DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

11805 SW 26 Street Miami, FL 33175-2474
(786) 315-2000

BUILDING PERMIT AND INSPECTION RECORD

Municipal #: **2027001230**
Process Number: M2026023368
Issue Date:

Job Location

Folio: 3220140270012
Job Site Address: 15600 NW 67 AVE 306
Legal: MIAMI LAKES TOWN CENTER SEC 12 PB 129-66

Project Information

Application Type: ALTER INTERIOR
Proposed Use: OFFICE - PROFESSIONAL BUILDINGS
Sq. Ft.: 0 / Units: 0 / Floors: 0
Permit Type: MUNICIPAL BLDG / Permit Category: 0001 MUNICIPAL GENERAL BUILDING

Owner & Contractor Information

Property Owner: TGC MS PHASE I NORTH LLC
Contractor:
Qualifier:

Required Inspections

FIRE - 0001 FIRE INSPECTIONS RECOMMENDED

Inspection Type	Initials	Date
200 FIRE HYDRANTS		
208 FIRE TCO INSPECTION		
211 PRELIMINARY		

209 FIRE FINAL

Notes

Rough, electrical, plumbing, and mechanical inspections must be made and approved before requesting a framing inspection.

Inspections can be requested online at www.miamidade.gov/building under the Inspection tab or by calling (786) 315-2100. Before scheduling the inspection, please have your ten-digit permit number and three-digit inspection type ready. The inspection type can be found on the permit card next to the required inspection. Inspectors can be reached at the office from 7 AM to 8 AM or via our website.

To schedule Fire inspections, call Fire Dept. at 786-315-2770

Warning to Owners

Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or an attorney before recording your Notice of Commencement.

You have purchased a building permit only. Separate permits are required for roofing, plumbing, electrical, mechanical, window, and storm shutter work.

Compliance with the Florida Accessibility Code will be verified at the time of rough and final inspections where applicable.

Building permits shall expire 180 days from the date of issuance or the date of last approved inspection.

In addition to the requirements of this permit, there may be additional restrictions applicable to this 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 district, state agencies, or federal agencies.

Back to Main Menu

BLDG Home Page BLDG Main Menu BLDG Permit Menu BLDG Plans Processing Menu

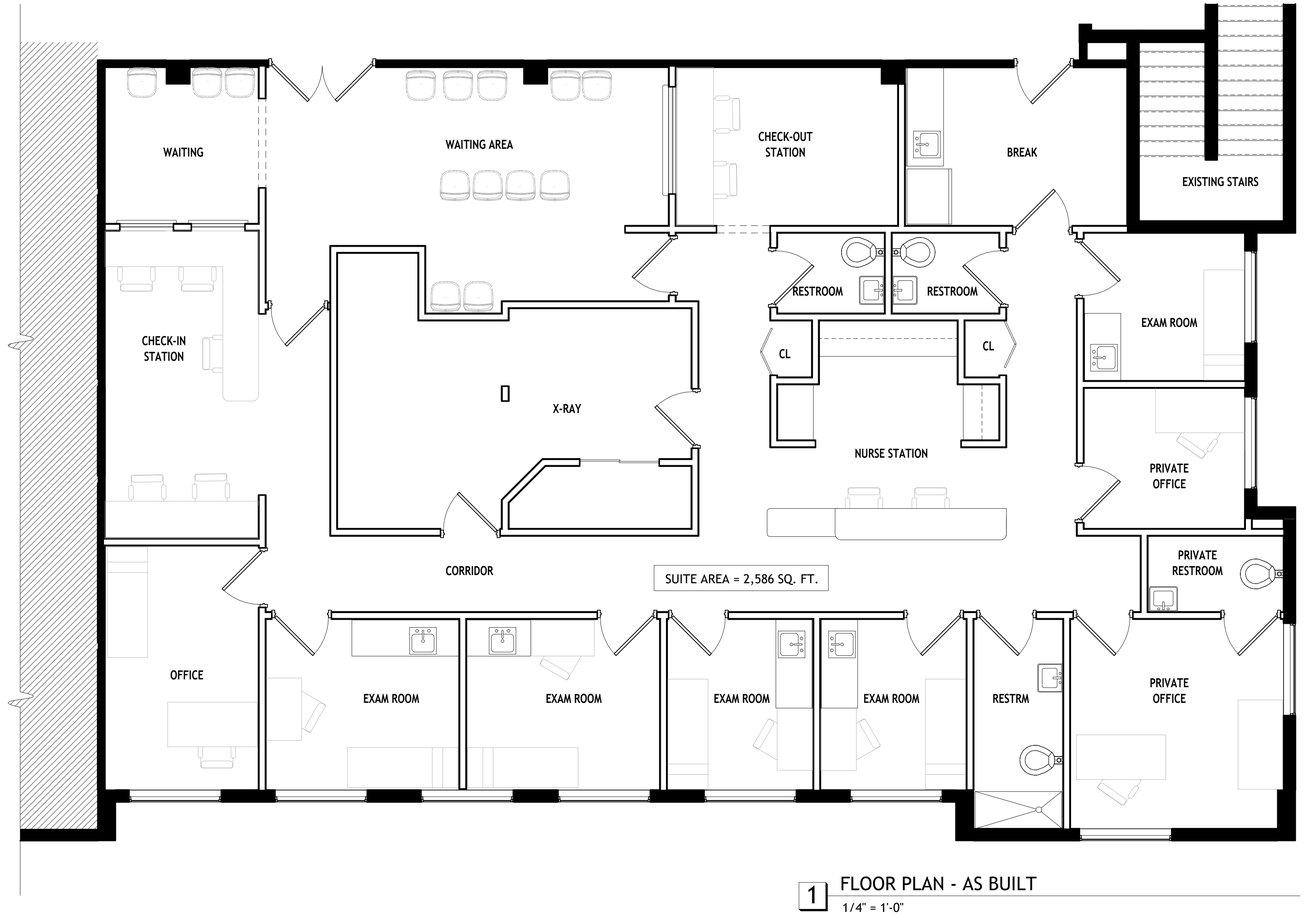
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E-mail your comments, questions and suggestions to Webmaster

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1 FLOOR PLAN - AS BUILT

1/4" = 1'-0"

FLOOR PLAN LEGEND

- EXISTING PARTITION WALL / STRUCTURE TO REMAIN
- EXISTING INTERIOR PARTITION TO REMAIN
- EXISTING DOOR TO REMAIN
- DENOTES ITEM ABOVE
- ADJACENT TENANTS & COMMON AREAS

Luisa M. Molina

6315 Gage Pl
Miami Lakes, FL 33014
786-564-6711

FL. Reg. No. AR97101

Sign & Seal

STATE OF FLORIDA · LUISA M MOLINA · AR97101 · REGISTERED ARCHITECT

Luisa M. Molina

Digitally signed by Luisa M. Molina
Date: 2026.08.27 16:56:53 -04'00'

OWNERSHIP AND USE OF THE DOCUMENTS:
THESE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXPRESSED IDEAS AS INSTRUMENTS OF SERVICE ARE/SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE OWNER AND/OR TENANT SHALL ONLY BE PERMITTED TO RETAIN COPIES OF THESE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXPRESSED IDEAS FOR INFORMATION AND REFERENCE. THE DOCUMENTS SHALL NOT BE USED BY THE OWNER AND/OR TENANT ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THE PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING WITH THE ARCHITECT.

Project Information

Suite 306 - AS-BUILT

PLAZA ROYALE
15600 NW 67th Avenue, Suite 306
Miami Lakes, FL 33014

Owner

The Graham Companies
6843 Main Street Miami Lakes, Florida
(305) 821-1130

Consultants

Revision Issue Log

No.	DESCRIPTION	DATE

Project No. 2026-035

Date 08/15/2026

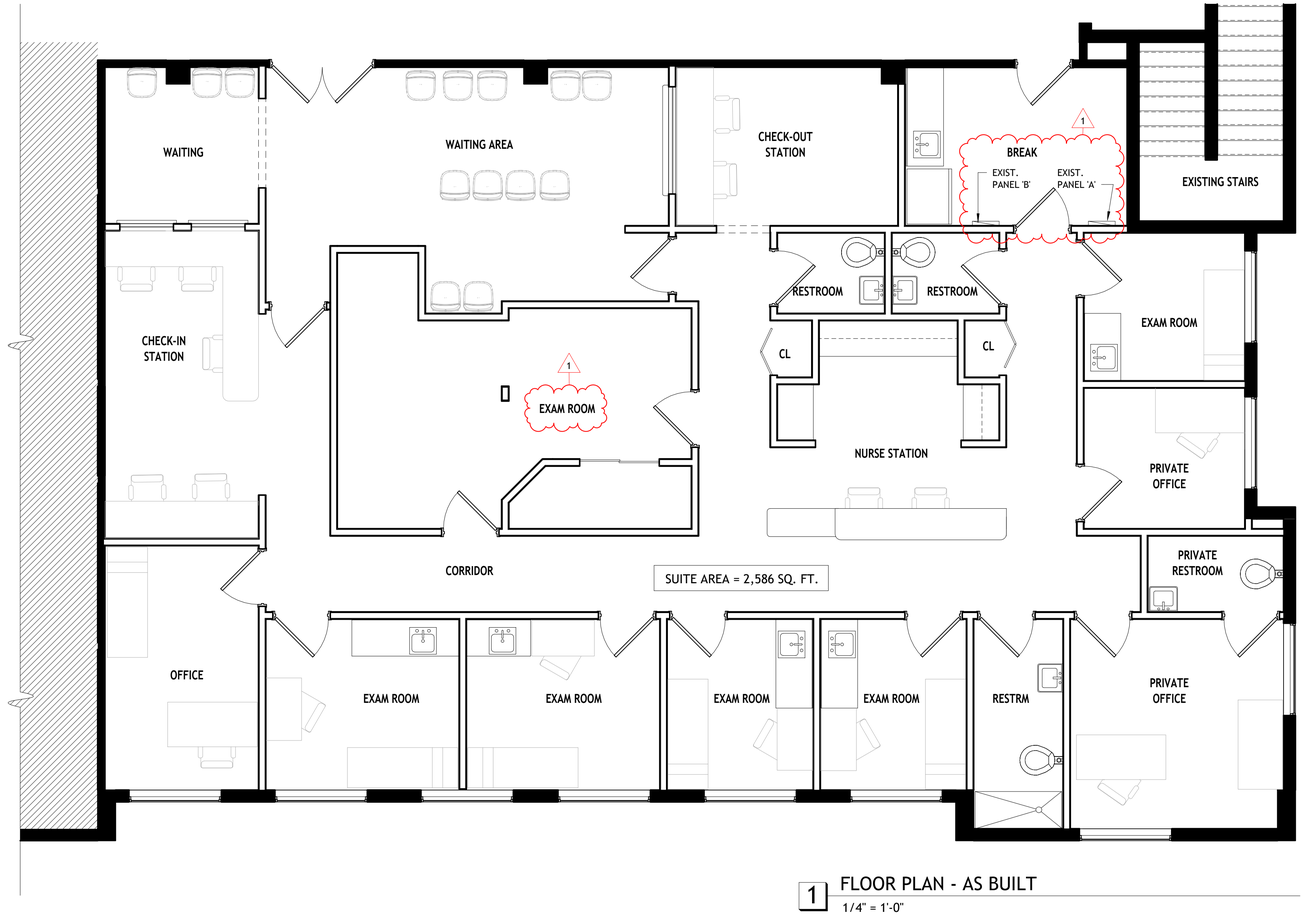
Sheet No.

A-100

Sheet of

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226023368 - 10/7/2026 10:54:52 AM
A-100 - FLOOR PLAN AS BUILT.pdf

Examiner	Date Time Stamp	Trade	Stamp Name
HIDALGO, MARTA	9/1/2026 4:14:04 PM	DERM	Approved
RODRIGUEZ, DANIEL	9/16/2026 7:52:49 AM	DIND	VOID
TAYLOR, KARTHIS	10/7/2026 10:30:15 AM	FIRE	Approved
TAYLOR, KARTHIS	10/7/2026 10:30:47 AM	FIRE	Void



1 FLOOR PLAN - AS BUILT

1/4" = 1'-0"

FLOOR PLAN LEGEND

- EXISTING PARTITION WALL / STRUCTURE TO REMAIN
- EXISTING INTERIOR PARTITION TO REMAIN
- EXISTING DOOR TO REMAIN
- DENOTES ITEM ABOVE
- ADJACENT TENANTS & COMMON AREAS

NOTE:
THIS PERMIT INVOLVES NO NEW WORK OR ALTERATIONS TO THE EXISTING CONDITIONS

1

Luisa M. Molina

6315 Gage Pl
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786-564-6711

FL. Reg. No. AR97101

Sign & Seal

STATE OF FLORIDA
LUISA M MOLINA
AR97101
REGISTERED ARCHITECT

Luisa M. Molina

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Date: 2026.09.14 15:01:46 -04'00'

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Project Information

Suite 306 - AS-BUILT

PLAZA ROYALE
15600 NW 67th Avenue, Suite 306
Miami Lakes, FL 33014

Owner

The Graham Companies
6843 Main Street Miami Lakes, Florida
(305) 821-1130

Consultants

Revision Issue Log

No.	DESCRIPTION	DATE
1	TOML/MDC COMMENTS	09/10/2026

Project No. 2026-035

Date 08/15/2026

Sheet No.

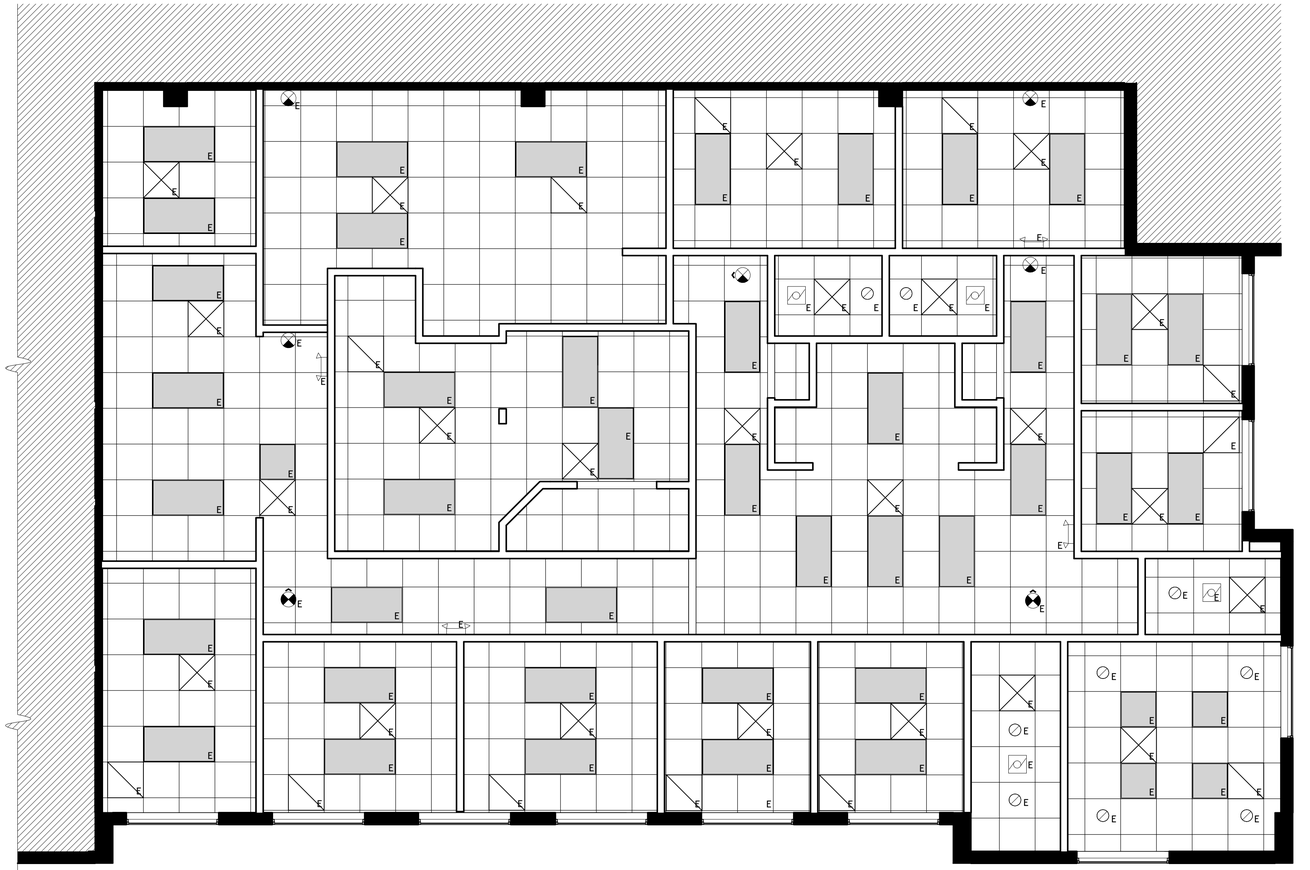
A-100

Sheet of

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226023368 - 10/7/2026 10:54:52 AM
A-100_09-15-2026.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ, DANIEL 9/16/2026 7:52:43 AM DIND Approved
TAYLOR, KARTHIS 10/7/2026 10:31:10 AM FIRE Approved

REFLECTED CEILING LEGEND

	EXISTING ACOUSTICAL CEILING TILE AND SUSPENSION SYSTEM
	2'x4' LIGHT FIXTURE
	2'x2' LIGHT FIXTURE
	RECESSED CAN LIGHT FIXTURE
	EMERGENCY LIGHT WALL MOUNTED
	HVAC SUPPLY DIFFUSER
	HVAC RETURN AIR GRILLE
	EXHAUST FAN
	EXIT LIGHT
E	DENOTES EXISTING TO REMAIN
	ADJACENT TENANTS & COMMON AREAS



1 REFLECTED CEILING PLAN - AS BUILT
1/4" = 1'-0"

Luisa M. Molina

6315 Gage Pl
Miami Lakes, FL 33014
786-564-6711

FL. Reg. No. AR97101

Sign & Seal

STATE OF FLORIDA · LUISA M MOLINA · AR97101 · REGISTERED ARCHITECT

Luisa M. Molina

Digitally signed by Luisa M. Molina
Date: 2026.08.27 16:57:43 -04'00'

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Project Information

Suite 306 - AS-BUILT
PLAZA ROYALE
15600 NW 67th Avenue, Suite 306
Miami Lakes, FL 33014

Owner

The Graham Companies
6843 Main Street Miami Lakes, Florida
(305) 821-1130

Consultants

Revision Issue Log

No.	DESCRIPTION	DATE

Project No. 2026-035

Date 08/15/2026

Sheet No.

A-101

Sheet of

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3226023368 - 10/7/2026 10:54:52 AM
A-101 RCP AS BUILT.pdf

Letter of Response
Miami Dade County/TOML Plan Check Comments

Date: September 15, 2026

RE: TOML# BLC2026-2336
MDC Application# M2026023368
MDC Tracking # 3226023368

Site Address: 15600 NW 67 Avenue, Suite # 306 Miami Lakes, 33014

Please accept this letter as my formal response to the various building department comments.

FIRE 09/02/2026

1. TO HELP AVOID MISCOMMUNICATIONS, AND ALLOW FOR A MORE EFFICIENT REVIEW, PLEASE PROVIDE A NARRATIVE RESPONSE TO COMMENTS, AND INDICATE WHERE COMMENTS BEEN ADDRESSED ON PLANS.

   ANSWER: Acknowledged

2. INDICATE FFPC 101 8TH EDITION AND NFPA 1 2021 EDITION AS A GOVERNING CODES

   ANSWER: Suite 306 was originally permitted in 1992 and underwent a partial alteration to be connected to Suite 308 under Town of Miami Lakes Permit No. B2007-3252. The purpose of this permit is solely to document existing conditions and confirm that the current layout of Suite 306 is still consistent with the layout approved under that permit and therefore, current code requirements are not invoked.

3. INDICATE CLASS OF REHAB. PER CHAPTER 43.

   ANSWER: This is an As-Built set with no new construction, repair, renovation, alteration, reconstruction or other rehabilitation work. Kindly refer to Project Summary section in sheet i-000 formerly submitted.

4. INDICATE FLOOR LEVEL.

   ANSWER: Kindly refer to revised sheet LS-01, Note #4 was added under Notes section.

5. PROVIDE ADJACENT TENANTS CURRENT OCCUPANCY TYPE AND USE AND PROVIDE REQUIR SEPARATION OF TENANTS DEMISING WALLS IN ACCORDANCE WITH FFPC 101 TABLE 6.1.14 1 (A) OR (B). (FBC TABLE 508.4)

   ANSWER: Adjacent tenants' current occupancy type and use are now identified on revised sheet LS-01. Adjacent Tenant's Certificate of Use is attached to this narrative response as backup information. According to FFPC 101 TABLE 6.1.14 1 (B), occupancy separation (hours) is <u>not</u> required.

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3226023368 - 10/7/2026 10:54:52 AM
Answers to 1st Submittal Comments.pdf
Examiner Date Time Stamp Trade Stamp Name
TAYLOR, KARTHIS 9/21/2026 2:17:48 PM FIRE Reference Only.

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T (786) 564-6714 O (305) 815-4064

6. INDICATE ELEVATION ON BOTH SIDES OF ALL EXTERIOR DOORS FFPC 101:7.2.1.3.

ANSWER: Kindly refer to revised sheet LS-01, Note #5 was added under Notes section.

7. INDICATE INTERIOR FINISH COMPLIES WITH FFPC 101:10.2.

ANSWER: Kindly refer to revised sheet LS-01, Note #6 was added under Notes section

8. PROVIDE A LIGHTING PLAN INDICATING ALL LIGHTING, EXIT SIGNS, EMERGENCY LIGHTS AND INDICATING THE CIRCUITS TO WHICH THEY ARE CONNECTED.

ANSWER: New sheet E-1, Lighting Plan, was added to the permit set showing the existing circuits. The depicted information was carried over from the original built-out, as no additional electrical work has been performed. The electrical contractor is responsible for field verification of existing conditions, if required.

9. INDICATE HAZARD OF CONTENTS AS ORDINARY OR HIGH PER FFPC 101:6.2.

ANSWER: Kindly refer to revised sheet LS-01, Note #7 was added under Notes section to certify Hazard Level.

10. PLEASE CLARIFY WHY CORRIDOR SEPARATION DOES NOT CONTINUE FOR THE FULL LENGTH OF CORRIDOR SEPARATING EXISTING TENANT SPACE NEXT TO STAIRS. FFPC 101: 3.6

ANSWER: The Life Safety Plan has been extended to illustrate the entire building length, with existing fire-rated partitions where indicated. The existing corridor is not hatched throughout the full path of travel for clarity purposes.

11. INDICATE WHETHER BUILDING IS PROVIDED WITH FIRE SPRINKLERS AND OR FIRE ALARM SYSTEMS AND WHETHER ANY MODIFICATIONS WILL BE DONE TO SYSTEMS.

ANSWER: Kindly refer to revised sheet LS-01, Note #8 was added under Notes section.

INDUSTRIAL 09/02/2026

(1) In sheet i-000, provide a detailed description of all operations taking place in suite 306.

ANSWER: Kindly refer to revised sheet i-000 with added description of the tenant's use of the space.

(2) In sheet A-100, state on plans how the images taken by the x-rays equipment will be stored (electronic records, films, etc.), processed and developed (films, computer software, etc) and viewed (film, computer monitors, etc.)

ANSWER: The sheet A-100 was revised to match room name on previous TOML Permit # B2007-3252, where the use of the X-Rays room was discontinued.

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IMPACT FEES 08/31/2026

UNIT#306:C/U FROM G.OFFICE TO MEDICAL. PROVIDE A TABLE SHOWING THE AREA BREAKDOWN FOR EACH ROOM.

ANSWER: Kindly refer to the attached Certificate of Use provided by MDC on May 08, 1998 to the previous tenant, Orthopedic Association of Brwd, Inc. In addition, please refer to Certificate of Use Process# U1992009887 for details pertaining to the first tenant in 1992.

PLUMBING 09/02/2026

*PROVIDE EXISTING FLOOR PLAN. Submit the existing floor plan/layout prior to the proposed updates, clearly identifying existing rooms, plumbing fixtures, and plumbing systems. Also provide the updated as-built floor plan reflecting existing field conditions. Reference: FBC 2023 8th Ed. §107.2.1.

ANSWER: This plan set is intended exclusively to document existing conditions and confirm that the current layout of Suite 306 is consistent with the layout approved under Permit No. B2007-3252 so the current tenant can obtain the Certificate of Use. Everything shown is existing and remains unchanged.

*CLARIFY COMPLETE PLUMBING SCOPE OF WORK. Clearly identify on the plans all existing, proposed, relocated, removed, and abandoned plumbing fixtures, piping, water distribution, sanitary drainage, venting, and points of connection to existing systems. Reference: FBC 2023 8th Ed. §107.2.1; FBC Plumbing §107.3.5.

ANSWER: There is no plumbing scope of work involved in this permit.

*PROVIDE ALL APPLICABLE ACCESSIBILITY/ADA PLUMBING ELEMENTS. Show and detail accessible water closets, lavatories/sinks, urinals, toilet compartments, grab bars, clear floor space, fixture heights, controls, knee/toe clearance, and required accessible plumbing elements. Reference: FBC Accessibility 2023 8th Ed. Chapters 6, 6 §§604–610, as applicable.

ANSWER: Kindly, see answer above.

ELECTRICAL 08/31/2026

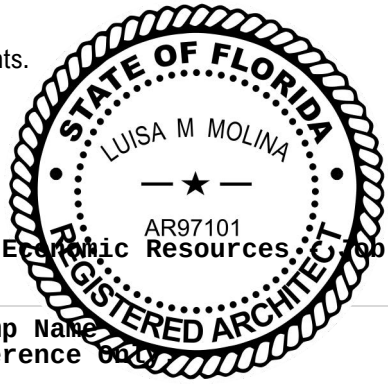
PLEASE PROVIDE MORE INFORMATIONS, NO RECORD HAVE ANY ELECTRICAL PERMIT IN THAT ROOM , BEFORE IS A ORTHOPEDICS AND NOW GASTRO, PLEASE BE MORE SPECIFIC

ANSWER: New sheet E-1, Lighting Plan, was added to the permit set for reference only. The depicted information was carried over from the previously permitted project, as no additional electrical work has been performed. The electrical contractor is responsible for field verification of existing conditions, if required.

This concludes the responses to the outstanding comments.

Respectfully,

Luisa M Molina, RA, NCARB
Florida Reg.# AR97101



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Answers to 1st Submittal Comments.pdf
Examiner Date Time Stamp Trade Stamp Name Reference Doc
TAYLOR, KARTHIS 9/21/2026 2:17:48 PM FIRE

Letter of Response
Miami Dade County/TOML Plan Check Comments

Date: September 24, 2026

RE: TOML# **BLC2026-2336**
MDC Application# M2026023368
MDC Tracking # 3226023368

Site Address: **15600 NW 67 Avenue, Suite # 306 Miami Lakes, 33014**

Please accept this letter as my formal response to the various building department comments.

FIRE 09/21/2026

12. THE ANSWER IN RESPONSE COMMENTS TO #2 IS DIFFERENT FROM "PROJECT SUMMARY" INDICATED ON COVER SHEET. PLEASE CLARIFY AND PROVIDE PRE-APPROVED PLANS TO VALIDATE PREVIOUS CONDITION.

ANSWER: Kindly refer to the corresponding set of plans submitted with this narrative under TOML Permit No. **B2007-3202**. Although the last page containing all the pertaining stamps is labeled Suite 308, the project consists of the expansion of Suite 306 into Suite 308. Please note that modifications within Suite 306 were limited and are documented on the Demolition Plan (Sheet D-1, Page 7) and Floor Plan (sheet A-1, page 1); both sheets can be used as a reference for comparison and records.
Additionally, the Title Block, highlighted in yellow, clearly identifies the project as Suites 306/308, while the Key Plan distinguishes the boundaries between the two suites.

At present, no new work is proposed for Suite 306, and the existing floor plan configuration reflects the current conditions as once intended in Permit # B2007-3202.

Note: for answers to all Fire Department previous comments, please kindly refer to Letter of Response dated September 15, 2026.

TOML BUILDING 09/10/2026

(1) There is no indication on plans with reference to primary and secondary protection for the x-ray room

ANSWER: The sheet A-100, rev1 09/15/2026, was updated to match room name on previous TOML Permit # B2007-3202, where the use of the X-Rays room was discontinued.

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T (786) 364-8711 O (305) 817-4064

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Answers to 2nd Submittal Comments RWK 2026-09-25.pdf
Examiner Date Time Stamp Trade Stamp Name
TAYLOR, KARTHIS 10/7/2026 10:21:14 AM FIRE Reference Only.

TOML MECHANICAL 09/09/2026

(1) Need mechanical plans

ANSWER: This plan set is intended exclusively to document existing conditions and confirm that the current layout of Suite 306 is consistent with the layout approved under Permit No. B2007-3202 so the current tenant can obtain the Certificate of Use. Everything shown is existing and remains unchanged.

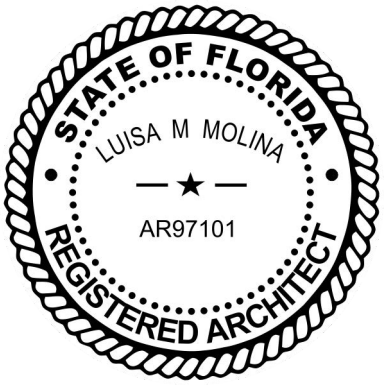
This concludes the responses to the outstanding comments.

Respectfully,

Luisa M. Molina

Digitally signed by Luisa M. Molina
Date: 2026.09.24 15:14:49 -04'00'

Luisa M Molina, RA, NCARB
Florida Reg.# AR97101



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3226023368 - 10/7/2026 10:54:52 AM
B2007-3202 PLANS FOR REFERENCE ONLY RWK 2026-09-25.pdf
Examiner
Date Time Stamp
Trade Stamp Name
TAYLOR, KARTHIS 10/7/2026 10:21:25 AM FIRE Reference Only.

FOR RECORDS ONLY

FINISH NOTES :

- ALL NEW GYP. BOARD TO RECEIVE 2 COATS LATEX PAINT+ 1 COAT LATEX PRIMER COLOR AS SELECTED BY TENNANT – AS MANUF. BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- PROVIDE 1 ABC TYPE FIRE EXTINGUISHER (IF NOT ALREADY PROVIDED) PER 2500 SQ. FT. OR AS REQUIRED BY LATEST CODE

GENERAL NOTES :

1. G.C. IS RESPONSIBLE TO FILE, OBTAIN, AND PAY FOR BUILDING DEPARTMENT PERMITS.
2. G.C. TO BE RESPONSIBLE FOR ALL SAFETY CONDITIONS RELATING TO JOB CONSTRUCTION AND ASSURE PROTECTION FOR ADJACENT OCCUPANCIES.
3. G.C. IS TO VISIT THE SITE AND CAREFULLY INSPECT THE EXISTING CONDITIONS AFFECTING THE WORK. ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS MUST BE REPORTED TO ARCHITECT AND BUILDING OWNER.
4. G.C. IS TO COORDINATE ALL CUTTING AND PATCHING FOR SERVICES AS CALLED FOR ON DRAWINGS.
5. G.C. IS TO PROVIDE AND MAINTAIN SAFE AND UNINTERRUPTED USE OF MECHANICAL AND ELECTRICAL SYSTEMS IN EXISTING AREAS PRESENTLY OCCUPIED.
6. G.C. IS TO EXERCISE SPECIAL CARE IN THE HANDLING OF MATERIALS, EQUIPMENT, AND RUBBISH TO AVOID INCONVENIENCE AND ANNOYANCE OF THE OWNER, MANAGEMENT, AND OTHER TENANTS. G.C. IS TO CONTROL JOB CLEANING TO PREVENT DIRT, DEBRIS, OR DUST FROM THE PREMISES BEING ALTERED.
7. G.C. IS TO BE GUIDED BY INSTRUCTION OF BUILDING MANAGER AS TO THE MANNER OF HANDLING CONTRACTOR'S MATERIALS, EQUIPMENT, AND DEBRIS.
8. G.C. IS RESPONSIBLE FOR CONFORMING TO LOCAL BUILDING CODES. ALL WORK SHALL CONFORM TO THE FLORIDA BUILDING CODE AS WELL AS ALL OTHER APPLICABLE CODES – LATEST EDITIONS.
9. ALL NEW WALLS ARE TO BE TAPED AND SPACKLED AND ARE TO APPEAR HOMOGENOUS WITH EXISTING CONSTRUCTION WHEN COMPLETED.
10. G.C. SHALL REPAIR, AT HIS OWN EXPENSE, ANY DAMAGE TO EXISTING AREAS NOT DESIGNATED FOR REFURBISHMENT.
11. THERE ARE NO STRUCTURAL MODIFICATIONS TO THE EXISTING BUILDING UNDER THIS PERMIT. ALL NEW PARTITIONS ARE NON– STRUCTURAL.

EXT'G. ELECT. ROOM

EXT'G. TELCO ROOM

EXT'G. BLDG. TOILET ROOMS

REVISION #3

SCOPE OF WORK (APPROX. 1,209 SQUARE FT.)

EXT'G. BLDG. COORIDOR

EXT'G. STAIRS

EXT'G. 3'0 DR.

REVISION #3

* LIFE SAFETY – TRAVEL DISTANCES TO EXITS – TYP.

EXT'G. 2–3'0 DR.

REVISION #3

3'0 DR.

5'–6" TRAVEL DISTANCE

41'–6" TRAVEL DISTANCE

EXPANDED WAITING

EXT'G. WAITING

EXT'G. EXAM

EXT'G. LOUNGE

3'0 W. x 4'0 H. PASS THRU WINDOW (TEMP. GL.) W/ SILL AT 34" A.F.F. (MATCH EXT'G. FRAME)

BOOK KEEPING

DOCTOR'S OFFICE

EXAM ROOM #2

EXAM ROOM #1

EXT'G. RECEPT.

ALIGN

EXT'G. HALL

EX. MENS

EX. WOMENS

EX. CL.

EX. CL.

RELOCATED TELCO EQUIP. ON 3/4" PLYWOOD B.B.

RELOCATED ELECT. PANEL

ALIGN

3'0 DR.

18" MIN.

EXT'G. 3'0 DR.

REVISION #3

REVISION #1

EXAM ROOM #4

56'–0" MAX. DISTANCE

HALL

EXT'G. EXAM

EXT'G. NURSE

EXT'G. EXAM

+/– 6'–5"

10'–0"

EXAM ROOM #3

NEW SINK W/ 2" SAN. TO EXT'G. 3" STACK (V.I.F.) CONNECT WATER TO EXT'G.

EXT'G. HALL

57'–6" MAX. DISTANCE

3'0 LEAD LINED DOORS AS REQ.

2'0 DR.

4'0 DR.

EXT'G. OFFICE MANAGER

PROCEDURE OFFICE

EXT'G. THERAPY

EXT'G. OFFICE #2

EXT'G. EXAM

EXT'G. EXAM

EXT'G. EMPL. TOILET

EXT'G. OFFICE #3

* ALL NEW DOORS AND FRAMES TO MATCH EXT'G., HARDWARE TO MATCH EXT'G. W/ LOCKSETS AS PER TENANT'S INSTRUCTIONS
* ALL NEW DOORS TO MATCH EXT'G. DOOR HEIGHTS AND FINISH
* NEW FLOOR FINISHES AS PER TENANT'S INSTRUCTIONS
* ALL DOORS, HARDWARE, AND FINISHES AS PER "LANDLORD STANDARDS"

REVISION #2

**NOTE :
"C" ARM / X-RAY UNITS ARE OPERATED IN DIGITAL FORMAT. X-RAYS ARE STORED ELECTRONICALLY. X-RAYS ARE VIEWED DIGITALLY ON A PC LOCATED IN EXAM ROOMS OR DOCTOR'S OFFICE. X-RAY LONG TERM STORAGE IS ON OFFSITE SERVER.

+/– 17'–1"

PAIN MANAGEMENT GENERATOR : BAYLIS MODEL # PMG–115–TD (DESK TOP)

"C" ARM : INSTRUMENTARIUM IMAGING ZIEHM, INC. IMAGE INTENSIFIER TH9429 HPZ–H552 TUBE HOUSING TYP/NO : MAXIPULS 3–110 TUBE TYPE : DF–151–RO.5/1.5–110–40 TUBE NO. : A–6168–40 (COMPLIES W/ DHHS RADIATION PERFORMANCE STANDARDS 21 CFR SUB CHAPTER J)

REVISION #2

APPROVED
MIAMI-DADE COUNTY FIRE DEPARTMENT
FIRE PREVENTION
FIRE FLOW
WATER SUPPLY
DATE: REC'D FIRE CPC

EXISTING PORTIONS OF BUILDINGS SHALL COMPLY WITH THE PROVISIONS OF EXISTING OCCUPANCIES, AS SET FORTH IN THE FLORIDA FIRE PREVENTION CODE.

FLOOR PLAN
SCALE: 1/4" = 1'–0"

TO EXT'G. 1/2" LAB SINK EXAM ROOM #3

WATER RISER
NO SCALE

EXT'G. 3" STACK
CONN. TO EXT'G. C.O.
2"
1 1/2"
EXT'G. LAB SINK
EXAM ROOM

PARTIAL SANITARY RISER
NO SCALE

PARTITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN.
- NEW PARTITION : 3–5/8" MET. STUDS @ 16" O.C. TO UNDERSIDE OF EXT'G. STRUCTURE ABOVE, 1/2" GYP. BOARD (MIN.) BOTH SIDES TO 6" ABOVE FIN. CLG. SEE PARTITION TYPE "B" SECTION FOR MORE INFO
- NEW PARTITION : 3–5/8" MET. STUDS @ 16" O.C. 1/2" (MIN.) GYP. BOARD BOTH SIDES TO UNDERSIDE OF EXISTING STRUCTURE ABOVE – PROVIDE LEAD LINING AS PER PARTITION TYPE "A"
- EXISTING PARTITIONS / FIXTURES TO BE REMOVED

TYPE III CONSTRUCTION (EXT'G. BLDG.)
GROUP B OCCUPANCY

OCCUPANT LOAD : 13 WITHIN NEW SCOPE OF WORK
CLASS "C" MIN. FLAME SPREAD FOR INTERIOR FINISHES
NO FIRE SPRINKLER SYSTEM IN EXISTING BUILDING

REVISION #3

EXT'G. ELECT. RM.
EXT'G. RESTROOMS
STAIRS
STAIRS
ELEVATORS
PROJECT LOCATION SUITE #306/ 308

KEY PLAN
NO SCALE

REVISIONS	
7	
6	
5	
4	11/30/07 ADDRESS FIRE PLANS REVIEW COMMENTS
3	10/31/07 ADD EQUIPMENT / NOTES FOR PROCEDURE OFFICE
2	10/8/07 REVISE DOCTORS OFFICE / ADD EXAM ROOM #4
1	

TENANT IMPROVEMENTS
DOCTORS CORP. / SAN ROMAN
PLAZA ROYALE - SUITES 306 / 308
15600 N.W. 67TH AVENUE MIAMI LAKES FLORIDA

RD ARCHITECTURE, INC.
REG. #AA 0003038
110 N.E. 33RD COURT OAKLAND PARK FLORIDA
PHONE: (954) 564-9202 FAX: (954) 697-0013

MIAMI-DA
FIRE DE

STATE OF FLORIDA
REGISTERED
ROBIN R. RODEON
ARCHITECT
AR–0010637

date:	6/15/07
drawn by:	RRD
checked by:	R.D.
project no:	07–112

drawing: A-1
of 2

REVISIONS							
1	2	3	4	5	6	7	
10/8/07 REVISE DOCTORS OFFICE / ADD EXAM ROOM #4							

TENANT IMPROVEMENTS
DOCTORS CORP. / SAN ROMAN
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RD ARCHITECTURE, INC.
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110 N.E. 32ND COURT OAKLAND PARK FLORIDA
PHONE: (954) 564-9202 FAX: (954) 667-0013

REGISTERED ARCHITECT
ROBIN R. DEDON
No. AR-0010937
STATE OF FLORIDA

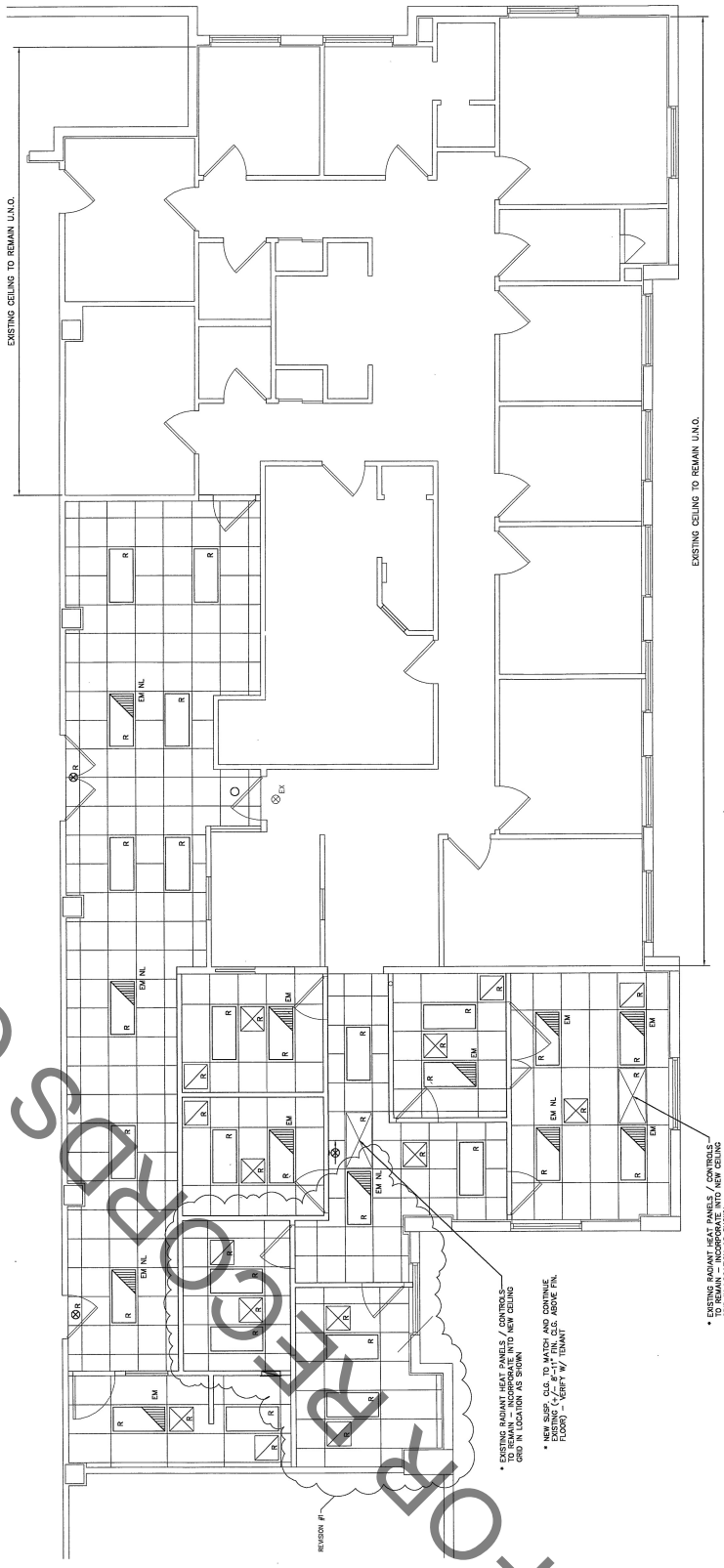
date: 6/15/07
drawn by: RRD
checked by: R.D.
project no: 07-112

drawing: A-2
of: 2

CEILING LEGEND

EX	EXISTING 2'-0" x 4'-0" RECESSED FLUORESCENT LIGHT FIXTURE TO REMAIN
R	RELOCATED EXISTING 2'-0" x 4'-0" RECESSED FLUORESCENT LIGHT FIXTURE (REFAN EXISTING CIRCUIT U.N.O.)
	EXISTING TO BE REMOVED AND RELOCATED AS SHOWN
EX	EXISTING A/C SUPPLY DIFFUSER TO REMAIN
EX R	EXISTING A/C SUPPLY DIFFUSER TO BE RELOCATED AS SHOWN REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL EM FIXTURES W/ NEW OF EQUAL SIZE TO MATCH EXISTING
R	EXISTING A/C DIFFUSSER TO BE REMOVED AND RELOCATED
	A/C RETURN AIR GRILLE
	EXISTING CEILING GRID TO REMAIN
	EXISTING CEILING GRID TO BE REMOVED
	NEW CEILING GRID TO MATCH AND CONTINUE EXISTING

EX DENOTES EXISTING
R DENOTES RELOCATED
EM DENOTES EMERGENCY LIGHT
EM DENOTES NIGHT LIGHT



REFLECTED CEILING PLAN

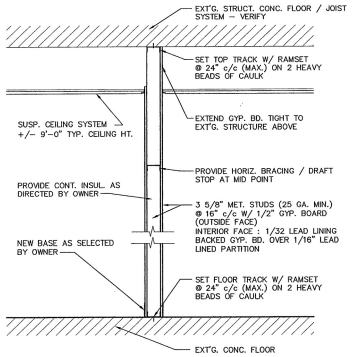
SCALE: 1/4" = 1'-0"

N

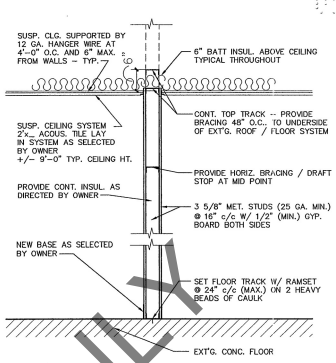
FOR REFERENCE ONLY

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Examiner Date Time Stamp Trade Stamp Name
TAYLOR, KARTHIS 10/7/2026 10:21:25 AM FIRE Reference Only.

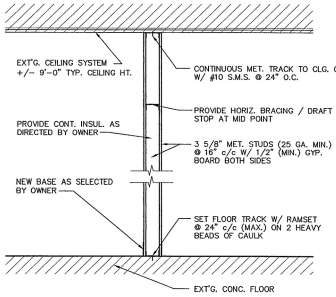
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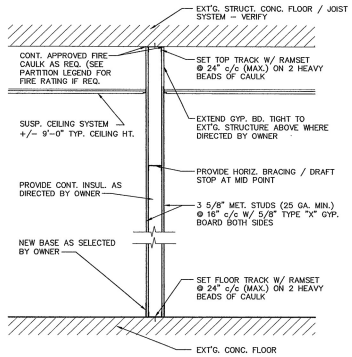
TYPE A INTERIOR PARTITION
SCALE: 3/4" = 1'-0"
(PARTION AT PROCEDURE OFFICE)



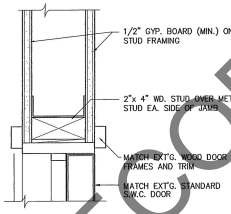
TYPE B INTERIOR PARTITION
SCALE: 3/4" = 1'-0"
(TYPICAL PARTION USED U.N.O.)



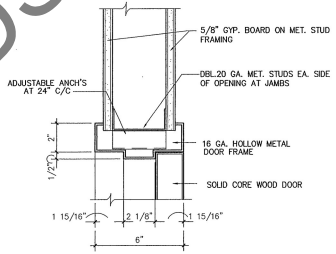
TYPE C INTERIOR PARTITION
SCALE: 3/4" = 1'-0"



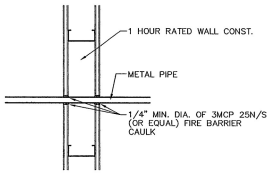
TYPE D INTERIOR PARTITION
SCALE: 3/4" = 1'-0"



A **INTERIOR DOOR DETAIL**
SCALE: 3" = 1'-0"



B **INTERIOR DOOR DETAIL**
SCALE: 3" = 1'-0"



C **TYPICAL FIRE STOP DETAIL**
SCALE: 1 1/2" = 1'-0"

NOTES :
1. FORCE FIRE BARRIER CAULK INTO ANNULAR SPACE TO THE MAXIMUM EXTENT POSSIBLE, FLUSH WITH THE EXTERIOR OF THE PENETRATION SURFACE
2. FINISH CAULKING WITH A 1/4" MIN. BEAD OF FIRE BARRIER CAULK APPLIED TO THE PERIMETER OF THE PIPE AT ITS EGRESS FROM THE WALL
3. THE MAXIMUM ANNULAR SPACE NOT TO EXCEED 3/16"
4. INSTALL FIRE BARRIER CAULK ON BOTH SIDES OF WALL

FOR RECORDS ONLY

7	6	5	4	3	2	1
REVISIONS						

TENANT IMPROVEMENTS
DOCTORS CORP. / SAN ROMAN
PLAZA ROYALE - SUITES 306 / 308
16600 N.W. 67TH AVENUE MIAMI LAKES FLORIDA

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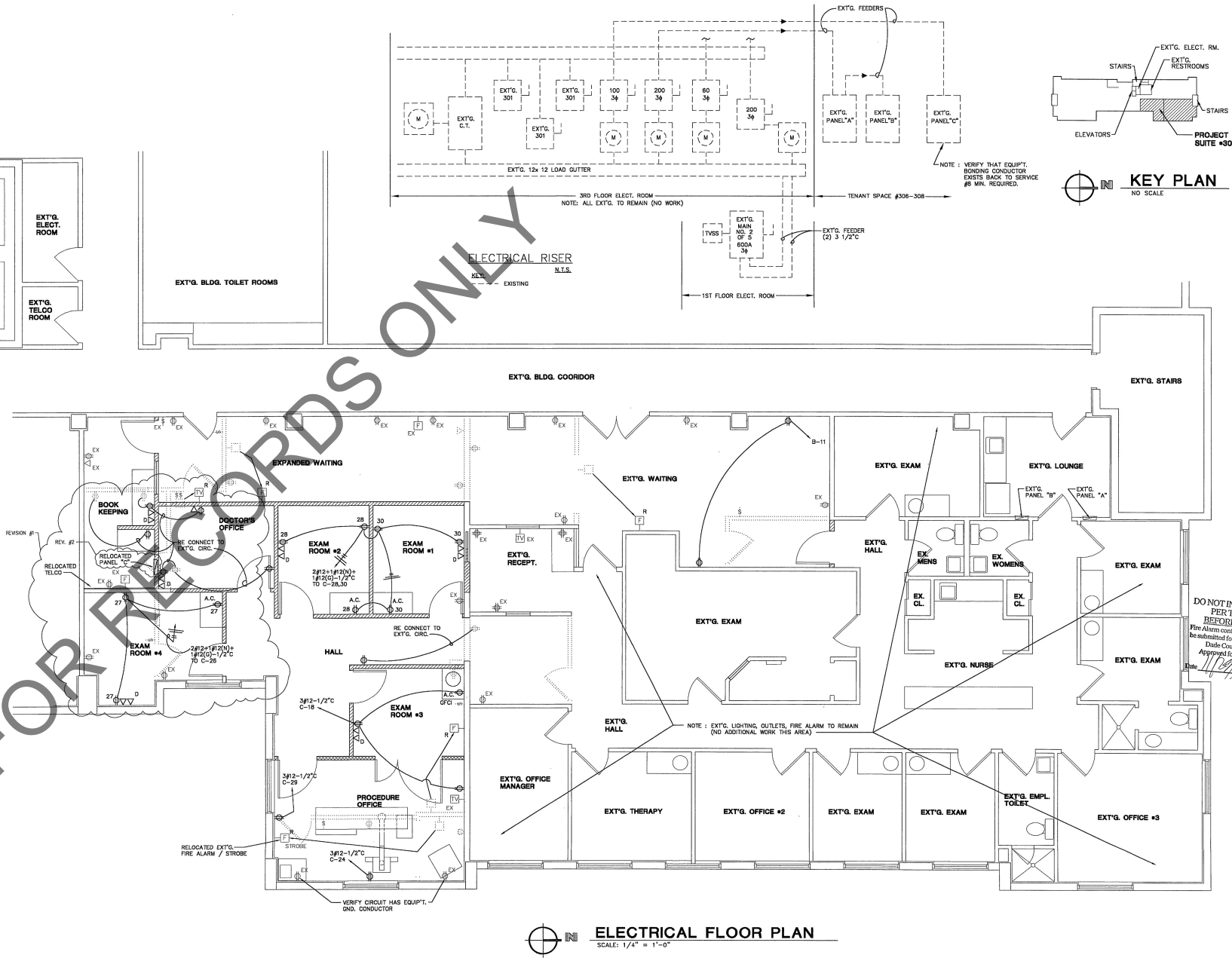


date:	6/15/07
drawn by:	RRD
checked by:	R.D.
project no:	07-112

drawing: **A-3**
of 3

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ELECTRICAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

KEY PLAN
NO SCALE

7	
6	
5	
4	
3	
2	10/25/07 MOVE RELOCATED ELECT. PANEL
1	10/8/07 REVISE DOCTORS OFFICE / ADD EXAM ROOM #4

REVISIONS

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DOCTORS CORP. / SAN ROMAN
PLAZA ROYALE - SUITES 306 / 308
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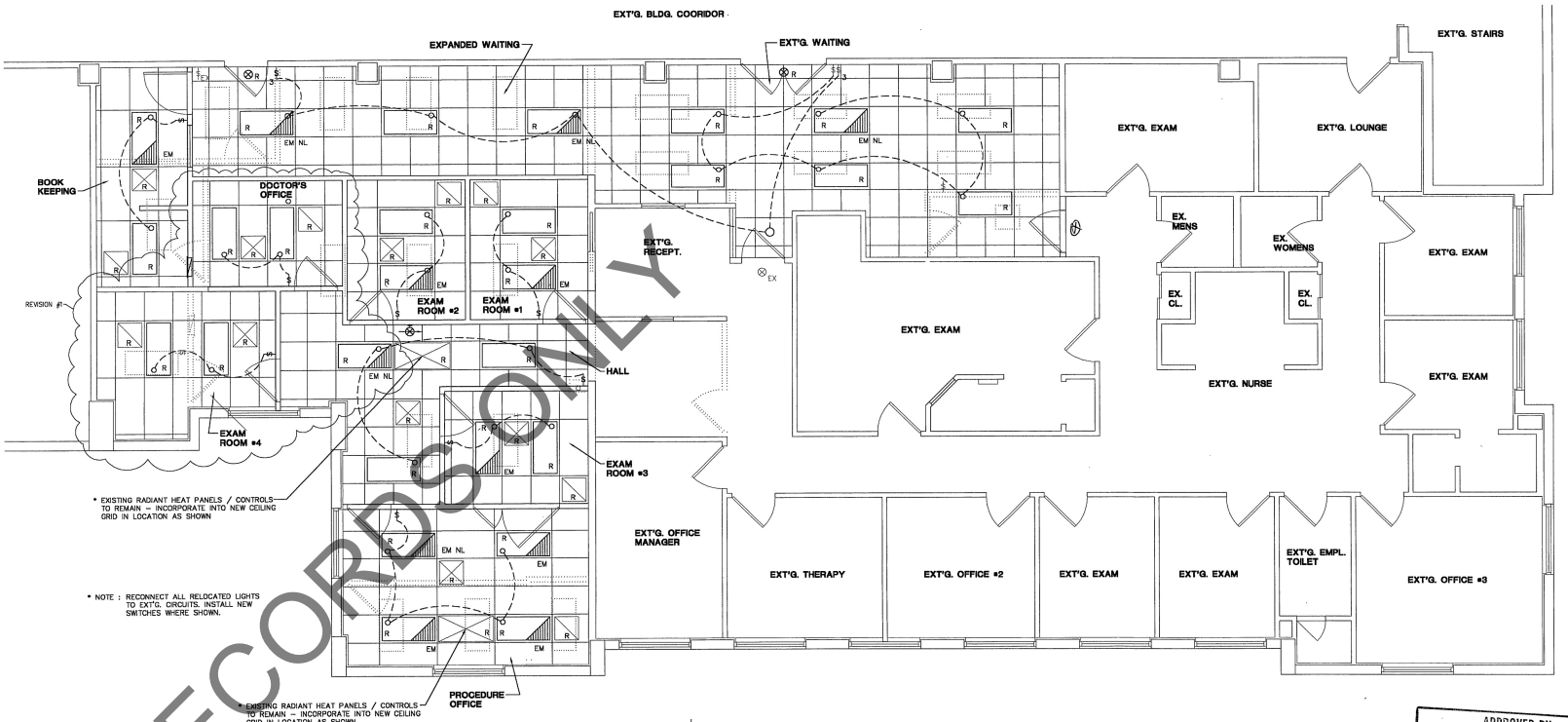
ROBIN R. DEDON ARCHITECT AR-0010637

date:	6/15/07
drawn by	RRD
checked by	R.D.
project no:	07-112

drawing: E-1
of 2

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ELECTRICAL CEILING PLAN

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

SCOPE OF WORK INVOLVES RELOCATION OF EXISTING LIGHT FIXTURES TO ACCOMMODATE NEW CEILING LAYOUT, RE USE EXT'G. FIXTURES AND CIRCUITING.

APPROVED BY
MIAMI-DADE COUNTY FIRE DEPARTMENT
SPK _____ BLDG. PERMIT _____ ON-SITE _____
WATER MAIN EXTENSION _____
DATE _____ BY _____

E.LECTRICAL NOTES :

1. PERFORM ALL WORK IN ACCORDANCE WITH FBC, NEC, AND ALL CODES, ORDINANCES, AND AUTHORITIES HAVING JURISDICTION.
2. ELECTRICAL SERVICE AND DISTRIBUTION IS EXISTING TO REMAIN.
3. INSPECT JOBSITE AND VERIFY ALL EXISTING CONDITIONS BEFORE SUBMISSION OF BID. ADVISE ARCHITECT / ENGINEER OF ALL CONFLICTS BEFORE SUBMISSION OF BID.
4. ALL WIRE COPPER, TYPE THHN/THWN, INSTALLED IN CONDUIT. INSTALL NEC EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS.
5. PANELS ARE EXISTING TO REMAIN. INSTALL TYPEWRITTEN DIRECTORIES INSIDE COVER DOORS OF ALL PANELS IDENTIFYING EACH CIRCUIT IN PANEL.
6. USE PULLBOXES, WIREWAYS, GUTTERS WHERE REQUIRED OR NEEDED TO SUPPLEMENT RACEWAY SYSTEMS.
7. GROUNDING SHALL CONFORM TO NEC 250. BOND ALL METAL PARTS. INSTALL EQUIPMENT GROUNDING CONDUCTOR TERMINAL STRIPS IN ALL PANELS, BONDED TO PANELBOX. SERVICE GROUNDING RODS SHALL BE COPPERCLAD STEEL. MINIMUM 10 FEET IN LENGTH.
8. ALL WIRING DEVICES SHALL BE SPECIFICATION GRADE, WHITE COLOR. RECEPTACLES LOCATED IN EXAM ROOMS, PROCEDURE ROOMS, AND RECOVERY ROOMS SHALL BE HOSPITAL GRADE.
9. ALL LIGHTING FIXTURES WHICH ARE TO BE RELOCATED ARE TO BE CLEANED AND RELAMPED.
10. VERIFY ELECTRICAL CHARACTERISTICS AND CONNECTION REQUIREMENTS OF ALL EQUIPMENT BEFORE INSTALLING BRANCH CIRCUIT OR CONNECTING TO CIRCUIT. PROVIDE MATCHING RECEPTACLES FOR ALL EQUIPMENT FACTORY EQUIPPED WITH CORDS AND CAPS.
11. CONSULT WITH SECURITY, TELEPHONE, CABLE TELEVISION CONTRACTORS / PROVIDERS AND PROVIDE EMPTY RACEWAY AS REQUIRED AND DIRECTED BY THE RESPECTIVE CONTRACTORS.
12. CONSULT WITH SOUND SYSTEM AND INTERCOM SYSTEM CONTRACTORS AND PROVIDE EMPTY RACEWAY AS REQUIRED AND DIRECTED BY RESPECTIVE CONTRACTORS.
13. OUTLET LOCATIONS SHOWN ON DRAWINGS ARE DIAGRAMMATIC ONLY. EXACT LOCATIONS SHALL BE AS DIRECTED BY ARCHITECT / ENGINEER TO BEST SUIT FINAL CONSTRUCTION CONDITIONS.
14. COORDINATE WORK WITH WORK OF OTHER TRADES TO AVOID ALL CONFLICTS.
15. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO CALL FOR A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.

PANELBOARD SCHEDULE "A"

PANEL: EXISTING PANEL "A" — POLES: 42 — VOLTAGE: 120/208V-3ϕ-4W
LOCATION: EXISTING LOUNGE — BUS: 200 AMP — SPEC: EXISTING G.E.
MOUNTING: RECESSED — MAINS: 200 MLO — AIC SYMM: 10,000 AMPS

DESCRIPTION	WIRE	TRIP	CKT	A PHASE KW	B PHASE KW	C PHASE KW	CKT	TRIP	WIRE	DESCRIPTION
EXISTING RECEPTACLES	EXT'G.	20	1	.8 | 3.0	—	—	2	40		
			3	—	.8 | 3.0	—	4		EXT'G.	EXT'G. PANEL "B"
			5	—	—	.8 | 2.9	6			
			7	.8 | .8	—	—	8	20	EXT'G.	EXT'G. RECEPTACLES
			9	—	.8 | .8	—	10			
			11	—	—	.8 | .8	12			
			13	.8 | .8	—	—	14			
			15	—	.8 | .8	—	16			
			17	—	—	.8 | .8	18			
			19	.8 | .8	—	—	20			
			21	—	.8 | .8	—	22			
			23	—	—	.8 | .8	24			
			25	.8 | .5	—	—	26		EXT'G.	EXT'G. TELCO EQUIP.
			27	—	.8 | .8	—	28		EXT'G.	EXT'G. RECEPTACLES
			29	—	—	.8 | 2.0	30	30	EXT'G.	EXT'G. WATER HEATER
			31	.8 | 2.0	—	—	32			
SPACE	–	–	33	—	—	—	34	–	–	SPACE
	–	–	35	—	—	—	36	–	–	
	–	–	37	—	—	—	38	–	–	
	–	–	39	—	—	—	40	–	–	
	–	–	41	—	—	—	42	–	–	
	SUB TOTAL			19.7	10.2	11.3				
	TOTAL: 34.2 KW = 95 AMPS									

PANELBOARD SCHEDULE "B"

PANEL: EXISTING PANEL "B" — POLES: 12 — VOLTAGE: 120/208V-3ϕ-4W
LOCATION: EXISTING LOUNGE — BUS: 125 AMP — SPEC: EXISTING G.E.
MOUNTING: RECESSED — MAINS: 125 MLO — AIC SYMM: 10,000 AMPS

DESCRIPTION	WIRE	TRIP	CKT	A PHASE KW	B PHASE KW	C PHASE KW	CKT	TRIP	WIRE	DESCRIPTION
EXISTING LIGHTS	EXT'G.	20	1	1.0 | 1.0	—	—	2	20	EXT'G.	EXISTING LIGHTS
EXISTING LIGHTS	EXT'G.	20	3	—	1.0 | 1.0	—	4	20	EXT'G.	EXISTING LIGHTS
EXT'G. REFRIGERATOR	EXT'G.	20	5	—	—	1.0 | .5	6	20	EXT'G.	EM. AND EXIT LIGHTS
SPACE	–	–	7	1.0	—	—	8	20	EXT'G.	EXT'G. RECEPTACLES
SPACE	–	–	9	—	1.0	—	10	20	EXT'G.	EXISTING LIGHTS
NEW RECEPTACLES	#12	20	11	—	—	.4 | 1.0	12	20	EXT'G.	EXISTING LIGHTS
	SUB TOTAL			3.0	3.0	2.9				
	TOTAL: 8.9 KW = 25 AMPS									

NOTE : PANEL FED FROM 3P-40A BRANCH CIRC. BKR. IN EXT'G. PANEL "A"

EXISTING PORTIONS OF BUILDING SHALL COMPLY WITH THE PROVISIONS OF EXISTING OCCUPANCIES, AS SET FORTH IN THE NFPA 101 LIFE SAFETY CODE.
MIAMI-DADE COUNTY FIRE DEPT.
REVISION #

PANELBOARD SCHEDULE "C"

PANEL: RELOCATED EXISTING PANEL "C" — POLES: 30 — VOLTAGE: 120/208V-3ϕ-4W
LOCATION: EXISTING LOUNGE — BUS: 100 AMP — SPEC: EXISTING SQUARE "D"
MOUNTING: RECESSED — MAINS: 100 MLO — AIC SYMM: 10,000 AMPS

DESCRIPTION	WIRE	TRIP	CKT	A PHASE KW	B PHASE KW	C PHASE KW	CKT	TRIP	WIRE	DESCRIPTION
LIGHTS — ENTRY	EXT'G.	20	1	.8 | 2.0	—	—	2	30		
EXT'G. WHIRLPOOL RECEPT.	EXT'G.	20	3	—	1.2 | 2.0	—	4		EXT'G.	EXT'G. WATER HEATER
EXT'G RECEPT.	EXT'G.	20	5	—	—	.8 | .8	6	20	EXT'G.	EXT'G RECEPT.
EXT'G RECEPT.	EXT'G.	20	7	.8 | .8	—	—	8	20	EXT'G.	EXT'G RECEPT.
EXT'G RECEPT.	EXT'G.	20	9	—	.8 | .5	—	10	20	EXT'G.	LTS. — EXIT / EMERG.
EXT'G RECEPT.	EXT'G.	20	11	—	—	.8 | 1.0	12	20	EXT'G.	EXT'G RECEPT.
EXT'G RECEPT.	EXT'G.	20	13	.8 | .8	—	—	14	20	EXT'G.	LIGHTS
EXT'G RECEPT.	EXT'G.	20	15	—	.8 | .8	—	16	20	EXT'G.	EXT'G RECEPT.
LIGHTS	EXT'G.	20	17	—	—	.8 | .6	18	20	#12	NEW EXAM RM. RECEPT.
X-RAY	EXT'G.	20	19	1.5 | 2.5	—	—	20	70	EXT'G.	EXT'G. X-RAY
EXT'G RECEPT.	EXT'G.	20	21	—	.8 | 2.5	—	22			
TELCO EQUIP.	EXT'G.	20	23	—	—	.5 | 1.0	24	20	#12	NEW "C" ARM X-RAY
EXT'G CIRC.	EXT'G.	15	25	.8 |	—	—	26	20		SPARE (WAS DRYER)
NEW EXAM RM. RECEPT.	#12	20	27	—	.8 | .8	—	28	20	#12	NEW EXAM RM. RECEPT.
NEW "C" ARM X-RAY	EXT'G.	20	29	—	—	1.0 | .6	30	20	#12	NEW EXAM RM. RECEPT.
	SUB TOTAL			10.8	10.8	7.9				
	TOTAL: 29.5 KW = 82 AMPS									

REVISIONS

7	
6	
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4	
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2	
1	10/8/07 REVISE DOCTORS OFFICE / ADD EXAM ROOM #4

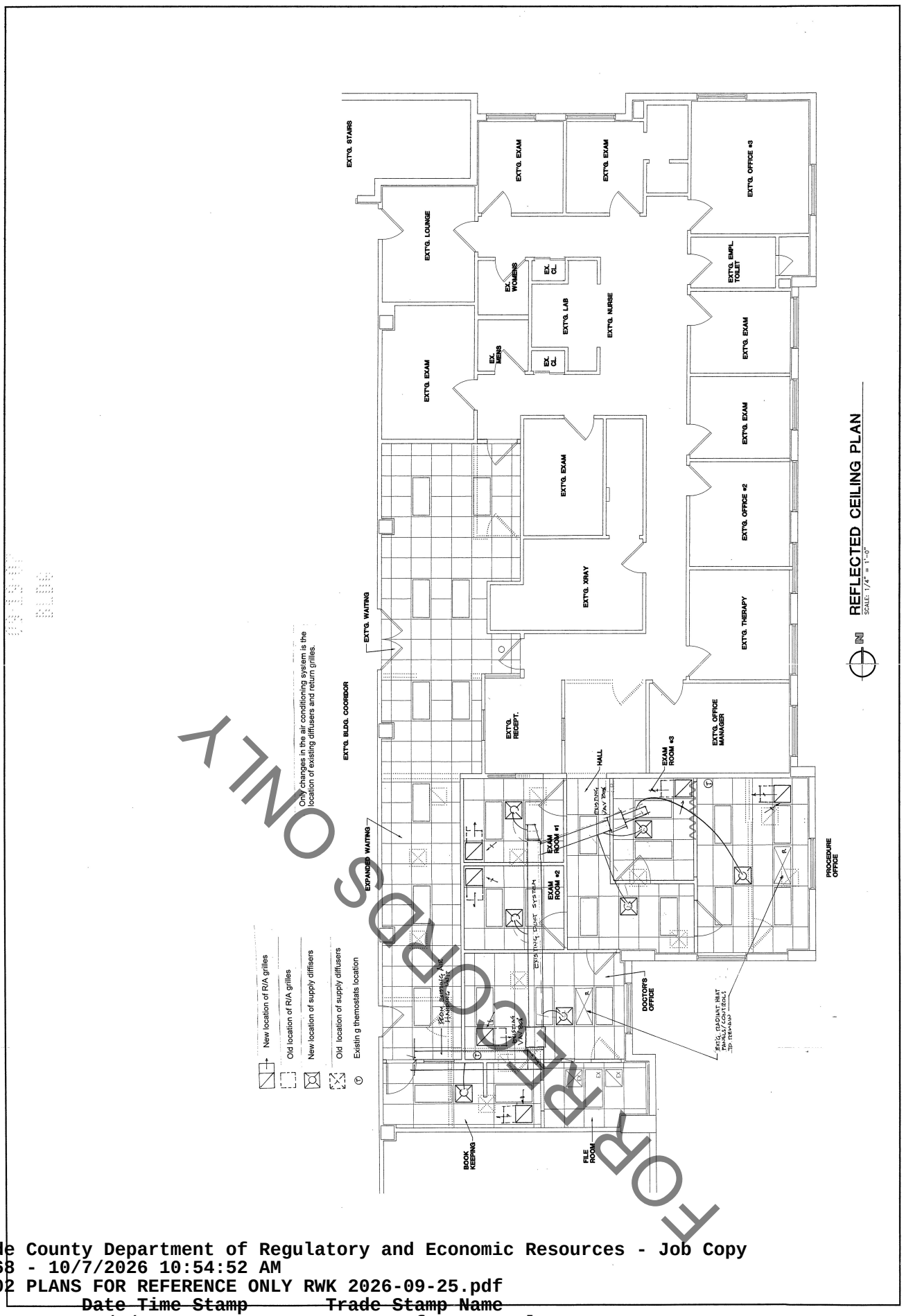
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ROBIN R. DEDON
ARCHITECT
AR-0010637

date: 6/15/07
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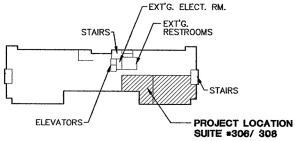
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LEGEND

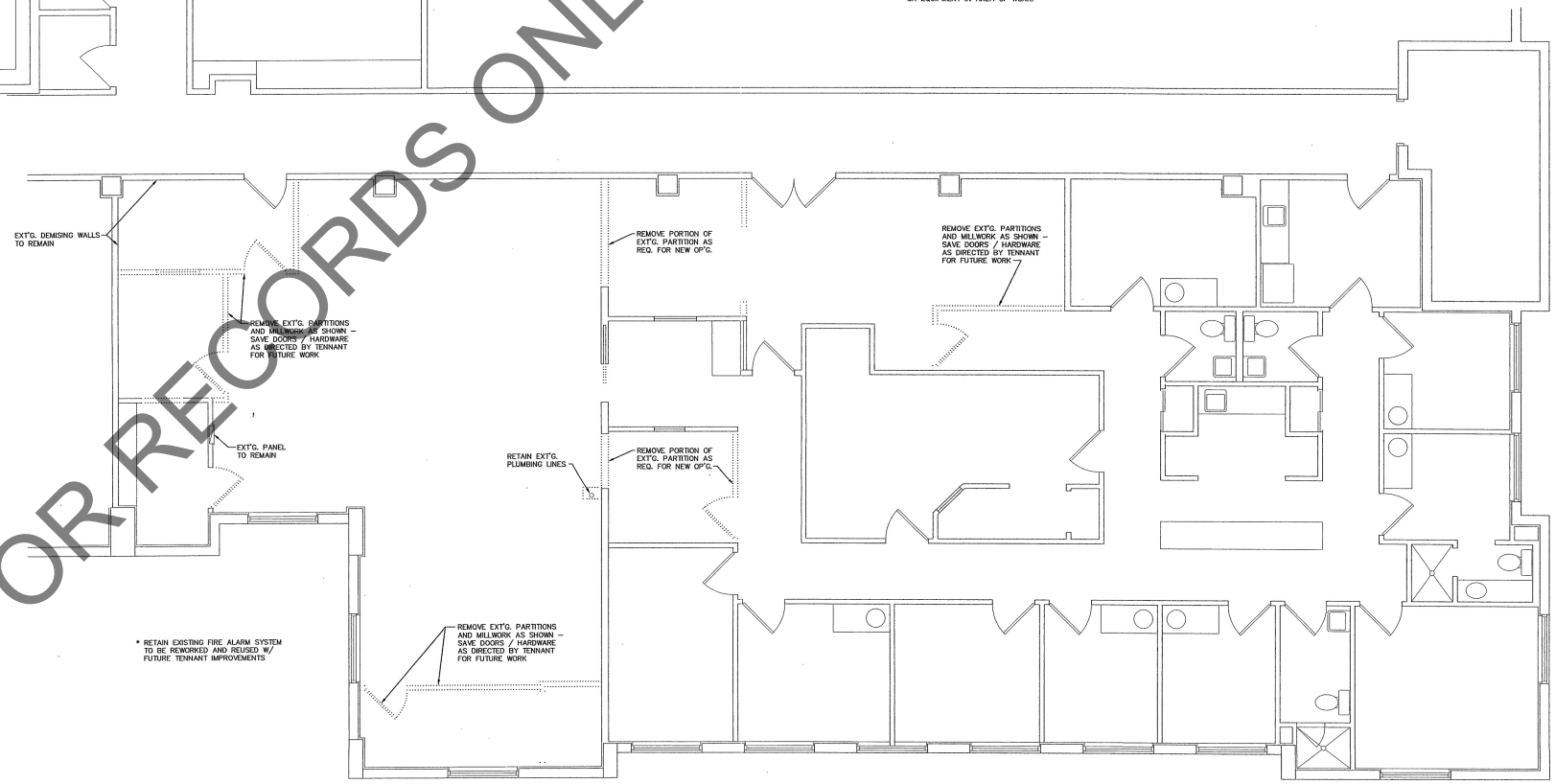
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN
- E — EXISTING FIXTURES TO REMAIN (SHOWN FOR REFERENCE)
- EXISTING FIXTURES TO BE REMOVED (ABANDON AND CAP AS REQUIRED)

NOTES :

1. ALL INFORMATION SHOWN DOTTED IS EXISTING TO BE REMOVED ; U.O.N.
2. WHERE DEMOLITION OCCURS ADJACENT TO EXISTING TO REMAIN, PATCH AND REPAIR ADJACENT CONDITIONS FOR A UNIFORM APPEARANCE.
3. PRIOR TO COMMENCEMENT OF WORK, G.C. SHALL CAREFULLY INSPECT THE ENTIRE SITE OF ALL OBJECTS AND UTILITIES TO BE REMOVED AND/ OR PRESERVED TO DETERMINE REQUIREMENTS FOR PROTECTION OR DISCONNECTION AND CAPPING OF SUCH WORK IN ACCORDANCE WITH THE REQUIREMENT OF THE UTILITY COMPANY, OWNER, OR GOVERNMENT AGENCIES INVOLVED.
4. EXISTING CEILING TO BE MODIFIED AS PER REFLECTED CEILING PLAN
5. G.C. IS TO BE GUIDED BY INSTRUCTION OF BUILDING MANAGER AS TO MANNER OF HANDLING CONTRACTOR'S MATERIALS, EQUIPMENT AND DEBRIS.
6. G.C. SHALL REPAIR, AT HIS OWN EXPENSE, ANY DAMAGE TO EXISTING AREAS NOT DESIGNATED FOR REFURBISHMENT.
7. THE CONTRACTOR SHALL REMOVE, REROUTE AND/ OR CAP OFF ALL UNUSED UTILITIES COMING INTO SPACE. ALL UTILITIES, IF NOT BEING REROUTED, SHALL BE CAPPED OFF AS REQUIRED BY CODE IN PARTITIONS, FLOORS AND CEILINGS.
8. DEMOLITION SERVICES AND TEMPORARY WORK PLANNED BY G.C. SHALL NOT IN ANY WAY INTERFERE WITH NORMAL OPERATIONS WITHIN THE AFFECTED AND OR ADJACENT AREAS (ELEVATOR LOBBY, CORRIDORS, OR OTHER TENNANT SPACES.
9. G.C. SHALL RETAIN EXISTING LIGHTING FIXTURES FOR RE-USE. REPAIR, CLEAN, AND RELAMP ALL FIXTURES PRIOR TO REINSTALLATION AS REQUIRED.
10. CONTRACTOR SHALL NOT DAMAGE EXISTING FIRE COMMUNICATION WIRING OR EQUIPMENT IN AREA OF WORK.



N KEY PLAN
NO SCALE



N DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS

7	6	5	4	3	2	1

TENANT IMPROVEMENTS
DOCTORS CORP. / SAN ROMAN
PLAZA ROYALE - SUITES 306 / 308
15800 N.W. 67TH AVENUE MIAMI LAKES FLORIDA

RD ARCHITECTURE, INC.
REG. #AA 0003038
110 N.E. 33RD COURT OAKLAND PARK FLORIDA
PHONE: (954) 564-9202 FAX: (954) 697-0013

STATE OF FLORIDA — 8.31.07 — ROBIN R. DEON ARCHITECT AR-0010637

date:	6/15/07
drawn by:	RRD
checked by:	R.D.
project no:	07-112

drawing: D-1
of 2

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226023368 - 10/7/2026 10:54:52 AM
B2007-3202 PLANS FOR REFERENCE ONLY RWK 2026-09-25.pdf
Examiner
Date Time Stamp
Trade Stamp Name
TAYLOR, KARTHIS 10/7/2026 10:21:25 AM FIRE Reference Only.

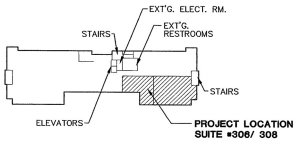
FOR RECORDS ONLY

LEGEND

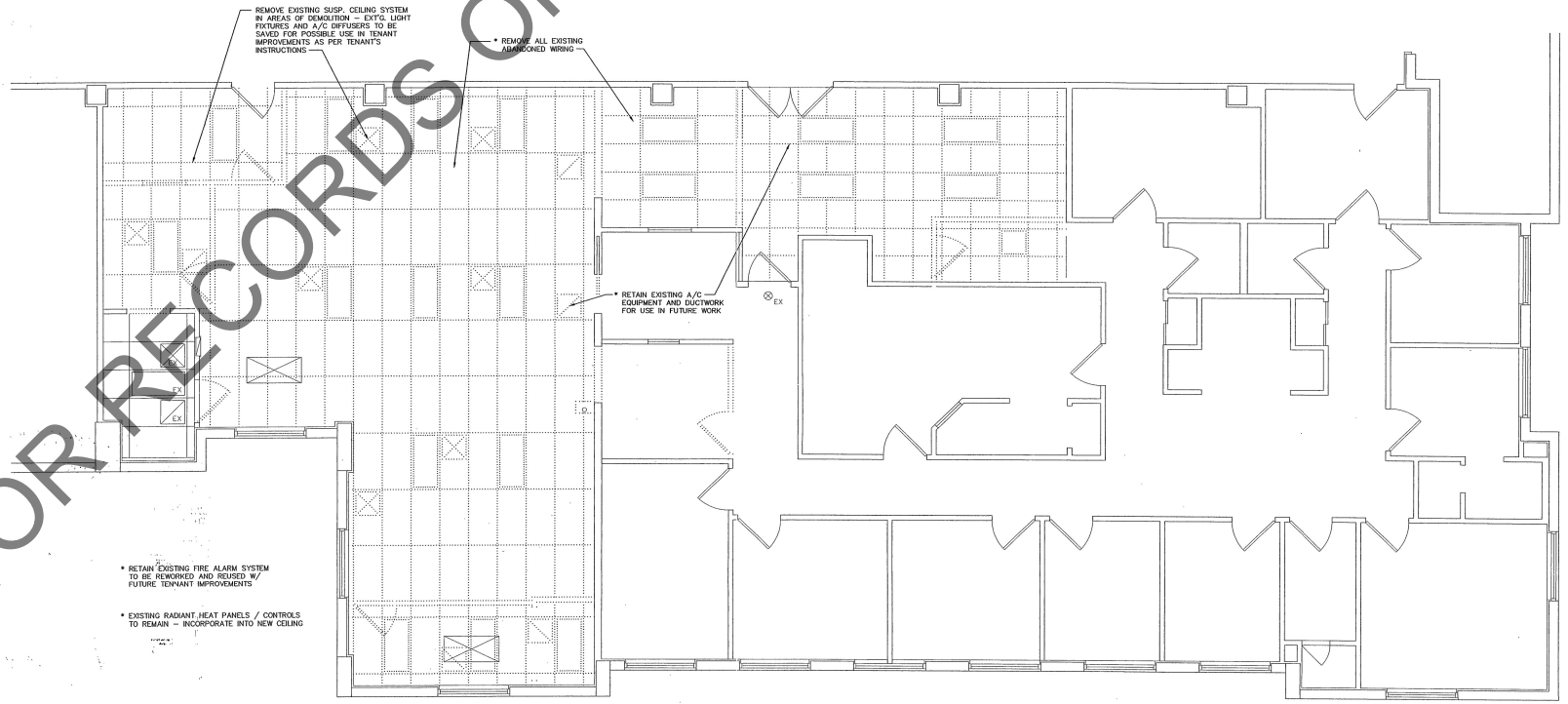
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN
- E — EXISTING FIXTURES TO REMAIN (SHOWN FOR REFERENCE)
- EXISTING FIXTURES TO BE REMOVED (ABANDON AND CAP AS REQUIRED)

NOTES :

1. ALL INFORMATION SHOWN DOTTED IS EXISTING TO BE REMOVED ; U.O.N.
2. WHERE DEMOLITION OCCURS ADJACENT TO EXISTING TO REMAIN, PATCH AND REPAIR ADJACENT CONDITIONS FOR A UNIFORM APPEARANCE.
3. PRIOR TO COMMENCEMENT OF WORK, G.C. SHALL CAREFULLY INSPECT THE ENTIRE SITE OF ALL OBJECTS AND UTILITIES TO BE REMOVED AND/ OR PRESERVED TO DETERMINE REQUIREMENTS FOR PROTECTION OR DISCONNECTION AND CAPPING OF SUCH WORK IN ACCORDANCE WITH THE REQUIREMENT OF THE UTILITY COMPANY, OWNER, OR GOVERNMENT AGENCIES INVOLVED.
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N KEY PLAN
NO SCALE



N DEMOLITION CEILING PLAN
SCALE: 1/4" = 1'-0"

REVISIONS
7 6 5 4 3 2 1

TENANT IMPROVEMENTS
DOCTORS CORP. / SAN ROMAN
PLAZA ROYALE - SUITES 306 / 308
15800 N.W. 67TH AVENUE MIAMI LAKES FLORIDA

RD ARCHITECTURE, INC.
REG. #AA 0003038 OAKLAND PARK FLORIDA
110 N.E. 32ND COURT PHONE: (954) 564-9202 FAX: (954) 667-0013

6-21-07
RENE R. DEDEU
ARCHITECT
AR-0010657

date: 6/15/07
drawn by: RRD
checked by: R.D.
project no: 07-112

drawing: D-2
of 2

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226023368 - 10/7/2026 10:54:52 AM
B2007-3202 PLANS FOR REFERENCE ONLY RWK 2026-09-25.pdf
Examiner Date Time Stamp Trade Stamp Name
TAYLOR, KARTHIS 10/7/2026 10:21:25 AM FIRE Reference Only.

FOR RECORDS ONLY

B2007-3202
15600 NW 67 Ave
#308

OFFICE COPY

FOLIO # 3201402700 12
ADDRESS: 15600 NW 67 AVENUE
UNIT 308
PROCESS # B2007-3202

32-2014-027-0012
TOWN OF MIAMI LAKES
THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE AT ALL TIMES FOR INSPECTION

ZONING		
LANDSCAPING		
PUBLIC WORKS		
BUILDING	12/17/07	
ELECTRICAL	12/18/07	
PLUMBING	12/17/07	
MECHANICAL	12/17/07	
ENERGY		

12/18/07 Allg.

Z-B

FIRE INSPECTION REQUIRED
DO NOT OCCUPY OR STOCK
until the Fire Department approves a T.C.O. or C.O.

APPROVED
MIAMI-DADE COUNTY FIRE DEPARTMENT
FIRE ALARM
FIRE SUPPRESSION
WATER MAIN EXT.
DATE DEC 1 8 2007 BY

B7608 034/690 18845

Dern Number: 2007-0819-1817-2377
Contact Name: MR KELLY BROWNING
Contact Phone: (954)895-0000
Folio: 32-2014-027-0012
Project Name: DOCTOR'S CORP TENANT IMPRC
Date Received: 11/13/2007
Reviewer Name: KIRK WONG

MIAMI-DADE CO. FIRE DEPARTMENT
APPLICATION # 07326-02477

X 20080 31180 #18506
DISAPPROVED BY:
MIAMI-DADE COUNTY FIRE DEPARTMENT
BLDG PERMIT SPK ON SITE
WATER MAIN EXTENSION
DATE 12/07 BY

X 20080 27260 #18468
DISAPPROVED BY:
MIAMI-DADE COUNTY FIRE DEPARTMENT
BLDG PERMIT SPK ON SITE
WATER MAIN EXTENSION
DATE 11/19/07 BY

PLAN PROCESSING NO. 17

REVIEW TYPE	REVIEWED	DATE	CONDITIONS	DATE
ENV CORE		12-4-07		9/28/07
FLOOD PLAIN				
INDUSTRIAL FAC.		11/16/07		10/16/07
ASBESTOS		12/4/07		
PAVING/DRAINAGE				
STORAGE TANK				
WASTE REG.				
PRETREATMENT				
WATER SUPPLY				
WASTEWATER				
AIR				
AGRICULTURAL				
AIRPORT				
UPLAND & FW/R				
OTHER				

FINAL DEPARTMENTAL APPROVAL 12-4-07
SIGNATURE DATE
*PERMIT IS NOT VALID UNTIL FINAL DEPARTMENTAL APPROVAL IS ISSUED BY THE OFFICE OF PLAN REVIEW SERVICES

Fuel 1/D6

78

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

9/15/2026 2:33:50 PM

Contact Name:	Janiel Arias
Contact Email:	ARIASJ@MIAMILAKES-FL.GOV
Tracking Number:	3226023368
Reviews to rework:	DIND,FIRE,PWIF,WASA
Comments:	

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

9/25/2026 11:32:16 AM

Contact Name:	Janiel Arias
Contact Email:	ARIASJ@MIAMILAKES-FL.GOV
Tracking Number:	3226023368
Reviews to rework:	FIRE
Comments:	

Zoning

Zoning Hearing | Zoning Maps | Resolution Log | Appeals | Recorded Docs | Foreclosure & C.U. | MuniCode

Important Notice:
This site allows you to search zoning applications (Administrative Adjustments, Zoning Hearing Applications, etc.) that were submitted to the department and reached a final determination prior to September 12, 2016. **For zoning applications filed on or after September 12, 2016** or applications filed prior to the that date that were still in progress (had not reached a final determination), **please visit the Zoning Self-Service Portal** at https://energov.miamidade.gov/EnerGov_Prod/SelfService#/home

Certificate of Use (C.U.) Details Page

Certificate of Use (CU)

Process No:	U1992009887	Appl Date:	6/19/1992	Certificate No:	1992078711
Cert Type:	P PERMANENT	If Alcohol	☐ Liquor ☐ Beer ☐ Wine		
Appl Type:	U LAND				
Business Use:	2022		MEDICAL OFFICE	Sq Ft:	3800
Use Specifics:	DOCTORS OFFICE	Zone:	BU2		
Bus Owner Name:	PICARD-AMI/CARBALLOS	Folio:	3020140270012		
D/B/A:	MEDICAL OFFICES OF MI	TRS:	145240		
Bus Address:	15600 NW 67 AVE		306		
	MIAMI	FL	33014		
Condition(s):	COSTARANGOS/MONTES				
	MUST COMPLY WITH IW5				
Status:					
Issue Date:	6/19/1992	Fee:	157.94		

Payments | Inspections | Resolutions | Related CU(s)

Back to Top | Back

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226023368 - 10/7/2026 10:54:52 AM
CU1992009887_MDC Screenshot.pdf

MIAMI LAKES
Growing Beautifully

6601 Main Street
Miami Lakes, Fl. 33014

CERTIFICATE OF USE

Name and Address of Licensee:

MEDICAL CENTERS OF MIAMI
15600 NW 67 AVE #308-310
MIAMI LAKES, FL 33014

Name and Address of Owner:

JUAN GARCES
MEDICAL CENTERS OF MIAMI
15600 NW 67 AVE #308-310
MIAMI LAKES, FL 33014

Approved Occupancy Use:

MEDICAL OFFICE/CLINIC

Zoning District:

TC

C.U. No.: **CU2026-0015**

2/2/2026
Date of Issue

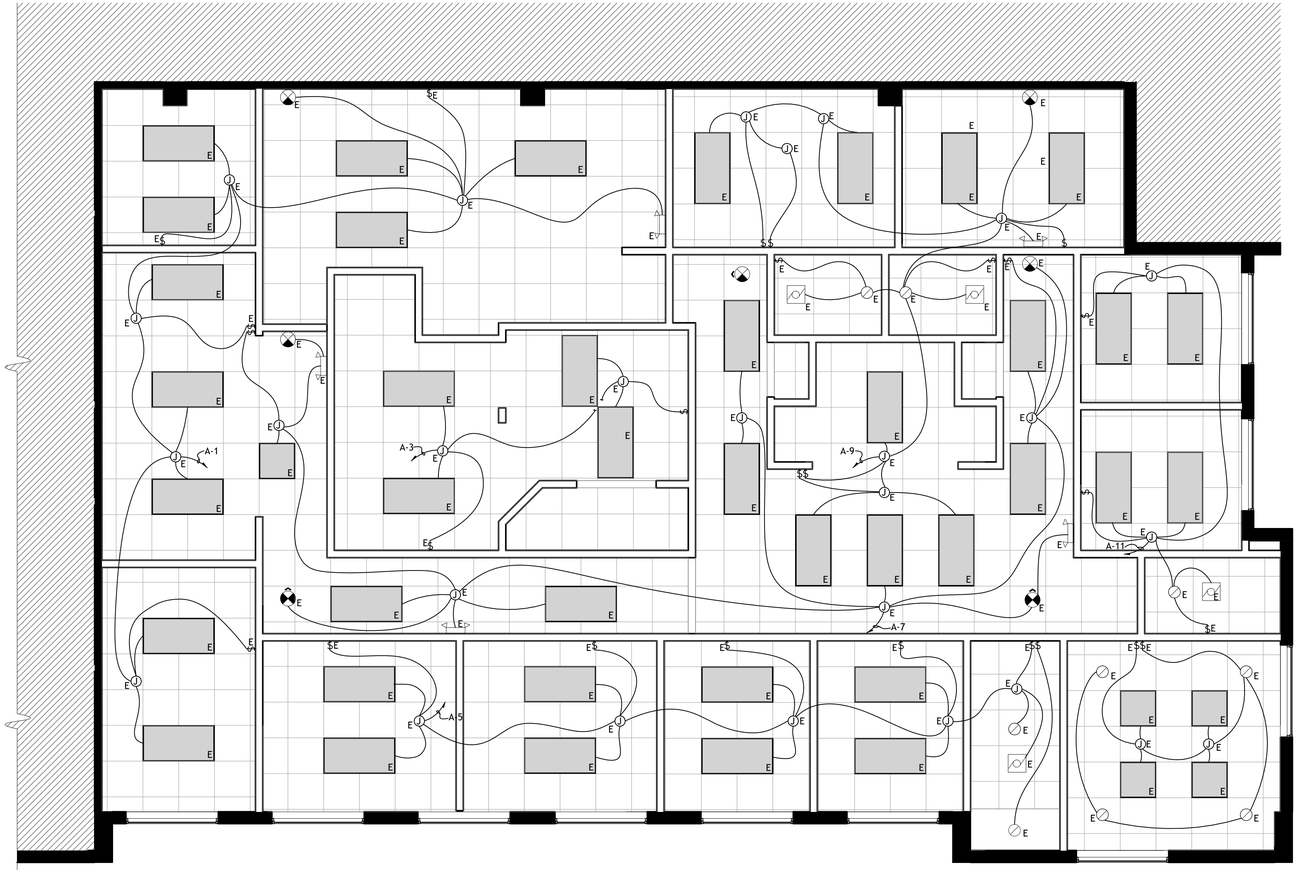
Zoning Official
6601 Main Street
Miami Lakes, FL 33014
(305) 364-6100

The Certificate of Use is issued to the above Applicant for building at above named location only upon the express condition that the applicant will abide by and comply with all provisions of Zoning Ordinance and all Ordinances or Building Codes of the Town of Miami Lakes pertaining to the erection, construction, alteration, remodeling or use of building or structures.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226023368 - 10/7/2026 10:54:52 AM
CU2026-0015 TOML CU.pdf

LIGHTING PLAN LEGEND

	EXISTING ACOUSTICAL CEILING TILE AND SUSPENSION SYSTEM
	2'x4' LIGHT FIXTURE
	2'x2' LIGHT FIXTURE
	RECESSED CAN LIGHT FIXTURE
	EMERGENCY LIGHT WALL MOUNTED
	EXHAUST FAN
	EXIT LIGHT
$	LIGHT SWITCH
	CONDUIT
J	CEILING MOUNTED JUNCTION BOX
E	DENOTES EXISTING TO REMAIN
	ADJACENT TENANTS & COMMON AREAS



1 ELECTRICAL LIGHTING PLAN - FOR REFERENCE ONLY
1/4" = 1'-0"

NOTES:

1. THIS PERMIT INVOLVES NO NEW WORK OR ALTERATIONS TO THE EXISTING CONDITIONS. ELECTRICAL WORK DEPICTED ON THIS SHEET IS CARRIED FORWARD FROM PREVIOUSLY PERMITTED PROJECTS FOR THIS SUITE
2. REFER TO A-100 rev.1 FOR LOCATION OF EXISTING ELECTRICAL PANEL 'A'

Luisa M. Molina

6315 Gage Pl
Miami Lakes, FL 33014
786-564-6711

FL. Reg. No. AR97101

Sign & Seal

STATE OF FLORIDA · LUISA M MOLINA · AR97101 · REGISTERED ARCHITECT

Luisa M. Molina

Digitally signed by Luisa M. Molina
Date: 2026.09.14 15:02:47 -04'00'

OWNERSHIP AND USE OF THE DOCUMENTS:
THESE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXPRESSED IDEAS AS INSTRUMENTS OF SERVICE ARE/SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE OWNER AND/OR TENANT SHALL ONLY BE PERMITTED TO RETAIN COPIES OF THESE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXPRESSED IDEAS FOR INFORMATION AND REFERENCE. THE DOCUMENTS SHALL NOT BE USED BY THE OWNER AND/OR TENANT ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THE PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING WITH THE ARCHITECT.

Project Information

Suite 306 - AS-BUILT
PLAZA ROYALE
15600 NW 67th Avenue, Suite 306
Miami Lakes, FL 33014

Owner

The Graham Companies
6843 Main Street Miami Lakes, Florida
(305) 821-1130

Consultants

Revision Issue Log

No.	DESCRIPTION	DATE
1	TOWL/MDC COMMENTS	09/10/2026

Project No. 2026-035
Date 08/15/2026

Sheet No. E-100 1

Sheet of

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226023368 - 10/7/2026 10:54:52 AM
E-100.pdf
Examiner Date Time Stamp Trade Stamp Name
TAYLOR, KARTHIS 10/7/2026 10:31:24 AM FIRE Approved

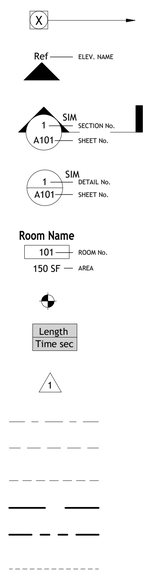
ABBREVIATIONS

AL.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL, ARCHITECT
AVG.	AVERAGE
BD.	BOARD
B.O.	BOTTOM OF
B.O.B.	BOTTOM OF BEAM
B.O.C.	BOTTOM OF CEILING
BOTT.	BOTTOM
CEM. PLS.	CEMENT PLASTER
CCTV.	CLOSED CIRCUIT TELEVISION
CLG.	CELING
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DBL.	DOUBLE
DWG.	DRAWING
EA.	EACH
ELEV.	ELEVATION
ELEC.	ELECTRICAL
EMERG.	EMERGENCY
EQPT.	EQUIPMENT
EQ.	EQUAL
EXH.	EXHAUST
EXIST.	EXISTING
E.J.	EXPANSION JOINT
E.W.	EACH WAY
EWC.	ELECTRIC WATER COOLER
FD.	FLOOR DRAIN
FIN.	FINISH
FL.	FLOOR
FT.	FOOT
FTG.	FOOTING
GA.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GYP.	GYPSUM
HC.	HOLLOW CORE
HDW.	HARDWARE
HM.	HOLLOW METAL
HORIZ.	HORIZONTAL
HP.	HIGH POINT
INSUL.	INSULATE, INSULATION
INT.	INTERIOR
JT.	JOINT
LB.	POUND
LP.	LOW POINT
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MANF.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MAT.	MATERIAL
NIC.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
PLS. LAM.	PLASTIC LAMINATE
PL.	PLATE
PLYWD.	PLYWOOD
PREFAB.	PREFABRICATED
PVC.	POLYVINYL CHLORIDE PIPE
R.	RADIUS
REQ.	REQUIRED
REINF.	REINFORCEMENT
SC.	SOLID CORE
SIM.	SIMILAR
SHT.	SHEET
SPEC.	SPECIFICATION
S.S.	STAINLESS STEEL
SUSP.	SUSPEND, SUSPENDED
SYS.	SYSTEM
TEMP.	TEMPERED
T&G.	TONGUE AND GROOVE
T.O.B.	TOP OF BEAM
T.O.S.	TOP OF SLAB
T.O.P.	TOP OF PARAPET
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
W/	WITH
WD.	WOOD
W/O	WITHOUT
WWF.	WIRE WELDED FABRIC

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE FLORIDA BUILDING CODE AS WELL AS ALL OTHER APPLICABLE CODES - LATEST EDITIONS.
2. DO NOT SCALE DRAWINGS. DIMENSIONS AND/OR EXISTING CONDITIONS GOVERN. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
3. ALL DETAILS, SECTIONS, DIAGRAMS, ETC., ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE PROJECT.
4. ALL CONTRACTORS ARE TO VISIT THE SITE AND CAREFULLY INSPECT THE EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING DIMENSIONS, QUANTITIES, MATERIALS, LOCATIONS OF PIPE CONDUIT, EQUIPMENT, DUCTWORK, ETC. ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS MUST BE REPORTED IMMEDIATELY TO ARCHITECT AND BUILDING OWNER .
5. THE JOB SITE IS TO BE KEPT CLEAN AND FREE OF ALL DEBRIS AT ALL TIMES. ASSURE PROTECTION FOR ADJACENT OCCUPANCIES.
6. ALL MATERIALS FURNISHED ON THE JOB SITE SHALL BE NEW AND STORED IN SUCH A MANNER AS TO PROTECT THEM FROM THE ELEMENTS.
7. THE CONTRACTOR SHALL PROVIDE SAMPLES OF ALL SPECIFIED FINISH MATERIALS PRIOR TO INSTALLATION.
8. THE CONTRACTOR IS RESPONSIBLE TO FILE, OBTAIN AND PAY FOR BUILDING DEPARTMENT PERMITS.
9. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY DAMAGE TO EXISTING AREAS NOT DESIGNATED FOR REFURBISHMENT.
10. ALL NEW WALLS ARE TO BE TAPED AND SPACKLED AND ARE TO APPEAR HOMOGENOUS WITH EXISTING CONSTRUCTION WHEN COMPLETED.
11. GENERAL CONTRACTOR TO VERIFY THAT ALL REMAINING OUTLETS ARE IN GOOD WORKING ORDER.
12. SUPPORT WIRES FOR CEILINGS, SOFFITS, ETC., SHALL NOT BE CONNECTED TO ANY MECHANICAL, ELECTRICAL, PLUMBING OR FIRE PROTECTION PIPING, ETC.
13. CONTACT LANDLORD REPRESENTATIVE FOR PRE-CONSTRUCTION MEETING.
14. NO DISRUPTION OF UTILITIES AFFECTING OTHER TENANT'S WITHOUT NOTIFYING THE LANDLORD REPRESENTATIVE.
15. THE AREA OF WORK WILL NOT BE OCCUPIED DURING THE DEMOLITION PHASE.
16. GENERAL CONTRACTOR TO CAREFULLY REMOVE EXISTING LIFE SAFETY DEVICES ON AFFECTED AREAS AND SAFEGUARD FOR THEIR POSSIBLE RE-USE.
17. THERE ARE NO STRUCTURAL MODIFICATIONS TO THE EXISTING BUILDING UNDER THIS PERMIT. ALL NEW PARTITIONS ARE NOT STRUCTURAL.

SYMBOL LEGEND



INDEX OF DRAWINGS

GENERAL INFORMATION

i-000 COVER SHEET

LIFE SAFETY

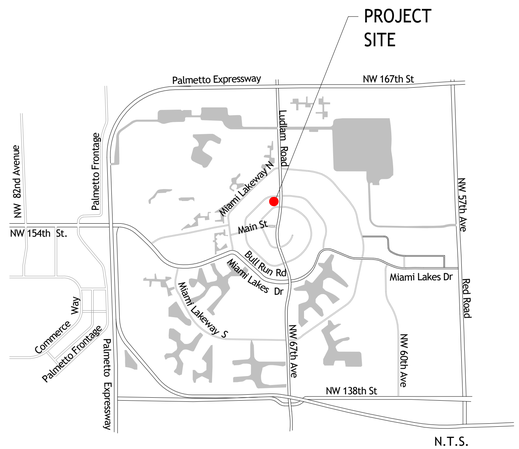
LS-01 LIFE SAFETY PLAN

ARCHITECTURAL

A-100 FLOOR PLAN - AS-BUILT

A-101 REFLECTED CEILING PLAN - AS-BUILT

LOCATION MAP



LEGAL DESCRIPTION

A PORTION OF TRACT "V", MIAMI LAKES TOWN CENTER SECTION TWELVE," ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129 AT PAGE 66 OF THE PUBLIC RECORDS OF DADE COUNTY

FOLIO: 32-2014-027-0012

PROJECT SUMMARY

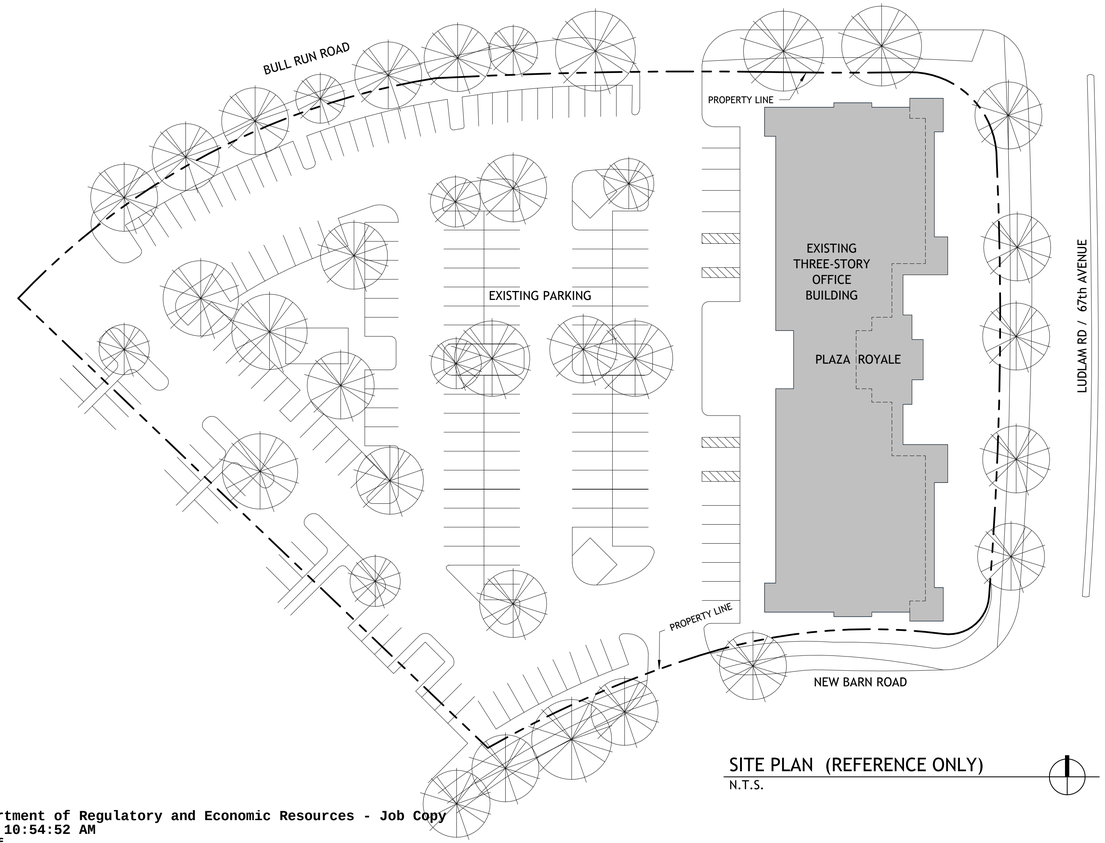
THESE DRAWINGS ARE SUBMITTED EXCLUSIVELY FOR THE PURPOSE OF ESTABLISHING OCCUPANCY AND OBTAINING A CERTIFICATE OF OCCUPANCY FOR GASTROMED, LLC. ALL CONSTRUCTION AND IMPROVEMENTS SHOWN ON THE DRAWINGS ARE EXISTING AND ARE TO REMAIN AS IS; THIS SUBMISSION DOES NOT PROPOSED ANY NEW WORK.

OCCUPANCY CLASSIFICATION: GROUP B (BUSINESS)

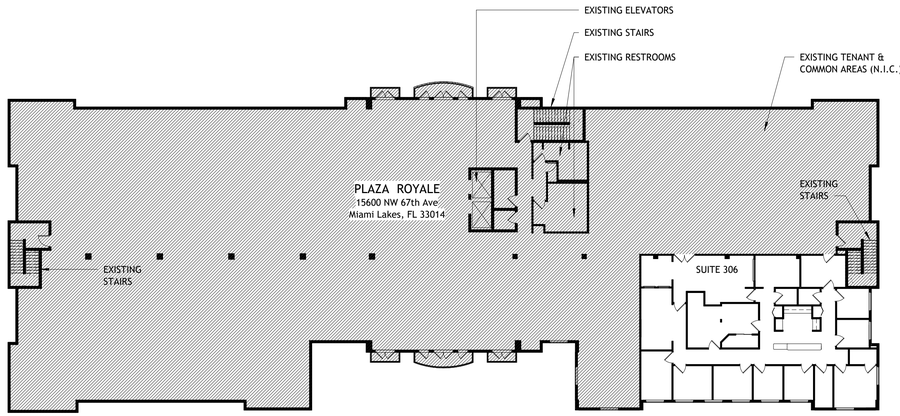
USE: MEDICAL OFFICE

CONSTRUCTION TYPE: TYPE IIIB, UNSPRINKLERED

WORK CLASSIFICATION: N/A



SITE PLAN (REFERENCE ONLY)
N.T.S.



THIRD FLOOR KEY PLAN
1" = 20'-0"

Luisa M. Molina

6315 Gage Pl
Miami Lakes, FL 33014
786-564-6711

FL. Reg. No. AR97101

Sign & Seal

STATE OF FLORIDA
LUISA M MOLINA
AR97101
REGISTERED ARCHITECT

Luisa M. Molina

Digitally signed by Luisa M. Molina
Date: 2026.08.27 16:59:54 -04'00'

OWNERSHIP AND USE OF THE DOCUMENTS:
THESE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXPRESSED IDEAS AS INSTRUMENTS OF SERVICE ARE/SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE OWNER AND/OR TENANT SHALL ONLY BE PERMITTED TO RETAIN COPIES OF THESE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXPRESSED IDEAS FOR INFORMATION AND REFERENCE. THE DOCUMENTS SHALL NOT BE USED BY THE OWNER AND/OR TENANT ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THE PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING WITH THE ARCHITECT.

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PLAZA ROYALE
15600 NW 67th Avenue, Suite 306
Miami Lakes, FL 33014

Owner

The Graham Companies
6843 Main Street Miami Lakes, Florida
(305) 821-1130

Consultants

Revision Issue Log

No.	DESCRIPTION	DATE

Project No. 2026-035
Date 08/15/2026

Sheet No.
i-000

Sheet of

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226023368 - 10/7/2026 10:54:52 AM
i-000 - COVER SHEET.pdf

Examiner	Date Time Stamp	Trade	Stamp Name
RODRIGUEZ PALMERO, MERCEDES	9/2/2026 2:29:32 PM	DASB	Approved
HIDALGO, MARTA	9/1/2026 4:11:56 PM	DERM	Approved
RODRIGUEZ, DANIEL	9/16/2026 7:52:39 AM	DIND	VOID
TAYLOR, KARTHIS	10/7/2026 10:29:53 AM	FIRE	Approved
TAYLOR, KARTHIS	10/7/2026 10:32:46 AM	FIRE	Void

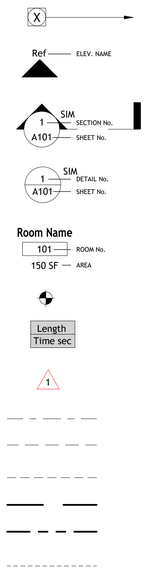
ABBREVIATIONS

AL.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL, ARCHITECT
AVG.	AVERAGE
BD.	BOARD
B.O.	BOTTOM OF
B.O.B.	BOTTOM OF BEAM
B.O.C.	BOTTOM OF CEILING
BOTT.	BOTTOM
CEM. PLS.	CEMENT PLASTER
CCTV.	CLOSED CIRCUIT TELEVISION
CLG.	CELING
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DBL.	DOUBLE
DWG.	DRAWING
EA.	EACH
ELEV.	ELEVATION
ELEC.	ELECTRICAL
EMERG.	EMERGENCY
EQPT.	EQUIPMENT
EQ.	EQUAL
EXH.	EXHAUST
EXIST.	EXISTING
E.J.	EXPANSION JOINT
E.W.	EACH WAY
EWC.	ELECTRIC WATER COOLER
FD.	FLOOR DRAIN
FIN.	FINISH
FL.	FLOOR
FT.	FOOT
FTG.	FOOTING
GA.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GYP.	GYPSUM
HC.	HOLLOW CORE
HDW.	HARDWARE
HM.	HOLLOW METAL
HORIZ.	HORIZONTAL
HP.	HIGH POINT
INSUL.	INSULATE, INSULATION
INT.	INTERIOR
JT.	JOINT
LB.	POUND
LP.	LOW POINT
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MANF.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MAT.	MATERIAL
NIC.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
PLS. LAM.	PLASTIC LAMINATE
PL.	PLATE
PLYWD.	PLYWOOD
PREFAB.	PREFABRICATED
PVC.	POLYVINYL CHLORIDE PIPE
R.	RADIUS
REQ.	REQUIRED
REINF.	REINFORCEMENT
SC.	SOLID CORE
SIM.	SIMILAR
SHT.	SHEET
SPEC.	SPECIFICATION
S.S.	STAINLESS STEEL
SUSP.	SUSPEND, SUSPENDED
SYS.	SYSTEM
TEMP.	TEMPERED
T&G.	TONGUE AND GROOVE
T.O.B.	TOP OF BEAM
T.O.S.	TOP OF SLAB
T.O.P.	TOP OF PARAPET
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
W/	WITH
WD.	WOOD
W/O	WITHOUT
WWF.	WIRE WELDED FABRIC

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE FLORIDA BUILDING CODE AS WELL AS ALL OTHER APPLICABLE CODES - LATEST EDITIONS.
2. DO NOT SCALE DRAWINGS. DIMENSIONS AND/OR EXISTING CONDITIONS GOVERN. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
3. ALL DETAILS, SECTIONS, DIAGRAMS, ETC., ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE PROJECT.
4. ALL CONTRACTORS ARE TO VISIT THE SITE AND CAREFULLY INSPECT THE EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING DIMENSIONS, QUANTITIES, MATERIALS, LOCATIONS OF PIPE CONDUIT, EQUIPMENT, DUCTWORK, ETC. ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS MUST BE REPORTED IMMEDIATELY TO ARCHITECT AND BUILDING OWNER .
5. THE JOB SITE IS TO BE KEPT CLEAN AND FREE OF ALL DEBRIS AT ALL TIMES. ASSURE PROTECTION FOR ADJACENT OCCUPANCIES.
6. ALL MATERIALS FURNISHED ON THE JOB SITE SHALL BE NEW AND STORED IN SUCH A MANNER AS TO PROTECT THEM FROM THE ELEMENTS.
7. THE CONTRACTOR SHALL PROVIDE SAMPLES OF ALL SPECIFIED FINISH MATERIALS PRIOR TO INSTALLATION.
8. THE CONTRACTOR IS RESPONSIBLE TO FILE, OBTAIN AND PAY FOR BUILDING DEPARTMENT PERMITS.
9. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY DAMAGE TO EXISTING AREAS NOT DESIGNATED FOR REFURBISHMENT.
10. ALL NEW WALLS ARE TO BE TAPED AND SPACKLED AND ARE TO APPEAR HOMOGENOUS WITH EXISTING CONSTRUCTION WHEN COMPLETED.
11. GENERAL CONTRACTOR TO VERIFY THAT ALL REMAINING OUTLETS ARE IN GOOD WORKING ORDER.
12. SUPPORT WIRES FOR CEILINGS, SOFFITS, ETC., SHALL NOT BE CONNECTED TO ANY MECHANICAL, ELECTRICAL, PLUMBING OR FIRE PROTECTION PIPING, ETC.
13. CONTACT LANDLORD REPRESENTATIVE FOR PRE-CONSTRUCTION MEETING.
14. NO DISRUPTION OF UTILITIES AFFECTING OTHER TENANT'S WITHOUT NOTIFYING THE LANDLORD REPRESENTATIVE.
15. THE AREA OF WORK WILL NOT BE OCCUPIED DURING THE DEMOLITION PHASE.
16. GENERAL CONTRACTOR TO CAREFULLY REMOVE EXISTING LIFE SAFETY DEVICES ON AFFECTED AREAS AND SAFEGUARD FOR THEIR POSSIBLE RE-USE.
17. THERE ARE NO STRUCTURAL MODIFICATIONS TO THE EXISTING BUILDING UNDER THIS PERMIT. ALL NEW PARTITIONS ARE NOT STRUCTURAL.

SYMBOL LEGEND



INDEX OF DRAWINGS

GENERAL INFORMATION

i-000 COVER SHEET

LIFE SAFETY

LS-01 LIFE SAFETY PLAN

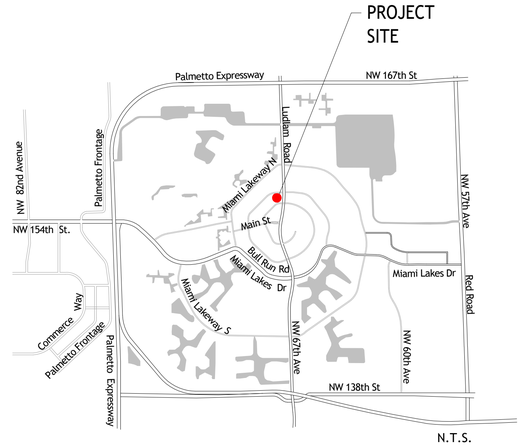
ARCHITECTURAL

A-100 FLOOR PLAN - AS-BUILT

A-101 REFLECTED CEILING PLAN - AS-BUILT

E-100 ELECTRICAL LIGHTING PLAN

LOCATION MAP



LEGAL DESCRIPTION

A PORTION OF TRACT "V", MIAMI LAKES TOWN CENTER SECTION TWELVE," ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129 AT PAGE 66 OF THE PUBLIC RECORDS OF DADE COUNTY

FOLIO: 32-2014-027-0012

PROJECT SUMMARY

THESE DRAWINGS ARE SUBMITTED EXCLUSIVELY FOR THE PURPOSE OF ESTABLISHING OCCUPANCY AND OBTAINING A CERTIFICATE OF OCCUPANCY FOR GASTROMED, LLC. ALL CONSTRUCTION AND IMPROVEMENTS SHOWN ON THE DRAWINGS ARE EXISTING AND ARE TO REMAIN AS IS; THIS SUBMISSION DOES NOT PROPOSED ANY NEW WORK.

OCCUPANCY CLASSIFICATION: GROUP B (BUSINESS)

USE: MEDICAL OFFICE

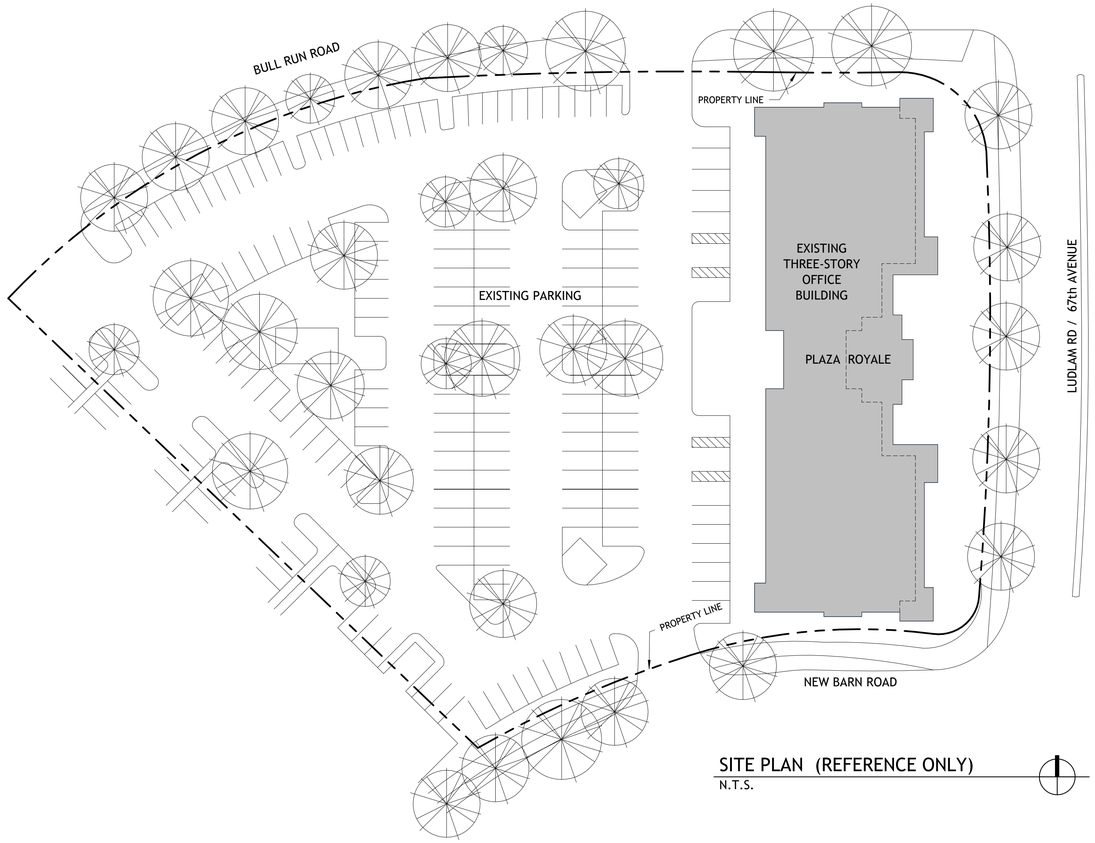
CONSTRUCTION TYPE: TYPE IIIB, UNSPRINKLERED

WORK CLASSIFICATION: N/A

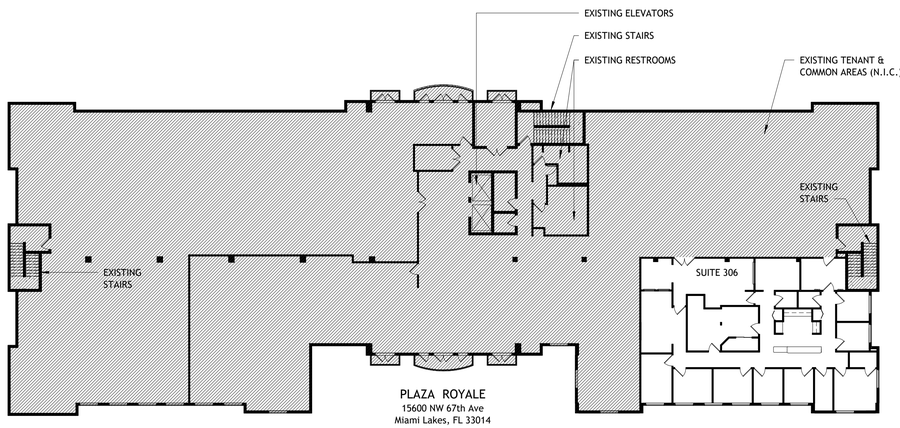
TENANT'S USE OF THE SPACE

1

THE GASTROMED OFFICE DAY-TO-DAY OPERATIONS ARE OUTPATIENT MEDICAL & DIAGNOSTIC SERVICES RELATED TO DIGESTIVE HEALTH. PATIENTS TYPICALLY COME IN FOR CONSULTATIONS, EXAMS, AND FOLLOW-UP CARE.
X-RAYS AND SPECIALIZED DIAGNOSTIC PROCEDURES ARE REFERRED TO OTHER LOCATIONS.



SITE PLAN (REFERENCE ONLY)
N.T.S.



THIRD FLOOR KEY PLAN
1" = 20'-0"

Luisa M. Molina

6315 Gage Pl
Miami Lakes, FL 33014
786-564-6711

FL. Reg. No. AR97101

Sign & Seal

STATE OF FLORIDA · LUISA M MOLINA · AR97101 · REGISTERED ARCHITECT

Luisa M. Molina

Digitally signed by Luisa M. Molina
Date: 2026.09.14 15:05:05 -04'00'

OWNERSHIP AND USE OF THE DOCUMENTS:
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Project Information

Suite 306 - AS-BUILT
PLAZA ROYALE
15600 NW 67th Avenue, Suite 306
Miami Lakes, FL 33014

Owner

The Graham Companies
6843 Main Street Miami Lakes, Florida
(305) 821-1130

Consultants

Revision Issue Log

No.	DESCRIPTION	DATE
1	TOML/MDC COMMENTS	09/10/2026

Project No. 2026-035
Date 08/15/2026

Sheet No.
i-000

Sheet of

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226023368 - 10/7/2026 10:54:52 AM
i-000_09-15-2026.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ, DANIEL 9/16/2026 7:52:32 AM DIND Approved
TAYLOR, KARTHIS 10/7/2026 10:32:38 AM FIRE Approved

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

10/7/2026 10:54:52 AM

Tracking #	Process #	Permit #
3226023368	M2026023368	2027001230

THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

Process #	Review	Disposition	Reviewer	Date
M2026023368	ASBESTOS	A	RODRIGUEZ PALMERO, MERCEDES	9/2/2026
M2026023368	FIRE	A	TAYLOR, KARTHIS	10/7/2026
M2026023368	IMPACT FEES	N	ALZIN, NOURA	9/15/2026
M2026023368	INDUSTRIAL	A	RODRIGUEZ, DANIEL	9/16/2026
M2026023368	RER ENVIRONMENTAL CORE	A	HIDALGO, MARTA	9/1/2026
M2026023368	UPFRONT FEES	A	WEB APPLICATION ID	8/31/2026
M2026023368	WASA	A	CIACCIO, TOMAS	9/21/2026

Disclaimer.

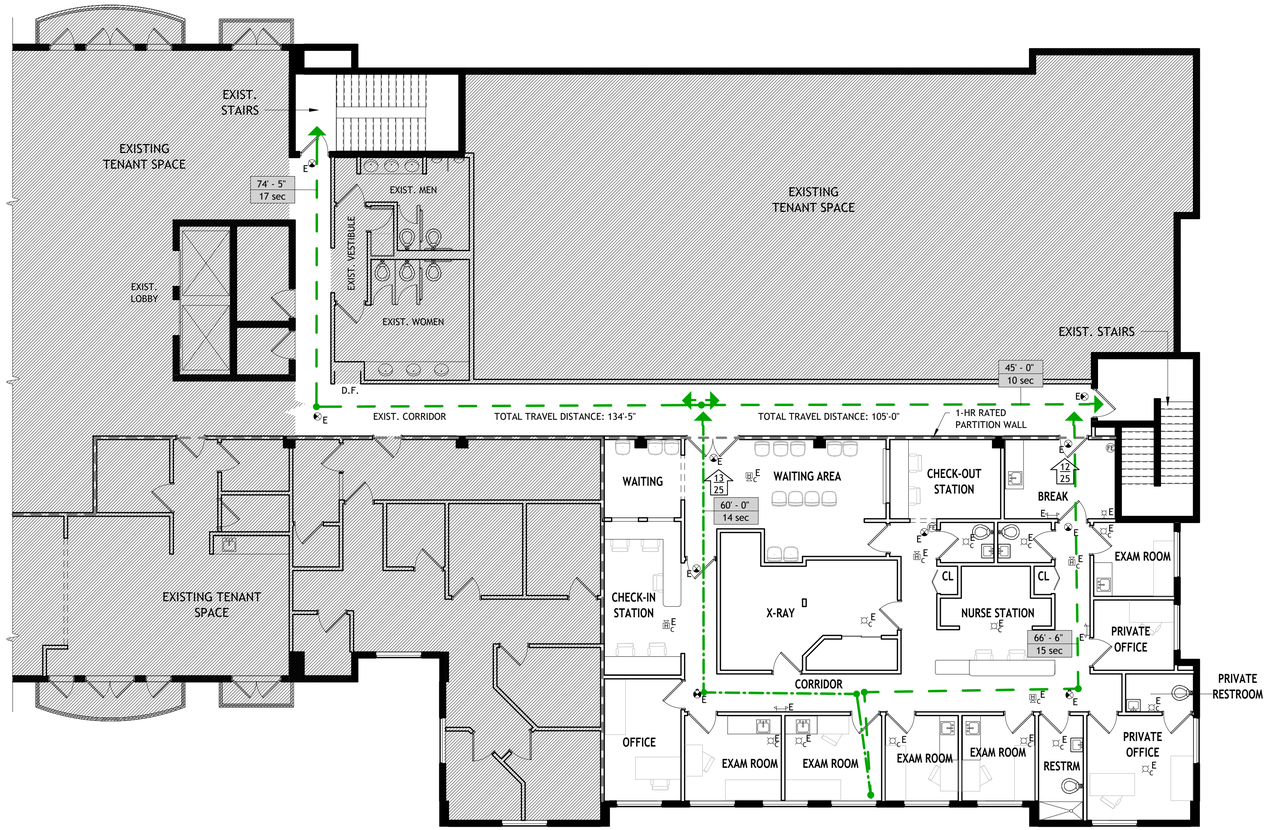
Subject to compliance with all Federal, State, and County Laws, rules and regulations. Miami-Dade County assumes no responsibility for accuracy of or results of these plans.

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	DASB	A	Approved
Approved	DERM	A	Approved
Approved	DIND	A	Approved
VOID	DIND	V	VOID
Approved	FIRE	A	Approved
Reference Only.	FIRE	R	Reference only.
Void	FIRE	V	Void

LIFE SAFETY PLAN LEGEND

- EXISTING CMU WALL / STRUCT. COLUMN TO REMAIN
- EXISTING INTERIOR PARTITION WALL TO REMAIN
- EXISTING FULL HEIGHT DEMISING WALL 1-HR FIRE RATED
- No. OF OCCUPANTS TO EGRESS AT THIS LOCATION
- DIRECTION OF REQUIRED EGRESS
- No. OF TOTAL OCCUPANTS WITHIN THE SPACE
- Length / Time sec — TRAVEL DISTANCE
- Length / Time sec — COMMON PATH OF TRAVEL
- HORN / STROBE LIGHT CEILING MOUNTED
- STROBE WALL MOUNTED
- STROBE CEILING MOUNTED
- EXIT SIGN — DIRECTION OF ARROWS ILLUMINATED SURFACE
- EMERGENCY LIGHT WALL MOUNTED
- FIRE EXTINGUISHER INSTALLED at 48" AFF
- E — DENOTES EXISTING TO REMAIN
- ADJACENT TENANTS AND COMMON AREAS (N.I.C.)



1 LIFE SAFETY PLAN - SUITE 306
1/8" = 1'-0"

LIFE SAFETY INFORMATION

TOTAL EXISTING SUITE AREA = 2,586 SF
OCCUPANCY CLASSIFICATION = GROUP B (MEDICAL OFFICE)

OCCUPANT LOAD BASED ON FUNCTION

BUSINESS AREAS (GROUP B)	1 PER 150 = 2,470 SF	/ 150 = 17 OCCUPANTS
BREAK ROOM	1 PER 15 = 116 SF	/ 15 = 8 OCCUPANTS
	2,586 SF	25 OCCUPANTS

SUITE 306 (PROF. OFFICE)		MAX. TRAVEL DISTANCE (T1017.2)	MAX. COMMON PATH (T1006.2.1)	MAX. DEAD END	# OF EXITS (SECTION 1006.2)	EGRESS SIZING
	REQUIRED	200'	100'	20'	1	5"
	PROVIDED	REFER TO PLAN	REFER TO PLAN	N/A	2	102" CLEAR.

NOTES:

1. NUMBER OF EXITS (OCCUPANT CAPACITY OF LESS THAN 50) = 1 EXIT REQUIRED/ 2 EXITS PROVED
2. ALL LIFE SAFETY DEVICES SHOWN (EXIT SIGNS, HORN/STROBES, PULL STATIONS AND FIRE EXTINGUISHERS) ARE TO EXISTING TO REMAIN
3. PROVIDE ONE - 5 LB ABC TYPE EXTINGUISHER PER EVERY 3,000 SF., NOT TO EXCEED 75' OF TRAVEL. TOTAL # REQUIRED: 1, TOTAL EXISTING: 2

FOR REFERENCE ONLY - AS BUILT

PLUMBING FIXTURE COUNT (EXISTING 3rd FL) FBC T-403.1

TOTAL THIRD FLOOR AREA: 19,635 SF

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BUSINESS AREAS (GROUP B) 19,408 SF/150 = 130 OCCUPANTS
MEETING AREAS (BREAK ROOMS) 227 SF/15 = 16 OCCUPANTS
19,635 SF

	MALE (73)			FEMALE (73)			
	WC	UR	LAV	WC	LAV	DRK FOUNT.	SERV. SINK
TOTAL OCC.: 146	50/25 = 2 23/50 = 0.46		73/40 = 1.8	50/25 = 2 23/50 = 0.46	73/40 = 1.8	2	1
TOTAL REQUIRED	3	-	2	3	2	2	1
PROVIDED	2+	2	3	3	3	2	1

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226023368 - 10/7/2026 10:54:52 AM
LS-01 - LS PLAN.pdf
Examiner Date Time Stamp Trade Stamp Name
TAYLOR, KARTHIS 10/7/2026 10:30:03 AM FIRE Approved
TAYLOR, KARTHIS 10/7/2026 10:31:58 AM FIRE Void

Luisa M. Molina
6315 Gage Pl
Miami Lakes, FL 33014
786-564-6711
FL. Reg. No. AR97101

Sign & Seal

STATE OF FLORIDA · LUISA M MOLINA · AR97101 · REGISTERED ARCHITECT

Luisa M. Molina

Digitally signed by Luisa M. Molina
Date: 2026.08.27 17:02:52 -04'00'

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Owner

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Consultants

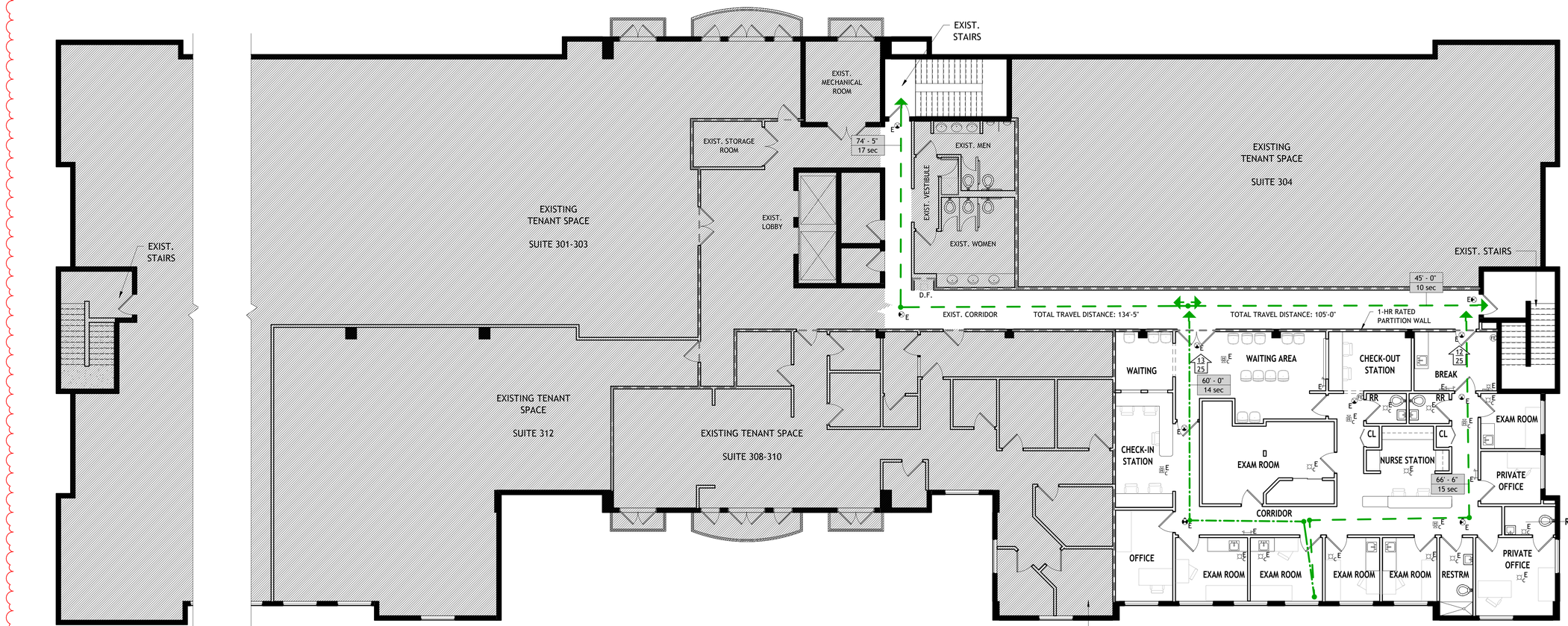
Revision Issue Log

No.	DESCRIPTION	DATE

Project No. 2026-035
Date 08/15/2026

Sheet No.
LS-01

Sheet of



1 LIFE SAFETY PLAN - SUITE 306

1/8" = 1'-0"

LIFE SAFETY PLAN LEGEND

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3. PROVIDE ONE - 5 LB ABC TYPE EXTINGUISHER PER EVERY 3,000 SF., NOT TO EXCEED 75' OF TRAVEL. TOTAL # REQUIRED: 1, TOTAL EXISTING: 2
4. ALL FLOOR LEVELS REMAIN UNCHANGED, NO CHANGE OF LEVEL PROPOSED OR ALLOWED UNDER THIS PERMIT.
5. ELEVATION ON BOTH SIDES OF ALL EXTERIOR DOORS REMAINS AT 1/2" MAX. ALLOWED.
6. INTERIOR FINISHES ARE NOT ALTERED OR CHANGED IN ANY WAY.
7. HAZARD OF CONTENT CATEGORY: REMAINS AS ORDINARY
8. THE BUILDING IS UNSPRINKLERED AND HAS A FIRE ALARM SYSTEM TO REMAIN AS IS.

1

FOR REFERENCE ONLY - AS BUILT

PLUMBING FIXTURE COUNT (EXISTING 3rd FL) FBC T-403.1

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Consultants

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No.	DESCRIPTION	DATE
1	TOWL/MDC COMMENTS	09/10/2026

Project No. 2026-035

Date 08/15/2026

Sheet No.

LS-01

Sheet of

Miami Dade Fire Rescue

Special Request Plans Review

Office: 786-315-2771/Fax: 786-315-2922

Note: Our department will make every effort to have the review completed within 5-9 business days.

I have read the above NOTE and I am requesting a Special Request Plans Review (SRI) to be scheduled as soon as possible at the rate of $223.82 for the first hour and $75.99 per each additional hour in addition to the review fees. Minimum charge one-hour.

Date: 9/1/26

Project Name: 15600 NW 67 AVE 306

Process Number: M2026023368

Print Name: Steve Williams

Signature: Steve Williams

Contact Phone # 1: 3053030029 **#2:** _____

For office use only: Application Received By: _____

Date Application Received: _____ **Date Plan Received:** _____

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226023368 - 10/7/2026 10:54:52 AM
M2026023368 - 15600 NW 67 AVE 306 - OT Plan review 1.pdf

Miami Dade Fire Rescue

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3226023368 - 10/7/2026 10:54:52 AM
M2026023368 - 15600 NW 67 AVE 306 - OT Plan review.pdf

LUISAM@GRAHAMCOS.COM / LESTERD@GRAHAMCOS.COM

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

M20260233 68 BLC2026-13360 3226023368

PROVIDE MUNICIPAL PROCESS NUMBER HERE

LOCATION OF IMPROVEMENTS

Job Address 15600 NW 67 Ave # 306
Folio 32-2014-027-0012
Lot _____ Block _____
Subdivision _____ PBpg _____
Metes and bounds _____

CONTRACTOR INFORMATION

Contractor No. TBD
Last four (4) digits of Qualifier No. _____
Contractor Name _____
Qualifier Name _____
Address _____
City _____ State ____ Zip _____

TYPE OF IMPROVEMENTS

- [ ] New Construction on Vacant Land
- [X] Alteration Interior
- [ ] Alteration Exterior
- [ ] Relocation of Structure
- [ ] Enclosure
- [ ] Repair
- [ ] Repair Due to Fire
- [ ] Demolish
- [ ] Shell Only
- [ ] Addition Attached
- [ ] Addition Detached
- [ ] Re-Roof
- [ ] Foundation Only
- [ ] Tent

Current use of property Commercial
Description of Work As built drawings for obtaining CU
No new work in this submission
Sq. Ft. _____ Units _____ Floors _____
Value of Work 350.00

PERMIT TYPE

- [X] MBLD* Category 01
- [ ] MELE
- [ ] MPLU
- [ ] MLPG
- [ ] MMEC
- [ ] FIRE

REVIEW STATUS

- [ ] Chg. Contractor
- [ ] Re-Issue
- [ ] Re-Stamp
- [ ] Revision
- [ ] Not Applicable for Fire

PROPERTY OWNER'S INFO

Owner The Graham Companies
Address 6843 Main Street
City Miami Lakes State FL Zip 33014
Phone 305-821-1130
Last four (4) digits of Owner's Social Security No. _____

PERMIT CONTACT

Name Luisa Molina
Address 6843 Main Street
City Miami Lakes State FL Zip 33014
Phone 305-821-1130

ARCHITECT / ENGINEER

Owner _____
Address _____
City _____ State ____ Zip _____
Phone _____

FIRE SPECIAL REQUEST PLAN REVIEW (SRI)

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.

1st Request: _____ Date: _____
2nd Request: _____ Date: _____
3rd Request: _____ Date: _____

If the applicant is a known named violator with: unpaid civil penalties; unpaid administrative costs of hearing; unpaid County investigative, enforcement, testing, or monitoring costs; or unpaid liens, any or all of which are owed to Miami-Dade County pursuant to the provisions of the Code of Miami-Dade County, Florida, a hold on the review may be placed on this application.

123_01-192 4/23

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3226023368 - 10/7/2026 10:54:52 AM
MDC PERMIT APP.pdf
Examiner Date Time Stamp Trade Stamp Name
TAYLOR, KARTHIS 9/2/2026 7:02:08 PM FIRE Reference Only.

MIAMI-DADE COUNTY

DEPARTMENT OF PLANNING AND ZONING

PERMANENT CERTIFICATE OF USE

FOLIO: 3020140270012
ZONE: BU1A
DATE OF ISSUANCE: May 08,1998
EXPIRATION DATE: No Expiration

CERT NO: 1998073025
PROCESS NO: U1998009447
BLDG PERMIT NO: N/A

THIS CERTIFICATE M U S T B E P O S T E D ON PREMISES

BUSINESS NAME / DBA: ORTHOPEDIC ASSOC. OF BRWD,INC.
BUSINESS ADDRESS: 15600 NW 67 AVE 306 MIAMI FL 33014
CORPORATION NAME: ORTHOPEDIC ASSOC. OF BRWD,INC.
CONTACT PERSON: ORTHOPEDIC ASSOCIATES USA
MAILING ADDRESS: 15600 NW 67 AVE 306, MIAMI, FL 33014
BUSINESS USE: MEDICAL OFFICE
USE SPECIFICS: MEDICAL OFFICE
LEGAL DESCRIPTION: MIAMI LAKES TOWN CENTER SEC 12. PB 129-66

- C O N D I T I O N S -

(RER) OUT PATIENT ONLY MUST COMPLY WITH IW5 PERMIT CONDITIONS

THIS CERTIFICATE OF USE IS VALID FOR AN UNLIMITED TIME OR AS INDICATED ABOVE PROVIDED THERE ARE NO CHANGES IN THE USE, BUSINESS NAME OR OWNERSHIP. ALSO, THERE MAY BE NO EXPANSIONS, ALTERATIONS OR ADDITIONS TO THE APPROVED USE. ALL CHANGES LISTED ABOVE WILL REQUIRE ISSUANCE OF A NEW CERTIFICATE OF USE.

THIS CERTIFICATE OF USE DOES NOT RELIEVE THE APPLICANT FROM COMPLIANCE WITH ANY FEDERAL, STATE, OR LOCAL REGULATIONS. YOU ARE ALSO REQUIRED TO ALLOW ZONING INSPECTIONS AT ANY REASONABLE TIME BY REPRESENTATIVES OF THE DEPARTMENT. FOR MORE INFORMATION, PLEASE CONTACT THE ZONING PERMIT SECTION AT (786) 315-2666. IN ADDITION TO THE ZONING PERMIT SECTION, APPLICANT MUST ALSO CONTACT THE BUILDING DEPARTMENT AT (786) 315-2100 FOR OCCUPANCY REQUIREMENTS AND LOCAL BUSINESS TAX RECEIPT AT (305) 270-4949.

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ORTHOPEDIC ASSOC.OF BRWD INC- 306 MDC.pdf

MIAMI LAKES
Growing Beautifully

Address: 15600 NW 67 AVE 306	
Folio #: 3220140270012	
MDC Process #:	M20260233368
MDC Tracking #:	3226023368
Job Description: UPDATE FLOOR PLAN TO OBTAIN CU	

Master Permit #: BLC2026-2336 **Sub Permit #:** **Revision #:**

OFFICE USE ONLY

	Approved	Date	Disapproved
ZONING			
	Date		
	Initials		
BUILDING			
	Date		
	Initials		
STRUCT.			
	Date		
	Initials		
ROOFING			
	Date		
	Initials		
ELECT.			
	Date		
	Initials		
MECH.			
	Date		
	Initials		
PLUMBING			
	Date		
	Initials		
FLOOD			
	Date		
	Initials		

PLANS CHECKED-OUT

	DATE	NAME

PLANS CHECKED-IN

	DATE	NAME

	AMOUNTS
BASE PERMIT	
ZONING FEE	
CODE COMPLIANCE FEE	
TECHNOLOGY FEE	
DBPR SURCH. STATE	
DBPR SURCH. BUILDING	
SCANNING FEE	
WORK W/O PERMIT FEE	
UPFRONT FEE PAID	250.00
BALANCE DUE:	

Issuing Clerk: Date: / /

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MIAMI LAKES
Growing Beautifully

6601 Main St • Miami Lakes, Florida, 33014
Office: (305) 827-4015 • Fax: (305) 558-9884
Website: www.miamilakes-fl.gov

BUILDING PERMIT APPLICATION

Job Address: 15600 NW 67 Ave
Unit #: 306
Folio #: 32-2014-027-0012 Owner-Builder: ☐

Master Permit #: BLD2026-2336 Sub Permit #: _____ Revision #: _____

OWNER INFORMATION

NAME: The Graham Companies
Address: 6843 Main St
City, State, Zip: Miami Lakes FL 33014
Phone #: 305-821-1130 Cell #:
Email Address: luisam@grahamcos.com lesterd@grahamcos.com

LEGAL USE/ WORK

Current Use of Property: Commercial
Job Description: As built drawings for obtaining CU
NO NEW WORK IN THIS SUBMISSION, UPDATING PLANS FOR RECORDS.
JOB COST $ 350.00 AREA/LENGTH: ____ SF/LF
Residential ☐ Multi-Family ☑ Commercial ☐ Industrial ☐
Code in Effect: _____
Occupancy: _____
Construction Type: _____
Flood Zone/B.F.E.: _____ F.F.E.: _____

CONTRACTOR INFORMATION

Company Name:
Qualifier Name:
License #
Address
City, State, Zip
Phone #: Cell #:
Email Address:

ARCHITECT/ ENGINEER

Firm Name:
A/E of record:
License #
Address
City, State, Zip
Phone #: Cell #:
Email Address:

Permit Type -- Check only One

☑ Building ☐ Electrical ☐ Mechanical ☐ Plumbing/Gas
☐ Paving/Drainage ☐ Sign ☐ Roofing ☐ P/W

Change to Permit -- Check only One

☐ Extension ☐ Renewal ☐ Revision
☐ Change Contractor ☐ Shop Drawing ☐ Cancellation

Application is hereby made to obtain a permit to do work and installation as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards, of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, MECHANICAL, PLUMBING, SIGNS, WELLS, POOLS, RE-ROOFING, SHUTTERS, WINDOWS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc. I understand that in signing this application I am responsible for the supervision and completion of the construction including scheduling of inspections and obtaining final inspections in accordance with the plans and specification WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR ATTORNEY OR LENDER BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. OWNER/CONTRACTOR AFFIDAVIT: I Certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

X _____ 8/25/26 X _____ _____
Signature of Owner or Owner's Agent Date Signature of Qualifier Date

LESTER DEBS
Print Name of Owner or Owner's Agent Print Name of Qualifier

STATE OF Florida COUNTY OF Miami-Dade

Sworn to and subscribed before me this 25 day of August 2026
by Lester Debs (SEAL)
Personally known ☑ or I.D. _____

Notary Public State of Florida
Yanaysa Rojas
My Commission HH 442877
Expires 9/12/2027

STATE OF _____ COUNTY OF _____

Sworn to and subscribed before me this _____ 20___
by _____ (SEAL)
Personally known ☐ or I.D. _____

NOTICE: In addition to the requirements of this permit, there may be additional deed restrictions enforced by the homeowner's associations that may be applicable to this 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.

NOTE: This application will be void if there are no reviews after six(6) months.

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Growing Beautifully

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Office: (305) 827-4015 • Fax: (305) 558-9884 Website: www.miamilakes-fl.gov

HOMEOWNER'S ASSOCIATION/COMMERCIAL/ARCHITECTURAL CONTROL COMMITTEE ("HOA/ACC") AFFIDAVIT

****NOTE: Whether you have an HOA or not, it is a requirement to complete this affidavit as part of your permit application submittal package.****

The undersigned individual, being duly sworn, deposes and says that:

1. He/She is the owner of property located at 15600 NW 67 Ave # 306 (*identify address*), which is part of the _____ (*identify neighborhood/subdivision/Homeowner Association "HOA"/Architectural Control Committee "ACC" if applicable*) and has submitted the attached building permit application to the Town of Miami Lakes; and

2. He/She is owner of property which may be subject to certain conditions and deed restrictions; and

3. He/She is fully informed regarding any applicable deed restrictions and HOA/ACC requirements for building on or making changes to their property; and

4. He/She is aware that the Town recommends, although not required, that the he/she secure any required approvals from their HOA/ACC, prior to submitting this building permit application; and

5. He/She acknowledges that the issuance of a building permit does not independently satisfy any applicable HOA/ACC approval requirements and that the Town does not enforce any deed restrictions upon said property.

Signature

LESTER DEBS
Print Name

8/25/26
Date

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

BEFORE ME, an officer duly authorized by law to administer oaths and take acknowledgments, personally appeared _____ Lester Debs as owner of said property described herein, on this date executed the foregoing Affidavit for the purposes mentioned in the Affidavit. He/She is personally known to me or has produced _____ as identification.

IN WITNESS OF THE FOREGOING, I have set my hand and official seal at in the State and County aforesaid on this _____
25 day of August, 2026.

My Commission Expires: 9/12/27

Notary Public State of Florida
Yanaysa Rojas
My Commission HH 442877
Expires 9/12/2027

Notary Public, State of Florida

***Note: Please be advised that in addition to any written recommendations from your homeowners association (HOA) this affidavit must be filled out.**

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MIAMI-DADE COUNTY
miamidade.gov

Water and Sewer
PO Box 330316
Miami, Florida 33233-0316
T 786-268-5360 F 786-268-5150

VERIFICATION FORM

DATE:	September 21, 2026	BLDG PROCESS #:	M2026023368
VF#	26-2026-L-VF - 8230	INVOICE(S)#:	N/A N/A I2026153648

THIS FORM EXPIRES ONE YEAR FROM THE DATE ON THE FORM

PROJECT NAME:	SUITE 306 - AS-BUILT - 15600 NW 67 AVE 306 - M2026023368
PROJECT/AGREEMENT NUMBER:	2026
PROJECT DESCRIPTION:	NNI FOR 2586 SQ FT OF MEDICAL OFFICE AS PER PLANS REPLACING 2586 SQ FT OF MEDICAL OFFICE AS PER CCS AND BUSINESS TAX ACCOUNT #6303051
IS THIS AN AFFORDABLE HOUSING PROJECT? **No**	

Folio	Address	Zip Code	Lot	Block	Proposed sq. ft.	Previous sq. ft.
3220140270012	15600 NW 67 AVE 306	33014	M	B	2,586	2,586

Connection Type	Reason for Connection Information	Critical Habitat	Wetlands	Affordable Housing	SIR Inspection #
Water, Sewer	Remodeling	No	No	No	

THIS VERIFICATION LETTER CERTIFIES THAT AVAILABILITY OF A WATER AND/OR SEWER MAIN ONLY, AND IT DOES NOT GUARANTEE THE EXISTENCE OF A WATER SERVICE LINE, FIRE LINE OR OF A SEWER LATERAL WITH SUFFICIENT DEPTH TO SERVE THE PROPERTY. FOR ADDITIONAL INFORMATION EMAIL **NEWBUSINESSSUPVLIST@MIAMIDADE.GOV**. SHOULD IT BECOME NECESSARY TO INSTALL A SERVICE LINE AND/OR A SEWER LATERAL MDWASD REQUIRES THAT THE DEVELOPER RETAINS SERVICES FROM DESIGNERS AND CONTRACTORS WITH SKILL SETS FOR DESIGNING, BUILDING, AND CONNECTING TO PUBLIC WATER AND SEWER SYSTEMS. A WATER AND/OR SEWER AGREEMENT MAY BE REQUIRED. **AN INSPECTION FOR ANY EXISTING SERVICES WILL BE PROCESSED WITH THIS FORM, AND A SERVICE UPGRADE MAY BE REQUIRED WHICH MAY TAKE UP TO 12 WEEKS. ADDITIONAL SERVICE REQUESTS FOR PROPERTIES WITH SHARED SEWER LATERALS WILL REQUIRE A FULLY EXECUTED UNITY OF TITLE. IF THIS REQUIREMENT IS NOT MET, THE SECOND METER BOX REQUEST MAY BE DENIED, AND THE INSTALLATION OF AN INDEPENDENT SEWER LATERAL MAY BE REQUIRED.**

THIS IS TO CERTIFY THAT THE MIAMI-DADE WATER AND SEWER DEPARTMENT **DOES HAVE** A(N) **12** INCH WATER MAIN AND/OR **DOES HAVE** A(N) **8** INCH GRAVITY SEWER MAIN ABUTTING THE SUBJECT PROPERTY.

Proposed Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
Physician's Office (including Dentist, Chiropractor, Optometrist, Acupuncturist, and Ophthalmologist) (20 gpd/100 sq ft)	2586	517	517

Previous Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
2018 - Physician's Office (including Dentist, Chiropractor, Optometrist, Acupuncturist, and Ophthalmologist. Rated as office: Psychiatrist, Psychologist, Speech therapist (20 gpd/100 sq ft)	2586	517	517

Water Service Area	WASD Water	Sewer Service Area	WASD Sewer
Net Water GPD	0	Net Sewer GPD	0
Net Water Cost ($)	$ 0.00	Net Sewer Cost ($)	$ 0.00
Water Basin Charge ($)	No	Sewer Basin Charge ($)	No
Total Connection Charges ($)			$ 0.00
Total Construction Connection Charges ($) (accrues interest daily)			$ 0.00
Construction Connection Charges Status			N/A

WE ARE WILLING TO SERVE THE SUBJECT PROPERTY, SUBJECT TO PROHIBITIONS, OR RESTRICTIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER MATTERS OF THE ANTICIPATED DAILY WATER AND/OR SEWAGE FLOW FOR THIS PROJECT WHICH WILL BE THE NUMBER OF GALLONS PER DAY INCREASE STATED ABOVE. IF "**WILL HAVE**", UPON PROPER CONVEYANCE AND PLACEMENT INTO SERVICE OF WATER AND/OR SEWER FACILITIES BY THE DEVELOPER UNDER AGREEMENT IF APPLICABLE WITH THE DEPARTMENT. FURTHERMORE, APPROVAL OF ALL SEWAGE FLOWS INTO THE DEPARTMENT'S SYSTEM MUST BE OBTAINED FROM D.E.R.M. SUBJECT TO RER'S TERMS AND CONDITIONS SET FORTH IN THE CONSENT DECREE (CASE NO. 1:12-CV-24400-FAM) OR DOH ONSITE SEWER TREATMENT & DISPOSAL SYSTEM RULES & STATUES.

Fixed Fee Item	Price ($)	Total Quantity	Total Fees ($)
Verification Form - Non-Residential Existing Water	75	1.00	75.00
Verification Form - Non-Residential Existing Sewer	75	1.00	75.00
Total Fixed Fee			$ 150.00
Verification Form Total ($)			$ 150.00
Connection Charges Paid?			**No**

COMMENTS: Refunds are based on the payment date and are subject to State Statute 95-11. Some fees are not refundable.

CUSTOMER NAME: LUISA MOLINA

CUSTOMER PHONE:

Prepare by: Saray Calas
Printed Name of Reviewer

Approved by: Jose Villiers
Printed Name of Supervisor