

12700 ROLLING ROAD

12700 ROLLING RD DR, MIAMI,
FL 33156, USA

MISC. SHOP DWGS

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
X-2.0	DOUBLE POOL GATE & FENCE PLAN VIEW AND ELEVATION
X-2.1	DOUBLE POOL GATE & FENCE SECTIONS AND DETAIL
X-2.2	DETAILS
X-3.0	FRONT FENCE PLAN VIEW, ELEVATION AND SECTION
X-3.1	PEDESTRIAN GATE PLAN VIEW, ELEVATION AND SECTION
X-3.2	ROLLING GATE PLAN VIEW AND ELEVATION
X-3.3	SECTION AND DETAILS

Felix D
Guerra

Digitally signed by Felix
D Guerra
DN: c=US, o=D and SG
Engineering Group INC,
dnQualifier=A01410D00
00019B951B44D8002D6
574, cn=Felix D Guerra
Date: 2026.07.10
15:20:53 -0400

GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yael Dine, CGC 132799, CPC 148944,
C: 786.312.4811, F: 786.312.4811
File: JD-MIAMI\CGC SQL\p\construction@jd-miami.com
Sheet: 1

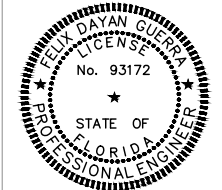
OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

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

SHEET TITLE:

CONSULTANT:


AI2 DESIGN CORP
(305) 520-9242



ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB:
12700 – 2409

SHEET:
X-0.0

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2026-06-25

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 RESETTling 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:

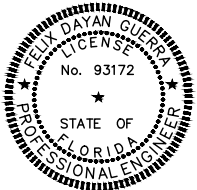
FENCE AND GATE:

WIND LOAD AS PER ASCE 7–22
KD=0.85, CATEGORY 2
WIND SPEED = 115 MPH (FOR FENCES NOT EXC. 6FT IN HEIGHT, AS PER FBC 2023 SECT. 1616.2.1)

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)

Felix D Guerra



ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB:
12700 – 2409
SHEET:

X-0.1

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2026-06-25

GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yael Ortiz, CEC 132799, CPC 148944,
Professional Engineer &
Architect License No. 13513 &
C: 1784 312431 | 3051 293436
File: JD-MIAMI\LLC\GCG\GCG-010\JD-Construction@jd-miami.com
Sheet: 1

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

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

SHEET TITLE:

CONSULTANT:


AI2 DESIGN CORP
(305) 520-9242

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)

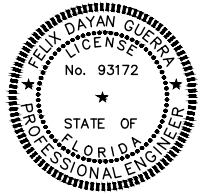
ALUMINUM

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.

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000019B951B44DB002D6574, cn=Felix D Guerra
Date: 2026.07.10 15:21:33 -04'00'



ARCHITECTURE + STRUCTURE

FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL 33196
(561) 229-2618 PE 93172

M + E + P ENGINEER

RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB:
12700 – 2409

SHEET:

X-0.2

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2026-06-25

GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yael Ortiz, CGC 152279, CPC 148944,
F. J. Rodriguez, FLS 15137 &
F. J. Rodriguez, FLS 15137 &
File: JD-MIAMI CGC SQL O.pdf#construction@jd-miami.com
Sheet: 1

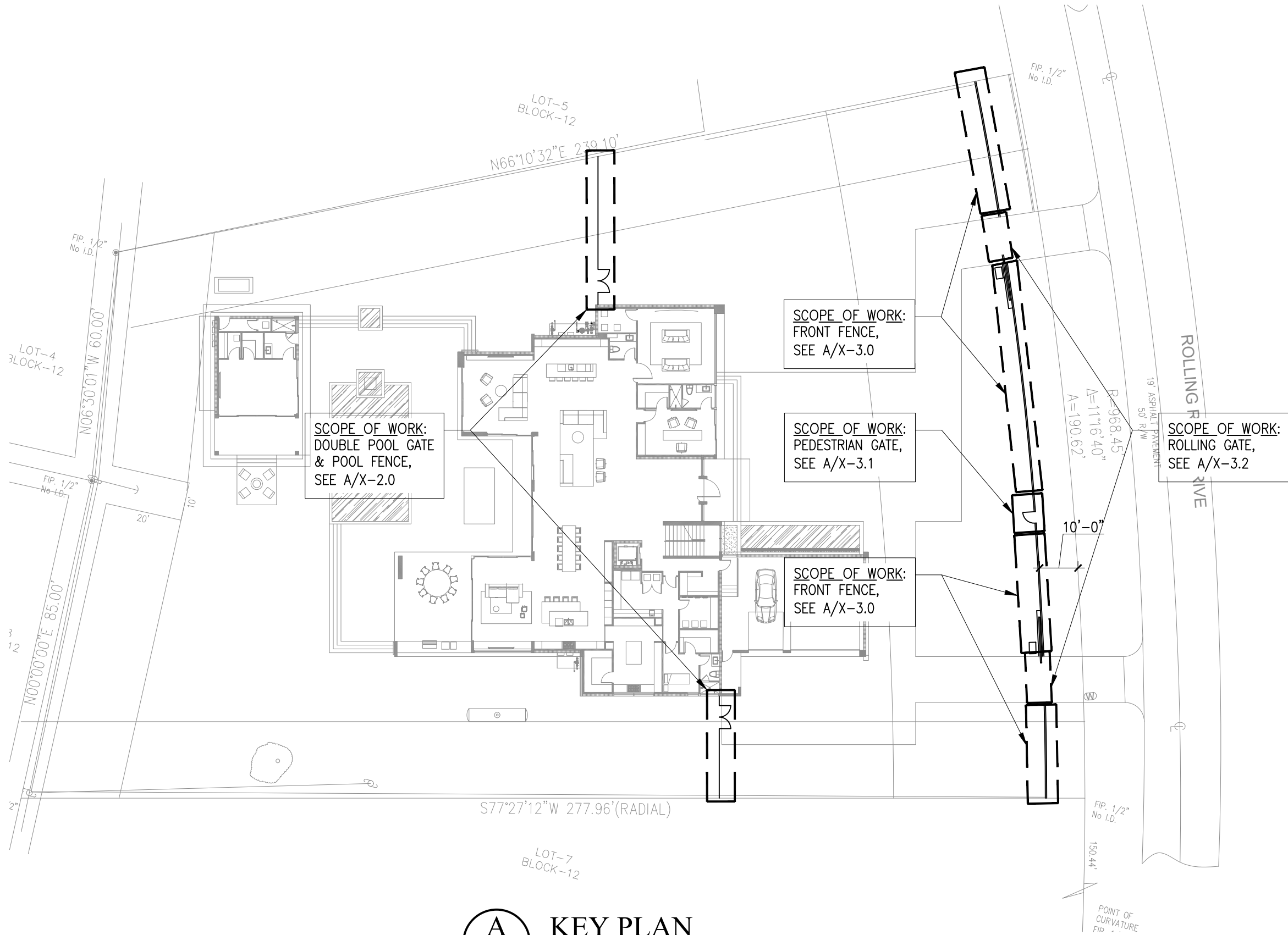
OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL 33176

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

SHEET TITLE:

CONSULTANT:





KEY PLAN
SCALE: 1/16"=1'-0"

Felix D Guerra
Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering
Group LLC,
ou=Qualifier-001410D0000019895
1844D8002D6574, cn=Felix D
Guerra,
Date: 2026.07.10 15:21:51 -0400

GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yael Ortiz, CGC 132279, CPC 148944,
C-132279, C-148944, C-132279 &
C-148944, C-132279 & C-148944
File: JD-MIAMI CGC SQL CGC SQL CGC SQL
www.jd-miami.com
Sheet: 1

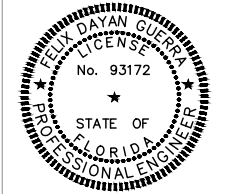
OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

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

SHEET TITLE:

CONSULTANT:

AI2 DESIGN CORP
(305) 520-9242



ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

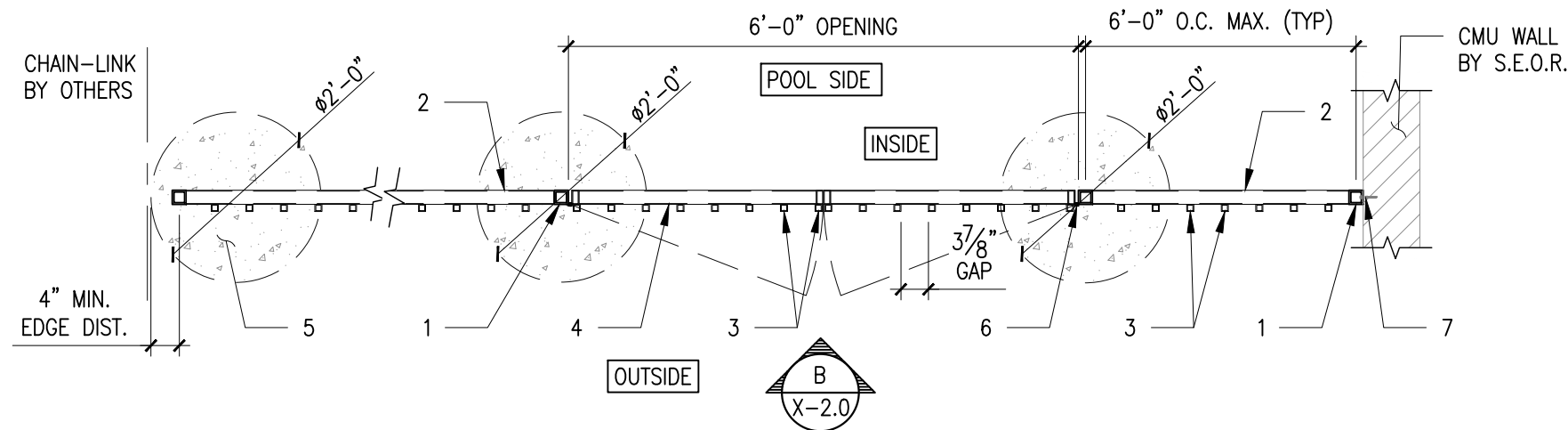
REVISIONS:

NO.	DESCRIPTION	DATE

JOB:
12700 - 2409

SHEET:
X-1.0

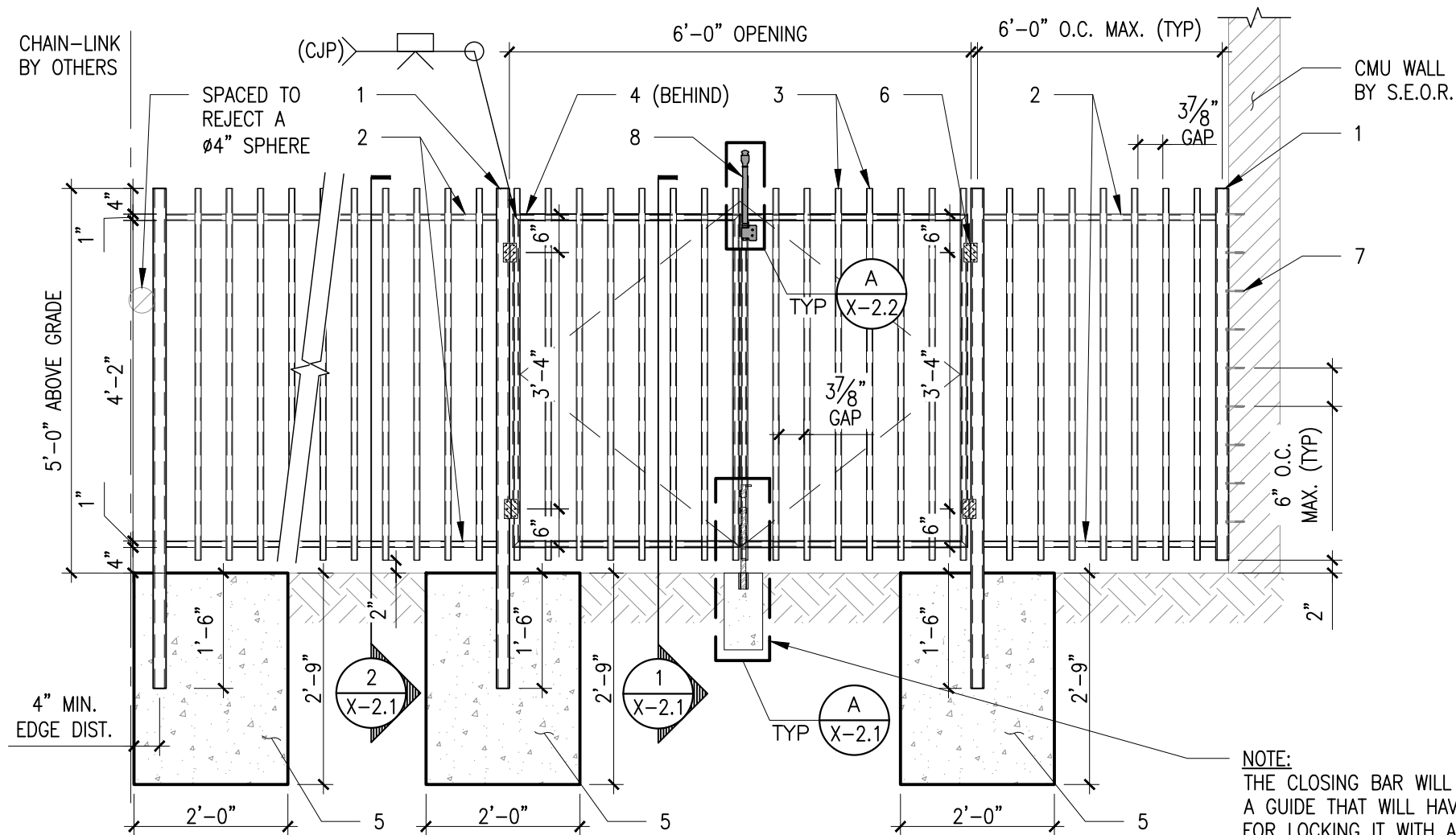
ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2026-06-25



A
DOUBLE POOL GATE & FENCE PLAN VIEW (TYP)
X-2.0
SCALE: 1/2"=1'-0"

NOTE:
POOL GATE MUST OPEN OUTWARD AWAY FROM THE POOL.

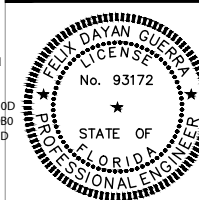
- LEGEND:
1. RT2X2X1/4 ALUMINUM POST, ALLOY 6061-T6
 2. RT2X1X1/8 ALUMINUM TOP & BOTTOM, ALLOY 6061-T6
 3. RT1X1X1/8 ALUMINUM VERTICAL PICKET, ALLOY 6061-T6
 4. RT2X1X1/8 ALUMINUM FRAME, ALLOY 6061-T6
 5. $\phi 2'-0"$ X2'-9" DEEP CONCRETE FOOTING 3000PSI.
 6. HINGES TO RESIST 150# BY OTHERS.
 7. $\phi 1/4"$ TAPCON BY RED HEAD W/ 3-1/4" EMBEDMENT, 6" O.C. MAX. SPACING & 4" MIN. EDGE DISTANCE.
 8. S.S SELF CLOSING BY OTHERS SELF LATCH LOCKING DEVICE RELEASE MECHANISM TO BE 54" FROM THE BOTTOM OF THE GATE



B
DOUBLE POOL GATE & FENCE ELEVATION (TYP)
X-2.0
SCALE: 1/2"=1'-0"

Felix D
Guerra

Digitally signed by
Felix D Guerra
DN: c=US, o=D and
SG Engineering
Group INC,
dnQualifier=A01410D
0000019B951844D80
02D6574, cn=Felix D
Guerra
Date: 2026.07.10
15:22:11 -04'00'



ARCHITECTURE - STRUCTURE

FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL 33196
(561) 229-2618 PE 93172

M - E - P ENGINEER

RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB:
12700 - 2409

SHEET:

X-2.0

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2026-06-25

GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yael Ortiz, CEC 132279, CPC 148944,
C: 786.312.4311, 1051.209.3436
File: JD-MIAMI-LSC-SQL-CP-Construction@jd-miami.com
Sheet: 1

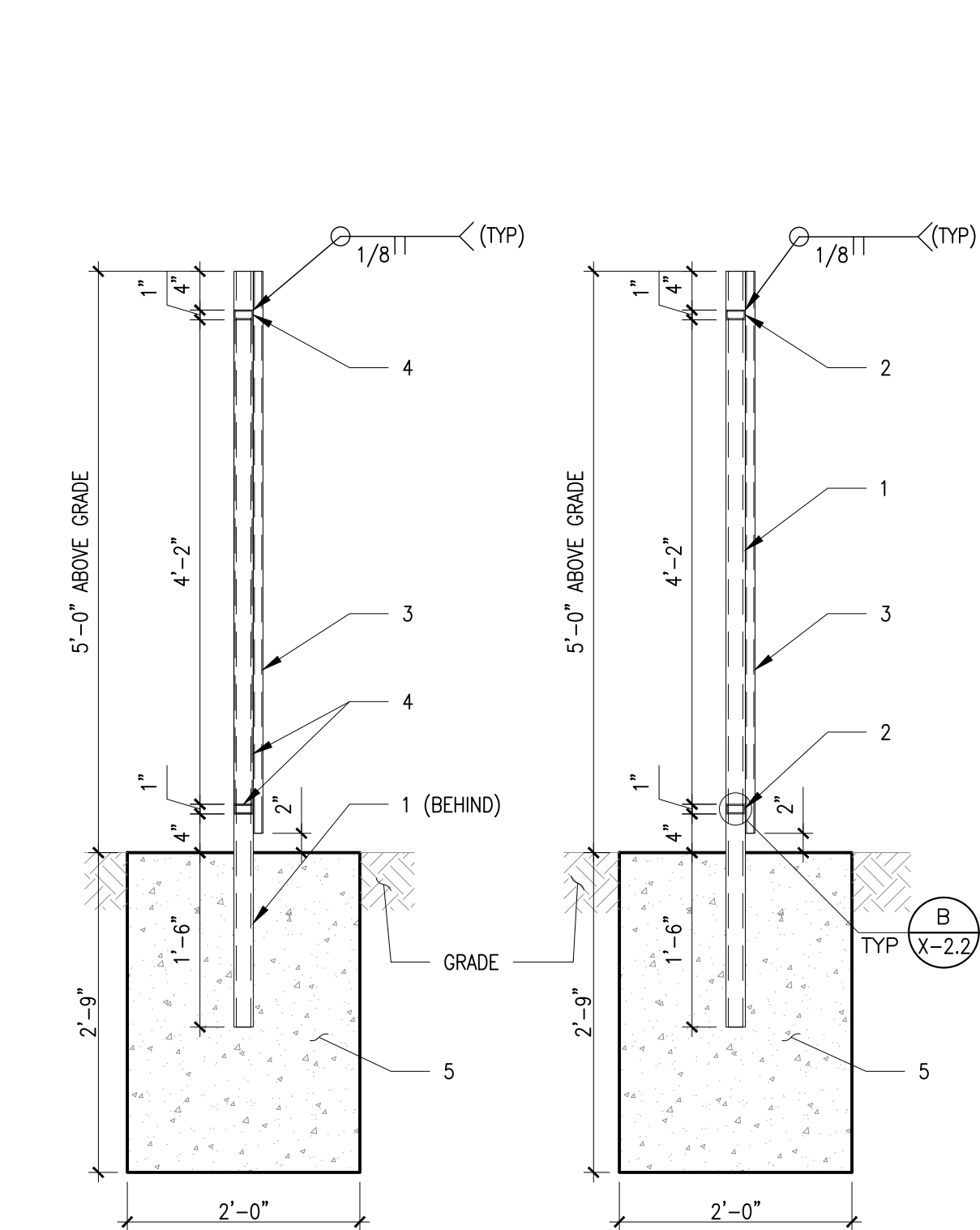
OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL 33176

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

SHEET TITLE:

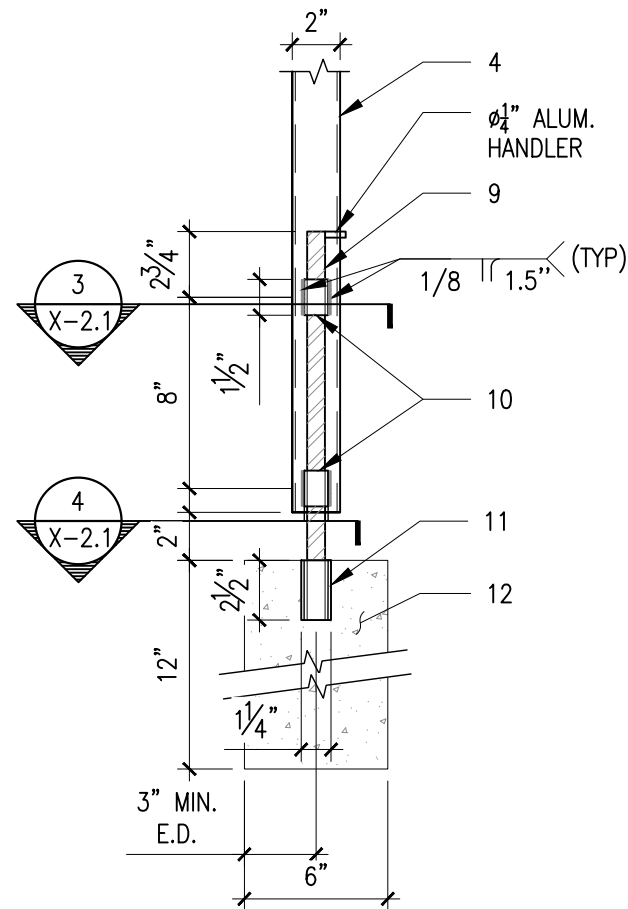
CONSULTANT:

A2 DESIGN CORP
(305) 520-9242

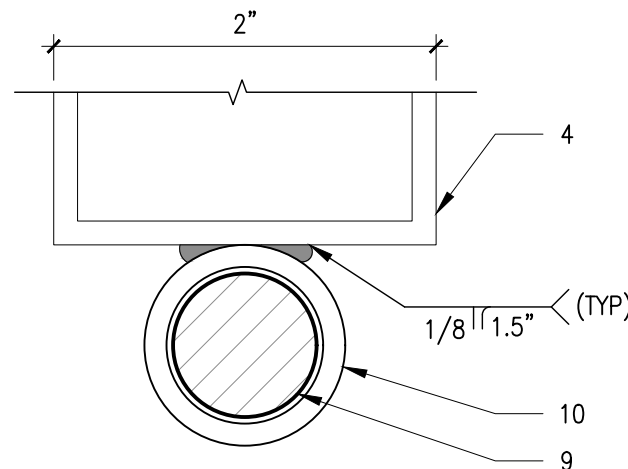


1 GATE SECTION (TYP)
X-2.1 SCALE: 3/4"=1'-0"

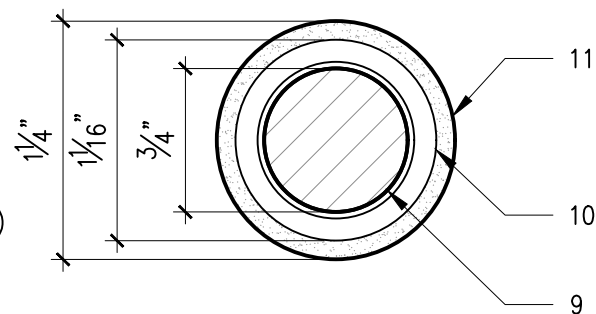
2 FENCE SECTION (TYP)
X-2.1 SCALE: 3/4"=1'-0"



3 CANE BAR DETAIL (TYP)
X-2.1 SCALE: 1 1/2"=1'-0"



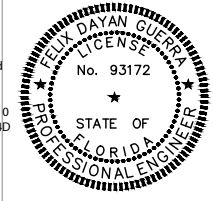
3 SECTION (TYP)
X-2.1 SCALE: FULL"=1'-0"



- LEGEND:
- RT2X2X1/4 ALUMINUM POST, ALLOY 6061-T6
 - RT2X1X1/8 ALUMINUM TOP & BOTTOM, ALLOY 6061-T6
 - RT1X1X1/8 ALUMINUM VERTICAL PICKET, ALLOY 6061-T6
 - RT2X1X1/8 ALUMINUM FRAME, ALLOY 6061-T6
 - Ø2'-0"X2'-9" DEEP CONCRETE FOOTING 3000PSI.
 - Ø3/4" SOLID ROUND ROD CANE BAR, ALLOY 6061-T6
 - Ø3/4" (O.D.=1.05) (I.D.=0.82) SHC 40 ALUMINUM PIPE CANE BAR SUPPORT, ALLOY 6061-T6
 - Ø1-1/4" CORE DRILL, 2-1/2" DEEP, W/ 2-1/2" EDGE DISTANCE TO EDGE OF CONCRETE, SET SLEVE IN NON-SHRINK 3000 PSI GROUT (TYP)
 - 6"X12" DEEP CONCRETE FOOTING 3000PSI.

4 SECTION (TYP)
X-2.1 SCALE: FULL"=1'-0"

Felix D Guerra
Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC,
dnQualifier=A01410D00000198951B44D8002D6574,
cn=Felix D Guerra
Date: 2026.07.10 15:22:31 -04'00'



GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yael Ortiz, CGC 132799, CPC 148944,
C: 786.312.4311, 786.312.4312
File: JD-MIAMI CGC SCLD.pdf
www.jd-miami.com
Sheet: 1

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

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

SHEET TITLE:

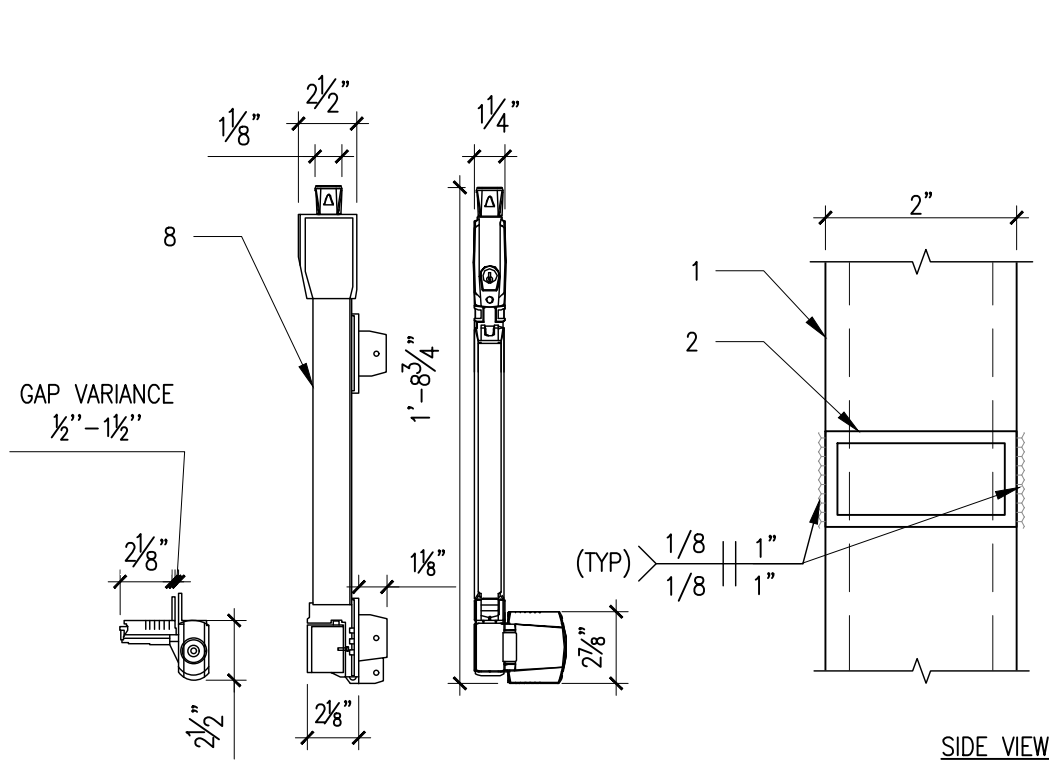
CONSULTANT:
A2 DESIGN CORP
(305) 520-9242

ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84th AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB:
12700 - 2409
SHEET:

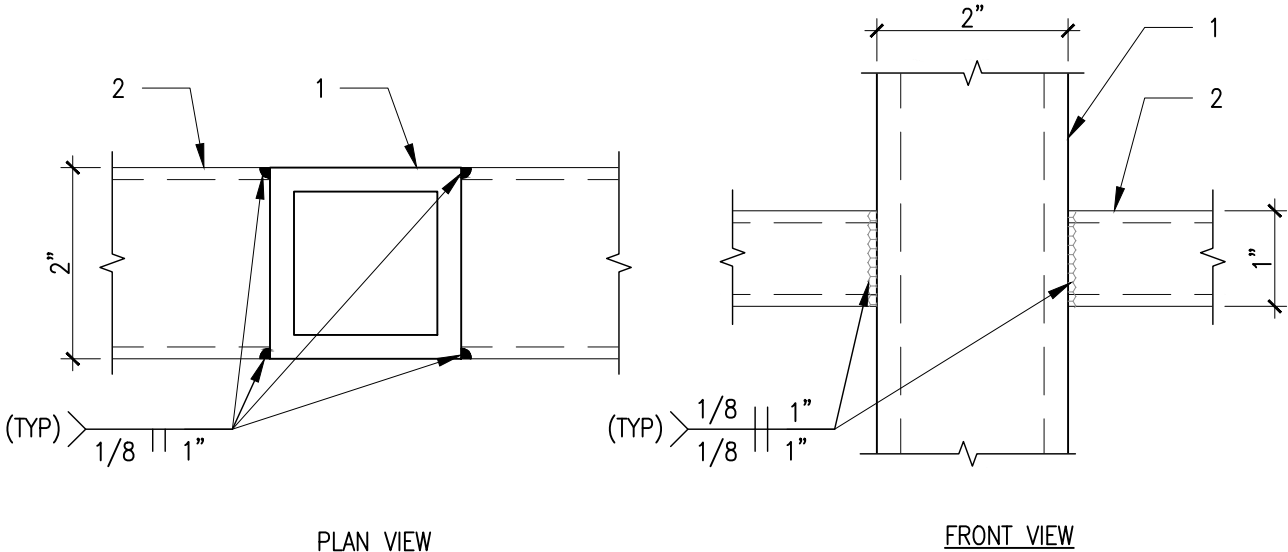
X-2.1
ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2026-06-25



A DETAIL (TYP)
X-2.2 SCALE: 1 1/2"=1'-0"

B DETAIL (TYP)
X-2.2 SCALE: 6"=1'-0"

- LEGEND:
- 1. RT2X2X1/4 ALUMINUM POST, ALLOY 6061-T6
 - 2. RT2X1X1/8 ALUMINUM TOP & BOTTOM, ALLOY 6061-T6
 - 8. S.S SELF CLOSING BY OTHERS SELF LACHT LOCKING DEVICE
- RELEASE MECHANISM TO BE 54" FROM THE BOTTOM OF THE GATE



Felix D
Guerra

Digitally signed by
Felix D Guerra
DN: c=US, o=D and
SG Engineering
Group INC,
dnQualifier=A01410D
0000019B951B44DB0
02D6574, cn=Felix D
Guerra
Date: 2026.07.10
15:22:48 -04'00'

GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yael Dole, CGC 132799, CPC 148944,
C: (786) 312-4311 | (305) 293-3436
File: JD-MIAMI CGC SCLC.pdf | construction@jd-miami.com
www.jd-miami.com
Sheet: 1

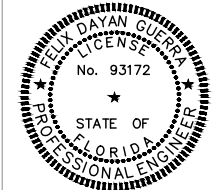
OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

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

SHEET TITLE:

CONSULTANT:

A2
A12 DESIGN CORP
(305) 520-9242



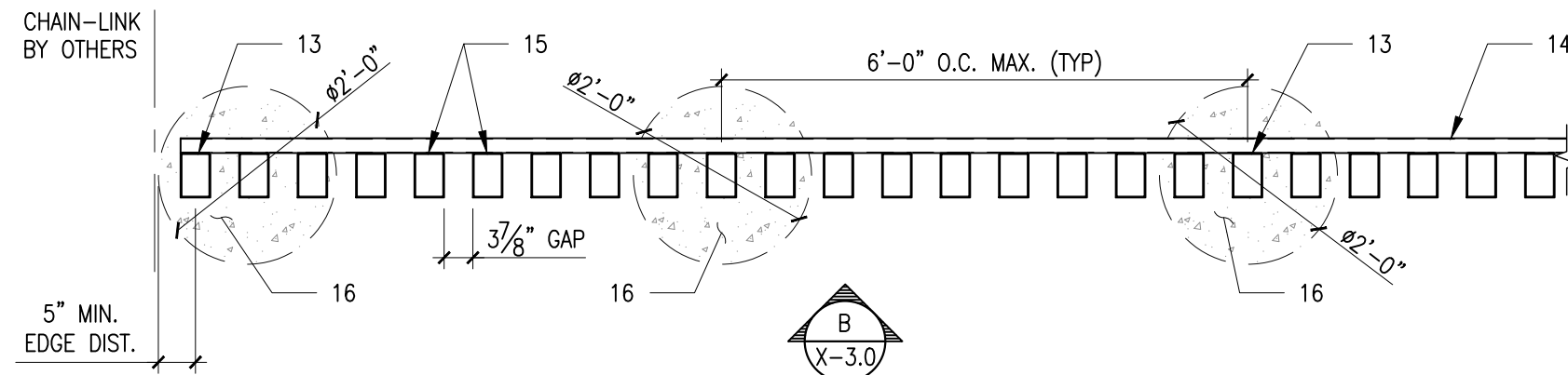
ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB:
12700 – 2409

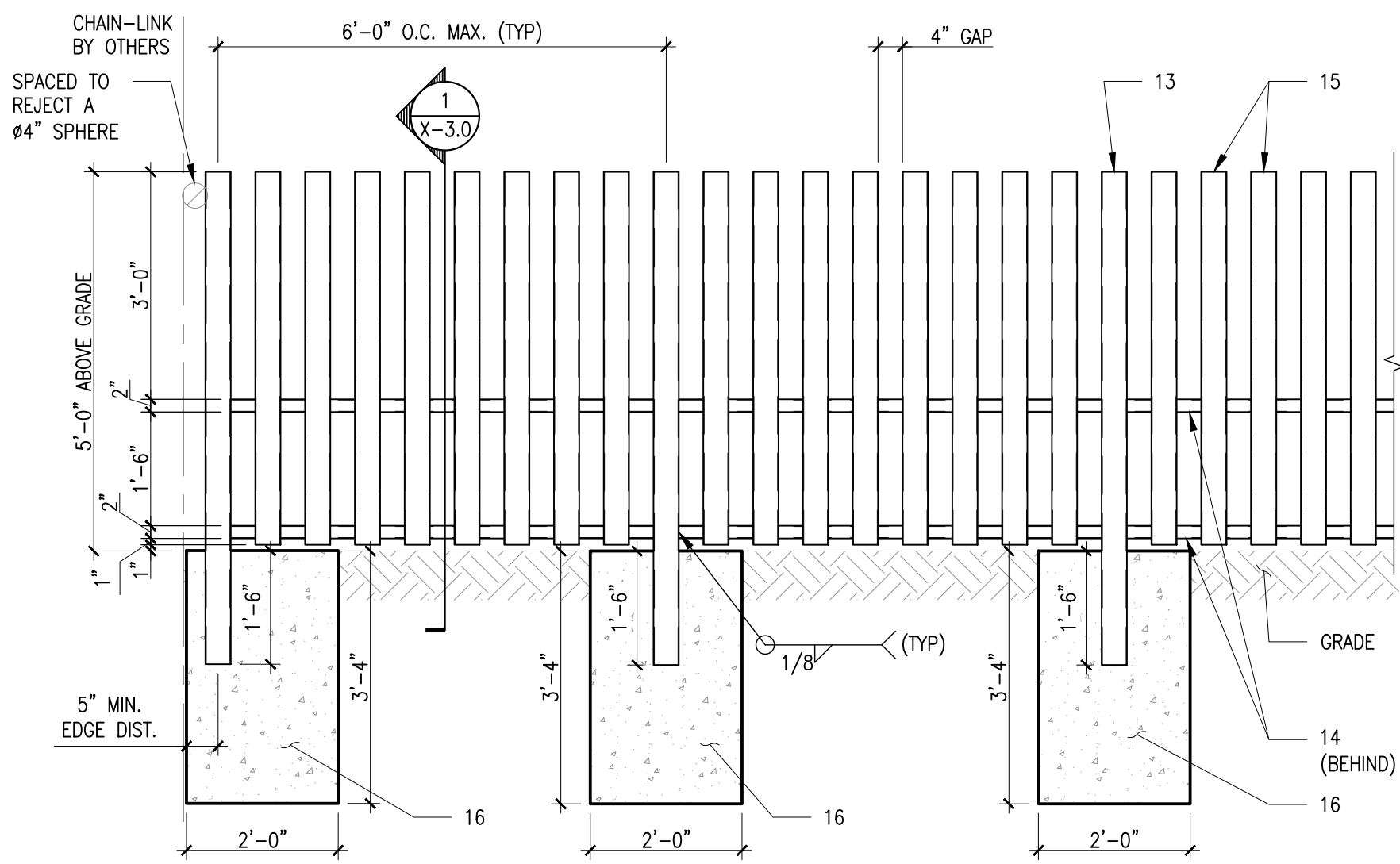
SHEET:
X-2.2

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2026-06-25

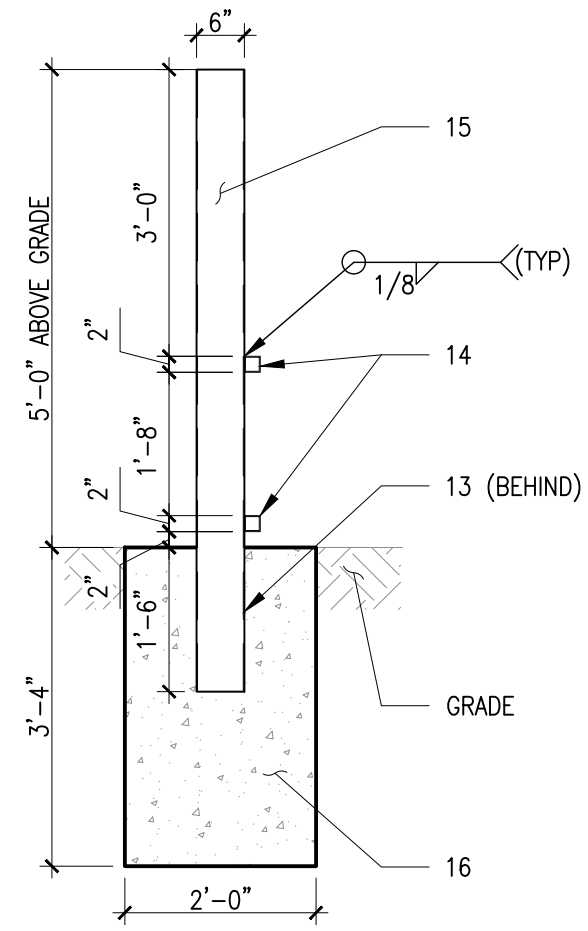


A FRONT FENCE PLAN VIEW (TYP)
X-3.0 SCALE: 1/2"=1'-0"

- LEGEND:
- 13. RT4X6X1/8 ALUMINUM POST, ALLOY 6063-T5.
 - 14. RT2X2X1/8 ALUMINUM HORIZONTAL TUBE, ALLOY 6061-T6
 - 15. RT4X6X1/8 ALUMINUM PICKET, ALLOY 6063-T5
 - 16. Ø2'-0"X3'-4" DEEP CONCRETE FOOTING 3000PSI



B FRONT FENCE ELEVATION (TYP)
X-3.0 SCALE: 1/2"=1'-0"



1 SECTION (TYP)
X-3.0 SCALE: 1/2"=1'-0"

Digitally signed by
Felix D Guerra
DN: cn=US, o=D and
SG Engineering
Group INC,
dnQualifier=A01410
D0000019B951B44D
B002D6574, cn=Felix
D Guerra
Date: 2026.07.10
15:23:07 -04'00'

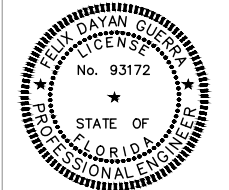
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yael Ortiz, CGC 132799, CPC 148944,
Professional Engineer, State of Florida
File: JD-MIAMI-LSC-SQL-01-01-001-2024-06
Sheet: 1

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

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

SHEET TITLE:

CONSULTANT:
A2
A12 DESIGN CORP
(305) 520-9242



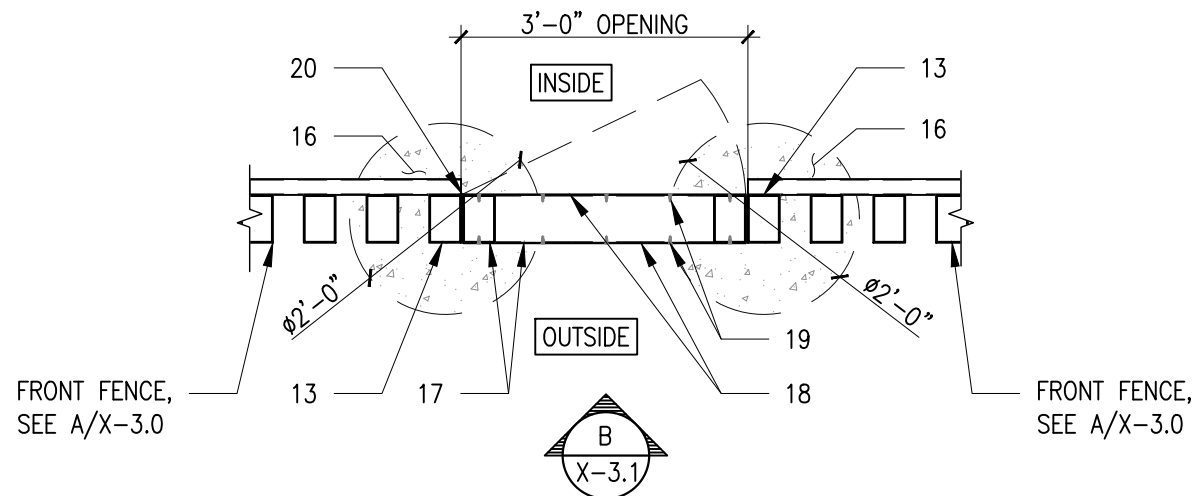
ARCHITECTURE - STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL 33196
(561) 229-2618 PE 93172
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL 33015
(786) 308-9857 PE 58728

REVISIONS:

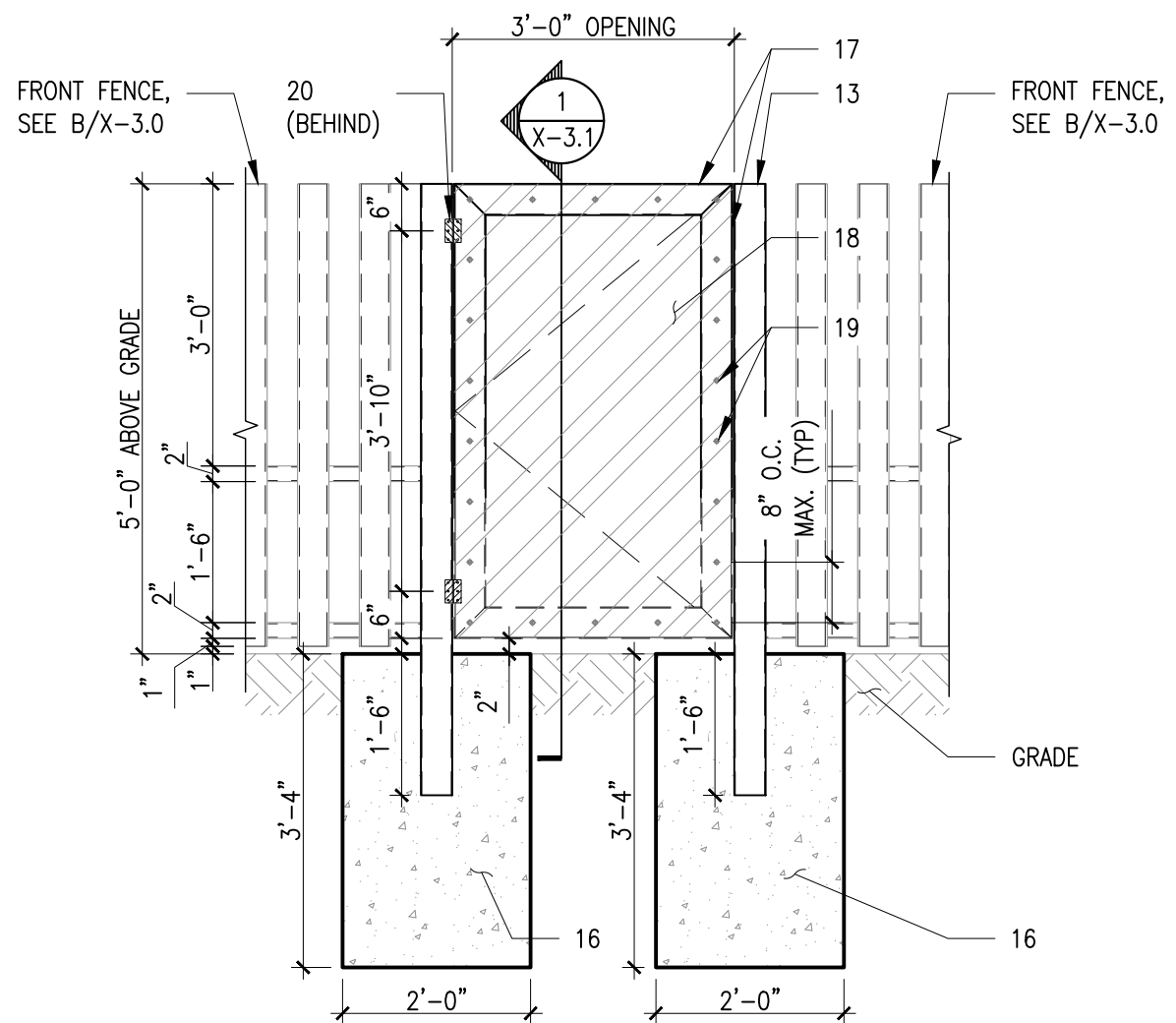
NO.	DESCRIPTION

JOB:
12700 - 2409

SHEET:
X-3.0
ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2026-06-25

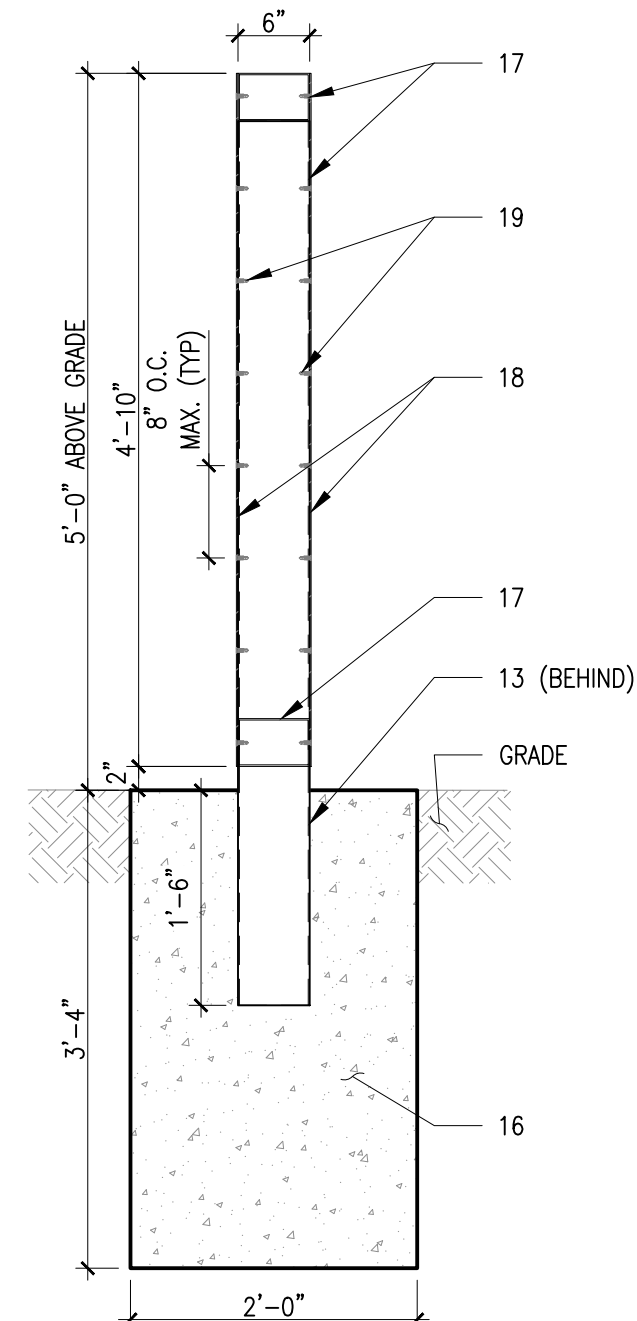


A PEDESTRIAN GATE PLAN VIEW (TYP)
X-3.1 SCALE: 1/2"=1'-0"



B PEDESTRIAN GATE ELEVATION (TYP)
X-3.1 SCALE: 1/2"=1'-0"

- LEGEND:
- 13. RT4X6X1/8 ALUMINUM POST, ALLOY 6063-T5.
 - 16. $\phi 2'-0"$ X3'-4" DEEP CONCRETE FOOTING 3000PSI
 - 17. RT4X6X1/8 ALUMINUM FRAME, ALLOY 6063-T5.
 - 18. 1/8" THK. ALUMINUM PLATE, ALLOY 6061-T6.
 - 19. No. 10-16 S.S. FLAT HEAD SELF-DRILLING SCREWS @ 8" O.C.
 - 20. HINGES TO RESIST 200# BY OTHERS.



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

Digitally signed by
Felix D Guerra
DN: c=US, o=D and
SG Engineering
Group LLC,
dnQualifier=A01410
D00000198951844D
8002D6574,
cn=Felix D Guerra
Date: 2026.07.10
15:23:26 -04'00'

GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yael Ortiz, CGC 132799, CPC 148944,
CSC 132799, P.E. License No. 93172
File: JD-MIAMI CGC SCLD.plt#construction@jd-miami.com
Sheet: 1

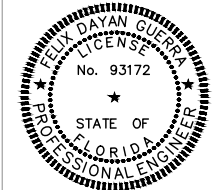
OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

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

SHEET TITLE:

CONSULTANT:

A2
A12 DESIGN CORP
(305) 520-9242



ARCHITECTURE - STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

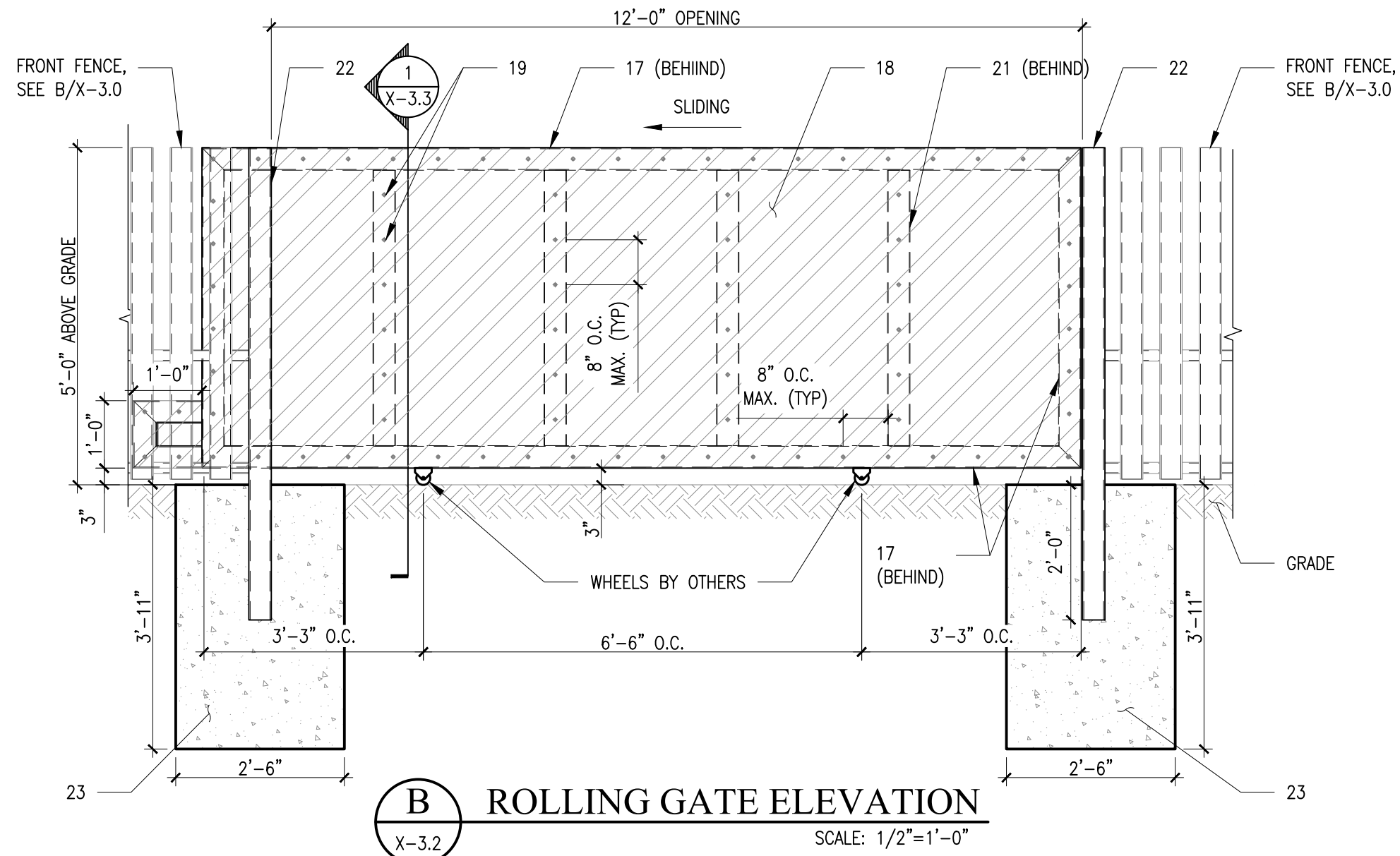
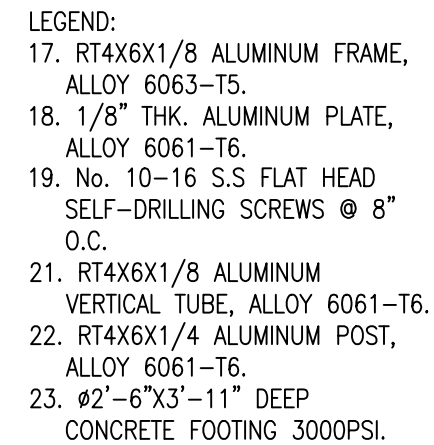
REVISIONS:

JOB:
12700 - 2409

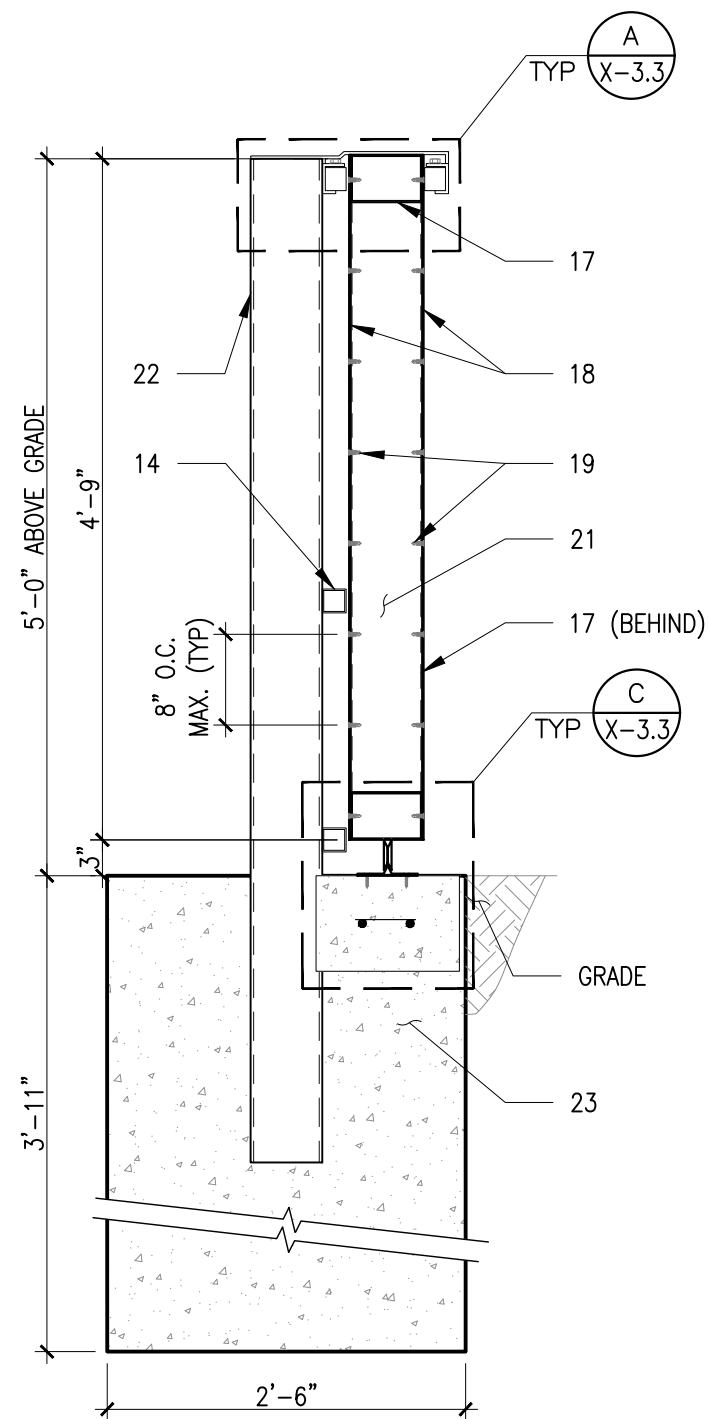
SHEET:

X-3.1

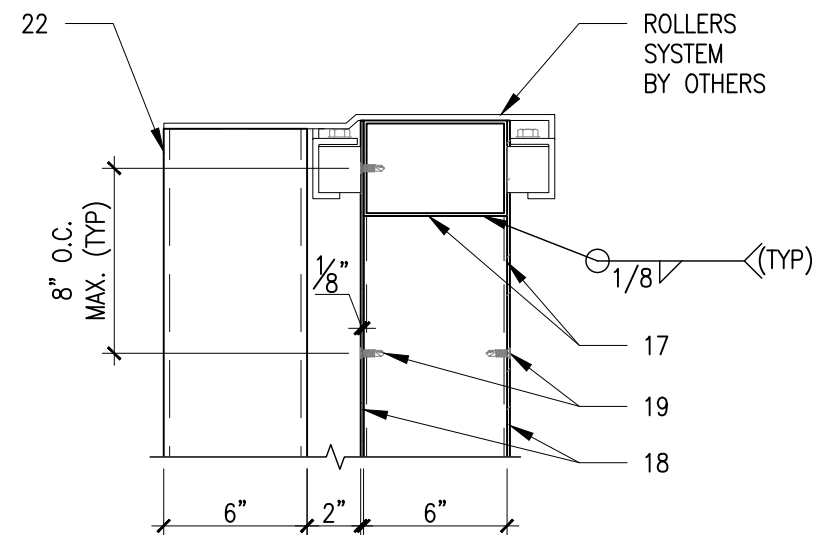
ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2026-06-25



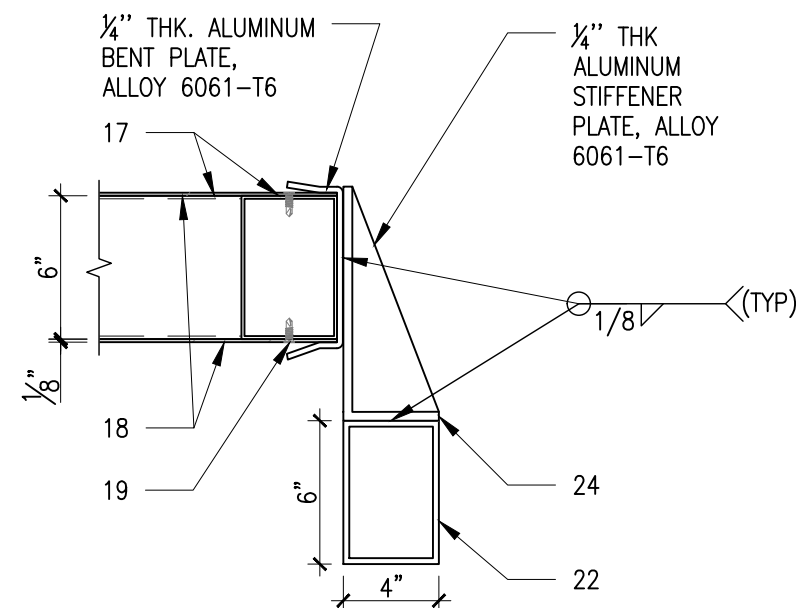
ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2026-06-25



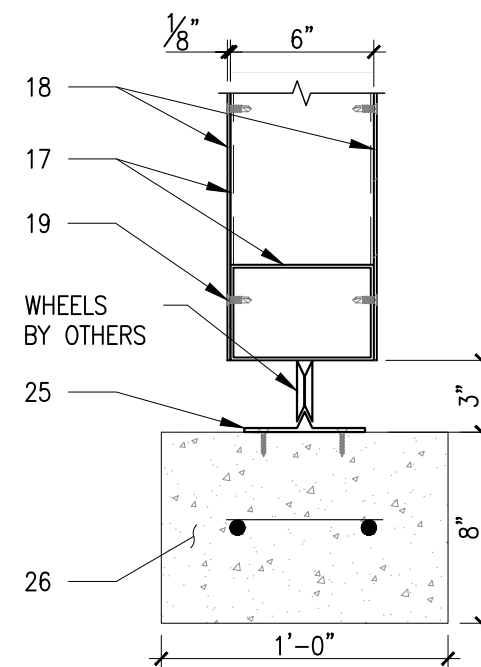
1 SECTION (TYP)
X-3.3 SCALE: 3/4"=1'-0"




DETAIL (TYP)
 SCALE: 1 1/2"=1'-0"



B DETAIL (TYP)
X-3.3 SCALE: 1 1/2"=1'-0"



C DETAIL
X-3.3 SCALE: 1 1/2"=1'-0"

- LEGEND:
- 14. RT2X2X1/8 ALUMINUM HORIZONTAL TUBE, ALLOY 6061-T6
 - 17. RT4X6X1/8 ALUMINUM FRAME, ALLOY 6063-T5.
 - 18. 1/8" THK. ALUMINUM PLATE, ALLOY 6061-T6.
 - 19. No. 10-16 S.S FLAT HEAD SELF-DRILLING SCREWS @ 8" O.C.
 - 21. RT4X6X1/8 ALUMINUM VERTICAL TUBE, ALLOY 6061-T6.
 - 22. RT4X6X1/4 ALUMINUM POST, ALLOY 6061-T6.
 - 23. $\phi 2'-6"$ X $3'-11"$ DEEP CONCRETE FOOTING 3000PSI.
 - 24. L9-5/8X4X3/8X6" LONG. ALUMINUM BENT PLATE, ALLOY 6061-T6.
 - 25. "V" ALUMINUM OR STEEL TRACK CONNECTED TO CONCRETE PATH W/ 1/4" S.S. TAPCONS @ 12" O.C STAGGERED.
 - 26. 12"X8" CONCRETE PATH REINF. W/ 2 #5 CONT. & #3 @12" O.C. TRANSVERSAL, F'C=3000 PSI. SEE C/X-6.3

Felix D Guerra

Digitally signed by
Felix D Guerra
DN: c=US, o=D and
SG Engineering
Group INC,
dnQualifier=A01410
D0000019B951B44D
B002D6574, cn=Felix
D Guerra
Date: 2026.07.10
15:24:03 -04'00'

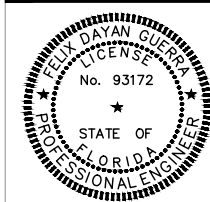


OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

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

SHEET TITLE:

CONSULTANT:



ARCHITECTURE + STRUCTURE

FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618

M + E + P ENGINEER

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

REVISIONS:

JOB:
12700 - 2409

SHEET:

X-3.3

ORIGINAL ISSUE DATE:	05-01-202
PLOT DATE:	2026-06-2