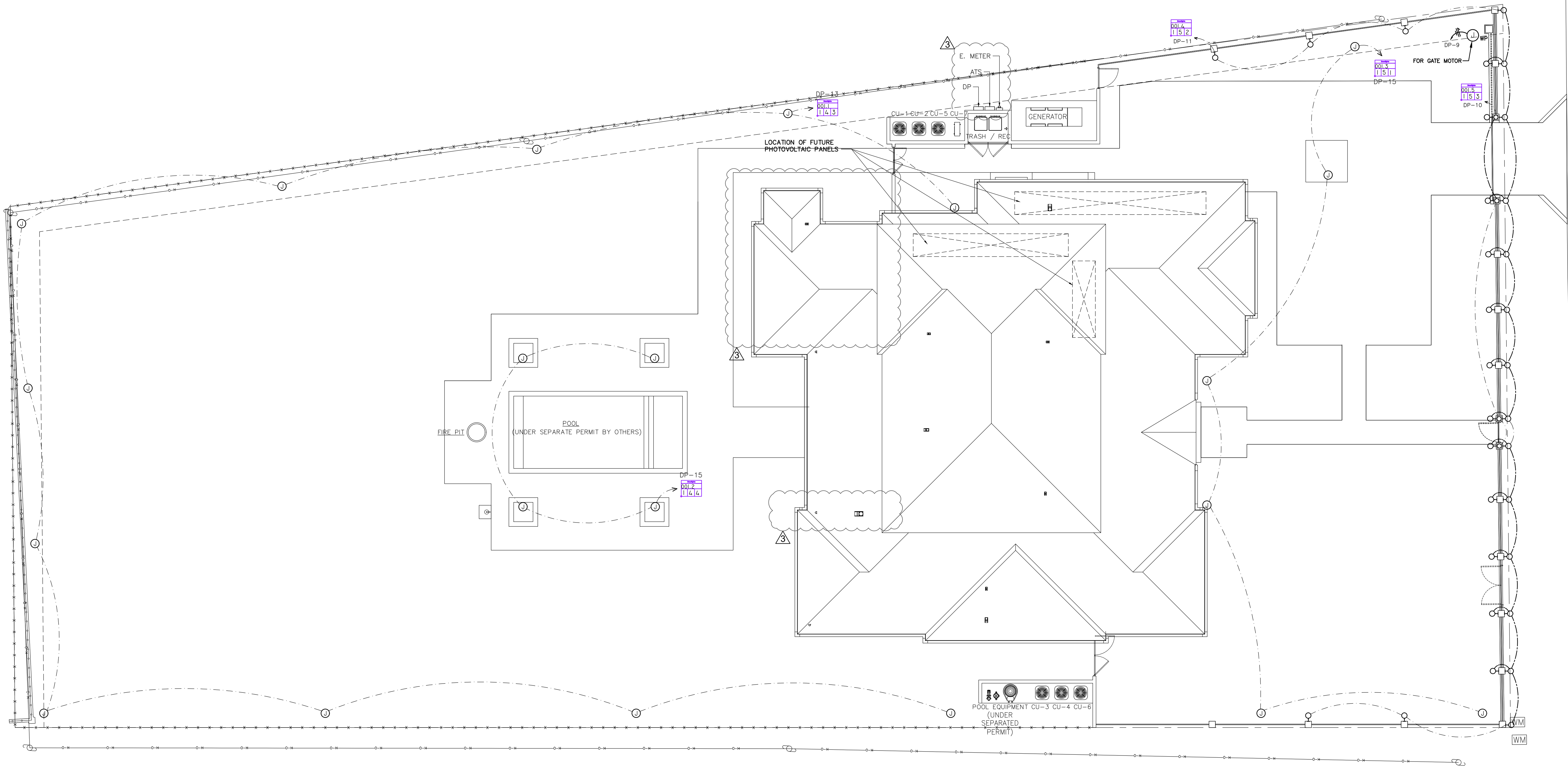


- NOTES:
1. POOL AND POOL PANEL UNDER SEPARATE PERMIT.
 2. OUTLETS WITHIN 5'-25' OF POOL MUST BE GFCI PROTECTED.
 3. FIXTURES WITHIN 5' OF POOL MUST BE GFCI PROTECTED.
 4. ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS: HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS, AND OTHER SERVICE EQUIPMENT (WATER HEATERS, GENERATORS, ELECTRICAL PANELS, ETC.) SHALL BE ELEVATED AT 1 FT ABOVE DESIGN FLOOD ELEVATION' (ASCE 24-14 Ch. 7.0).
 5. ALL OUTDOOR INSTALLATIONS SHALL COMPLY WITH NEC 110.11, 358.12 AND 110.28 CORROSIVE AGENTS.
 6. NO IRRIGATION, LIGHTING, OR ELECTRICAL COMPONENTS OF ANY KIND MAY BE INSTALLED IN THE ROW.
 7. PHOTOVOLTAIC SYSTEMS. INSTALL A MINIMUM OF ONE-INCH DIAMETER CONDUIT FOR EACH PANEL, LEADING FROM AN EXTERIOR SOUTH-FACING, EAST-FACING, OR WEST-FACING ROOF, WHERE A MINIMUM OF FOUR HOURS OF DIRECT SUNLIGHT IS ACHIEVED, TO A STUBBED JUNCTION BOX ADJACENT TO THE ELECTRICAL METER. ALL EXPOSED CONDUIT SHALL BE CAPPED AND PROVIDED WITH ADEQUATE FLASHING. THE CONDUIT SHALL NOT BE LOCATED ON OR IN THE DIRECTION OF A NORTH FACING ROOF. ROOF REINFORCEMENTS SHALL BE ADDRESSED AT THE TIME OF INSTALLATION.



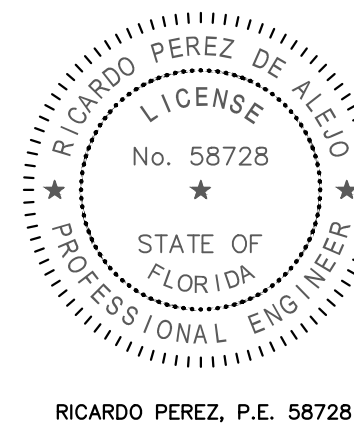
NORTH
ELECTRICAL SITE PLAN
SCALE: 3/32" = 1'-0"

Ricardo Perez de Alejo
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Date: 2026.09.17 19:16:22 -04'00'

RPA Engineering
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RICARDO PEREZ, P.E. 58728

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ALBERT MILO
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PINECREST, FL 33132

PROJECT INFORMATION :

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PINECREST, FL 33156

ARCHITECT :

SV DESIGN, INC.
1900 CORAL WAY #301, MIAMI, FL 33145
T: 786.356.3799 F: 305.856.7478 www.svdesigninc.com

DRAWING INFORMATION :

ISSUED		04.25.25
1	B.D.C.	08.25.25
2	O.C.	06.01.26
3	OWNER CHANGES	09.08.26

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SHEET :

E1.1



NOTES:

1. ALL UTILITIES AND EQUIPMENT AND ACCESSORIES ELECTRICAL (ELECTRICAL, MECHANICAL AND PLUMBING) SERVING THE BUILDING SHALL BE INSTALLED 1FT MIN. ABOVE THE FLOOD ELEVATION.

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ISSUED	04.25.25													
1. B.D.C., OWNER CHANGES	08.25.25													
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3. OWNER CHANGES	09.08.26													

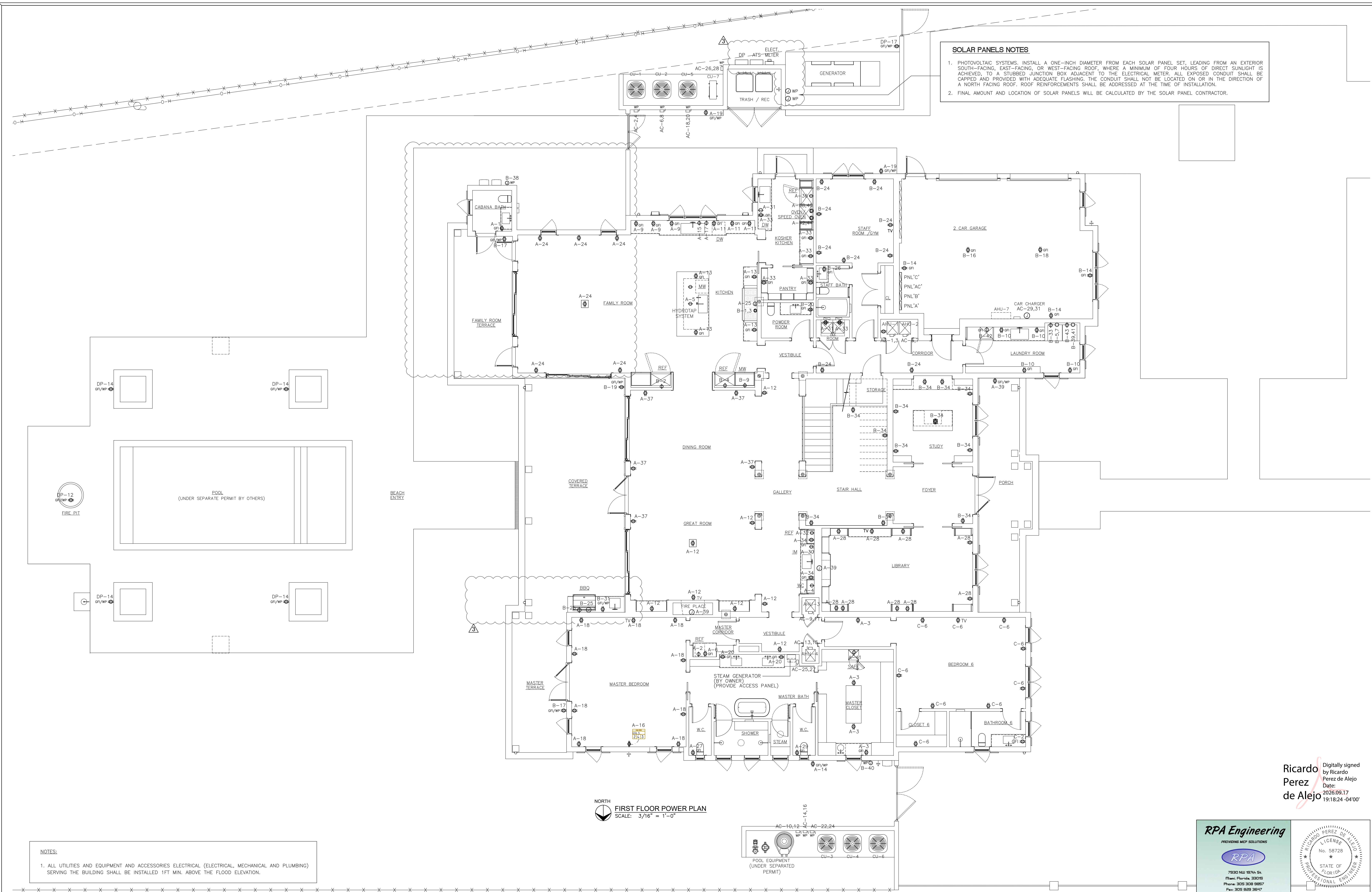
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Digitally signed by Ricardo Perez de Alejo
Date: 2026.09.17 19:18:04 -04'00'

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PROFESSIONAL ENGINEER
RICARDO PEREZ, P.E. 58728



SOLAR PANELS NOTES

1. PHOTOVOLTAIC SYSTEMS. INSTALL A ONE-INCH DIAMETER FROM EACH SOLAR PANEL SET, LEADING FROM AN EXTERIOR SOUTH-FACING, EAST-FACING, OR WEST-FACING ROOF, WHERE A MINIMUM OF FOUR HOURS OF DIRECT SUNLIGHT IS ACHIEVED, TO A STUBBED JUNCTION BOX ADJACENT TO THE ELECTRICAL METER. ALL EXPOSED CONDUIT SHALL BE CAPPED AND PROVIDED WITH ADEQUATE FLASHING. THE CONDUIT SHALL NOT BE LOCATED ON OR IN THE DIRECTION OF A NORTH FACING ROOF. ROOF REINFORCEMENTS SHALL BE ADDRESSED AT THE TIME OF INSTALLATION.

2. FINAL AMOUNT AND LOCATION OF SOLAR PANELS WILL BE CALCULATED BY THE SOLAR PANEL CONTRACTOR.

NOTES:

1. ALL UTILITIES AND EQUIPMENT AND ACCESSORIES ELECTRICAL (ELECTRICAL, MECHANICAL AND PLUMBING) SERVING THE BUILDING SHALL BE INSTALLED 1FT MIN. ABOVE THE FLOOD ELEVATION.

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ISSUED	04.25.25																		
1. OWNER CHANGES	08.25.25																		
2. OWNER CHANGES	06.01.26																		
3. OWNER CHANGES	09.08.26																		

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NORTH
SECOND FLOOR LIGHTING PLAN
SCALE: 3/16" = 1'-0"

SCOPE OF WORK FOR REVISION
OWNER DESIGN CHANGE REMOVING
DOUBLE HEIGHT LIVING ROOM. ALL
ARCHITECTURAL SHEETS AFFECTED,
SOME MEP PAGES AND SOME STRUCTURAL.
SEE A10 REV 3 COLUMN FOR UPDATED
SHEET LIST.

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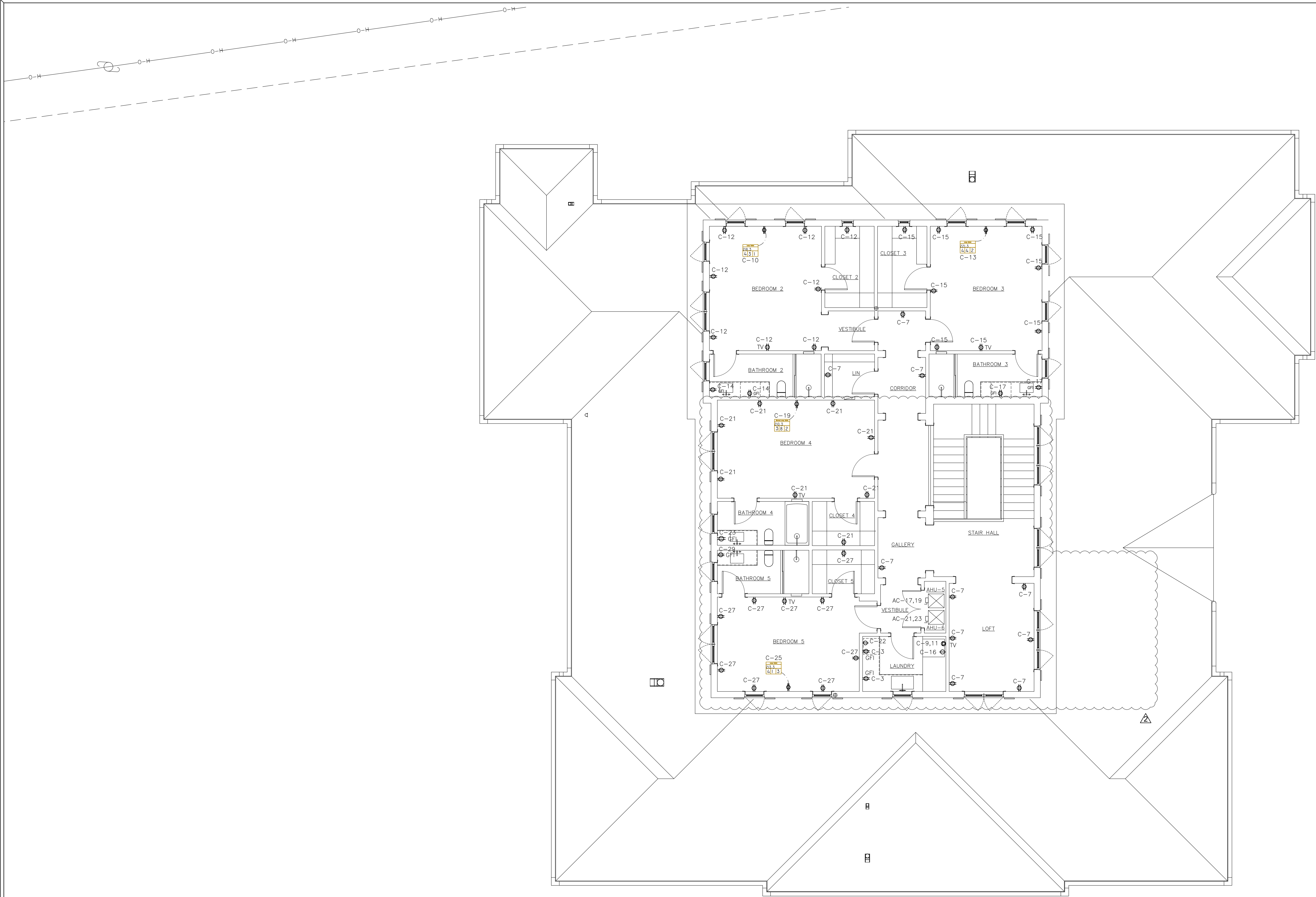
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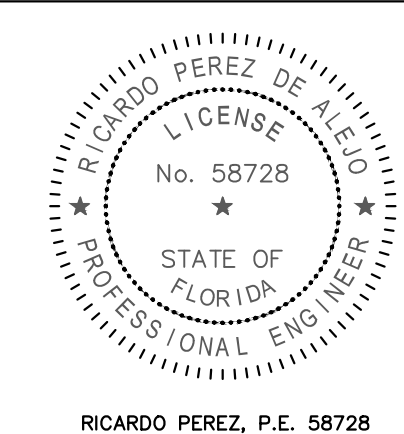
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NORTH
SECOND FLOOR POWER PLAN
SCALE: 3/16" = 1'-0"

SCOPE OF WORK FOR REVISION A :
OWNER DESIGN CHANGE REMOVING
DOUBLE HEIGHT LIVING ROOM. ALL
ARCHITECTURAL SHEETS AFFECTED.
SOME MEP PAGES AND SOME STRUCTURAL
SEE ADD REV 3 COLUMN FOR UPDATED
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Digitally signed by Ricardo Perez de Alejo
Date: 2026.09.17 19:19:13 -0400



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A B.D.C.	08.25.25
A O.C.	06.01.26

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SHEET :
E1.5

ELECTRICAL PANEL SCHEDULE 'A'														
TYPE : AO, G.E. MOUNTING : FLUSH LOCATION : GARAGE					10,000 A.I.C.					MAINS : M.C.B. BUS RATING : 200 AMP VOLTAGE : 120/240V-1PHASE-3WIRE-S/N				
DESCRIPTION	WIRE & COND. SIZE	LOAD (V.A.)	POLE / TRIP	CKT. No.	A	B	CKT. No.	POLE / TRIP	LOAD (V.A.)	WIRE & COND. SIZE	DESCRIPTION			
CABANA BATH REC.	#12-1/2"	(1)	1 / 20	1	+	+	2	1 / 20	800	#12-1/2"	U/C REFRIGERATOR			
M CLOSET REC.	#12-1/2"	800	1 / 20	3	+	+	4	1 / 20	800	#12-1/2"	WINE COOLER			
HYDROTAP SYSTEM	#12-1/2"	1250	1 / 20	5	+	+	6	1 / 20	1200	#12-1/2"	BAR RECEPTACLE			
MASTER BATH LTS	#12-1/2"	(1)	1 / 20	7	+	+	8	1 / 20	(1)	#12-1/2"	MASTER BATH LTS			
SMALL APP.	#12-1/2"	1500	1 / 20	9	+	+	10	1 / 20	(1)	#12-1/2"	GREAT ROOM LTS.			
SMALL APP.	#12-1/2"	1500	1 / 20	11	+	+	12	1 / 20	(1)	#12-1/2"	GREAT ROOM REC.			
SMALL APP.	#12-1/2"	1500	1 / 20	13	+	+	14	1 / 20	600	#12-1/2"	EXTERIOR REC.			
DISPOSAL	#12-1/2"	1200	1 / 20	15	+	+	16	1 / 20	(1)	#12-1/2"	M. BEDROOM LTS.			
DISH WASHER	#12-1/2"	1200	1 / 20	17	+	+	18	1 / 20	(1)	#12-1/2"	M. BEDROOM REC.			
EXTERIOR REC.	#12-1/2"	600	1 / 20	19	+	+	20	1 / 20	(1)	#12-1/2"	M. BATH REC.			
REFRIGERATOR	#12-1/2"	800	1 / 20	21	+	+	22	1 / 20	(1)	#12-1/2"	FAMILY ROOM LTS.			
FREEZER	#12-1/2"	800	1 / 20	23	+	+	24	1 / 20	(1)	#12-1/2"	FAMILY ROOM REC.			
KITCHEN HOOD	#14-1/2"	200	1 / 15	25	+	+	26	1 / 15	(1)	#14-1/2"	LIBRARY LTS.			
TOILET REC.	#12-1/2"	1000	1 / 20	27	+	+	28	1 / 20	(1)	#12-1/2"	LIBRARY REC.			
TOILET REC.	#12-1/2"	1000	1 / 20	29	+	+	30	1 / 20	800	#12-1/2"	ICE MAKER			
DISH WASHER	#12-1/2"	1200	1 / 20	31	+	+	32	1 / 20	800	#12-1/2"	U/C REFRIGERATOR			
SMALL APP.	#12-1/2"	1500	1 / 20	33	+	+	34	1 / 20	1200	#12-1/2"	BAR RECEPTACLE			
MASTER CLOSET LTS	#12-1/2"	(1)	1 / 20	35	+	+	36	1 / 20	800	#12-1/2"	REFRIGERATOR			
DINING ROOM REC.	#12-1/2"	1500	1 / 20	37	+	+	38	2 / 20	5000	#8-3/4"	WALL OVEN			
FIRE PLACE	#14-1/2"	100	1 / 15	39	+	+	40	2 / 40	7200	#8-3/4"	SPEED OVEN			
SAFE BOX	#14-1/2"	100	1 / 15	41	+	+	42	2 / 40						
MICROWAVE	#12-1/2"	1200	1 / 20	43	+	+	44	1 / 20						
				45	+	+	46							
				47	+	+	48							
				49	+	+	50							
				51	+	+	52							
				53	+	+	54							
* AFCI TYPE BREAKER ** GFCI TYPE BREAKER *** AFCI & GFCI TYPE BREAKER														

LOAD CALCULATION PANEL "A"														
GENERAL LIGHTING 2725 S.F. AT 3 VA/S.F. = 8175 VA														
SMALL APP. = 7500 VA														
LAUNDRY REC. = 0 VA														
TOTAL = 15597 VA														
DEMAND FACTOR:														
FIRST 3000 VA AT 100% = 3000 VA														
REMAINDER AT 35% = 15597 - 3000 = 12597 * 0.35 = 4409 VA														
LIGHTING LOAD = 3000 + 4409 = 7409 VA														
OVEN LOAD AT 80% = 9760 VA														
APPLIANCES LOAD = 10400 VA														
MISCELLANEOUS LOAD = 8050 VA														
A/C LOAD AT 100% = 0 VA														
TOTAL DEMAND LOAD = 35619 VA														
TOTAL DEMAND AMPS = 148 AMPS PER PHASE														

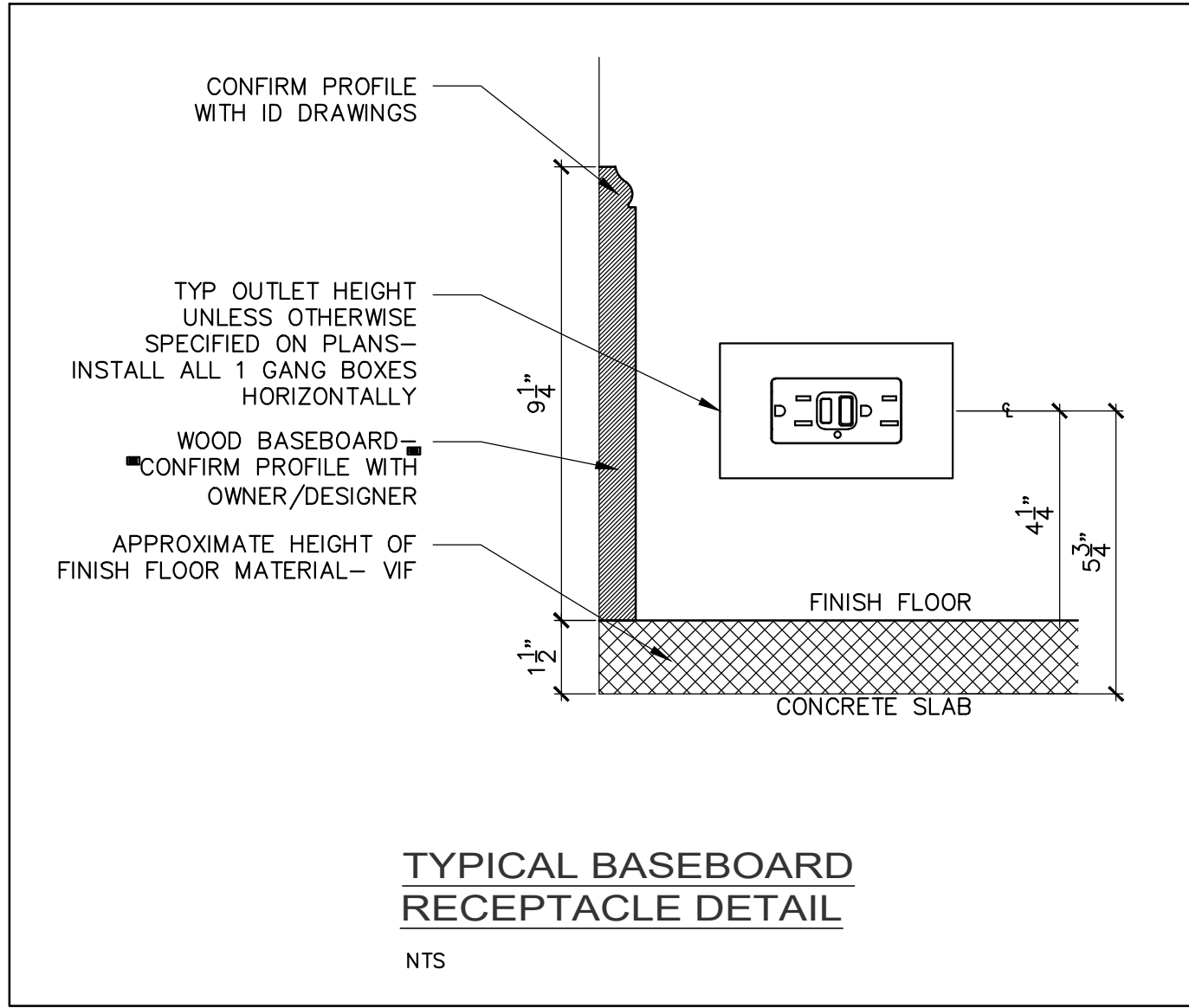
(1) LIGHTING LOAD AT 3 VA PER SQUARE FEET

ELECTRICAL PANEL SCHEDULE "C"														
TYPE : AQ, G.E. MOUNTING : FLUSH LOCATION : AV ROOM					10,000 A.I.C.					MAINS : M.C.B. BUS RATING : 150 AMP VOLTAGE : 120/240V-1PHASE-3WIRE-S/N				
DESCRIPTION	WIRE & COND. SIZE	LOAD (V.A.)	POLE / TRIP	CKT. No.	A	B	CKT. No.	POLE / TRIP	LOAD (V.A.)	WIRE & COND. SIZE	DESCRIPTION			
U/C REFRIGERATOR	#12-1/2"	800	1 / 20	1	+	+	2	1 / 20	(1)	#12-1/2"	BATHROOM #6 REC.			
LAUNDRY REC.	#12-1/2"	1500	1 / 20	3	+	+	4	1 / 20	(1)	#12-1/2"	BEDROOM #6 REC			
LAUNDRY LTS.	#12-1/2"	(1)	1 / 20	5	+	+	6	1 / 15	(1)	#14-1/2"	BEDROOM #6 LTS			
LOFT	#12-1/2"	(1)	1 / 20	7	+	+	8	1 / 15	(1)	#14-1/2"	BEDROOM #2 LTS			
DRYER	#10-1/2"	5000	1 / 20	9	+	+	10	1 / 15	(1)	#14-1/2"	BEDROOM #2 REC			
BEDROOM #3 LTS	#14-1/2"	(1)	1 / 15	11	+	+	12	1 / 15	(1)	#12-1/2"	BATHROOM #2 REC			
BEDROOM #3 REC	#14-1/2"	(1)	1 / 15	13	+	+	14	1 / 20	1500	#12-1/2"	WASHER			
BATHROOM #3 REC	#12-1/2"	(1)	1 / 20	17	+	+	16	1 / 20	(1)	#12-1/2"	LOFT LTS.			
BEDROOM #4 LTS	#14-1/2"	(1)	1 / 15	19	+	+	18	1 / 20	(1)	#12-1/2"	STAIR HALL LTS.			
BEDROOM #4 REC	#14-1/2"	(1)	1 / 15	21	+	+	20	1 / 20	(1)	#12-1/2"	U/C REFRIGERATOR			
BATHROOM #4 REC	#12-1/2"	(1)	1 / 20	23	+	+	22	1 / 20	800	#12-1/2"				
BEDROOM #5 LTS	#14-1/2"	(1)	1 / 15	25	+	+	24	1 / 20						
BEDROOM #5 REC	#14-1/2"	(1)	1 / 15	27	+	+	26	1 / 20						
BATHROOM #5 REC	#12-1/2"	(1)	1 / 20	29	+	+	28	1 / 20						
AV. REC.	#12-1/2"	800	1 / 20	31	+	+	30	1 / 20						
AV. REC.	#12-1/2"	800	1 / 20	33	+	+	32	1 / 20						
				35	+	+	34	1 / 20						
				37	+	+	36	1 / 20						
				39	+	+	38	1 / 20						
				41	+	+	40	1 / 20						
							42							
* AFCI TYPE BREAKER ** GFCI TYPE BREAKER *** AFCI & GFCI TYPE BREAKER														

LOAD CALCULATION PANEL "C"														
GENERAL LIGHTING 3029 S.F. AT 3 VA/S.F. = 9057 VA														
SMALL APP. = 0 VA														
LAUNDRY REC. = 3000 VA														
TOTAL = 12057 VA														
DEMAND FACTOR:														
FIRST 3000 VA AT 100% = 3000 VA														
REMAINDER AT 35% = 12057 - 3000 = 9057 * 0.35 = 3181 VA														
LIGHTING LOAD = 3000 + 3181 = 6181 VA														
DRYER = 5000 VA														
APPLIANCES LOAD = 2400 VA														
MISCELLANEOUS LOAD = 2800 VA														
TOTAL DEMAND LOAD = 16381 VA														
TOTAL DEMAND AMPS = 68 AMPS PER PHASE														

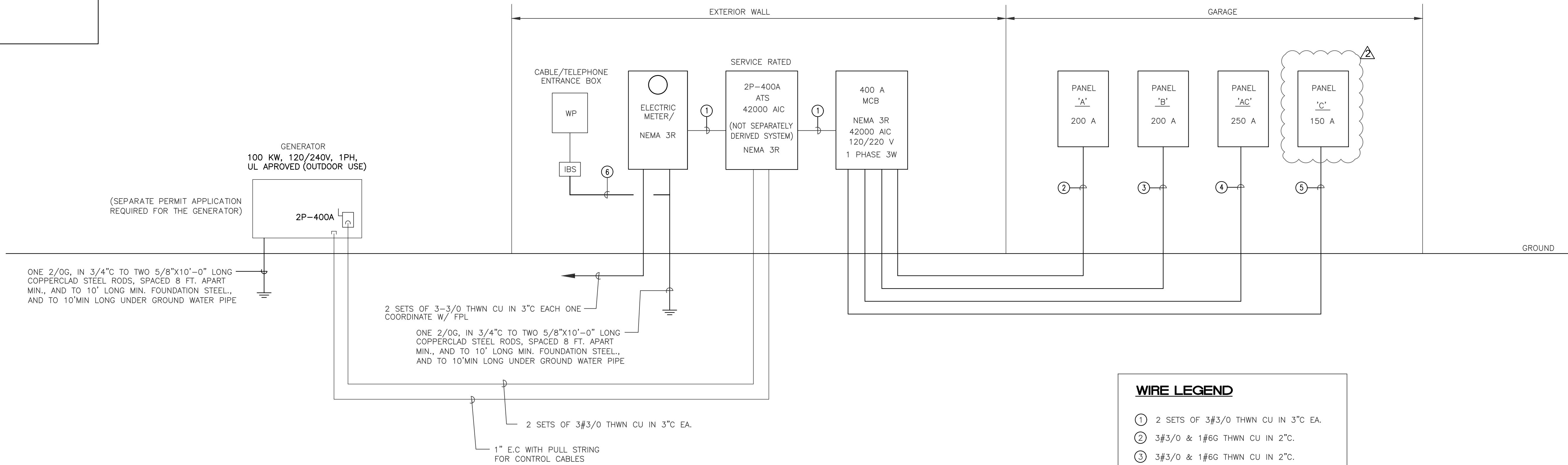
(1) LIGHTING LOAD AT 3 VA PER SQUARE FEET

ELECTRICAL PANEL SCHEDULE "B"														
TYPE : AQ, G.E. MOUNTING : FLUSH LOCATION : GARAGE					10,000 A.I.C.					MAINS : M.C.B. BUS RATING : 200 AMP VOLTAGE : 120/240V-1PHASE-3WIRE-S/N				
DESCRIPTION	WIRE & COND. SIZE	LOAD (V.A.)	POLE / TRIP	CKT. No.	A	B	CKT. No.	POLE / TRIP	LOAD (V.A.)	WIRE & COND. SIZE	DESCRIPTION			
DUAL FUEL RANGE	#6-3/4"	6500	2 / 60	1	+	+	2	1 / 20	800	#12-1/2"	REFRIGERATOR			
DRYER	#10-1/2"	5000	2 / 30	3	+	+	4	1 / 20	800	#12-1/2"	REFRIGERATOR			
MICROWAVE	#12-1/2"	1200	1 / 20	9			10	1 / 20	1500	#12-1/2"	LAUNDRY REC.			
LAUNDRY LTS.	#12-1/2"	(1)	1 / 20	11			12	1 / 20	(1)	#12-1/2"	GARAGE LTS.			
BBO TERRACE LTS	#12-1/2"	700	1 / 20	13			14	1 / 20	(1)	#12-1/2"	GARAGE REC.			
COV. TERRACE LTS	#12-1/2"	700	1 / 20	15			16	1 / 20	600	#12-1/2"	GARAGE DOOR			
TERRACE REC.	#12-1/2"	800	1 / 20	17			18	1 / 20	600	#12-1/2"	GARAGE DOOR			
			1 / 20	19			20	1 / 20	(1)	#12-1/2"	POWDER REC.			
EXTERIOR LTS	#12-1/2"	600	1 / 20	21			22	1 / 15	(1)	#14-1/2"	STAFF ROOM LTS.			
FRONT PORCH	#12-1/2"	500	1 / 20	23			24	1 / 15	(1)	#14-1/2"	STAFF ROOM REC			
BBO_HOOD/PILOT	#14-1/2"	200	1 / 15	25			26	1 / 20	(1)	#12-1/2"	STAFF BATH REC.			
			1 / 20	27			28	1 / 20	(1)	#12-1/2"	GALLERY			
			1 / 20	29			30	1 / 20	(1)	#12-1/2"	STORAGE LTS.			
COUNTER REC.	#12-1/2"	1200	1 / 20	31			32	1 / 15	(1)	#14-1/2"	STUDY LTS.			
WASHER	#12-1/2"	1500	1 / 20	33			34	1 / 20	(1)	#12-1/2"	STUDY REC			
FOYER LTS.	#12-1/2"	(1)	1 / 20	35			36	1 / 20	(1)	#12-1/2"	KITCHEN LTS.			
READING ROOM	#12-1/2"	(1)	1 / 20	37			38	1 / 15	100	#14-1/2"	GAS WH PILOT			
DRYER	#10-1/2"	5000	2 / 30	39			40	1 / 15	100	#14-1/2"	GAS WH PILOT			
WASHER	#12-1/2"	1500	1 / 20	43			42	1 / 20	1500	#12-1/2"	CLOTHES STEAMER			
			1 / 20	45			44	1 / 20	(1)	#12-1/2"	GALLERY			
				47			46							
				48			47							
				49			50							
				51			52							
				53			54							
* AFCI TYPE BREAKER ** GFCI TYPE BREAKER *** AFCI & GFCI TYPE BREAKER														



NOTE:

A TYPE 1 OR TYPE 2 SURGE PROTECTIVE DEVICE (SPD) WILL BE REQUIRED FOR DWELLING UNIT SERVICES. THE SPD MAY BE INTEGRAL TO OR ADJACENT TO THE ELECTRICAL SERVICE.



WIRE LEGEND

- ① 2 SETS OF 3#3/0 THWN CU IN 3" C EA.
- ② 3#3/0 & 1#6G THWN CU IN 2" C.
- ③ 3#3/0 & 1#6G THWN CU IN 2" C.
- ④ 3 #250 MCM & 1#4G THWN CU IN 2" C.
- ⑤ 3 #1/0 & 1#6G THWN CU IN 1-1/2" C.
- ⑥ 1#6G THWN CU.

ELECTRICAL RISER DIAGRAM

SCALE: N.T.S.



April 30, 2025

RICARDO PEREZ
19570 SW 64TH AVE
MIAMI, FL 33015

Re: Available Fault Current for 11901 SW 63RD AVE

Dear RICARDO PEREZ:

Thank you for contacting FPL about the available fault current at 11901 SW 63RD AVE. Based on the plans you have provided dated April 25 2025, the maximum available fault current at the transformer secondary terminals is estimated to be 35750 symmetrical amperes at 120/240 volts. The protective device on the line side of the transformer currently in place or to be installed and serving your property located at the subject location is a 25 amp type Bayonet fuse. The primary service voltage is 7.6kV L-L-G. This calculated symmetrical fault current is not intended for use as the basis for motor starting calculations and does not include:

- Consideration for any motor contribution or
- Fault current asymmetry.

The FPL equipment currently serving or planned to serve your facility may change over time as a result of any number of factors, including but not limited to transformer replacements due to load growth, electrical grid changes or emergencies. As a result, although we are providing you with this information for the sole purpose of assisting you in the completion of your study, you and your client should not design, install or operate your system in reliance upon any expectation that the specific size and type of equipment currently in place will remain so. If and when the size and type of the equipment changes, our employees are not always in a position to immediately notify customers.

As the construction project progresses, any questions or information you may need can be communicated through me.

Sincerely,

Maria Castillo Chavez
MARIA CASTILLO CHAVEZ
Distribution Engineer

**1 PHASE SHORT CIRCUIT CALCULATION
LINE TO LINE AT PANEL 'ATS'**

SHORT CIRCUIT CURRENT AT THE ENTRANCE = I_{sc1}
 $I_{sc1} = 35750$ AMPS (AS PER FPL LETTER)

$$f = \frac{2 \times L \times I_{sc1}}{\# \times C \times E_{L-L}}$$
$$f = \frac{2 \times 160 \times 35750}{2 \times 13923 \times 240} = 1.712$$

$$M = \frac{1}{1+f}$$

$$M = \frac{1}{1 + 1.712} = 0.369$$

$$I_{sc2} = I_{sc1} \times M$$
$$I_{sc2} = 35750 \times 0.369$$
$$I_{sc2} = 13183 \text{ AMPS}$$

WHERE:

L = 160 (DISTANCE OF CONDUCTOR)
 I_{sc1} = 35750 (FAULT CURRENT AT THE ENTRANCE)
= 2 (CONDUCTOR PER PHASE)
C = 13923 (C VALUE FOR 3/0, 600V, COPPER,
SINGLE COND. IN PVC RACEWAYS)

E_{L-L} = 240 V (1 PHASE VOLTAGE L-L)
 I_{sc2} = FAULT CURRENT AT THE CALCULATED DISTANCE

**1 PHASE SHORT CIRCUIT CALCULATION
LINE TO LINE AT PANEL 'A'**

SHORT CIRCUIT CURRENT AT THE ENTRANCE = I_{sc2}
 $I_{sc2} = 13183$ AMPS (AS PER FPL LETTER)

$$f = \frac{2 \times L \times I_{sc2}}{\# \times C \times E_{L-L}}$$
$$f = \frac{2 \times 50 \times 13183}{1 \times 13923 \times 240} = 0.603$$

$$M = \frac{1}{1+f}$$

$$M = \frac{1}{1 + 0.603} = 0.624$$

$$I_{sc3} = I_{sc2} \times M$$
$$I_{sc3} = 13183 \times 0.624$$
$$I_{sc3} = 8224 \text{ AMPS AT THE DISTANCE OF 60 FEET}$$

WHERE:

L = 50 (DISTANCE OF CONDUCTOR)
 I_{sc2} = 12219 (FAULT CURRENT AT THE ENTRANCE)
= 1 (CONDUCTOR PER PHASE)
C = 13923 (C VALUE FOR 3/0, 600V, COPPER,
SINGLE COND. IN PVC RACEWAYS)

E_{L-L} = 240 V (1 PHASE VOLTAGE L-L)
 I_{sc3} = FAULT CURRENT AT THE CALCULATED DISTANCE

NOTE :

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CLIENT :

ALBERT MILO
11901 SW 63RD AVE
PINECREST, FL 33132

PROJECT INFORMATION :

MILO RESIDENCE
11901 SW 63 RD AVE
PINECREST, FL 33156

ARCHITECT :

SV DESIGN, INC.
1960 CORAL WAY #301, MIAMI, FL 33145
T. 786.356.3799 F. 305.856.7478 www.svdesigninc.com

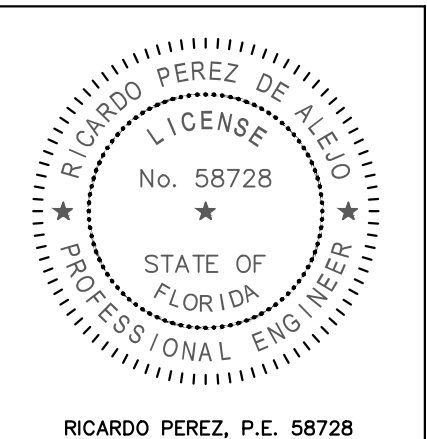
DRAWING INFORMATION :

ISSUED	04.25.25
1 B.D.C.	08.25.25
2 OWNER CHANGES	06.01.26
3 OWNER CHANGES	09.08.26

SHEET :

E2.2

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Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2026.09.17 19:19:53 -04'00'