EVA VACCARO
(FENCE AND GATE)

12940 SW 63RD AVE, PINECREST,
FL 33156

MISC. SHOP DWGS

SHOP DRAWING / SUBMITTAL REVIEW

☐ APPROVED ☑ APPROVED WITH CHANGES NOTED

☐ REVISE AND RESUBMIT ☐ REJECTED:_____

SUBMITTAL WAS REVIEWED FOR DESIGN CONFORMITY AND GENERAL CONFORMANCE TO CONTRACT DOCUMENTS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT JOB SITES FOR TOLERANCES, CLEARANCES, QUANTITIES, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF HIS WORK WITH OTHER TRADES AND FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

BY Julio Pulido DATE 02-02-2026

NOVUS ARCHETYPE, LLC
12721 SW 30 ST
MIAMI, FL 33175

INDEX OF DRAWINGS

SHEET	DESCRIPTION
X-0.0	COVER PAGE
X-0.1	GENERAL NOTES
X-0.2	GENERAL NOTES
X-1.0	KEY PLAN (SCOPE OF WORK)
X-2.0	FENCE OVER WALL ELEVATION & PLAN VIEW
X-2.1	SECTION & CONN. DETAILS
X-3.0	ROLLING GATE ELEVATION
X-3.1	SECTION & CONN. DETAILS

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 (FENCE AND GATE)

JOB No.: 25-1543 | VERSION: 05 | DATE: 1/28/2026

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

CLIENT: INNOVA LUXURY WORKS CORP

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

DESIGNED BY: M.M. | 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

1/28/2026

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:

FENCE AND GATE

WIND LOAD AS PER ASCE 7–22
KD=0.85, CATEGORY 1
WIND SPEED = 115 MPH (FOR FENCES NOT EXEC. 6FT IN HEIGHT, AS PER FBC 2023 SECT. 1616.2.1)

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.S.
DESIGNED BY: M.M.	CHECKED BY: GONZALO A. PAZ

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PROFESSIONAL ENGINEER

1/28/2026

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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
6063–T5(ROUND& OVAL)	11.5 KSI	5.5 KSI	5.5 KSI	2.8 KSI
6063–T6(TUBES & SHAPES)	15.0 KSI	4.8 KSI	8.5 KSI	2.8 KSI
6063–T6(ROUND & OVAL)	18.0 KSI	5.5 KSI	8.5 KSI	2.5 KSI
6005–T5(TUBES & SHAPES)	19.0 KSI	8.0 KSI	12.0 KSI	4.0 KSI
6005–T5(ROUND & OVAL)	24.0 KSI	9.0 KSI	12.0 KSI	4.5 KSI
6061–T6(TUBES & SHAPES)	19.0 KSI	9.0 KSI	12.0 KSI	5.0 KSI
6061–T6(ROUND & OVAL)	24.0 KSI	10.5 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

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

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1/28/2026

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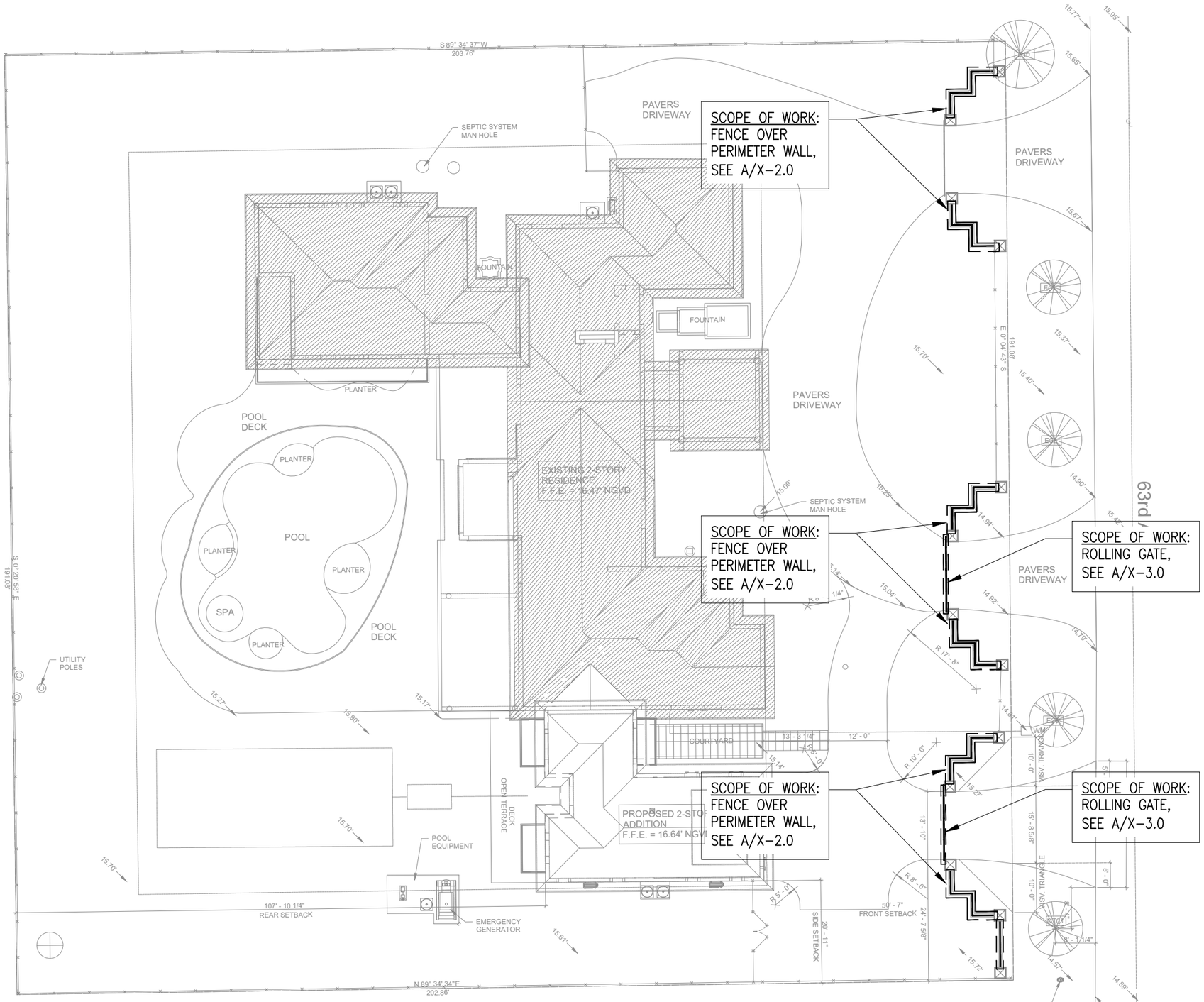
SHEET NAME:
GENERAL NOTES

X-0.2



A
X-1.0

SITE PLAN.

SCALE: N.T.S.

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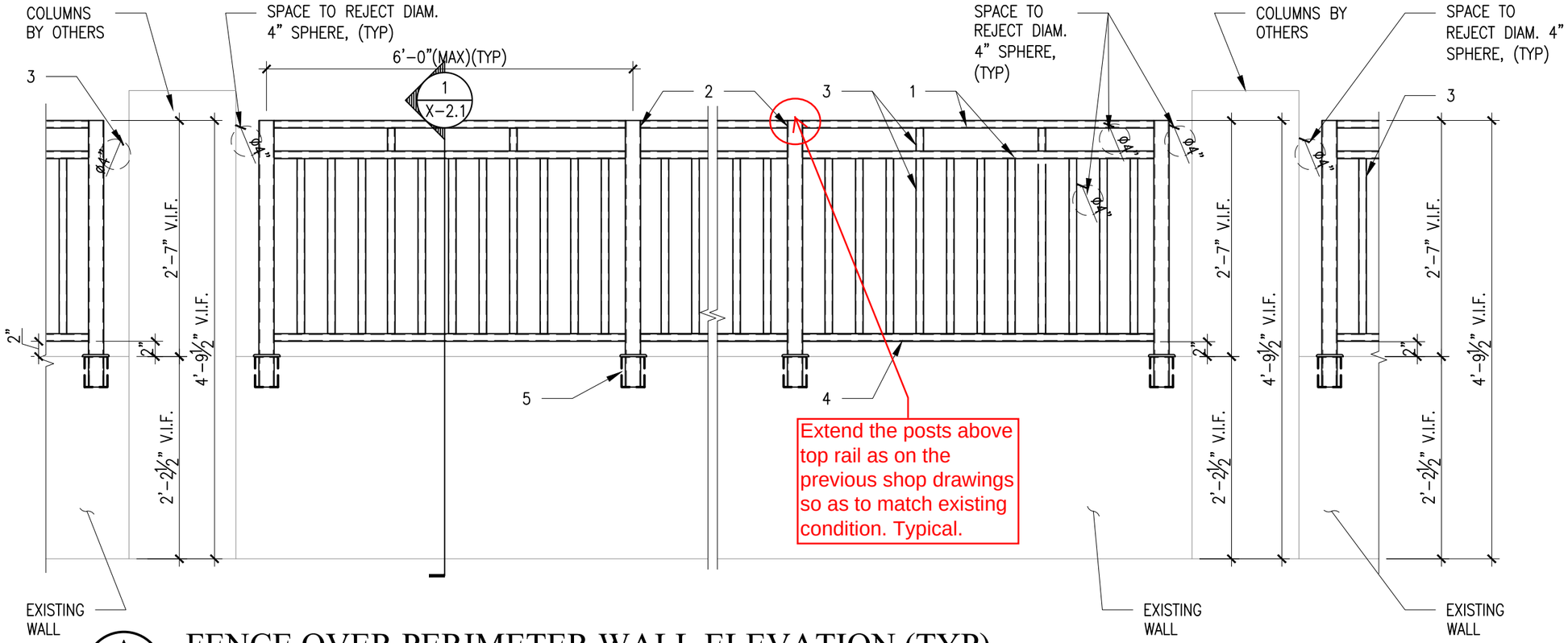
SHEET NAME:
SCOPE OF WORK

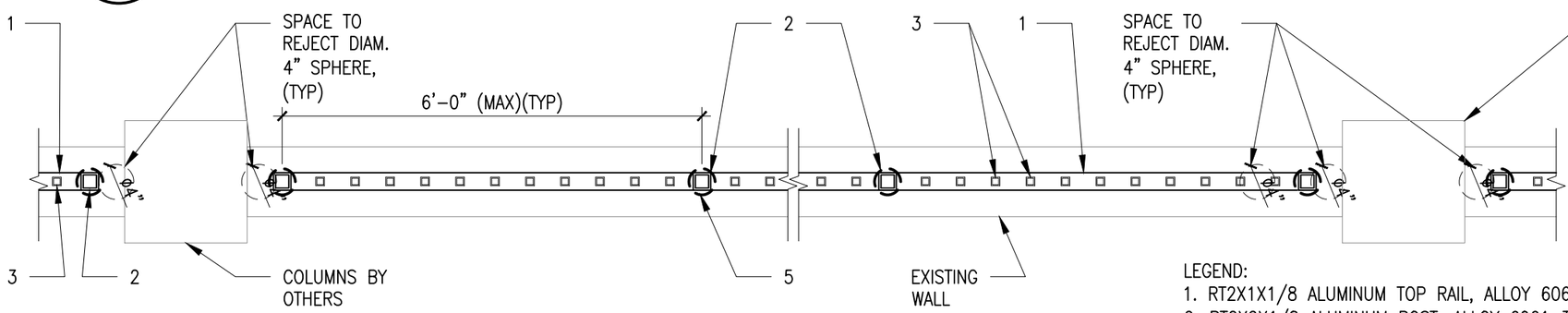
X-1.0



A FENCE OVER PERIMETER WALL ELEVATION (TYP).

X-2.0

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



LEGEND:

1. RT2X1X1/8 ALUMINUM TOP RAIL, ALLOY 6061-T6, (TYP).
2. RT2X2X1/8 ALUMINUM POST, ALLOY 6061-T6, (TYP).
3. RT1X1X1/16 ALUMINUM VERTICAL PICKET, ALLOY 6061-T6, (TYP).
4. C2X1X1/8 ALUMINUM BOTTOM RAIL CHANNEL, ALLOY 6061-T6, (TYP).
5. ø3" CORE DRILL W/ 4-1/2" MIN. EMBEDMENT AND 4" MIN. EDGE DISTANCE, SET POST IN NON-SHRINK 8000 PSI GROUT (TYP), 3 KSI CONCRETE

ALL CONNECTIONS TO BE ⅛" ALL AROUND FILLET WELD, U.N.O. TYP.

ALL DIMENSIONS SHALL BE FIELD VERIFY BY G.C. PRIOR FABRICATION

B FENCE OVER PERIMETER WALL PLAN VIEW (TYP).

X-2.0

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

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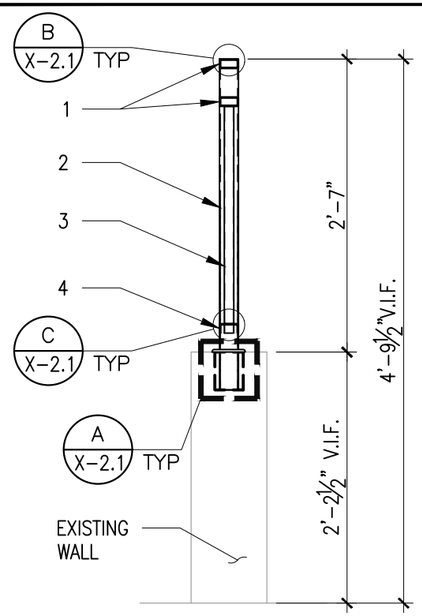
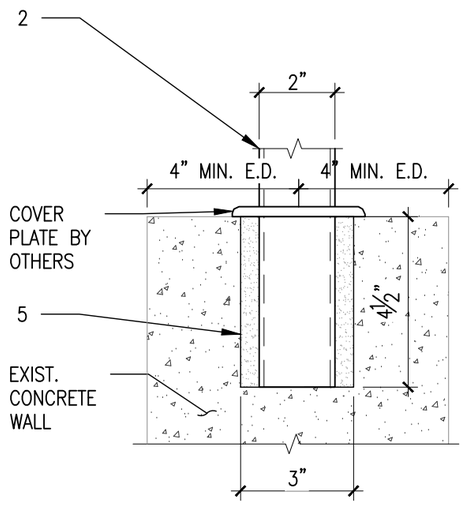
SHEET NAME:
FENCE ELEVATION AND PLAN VIEW

X-2.0



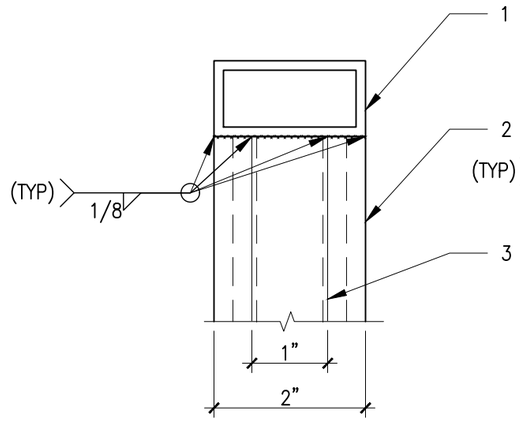
1 / X-2.1 SECTION (TYP).

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



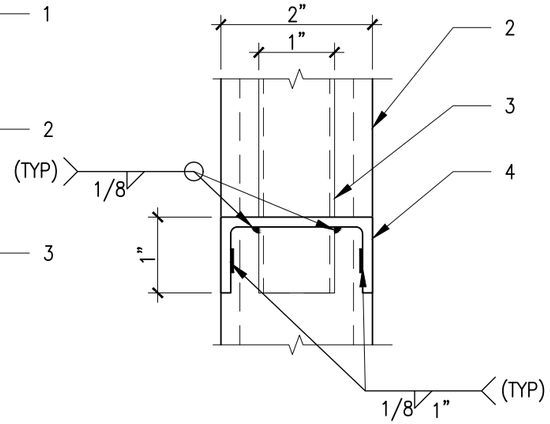
A / X-2.1 DETAIL (TYP)

SCALE: 3"=1'-0"



B / X-2.1 DETAIL (TYP)

SCALE: 6"=1'-0"



C / X-2.1 DETAIL (TYP)

SCALE: 6"=1'-0"

LEGEND:

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2. RT2X2X1/8 ALUMINUM POST, ALLOY 6061-T6, (TYP).
3. RT1X1X1/16 ALUMINUM VERTICAL PICKET, ALLOY 6061-T6, (TYP).
4. C2X1X1/8 ALUMINUM BOTTOM RAIL CHANNEL, ALLOY 6061-T6, (TYP).
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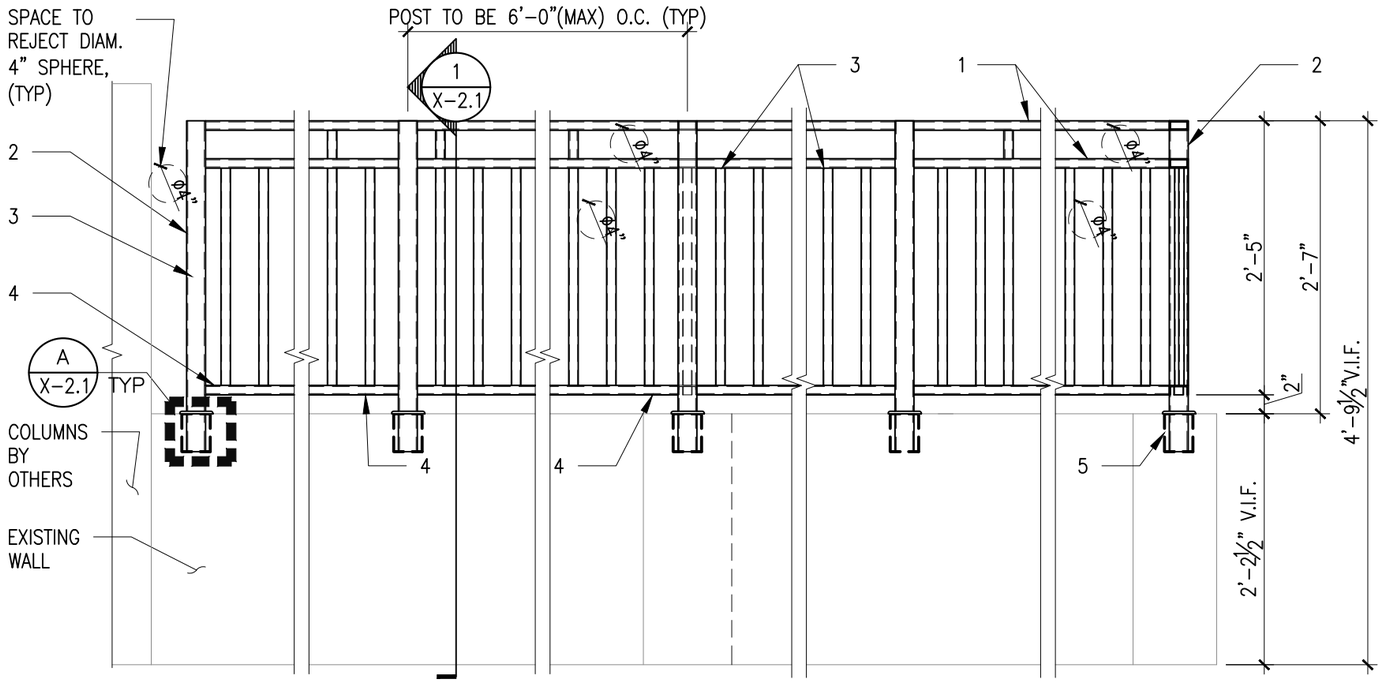
SHEET NAME:
SECTION AND DETAILS

X-2.1



A X-2.2 FENCE OVER PERIMETER WALL ELEVATION (TYP).

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

LEGEND:

1. RT2X1X1/8 ALUMINUM TOP RAIL, ALLOY 6061-T6, (TYP).
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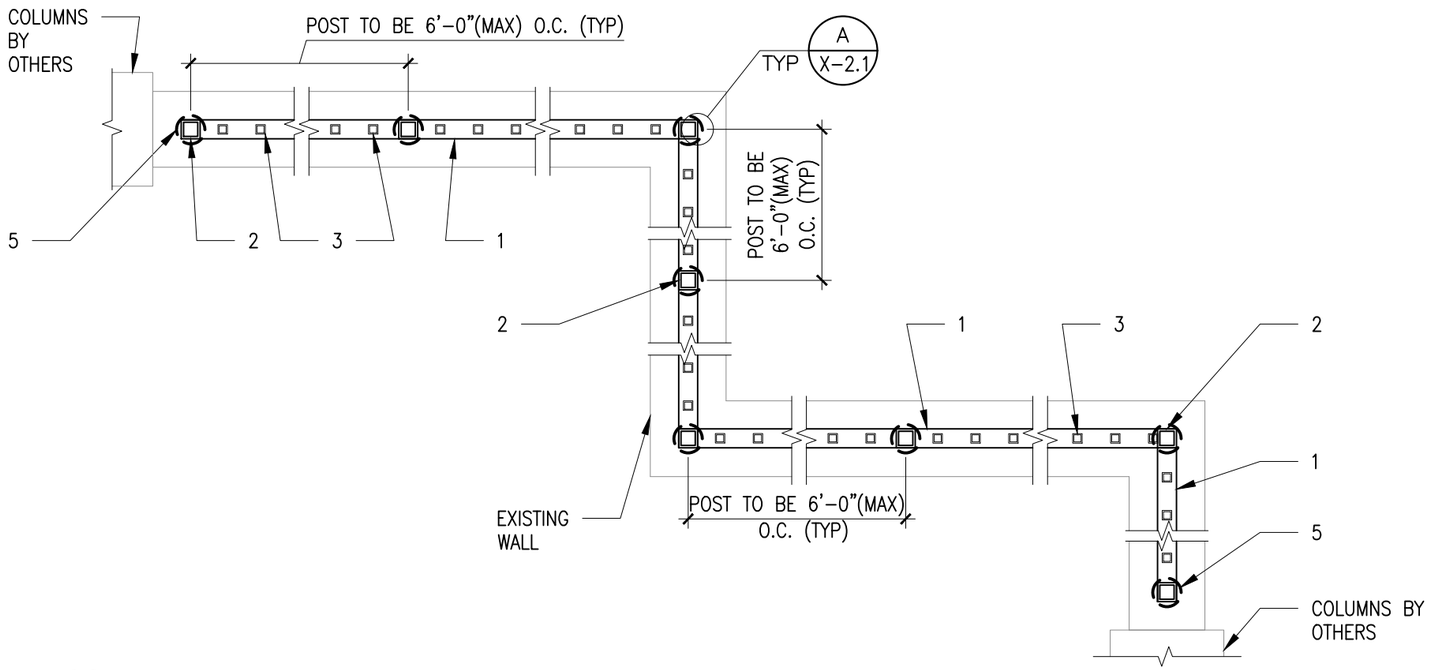

B X-2.2 FENCE OVER PERIMETER WALL PLAN VIEW (TYP).

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

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INNOVA LUXURY WORKS CORP

PM: MARIO MORALES | DRAWN BY: G.S.
DESIGNED BY: M.M. | CHECKED BY: GONZALO A. PAZ

No.	DESCRIPTION	DATE	APP'D

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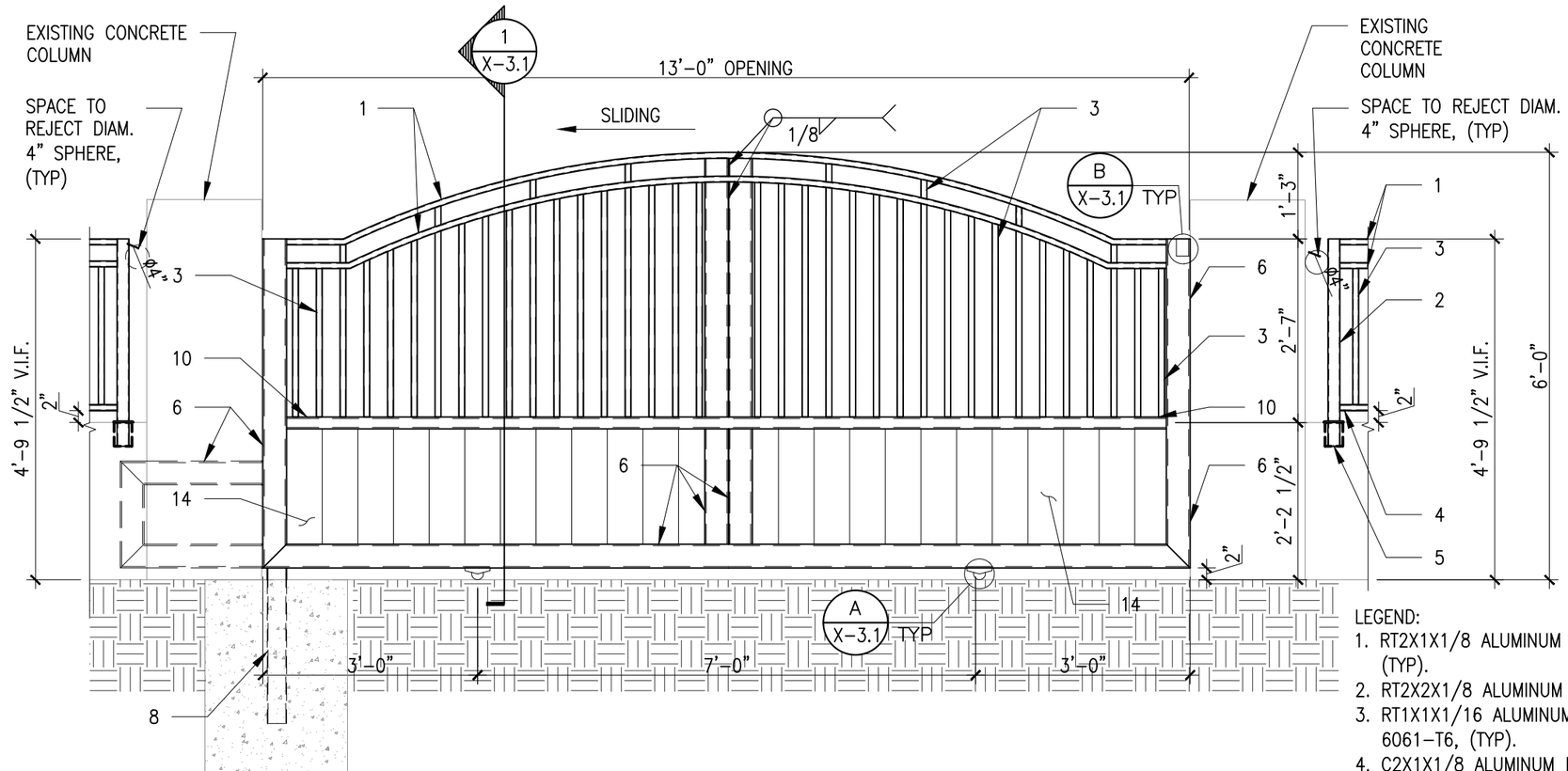
GONZALO A. PAZ LICENSE No 60734 STATE OF FLORIDA PROFESSIONAL ENGINEER

1/28/2026

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

SHEET NAME:

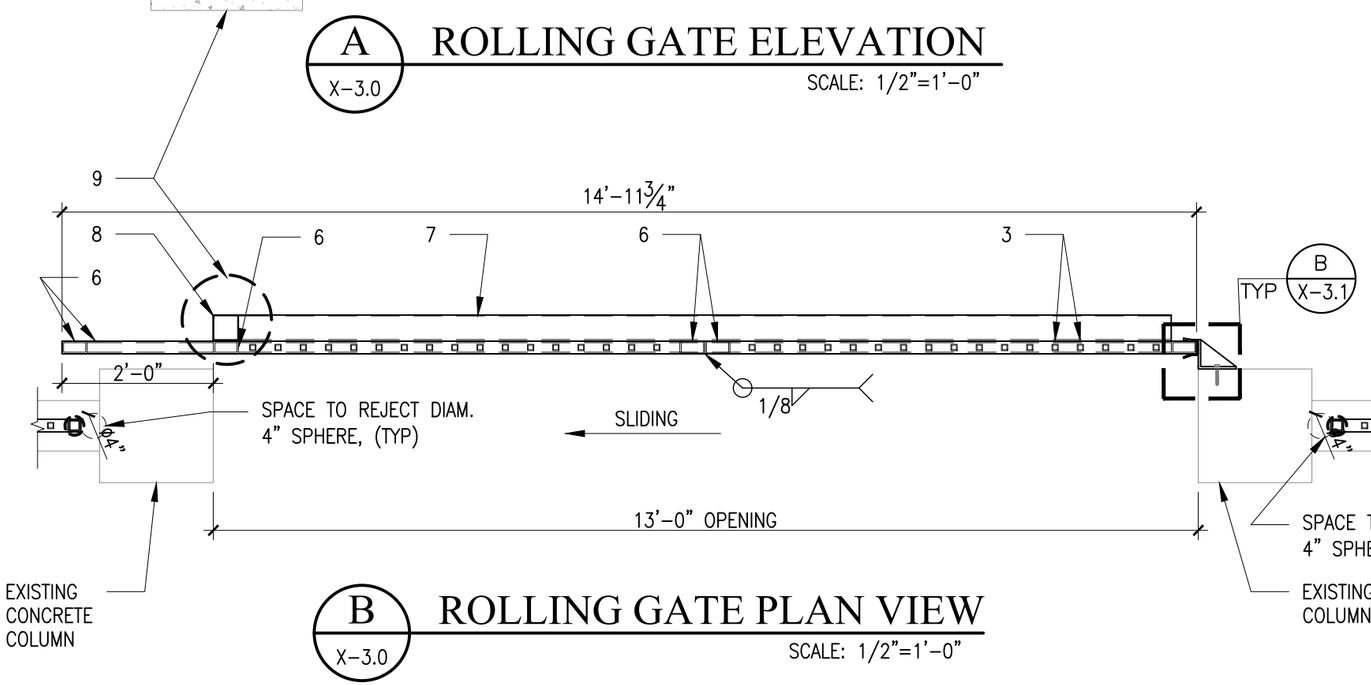
X-2.2



A ROLLING GATE ELEVATION

X-3.0

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



B ROLLING GATE PLAN VIEW

X-3.0

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

LEGEND:

1. RT2X1X1/8 ALUMINUM TOP RAIL, ALLOY 6061-T6, (TYP).
2. RT2X2X1/8 ALUMINUM POST, ALLOY 6061-T6, (TYP).
3. RT1X1X1/16 ALUMINUM VERTICAL PICKET, ALLOY 6061-T6, (TYP).
4. C2X1X1/8 ALUMINUM BOTTOM RAIL CHANNEL, ALLOY 6061-T6, (TYP).
5. ø3" CORE DRILL W/ 4-1/2" MIN. EMBEDMENT AND 4" MIN. EDGE DISTANCE, SET POST IN NON-SHRINK 8000 PSI GROUT (TYP), 3 KSI CONCRETE
6. RT4X2X1/4 ALUMINUM FRAME, ALLOY 6061-T6
7. RT4X2X1/8 ALUMINUM CHANNEL RAIL, ALLOY 6061-T6, (TYP).
8. RT4X4X1/4 ALUMINUM POST, ALLOY 6061-T6, (TYP).
9. ø2'-0"X3'-6" DEEP 3000 PSI CONCRETE FOOTING
10. 2X2X1/8" HORIZONTAL MEMBER, ALUMINUM ALLOY 6061-T6.
14. 0.938" X 6" SELF MATING TONGUE & GROOVE SLAT X 24' (OR MATCHING UP ON ABALIABLE BY G.C. OR CLIENT) BY EASTERN METAL, SEE D/X-3.1, (TYP).

ALL CONNECTIONS TO BE ⅛" ALL AROUND FILLET WELD, U.N.O. TYP.

ALL DIMENSIONS SHALL BE FIELD VERIFY BY G.C. PRIOR FABRICATION

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 (FENCE AND GATE)

JOB No.: 25-1543 | VERSION: 05 | DATE: 1/28/2026

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

CLIENT:
INNOVA LUXURY WORKS CORP

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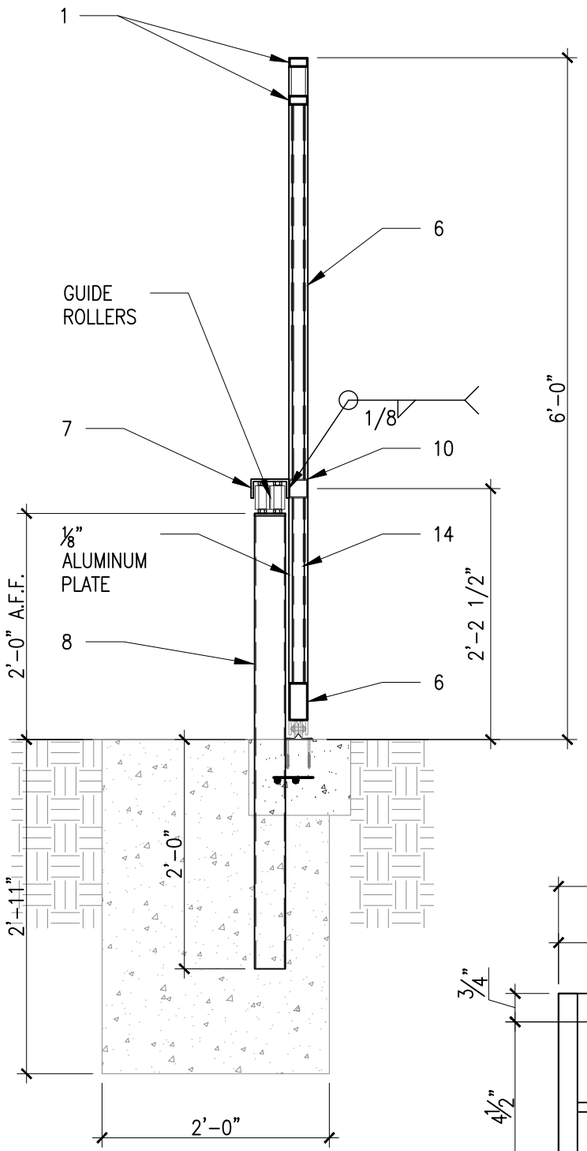
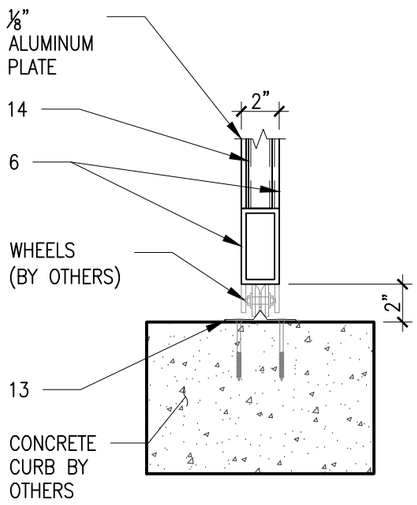
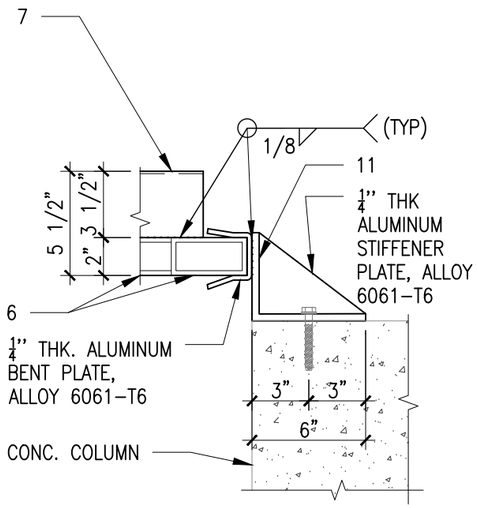
SHEET NAME:
ROLLING GATE ELEVATION & PLAN VIEW

X-3.0

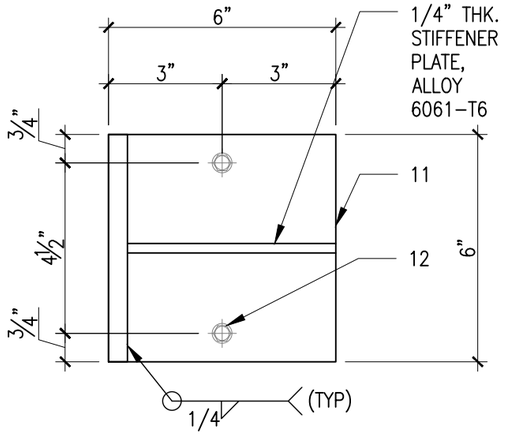


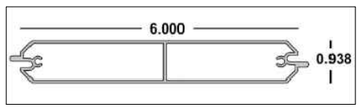


A DETAIL
X-3.1 SCALE: 1 1/2"=1'-0"



B DETAIL
X-3.1 SCALE: 1 1/2"=1'-0"





LEGEND:
1. RT2X1X1/8 ALUMINUM TOP RAIL, ALLOY 6061-T6, (TYP).
6. RT4X2X1/4 ALUMINUM FRAME, ALLOY 6061-T6
7. RT4X2X1/8 ALUMINUM CHANNEL RAIL, ALLOY 6061-T6, (TYP).
8. RT4X4X1/4 ALUMINUM POST, ALLOY 6061-T6, (TYP).
10. 2X2X1/8" HORIZONTAL MEMBER, ALUMINUM ALLOY 6061-T6.
11. L6X6X1/4X5-5/8 LONG. ALUMINUM ANGLE, ALLOY 6061-T6
12. 1/2" DIAM. TAPCON
13. ALUMINUM "V" TRACK CONNECTED TO CONCRETE PATH W/ ø1/4"X3" FLAT HEAD TAPCON @ 12" O.C.
14. 0.938" X 6" SELF MATING TONGUE & GROOVE SLAT X 24' (OR MATCHING UP ON ABALIABLE BY G.C. OR CLIENT) BY EASTERN METAL, SEE D/X-3.1, (TYP).

1 SECTION
X-3.1 SCALE: 3/4"=1'-0"

C DETAIL
X-3.1 SCALE: 3"=1'-0"

D DETAIL
X-3.1 SCALE: 3"=1'-0"

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SHEET NAME:
SECTION AND CONN. DETAILS

X-3.1