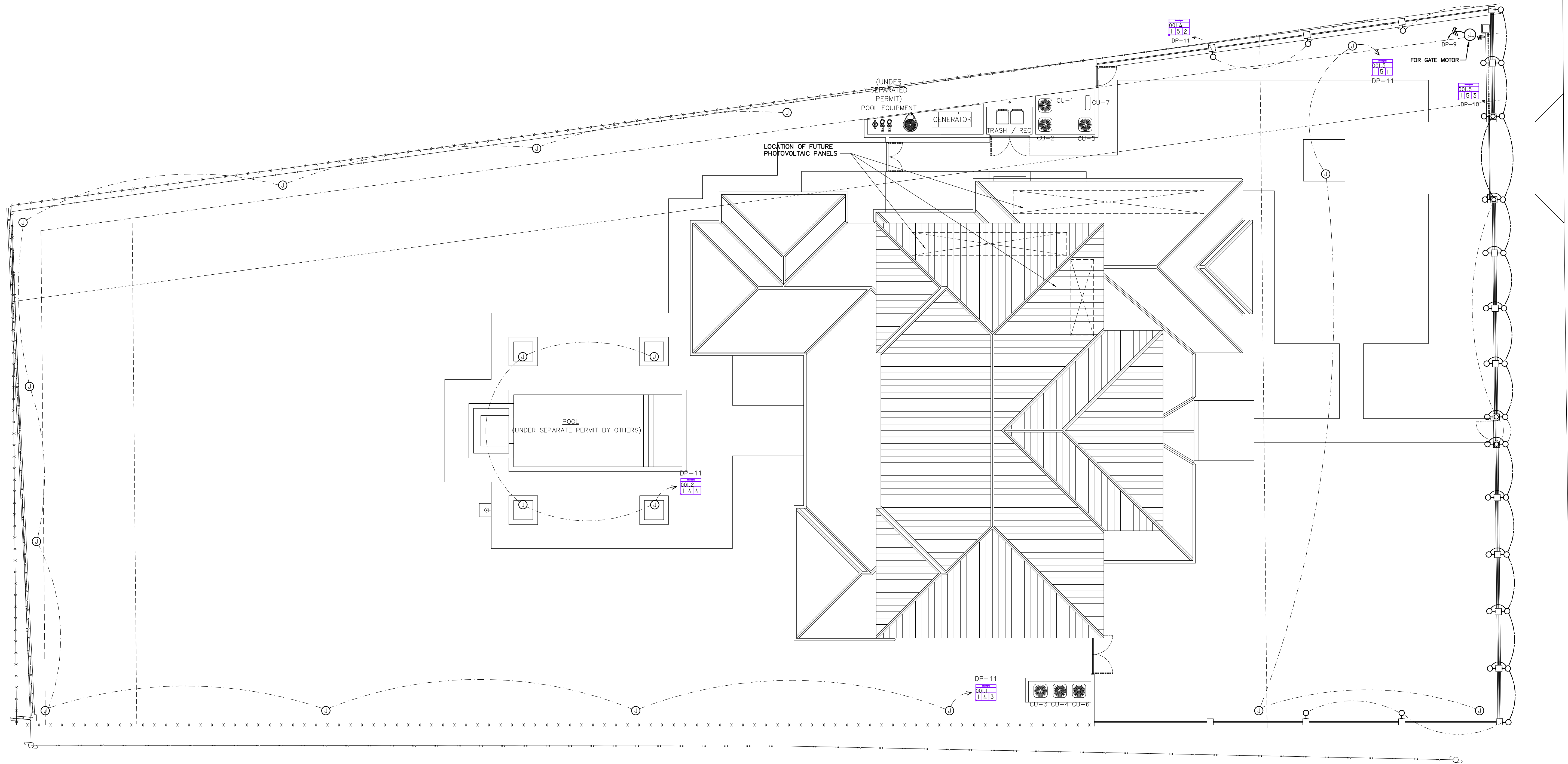


- NOTES:
1. POOL AND POOL PANEL UNDER SEPARATE PERMIT.
 2. OUTLETS WITHIN 5'-25' OF POOL MUST BE GFCI PROTECTED.
 3. FIXTURES WITHIN 5' OF POOL MUST BE GFCI PROTECTED.
 4. ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS, HEATING, VENTILATION, AIR CONDITIONING, PLUMBING APPLIANCES AND PLUMBING FIXTURES, DUCT SYSTEMS, AND OTHER SERVICE EQUIPMENT (WATER HEATERS, GENERATORS, ELECTRICAL PANELS, ETC.) SHALL BE ELEVATED AT 1 FT ABOVE DESIGN FLOOD ELEVATION (ASCE 24-14 Ch. 7.0).
 5. ALL OUTDOOR INSTALLATIONS SHALL COMPLY WITH NEC 110.11, 358.12 AND 110.28 CORROSION AGENTS.
 6. NO IRRIGATION, LIGHTING, OR ELECTRICAL COMPONENTS OF ANY KIND MAY BE INSTALLED IN THE ROW.
 7. PHOTOVOLTAIC SYSTEMS: INSTALL A MINIMUM OF ONE-INCH DIAMETER CONDUIT FOR EACH PANEL, LEADING FROM AN EXTERIOR SOUTH-FACING, EAST-FACING, OR WEST-FACING ROOF, WHERE A MINIMUM OF FOUR HOURS OF DIRECT SUNLIGHT IS ACHIEVED, TO A STUBBED JUNCTION BOX ADJACENT TO THE ELECTRICAL METER. ALL EXPOSED CONDUIT SHALL BE CAPED AND PROVIDED WITH ADEQUATE FLASHING. THE CONDUIT SHALL NOT BE LOCATED ON OR IN THE DIRECTION OF A NORTH FACING ROOF. ROOF REINFORCEMENTS SHALL BE ADDRESSED AT THE TIME OF INSTALLATION.



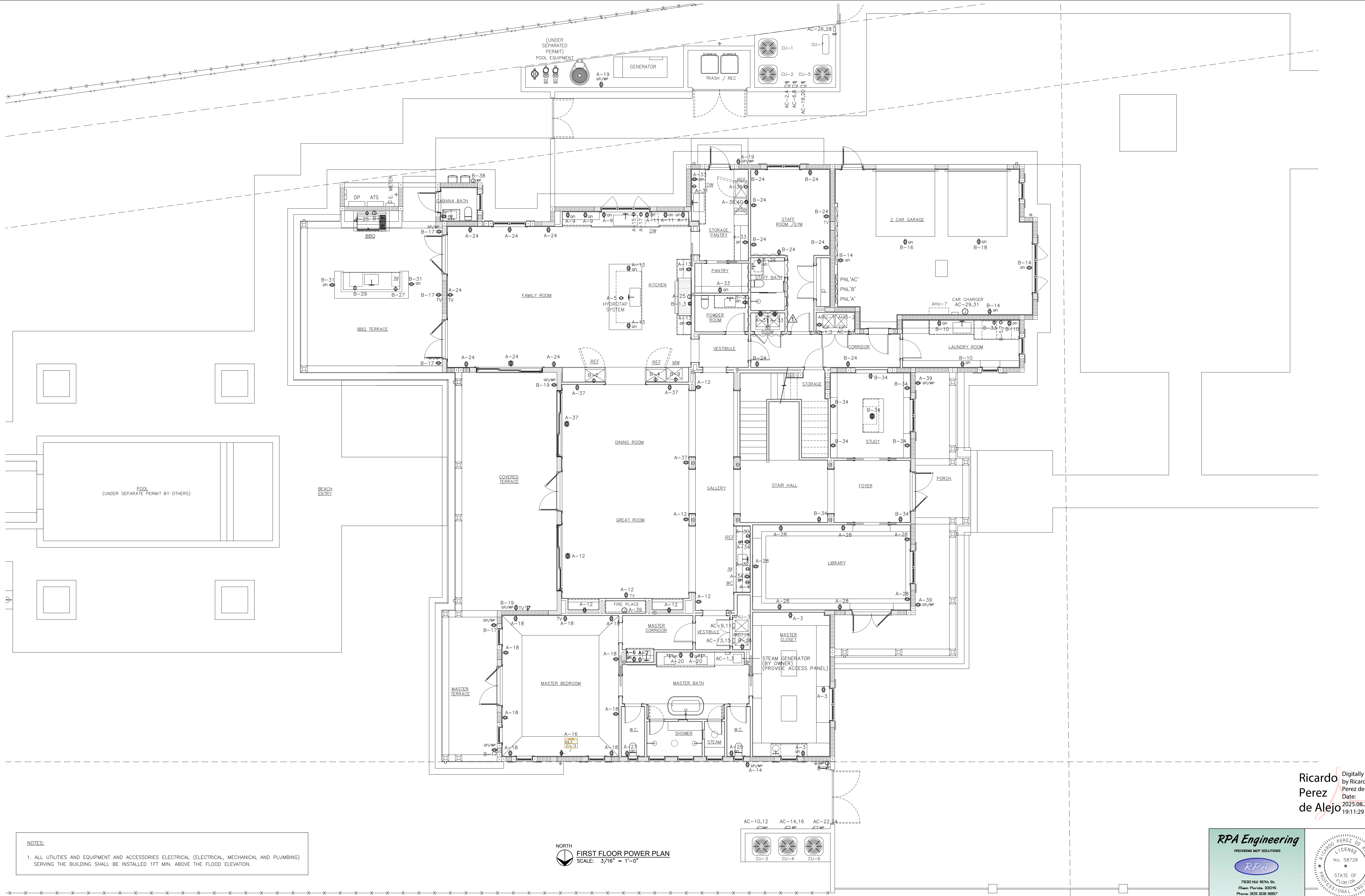
NORTH
ELECTRICAL SITE PLAN
SCALE: 3/32" = 1'-0"

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.08.21 19:05:56 -04'00'

RPA Engineering
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RICARDO PEREZ DE ALEJO
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PROFESSIONAL ENGINEER
RICARDO PEREZ, P.E. 58728

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NOTES:

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

NORTH
FIRST FLOOR POWER PLAN
SCALE: 3/16" = 1'-0"

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.08.21 19:11:29 -04'00'

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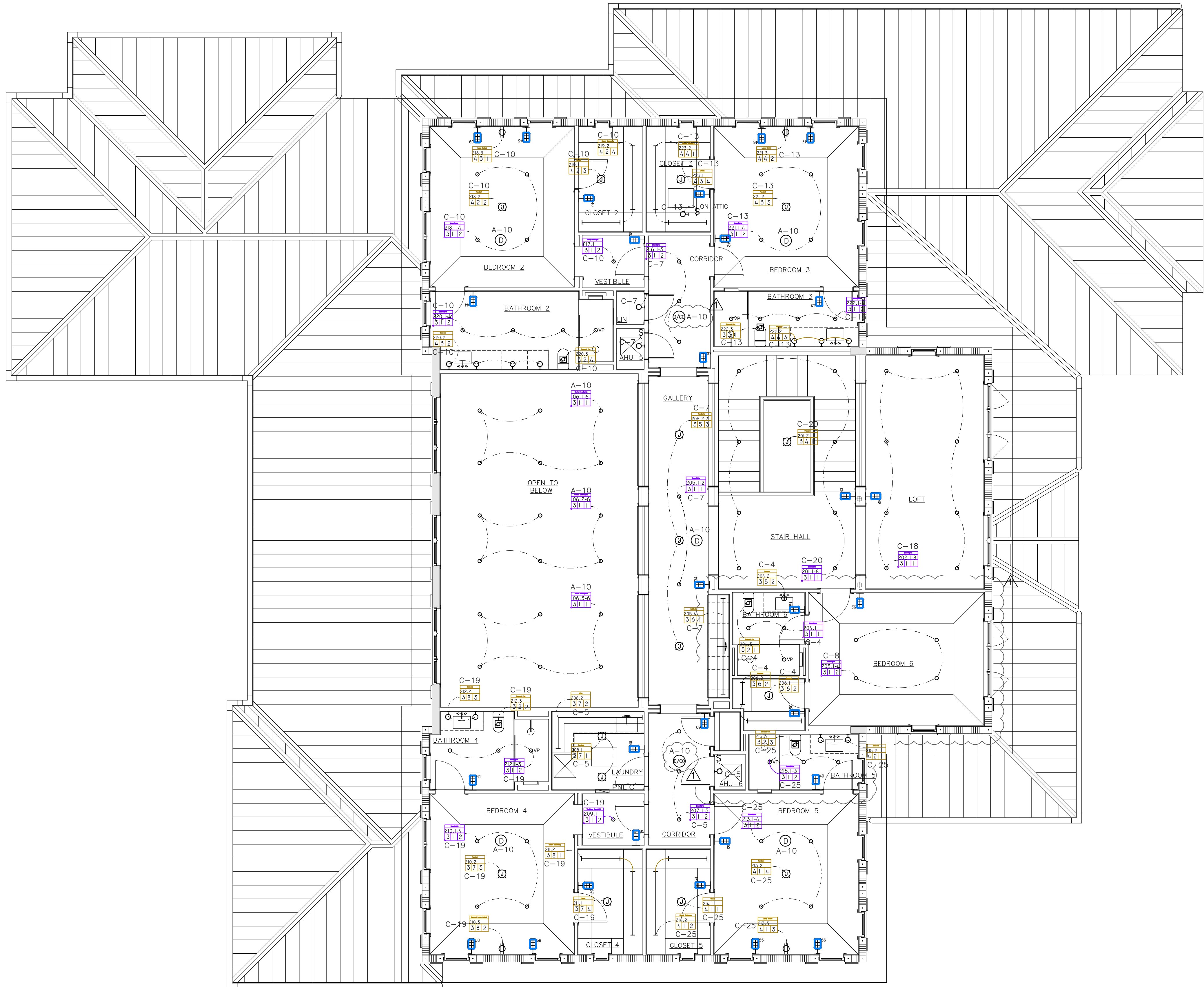
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ISSUED	04.25.25
A O.C.	08.25.25

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SHEET :

E1.3



NORTH
SECOND FLOOR LIGHTING PLAN
SCALE: 3/16" = 1'-0"

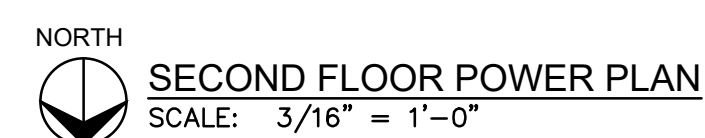
Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
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RICARDO PEREZ, P.E. 58728

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ELECTRICAL PANEL SCHEDULE "A"															
TYPE : AO, G.E. MOUNTING : FLUSH LOCATION : GARAGE				10,000 A.I.C.				MAINS : M.C.B. BUS RATING : 200 AMP VOLTAGE : 120/240V-1PHASE-3WIRE-S/N							
DESCRIPTION	WIRE & COND. SIZE	LOAD (V.A.)	POLE TRIP	CKT. No.	A	B	CKT. No.	POLE TRIP	LOAD (V.A.)	WIRE & COND. SIZE	DESCRIPTION				
* CABANA BATH REC.	#12-1/2"	(1)	20	1			2	1	800	#12-1/2"	U/C REFRIGERATOR				
* M CLOSET REC.	#12-1/2"	(1)	20	3			4	1	800	#12-1/2"	WINE COOLER				
*** HYDROTAP SYSTEM	#12-1/2"	1250	20	5			6	1	1200	#12-1/2"	BAR RECEPTACLE				
MASTER BATH LTS	#12-1/2"	(1)	20	7			8	1	200	(1)	MASTER BATH LTS				
* SMALL APP.	#12-1/2"	1500	20	9			10	1	200	(1)	GREAT ROOM LTS.				
* SMALL APP.	#12-1/2"	1500	20	11			12	1	200	(1)	GREAT ROOM REC.				
* SMALL APP.	#12-1/2"	1500	20	13			14	1	600	#12-1/2"	EXTERIOR REC.				
*** DISPOSAL	#12-1/2"	1200	20	15			16	1	200	(1)	M. BEDROOM LTS.				
*** DISH WASHER	#12-1/2"	1200	20	17			18	1	200	(1)	M. BEDROOM REC.				
* EXTERIOR REC.	#12-1/2"	600	20	19			20	1	200	(1)	#12-1/2"	M. BATH REC.			
* REFRIGERATOR	#12-1/2"	800	20	21			22	1	200	(1)	FAMILY ROOM LTS.				
* FREEZER	#12-1/2"	800	20	23			24	1	200	(1)	#12-1/2"	FAMILY ROOM REC.			
* KITCHEN HOOD	#14-1/2"	200	15	25			26	1	15	(1)	#14-1/2"	LIBRARY LTS.			
* TOILET REC.	#12-1/2"	1000	20	27			28	1	200	(1)	#12-1/2"	LIBRARY REC.			
* TOILET REC.	#12-1/2"	1000	20	29			30	1	200	800	#12-1/2"	ICE MAKER			
*** DISH WASHER	#12-1/2"	1200	20	31			32	1	200	800	#12-1/2"	U/C REFRIGERATOR			
* SMALL APP.	#12-1/2"	1500	20	33			34	1	200	1200	#12-1/2"	BAR RECEPTACLE			
* MASTER CLOSET LTS	#12-1/2"	(1)	20	35			36	1	200	800	#12-1/2"	U/C REFRIGERATOR			
* DINING ROOM REC.	#12-1/2"	200	20	37			38	2	50	6000	#8-3/4"	WALL OVEN			
FIRE PLACE	#14-1/2"	1500	15	39			40	1	50						
				41			42								
				43			44								
				45			46								
				47			48								
				49			50								
				51			52								
				53			54								
* AFCI TYPE BREAKER ** GFCI TYPE BREAKER *** AFCI & GFCI TYPE BREAKER															
LOAD CALCULATION PANEL "A"															
GENERAL LIGHTING 2728 S.F. AT 3 VA/S.F. = 8184 VA															
SMALL APP. = 7500 VA															
LAUNDRY REC. = 0 VA															
TOTAL = 15684 VA															
DEMAND FACTOR:															
FIRST 3000 VA AT 100% = 3000 VA															
REMAINDER AT 35% = 15684 - 3000 = 12684 * 0.35 = 4439 VA															
LIGHTING LOAD = 3000 + 4439 = 7439 VA															
OVEN LOAD = 6000 VA															
APPLIANCES LOAD = 9200 VA															
MISCELLANEOUS LOAD = 8450 VA															
A/C LOAD AT 100% = 0 VA															
TOTAL DEMAND LOAD = 31089 VA															
TOTAL DEMAND AMPS = 130 AMPS PER PHASE															

(1) LIGHTING LOAD AT 3 VA PER SQUARE FOOT

ELECTRICAL PANEL SCHEDULE "C"															
TYPE : AO, G.E. MOUNTING : FLUSH LOCATION : AV ROOM				10,000 A.I.C.				MAINS : M.C.B. BUS RATING : 150 AMP VOLTAGE : 120/240V-1PHASE-3WIRE-S/N							
DESCRIPTION	WIRE & COND. SIZE	LOAD (V.A.)	POLE TRIP	CKT. No.	A	B	CKT. No.	POLE TRIP	LOAD (V.A.)	WIRE & COND. SIZE	DESCRIPTION				
U/C REFRIGERATOR	#12-1/2"	800	20	1			2	1	200	(1)	POWDER REC.				
LAUNDRY REC.	#12-1/2"	1500	1	3			4	1	200	(1)	POWDER LTS.				
LAUNDRY LTS.	#12-1/2"	(1)	20	5			6	1	200	(1)	THEATER REC.				
GALLERY	#12-1/2"	(1)	20	7			8	1	15	(1)	THEATER LTS.				
** DRYER	#10-1/2"	5000	30	11			10	1	15	(1)	BEDROOM #2 LTS.				
* BEDROOM #3 LTS	#14-1/2"	(1)	15	13			12	1	15	(1)	BEDROOM #2 REC.				
* BEDROOM #3 REC	#14-1/2"	(1)	15	15			14	1	200	1500	#12-1/2"	BATHROOM #2 REC.			
* BEDROOM #3 REC	#12-1/2"	(1)	20	17			16	1	200	(1)	#12-1/2"	WASHER			
* BEDROOM #4 LTS	#14-1/2"	(1)	15	19			18	1	200	(1)	#12-1/2"	LOFT LTS.			
* BEDROOM #4 REC	#14-1/2"	(1)	15	21			20	1	200	(1)	#12-1/2"	STAIR HALL LTS.			
* BATHROOM #4 REC	#12-1/2"	(1)	20	23			22	1	200	800	#12-1/2"	WINE COOLER			
* BEDROOM #5 LTS	#14-1/2"	(1)	15	25			24	1	200	800	#12-1/2"	ICE MAKER			
* BEDROOM #5 REC	#14-1/2"	(1)	15	27			26	1	200	1200	#12-1/2"	BAR RECEPTACLE			
* BATHROOM #5 REC	#12-1/2"	(1)	20	29			28								
* AV. REC.	#12-1/2"	800	20	31			30								
* AV. REC.	#12-1/2"	800	20	33			32								
				35			34								
				37			36								
				39			38								
				41			40								
* AFCI TYPE BREAKER ** GFCI TYPE BREAKER *** AFCI & GFCI TYPE BREAKER															
LOAD CALCULATION PANEL "C"															
GENERAL LIGHTING 3340 S.F. AT 3 VA/S.F. = 10020 VA															
SMALL APP. = 0 VA															
LAUNDRY REC. = 3000 VA															
TOTAL = 13020 VA															
DEMAND FACTOR:															
FIRST 3000 VA AT 100% = 3000 VA															
REMAINDER AT 35% = 13020 - 3000 = 10020 * 0.35 = 3507 VA															
LIGHTING LOAD = 3000 + 3507 = 6507 VA															
DRYER = 5000 VA															
APPLIANCES LOAD = 2400 VA															
MISCELLANEOUS LOAD = 2800 VA															
TOTAL DEMAND LOAD = 16707 VA															
TOTAL DEMAND AMPS = 70 AMPS PER PHASE															

(1) LIGHTING LOAD AT 3 VA PER SQUARE FOOT

ELECTRICAL PANEL SCHEDULE "B"															
TYPE : AO, G.E. MOUNTING : FLUSH LOCATION : GARAGE				10,000 A.I.C.				MAINS : M.C.B. BUS RATING : 200 AMP VOLTAGE : 120/240V-1PHASE-3WIRE-S/N							
DESCRIPTION	WIRE & COND. SIZE	LOAD (V.A.)	POLE TRIP	CKT. No.	A	B	CKT. No.	POLE TRIP	LOAD (V.A.)	WIRE & COND. SIZE	DESCRIPTION				
DUAL FUEL RANGE	#6-3/4"	6500	2	1			2	1	800	#12-1/2"	REFRIGERATOR				
				3			4	1	800	#12-1/2"	REFRIGERATOR				
DRYER	#10-1/2"	5000	2	5			6	20	(1)	#12-1/2"	CABANA BATH L				
				30			7	20	(1)	#12-1/2"	PANTRY LTS				
MICROWAVE	#12-1/2"	1200	1	9			8	20	(1)	#12-1/2"	LAUNDRY REC.				
LAUNDRY LTS.	#12-1/2"	(1)	20	11			10	20	(1)	#12-1/2"	GARAGE LTS.				
BBQ TERRACE LITS	#12-1/2"	700	1	13			12	20	(1)	#12-1/2"	GARAGE REC.				
COV. TERRACE LTS.	#12-1/2"	700	20	15			14	20	(1)	#12-1/2"	GARAGE DOOR				
BBQ TERRACE REC.	#12-1/2"	800	20	17			16	20	(1)	#12-1/2"	GARAGE DOOR				
COV. TERRACE REC.	#12-1/2"	800	20	19			18	20	(1)	#12-1/2"	POWDER REC.				
EXTERIOR LTS.	#12-1/2"	600	20	21			20	15	(1)	#14-1/2"	STAFF ROOM LTS				
PORCH FRONT	#12-1/2"	500	1	20			24	15	(1)	#14-1/2"	STAFF ROOM REC				
BBQ HOOD/PILOT	#14-1/2"	200	20	15			26	20	(1)	#12-1/2"	STAFF BATH REC.				
TERRACE ICE MAKER	#12-1/2"	800	1	20			28	20	(1)	#12-1/2"	GALLERY				
TERRACE REF.	#12-1/2"	800	20	29			30	20	(1)	#12-1/2"	STORAGE LTS.				
COUNTER REC.	#12-1/2"	1200	1	20			32	15	(1)	#14-1/2"	STUDY LTS				
WASHER	#12-1/2"	1500	20	33			34	20	(1)	#12-1/2"	STUDY REC				
FOYER LTS.	#12-1/2"	(1)	1	30			36	20	(1)	#12-1/2"	KITCHEN LTS				
READING ROOM	#12-1/2"	(1)	1	37			38	15	200	#14-1/2"	GAS WH PILOT				
				39			40	15	100	#14-1/2"	GAS WH PILOT				
				41			42								
				43			44								
				45			46								
				47			48								
				49			50								
				51			52								
				53			54								

* AFCI TYPE BREAKER

** GFCI TYPE BREAKER

*** AFCI & GFCI TYPE BREAKER

LOAD CALCULATION PANEL 'B'

GENERAL LIGHTING 2332 S.F. AT 3 VA/S.F. = 6996 VA

SMALL APP. = 0 VA

LAUNDRY REC. = 3000 VA

TOTAL = 9996 VA

DEMAND FACTOR:

FIRST 3000 VA AT 100% = 3000 VA

REMAINER AT 35% = 9996 - 3000 = 6996 * 0.35 = 2449 VA

LIGHTING LOAD = 3000 + 2449 = 5449 VA

DUAL FUEL RANGE = 6500 VA

DRYER = 5000 VA

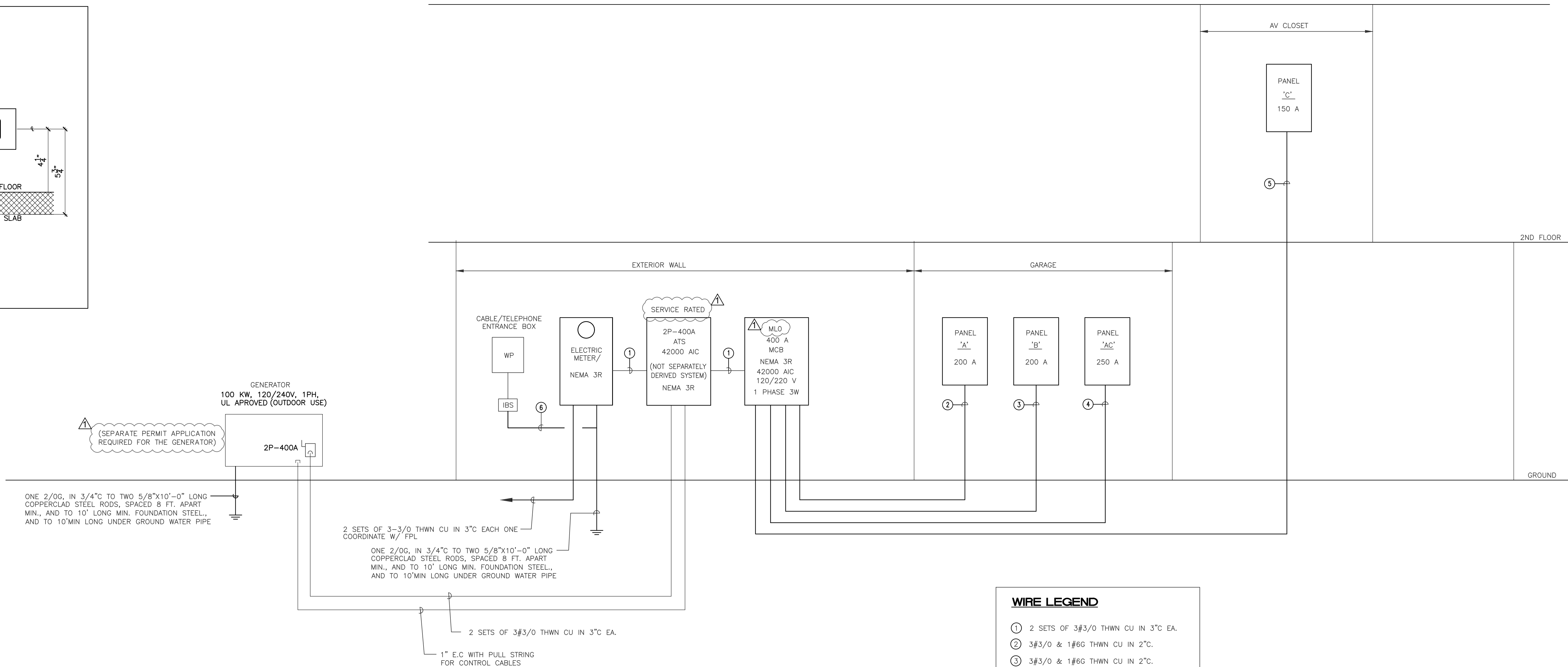
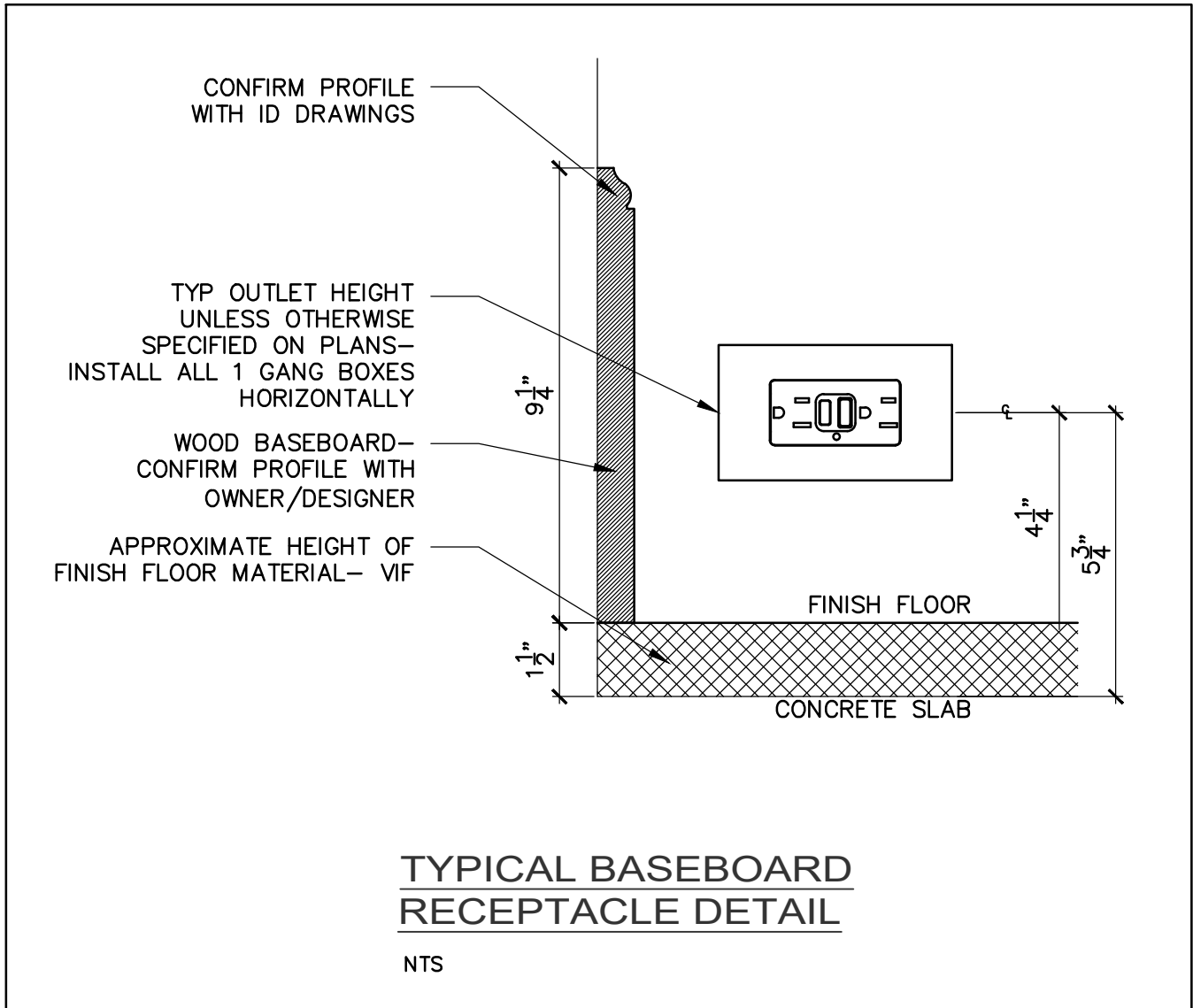
APPLIANCES LOAD = 4400 VA

MISCELLANEOUS LOAD = 7000 VA

A/C LOAD AT 100% = 0 VA

TOTAL DEMAND LOAD = 28349 VA

TOTAL DEMAND AMPS = 118 AMPS PER PHASE



ELECTRICAL RISER DIAGRAM
SCALE: N.T.S.

WIRE LEGEND

- ① 2 SETS OF 3#3/0 THWN CU IN 3°C EA.
② 3#3/0 & 1#6G THWN CU IN 2°C.
③ 3#3/0 & 1#6G THWN CU IN 2°C.
④ 3 #250 MCM & 1#4G THWN CU IN 2°C.
⑤ 3 #1/0 & 1#6G THWN CU IN 1-1/2°C.
⑥ 1#6G THWN CU.



April 30, 2025

RICARDO PEREZ
19570 SW 84TH AVE
MIAMI, FL 33015

Re: Available Fault Current for 11901 SW 63RD AVE

Dear RICARDO PEREZ:

Thank you for contacting FPL about the available fault current at 11901 SW 63RD AVE. Based on the plans you have provided dated April 25 2025, the maximum available fault current at the transformer secondary terminals is estimated to be 35750 symmetrical amperes at 120/240 volts. The protective device on the line side of the transformer currently in place or to be installed and serving your property located at the subject location is a 25 amp type Bayonet Fuse. The primary service voltage is 7.6KV L-G. This calculated symmetrical fault current is not intended for use as the basis for motor starting calculations and does not include:

- Consideration for any motor contribution or
- Fault current asymmetry.

The FPL equipment currently serving or planned to serve your facility may change over time as a result of any number of factors, including but not limited to transformer replacements due to load growth, electrical grid changes or emergencies. As a result, although we are providing you with this information for the sole purpose of assisting you in the completion of your study, you and your client should not design, install or operate your system in reliance upon any expectation that the specific size and type of equipment currently in place will remain so. If and when the size and type of the equipment changes, our employees are not always in a position to immediately notify customers.

As the construction project progresses, any questions or information you may need can be communicated through me.

Sincerely,

Maria Castillo Chavez
MARIA CASTILLO CHAVEZ
Distribution Engineer

**1 PHASE SHORT CIRCUIT CALCULATION
LINE TO LINE AT PANEL 'ATS'**

SHORT CIRCUIT CURRENT AT THE ENTRANCE = I_{sc1}
 $I_{sc1} = 35750$ AMPS (AS PER FPL LETTER)

$$f = \frac{2 \times L \times I_{sc1}}{\# \times C \times E_{L-L}}$$
$$f = \frac{2 \times 180 \times 35750}{2 \times 13923 \times 240} = 1.926$$

$$M = \frac{1}{1+f}$$
$$M = \frac{1}{1+1.926} = 0.342$$

$$I_{sc2} = I_{sc1} \times M$$
$$I_{sc2} = 35750 \times 0.342$$
$$I_{sc2} = 12219$$
 AMPS AT THE DISTANCE OF 180 FEET

WHERE:

L = 180 (DISTANCE OF CONDUCTOR)
 $I_{sc1} = 35750$ (FAULT CURRENT AT THE ENTRANCE)
= 2 (CONDUCTOR PER PHASE)

C = 13923 (C VALUE FOR 3/0, 600V, COPPER,
SINGLE COND. IN PVC RACEWAYS)

$E_{L-L} = 240$ V (1 PHASE VOLTAGE L-L)

I_{sc2} = FAULT CURRENT AT THE CALCULATED DISTANCE

**1 PHASE SHORT CIRCUIT CALCULATION
LINE TO LINE AT PANEL 'A'**

SHORT CIRCUIT CURRENT AT THE ENTRANCE = I_{sc2}
 $I_{sc2} = 12219$ AMPS (AS PER FPL LETTER)

$$f = \frac{2 \times L \times I_{sc2}}{\# \times C \times E_{L-L}}$$
$$f = \frac{2 \times 80 \times 12219}{1 \times 13923 \times 240} = 0.585$$

$$M = \frac{1}{1+f}$$
$$M = \frac{1}{1+0.585} = 0.631$$

$$I_{sc3} = I_{sc2} \times M$$
$$I_{sc3} = 12219 \times 0.631$$
$$I_{sc3} = 7709$$
 AMPS AT THE DISTANCE OF 60 FEET

WHERE:

L = 80 (DISTANCE OF CONDUCTOR)
 $I_{sc2} = 12219$ (FAULT CURRENT AT THE ENTRANCE)
= 1 (CONDUCTOR PER PHASE)

C = 13923 (C VALUE FOR 3/0, 600V, COPPER,
SINGLE COND. IN PVC RACEWAYS)

$E_{L-L} = 240$ V (1 PHASE VOLTAGE L-L)

I_{sc3} = FAULT CURRENT AT THE CALCULATED DISTANCE

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