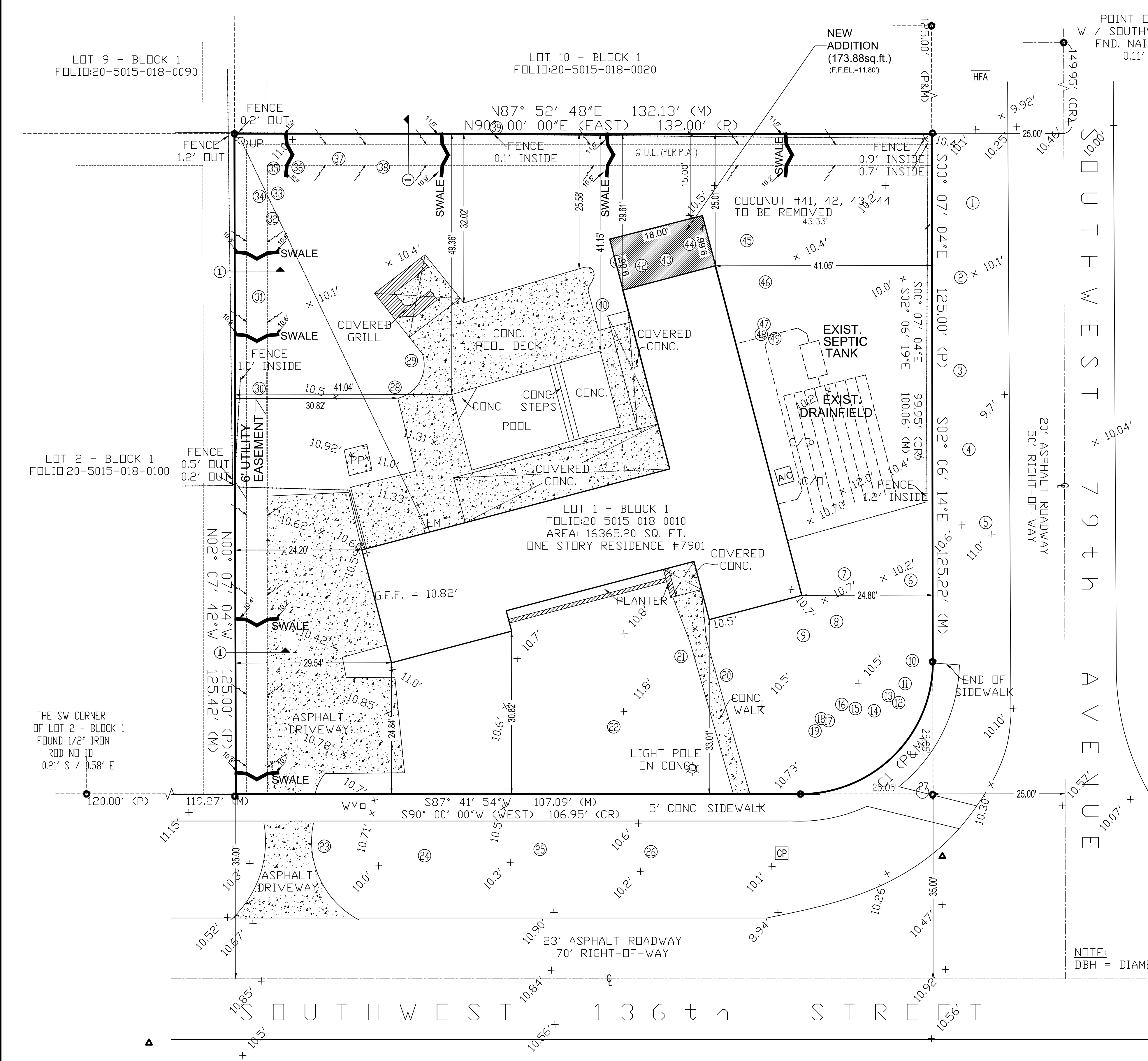


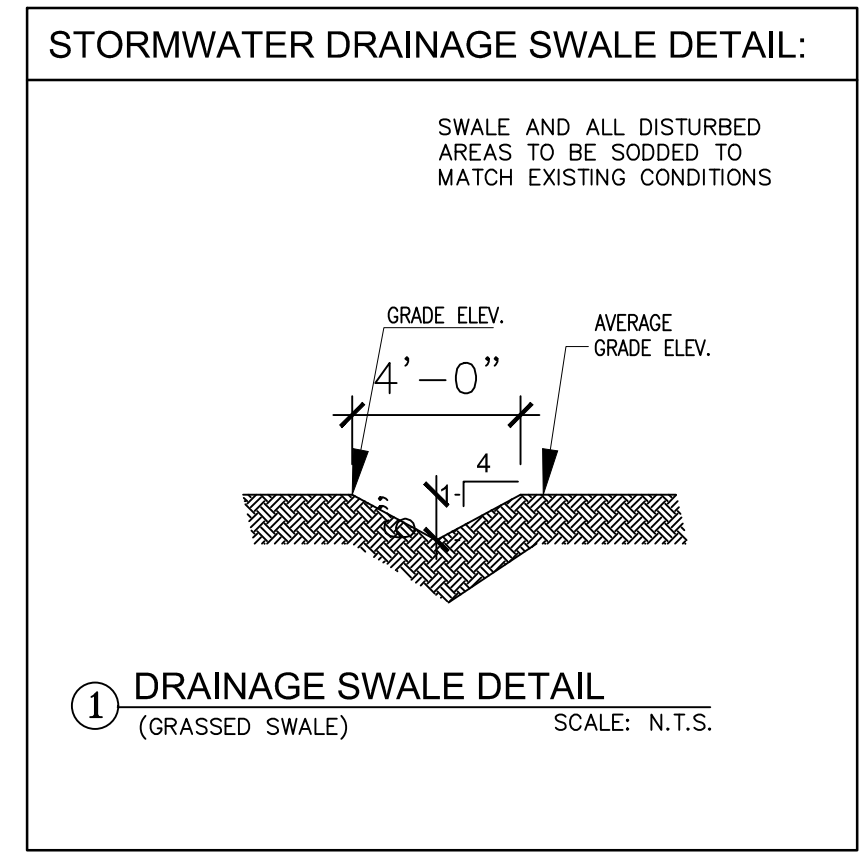


NOTE:
#()=TREE

#	TREE	TYPE	DBH	HEIGHT
1	MAHOGANY		18"	30'
2	MAHOGANY		24"	30'
3	MAHOGANY		18"	30'
4	MAHOGANY		18"	30'
5	PINK TABEBUIA		24"	
6	FICUS		12"	
7	COCONUTS		18"	
8	COCONUTS		18"	
9	COCONUTS		18"	
10	OAK		20"	
11	UMBRELLA		4.8"	
12	UMBRELLA		12"	
13	UMBRELLA		6"	
14	FICUS		6"	
15	UMBRELLA		6"	
16	UMBRELLA		6"	
17	FICUS		6"	
18	OAK		12"	
19	OAK		12"	
20	PALM		14.4"	
21	PALM		16.8"	
22	MANGO		48"	
23	PINK TABEBUIA		18"	
24	CREPE MYRTIES		14.4"	
25	CREPE MYRTIES		15.6"	
26	CREPE MYRTIES		16.8"	
27	CREPE MYRTIES		8.4"	
28	COCONUT		18"	
29	COCONUT		18"	
30	OAK		24"	
31	SILVER TRUMPET		13.2"	
32	COCONUT		21.6"	
33	COCONUT		19.2"	
34	FICUS		8.4"	
35	COCONUT		8.4"	
36	COCONUT		19.2"	
37	COCONUT		24"	
38	OAK		20.4"	
39	SILVER TRUMPET		8.4"	
40	COCONUT		4"	
41	COCONUT		4"	
42	COCONUT		4"	
43	COCONUT		4"	
44	COCONUT		4"	
45	COCCULUS LAURIFOLIUS		7.2"	
46	COCONUT		16.8"	
47	COCONUT		14.4"	
48	OAK		12"	
49	OAK		19.2"	

NOTE:
DBH = DIAMETER AT BREAST HEIGHT

FLOOD INFORMATION:
ZONE: "AE"
ELEV.= 10.0' (NGVD 29)
MAP PANEL #: 12086C0464L
EFFECTIVE DATE: 09/11/2009

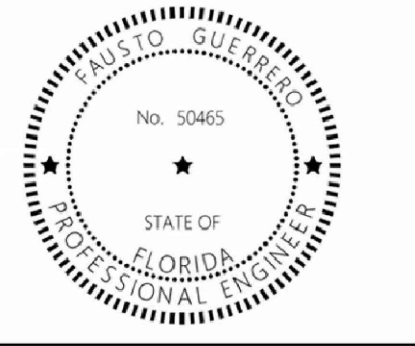


ZONING LEGEND

BUILDING DISPOSITION

LOT OCCUPATION	PROVIDED
a- LOT AREA	16,365.20 SQ. FT.
b- HOUSE AREA	2,441.29 SQ. FT.
c- ADDITION AREA	173.88 SQ. FT.
d- LOT COVERAGE	16%
e- IMPERVIOUS AREA	5,884.50 SQ. FT.
f- PERVIOUS AREA	10,480.70 SQ. FT.
g- PERVIOUS PERCENTAGE	64.04%

BUILDING SETBACK	REQUIRED	PROVIDED
a- FRONT	25 FT. MIN.	25 FT.
b- REAR	15 FT. MIN.	15 FT.
c- SIDE STREET	15 FT. MIN.	24.8 FT.
d- SIDE INTERIOR	15 FT. MIN.	24.2 FT.



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SEAL

CONSULTANT:

PROJ. MANAGER:
PEDRO PUERTO/C.B.S.
305-262-8075

PROJECT INFORMATION

ADDITION & INT. REMODELING
FOR RESIDENCE OF
VANESSA SHAPIRO
7901 SW 136th STREET PINECREST, FL. 33156

REVISION	DATE	DESCRIPTION
2	08-15-25	
3	09-13-25	
4	09-25-25	

DATE: 05-02-25
JOB NUMBER: 25-10

TITLE:

A-1.1

SITE PLAN
SCALE: 1"= 10'

DEMOLITION NOTES

1. GENERAL:

A. CONTRACTOR TO PROVIDE PERMITS AND NOTICES AUTHORIZING DEMOLITION.

B. CONTRACTOR TO PROVIDE PERMIT FOR TRANSPORT AND DISPOSAL OF DEBRIS.

C. CONTRACTOR SHALL SUBMIT A SCHEDULE FOR DEMOLITION PROCEDURES AND SEQUENCE OPERATIONAL.

D. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE AND SHALL BE RESPONSIBLE FOR DAMAGE OR INJURY RELATED TO ANY PORTION OF THE WORK.

E. CONTRACTOR SHALL CEASE OPERATIONS AND NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATION UNTIL SAFETY IS RESTORED.
2. CONTRACTOR TO VERIFY ALL STRUCTURAL CONDITION AND IDENTIFY AND CAP ALL UTILITIES EXISTING IN THE CONSTRUCTION AREA BEFORE COMENCING WITH DEMOLITION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

3. PERFORM WORK IN SAFE AND CAUTIOUS MANNER TO AVOID ACCIDENTS OR PROPERTY DAMAGE.

4. CONTRACTOR IS TO USE ADEQUATE MEANS AND METHODS OF DEMOLITION AND REMOVAL FOR THE TYPE OF WORK PERFORMED. CONTRACTOR SHALL PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION.

5. CONTRACTOR SHALL COORDINATE WITH OWNER OR OWNER'S REPRESENTATIVE REGARDING THE TEMPORARY STORAGE OF EQUIPMENT AND MATERIALS DURING CONSTRUCTION

6. ALL FINISHES AND SURFACES NOT IDENTIFIED FOR DEMOLITION TO WHICH ARE DAMAGED DURING DEMOLITION AND NEW CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO OWNER. PREVENT DAMAGE TO ADJOINING STRUCTURES AND OWNER'S SALVAGED PROPERTY DURING DEMOLITION.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONTAINERIZED DEBRIS SERVICE FOR REMOVAL OF ALL DEBRIS FROM ALL TRADES AND ALL WORK RELATING TO THE PROJECT.
8. ALL ITEMS IDENTIFIED AS DEMOLITION AND/OR REMOVAL SHALL BE PROPERLY DISPOSED OF BY CONTRACTOR. REMOVAL, DISPOSAL AND DEMOLITION OF HAZARDOUS MATERIALS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES, RULES AND REGULATIONS. REMOVAL AND DEMOLITION OF HAZARDOUS MATERIALS SHALL BE PERFORMED BY COMPANY LICENSED AND QUALIFIED TO DO SO.

9. ALL BUILDING CONSTRUCTION AFFECTED BY THE REMOVAL, RELOCATION, INSTALLATION OF ANY PIECE OF EQUIPMENT SHALL BE REPAIRED AND FINISHED AS REQUIRED TO MATCH EXISTING CONDITION WHEN REMOVING ABANDONED PIPES AND ELECTRICAL FIXTURES OR RECEPTACLES REROUTE OR CAP LINES AS INDICATED ON THE CONTRACT DRAWINGS OR AS NECESSARY FOR NEW WORK WITHOUT AFFECTING NORMAL

10. REMOVE ALL DEMOLITION MATERIALS, DEBRIS, AND RUBBISH FROM SITE IMMEDIATELY ON COMPLETION OF DEMOLITION WORK. DO NOT PERMIT ANY ACCUMULATION OF DEBRIS ON SITE. TRANSPORT ALL DEMOLITION MATERIALS WITHOUT SPILLAGE ON STREETS. LEAVE SITE NEAT AND ORDERLY ON COMPLETION OF DEMOLITION WORK.

11. PREVENT DAMAGE TO OVERHEAD WIRES, UNDERGROUND CABLES, TELEPHONE, WATER, AND SEWER LINES DURING DEMOLITION. CONTRACTOR TO COORD. UTILITIES TO VERIFY THE LOCATION OF ALL UNDERGROUND AND OVERHEAD LINES

12. SHORE STRUCTURE AS REQUIRED TO PREVENT STRUCTURAL DAMAGE OR COLLAPSE. REMOVE FINISHES FIRST IN ORDER TO ASCERTAIN WHICH ITEMS ARE OF A STRUCTURAL NATURE. CONTRACTOR SHALL PROVIDE AN ADEQUATE SHORING PLAN.

13. ELECTRICAL LINES, PIPES AND STRUCTURES MAY EXIST WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING LINES BEFORE THE BEGINNING OF THE CONSTRUCTION, REPORTING ANY CONFLICT TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES. THE CONTRACTOR IS TO PROTECT UNDERGROUND UTILITIES DURING CONSTRUCTION AT ALL TIMES. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY COMPANY AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATION NEAR OR AROUND THEIR FACILITY SO THAT A COMPANY REPRESENTATIVE CAN BE PRESENT.
14. WHEN ELECTRICAL DEVICES ARE INSTALLED IN PARTITIONS OR CEILINGS TO BE REMOVED, THE CONTRACTOR SHALL DISCONNECT THEM UP TO THE NEXT OUTLET TO REMAIN OR BACK TO THE PANEL BOARD. IF EXISTING TO REMAIN OUTLETS ARE FED THROUGH DEMOLISHED PARTITIONS OR CEILINGS, THE CIRCUIT SHALL BE REARRANGED TO MAINTAIN CIRCUIT CONTINUITY. WIRE SHALL BE REMOVED BACK TO SOURCE FROM INACCESSIBLE RACEWAYS NOT REUSED. INSTALL BLANK PLATES ON FLUSH OUTLETS NOT REUSED. PLATE COLOR SHALL MATCH ADJACENT SURFACE AS NEAR AS POSSIBLE IN FINISHED AREAS.

15. SALVAGED MATERIALS SHALL BE REMOVED, CLEANED, AND PREPARED FOR RE-INSTALLATION. OWNER MAINTAINS OWNERSHIP OF ALL MATERIALS UNLESS OTHERWISE SPECIFIED.

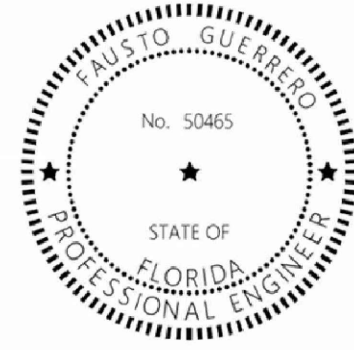
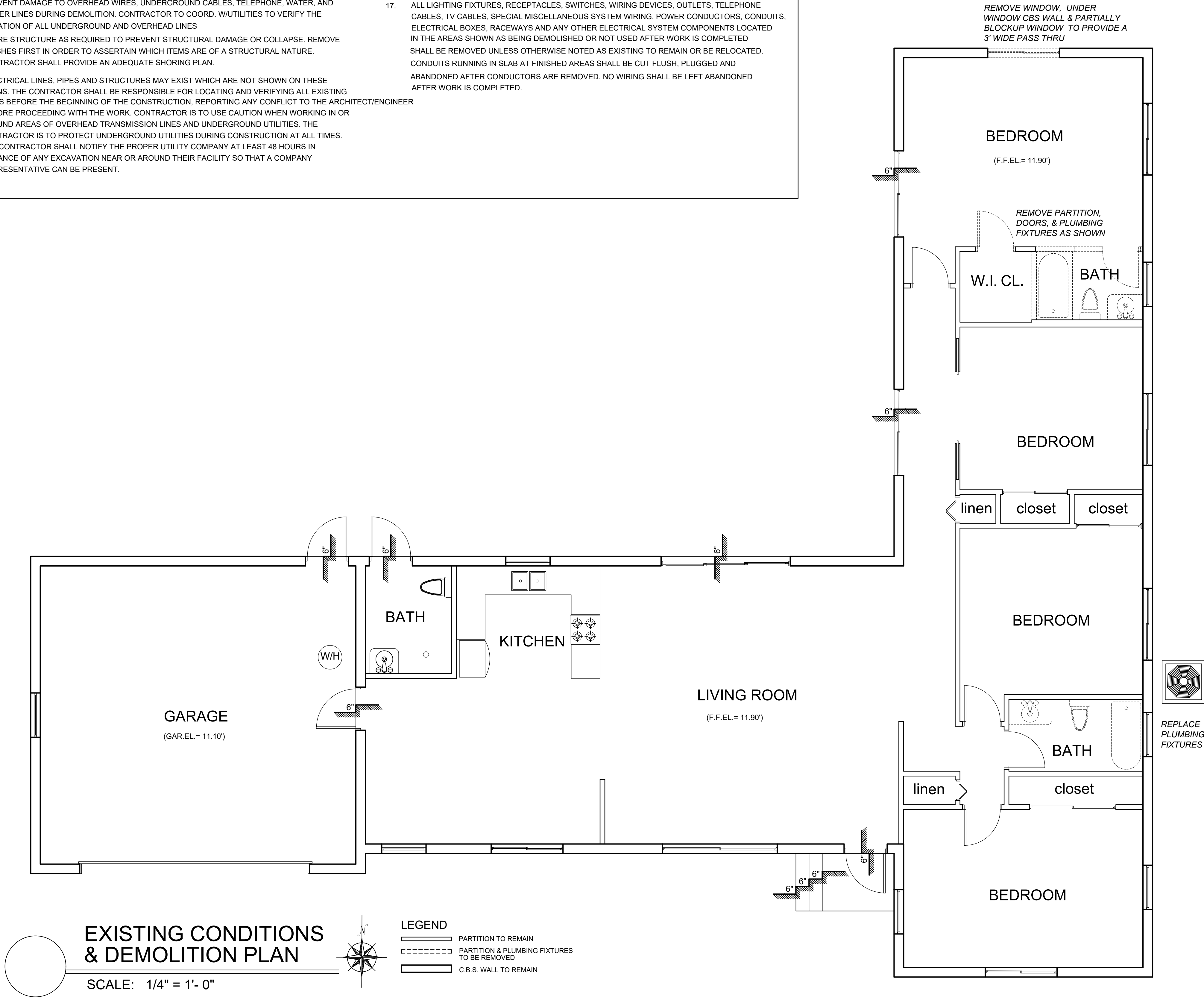
16. WHERE DEMOLITION WORK REQUIRES TEMPORARY INTERRUPTION OF ELECTRICAL, TELEPHONE, TV, ALARM OR COMMUNICATION SERVICES, RESPECTIVE UTILITIES COMPANY REPRESENTATIVES SHALL BE NOTIFIED AS NECESSARY, AND ALL WORK DONE SHALL BE UNDER SUPERVISION AND THEIR ESTABLISHED STANDARDS.

17. ALL LIGHTING FIXTURES, RECEPTACLES, SWITCHES, WIRING DEVICES, OUTLETS, TELEPHONE CABLES, TV CABLES, SPECIAL MISCELLANEOUS SYSTEM WIRING, POWER CONDUCTORS, CONDUITS, ELECTRICAL BOXES, RACEWAYS AND ANY OTHER ELECTRICAL SYSTEM COMPONENTS LOCATED IN THE AREAS SHOWN AS BEING DEMOLISHED OR NOT USED AFTER WORK IS COMPLETED SHALL BE REMOVED UNLESS OTHERWISE NOTED AS EXISTING TO REMAIN OR BE RELOCATED. CONDUITS RUNNING IN SLAB AT FINISHED AREAS SHALL BE CUT FLUSH, PLUGGED AND ABANDONED AFTER CONDUCTORS ARE REMOVED. NO WIRING SHALL BE LEFT ABANDONED AFTER WORK IS COMPLETED.

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND ANGLES AND ALL OTHER EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK. CONTRACTOR TO ALSO VERIFY AND APPROVE ALL INFORMATION ON DRAWINGS. ACCEPTANCE OF THESE PLANS CONSTITUTES APPROVAL. PLEASE NOTIFY ENGINEER BY CERTIFIED MAIL OF ANY CONFLICTS OR DISCREPANCIES, IF ANY.
2. CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL OBTAIN FROM ALL SUBCONTRACTORS THE FINAL APPROVED SITE AND LOCATION OF ALL OPENINGS TO BE PROVIDED FOR RESPECTIVE TRADES. HE SHALL BE RESPONSIBLE FOR LOCATION AND DETAILS.
4. ALL CONCRETE FOR FOUNDATIONS & SLABS ON GRADE SHALL REACH 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS, AND ALL COLUMNS, GROUTED CELLS, SLABS ABOVE GRADE AND TIE BEAMS SHALL REACH 3000 P.S.I. COMPRESSIVE STRENGTH MINIMUM AT 28 DAYS UNLESS OTHERWISE NOTED.
5. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR VERIFYING REQUIRED GRADE & FINISHED FLOOR ELEVATIONS WITH RESPECT TO DADE COUNTY FLOOD CRITERIA, EXISTING CROWN OF ROAD ELEVATIONS, FEDERAL FLOOD CRITERIA OR ANY OTHER GOVERNING BODY.
6. OWNER AND CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING, BY CERTIFIED MAIL UPON COMMENCEMENT PROJECT.

PLEASE NOTE - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS.



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SEAL

CONSULTANT:

PROJ. MANAGER:
PEDRO PUERTO/C.B.S.
305-262-8075

PROJECT INFORMATION
ADDITION & INT. REMODELING
FOR RESIDENCE OF
VANESSA SHAPIRO
7901 SW 136th STREET PINECREST, FL. 33156

REVISION: DATE: DESCRIPTION:

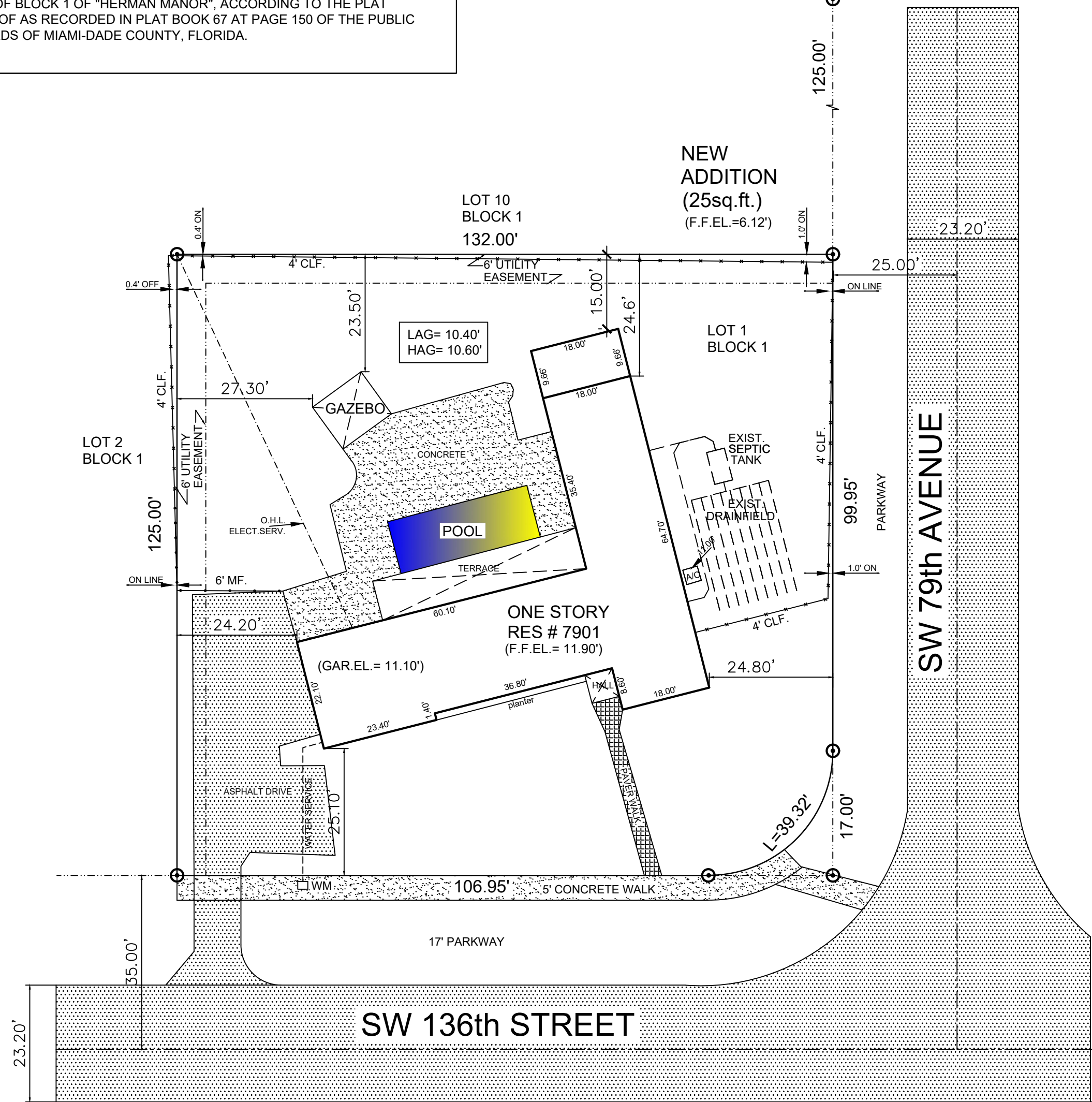
DATE: 05-02-25
JOB NUMBER: 25-10

TITLE:

A-1

LEGAL DESCRIPTION
LOT 1 OF BLOCK 1 OF "HERMAN MANOR", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67 AT PAGE 150 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SW 135th STREET



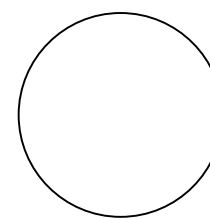
SW 136th STREET

SITE PLAN

SCALE: 1"= 20'

NOTE:
THERE ARE NO PERTINENT FIXTURES ON ADJACENT PROPERTIES AND ACCROSS THE STREET THAT MAY AFFECT THE ONSITE SEWAGE SYSTEM INSTALLATION

SCOPE OF WORK
□ ADDITION OF WALKING CLOSET.
□ REMODELING OF MASTER BATH AND REPLACEMENT OF PLUMBING FIXTURES AND BATHTUB BY SHOWER AT SECONDARY BATHROOM.



FLOOR PLAN

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

LEGEND

- EXISTING PARTITIONS TO REMAIN
- NEW PARTITIONS
- EXISTING C.B.S. WALLS TO REMAIN
- NEW C.B.S. WALLS

TERMITE PROTECTION

THE BUILDING MUST HAVE A PRE-CONSTRUCTION TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY WICH CONTAINS THE FOLLOWING STATEMENT:
"THIS BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUB-TERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES"

SOIL STATEMENT:

SOIL CONDITION AT SITE BY VISUAL INSPECTION INDICATES AN ALLOWABLE BEARING CAPACITY OF 2,000 P.S.F. (UNDISTURBED SAND AND/OR ROCK).

PRIOR TO THE INSTALLATION OF ANY FOOTING FOUNDATION SYSTEM FOR NEW BUILDINGS, STRUCTURES OR ADDITIONS THE BUILDING OFFICIAL SHALL BE PROVIDED WITH A STATEMENT FROM AN ARCHITECT OR ENGINEER TO CERTIFY THE PRESUMPTIVE SOIL BEARING CAPACITY.

SOIL COMPACTION

SOIL SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF MODIFIED PROCTOR IN A ACCORDANCE WITH A.S.T.M. D-1557 AND COMPACTED AND TESTED IN LIFTS NOT TO EXCEED 12 INCHES.

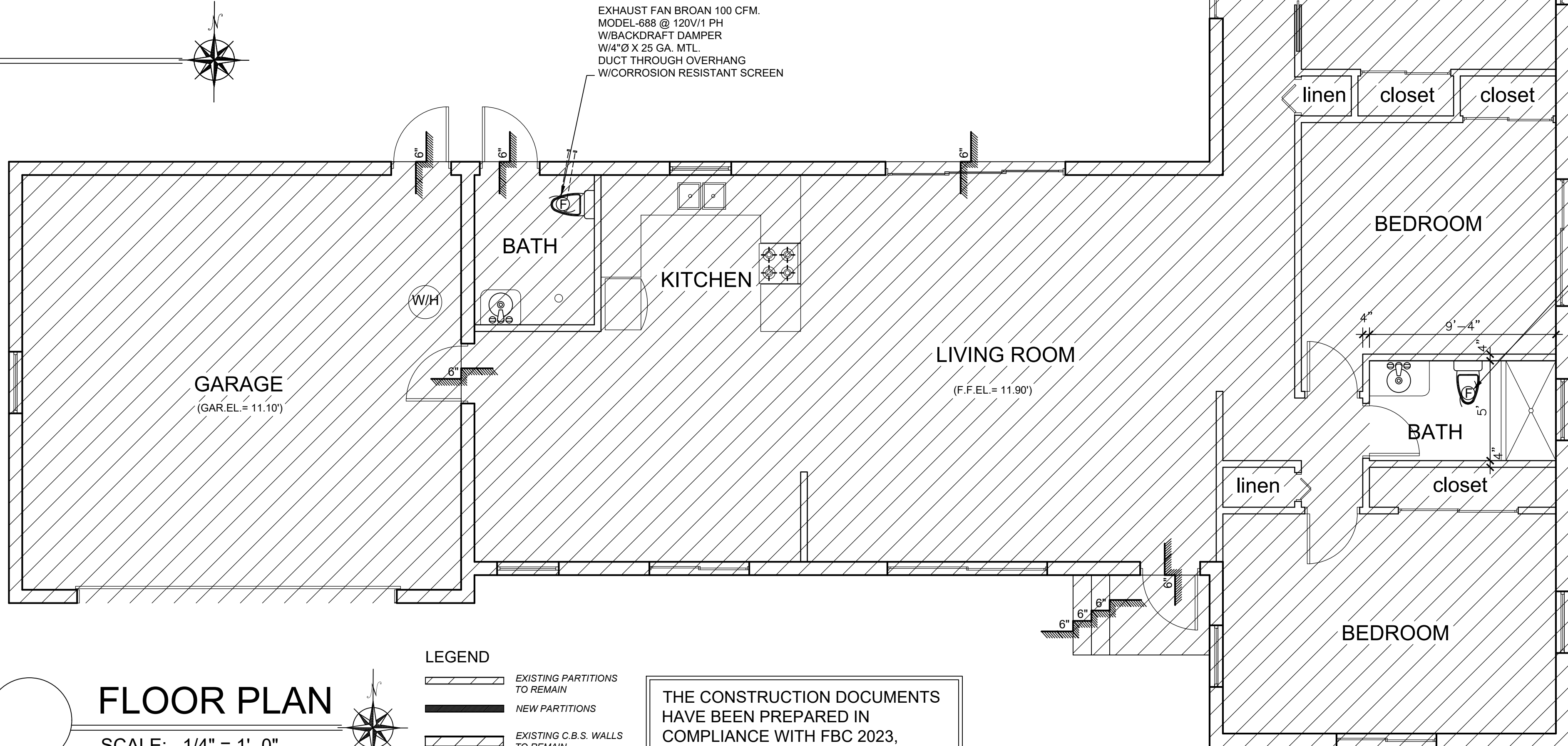
RADON RESISTANCE

PROVIDE 6 MIL.VAPOR BARRIER AT CONCRETE SLAB

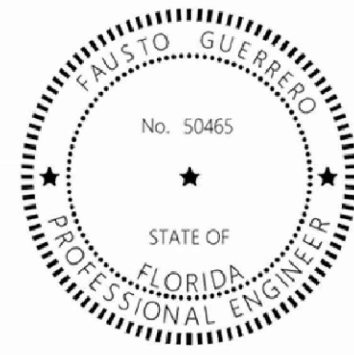
SOIL PREPARATION:

THE AREA UNDER FOOTING, FOUNDATIONS AND CONCRETE SLAB ON GRADE SHALL HAVE ALL VEGETATION, STUMPS, ROOTS AND FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL

LEGAL DESCRIPTION



THE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN COMPLIANCE WITH FBC 2023, 8TH EDITION



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CONSULTANT:

PROJ. MANAGER:
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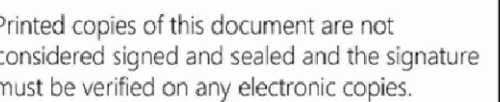
ADDITION & INT. REMODELING
FOR RESIDENCE OF
VANESSA SHAPIRO
7901 SW 136th STREET PINECREST, FL. 33156

REVISION: DATE: DESCRIPTION:

DATE: 05-02-25
JOB NUMBER: 25-10

TITLE:

A-2



CONSULTANT:

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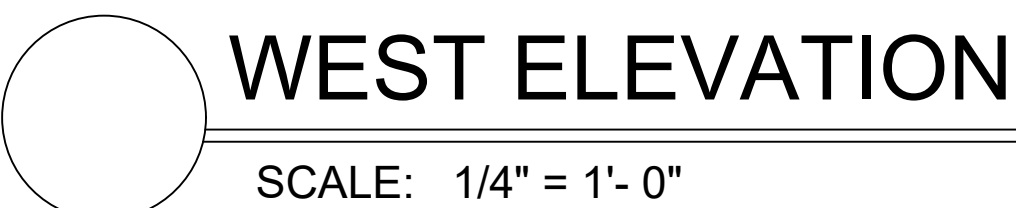
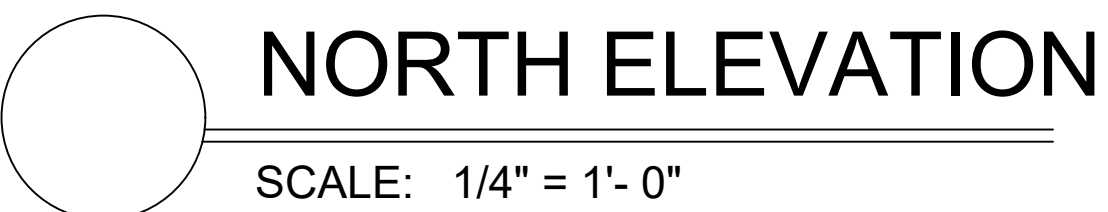
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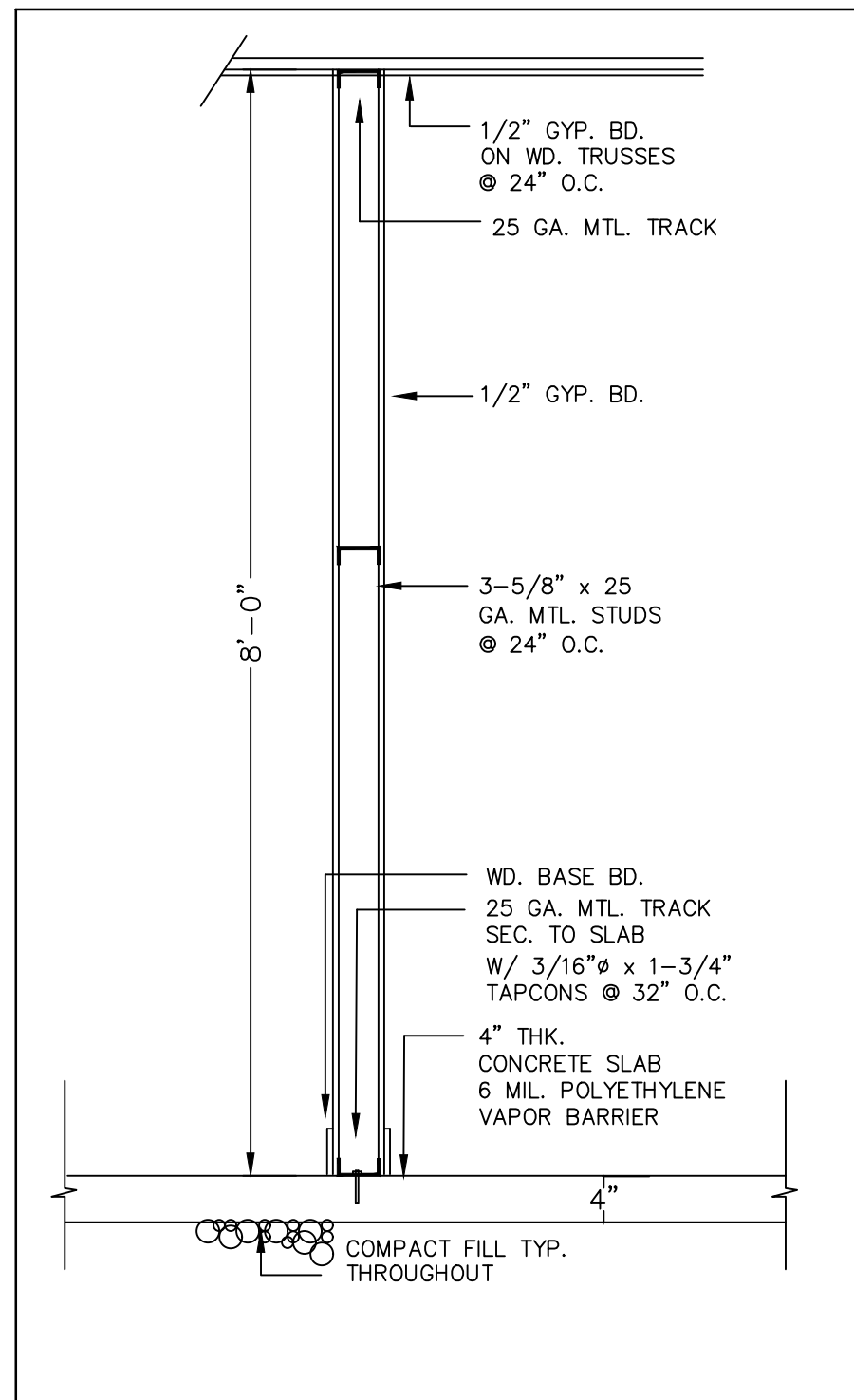
REVISION:	DATE:	DESCRIPTION:
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DATE: 05-02-25
JOB NUMBER: 25-10

TITLE:

A-3

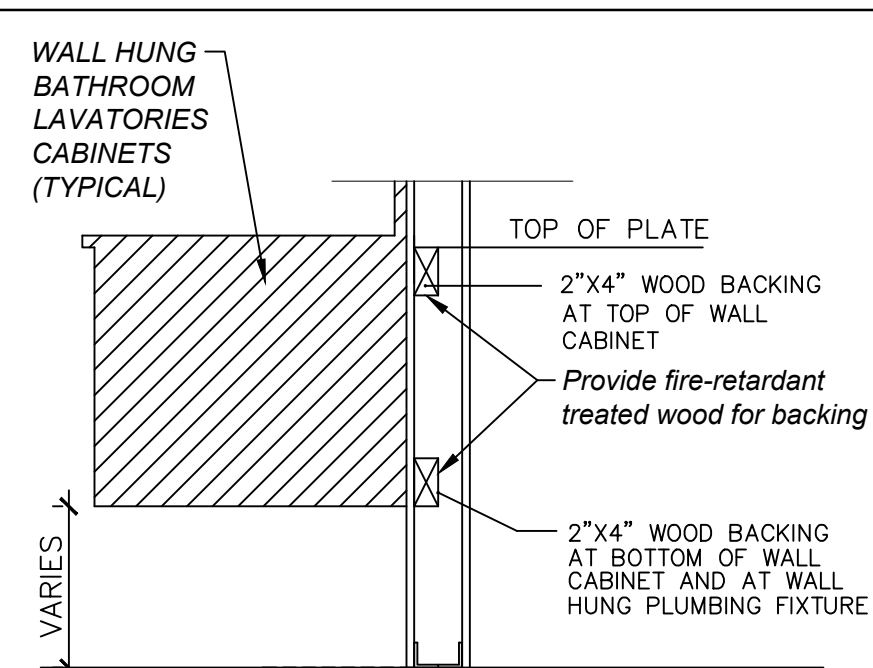




NON-BEARING PARTITION

scale: $\frac{3}{4}" = 1'-0"$

NOTE: STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2"x4" @ 16" o.c. OR 20 GA STUDS @ 16" o.c.

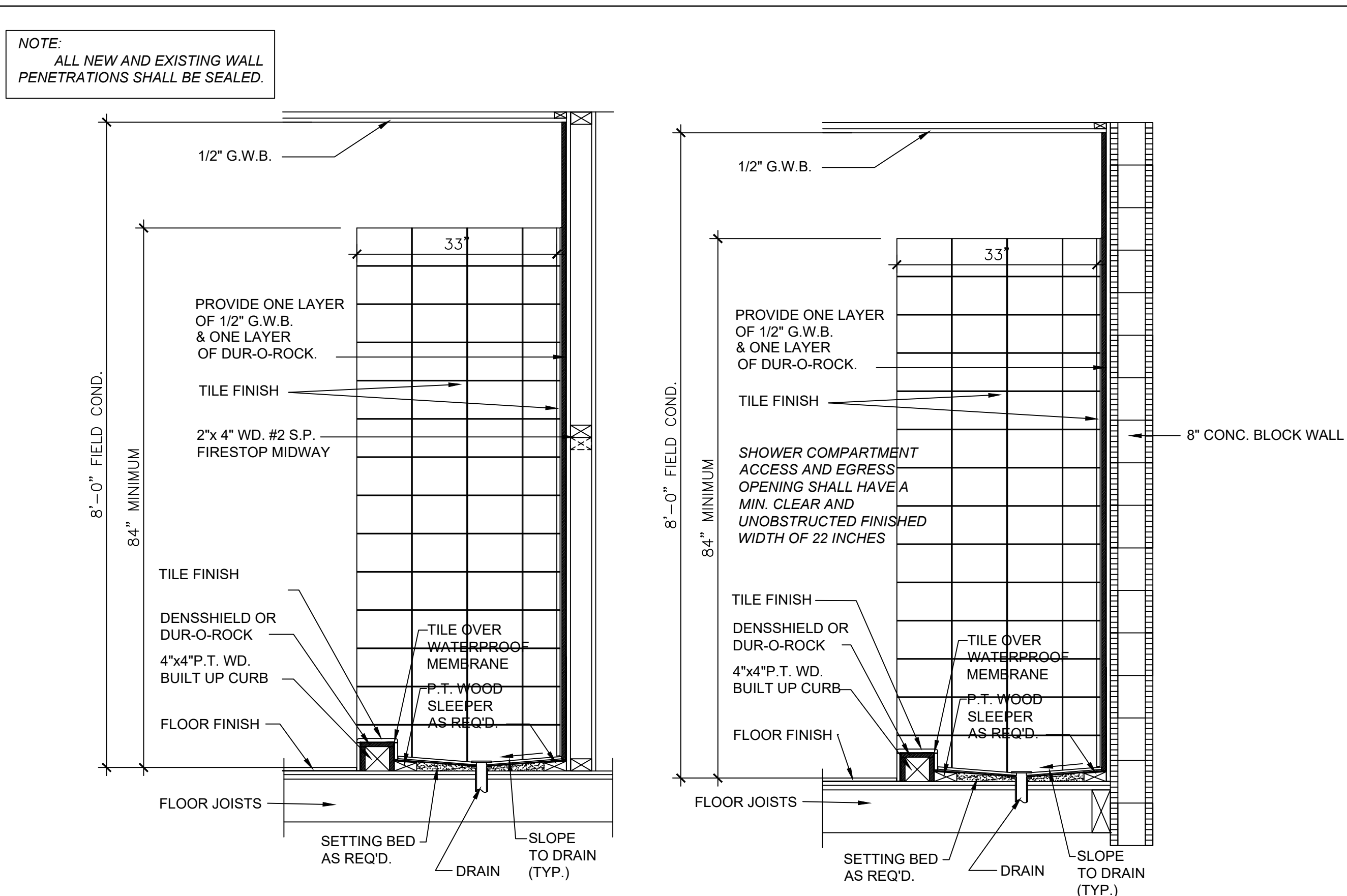


SECTION VIEW

- PROVIDE BACKING FOR WALL CABINET F.B.C. 2905N.1.2
- (2.) A MINIMUM 2" X 4" HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN 2 SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINET.
- PROVIDE 20 GA. MTL. STUDS @ 16" O.C. @ BATHROOM CABINETS WALL

WOOD BACKING TYPICAL DETAIL

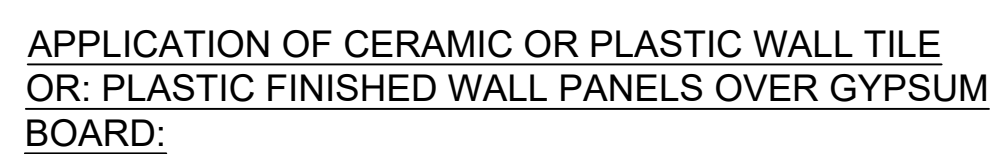
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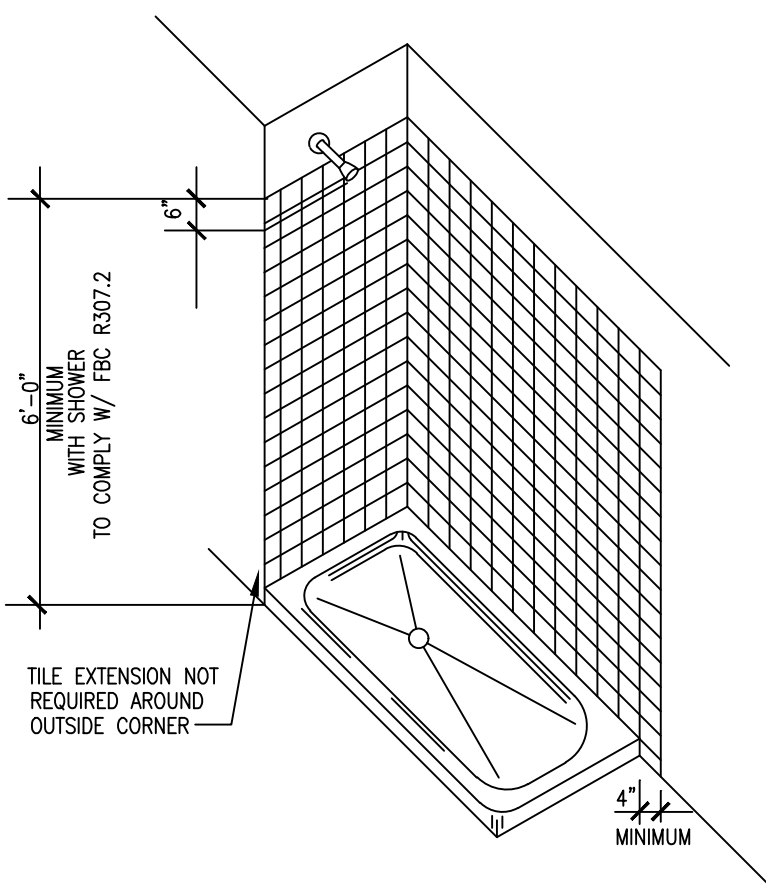
SHOWER SECTION DTL. SHOWER SECTION DTL.@CBS WALL

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

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



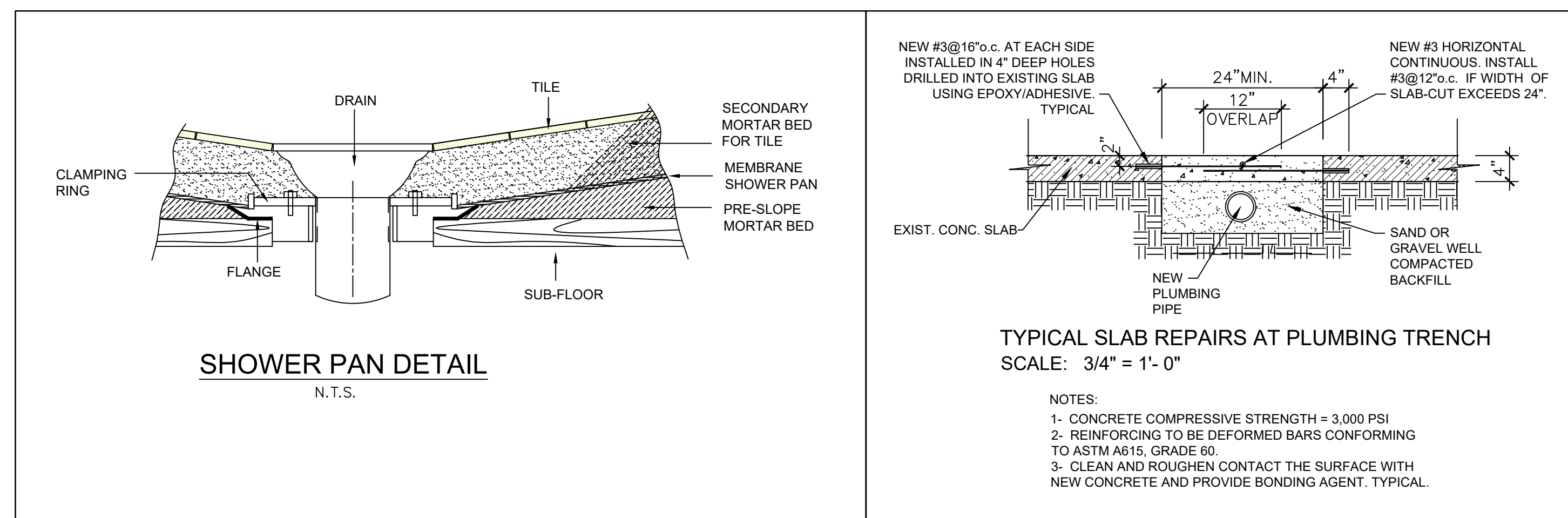
- A.1.2.1 136.1, AMERICAN NATIONAL STANDARD FOR ORGANIC ADHESIVES FOR INSTALLATION OF CERAMIC TILE.
TYPE I OR TYPE II. SHALL BE APPLIED OVER ALL SURFACES THAT HAVE BEEN FINISHED WITH JOINT COMPOUND AND ALLOWED TO CURE BEFORE THE APPLICATION OF TILE BEGINS.
- A.1.2.2 CUT EDGES AND OPENINGS AROUND PIPES AND FIXTURES SHALL BE CAULKED FLUSH WITH WATERPROOF, FLEXIBLE SEALANT OR ADHESIVE COMPLYING WITH ANSI A 136.1, AMERICAN NATIONAL STANDARD FOR ORGANIC ADHESIVES FOR INSTALLATION OF CERAMIC TILE. TYPE I OR TYPE II. THE TILE, WALL PANEL, OR OTHER SURFACING MATERIAL MANUFACTURER'S SPECIFICATIONS SHALL BE FOLLOWED.
- A.1.2.3 TILE OR WALL PANELS SHALL BE APPLIED DOWN TO THE TOP SURFACE OR EDGE OF THE FINISHED SHOWER FLOOR. RETURN, OR TUB AND SHALL OVERLAP THE TOP UP OF THE RECEPTOR, SUB-PAN, OR TUB AND SHALL COMPLETELY COVER THE AREAS SPECIFIED IN SECTIONS A.1.2.3 (a) through A.1.2.3 (e). (see figure)
- (a) TUBS WITHOUT SHOWERHEADS - SURFACING MATERIAL SHALL EXTEND NOT LESS THAN 6 IN ABOVE THE RIM OF THE TUB.
 - (b) TUBS WITH SHOWERHEADS - SURFACING MATERIAL SHALL EXTEND NOT LESS THAN 6 IN ABOVE THE RIM OF THE TUB OR 8 IN ABOVE THE HEIGHT OF THE SHOWERHEAD, WHICHEVER IS HIGHER.
 - (c) SHOWER STALLS- SURFACING MATERIAL SHALL EXTEND NOT LESS THAN 6 FT. ABOVE THE SHOWER DAM OR 8 IN. ABOVE THE HEIGHT OF THE SHOWERHEAD, WHICHEVER IS HIGHER.
 - (d) CEMENT BOARD DUROCK WINDOW SILLS AND JAMBS IN SHOWER OR TUB ENCLOSURES SHALL BE COVERED TO A HEIGHT NOT LESS THAN AS SPECIFIED FOR THE WALL.
 - (e) SURFACING MATERIAL SHALL BE APPLIED TO THE FULL SPECIFIED HEIGHT FOR A DISTANCE OF NOT LESS THAN 10' (100 mm) BEYOND AN OUTSIDE CORNER ARE EXCLUDED.



TILE IN BATH AND SHOWER SHOULD BE BROUGHT UP TO THE LEVELS SHOWN

BATHROOM TILE NOTES

ALL BATHROOMS SHALL HAVE TILE FLOOR & BASE OR OTHER APPROVED IMPERVIOUS MATERIAL UNTIL 72" HIGH AT WALLS. ALL WINDOWS WITHIN 12" OF ALL DOORS SHALL BE SAFETY GLASS & TEMPERED GLASS AT ALL TUBS & SHOWER ENCLOSURES.



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STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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SEAN

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PROJECT INFORMATION

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FOR RESIDENCE OF
VANESSA SHAPIRO
7901 SW 136th STREET PINECREST, FL 33156

REVISION:	DATE:	DESCRIPTION:
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DATE: 05-02-25
JOB NUMBER: 25-10

TITLE:

A-4