/2	23	8	16d	2	3/4	7813
	USC83	10	4-3/4	30-1/2	8	16d	2	3/4	7813
					8	16d	4	3/4	10133
	USC84	10	6-1/2	30-1/2	8	16d	2	3/4	7813
					8	16d	4	3/4	10133

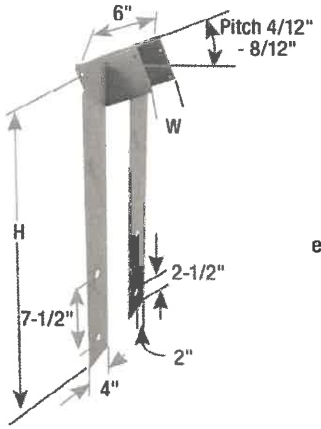
1) Uplift loads have been increased 60% for wind or seismic loads; no further increase shall be permitted.
2) Use Powers Fasteners 3/4" - 6" Wedge Bolts; or equal, installed in accordance with manufacturer's specifications.
3) Fasteners shall be installed to fully grouted and reinforced concrete masonry or reinforced concrete (f'c = 2500 psi at 28 days).
4) Bolts shall conform to ASTM A 307 or better.
5) Minimum nail embedment shall be 1-5/8" for 16d nails.



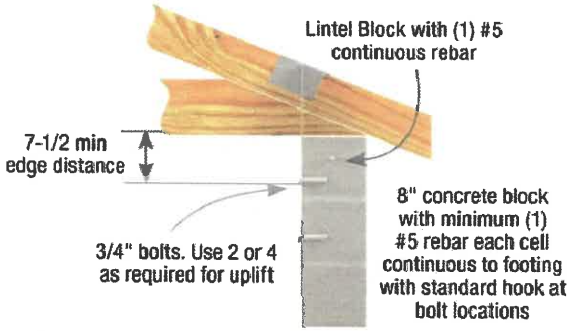
USC F Uplift Girder Tie (4-bolt design)



Typical USC F installation (UGTS F similar)



USC Uplift Girder Tie (4-bolt design)



Typical USC installation (UGTS similar)

STEVEN A. BREKKE LICENSE No 70432 STATE OF FLORIDA PROFESSIONAL ENGINEER

MiTek Inc.
16023 Swingley Ridge Road
Chesterfield, MO 63017 800-328-5934
mitek-us.com

Name: UGTS & USC Uplift Girder Ties

Sheet 1	Steven Brekke PE
Date:	PROFESSIONAL ENGINEER
Aug 7, 2020	License #: 70432

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Permit Set Calculations SS.pdf

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, PLLC.
4990 SW 72ND AVE SUITE 101, MIAMI, FL 33155
305.666.2573 AA26002619
www.pachecoarchitecture.com

April, 2024

Permit Number: BL2023-1592

Property Address: 8965 SW 63RD COURT
PINECREST, FL 33156

ZONING:

Conditions of approval by Village council for Stritter Estates Subdivision of which this property is part of and they are:

- Must install fences and hedges along the property's rear line at time of construction.

Response: See A-1.0 site plan and Survey indicating existing 4 ft high chain link fence all around perimeter and shall remain. For Construction fence(s) under separate permit.

- Shall preserve and maintain two rows of mangos trees along the rear property of each lot as a buffer with the applicant to have option to replace shade trees, if necessary, with another type of canopy tree – trees shall be shade trees, 14 ft 3-inch diameter and in same location and same qty.

Response: Pursuant to meeting with staff, it was determined that that two (2) existing mango trees would be allowed to be mitigated. Refer to landscape plans addressing this matter.

- No walls, fences or structures shall be permitted to encroach into the 10 ft easement along SW 63 Court

Response: See A-1.0 and A-1.2, front entry fence has been set back beyond the 10 ft utility easement.

When resubmitting please provide next to every comment where the requested information is located what sheet letters and numbers it is located on.

Response: Understood.

1. Please revise application and list all items that this permit is for ie dwy, fence, accessory building, walkways etc and make sure all details are provided for all or if not part of permit put separate permit to be very clear what are all the items the permit is being submitted for review and approval.

Response: TO BE PROVIDED BY GC

2. For homes exceeding 6000 square feet a/c space (provide perimeter line drawing of a/c) space and the following requirements are required (Division 5.27 (b) Energy Efficient Design and Construction)

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Response to Comments Rev 1.pdf

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, PLLC.
4990 SW 72ND AVE SUITE 101, MIAMI, FL 33155
305.666.2573 AA26002619
www.pachecoarchitecture.com

a. Either a minimum of one solar water heater, tankless water heater, or a hybrid electric water heater or a photovoltaic solar electric system.

b. A/C with minimum SEER of 15 and utilizes natural refrigerants or other refrigerants that contain no hydrochlorroflu orocarbons (HCFC)

c. Interior finished emit low VOC- site applied finished shall meet specified VOC emissions limits in accordance with GREEGUARD Environmental Institute GGPS.001 standard for building material and finishes ; or Green Seal (R) standards

d. Permeable driveways consisting of porous concrete, open cell pavers - no individual slab of pavement or flagstone may exceed 42 square feet in area

e. Documentation of compliance with energy Efficient Design and Construction requirements shall be provided in the form of an affidavit signed by general contractor prior to issuance of a temporary or permanent certificate occupancy (review code section as noted for further details)

Response: See A-1.1, area tabulations including a line drawing of the first and second floor a/c areas. First floor a/c area equals 6,269 sq ft (including garage) and Second floor area equals 3,360 sq ft. Additional, the house is designed with future accommodation for solar panels, tank-less water heaters and the home is be equipped with a standby generator. Added note to A-2.0 and A-3.0 indicating all interior finishes to emit low or no levels of volatile organic compounds (VOCs).

3. Submit 3 recorded covenants for construction in the right of way AND Maintenance of landscaping and grasses in the right of way AND Declaration of Use

Response: See attached the following restrictive covenants included herein:

1. Covenant for Maintenance of Landscaping and grass within Right-of-Way.
2. Covenant for Construction within Right-of-Way.
3. Declaration of Restrictive Covenant / Declaration of Use.

7. On every elevation sheet and cross section provide height from where zoning measures height from 10.22 ft and it must provide the height to the top of the roof ridge none of the elevation provide the overall height to the top of all structures

Response: Refer to sheets A-6.0, A-7.0, A-8.0, A-9.0, and A-10.0 for maximum building height allowed and provided.

8. Remove fence, columns, gates within the 10 ft utility easement as per the conditions of approval for this subdivision.

Response: See sheets A-1.0 and A-1.2 for new location of front privacy wall.

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, PLLC.
4990 SW 72ND AVE SUITE 101, MIAMI, FL 33155
305.666.2573 AA26002619
www.pachecoarchitecture.com

9. Remove second stove/oven from catering kitchen only one kitchen permitted per property revise all sheets.

Response: SeeA-2.0 first floor plan, second stove/oven has been removed from plan.

10. Water feature must be clearly noted on all site plans and minimum setback to the front of the pond is 50 ft so clearly show feature and mark the actual setback to the front of the water feature and the maximum depth to the top of the coping is less than 24 inches so show depth to top all water features on all details and must be at a minimum of 50 ft setback from front property line

Response: See A-2.0, revised water feature(s) has been revised to match with landscape plans. Also,

11. Site plan does not show the water feature as per A2.0 – sheet A1.0 does not show the same information review every sheets and make sure all sheets provide the same information.

Response: See A-1.0 and A-2.0 water features have been revised to coincide with landscape plans.

12. Mark the front setback on site plans and on landscape plan when it is submitted as there are two setbacks both the same length and one is marked 50 ft and one is 42 ft 8 inches nothing is not correct, provide the actual setback at 3 points front setback and remove minimum setback line and mark the actual setback

Response: See A-1.0 two-dimension strings have been provided indicating 50'-8" from face of building to front property line.

13. Put a note on all sheets wherever generator is located "separate permit required and will be submitted, approved and final before tco/co whichever comes first"

Response: See A-1.0 and A-2.0 note added indicating that generator is under separate permit.

14. Provide details of every water feature that is in front of closing off of backyard with zoning pool barrier as koi pond and all water features must be no higher than 23 inches to the very top of the coping (less than 24 inches)

Response: Refer to sheets A-8.0, A-9.0, A-10, and detail 13/A-19.0. All water features details have been revised to meet maximum depth of 23 inches.

15. Revise perimeter line drawings to provide more of a breakdown on areas listing each area and then provide the total and provide the same outline for second floor and also for impervious and pervious area

Response: Refer to sheet A-1.1 for revised area diagrams and calculations.

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, PLLC.
4990 SW 72ND AVE SUITE 101, MIAMI, FL 33155
305.666.2573 AA26002619
www.pachecoarchitecture.com

16. Cover sheet does not show driveway as proposed has a parking area shown and one is also shown on the floor plan a-sheets adjacent to studio and also the E, P, Structural sheets show parking area in front of garage on each side shows a different location of drain field- need to have the same information on each sheet as cannot put a parking area over a drain field and may not exceed 45% impervious so review every sheet and make necessary corrections

Response: Cover sheet has been updated and all disciplines have been coordinated.

17. Sheet A-1.2 provide a site plan for the reference of what fence, wall, gate are located where so all can be reviewed in the correct location

Response: Refer to sheet A-1.2 for fence plan indicating call tags to corresponding fence type.

18. Sheet A2.0 shows a motor court in line with studio but there is no driveway in this area, again review every sheet and make necessary revisions that all sheets have the same information a,s,m,e,p,stormwater, landscaping every sheet matches from sheet to sheet please take the time and review ALL SHEETS , NOT JUST A SHEETS Further review will be required.

Response: Noted. Information has been reviewed and revised in all disciplines.

BUILDING:

- DERM APPROVAL REQUIRED - PENDING - UNDER REVIEW

- HEALTH DEPARTMENT - PENDING - UNDER REVIEW

- WASD APPROVAL REQUIRED - PENDING - UNDER REVIEW

- IMPACT FEE REVIEW

1. ENERGY CALCS NATURAL OR PROPANE GAS.

Response: Defer to MEP RESPONSE TO COMMENTS

2. M-05.0: DEMONSTRATE COMPLIANCE w/ EQUIPMENT IN ATTIC, EX., ACCESS PANEL TO BE SIZED FOR UNIT REMOVAL.

Response: MEP RESPONSE TO COMMENTS

PACHECO ARCHITECTURE

PACHECO ARCHITECTURE, PLLC.
4990 SW 72ND AVE SUITE 101, MIAMI, FL 33155
305.666.2573 AA26002619
www.pachecoarchitecture.com

STRUCTURAL:

1. Please provide special inspector form for soil compaction, reinforced masonry, structural steel welding and bolting

Response: Refer to special inspector form included herein.

2. Geotechnical report PE digital seal not recognized or validated by our system.

Response: Refer to updated geotechnical reports provided.

PUBLIC WORKS:

A) Add the following to the plans, verbatim: Public Works Conditions of Permit – SFR – D/W

1. No fill of ANY KIND can be brought on site or to the ROW outside of the building footprint.

2. No runoff generated from the driveway is permitted to discharge directly to the ROW or adjacent properties.

3. The ROW swale is to be graded using the Village PW Standard.

4. No trees are to be planted in the ROW before a conditional approval of the rough grading of the swale has been approved by Public Works.

5. No shrubs are to be planted in the ROW and any existing shrubs are to be removed.

6. No IRRIGATION, LIGHTING, or ELECTRICAL COMPONENTS of any kind may be installed in the ROW.

7. All proposed trees in the ROW will be planted a minimum of 7' from the edge of pavement to the face of the tree and will be of a type, kind, and spacing as approved by the Village arborist. Arborist contact information is: Rick Carr - ccarr@pinecrest-fl.gov

8. Any decorative d/w in the ROW shall have an 8"W x 12"D, 3,000-psi, fiber mesh concrete header curb located between the asphalt and the proposed d/w. THE EDGE OF THE HEADER CURB WILL BE A MINIMUM OF 10’ FROM THE CENTERLINE OR TO THE EDGE OF THEE EXISTING ASPHALT EDGE.

9. No materials of ANY kind will be stored for any length of time on the public swale.

10. Existing sidewalks will be maintained at all times, free of any loose material, and open to pedestrian traffic at all times. No vehicles can park on the sidewalk at any time.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Response to Comments Rev 1.pdf

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, PLLC.
4990 SW 72ND AVE SUITE 101, MIAMI, FL 33155
305.666.2573 AA26002619
www.pachecoarchitecture.com

11. Any sidewalk crossed by a d/w approach must be replaced with 6" thick sidewalk and extend to the next adjacent whole flag on either side of the new approach. Longitudinal slope cannot exceed 5% and maximum cross slope is 2%. All sidewalk construction that intersects with a crosswalk must be parallel with that cross walk and will have detectable warning surface placed permanently in concrete – NO screw-down detectable warning surface is permitted. ALL sidewalk in the ROW will be a MINIMUM of 10' from the nearest edge of pavement and marked as such in the signed and sealed plans.

12. ALL work conducted in the ROW will implement the applicable FDOT Standard Index 600 Series for MOT.

13. All sidewalk replacement will be open to traffic within 48 hours of the sidewalk being closed for demo. This includes demolition of existing sidewalk, placing forms, placing and finishing concrete and stripping forms.

14. No portion of the public ROW and can be enclosed by the contractor's fence at any time.

15. ALL sod in the ROW will be SAND GROWN ,'EMPIRE ZOYSIA' - B) Re-visit the d/w profiles as they are not going to work with a "belly in the middle of the swale. C) Having French drains on site requires a covenant AND the design must show there is no direct discharge - the current design does not. D) the section for the drain fields goes completely against what the FAC requires for a water course.

Response: Refer to sheet A-1.0, all 15 notes have been added to site plan**.** Also, see civil drawings.

B) Re-visit the d/w profiles as they are not going to work with a "belly in the middle of the swale".

Response: Defer to civil drawings and narrative.

C) Having French drains on site requires a covenant AND the design must show there is no direct discharge - the current design does not.

Response: Defer to civil drawings and narrative.

D) The section for the drain fields goes completely against what the FAC requires for a water course.

Response: Defer to Civil drawings and narrative.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Response to Comments Rev 1.pdf

PACHECO
ARCHITECTURE

PACHECO ARCHITECTURE, PLLC.
4990 SW 72ND AVE SUITE 101, MIAMI, FL 33155
305.666.2573 AA26002619
www.pachecoarchitecture.com

September 17, 2025

Process Number: **M2025014720**

Property Address: 8965 SW 63RD COURT
PINECREST, FL 33156

DERM PAVING & DRAINAGE:

1. Please clarify if the swimming pool is part of this application. A Class V dewatering permit may be required to install the proposed swimming pool. Demonstrate that the depth of the proposed pool is above the average May water table elevation; if not a Class V dewatering permit is required.

RESPONSE: See sheet C-1, lower left hand side note, Swimming Pool is under a separate permit.

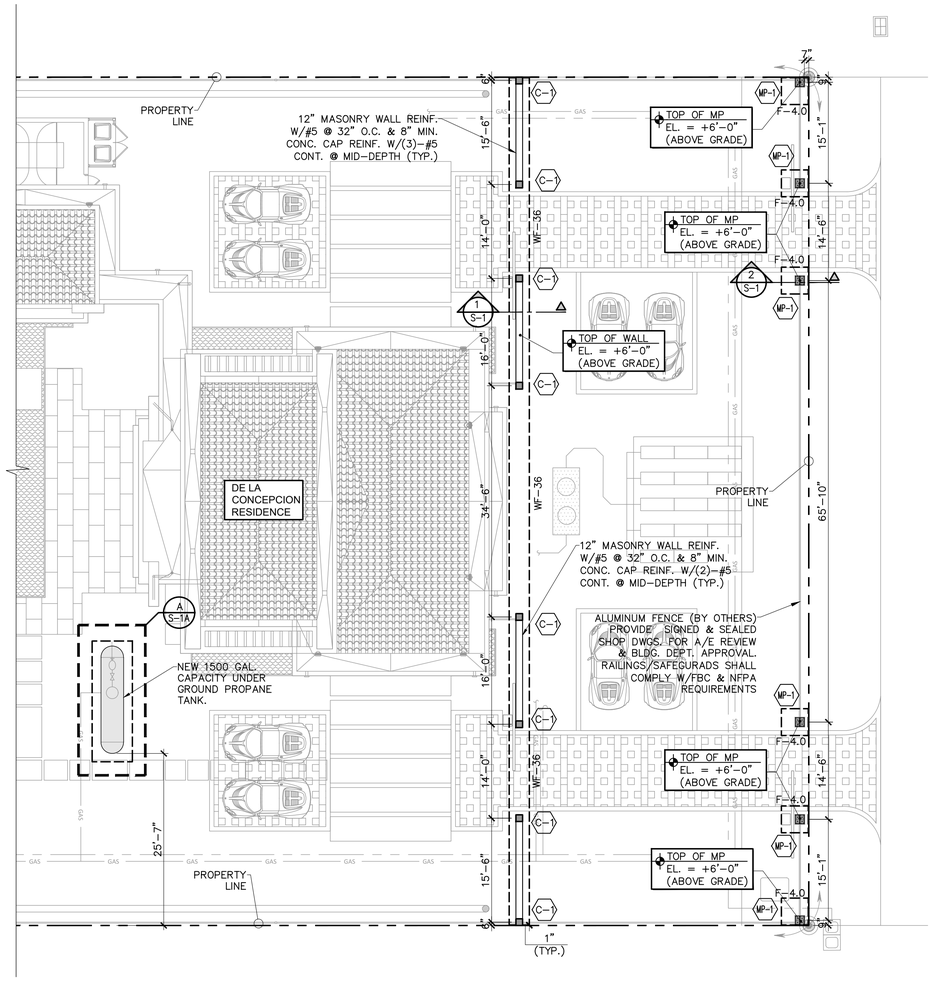
2. Sheet C-1 illustrates the layout of the proposed drainage system. Please clarify the three structures, specifically a box with two chambers. Label these structures and show how they are interconnected.

RESPONSE: See updated sheet C-1, structures indicated in previous septic system design have been eliminated and replace with swales.

Respectfully,

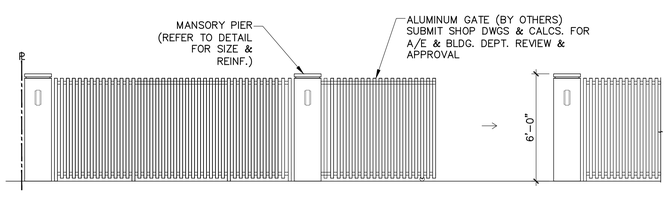
Raymond Pacheco, AIA
Pacheco Architecture, LLC.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Response to Comments Rev 3_10-17-25_DERM Paving Drainage.pdf



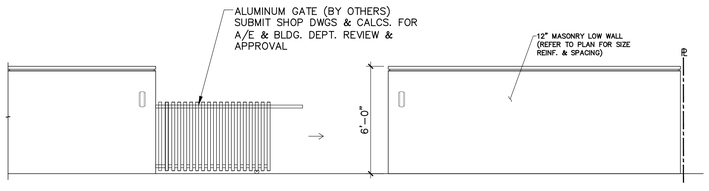
PARTIAL SITE WALL PLAN

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



PARTIAL SITE WALL ELEVATION

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



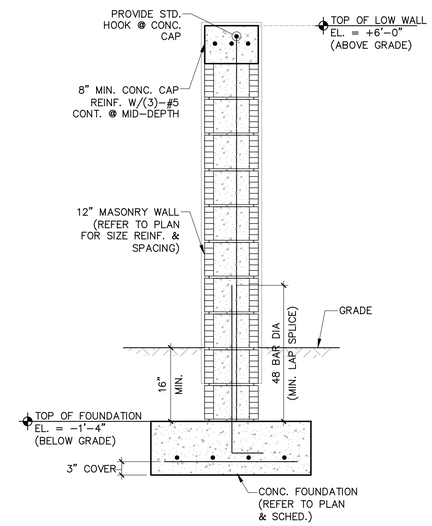
PARTIAL SITE WALL ELEVATION

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

CONCRETE FOOTING SCHEDULE

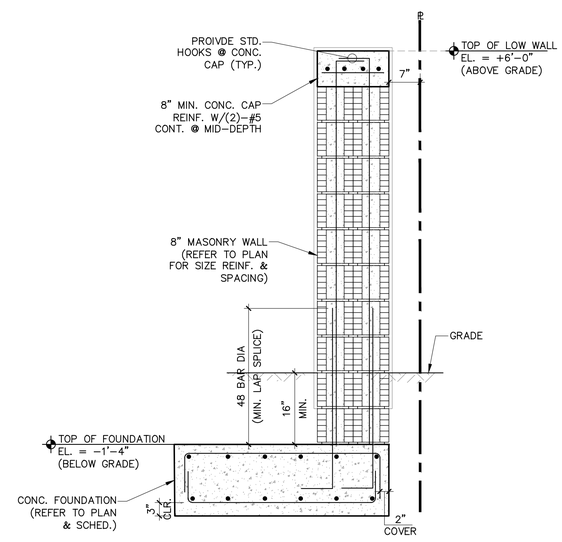
MARK	ELEV. TOP OF FOOTING	WIDTH	THICK	REINFORCING		REMARKS
				CONTINOUS	TRANSVERSE	
WF-36	-1'-4" FROM FINISHED GRADE	36" x CONT.	12"	#5 @ 8" O.C. EA. WAY BOTT.		WALL FOOTING
F-4.0	-1'-4" FROM FINISHED GRADE	4'-0"x4'-0"	16"	#5 @ 8" O.C. EA. WAY BOTT.	#5 @ 8" O.C. EA. WAY TOP	ISOLATED FOOTING

NOTE: DATUM ELEVATION, +0'-0" = +11.80' NGVD



SECTION 1

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



SECTION 2

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

PLAN NOTES:

1. FINISH FLOOR ELEVATION = +0'-0" (+11.80' NGVD) COORDINATE W/ARCHITECTURAL DRAWINGS.
2. COORDINATE W/ARCHITECTURAL & OTHER DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
3. ALL FOOTINGS SHALL BE CENTERED UNDER WALLS & COLUMNS, U.O.N. & SHALL BE A MIN. 12" BELOW GRADE PER FBC.
4. ALLOWABLE SOIL BEARING PRESSURE IS 2500 PSF. REFER TO GENERAL NOTES AND GEOTECHNICAL REPORT.

TERMITE PROTECTION STATEMENT:

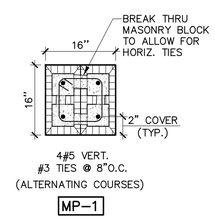
ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER 2020 FBC. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES & LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES".

LEGEND:

- DENOTES PROPOSED CONCRETE FOOTINGS (REFER TO SCHEDULE)
- PROPOSED MASONRY WALLS
- DENOTES PROPOSED CONCRETE COLUMNS
- DENOTES PROPOSED MASONRY PIER (REFER TO DETAIL)

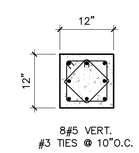
REFERENCE NOTES:

1. SEE GENERAL NOTES ON SHEET S-23.
2. SEE COMPONENT & CLADDING WIND PRESSURES ON SHEETS S-6 THRU S-8.
3. SEE STANDARD DETAILS ON SHEET S-18 THRU S-22.
4. SEE BEAM SCHEDULE ON SHEET S-9.
5. SEE COLUMN DETAILS ON SHEET S-9.



MASONRY PIER DETAILS (A)

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



CONC. COLUMN DETAIL (A)

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

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

date	10.26.2021	revisions
issued		
drawn	M.V/M.M/R.P	
checked	A.R	
project no.	2024	

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2023.11.08 17:21:35-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALEXANDER ROCHELL, P.E. ON 11/08/2023
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WE HEREBY CERTIFY THAT ALL ELECTRONICALLY SUBMITTED PLANS HAVE BEEN SIGNED AND SEALED COMPLYING WITH FLORIDA STATUES CHAPTERS 471 AND 481 AND FLORIDA ADMINISTRATIVE RULES 61G15-23 AND 61G1-16.

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

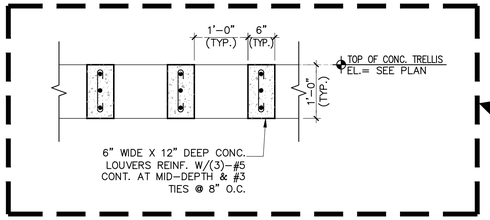
ALEXANDER ROCHELL
FL P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 - FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

sheet no.

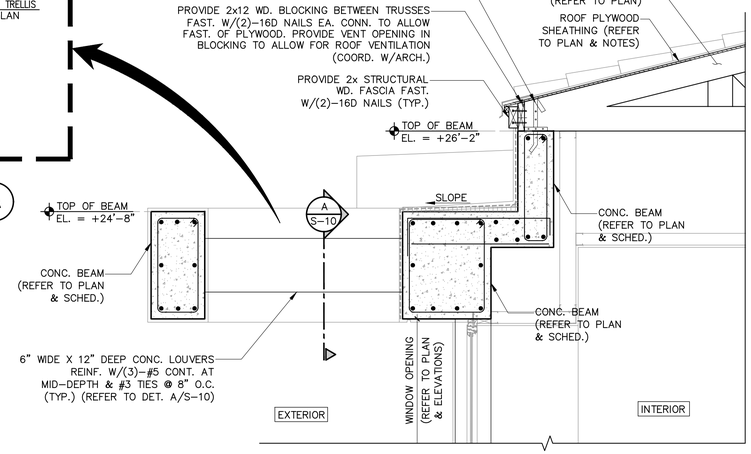
S-1

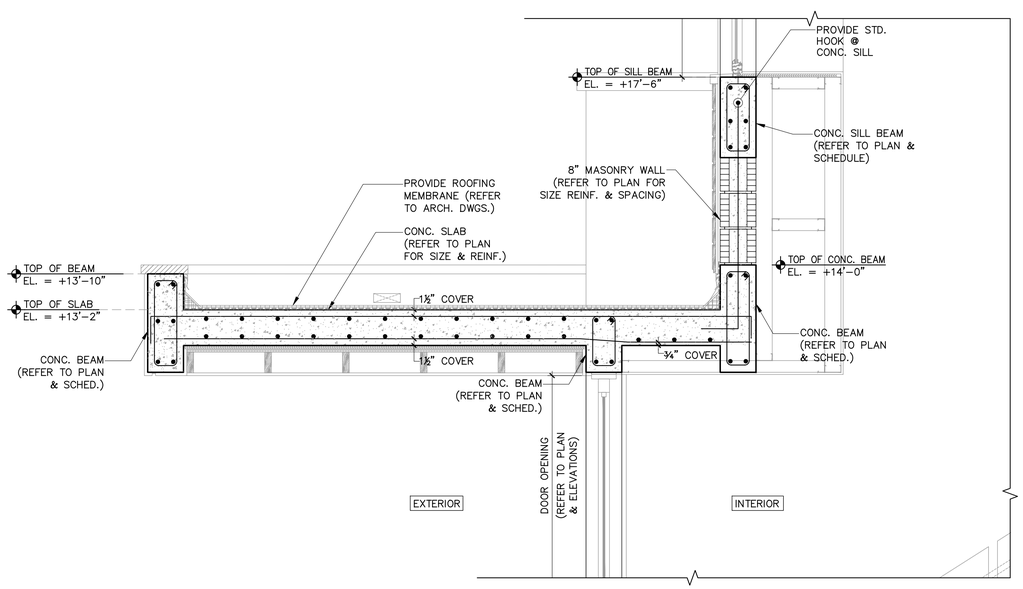
Miami Dade County Department of Regulatory and Economic Resources Job Copy
2025014720 - 11/7/2025 4:21:24 PM
S-1.pdf

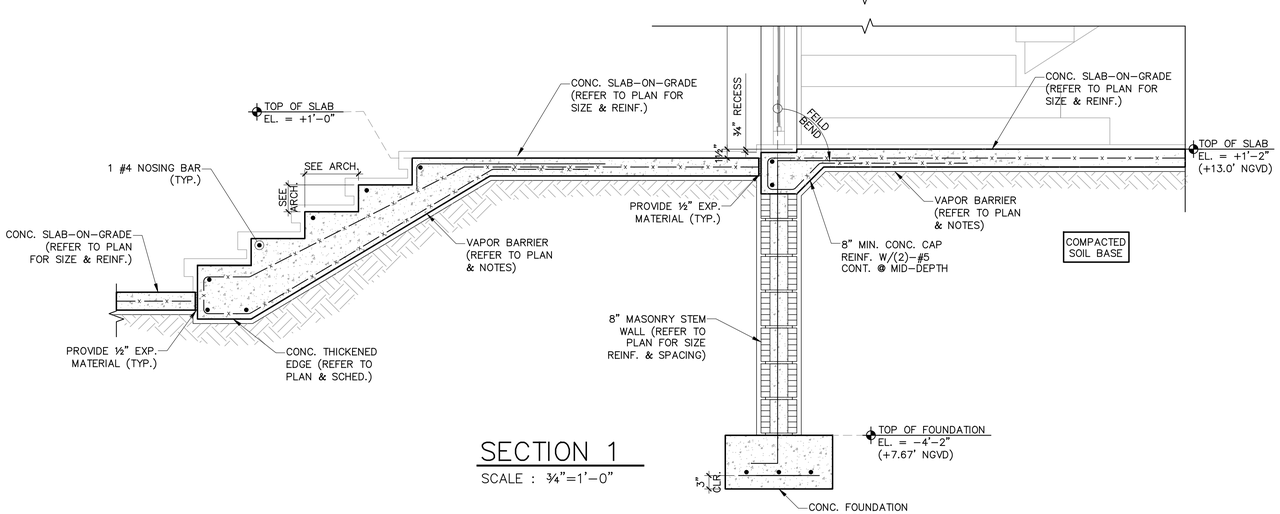


CONC. TRELLIS DETAIL (A)

SCALE: ¾" = 1'-0"

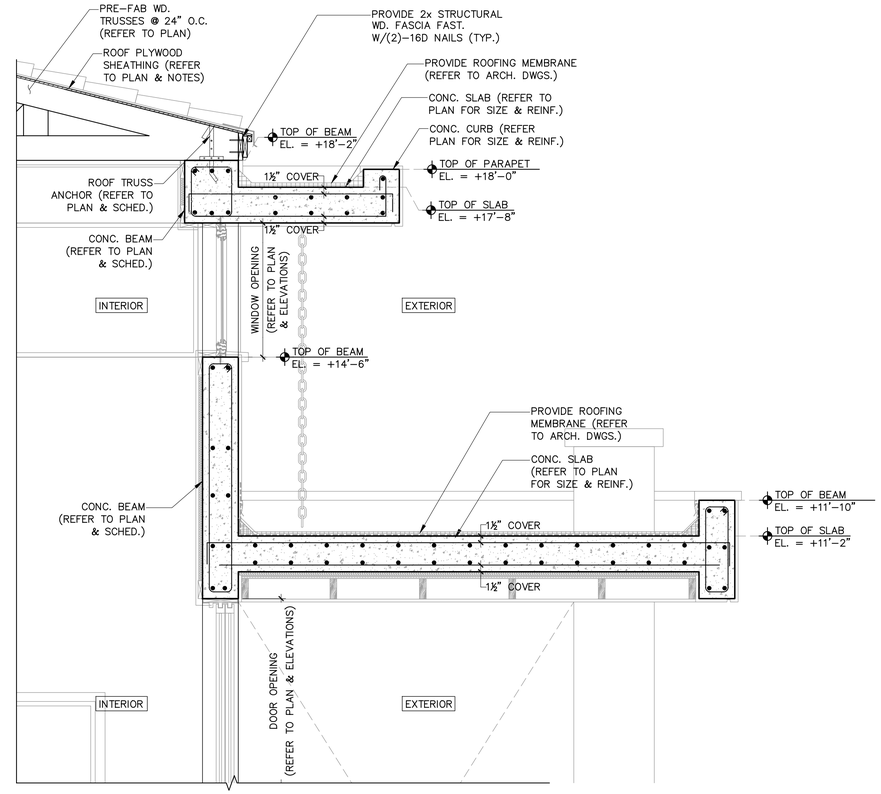


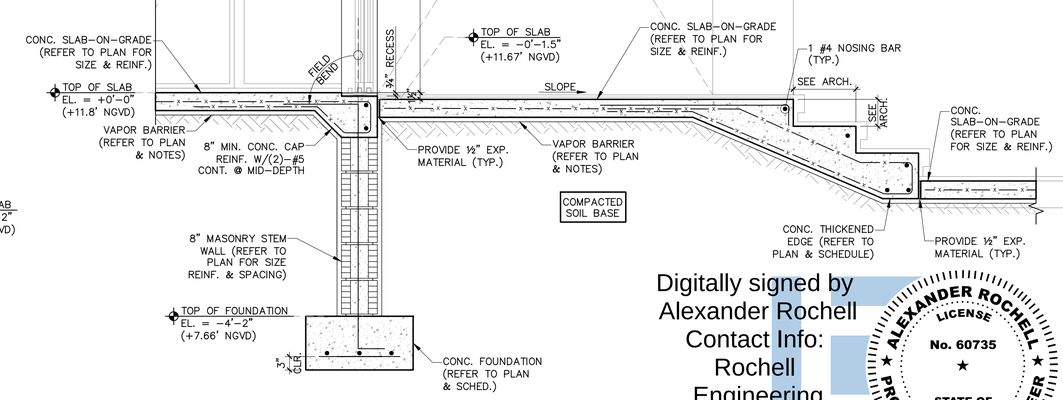




SECTION 1

SCALE : ¾"=1'-0"





SECTION 2

SCALE : ¾"=1'-0"

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2023.11.08 17:29:45-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

ALEXANDER ROCHELL
FL P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 – FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 S SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8945 SW 63RD COURT
PINECREST, FLORIDA 33156

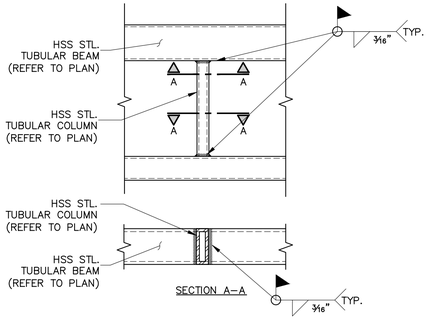
revisions

date 10.26.2021
issued
drawn M.V/M.M/R.P
checked A.R
project no. 2024

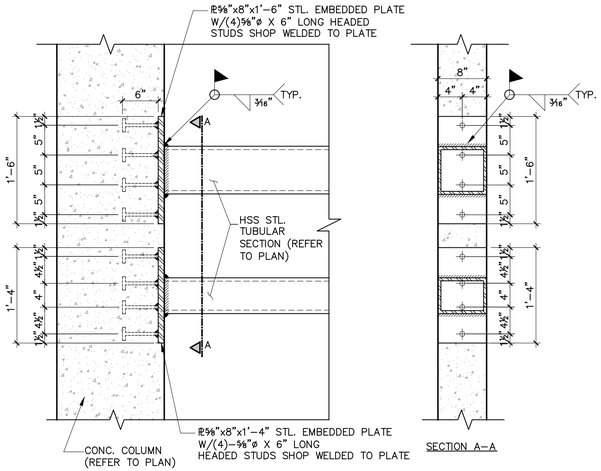
sheet no.

S-10

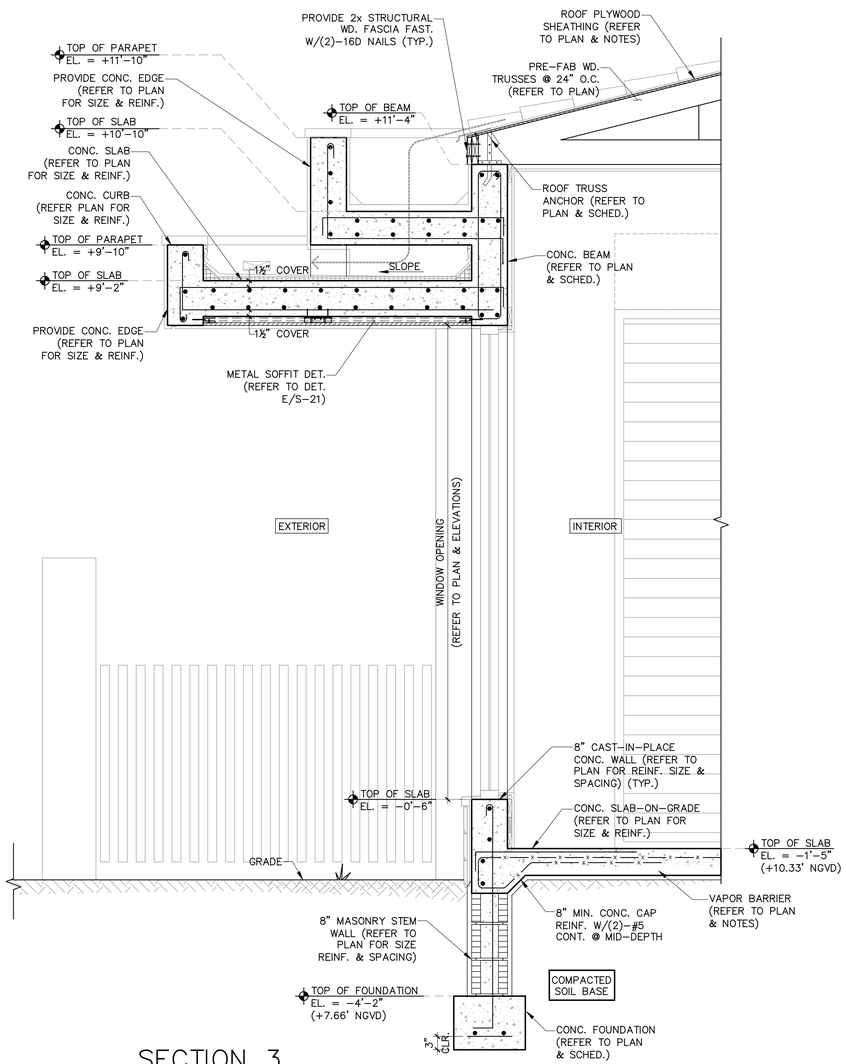
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
S-10.pdf



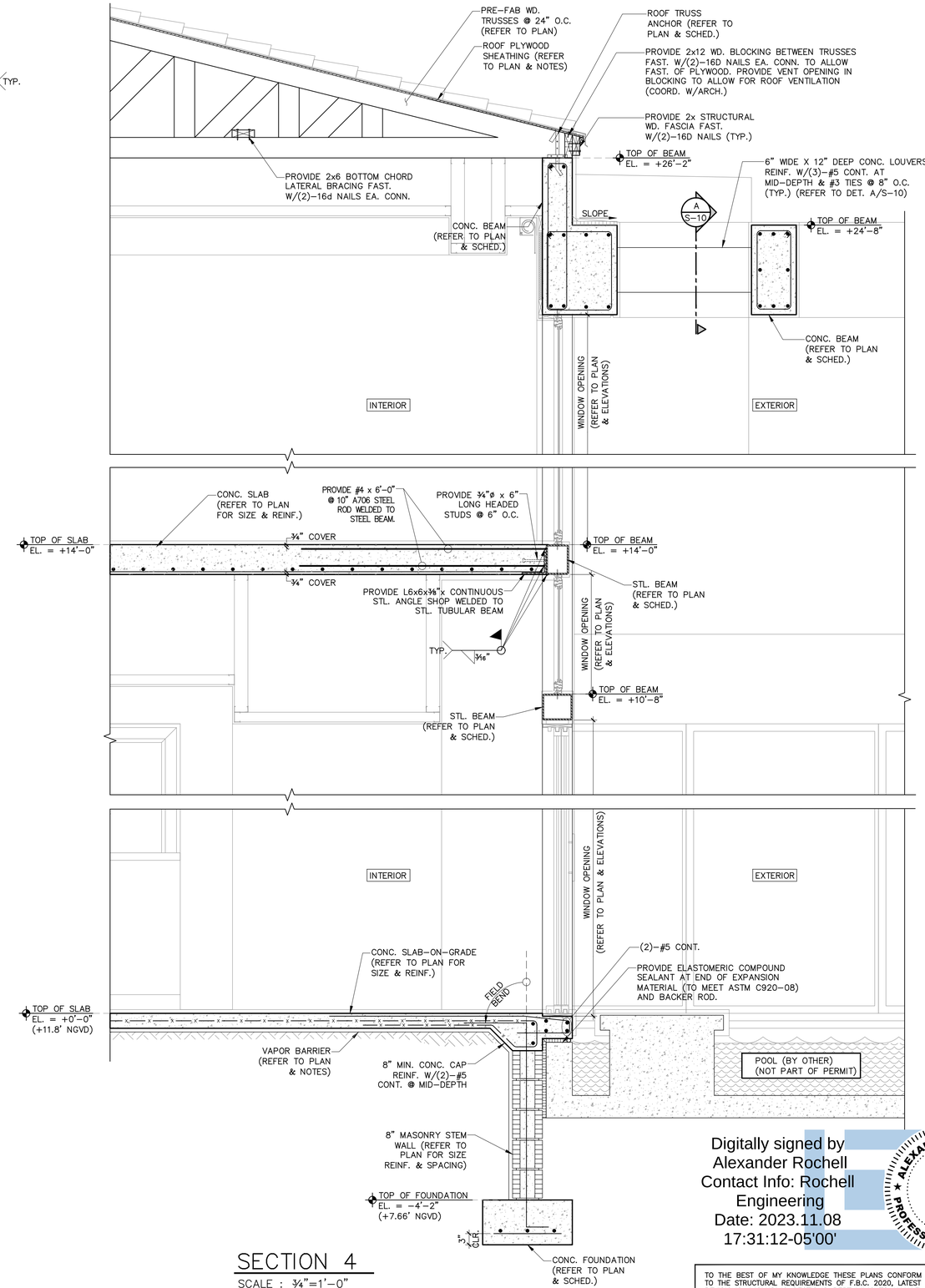
DETAIL (A)
SCALE: 1" = 1'–0"



DETAIL (B)
SCALE: 1" = 1'–0"



SECTION 3
SCALE : ¾"=1'–0"



SECTION 4
SCALE : ¾"=1'–0"

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2023.11.08 17:31:12-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

ALEXANDER ROCHELL
FL P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 – FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

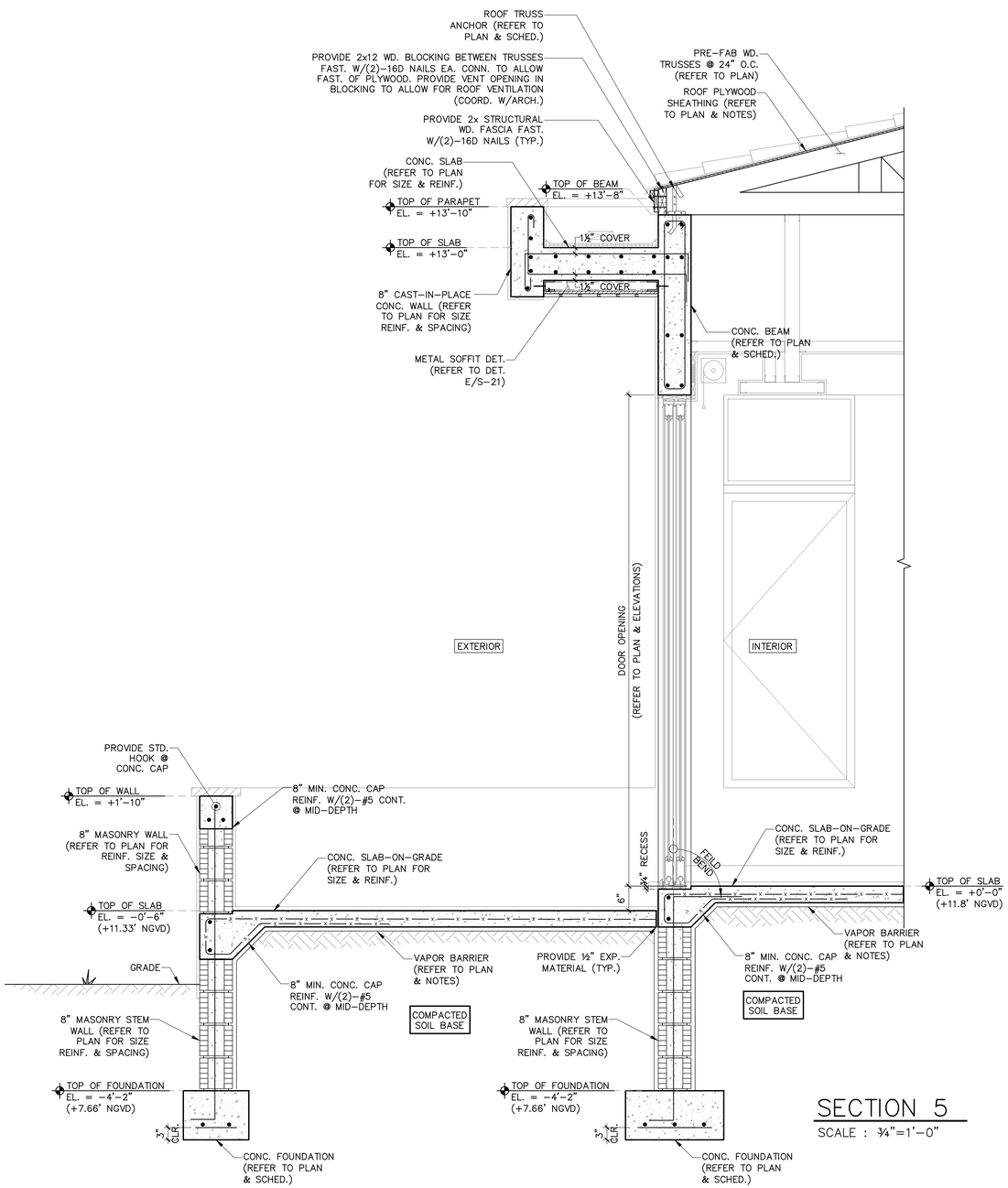
Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:
MR & MRS DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

date	10.26.2021	revisions
issued		
drawn	M.V/M.M/R.P	
checked	A.R	
project no.	2024	

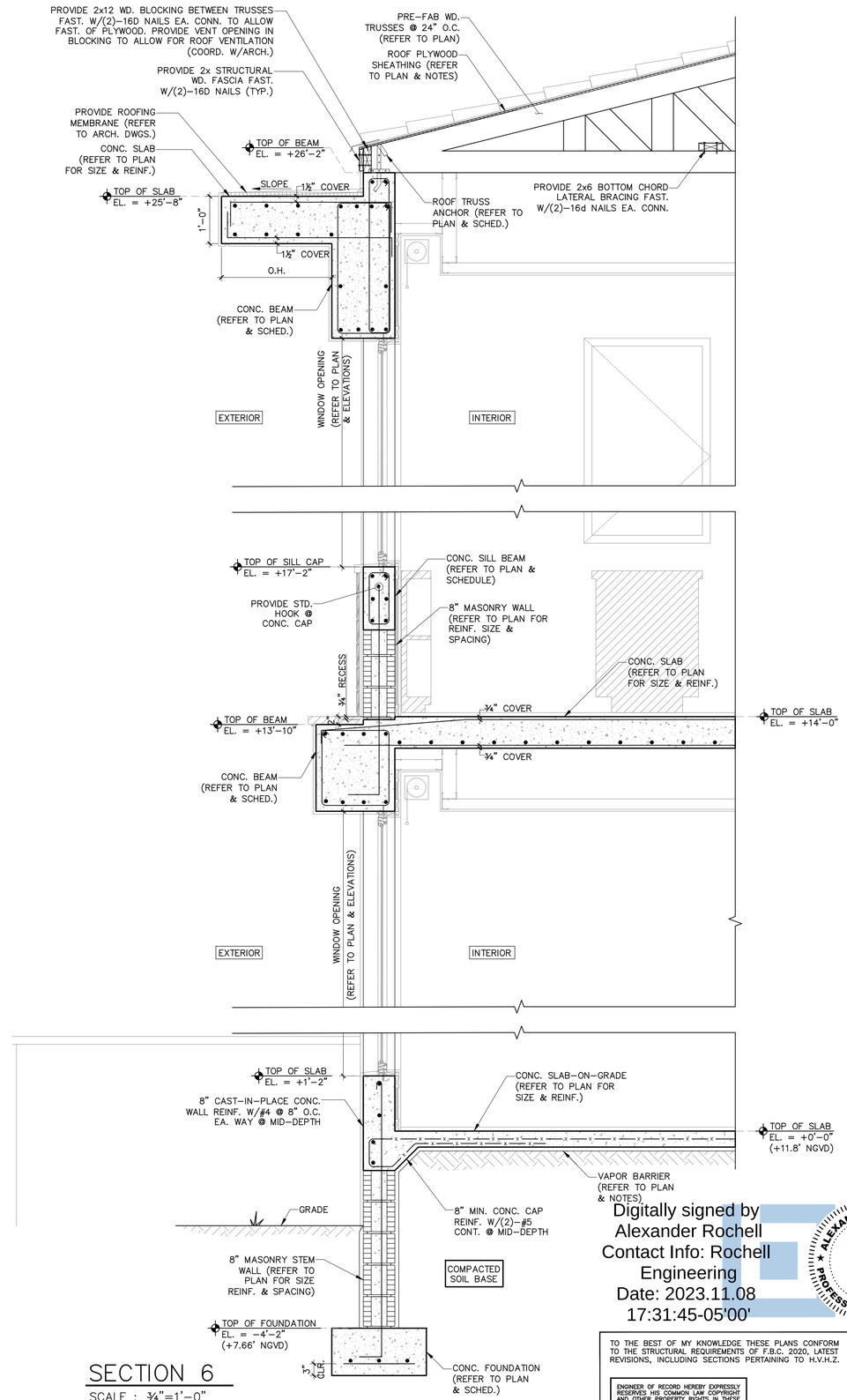
sheet no.
S-11

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
S-11.pdf



SECTION 5

SCALE : ¾"=1'-0"



SECTION 6

SCALE : ¾"=1'-0"

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2023.11.08 17:31:45-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHAT-SO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

ALEXANDER ROCHELL
FL P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 – FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

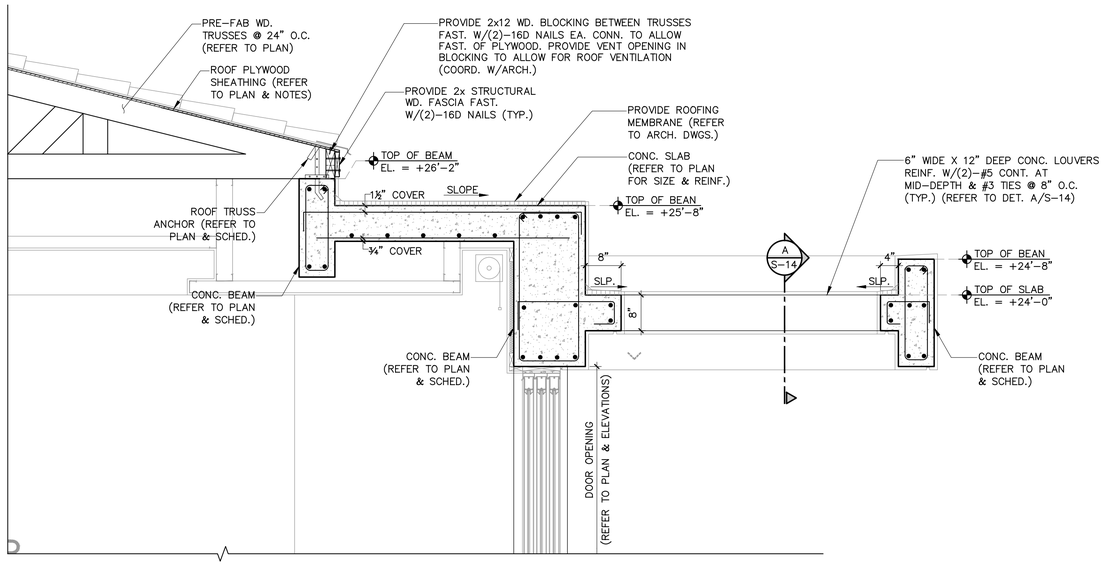
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

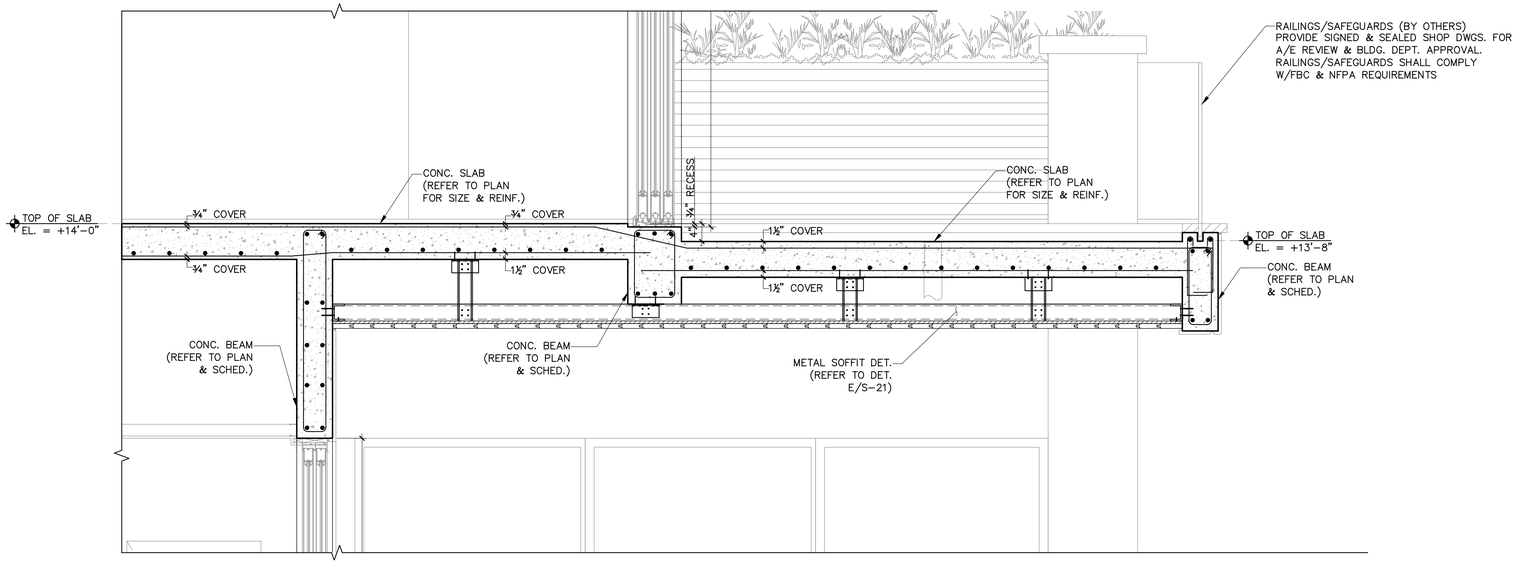
date	10.26.2021	revisions
issued		
drawn	M.V/M.M/R.P	
checked	A.R	
project no.	2024	

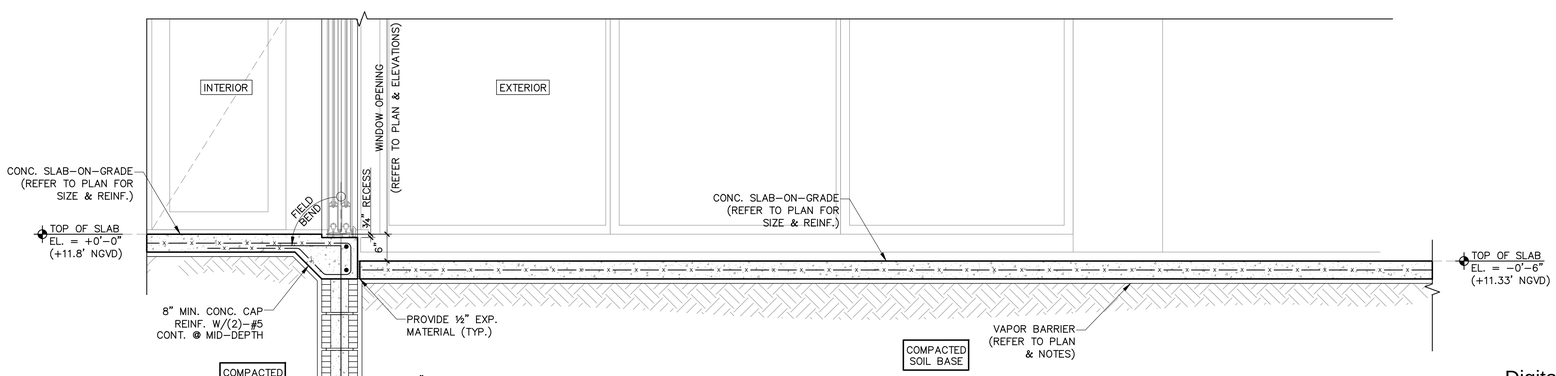
sheet no.

S-12

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
S-12.pdf

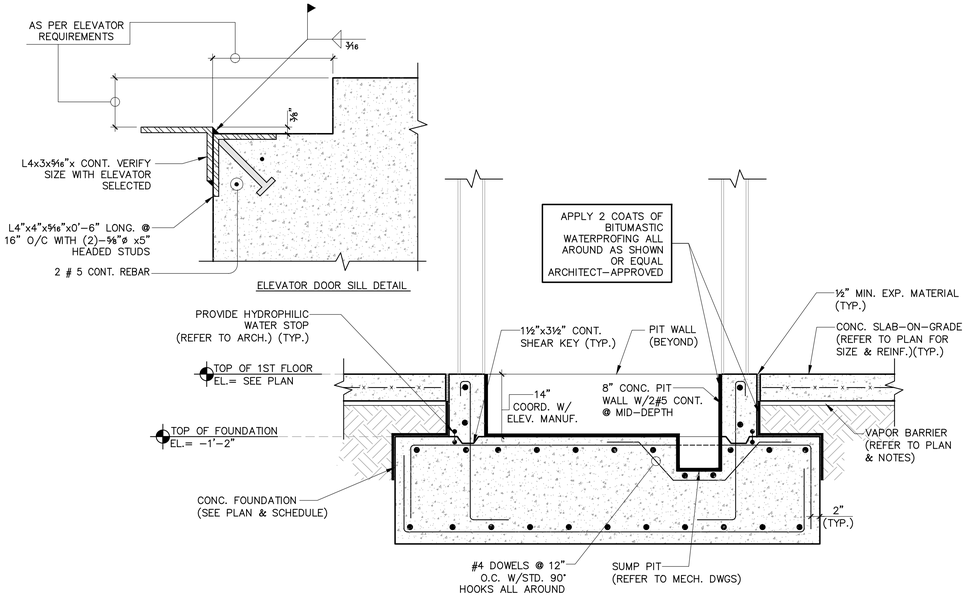






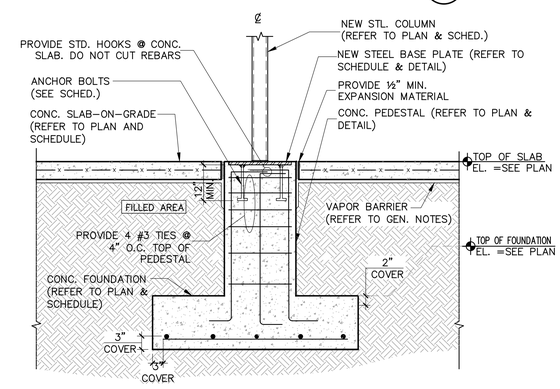
SECTION 7

SCALE : ¾"=1'-0"



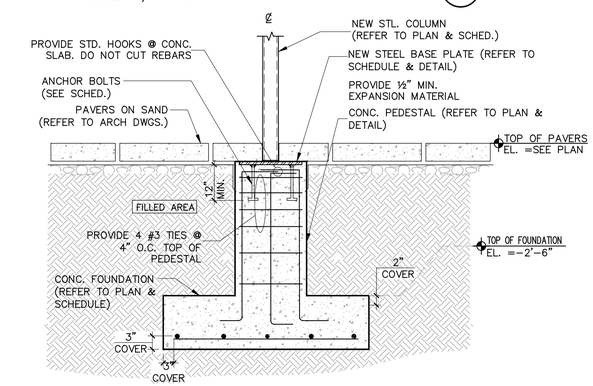
ELEVATOR FOUNDATION DETAIL (A)

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



CONC. PEDESTAL DETAIL (B)

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



CONC. PEDESTAL DETAIL (C)

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

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2023.11.08 17:34:18-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

ALEXANDER ROCHELL
FL P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 - FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

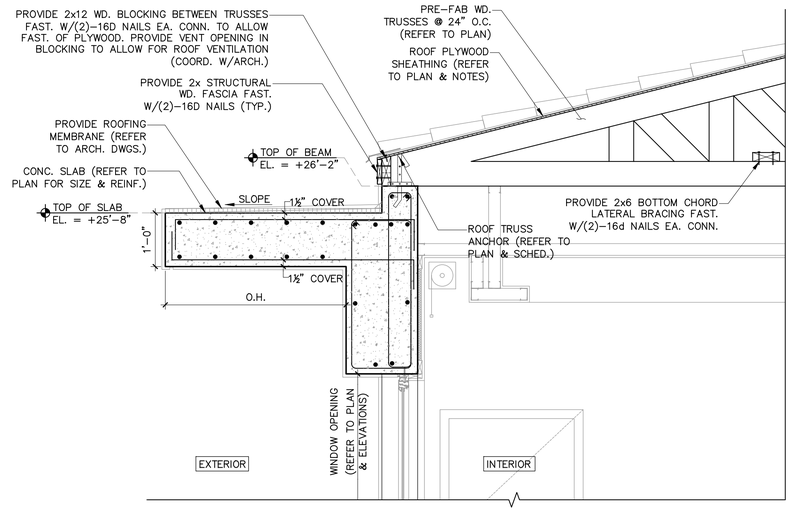
revisions

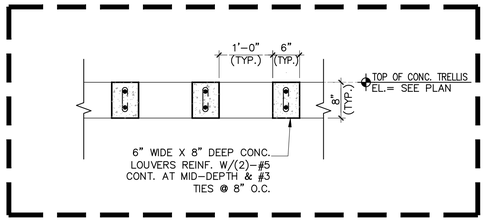
date 10.26.2021
issued
drawn M.Y/M.M/R.P
checked A.R
project no. 2024

sheet no.

S-13

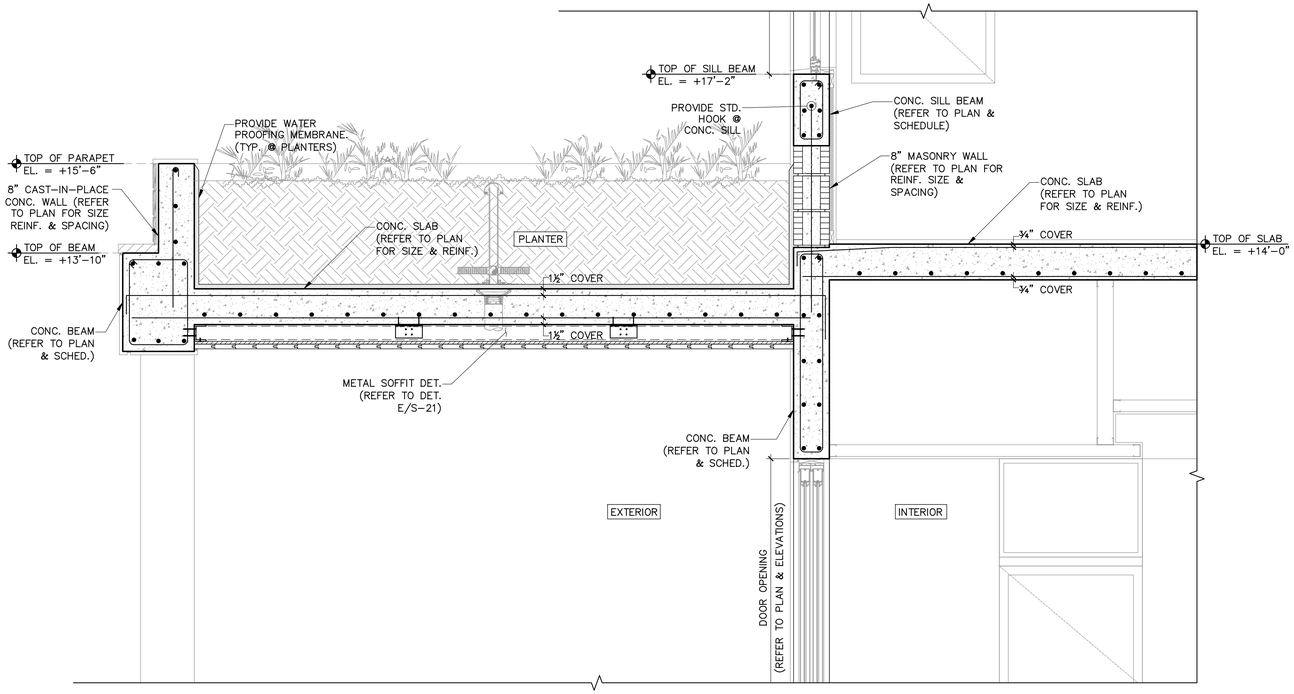
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
S-13.pdf

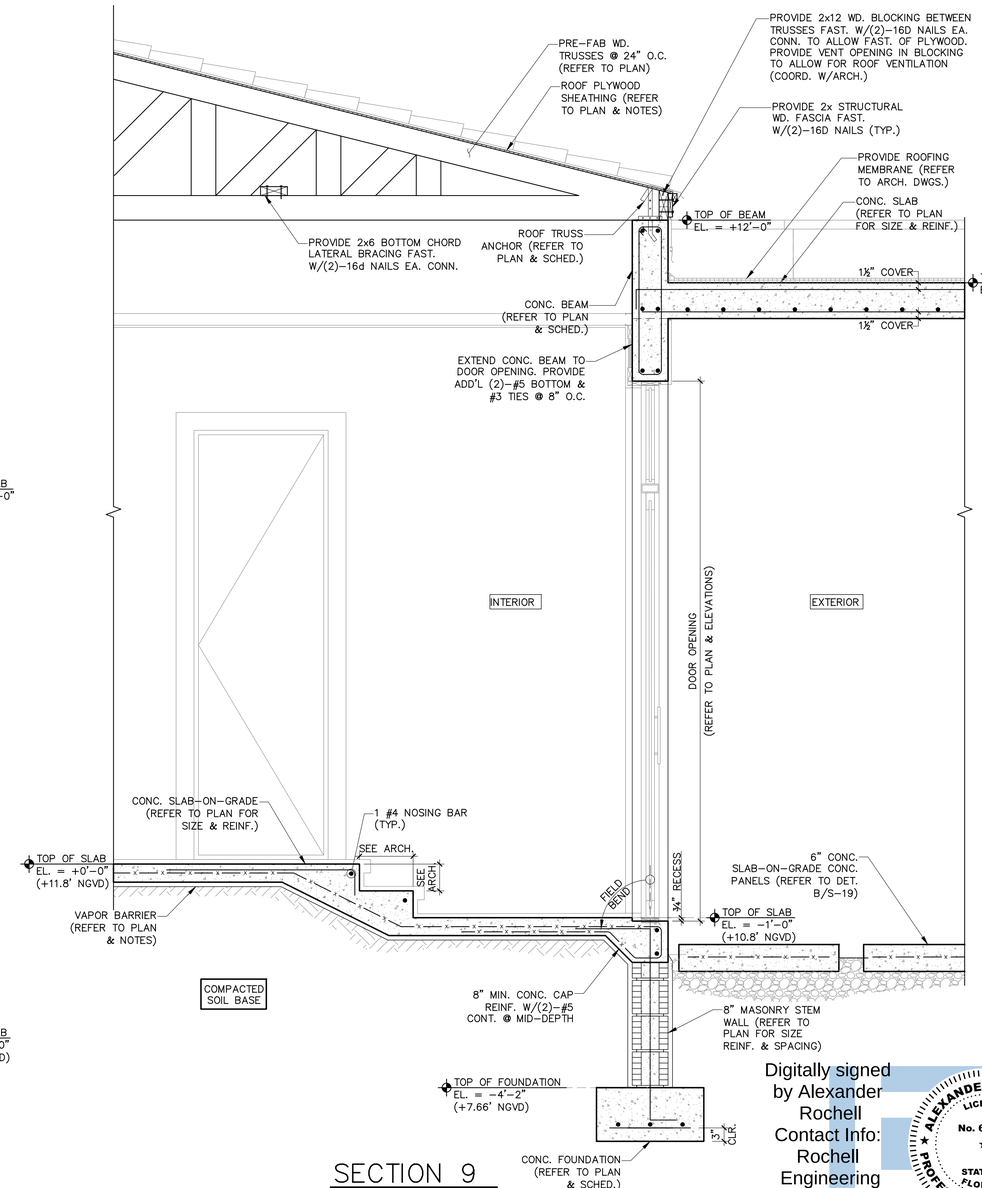




CONC. TRELLIS DETAIL (A)

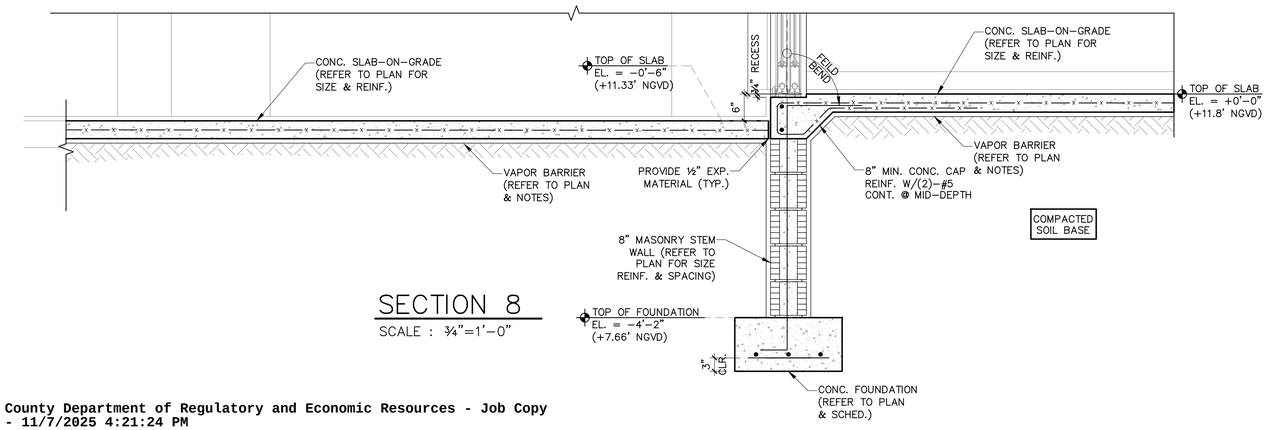
SCALE: ¾" = 1'-0"





SECTION 9

SCALE : ¾"=1'-0"



SECTION 8

SCALE : ¾"=1'-0"

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2023.11.08 17:34:43-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

ALEXANDER ROCHELL
FL P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 – FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

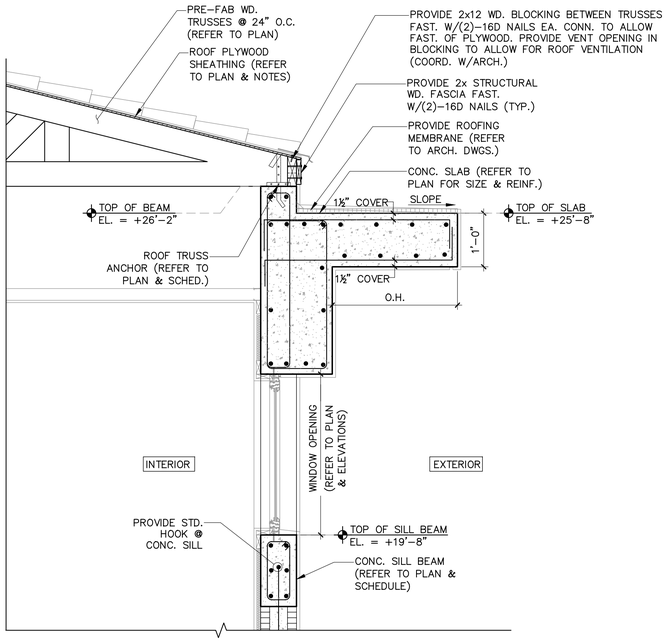
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

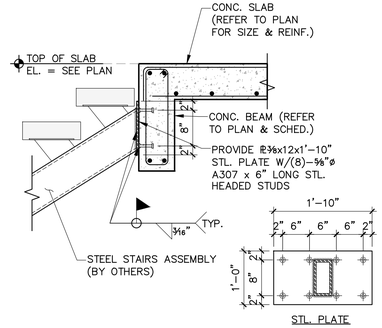
revisions	
date	10.26.2021
issued	
drawn	M.V/M.M/R.P
checked	A.R
project no.	2024

sheet no.

S-14

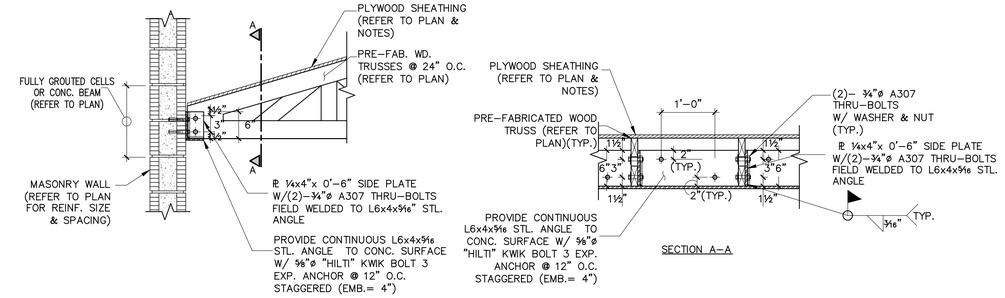
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
S-14.pdf





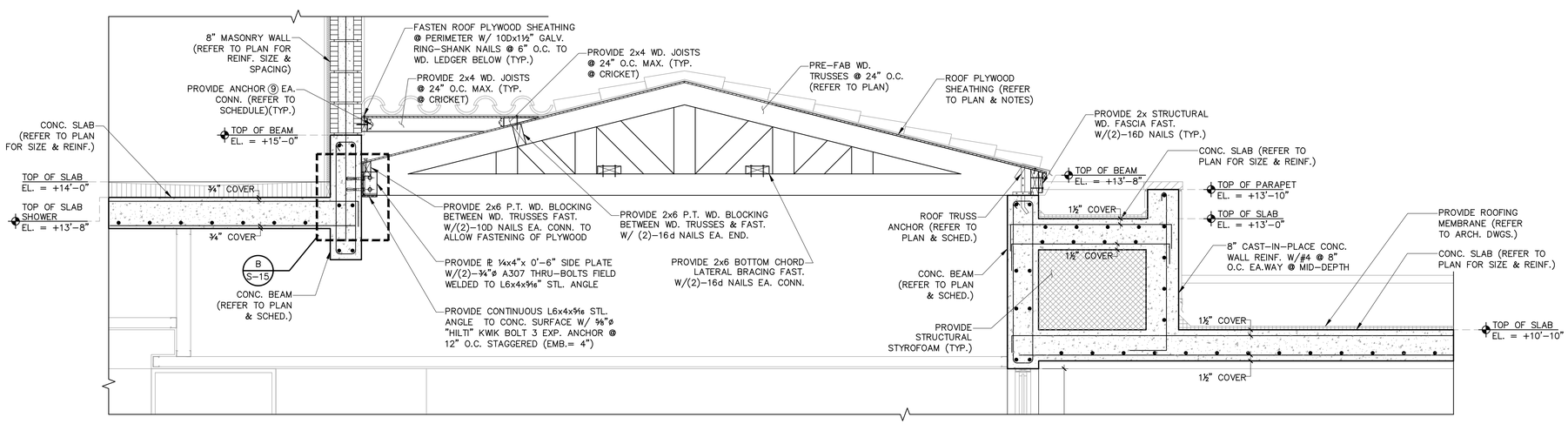
STEEL STAIR CONN. DETAILS (A)

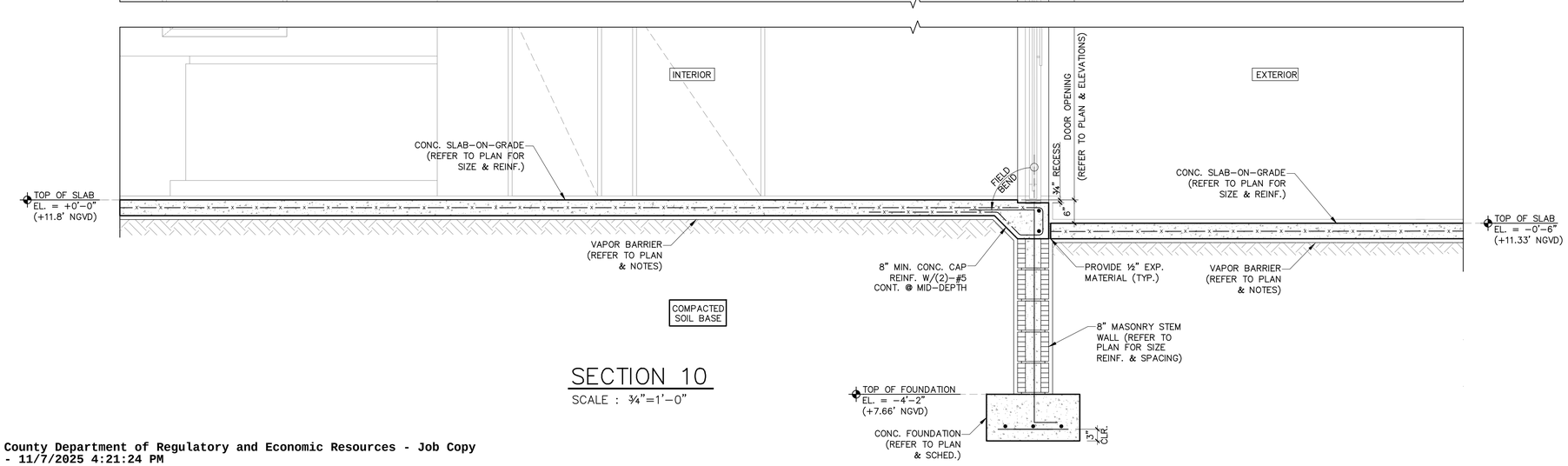
SCALE: 1"=1'-0"



STEEL ANGLE DETAIL (B)

SCALE: ¾"=1'-0"





SECTION 10

SCALE : ¾"=1'-0"

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE, SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copyrights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions

date 10.26.2021
issued
drawn M.V/M.M/R.P
checked A.R
project no. 2024

Digitally signed by Alexander Rochell
Contact Info:
Rochell Engineering
Date: 2023.11.08
17:36:13-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

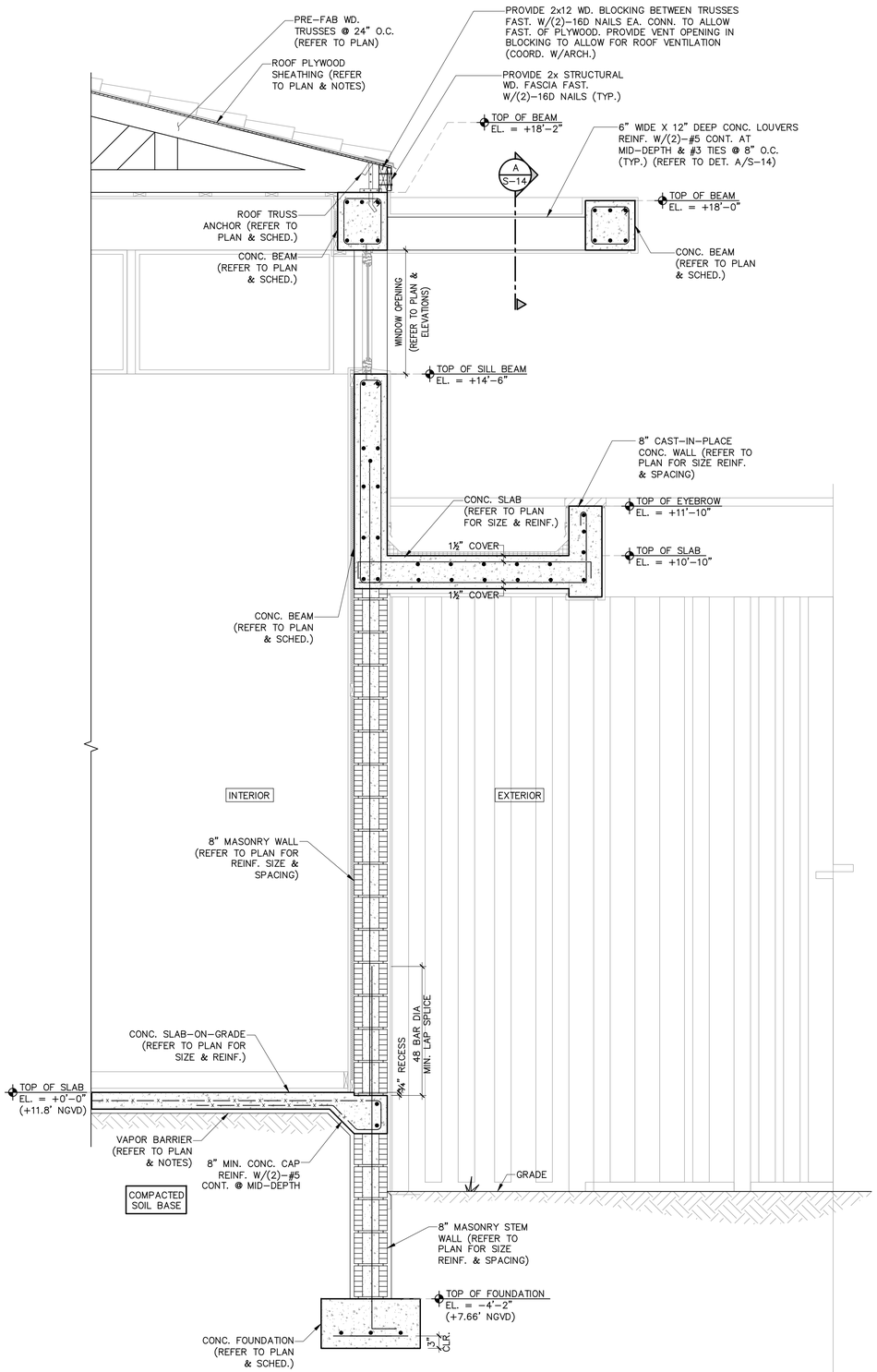
ALEXANDER ROCHELL
FL P.E. #60735
15500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 – FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

sheet no.

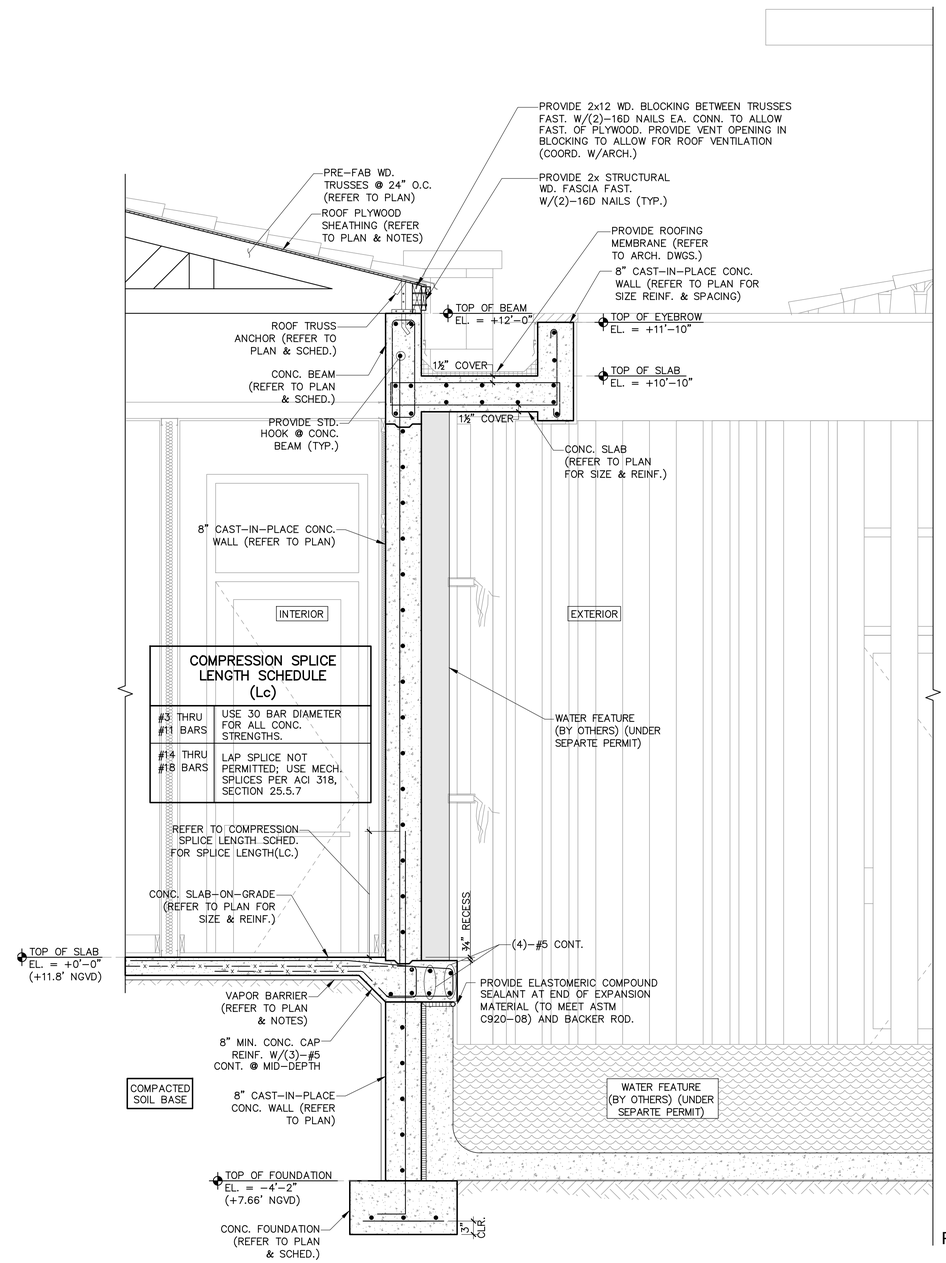
S-15

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
S-15.pdf



SECTION 11

SCALE : ¾"=1'-0"



COMPRESSION SPLICE LENGTH SCHEDULE (Lc)	
#3 THRU #11 BARS	USE 30 BAR DIAMETER FOR ALL CONC. STRENGTHS.
#14 THRU #18 BARS	LAP SPLICE NOT PERMITTED; USE MECH. SPLICES PER ACI 318, SECTION 25.5.7

SECTION 12

SCALE : ¾"=1'-0"

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copyright for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions	
date	10.26.2021
issued	
drawn	M.V/M.M/R.P
checked	A.R
project no.	2024

Digitally signed by Alexander Rochell
Contact Info:
Rochell Engineering
Date: 2023.11.08
17:36:45-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

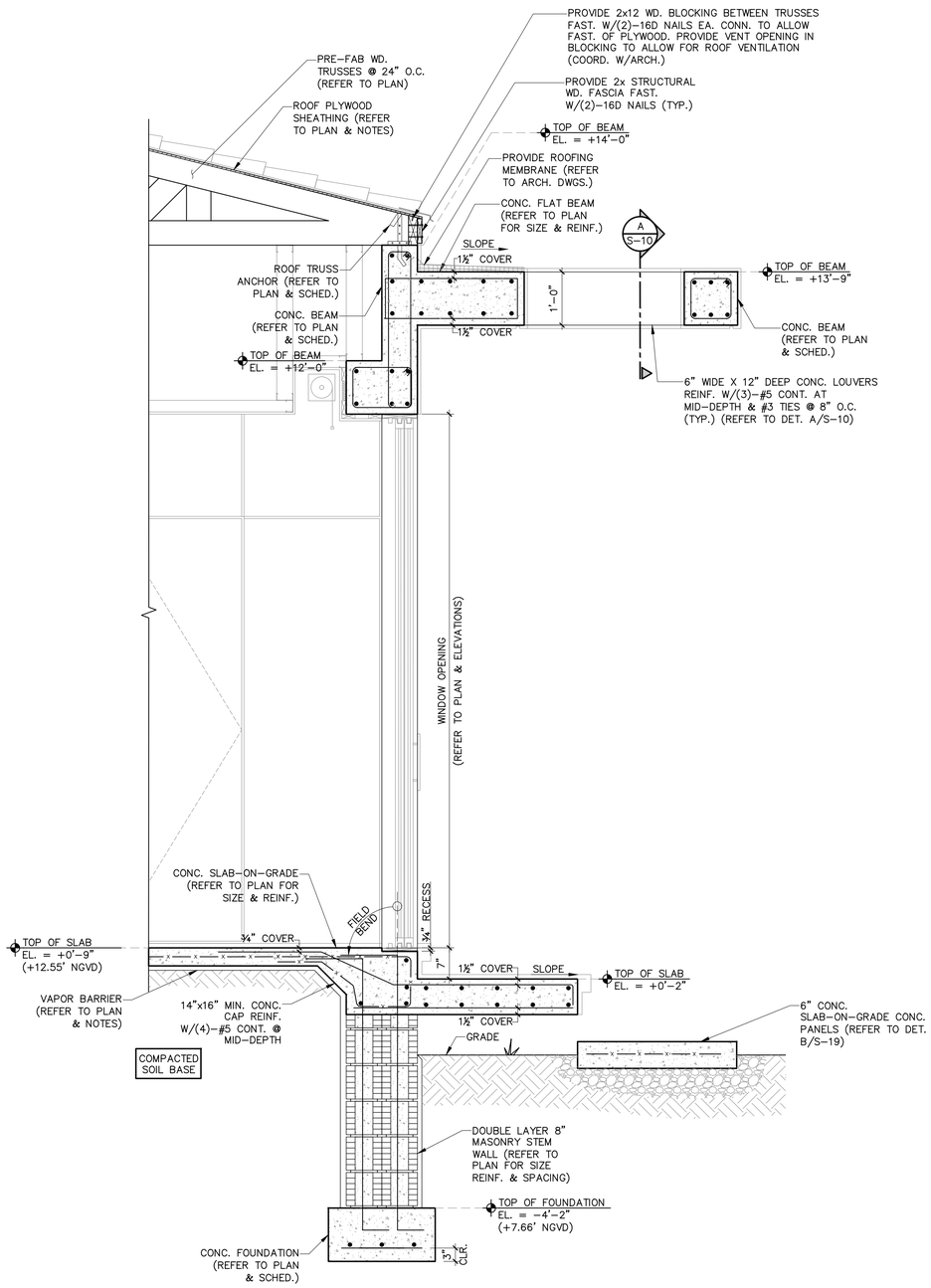
ALEXANDER ROCHELL
FL P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 – FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

sheet no.

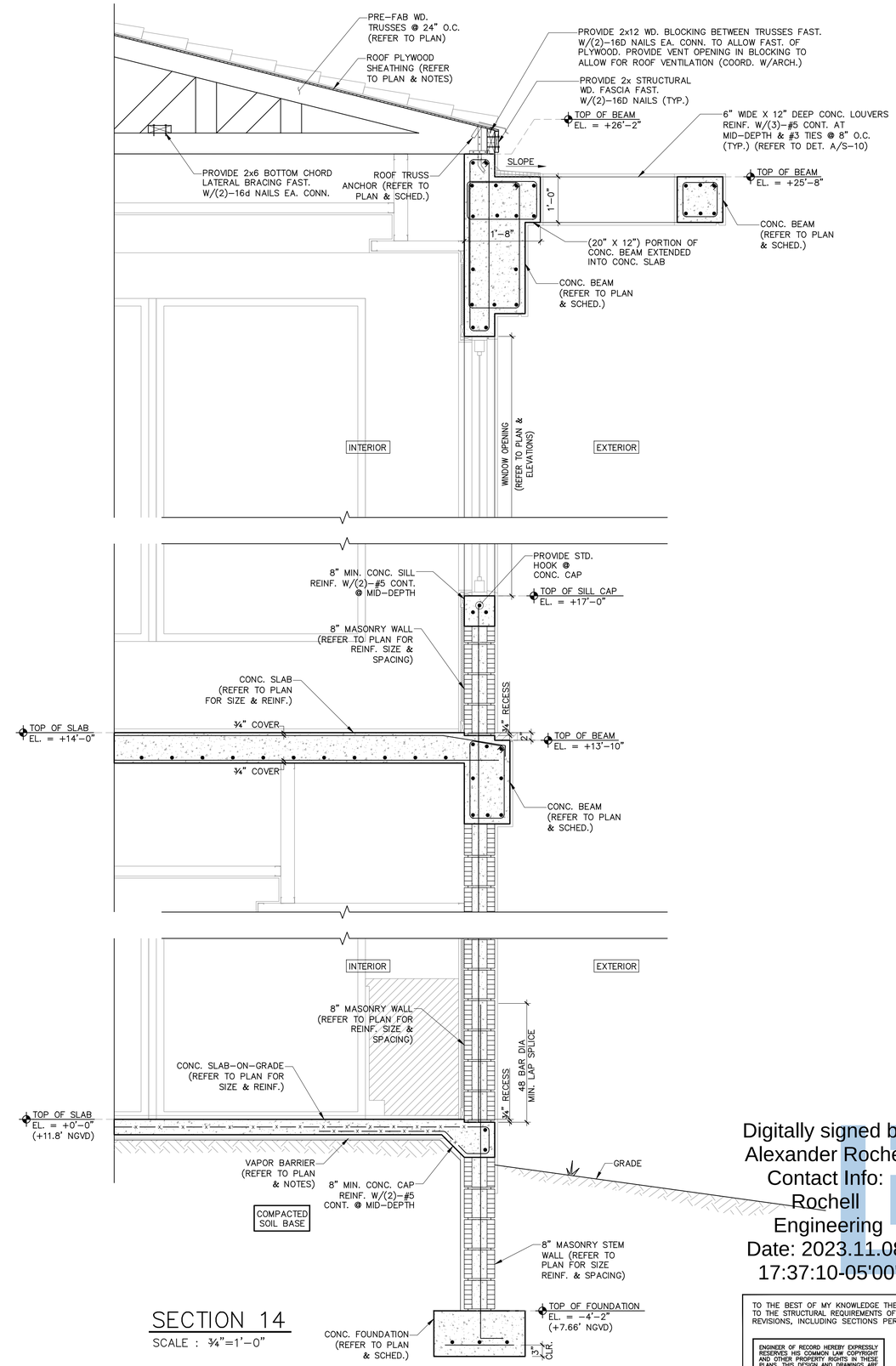
S-16

Miami Dade County Department of Regulatory and Economic Resources - Job copy
2025014720 - 11/7/2025 4:21:24 PM
S-16.pdf



SECTION 13

SCALE : ¾"=1'-0"



SECTION 14

SCALE : ¾"=1'-0"

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2023.11.08 17:37:10-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

ALEXANDER ROCHELL
FL P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 - FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

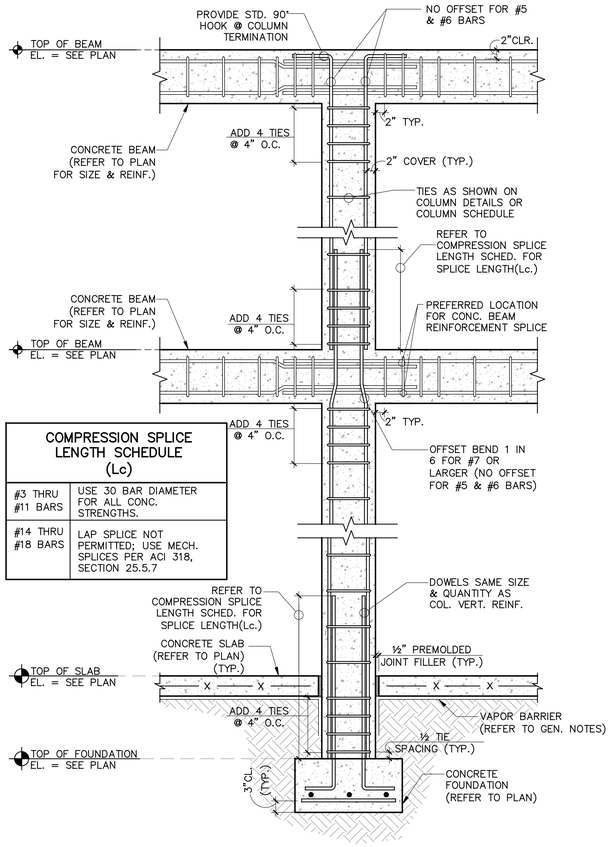
89665 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions	
date	10.26.2021
issued	
drawn	M.Y/M.M/R.P.
checked	A.R
project no.	2024

sheet no.

S-17

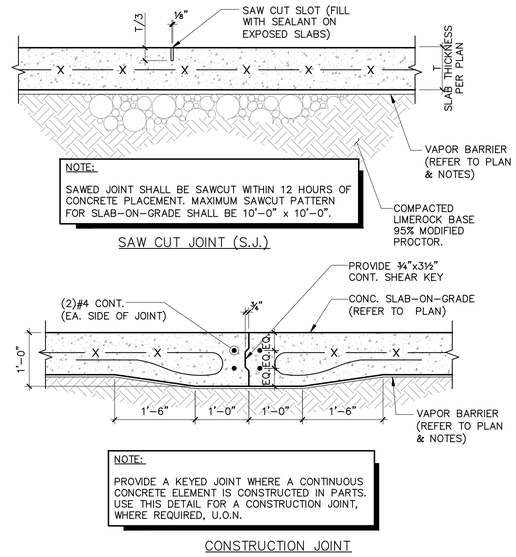
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
S-17.pdf



COMPRESSION SPLICE LENGTH SCHEDULE (Lc)	
#3 THRU #11 BARS	USE 30 BAR DIAMETER FOR ALL CONC. STRENGTHS.
#14 THRU #18 BARS	LAP SPLICE NOT PERMITTED; USE MECH. SPLICES PER ACI 318, SECTION 25.5.7

TYP. CONC. COLUMN DETAIL (A)

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



NOTE:

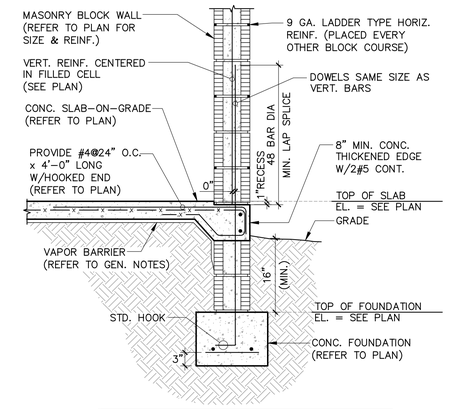
SAWED JOINT SHALL BE SAWCUT WITHIN 12 HOURS OF CONCRETE PLACEMENT. MAXIMUM SAWCUT PATTERN FOR SLAB-ON-GRADE SHALL BE 10'-0" x 10'-0".

NOTE:

PROVIDE A KEYED JOINT WHERE A CONTINUOUS CONCRETE ELEMENT IS CONSTRUCTED IN PARTS. USE THIS DETAIL FOR A CONSTRUCTION JOINT, WHERE REQUIRED, U.O.N.

TYP. SLAB-ON-GRADE DETAILS (RESIDENTIAL) (B)

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



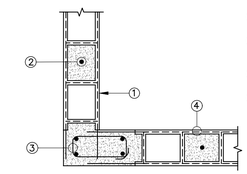
NOTES:

1. HORIZ. REINF. SHALL BE EMBEDDED 4" MIN. INTO ADJACENT CONCRETE COLUMNS (IF APPLICABLE).

2. LAPPING OF HORIZ. REINF. SHALL BE 16" MIN. (ONE BLOCK LENGTH).

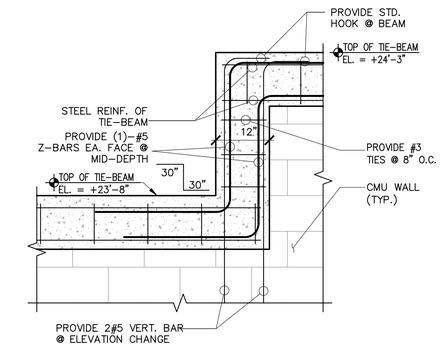
TYP. FILLED CELL DETAIL (C)

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



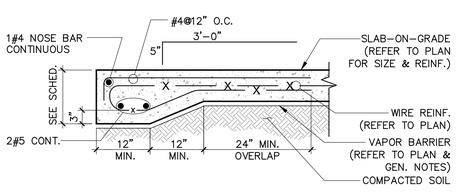
TIE COLUMN REINF. DETAIL (D)

SCALE: ¾" = 1'-0"



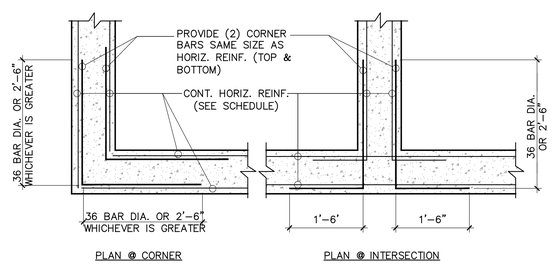
STEPPED TIE BEAM DETAIL (E)

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



THICKENED EDGE DETAIL (F)

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



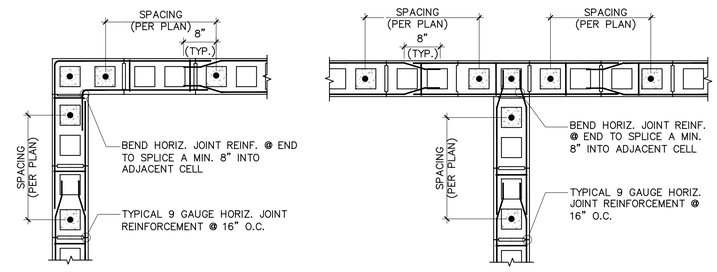
NOTES:

1. DETAIL TO BE USED FOR REINFORCEMENT IN WALLS, FOOTINGS, CONCRETE BEAMS & GRADE BEAMS.

2. ALL CORNER BARS SHALL BE PLACED AT TOP & BOTTOM OF CONCRETE MEMBERS.

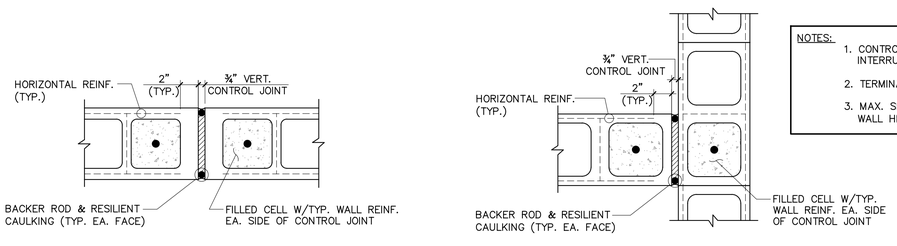
REINF. DEVELOPMENT DETAIL (G)

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



TYP. CORNER & INTERSECTION HORIZ. REINF. DETAIL (H)

SCALE: ¾" = 1'-0"



NOTES:

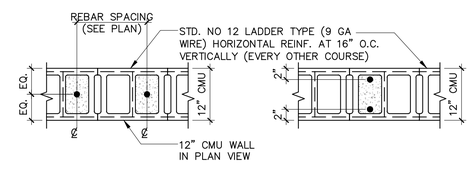
1. CONTROL JOINT SHALL BE CONTINUOUS WITHOUT INTERRUPTION FROM FOUNDATION TO TOP OF WALL.

2. TERMINATE HORIZ. REINF. 2" FROM CONTROL JOINT.

3. MAX. SPACING OF CONTROL JOINTS SHALL BE 3x WALL HEIGHT OR 50'-0", WHICHEVER LESS.

MASONRY CONTROL JOINT (I)

SCALE: 1½" = 1'-0"



NAME: 12" REINFORCED CMU DETAIL

12" REINFORCED DETAIL (J)

SCALE: ¾" = 1'-0"

Digitally signed by Alexander Rochell
Contact Info:
Rochell Engineering
Date: 2023.11.08
17:37:50-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

ALEXANDER ROCHELL
FL P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 – FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE, SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

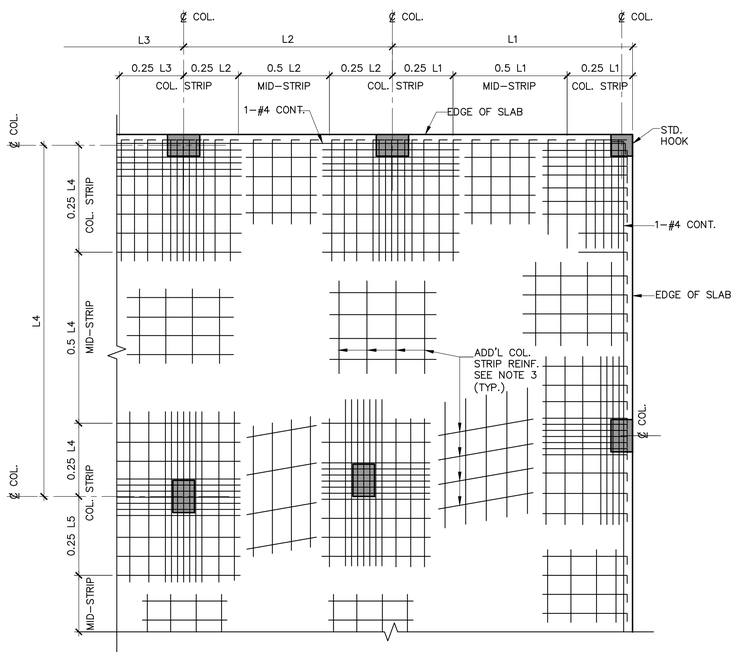
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions	
date	10.26.2021
issued	
drawn	M.V./M.M./R.P.
checked	A.R.
project no.	2024

sheet no.

S-18

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
S-18.pdf

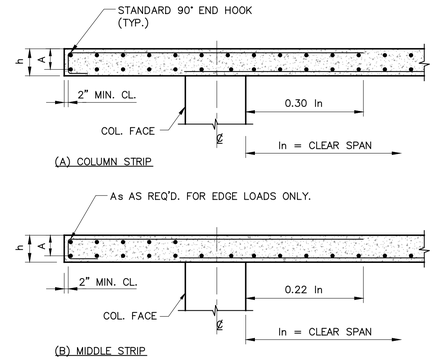


TYP. TWO-WAY CONCRETE SLAB TOP REINFORCEMENT (PLAN)

N.T.S.

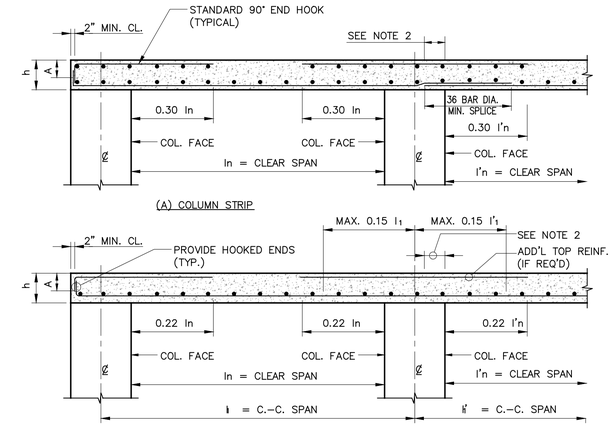
NOTES:

1. COLUMN STRIP BARS SPACED AS SHOWN ON PLANS. PLACE BARS SYMMETRICALLY ABOUT COLUMN ℄ AND GROUP IN APPROX. PROPORTION TO C.C. DISTANCE OF ADJACENT COLUMNS.
2. BOTTOM REINF. SHALL BE A CONT. MAT IN EA. DIRECTION.
3. COLUMN STRIP BARS PARALLEL TO SPANDREL BEAM (WHERE APPLICABLE) TO HAVE FIRST BAR AT ½ OF SCHEDULED SPACING FROM EDGE OF SPANDREL. (6" MAX.)
4. TOP REINFORCEMENT IS SHOWN IN SOLID LINES ON PLANS.



CANTILEVER DETAILS

SCALE: ½" = 1'-0" (REINFORCEMENT PLACEMENT.)



NOTE:

1- TOP BARS MUST BE CONCENTRATED WITHIN WIDTH OF THE COLUMN PLUS 1.5h ON EACH SIDE OF THE COLUMN (ACI 13.5.3.2 AND 13.5.3.4).

2- INTEGRITY REINFORCEMENT IS REQUIRED (ACI 13.3.8.5). ALL BOTTOM BARS IN THE COLUMN STRIP MUST BE CONTINUOUS OR SPLICED OVER THE SUPPORT WITH CLASS "B" TENSION LAP SPLICES. AT LEAST TWO OF THE COLUMN STRIP BOTTOM BARS IN EACH DIRECTION MUST PASS WITHIN THE COLUMN CORE AND BE ANCHORED AT EXTERIOR SUPPORTS.

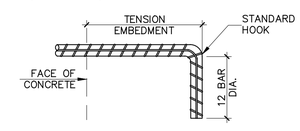
COMPRESSION SPLICE LENGTH SCHEDULE (Lc)

#3 THRU #11 BARS	USE 30 BAR DIAMETER FOR ALL CONC. STRENGTHS.
#14 THRU #18 BARS	LAP SPLICE NOT PERMITTED; USE MECH. SPLICES PER ACI 318, SECTION 12.14.3

COMPRESSION AND TENSION DEVELOPMENT LENGTH SCHEDULE

BAR SIZE	3,000 P.S.I.		4,000 P.S.I.		5,000 P.S.I.		6,000 P.S.I.		8,000 P.S.I.		10,000 P.S.I.	
	Lcd	Ltd	Lcd	Ltd	Lcd	Ltd	Lcd	Ltd	Lcd	Ltd	Lcd	Ltd
#4	11	22	10	19	9	17	9	16	11	14	11	12
#5	14	28	12	24	12	22	12	20	14	17	14	15
#6	17	33	15	29	14	26	14	24	17	21	17	18
#7	20	48	17	42	16	38	16	34	20	30	20	27
#8	22	55	19	48	18	43	18	39	22	34	22	30
#9	25	62	22	54	21	48	21	44	25	38	25	34
#10	28	69	24	60	23	53	23	49	28	42	28	38
#11	31	76	27	66	25	59	25	54	31	47	31	42
#14	39	96	34	83	30	74	27	68	24	59	21	53
#18	50	123	43	107	38	86	35	87	30	76	27	68

Lcd = COMPRESSION DEVELOPMENT LENGTH
Ltd = TENSION DEVELOPMENT LENGTH (WITHOUT HOOKS)

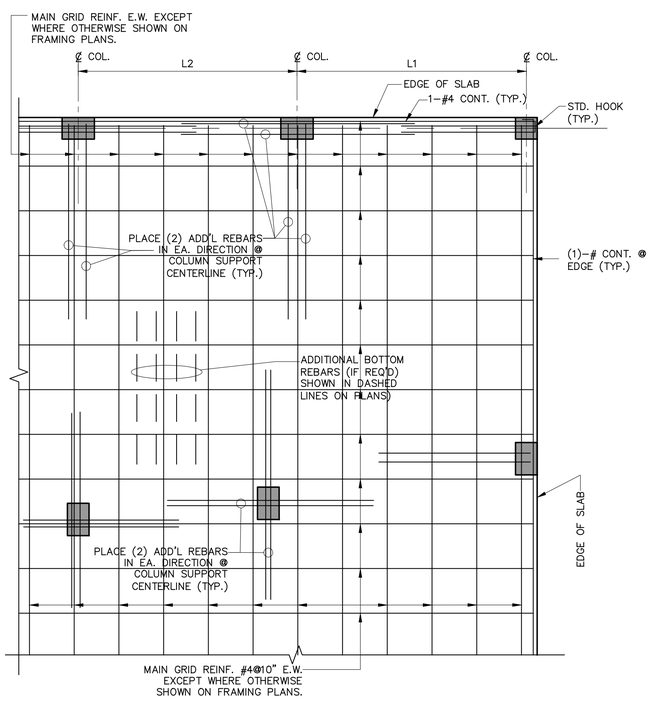


TENSION SPLICE LENGTH SCHEDULE

BAR SIZE	3,000 P.S.I.		4,000 P.S.I.		5,000 P.S.I.		6,000 P.S.I.		8,000 P.S.I.		10,000 P.S.I.	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#4	38	29	32	25	29	22	26	21	23	18	20	16
#5	47	36	40	31	36	28	33	26	28	22	25	20
#6	56	43	48	37	43	33	39	31	34	27	30	23
#7	82	63	70	54	63	49	57	44	50	39	44	35
#8	94	72	80	62	72	56	65	51	57	44	51	39
#9	106	81	90	69	81	62	74	57	64	50	57	44
#10	116	89	100	77	90	69	82	63	71	55	63	49
#11	128	98	110	85	99	76	90	70	78	60	70	54
#14	LAP SPLICE, NOT PERMITTED; USE MECH. SPLICES PER ACI 318, SECTION 12.14.3											
#18												

NOTE:

1. TABULATED VALUES ARE BASED ON A MINIMUM YIELD STRENGTH OF 60,000 PSI AND NORMAL-WEIGHT CONCRETE. LENGTHS ARE IN INCHES. ALL LAP SPLICE ARE CLASS "B" SPLICES.
2. TENSION DEVELOPMENT LENGTHS AND TENSION LAP SPLICE LENGTHS ARE CALCULATED PER ACI 318-11, SECTIONS 12.2.3 AND 12.15, RESPECTIVELY, WITH BAR SIZES LIMITED TO #3 THROUGH #11.
3. SPLICE LENGTHS FOR TOP BARS OF BEAMS & SLABS THICKER THAN 12" HAVE BEEN MULTIPLIED BY A FACTOR OF 1.3 Ld PER ACI 318-11 SECTION 12.2.4



TYP. TWO-WAY CONCRETE SLAB BOTT. REINFORCEMENT (PLAN)

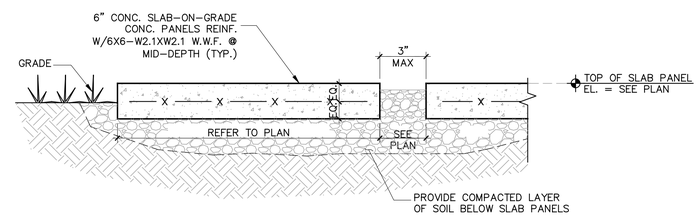
N.T.S.

NOTES:

1. PLACE ADDED BARS BETWEEN TYPICAL BOTTOM BARS AND GROUP ABOUT WORKING LINE IN APPROX. PROPORTION TO C.C. DISTANCE OF ADJACENT WORKING LINES. FOR SIZE AND NUMBER SEE PLANS. EXTEND ADDED BARS FROM SUPPORT.
2. PLACE ADDED BARS BETWEEN TYPICAL BOTTOM BARS. AT EXTERIOR EDGES ONE SPACING FROM CONTINUOUS EDGE BAR. EXTEND ADDED BARS FROM SUPPORT TO SUPPORT.
3. AT LEAST 50% OF REINFORCEMENT SHALL BE CONTINUOUS OVER SUPPORTS AND SPLICES SHALL BE MADE ON COLUMN LINES (U.N.O.) PROVIDE 36 BAR DIA. SPLICES AT ALL CONTINUOUS REBARS.
4. ADD'L BOTTOM REINFORCEMENT IS SHOWN IN DASHED LINES ON PLANS.

TYP. FLAT SLAB DETAIL (A)

SCALE: ¼" = 1'-0"



CONC. PANELS DETAIL (B)

SCALE: 1"=1'-0"

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2023.11.08 17:38:09-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

ALEXANDER ROCHELL
FL P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 - FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

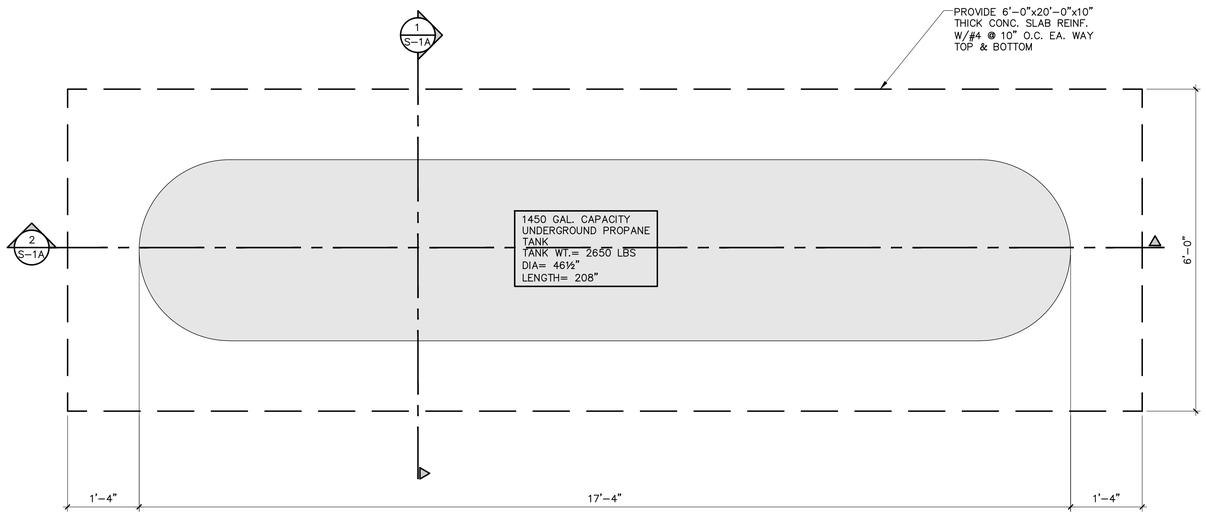
revisions

date 10.26.2021
issued
drawn M.V./M.M./R.P.
checked A.R.
project no. 2024

sheet no.

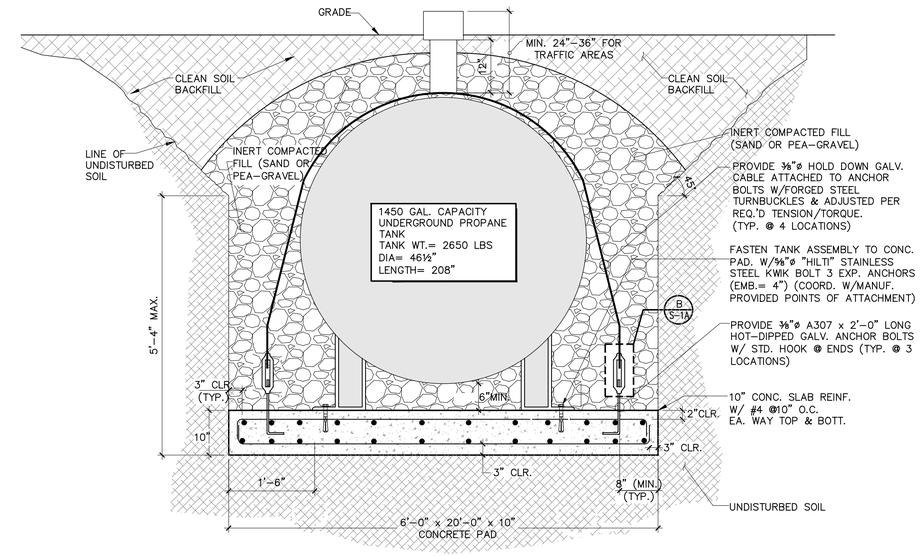
S-19

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
S-19.pdf



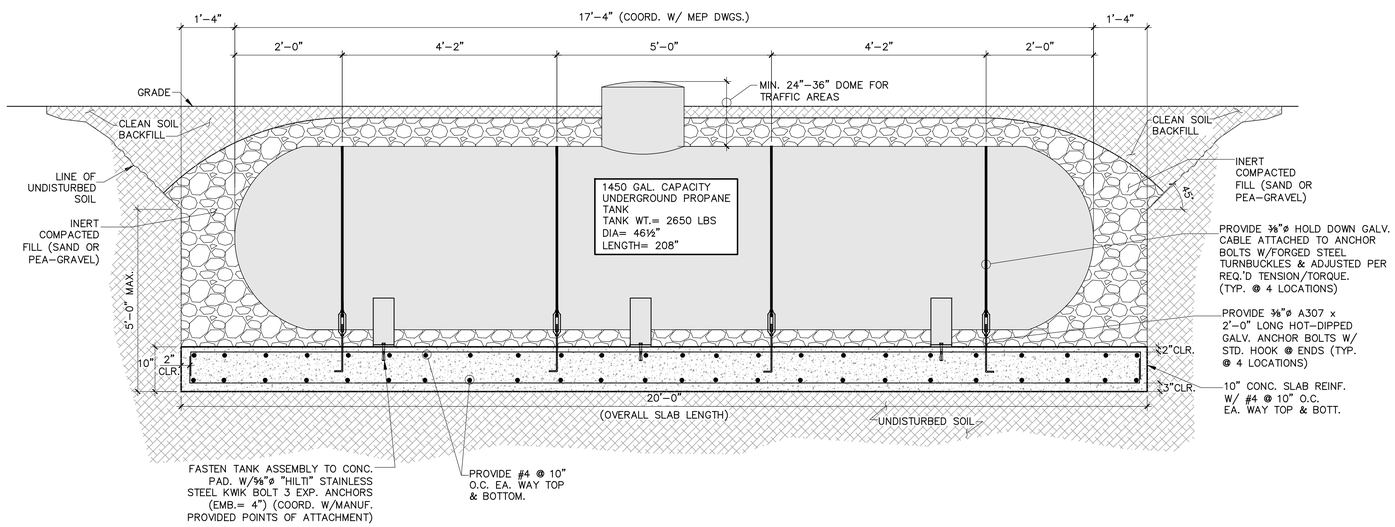
CONC. SLAB DETAIL (A)

SCALE : ¾"=1'-0"



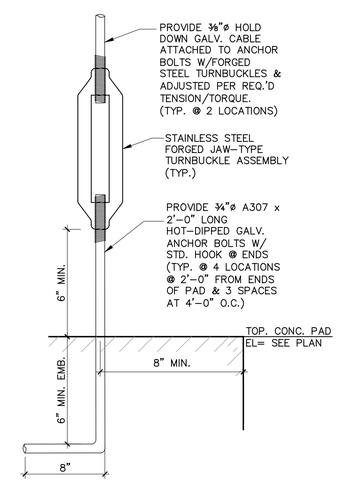
SECTION 1

SCALE : ¾" = 1'-0"



SECTION 2

SCALE : ¾"=1'-0"



DETAIL (B)

SCALE : 3"=1'-0"

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

date	10.26.2021
issued	
drawn	M.Y/M.M/R.P
checked	A.R
project no.	2024

revisions

Digitally signed by Alexander Rochell
Contact Info:
Rochell Engineering
Date: 2023.11.08
17:21:54-05'00'

ALEXANDER ROCHELL
LICENSE
No. 60735
STATE OF FLORIDA
PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

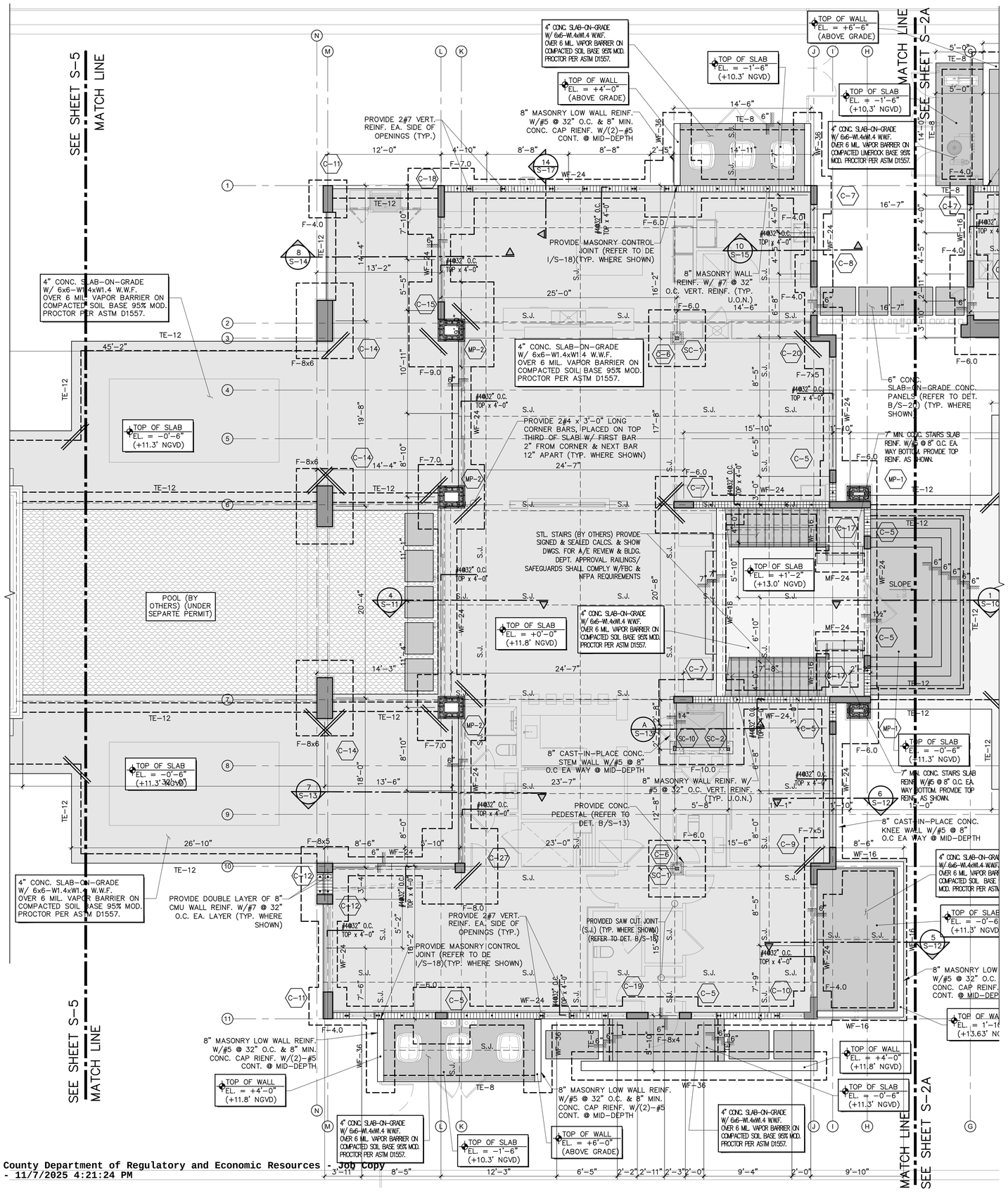
ALEXANDER ROCHELL
FL P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 – FAX: 305.649.4149

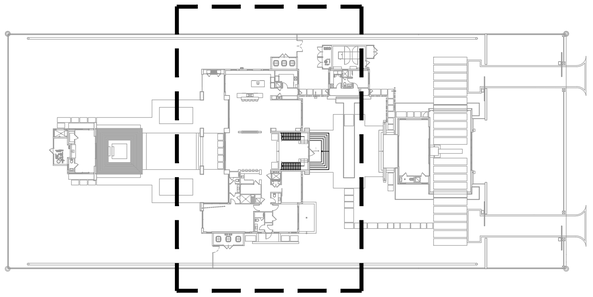
ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

sheet no.

S-1A

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
S-1A.pdf





KEY PLAN

SCALE : N.T.S.

PLAN NOTES:

1. FINISH FLOOR ELEVATION = +0'-0" = +11.8' NGVD., U.O.N. COORDINATE W/ARCHITECTURAL DRAWINGS.
2. COORDINATE W/ARCHITECTURAL & OTHER DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
3. COORDINATE ALL WINDOW, DOOR AND OPENING LOCATIONS WITH ARCHITECTURAL DRAWINGS.
4. UNLESS OTHERWISE NOTED, VERTICAL WALL REINFORCEMENT SHALL BE AS FOLLOWS:
   - MAIN HOUSE WALLS (ZONE 4) : #7 @ 32" O.C.
   - MAIN HOUSE WITHIN 9'-0" OF CORERS (ZONE 5) : #7 @ 24" O.C.
   - GARAGE WALLS (ZONE 4) : #7 @ 32" O.C.
   - GARAGE WITHIN 9'-0" OF CORNERS (ZONE 5) : #7 @ 24" O.C.
   - F'm= 2000 PSI.
5. TYPICAL WALL FOOTING ELEVATION = -4'-2", U.O.N. & TYPICAL ISOLATED FOOTING PADS ELEVATION = -4'-2", U.O.N.
6. ALL FOOTINGS SHALL BE CENTERED UNDER WALLS & COLUMNS, U.O.N. & SHALL BE A MIN. 12 BELOW GRADE PER FBC.
7. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, DRAINS, DRAINAGE SLOPE, ETC. NOT SHOWN.
8. ALLOWABLE SOIL BEARING PRESSURE IS 3000 PSF. REFER TO GENERAL NOTES AND GEOTECHNICAL REPORT.
9. GROUND FLOOR SLAB SHALL BE 4" CONCRETE SLAB-ON-GRADE REINF. W/6x6-W1.4xW1.4 W.W.F. OVER 6 MIL VAPOR BARRIER SUPPORTED ON COMPACTED LIMEROCK BASE 95% MODIFIED PROCTOR PER ASTM D1557 & FBC REQUIREMENTS.
10. CORNER BARS SHALL BE 2#4 x 3'-0" LONG, PLACED ON TOP THIRD OF SLAB W/FIRST BAR 2" FROM CORNER & NEXT BAR 12" APART (TYP. WHERE SHOWN).

TERMITE PROTECTION STATEMENT:

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER 2020 FBC.
A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES & LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES".

LEGEND:

- DENOTES PROPOSED CONCRETE FOOTINGS (REFER TO SCHEDULE)
- PROPOSED MASONRY WALLS
- PROPOSED CONCRETE COLUMNS
- SLAB EDGE

REFERENCE NOTES:

1. SEE GENERAL NOTES ON SHEET S-23.
2. SEE COMPONENT & CLADDING WIND PRESSURES ON SHEETS S-6 THRU S-8.
3. SEE STANDARD DETAILS ON SHEET S-18 THRU S-22.
4. SEE BEAM SCHEDULE ON SHEET S-9.
5. SEE COLUMN DETAILS ON SHEET S-9.

PARTIAL FOUNDATION & GROUND FLOOR PLAN

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

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2023.11.08 17:22:23-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALEXANDER ROCHELL, P.E. ON 11/08/2023
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WE HEREBY CERTIFY THAT ALL ELECTRONICALLY SUBMITTED PLANS HAVE BEEN SIGNED AND SEALED COMPLYING WITH FLORIDA STATUES CHAPTERS 471 AND 481 AND FLORIDA ADMINISTRATIVE RULES 61G15-23 AND 61G1-16.

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

ALEXANDER ROCHELL
FL P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 - FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

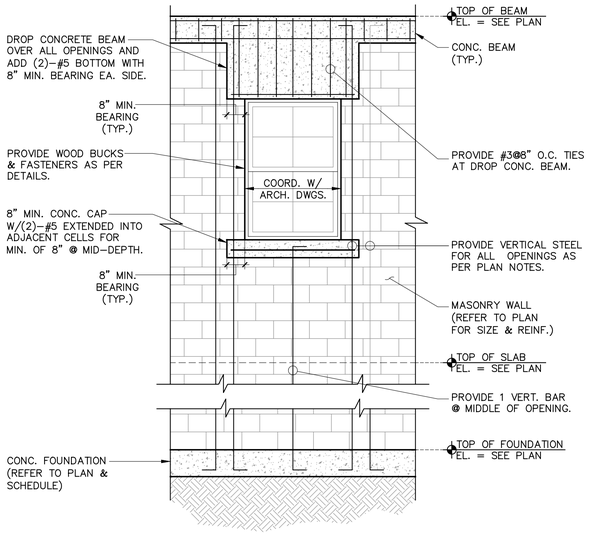
Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:
MR & MRS DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

date	10.26.2021
revisions	
issued	M.V/M.N/R.P
drawn	A.R
checked	2024
project no.	

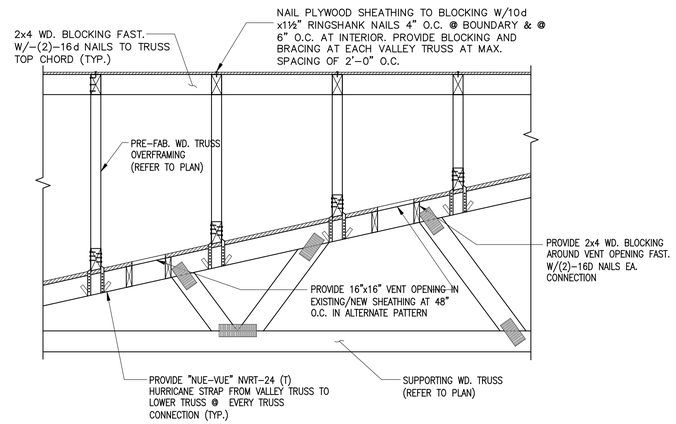
sheet no.
S-2

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
S-2.pdf



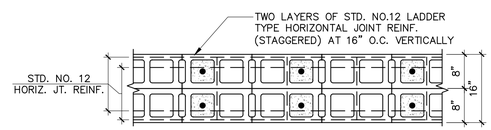
DOOR/WINDOW OPENING DETAIL (A)

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



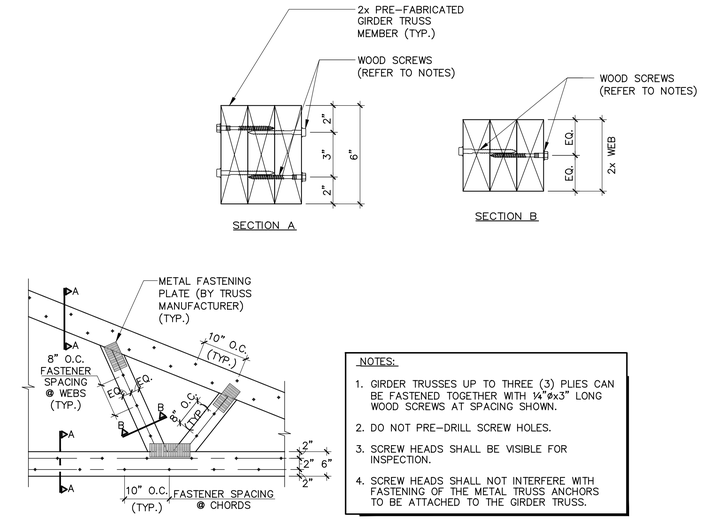
PIGGY BACK DETAIL (B)

SCALE: ½" = 1'-0"



DOUBLE LAYER MASONRY DETAIL (C)

SCALE : ¾"=1'-0"

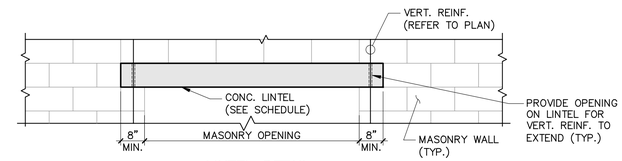


NOTES:

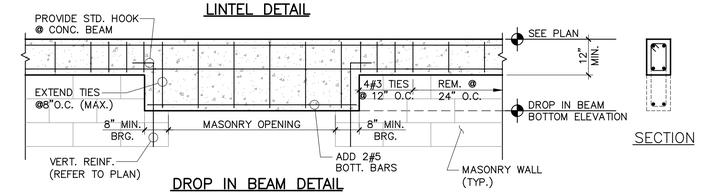
1. GIRDER TRUSSES UP TO THREE (3) PLIES CAN BE FASTENED TOGETHER WITH ¼"øx3" LONG WOOD SCREWS AT SPACING SHOWN.
2. DO NOT PRE-DRILL SCREW HOLES.
3. SCREW HEADS SHALL BE VISIBLE FOR INSPECTION.
4. SCREW HEADS SHALL NOT INTERFERE WITH FASTENING OF THE METAL TRUSS ANCHORS TO BE ATTACHED TO THE GIRDER TRUSS.

MULTI-PLY GINGER ATTACHMENT DETAIL (UP TO 3 PLIES) (D)

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



LINTEL DETAIL



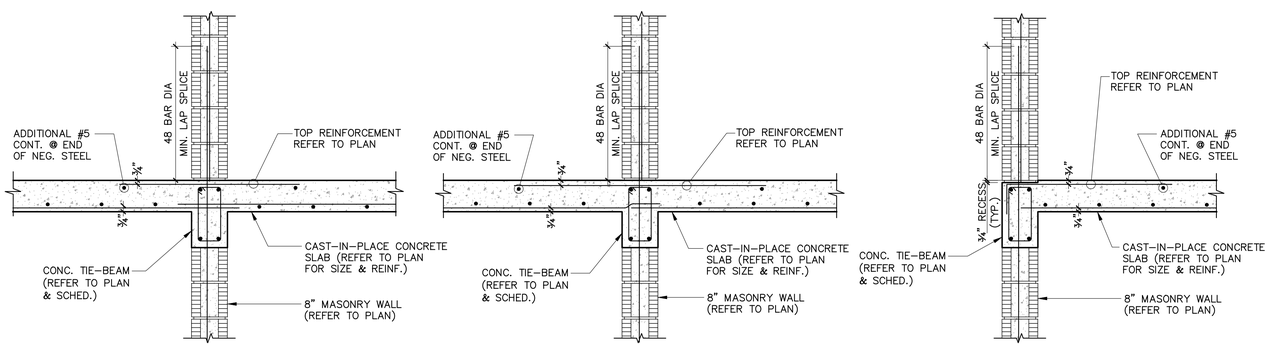
DROP IN BEAM DETAIL

CONCRETE LINTEL SCHEDULE				
OPENING CLEAR SPAN	SIZE	REINFORCING		
		BOTTOM	TOP	TIES
UP TO 4'-0"	8"x8"	2#5 CONT.	——	——
4'-1" TO 6'-0"	8"x12"	2#5 CONT.	2#5 CONT.	#3@8"O.C.
6'-0" TO 8'-0"	8"x12"	2#6 CONT.	2#5 CONT.	#3@8"O.C.

NOTE:
PRE-CAST CONC. LINTELS MAY BE USED AS AN ALTERNATIVE TO THE CAST-IN-PLACE BEAM/LINTELS SHOWN ABOVE, PROVIDED THAT ENGINEER IS SUPPLIED W/PRODUCT APPROVAL & SHOP DWGS. PRIOR TO PLACEMENT OF LINTELS.

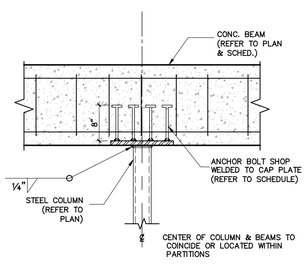
DROP BEAM & LINEL DETAIL (F)

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



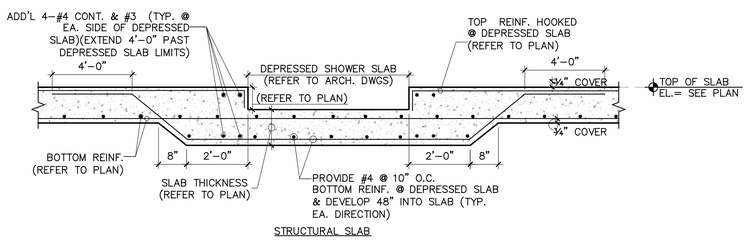
SLAB CONNECTION DETAIL (E)

SCALE: ¾" = 1'-0"



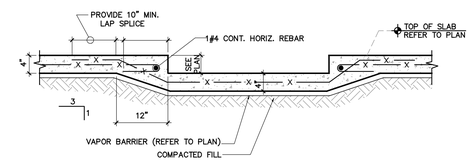
STL. COLUMN DETAIL (G)

SCALE : ¾"=1'-0"



DEPRESSION SLAB DETAIL (H)

SCALE: ¾" = 1'-0"



DEPRESSION SLAB DETAIL (I)

SCALE: ¾" = 1'-0"

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2023.11.08 17:38:43-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

ALEXANDER ROCHELL
FL P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 – FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

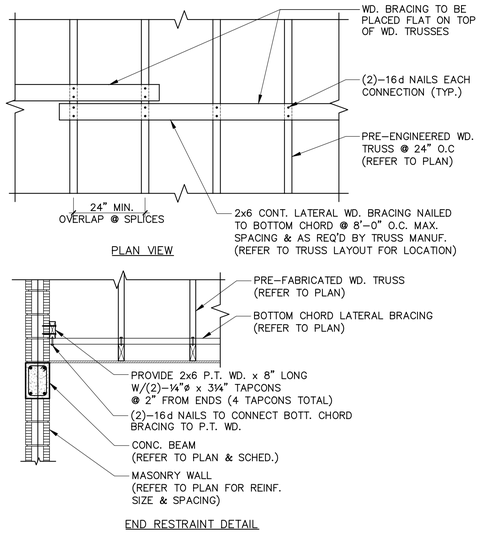
Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:
MR & MRS DE LA CONCEPCION
8945 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions	
date	10.26.2021
issued	
drawn	M.V/M.M/R.P
checked	A.R
project no.	2024

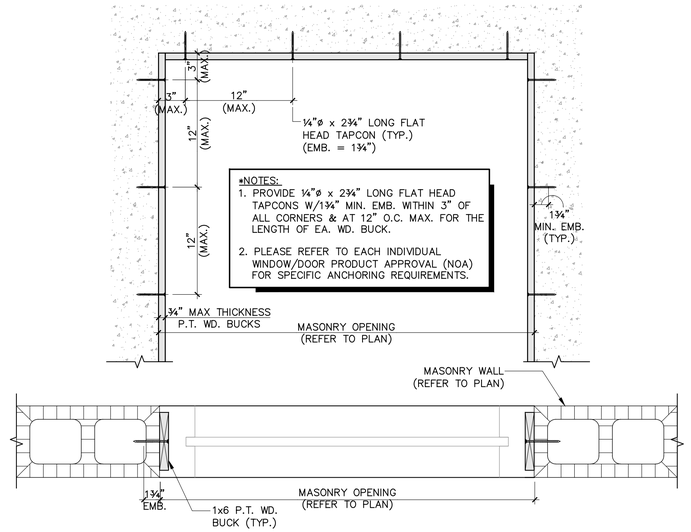
sheet no.
S-20

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
S-20.pdf



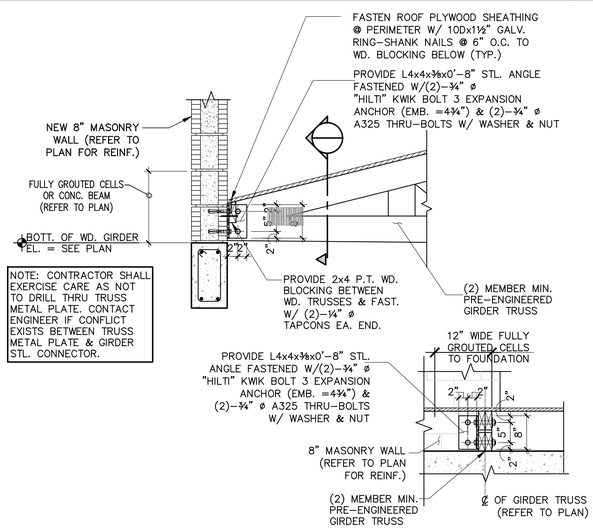
BOTTOM CHORD BRACING DETAIL (A)

SCALE : ½"=1'–0"



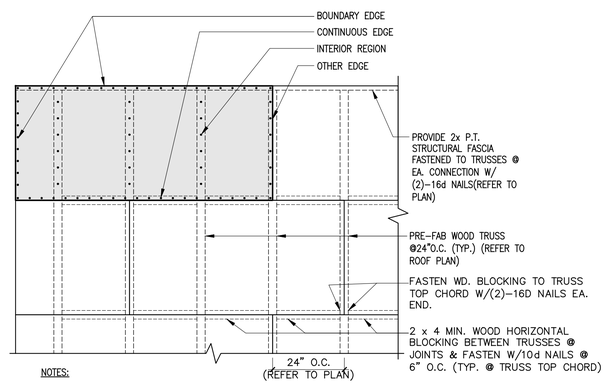
WINDOW & DOOR BUCK DETAIL (B)

SCALE: 1½" = 1'–0"



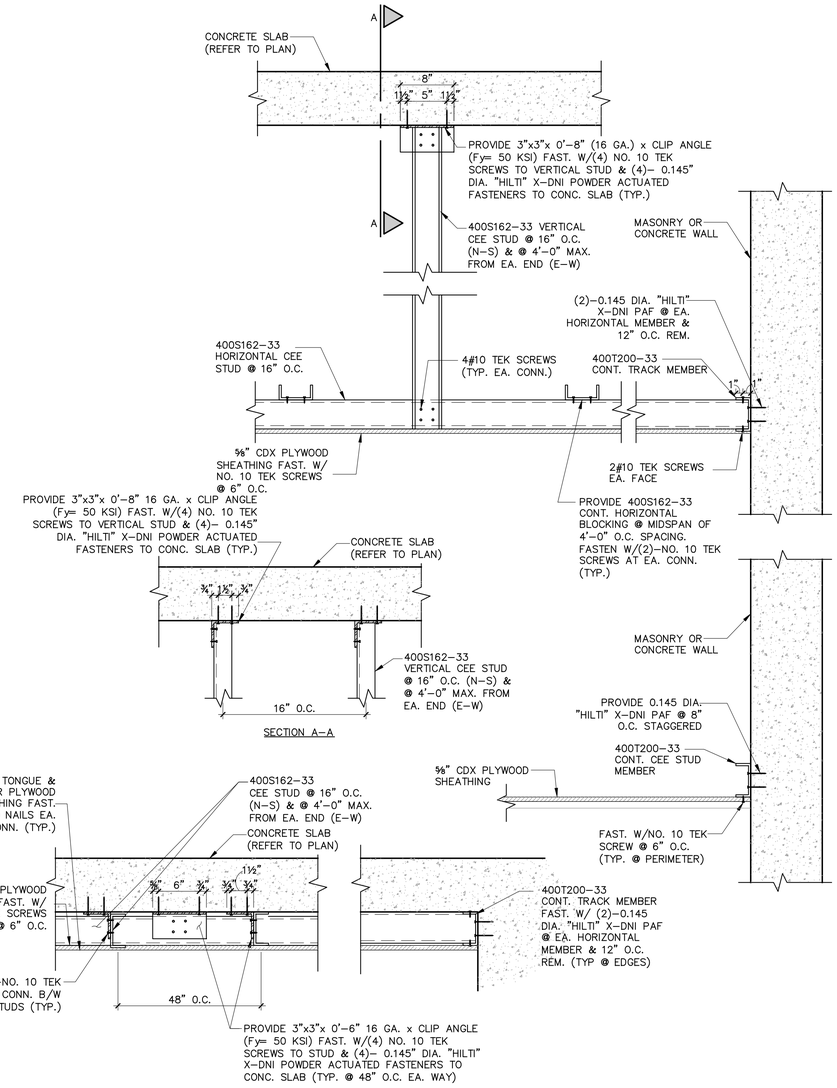
SUSPENDED GIRDER TRUSS ANCHOR DETAIL (C)

SCALE: ¾" = 1'–0"



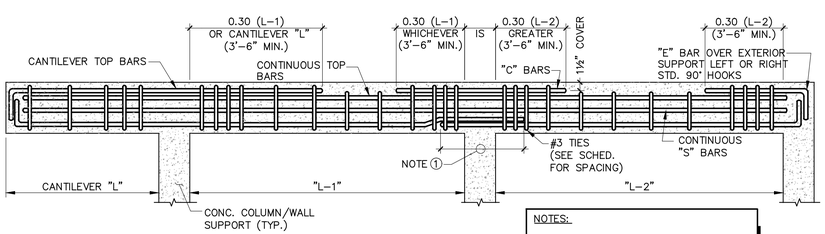
BLOCKED PLYWOOD DIAPHGRAM DETAIL (D)

SCALE : ½"=1'–0"



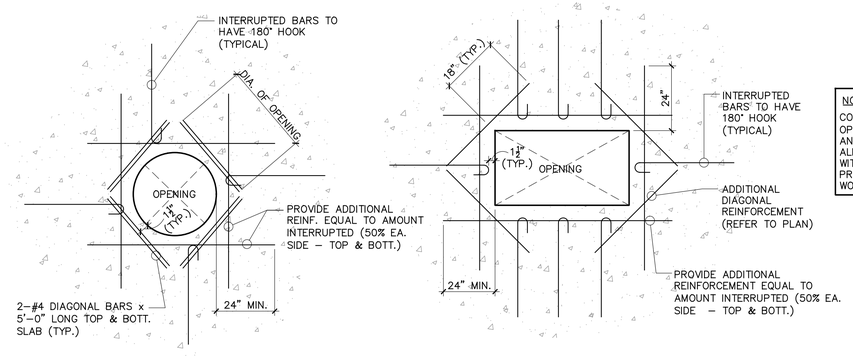
SOFFIT DETAIL (E)

SCALE: ½" = 1'–0"



TYP. BEAM BAR LAYOUT (F)

SCALE: 1/2"=1'–0"



CONCRETE SLAB OPENING DETAIL (G)

SCALE: ½" = 1'–0"

NOTE:
COORDINATE LOCATIONS OF OPENINGS W/ MECHANICAL AND ARCHITECTURAL PLANS. ALL OPENINGS TO BE VERIFIED WITH STRUCTURAL ENGINEER PRIOR TO COMMENCING ANY WORK.

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2023.11.08 17:39:01-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

ALEXANDER ROCHELL
FL P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 – FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE, SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

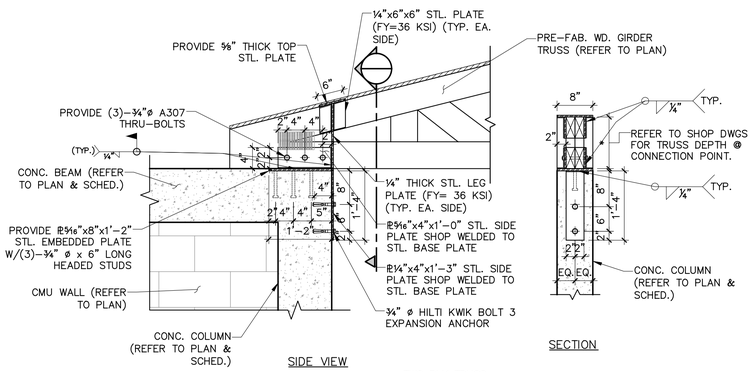
NEW RESIDENCE FOR:
MR & MRS DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions

date	10.26.2021
issued	
drawn	M.V/M.M/R.P
checked	A.R
project no.	2024

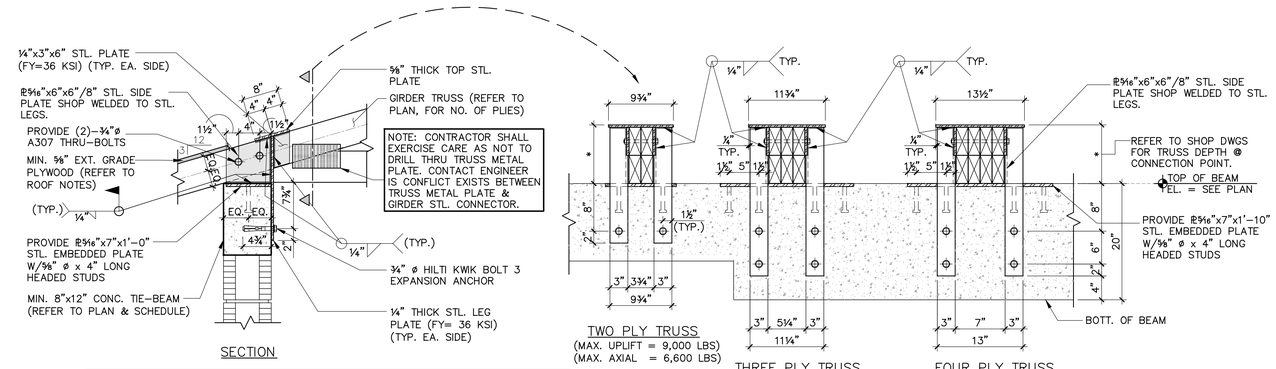
sheet no.
S-21

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
S-21.pdf



DRAG STRUT CONNECTION DETAIL (A)

SCALE: ¾" = 1'-0"

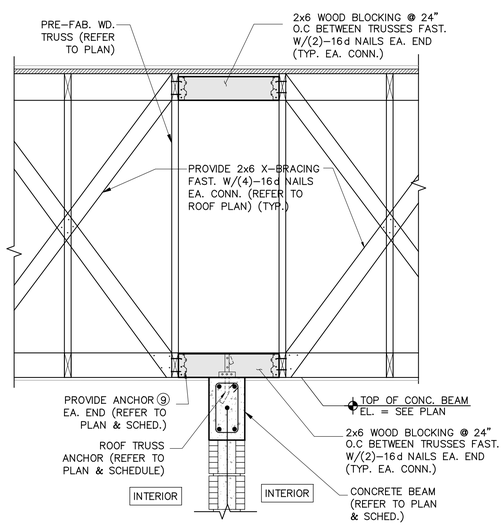


NOTES:

1. STEEL THRU-BOLTS SHALL CONFORM TO ASTM A307 SPECIFICATIONS.
2. MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3,000 PSI MIN.
3. STEEL PLATES SHALL CONFORM TO ASTM A36 SPECIFICATIONS
4. WELDING SHALL BE IN ACCORDANCE WITH AWS STANDARDS. WELDING ELECTRODES SHALL BE SERIES E-70XX.
5. APPLY ANTICORROSIVE SHOP COAT AFTER FABRICATION.

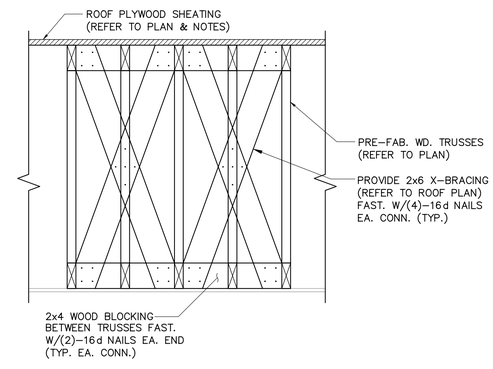
DRAG STRUT CONNECTION DETAIL (B)

SCALE: 1" = 1'-0"



DETAIL (C)

SCALE: ¾"=1'-0"



INTERMEDIATE X-BRACING DETAIL (D)

SCALE: ¾"=1'-0"

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2023.11.08 17:39:19-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

ALEXANDER ROCHELL
FL P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 - FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE, SUITE 101, MIAMI,FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions

date	10.26.2021
issued	
drawn	M.Y/M.M/R.P
checked	A.R
project no.	2024

sheet no.

S-22

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
S-22.pdf

STRUCTURAL NOTES

1. GENERAL

A. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY IN WRITING ANY ERRORS, INCONSISTENCIES, OR OMISSIONS ON THE DRAWINGS TO THE ENGINEER FOR CLARIFICATION, PRIOR TO FABRICATION & INSTALLATION OF ANY STRUCTURAL MEMBERS.

B. THE CONTRACTOR IS RESPONSIBLE AND SHALL COMPLY WITH THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE AND ALL LOCAL, STATE AND FEDERAL LAWS.

C. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT LIMITED TO: BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. INSPECTION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

D. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING HIS CONSTRUCTION DOCUMENTS WITH ANY REVISED DRAWINGS AND SPECIFICATIONS, OR CLARIFICATION SKETCHES ISSUED DURING THE COURSE OF CONSTRUCTION.

E. THE CONTRACTOR SHALL ADEQUATELY PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC, AND BE RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLECT.

F. NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED OR OTHERWISE REDUCED IN SIZE OR STRENGTH WITHOUT PRIOR APPROVAL IN WRITING FROM THE STRUCTURAL ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL COSTS INCURRED.

G. CONTRACTOR SHALL COORDINATE STRUCTURAL AND OTHER DRAWINGS WHICH ARE PART OF THE CONTRACT DOCUMENTS FOR ANCHORED, EMBEDDED OR SUPPORTED ITEMS WHICH MAY AFFECT THE STRUCTURAL DRAWINGS.

H. THESE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTLY DIAGRAMMATIC. THESE DRAWINGS ARE NOT INTENDED TO BE SCALED OR TO SERVE AS SHOP DRAWINGS OR PORTIONS THEREOF.

I. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

J. DEFICIENT WORK SHALL BE REPLACED OR REPAIRED, AS DETERMINED BY THE ENGINEER, AT NO COST TO THE OWNER, INCLUDING ENGINEERING COSTS INCURRED.

K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE DURATION OF THE PROJECT WORK. THE STRUCTURAL ENGINEER WILL NOT ADVISE ON NOR ISSUE DIRECTION AS TO SAFETY PRECAUTIONS.

L. ALL STRUCTURAL ELEMENTS OF THE PROJECT HAVE BEEN DESIGNED BY THE STRUCTURAL ENGINEER TO RESIST THE CODE-REQUIRED VERTICAL AND LATERAL FORGES THAT COULD OCCUR IN THE FINAL COMPLETED STRUCTURE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL REQUIRED BRACING DURING CONSTRUCTION TO MAINTAIN THE STABILITY & SAFETY OF ALL STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PROCESS UNTIL THE LATERAL-LOAD RESISTING OR STABILITY-PROVIDING SYSTEM IS COMPLETELY INSTALLED AND THE STRUCTURE IS COMPLETELY TIED TOGETHER.

M. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT WHEN PLACED ON FLOOR OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ACHIEVED DESIGN STRENGTH.

N. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS ISSUED BY THE ARCHITECT. DISCREPANCIES SHALL BE BROUGHT TO ATTENTION TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

O. ANY MATERIALS OF PRODUCTS SUBMITTED FOR APPROVAL THAT ARE DIFFERENT FROM THOSE SPECIFIED IN THE STRUCTURAL PLANS WILL BE REVIEWED AND APPROVED ONLY IF THE FOLLOWING CRITERIA ARE SATISFIED:

1. A COST SAVINGS TO THE OWNER IS DOCUMENTED & SUBMITTED WITH THE REQUEST.
2. THE MATERIAL OR PRODUCT HAS BEEN APPROVED BY THE FLORIDA BUILDING CODE AND THE PRODUCT APPROVAL REPORT IS SUBMITTED WITH THE REQUEST.

P. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPORTED TO ALL AFFECTED PARTIES, INCLUDING THE ARCHITECT/ENGINEER.

Q. THE CONTRACTOR SHALL USE EXTREME CAUTION IN THE DEMOLITION OF EXISTING STRUCTURES. SUCH DEMOLITION SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO REMAIN. PROVIDE TEMPORARY SHORING WHERE REQUIRED.

R. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FULLY AWARE OF THE EXISTING CONDITIONS & EXTENT OF WORK REQUIRED TO COMPLETE THE PROJECT PRIOR TO THE START OF WORK.

S. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY WORK PERMITS AND APPROVALS REQUIRED BY THE LOCAL AGENCY HAVING JURISDICTION TO PERFORM THE WORK INDICATED.

2. CONCRETE

A. CONCRETE DESIGN AND REINFORCEMENT SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318-14) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301), PRODUCTION OF CONCRETE, DELIVERY, PLACING AND CURING TO BE IN ACCORDANCE WITH "HOT WEATHER CONCRETING" (ACI 305).

B. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE (145 PCF) & ACHIEVE A 28-DAY COMPRESSIVE STRENGTH (F'c) OF 3000 PSI, THE DESIGN MIX SHALL HAVE A MAXIMUM WATER-CEMENT RATIO OF 0.50 BY WEIGHT, & A MINIMUM OF 5 BAGS OF CEMENT IN EA. CUBIC YARD OF CONCRETE. SUBMIT PROPOSED MIX DESIGN FOR REVIEW PRIOR TO FIELD POURING. MIX SHALL BE IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION.

C. ALL CEMENT SHALL CONFORM TO ASTM C150, TYPE 1. MAXIMUM AGGREGATE SIZE SHALL BE 1½" FOR FOOTINGS & ¾" FOR WALLS, BEAM & SLABS CONFORMING TO ASTM C33.

D. FOR ALL CONCRETE TO BE PLACED IN SLABS (INCLUDING SLABS ON GRADE) AND WALL PANELS, THE SLUMP SHALL NOT EXCEED 4" (±1"). NO WAIVERS OF THIS REQUIREMENT SHALL BE CONSIDERED. SLUMP FOR PUMPED CONCRETE SHALL NOT EXCEED 7(±1")".

E. PLACING OF CONCRETE IN ALL REINFORCED COLUMNS AND WALLS SHALL BE IN EQUAL LIFTS NOT EXCEEDING 7'-6" IN HEIGHT. ALL DOWELS FOR COLUMNS AND WALLS SHALL BE SECURED IN POSITION PRIOR TO CONCRETING.

F. ALL CONCRETE STRUCTURAL COMPONENTS SHALL HAVE ITS STRENGTH TESTED IN ACCORDANCE WITH ASTM STANDARDS & ACI 318-14. MINIMUM FOUR TEST CYLINDERS MUST BE TAKEN EVERY 50 CUBIC YARDS OR LESS OF CONCRETE PRIOR TO POURING. TESTS SHALL BE MADE FOR 7 DAYS, TWO AT 28 DAYS & ONE HELD IN RESERVE. CONTRACTOR SHALL PROVIDE THE STRUCTURAL ENGINEER'S OFFICE COPIES OF THE CONCRETE TEST RESULTS FOR REVIEW, AS WELL AS COPIES OF THE CONCRETE MIX DESIGN TO BE APPROVED PRIOR TO USE.

G. MINIMUM CONCRETE COVER TO REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 318-14 AND SHALL BE AS FOLLOWS:

ELEMENT:	BOTTOM:	TOP:	SIDES:
FOUNDATION	3"	2"	2"
BEAMS	1½"	1½"	1½"
COLUMNS/WALLS	–	1½"	1½"
SLAB ON GRADE	2"	1"	1"
INTERIOR STRUCT. SLAB	¾"	¾"	1"
EXTERIOR STRUCT. SLAB	1½"	1½"	1"

H. SLAB OPENING SHALL BE MADE BY BLOCKING OUT PRIOR TO PLACING CONCRETE OR BY CORE DRILLING. NO CHIPPING OF ANY TYPE WILL BE PERMITTED. THE LOCATION OF ALL OPENINGS SHALL BE COORDINATED WITH THE PLUMBING, ELECTRICAL & MECHANICAL PLANS.

I. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS.

J. CONCRETE ON EXPOSED BALCONIES, SLABS, BEAMS AND STAIRS SHALL HAVE THE TOP SURFACE COATED WITH "ALKYL-ALKYOXY SILANE SEALER" OR ENGINEER-APPROVED EQUAL.

K. THE CONTRACTOR SHALL EVACUATE ALL WATER FROM WITHIN FORMWORK BEFORE PLACEMENT OF ANY CONCRETE. AFTER DEWATERING AND BEFORE PLACING CONCRETE, RINSE THE REINFORCING STEEL CLEAN AND FREE OF ALL DELETIRIOUS MATERIAL.

L. THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED 1½ HOURS. IF FOR ANY REASON THERE IS A LONGER DELAY, THE CONCRETE MUST BE DISCARDED.

3. MASONRY

A. ALL MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMMENTARIES" (TMS 402-16), AND THE 2020 EDITION OF THE FLORIDA BUILDING CODE. ALL MASONRY WALLS TO BE CONSTRUCTED OF UNITS CONFORMING TO ASTM C-90-14 AND REINFORCED WITH #9 GAGE HORIZONTAL REINFORCING LOCATED AT 16" O.C., LADDER TYPE. ALL MASONRY TO BE LAID IN TYPE "M" MORTAR (2500 PSI) WITH FULL HEAD AND BED JOINTS.

B. BLOCK CELLS AT WALL ENDS, CORNERS, INTERSECTIONS AND ADJACENT TO ALL OPENINGS SHALL BE FILLED WITH GROUT AND REINFORCED WITH MINIMUM ONE #5 VERTICAL REINFORCING BAR. DOWELS SHALL BE USED TO PROVIDE CONTINUITY INTO THE STRUCTURE.

C. MASONRY NET AREA COMPRESSIVE STRENGTH (F'm) SHALL BE 1500 PSI AND THE NET AREA COMPRESSIVE STRENGTH OF THE MASONRY UNITS SHALL BE 1850 PSI, PER TMS 402-16.

D. ALL REINFORCED MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE PROVISIONS OF CONCRETE REINFORCEMENT, CAST-IN-PLACE CONCRETE AND CONCRETE MASONRY. VERTICAL REINFORCING SHALL ANCHOR INTO SUPPORTING CONCRETE MEMBERS A CLASS "C" LAP LENGTH PLUS 3" OR FULL DEPTH, PLUS A STANDARD HOOK. ALL VERTICAL CELLS WITH REINFORCING SHALL BE FILLED WITH COARSE GROUT CONSISTING OF 3000 PSI CONCRETE WITH #8 COARSE AGGREGATE. WHERE HEIGHT OF MASONRY WALL EXCEEDS 4'-0", USE HIGH-LIFT GROUTING TECHNIQUE WHICH REQUIRES A CLEAN-OUT OPENING AT THE BOTTOM OF ALL CELLS AND PLACING THE GROUT IN MAXIMUM 4'-0" LIFTS WITH A 30 TO 60 MINUTE DELAY BETWEEN LIFTS. GROUT SHALL CONFORM TO ASTM C476-19. SLUMP SHALL BE BETWEEN 8" AND 10".

E. MORTAR SHALL COMPLY WITH ASTM C-270-14, TYPE "M", WITH A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI.

F. HORIZONTAL REINFORCEMENT SHALL BE DUR-O-WALL STANDARD (9 GA.), ASTM CLASS B-2, HOT DIPPED GALVANIZED OR APPROVED EQUAL.

G. VERTICAL REINFORCEMENT SHALL CONFORM TO ASTM A615/A615M-15, GRADE 60. FILL ALL REINFORCED CELLS WITH 3000 PSI CONCRETE OR GROUT. SEE PLAN FOR SIZE AND SPACING OF VERTICAL REINFORCING.

H. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF MASONRY WALLS DURING CONSTRUCTION. ALL NECESSARY PRECAUTIONS MUST BE TAKEN TO PREVENT INJURY TO PERSONS RESULTING FROM MASONRY WALL FAILURE.

4. STRUCTURAL STEEL

A. ALL STRUCTURAL STEEL SHALL CONFORM TO THE FIFTEENTH EDITION OF THE ALLOWABLE STRESS DESIGN (ASD) "MANUAL OF STEEL CONSTRUCTION" OF THE AISC, PUBLISHED IN 2017.

B. UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING ASTM SPECIFICATIONS:

MEMBER	ASTM	MIN. STRENGTH
STRUCTURAL TUBING (HSS)	A500 (GRADE B)	46 KSI
STEEL PIPE	A53 (GRADE B)	35 KSI
W SHAPES	A992	50 KSI
OTHER ROLLED PLATES/SHAPES	A36	36 KSI
CONNECTION BOLTS	A325	92 KSI
ANCHOR BOLTS	F1554	58 KSI

C. HEADED STUDS SHALL BE NELSON GRANULAR FLUX-FILLED HEADED ANCHOR STUDS AND SHALL BE MADE FROM C-1015 COLD ROLLED STEEL AND SHALL CONFORM TO ASTM SPECIFICATION A-108, GRADES 1015-1020 WITH MINIMUM TENSILE STRENGTH OF 60 KSI.

D. UNLESS OTHERWISE NOTED, ALL CONNECTIONS SHALL BE SHEAR TYPE CONNECTIONS AND DESIGNED BY THE FABRICATOR FOR THE FACTORED SHEAR FORCES INDICATED ON PLAN IN ACCORDANCE WITH THE ASTM SPECIFICATIONS FOR ALLOWABLE DESIGN. ALL BOLTS SHALL BE SHEAR/BEARING TYPE BOLTS AND BE "SNUG-TIGHT".

E. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1 USING E70-XX ELECTRODES. (SMAW) UNLESS OTHERWISE NOTED, PROVIDE CONTINUOUS MINIMUM SIZED FILLET WELDS AS PER AISC REQUIREMENTS. ALL FILLER MATERIAL SHALL HAVE A MINIMUM YIELD STRENGTH OF 58 KSI. ALL WELDING TO BE PERFORMED BY CERTIFIED WELDERS AS REQUIRED BY AWS & 2020 FLORIDA BUILDING CODE. SLAG SHALL BE REMOVED FROM ALL WELDS FOR INSPECTION.

F. HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED.

G. ALL STRUCTURAL STEEL PERMANENTLY EXPOSED TO VIEW SHALL BE SHOP PAINTED WITH ONE COAT OF SSPC 15-68, RED OR GRAY OXIDE-TYPE PAINT.

H. COLUMNS, ANCHOR BOLTS, BASE PLATES, ETC. HAVE BEEN DESIGNED FOR THE FINAL COMPLETED CONDITION AND HAVE NOT BEEN INVESTIGATED FOR POTENTIAL LOADINGS ENCOUNTERED DURING STEEL ERECTION AND CONSTRUCTION. ANY INVESTIGATION OF THE COLUMNS, ANCHOR BOLTS, BASE PLATES, ETC. FOR ADEQUACY DURING THE STEEL ERECTION AND CONSTRUCTION PROCESS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

I. STEEL FABRICATORS SHALL BE AN AISC CERTIFIED SHOP FOR CATEGORY I STEEL STRUCTURES AND MAINTAIN DETAILED QUALITY CONTROL PROCEDURES AS REQUIRED TO SATISFY THE SPECIAL INSPECTION REQUIREMENTS OF THE 2020 FBC.

J. ALL STRUCTURAL STEEL PERMANENTLY EXPOSED TO WEATHER, SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153-09 AND A123/A123M-09. PROVIDE GALVANIZED BOLTS FOR STEEL PERMANENTLY EXPOSED TO WEATHER. GALVANIZING SHALL BE DONE BY BOLT MANUFACTURER.

K. FIELD CUTTING OF STRUCTURAL STEEL IS NOT PERMITTED EXCEPT WHERE ACCEPTED BY THE ENGINEER OF RECORD IN WRITING. CUTTING OR ENLARGEMENT OF BOLT HOLES WITH TORCHES IS STRICTLY PROHIBITED.

L. CONTRACTOR TO OBTAIN ALL FIELD MEASUREMENTS REQUIRED FOR PROPER FABRICATION AND INSTALLATION OF WORK PRIOR TO DETAILING. PRECISE MEASUREMENTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

M. FOR FIREPROOFING REQUIREMENTS AND ASSEMBLIES REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

N. A REGISTERED PROFESSIONAL ENGINEER SHALL INSPECT THE WELDING AND BOLTING OF STRUCTURAL STEEL FRAMINGS AS PER SECTION 2214.3.4 OF THE 2020 FLORIDA BUILDING CODE.

O. GROUT FOR COLUMN BASE PLATES AND PRESET BEARING PLATES SHALL BE NON-SHRINK, NON-METALLIC GROUT WITH A COMPRESSIVE STRENGTH OF AT LEAST 5,000 PSI IN 28 DAYS.

5. WOOD/TIMBER

A. ALL STRUCTURAL WOOD PRODUCTS USED SHALL CONFORM TO THE NDS, LATEST EDITION AND THE 2020 EDITION OF THE FBC.

B. ALL WOOD FRAMING MEMBERS SHALL BE NO. 2 SOUTHERN PINE OR BETTER WITH A MINIMUM ALLOWABLE BENDING STRESS OF 800 PSI, MODULUS OF ELASTICITY OF 1,600,000 PSI, MINIMUM ALLOWABLE SHEAR STRESS OF 175 PSI AND 19% MOISTURE CONTENT IN ACCORDANCE WITH NDS AND AITC STANDARDS.

C. ALL WOOD MEMBER SIZES SHOWN ON THESE PLANS REFER TO STANDARD NOMINAL.

D. ALL MECHANICAL METAL CONNECTORS USED IN THE CONNECTIONS OF WOOD MEMBERS SHALL HAVE A PRODUCT APPROVAL FROM MIAMI-DADE COUNTY OR THE 2020 FBC. ALL FASTENERS SHALL BE ADHERED TO AS STATED AND SHOWN ON THESE PLANS AND THE MIAMI-DADE NOTICE OF ACCEPTANCE (NOA) OR FBC APPROVAL FOR ALL CONNECTORS.

E. PRESSURE TREATMENT WHERE REQUIRED HEREIN SHALL CONFORM TO AWPI SPECIFICATIONS. A TREATMENT WITH A MINIMUM RETENTION IN POUNDS PER CUBIC FOOT OF 0.40 FOR TIMBER ABOVE GROUND AND WATER 0.60 FOR TIMBER IN DIRECT CONTACT WITH THE GROUND. ALL PRESSURE TREATED WOOD SHALL BE SOUTHERN PINE, MEETING NATIONAL FOREST PRODUCTS ASSOCIATION GROUP 3 BOLT DESIGN VALUES.

F. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PREASSURE TREATED (P.T.).

6. PRE-ENGINEERED ROOF WOOD TRUSSES

A. WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER'S DELEGATED ENGINEER TO SUPPORT THE FOLLOWING LOADS:

GRAVITY LOADING CASE:	WIND LOADING CASE:
TOP CHORD LOADING:	BOTT./TOP CHORD LOADING (SURFACE AREA):
LIVE LOAD = 30 PSF	NET UPLIFE = GROSS UPLIFT -10 PSF
DEAD LOAD= 15 PSF	
BOTTOM CHORD LOADING:	
DEAD LOAD = 10 PSF UNIFORM + 200	
LBS APPLIED @ANY SINGLE PANEL POINT	

B. WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE LATEST EDITION OF THE NDS, THE DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES (TPI), & THE 2020 FLORIDA BUILDING CODE.

C. TRUSSES SHALL BE FABRICATED IN A PROPERLY EQUIPPED MANUFACTURING FACILITY OF A PERMANENT NATURE. TRUSSES SHALL BE MANUFACTURED BY EXPERIENCED WORKMEN, USING PRECISION CUTTING, JIGGING AND PRESSING EQUIPMENT UNDER THE REQUIREMENTS OF TPI 1-2014.

D. CONTRACTOR SHALL PROVIDE ALL TEMPORARY AND PERMANENT BRACING AS REQUIRED FOR SAFE ERECTION AND PERFORMANCE OF THE TRUSSES. THE GUIDELINES SET FORTH BY THE TRUSS PLATE INSTITUTE PUBLICATION BCSI-18, "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES" SHALL BE A MINIMUM.

E. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED NOR OTHERWISE ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD. ANY APPARENT DAMAGE TO TRUSSES SHALL BE REPORTED TO MANUFACTURER PRIOR TO INSTALLATION.

F. SUBMIT COMPLETE SHOP DRAWINGS FOR WOOD TRUSSES SHOWING MEMBER SIZES, SPECIES, GRADE, MOISTURE CONTENT, SPAN, CAMBER, SPACING OF TRUSSES, DIMENSIONS, CHORD PITCH, BRACING REQUIREMENTS, REQUIRED BEARING WIDTH AND LOADINGS. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND ARCHITECT AND APPROVED BY THEM PRIOR TO FABRICATION. SHOP DRAWINGS SHALL BEAR THE SEAL OF A PROFESSIONAL CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.

G. TRUSSES SHALL BE HANDLED DURING FABRICATION, DELIVERY & AT JOBSITE SO AS NOT TO BE SUBJECTED TO EXCESSIVE BENDING. TRUSSES SHALL BE UNLOADED ON SMOOTH GROUND TO AVOID LATERAL STRAIN & EXCESSIVE BENDING. TRUSSES SHALL BE PROTECTED FROM DAMAGE RESULTING FROM ON-SITE ACTIVITIES & ENVIRONMENTAL CONDITIONS.

H. ALL TRUSSES SHALL BE SPACED AT 24" O.C. MAXIMUM, UNLESS OTHERWISE NOTED. TOP AND BOTTOM CHORDS OF TRUSSES SHALL BE MINIMUM 2 x 6 MEMBERS, U.O.N.

I. THE NET WIND UPLIFT REACTIONS SHOWN ON THESE PLANS SHALL SUPERSEDE THOSE SHOWN IN THE TRUSS MANUFACTURER SHOP DRAWINGS AND CALCULATIONS. THE CAPACITY OF THE CONNECTORS NOTED ON THESE PLANS EXCEED THE NET WIND UPLIFT REACTIONS SHOWN ON PLAN.

J. A 33% INCREASE IN STRESSES MAY BE USED TO DESIGN TRUSS MEMBERS; HOWEVER, NO INCREASE SHALL BE USED TO DESIGN TRUSS PLATES.

7. REINFORCING STEEL

A. TO BE NEW BILLET STEEL CONFORMING TO THE LATEST ASTM A615 GRADE 60 SPECIFICATIONS, FABRICATED IN ACCORDANCE WITH MANUAL OF STANDARD PRACTICE OF THE CRSI & PLACED IN ACCORDANCE WITH ACI 315 & ACI MANUAL OF STANDARD PRACTICE.

B. COLUMN REINFORCEMENT: DOWELS TO BE SAME SIZE AND NUMBER AS VERTICALS ABOVE. LAP 36 BAR DIAMETER OR MINIMUM OF 18" U.O.N. PROVIDE STANDARD HOOKS FOR ALL VERTICAL REINFORCEMENT AT NON-CONTINUOUS COLUMNS.

C. ALL REINFORCING STEEL SHALL BE TIED DOWN AND INDEPENDENTLY SUPPORTED ON CHAIRS AND SUPPORT BARS. REINFORCEMENT SHALL BE FREE OF MUD OIL OR OTHER NONMETALLIC COATINGS THAT ADVERSELY AFFECT BONDING CAPACITY.

D. ALL REINFORCING STEEL SHALL BE TIED DOWN AND INDEPENDENTLY SUPPORTED ON CHAIRS AND SUPPORT BARS. REINFORCEMENT SHALL BE FREE OF MUD OIL OR OTHER NONMETALLIC COATINGS THAT ADVERSELY AFFECT BONDING CAPACITY.

E. WELDED WIRE FABRIC (W.W.F.) SHALL CONFORM TO ASTM A-185. MINIMUM LAP OF W.W.F. SHALL BE 6 IN. OR ONE FULL MESH, WHICHEVER IS GREATER.

F. ALL REINFORCING BARS MARKED "CONTINUOUS" SHALL BE LAPPED 36 BAR DIA. AT SPLICES AND CORNERS UNLESS OTHERWISE NOTED. LAP CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AS REQUIRED. TERMINATE CONTINUOUS BARS AT NON-CONTINUOUS ENDS WITH STANDARD HOOKS. U.O.N.

G. ALL WALLS AND COLUMNS SHALL BE DOWELED INTO FOOTINGS, WALLS, BEAMS, OR SLABS WITH BARS OF THE SAME SIZE AND SPACING AS THE BARS ABOVE. USE A (30) BAR DIAMETER LAP EXCEPT WHERE SPECIFICALLY INDICATED.

H. FOR EXTERIOR SLABS SUCH AS BALCONIES, THAT ARE EXPOSED TO WEATHER, TOP REINFORCING SHALL BE EPOXY COATED IN ACCORDANCE WITH THE STANDARD SPECIFICATION FOR EPOXY COATED REINFORCING STEEL BARS, ASTM A775. MINIMUM COVER FOR THESE BARS SHALL BE 1½". (CONCRETE WATER CEMENT RATIO SHALL NOT EXCEED 0.40 BY WEIGHT AND ALSO A SURFACE PENETRANT OF THE ALKYL-ALKYOXY SILANE CLASSIFICATION OR APPROVED EQUAL SHALL BE APPLIED AFTER PROPER SURFACE PREPARATION AT THE ABOVE MENTIONED AREAS). AS AN ALTERNATE TO EPOXY-COATING THE GENERAL CONTRACTOR MAY SUBMIT FOR APPROVAL BY THE ARCHITECT/ENGINEER A CONCRETE MIX DESIGN CONTAINING AN APPROVED CORROSION INHIBITOR ADMIXTURE IN CONFORMANCE TO ASTM C494 TYPE C.

I. ALL REINFORCEMENT SHALL BE BENT COLD, UNLESS OTHERWISE PERMITTED BY THE PROFESSIONAL ENGINEER IN WRITING. ALL TIES SHALL HAVE A 135 DEGREE HOOKS.

J. ALL NEW REINFORCING STEEL THAT WILL BE WELDED SHALL MEET THE REQUIREMENTS OF ASTM A706 GRADE 60 DEFORMED BARS.

8. FOUNDATION:

A. ALL FOOTING AND FOUNDATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE SUBSURFACE EXPLORATION REPORT AND RECOMMENDATIONS PREPARED BY: CVIII ENGINEERING GROUP, INC. FEBRUARY 28, 2022, ORDER NO. 22-0228.

B. REFER TO SUBSURFACE EXPLORATION REPORT FOR SITE PREPARATION AND COMPACTION. THE ALLOWABLE SOIL BEARING PRESSURE FOR THIS SITE SHALL BE 2500 PSF.

C. SHOULD ANY DISCREPANCIES BE FOUND WITH THE RECOMMENDATIONS AND FINDING OF SUCH REPORT, DURING SITE PREPARATION AND/OR FOUNDATION EXCAVATIONS, ALL WORK SHALL IMMEDIATELY STOP AND THE ARCHITECT AND ENGINEER OF RECORDS SHALL BE NOTIFIED OF SUCH DISCREPANCIES BEFORE ANY FURTHER WORK IS TO CONTINUE.

D. UPON EXCAVATION, BACKFILLING AND COMPACTION, THE SOIL SHALL BE TREATED FOR SUBTERRANEAN TERMITE PREVENTION AS REQUIRED BY THE FBC SECTION 1816.

E. CONTRACTOR SHALL PROVIDE FOR DEWATERING OF EXCAVATION FROM EITHER SURFACE WATER, GROUND WATER OR SEEPAGE.

F. ALL EXCAVATIONS SHALL BE PROPERLY BRACED AND/OR SHORED TO COMPLY WITH FLORIDA STATUTE SECTION 553.60 AND 2020 FBC REQUIREMENTS.

G. CONTRACTOR SHALL EXCAVATE FOOTINGS TO THE REQUIRED DEPTH, INSPECT THE BOTTOM OF THE EXCAVATIONS FOR SOIL SUITABILITY AND STABILITY. IF UNSUITABLE MATERIAL SUCH AS ORGANIC SOIL OR SOFT CLAYS IS ENCOUNTERED IT MUST BE REMOVED AND REPLACED WITH SUITABLE STRUCTURAL FILL OR GRADED AGGREGATES AND RE-COMPACTED.

H. ALL STRUCTURAL FILL SHOULD BE PLACED IN 8 TO 12 INCH LIFTS AND COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) AND BE FREE OF ORGANICS, ROOTS OR OTHER DELETERIOUS MATERIALS.

I. THE CONCRETE FOR EACH ISOLATED FOOTING SHALL BE PLACED IN ONE CONTINUOUS POUR. THE CONCRETE FOR WALL FOOTINGS SHALL BE PLACED IN ONE CONTINUOUS POUR OR PROVIDE CONSTRUCTION JOINT REINFORCEMENT AT DIFFERENT AND/OR INTERRUPTED POURS. PER DETAILS SHOWN ON THESE DRAWINGS.

9. STRUCTURAL DESIGN CRITERIA:

A. THIS STRUCTURE HAS BEEN DESIGNED TO COMPLY WITH THE LOAD REQUIREMENTS OF THE FLORIDA BUILDING CODE (2020 EDITION) AND OTHER REFERENCED CODES & SPECIFICATIONS.

B. THE STRUCTURE IS DESIGNED FOR THE FOLLOWING LOADING:

	SUPER IMPOSED DEAD LOADS	LIVE LOADS
ROOF	25 PSF	30 PSF
SECOND FLR.	35 PSF	40 PSF
GROUND FLR.	35 PSF	40 PSF
GARAGE	15 PSF	50 PSF
STAIRS	15 PSF	40 PSF
TERRACE	15 PSF	60 PSF
BALCONY	15 PSF	60 PSF

C. WIND LOADS ARE BASED ON ASCE 7-16 & 2020 FBC REQUIREMENTS, 3 SECOND SUSTAINED WIND GUSTS OF 175 MPH AT HURRICANE OCEAN LINE, EXPOSURE "C" & IMPORTANCE FACTOR OF 1.0, INTERNAL PRESSURE COEFFICIENTS (GCPI)=±0.18, WIND DIRECTIONALITY FACTOR, Kd =0.85 & CATEGORY II BLDG. CLASSIFICATION.

THIS STRUCTURE HAS BEEN DESIGNED AS "ENCLOSED" & REQUIRES IMPACT RESISTANT GLASS OR SHUTTERS TO COMPLY WITH FBC SECTIONS 1609.1.2 & 1626.

10. SHOP DRAWINGS

A. SUBMIT SHOP DRAWINGS FOR A/E REVIEW & APPROVAL BEFORE STARTING FABRICATION. ALL SHOP DRAWINGS SHALL BE APPROVED BY BUILDING DEPARTMENT PRIOR TO ANY INSTALLATION OR FABRICATION OF SUCH ELEMENTS.

B. NO SHOP DRAWINGS SHALL SUBMITTED FOR A/E REVIEW UNTIL AFTER THEY HAVE BEEN REVIEWED AND NOTED FOR CONSTRUCTION METHOD, DIMENSIONING AND OTHER TRADE REQUIREMENTS BY THE CONTRACTOR AND STAMPED WITH THE CONTRACTOR'S APPROVAL SEAL. ENGINEER ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, ERRORS OR OMISSIONS AS A RESULT OF CHECKING AND REVIEWING ANY SHOP DRAWINGS.

C. ALL CHANGES AND ADDITIONS MADE ON RE-SUBMITTALS MUST BE CLEARLY FLAGGED AND NOTED. SHOP DRAWING REVIEW IS LIMITED TO A MAXIMUM OF 2 REVIEWS, THEREAFTER; ADD'L FEES SHALL BE PAID BY OWNER/CONTRACTOR TO ENGINEER FOR ADD'L REVIEWS.

D. THE REVIEW OF ALL STRUCTURAL SUBMITTALS BY THE STRUCTURAL ENGINEER OF RECORD SHALL BE TO INSURE THAT HIS INTENT HAS BEEN UNDERSTOOD AND THAT THE SPECIFIED CRITERIA HAS BEEN USED. A COPY OF ALL SHOP DRAWING SUBMITTALS WILL BE RETAINED BY THE ENGINEER.

E. THE CONTRACTOR SHALL SUPPLY THE ENGINEER OF RECORD A MINIMUM OF THREE (3) COPIES OF SHOP DRAWINGS AND CALCULATIONS.

F. SHOP DRAWINGS SUBMITTALS TO STRUCTURAL ENGINEER SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:

- CONCRETE TEST REPORT FOR CAST-IN-PLACE CONCRETE.
- MASONRY TEST REPORT AND CUT-SHEETS FROM SUPPLIER.
- REINFORCING STEEL SHOP DRAWINGS.
- PRE-FABRICATED ROOF TRUSSES SHOP DRAWINGS AND CALCULATIONS.
- STRUCTURAL STEEL SHOP DRAWINGS.
- PRE-CAST CONCRETE JOISTS SHOP DRAWINGS AND CALCULATIONS.
- BRACING AND SHORING SHOP DRAWINGS AND CALCULATIONS.
- RAILINGS/SAFEGUARDS SHOP DRAWINGS AND CALCULATIONS.

11. CONC. SLAB-ON-GRADE

A. SHALL BE PLACED ON CLEAN, SAND OR ROCK, FREE OF DEBRIS OR OTHER DELETERIOUS MATERIALS, NON ORGANIC, GRANULAR SOIL, COMPACTED TO 95% MODIFIED PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT, IN LIFTS, NOT EXCEEDING 12" IN DEPTH, AS PER ASTM D1557 REQUIREMENTS AND 2020 FBC SECTION 1804.5

B. THE MAXIMUM SIZE OF ROCK WITHIN 12" INCHES BELOW THE FLOOR SLAB IN COMPACTED FILL SHALL BE 3 INCHES IN DIAMETER.

C. CONCRETE SLAB SHALL BE PLACED ON VAPOR BARRIER/ RETARDER CONFORMING TO ASTM E-96 & ACI 302.1 REQUIREMENTS. VAPOR BARRIER SHALL BE CONTINUOUS FREE OF HOLES. ALL LAPS AND HOLES (IF ANY) IN THE MEMBRANE SHALL BE PROPERLY SEALED.

D. FILL MATERIAL SHALL BE THOROUGHLY MOISTENED IMMEDIATELY BEFORE POURING CONCRETE.

E. REINFORCING IN SLABS SHALL BE 6x6-W1.4xW1.4 W.W.F., U.O.N., CONFORMING TO ASTM A185 AND SHALL BE GALVANIZED AND SUPPORTED ON 2"x2"x2" CONC. BLOCKS AT A GRID OF 3'-0" x 3'-0".

ALL CONCRETE SLAB EDGES SHALL BE PLACED ON ½" MIN. EXPANSION MATERIAL AGAINST MASONRY WALL.

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2023.11.08 17:39:35-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 ★ STATE OF FLORIDA PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHAT-SO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

ALEXANDER ROCHELL
FL P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 - FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI,FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

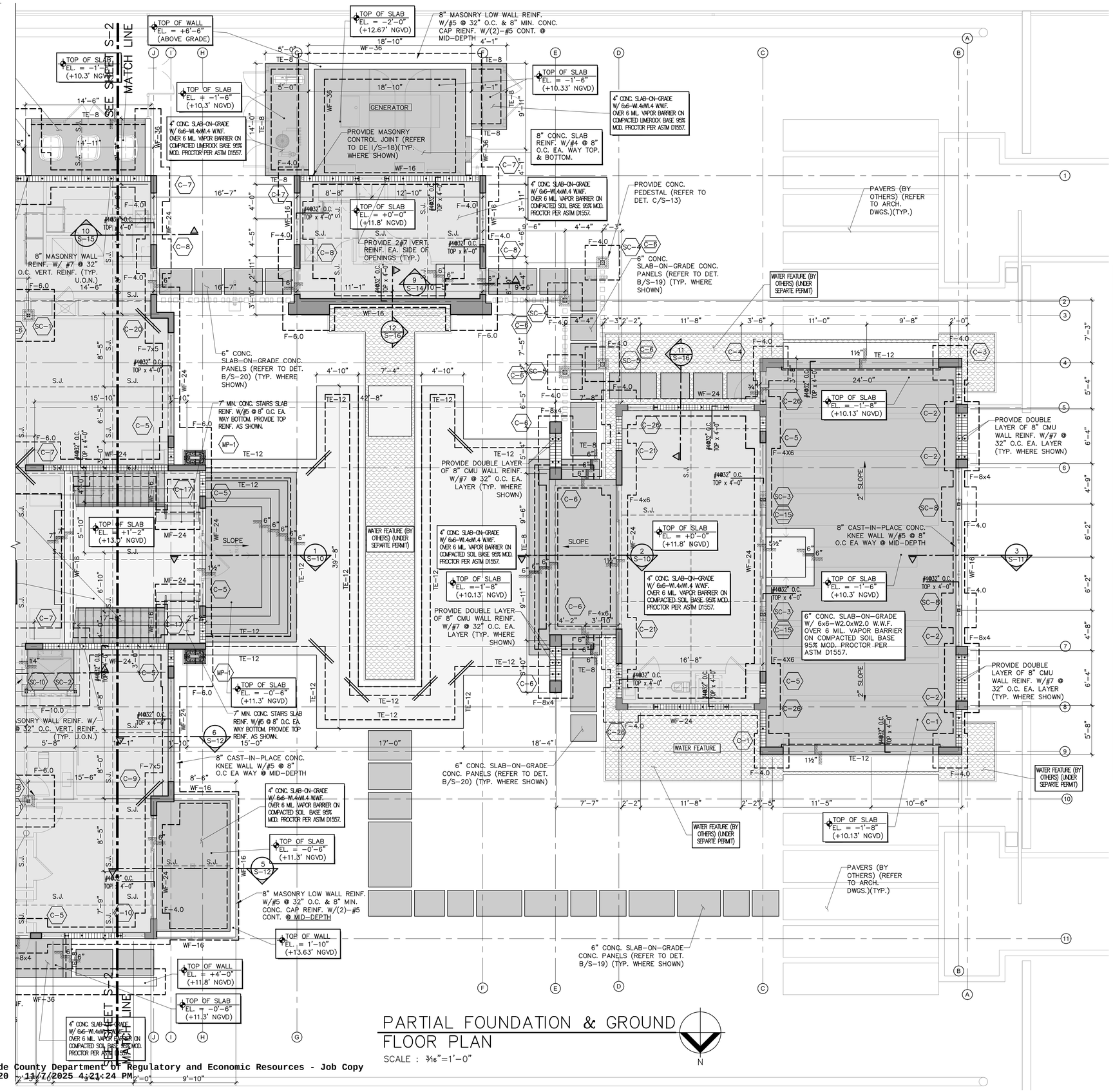
NEW RESIDENCE FOR:
MR & MRS DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

date	10.26.2021
issued	
drawn	M.V/M.M/R.P
checked	A.R
project no.	2024

revisions

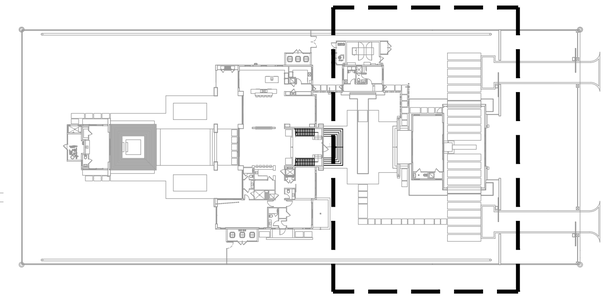
sheet no.
S-23

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
S-23.pdf



PARTIAL FOUNDATION & GROUND FLOOR PLAN

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



KEY PLAN

SCALE : N.T.S.

PLAN NOTES:

1. FINISH FLOOR ELEVATION = +0'-0" = +11.8' NGVD., U.O.N. COORDINATE W/ARCHITECTURAL DRAWINGS.
2. COORDINATE W/ARCHITECTURAL & OTHER DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
3. COORDINATE ALL WINDOW, DOOR AND OPENING LOCATIONS WITH ARCHITECTURAL DRAWINGS.
4. UNLESS OTHERWISE NOTED, VERTICAL WALL REINFORCEMENT SHALL BE AS FOLLOWS:
   - MAIN HOUSE WALLS (ZONE 4) : #7 @ 32" O.C.
   - MAIN HOUSE WITHIN 9'-0" OF CORERS (ZONE 5) : #7 @ 24" O.C.
   - GARAGE WALLS (ZONE 4) : #7 @ 32" O.C.
   - GARAGE WITHIN 9'-0" OF CORNERS (ZONE 5) : #7 @ 24" O.C.
   - F'm= 2000 PSI.
5. TYPICAL WALL FOOTING ELEVATION = -4'-2", U.O.N. & TYPICAL ISOLATED FOOTING PADS ELEVATION = -4'-2", U.O.N.
6. ALL FOOTINGS SHALL BE CENTERED UNDER WALLS & COLUMNS, U.O.N. & SHALL BE A MIN. 12 BELOW GRADE PER FBC.
7. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, DRAINS, DRAINAGE SLOPE, ETC. NOT SHOWN.
8. ALLOWABLE SOIL BEARING PRESSURE IS 3000 PSF. REFER TO GENERAL NOTES AND GEOTECHNICAL REPORT.
9. GROUND FLOOR SLAB SHALL BE 4" CONCRETE SLAB-ON-GRADE REINF. W/6x6-W1.4xW1.4 W.W.F. OVER 6 MIL VAPOR BARRIER SUPPORTED ON COMPACTED LIMEROCK BASE 95% MODIFIED PROCTOR PER ASTM D1557 & FBC REQUIREMENTS.
10. CORNER BARS SHALL BE 2#4 x 3'-0" LONG, PLACED ON TOP THIRD OF SLAB W/FIRST BAR 2" FROM CORNER & NEXT BAR 12" APART (TYP. WHERE SHOWN).

TERMITE PROTECTION STATEMENT:

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER 2020 FBC.
A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES & LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES".

LEGEND:

- DENOTES PROPOSED CONCRETE FOOTINGS (REFER TO SCHEDULE)
- PROPOSED MASONRY WALLS
- PROPOSED CONCRETE COLUMNS
- SLAB EDGE

REFERENCE NOTES:

1. SEE GENERAL NOTES ON SHEET S-23.
2. SEE COMPONENT & CLADDING WIND PRESSURES ON SHEETS S-6 THRU S-8.
3. SEE STANDARD DETAILS ON SHEET S-18 THRU S-22.
4. SEE BEAM SCHEDULE ON SHEET S-9.
5. SEE COLUMN DETAILS ON SHEET S-9.

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2023.11.08 17:22:43-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALEXANDER ROCHELL, P.E. ON 11/08/2023
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WE HEREBY CERTIFY THAT ALL ELECTRONICALLY SUBMITTED PLANS HAVE BEEN SIGNED AND SEALED COMPLYING WITH FLORIDA STATUES CHAPTERS 471 AND 481 AND FLORIDA ADMINISTRATIVE RULES 61G15-23 AND 61G1-16.

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

ALEXANDER ROCHELL
FL P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 - FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE, SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

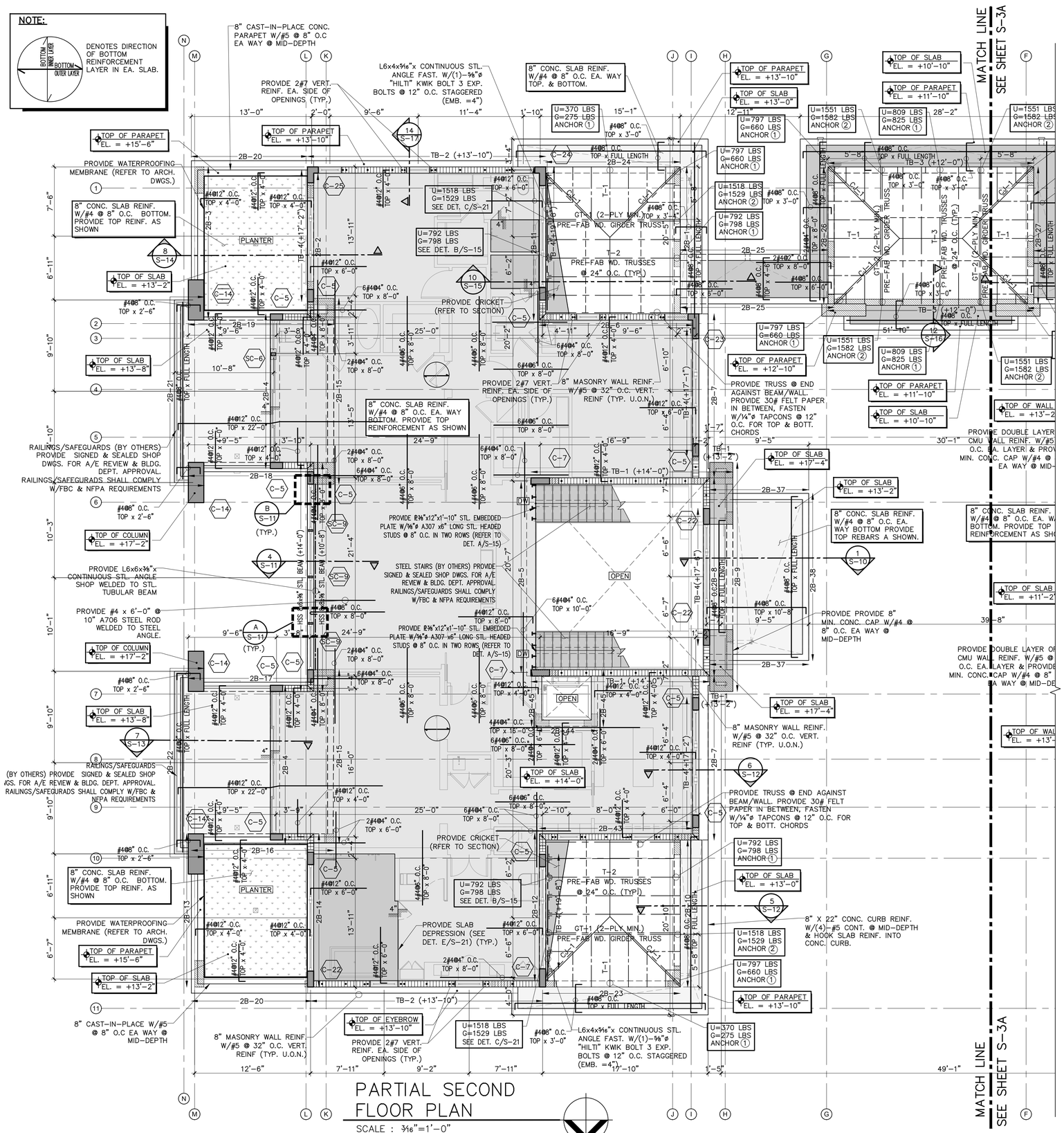
Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:
MR & MRS DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

date	10.26.2021	revisions
issued		
drawn	M.V/M.M/R.P	
checked	A.R	
project no.	2024	

sheet no.
S-2A

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 11/7/2025 4:21:24 PM
S-2A.pdf



NOTE:

DENOTES DIRECTION OF BOTTOM REINFORCEMENT LAYER IN EA. SLAB.

PLAN NOTES:

1. TOP OF SLAB & TIE-BEAM ELEVATION = +14'-0" ,U.O.N. ON PLANS. COORDINATE W/ARCHITECTURAL DRAWINGS.
2. DATUM ELEVATION, +0'-0" =+11.80' NGVD., U.O.N. ON PLANS.
3. SECOND FLOOR FRAMING CONSIST OF 8" CONC. SLAB REINF. W/#4@8" O.C. EA. WAY BOTTOM. PROVIDE TOP REINF. AS SHOWN ON PLANS. REFER TO DETAIL A/S-19 FOR SLAB DETAILS.
4. UNLESS OTHERWISE NOTED, VERTICAL WALL REINFORCEMENT SHALL BE AS FOLLOWS:
   - MAIN HOUSE WALLS (ZONE 4) : 5 @ 32" O.C.
   - MAIN HOUSE WITHIN 9'-0" OF CORNERS (ZONE 5) : #5 @ 24" O.C.
   - MASONRY UNITS SHALL HAVE A NET AREA COMPRESSIVE STRENGTH, F'm= 1500 PSI.
5. COORDINATE ALL WINDOW, DOOR AND OPENING LOCATIONS WITH ARCHITECTURAL DRAWINGS.
6. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, DRAINS, DRAINAGE SLOPE, ETC. NOT SHOWN.
7. COORDINATE W/ARCHITECTURAL & OTHER DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
8. CONTRACTOR TO COORDINATE W/ARCHITECTURAL AND MEP DRAWINGS FOR A/C, MECHANICAL & PLUMBING OPENINGS.
9. ALL PRE-FABRICATED WOOD TRUSSES SHALL BE SPACED AT 24" O.C. MAX.
10. REFER TO ROOF ANCHOR & CONNECTOR SCHEDULE ON THIS SHEET FOR TRUSS CONNECTORS USED FOR THE ROOF FRAMING CONNECTIONS TO SUPPORTING WALLS, COLUMNS & BEAMS.
11. ALL ANCHORS, CONNECTORS & FASTENERS USED TO SECURE THE ROOF FRAMING TO CONCRETE SHALL BE GALVANIZED.
12. BOTTOM CHORD LATERAL BRACING SHALL CONSIST OF 2x6 FAST. W/(2)-16d NAILS PER EA4CH CONNECTION TO TRUSS, AS SHOWN ON PLAN. REFER TO DETAIL A/S-21.
13. COORDINATE ALL VAULTED CEILINGS & ATTIC ACCESS OPENING W/ARCHITECTURAL DRAWINGS.
14. ALL ROOF OVERHANGS SHALL BE PROVIDED WITH 5/8" CDX PLYWOOD SHEATHING @ UNDERSIDE OF TRUSSES & FAST W/10D RING-SHANK NAILS @ 6" O.C. PROVIDE 2x6 WD. BLOCKING BETWEEN TRUSSES TO ALLOW FASTENING OF PLYWOOD SHEATHING.

ROOF ANCHOR & CONNECTOR SCHEDULE

ANCHOR	PRODUCT CODE	MANUFACTURER	ALLOW. GRAVITY	ALLOW. UPLIFT	SEAT/BEAM/LEDGER FAST. SCHEDULE	STRAP/JOIST/TRUSS FAST. SCHEDULE	L1 (POUNDS)	L2 (POUNDS)	PRODUCT APPROVAL	EXP. DATE
1	NVHTA-24	NU-VUE	N/A	2649	(6)-100x1½" NAILS	(18)-100x1½" NAILS	1575	2175	20-0901.05	5/22/2023
2	UGTS43	MITEK	N/A	7813	(2)-¾"x6" LONG WEDGE-BOLT	(8)-16D NAILS	N/A	N/A	FL 2033.1	12/31/2023
3	NVSTA-24	NU-VUE	N/A	1426	(6)-100x1½" NAILS	(9)-100x1½" NAILS	950	1430	20-0901.05	5/22/2023
4	NVRT-36	NU-VUE	N/A	991	(8)-¼"ø TAPCONS W/1½" PENETRATION	(7)-16D NAILS	N/A	N/A	20-0519.03	7/30/2025
5	NVTT-2	NU-VUE	N/A	1584	(6)-¼"ø TAPCONS W/1½" PENETRATION	(2)-100x1½" NAILS	465	N/A	20-0901.05	5/22/2023
6	HUS28	MITEK	4170	2990	(22)-16D NAILS	(8)-16D NAILS	N/A	N/A	FL 17232.6	10/31/2022
7	JUS28	MITEK	1110	1050	(6)-100x3" NAILS	(4)-100x3" NAILS	N/A	N/A	FL 17232.14	10/31/2022
8	PAU44	MITEK	6775	2265	(1)-5/8"ø x4" ANCHOR BOLT	(2)-½"ø THRU-BOLTS	N/A	N/A	FL 17239.12	10/31/2022
9	AB7	NU-VUE	573	573	(4)-100x1½" NAILS	(4)-100x1½" NAILS	794	N/A	20-0901.05	5/22/2023
10	HETA24	SIMPSON	N/A	1810	4" MIN. EMBEDMENT	(9)-100x1½" NAILS	340	770	FL 11473.3	12/31/2021

PRE-FABRICATED WOOD TRUSS NOTES:

1. THE TRUSS LAYOUTS SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS DESIGNER'S LAYOUT. THIS FRAMING SCHEME (DIRECTION OF TRUSSES, MAJOR G.T. BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE ENGINEER OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND AUTHORIZE STRUCTURAL REVISIONS ACCORDINGLY.
2. THE TRUSS MANUFACTURER'S DELEGATED ENGINEER SHALL PREPARE THE TRUSS SYSTEM SHOP DRAWINGS AND CALCULATIONS. FINAL SUBMITTALS SHALL BE SIGNED & SEALED BY A FLORIDA REGISTERED ENGINEER AND SUBMITTED TO THIS ENGINEER FOR REVIEW AND APPROVAL PRIOR TO SUBMITTING TO BUILDING DEPT. FOR TRUSS PERMITTING PROCESS.
3. TRUSS DESIGNER MUST PROVIDE ALL TRUSS TO TRUSS CONNECTIONS AS PART OF THEIR DESIGN AND SHOP DRAWINGS SUBMITTAL.
4. ALL TRUSSES SHALL BE SPACED AT 24" O.C. MAXIMUM AS SHOWN ON THESE DRAWINGS.
5. ALL GIRDER TRUSSES SHALL BE A MINIMUM 2 MEMBERS (2-PLY) AS SHOWN ON PLANS & FAST. W/1/2"ø A325 THRU-BOLTS @ 18" O.C. MAX. @ MID-DEPTH OR 16d NAILS @ 8" O.C. IN TWO ROWS STAGGERED W/1" EDGE DISTANCE (TYP. EA. FACE OF MULTI-PLY MEMBER).
6. FOR TRUSSES HAVING AN OVERALL LENGTH OF THE BOTTOM CHORD IN EXCESS OF 35 FEET OR 6 FEET OVERALL HEIGHT, ERECTION SHALL BE SUPERVISED BY THIS ENGINEER, PER FBC CHAPTER 23.
7. TEMPORARY BRACING SHALL BE REQUIRED DURING THE ERECTION OF ROOF TRUSSES TO KEEP TRUSSES IN A TRUE PLUMB POSITION AND TO PREVENT TOPPLING UNTIL THE ROOF SHEATHING IS ATTACHED. THE PROVISIONS FOR TEMPORARY BRACING SHOWN IN TPI/WTCA BCSI 1 SHALL BE USED FOR THIS BRACING REQUIREMENTS.

ROOF SHEATHING NOTES:

ALL ROOFING ACCESSORIES AND MATERIALS SHALL HAVE MIAMI-DADE COUNTY PRODUCT CONTROL APPROVAL AND MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND DIRECTIVES OF THE NOTICE OF ACCEPTANCE (NOA) ISSUED FOR EACH INDIVIDUAL PRODUCT OF THE SYSTEM, PER FBC REQUIREMENTS.

ROOF SHEATHING SHALL BE A.P.A. RATED STRUCTURAL GRADE I PLYWOOD CONTINUOUS OVER TWO OR MORE SPANS, FACE GRAIN PERPENDICULAR TO SUPPORTS, NOT LESS THAN 5/8" (19/32") EXTERIOR GLUE TYPE PLYWOOD SHEATHING AND SHALL HAVE MANUFACTURER'S PRODUCT STAMP CLEARLY VISIBLE. INSTALL SHEATHING IN ACCORDANCE WITH REQUIREMENTS OF FBC SECTION 2322.2. SHEATHING SHALL BE NAILED TO ROOF TRUSSES TO FORM A DIAPHRAGM USING 10d GALV. RING-SHANK NAILS (3"x0.135 MIN. SHANK DIA. AND RING OF 0.012 DIA. OR LARGER) AT 4" O.C. AT ROOF DIAPHRAGM BOUNDARY PANELS & AT 6" O.C. AT ALL OTHER PLYWOOD PANEL EDGES AND ALONG INTERMEDIATE FRAMING MEMBERS.

REFERENCE NOTES:

1. SEE GENERAL NOTES ON SHEET S-23.
2. SEE COMPONENT & CLADDING WIND PRESSURES ON SHEETS S-6 THRU S-8.
3. SEE STANDARD DETAILS ON SHEET S-18 THRU S-22.
4. SEE BEAM SCHEDULE ON SHEET S-9.
5. SEE COLUMN DETAILS ON SHEET S-9.

LEGEND:

- LOAD BEARING CMU WALLS
- CONCRETE COLUMNS
- CONCRETE WALL BELOW
- BOTTOM REINF.
- TOP REINF.
- SLAB EDGE

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2023.11.08 17:23:03-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

ALEXANDER ROCHELL
FL P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 – FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

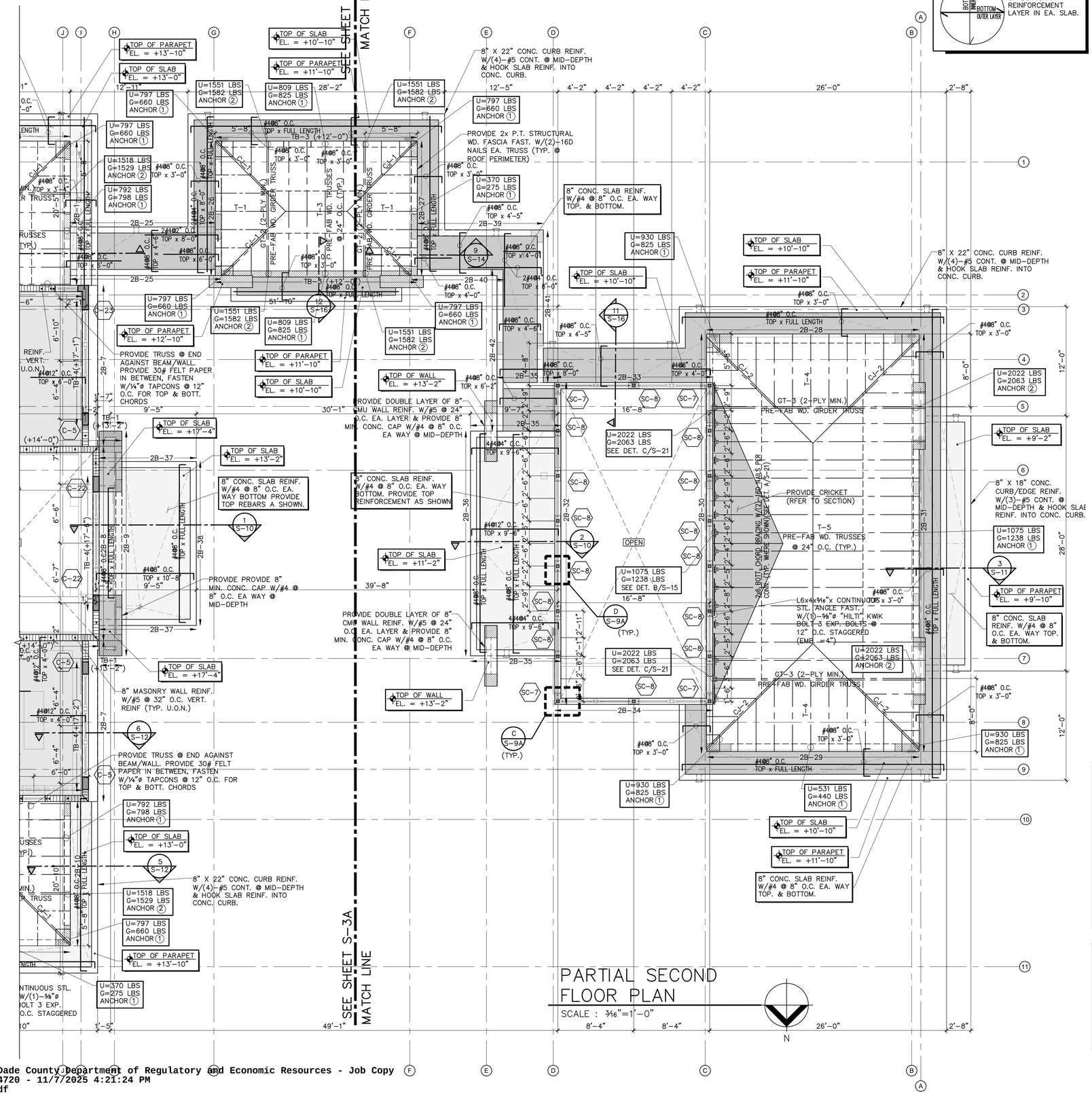
Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:
MR & MRS DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

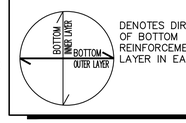
date	10.26.2021	revisions 1
issued		2
drawn	M.V/M.M/R.P	3
checked	A.R	4
project no.	2024	5

sheet no.
S-3

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
S-3.pdf



NOTE:



DENOTES DIRECTION OF BOTTOM REINFORCEMENT LAYER IN EA. SLAB.

PLAN NOTES:

1. TOP OF SLAB & TIE-BEAM ELEVATION = +14'-0" ,U.O.N. ON PLANS. COORDINATE W/ARCHITECTURAL DRAWINGS.
2. DATUM ELEVATION, +0'-0" =+11.80' NGVD., U.O.N. ON PLANS.
3. SECOND FLOOR FRAMING CONSIST OF 8" CONC. SLAB REINF. W/#4@8" O.C. EA. WAY BOTTOM. PROVIDE TOP REINF. AS SHOWN ON PLANS. REFER TO DETAIL A/S-19 FOR SLAB DETAILS.
4. UNLESS OTHERWISE NOTED, VERTICAL WALL REINFORCEMENT SHALL BE AS FOLLOWS:
   - MAIN HOUSE WALLS (ZONE 4) : 5 @ 32" O.C.
   - MAIN HOUSE WITHIN 9'-0" OF CORNERS (ZONE 5) :#5 @ 24" O.C.
   - MASONRY UNITS SHALL HAVE A NET AREA COMPRESSIVE STRENGTH, F'm= 1500 PSI.
5. COORDINATE ALL WINDOW, DOOR AND OPENING LOCATIONS WITH ARCHITECTURAL DRAWINGS.
6. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, DRAINS, DRAINAGE SLOPE, ETC. NOT SHOWN.
7. COORDINATE W/ARCHITECTURAL & OTHER DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
8. CONTRACTOR TO COORDINATE W/ARCHITECTURAL AND MEP DRAWINGS FOR A/C, MECHANICAL & PLUMBING OPENINGS.
9. ALL PRE-FABRICATED WOOD TRUSSES SHALL BE SPACED AT 24" O.C. MAX.
10. REFER TO ROOF ANCHOR & CONNECTOR SCHEDULE ON THIS SHEET FOR TRUSS CONNECTORS USED FOR THE ROOF FRAMING CONNECTIONS TO SUPPORTING WALLS, COLUMNS & BEAMS.
11. ALL ANCHORS, CONNECTORS & FASTENERS USED TO SECURE THE ROOF FRAMING TO CONCRETE SHALL BE GALVANIZED.
12. BOTTOM CHORD LATERAL BRACING SHALL CONSIST OF 2x6 FAST. W/(2)-16d NAILS PER EA4CH CONNECTION TO TRUSS, AS SHOWN ON PLAN. REFER TO DETAIL A/S-21.
13. COORDINATE ALL VAULTED CEILINGS & ATTIC ACCESS OPENING W/ARCHITECTURAL DRAWINGS.
14. ALL ROOF OVERHANGS SHALL BE PROVIDED WITH 5/8" CDX PLYWOOD SHEATHING @ UNDERSIDE OF TRUSSES & FAST W/10D RING-SHANK NAILS @ 6" O.C. PROVIDE 2x6 WD. BLOCKING BETWEEN TRUSSES TO ALLOW FASTENING OF PLYWOOD SHEATHING.

ROOF ANCHOR & CONNECTOR SCHEDULE

ANCHOR	PRODUCT CODE	MANUFACTURER	ALLOW. GRAVITY	ALLOW. UPLIFT	SEAT/BEAM/LEDGER FAST. SCHEDULE	STRAP/JOIST/TRUSS FAST. SCHEDULE	L1 (POUNDS)	L2 (POUNDS)	PRODUCT APPROVAL	EXP. DATE
1	NVHTA-24	NU-VUE	N/A	2649	(6)-10Dx1½" NAILS	(18)-10Dx1½" NAILS	1575	2175	20-0901.05	5/22/2023
2	UGTS43	MITEK	N/A	7813	(2)-¾"x6" LONG WEDGE-BOLT	(8)-16D NAILS	N/A	N/A	FL 2033.1	12/31/2023
3	NVSTA-24	NU-VUE	N/A	1426	(6)-10Dx1½" NAILS	(9)-10Dx1½" NAILS	950	1430	20-0901.05	5/22/2023
4	NVRT-36	NU-VUE	N/A	991	(8)-¼"ø TAPCONS W/1½" PENETRATION	(7)-16D NAILS	N/A	N/A	20-0519.03	7/30/2025
5	NVTT-2	NU-VUE	N/A	1584	(6)-¼"ø TAPCONS W/1½" PENETRATION	(2)-10Dx1½" NAILS	465	N/A	20-0901.05	5/22/2023
6	HUS28	MITEK	4170	2990	(22)-16D NAILS	(8)-16D NAILS	N/A	N/A	FL 17232.6	10/31/2022
7	JUS28	MITEK	1110	1050	(6)-10Dx3" NAILS	(4)-10Dx3" NAILS	N/A	N/A	FL 17232.14	10/31/2022
8	PAU44	MITEK	6775	2265	(1)-7/8"ø x4" ANCHOR BOLT	(2)-1/2"ø THRU-BOLTS	N/A	N/A	FL 17239.12	10/31/2022
9	AB7	NU-VUE	573	573	(4)-10Dx1½" NAILS	(4)-10Dx1½" NAILS	794	N/A	20-0901.05	5/22/2023
10	HETA24	SIMPSON	N/A	1810	4" MIN. EMBEDMENT	(9)-10Dx1½" NAILS	340	770	FL 11473.3.3	12/31/2021

PRE-FABRICATED WOOD TRUSS NOTES:

1. THE TRUSS LAYOUTS SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS DESIGNER'S LAYOUT. THIS FRAMING SCHEME (DIRECTION OF TRUSSES, MAJOR G.T. BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE ENGINEER OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND AUTHORIZE STRUCTURAL REVISIONS ACCORDINGLY.
2. THE TRUSS MANUFACTURER'S DELEGATED ENGINEER SHALL PREPARE THE TRUSS SYSTEM SHOP DRAWINGS AND CALCULATIONS. FINAL SUBMITTALS SHALL BE SIGNED & SEALED BY A FLORIDA REGISTERED ENGINEER AND SUBMITTED TO THIS ENGINEER FOR REVIEW AND APPROVAL PRIOR TO SUBMITTING TO BUILDING DEPT. FOR TRUSS PERMITTING PROCESS.
3. TRUSS DESIGNER MUST PROVIDE ALL TRUSS TO TRUSS CONNECTIONS AS PART OF THEIR DESIGN AND SHOP DRAWINGS SUBMITTAL.
4. ALL TRUSSES SHALL BE SPACED AT 24" O.C. MAXIMUM AS SHOWN ON THESE DRAWINGS.
5. ALL GIRDER TRUSSES SHALL BE A MINIMUM 2 MEMBERS (2-PLY) AS SHOWN ON PLANS & FAST. W/1/2"ø A325 THRU-BOLTS @ 18" O.C. MAX. @ MID-DEPTH OR 16d NAILS @ 8" O.C. IN TWO ROWS STAGGERED W/1" EDGE DISTANCE (TYP. EA. FACE OF MULTI-PLY MEMBER).
6. FOR TRUSSES HAVING AN OVERALL LENGTH OF THE BOTTOM CHORD IN EXCESS OF 35 FEET OR 6 FEET OVERALL HEIGHT, ERECTION SHALL BE SUPERVISED BY THIS ENGINEER, PER FBC CHAPTER 23.
7. TEMPORARY BRACING SHALL BE REQUIRED DURING THE ERECTION OF ROOF TRUSSES TO KEEP TRUSSES IN A TRUE PLUMB POSITION AND TO PREVENT TOPPLING UNTIL THE ROOF SHEATHING IS ATTACHED. THE PROVISIONS FOR TEMPORARY BRACING SHOWN IN TPI/WTCA BCSI 1 SHALL BE USED FOR THIS BRACING REQUIREMENTS.

ROOF SHEATHING NOTES:

ALL ROOFING ACCESSORIES AND MATERIALS SHALL HAVE MIAMI-DADE COUNTY PRODUCT CONTROL APPROVAL AND MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND DIRECTIVES OF THE NOTICE OF ACCEPTANCE (NOA) ISSUED FOR EACH INDIVIDUAL PRODUCT OF THE SYSTEM, PER FBC REQUIREMENTS.

ROOF SHEATHING SHALL BE A.P.A. RATED STRUCTURAL GRADE I PLYWOOD CONTINUOUS OVER TWO OR MORE SPANS, FACE GRAIN PERPENDICULAR TO SUPPORTS, NOT LESS THAN 5/8" (19/32") EXTERIOR GLUE TYPE PLYWOOD SHEATHING AND SHALL HAVE MANUFACTURER'S PRODUCT STAMP CLEARLY VISIBLE. INSTALL SHEATHING IN ACCORDANCE WITH REQUIREMENTS OF FBC SECTION 2322.2. SHEATHING SHALL BE NAILED TO ROOF TRUSSES TO FORM A DIAPHRAGM USING 10d GALV. RING-SHANK NAILS (3"x0.135 MIN. SHANK DIA. AND RING OF 0.012 DIA. OR LARGER) AT 4" O.C. AT ROOF DIAPHRAGM BOUNDARY PANELS & AT 6" O.C. AT ALL OTHER PLYWOOD PANEL EDGES AND ALONG INTERMEDIATE FRAMING MEMBERS.

REFERENCE NOTES:

1. SEE GENERAL NOTES ON SHEET S-23.
2. SEE COMPONENT & CLADDING WIND PRESSURES ON SHEETS S-6 THRU S-8.
3. SEE STANDARD DETAILS ON SHEET S-18 THRU S-22.
4. SEE BEAM SCHEDULE ON SHEET S-9.
5. SEE COLUMN DETAILS ON SHEET S-9.

LEGEND:

- LOAD BEARING CMU WALLS
- CONCRETE COLUMNS
- CONCRETE WALL BELOW
- BOTTOM REINF.
- TOP REINF.
- SLAB EDGE

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2023.11.08 17:23:20-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

ALEXANDER ROCHELL
FL P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 - FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI,FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

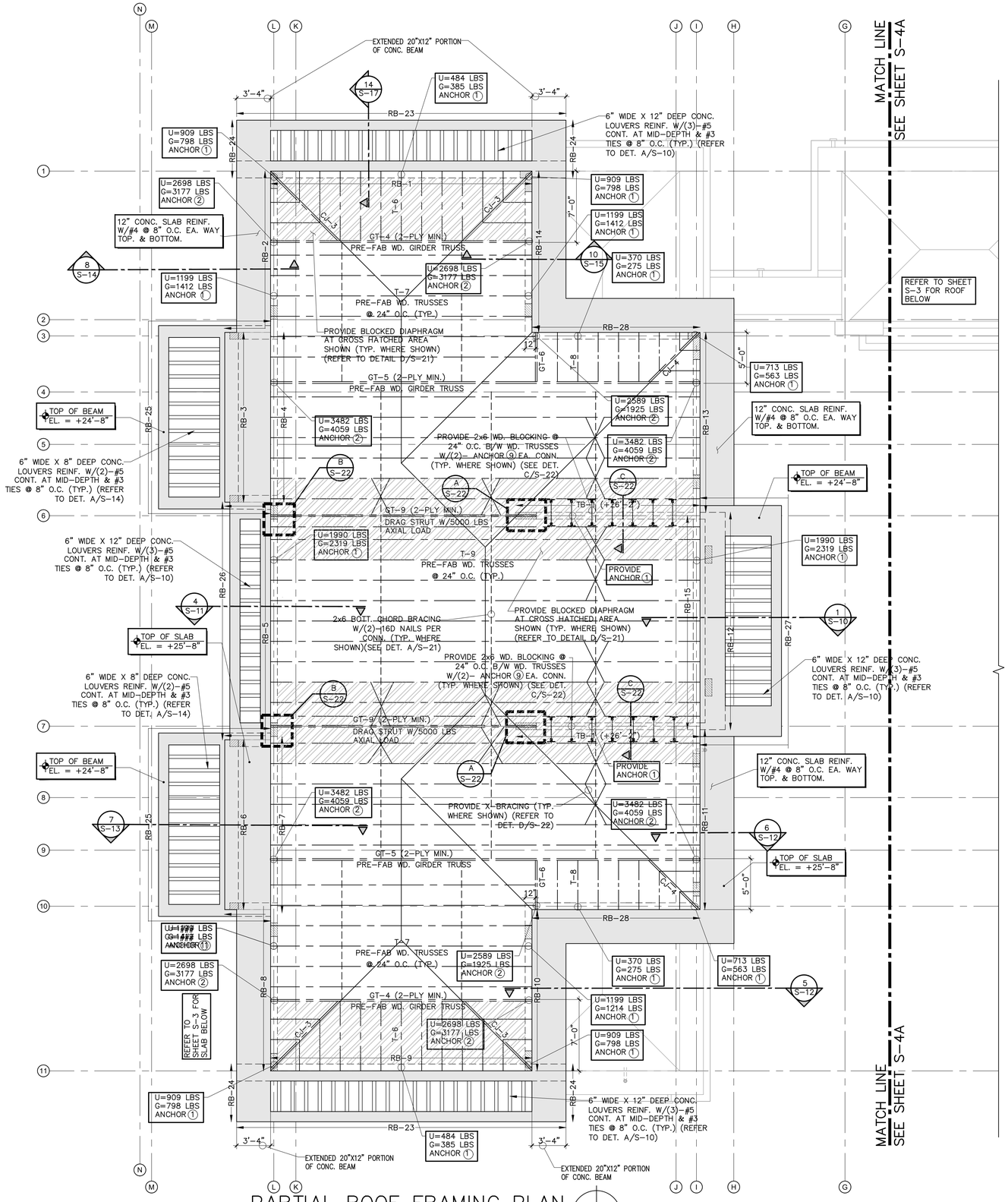
Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:
MR & MRS DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions	
date	10.26.2021
issued	
drawn	M.V./M.M./R.P
checked	A.R
project no.	2024

sheet no.
S-3A

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
S-3A.pdf



PARTIAL ROOF FRAMING PLAN

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

N

ROOF ANCHOR & CONNECTOR SCHEDULE

ANCHOR	PRODUCT CODE	MANUFACTURER	ALLOW. GRAVITY	ALLOW. UPLIFT	SEAT/BEAM/LEDGER FAST. SCHEDULE	STRAP/JOIST/TRUSS FAST. SCHEDULE	L1 (POUNDS)	L2 (POUNDS)	PRODUCT APPROVAL	EXP. DATE
①	NVHTA-24	NU-VUE	N/A	2649	(6)-10Dx1½" NAILS	(18)-10Dx1½" NAILS	1575	2175	20-0901.05	5/22/2023
②	UGTS43	MITEK	N/A	7813	(2)-¾"x6" LONG WEDGE-BOLT	(8)-16D NAILS	N/A	N/A	FL 2033.1	12/31/2023
③	NVSTA-24	NU-VUE	N/A	1426	(6)-10Dx1½" NAILS	(9)-10Dx1½" NAILS	950	1430	20-0901.05	5/22/2023
④	NVRT-36	NU-VUE	N/A	991	(8)-¼"ø TAPCONS W/1½" PENETRATION	(7)-16D NAILS	N/A	N/A	20-0519.03	7/30/2025
⑤	NVTT-2	NU-VUE	N/A	1584	(6)-¼"ø TAPCONS W/1½" PENETRATION	(2)-10Dx1½" NAILS	465	N/A	20-0901.05	5/22/2023
⑥	HUS28	MITEK	4170	2990	(22)-16D NAILS	(8)-16D NAILS	N/A	N/A	FL 17232.6	10/31/2022
⑦	JUS28	MITEK	1110	1050	(6)-10Dx3" NAILS	(4)-10Dx3" NAILS	N/A	N/A	FL 17232.14	10/31/2022
⑧	PAU44	MITEK	6775	2265	(1)-⅝"øx4" ANCHOR BOLT	(2)-½"ø THRU-BOLTS	N/A	N/A	FL 17239.12	10/31/2022
⑨	AB7	NU-VUE	573	573	(4)-10Dx1½" NAILS	(4)-10Dx1½" NAILS	794	N/A	20-0901.05	5/22/2023
⑩	HETA24	SIMPSON	N/A	1810	4" MIN. EMBEDMENT	(9)-10Dx1½" NAILS	340	770	FL 11473.3	12/31/2021

PRE-FABRICATED WOOD TRUSS NOTES:

1. THE TRUSS LAYOUTS SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS DESIGNER'S LAYOUT. THIS FRAMING SCHEME (DIRECTION OF TRUSSES, MAJOR G.T. BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE ENGINEER OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND AUTHORIZE STRUCTURAL REVISIONS ACCORDINGLY.
2. THE TRUSS MANUFACTURER'S DELEGATED ENGINEER SHALL PREPARE THE TRUSS SYSTEM SHOP DRAWINGS AND CALCULATIONS. FINAL SUBMITTALS SHALL BE SIGNED & SEALED BY A FLORIDA REGISTERED ENGINEER AND SUBMITTED TO THIS ENGINEER FOR REVIEW AND APPROVAL PRIOR TO SUBMITTING TO BUILDING DEPT. FOR TRUSS PERMITTING PROCESS.
3. TRUSS DESIGNER MUST PROVIDE ALL TRUSS TO TRUSS CONNECTIONS AS PART OF THEIR DESIGN AND SHOP DRAWINGS SUBMITTAL.
4. ALL TRUSSES SHALL BE SPACED AT 24" O.C. MAXIMUM AS SHOWN ON THESE DRAWINGS.
5. ALL GIRDER TRUSSES SHALL BE A MINIMUM 2 MEMBERS (2-PLY) AS SHOWN ON PLANS & FAST. W/1/2"ø A325 THRU-BOLTS @ 18" O.C. MAX. @ MID-DEPTH OR 16d NAILS @ 8" O.C. IN TWO ROWS STAGGERED W/1" EDGE DISTANCE (TYP. EA. FACE OF MULTI-PLY MEMBER).
6. FOR TRUSSES HAVING AN OVERALL LENGTH OF THE BOTTOM CHORD IN EXCESS OF 35 FEET OR 6 FEET OVERALL HEIGHT, ERECTION SHALL BE SUPERVISED BY THIS ENGINEER, PER FBC CHAPTER 23.
7. TEMPORARY BRACING SHALL BE REQUIRED DURING THE ERECTION OF ROOF TRUSSES TO KEEP TRUSSES IN A TRUE PLUMB POSITION AND TO PREVENT TOPPLING UNTIL THE ROOF SHEATHING IS ATTACHED. THE PROVISIONS FOR TEMPORARY BRACING SHOWN IN TPI/WTCA BCSI 1 SHALL BE USED FOR THIS BRACING REQUIREMENTS.

ROOF SHEATHING NOTES:

ALL ROOFING ACCESSORIES AND MATERIALS SHALL HAVE MIAMI-DADE COUNTY PRODUCT CONTROL APPROVAL AND MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND DIRECTIVES OF THE NOTICE OF ACCEPTANCE (NOA) ISSUED FOR EACH INDIVIDUAL PRODUCT OF THE SYSTEM, PER FBC REQUIREMENTS.

ROOF SHEATHING SHALL BE A.P.A. RATED STRUCTURAL GRADE I PLYWOOD CONTINUOUS OVER TWO OR MORE SPANS, FACE GRAIN PERPENDICULAR TO SUPPORTS, NOT LESS THAN 5/8" (19/32") EXTERIOR GLUE TYPE PLYWOOD SHEATHING AND SHALL HAVE MANUFACTURER'S PRODUCT STAMP CLEARLY VISIBLE. INSTALL SHEATHING IN ACCORDANCE WITH REQUIREMENTS OF FBC SECTION 2322.2. SHEATHING SHALL BE NAILED TO ROOF TRUSSES TO FORM A DIAPHRAGM USING 10d GALV. RING-SHANK NAILS (3"x0.135 MIN. SHANK DIA. AND RING OF 0.012 DIA. OR LARGER) AT 4" O.C. AT ROOF DIAPHRAGM BOUNDARY PANELS & AT 6" O.C. AT ALL OTHER PLYWOOD PANEL EDGES AND ALONG INTERMEDIATE FRAMING MEMBERS.

PLAN NOTES:

1. DATUM ELEVATION +0'-0" = +11.80' NGVD.
2. TYP. TIE-BEAM ELEVATION = +25'-8", U.O.N.
3. ALL PRE-FABRICATED WOOD TRUSSES SHALL BE SPACED AT 24" O.C. MAX.
4. REFER TO ROOF ANCHOR & CONNECTOR SCHEDULE ON THIS SHEET FOR TRUSS CONNECTORS USED FOR THE ROOF FRAMING CONNECTIONS TO SUPPORTING WALLS, COLUMNS & BEAMS.
5. ALL ANCHORS, CONNECTORS & FASTENERS USED TO SECURE THE ROOF FRAMING TO CONCRETE SHALL BE GALVANIZED.
6. COORDINATE W/ARCHITECTURAL & OTHER DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
7. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, DRAINS, DRAINAGE SLOPE, ETC. NOT SHOWN ON THIS PLAN.
8. BOTTOM CHORD LATERAL BRACING SHALL CONSIST OF 2x6 FAST. W/(2)-16d NAILS PER EACH CONNECTION TO TRUSS, AS SHOWN ON PLAN. (REFER TO DETAIL A/S-21.
9. COORDINATE ALL VAULTED CEILINGS & ATTIC ACCESS OPENING W/ARCHITECTURAL DRAWINGS.
10. ALL ROOF OVERHANGS SHALL BE PROVIDED WITH ⅝" CDX PLYWOOD SHEATHING @ UNDERSIDE OF TRUSSES & FAST W/10D RING-SHANK NAILS @ 6" O.C. PROVIDE 2x6 WD. BLOCKING BETWEEN TRUSSES TO ALLOW FASTENING OF PLYWOOD SHEATHING.

REFERENCE NOTES:

1. SEE GENERAL NOTES ON SHEET S-23.
2. SEE COMPONENT & CLADDING WIND PRESSURES ON SHEETS S-6 THRU S-8.
3. SEE STANDARD DETAILS ON SHEET S-18 THRU S-22.
4. SEE BEAM SCHEDULE ON SHEET S-9.
5. SEE COLUMN DETAILS ON SHEET S-9.

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2023.11.08 17:23:46-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

LEGEND:

- PARAPET WALLS
- CONCRETE WALL BELOW
- BOTTOM REINF.
- TOP REINF.

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

ALEXANDER ROCHELL
FL P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 - FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE, SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

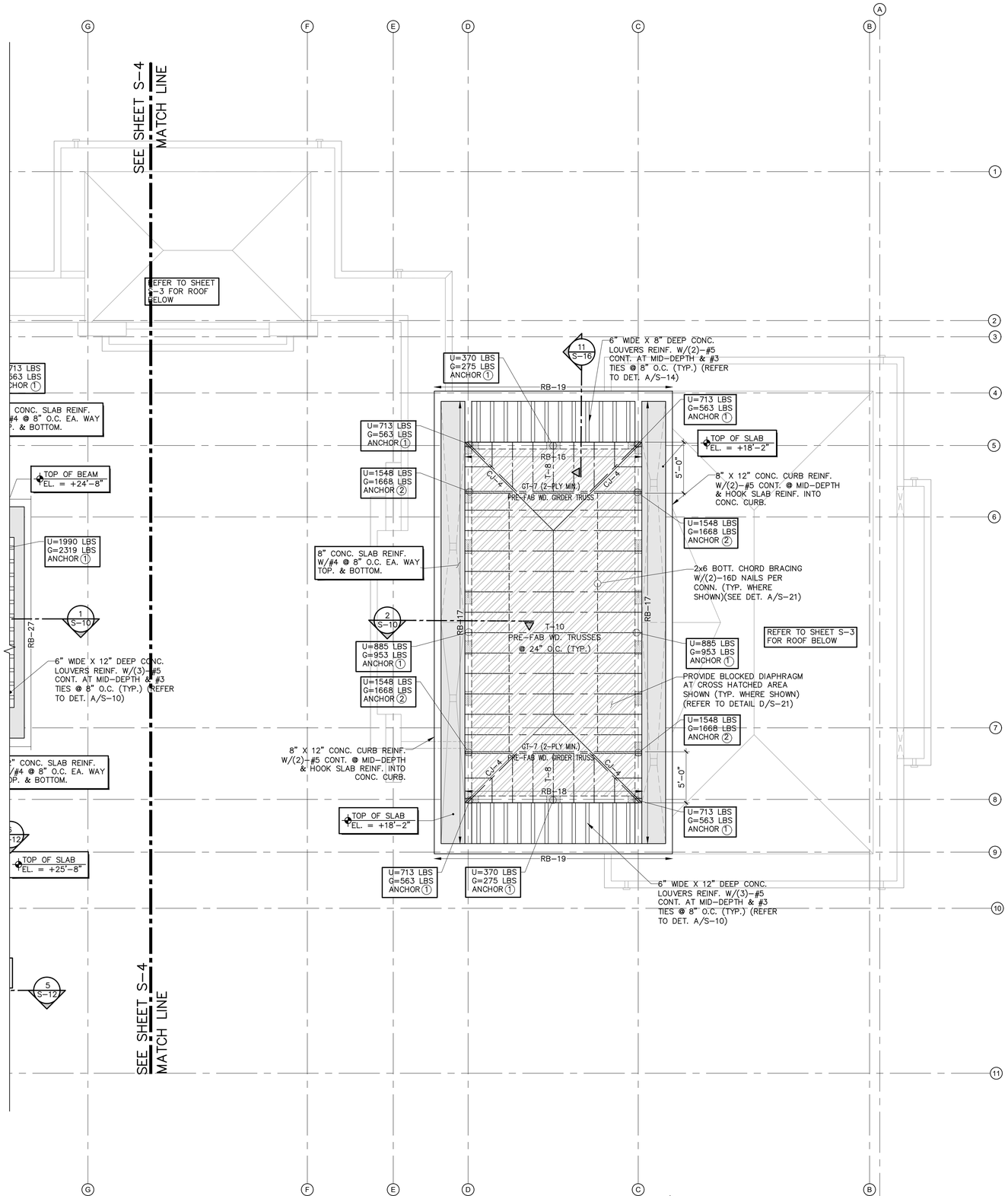
Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:
MR & MRS DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions
date 10.26.2021
issued
drawn M.V./M.M./R.P.
checked A.R
project no. 2024

sheet no.
S-4

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
S-4.pdf



PARTIAL ROOF FRAMING PLAN

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

ROOF ANCHOR & CONNECTOR SCHEDULE

ANCHOR	PRODUCT CODE	MANUFACTURER	ALLOW. GRAVITY	ALLOW. UPLIFT	SEAT/BEAM/LEDGER FAST. SCHEDULE	STRAP/JOIST/TRUSS FAST. SCHEDULE	L1 (POUNDS)	L2 (POUNDS)	PRODUCT APPROVAL	EXP. DATE
1	NVHTA-24	NU-VUE	N/A	2649	(6)-10Dx1½" NAILS	(18)-10Dx1½" NAILS	1575	2175	20-0901.05	5/22/2023
2	UGTS43	MITEK	N/A	7813	(2)-¾"x6" LONG WEDGE-BOLT	(8)-16D NAILS	N/A	N/A	FL 2033.1	12/31/2023
3	NVSTA-24	NU-VUE	N/A	1426	(6)-10Dx1½" NAILS	(9)-10Dx1½" NAILS	950	1430	20-0901.05	5/22/2023
4	NVRT-36	NU-VUE	N/A	991	(8)-¼"ø TAPCONS W/1½" PENETRATION	(7)-16D NAILS	N/A	N/A	20-0519.03	7/30/2025
5	NVTT-2	NU-VUE	N/A	1584	(6)-¼"ø TAPCONS W/1½" PENETRATION	(2)-10Dx1½" NAILS	465	N/A	20-0901.05	5/22/2023
6	HUS28	MITEK	4170	2990	(22)-16D NAILS	(8)-16D NAILS	N/A	N/A	FL 17232.6	10/31/2022
7	JUS28	MITEK	1110	1050	(6)-10Dx3" NAILS	(4)-10Dx3" NAILS	N/A	N/A	FL 17232.14	10/31/2022
8	PAU44	MITEK	6775	2265	(1)-⅝"ø x4" ANCHOR BOLT	(2)-½"ø THRU-BOLTS	N/A	N/A	FL 17239.12	10/31/2022
9	AB7	NU-VUE	573	573	(4)-10Dx1½" NAILS	(4)-10Dx1½" NAILS	794	N/A	20-0901.05	5/22/2023
10	HETA24	SIMPSON	N/A	1810	4" MIN. EMBEDMENT	(9)-10Dx1½" NAILS	340	770	FL 11473.3	12/31/2021

PRE-FABRICATED WOOD TRUSS NOTES:

1. THE TRUSS LAYOUTS SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS DESIGNER'S LAYOUT. THIS FRAMING SCHEME (DIRECTION OF TRUSSES, MAJOR G.T. BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE ENGINEER OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND AUTHORIZE STRUCTURAL REVISIONS ACCORDINGLY.
2. THE TRUSS MANUFACTURER'S DELEGATED ENGINEER SHALL PREPARE THE TRUSS SYSTEM SHOP DRAWINGS AND CALCULATIONS. FINAL SUBMITTALS SHALL BE SIGNED & SEALED BY A FLORIDA REGISTERED ENGINEER AND SUBMITTED TO THIS ENGINEER FOR REVIEW AND APPROVAL PRIOR TO SUBMITTING TO BUILDING DEPT. FOR TRUSS PERMITTING PROCESS.
3. TRUSS DESIGNER MUST PROVIDE ALL TRUSS TO TRUSS CONNECTIONS AS PART OF THEIR DESIGN AND SHOP DRAWINGS SUBMITTAL.
4. ALL TRUSSES SHALL BE SPACED AT 24" O.C. MAXIMUM AS SHOWN ON THESE DRAWINGS.
5. ALL GIRDER TRUSSES SHALL BE A MINIMUM 2 MEMBERS (2-PLY) AS SHOWN ON PLANS & FAST. W/1/2"ø A325 THRU-BOLTS @ 18" O.C. MAX. @ MID-DEPTH OR 16d NAILS @ 8" O.C. IN TWO ROWS STAGGERED W/1" EDGE DISTANCE (TYP. EA. FACE OF MULTI-PLY MEMBER).
6. FOR TRUSSES HAVING AN OVERALL LENGTH OF THE BOTTOM CHORD IN EXCESS OF 35 FEET OR 6 FEET OVERALL HEIGHT, ERECTION SHALL BE SUPERVISED BY THIS ENGINEER, PER FBC CHAPTER 23.
7. TEMPORARY BRACING SHALL BE REQUIRED DURING THE ERECTION OF ROOF TRUSSES TO KEEP TRUSSES IN A TRUE PLUMB POSITION AND TO PREVENT TOPPLING UNTIL THE ROOF SHEATHING IS ATTACHED. THE PROVISIONS FOR TEMPORARY BRACING SHOWN IN TPI/WTCA BCSI 1 SHALL BE USED FOR THIS BRACING REQUIREMENTS.

ROOF SHEATHING NOTES:

ALL ROOFING ACCESSORIES AND MATERIALS SHALL HAVE MIAMI-DADE COUNTY PRODUCT CONTROL APPROVAL AND MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND DIRECTIVES OF THE NOTICE OF ACCEPTANCE (NOA) ISSUED FOR EACH INDIVIDUAL PRODUCT OF THE SYSTEM, PER FBC REQUIREMENTS.

ROOF SHEATHING SHALL BE A.P.A. RATED STRUCTURAL GRADE I PLYWOOD CONTINUOUS OVER TWO OR MORE SPANS, FACE GRAIN PERPENDICULAR TO SUPPORTS, NOT LESS THAN 5/8" (19/32") EXTERIOR GLUE TYPE PLYWOOD SHEATHING AND SHALL HAVE MANUFACTURER'S PRODUCT STAMP CLEARLY VISIBLE. INSTALL SHEATHING IN ACCORDANCE WITH REQUIREMENTS OF FBC SECTION 2322.2. SHEATHING SHALL BE NAILED TO ROOF TRUSSES TO FORM A DIAPHRAGM USING 10d GALV. RING-SHANK NAILS (3"x0.135 MIN. SHANK DIA. AND RING OF 0.012 DIA. OR LARGER) AT 4" O.C. AT ROOF DIAPHRAGM BOUNDARY PANELS & AT 6" O.C. AT ALL OTHER PLYWOOD PANEL EDGES AND ALONG INTERMEDIATE FRAMING MEMBERS.

PLAN NOTES:

1. DATUM ELEVATION +0'-0" = +11.80' NGVD.
2. TYP. TIE-BEAM ELEVATION = +25'-8", U.O.N.
3. ALL PRE-FABRICATED WOOD TRUSSES SHALL BE SPACED AT 24" O.C. MAX.
4. REFER TO ROOF ANCHOR & CONNECTOR SCHEDULE ON THIS SHEET FOR TRUSS CONNECTORS USED FOR THE ROOF FRAMING CONNECTIONS TO SUPPORTING WALLS, COLUMNS & BEAMS.
5. ALL ANCHORS, CONNECTORS & FASTENERS USED TO SECURE THE ROOF FRAMING TO CONCRETE SHALL BE GALVANIZED.
6. COORDINATE W/ARCHITECTURAL & OTHER DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
7. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, DRAINS, DRAINAGE SLOPE, ETC. NOT SHOWN ON THIS PLAN.
8. BOTTOM CHORD LATERAL BRACING SHALL CONSIST OF 2x6 FAST. W/(2)-16d NAILS PER EACH CONNECTION TO TRUSS, AS SHOWN ON PLAN. (REFER TO DETAIL A/S-21.
9. COORDINATE ALL VAULTED CEILINGS & ATTIC ACCESS OPENING W/ARCHITECTURAL DRAWINGS.
10. ALL ROOF OVERHANGS SHALL BE PROVIDED WITH ⅝" CDX PLYWOOD SHEATHING @ UNDERSIDE OF TRUSSES & FAST W/10D RING-SHANK NAILS @ 6" O.C. PROVIDE 2x6 WD. BLOCKING BETWEEN TRUSSES TO ALLOW FASTENING OF PLYWOOD SHEATHING.

REFERENCE NOTES:

1. SEE GENERAL NOTES ON SHEET S-23.
2. SEE COMPONENT & CLADDING WIND PRESSURES ON SHEETS S-6 THRU S-8.
3. SEE STANDARD DETAILS ON SHEET S-18 THRU S-22.
4. SEE BEAM SCHEDULE ON SHEET S-9.
5. SEE COLUMN DETAILS ON SHEET S-9.

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2023.11.08 17:24:05-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

LEGEND:

- PARAPET WALLS
- CONCRETE WALL BELOW
- BOTTOM REINF.
- TOP REINF.

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHAT-SO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

ALEXANDER ROCHELL
FL. P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 - FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.3871 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

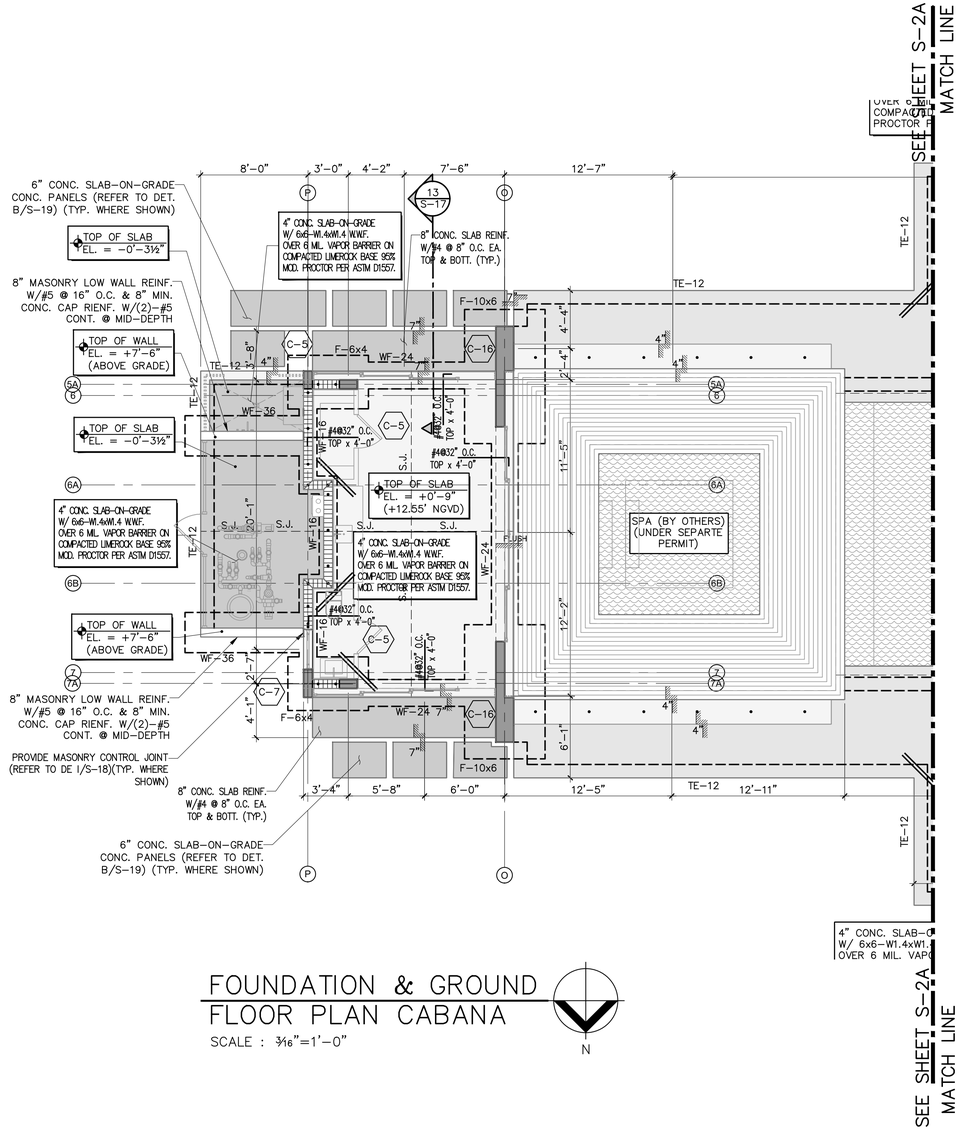
NEW RESIDENCE FOR:
MR & MRS DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions

date	10.26.2021
issued	
drawn	M.V/M.M/R.P
checked	A.R
project no.	2024

sheet no.
S-4A

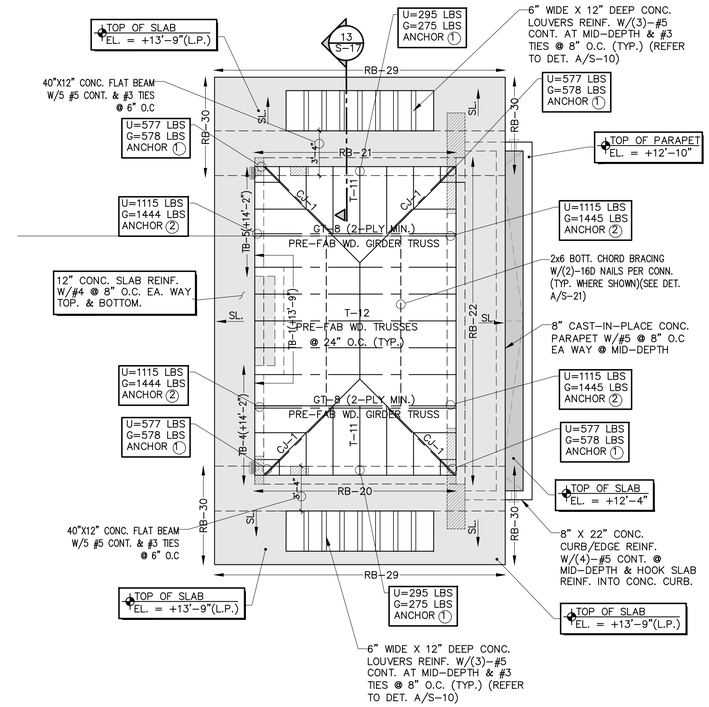
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
S-4A.pdf



FOUNDATION & GROUND FLOOR PLAN CABANA

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

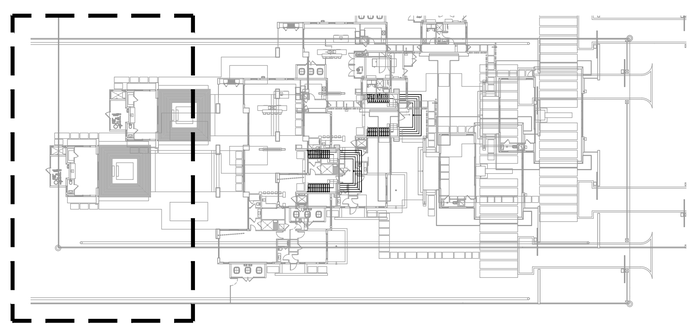
N



ROOF FRAMING PLAN CABANA

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

N



KEY PLAN

SCALE : N.T.S.

PLAN NOTES:

1. FINISH FLOOR ELEVATION = +0'-0" = +11.8' NGVD., U.O.N. COORDINATE W/ARCHITECTURAL DRAWINGS.
2. COORDINATE W/ARCHITECTURAL & OTHER DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
3. COORDINATE ALL WINDOW, DOOR AND OPENING LOCATIONS WITH ARCHITECTURAL DRAWINGS.
4. UNLESS OTHERWISE NOTED, VERTICAL WALL REINFORCEMENT SHALL BE AS FOLLOWS:
   - CABAN WALLS (ZONE 4) : #7 @ 32" O.C.
   - CABANA WALLS WITHIN 3'-0" OF CORERS (ZONE 5) : #7 @ 24" O.C.
   - - F'm= 1500 PSI.
5. TYPICAL WALL FOOTING ELEVATION = -4'-2", U.O.N. & TYPICAL ISOLATED FOOTING PADS ELEVATION = -4'-2", U.O.N.
6. ALL FOOTINGS SHALL BE CENTERED UNDER WALLS & COLUMNS, U.O.N. & SHALL BE A MIN. 12 BELOW GRADE PER FBC.
7. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, DRAINS, DRAINAGE SLOPE, ETC. NOT SHOWN.
8. ALLOWABLE SOIL BEARING PRESSURE IS 3000 PSF. REFER TO GENERAL NOTES AND GEOTECHNICAL REPORT.
9. GROUND FLOOR SLAB SHALL BE 4" CONCRETE SLAB-ON-GRADE REINF. W/6x6-W1.4xW1.4 W.W.F. OVER 6 MIL VAPOR BARRIER SUPPORTED ON COMPACTED LIMEROCK BASE 95% MODIFIED PROCTOR PER ASTM D1557 & FBC REQUIREMENTS.
10. CORNER BARS SHALL BE 2#4 x 3'-0" LONG, PLACED ON TOP THIRD OF SLAB W/FIRST BAR 2" FROM CORNER & NEXT BAR 12" APART (TYP. WHERE SHOWN).

TERMITE PROTECTION STATEMENT:

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER 2020 FBC.
A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES & LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES".

LEGEND:

- DENOTES PROPOSED CONCRETE FOOTINGS (REFER TO SCHEDULE)
- PROPOSED MASONRY WALLS
- PROPOSED CONCRETE COLUMNS
- SLAB EDGE

REFERENCE NOTES:

1. SEE GENERAL NOTES ON SHEET S-22.
2. SEE COMPONENT & CLADDING WIND PRESSURES ON SHEETS S-6 THRU S-8.
3. SEE STANDARD DETAILS ON SHEET S-18 THRU S-21.
4. SEE BEAM SCHEDULE ON SHEET S-9.
5. SEE COLUMN DETAILS ON SHEET S-9.

Digitally signed by Alexander Rochell
Contact Info:
Rochell Engineering
Date: 2023.11.08
17:24:24-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

ALEXANDER ROCHELL
FL P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 – FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8945 SW 63RD COURT
PINECREST, FLORIDA 33156

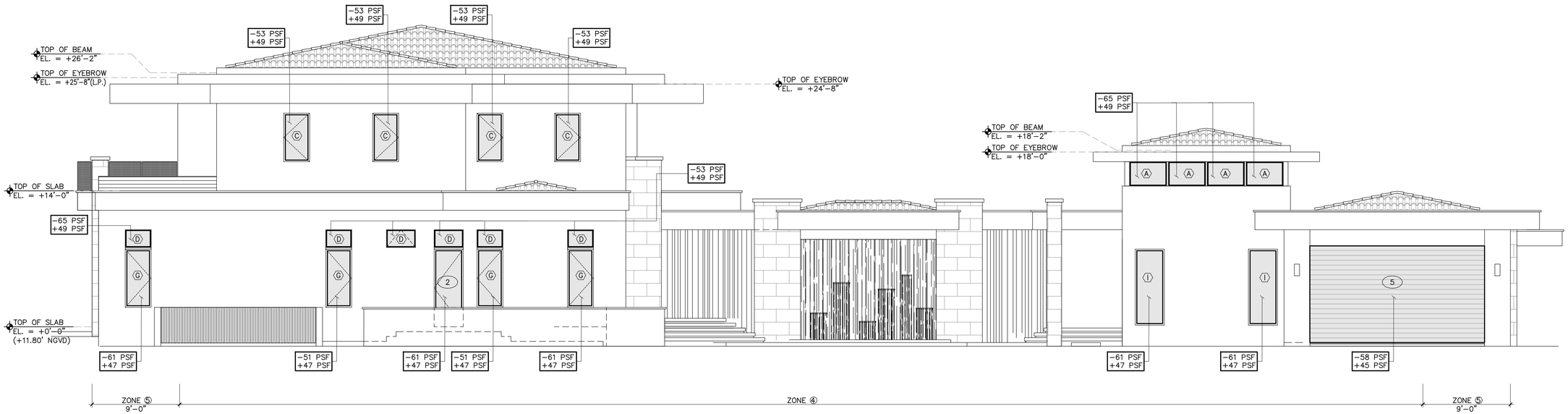
revisions

date 10.26.2021
issued
drawn M.V/M.M/R.P
checked A.R
project no. 2024

sheet no.

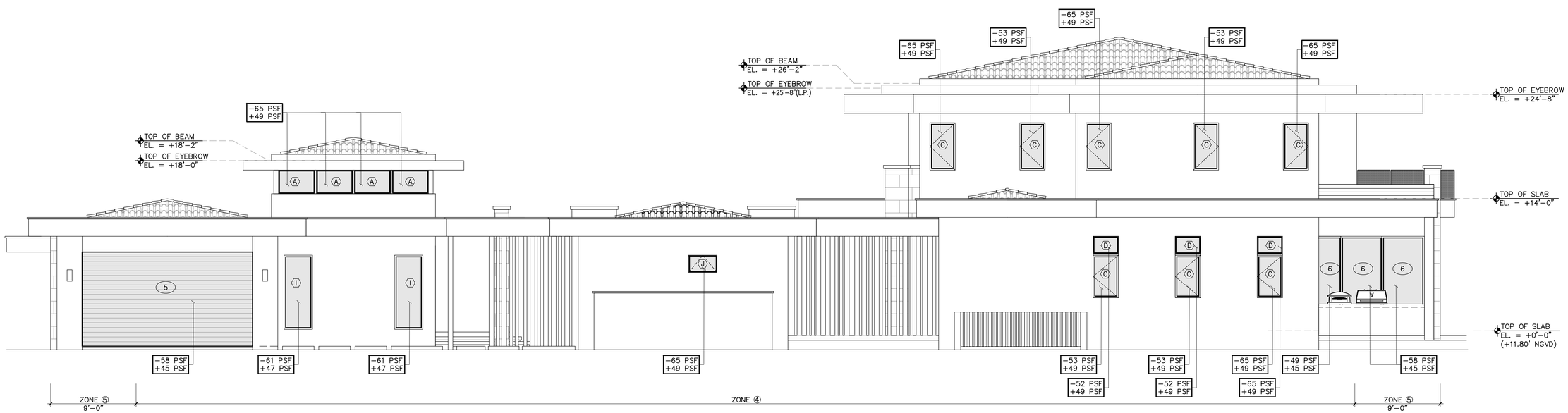
S-5

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
S-5.pdf



NORTH ELEVATION

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



SOUTH ELEVATION

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

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2023.11.08 17:24:41-05'00'

ALEXANDER ROCHELL
LICENSE
No. 60735
STATE OF FLORIDA
PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

ALEXANDER ROCHELL
FL P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 – FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 S.W. 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

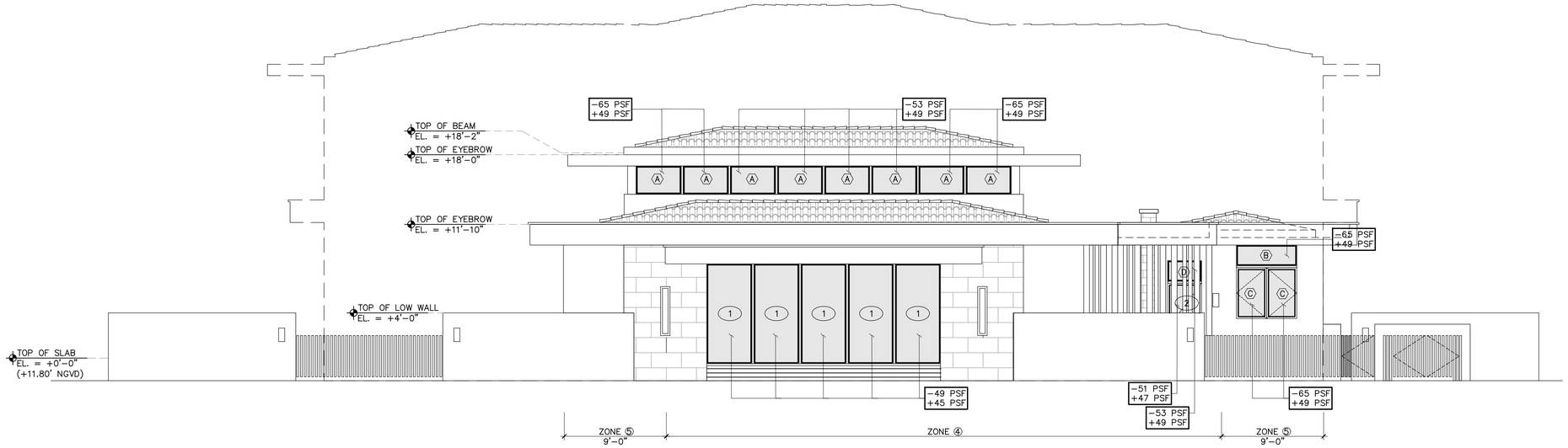
revisions	
1	
2	
3	
4	

date	10.26.2021
issued	
drawn	M.V./M.M./R.P.
checked	A.R.
project no.	2024

sheet no.

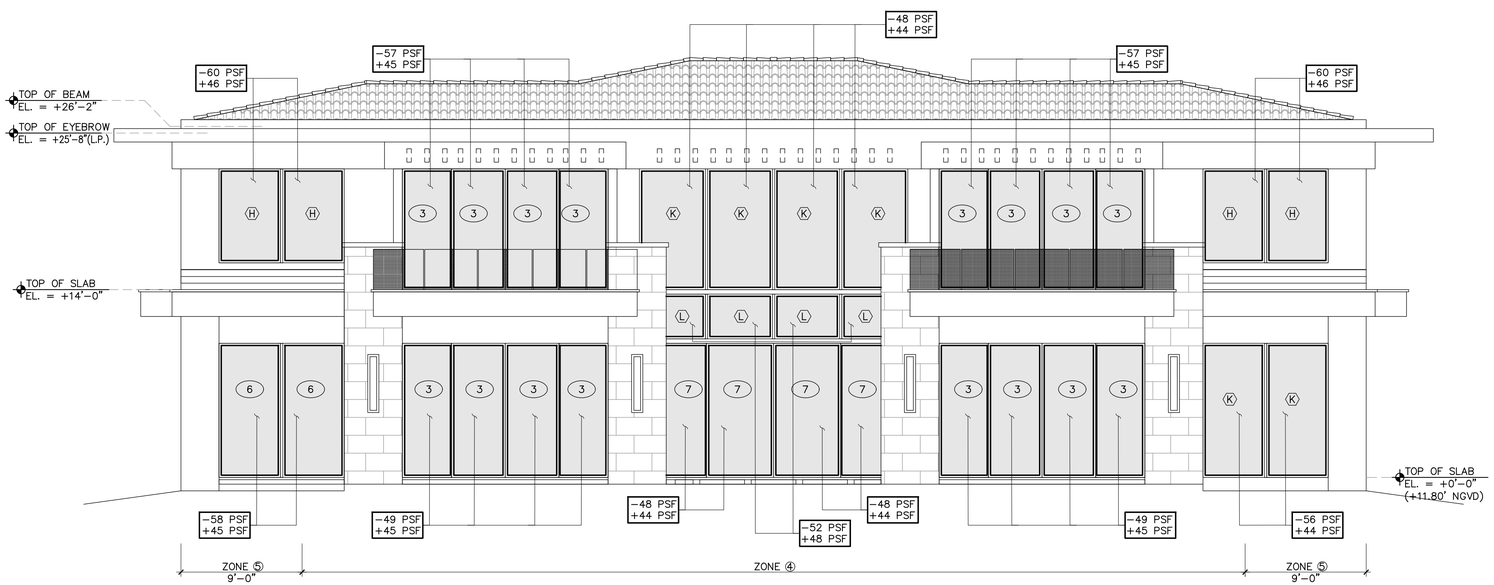
S-6

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
S-6.pdf



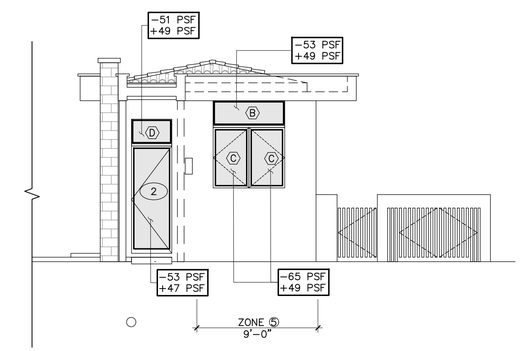
WEST ELEVATION

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



EAST ELEVATION

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

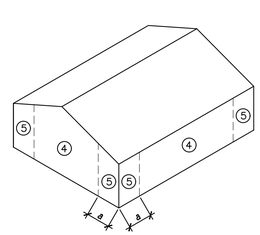


EAST ELEVATION

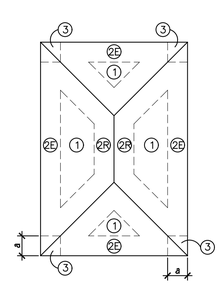
SCALE : 3/16"=1'-0"

WIND LOADS ON COMPONENTS & CLADDING						
ZONE	10 SQ. FT.	20 SQ. FT.	50 SQ. FT.	100 SQ. FT.	200 SQ. FT.	500 SQ. FT.
1	-61.1	-61.1	-54.4	-48.7	-48.7	-48.7
2E	-81.7	-75.1	-66.6	-58.8	-52.9	-52.9
2R	-106.4	-96.0	-82.8	-70.5	-61.1	-61.1
3	-81.7	-75.1	-66.6	-58.8	-52.9	-52.9
4	-2.8	-50.7	-47.9	-45.3	-43.2	-40.5
5	-65.2	-60.8	-55.3	-50.2	-46.0	-40.5
4 & 5	+48.7	+46.5	+43.8	+41.2	+39.1	+36.3

VALUES TO BE USED FOR ROOFING PRESSURES



WALLS



HIPPED ROOF 7°≤θ≤45°

a = 9'-0"

NOTES:

1. COMPONENT & CLADDING PRESSURES SHOWN HEREIN ARE GROSS & ARE BASED UPON Kd=0.85 & ALLOWABLE STRESS DESIGN METHOD (ASD) PER ASCE 7-16 & FLORIDA BUILDING CODE 2020 & SHALL NOT BE FURTHER REDUCED BY A FACTOR OF 0.6.
2. THESE PRESSURES ARE PROVIDED AS GENERAL GUIDELINES & ARE TO BE USED AS GENERAL INFORMATION & PERMIT ONLY.
3. IT IS THE RESPONSIBILITY OF THE WINDOW/DOOR MANUFACTURER AS A SPECIALTY ENGINEER TO CALCULATE & DETERMINE EA. WINDOW/DOOR WIND PRESSURES AS REQUIRED BY THE 2020 FBC CODE TO RESIST THE SPECIFIED DESIGN WIND PRESSURES SHOWN ON THIS PLAN.
4. ROCHELL ENGINEERING, INC. WILL NOT BE RESPONSIBLE FOR ANY DEFICIENCIES CREATED BY IMPROPER DESIGN, ERECTION, INSTALLATION OR OTHER OPERATIONS RELATED TO THE WINDOW/DOOR SYSTEM PART OF THIS PROJECT.
5. ALL EXTERIOR WINDOW & DOOR ASSEMBLY PRODUCT APPROVALS (NOA) SHALL BE SUBMITTED ALONG WITH THE CONTRACT DRAWINGS TO THE AGENCY HAVING JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

WIND LOADS PER ASCE 7-16 & 2020 FBC

THIS STRUCTURE HAS BEEN DESIGNED AS "ENCLOSED" & REQUIRES IMPACT RESISTANT GLASS OR SHUTTERS TO COMPLY WITH FBC SECTIONS 1609.1.2 & 1626

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2023.11.08 17:27:35-05'00'

ALEXANDER ROCHELL
LICENSE
No. 60735
STATE OF FLORIDA
PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

ALEXANDER ROCHELL
FL P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 - FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

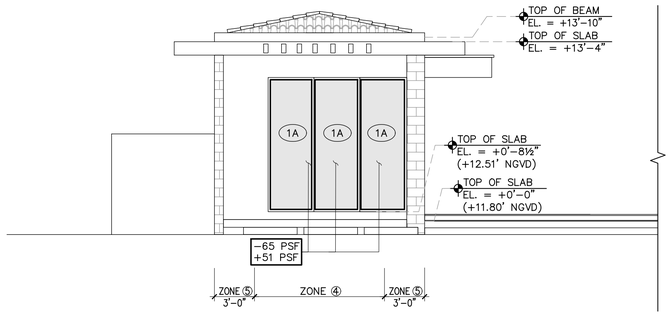
Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:
MR & MRS DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions
date 10.26.2021
issued
drawn M.Y/M.M/R.P
checked A.R
project no. 2024

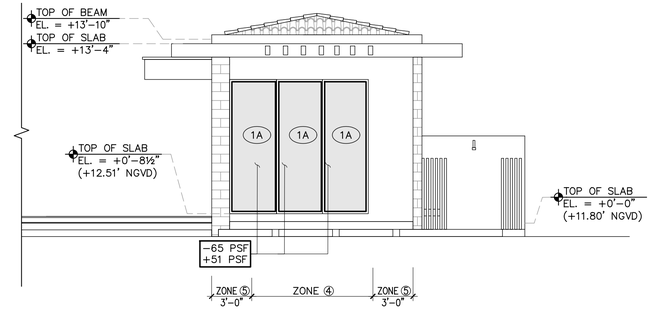
sheet no.
S-7

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
S-7.pdf



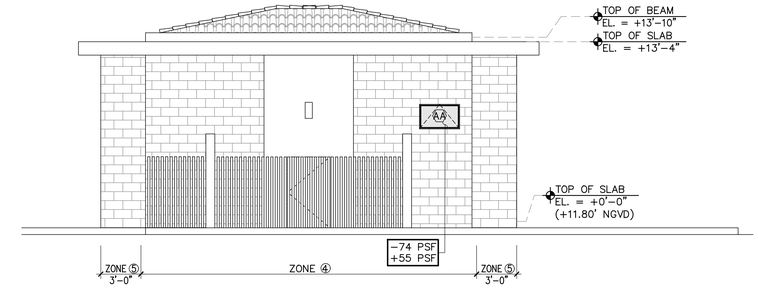
NORTH ELEVATION (CABANA)

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



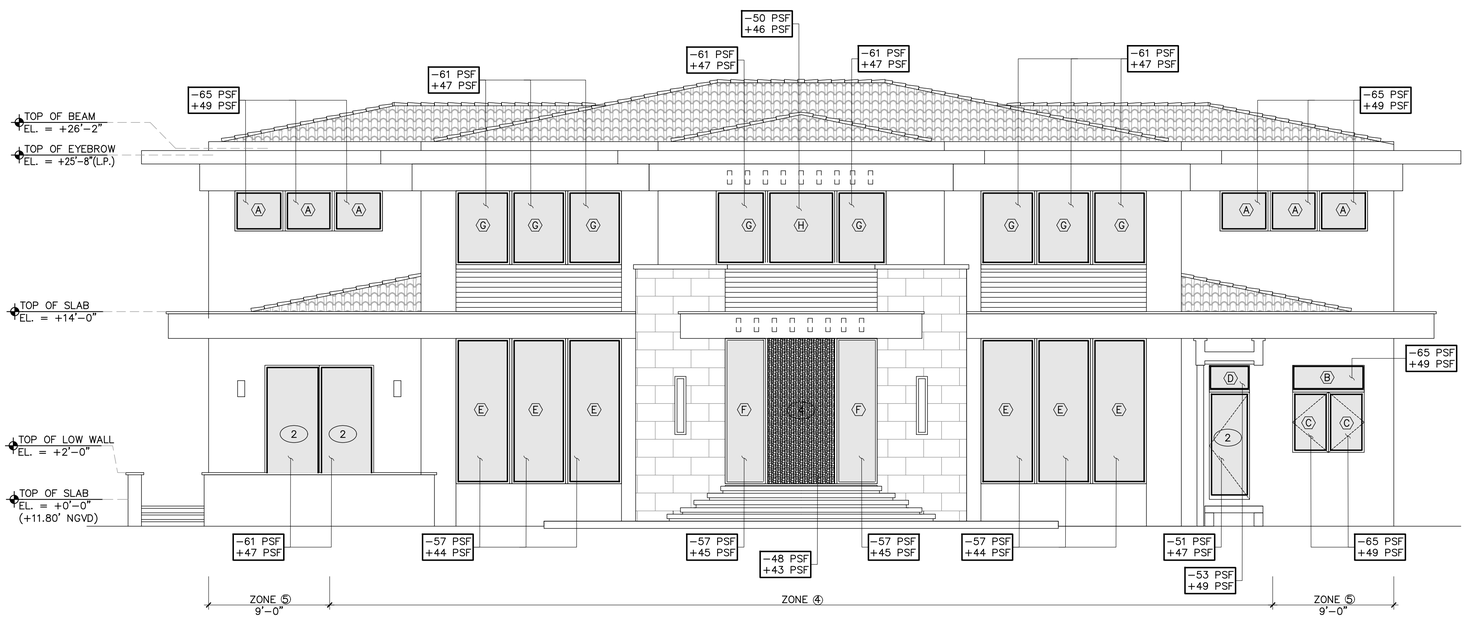
SOUTH ELEVATION (CABANA)

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



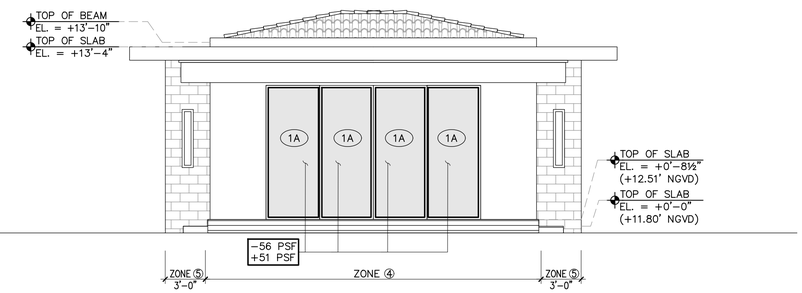
EAST ELEVATION (CABANA)

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



WEST ELEVATION (MAIN HOUSE)

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



WEST ELEVATION (CABANA)

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

WIND LOADS ON COMPONENTS & CLADDING (CABANA)

ZONE	10 SQ. FT.	20 SQ. FT.	50 SQ. FT.	100 SQ. FT.	200 SQ. FT.	500 SQ. FT.
1	-50.2	-50.2	-44.7	-40.1	-40.1	-40.1
2E	-67.1	-61.7	-54.8	-48.3	-43.5	-43.5
2R	-87.5	-87.9	-68.0	-57.9	-50.2	-50.2
3	-67.1	-61.7	-54.8	-48.3	-43.5	-43.5
4	-43.4	-41.6	-39.4	-37.3	-35.5	-33.2
5	-53.6	-50.0	-45.5	-41.2	-37.8	-33.2
4 & 5	+40.0	+38.2	+36.0	+33.9	+32.2	+29.9

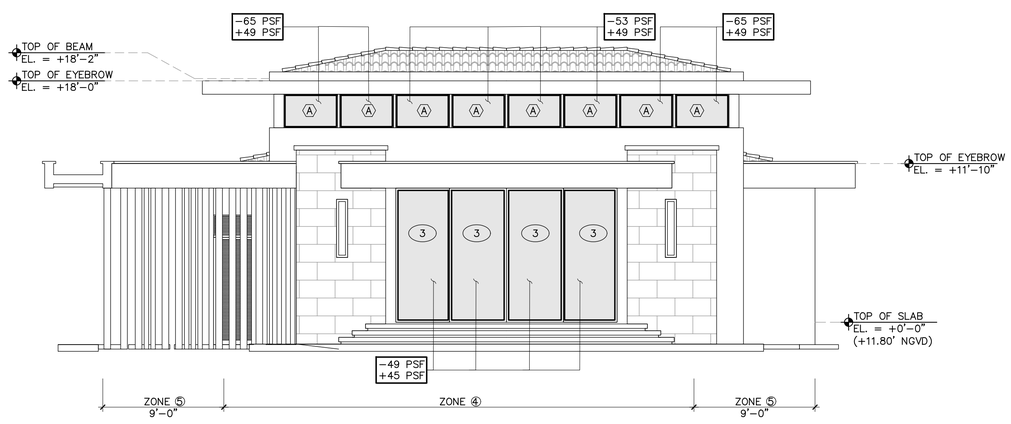
VALUES TO BE USED FOR ROOFING PRESSURES

NOTES:

1. COMPONENT & CLADDING PRESSURES SHOWN HEREIN ARE GROSS & ARE BASED UPON Kd=0.85 & ALLOWABLE STRESS DESIGN METHOD (ASD) PER ASCE 7-16 & FLORIDA BUILDING CODE 2020 & SHALL NOT BE FURTHER REDUCED BY A FACTOR OF 0.6.
2. THESE PRESSURES ARE PROVIDED AS GENERAL GUIDELINES & ARE TO BE USED AS GENERAL INFORMATION & PERMIT ONLY.
3. IT IS THE RESPONSIBILITY OF THE WINDOW/DOOR MANUFACTURER AS A SPECIALTY ENGINEER TO CALCULATE & DETERMINE EA. WINDOW/DOOR WIND PRESSURES AS REQUIRED BY THE 2020 FBC CODE TO RESIST THE SPECIFIED DESIGN WIND PRESSURES SHOWN ON THIS PLAN.
4. ROCHELL ENGINEERING, INC. WILL NOT BE RESPONSIBLE FOR ANY DEFICIENCIES CREATED BY IMPROPER DESIGN, ERECTION, INSTALLATION OR OTHER OPERATIONS RELATED TO THE WINDOW/DOOR SYSTEM PART OF THIS PROJECT.
5. ALL EXTERIOR WINDOW & DOOR ASSEMBLY PRODUCT APPROVALS (NOA) SHALL BE SUBMITTED ALONG WITH THE CONTRACT DRAWINGS TO THE AGENCY HAVING JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

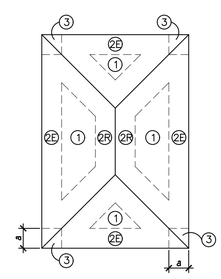
WIND LOADS PER ASCE 7-16 & 2020 FBC

THIS STRUCTURE HAS BEEN DESIGNED AS "ENCLOSED" & REQUIRES IMPACT RESISTANT GLASS OR SHUTTERS TO COMPLY WITH FBC SECTIONS 1609.1.2 & 1626

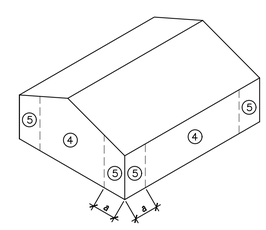


EAST ELEVATION (MAIN HOUSE)

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



HIPPED ROOF 7°≤θ≤45°



WALLS

a = 3'-0"

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2023.11.08 17:27:53-05'00'

ALEXANDER ROCHELL
LICENSE
No. 60735
STATE OF FLORIDA
PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

ALEXANDER ROCHELL
FL P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 - FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE. SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

date	10.26.2021
issued	
drawn	M.V/M.M/R.P
checked	A.R
project no.	2024

revisions

sheet no.

S-8

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
S-8.pdf

CONCRETE BEAM SCHEDULE

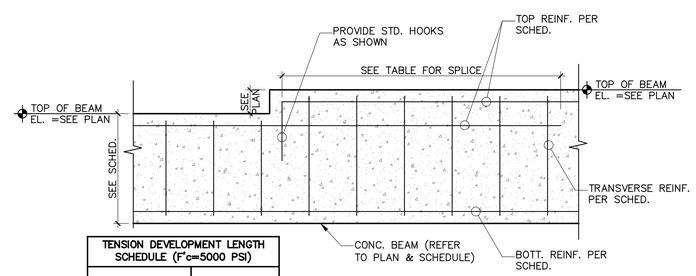
MARKS	SIZE W	SIZE D	TOP OF BEAM ELEVATION	REINFORCING BOT.	REINFORCING TOP	REINFORCING "S"	REINFORCING "E"	REINFORCING "C"	#3 TIES U.O.N. SPACING	REMARKS
TB–1	8	12	SEE PLAN	2#5	2#5				4#3 @ 12" O.C. E.E. REM. @ 24" O.C.	TYP. TIE–BEAM
TB–2	16	22	SEE PLAN	4#5	4#5				@ 8" O.C	
TB–3	8	24	SEE PLAN	2#5	2#5	*2#5			@ 10" O.C	*(1)–#5 EA. FACE @ MID–DEPTH
TB–4	8	16	SEE PLAN	2#7	2#7	*2#7			@ 8" O.C	*(1)–#7 EA. FACE @ MID–DEPTH (TYP. SILL BEAM)
TB–5	8	14	SEE PLAN	2#5	2#5				@ 8" O.C	
2B–1	8	44	+13'–8"	2#7	2#7	4#5*			@ 12" O.C	*(2)–#5 EA. FACE EQ. SPACED
2B–2	8	48	+14'–0"	2#7	2#7	4#5*			@ 12" O.C	*(2)–#5 EA. FACE EQ. SPACED
2B–3	16	22	+13'–10"	4#6	4#6				@ 8" O.C	
2B–4	12	18	+14'–0"	3#6	3#6				@ 6" O.C	
2B–5	12	24	+14'–0"	3#7	3#7				@ 10" O.C	
2B–6	8	32	+15'–0"	2#7	2#7				@ 12" O.C	
2B–7	20	22	+13'–10"	4#6	4#6				@ 8" O.C	
2B–8	8	24	+14'–0"	2#6	2#6				@ 10" O.C	
2B–9	8	14	+13'–2"	2#6	2#6				@ 6" O.C	
2B–10	8	44	+13'–8"	2#7	2#7	4#5*			@ 12" O.C	*(2)–#5 EA. FACE EQ. SPACED
2B–11	8	32	+15'–0"	2#7	2#7				@ 12" O.C	
2B–12	8	32	+15'–0"	2#7	2#7				@ 12" O.C	
2B–13	16	22	+13'–10"	4#6	4#6				@ 8" O.C	
2B–14	8	38	+15'–8"	2#7	2#7	2#5*			@ 12" O.C	*(1)–#5 EA. FACE @ MID–DEPTH
2B–15	8	48	+14'–0"	2#7	2#7	4#5*			@ 12" O.C	*(2)–#5 EA. FACE EQ. SPACED
2B–16	12	44	+13'–8"	3#7	3#7	4#5*			@ 12" O.C	*(2)–#5 EA. FACE EQ. SPACED
2B–17	12	20	+13'–8"	3#6	3#6				@ 8" O.C	
2B–18	12	20	+13'–8"	3#6	3#6				@ 8" O.C	
2B–19	12	20	+13'–8"	3#6	3#6				@ 8" O.C	
2B–20	20	22	+13'–10"	4#6	4#6				@ 8" O.C	
2B–21	8	20	+13'–8"	2#6	2#6				@ 8" O.C	
2B–22	8	20	+13'–8"	2#6	2#6				@ 8" O.C	
2B–23	8	20	+13'–8"	2#6	2#6				@ 8" O.C	
2B–24	8	20	+13'–8"	2#6	2#6				@ 8" O.C	
2B–25	8	22	+11'–10"	2#6	2#6				@ 8" O.C	
2B–26	8	24	+12'–0"	2#6	2#6				@ 10" O.C	
2B–27	8	22	+12'–0"	2#6	2#6				@ 8" O.C	
2B–28	12	36	+11'–4"	3#7	3#7	2#5*			@ 12" O.C	*(1)–#5 EA. FACE @ MID–DEPTH
2B–29	8	36	+11'–4"	2#7	2#7	2#5*			@ 12" O.C	*(1)–#5 EA. FACE @ MID–DEPTH
2B–30	8	54	+14'–6"	2#7	2#7	6#5*			@ 12" O.C	*(3)–#5 EA. FACE EQ. SPACED
2B–31	8	36	+11'–4"	2#7	2#7	2#5*			@ 12" O.C	*(1)–#5 EA. FACE @ MID–DEPTH
2B–32	8	54	+14'–6"	2#7	2#7	6#5*			@ 12" O.C	*(3)–#5 EA. FACE EQ. SPACED
2B–33	8	52	+14'–6"	2#7	2#7	6#5*			@ 12" O.C	*(3)–#5 EA. FACE EQ. SPACED
2B–34	8	50	+14'–6"	2#7	2#7	6#5*			@ 12" O.C	*(3)–#5 EA. FACE EQ. SPACED
2B–35	8	22	+11'–10"	2#6	2#6				@ 8" O.C	
2B–36	8	22	+11'–10"	2#6	2#6				@ 8" O.C	
2B–37	8	22	+13'–10"	2#7	2#7				@ 8" O.C	
2B–38	8	22	+13'–10"	2#7	2#7				@ 8" O.C	
2B–39	8	22	+11'–10"	2#6	2#6				@ 8" O.C	
2B–40	8	22	+11'–10"	2#6	2#6				@ 8" O.C	
2B–41	8	22	+11'–10"	2#6	2#6				@ 8" O.C	
2B–42	8	22	+11'–10"	2#6	2#6				@ 8" O.C	
2B–43	8	32	+15'–0"	2#7	2#7				@ 12" O.C	
2B–44	8	16	+14'–0"	2#5	2#5				@ 6" O.C	
2B–45	8	16	+14'–0"	2#5	2#5				@ 6" O.C	

NOTES:
1. DATUM ELEVATION, +0'–0"= +11.8'.
2. PROVIDE 135° HOOKS FOR ALL BEAM STIRRUPS, U.O.N.
3. BEAM REINFORCING SHALL BE CONTINUOUS AND LAPS FOR TOP AND BOTTOM REINFORCING SHALL BE STAGGERED.
4. PROVIDE MINIMUM 30"x30" CORNER BARS AT CORNERS AND INTERSECTIONS.
5. WHERE TIE–BEAM OCCURS ADJACENT TO A DESIGNED BEAM, THE TIE–BEAM REINFORCING SHALL BE EXTENDED A MINIMUM OF 36" INTO THE DESIGNED BEAM.

CONCRETE BEAM SCHEDULE

MARKS	SIZE W	SIZE D	TOP OF BEAM ELEVATION	REINFORCING BOT.	REINFORCING TOP	REINFORCING "S"	REINFORCING "E"	REINFORCING "C"	#3 TIES U.O.N. SPACING	REMARKS
RB–1	8/16	48/36	+26'–2"/+ 25'–8"	2#7	2#7	12#5*			@ 8" O.C	REFER TO SECTION 14/S–17
RB–2	8/16	42/36	+26'–2"/+ 25'–8"	3#7	3#7	6#5*			@ 8" O.C	REFER TO SECTION 8/S–14
RB–3	16	36	+25'–8"	4#6	4#6	2#5*			@ 10" O.C	*(1)–#5 EA. FACE @ MID–DEPTH
RB–4	8	22	+26'–2"	2#7	2#7				@ 8" O.C	
RB–5	8/20	42/24	+26'–2"/+ 24'–8"	2#7	2#7	10#5*			@ 8" O.C	REFER TO SECTION 4/S–11
RB–6	16	36	+25'–8"	4#6	4#6	2#5*			@ 10" O.C	*(1)–#5 EA. FACE @ MID–DEPTH
RB–7	8	22	+26'–2"	2#7	2#7				@ 8" O.C	
RB–8	8/16	42/36	+26'–2"/+ 25'–8"	3#7	3#7	6#5*			@ 8" O.C	
RB–9	8/16	42/36	+26'–2"/+ 25'–8"	3#7	3#7	6#5*			@ 8" O.C	
RB–10	8	42/36	+26'–2"/+ 25'–8"	3#7	3#7	6#5*			@ 8" O.C	REFER TO SECTION 5/S–12
RB–11	8/16	42/36	+26'–2"/+ 25'–8"	3#7	3#7	6#5*			@ 8" O.C	REFER TO SECTION 6/S–12
RB–12	20	24	+24'–8"	4#7	4#7	2#5*			@ 10" O.C	*(1)–#5 EA. FACE @ MID–DEPTH
RB–13	8/16	42/36	+26'–2"/+ 25'–8"	3#7	3#7	6#5*			@ 8" O.C	
RB–14	8/16	42/36	+26'–2"/+ 25'–8"	3#7	3#7	6#5*			@ 8" O.C	REFER TO SECTION 10/S–15
RB–15	8	26	+26'–2"	2#7	2#7	2#5*			@ 10" O.C	*(1)–#5 EA. FACE @ MID–DEPTH
RB–16	12	14	+18'–2"	3#6	3#6				@ 6" O.C	
RB–17	12	14	+18'–2"	3#6	3#6				@ 6" O.C	
RB–18	12	14	+18'–2"	3#6	3#6				@ 6" O.C	
RB–19	12	12	+18'–0"	3#6	3#6				@ 6" O.C	
RB–20	8/16	38/12	+14'–2"/+ 12'–0"	3#7	3#7	6#5*			@ 8" O.C	
RB–21	8/16	38/12	+14'–2"/+ 12'–0"	3#7	3#7	6#5*			@ 8" O.C	
RB–22	8/16	38/16	+14'–2"/+ 12'–4"	3#7	3#7	6#5*			@ 8" O.C	
RB–23	12	12	+25'–8"	3#6	3#6				@ 4" O.C	
RB–24	40	12	+25'–8"	8#6	8#6				@ 4" O.C	EXTENDED 63" REINF. INTO CONC. SLAB ADJACENT
RB–25	8	24	+24'–8"	2#6	2#6				@ 8" O.C	
RB–26	12	24	+24'–8"	3#6	3#6				@ 8" O.C	
RB–27	12	24	+24'–8"	3#6	3#6				@ 8" O.C	
RB–28	8/16	42/36	+26'–2"/+ 25'–8"	3#7	3#7	6#5*			@ 8" O.C	
RB–29	12	12	+13'–9"	3#6	3#6				@ 4" O.C	
RB–30	64	12	+13'–9"	9#5	9#5				@ 4" O.C	FLAT BEAM

NOTES:
1. DATUM ELEVATION, +0'–0"= +11.8'.
2. PROVIDE 135° HOOKS FOR ALL BEAM STIRRUPS, U.O.N.
3. BEAM REINFORCING SHALL BE CONTINUOUS AND LAPS FOR TOP AND BOTTOM REINFORCING SHALL BE STAGGERED.
4. PROVIDE MINIMUM 30"x30" CORNER BARS AT CORNERS AND INTERSECTIONS.
5. WHERE TIE–BEAM OCCURS ADJACENT TO A DESIGNED BEAM, THE TIE–BEAM REINFORCING SHALL BE EXTENDED A MINIMUM OF 36" INTO THE DESIGNED BEAM.



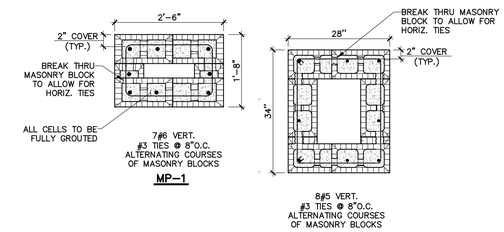
TENSION DEVELOPMENT LENGTH SCHEDULE (F'c=5000 PSI)	
REBAR SIZE	DEVELOPMENT LENGTH (INCHES)
#6	43
#7	63
#8	72
#9	81

STEPPED CONC. BEAM DETAIL (A)
SCALE: 1" = 1'–0"

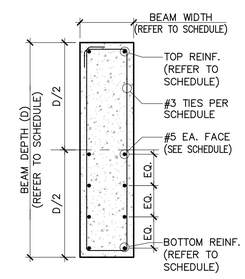
CONCRETE FOOTING SCHEDULE

MARK	ELEV. TOP OF FOOTING	WIDTH	THICK	REINFORCING CONTINOUS	REINFORCING TRANSVERSE	REMARKS
WF–16	–4'–2"	16" x CONT.	12"	2#5 CONT.	#5 @12" O.C.	WALL FOOTING
WF–24	–4'–2"	24" x CONT.	12"	3#5 CONT.	#5 @12" O.C.	WALL FOOTING
WF–36	–4'–2"	36" x CONT.	12"	4#5 CONT.	#5 @12" O.C.	WALL FOOTING
TE–8	SEE PLAN	12" x CONT.	8"	2#5 BOTT.	#5 @12" O.C.	THICKENED EDGE
TE–12	SEE PLAN	12" x CONT.	12"	2#5 BOTT.	#5 @12" O.C.	THICKENED EDGE
MF–24	SEE PLAN	24" x CONT.	12"	3#5 CONT.	#5 @12" O.C.	MONOLITHIC FOOTING
F–4.0	–4'–2"	4'–0"x4'–0"	16"	#5 @8" O.C. EA. WAY BOTT.		ISOLATED FOOTING
F–6.0	–4'–2"	6'–0"x6'–0"	16"	#5 @8" O.C. EA. WAY BOTT.	#5 @8" O.C. EA. WAY TOP	ISOLATED FOOTING
F–7.0	–4'–2"	7'–0"x7'–0"	16"	#5 @8" O.C. EA. WAY BOTT.	#5 @8" O.C. EA. WAY TOP	ISOLATED FOOTING
F–8.0	–4'–2"	8'–0"x8'–0"	16"	#6 @8" O.C. EA. WAY BOTT.	#6 @8" O.C. EA. WAY TOP	ISOLATED FOOTING
F–9.0	–4'–2"	9'–0"x9'–0"	24"	#6 @8" O.C. EA. WAY BOTT.	#6 @8" O.C. EA. WAY TOP	ISOLATED FOOTING
F–6x4	–4'–2"	6'–0"x4'–0"	16"	#6 @8" O.C. EA. WAY BOTT.	#6 @8" O.C. EA. WAY TOP	ISOLATED FOOTING
F–7x5	–4'–2"	7'–0"x5'–0"	16"	#6 @8" O.C. EA. WAY BOTT.	#6 @8" O.C. EA. WAY TOP	ISOLATED FOOTING
F–8x4	–4'–2"	8'–0"x4'–0"	16"	#6 @8" O.C. EA. WAY BOTT.	#6 @8" O.C. EA. WAY TOP	ISOLATED FOOTING
F–8x5	–4'–2"	8'–0"x5'–0"	16"	#6 @8" O.C. EA. WAY BOTT.	#6 @8" O.C. EA. WAY TOP	ISOLATED FOOTING
F–8x6	–4'–2"	8'–0"x6'–0"	16"	#6 @8" O.C. EA. WAY BOTT.	#6 @8" O.C. EA. WAY TOP	ISOLATED FOOTING
F–10x6	–4'–2"	10'–0"x6'–0"	16"	#6 @8" O.C. EA. WAY BOTT.	#6 @8" O.C. EA. WAY TOP	ISOLATED FOOTING

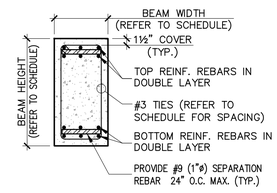
NOTE: DATUM ELEVATION, +0'–0" = +11.8' NGVD



MASONRY PIER DETAILS (B)
SCALE: ¾" = 1'–0"



DEEP BEAM DETAIL (C)
SCALE: ¾"=1'–0"



DOUBLE LAYER REINF. BEAM DETAIL (D)
SCALE: ¾"=1'–0"

Digitally signed by Alexander Rochell
Contact Info:
Rochell Engineering
Date: 2023.11.08 17:28:11-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHAT–SO–EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

ALEXANDER ROCHELL
FL P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 – FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE, SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

NEW RESIDENCE FOR:
MR & MRS DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions	
date	10.26.2021
issued	
drawn	M.V/M.M/R.P
checked	A.R
project no.	2024

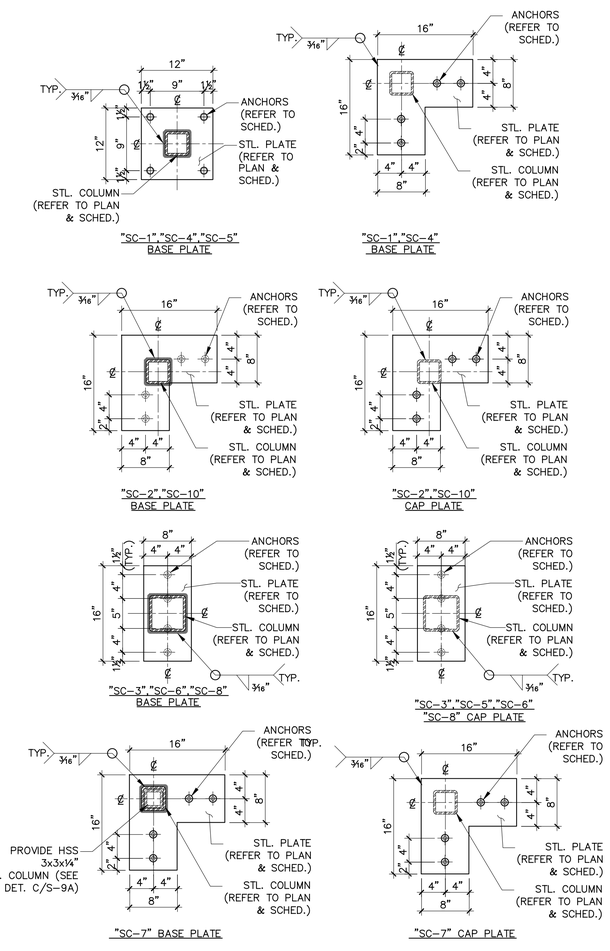
sheet no.
S-9

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
S-9.pdf

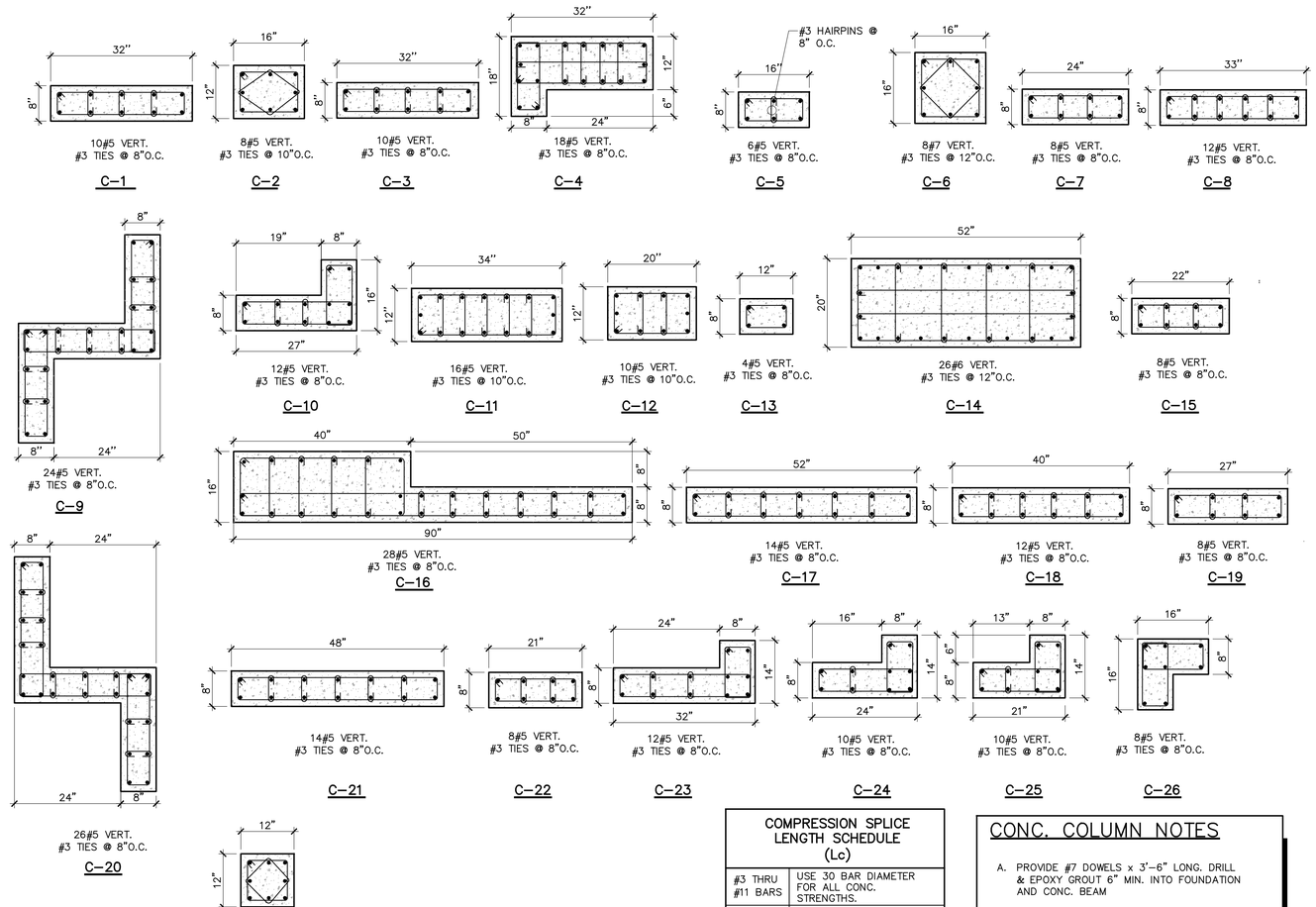
STEEL COLUMNS SCHEDULE

MARK	SIZE	BASE ℙ	CAP ℙ
SC–1	HSS 6x6x½	ℙ ¾"x12"x1'–0" STL. PLATE W/(4)–⅝"øx 12" LONG HEADED STUDS	ℙ ¾"x8"x16"x1'–4" STL. PLATE W/(4)–⅝"øx 8" LONG HEADED STUDS
SC–2	HSS 4x4x5/16	ℙ ¾"x8"x16x1'–4" STL. PLATE W/(4)–⅝"øx 12" LONG HEADED STUDS	ℙ ¾"x8"x16"x1'–4" STL. PLATE W/(4)–⅝"øx 8" LONG HEADED STUDS
SC–3	HSS 4x8x5/16	ℙ ¾"x8"x1'–4" STL. PLATE W/(4)–⅝"øx 12" LONG HEADED STUDS	ℙ ¾"x8"x1'–4" STL. PLATE W/(4)–⅝"øx 8" LONG HEADED STUDS
SC–4	HSS 4x4x5/16	ℙ ¾"x12"x1'–0" STL. PLATE W/(4)–⅝"øx 12" LONG HEADED STUDS	ℙ ¾"x8"x16"x1'–4" STL. PLATE W/(4)–⅝"øx 8" LONG HEADED STUDS
SC–5	HSS 4x4x5/16	ℙ ¾"x12"x1'–0" STL. PLATE W/(4)–⅝"øx 12" LONG HEADED STUDS	ℙ ¾"x8"x1'–4" STL. PLATE W/(4)–⅝"øx 8" LONG HEADED STUDS
SC–6	HSS 6x4x5/16	ℙ ¾"x8"x1'–4" STL. PLATE W/(4)–⅝"øx 8" LONG HEADED STUDS	ℙ ¾"x8"x1'–4" STL. PLATE W/(4)–⅝"øx 8" LONG HEADED STUDS
SC–7	HSS 4x4x3/8	ℙ ¾"x8"x16x1'–4" STL. PLATE W/(2)–⅝"øx 6" LONG HEADED STUDS (SEE DET. C/S–9A)	ℙ ¾"x8"x16"x1'–4" STL. PLATE W/(4)–⅝"øx 8" LONG HEADED STUDS
SC–8	HSS 4x4x5/16	ℙ ¾"x8"x1'–4" STL. PLATE W/(4)–⅝"øx 8" LONG HEADED STUDS (SEE DET. D/S–9A)	ℙ ¾"x8"x1'–4" STL. PLATE W/(4)–⅝"øx 8" LONG HEADED STUDS (SEE DET. D/S–9A)
SC–9	HSS 6x3x5/16	WELDED TO STL. BEAM (SEE DET. A/S–11)	WELDED TO STL. BEAM (SEE DET. A/S–11)
SC–10	HSS 6x4x3/8	ℙ ¾"x8"x16x1'–4" STL. PLATE W/(4)–⅝"øx 12" LONG HEADED STUDS	ℙ ¾"x8"x16"x1'–4" STL. PLATE W/(4)–⅝"øx 8" LONG HEADED STUDS

NOTE:
1. ALL STEEL COLUMNS SHALL BE GROUT FILLED.
2. PROVIDE PRESSURE RELIEF HOLES AT BOTTOM, TOP AND AT MID–HEIGHT.
3. SHOP WELD BASE AND CAP PLATES.
4. Fy= 46 KSI.
5. PROVIDE 2"x2" OPENING ON CAP PLATE FOR GROUT PLACEMENT.



STEEL PLATE DETAILS (A)
SCALE: 1"=1'–0"



CONCRETE COLUMN DETAILS (B)
SCALE: ¾" = 1'–0"

COMPRESSION SPLICE LENGTH SCHEDULE (Lc)	
#3 THRU #11 BARS	USE 30 BAR DIAMETER FOR ALL CONC. STRENGTHS.
#14 THRU #18 BARS	LAP SPLICE NOT PERMITTED; USE MECH. SPLICES PER ACI 318, SECTION 12.14.3

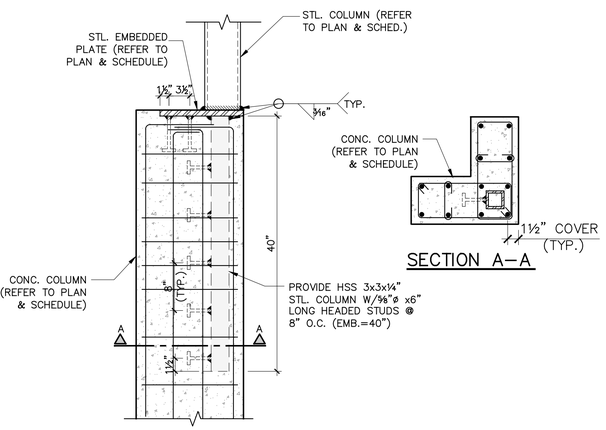
NOTE: #3 HAIRPINS TO MATCH SPACING OF TIES FOR EA. COLUMN.

CONC. COLUMN NOTES

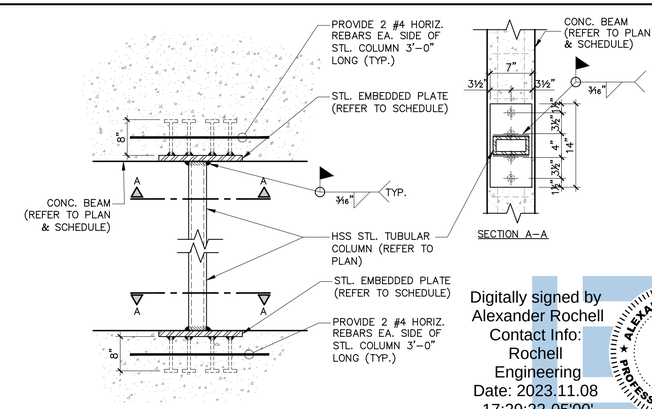
A. PROVIDE #7 DOWELS x 3'–6" LONG. DRILL & EPOXY GROUT 6" MIN. INTO FOUNDATION AND CONC. BEAM

B. PROVIDE #4 DOWELS @ 16" O.C. DRILL & EPOXY GROUT 4" MIN. INTO FULLY GROUTED CELL OR COLUMN.

C. ALL SPECIFIED EPOXY ADHESIVE MATERIAL SHALL BE "SET XP" EPOXY ADHESIVE MANUFACTURED BY SIMPSON STRONG–TIE CO. UNDER FL 16230–R1 PRODUCT APPROVAL



STL. COLUMN CONN. DETAIL (C)
SCALE : 1"=1'–0"



STL. COLUMN CONN. DETAIL (D)
SCALE : 1"=1'–0"

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2023.11.08 17:29:22-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROCHELL ENGINEERING, INC.

ALEXANDER ROCHELL
FL P.E. #60735
1500 NW 89th Court, Suite 212
Doral, Florida 33172
TEL: 305.649.4049 – FAX: 305.649.4149

ROCHELL ENGINEERING, INC
STRUCTURAL CONSULTING ENGINEERS
CERT. OF AUTHORIZATION No. 27054

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, LLC.
AA26002619
4990 SW 72ND AVE, SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

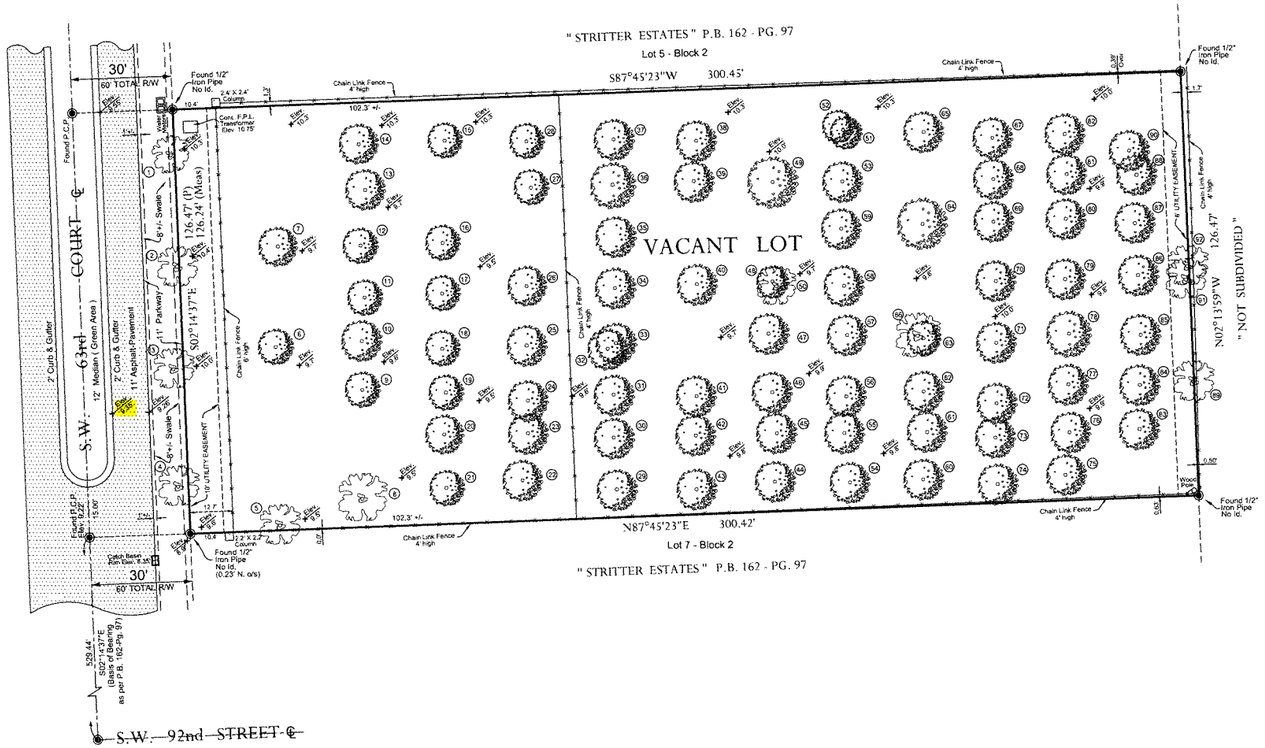
Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

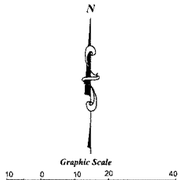
NEW RESIDENCE FOR:
MR & MRS DE LA CONCEPCION
8945 SW 63RD COURT
PINECREST, FLORIDA 33156

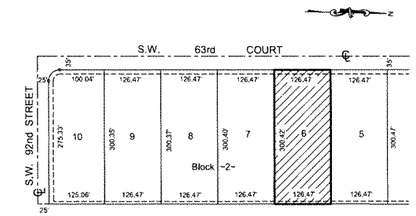
revisions	
date	10.26.2021
issued	
drawn	M.V/M.M/R.P
checked	A.R
project no.	2024

sheet no.
S-9A

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
S-9A.pdf







LOCATION MAP
Scale: 1" = 150'

LEGAL DESCRIPTION:

FOLIO #; 20-5001-053-0160
LOT 6, BLOCK 2, " STRITTER ESTATES ", ACCORDING TO THE PLAT THEREOF , AS RECORDED IN PLAT BOOK 162, AT PAGE 97, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:
JORGE DE LA CONCEPCION
DISNEYDI MARTINEZ

PROPERTY ADDRESS:
8965 S.W. 63rd COURT
PINECREST, FLORIDA 33156

FLOOD INSURANCE ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEV.
120425	0466	L	09-11-2009	X	N/A

TREE TABULATION

TREE No.	BOTANICAL NAME	COMMON NAME	HEIGHT	CANOPY	CALIPER (DBH)
1	QUERCUS VIGINIANA	LIVE OAK	35'	20'	1.5'
2	QUERCUS VIGINIANA	LIVE OAK	25'	25'	1.3'
3	QUERCUS VIGINIANA	LIVE OAK	35'	25'	1.5'
4	QUERCUS VIGINIANA	LIVE OAK	35'	25'	1.5'
5	QUERCUS VIGINIANA	LIVE OAK	30'	20'	1.3'
6	MANGIFERA INDICA	MANGO	30'	20'	1.0'
7	MANGIFERA INDICA	MANGO	30'	20'	1.0'
8	QUERCUS VIGINIANA	LIVE OAK	30'	25'	1.0'
9	MANGIFERA INDICA	MANGO	30'	20'	1.0'
10	MANGIFERA INDICA	MANGO	30'	20'	1.0'
11	MANGIFERA INDICA	MANGO	30'	20'	1.0'
12	MANGIFERA INDICA	MANGO	30'	20'	1.0'
13	MANGIFERA INDICA	MANGO	30'	20'	1.0'
14	MANGIFERA INDICA	MANGO	30'	20'	1.0'
15	MANGIFERA INDICA	MANGO	30'	20'	1.0'
16	MANGIFERA INDICA	MANGO	30'	20'	1.0'
17	MANGIFERA INDICA	MANGO	30'	20'	1.0'
18	MANGIFERA INDICA	MANGO	30'	20'	1.0'
19	MANGIFERA INDICA	MANGO	30'	20'	1.0'
20	MANGIFERA INDICA	MANGO	30'	20'	1.0'
21	MANGIFERA INDICA	MANGO	30'	20'	1.0'
22	MANGIFERA INDICA	MANGO	30'	20'	1.0'
23	MANGIFERA INDICA	MANGO	30'	20'	1.0'
24	MANGIFERA INDICA	MANGO	30'	20'	1.0'
25	MANGIFERA INDICA	MANGO	30'	20'	1.0'
26	MANGIFERA INDICA	MANGO	30'	20'	1.0'
27	MANGIFERA INDICA	MANGO	30'	20'	1.0'
28	MANGIFERA INDICA	MANGO	30'	20'	1.0'
29	MANGIFERA INDICA	MANGO	30'	20'	1.0'
30	MANGIFERA INDICA	MANGO	30'	20'	1.0'
31	MANGIFERA INDICA	MANGO	30'	20'	1.0'

TREE TABULATION

TREE No.	BOTANICAL NAME	COMMON NAME	HEIGHT	CANOPY	CALIPER (DBH)
32	MANGIFERA INDICA	MANGO	30'	20'	1.0'
33	MANGIFERA INDICA	MANGO	30'	20'	1.0'
34	MANGIFERA INDICA	MANGO	30'	20'	1.0'
35	MANGIFERA INDICA	MANGO	30'	20'	1.0'
36	MANGIFERA INDICA	MANGO	30'	20'	1.0'
37	MANGIFERA INDICA	MANGO	30'	20'	1.0'
38	MANGIFERA INDICA	MANGO	30'	20'	1.0'
39	MANGIFERA INDICA	MANGO	30'	20'	1.0'
40	MANGIFERA INDICA	MANGO	30'	20'	1.0'
41	MANGIFERA INDICA	MANGO	30'	20'	1.0'
42	MANGIFERA INDICA	MANGO	30'	20'	1.0'
43	MANGIFERA INDICA	MANGO	30'	20'	1.0'
44	MANGIFERA INDICA	MANGO	30'	20'	1.0'
45	MANGIFERA INDICA	MANGO	30'	20'	1.0'
46	MANGIFERA INDICA	MANGO	30'	20'	1.0'
47	MANGIFERA INDICA	MANGO	30'	20'	1.0'
48	MANGIFERA INDICA	MANGO	30'	20'	1.0'
49	MANGIFERA INDICA	MANGO	30'	20'	1.0'
50	QUERCUS VIGINIANA	LIVE OAK	35'	25'	1.5'
51	MANGIFERA INDICA	MANGO	30'	20'	1.0'
52	MANGIFERA INDICA	MANGO	30'	20'	1.0'
53	MANGIFERA INDICA	MANGO	30'	20'	1.0'
54	MANGIFERA INDICA	MANGO	30'	20'	1.0'
55	MANGIFERA INDICA	MANGO	30'	20'	1.0'
56	MANGIFERA INDICA	MANGO	30'	20'	1.0'
57	MANGIFERA INDICA	MANGO	30'	20'	1.0'
58	MANGIFERA INDICA	MANGO	30'	20'	1.0'
59	MANGIFERA INDICA	MANGO	30'	20'	1.0'
60	MANGIFERA INDICA	MANGO	30'	20'	1.0'
61	MANGIFERA INDICA	MANGO	30'	20'	1.0'
62	MANGIFERA INDICA	MANGO	30'	20'	1.0'

TREE TABULATION

TREE No.	BOTANICAL NAME	COMMON NAME	HEIGHT	CANOPY	CALIPER (DBH)
63	MANGIFERA INDICA	MANGO	30'	20'	1.0'
64	MANGIFERA INDICA	MANGO	30'	20'	1.0'
65	MANGIFERA INDICA	MANGO	30'	20'	1.0'
66	QUERCUS VIGINIANA	LIVE OAK	30'	20'	1.0'
67	MANGIFERA INDICA	MANGO	30'	20'	1.0'
68	MANGIFERA INDICA	MANGO	30'	20'	1.0'
69	MANGIFERA INDICA	MANGO	30'	20'	1.0'
70	MANGIFERA INDICA	MANGO	30'	20'	1.0'
71	MANGIFERA INDICA	MANGO	30'	20'	1.0'
72	MANGIFERA INDICA	MANGO	30'	20'	1.0'
73	MANGIFERA INDICA	MANGO	30'	20'	1.0'
74	MANGIFERA INDICA	MANGO	30'	20'	1.0'
75	MANGIFERA INDICA	MANGO	30'	20'	1.0'
76	MANGIFERA INDICA	MANGO	30'	20'	1.0'
77	MANGIFERA INDICA	MANGO	30'	20'	1.0'
78	MANGIFERA INDICA	MANGO	30'	20'	1.0'
79	MANGIFERA INDICA	MANGO	30'	20'	1.0'
80	MANGIFERA INDICA	MANGO	30'	20'	1.0'
81	MANGIFERA INDICA	MANGO	30'	20'	1.0'
82	MANGIFERA INDICA	MANGO	30'	20'	1.0'
83	MANGIFERA INDICA	MANGO	30'	20'	1.0'
84	MANGIFERA INDICA	MANGO	30'	20'	1.0'
85	MANGIFERA INDICA	MANGO	30'	20'	1.0'
86	MANGIFERA INDICA	MANGO	30'	20'	1.0'
87	MANGIFERA INDICA	MANGO	30'	20'	1.0'
88	MANGIFERA INDICA	MANGO	30'	20'	1.0'
89	QUERCUS VIGINIANA	LIVE OAK	30'	20'	1.0'
90	MANGIFERA INDICA	MANGO	30'	20'	1.0'
91	QUERCUS VIGINIANA	LIVE OAK	25'	25'	1.3'
92	QUERCUS VIGINIANA	LIVE OAK	35'	25'	1.5'

SURVEYOR'S NOTES :

1-Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any ,affecting this property.
2-Location and indentification of Utilities if any, are shown in accordance with recorded Plat.
3-Ownership is subject to OPINION OF TITLE.
4-Type of Survey. "BOUNDARY VSURVEY".
5-This survey is not Valid unless Signed and Sealed by the Surveyor of Record.
6-All Right of Ways shown are Public unless otherwise noted.
7- Lands Surveyed as described.
8- No underground Installations On Improvements Have been Located ,Except As Noted.

SOURCE ELEVATION PROVIDED BY DADE COUNTY SURVEY DEPARMENT RELATIVE TO MEAN SEA LEVEL NATIONAL GEODETIC VERTICAL DATUM OF 1929

LOCATOR INDEX: 5010 *BENCHMARK No: T-601-R* *ELEVATION:10.30'*

NOTE: THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

COPYRIGHT ROBERTO BRIZUELA & ASSOCIATES,INC.

ROBERTO R BRIZUELA
License Number 3064
STATE OF FLORIDA
Professional Surveyor and Mapper

ROBERTO R BRIZUELA
Digitally signed by ROBERTO R BRIZUELA
Date: 2025.05.09 17:26:00 -07'00'

CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED " SKETCH OF SURVEY " OF THE ABOVE DESCRIBED PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION AND THAT THERE ARE NO ENCROACHMENTS OTHER THAN THOSE SHOWN, AND MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF FLORIDA STATUTES.

SIGNED: _____
BY: *ROBERTO R. BRIZUELA* *FOR THE FIRM*
PROFESSIONAL SURVEYOR AND MAPPER *LICENSE NUMBER 3064 STATE OF FLORIDA*

" L E G E N D "

P.B.M. -PERMANENT REFERENCE MONUMENT
P.C.P. -PERMANENT CONTROL POINT
F.I.P. -FOUND IRON PIPE
S.I.P. -SET IRON PIPE 1/2" STAMPED
F.D.H. -FOUND DRILL HOLE
S.D.H. -SET DRILL HOLE
S.D.H. -SET DRILL HOLE
C/L -CENTER LINE
RES -RESIDENCE
L.F.E. -LOWEST FLOOR ELEVATION
U.E. -UTILITY EASEMENT
W.F. -WOOD FENCE
M -MEASURE
R -RECORD
S.N.D. -SET NAIL & DISC STAMPED P.L.S.
F.N.D. -FOUND NAIL & DISC
C.B.S. -CONCRETE BLOCK STRUCTURE
ENC. -ENCROACHMENT
CL -CLEAR
R/W -RIGHT OF WAY
C.L.F. -CHAIN LINK FENCE

THIS SURVEY IS NOT VALID UNLESS SIGNED AND SEALED BY THE SURVEYOR OF RECORD

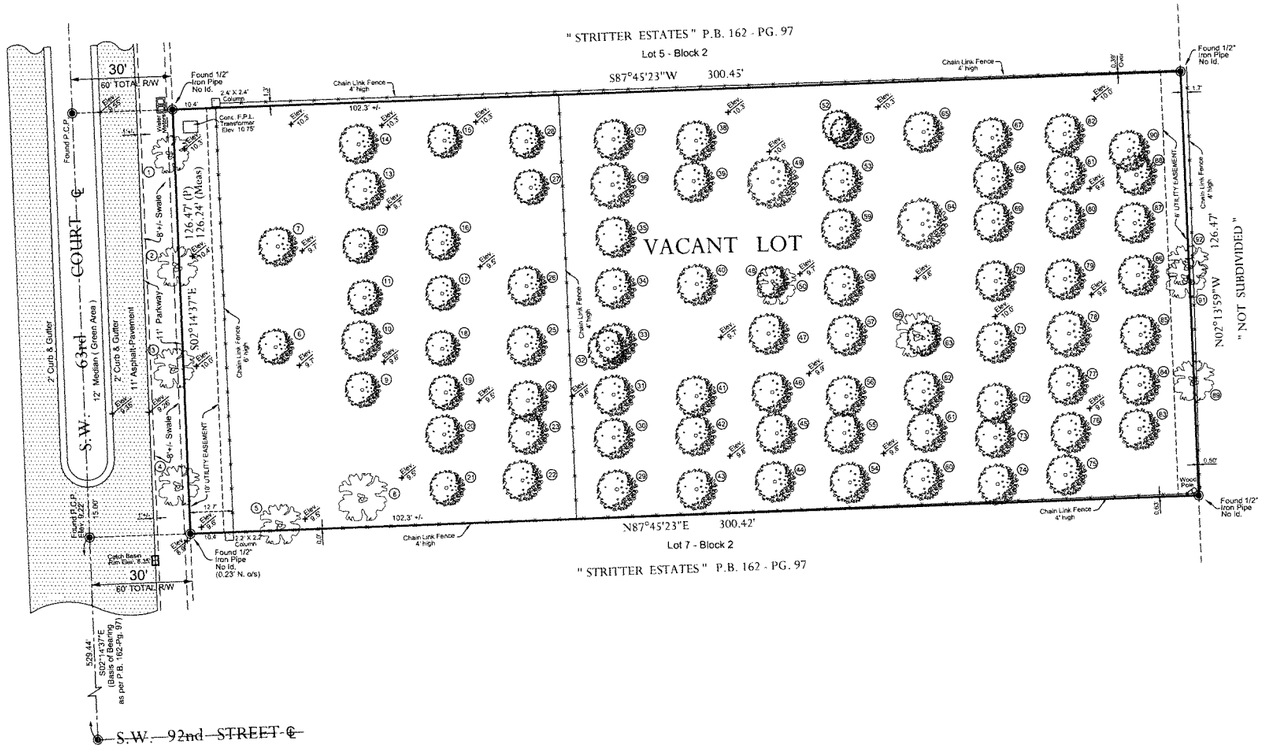
" SKETCH OF BOUNDARY & TREE SURVEY "

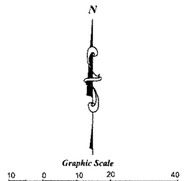
Scale: 1" = 20'

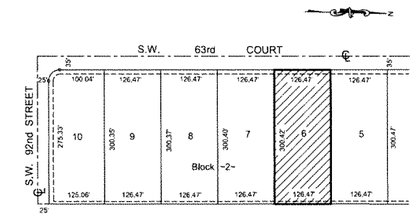
ROBERTO R. BRIZUELA & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER
7315 WEST FLAGLER STREET, MIAMI, FLORIDA 33144
FAX: (305) 551 - 4393

Field Book Files/Data colector	Field Work Date:	Revision 1:	Job No.
10/03/2023	09/29/2023	10/03/2023	21-05-72

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
SS Survey.pdf







LOCATION MAP
Scale: 1" = 150'

LEGAL DESCRIPTION:

FOLIO #; 20-5001-053-0160
LOT 6, BLOCK 2, " STRITTER ESTATES ", ACCORDING TO THE PLAT THEREOF , AS RECORDED IN PLAT BOOK 162, AT PAGE 97, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:
JORGE DE LA CONCEPCION
DISNEYDI MARTINEZ

PROPERTY ADDRESS:
8965 S.W. 63rd COURT
PINECREST, FLORIDA 33156

FLOOD INSURANCE ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEV.
120425	0466	L	09-11-2009	X	N/A

TREE TABULATION

TREE No.	BOTANICAL NAME	COMMON NAME	HEIGHT	CANOPY	CALIPER (DBH)
1	QUERCUS VIGINIANA	LIVE OAK	35'	20'	1.5'
2	QUERCUS VIGINIANA	LIVE OAK	25'	25'	1.3'
3	QUERCUS VIGINIANA	LIVE OAK	35'	25'	1.5'
4	QUERCUS VIGINIANA	LIVE OAK	35'	25'	1.5'
5	QUERCUS VIGINIANA	LIVE OAK	30'	20'	1.3'
6	MANGIFERA INDICA	MANGO	30'	20'	1.0'
7	MANGIFERA INDICA	MANGO	30'	20'	1.0'
8	QUERCUS VIGINIANA	LIVE OAK	30'	25'	1.0'
9	MANGIFERA INDICA	MANGO	30'	20'	1.0'
10	MANGIFERA INDICA	MANGO	30'	20'	1.0'
11	MANGIFERA INDICA	MANGO	30'	20'	1.0'
12	MANGIFERA INDICA	MANGO	30'	20'	1.0'
13	MANGIFERA INDICA	MANGO	30'	20'	1.0'
14	MANGIFERA INDICA	MANGO	30'	20'	1.0'
15	MANGIFERA INDICA	MANGO	30'	20'	1.0'
16	MANGIFERA INDICA	MANGO	30'	20'	1.0'
17	MANGIFERA INDICA	MANGO	30'	20'	1.0'
18	MANGIFERA INDICA	MANGO	30'	20'	1.0'
19	MANGIFERA INDICA	MANGO	30'	20'	1.0'
20	MANGIFERA INDICA	MANGO	30'	20'	1.0'
21	MANGIFERA INDICA	MANGO	30'	20'	1.0'
22	MANGIFERA INDICA	MANGO	30'	20'	1.0'
23	MANGIFERA INDICA	MANGO	30'	20'	1.0'
24	MANGIFERA INDICA	MANGO	30'	20'	1.0'
25	MANGIFERA INDICA	MANGO	30'	20'	1.0'
26	MANGIFERA INDICA	MANGO	30'	20'	1.0'
27	MANGIFERA INDICA	MANGO	30'	20'	1.0'
28	MANGIFERA INDICA	MANGO	30'	20'	1.0'
29	MANGIFERA INDICA	MANGO	30'	20'	1.0'
30	MANGIFERA INDICA	MANGO	30'	20'	1.0'
31	MANGIFERA INDICA	MANGO	30'	20'	1.0'

TREE TABULATION

TREE No.	BOTANICAL NAME	COMMON NAME	HEIGHT	CANOPY	CALIPER (DBH)
32	MANGIFERA INDICA	MANGO	30'	20'	1.0'
33	MANGIFERA INDICA	MANGO	30'	20'	1.0'
34	MANGIFERA INDICA	MANGO	30'	20'	1.0'
35	MANGIFERA INDICA	MANGO	30'	20'	1.0'
36	MANGIFERA INDICA	MANGO	30'	20'	1.0'
37	MANGIFERA INDICA	MANGO	30'	20'	1.0'
38	MANGIFERA INDICA	MANGO	30'	20'	1.0'
39	MANGIFERA INDICA	MANGO	30'	20'	1.0'
40	MANGIFERA INDICA	MANGO	30'	20'	1.0'
41	MANGIFERA INDICA	MANGO	30'	20'	1.0'
42	MANGIFERA INDICA	MANGO	30'	20'	1.0'
43	MANGIFERA INDICA	MANGO	30'	20'	1.0'
44	MANGIFERA INDICA	MANGO	30'	20'	1.0'
45	MANGIFERA INDICA	MANGO	30'	20'	1.0'
46	MANGIFERA INDICA	MANGO	30'	20'	1.0'
47	MANGIFERA INDICA	MANGO	30'	20'	1.0'
48	MANGIFERA INDICA	MANGO	30'	20'	1.0'
49	MANGIFERA INDICA	MANGO	30'	20'	1.0'
50	QUERCUS VIGINIANA	LIVE OAK	35'	25'	1.5'
51	MANGIFERA INDICA	MANGO	30'	20'	1.0'
52	MANGIFERA INDICA	MANGO	30'	20'	1.0'
53	MANGIFERA INDICA	MANGO	30'	20'	1.0'
54	MANGIFERA INDICA	MANGO	30'	20'	1.0'
55	MANGIFERA INDICA	MANGO	30'	20'	1.0'
56	MANGIFERA INDICA	MANGO	30'	20'	1.0'
57	MANGIFERA INDICA	MANGO	30'	20'	1.0'
58	MANGIFERA INDICA	MANGO	30'	20'	1.0'
59	MANGIFERA INDICA	MANGO	30'	20'	1.0'
60	MANGIFERA INDICA	MANGO	30'	20'	1.0'
61	MANGIFERA INDICA	MANGO	30'	20'	1.0'
62	MANGIFERA INDICA	MANGO	30'	20'	1.0'

TREE TABULATION

TREE No.	BOTANICAL NAME	COMMON NAME	HEIGHT	CANOPY	CALIPER (DBH)
63	MANGIFERA INDICA	MANGO	30'	20'	1.0'
64	MANGIFERA INDICA	MANGO	30'	20'	1.0'
65	MANGIFERA INDICA	MANGO	30'	20'	1.0'
66	QUERCUS VIGINIANA	LIVE OAK	30'	20'	1.0'
67	MANGIFERA INDICA	MANGO	30'	20'	1.0'
68	MANGIFERA INDICA	MANGO	30'	20'	1.0'
69	MANGIFERA INDICA	MANGO	30'	20'	1.0'
70	MANGIFERA INDICA	MANGO	30'	20'	1.0'
71	MANGIFERA INDICA	MANGO	30'	20'	1.0'
72	MANGIFERA INDICA	MANGO	30'	20'	1.0'
73	MANGIFERA INDICA	MANGO	30'	20'	1.0'
74	MANGIFERA INDICA	MANGO	30'	20'	1.0'
75	MANGIFERA INDICA	MANGO	30'	20'	1.0'
76	MANGIFERA INDICA	MANGO	30'	20'	1.0'
77	MANGIFERA INDICA	MANGO	30'	20'	1.0'
78	MANGIFERA INDICA	MANGO	30'	20'	1.0'
79	MANGIFERA INDICA	MANGO	30'	20'	1.0'
80	MANGIFERA INDICA	MANGO	30'	20'	1.0'
81	MANGIFERA INDICA	MANGO	30'	20'	1.0'
82	MANGIFERA INDICA	MANGO	30'	20'	1.0'
83	MANGIFERA INDICA	MANGO	30'	20'	1.0'
84	MANGIFERA INDICA	MANGO	30'	20'	1.0'
85	MANGIFERA INDICA	MANGO	30'	20'	1.0'
86	MANGIFERA INDICA	MANGO	30'	20'	1.0'
87	MANGIFERA INDICA	MANGO	30'	20'	1.0'
88	MANGIFERA INDICA	MANGO	30'	20'	1.0'
89	QUERCUS VIGINIANA	LIVE OAK	30'	20'	1.0'
90	MANGIFERA INDICA	MANGO	30'	20'	1.0'
91	QUERCUS VIGINIANA	LIVE OAK	25'	25'	1.3
92	QUERCUS VIGINIANA	LIVE OAK	35'	25'	1.5

SURVEYOR'S NOTES :

1-Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any ,affecting this property.
2-Location and indentification of Utilities if any, are shown in accordance with recorded Plat.
3-Ownership is subject to OPINION OF TITLE.
4-Type of Survey. "BOUNDARY VSURVEY".
5-This survey is not Valid unless Signed and Sealed by the Surveyor of Record.
6-All Right of Ways shown are Public unless otherwise noted.
7- Lands Surveyed as described.
8- No underground Installations On Improvements Have been Located ,Except As Noted.

SOURCE ELEVATION PROVIDED BY DADE COUNTY SURVEY DEPARMENT RELATIVE TO MEAN SEA LEVEL NATIONAL GEODETIC VERTICAL DATUM OF 1929

LOCATOR INDEX: 5010 *BENCHMARK No: T-601-R* *ELEVATION:10.30'*

NOTE: THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

COPYRIGHT ROBERTO BRIZUELA & ASSOCIATES,INC.

ROBERTO R BRIZUELA
License Number 3064
STATE OF FLORIDA
Professional Surveyor and Mapper

ROBERTO R BRIZUELA
Digitally signed by ROBERTO R BRIZUELA
Date: 2025.05.09 17:26:00 -07'00'

CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED " SKETCH OF SURVEY " OF THE ABOVE DESCRIBED PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION AND THAT THERE ARE NO ENCROACHMENTS OTHER THAN THOSE SHOWN, AND MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF FLORIDA STATUTES.

SIGNED: _____
BY: *ROBERTO R. BRIZUELA* *FOR THE FIRM*
PROFESSIONAL SURVEYOR AND MAPPER *LICENSE NUMBER 3064 STATE OF FLORIDA*

" L E G E N D "

P.B.M. -PERMANENT REFERENCE MONUMENT
P.C.P. -PERMANENT CONTROL POINT
F.I.P. -FOUND IRON PIPE
S.I.P. -SET IRON PIPE 1/2" STAMPED
F.D.H. -FOUND DRILL HOLE
S.D.H. -SET DRILL HOLE
S.D.H. -SET DRILL HOLE
C/L -CENTER LINE
RES -RESIDENCE
L.F.E. -LOWEST FLOOR ELEVATION
U.E. -UTILITY EASEMENT
W.F. -WOOD FENCE
M -MEASURE
R -RECORD
S.N.D. -SET NAIL & DISC STAMPED P.L.S.
F.N.D. -FOUND NAIL & DISC
C.B.S. -CONCRETE BLOCK STRUCTURE
ENC. -ENCROACHMENT
CL -CLEAR
R/W -RIGHT OF WAY
C.L.F. -CHAIN LINK FENCE

THIS SURVEY IS NOT VALID UNLESS SIGNED AND SEALED BY THE SURVEYOR OF RECORD

" SKETCH OF BOUNDARY & TREE SURVEY "

Scale: 1" = 20'

ROBERTO R. BRIZUELA & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER
7315 WEST FLAGLER STREET, MIAMI, FLORIDA 33144
FAX: (305) 551 - 4393

Field Book Files/Data colector	Field Work Date:	Revision 1:	Job No.
10/03/2023	09/29/2023	10/03/2023	21-05-72

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025014720 - 11/7/2025 4:21:24 PM
Untitled_05092025_050130 2 1 1 1.pdf

Water and Sewer
PO Box 330316
Miami, Florida 33233-0316
T 786-268-5360 F 786-268-5150

VERIFICATION FORM

DATE:	May 30, 2025	BLDG PROCESS #:	M2025014720
VF#	25-2025-L-VF - 5127	INVOICE(S)#:	N00171253 N00171253

THIS FORM EXPIRES ONE YEAR FROM THE DATE ON THE FORM

PROJECT NAME:	NEW SFR AT 8965 SW 63 CT LOT-6 BLK-2 M2025014720
PROJECT/AGREEMENT NUMBER:	2025
PROJECT DESCRIPTION:	8,553 NEW SFR CONSTRUCTION PER PLANS REPLACING A 7,979 SF SFR PER PREVIOUS VF#201656990 AND PD INVOICE #22142
IS THIS AN AFFORDABLE HOUSING PROJECT?	**No**

Folio	Address	Zip Code	Lot	Block	Proposed sq. ft.	Previous sq. ft.
2050010530160	8965 SW 63 CT	33156	6	2	8,553	7,979

Connection Type	Reason for Connection Information	Critical Habitat	Wetlands	Affordable Housing	SIR Inspection #
Water	New Construction	No	No	No	N/A

THIS VERIFICATION LETTER CERTIFIES THAT AVAILABILITY OF A WATER AND/OR SEWER MAIN ONLY, AND IT DOES NOT GUARANTEE THE EXISTENCE OF A WATER SERVICE LINE, FIRE LINE OR OF A SEWER LATERAL WITH SUFFICIENT DEPTH TO SERVE THE PROPERTY. FOR ADDITIONAL INFORMATION EMAIL **NEWBUSINESSSUPVLIST@MIAMIDADE.GOV**. SHOULD IT BECOME NECESSARY TO INSTALL A SERVICE LINE AND/OR A SEWER LATERAL MDWASD REQUIRES THAT THE DEVELOPER RETAINS SERVICES FROM DESIGNERS AND CONTRACTORS WITH SKILL SETS FOR DESIGNING, BUILDING, AND CONNECTING TO PUBLIC WATER AND SEWER SYSTEMS. A WATER AND/OR SEWER AGREEMENT MAY BE REQUIRED. **AN INSPECTION FOR ANY EXISTING SERVICES WILL BE PROCESSED WITH THIS FORM, AND A SERVICE UPGRADE MAY BE REQUIRED WHICH MAY TAKE UP TO 12 WEEKS.**
THIS IS TO CERTIFY THAT THE MIAMI-DADE WATER AND SEWER DEPARTMENT **DOES HAVE** A(N) **8** INCH WATER MAIN AND/OR **DOES NOT HAVE** A(N) INCH GRAVITY SEWER MAIN ABUTTING THE SUBJECT PROPERTY.

Proposed Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
SFR more than 5000 sqft (510 gpd/unit)	1	510	0

Previous Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
2010 - SFR more than 5000 sqft (550 gpd/unit)	1	550	0

Water Service Area	**WASD Water**	**Sewer Service Area**	**WASD Sewer**
Net Water GPD	- 40	**Net Sewer GPD**	0
Net Water Cost ($)	$ 0.00	**Net Sewer Cost ($)**	$ 0.00
Water Basin Charge ($)	No	**Sewer Basin Charge ($)**	No
Total Connection Charges ($)			$ 0.00
Total Construction Connection Charges ($) (accrues interest daily)			$ 0.00
Construction Connection Charges Status			N/A

WE ARE WILLING TO SERVE THE SUBJECT PROPERTY, SUBJECT TO PROHIBITIONS, OR RESTRICTIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER MATTERS OF THE ANTICIPATED DAILY WATER AND/OR SEWAGE FLOW FOR THIS PROJECT WHICH WILL BE THE NUMBER OF GALLONS PER DAY INCREASE STATED ABOVE. IF "**WILL HAVE**", UPON PROPER CONVEYANCE AND PLACEMENT INTO SERVICE OF WATER AND/OR SEWER FACILITIES BY THE DEVELOPER UNDER AGREEMENT IF APPLICABLE WITH THE DEPARTMENT. FURTHERMORE, APPROVAL OF ALL SEWAGE FLOWS INTO THE DEPARTMENT'S SYSTEM MUST BE OBTAINED FROM D.E.R.M. SUBJECT TO RER'S TERMS AND CONDITIONS SET FORTH IN THE CONSENT DECREE (CASE NO. 1:12-CV-24400-FAM) OR DOH ONSITE SEWER TREATMENT & DISPOSAL SYSTEM RULES & STATUES.

Fixed Fee Item	Price ($)	Total Quantity	Total Fees ($)
Verification Form - Residential (R-A) Water	30	1.00	30.00
Total Fixed Fee			$ 30.00
Verification Form Total ($)			$ 30.00
Connection Charges Paid?			**No**

COMMENTS: Refunds are based on the payment date and are subject to State Statute 95-11. Some fees are not refundable. Only 5/8" meter for domestic service and no irrigation meter: N/A

CUSTOMER NAME: ABDEL ALVAREZ	CUSTOMER PHONE:
Prepare by: Bruno C Berrio	Approved by: Arelys Rivas
Printed Name of Reviewer	Printed Name of Supervisor