EVA VACCARO

12940 SW 63RD AVE, PINECREST,
FL 33156

MISC. SHOP DWGS

INDEX OF DRAWINGS

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CITY STAMP:

Eastern
Engineering Group
3401 NW 82nd Avenue Suite 370 Doral, FL 33122
Phone: (305) 599-8133 info@easterneg.com
www.easterneg.com

PROJECT NAME:
EVA VACCARO

JOB No.: 25-0904 | VERSION: 03 | DATE: 7/1/2025

LOCATION: 12940 SW 63RD AVE, PINECREST, FL 33156

CLIENT:
INNOVA LUXURY WORKS CORP

PM: MARIO MORALES | DRAWN BY: G.T.

DESIGNED BY: K.G. | CHECKED BY: GONZALO A. PAZ

No.	DESCRIPTION	DATE	APP'D

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Date: 2025.07.18 15:35:16-04'00'

GONZALO A. PAZ LICENSE No 60734 STATE OF FLORIDA PROFESSIONAL ENGINEER

7/1/2025

GONZALO A. PAZ, PE. (Lic No-60734)

CERTIFICATE OF AUTHORIZATION No. 26655

SHEET NAME:
COVER PAGE

X-0.0

GENERAL NOTES:

(*) IF APPLICABLE.

1. ALL WORK SHALL CONFORM TO FLORIDA BUILDING CODE 2023.
2. IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. (*) EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERIFY ALL UNDER– GROUND FACILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION.
4. (*) ALL EXCAVATIONS SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL DAMAGES.
5. THIS WORK REQUIRES A BUILDING PERMIT. DO NOT BEGIN WORKING UNTIL A BUILDING PERMIT IS OBTAINED.
6. CONTRACTOR IS TO FURNISH ALL LABOR, MATERIALS, SERVICES AND EQUIPMENT NECESSARY TO COMPLETE ALL WORK SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
7. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
8. ENGINEERS' VISITS TO THE SITE, AS PER G.C OR OWNER'S REQUEST DURING CONSTRUCTION SHALL BE SCHEDULED WITHIN 24 HOURS PRIOR TO INSPECTION.
9. THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS TO PROTECT ADJACENT PROPERTIES.
10. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER.
11. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
12. (*) EXISTING GRADES WERE TAKEN FROM THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING WITH CURRENT SITE CONDITIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE. ANY DISCREPANCIES BETWEEN PLANS, SECTIONS AND DETAILS OR THE APPLICABLE CODES OR REGULATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER DURING BIDDING OR BEFORE WORK BEGINS IN ORDER TO CLARIFY THE REQUIREMENTS AND TO EFFECT THE NECESSARY MODIFICATIONS, CHANGES AND /OR INSTRUCTIONS.
14. CONTRACTOR TO VERIFY THE LOCATION OF ANY EXISTING UTILITY LINE AND IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS FOR ANY DAMAGE AS A RESULT OF THE WORK.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL DISTURBED EXISTING CONDITIONS AND PROPER DISPOSAL OF ANY EXTRA MATERIALS & GARBAGE FROM THE SITE AFTER COMPLETION OF WORK.
16. DRAWINGS AND DIMENSIONS ARE BASED UPON DRAWINGS SUPPLIED BY THE CLIENT. EASTERN ENGINEERING GROUP WILL NOT BE RESPONSIBLE FOR ERRORS OR MISINTERPRETATIONS OF THE SYSTEM DESIGNED BY US BASED ON CLIENT CONFIRMED DESIGN AND DIMENSIONS. ADDITIONAL DRAFTING TIME EMPLOYED IN THE CHANGE OF THE DESIGN AFTER SIGNING AND SEALING OF DRAWINGS WILL RESULT IN ADDITIONAL COST.
17. DO NOT SUBSTITUTE MATERIALS, EQUIPMENTS OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER.
18. EASTERN ENGINEERING GROUP HAS GENERATED THESE STRUCTURAL SHOP DRAWINGS BASED ON A PROVIDED DESIGN THAT HAS BEEN DEVELOPED BY A LICENSED ARCHITECT OR A COMPETENT LICENSED DESIGN PROFESSIONAL WHO CONFIRMED COMPLIANCE WITH ALL APPLICABLE NATIONAL AND FLORIDA BUILDING CODES.
19. (*) ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
20. EASTERN ENGINEERING GROUP SHALL NOT BE LEGALLY RESPONSIBLE FOR THE STRUCTURAL DESIGN OF ANY COMPONENT AND/OR PRODUCT USED IN OUR PROJECTS WHICH HAS BEEN PREVIOUSLY GRANTED A PATENT OR COPYRIGHT. THE CONFIRMATION OF INTELLECTUAL PROPERTY OWNERSHIP IS BEYOND OUR SCOPE AS STRUCTURAL ENGINEERS AND SHALL BE THE SOLE RESPONSIBILITY OF OUR CLIENT.
21. EASTERN ENGINEERING GROUP HAS EXCLUSIVELY DESIGNED THE STRUCTURE AND/OR BUILDING COMPONENTS IN COMPLIANCE WITH THE APPLICABLE EDITION OF THE FLORIDA BUILDING CODE AND DESIGN STANDARDS FOR STRUCTURAL REQUIREMENTS ONLY. THE EXISTING STRUCTURE MUST SUPPORT THE LOADS IMPOSED BY THE SYSTEM OR SYSTEMS. ENGINEER ON RECORD OF THE BUILDING OR CERTIFIED PROFESSIONAL ENGINEER SHALL VERIFY THE STRUCTURE FOR SUCH LOADINGS.
22. STRUCTURAL ELEMENTS WILL BE AS DESIGNED BY THE EASTERN ENGINEERING GROUP AND AS APPROVED BY ARCHITECT AND/OR OWNERS, TO CONFORM GENERALLY WITH THE ARCHITECTURAL DRAWING AND SPECIFICATIONS.
23. CONTRACTOR SHALL CONSIDER ALL ARCHITECTURAL FINISHES, INCLUDING FLOOR FINISHES, WHETHER INDICATED OR NOT ON STRUCTURAL DRAWINGS, FOR INSTALLATION AND DIMENSIONAL COORDINATION. FINAL ELEVATIONS AND DIMENSIONS SHALL BE VERIFIED BASED ON FINISHED FLOOR LEVELS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL ELEVATIONS PRIOR TO FABRICATION
24. FLORIDA BUILDING CODE, 2023 EDITION LOADS:

RAILING:

P=CONCENTRATED LOAD OF 200 # IN ANY DIRECTION AT ANY PLACE OF TOP MEMBER.
W= DISTURB. LOAD OF 50 PLF AT TOP MEMBER (NOT APPLICABLE FOR RESIDENTIAL APPLICATIONS)
WIND LOAD AS PER ASCE 7–22
KD=0.85, CATEGORY 2

WIND VELOCITY AS PER ASCE 7–22

	MIAMI–DADE
CATEGORY 2	175 mph

25. (*) THE EXISTING STRUCTURE MUST SUPPORT THE LOADS IMPOSED BY THE SYSTEM OR SYSTEMS. ENGINEER ON RECORD OF THE BUILDING OR FLORIDA PROFESSIONAL ENGINEER SHALL VERIFY THE STRUCTURE FOR SUCH LOADINGS. THIS SHOP DRAWINGS DOES NOT COVER THE EXISTING STRUCTURE.
26. THE QUANTITIES AND DIMENSIONS SHOWN ON THE DRAWINGS ARE BASED ON THE ARCHITECTURAL DRAWINGS.
27. ALL DIMENSIONS TO BE VERIFIED.
28. SHOP DRAWINGS MUST BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER OF RECORD (E.O.R) AND BY THE ARCHITECT OF RECORD (A.O.R.) PRIOR TO FABRICATION
29. CONTRACTOR SHALL FIELD VERIFY (BY X–RAY) LOCATION OF EXISTING CABLES INTO EXISTING CONCRETE SLAB PRIOR INSTALLATION (IF APPLICABLE)

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CLIENT: INNOVA LUXURY WORKS CORP
PM: MARIO MORALES | DRAWN BY: G.T.
DESIGNED BY: K.G. | CHECKED BY: GONZALO A. PAZ

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7/1/2025

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SHEET NAME: GENERAL NOTES

X-0.1

ALUMINUM

1. ALUMINUM SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS NOTED OTHERWISE ON THE DRAWINGS:

TYPE	Fb	Fb(WELDED)	Fv	Fv(WELDED)
6063–T5(TUBES & SHAPES)	9.5 KSI	4.8 KSI	5.5 KSI	2.8 KSI
6061–T6(TUBES & SHAPES)	19.0 KSI	9.0 KSI	12.0 KSI	5.0 KSI

2. WELDING: ALUMINUM ALLOY 5356. CLEANING: SSPC–SP2 "HAND TOOL CLEANING".

3. PAINT ALUMINUM AND STEEL HOT GALVANIZED SURFACES IN CONTACT WITH CONCRETE WITH ALKALI–RESISTANT COATINGS, SUCH AS HEAVY–BODIED BITUMINOUS PAINT OR WATER–WHITE METHACRYLATE LACQUER.

4. ISOLATE DISSIMILAR MATERIALS WITH ALKALI–RESISTANT COATINGS, SUCH AS HEAVY–BODIED BITUMINOUS PAINT OR WATER–WHITE METHACRYLATE LACQUER.

LEGEND

D.E.O.R.–(DESIGNERS OF RECORD.)
A.O.R.–(ARCHITECT OF RECORD.)
S.E.O.R.–(STRUCTURAL ENGINEER OF RECORD.)
F.F.–(FINISH FLOOR.)
A.F.F.–(ABOVE FINISH FLOOR.)
F.T.F.–(FINISH TO FINISH.)
E.D.–(EDGE DISTANCE.)
S.S.–(STAINLESS STEEL.)
HSS–(HOLLOW STRUCTURAL SECTION.)
O.D.–(OUTSIDE DIAMETER.)
I.D.–(INSIDE DIAMETER.)
THK–(THICKNESS.)
RT–(RECTANGULAR TUBE.)

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7/1/2025

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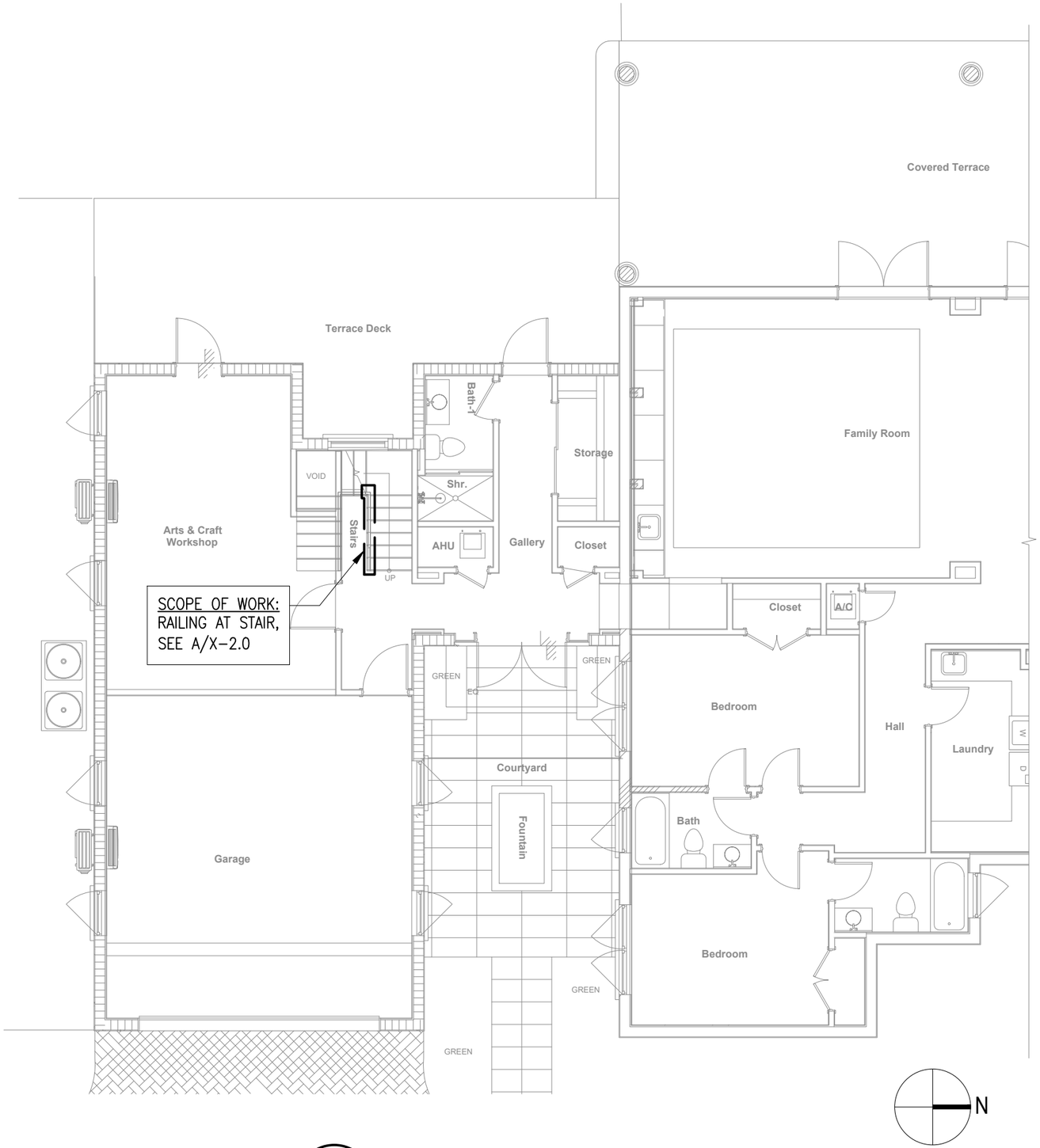
SHEET NAME:
GENERAL NOTES

X-0.2



A
X-1.0

FIRST FLOOR KEY PLAN

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

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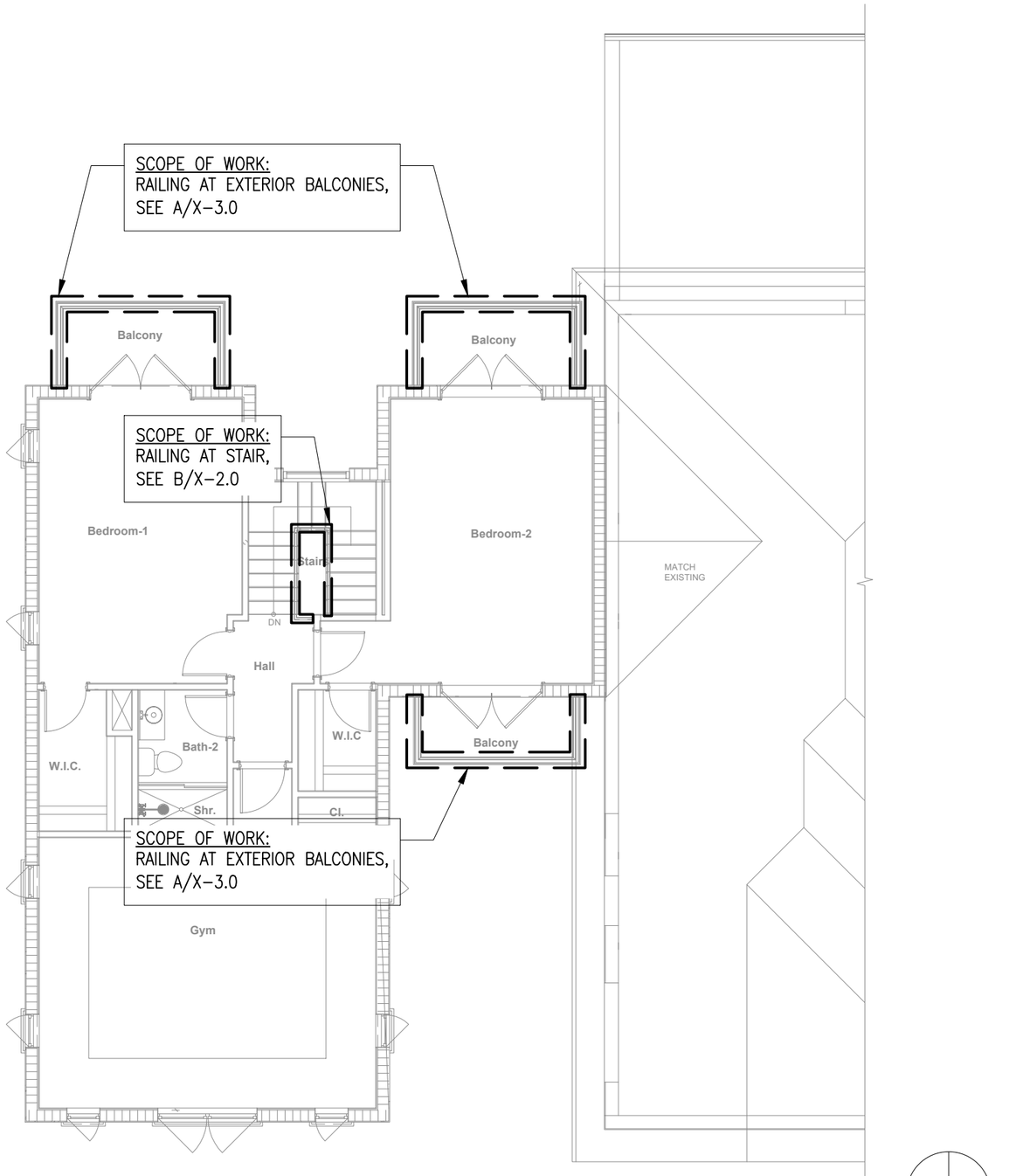
SHEET NAME:
FIRST FLOOR KEY PLAN

X-1.0



A
X-1.1

SECOND FLOOR KEY PLAN

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

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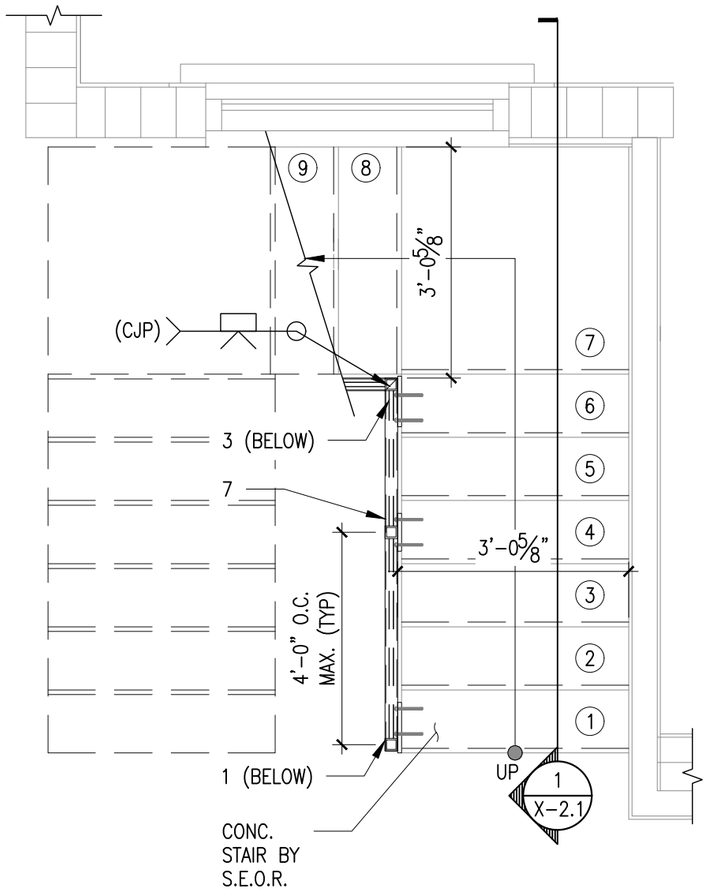
SHEET NAME:
SECOND FLOOR KEY PLAN

X-1.1

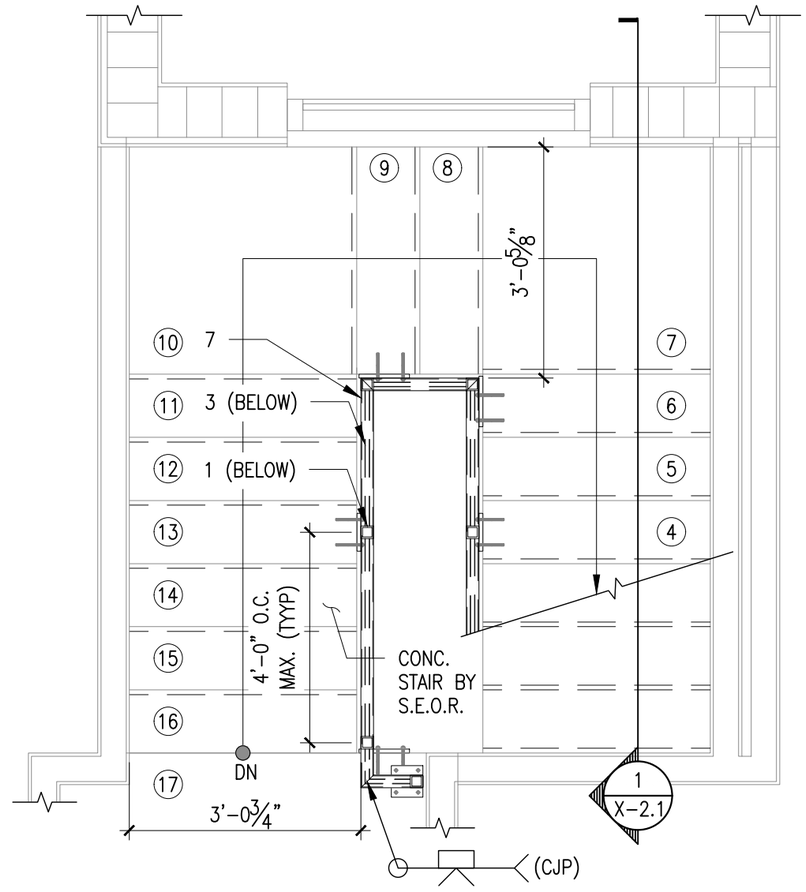
LEGEND:
1. RT2X2X1/4 ALUMINUM POST, ALLOY 6061–T6
3. RT3/4X3/4X1/16 ALUMINUM HORIZONTAL PICKETS, ALLOY 6063–T5
7. RT2X1X1/8 ALUMINUM CONTINUOUS TOP RAIL, EDGES SHALL HAVE A MINIMUN RADIUS OF 0.01", ALLOY 6061–T6



RAILING AT STAIR FIRST FLOOR PLAN VIEW (TYP)

A / X-2.0

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



RAILING AT STAIR SECOND FLOOR PLAN VIEW (TYP)

B / X-2.0

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

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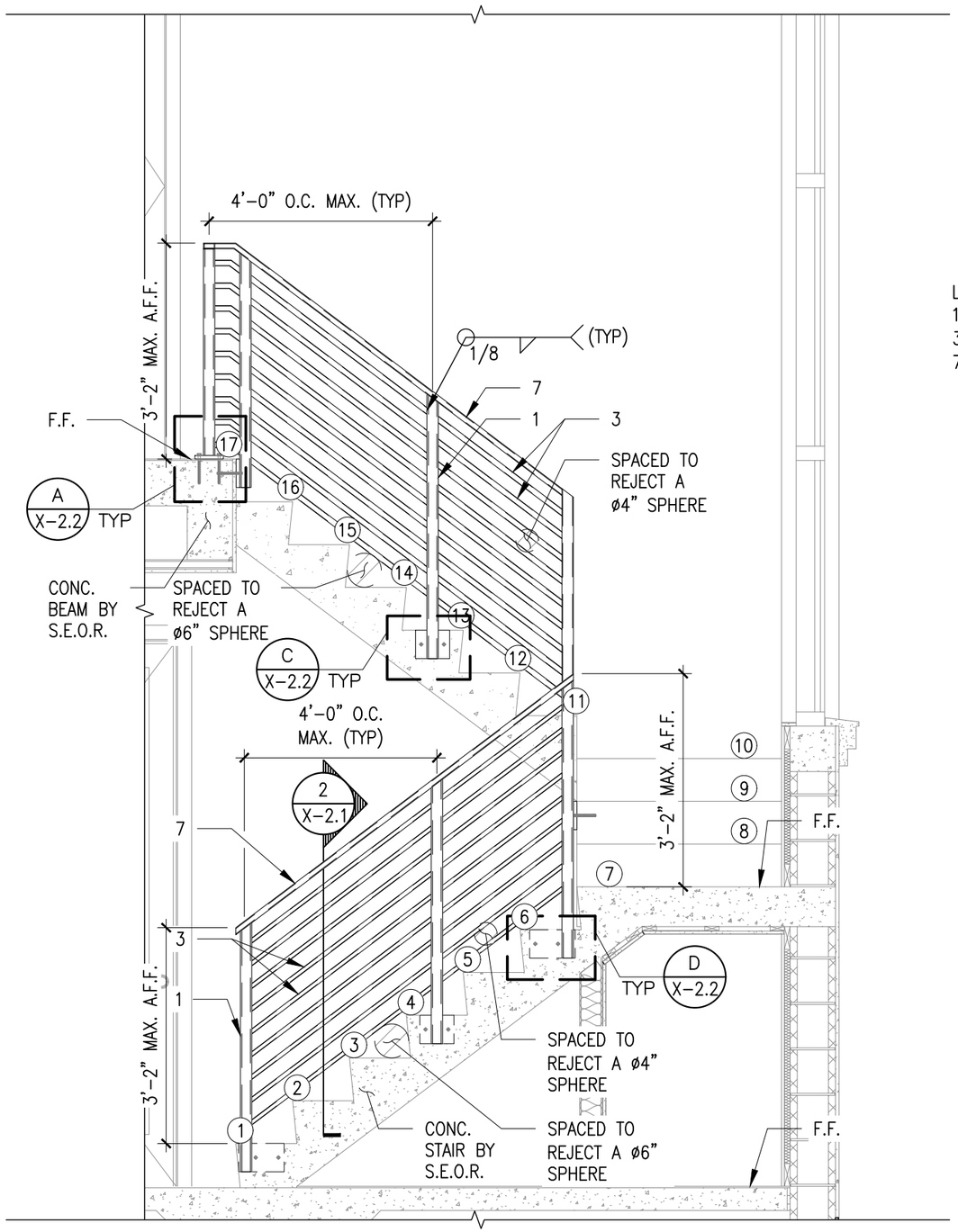
SHEET NAME: RAILING AT STAIR FIRST & SECOND FLOOR PLAN VIEWS

X-2.0

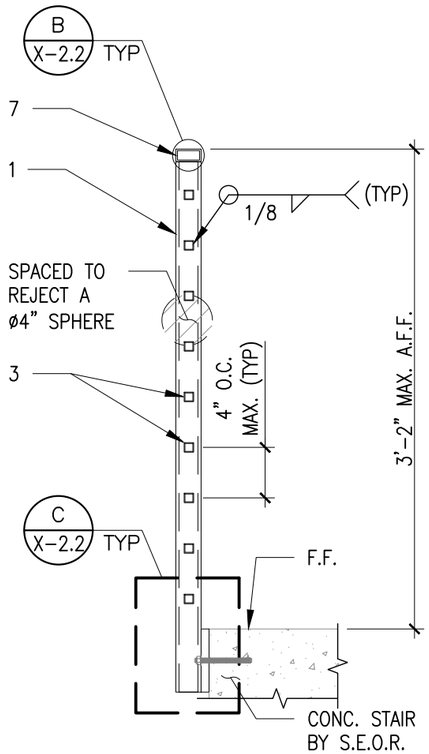


1 X-2.1 RAILING AT STAIR SECTION (TYP)

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

LEGEND:

1. RT2X2X1/4 ALUMINUM POST, ALLOY 6061-T6
3. RT3/4X3/4X1/16 ALUMINUM HORIZONTAL PICKETS, ALLOY 6063-T5
7. RT2X1X1/8 ALUMINUM CONTINUOUS TOP RAIL, EDGES SHALL HAVE A MINIMUN RADIUS OF 0.01", ALLOY 6061-T6



2 X-2.1 SECTION (TYP)

SCALE: 1"=1'-0"

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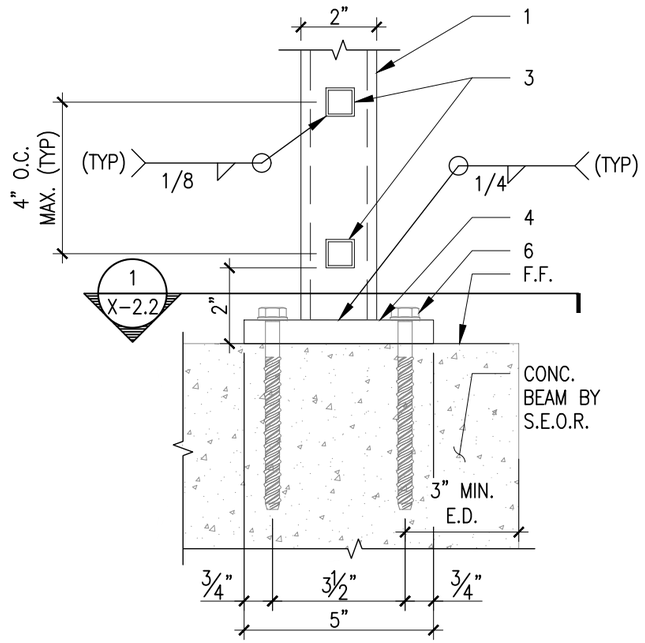
SHEET NAME:
RAILING AT STAIR SECTIONS

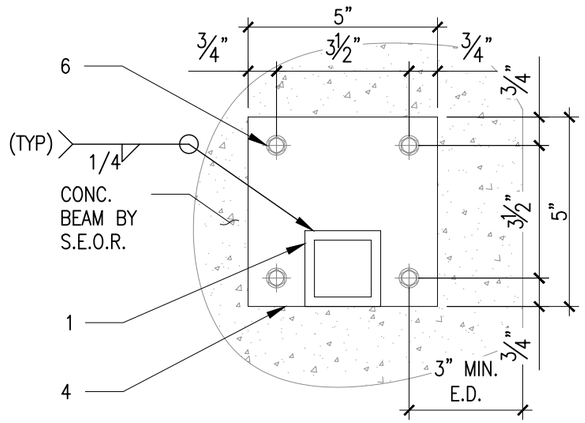
X-2.1



A
X-2.2

DETAIL (TYP)

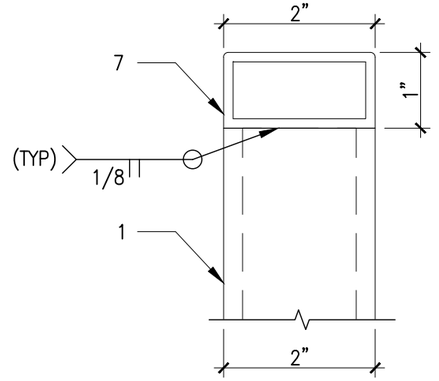
SCALE: 3"=1'-0"



1
X-2.2

SECTION (TYP)

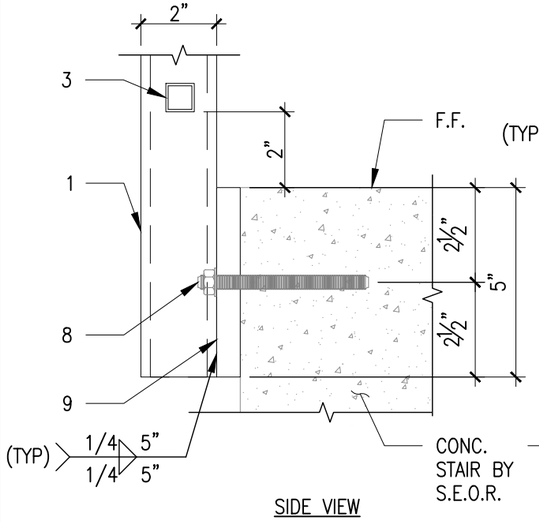
SCALE: 3"=1'-0"

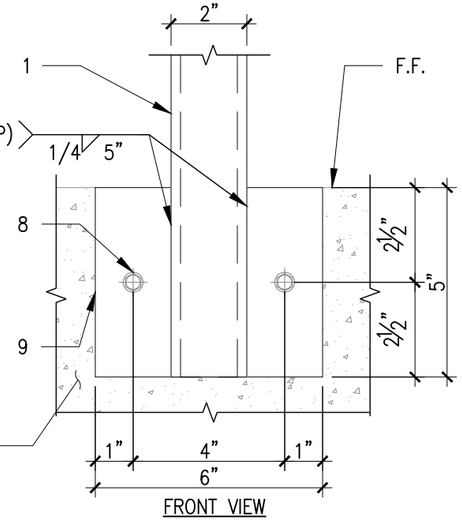


B
X-2.2

DETAIL (TYP)

SCALE: 6"=1'-0"

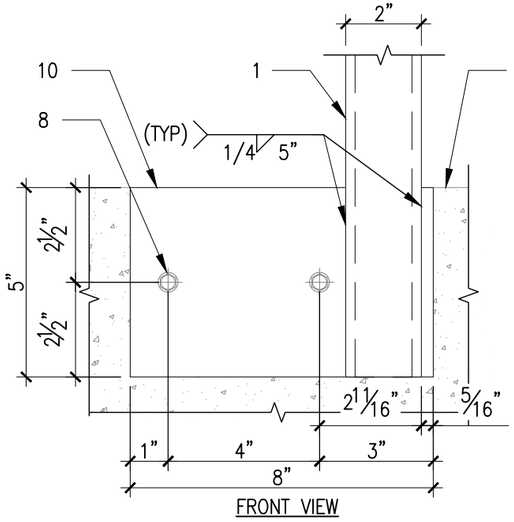




C
X-2.2

DETAIL (TYP)

SCALE: 3"=1'-0"



D
X-2.2

DETAIL (TYP)

SCALE: 3"=1'-0"

LEGEND:

1. RT2X2X1/4 ALUMINUM POST, ALLOY 6061-T6
3. RT3/4X3/4X1/16 ALUMINUM HORIZONTAL PICKETS, ALLOY 6063-T5
4. PL5X5X5/8 ALUMINUM PLATE, ALLOY 6061-T6
6. ø3/8" GALVANIZED SCREW BOLT BY DEWALT W/ 4-1/2" EMBEDMENT, 3-1/2" SPACING & 3" MIN. EDGE DISTANCE
7. RT2X1X1/8 ALUMINUM CONTINUOUS TOP RAIL, EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01", ALLOY 6061-T6
8. ø3/8" S.S. THREADED ROD W/ C6+ EPOXY BY RED HEAD ASTM A307, W/ 3-3/8" MIN. EMBEDMENT, 4" SPACING & 2-1/2" MIN. EDGE DISTANCE
9. PL5X6X5/8 ALUMINUM PLATE, ALLOY 6061-T6
10. PL5X8X5/8 ALUMINUM PLATE, ALLOY 6061-T6

CITY STAMP:

Eastern Engineering Group
3401 NW 82nd Avenue Suite 370 Doral, FL 33122
Phone: (305) 599-8133 info@easterneg.com
www.easterneg.com

PROJECT NAME:
EVA VACCARO

JOB No.: 25-0904 | VERSION: 03 | DATE: 7/1/2025

LOCATION: 12940 SW 63RD AVE, PINECREST, FL 33156

CLIENT:
INNOVA LUXURY WORKS CORP

PM: MARIO MORALES | DRAWN BY: G.T.

DESIGNED BY: K.G. | CHECKED BY: GONZALO A. PAZ

No.	DESCRIPTION	DATE	APP'D

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GONZALO A. PAZ LICENSE No 60734 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Gonzalo A Paz
Date: 2025.07.18 15:35:18-04'00'

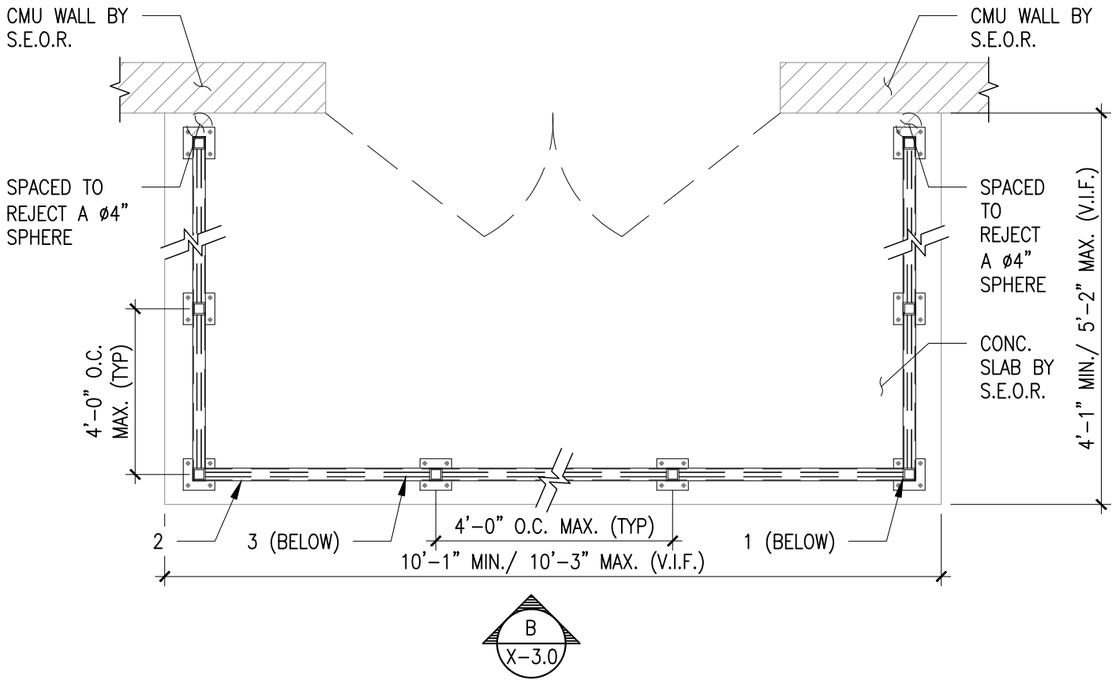
7/1/2025

GONZALO A. PAZ, PE. (Lic No-60734)

CERTIFICATE OF AUTHORIZATION No. 26655

SHEET NAME:
SECTION & DETAILS

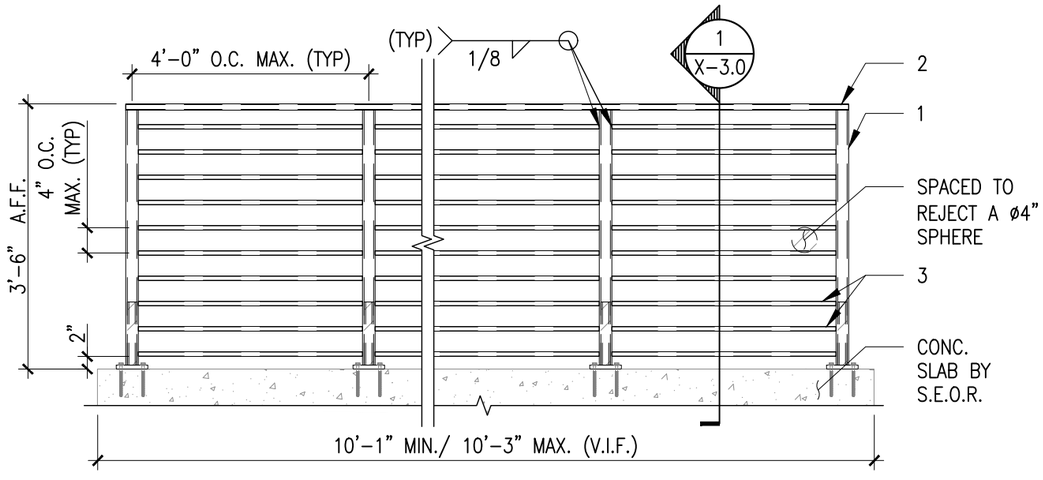
X-2.2



EXTERIOR RAILING AT BALCONIES PLAN VIEW (TYP)

A
X-3.0

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



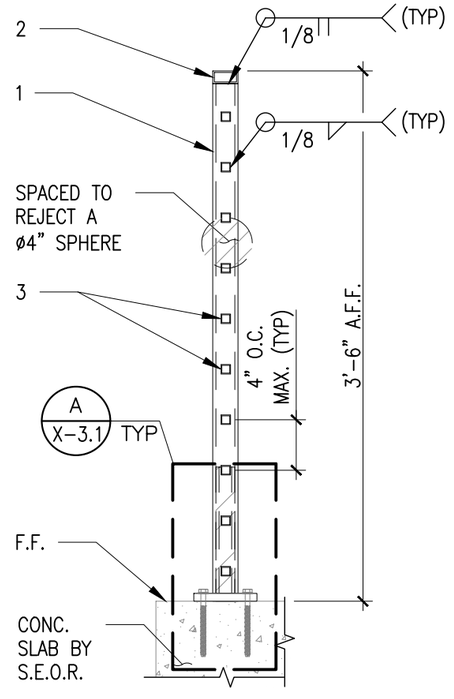
EXTERIOR RAILING AT BALCONIES ELEVATION (TYP)

B
X-3.0

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

LEGEND:
1. RT2X2X1/4 ALUMINUM POST, ALLOY 6061-T6
2. RT2X1X1/8 ALUMINUM CONTINUOUS TOP RAIL, ALLOY 6061-T6
3. RT3/4X3/4X1/16 ALUMINUM HORIZONTAL PICKETS, ALLOY 6063-T5

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR FABRICATION AND INSTALLATION.



SECTION (TYP)

1
X-3.0

SCALE: 1"=1'-0"

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Phone: (305) 599-8133 info@easterneg.com
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PROJECT NAME:
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JOB No.: 25-0904 | VERSION: 03 | DATE: 7/1/2025
LOCATION: 12940 SW 63RD AVE, PINECREST, FL 33156

CLIENT:
INNOVA LUXURY WORKS CORP

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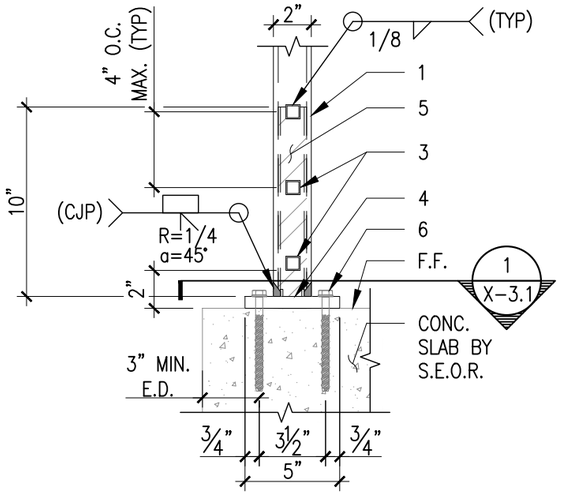
Date: 2025.07.18 15:35:19-04'00'

7/1/2025

GONZALO A. PAZ, PE. (Lic No-60734)
CERTIFICATE OF AUTHORIZATION No. 26655

SHEET NAME:
EXTERIOR RAILING AT BALCONIES PLAN VIEW, ELEVATION, SECTION

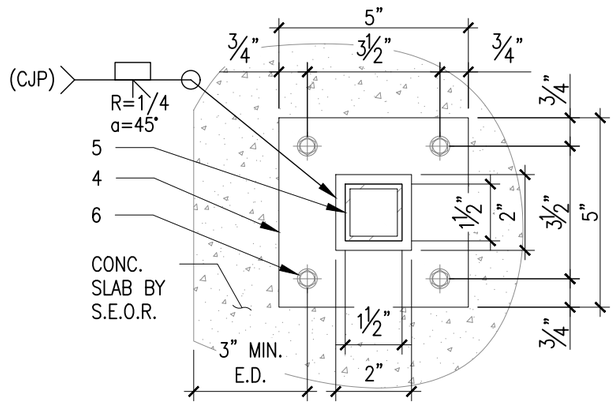
X-3.0



A
X-3.1

DETAIL (TYP)

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



1
X-3.1

SECTION (TYP)

SCALE: 3"=1'-0"

LEGEND:

1. RT2X2X1/4 ALUMINUM POST, ALLOY 6061-T6
2. RT2X1X1/8 ALUMINUM CONTINUOUS TOP RAIL, ALLOY 6061-T6
3. RT3/4X3/4X1/16 ALUMINUM HORIZONTAL PICKETS, ALLOY 6063-T5
4. PL5X5X5/8 ALUMINUM PLATE, ALLOY 6061-T6
5. RT1-1/2X1-1/2X1/8X10" LONG. ALUMINUM INSERT TO BE SNUG FIT INTO THE POST, ALLOY 6061-T6
6. ø3/8" GALVANIZED SCREW BOLT BY DEWALT W/ 4-1/2" EMBEDMENT, 3-1/2" SPACING & 3" MIN. EDGE DISTANCE

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SHEET NAME:
SECTION & DETAIL

X-3.1