

NOVUS
Archetype
architecture / interior / planning

NOVUS Archetype, LLC
12721 SW 30th ST MIAMI, FL 33175
PH: (305) 558-6910
email: julio@novusarchetype.com
AXA020011450
Qualifier: Julio Pulido, AIA
License #: AR39304
Qualifier: Salvador Ben Miliani, NCARB
License #: AR59009

Digitally signed
by Julio Pulido
Date: 2026.04.01
15:26:57 -0400

783 SW 104th St Pincrest, F
33156

[illegible]

Project number	24-011
Date	07-10-24
Drawn by	JP
Checked by	JP

SHEET TITLE

Cover Page

SHEET No.

A000

Architectural Index of Drawings	
Sheet Number	Sheet Name
A100	Existing Site Plan
A105	Proposed Site Plan
A108	Zoning Diagrams & Calculations
A110	Zoning Diagrams & Calculations
A130	Legends, Symbols, & Keynotes
A200	Existing Residence Floor Plan
A205	Existing Residence Roof Plan
A208	Proposed Demolition Floor Plan
A210	Proposed Addition& Remodeling Floor Plan
A215	Proposed Addition& Remodeling Roof Plan
A300	Proposed, Partial Master Suite RCP Plan
A400	Existing Elevations
A405	Existing Elevations
A410	Proposed Elevations
A500	Building Sections
A510	Building Sections
A700	Sections & Details
A710	Details & Specifications
A900	Perspective Views

Structural Index of Drawings	
Sheet Number	Sheet Name
S-1	Partial Foundation / Ground Floor Plan
S-2	Partial Roof Framing Plan & Sections / Details
S-3	Sections & Typical Details
S-4	Notes & Schedules
S-5	Window Pressures / Elevations

M/E/P Index of Drawings	
Sheet Number	Sheet Name
E100	Electrical Site Plan
E200	Electrical Floor Plan
E300	Electrical Riser & Schedules
M100	Mechanical Notes & Details
M200	Mechanical Floor Plan
P100	Plumbing Site Plan
P200	Sanitary Plumbing Floor Plan
P300	Water Plumbing Floor Plan
P400	Gas Plumbing Floor Plan

INTERIOR REMODELING & ADDITION
PERMIT SET
12-20-2024



Location Map_1 Referenced from Google Maps
NOT TO SCALE

ZONING INFORMATION:
ZONING DISTRICT: EL-1 (SINGLE FAMILY RESIDENTIAL ESTATES)
USE: PROPOSED USE - RESIDENTIAL (SINGLE FAMILY)
REFER TO ZONING DIAGRAMS (SHEETS A108) FOR ZONING CALCULATIONS

SETBACKS:			
MAIN HOUSE:			
FRONT:	REQUIRED	EXISTING	PROPOSED ADD.
SIDE INTERIOR:	55'-0"	49'-2 3/4"	N/A
REAR:	20'-0"	19'-10 1/2"	20'-1"
	25'-0"	127'-2"	N/A

BUILDING HEIGHT:
MAXIMUM ALLOWED: 2-STORIES OR 35'-0"
FLAT ROOF STRUCTURES: 25'-0" TO TOP OF ROOF OR 28'-0" TO THE TOP OF THE PARAPET WALL CONCEALING THE ROOF

EXISTING HEIGHT:
25'-10" FROM THE BASE ELEVATION LINE (COR + 8") TO THE TOP OF THE FIREPLACE. ALSO SEE ELEVATIONS FOR DIMENSIONAL SPECS.

NEW ADDITION:
10'-9" FROM THE BASE ELEVATION LINE (COR + 8") TO THE TOP OF THE PARAPET. ALSO SEE ELEVATIONS FOR DIMENSIONAL SPECS.

SCOPE OF WORK DESCRIPTION:
THE SCOPE OF THE WORK UNDER THIS SUBMITTAL SHALL ENCOMPASS THE FOLLOWING:
-NEW ADDITION OF APPROXIMATELY 112 SF TO INCREASE THE CLOSET SPACE OF THE MASTER BEDROOM SUITE.
-NEW MASTER BEDROOM EXTERIOR GLASS DOORS.
-NEW MASTER BEDROOM EXTERIOR, HIGH, FIXED GLASS WINDOWS.
-NEW EXTERIOR TILE FINISH FOR MASTER BEDROOM OPEN PATIO.
-INTERIOR REMODELING OF MASTER BATHROOM WITH NEW FIXTURES, LAYOUT, ACCESSORIES, FINISHES, LIGHTING, ETC.
-INTERIOR REMODELING OF MASTER BEDROOM SUITE WITH NEW FINISHES, CEILING, LIGHTING, PAINTING, ETC.
-RELOCATION OF MASTER SUITE AHU AND CONDENSING UNIT.
-RELOCATION OF MASTER BEDROOM SUITE INTERIOR DOOR.
-CONVERSION OF UNUSED SAUNA SPACE INTO A CLOSET.
-NEW, BIGGER KITCHEN WINDOW.
-ROTATION OF AHU IN LIVING SPACE & RELOCATION OF A/C CLOSET DOOR.
-NEW CABINETRY AND STORAGE IN KITCHEN AREA.
-REPLACE ELECTRIC RANGE WITH GAS RANGE.
-REPLACE KITCHEN HOOD.
-REPLACE ISLAND CABINETRY AND COUNTER TOPS.
-REMOVE SHOWER AND TUB IN BATH 2 TO CREATE NEW CLOSETS AND STORAGE.
-NEW CABINETRY AND STORAGE IN PANTRY ROOM.
-NEW CABINETRY AND STORAGE IN OFFICE ROOM.
-REMOVE EXTERIOR DOOR IN HALLWAY ADJACENT TO LAUNDRY ROOM, AND PROVIDE A NEW CLASEMENT WINDOW.
-NEW CABINET AND LAUNDRY SINK.
-NEW GLASS DOOR FOR GYM ROOM.
-NEW CABINETRY AND STORAGE IN GYM ROOM.
-NEW CLOSETS IN GUEST BEDROOM.
-NEW CLOSET & CABINETRY IN REX'S BEDROOM.
-NEW CLOSET IN HALL.
-NEW CLOSETS AND CABINETRY IN TRY'S BEDROOM.
-NEW CABINETRY AND CLOSETS IN DEVIN'S BEDROOM.
-REMOVAL OF EXISTING SAUNA ADJACENT TO MASTER BEDROOM.
-NEW ADDITION OF W.I.C. FOR MASTER BEDROOM.

NOTE:
-PERIMETER FENCES AND GATES ARE TO REMAIN AND NOT ALTERED UNDER THIS SUBMITTAL.
-POOL BARRIER FENCE TO REMAIN AND NOT ALTERED UNDER THIS SUBMITTAL.

CODES IN EFFECT:
FBC 8th EDITION RESIDENTIAL 2023
FBC 8th EDITION MECHANICAL 2023
FBC 8th EDITION ENERGY CONSERVATION 2023
FBC 8th EDITION TEST PROTOCOLS FOR HHVZ 2023
VILLAGE OF PINECREST ZONING CODE, LATEST EDITION

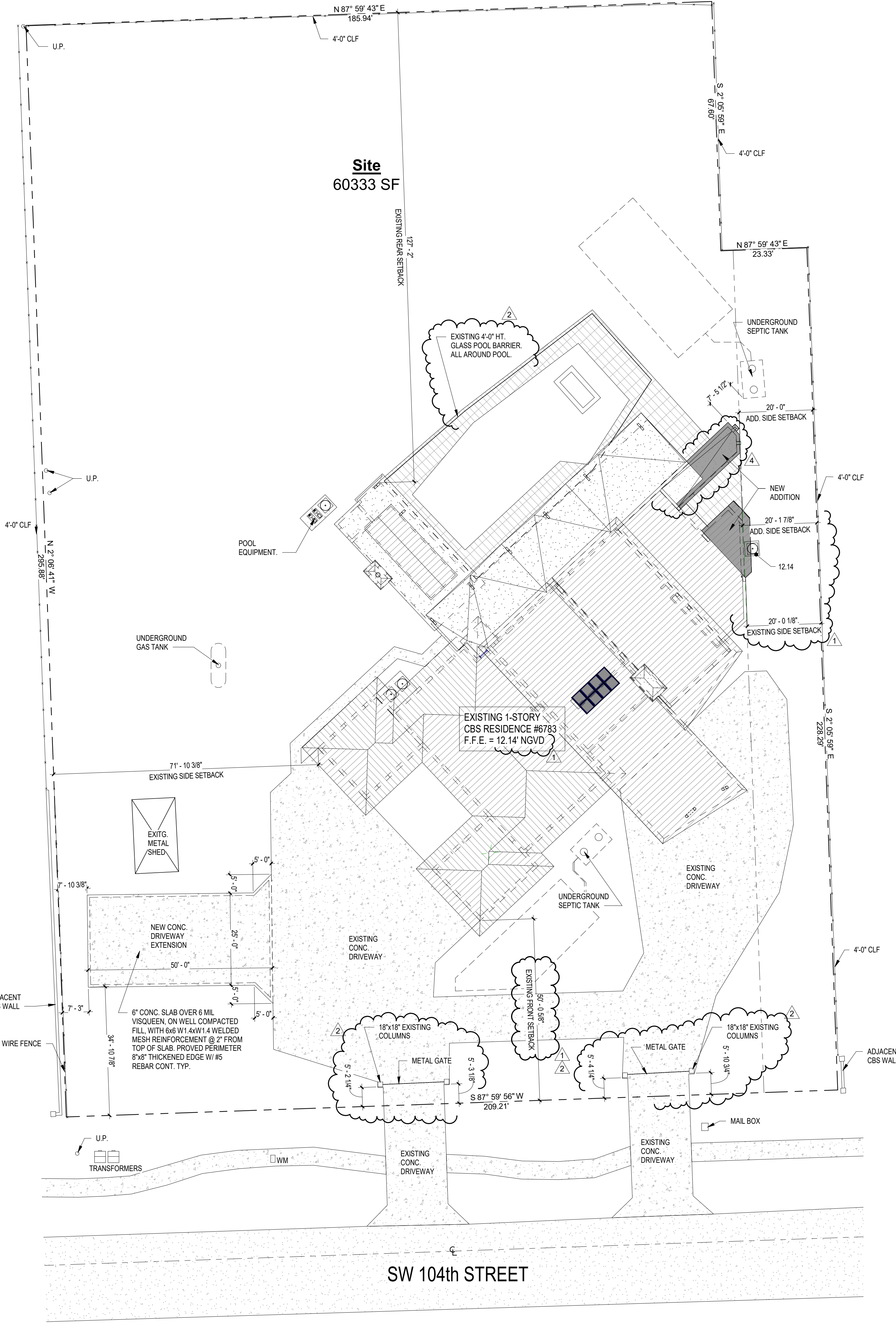
CONSTRUCTION LEGEND & INFORMATION:
OCCUPANCY CLASSIFICATION: R-3 (SINGLE FAMILY RESIDENTIAL)
CLASSIFICATION OF WORK: NEW CONSTRUCTION TYPE:
TYPE V-B: NS (NO - SPRINKLERS)
1-STORY, LESS THAN 40'-0" HEIGHT

UNDER A SEPARATE PERMIT:
-ANY WORK ON THE RIGHT OF WAY
-EXTERIOR WINDOWS AND DOORS
-SWIMMING POOL, A POOL, EQUIPMENT / LIGHTING
-MECHANICAL, ELECTRICAL & PLUMBING TRADES
-GENERATOR AND GAS TANK
-DRIVEWAYS APPROACH
-ROOFING SYSTEM
-LANDSCAPE IRRIGATION SYSTEM

DEFERRED SUBMITTALS:
-SEPTIC SYSTEM (APPLICATION BY SEPTIC TANK CONTRACTOR)
-SWIMMING POOL, POOL DECK, POOL EQUIPMENT, (BY POOL CONTRACTOR)
-FLOOR & ROOF TRUSSES (ENGINEERED SHOP DRAWINGS SUBMITTAL)
-RAILING (ENGINEERED SHOP DRAWINGS SUBMITTAL)
-EXTERIOR WINDOWS & DOORS (SHOP DRAWINGS SUBMITTAL WITH NOAS, PRODUCT APPROVALS, ETC.)
-ROOFING SYSTEM (SHOP DRAWINGS SUBMITTAL WITH PRODUCT APPROVAL, SPECS, SYSTEM DETAILS, ETC.)

NOTE:
REFER TO SURVEY FOR OTHER EXISTING SITE FEATURES, INCLUDING TREES, UTILITIES, ETC.
ALSO REFER TO TREE REMOVAL / RELOCATION PERMIT FOR PALMS TO BE RELOCATED / REMOVED.

Area Schedule (Living Area (A/C))	
Name	Area
Living-A/C Area: Existing House	5119 SF
Living-A/C Area: New Addition	112 SF
Living-A/C Area: New Closet	202 SF
Grand total: 3	5432 SF



Proposed Site Plan
1/16" = 1'-0"

No.	Description	Date
1	Revision 1 Zoning Comments	03-03-25
2	Revision 2 Zoning Comments	05-14-25
4	Revision 4 Owner Changes	01-30-26

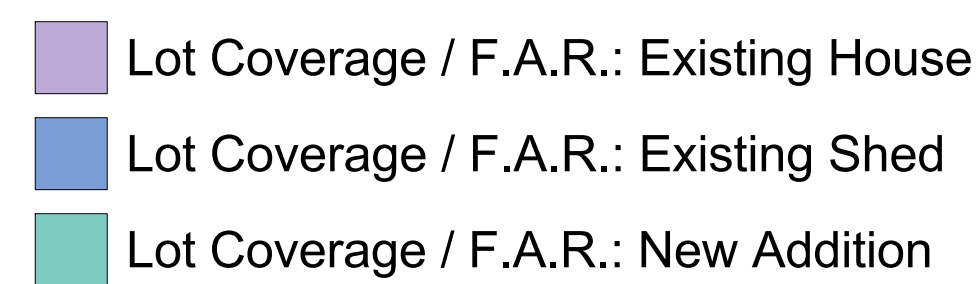
Project number	24-011
Date	07-10-24
Drawn by	JP
Checked by	JP

SHEET TITLE

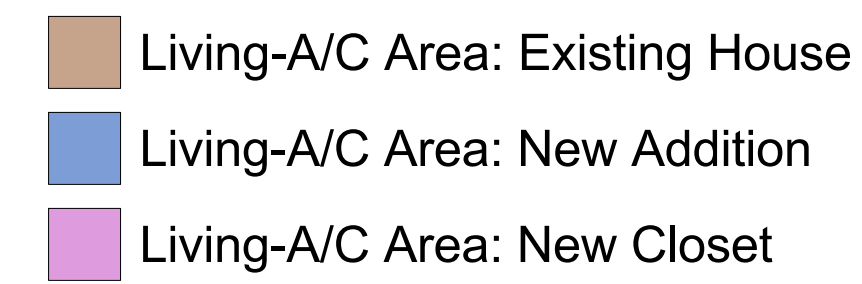
Proposed Site Plan

SHEET No.

A105



② Living-A/C Areas Plan
1/16" = 1'-0"



LOT COVERAGE & F.A.R. CALCULATIONS:
1-STORY STRUCTURE:
LOT SIZE = 60,333 SF
MAX ALLOWED FOR RESIDENCE 20% x 60,333 = 12,066.6 sf
PROPOSED LOT COVERAGE & F.A.R. = 8,680 sf OR 14.38%
(EVERYTHING UNDER ROOF)

Area Schedule (Living Area (A/C))	
Name	Area
Living-A/C Area: Existing House	5119 SF
Living-A/C Area: New Addition	112 SF
Living-A/C Area: New Closet	202 SF
Grand total: 3	5432 SF

Project number	24-011
Date	07-10-24
Drawn by	JP
Checked by	JP

SHEET No.

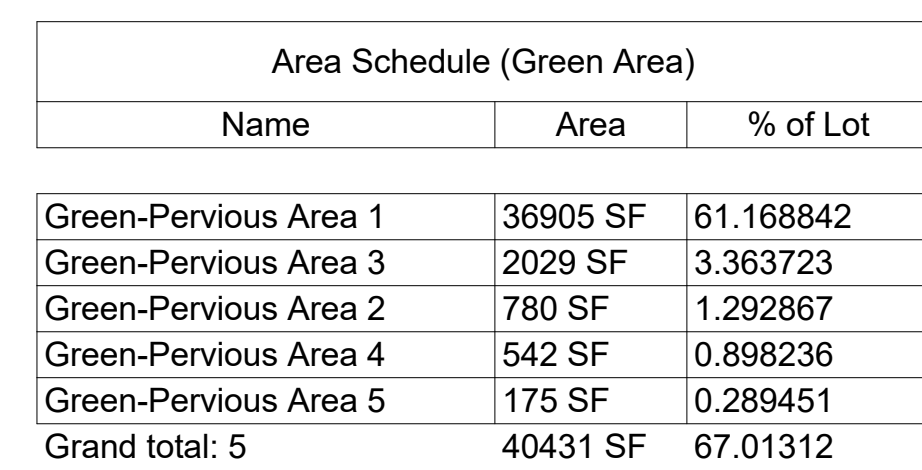
A108



- Impervious Area 1 Main House
- Impervious Area 2 Rear Terrace and Pool Deck
- Impervious Area 3 Pool
- Impervious Area 4 Patio
- Impervious Area 5 Driveway & Walkways
- Impervious Area 6 Existing Shed
- Impervious Area 7 Pool Equipment

IMPERVIOUS AREA CALCULATIONS:

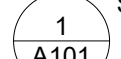
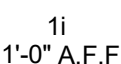
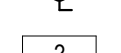
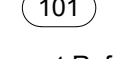
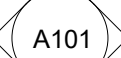
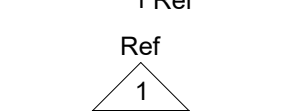
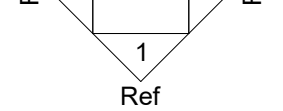
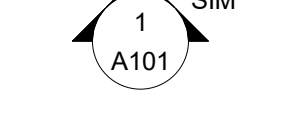
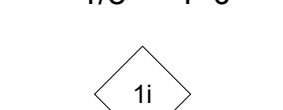
LOT SIZE = 60,333 SF
MAX ALLOWED IMPERVIOUS AREA 45% x 60,333 = 27,149.85 sf
PROPOSED IMPERVIOUS AREA = 19,902 sf OR 32.99%



- Green-Pervious Area 1
- Green-Pervious Area 2
- Green-Pervious Area 3
- Green-Pervious Area 4
- Green-Pervious Area 5

GREEN AREA CALCULATIONS:

LOT SIZE = 60,333 SF
MINIMUM REQUIRED GREEN AREA 55% x 60,333 = 33,183.15 sf
PROPOSED GREEN AREA = 40,431 sf OR 67.01%

Room name			Keynote Legend & General Notes	
AREA TAG WITH NAME & AREA			Key Value	Keynote Text
150 SF			01-000	GENERAL NOTES
			01-001	ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE NATIONAL AND LOCAL CODES AND CONVENTIONAL GUIDELINES. IN EFFECT AT THE TIME OF SUBMITTAL OF THIS PROJECT.
			01-002	ALL WORK SHALL BE PERFORMED IN THE BEST AND MOST PROFESSIONAL MANNER BY CRAFTSMEN SKILLED, LICENSED AND INSURED IN THEIR RESPECTIVE TRADES.
			01-003	THESE PLANS MAY BE USED ONLY UNDER SUCH CONDITIONS IN WHICH ALL APPLICABLE SAFETY LAWS, RULES, AND REGULATIONS ARE BEING OBSERVED. COMPLIANCE WITH SUCH SAFETY LAWS, RULES, AND REGULATIONS IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
			01-004	THE ARCHITECT SHALL BE PROVIDED WITH SHOP DRAWINGS AND/OR SAMPLES OF CUSTOM FABRICATED ITEMS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE CONSULTED FOR THE ITEMS NOT SHOWN IN THE DRAWINGS. SUBSTITUTIONS SHALL BE PERMITTED ONLY UPON WRITTEN CONSENT OF THE ARCHITECT.
			01-005	WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DETAILS.
			01-006	THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE DRAWINGS, DIMENSIONS AND CONDITIONS ON THE SITE ETC. THE ARCHITECT SHALL BE NOTIFIED OF ANY AND ALL DISCREPANCIES.
			01-007	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, APPROVALS, INSURANCE, AND TAXES NECESSARY TO THE CONSTRUCTION OF THIS PROJECT.
			01-008	CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL SEPARATE PERMITS AS REQUIRED BY THE MUNICIPALITY ISSUING THE GENERAL BUILDING PERMIT.
			01-009	GENERAL CONTRACTOR SHALL FURNISH A COMPLETE SET OF DRAWINGS AND ADDENDUMS TO ALL SUBCONTRACTORS ON THE JOB (ELECTRICAL, MECHANICAL, PLUMBING, INTERIOR PARTITIONS ETC.) AND COORDINATE THEIR WORK. ANY DISCREPANCIES AND/OR CONFLICTS IN THE DRAWINGS SHALL BE NOTIFIED TO THE ARCHITECT BEFORE PROCEEDING. WITH ANY INSTALLATION, FAILURE TO DO SO WILL BE THE ENTIRE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY COSTS ARISING TO CORRECT THE DISCREPANCY AND/OR CONFLICT SHALL BE BORNE BY THE RESPONSIBLE PARTY.
			01-010	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS OF CONSTRUCTION AND FOR ALL MEANS OF SAFETY DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY PRECAUTIONS AS PER OSHA.
			01-011	DELIVERY OF MATERIALS, SUPPLIES, TOOLS, ETC. SHALL BE COORDINATED WITH THE OWNER AND CONDOMINIUM ASSOCIATION. WORK HOURS AND THE MANNER IN WHICH THE WORK WILL BE PERFORMED INSIDE THE CONDOMINIUM ASSOCIATION SHALL BE COORDINATED WITH THE OWNER / CONDOMINIUM ASSOCIATION.
			01-012	FOR STANDARD CONSTRUCTION DETAILS NOT SHOWN ON THE DRAWINGS, GENERAL CONTRACTOR SHALL CONSULT THE ARCHITECT AND/OR PROCEED IN ACCORDANCE WITH THE APPLICABLE CODES AND ESTABLISHED GOOD STANDARD BUILDING PRACTICES.
			01-013	THIS SET OF PLANS HAS BEEN PREPARED TO COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.
			01-014	CONSTRUCTION SHALL PROCEED IN ACCORDANCE WITH THE OFFICIAL DRAWINGS APPROVED BY THE BUILDING OFFICIAL HAVING JURISDICTION. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FURNISH THE LATEST CORRECT SET OF DRAWINGS TO ALL SUBCONTRACTORS. NO DEVIATION OF THE APPROVED SET OF DRAWINGS WILL BE MADE IN THE FIELD WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT AND BUILDING OFFICIAL. IN SUCH CASES THE ARCHITECT SHALL PREPARE A REVISION IN ACCORDANCE WITH THE CHANGE. APPROVAL FROM THE BUILDING OFFICIAL SHALL BE OBTAINED BY THE CONTRACTOR BEFORE PROCEEDING WITH ANY WORK.
			01-015	CONTRACTOR SHALL BE RESPONSIBLE FOR EXECUTING THE WORK AS INTENDED IN THESE DRAWINGS. IN SOME INSTANCES, THESE DRAWINGS MAY NOT EXPLICITLY EXPRESS OR DEPICT A PARTICULAR SCOPE OF WORK OR COMPONENT, BUT RATHER EXPRESS AN INTENT OR PERFORMANCE OBJECTIVE. THE GENERAL CONTRACTOR SHALL DETERMINE ALL NECESSARY AND REQUIRED SCOPE OF WORK, COMPONENTS, SYSTEMS, ETC. TO ACHIEVE THE INTENT AND /OR PERFORMANCE STANDARDS. IF ANY QUESTIONS OR DISCREPANCIES CONTRACTOR SHALL VERIFY WITH ARCHITECT / ENGINEER OF RECORD BEFORE EXECUTION OF THE WORK, MANUFACTURING, ORDERING, OR INSTALLATION.
			01-100	SITE WORK AND DEMOLITION.
			02-000	GENERAL CONTRACTOR SHALL VERIFY WITH ALL UTILITY COMPANIES THE LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITIES (GAS, ELECTRIC, PHONE, WATER, SEWER, ETC.) AND STAKE OUT IN THE FIELD ALL UTILITIES KNOWN AND ENCOUNTERED PRIOR TO PROCEEDING WITH ANY DEMOLITION / EXCAVATION WORK. OWNER SHALL NOT AUTHORIZE ANY IMPROVEMENTS AND/OR DEMOLITION WORK UNTIL PERMIT IS SECURED FROM AGENCIES HAVING JURISDICTION.
			02-002	REFER TO STRUCTURAL DWGS. AND /OR GEOTECHNICAL REPORTS AND STUDIES FOR SOIL REMOVAL, FILL, COMPACTION SPECIFICATIONS, AND ALL OTHER INFORMATION REGARDING SITE PREPARATION, CUT/FILL, ETC.
			02-008	EXISTING COLUMN TO BE REMOVED.
			02-012	EXISTING CONCRETE SLAB TO BE REMOVED.
			02-013	EXISTING TILE FLOOR FINISH TO BE REMOVED IN THIS AREAS, TYP.
			02-019	PORTIONS OF EXISTING WALLS TO BE REMOVED.
			02-038	EXISTING DOOR / WINDOW TO BE REMOVED.
			02-040	EXISTING FIXTURES, CABINETS, MILLWORK, COUNTER TOPS, ACCESSORIES, ETC. TO BE REMOVED, TYP.
			02-046	EXISTING PLUMBING FIXTURES, CONTROLS, ACCESSORIES, FAUCETS, ETC. TO BE REMOVED AND REPLACED WITH NEW ONES IN THE SAME LOCATION, TYP.
			02-047	EXISTING APPLIANCES AND EQUIPMENT TO BE REMOVED. COORDINATE WITH OWNER / OWNER REPRESENTATIVE FOR DISPOSAL, REUSE, AND / OR STORAGE.
			02-048	EXISTING EQUIPMENT / COMPONENT TO BE REMOVED OR RELOCATED.
			02-050	THE DEMOLITION SCOPE OF WORK HAS BEEN GENERALLY INDICATED ON THE DRAWINGS FOR CONTRACTORS REFERENCE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE FULL SCOPE OF WORK, EXTENT, NATURE AND MANNER OF DEMOLITION REQUIRED.
			02-051	ONLY WORKMEN SKILLED AND KNOWLEDGEABLE IN THEIR RESPECTIVE TRADES SHALL BE EMPLOYED IN THE DEMOLITION WORK.
			02-052	CONTRACTOR SHALL TAKE SPECIAL CARE TO DEMOLISH ONLY THAT WORK WHICH IS REQUIRED TO BE DEMOLISHED AND NOT TO DISTURB ANY WORK OR ELEMENTS THAT ARE TO REMAIN. IF IN THE COURSE OF DEMOLITION, CONTRACTOR DESTROYS OR DISTURBS ANY WORK THAT IS TO REMAIN THEN THE CONTRACTOR, AT ITS OWN EXPENSE, SHALL REPAIR OR REPLACE SUCH WORK AS NECESSARY.
			02-053	ANY CUTS, AND PENETRATIONS IN EXISTING WORK REQUIRED TO ACCOMPLISH NEW WORK SHALL BE KEPT TO A MINIMUM.
			02-054	ALL DEMOLITION WORK TO BE DONE DURING THOSE HOURS DESIGNATED BY OWNER.
			02-055	REMOVE AND DISCARD ALL DEMOLISHED MATERIALS IN A MANNER FULLY APPROVED BY MIAMI DADE COUNTY AND ANY OTHER GOVERNMENT AGENCY HAVING JURISDICTION.
			02-056	DO NOT SCALE DRAWINGS.
			02-057	CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT TO THE OWNER'S REPRESENTATIVE ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK. ALL BUILDING DEPARTMENT PERMITS SHALL BE OBTAIN BEFORE COMMENCING ANY WORK.
			02-058	IN ALL CASES THE CONTRACTOR SHALL PATCH ALL DISTURBED EXISTING STRUCTURE OR ELEMENTS THAT ARE TO REMAIN TO MATCH ADJACENT CONDITION AND PREPARE FOR THE RECEPTION OF NEW FINISHES.
			02-059	CONTRACTOR SHALL PROTECT, PATCH AND REPAIR ALL EXISTING WORK ADJACENT TO ITS WORK.
			02-060	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUT AND PATCHING MADE NECESSARY BY THE WORK OF ALL TRADES INVOLVED IN THE REMODELING.
			02-061	ANY ELECTRICAL, PLUMBING AND MECHANICAL DEMOLITION TO BE DONE BY QUALIFIED CONTRACTORS IN EACH SPECIFIC TRADE. COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
			02-062	BUILDING WILL NOT BE OCCUPIED DURING DEMOLITION AND/OR NEW CONSTRUCTION.
			02-063	IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO KEEP ALL STRUCTURAL ELEMENTS IN A SAFE AND SOUND CONDITION DURING ALL STAGES OF DEMOLITION AND CONSTRUCTION, SO AS TO PREVENT ANY UNNECESSARILY DAMAGE OR ADDITIONAL WORK OR REPAIRS.
			02-100	CONCRETE
			03-000	REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION REGARDING CONCRETE ELEMENTS, ETC.
			03-001	CONCRETE SLAB. REFER TO STRUCT. DWGS. FOR SPECS, DETAILS, ETC.
			03-012	CONCRETE FOOTING. REFER TO STRUCT. DWGS. FOR SPECS, DETAIL, ETC.
			03-013	CONCRETE SLAB THICKENED EDGE. REFER TO STRUCT. DWGS. FOR SPECS.
			03-015	1/2" CONT. EXTRUDED EXPANSION JOINT, TYP.
			03-020	CONCRETE BEAM. REFER TO STRUCT. DWGS. FOR SPECS.
			03-022	CONCRETE SILL BEAM. REFER TO STRUCT. DWGS. FOR SPECS.
			03-050	EXISTING CONCRETE SLAB (V.I.F.), TO REMAIN. REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.
			03-055	EXISTING CONCRETE FOUNDATION (V.I.F.), TO REMAIN. REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.
			03-060	EXISTING CONCRETE BEAM / THE BEAM (V.I.F.), TO REMAIN. REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.
			03-061	EXISTING SILL BEAM (V.I.F.), TO REMAIN. REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.
			03-062	EXISTING CONCRETE COLUMN TO REMAIN (V.I.F.), REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.
			03-100	MASONRY
			04-001	REFER TO STRUCT. DWGS. FOR CMU SPECIFICATIONS, REQUIREMENTS, DETAILS, REINFORCEMENT, ETC.
			04-010	CMU WALL. REFER TO STRUCT. DWGS. FOR SPECS.
			04-020	EXISTING CMU WALL (V.I.F.), TO REMAIN. REFER TO DEMOLITION DRAWINGS FOR AREAS OR PORTIONS OF WALL TO BE REMOVED (DASHED LINES INDICATE THE PORTION OF EXISTING CMU WALL TO BE REMOVED TO CREATE NEW OPENINGS), IF ANY. ALSO REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION AND SPECS.
			04-100	METALS AND STRUCTURAL STEEL
			05-001	GENERAL CONTRACTOR SHALL COORDINATE THICKNESS OF PARTITIONS TO ACCOMMODATE MECHANICAL, PLUMBING, AND ELECTRICAL WORK. DIMENSIONS SHOWN ON PLANS ARE NOMINAL.
			05-010	EXISTING STEEL / METAL STRUCTURE, TO REMAIN AND NOT ALTERED.
			05-020	STRUCTURAL STEEL COLUMNS, BEAMS, CHANNELS, JOISTS, FLANGES, ANGLES, ETC. REFER TO STRUCTURAL DWGS. FOR SPECIFICATIONS AND ADDITIONAL INFORMATION.
			05-065	METAL STUD FRAMING FOR CEILING @ 16" c/c MAX. SPACING. PROVIDE VERTICAL SUPPORT CONNECTED TO OVERHEAD JOISTS OR DECK @ 4' c/c MAX. SPACING, TYP.
			05-080	METAL STRAPS & CONNECTORS. REFER TO STRUCT. DWGS. FOR SPECS.
			05-100	WOOD AND PLASTICS
			06-000	REFER TO STRUCTURAL DWGS. FOR ADDITIONAL INFORMATION AND SPECIFICATIONS REGARDING WOOD ELEMENTS AND MATERIAL.
			06-002	ALL WOOD MEMBERS, PLYWOOD SHEATHING, ETC. IN CONTACT WITH CONCRETE OR STEEL SHALL BE P.T. / CDX WOOD / SHEATHING.
			06-011	1x4 P.T. WOOD HORIZONTAL FIRE STOPPING CONT. @ 8'-0" c/c MAX. SPACING AND SHALL ALSO BE PROVIDED AROUND ALL OPENINGS.
			06-012	P.T. WOOD LEDGER. REFER TO STRUCT. DWGS. FOR SPECS.
			06-020	1x6 WOOD BASE BOARD. PROFILE & FINISH TO BE SELECTED BY OWNER.
			06-028	WOOD FASCIA & MULLER. REFER TO DETAILS AND STRUCT. DWGS. FOR NAILING, SPECS, ETC.
			06-040	WOOD FRAMING. REFER TO STRUCTURAL DWGS. FOR ADDITIONAL SPECIFICATION, SPACING, CONNECTIONS, ETC.
			06-070	PLYWOOD SHEATHING DECK / WALLS / SOFFITS. REFER TO STRUCT. DWGS. FOR SPEC. NAILING, ETC.
			06-075	EXISTING PLYWOOD SHEATHING ROOF DECK (V.I.F.), TO REMAIN. REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.
			06-091	EXISTING WOOD STRUCTURAL FRAMING TO REMAIN AND NOT ALTERED (V.I.F.), TYP.
			07-000	THERMAL AND MOISTURE PROTECTION
			07-001	EXISTING ROOFING SYSTEM TO REMAIN AND NOT ALTERED, TYP.
			07-004	BUILDING ENVELOPE: THE INTENT AND PERFORMANCE OBJECTIVE OF THESE DRAWINGS IS TO PROVIDE A BUILDING ENVELOPE THAT PREVENTS WATER / MOISTURE INTRUSION INTO THE BUILDING. ALL WORK PERFORMED SHALL BE DONE IN A MANNER TO ACHIEVE THESE PERFORMANCE STANDARD TO THE MINIMUM PRESCRIBED BUILDING CODE REQUIREMENTS AND INDUSTRY STANDARDS. ALL PENETRATIONS THRU THE BUILDING ENVELOPE SHALL BE SEALED, FLASHED, PROTECTED, ETC. AS TO PREVENT WATER / MOISTURE INTRUSION INTO THE BUILDING. GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH ALL WARRANTIES, CERTIFICATIONS, ETC. FOR THE BUILDING ENVELOPE COMPONENTS & SYSTEMS.
			07-010	ROOFING SYSTEM (STANDING SEAM METAL ROOF) ON ROOF DECK (REFER TO STRUCT. DWGS.) ROOFING SYSTEM SHALL BE UNDER A SEPARATE PERMIT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SPECS, DETAILS, NOKs, ETC. AND SUBMIT TO THE ARCHENGE OF RECORD FOR APPROVAL.
			07-011	ROOFING SYSTEM (BUILD-UP ROOFING) ON ROOF DECK (REFER TO STRUCT. DWGS.) ROOFING SYSTEM SHALL BE UNDER A SEPARATE PERMIT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SPECS, DETAILS, NOKs, ETC. AND SUBMIT TO THE ARCHENGE OF RECORD FOR APPROVAL.
			07-035	GALVANIZED STEEL DRIP EDGE. CONT. TYP. ANCHORED TO DECK @ 6" c/c.
			07-040	6 MIL MIN. VAPOR BARRIER.
			07-050	IN FURRING CAVITY INSULATION, R-5 MIN. RIGID BOARD OR ALUMINUM FOIL.
			07-052	PROVIDE R-30 ATTIC INSULATION IN ATTIC SPACE, TYP.
			07-054	ROOF INSULATION, ABOVE SLAB / DECK, TAPERED RIGID FOAM BOARD INSULATION, MIN. AVERAGE R VALUE FOR ROOF ASSEMBLY SHALL BE R-19.
			07-060	4" CONT. VENTILATION STRIP. SHALL BE PROVIDED WITH NON-CORROSIVE INSECT SCREEN WITH 1/16" MIN. & 1/4" MAX. SCREEN SIZE.
			07-100	DOORS, WINDOWS AND STORE FRONTS
			08-000	GENERAL CONTRACTOR SHALL PROVIDE CONTINUOUS CAULK AND SEALANT AROUND ALL EXTERIOR OPENINGS TO PREVENT WATER PENETRATION AND AIR LEAKAGE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (LATEST APPLICABLE EDITION).
			08-002	ALL DOORS AND WINDOWS SHALL BE APPROVED BY THE OWNER / ARCHT / ENG THRU A PROCESS OF SHOP DRAWINGS SUBMITTAL BEFORE ANY MANUFACTURING CAN TAKE PLACE.
			08-003	GENERAL CONTRACTOR SHALL COORDINATE THE ROUGH OPENING SIZES WITH THE DOOR / WINDOW MANUFACTURER. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ROUGH OPENINGS ON THE FIELD PRIOR TO ORDERING AND MANUFACTURING.
			08-004	STAIN AND/OR PRIME.

Miami Dade County Department of Regulatory and Economic Resources

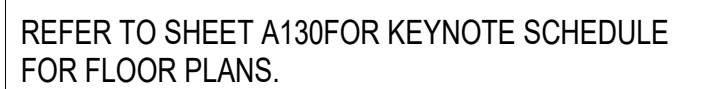
STANDARD CONTRACT

6783 SW 104th St Pincrest, FI
33156

Project number	24-011
Date	07-10-24
Drawn by	JP
Checked by	JP

Existing Residence Roof Plan

A205

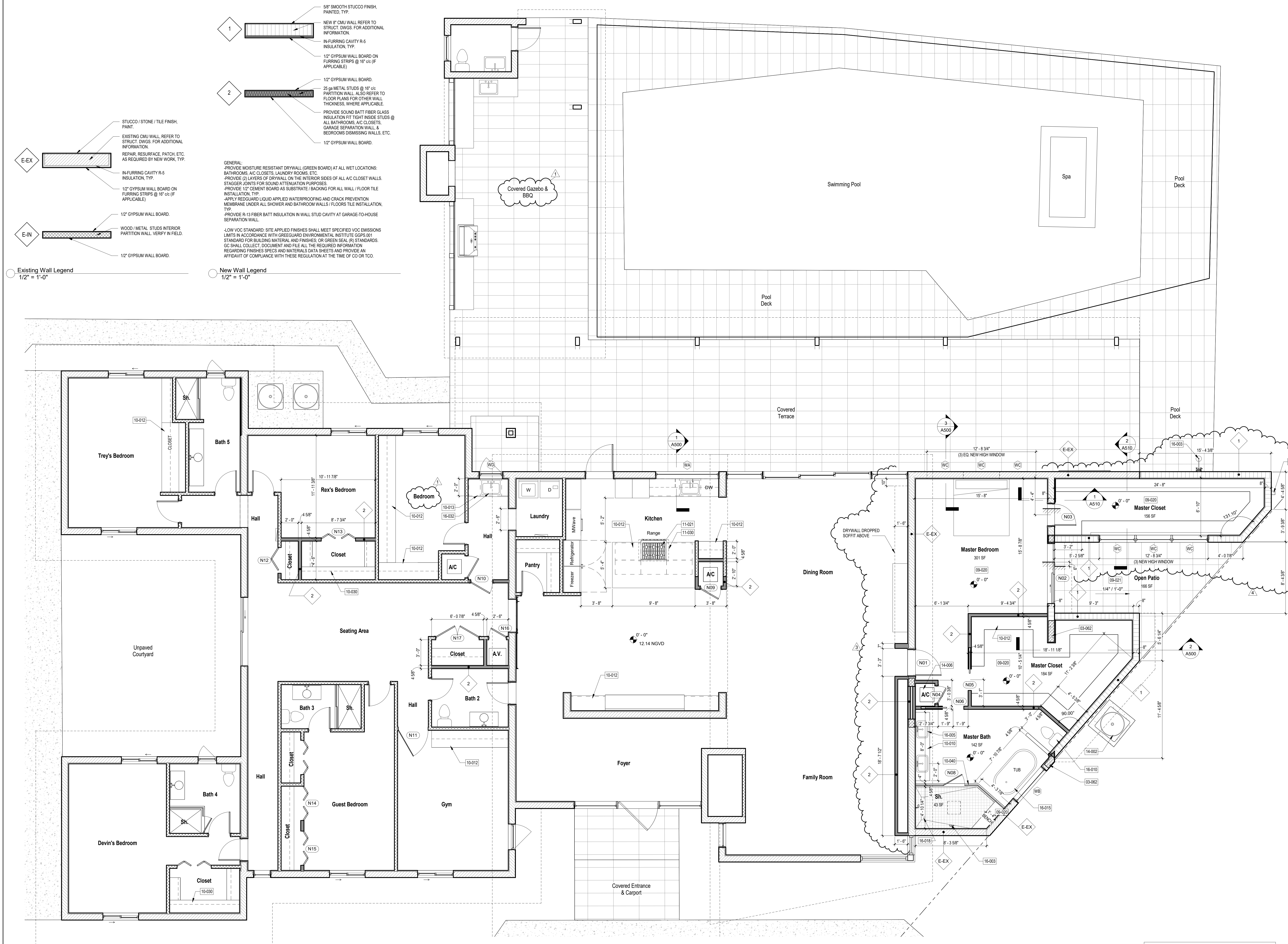


No.	Description	Date
1	Revision 1 Zoning Comments	03-03-25
3	Revision 3 Owner Changes / Coordination	07-14-25
4	Revision 4 Owner Changes	01-30-26

Project number	24-011
Date	07-10-24
Drawn by	JP
Checked by	JP
SHEET TITLE	

Proposed Addition &
Remodeling Floor Plan

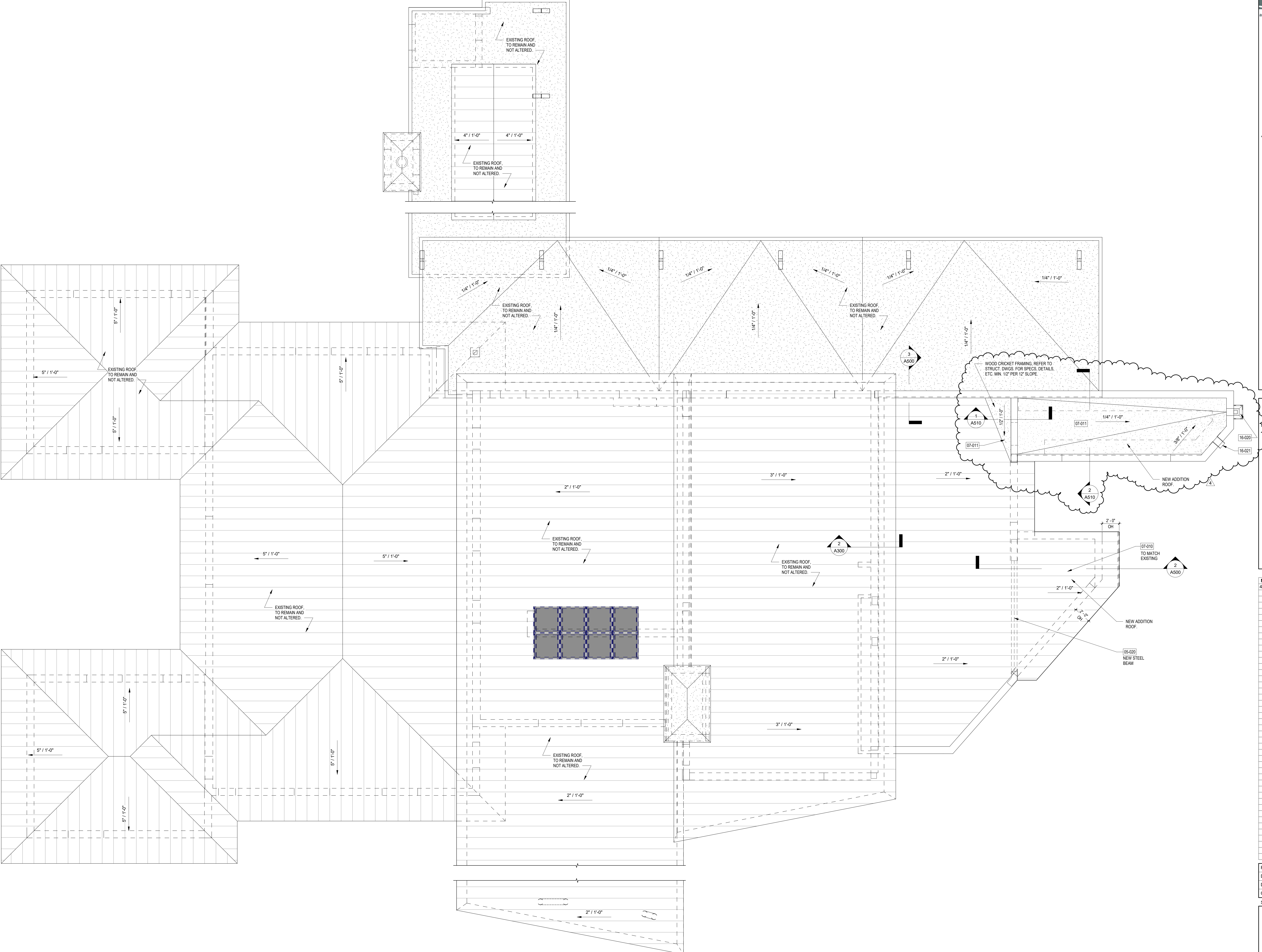
SHEET No.
A210



Project number	24-011
Date	07-10-24
Drawn by	JP
Checked by	JP

SHEET No. _____

A215



REFER TO SHEET A300 FOR KEYNOTE SCHEDULE
FOR FLOOR PLANS & ELEVATIONS.

Existing House T. of TB @ 8'-6"

Existing House Ground Level F.F.E. 12.14' NGVD

0'-0"

5'-0"

5'-6"

8'-0"

8'-6"

12'-10"

2'-1'-0"

09-030

WC

WC

09-030

09-030

14-002

BEYOND

09-030

16-021

16-020

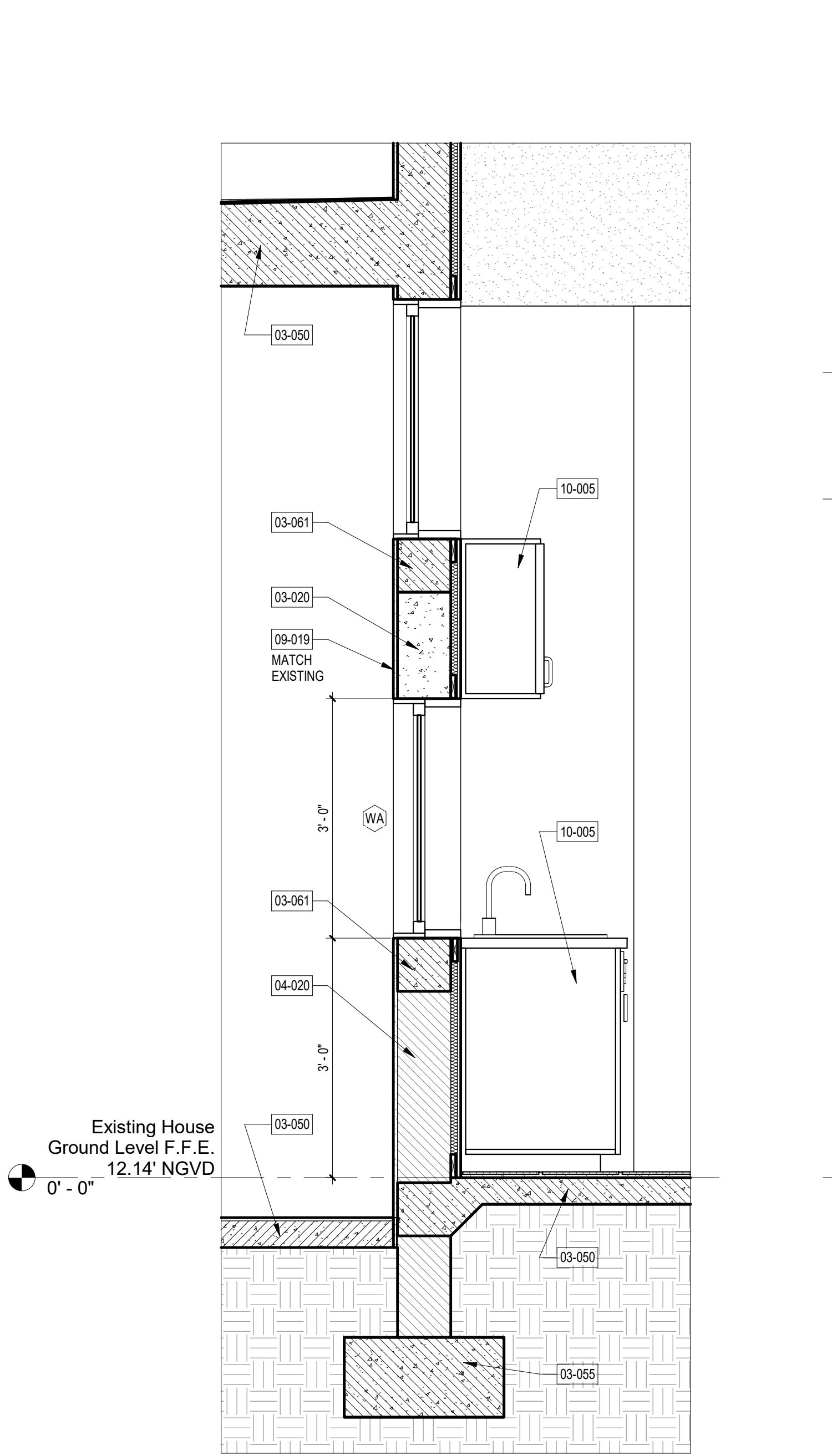
Existing House T. of TB Master Bedroom 10' - 1"

Existing House Ground Level F.F.E. 12.14' NGVD 0' - 0"

Proposed Addition Front Elevation

A410

Keynote Legend & General Notes (SECTIONS & DETAILS)	
Key Value	Keynote Text
03-000	CONCRETE
03-001	REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION REGARDING CONCRETE ELEMENTS, ETC.
03-011	CONCRETE SLAB, REFER TO STRUCT. DWGS. FOR SPECS, DETAILS, ETC.
03-012	CONCRETE FOOTING, REFER TO STRUCT. DWGS. FOR SPECS, DETAIL, ETC.
03-013	CONCRETE SALS THICKENED EDGE, REFER TO STRUCT. DWGS. FOR SPECS.
03-015	1/2" CONT. EXTRUDED EXPANSION JOINT, TYP.
03-020	CONCRETE BEAM, REFER TO STRUCT. DWGS. FOR SPECS.
03-022	CONCRETE SILL BEAM, REFER TO STRUCT. DWGS. FOR SPECS.
03-050	EXISTING CONCRETE SLAB (V.I.F.), TO REMAIN, REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.
03-055	EXISTING CONCRETE FOUNDATION (V.I.F.), TO REMAIN, REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.
03-060	EXISTING CONCRETE BEAM / IE BEAM (V.I.F.), TO REMAIN, REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.
03-061	EXISTING SILL BEAM (V.I.F.), TO REMAIN, REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.
03-062	EXISTING CONCRETE COLUMN TO REMAIN (V.I.F.), REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.
03-100	
04-000	MASONRY
04-001	REFER TO STRUCT. DWGS. FOR CMU SPECIFICATIONS, REQUIREMENTS, DETAILS, REINFORCEMENT, ETC.
04-010	CMU WALL, REFER TO STRUCT. DWGS. FOR SPECS.
04-020	EXISTING CMU WALL (V.I.F.), TO REMAIN, REFER TO DEMOLITION DRAWINGS FOR AREAS OR PORTIONS OF WALL, TO BE REMOVED (DASHED LINES INDICATE THE PORTION OF EXISTING CMU WALL TO BE REMOVED TO CREATE NEW OPENINGS), IF ANY. ALSO REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION AND SPECS.
04-100	
05-000	METALS AND STRUCTURAL STEEL
05-001	GENERAL CONTRACTOR SHALL COORDINATE THICKNESS OF PARTITIONS TO ACCOMMODATE MECHANICAL, PLUMBING, AND ELECTRICAL WORK. DIMENSIONS SHOWN ON PLANS ARE NOMINAL.
05-010	EXISTING STEEL / METAL STRUCTURE, TO REMAIN AND NOT ALTERED.
05-020	STRUCTURAL STEEL, COLUMNS, BEAMS, CHANNELS, JOISTS, FLANGES, ANGLES, ETC. REFER TO STRUCTURAL DWGS. FOR SPECIFICATIONS AND ADDITIONAL INFORMATION.
05-065	METAL STUD FRAMING FOR CEILING @ 16" o/c MAX. SPACING. PROVIDE VERTICAL SUPPORT CONNECTED TO OVERHEAD JOISTS OR DECK @ 4'-0" MAX. SPACING, TYP.
05-080	METAL STRAPS & CONNECTORS, REFER TO STRUCT. DWGS. FOR SPECS.
05-100	
06-000	WOOD AND PLASTICS
06-001	REFER TO STRUCTURAL DWGS. FOR ADDITIONAL INFORMATION AND SPECIFICATIONS REGARDING WOOD ELEMENTS AND MATERIAL.
06-002	ALL WOOD MEMBERS, PLYWOOD SHEATHING, ETC. IN CONTACT WITH CONCRETE OR STEEL SHALL BE P.T. (COV. WOOD) SHEATHING.
06-011	1x4 P.T. WOOD HORIZONTAL FIRE STOPPING CONT. @ 8'-0" o/c MAX. SPACING AND SHALL ALSO BE PROVIDED AROUND ALL OPENINGS.
06-012	P.T. WOOD LEDGER, REFER TO STRUCT. DWGS. FOR SPECS.
06-020	1x6 WOOD BASE BOARD, PROFILE & FINISH TO BE SELECTED BY OWNER.
06-029	WOOD FASCH & NAILER, REFER TO DETAILS AND STRUCT. DWGS. FOR NAILING, SPECS, ETC.
06-040	WOOD FRAMING, REFER TO STRUCTURAL DWGS. FOR ADDITIONAL SPECIFICATION, SPACING, CONNECTIONS, ETC.
06-070	PLYWOOD SHEATHING DECK / WALLS / SOFFITS, REFFER TO STRUCT. DWGS. FOR SPEC. NAILING, ETC.
06-075	EXISTING PLYWOOD SHEATHING ROOF DECK (V.I.F.), TO REMAIN, REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.
06-081	EXISTING WOOD STRUCTURAL FRAMING TO REMAIN AND NOT ALTERED (V.I.F.), TYP.
06-100	
07-000	THERMAL AND MOISTURE PROTECTION
07-001	EXISTING ROOFING SYSTEM TO REMAIN AND NOT ALTERED, TYP.
07-004	BUILDING ENVELOPE: THE INTENT AND PERFORMANCE OBJECTIVE OF THESE DRAWINGS IS TO PROVIDE A BUILDING ENVELOPE THAT PREVENTS WATER / MOISTURE INTRUSION INTO THE BUILDING. ALL WORK PERFORMED SHALL BE DONE IN A MANNER TO ACHIEVE THESE PERFORMANCE STANDARD TO THE MINIMUM PRESCRIBED BUILDING CODE REQUIREMENTS AND INDUSTRY STANDARDS. ALL PENETRATIONS THRU THE BUILDING ENVELOPE SHALL BE SEALED, FLASHED, PROTECTED, ETC. AS TO PREVENT WATER / MOISTURE INTRUSION INTO THE BUILDING. GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH ALL WARRANTIES, CERTIFICATIONS, ETC. FOR THE BUILDING ENVELOPE COMPONENTS & SYSTEMS.
07-010	ROOFING SYSTEM, (STANDING SEAM METAL ROOF) ON ROOF DECK (REFER TO STRUCT. DWGS.) ROOFING SYSTEM SHALL BE UNDER A SEPARATE PERMIT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SPECS, DETAILS, NOAs, ETC. AND SUBMIT TO THE ARCHENG OF RECORD FOR APPROVAL.
07-011	ROOFING SYSTEM, (BUILD-UP ROOFING) ON ROOF DECK (REFER TO STRUCT. DWGS.) ROOFING SYSTEM SHALL BE UNDER A SEPARATE PERMIT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SPECS, DETAILS, NOAs, ETC. AND SUBMIT TO THE ARCHENG OF RECORD FOR APPROVAL.
07-035	GALVANIZED STEEL DRIP EDGE, CONT. TYP. ANCHORED TO DECK @ 6" o/c.
07-040	6 MIL MIN. VAPOR BARRIER
07-050	IN-FURRING CAVITY INSULATION, R-5 MIN. RIGID BOARD OR ALUMINUM FOIL.
07-052	PROVIDE R-30 ATTIC INSULATION IN ATTIC SPACE, TYP.
07-054	ROOF INSULATION ABOVE SLAB / DECK, TAPERED RIGID FOAM BOARD INSULATION, MIN. AVERAGE R VALUE FOR ROOF ASSEMBLY SHALL BE R-19.
07-060	4" CONT. VENTILATION STRIP, SHALL BE PROVIDED WITH NON-CORROSIVE INSECT SCREEN WITH 1/8" MIN. & 1/4" MAX. SCREEN SIZE.
07-100	
08-000	DOORS, WINDOWS AND STORE FRONTS
08-001	GENERAL CONTRACTOR SHALL PROVIDE CONTINUOUS CAULK & SEALANT AROUND ALL EXTERIOR OPENINGS TO PREVENT WATER PENETRATION AND AIR LEAKAGE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (LATEST APPLICABLE EDITION).
08-002	ALL DOORS AND WINDOWS SHALL BE APPROVED BY THE OWNER / ARCH / ENG THRU A PROCESS OF SHOP DRAWINGS SUBMITAL BEFORE ANY MANUFACTURING CAN TAKE PLACE.
08-003	GENERAL CONTRACTOR SHALL COORDINATE THE ROUGH OPENING SIZES WITH THE DOOR / WINDOW MANUFACTURER. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ROUGH OPENINGS ON THE FIELD PRIOR TO ORDERING AND MANUFACTURING.
08-004	ALL INTERIOR DOORS SHALL BE STAIN-READY FINISHED OR PRIMED.
08-005	ALL GLAZING FOR EXTERIOR DOORS AND WINDOWS SHALL BE IMPACT RESISTANT, OR STORM SHUTTERS SHALL BE PROVIDED FOR ALL FENESTRATION THAT IS NOT IMPACT RESISTANT. STORM SHUTTERS SHALL BE UNDER A SEPARATE PERMIT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, DETAILS, SPECS, NOAs, PRODUCT APPROVALS, ETC. AND SUBMIT FOR APPROVAL.
08-006	EXTERIOR DOORS AND WINDOWS SHALL BE UNDER A SEPARATE PERMIT. GC SHALL PROVIDE SHOP DRAWINGS, SPECS, DETAILS, CALCULATIONS, NOAs, ETC. AND SUBMIT TO ARCHITECT / ENGINEER OF RECORD FOR APPROVAL.
08-007	DETAILS SHOWN ON THIS SET ARE TYPICAL. APPROVED WINDOW AND DOORS SYSTEM MAY REQUIRE DIFFERENT AND/OR ADDITIONAL DETAILS TO DESCRIBE SYSTEM CONDITIONS. CONTRACTOR SHALL PROVIDE ALL NECESSARY DETAILS, SPECS, ETC. FOR THE SELECTED WINDOWS AND DOORS. THIS INFORMATION SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR APPROVAL.
08-008	ALL EXTERIOR DOORS SHALL BE PROVIDED WITH THRESHOLDS AND WEATHER STRIPPING TYP.
08-009	ALL EXTERIOR DOORS, STORE FRONTS, AND WINDOWS SHALL BE TESTED (AS PER MANUFACTURER SPECIFICATIONS AND / OR INDUSTRY STANDARDS) FOR WATER INTRUSION. ALL EXTERIOR FENESTRATION SHALL BE WATER, HUMIDITY TIGHT TYP.
08-010	ALL INTERIOR DOORS SHALL BE STAIN-READY FINISHED OR PRE-PAINTED AND PROVIDED WITH DOOR STOP HARDWARE, AS REQUIRED.
08-100	
09-000	FINISHES
09-001	GENERAL BATHROOM FINISH SCHEDULE: 1-FLOOR -BATHROOM IMPERVIOUS TILE & MORTAR - SHOWER: IMPERVIOUS, SLIP RESISTANT TILE & GROUT, OR NON-ABSORBENT SURFACE. 2-WALLS-BATHROOM MOISTURE / MILDREW RESISTANT PAINT ON MOISTURE RESISTANT DRYWALL (GREEN BOARD) AND/OR IMPERVIOUS TILE & GROUT ON CEMENT BOARD BACKER. -SHOWERTUB: IMPERVIOUS TILE & GROUT, OR NON-ABSORBENT SURFACE FROM FLOOR TO CEILING OR TO A MIN. OF 72" ABOVE DRAIN, ON CEMENT BACKER. 3-CEILING: MOISTURE / MILDREW RESISTANT PAINT ON MOISTURE RESISTANT DRYWALL (GREEN BOARD). NOTE: FIBER CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS AND/BIER-REINFORCED CEMENT BACKERS SHALL BE USED AS BACKERS FOR WALL, TILE IN TILE-B, AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.
09-019	THIN NATURAL STONE VENEER / PORCELAIN TILE DECORATIVE WALL CLADDING, ON FULL BED SETTING / BONDING MIX, ON CMU / CONCRETE WALLS, PROVIDE FULL COVERAGE WITH BONDING AGENT TO ALL AREAS OF WALLS AND CONCRETE ELEMENTS TO RECEIVE STONE / TILE CLADDING. BEFORE STONE VENEER TILE APPLICATION, APPLY BONDING AGENT TO ALL EXPOSED CONCRETE AREAS, TYP.
09-020	CERAMIC TILE FLOOR FINISH TO BE SELECTED BY OWNER. AT UPPER FLOORS ABOVE LIVING SPACES, PROVIDE UNDER TILE SOUND INSULATION MEMBRANE. ALL TILE INSTALLATION SHALL BE ON CONCRETE SLAB OR 1/2" MIN. CEMENT BACKER, TYP.
09-021	CERAMIC TILE FLOOR FINISH FOR OUTSIDE TERRACE, SHALL BE SLIP RESISTANT. TO BE SELECTED BY OWNER, TYP.
09-023	EXPOSED CONCRETE FINISH (STEEL TROWEL FINISH) W/ EPOXY PAINT FINISH, COLOR TO BE SELECTED BY OWNER, TYP.
09-030	5/8" MIN. THICK SMOOTH 5-COAT FINISH, PAINTED. 5-COAT APPLICATION, PROVIDE CONTROL AND EXPANSION JOINTS AS NECESSARY TO AVOID CRACKING, AND AS PER INDUSTRY STANDARDS AND MINIMUM CODE REQUIREMENTS. PROVIDE BONDING AGENT TO ALL EXPOSED CONCRETE TO RECEIVE STUCCO FINISH.
09-040	1/2" GYPSUM WALL BOARD FINISH, PAINTED, ON FURRING STRIP / FRAMING STUDS.
09-050	5/8" MIN. GYPSUM WALL BOARD CEILING FINISH, PAINTED, ON FURRING STRIPS, ON ROOF TRUSSES / FRAMING.
09-060	EXISTING EXTERIOR STONE CLADDING, TO REMAIN AND NOT ALTERED. REPAIR / PATCH / PAINT, AS NEEDED.
09-094	EXISTING STUCCO FINISH TO REMAIN AND NOT ALTERED. REPAIR / PATCH / PAINT, AS NEEDED.
09-100	
10-000	SPECIALTY CONSTRUCTION
10-005	KITCHEN CABINETS AND COUNTER TOPS, TO BE SELECTED AND APPROVED BY OWNER / ID. MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, DESIGN, SPECS, DETAILS, ETC. AND PROVIDE TO OWNER / ARCH. FOR APPROVAL PRIOR TO ORDERING, FABRICATION, OR INSTALLATION.
10-010	BATHROOM CABINETS, VANITIES, & COUNTER TOPS, TO BE SELECTED AND APPROVED BY OWNER. MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, DESIGN, SPECS, DETAILS, ETC. AND PROVIDE TO OWNER / ARCH. FOR APPROVAL PRIOR TO ORDERING, FABRICATION, OR INSTALLATION.
10-012	CARPENTRY: MILLWORK, CABINETRY, TRIM, ETC. TO BE SELECTED AND APPROVED BY OWNER / ID. MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, DESIGN, SPECS, DETAILS, ETC. AND PROVIDE TO OWNER / ARCH. FOR APPROVAL PRIOR TO ORDERING, FABRICATION, OR INSTALLATION.
10-013	CABINETS AND COUNTER TOPS, TO BE SELECTED AND APPROVED BY OWNER / ID. MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, DESIGN, SPECS, DETAILS, ETC. AND PROVIDE TO OWNER / ARCH. FOR APPROVAL PRIOR TO ORDERING, FABRICATION, OR INSTALLATION.
10-030	CLOSET RACKS, SHELVES, ETC. TO BE SELECTED BY OWNER / ID. TYP.
10-040	GLASS SHOWER ENCLOSURE, PROVIDE CATEGORY II SAFETY GLASS SHOWER ENCLOSURE WITH 22" MINIMUM CLEAR OPENING DOOR.
10-057	EXISTING POOL SAFETY BARRIER FENCE / MESH, SHALL COMPLY WITH FBC RESIDENTIAL SECTION R4501.17.1 AND SECTION R4501.17.1.15.
10-100	
11-000	EQUIPMENT
11-001	REFER TO EACH TRADE FOR SPECIFICATION AND INFORMATION REGARDING EQUIPMENT, APPLANCES, ETC.
11-002	ALL EQUIPMENT, APPLANCES, ETC. SHALL BE SELECTED AND APPROVED BY OWNER.
11-021	GAS POWERED STOVE & OVEN, TO BE SELECTED BY OWNER. REFER TO EMP DWGS. FOR ADDITIONAL INFORMATION.
11-030	EXHAUST HOOD, TO BE SELECTED BY OWNER. REFER TO EMP DWGS. FOR ADDITIONAL INFORMATION.
11-100	
12-000	CONVEYING SYSTEMS
13-100	
14-000	MECHANICAL
14-001	REFER TO MECHANICAL DWGS. FOR ADDITIONAL INFORMATION, SPECS, CALCULATIONS, REGARDING MECHANICAL EQUIPMENT & FIXTURES.
14-002	EXISTING MECHANICAL EQUIPMENT TO REMAIN AND NOT ALTERED, TYP.
14-006	MECHANICAL EQUIPMENT AHU, REFER TO MECH. DWGS. FOR SPECS.
14-100	
15-000	ELECTRICAL
15-001	REFER TO ELECTRICAL DWGS. FOR ADDITIONAL INFORMATION, SPECS, CALCULATIONS, REGARDING ELECTRICAL EQUIPMENT & FIXTURES.
15-002	ALL ELECTRICAL FIXTURES, ACCESSORIES, APPLANCES, FINISHES, ETC. SHALL BE SELECTED AND APPROVED BY OWNER BEFORE ORDERING, MANUFACTURING, FABRICATION, OR INSTALLATION.
15-100	
16-000	PLUMBING
16-001	REFER TO PLUMBING DWGS. FOR ADDITIONAL INFORMATION, SPECS, CALCULATIONS, REGARDING ELECTRICAL EQUIPMENT & FIXTURES.
16-002	ALL PLUMBING ACCESSORIES, FIXTURES, ETC. TO BE APPROVED BY OWNER / ID BEFORE ORDERING, MANUFACTURING, OR INSTALLATION, TYP.
16-003	PLUMBING EQUIPMENT, FIXTURES, ACCESSORIES, ETC. REFER TO PLUMBING DWGS. FOR ADDITIONAL SPECS, INFORMATION, DETAILS, ETC.
16-005	BATHROOM VANITY SINK, TO BE SELECTED AND APPROVED BY OWNER. ALSO REFER TO PLUMBING DWGS. FOR ADDITIONAL SPECS.
16-010	TOILET, TO BE SELECTED AND APPROVED BY OWNER. ALSO REFER TO PLUMBING DWGS. FOR ADDITIONAL SPECS.
16-015	JACUZZI TUB, TO BE SELECTED AND APPROVED BY OWNER. ALSO REFER TO PLUMBING DWGS. FOR ADDITIONAL SPECS.
16-018	SHOWER DRAIN, TO BE SELECTED AND APPROVED BY OWNER / ID.
16-020	GALV. STEEL THRU WALL DRAIN SCUPPER CONNECTED TO DOWNSPOUT. REFER TO PLUMBING DWGS. FOR ROOF DRAINAGE CALCULATIONS AND SIZE OF DRAIN SCUPPERS.
16-021	10"x4" xHT MIN. GALV. STEEL THRU WALL EMERGENCY OVERFLOW DRAIN SCUPPER. REFER TO PLUMBING DWGS. FOR ROOF DRAINAGE CALCULATIONS AND SIZE. EMERGENCY OVERFLOW SHALL BE INSTALL 2" ABOVE FINISH ROOF, BUT NO MORE THAN 4" ABOVE THE ROOF DRAIN INTAKE. IT SERVES, AND NO MORE THAN 16'-0" AWAY. EMERGENCY OVERFLOW DRAINS DISCHARGE SHALL BE VISIBLE AND ABOVE GROUND.
16-032	LAUNDRY SINK, COUNTER TOP MOUNTED. REFER TO MEIP DWGS. FOR ADDITIONAL INFORMATION. TO BE SELECTED AND APPROVED BY OWNER / ID. TYP.
16-100	
17-000	FIRE SAFETY AND PROTECTION
17-100	

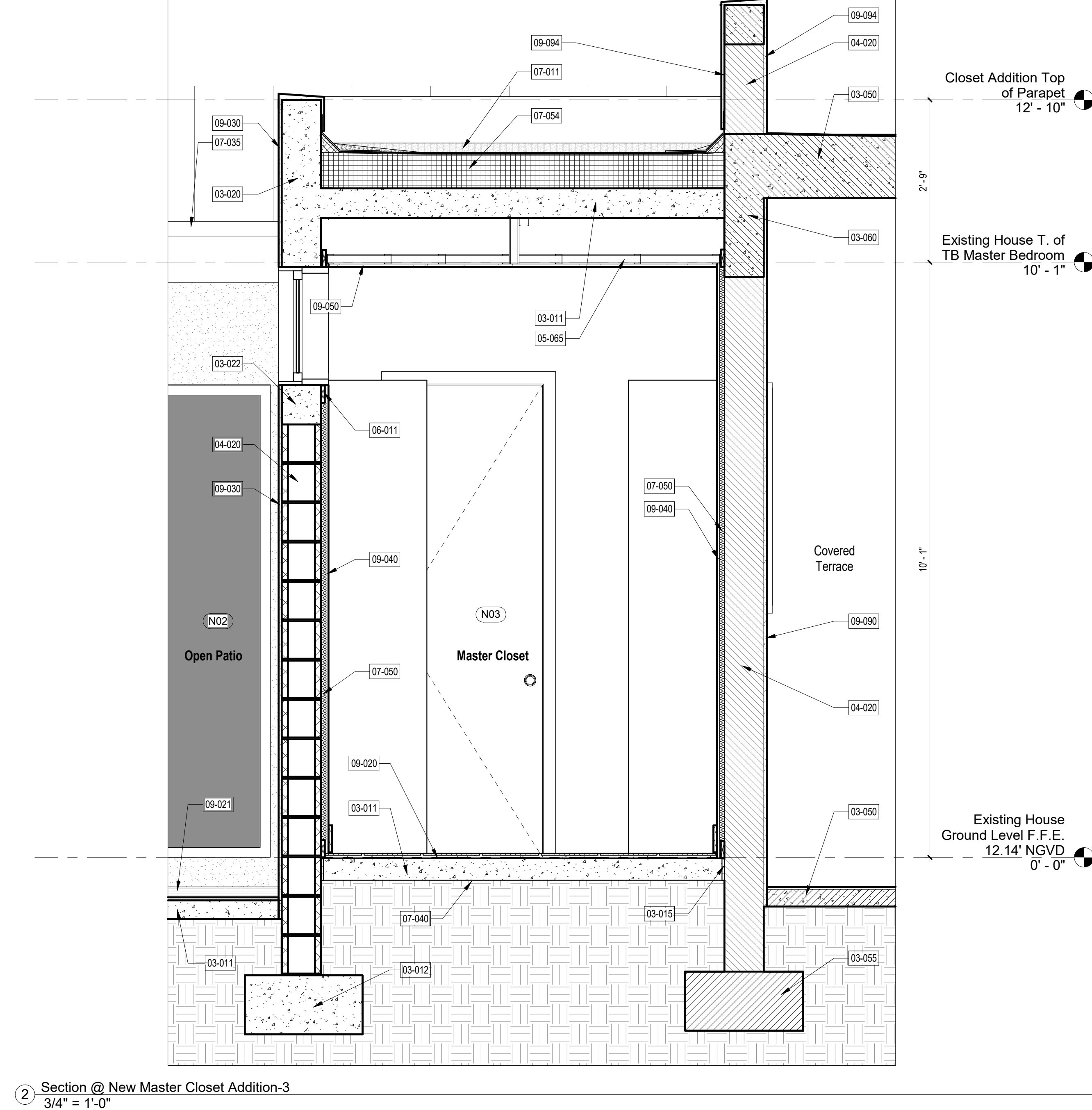


Dylan & Jamie
Roy
Interior
Remodeling &
Addition

[illegible]SHEET TITLE

SHEET No. _____

REFER TO SHEET A500 FOR KEYNOTE SCHEDULE
FOR SECTIONS & DETAILS.



MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

<http://www.miamidade.gov/building/home.asp>

4/7/2026 11:30:21 AM

Contact Name: Deborah Machado
Contact Email: DEBORAH@RRPERMIT.COM
Tracking Number: UP26026103
Reviews to rework: INPI
Comments:

Miami-Dade Department of Regulatory and Economic Resources
CONTACT INFORMATION FOR PERMIT APPLICATION

FIRST NAME <i>(print clearly)</i> DEBORAH	LAST NAME <i>(print clearly)</i> MACHADO
MOBILE PHONE 786 348 3506	OFFICE/HOME PHONE
EMAIL <i>(required so you can be notified on the status of your plans)</i> DEBORAH@RRPERMIT.COM	
COMMENTS <i>(If you are submitting a municipal plan, please provide the municipal process number(s) and ensure the municipal application is in the office set of plans.)</i> REV2026-0064	

PLANS *(check all that apply)*

Please indicate if plans qualify for the following expedited plan reviews:

- | | | |
|--|---|--|
| ☐ GOV'T PROJECT/DEPT _____ | ☐ GREEN BLDG* <i>(new construction only)</i> | ☐ PACE PROJECT* |
| ☐ AFFORDABLE/WORKFORCE HOUSING* | ☐ ECONOMIC SIGNIFICANCE* | ☐ CONCIERGE |
- (*Pursuant to Ordinance 99-140; Ordinance 05-115; and Ordinance 08-51. Project may have additional requirements.)*

REQUESTED PLAN REVIEWS *(check all that apply for rework only)*

- | | | | | | |
|---|--|---|---|--|---|
| ☐ ALL | ☐ BLDG/HCAP | ☐ ELEC | ☐ ENRG | ☐ FIRE | ☐ ROOF |
| ☐ LANDSCAPING | ☐ MECH | ☐ PLUM | ☐ PWKS | ☐ PWCC | ☐ SIGN |
| ☐ STRU | ☐ ZNPR | ☐ WASD | ☐ PWIF | ☐ LPGX | ☐ SHOP DRAWING |
| ☒ DERM CORE | ☐ DERM AIR | ☐ DERM AIRPORT | ☐ DERM ASBESTOS | ☐ DERM COASTAL | ☐ DERM FLOOD |
| ☐ DERM GREASE | ☐ DERM INDUSTRIAL | ☐ DERM PAVING & DRAINAGE | ☐ DERM POLLUTION | ☐ DERM PRE-TREATMENT | ☐ DERM SOLID WASTE |
| ☐ DERM TANKS | ☐ DERM TREES | ☐ DERM WATER TREATMENT | ☐ DERM WETLANDS | ☐ PERMIT BY AFFIDAVIT CHECK | ☐ SHORT TERM EVENT AFFIDAVIT CHECK |
| ☐ DOH/HRS | | | | | |

OPTIONAL PLAN REVIEWS *(check all that apply)*

- | | | | | |
|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| ☐ BLDG | ☐ ELEC | ☐ MECH | ☐ PLUM | ☐ STRU |
|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|

OPR DERM INITIAL REVIEWS *(check all that apply)*

- | | |
|------------------------------------|---|
| ☐ DERM CORE | ☐ DERM SPECIALTY <i>(You will be notified after core review is complete for additional fees)</i> |
|------------------------------------|---|

OPR DERM REWORK *(OPR for specialty only available at PIC)*

- | | | | | | |
|--------------------------------|-------------------------------------|-----------------------------------|--|-------------------------------|--|
| ☐ TREE | ☐ GREASE | ☐ ASBESTOS | ☐ COASTAL | ☐ AIR | ☐ PAVING & DRAINAGE |
| ☐ TANKS | ☐ INDUSTRIAL | ☐ WETLAND | ☐ PRE-TREATMENT | ☐ CORE | ☐ FLOOD |

FOR OFFICE USE ONLY

To be completed by Permit and Occupancy Representative or Plans Processing Specialist

APPLICATION DATE	CLERK NAME	ARRIVAL TIME
PROCESS NUMBER	PROCESS NUMBER	PROCESS NUMBER
☐ RE-ISSUE	☐ PLAN REVISION	☐ REWORK
☐ SHOP DRAWING		

ELECTRICAL GENERAL NOTES

- 1.- OVERALL INSTALLATION: THE INSTALLATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC-2020), THE FLORIDA BUILDING CODE (FBC-2023, 8th EDITION), AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- 2.- COMPLIANCE: WORKSMANSHIP, MATERIALS AND INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE APPLICABLE EDITION OF THE NEC, NFPA, NEMA, ASTM, ASHRAE AND ALL OTHER APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND PERTAINING REGULATIONS ESTABLISHED BY THE RULING AGENCIES. HAVING JUDICIOUSLY REVIEWED THE SETS, SHALL ALSO MEET THE REQUIREMENTS OF OTHER STANDARDS WHERE SUCH REQUIREMENTS ARE MORE STRINGENT THAN THOSE STANDARDS CITED ABOVE.
- 3.- MATERIALS: CONTRACTOR SHALL PROVIDE ALL NEW MATERIALS OF AMERICAN MANUFACTURE, BEARING THE UNDERWRITER'S LABORATORY (UL) LABEL AS APPLICABLE.
- 4.- PERMITS AND INSURANCE: CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS, INSPECTIONS, TESTS, FINES AND OTHER ITEMS AS REQUIRED FOR THE INSTALLATION OF THE COMPLETE ELECTRICAL SYSTEMS AS OUTLINED HEREIN AND SHOWN ON PLANS. CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- 5.- EXISTING CONDITIONS: BEFORE BIDDING, THE CONTRACTOR SHALL VISIT THE JOB SITE AND ASCERTAIN ALL EXISTING CONDITIONS WHICH WILL AFFECT HIS WORK. FAILURE TO DO SO WILL NOT BE ACCEPTED AS A REASON FOR REQUESTING EXTRA PAY WHEN THE EXISTING CONDITIONS OR ANY EXTRA MATERIALS OR ANY EXISTING CONDITIONS FOUND BY THE CONTRACTOR WHICH WILL ADVERSELY AFFECT THE WORK ARE NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENTS OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
- 6.- CUTTING AND PATCHING: MAJOR CUTTING, PATCHING AND PAINTING REQUIRED BY THIS CONTRACT WILL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER. ALL SURFACES SHALL BE RETURNED TO ORIGINAL CONDITION AFTER THE INSTALLATION OF THE EQUIPMENT.
- 7.- THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF THE LOCAL ELECTRIC UTILITY AND THE TELEPHONE COMPANY.
- 8.- LOAD DATA IS BASED ON INFORMATION PROVIDED TO THE CONTRACTOR BY THE OWNER. THE LOCATION OF THE EQUIPMENT AND PANEL SIZES SHALL BE VERIFIED BEFORE ORDERING.
- 9.- CIRCUITS SHOWN ON PLANS ARE USED TO DETERMINE LOAD DATA AND PANEL SIZES. THE CONTRACTOR SHALL PROVIDE THE NECESSARY EQUIPMENT TO SUIT THE JOB CONDITIONS. ANY FIELD CHANGES IN CIRCUITING SHALL BE REFLECTED ON THE SETS OF AS-BUILT DRAWINGS AND SHALL BE PROVIDED TO THE A/E FOR RECORDING WITH THE CITY.
- 10.- FURNISH AND INSTALL ALL FIXTURES AS CALLED FOR ON THE PLANS OR AS SELECTED BY OWNER/ARCHITECT.
- 11.- ALL CONDUCTORS SHALL BE RUN IN CONDUIT, U.O.C.
- 12.- EXCEPTION-WIRING THROUGHOUT THE RESIDENCE CAN BE:
 - a. NONMETALLIC SHEATHED CABLE (ROMEX) PROPERLY PROTECTED
 - b. FROM MECHANICAL AND TEMPERATURE DAMAGE (BY OWNER APPROVAL)
- 13.- INSTALL 1/2" EMPTY CONDUIT TO ALL TELEPHONE/DATA OUTLETS. PROVIDE PULL WIRE.
- 13.- INTERFERENCE: THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES SO THAT INTERFERENCE WITH EXISTING CONDITIONS, CONDUITS, PIPING, EQUIPMENT, ARCHITECTURAL AND STRUCTURAL MEMBERS BE AVOIDED.
- 14.- PLANS: DRAWINGS ARE BASICALLY DIAGRAMS INTENDED TO DEPICT APPROXIMATELY EQUIPMENT LOCATIONS AND ARRANGEMENTS, NOT TO SHOW EVERY MINOR DETAIL. PLANS SHALL NOT BE SCALED TO DETERMINE EXACT LOCATION AND DIMENSIONS.
- 15.- ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED AND IN ACCESSIBLE AREAS ONLY AND ABOVE BASE FLOOR ELEVATION.
- 16.- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING, BREAKER AND FUSES SIZES IN ACCORDANCE WITH A/C EQUIPMENT NAMEPLATES, IF DIFFERENT FROM THOSE SPECIFIED ON DRAWINGS, AS WELL AS ANY FUTURE CHANGES BEING AFFECTED BY THIS ELECTRICAL CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE SETS OF AS-BUILT DRAWINGS AND SHALL BE PROVIDED TO THE A/E FOR RECORDING WITH THE CITY.
- 17.- ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR TO PROVIDE ALL REQUIRED J-BOXES AND CONDUITS FOR INSTALLATION OF CONTROL WIRING. LOW VOLTAGE WIRING AND THEIR TERMINATION IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.
- 18.- ELECTRICAL METER AND PANEL LOCATIONS SHOWN MAY VARY DEPENDING ON SERVICE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE IN CIRCUITING SHALL BE REFLECTED ON THE SETS OF AS-BUILT DRAWINGS AND SHALL BE PROVIDED TO THE A/E FOR RECORDING WITH THE CITY.
- 19.- ALL LIGHTING FIXTURES TO BE SELECTED BY THE OWNER/ARCHITECT, U.O.N. AND SHALL BE INSTALLED BY THIS CONTRACTOR.
- 20.- BALANCE ALL PHASES AT EACH PANEL AND MDP/SERVICE MAINS.
- 21.- ELECTRICAL CONTRACTOR SHALL ASSURE THAT ALL FEATURES PROVIDED BY THE POWER COMPANY'S REQUIREMENTS AND SHALL MAKE ALL NECESSARY ARRANGEMENTS WITH POWER COMPANY FOR SERVICE. ALL EQUIPMENT NOT FURNISHED AND/OR INSTALLED BY THE POWER CO. IS TO BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
- 22.- WHERE MORE THAN ONE DEVICE IS INDICATED AT ANY LOCATION, THERE SHALL BE GANGED UNDER ONE COMMON COVER.
- 23.- QUANTITY AND LOCATION OF ELECTRICAL, TELEPHONE/DATA & TV OUTLETS, LIGHTS AND LIGHT CONTROLS, SHALL BE ADJUSTED TO SUIT THE OWNER'S REQUIREMENTS. SEE OWNER/ARCHITECT INSTRUCTIONS. SAID ARRANGEMENTS SHALL NOT BE IN CONFLICT WITH APPLICABLE CODES.
- 24.- ELECTRICAL CONTRACTOR SHALL VERIFY REQUIREMENTS, EXACT LOCATIONS, TYPE AND ARRANGEMENT OF OUTLETS FOR ALL ELECTRICAL FIXTURES, APPLIANCES AND EQUIPMENT, PRIOR TO INSTALLATION.
- 25.- PROVIDE A TYPEWRITTEN DIRECTORY FOR EACH ELECTRICAL PANEL.
- 26.- CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS TO THE OWNER UPON COMPLETION OF WORK AND PRIOR TO FINAL PAYMENT.
- 27.- OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH GROUNDING AND HUBS IN WET LOCATIONS AND SPECIAL ENCLOSURES AS REQUIRED FOR OTHER CLASSIFIED AREAS AND SHALL CONFORM TO NEMA STANDARDS. J-BOXES MAY BE USED WHERE PERMITTED UNDER APPLICABLE CODES AND ORDINANCES.
- 28.- ALL DISCONNECT SWITCHES SHALL BE SIZED BY NEC REQUIREMENTS TO ACCOMMODATE THE EQUIPMENT. SIZES INCLUDING SECTION CLIPS AND FUSES, WHEN APPLICABLE. SWITCHES SHALL BE IN RAISED, DRY-MAKE, IN-DOOR-BREAK-IN, IN RAISED, DRY-MAKE, IN-DOOR AND NEMA 3R OR 3R2 ENCLOSURES.

- 1.- AC SHALL HAVE BUILT-IN BREAKER.
- 2.- ALL SINGLE/CO STATION SMOKE DETECTOR WITHIN THE HOUSE SHALL BE INTERCONNECTED AS PER NFPA 72 Art. 8-1.4.1.6.
- 3.- ALL SINGLE STATION SMOKE/CO DETECTOR SHALL BE POWERED BY 120V POWER AND SHALL BE CONNECTED TO BRANCH CIRCUIT AHEAD OF ANY SWITCH.
- 4.- ALL SINGLE STATION SMOKE/CO DETECTOR SHALL HAVE BATTERY BACK-UP.
- 5.- ALL SINGLE STATION SMOKE/CO DETECTORS SHALL BE INSTALLED MIN 3' FROM ANY A/C REGISTER. CONTRACTOR TO VERIFY IN FIELD.
- 6.- COORDINATE EXACT LOCATION OF ALL DEVICES WITH ARCH/OWNER.
- 7.- HANGING FIXTURES & FANS MUST BE SUPPORTED AS PER NEC 314-27.18.
- 8.- JACUZZI SHALL HAVE AN ACCESS PLATE OR COVER AS PER NEC 680-73. MIN SIZE 20" w x 15" h.
- 9.- ALL METAL PLUMBING SYSTEM, METAL PARTS OF ELECTRIC EQUIPMENTS, METAL MOTOR HOUSING WITH THE JACUZZI SHALL BE BONDED TOGETHER WITH A COPPER BONDING JUMPER, INSULATED, COVERED, OR BARE, NOT SMALLER THAN #8 AWG SOLID, AS PER NEC 680-74.
- 10.- ALL FIXTURES LOCATED IN WET LOCATIONS SHALL BE LISTED FOR THAT PURPOSE.
- 11.- CONTRACTOR TO PROVIDE PANEL SCHEDULE AT EACH PANEL INDICATING ALL CKTS CONNECTED.
- 12.- CONTRACTOR SHALL LABEL ALL PANELS AND DISCONNECT .
- EX: PANEL "A", PANEL "A" DISCONNECT ET.
- 13.- FIXTURES WITH DIRECT CONTACT W/INSULATION MUST BE RATED IC AS PER NEC 410-615 (C).
- 14.- ALL FLUORESCENT FIXTURES MUST BE ENERGY EFFICIENT. ALL THERMAL PROTECTORS MUST HAVE 15 AMP IN LINE FUSE (THERMAL PROTECTOR).
- 15.- ALL LIGHTING FIXTURES MUST BE LISTED BY A NATIONAL RECOGNIZED TESTING LABORATORY (UL)



EXISTING 1-STORY
CBS RESIDENCE
#6783

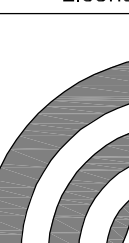
NOVUS
Architecture
Architecture / Interior / Planning

NOVUS Architecture, LLC

12721 SW 30th St. MIAMI, FL 33175
PH: (305) 505-6910
email: julio@novusarch.com
AA2601460

Qualifier: Julio Pulido, AIA
License #: AR03004

Qualifier: Salvador Ben Mitrani, NCARB
License #: AR39606



ACO DESIGN LLC.

MECHANICAL, ELECTRICAL, & PLUMBING
ENGINEERING CONSULTANTS

PH: (772) 234-7666
E-mail: acoengr17@earthlink.com
100 Florida Blvd., Miami, FL 33144
Estate Planning P.E. #: 60105

Interior
Remodeling &
Addition

[illegible]

ERNEST RODRIGUEZ
★ LICENSE ★
No. 58155
★ STATE OF ★
FLORIDA
PROFESSIONAL ENGINEER

NOT VALID FOR CONSTRUCTION OR BIDDING
WITHOUT SIGNATURE & CITY APPROVAL STAMP

This item has been digitally signed and sealed by Ernesto Rodriguez P.E. on the date adjacent to the seal. Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

[illegible]

SHEET TITLE

SHEET No.

E100

ELECTRICAL LEGEND

-  20 A., 120V., V., DUPLEX RECEPTACLE, GROUNDING TYPE A, U.O.N., MOUNTED 18" A.F.F. OR AS DIRECTED BY ARCHITECT.
-  20A., 120V GFCI DUPLEX RECEPTACLE.
-  250V SPECIAL PURPOSE RECEPTACLE.
-  LIGHTING SWITCH @ 48" AFF.
-  3-WAY LIGHTING SWITCH @ 48" AFF.
-  SAFETY DISCONNECT SWITCH.
-  ELECTRIC PANEL.
-  EXHAUST FAN.
-  SINGLE STATION SMOKE DETECTOR W/BATTE BACKUP AND INTERCONNECTED.
-  SINGLE STATION SMOKE /CARBON MONOXIDE DETECTOR W/BATTE BACKUP AND INTERCONNECTED.
-  TV OUTLET.
-  PHONE /DATA OUTLET. PROVIDE MUD RING AND 3/4" C STUBBED ABOVE CEILING.
-  RECESSED CEILING MOUNTED FIXTURE.
-  SURFACE OR PENDANT MOUNTED FIXTURE.
-  WALL /PEDESTAL MOUNTED LIGHT.

----- LED STRIP LIGHT

c = ABOVE THE COUNTER.

VP = VAPOR PROOF.

WP = WEATHER PROOF.

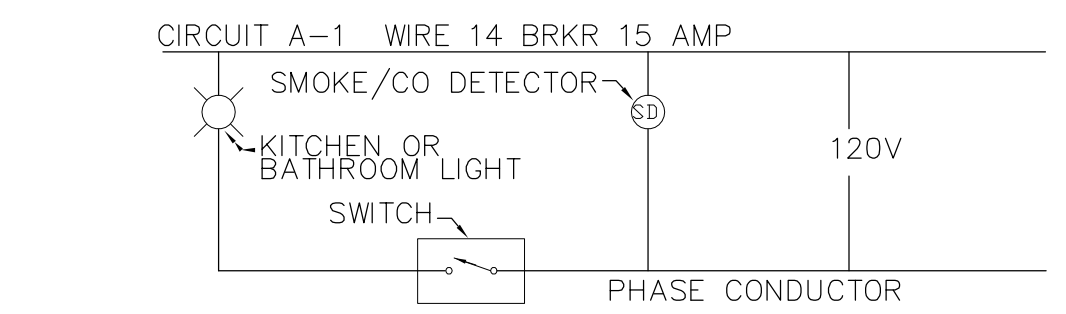
E = EXISTING TO REMAIN.

R = EXISTING TO BE RELOCATED.

NOTE-2:
IN ALL AREAS SPECIFIED IN NOTE-1, ALL 125-VOLT,
15 AND 20 AMPERE RECEPTACLES SHALL BE
LISTED TAMPER RESISTANT RECEPTACLES.NEC-2014-406.12

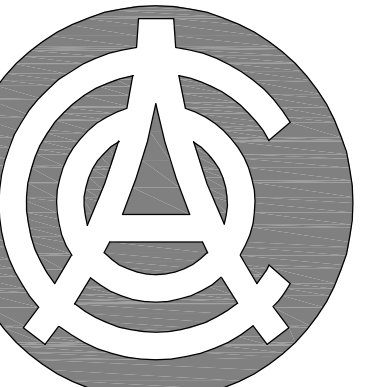
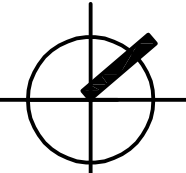
NOTE:
STAIR ILLUMINATION SHALL COMPLY WITH FLORIDA
RESIDENTIAL CODE R303.7, MIN. 1F.C. AT FLOOR
LEVEL ON TREADS AND LANDINGS.

NOTE: 75% OF NEW LAMPS TO BE
HIGH EFFICIENCY AS PER
F.B.C.E.-404



SMOKE DETECTOR CONNECTION DETAIL
N.T.S.

0 4' 8' 16' SCALE: 1/4" = 1'-0"



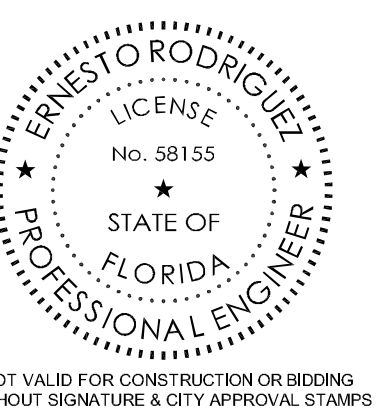
MECHANICAL, ELECTRICAL & PLUMBING
ENGINEERING DESIGN
(786) 234-7046
gorgoy127@hotmail.com
106 Florida Blvd. Miami FL 33144
Ernesto Rodriguez P.E. # 58153

Interior
Remodeling &
Addition

33 SW 104th St Pinecrest, FL
33156

Description	Date
BUILDING DEPARTMENT	03/03/2025
OWNER REQUEST	08/21/2025
OWNER REQUEST	02/19/2026

Project number	24-011
Due date	10-24-2024
Drawn by	O.G.
Checked by	E.R.



Digitally signed
by Ernesto
Rodriguez
Date:
2026.03.31
23:07:02 -04'00'

This item has been digitally signed and sealed by Ernesto Rodriguez P.E. on the date adjacent to the signature. Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ALL RIGHTS RESERVED

HEET TITLE

ELECTRICAL
FLOOR PLAN

SHEET No. _____

E200

Project number	24-011
Date	10-24-2024
Drawn by	O.G.
Checked by	E.R.



This item has been digitally signed and sealed by Ernesto Rodriguez P.E. on the date adjacent to the seal. Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

[illegible]ELECTRICAL
RISER & SCHEDULES

E300

PHASE: 1φ VOLTAGE: 120/240V PANEL AMPS: 200 Amps			EXISTING PANEL "B"										MAKE: EXISTING TYPE: EXISTING MAIN BREAKER: NONE		
(BRANCH BREAKERS TYPE QF, 10KAIC)															
OKt No.	USE	SPEC	VOLT	BKR AMP	WIR AWG	COND SIZE	PH A	PH B	VA	QF AMP	BKR AMP	VOLT	SPEC	USE	OKt No.
1	RELOCATED A/H#2		240	60	6	1	7,280		8,000	1	6	50	240	RELOCATED COOK TOP	2
2	↓		↓	↓	↓	↓	↓		↓	↓	↓	↓	↓	↓	4
5	EXISTING C.U. #2	NCL	240	40	EXIST	EXIST	5,400		16,000	EXIST	EXIST	70	240	EXISTING TANKLESS W/H#2	6
6	↓		↓	↓	↓	↓	↓		↓	↓	↓	↓	↓	↓	8
7	NEW TANKLESS W/H #3		240	60	6	1	11,000								10
8	↓		↓	↓	↓	↓	↓								12
13	EXISTING OVEN		240	40	EXIST	EXIST	5,000								14
15	↓		↓	↓	↓	↓	↓								16
17	EXISTING OVEN		240	40	EXIST	EXIST	5,000								18
18	↓		↓	↓	↓	↓	↓								20
21	EXISTING KITCHEN SMALL APPLIANCES	GFI	120	20	12	1/2	1,500								22
23	EXISTING KITCHEN SMALL APPLIANCES	GFI	120	20	12	1/2	1,500								24
25	EXISTING RECEPTACLES		120	20	EXIST	EXIST	*								26
27	EXISTING RECEPTACLES		120	20	EXIST	EXIST	*								28
29	EXISTING & RELOCATED RECEPTACLES		120	20	12	1/2	*		*	1/2	12	20	120	GFI MASTER BATHROOM RECEPTACLES	30
31	MASTER BEDROOM RECEPTACLES	AFCI	120	20	12	1/2	*		4,800	3/4	8	40	240	A/H.U. #3	32
32	DOWN LIGHTS	AFCI	120	20	12	1/2	*								34
33	EXISTING LIGHTS		120	20	12	1/2	*		2,400	3/4	12	20	240	NCL C.U. #3	36
37	EXISTING LIGHTS		120	20	EXIST	EXIST	*								38
39															40

* SEE LOAD CALCULATION

** VERIFY NAME PLATE

GFI = GROUND FAULT INTERRUPTER.

AFCI = ARC FAULT CIRCUIT INTERRUPTER.

[HANDLE TIES

Load Calculations:

Lighting 1,528 sqft x 3 va/sqft = 4,584 va

Small Appliances = 3,000 va

Laundry = 1,500 va

First 3000 va @ 100% and Rest @ 35% = 5,130 va

Appliances = 28,190 va, (over 4 Appliances) @75% Demand Load = 21,143 va

Outdoor Lights/receptacles = 600 va

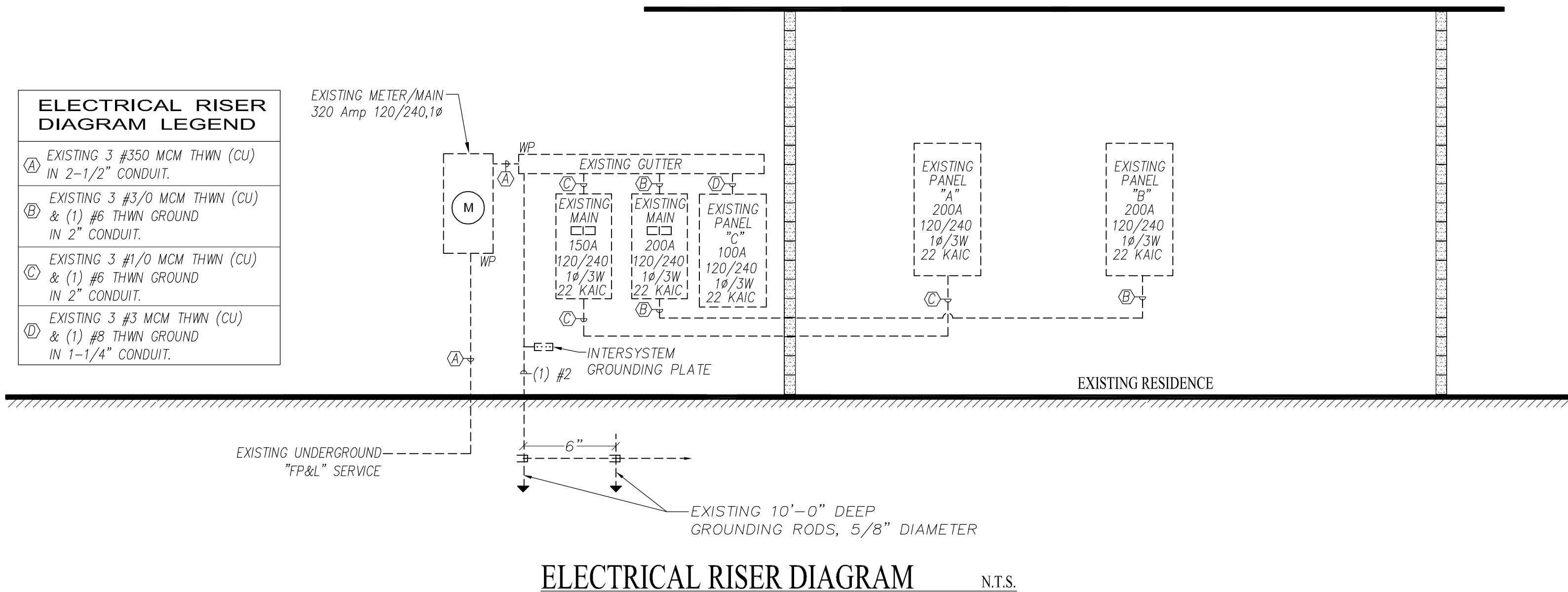
Range = 8,600 va

A/C Load = 9,680 va

Total VA = 45,153 va

Panel Load = 45,153/240 = 188 Amps

Service Load Calculation
As per N.E.C. Art. 220.30 Section B.
2,924 sqf x 3 va/sqf = 8,772 va
Other Loads = 68,400 va
Subtotal = 77,172 va
First 10,000 va @ 100% = 10,000 va
Rest 67,172 va @ 40% = 26,869 va
Subtotal = 36,869 va
A/C Load = 22,460 va
Total VA = 59,329 va
Panel Load = 59,329/240V = 248 Amps



MIAMI-DADE COUNTY**DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES**<http://www.miamidade.gov/building/home.asp>

6/1/2026 9:25:59 AM

Tracking #	Process #	Permit #
2026013174	M2026013174	2026048912

THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.				
Process #	Review	Disposition	Reviewer	Date
M2026013174	DEPT OF HEALTH	N	HERNANDEZ, JESUS	5/5/2026
M2026013174	IMPACT FEES	N	IDARRAGA, MELINA	4/10/2026
M2026013174	ONSITE SEWAGE TREATMENT & DISPOSAL SYSTEMS	N	HERNANDEZ ACOSTA, JESUS	4/19/2026
M2026013174	PAVING & DRAINAGE	A	MANFUGAS, ALDO R.	5/29/2026
M2026013174	RER ENVIRONMENTAL CORE	A	GUILLARTE, YAILYN	4/13/2026
M2026013174	UPFRONT FEES	A	WEB APPLICATION ID	4/9/2026

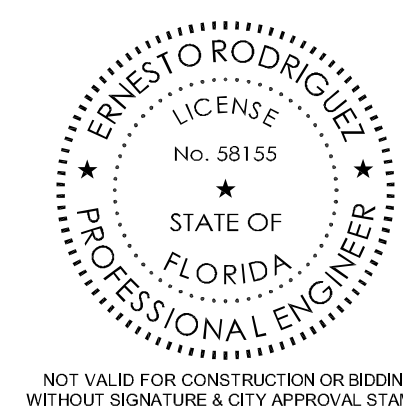
Disclaimer.

Subject to compliance with all Federal, State, and County Laws, rules and regulations.
Miami-Dade County assumes no responsibility for accuracy of or results of these plans.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to the property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies.

Stamp Name	Trade	Disposition	Stamp Description
Approved	DERM	A	Approved

Project number	24-011
Date	10-24-2024
Drawn by	O.G.
Checked by	E.R.



This item has been digitally signed and sealed by Ernesto Rodriguez P.E. on the date adjacent to the seal. Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

[illegible]

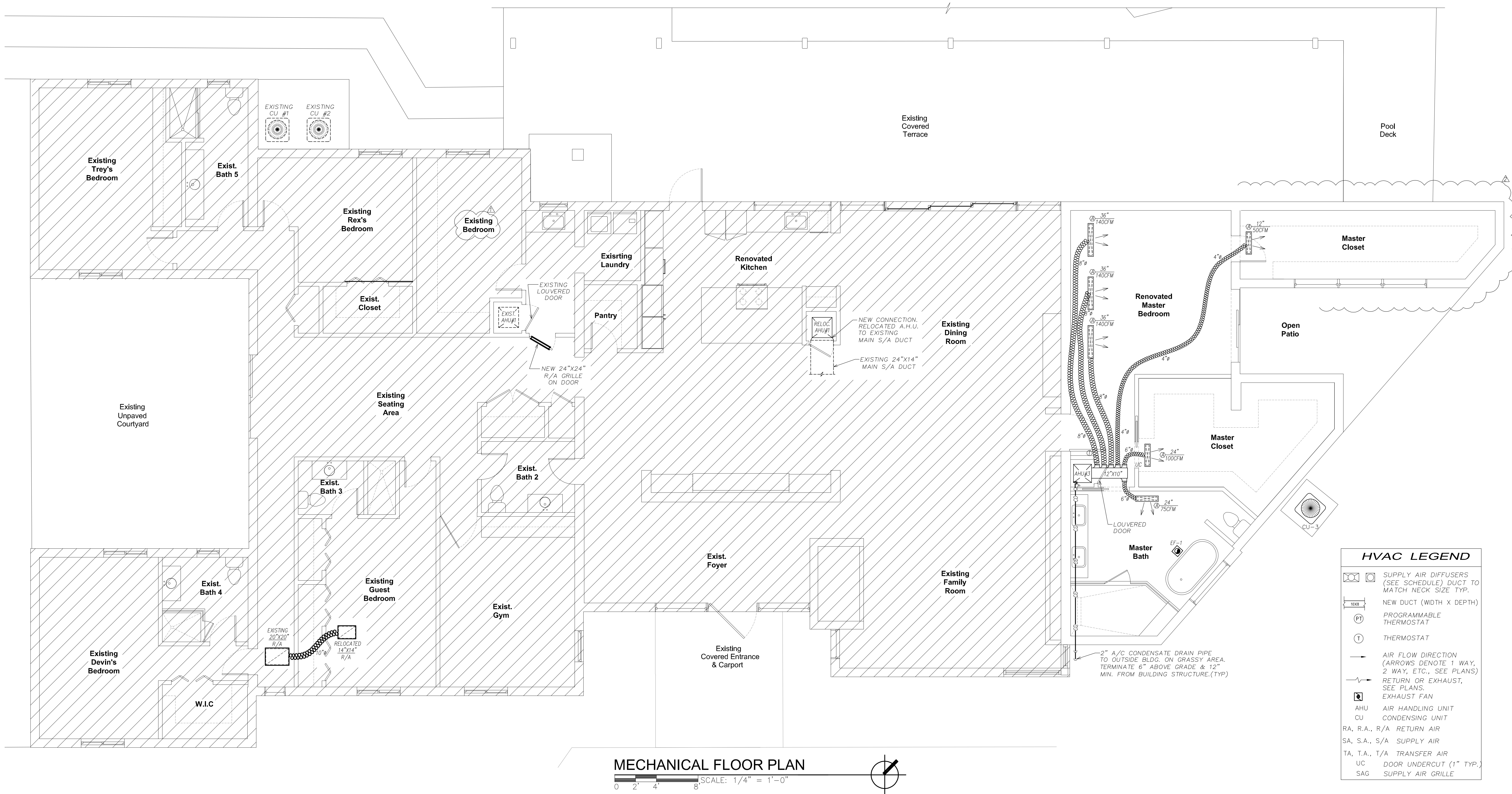
SHEET TITLE

SHEET No. _____

M200

FAN SCHEDULE	
FAN DESIGNATION	EF-1
AREA SERVED	MASTER BATHROOM
LOCATION	CELING
MANUFACTURER	PANASONIC
MODEL NO.	FV1VH2
TOTAL AIR (CFM)	100
E.S.P. (INCHES OF WATER)	0.125
SONES	0.5
H.P. (A=AMP - W=WATTS)	120
VOL-T-PH-FH-Z	1-10
DRIVE	DIRECT
BACKDRAFT DAMPER	YES
INTERLOCK	LIGHT SWITCH
REMARKS:	
1. ALTERNATE MANUFACTURERS OF EQUAL OR BETTER QUALITY MAY BE SUBMITTED FOR APPROVAL	
2. UNLESS OTHERWISE NOTED ALL FANS SHALL BE EQUIPPED WITH SAFETY DISCONNECT SWITCH.	

AIR DISTRIBUTION SCHEDULE	
DESIGNATION	A
MANUFACTURER	ITUS
MODEL AND	FL-15-JT 1 (1.5") SLOT
CATALOG NO.	BORDER TYPE 11
FRAME TYPE	SURFACE (CEILING/WALL)
FUNCTION	SUPPLY
PATTERN	SEE DRAWINGS
OPPOSED BLADE DAMPERS	SEE NOTE 4
REMARKS:	
1. ALTERNATE MANUFACTURERS OF EQUAL QUALITY MAY BE SUBMITTED FOR APPROVAL.	
2. ALL AIR DEVICES SHALL BE ALL-ALUMINUM CONSTRUCTION AND FULLY GASKETED.	
3. ALL AIR DEVICES FINISHES SHALL BE PER ARCHITECT/OWNER REQUIREMENTS.	
4. SUPPLY OUTLETS SHALL BE SUPPLIED WITH INTEGRAL O.B.D.	



NOTE: ALL SHEETS MUST BE REVIEWED

MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

Herbert S. Saffir Permitting and Inspection Center

11805 SW 26th Street (Coral Way) • Miami, Florida 33175-2474 • (786) 315-2000

APPLICATION FOR MUNICIPAL PERMIT APPLICANTS THAT REQUIRE PLAN REVIEW FROM MIAMI-DADE FIRE RESCUE AND/OR ENVIRONMENTAL SERVICES

PROVIDE MUNICIPAL PROCESS NUMBER HERE				REV2026-0064		
LOCATION OF IMPROVEMENTS	Job Address <u>6783 SW 104 ST</u>			CONTRACTOR INFORMATION	Contractor No. _____	
	Folio <u>20-5002-000-1100</u>				Last four (4) digits of Qualifier No. _____	
	Lot _____ Block _____				Contractor Name _____	
	Subdivision _____ PBpg _____				Qualifier Name _____	
	Metes and bounds _____				Address _____	
TYPE OF IMPROVEMENTS	☐ New Construction on Vacant Land			Current use of property <u>Residential</u>	Description of Work Removal of existing sauna room adjacent to Master Bedroom. New addition of Master Walk-in Closet	
	☐ Alteration Interior					
PERMIT TYPE	☒ MBLD* Category <u>02</u>			REVIEW STATUS	OWNER'S NAME	Owner <u>DYLAN ROY, JAMIE ROY</u>
	☐ MELE _____					Address <u>6783 SW 104 ST</u>
	☐ MPLU _____					City <u>Pinecrest</u> State <u>FL</u> Zip <u>33156</u>
	☐ MLPG _____					Phone _____
	☐ MMEC _____					Last four (4) digits of
	☐ FIRE _____					Owner's Social Security No. _____
	☐ Chg. Contractor					
	☐ Re-Issue					
	☐ Re-Stamp					
	☐ Revision					
☐ Not Applicable for Fire						
PERSON TO PICK UP PLANS	Name <u>Ricardo Romero</u>			ARCHITECT / ENGINEER	Owner _____	
	Address <u>300 Aragon Ave</u>				Address _____	
	City <u>Coral Gables</u> State <u>FL</u> Zip <u>33134</u>				City _____ State _____ Zip _____	
	Phone <u>786 201 3324</u>				Phone _____	
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	<i>I am requesting a Special Request Plan Review (SRI) to be scheduled as soon as possible. There is a minimum charge of one-hour. Please contact the Fire Department for current rate.</i>					
	1 st Request: _____ Date: _____					
	2 nd Request: _____ Date: _____					
	3 rd Request: _____ Date: _____					
PERA OPTIONAL PLAN REVIEW (OPR)	<i>I am requesting Optional Plan Review (OPR) to be scheduled as soon as possible at the rate of \$75 for each discipline. Additional review fees may apply.</i>					
	1 st Request: _____ Date: _____					
	2 nd Request: _____ Date: _____					
	3 rd Request: _____ Date: _____					

123_01-192 6/16

ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL, OCCUPANCY CODES AND FLORIDA BUILDING CODE 2022 GOVERNING INSTALLATION OF THE PLUMBING SYSTEM. IF WORK AS LAID OUT, INDICATED, OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL, STATE, FEDERAL, OR OCCUPANCY CODES AND REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.

2. THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK, CHECK DRAWINGS OF ALL TOOLS TO VERIFY DIMENSIONS WHICH WORK WITHIN TOLERANCES AND MAINTAIN MAXIMUM HEAD ROOM, AND SPACE CONDITIONS AT ALL POINTS, WHERE HEAD ROOM, OR SPACE CONDITIONS APPEAR INADEQUATE. CONTRACTOR SHALL PROTECT / ENGINEER SHALL NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD VERIFICATION IN CONJUNCTION WITH THE ARCHITECT/ENGINEER IN ADVANCE OF WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF THE WORK .

3. EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH ALL MATERIALS AND CONTRACT WITH APPROPRIATE SERVICES ALL PLUMBING ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, AIR CONDITIONING, MECHANICAL, DRAWINGS WITHOUT ADDITIONAL AND UNWARRANTED EXPENSE TO THE OWNER. IF DISCREPANCIES , CONFLICTS, INTERFERENCE OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT/ENGINEER IN ADVANCE OF TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SEAMTED.

4. INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO REMOVAL AND REPLACEMENT OF ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT AND WORKMANLIKE APPEARANCE. REMOVAL AND REPLACEMENT IS TO BE DONE IMMEDIATELY WHEN DIRECTED BY THE OWNER IN WRITING, AT THE SOLE EXPENSE OF CONTRACTOR.

5. START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER TRADES OR OTHER CONTRACTORS TO CONTRACTORS TO THIS WORK. THIS CONTRACTOR SHALL REMOVE AND REPLACE, AT HIS EXPENSE, ALL PLUMBING WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES.

6. THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, PERMITS, ASSOCIATION DUES, ROYALTIES AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAID ALL THE INSPECTION FEES AS MAY BE REQUIRED BY LAW OR BY ASSEMBLY NO. W-1-2088, LU APPROVED.

7. PROVIDE MEANS "FURNISH AND INSTALL".

8. DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.

9. SHOP DRAWINGS: CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.

10. AT COMPLETION OF JOB THE PLUMBING CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE SEPIAS SHOWING THE EXACT LOCATION OF ALL INSTALLATIONS.

11. PLUMBING CONTRACTOR SHALL PRESSURE TEST ALL PIPING AS REQUIRED BY CODE. TEST SHALL BE WITNESSED AND APPROVED BY PROPER AUTHORITY.

12. THE PLUMBING CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM THE DATE BY OF FINAL WORK ACCEPTANCE BY OWNER. ANY BREAKDOWN OCCURRING IN FIRST YEAR SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.

13. PROVIDE BATHROOM FIXTURES AS SPECIFIED.

14. PROVIDE SHUT-OFF VALVE FOR EACH FIXTURE.

15. WHEREVER NOT SIMILAR METALS ARE TO BE JOINED, A DI-ELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.

16. PLUMBING CONTRACTOR SHALL PROVIDE AIR CONDITIONING CONDENSATE DRAIN AND TRAP SEAP AIR CONDITIONING PLANS FOR LOCATION OF UNITS AND DRAINS.

17. MATERIALS

A. COLD WATER PIPING DOWNSTREAM OF WATER METER SHALL BE TYPE "L" COPPER BELOW GROUND AND TYPE "M" COPPER ABOVE GROUND.

B. COLD WATER PIPES INSIDE OF SLAB SHALL BE TYPE "K" SOFT COPPER INSTALLED INSIDE POLYETHYLENE CONDUIT. NO JOINTS PERMITTED INSIDE SLAB.

C. SANITARY WASTE AND VENT 4"~ AND SMALLER SHALL BE P.V.C., SCHEDULE 40.

D. STORM LINES INSIDE BUILDING SHALL BE P.V.C. SCHEDULE 40.

E. IN COASTAL AREAS ALL SANITARY AND STORM PIPING OUTSIDE OF BUILDING SHALL BE SCHEDULE 40, PVC.

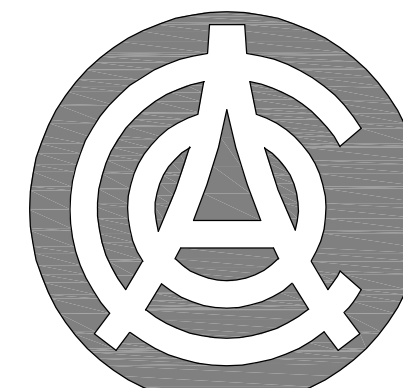
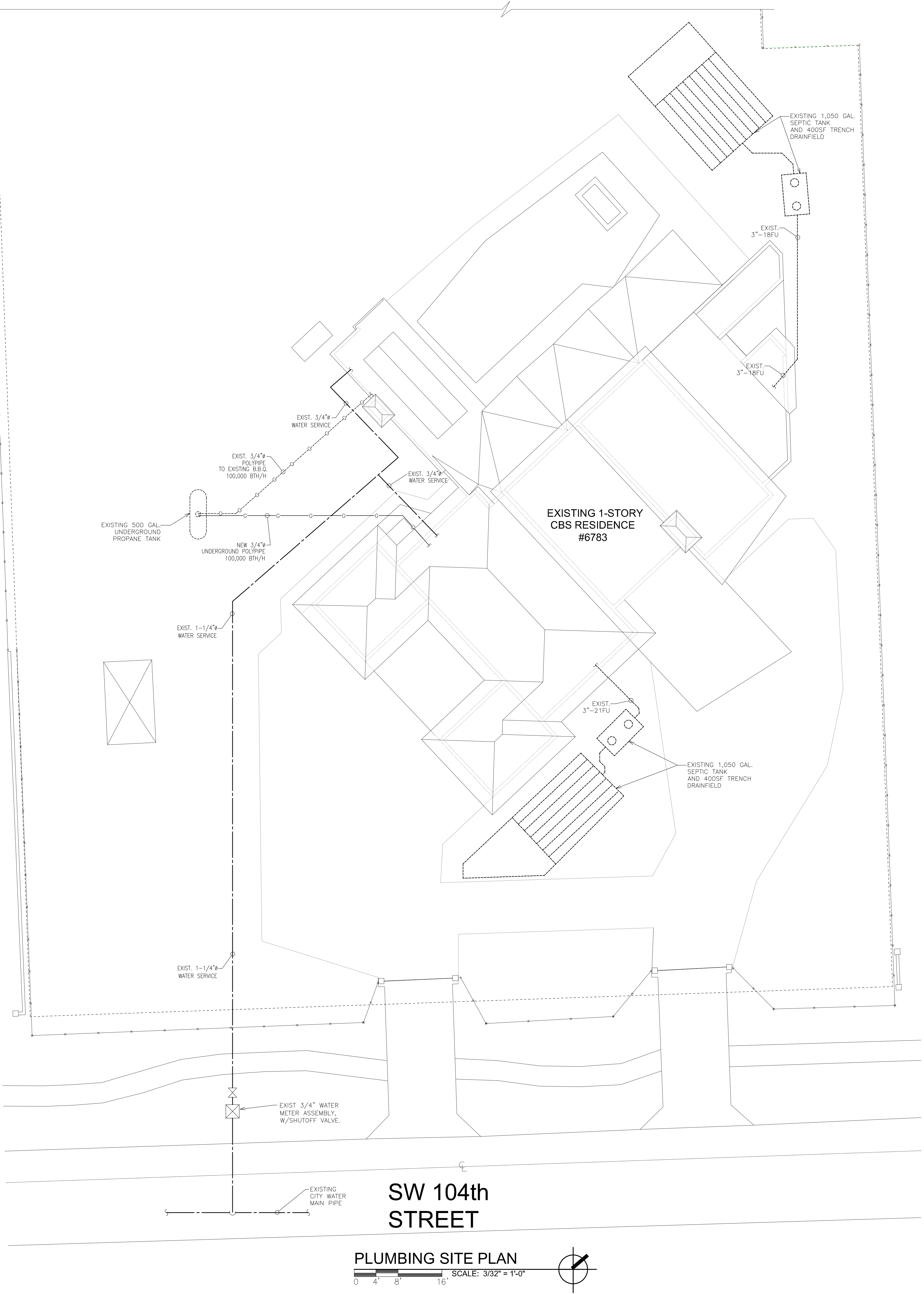
F. CONDENSATE DRAIN PIPE SHALL BE SCHEDULE 40, PVC PIPE AND FITTINGS.

G. WATER HEATER RELIEF AND DRAIN LINE SHALL BE TYPE "L" COPPER, MIN 3/4" DIA.

H. FOR C-R/P PIPE USE FOR WATER SERVICE AND DISTRIBUTION CONTRACTOR SHALL COMPLY WITH SECTION 605.3 FBC (PLUMBING) AND SHALL CONFORM TO ONE OF THE STANDARDS OF TABLE 605.3 FBC (PLUMBING). STANDARDS: ASTM D 1785; ASTM D 224; ASTM D 2672, CSA B137.3.

EVERY CONTRACTOR SHALL COORDINATE IN FIELD W/ OTHER TRADES PRIOR TO START OF CONSTRUCTION FOR THE STRUCTURAL BEAM, SLAB, TRUSSES, ARCHITECTURAL DETAILING AS PRE-FAB FORMS, REVELING, CEILINGS, ARCH WITH THE LOCATION OF CEILING OR WALL GRILLES, DUCT WORKS, RETURN GRILLES, LIGHTING FIXTURE, SWITCHES, RECEPTACLES OR ANY OTHER DEVICES, AND TO NOTIFY ARCHITECT/ENGINEER IF ANY CONFLICT OCCUR PRIOR ITS INSTALLATION, NO ADDITIONAL COST TO OWNER CAN BE APPLIED.

EVERY CONTRACTOR SHALL COORDINATE IN FIELD W/ OTHER TRADES PRIOR TO START OF CONSTRUCTION FOR THE STRUCTURAL BEAM, SLAB, TRUSSES, ARCHITECTURAL DETAILING AS PRE-FAB FORMS, REVELING, CEILINGS, ARCH WITH THE LOCATION OF CEILING OR WALL GRILLES, DUCT WORKS, RETURN GRILLES, LIGHTING FIXTURE, SWITCHES, RECEPTACLES OR ANY OTHER DEVICES, AND TO NOTIFY ARCHITECT/ENGINEER IF ANY CONFLICT OCCUR PRIOR ITS INSTALLATION, NO ADDITIONAL COST TO OWNER CAN BE APPLIED.



ACO DESIGN LLC.
MECHANICAL, ELECTRICAL & PLUMBING
ENGINEERING DESIGN
PH: (786) 234-7046
E-mail: gorgoy127@hotmail.com.com
Address: 106 Florida Blvd, Miami FL 33144
Qualifies: Ernesto Rodriguez P.E. #58155

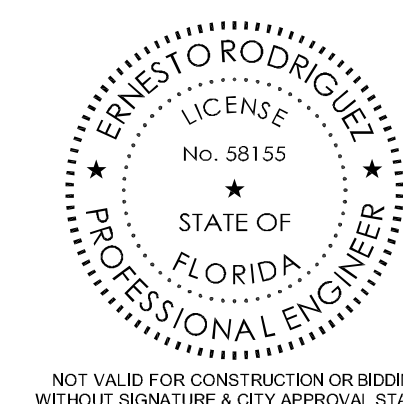
Dylan & Jamie
Roy

Interior
Remodeling &
Addition

6783 SW 104th St Pinecrest, FL
33156

[illegible]

Project number	24-011
Date	10-24-2024
Drawn by	O.G.
Checked by	E.R.



Digitally signed
by Ernesto
Rodriguez
Date:
2026.03.31
23:08:47 -04'00'

This item has been digitally signed and sealed by Ernesto Rodriguez P.E. on the date adjacent to the seal. Printed Copies of this document are not considered signed and sealed the signature

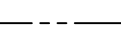
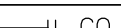
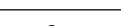
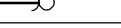
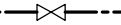
[illegible]

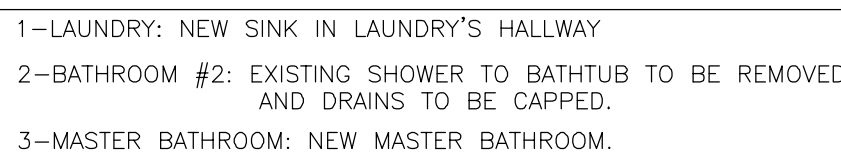
SHEET TITLE

PLUMBING SITE PLAN

SHEET No. _____

P100

PLUMBING SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	SANITARY LINE
	EXISTING SANITARY LINE
	WATER LINE
	HOT WATER LINE
	CLEANOUT
	WATER CLOSET DRAIN
	P-TRAP
	DISHWASHER DRAIN
	GATE VALVE
	VENT THRU ROOF
	FIXTURE UNIT
	COLD WATER
	HOT WATER
	NEW CONNECTION



PERMITTING HOURS
8:00 AM TO 2:00 PM
MONDAY - FRIDAY

CONTACT INFORMATION

T: 305.234.2121 F: 305.234.2133

building@pinecrest-fl.gov

INSPECTIONS: 305.234.2111

INSURANCE RENEWALS: renewals@pinecrest-fl.gov



VILLAGE OF PINECREST
Building & Planning Department

12645 Pinecrest Parkway,
Pinecrest, Florida 33156

MASTER PERMIT # BL2025-0125

SUB PERMIT # _____

INSTRUCTIONS

- STEP 1. APPLICATION WHICH MUST BE SIGNED BY THE PROPERTY OWNER & QUALIFIER; BOTH SIGNATURES MUST BE NOTARIZED. PERMITS/PLANS DROP OFF CLOSSES @ 2:00 P.M.**
- STEP 2. SUBMIT THE COMPLETED APPLICATION WITH ALL NECESSARY DOCUMENTS TO THE BUILDING AND PLANNING DEPARTMENT FOR PROCESSING. REFER TO PERMIT CHECKLIST ONLINE AT:**
[HTTPS://WWW.PINECREST-FL.GOV/Government/Building/Apply-for-a-Permit/All-Permits.](https://www.pinecrest-fl.gov/Government/Building/Apply-for-a-Permit/All-Permits)
- STEP 3. PROJECTS OVER \$2,500 REQUIRE RECORDED NOTICE OF COMMENCEMENT POSTED AT JOBSITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.**

APPLICATION

JOB ADDRESS: 6783 SW 104 St

FOLIO #: 20-5002 - 000 - 1100

DESCRIPTION OF WORK: Removal of existing sauna room adjacent to Master Bedroom.
New addition of Master Walk-in Closet

FLOOD ZONE: X AH7 AE7 AE10 AE11

VALUE OF WORK: _____ **PROJECT SQ. FT.:** 202

NO. OF FLOORS: 1

CONTACT: Ricardo Romero

EMAIL: RICARDO@RRPERMIT.COM

PHONE: 786 201 3324

PERMIT TYPE	(✓)	PERMIT CHANGE	(✓)	IMPROVEMENT TYPE	(✓)	CATEGORY	(✓)
BUILDING	x	REVISION	x	NEW CONSTRUCTION		COMMERCIAL	
ELECTRICAL		RENEWAL		ALTERATION		RESIDENTIAL	x
MECHANICAL		CHG OF CONTRACTOR		ADDITION		APPRAISED BLDG. VALUE	
PLUMBING		CHG OF ARCH/EGR		DEMOLITION			
ZONING						\$ _____	

PROPERTY OWNER

NAME	DYLAN ROY
	JAMIE ROY
ADDRESS	6783 SW 104 St
	PINECREST, FL 33156
PHONE	
EMAIL	

CONTRACTOR

COMPANY	CREARA COMPANY
QUALIFIER	ANDRES CORTES
ADDRESS	300 ARAGON AVE SUITE 212
LICENSE #	CGC1539569
PHONE	786.546.4417
EMAIL	may.creara@icloud.com

ARCHITECT

NAME	
LICENSE #	
PHONE	
EMAIL	

ENGINEER

NAME	
LICENSE #	
PHONE	
EMAIL	

OFFICE USE ONLY

☐ **PERMIT CLERK REVIEW COMPLETE.**

UPFRONT FEE AMOUNT PAID \$ _____ **(If applicable)**

FEES TYPE	AMOUNT	FEES TYPE	AMOUNT	SECTION	BY	DATE
SCAN FEE (\$3/PG)		ZONING/PLANNING		ZONING/PLANNING		
BUILDING FEES		SOLID WASTE		ELECTRICAL		
STORMWATER REVIEW		MUNICIPAL		MECHANICAL		
MIAMI-DADE COUNTY		STORM DRAINAGE		PLUMBING		
FL DBR		IMPACT ADMIN		PUBLIC WORKS		
FL DCA		SIDEWALK		STRUCTURAL		
FINES		CONCURRENCY		STORMWATER		
CERT. OF OCCUPANCY		EXPEDITE- REWORK		BUILDING		
CONSTRUCTION SIGN				BUILDING OFFICIAL		
TOTAL DUE:						

CONDITIONS OF APPROVAL☐ **CONDITION DESCRIPTION:****IMPORTANT NOTICES**

1. DO NOT BEGIN ANY WORK WITHOUT HAVING RECEIVED YOUR VALIDATED PERMIT AND PERMIT CARD. APPLYING FOR A PERMIT DOES NOT GRANT THE RIGHT TO BEGIN CONSTRUCTION. HOURS OF CONSTRUCTION ARE LIMITED TO MONDAY THROUGH FRIDAY FROM 7:00 A.M. TO 6:30 P.M., SATURDAYS FROM 8:00 A.M. TO 4:00 P.M. NO CONSTRUCTION ON SUNDAYS OR STATE HOLIDAYS. NO INSPECTIONS WILL BE CONDUCTED ON WEEKENDS OR HOLIDAYS.
2. ALL CONSTRUCTION AND/OR DEMOLITION AREAS MUST BE MAINTAINED IN A CLEAN, NEAT AND SANITARY CONDITION FREE FROM CONSTRUCTION DEBRIS.
3. STREETS AND NEIGHBORING PROPERTIES SHALL BE KEPT FREE FROM DIRT AND DEBRIS.
4. SWALES MUST BE PROTECTED FROM BEING DAMAGED BY EQUIPMENT OR VEHICLES.
5. CONSTRUCTION TRAILERS ARE PROHIBITED ON SINGLE FAMILY RESIDENTIAL CONSTRUCTION SITES. OTHER CONSTRUCTION MAY HAVE A TRAILER, WHICH REQUIRES A SEPARATE PERMIT.
6. PORTABLE TOILETS FOR A CONSTRUCTION SITE REQUIRE A SEPARATE PERMIT.
7. DO NOT DISCHARGE WATER INTO THE RIGHT OF WAY OR STORM DRAINS WITHOUT APPROVAL FROM THE BUILDING AND PLANNING DEPARTMENT.
8. EQUIPMENT AND MATERIALS SHALL BE STORED WITHIN YOUR PROPERTY, NOT ON PUBLIC RIGHT OF WAY.
9. FLORIDA DEPARTMENT OF HEALTH APPROVAL IS REQUIRED FOR APPLICATIONS INVOLVING SEPTIC TANKS. DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT (DERM) AND/OR MIAMI DADE WATER AND SEWER DEPARTMENT (MDWASD) APPROVAL IS REQUIRED FOR APPLICATIONS INVOLVING SEWERS AND WATER.
10. THE ISSUANCE OF A DEVELOPMENT PERMIT BY THE VILLAGE DOES NOT IN ANY WAY CREATE ANY RIGHT ON THE PART OF AN APPLICANT TO OBTAIN A PERMIT FROM A STATE OR FEDERAL AGENCY AND DOES NOT CREATE ANY LIABILITY ON THE PART OF THE VILLAGE FOR ISSUANCE OF THE PERMIT IF THE APPLICANT FAILS TO OBTAIN REQUISITE APPROVALS OR FULFILL THE OBLIGATIONS IMPOSED BY A STATE OR FEDERAL AGENCY OR UNDERTAKES ACTIONS THAT RESULT IN A VIOLATION OF STATE OR FEDERAL LAW. IN ADDITION, ALL APPLICABLE STATE AND FEDERAL PERMITS SHALL BE OBTAINED BY THE APPLICANT BEFORE COMMENCEMENT OF THE DEVELOPMENT.

AFFIDAVIT

APPLICATION IS HEREBY MADE TO OBTAIN A PERMIT TO DO WORK AND INSTALLATION AS INDICATED. I, THE OWNER OF THE PROPERTY, CERTIFY THAT ALL WORK WILL BE PERFORMED TO MEET THE STANDARDS OF ALL LAWS REGARDING CONSTRUCTION IN THE VILLAGE OF PINECREST. I UNDERSTAND THAT SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, POOL, EXTERIOR DOOR, MECHANICAL, WINDOW, FENCE, DRIVEWAY, ROOFING, SHUTTERS AND SIGNS AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL AGENCIES.

I, THE OWNER OF THE PROPERTY, HAVE DISCLOSED ALL INFORMATION RELATED TO ANY WORK AT THE PROPERTY PERFORMED IN THE PRIOR ONE (1) YEAR TO THE BUILDING OFFICIAL. FURTHER, I AM FULLY AWARE THAT IF THE CUMULATIVE COST OF WORK TO MY HOME OR BUSINESS UNDER THIS AND ANY OTHER PERMIT DURING THE ONE (1) YEAR PERIOD BEGINNING ON THE DATE OF THE FIRST IMPROVEMENT OR REPAIR TO THE STRUCTURE SUBSEQUENT TO JANUARY 1, 2015 EXCEEDS FIFTY PERCENT (50%) OF THE MARKET VALUE OF THE STRUCTURE, THE ENTIRE STRUCTURE MUST MEET THE PRESENT FEDERAL FLOOD CRITERIA FOR FINISHED FLOOR ELEVATION PLUS 1 FOOT. I AM ALSO FULLY AWARE THAT IF THE WORK AREA TO MY HOME OR BUSINESS UNDER THIS AND ANY OTHER PERMIT EQUALS OR EXCEEDS FIFTY PERCENT (50%) OF THE BUILDING AREA, THEN THE ALTERATION MUST CONFORM TO THE CURRENT CODE REQUIREMENTS OF THE FLORIDA BUILDING CODE, EXISTING BUILDINGS SECTION 604 ALTERATION LEVEL 3.

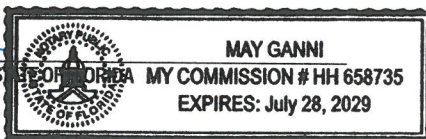
I, THE OWNER OF THE PROPERTY, UNDERSTAND THAT A PERMIT APPLICATION IS SUBJECT TO DENIAL AND A VALIDATED PERMIT OR PERMIT CARD IS SUBJECT TO REVOCATION OR MODIFICATION BASED UPON APPLICABLE DEEDS, COVENANTS, DECLARATIONS, EASEMENTS AND ANY OTHER LEGAL RESTRICTION. BY ISSUING A PERMIT, THE VILLAGE MAKES NO REPRESENTATION AS TO THE EXISTENCE OR VALIDITY OF ANY PROPERTY RESTRICTION.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU ARE SPENDING MORE THAN \$2,500 OR INTEND TO OBTAIN FINANCING, YOU MAY WISH TO CONSULT WITH YOUR ATTORNEY OR LENDER BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. THE NOTICE OF COMMENCEMENT MUST BE RECORDED AT: 22 N.W. 1ST STREET, 1ST FLOOR (305) 275-1155 EXTENSION 6. ONCE RECORDED, THE NOTICE OF COMMENCEMENT MUST BE POSTED AT THE JOB SITE IN ACCORDANCE WITH SECTION 713.35 OF FLORIDA STATUTES

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

SIGNATURE OF OWNER

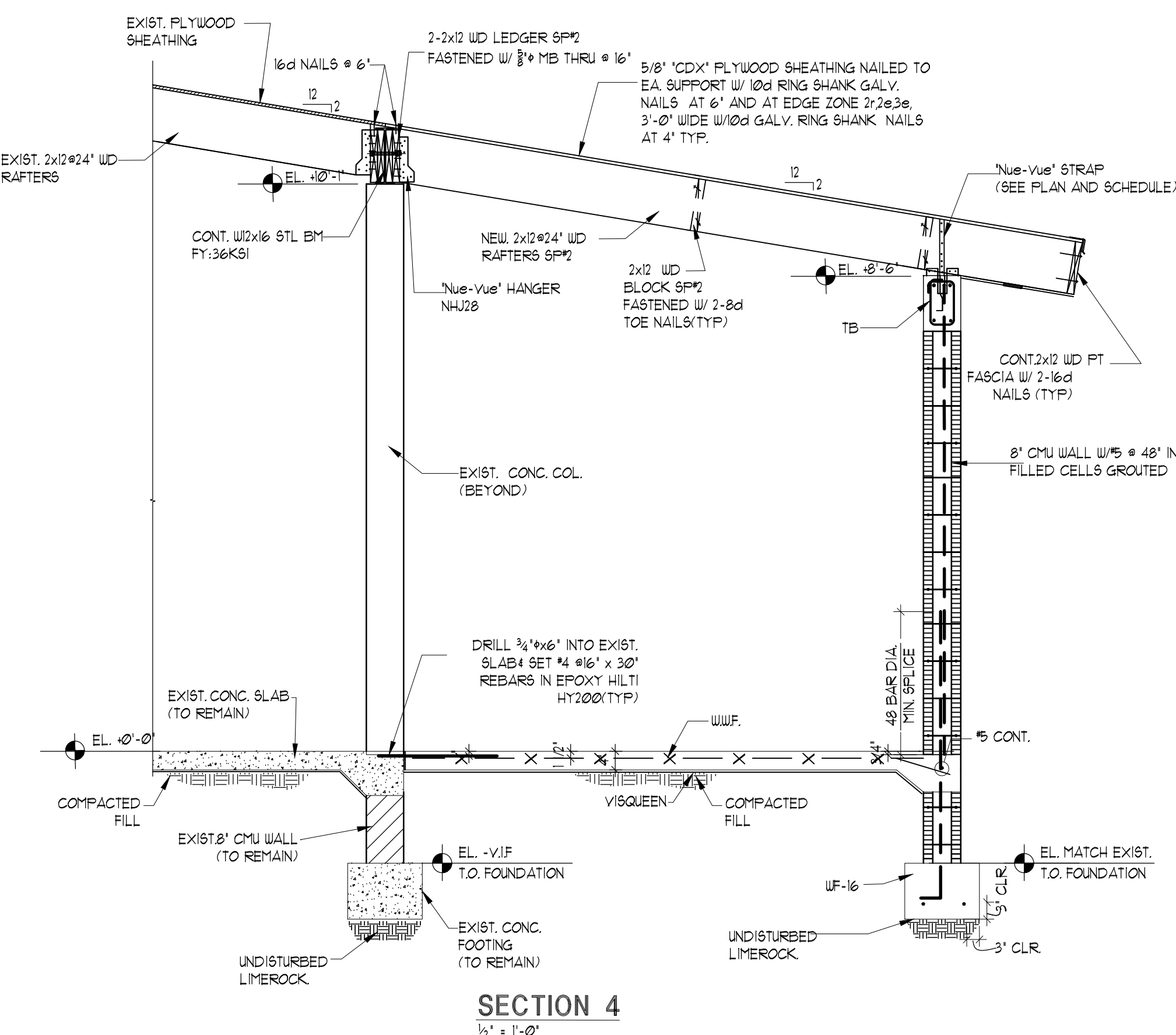
Dylan Roy

PRINT NAME SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY
OF February, 2026May Ganni
SIGNATURE OF NOTARY PUBLIC, STATE OF FLORIDA
SEAL:PERSONALLY KNOWN ☐ OR, PRODUCED IDENTIFICATION ☒
TYPE OF IDENTIFICATION PRODUCED: FDL R000-170-71-229-0**STATE OF FLORIDA, COUNTY OF MIAMI-DADE**

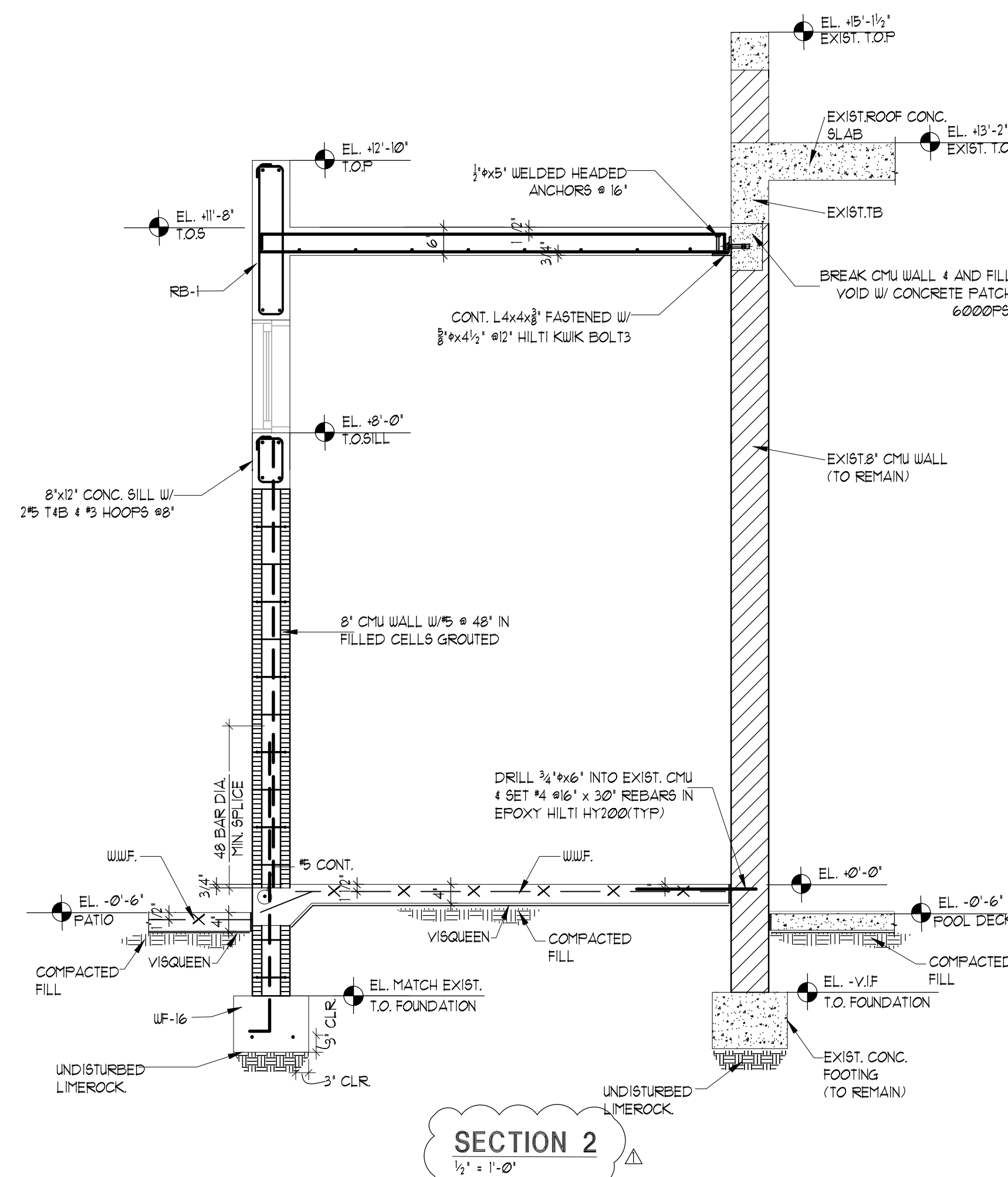
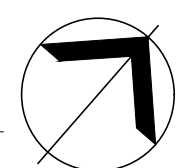
SIGNATURE OF CONTRACTOR QUALIFIER

Andres Cortes

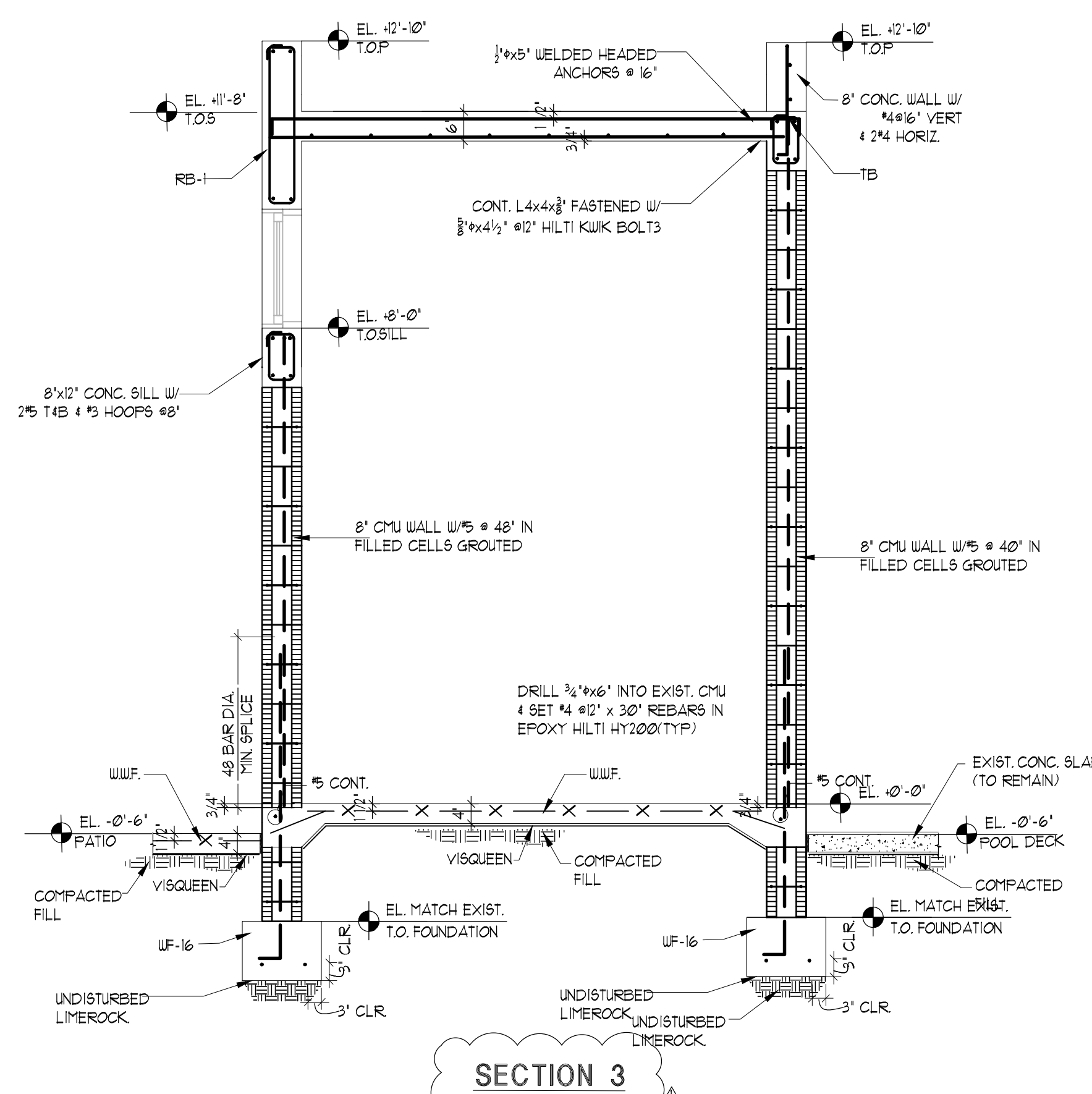
PRINT NAME SWORN TO AND SUBSCRIBED BEFORE ME THIS 25th DAY OF
February, 2026.May Ganni
SIGNATURE OF NOTARY PUBLIC, STATE OF FLORIDA
SEAL:PERSONALLY KNOWN ☒ OR, PRODUCED IDENTIFICATION ☐
TYPE OF IDENTIFICATION PRODUCED: _____



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



SECTION 3



PHONE & FAX (786) 294-0032
LIC. #69969 CA 25882

PHONE & FAX (786) 294-0032
LIC. #69969 CA 25882

G2 CONSULTING GROUP, INC.
JOAQUIN MONTESINO, PE
CONSULTING ENGINEERS
 9725 SW. 4 TERR. MIAMI FL 33174
 PHONE & FAX (786) 294-00-32
 LIC. #66969 CA 25882

Interior
Remodeling &
Addition

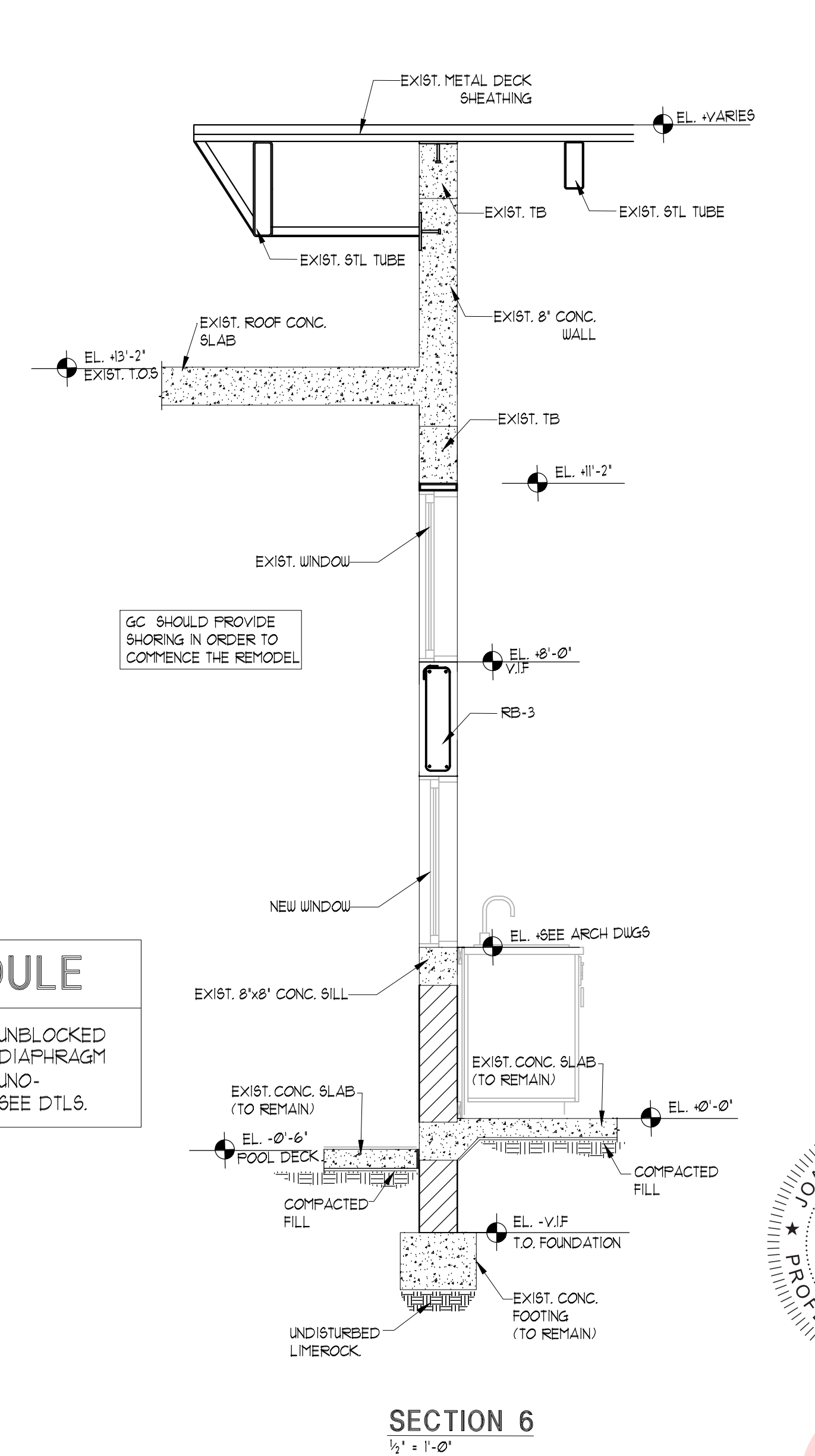
6783 SW 104th St Pincrest, FL
33156

[illegible]

Project number	24-011
Date	07-10-24
Drawn by	JP
Checked by	JP
SHEET TITLE	

SHEET No.

S-1



NOTES: 1. INSTALL PLYWOOD PANELS AS SHOWN ON DETAIL BELOW:
2. SPACE NAILS @ 6" O.C. ALONG INTERMEDIATE FRAMING MEMBERS FOR ROOF,
3. ZONES 12 & 3 ARE AS SHOWN BELOW:



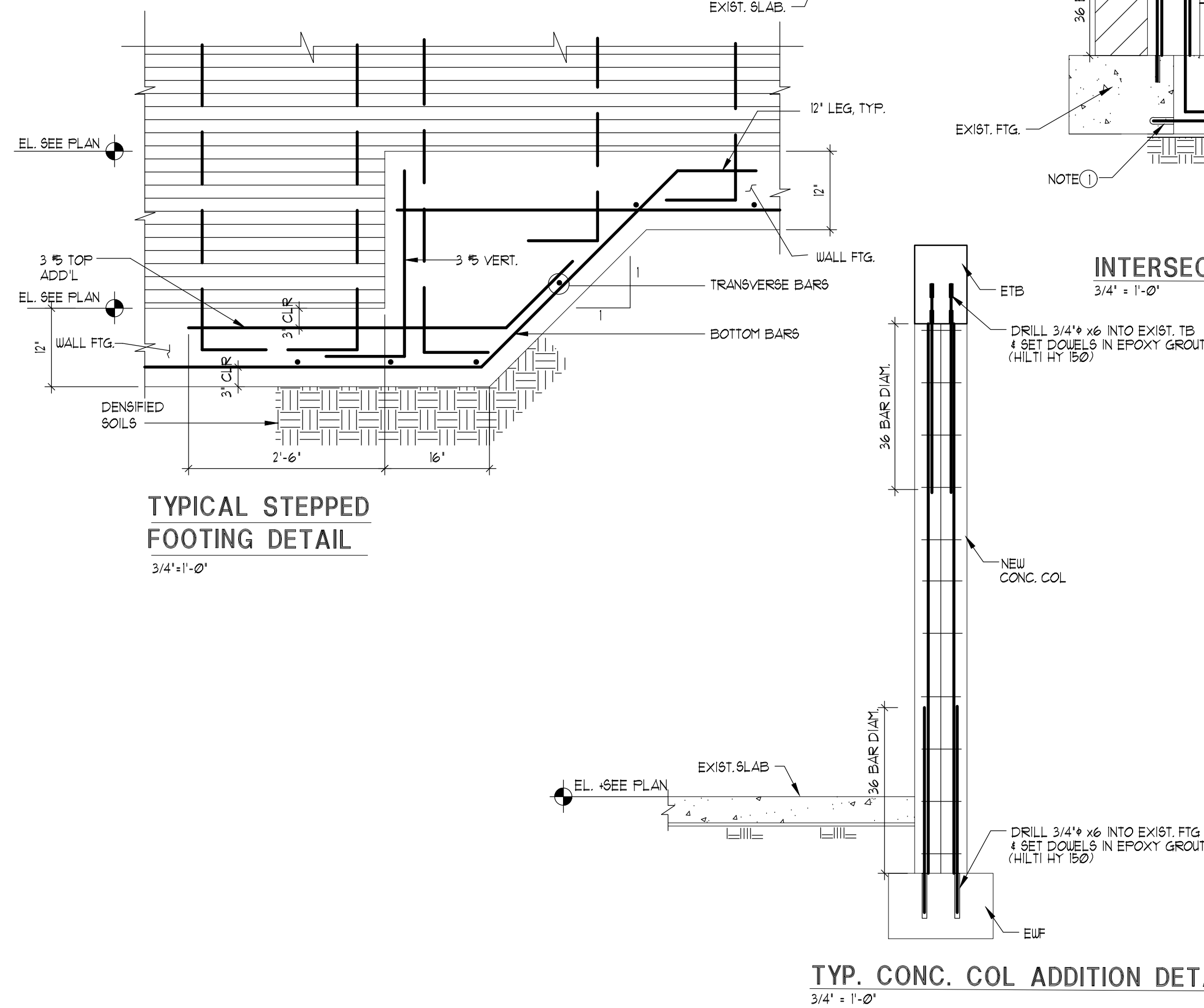
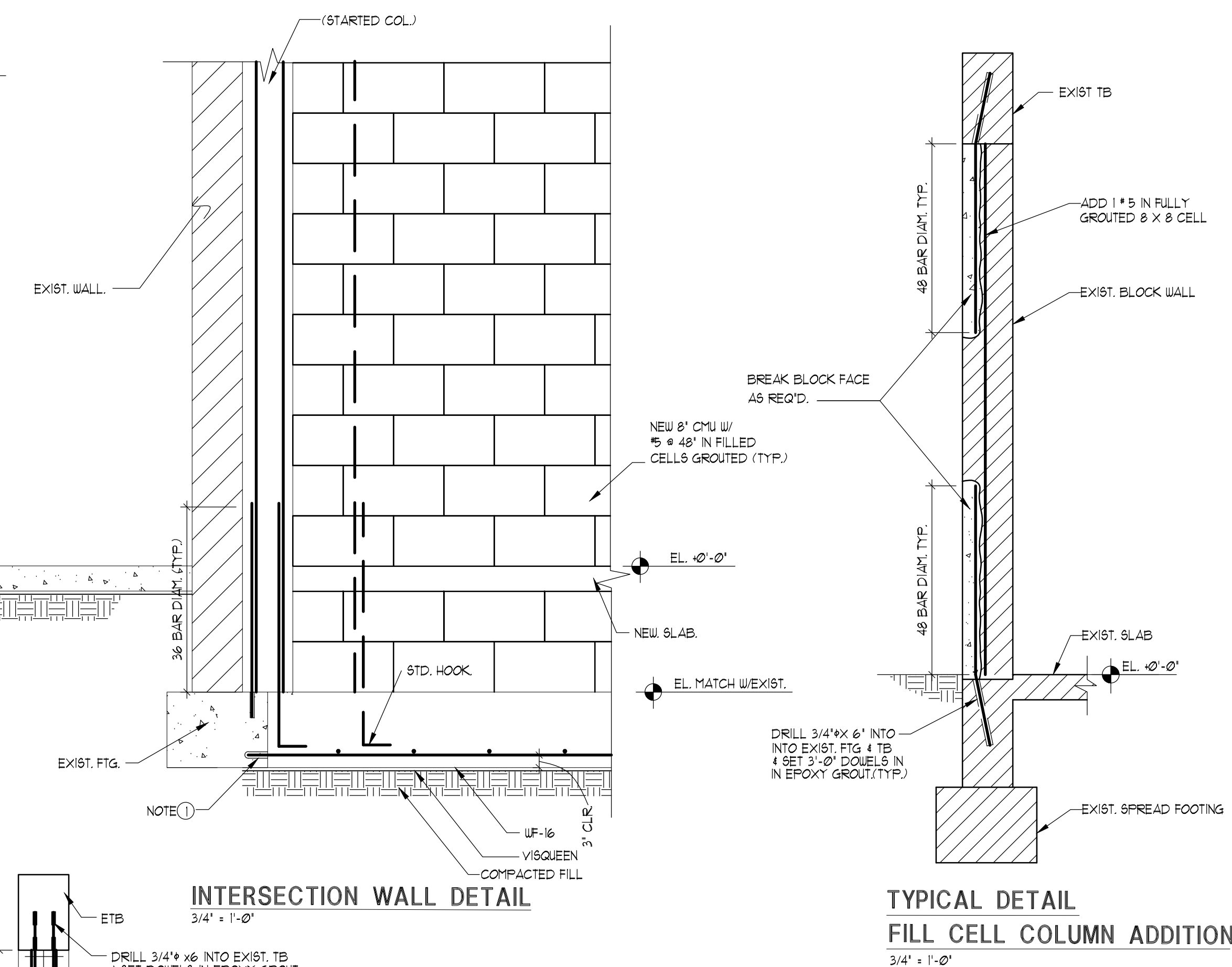
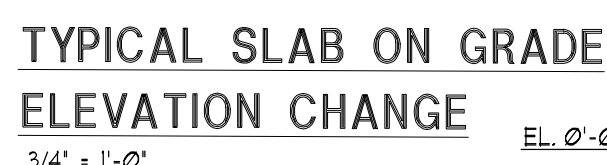
- USE ALL FASTENERS IN SCHEDULE TO ACHIEVE VALUES INDICATED
- MINIMUM EDGE DISTANCE IS 2"
- ALLOW 4" EMBEDMENT IN CONCRETE
- DESIGN LOADS BASED ON USE OF SOUTHERN YELLOW PINE, SG-055
- PROVIDE 6-10d COMM. NALS @ STEEL SEAT OF STRAPS FOR 1 PLY TRUSS
- PROVIDE 8-10d COMM. NALS @ STEEL SEAT OF STRAPS FOR 2 & 3 PLY TRUSSES

ROOF WOOD RAFTERS SUPERIMPOSED LOADS	
DEAD	30 P.S.F.
LIVE	30 P.S.F.
BASIC WIND PRESSURE, q_h	61.62 P.S.F.
NET WIND UPLIFT, ZONE 1	-62.5 P.S.F.
NET WIND UPLIFT, ZONE 2 10'-0" WIDE EDGE STRIP	-63.0 P.S.F.
NET WIND UPLIFT, ZONE 3 10'-0" WIDE EDGE STRIP	-81.6 P.S.F.
POSITIVE WIND WATERBURY, 10'-0" WIDE EDGE STRIP	

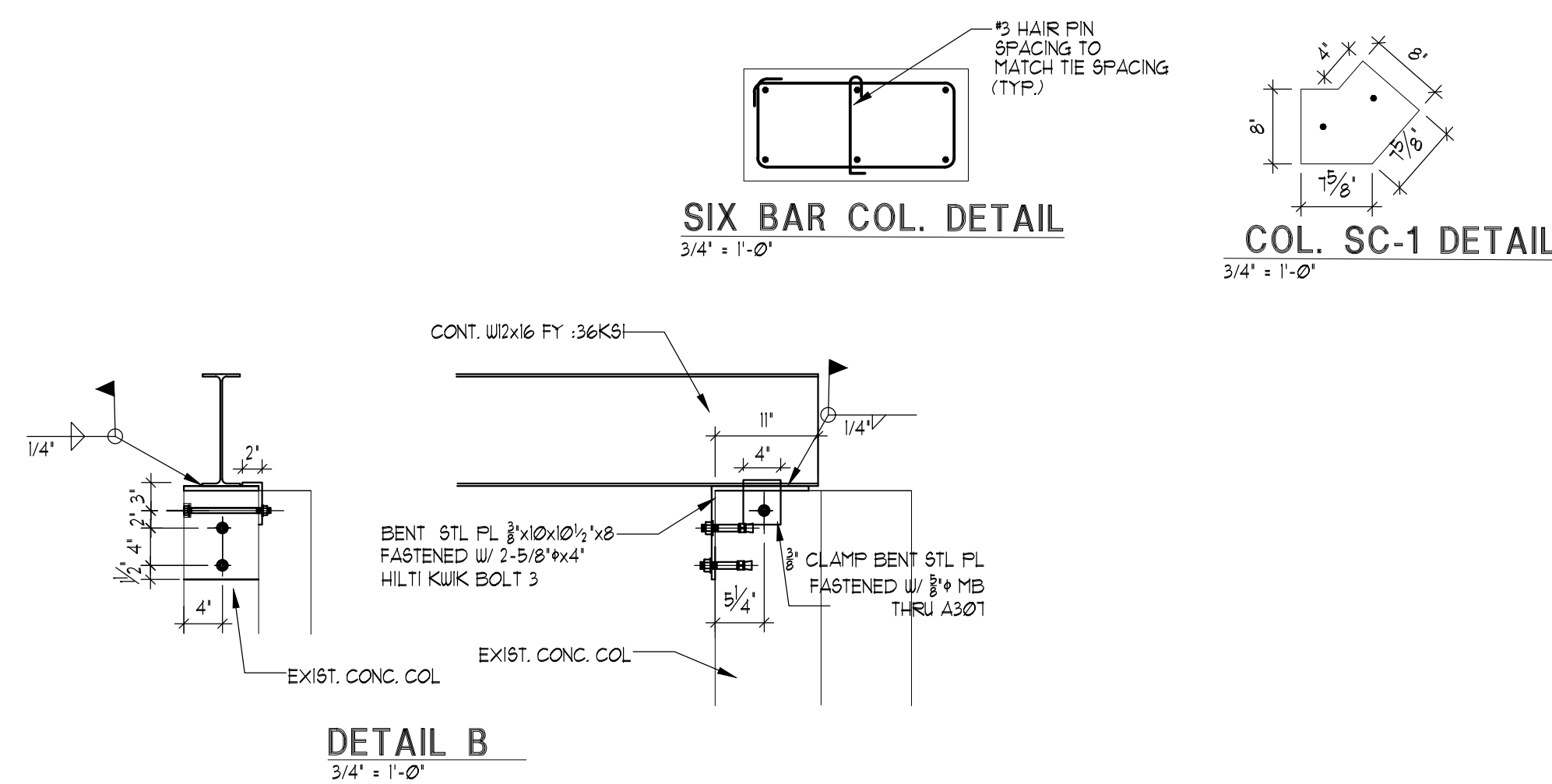
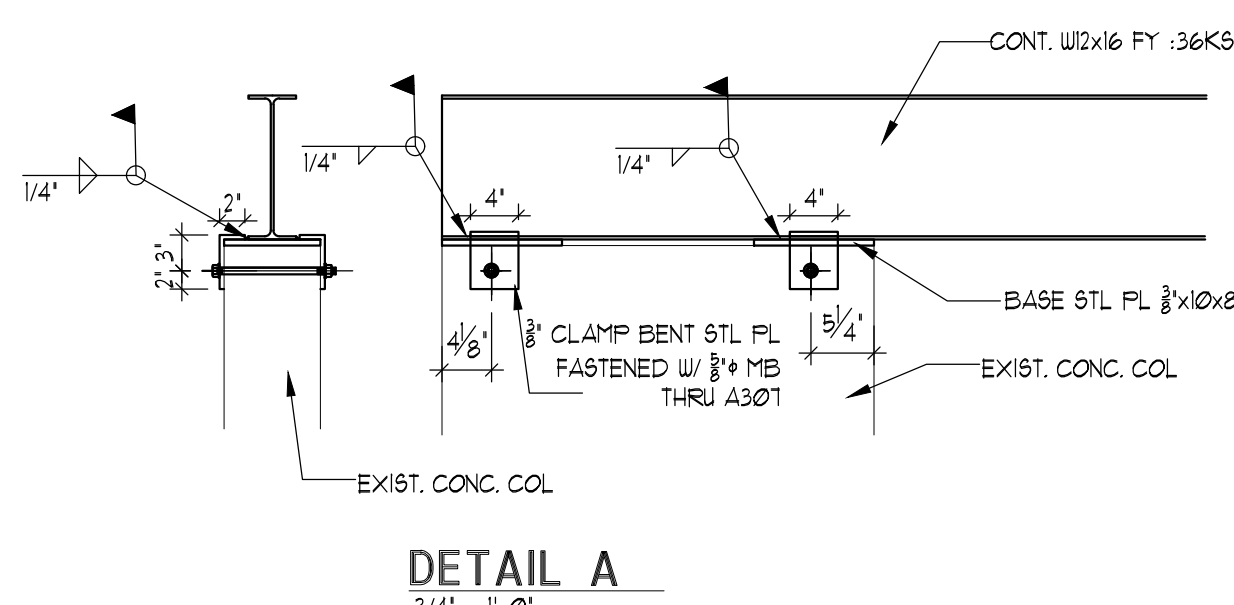
Digitally
signed by
JOAQUIN
MONTESINO
Date:
2026.04.01
14:08:04
-04'00'

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS

G2 CONSULTING GROUP, INC.
JOAQUIN MONTESINO ,PE
CONSULTING ENGINEERS
9725 SW. 4 TERR. MIAMI FL 33174
PHONE & FAX (786) 294-00-32
LIC. #69699 CA 25882



FOOTING SCHEDULE						
MARK	SIZE LxWxTHICKNESS	REINFORCEMENT				REMARKS
		BOTTOM		TOP		
		SHORT BARS	LONG BARS	SHORT BARS	LONG BARS	
UF-16	CONT (6"x12")	2 1/2		—		PROVIDE 1/2" x 2'-6"x2'-6" CORNERS BARS
F40	4'-0"x4'-0"x 0"	6 #4	6 #4			
TE	CONT. 8' X 8'	—	1 #5	—	—	THICK EDGE



Digitally
signed by
JOAQUIN
MONTESINO
Date:
2026.04.01
14:08:26
-04'00'

A circular professional engineer seal for Joaquin Montesino. The outer ring contains the text "JOAQUIN MONTESINO" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the word "LICENSE" is at the top, "No. 69969" is in the center, and "STATE OF FLORIDA" is at the bottom, also separated by two stars.

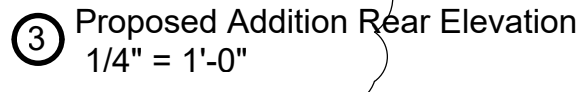
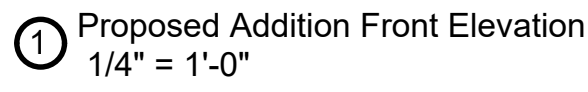
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS

G2 CONSULTING GROUP, INC
JOAQUIN MONTESINO ,PE
CONSULTING ENGINEERS
9725 SW. 4 TERR. MIAMI FL 33174
PHONE & FAX (786) 294-0032
LIC. #69699 CA 26582

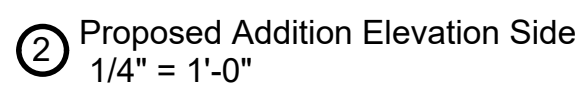
83 SW 104th St Pincrest, Fl
33156

Project number	24-011
Date	07-10-24
Drawn by	JP
Checked by	JP

SHEET No.



DOOR PRESSURES ASD		
MARK	NEGATIVE (-)	POSITIVE (+)
1 ZONE4	42.2PSF	38.7 PSF
2 ZONE5	50.6 PSF	38.7 PSF



WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS

G2 CONSULTING GROUP, INC.
JOAQUIN MONTESINO, PE
CONSULTING ENGINEERS
9725 SW. 4 TERR. MIAMI FL. 33174
PHONE & FAX (786) 294-00-32
LIC. #66669 CA 25882