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MUNICIPAL INSPECTION REQUIREMENTS AND RECORD 06/05/2024
MUNICIPAL NO.2024-051483 FOLIO: 3220140100920
JOB SITE ADDRESS 7360 LOCH NESS DR
PROPOSED USE SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE
LEGAL MIAMI LAKES LOCH NESS SECTION PB 93-45
APPLICATION TYPE ALTER INTERIOR 760 SQFT 1 UNITS 1 FLOORS
OWNER NAME JACKIE SCOTT LE
CONTRACTOR WG CONSTRUCTION LLC
QUALIFIER GANDARA WILLIAM
PERMIT TYPE MUNICIPAL BLDG
CATEGORIES 0002 MUNICIPAL SUB-GENERAL BLDR

DATE: 6/05/2024 PROCESS NUMBER: M2024011296 NEW *AMOUNT PAID 150.50
DERM 1 UP FRONT FEE- 80.00 DERM 1 MIN PLAN REVI 80.00
DERM 1 PAVING AND DR 140.00 RSUR 2 RER 7.5% SUR 10.50
UBS1 1 BLDG 7.5% UPF 1.88 UPMU 25 UPFRONT FEE F 25.00
URS1 1 RER 7.5% UPFR 6.00

6/ 5/2024 14:13 G262 312406050050 CENTRAL 150.50

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

VERIFICATION FORM

DATE:	June 5, 2024	BLDG PROCESS #:	M2024011296
VF#	24-2024-L-VF - 3418	INVOICE(S)#:	N00148768 N00148768

THIS FORM EXPIRES ONE YEAR FROM THE DATE ON THE FORM

PROJECT NAME:	NEW ADDITIONS AND INTERIOR REMODELNG SCOTT RESIDENCE- 7360 LOCH NESS DR- M2024011296
PROJECT/AGREEMENT NUMBER:	2024
PROJECT DESCRIPTION:	EXISTING 2,060 SQ FT 1-STORY SFR ADDING 2 ADDITIONS TOTALING 758 SQ FT FOR A TOTAL OF 2,818 SQ FT UNDER AC AS PER PLANS REPLACNG SFR PER CCB PREMISE:9077886200 AND PER PTXA NNI
IS THIS AN AFFORDABLE HOUSING PROJECT? **No**	

Folio	Address	Zip Code	Lot	Block	Proposed sq. ft.	Previous sq. ft.
3220140100920	7360 LOCH NESS DR	33014	10	5	2,818	2,060

Connection Type	Reason for Connection Information	Critical Habitat	Wetlands	Affordable Housing	SIR Inspection #
Water, Sewer	New Construction, Remodeling	Yes	No	No	N/A

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.**
THIS IS TO CERTIFY THAT THE MIAMI-DADE WATER AND SEWER DEPARTMENT **DOES HAVE** A(N) **6** 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
SFR less than 3001 sqft (210 gpd/unit)	1	210	210

Previous Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
2018 - SFR less than 3001 sqft (210 gpd/unit)	1	210	210

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 - Residential (R-A) Sewer	30	1.00	30.00
Verification Form - Residential (R-A) Water	30	1.00	30.00
Total Fixed Fee			$ 60.00
Verification Form Total ($)			$ 60.00
Connection Charges Paid?			**NNI (NO NET INCREASE)**

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

CUSTOMER NAME: YANETTE GANDARA

CUSTOMER PHONE:

Prepare by: Caridad Pinto
Printed Name of Reviewer

Approved by: Belkys Parera
Printed Name of Supervisor

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

6/5/2024 2:13:58 PM

Tracking #	Process #	Permit #
3224011296	M2024011296	2024051483

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

Process #	Review	Disposition	Reviewer	Date
M2024011296	DERM PAVING & DRAINAGE	A	ABDALLAH, MAHMOUD	3/15/2024
M2024011296	DERM CORE	A	GUILLARTE, YAILYN	3/15/2024
M2024011296	UPFRONT FEES	A	WEB APPLICATION ID	3/12/2024
M2024011296	WASA	A	ABREU, JOHNNY	6/5/2024
M2024011296	IMPACT FEES	A	INTERNET IMPACT FEES (IFS)	3/23/2024

Disclaimer.

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

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

Stamp Name	Trade	Disposition	Stamp Description
Approved	DERM	A	Approved

GENERAL NOTES

1. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND FOLLOWING THE REQUIREMENTS FOR WORK WITHIN THE GOVERNING MUNICIPALITY PRIOR TO THE EXECUTION OF ANY WORK, AND FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE THE WORK.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE STARTING WORK. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/DESIGNER BEFORE PROCEEDING WITH THE WORK. CORRECTIONS OF THESE CONFLICTS ARE TO BE INCLUDED IN THE WORK AND IN THE PROPOSAL.

3. CONTRACTOR SHALL OBTAIN LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE STARTING CONSTRUCTION.

4. NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT/DESIGNER.

5. DRAWINGS ARE TO BE ISSUED TO THE SUBCONTRACTORS IN COMPLETE SETS SO THAT ALL ARCHITECTURAL DETAILS AFFECTING THEIR WORK ARE INCLUDED.

6. ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD. ANY MAJOR DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/DESIGNER.

7. WRITTEN DIMENSIONS TAKE PRECEDENT OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS UNLESS AUTHORIZED BY THE ARCHITECT/DESIGNER.

8. THE ARCHITECT/DESIGNER RESERVES THE RIGHT TO REJECT ALL WORK THAT IS DEFECTIVE AND/OR OF POOR WORKMANSHIP OR WORK THAT DEVIATES FROM THE SPECIFICATIONS OF THESE DOCUMENTS.

9. THIS OFFICE DOES NOT ACCEPT RESPONSIBILITY FOR THE INTERPRETATION OF THESE PLANS BY OTHERS, UNLESS REQUESTED IN WRITING, AND IT IS GIVEN THE AUTHORITY TO CHECK AND APPROVE SHOP DRAWINGS.

10. ALL SECTIONS AND DETAILS SHALL BE CONSIDERED TYPICAL AND APPLY FOR SIMILAR SITUATIONS THROUGHOUT THE PROJECT, UNLESS OTHERWISE SPECIFICALLY NOTED.

11. REFER TO FINISH SCHEDULE, AT TIME OF BIDDING, FOR SPECIFICATIONS OF FINISHES, MATERIALS, COLOR, TREATMENTS, ETC. ALL OF THE ABOVE SHALL BE SPECIFIED BY THE ARCHITECT IF NOT NOTED THEREIN.

12. ANY NEW OPENING, PENETRATIONS, AND/OR MODIFICATIONS TO EXISTING STRUCTURAL COMPONENTS (INCLUDING AND NOT LIMITED TO WALLS, SLABS, COLUMNS, BEAMS, ETC.) ARE STRICTLY NOT PERMITTED WITHOUT PRIOR APPROVAL BY THE BUILDING'S ASSOCIATION AND THE ENGINEER OF RECORD.

13. THE CONTRACTOR SHALL DIRECT AND SUPERVISE THE WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SHALL COORDINATE THE WORK.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.

15. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, & ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.

16. ALL MATERIALS, FIRE RATING AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE OF FLORIDA, LATEST EDITION.

17. CONTRACTOR SHALL LOCATE ALL LOAD BEARING WALLS AND COLUMNS, OR ANY STRUCTURAL MEMBERS PRIOR TO COMMENCING WITH WORK AND SHALL PROTECT SAME.

18. WORK SHALL CONFORM TO THE LATEST EDITION OF ALL APPLICABLE REFERENCE SPECIFICATIONS AND TO GOVERNING BUILDING CODES AND REQUIREMENTS.

19. CONTRACTOR TO BE RESPONSIBLE FOR FOLLOWING ALL SAFETY GUIDELINES AS PER OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.)

20. MINWOOL-1200 FLEXIBLE BATT ACOUSTIC INSULATION OR EQUIVALENT TO BE USED FOR SOUNDPROOFING THROUGHOUT THE PROJECT.

GENERAL SAFETY PLAN NOTES

CONTRACTOR TO KEEP NOISE FACTOR TO A MINIMUM. CONTRACTOR NOT TO BLOCK OR SEAL ANY MEANS OF EGRESS FROM OR TO BUILDING. CONTRACTOR TO MAINTAIN SAFETY FACTOR FOR FLOOR LOADS & NOT TO OVERLOAD.

CONTRACTORS TO MAINTAIN PROPER WORKING HOURS PER OWNER. NO WORK TO BE DONE EXCEPT AS NOTED ON THIS APPLICATION.

BUILDING INFORMATION

BUILDING OCCUPANCY USE: RU-1 RESIDENTIAL

LEVEL OF ALTERATION: LEVEL 2

SCOPE OF WORK: NEW RESIDENTIAL REAR/FRONT ADDITION AND INTERIOR REMODELING

DEMOLITION:

- REMOVE ALL INTERIOR PARTITION NON LOADING WALL
- REMOVE EXISTING FRONT ENTRANCE TO ALLOW NEW CONCEPT DESIGN TO BE DEVELOPED
- REMOVE INTERIOR BATHROOMS
- REMOVE REAR FACADE TO ALLOW NEW OPEN CONCEPT
- REMOVE ALL KITCHEN TO BE RELOCATED TO A DIFFERENCE LOCATION
- REMOVE EXISTING WINDOWS AND DOORS AND REPLACE WITH NEW IMPACT WINDOWS AND DOORS

NEW CONSTRUCTION:

THE SCOPE OF WORK CONSISTS OF TWO NEW ADDITIONS, ADD-1 FRONT 518 SQFT AND ADD-2 REAR 240 SQFT LOCATED AT 7360 LOCH NESS DR, MIAMI LAKES, FL 33014

1-. CREATE A NEW OPEN CONCEPT DESIGN

2-. BUILD METAL FENCE WITH A SEPARATED PERMIT

3-. BUILD A CBS CONCRETE WALL FENCE WITH A SEPARATED PERMIT

4-. CONVERT THE PROPERTY IN:

3 BEDROOMS
3 BATHROOMS
2 HALF BATHROOMS
1 OFFICES
1 DEN ROOM

PROJECT DATA

ADDRESS:	7360 LOCH NESS DR MIAMI LAKES, FL 33014
SUB-DIVISION:	MIAMI LAKES LOCH NESS SEC
FOLIO:	32-2014-010-0320
OWNER:	JACKIE SCOTT AMANDA LUZ SCOTT
ENGINEER OF RECORD:	CARLOS TILLAN PE #68869 CT ENGINEERING INC.

APPLICABLE CODES

2023 FLORIDA BUILDING CODE, 8TH EDITION AND ALL APPLICABLE LOCAL ORDINANCES

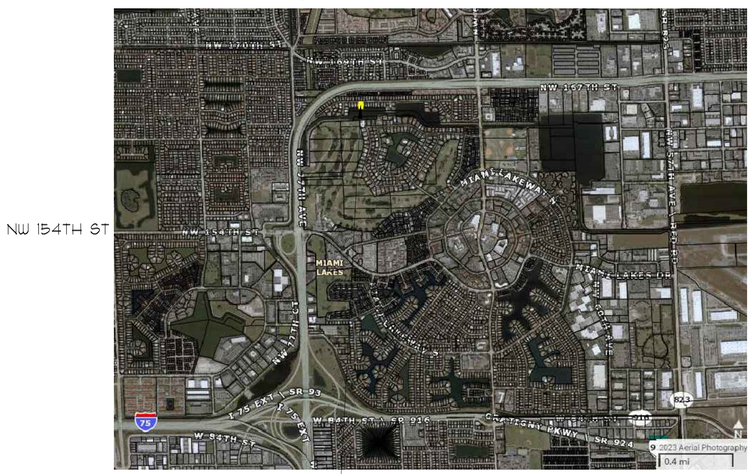
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A-2	DEMOLITION FLOOR PLAN / NOTES
A-3	PROPOSED FLOOR PLAN / DETAILS & NOTES
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P-3	GAS PLUMBING FLOOR PLAN
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S-3	SECTIONS AND DETAILS
S-4	NOTES AND WALL DETAILS

LOCATION MAP



BUILDING LOCATION
(7360 LOCH NESS DR
MIAMI LAKES, FL 33014)



AREA OF WORK

1 SITE LOCATION
SCALE: N/A

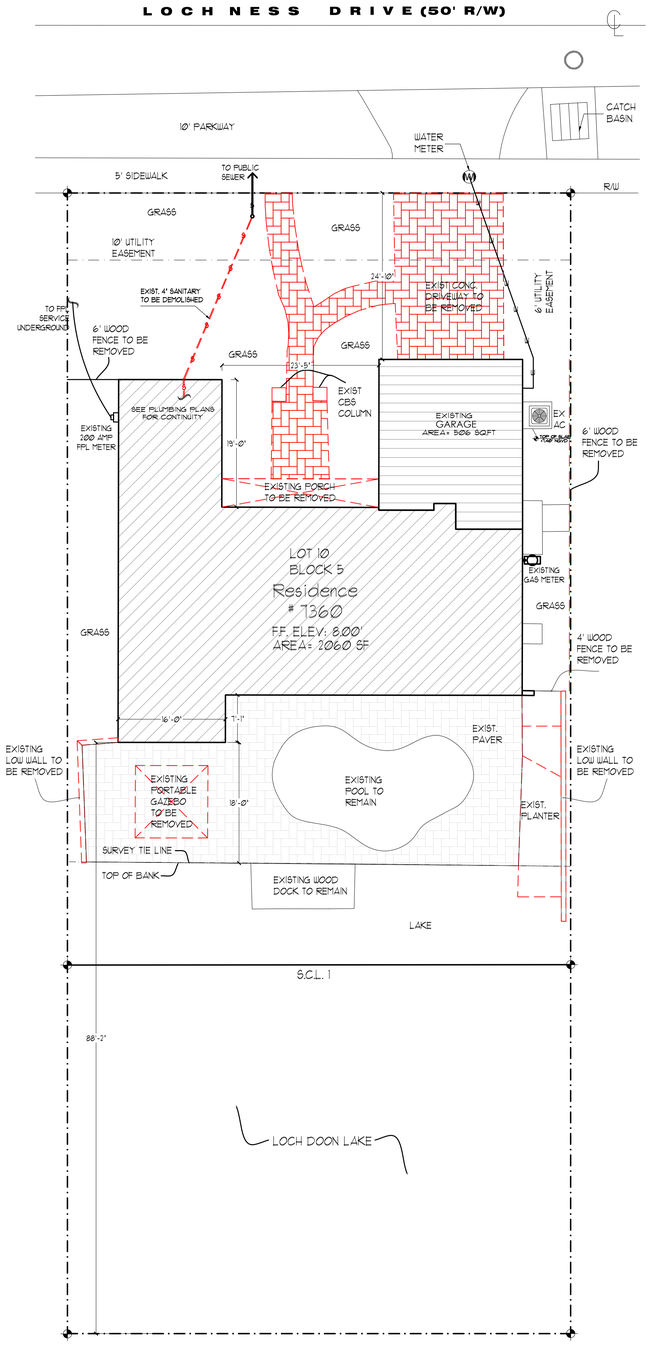
REVISION	BY

CARLOS TILLAN, PE
CT ENGINEERING, INC.
PROFESSIONAL ENGINEER, LIC. # 68869
13201 SW 46 ST., MIAMI, FL 33175
PH. NO. 305-521-9041

PROJECT NAME: NEW ADDITIONS AND INTERIOR REMODELING
OWNER NAME: JACKIE SCOTT
AMANDA LUZ SCOTT
ADDRESS: 7360 LOCH NESS DR, MIAMI LAKES, FL 33014

DRAW: C.T.
DATE: 02/07/2023
CHECKED: CT
SCALE : AS SHOWN
JOB NO.:
SHEET
A-0

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3224011296 - 6/5/2024 2:13:58 PM
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LEGEND
---------- = TO BE DEMOLISHED

1 EXISTING SITE PLAN
Scale: 1/8"=1'-0"

TABULATION
EXISTING AREA
GROUND FLOOR A/C SPACE - 2060 SQFT
EXISTING GARAGE - 506 SQFT
TOTAL EXISTING GROUND FLOOR AREA - 2,566 SQFT
PROPOSED AREA
GROUND FLOOR A/C SPACE - 2060 SQFT
EXISTING GARAGE - 506 SQFT
ADDITION -1 -518 SQFT
ADDITION -2 -204 SQFT
PROPOSED GROUND FLOOR AREA - 3,324 SQFT
TOTAL BUILDING FINAL AREA - 3,324 SQFT

LOT COVERAGE
TOTAL AREA - 8,625 SQFT
ALLOWED: 3,450 SQFT (40%)
PROVIDED: 3,324 SQFT (38.51 %)
EXISTING AC AREA: 2,566 SQFT - 29.75 %
PROPOSED ADDITION 1/2 : 758 SQFT - 8.78 %

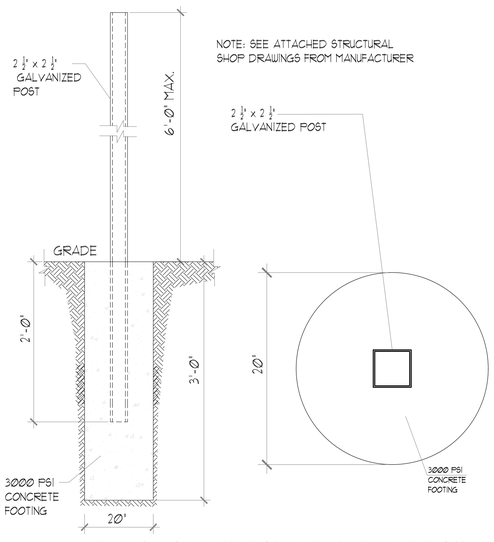
ZONING LEGEND		
ZONING CODE: RU-1 -SINGLE-FAMILY RESIDENTIAL		
SETBACKS	ALLOWED	PROVIDED
FRONT	24'-10" (EX)	24'-10" (EX) MATCH EXISTING WALL
REAR	SURVEY TIE LINE Ø'-3" (EX)	73'-1" (NEW)
RIGHT SIDE	7'-2" (EX)	7'-2" (EX)
LEFT SIDE	7'-6"	7'-7" (EX) MATCH EXISTING WALL
HEIGHT	2 1/2 STORY 35 FT	1 STORY (EX)

OCCUPANCY LOAD AND CLASSIFICATION
RESIDENTIAL: RS-3
RESIDENTIAL = 200 GROSS
RESIDENCE : PROPOSED GROUND AC LIVING AREA 2,818 SQFT /200 = 15
OCCUPANCY CLASSIFICATION AS PER FBC B 310.3
OCCUPANCY LOAD AS PER FBC B TABLE 1004.1.2

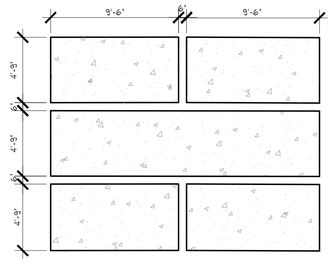
TYPE OF CONSTRUCTION - V / B

DEMOLITION NOTES

1. PRIOR TO START OF ANY DEMOLITION, CONTRACTOR IS REQUIRED TO CHECK AND VERIFY ALL EXISTING CONDITIONS ON THE PLAN. CONTRACTOR SHALL REPORT ANY DISCREPANCIES/ DISCOVERIES TO THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH FURTHER DEMOLITION.
2. PROVIDE TEMPORARY DUST PROTECTION ON A CONTINUOUS BASIS FOR THE DURATION OF DEMOLITION OPERATIONS. MINIMUM 6 MIL POLYETHYLENE SHEET SEALED WITH DUCT TAPE AS REQUIRED.
3. PROTECT AS REQUIRED ALL ADJACENT EXISTING SURFACES TO REMAIN.
4. ALL FLAWS IN THE APPEARANCE OF WORK TO BE PROTECTED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/DESIGNER PRIOR TO THE PLACEMENT OF PROTECTION.
5. REMOVE DEBRIS FROM WORK AREAS DURING HOURS PREARRANGED WITH BUILDING MANAGEMENT AND OWNER.
6. PROVIDE JOB SITE SUPERVISOR.
7. EXISTING, ELECTRIC, WATER METERS TO REMAIN
8. REMOVE EXISTING DOORS AS NOTED ON PLANS, SLIDING GLASS DOORS AND 2ND BEDROOM DOORS TO BE REMOVED BY WINDOW INSTALLER AND REPLACED WITH NEW.
9. PREPARE NEW DOOR OPENING SIZES AS PER DOOR SCHEDULE.
10. REMOVE UNUSED WALL CONDUITS LEFT AFTER ELECTRICAL AND PLUMBING ROUGH IN INCLUDING SWITCH BOXES, PLATES, BRIDGES, PLUMBING LINES, OR ANY OTHER TELEPHONE OR ELECTRICAL WIRING AND EQUIPMENT. REMOVED LINES ARE TO BE BROUGHT BACK TO PANELS, RISERS, ETC. AND DISCONNECTED OR CAPPED.
11. CONTRACTOR SHALL DISCONNECT POWER FEEDING ANY ELECTRICAL FIXTURE PRIOR TO BE DEMOLISHED.
12. FOR ALL EXISTING ELECTRICAL DEVICES TO BE REMOVED, CONTRACTOR SHALL IDENTIFYING, TAG OUT AND LOCK OUT ALL AFFECTED CIRCUITS PRIOR TO DEMOLITION WORK BEGINNING.
13. CONTRACTOR SHALL ALSO VERIFY PANEL AND CIRCUIT NUMBERS IN THE EXISTING ELECTRICAL PANELS AND ISOLATE WIRING AT BREAKERS. MAINTAIN HOME RUN WIRING FOR NEW CIRCUITING IF FEASIBLE. REMOVE ALL UNUSED CONDUIT AND WIRING.
14. ANY PLUMBING ENCOUNTERED IN AREA AFFECTED BY DEMOLITION SHALL BE CAPPED TO BUILDING STANDARD.

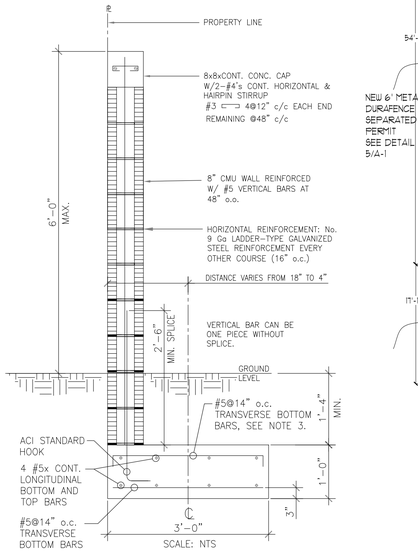


5 TYPICAL METAL FENCE DETAIL
Scale: N/A



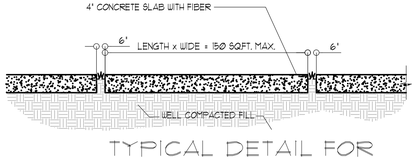
NOTE: PROVIDE A MINIMUM OF 4' OF FIBER CONCRETE ON 12" DEEP OF WELL GRADED LIMEROCK FILL COMPACTED IN 6" LAYERS WITH THE TYPICAL VIBRATORY ROLLER UNTIL EACH LAYER HAS ATTAIN A 95% OF THE OPTIMUM DENSITY AS PER THE STANDARD MODIFIED PROCTOR TEST

4 TYPICAL DETAIL CONCRETE BLOCK PATTERN
Scale: N/A

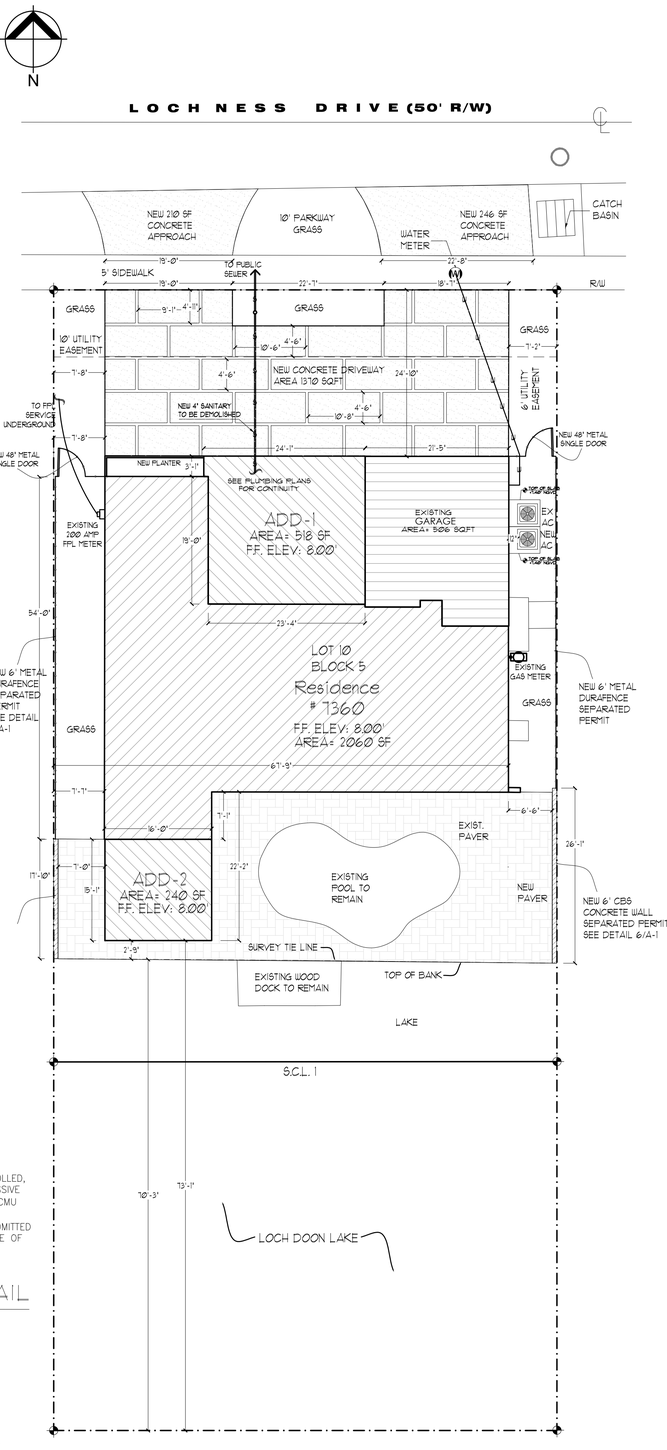


NOTES:
1. WIND DESIGN EXPOSURE "C" ONLY.
2. RISK CATEGORIES I AND II ONLY.
3. CONCRETE BLOCK UNITS TO BE TYPE II- NON-MOISTURE CONTROLLED, CONFORMING TO ASTM C90, WITH S MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI, (AVE OF THREE). PRISM STRENGTH OF CMU WALL F'M=1500 PSI.
4. TOP REINFORCEMENT (TRANSVERSE AND LONGITUDINAL) CAN BE OMITTED WHEN CENTER LINE OF FENCE WALL COINCIDES WITH CENTER LINE OF FOOTING OR OFFSET TO A MAXIMUM OF 4".

6 MANSORY FENCE WALL DETAIL
Scale: N/A



3 TYPICAL DETAIL FOR CONCRETE DRIVEWAY
Scale: N/A



2 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

FLOOD ZONE
FIRM PANELS: 12086C0112L
ZONE : AE
ELEVATION : 6
MIAMI LAKE: 120686

REVISION	BY

CARLOS TILLAN, PE
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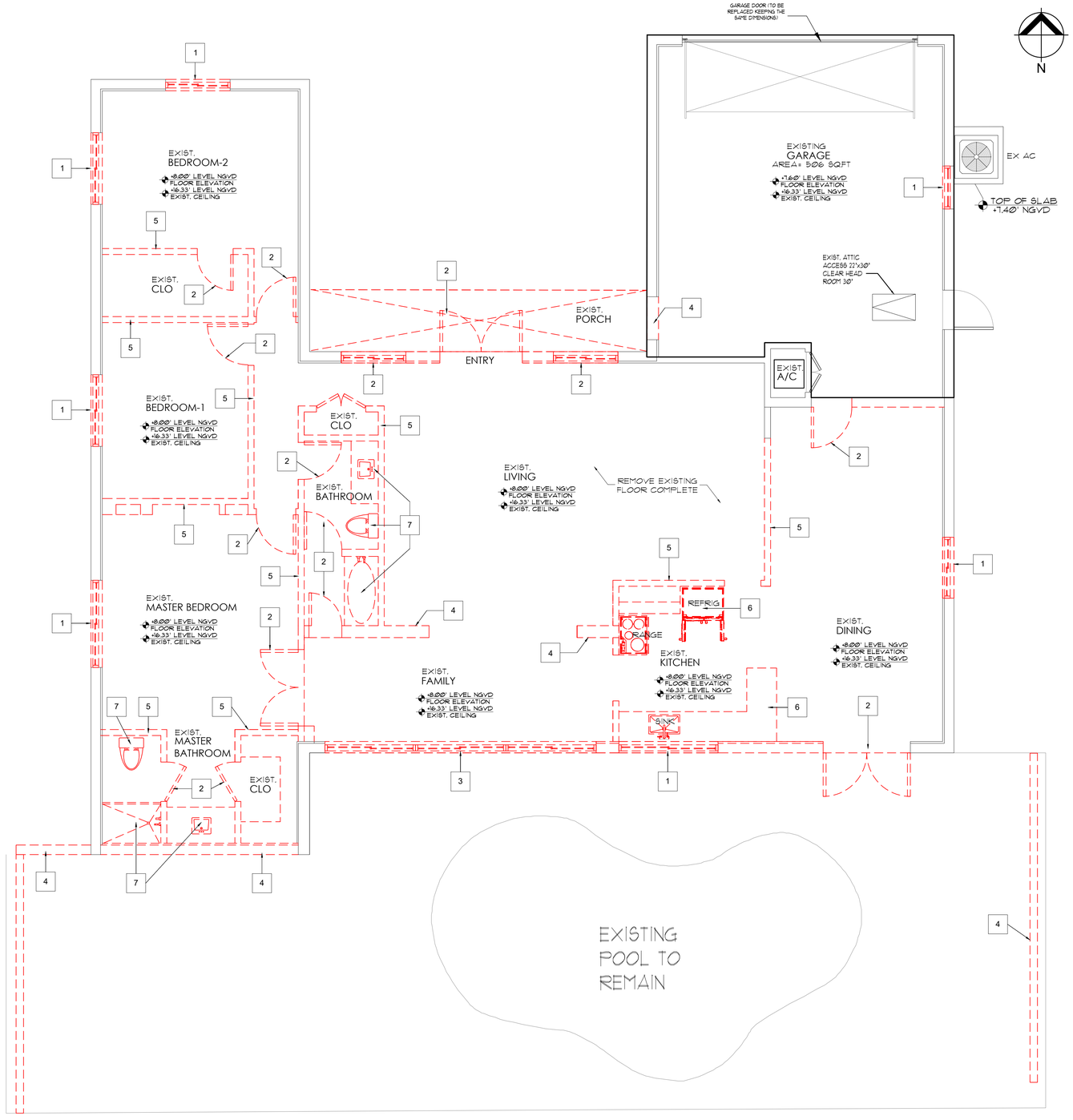
PROJECT NAME: NEW ADDITIONS AND INTERIOR REMODELING

OWNER NAME: JACKIE SCOTT
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Examiner Date Time Stamp Trade Stamp Name
GUILLARTE, YAILYN 3/15/2024 10:15:18 AM DERM Approved



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

LEGEND

- - - - - - = TO BE DEMOLISHED
= EXISTING CBS WALL
= EXISTING PARTITION WALL

DEMOLITION NOTES

1 - EXISTING WINDOWS TO BE REPLACED
2 - EXISTING DOOR OR WINDOW TO BE REMOVED
3 - EXISTING SLIDING DOORS TO BE REPLACED
4 - EXISTING CBS WALL TO BE DEMOLISH
5 - EXISTING PARTITION WALL TO BE DEMOLISH
6 - REMOVE ALL EXISTING APPLIANCES, SINK AND KITCHEN CABINETS COMPLETE
7 - REMOVE ALL EXISTING PLUMBING FIXTURES, WALL TILE AND CABINET COMPLETE

DEMOLITION NOTES

1. PRIOR TO START OF ANY DEMOLITION, CONTRACTOR IS REQUIRED TO CHECK AND VERIFY ALL EXISTING CONDITIONS ON THE PLAN. CONTRACTOR SHALL REPORT ANY DISCREPANCIES/ DISCOVERIES TO THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH FURTHER DEMOLITION.
2. PROVIDE TEMPORARY DUST PROTECTION ON A CONTINUOUS BASIS FOR THE DURATION OF DEMOLITION OPERATIONS. MINIMUM 6 MIL POLYETHYLENE SHEET SEALED WITH DUCT TAPE AS REQUIRED.
3. PROTECT AS REQUIRED ALL ADJACENT EXISTING SURFACES TO REMAIN.
4. ALL FLAWS IN THE APPEARANCE OF WORK TO BE PROTECTED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/DESIGNER PRIOR TO THE PLACEMENT OF PROTECTION.
5. REMOVE DEBRIS FROM WORK AREAS DURING HOURS PREARRANGED WITH BUILDING MANAGEMENT AND OWNER.
6. PROVIDE JOB SITE SUPERVISOR.
7. EXISTING, ELECTRIC, WATER METERS TO REMAIN
8. REMOVE EXISTING DOORS AS NOTED ON PLANS. SLIDING GLASS DOORS AND 2ND BEDROOM DOORS TO BE REMOVED BY WINDOW INSTALLER AND REPLACED WITH NEW.
9. PREPARE NEW DOOR OPENING SIZES AS PER DOOR SCHEDULE.
10. REMOVE UNUSED WALL CONDUITS LEFT AFTER ELECTRICAL AND PLUMBING ROUGH IN INCLUDING SWITCH BOXES, PLATES, BRIDGES, PLUMBING LINES, OR ANY OTHER TELEPHONE OR ELECTRICAL WIRING AND EQUIPMENT. REMOVED LINES ARE TO BE BOUGHT BACK TO PANELS, RISERS, ETC. AND DISCONNECTED OR CAPPED.
11. CONTRACTOR SHALL DISCONNECT POWER FEEDING ANY ELECTRICAL FIXTURE PRIOR TO BE DEMOLISHED.
12. FOR ALL EXISTING ELECTRICAL DEVICES TO BE REMOVED, CONTRACTOR SHALL IDENTIFYING, TAG OUT AND LOCK OUT ALL AFFECTED CIRCUITS PRIOR TO DEMOLITION WORK BEGINNING.
13. CONTRACTOR SHALL ALSO VERIFY PANEL AND CIRCUIT NUMBERS IN THE EXISTING ELECTRICAL PANELS AND ISOLATE WIRING AT BREAKERS, MAINTAIN HOME RUN WIRING FOR NEW CIRCUITING IF FEASIBLE. REMOVE ALL UNUSED CONDUIT AND WIRING.
14. ANY PLUMBING ENCOUNTERED IN AREA AFFECTED BY DEMOLITION SHALL BE CAPPED TO BUILDING STANDARD.

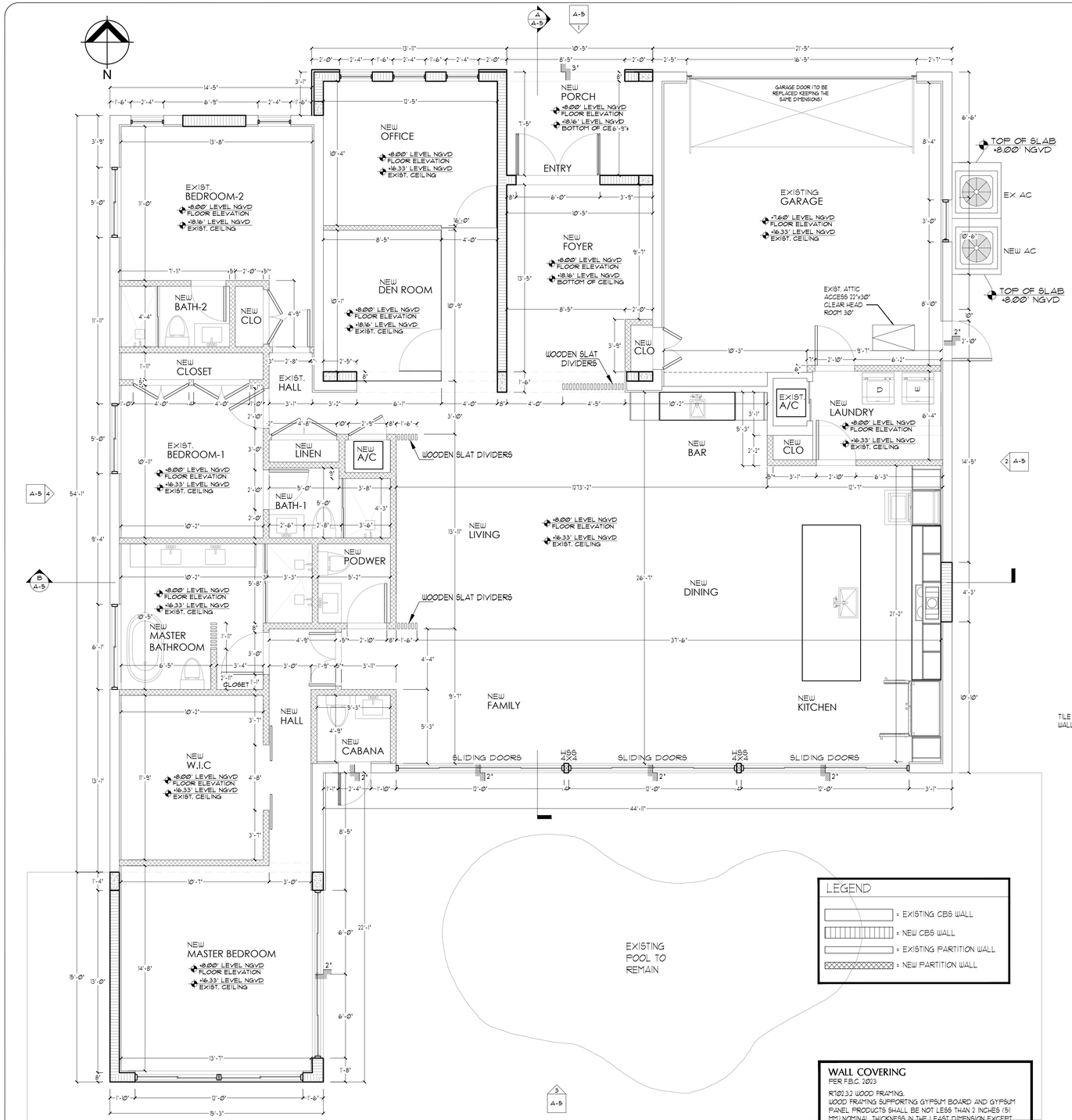
REVISION	BY

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13201 SW 46 ST., MIAMI, FL 33175
PH. NO. 305-527-9041

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AMANDA LUZ SCOTT
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2 PROPOSED FLOOR PLAN

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

NOTE:

WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER 450 FBC-R302-9.1, FBC-R-302.9.2

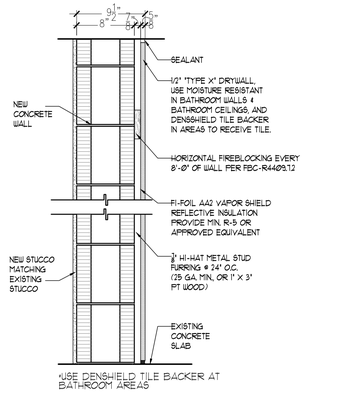
INSULATION MATERIAL TO HAVE A FLAME SPREAD INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL-723 FBC-R302.10.1

WALL COVERING

PER F.B.C. 2023

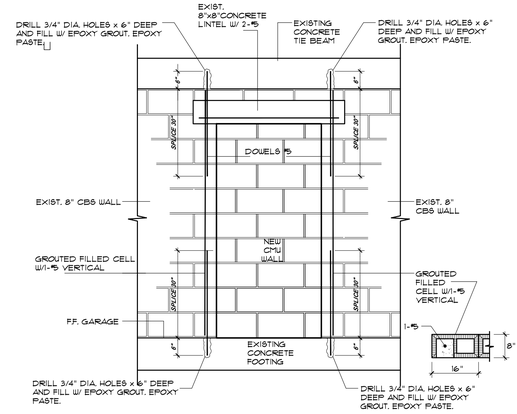
R702.3.2 WOOD FRAMING.
WOOD FRAMING SUPPORTING GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL BE NOT LESS THAN 2 INCHES (51 MM) NOMINAL THICKNESS IN THE LEAST DIMENSION EXCEPT THAT WOOD FURRING STRIPS NOT LESS THAN 1-INCH BY 2-INCH (25 MM BY 51 MM) NOMINAL DIMENSION SHALL BE PERMITTED TO BE USED OVER SOLID BACKING OR FRAMING SPACED NOT MORE THAN 24 INCHES (610 MM) ON CENTER.

R702.4 CERAMIC TILE.
R702.4.1GENERAL.
CERAMIC TILE SURFACES SHALL BE INSTALLED IN ACCORDANCE WITH ANSI A108.1, A108.4, A108.5, A108.6, A108.11, A118.1, A118.3, A136.1 AND A137.1.
R702.4.2 BACKER BOARDS.
MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE R702.4.2, AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.



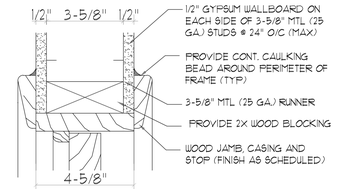
3 WALL FURRING DETAIL

SCALE:N/A



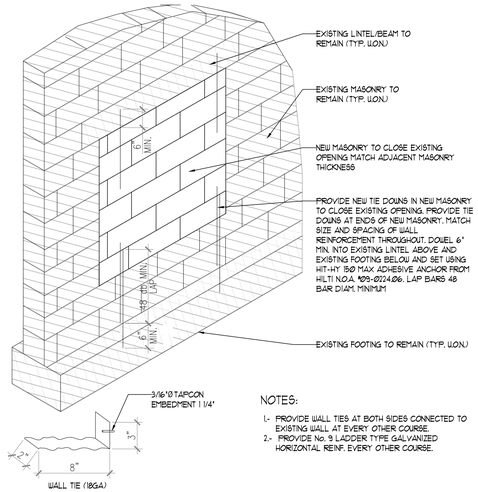
4 CLOSING DOOR DETAIL - 3

SCALE:N/A



6 WOOD JAMB/ HEADER DETAIL

SCALE: N/A

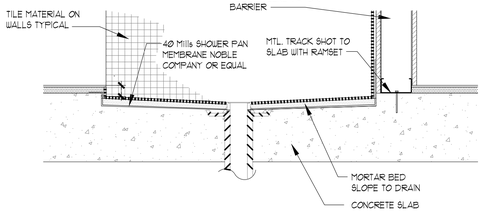


NOTES:

1- PROVIDE WALL TIES AT BOTH SIDES CONNECTED TO EXISTING WALL AT EVERY OTHER COURSE.
2.- PROVIDE No. 9 LADDER TYPE GALVANIZED HORIZONTAL REINF. EVERY OTHER COURSE.

5 CLOSING WINDOWS DETAIL - 4

SCALE:N/A



SHOWER NOTES:

1. SHOWER LINERS SHALL BE PITCHED TO DRAINS TO COMPLY WITH FBC PLUMBING SECTION 417.5.2.
2. SHOWER LINERS SHALL BE PVC SHEETS MINIMUM OF Ø.40 INCHES THICK AND SHALL MEET THE REQUIREMENTS FO ASTM D 4551 TO COMPLY WITH FBC PLUMBING SECTION 417.5.2.1.
3. SHOWER TO COMPLY WITH REFERENCE STANDARDS OF FBC PLUMBING SECTION 406 THRU 421

SHOWER DETAIL

SCALE: SCALE: 1½" = 1'-0"

BACKER FOR TUB AND SHOWERS

R702.4.2 Backer boards.
Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations.

BATHROOM CEILING HEIGHT

Habitable space, hallways and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm). Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).

TUB AND SHOWERS (FLOOR AND WALLS)

R307.2 Bathtub and shower spaces. Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.
P4214.1 Floor and wall area.
Bathtub floors, shower floors, wall areas above built-in tubs that have installed shower heads and walls in shower compartments shall be constructed of smooth, corrosion-resistant and nonabsorbent waterproof materials. Wall materials shall extend to a height of not less than 6 feet (1829 mm) above the room floor level, and not less than 70 inches (1778 mm) above the drain of the tub or shower. Such walls shall form a water-tight joint with each other and with either the tub or shower floor.

SHOWERS COMPARTMENT

P4214.2 Access.
The shower compartment access and egress opening shall have a clear and unobstructed finished width of not less than 22 inches (559 mm). Shower compartments required to be designed in conformance to accessibility provisions shall comply with Section 404.1.

1. SAFETY NOTES CLOSET AND BATHROOM DOORS:

   EVERY CLOSET DOOR LOCK SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET (2421.4.4 NFPA 101).

   EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY (2421.4.5 NFPA 101).

NOTE:
CEILING: R-30
WALL: R-5
WINDOW:
U-FACTOR 1.0
SHGC 0.50

TERMITE PROTECTION

(PROVIDE TERMITE PROTECTION PER F.B.C.)

1816.1.7 TERMITE PROTECTION. ALL BUILDINGS SHALL HAVE PRE- CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

'THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.'

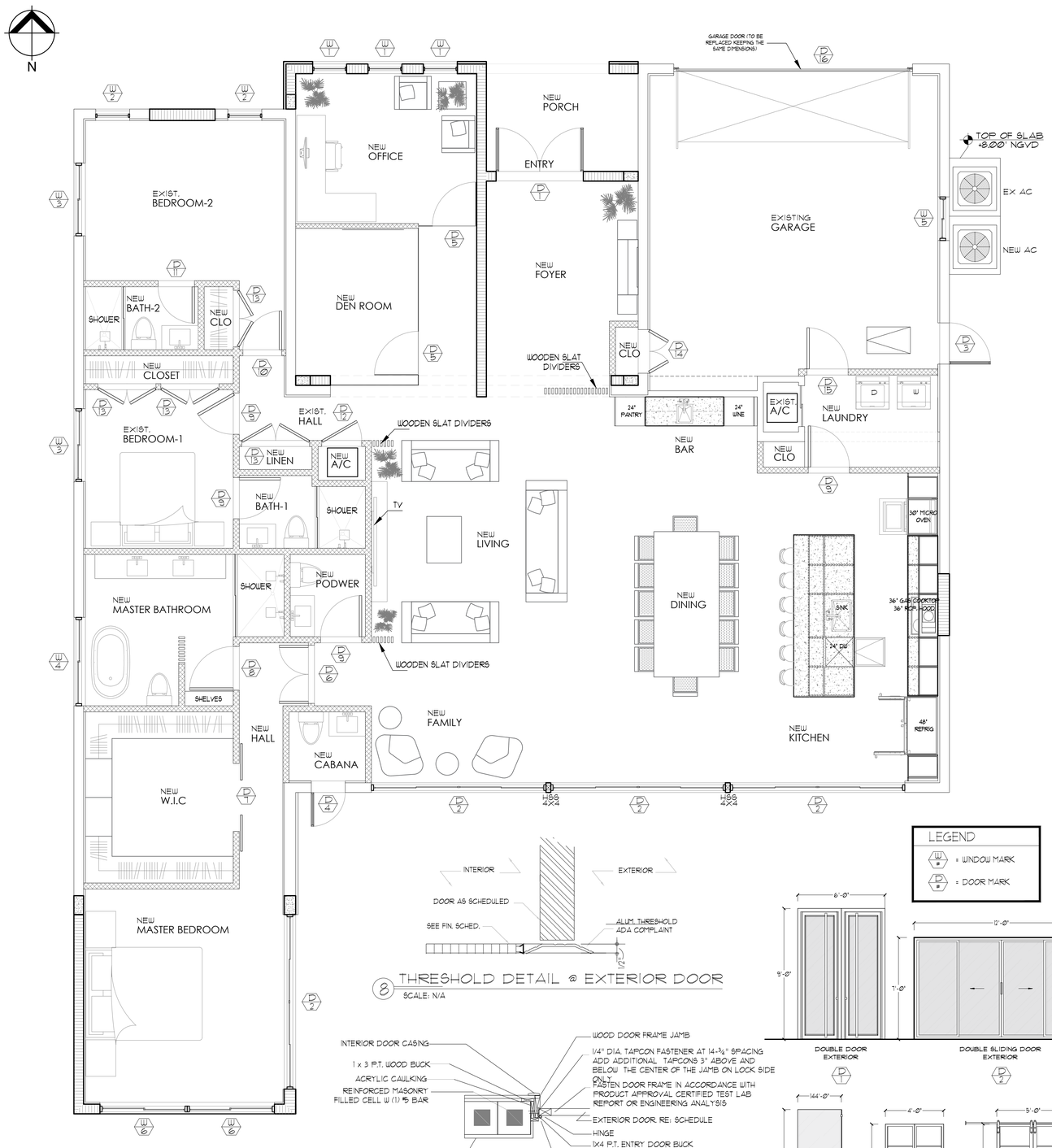
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3 EQUIPMENT / DOOR & WINDOWS FLOOR PLAN

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

8 THRESHOLD DETAIL @ EXTERIOR DOOR

SCALE: N/A

• ENTRY DOOR FRAME SCREWS WILL NOW PENETRATE BUCK-FOR ATTACHMENT-SEE PRODUCT CONTROL APPROVAL

7 EXTERIOR DOOR JAMB DETAIL

SCALE: N/A

DOOR & WINDOWS NOTE

1. CONTRACTOR SHALL VERIFY SIZE OF ALL DOOR OPENINGS AND CONTACT THE ARCHITECT IF ANY DISCREPANCIES ARE FOUND BEFORE ORDERING DOORS AND/OR FRAMES.
2. ALL INTERIOR DOORS SHALL BE PROVIDED WITH A CLEARANCE BETWEEN THE BOTTOM OF THE DOORS AND THE CONCRETE SLAB OF 5/8" MAX. EXCEPT AT THRESHOLD CONDITIONS.
3. ALL HARDWARE AND FRAMES SHALL MAINTAIN THE INTEGRITY OF THE APPROVED TESTED SYSTEM.
4. PROVIDE CAULKING AROUND THE ENTIRE PERIMETER OF FRAMES.
5. CONTRACTOR SHALL NOTIFY ARCHITECT IF ANY DOORS (FIRE RATED OR OTHERWISE) ARE FOUND DEFECTIVE OR NOT MEETING STANDARDS SET IN THIS CONSTRUCTION DOCUMENT SET.
6. SEE FLOOR PLAN FOR EXACT SWING.
7. NO KNOCKDOWN FRAMES SHALL BE PERMITTED THROUGHOUT.
8. ALL WOOD DOORS TO BE SOLID CORE UNLESS OTHERWISE NOTED.
9. ALL GLASS IN NON-RATED DOORS TO BE ¼" CLEAR TEMPERED GLASS, OR IMPACT GLASS GREEN.
10. GLAZING IN SWING DOORS SHALL BE SAFETY GLAZING, CAT I FOR GLAZING 9 S.F. OR LESS, CAT II FOR GLAZING MORE THAN 9 S.F. FBC R308.4.1 & TABLE R308.3.1(1).
11. SLIDING DOORS SHALL BE CATEGORY II SAFETY GLAZING - FBC R308.3.1 (1).
12. GLAZING IN WINDOWS SHALL BE CATEGORY II SAFETY GLAZING, WHEN EXPOSED GLAZED AREA IS LARGER THAN 9 S.F., WHEN BOTTOM OF GLAZING IS LESS THAN 18" A. F. F.AND MORE THAN 36" A.F.F., WHEN THERE IS A WALKING SURFACE WITHIN 36" HORIZONTALLY OF GLAZING - FBC R308.4.3
13. GLAZING ADJACENT TO AND WITHIN 24" ARC OF VERTICAL EDGES OF DOORS IN CLOSED POSITION SHALL BE SAFETY GLAZING CAT I FOR GLAZING 9 S.F. OR LESS, CAT II FOR GLAZING MORE THAN 9 S.F. - SEE FBC R308.4.2 & TABLE R308.3.1 (1)
14. GLASS ADJACENT TO TUBS/SHOWERS WHERE THE EDGE OF GLAZING IS LESS THAN 60" A.F.F. AND LOCATED WITHIN 60" HORIZONTALLY OF TUB/SHOWER EDGE SHALL BE CATEGORY II SAFETY GLAZING- FBC R308.4.5.

WINDOWS SCHEDULE

WINDOW MARK	TYPE	MATERIAL			SIZE			AREA	QTY	SHGC	U-FACTOR
		TYPE	FINISH	FRAME	W	H	T				
W 1	FIXED	IMPACT GLASS	CLEAR/GRAY	ALUMINUM	28'	114"	1 3/8"	22.17 SF	3	0.50	1.00
W 2	FIXED	IMPACT GLASS	CLEAR/GRAY	ALUMINUM	28'	78"	1 3/8"	15.17 SF	2	0.50	1.00
W 3	SLIDING	IMPACT GLASS	CLEAR/GRAY	ALUMINUM	60"	42"	1 3/8"	17.50 SF	2	0.50	1.00
W 4	SLIDING	IMPACT GLASS	CLEAR/GRAY	ALUMINUM	73"	42"	1 3/8"	21.30 SF	1	0.50	1.00
W 5	SLIDING	IMPACT GLASS	CLEAR/GRAY	ALUMINUM	36"	42"	1 3/8"	10.50 SF	1	0.50	1.00
W 6	SLIDING	IMPACT GLASS	CLEAR/GRAY	ALUMINUM	72"	80"	1 3/8"	40.00 SF	1	0.50	1.00

DOOR SCHEDULE

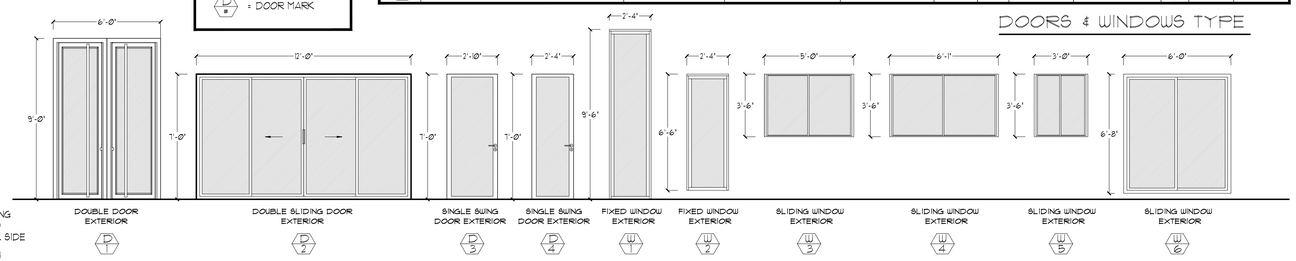
DOOR MARK	TYPE	MATERIAL			SIZE			AREA	QTY	SHGC	U-FACTOR
		TYPE	FINISH	FRAME	W	H	T				
D 1	SWING DOOR / DOUBLE	IMPACT GLASS	CLEAR/GRAY	ALUMINUM	72"	108"	1 3/8"	54.00 SF	1	0.50	1.00
D 2	SLIDING DOOR / DOUBLE	IMPACT GLASS	CLEAR/GRAY	ALUMINUM	144"	84"	1 3/8"	84.00 SF	4	0.50	1.00
D 3	SWING DOOR / SINGLE	IMPACT GLASS	CLEAR/GRAY	ALUMINUM	34"	84"	1 3/8"	19.83 SF	1	0.50	1.00
D 4	SWING DOOR / SINGLE	IMPACT GLASS	CLEAR/GRAY	ALUMINUM	28"	84"	1 3/8"	16.34 SF	1	0.50	1.00
D 5	SWING DOOR / SINGLE	GLASS	CLEAR/GRAY	N/A	36"	96"	1 3/8"	24.00 SF	2	0.50	1.00
D 6	SWING DOOR / DOUBLE	WOOD	PAINTED WOOD	WOOD	48"	84"	1 3/8"	28.00 SF	1	--	--
D 7	SLIDING DOOR / DOUBLE	WOOD	PAINTED WOOD	WOOD	60"	84"	1 3/8"	35.00 SF	1	--	--
D 8	SWING DOOR / SINGLE	WOOD	PAINTED WOOD	WOOD	36"	84"	1 3/8"	21.00 SF	1	--	--
D 9	SWING DOOR / SINGLE	WOOD	PAINTED WOOD	WOOD	34"	84"	1 3/8"	19.83 SF	3	--	--
D 10	SWING DOOR / SINGLE	WOOD	PAINTED WOOD	WOOD	32"	84"	1 3/8"	18.67 SF	1	--	--
D 11	SWING DOOR / SINGLE	WOOD	PAINTED WOOD	WOOD	30"	84"	1 3/8"	17.50 SF	1	--	--
D 12	SWING DOOR / SINGLE / LOUVERED	WOOD	PAINTED WOOD	WOOD	33"	84"	1 3/8"	19.25 SF	1	--	--
D 13	SWING DOOR / DOUBLE / LOUVERED	WOOD	PAINTED WOOD	WOOD	48"	84"	1 3/8"	28.00 SF	4	--	--
D 14	SWING DOOR / DOUBLE / LOUVERED	WOOD	PAINTED WOOD	WOOD	36"	84"	1 3/8"	21.00 SF	1	--	--
D 15	SWING DOOR / SINGLE	ALUMINUM	PAINTED	ALUMINUM	34"	84"	1 3/8"	19.83 SF	1	--	--
D 16	GARAGE DOOR	IMPACT GLASS	PRIVACY	ALUMINUM	192"	84"	1 3/8"	112.00 SF	1	--	--

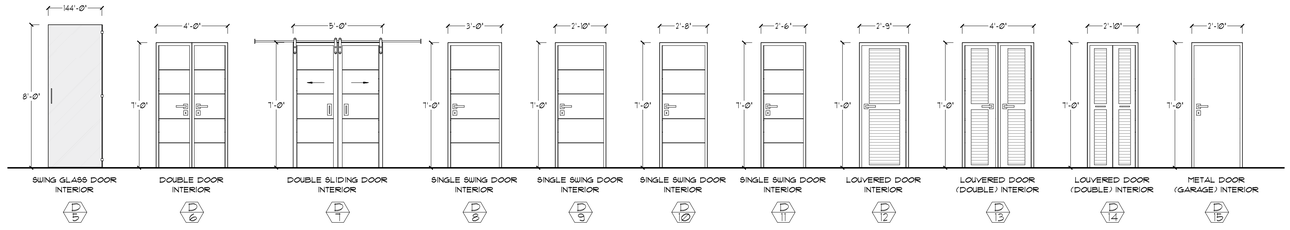
LEGEND

W# = WINDOW MARK

D# = DOOR MARK

DOORS & WINDOWS TYPE





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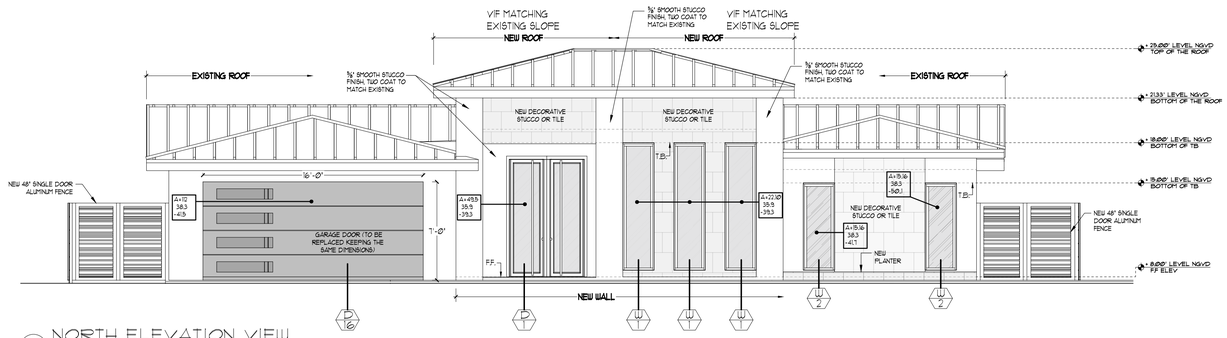
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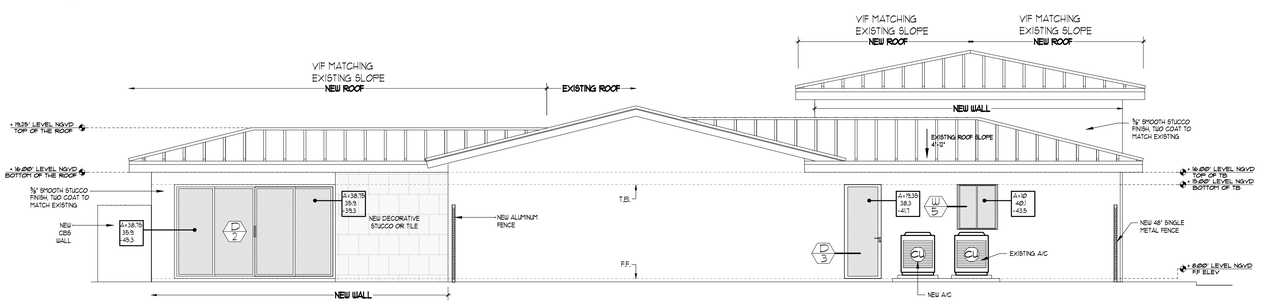
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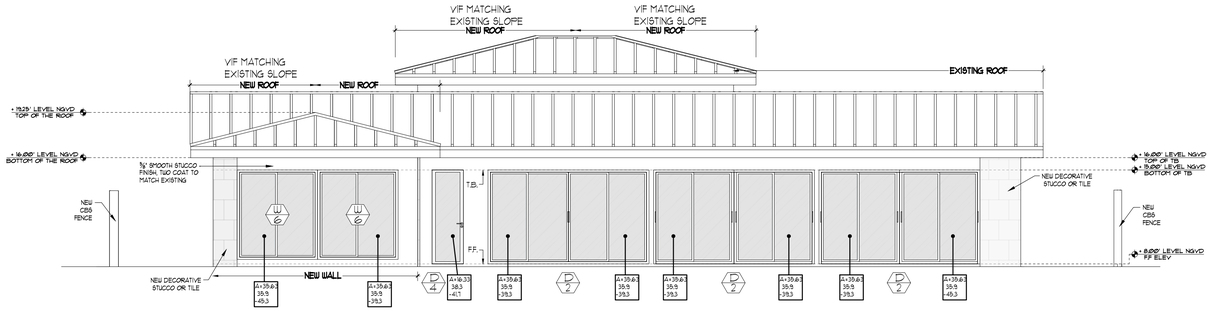
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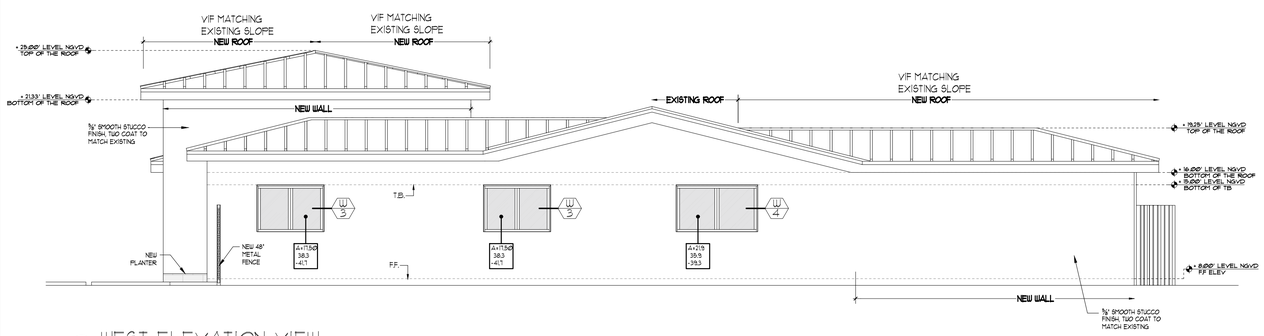
1 NORTH ELEVATION VIEW
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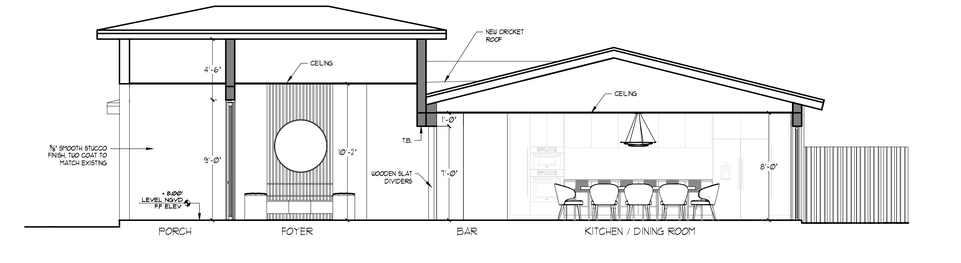
2 EAST ELEVATION VIEW
SCALE: 1/4"=1'-0"



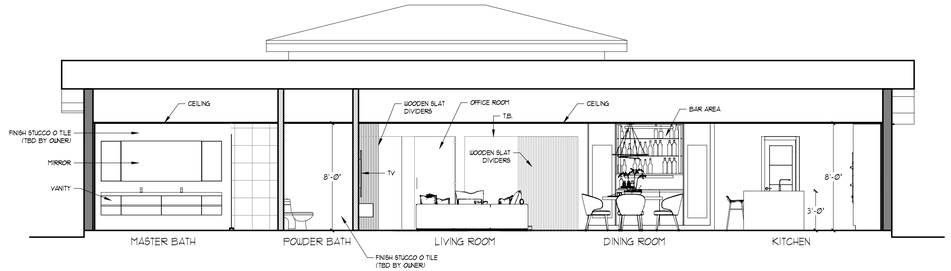
3 SOUTH ELEVATION VIEW
SCALE: 1/4"=1'-0"



4 WEST ELEVATION VIEW
SCALE: 1/4"=1'-0"

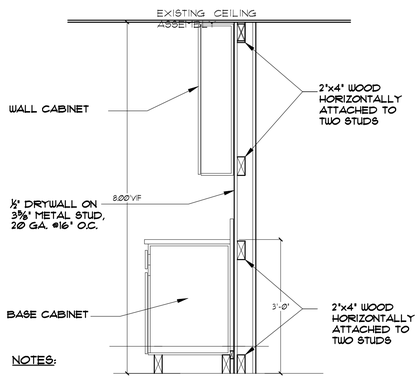


A SECTION 1-1
SCALE: 1/4"=1'-0"



B SECTION 2-2
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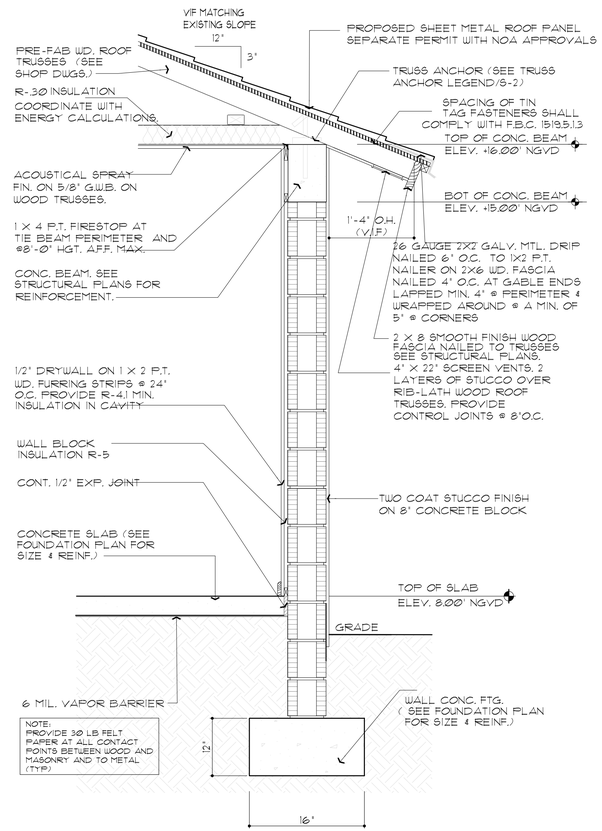
7 STUD WALL
SCALE: N/A



NOTES:

THE WALLS AND PARTITIONS USED TO HANG FIXTURES OR CABINETS SHALL BE REINFORCED WITH 2"x4" HORIZONTALLY, 1 EACH TOP AND BOTTOM ATTACHED TO TWO STUDS MIN. AND THE BALANCE AT 16" ON CENTER MAX.

6 CABINET DETAIL
SCALE: N/A



5 TYP WALL SECTION DETAIL
SCALE: N/A

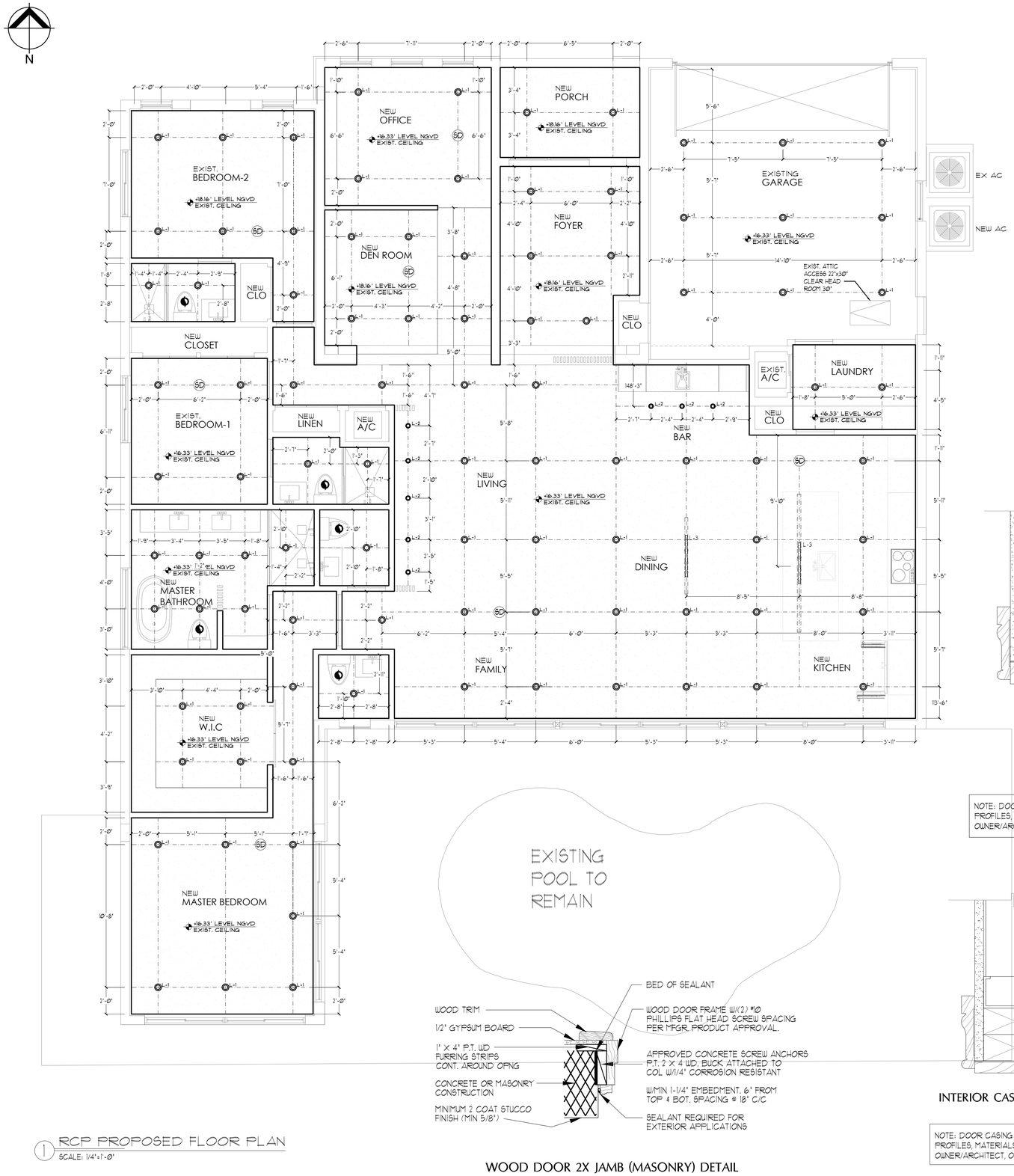
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1 RCP PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

CEILING NOTES

1. VERIFY WITH ELECTRICAL PLANS METHOD OF ATTACHMENT FOR ALL ITEMS ANCHORED TO, OR SUSPENDED FROM ROOF STRUCTURE.
2. THE TYPE AND LOCATIONS OF LIGHT FIXTURES SHALL BE AS INDICATED ON THE REFLECTED CEILING PLAN. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL INFORMATION AND SPECIFICATION.
3. CONTRACTOR TO INSTALL HVAC SYSTEM PER MECHANICAL DRAWINGS. THE LOCATION OF HVAC DIFFUSER SHALL BE AS INDICATED ON THE MECHANICAL HVAC DRAWINGS.
4. ELECTRICAL CONTRACTOR TO COORDINATE LIGHT FIXTURES WITH CEILING TYPE SUBMIT SHOP DRAWINGS ON ALL FIXTURES.
5. ALL STRUCTURAL FRAMING, HANGERS, CHANNELS RODS AND OTHER MISCELLANEOUS SUPPORT STEEL SHALL BE FURNISHED AND INSTALLED BY THE G.C. AS NECESSARY FOR PROPER SUPPORT OF SUSPENDED/SUPPORT EQUIPMENT AND SHALL BE FASTENED TO STEEL, CONCRETE OR MASONRY. G.C. TO COORDINATE WITH A LICENSED STRUCTURAL ENGINEER AS REQUIRED FOR INSTALLATION OF ALL EQUIPMENT.
6. CEILING SHALL BE PLUMB, LEVEL AND SQUARE TO ALL WALLS AND SOFFITS.
7. ALL NOTED CEILINGS DIMENSIONS ARE INDICATED AS CLEAR ABOVE FINISHED FLOOR.
8. ALL LIGHT SWITCHES SHALL BE LOCATED AS CLOSE AS POSSIBLE TO ADJACENT DOOR FRAMES. A.D.A. HEIGHTS. COORDINATE LOCATIONS WITH ALL FIXTURES / EQUIPMENT.
9. CONDUIT AND ALL PIPING SHALL BE INSTALLED AGAINST UNDERSIDE OF ROOF DECK AND PAINTED PER FINISH SCHEDULE WHEN EXPOSED.
10. CEILINGS SHALL NOT BE USED FOR SUPPORTING ANY BUILDING INSULATION. ROOF CONSTRUCTION SHALL PROVIDE THE REQ'D. INSULATION VALUE. CEILING LIGHTS ARE TO BE WIRED TO BAR JOIST MEMBERS AT THE DIAGONAL CORNERS. DO NOT ATTACH CEILING COMPONENTS TO ROOF DECK.
11. ALL CEILING HEIGHTS, CEILING MATERIALS, AND LIGHT FIXTURE SPACING ARE AS SHOWN ON REFLECTED CEILING PLAN . ANY DEVIATION FROM THESE REQUIREMENTS MUST BE APPROVED BY WALGREENS IN WRITING.

CEILING LEGEND

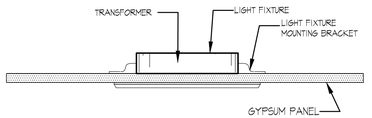
- NEW RECESSED LIGHT
- NEW RECESSED LIGHT
- NEW PENDANT LIGHT
- NEW VENTILATION GRILL
- SD SMOKE DETECTORS
- EXHAUST FAN
- NEW DROP CEILING @ +8.00' AFF.

FIXTURE SCHEDULE

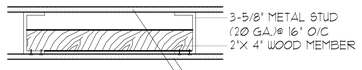
SYMBOL	TYPE	COUNT	FIXTURE DESCRIPTION
	L-1	84	4" RECESSED LIGHT
	L-2	8	2" RECESSED LIGHT
	L-3	2	PENDANT LIGHT

NOTES:

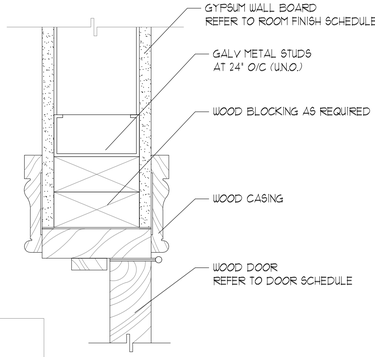
- WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER 450 FBC-R302.9.1, FBC-R-302.9.2
- INSULATION MATERIAL TO HAVE A FLAME SPREAD INDEX NOT MORE THAN 75 AND A SMOKE DEVELOPED INDEX TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL-723 FBC-R302.10.1



3 RECCESED LIGHT (UL LISTED) DETAIL
SCALE: N/A

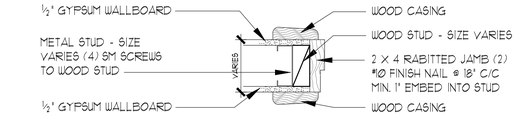


2 BACKING DETAIL
SCALE: N/A

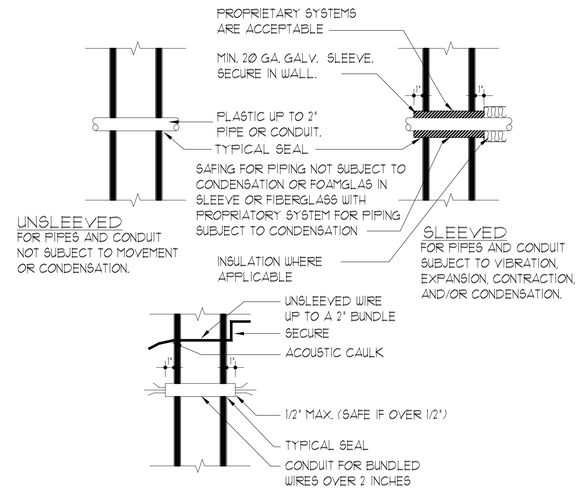


INTERIOR DOOR JAMB DETAIL

NOTE: DOOR CASING PROFILES SHOWN ONLY FOR DESIGN CONCEPT. PROFILES, MATERIALS AND SIZES TO BE SELECTED BY OWNER/ARCHITECT, OR INTERIOR DESIGNER.



WOOD DOOR JAMB (FRAME) DETAIL

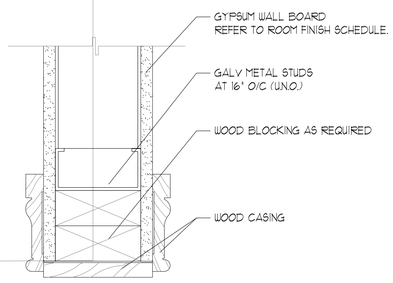


WIRE PENETRATIONS
(SLEEVES SHALL BE SECURED IN THE WALL TO PREVENT MOVEMENT)

FIRE OR SMOKE WALL PENETRATIONS
PLASTER, DRYWALL, CONCRETE, OR MASONRY
TYPICAL SEAL AS FOLLOWS:
LESS THAN 1/2" = ACOUSTIC CAULK OR DRYWALL JOINT COMPOUND (NO TAPE)
MORE THAN 1/2" = BLOW-OUT PATCH OR PROPRIETARY SYSTEM.

TYPICAL CONDUITS (SLEEVED AND/OR UNSLEEVED), AND WIRE PENETRATIONS DETAIL

WOOD DOOR 2X JAMB (MASONRY) DETAIL



INTERIOR CASED OPENING JAMB DETAIL

NOTE: DOOR CASING PROFILES SHOWN ONLY FOR DESIGN CONCEPT. PROFILES, MATERIALS AND SIZES TO BE SELECTED BY OWNER/ARCHITECT, OR INTERIOR DESIGNER.

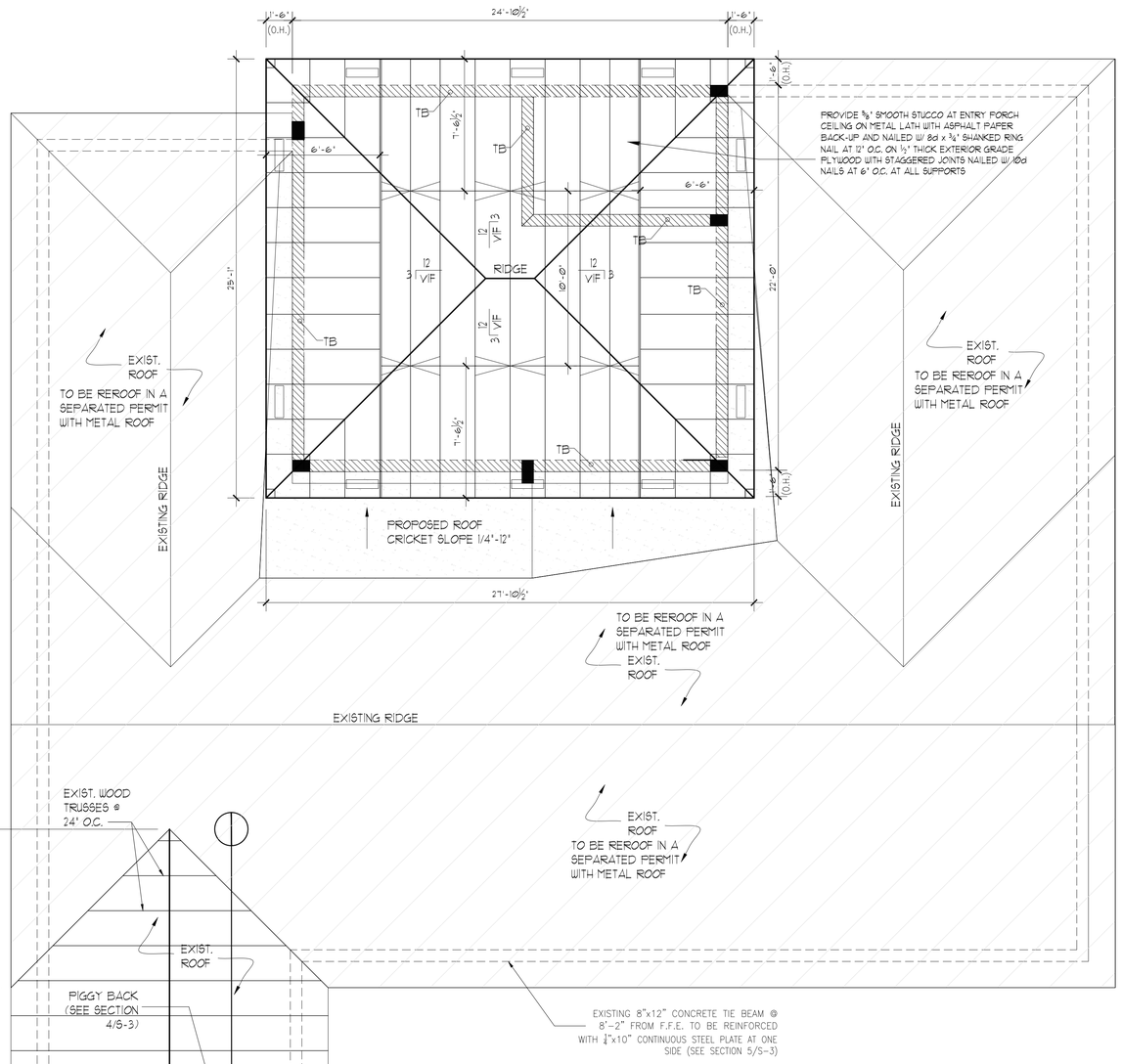
REVISION	BY

CARLOS TILLAN, PE
CT ENGINEERING, INC.
PROFESSIONAL ENGINEER, LIC. # 68869
1320 SW 46 ST., MIAMI, FL 33175
PH. NO. 305-527-9041

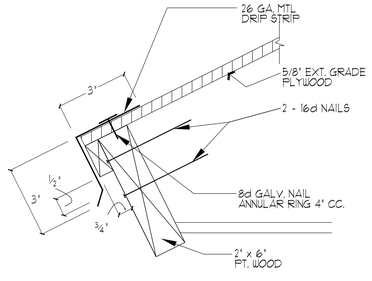
PROJECT NAME: NEW ADDITIONS AND INTERIOR REMODELING
OWNER NAME: JACKIE SCOTT
AMANDA LUZ SCOTT
ADDRESS: 7360 LOCH NESS DR, MIAMI LAKES, FL 33014

DRAW: C.T.
DATE: 02/07/2023
CHECKED: CT
SCALE : AS SHOWN
JOB NO.:
SHEET
A-6

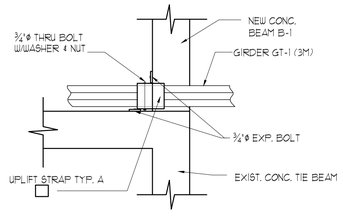
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1 RCP PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"



TYPICAL FASCIA DETAIL
SCALE: N.T.S.



5 GIRDER TRUSS DETAIL
SCALE: N/A

ROOF VENT CALCULATION: ADDITION - 1

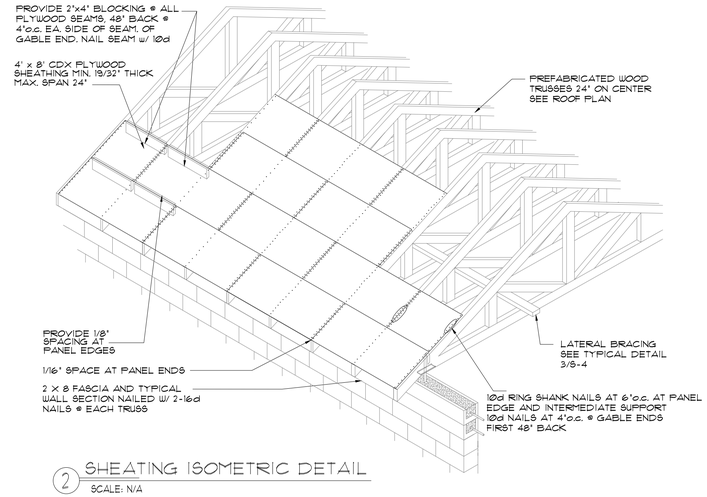
PROPOSED ROOF AREA: 1000 SQFT.
REQUIRED 1 SQFT. @ 150 SQFT. OF ROOF
700/150= 4.66 SQFT. OF VENT REQUIRED
TYPICAL VENT 6"x22"= 0.9 SQFT.
REQUIRED= 4.66 SQFT./0.9= 4.70 VENT
PROVIDED= 10 VENTS,x0.9= 9 SQFT.
REQUIRED= 5 VENT, PROVIDED= 10 VENT
SEE ROOF FRAMING PLAN FOR VENT LOCATION

ROOF VENT CALCULATION: ADDITION - 2

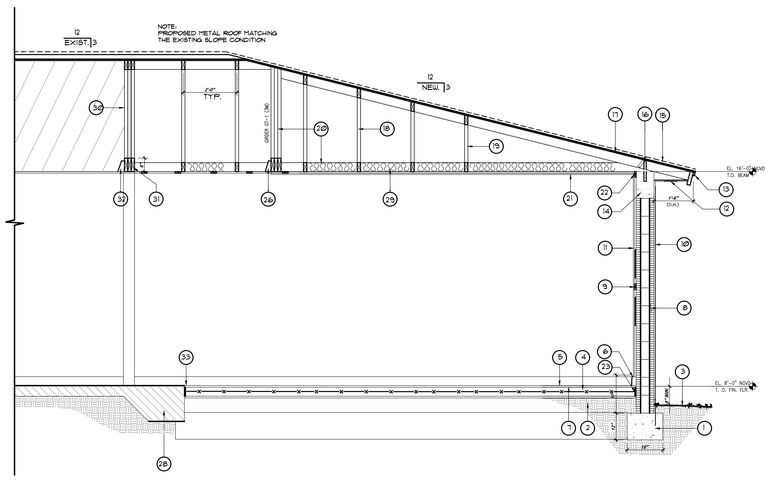
PROPOSED ROOF AREA: 300 SQFT.
REQUIRED 1 SQFT. @ 150 SQFT. OF ROOF
300/150= 2.00 SQFT. OF VENT REQUIRED
TYPICAL VENT 6"x22"= 0.9 SQFT.
REQUIRED= 2.00 SQFT./0.9= 2.22 VENT
PROVIDED= 6 VENTS,x0.9= 5.4 SQFT.
REQUIRED= 3 VENT, PROVIDED= 6 VENT
SEE ROOF FRAMING PLAN FOR VENT LOCATION

LEGEND SECTION DETAIL

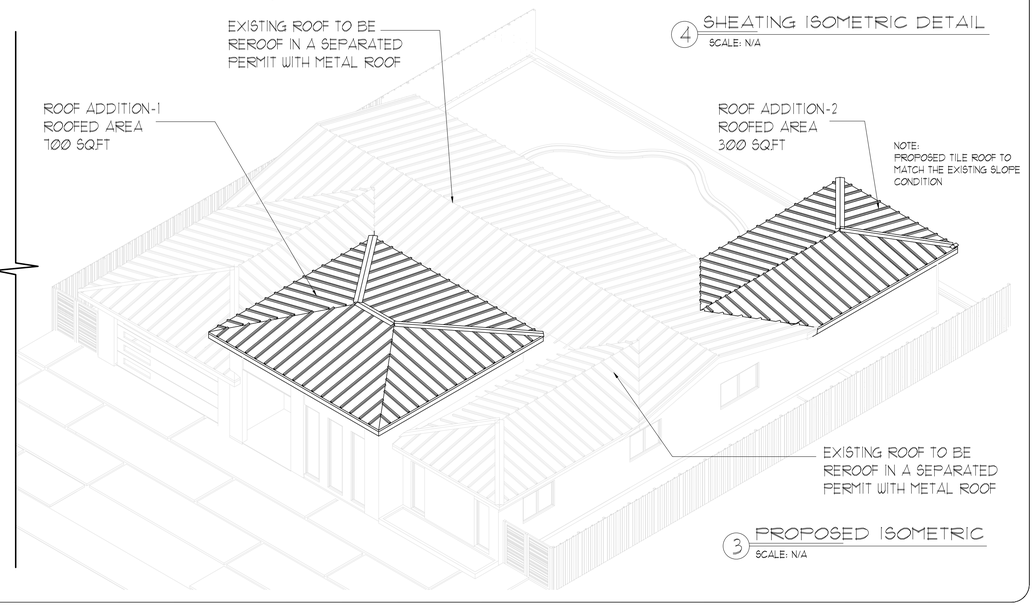
1.- CONCRETE FOOTING WF-16N (SEE FOOTING SCHD. SH.-5)
2.- WELL COMPACTED SOIL
3.- GRADE
4.- 4" CONCRETE SLAB W/6M 6x6-W.4xW.4 ON 6 MIL VAPOR BARRIER ON WELL COMPACTED SOIL
5.- CERAMIC FLOOR TILE (SELECTED BY OWNER)
6.- WOOD BASE
7.- 6 MIL VAPOR BARRIER
8.- 8" CONCRETE BLOCK WALL W/HORIZONTAL REINFORCING LADDER TYPE NO. 9 GAUGE SHALL BE PLACED EVERY OTHER COURSE
9.- 1"x4" PT. WOOD INTERMEDIATE SUPPORT
10.- ⅞" SMOOTH STUCCO FINISH, TWO COATS TO MATCH EXISTING
11.- ½" D.W. ON 1"x2" PT. WOOD FURRING @ 24" O.C. W/R-5 INSULATION
12.- ⅝" EXT. PLYWOOD TYP. "CDX" FASTENER W/10d NAILS @ 6" O.C. W/ROOF VENT W/INSECT SCREEN MAX. OPENING ⅛" (SEE ROOF VENT CALCULATION/SH.-7)
13.- 3" GALV. METAL DRIP, 25 GA. ON 1"x2" PT. WOOD BLOCKING AND 2"x8" WOOD FASCIA FASTENER W/ 2-10d NAILS EACH WOOD TRUSS
14.- CONCRETE TIE BEAM "TB" (SEE BEAM SCHD./SH.-6)
15.- METAL ROOF TO MATCH EXISTING ROOF
16.- TRUSS ANCHOR (SEE TRUSS ANCHOR LEGEND SH.-6)
17.- ROOF DECKING (SEE ROOF DECKING NOTE SH.-7)
18.- WOOD TRUSS @ 24" O.C. (SEE SH.-6)
19.- WOOD GIRDER TRUSS GT-2
20.- WOOD GIRDER TRUSS GT-1 (3M)
21.- ½" D.W. ON 1"x3" WOOD @ 16" O.C. W/ R-19 INSULATION
22.- 1"x4" PT. WOOD FIRE STOP TYP.
23.- ½" PRE-MOLDED EXP. JOINT
24.- EXISTING 3"x8" WOOD RAFTER @ 24" O.C.
25.- RAFTER TIES NVRT-30 MANUF. "NU-VUE INDUSTRIES" FASTENER W/14-16d NAILS, 7 EACH MEMBER UPLIFT 1135# N.O.A. 15-0507.01
26.- FACE MOUNT HANGER LUS28-2 MANUF. "SIMPSON STRONG TIE" FASTENER AT HEATER 6-16d NAILS AND 4-16d NAILS AT RAFTER UPLIFT 1165#
27.- EXISTING DRYWALL
28.- EXISTING FOUNDATION
29.- R-30 INSULATION COORDINATE WITH ENERGY CALCULATIONS
30.- WOOD GIRDER GT-1 (SEE ROOF FRAMING PLAN/S-2)
31.- 6" WOOD BOTTOM CHORD
32.- SEE TRUSS ANCHOR LEGEND/S-2
33.- ½" PRE-MOLDED EXP. JOINT



2 SHEATING ISOMETRIC DETAIL
SCALE: N/A



4 SHEATING ISOMETRIC DETAIL
SCALE: N/A



3 PROPOSED ISOMETRIC
SCALE: N/A

REVISION	BY

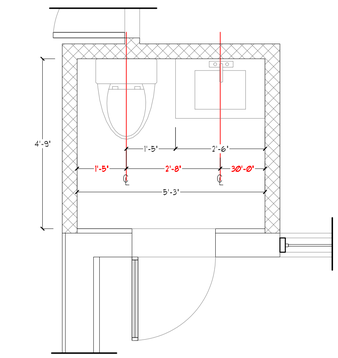
CARLOS TILLAN, PE
CT ENGINEERING, INC.
PROFESSIONAL ENGINEER, LIC. # 68869
1320 SW 46 ST., MIAMI, FL 33175
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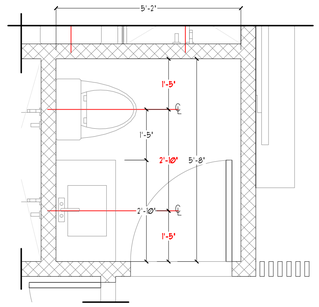
PROJECT NAME: NEW ADDITIONS AND INTERIOR REMODELING
OWNER NAME: JACKIE SCOTT
AMANDA LUZ SCOTT
ADDRESS: 7360 LOCH NESS DR, MIAMI LAKES, FL 33014

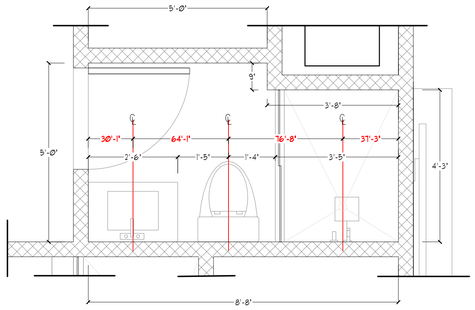
DRAW:	C.T.
DATE:	02/07/2023
CHECKED:	CT
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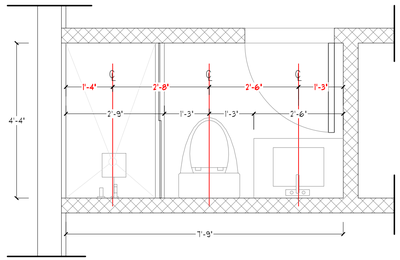
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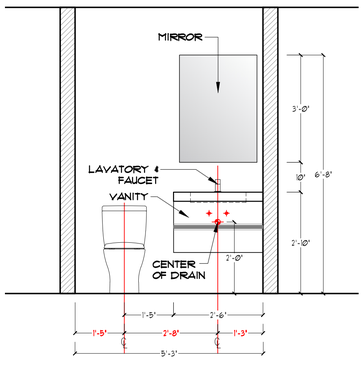
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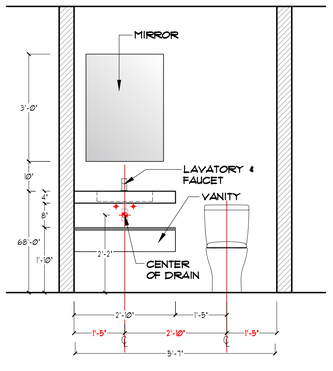




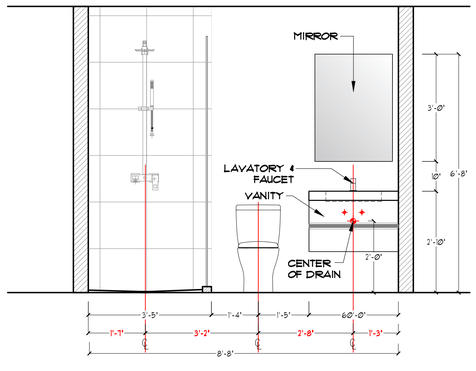




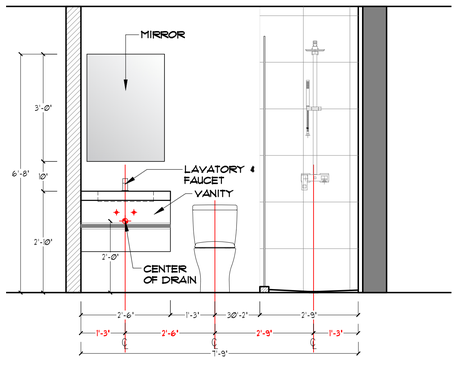
1 NEW CABANA BATH
SCALE: 1/2"=1'-0"



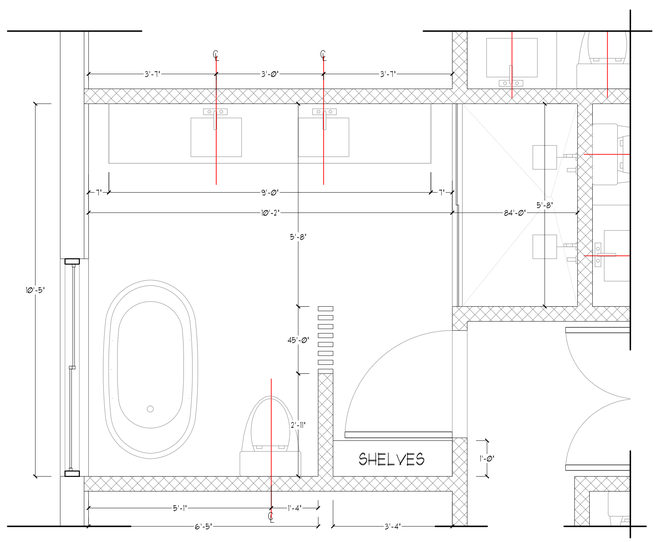
2 NEW POWDER BATH
SCALE: 1/2"=1'-0"



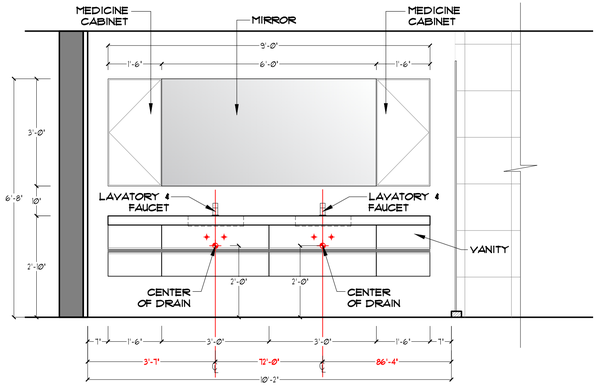
3 NEW BATHROOM-1
SCALE: 1/2"=1'-0"

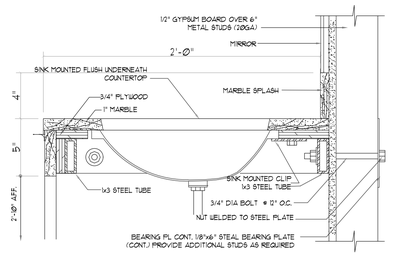


4 NEW BATHROOM-2
SCALE: 1/2"=1'-0"

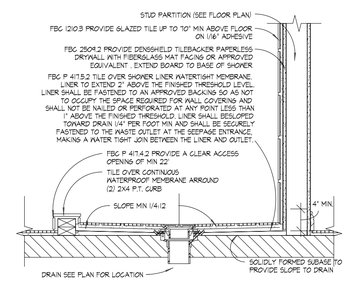


5 NEW MASTER BATHROOM
SCALE: 1/2"=1'-0"





6 LAVATORY DETAIL
SCALE: N/A



7 SHOWER DETAIL
SCALE: N/A

NOTES

- FLOOR MOUNTED TOILET. -SEE PLUMBING.
- CERAMIC TILE BASE, TO BE SELECT BY OWNER.
- TILE FINISH BY OWNER.
- LED MIRROR TO BE SELECT BY OWNER
- LAVATORY, FAUCETS & VANITY, COUNTER SURFACE NO HIGHER THAN 34", SELECT BY OWNER.
- SHOWER GLASS ENCLOSURE. PROVIDE CAT II SAFETY GLASS @ FIXED GLASS PANELS AND GLASS DOOR.
- SHOWER HEAD COMBO HAND SHOWER BY OWNER
- ALL ACCESSORIES CALLED FOR TO BE PROVIDED BY OWNER SHALL BE INSTALLED BY CONTRACTOR.
- GC TO COORDINATE MILLWORK DESIGN AND FINISH WITH OWNER AND SUBMIT SHOP DWGS FOR APPROVAL.
- PROVIDE DUROCK BD @ TUB OR SHOWER AREA, RE: DET. 2/A-11.0
- PROVIDE SHOWER LINER IN SHOWER, RE: DET 5/A-6.0.
- CONTRACTOR TO COMPLY WITH CLEARANCES SHOWN, RE: A-1.0

REVISION	BY

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PROFESSIONAL ENGINEER, LIC. # 68869
13201 SW 46 ST., MIAMI, FL 33175
PH. NO. 305-527-9041

PROJECT NAME: NEW ADDITIONS AND INTERIOR REMODELING

OWNER NAME: JACKIE SCOTT
AMANDA LUZ SCOTT

ADDRESS: 7360 LOCH NESS DR, MIAMI LAKES, FL 33014

DRAW: C.T.

DATE: 02/07/2023

CHECKED: CT

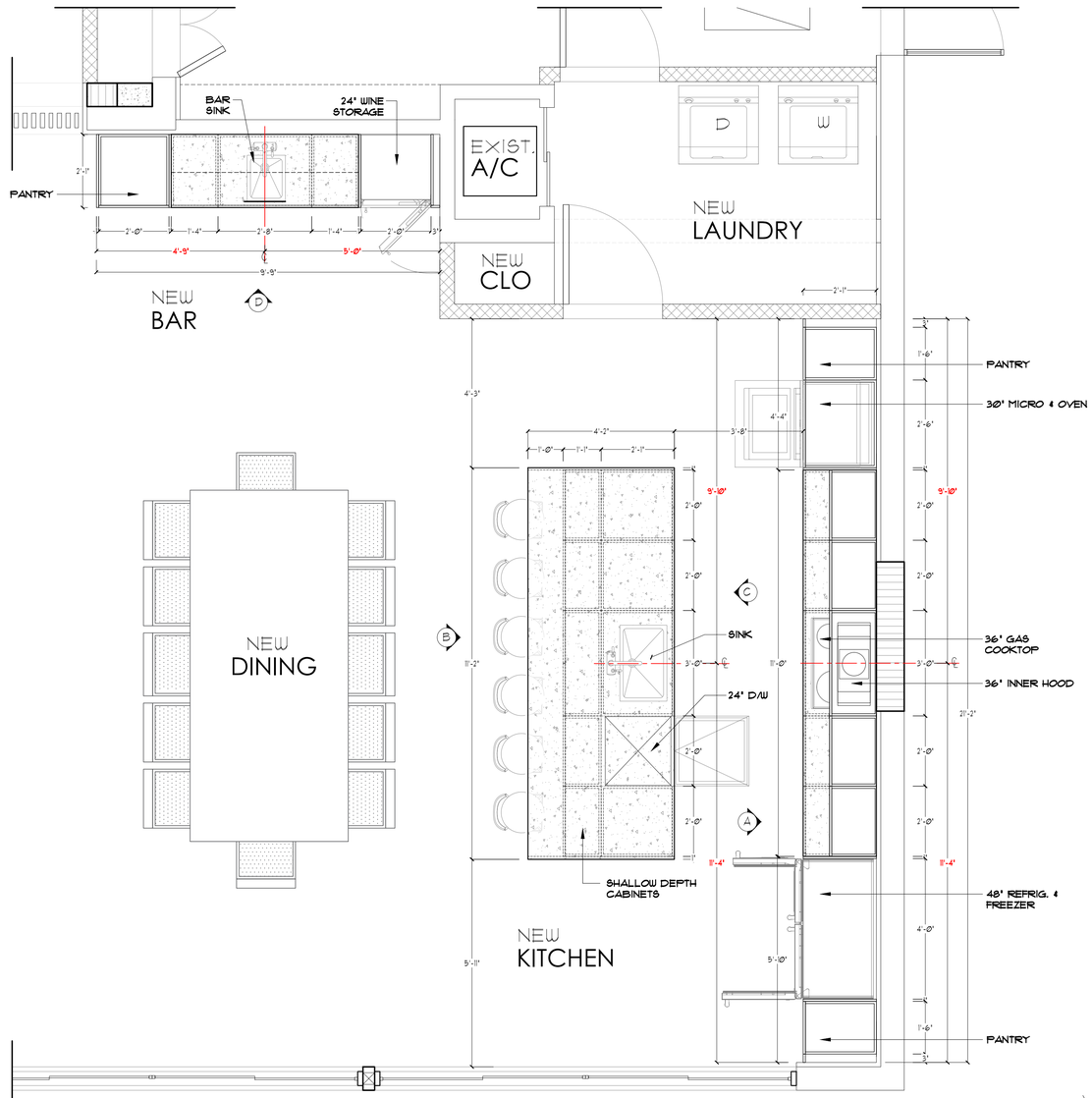
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JOB NO.:

SHEET

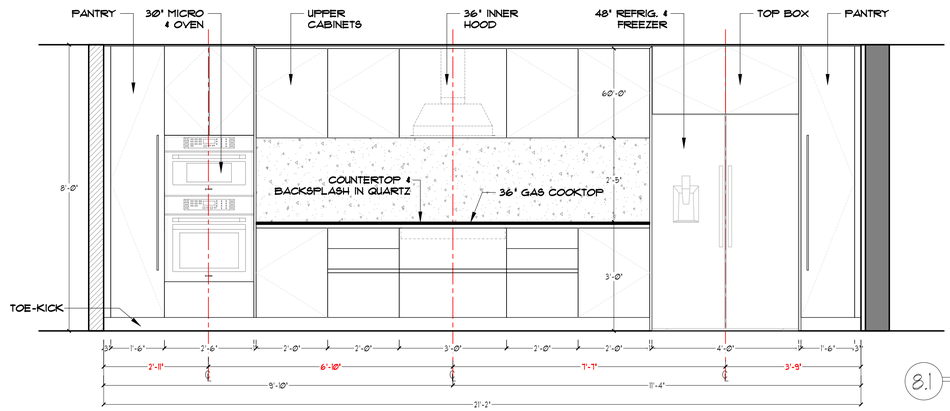
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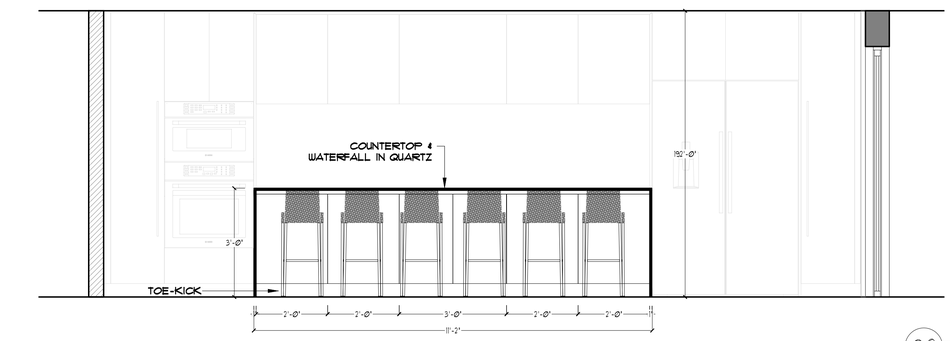
8 NEW KITCHEN & BAR FLOOR PLAN

SCALE: 1/2"=1'-0"



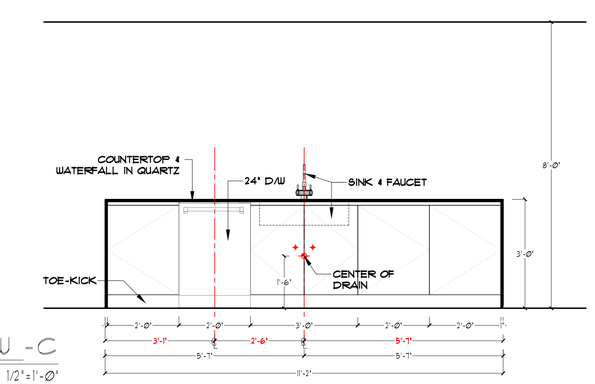
8.1 VIEW -A

SCALE: 1/2"=1'-0"



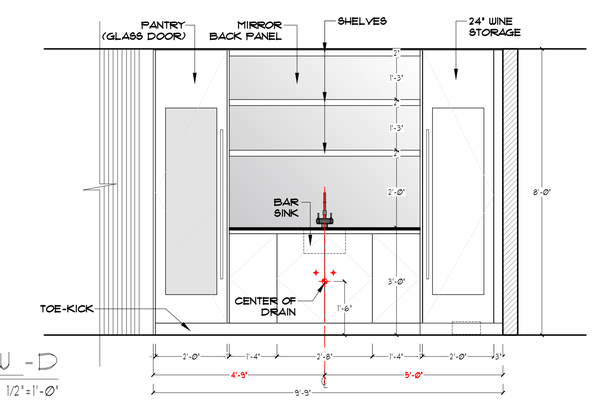
8.2 VIEW -B

SCALE: 1/2"=1'-0"



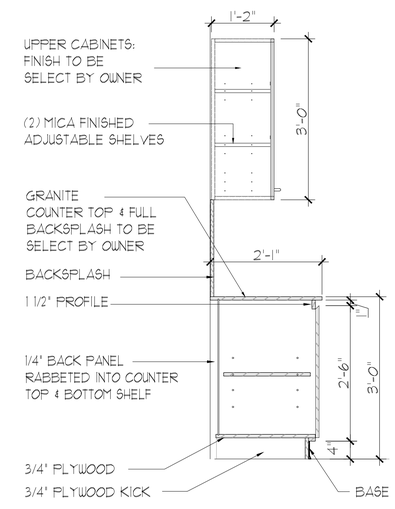
8.3 VIEW -C

SCALE: 1/2"=1'-0"



8.4 VIEW -D

SCALE: 1/2"=1'-0"



9 CABINET DETAIL

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

NOTES:

- WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER 450 FBC-R302.9.1, FBC-R-302.9.2
- INSULATION MATERIAL TO HAVE A FLAME SPREAD INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL-723 FBC-R302.10.1

NOTE:

THE WALLS AND PARTITIONS USED TO HANG FIXTURES OR CABINETS SHALL BE REINFORCED WITH 2"x4" HORIZONTALLY, 1 EACH TOP AND BOTTOM ATTACHED TO TWO STUDS MIN. AND THE BALANCE AT 16" ON CENTER MAX.

REVISION	BY

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13201 SW 46 ST., MIAMI, FL 33175
PH. NO. 305-521-9041

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OWNER NAME: JACKIE SCOTT
AMANDA LUZ SCOTT

ADDRESS: 7360 LOCH NESS DR, MIAMI LAKES, FL 33014

DRAW: C.T.

DATE: 02/07/2023

CHECKED: CT

SCALE : AS SHOWN

JOB NO.:

SHEET

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Residential System Sizing Calculation

Summary

Project Title:
JACKIE RESIDENCE AHU-1

7360 LOCH NESS DR
MIAMI LAKES, FL 33014

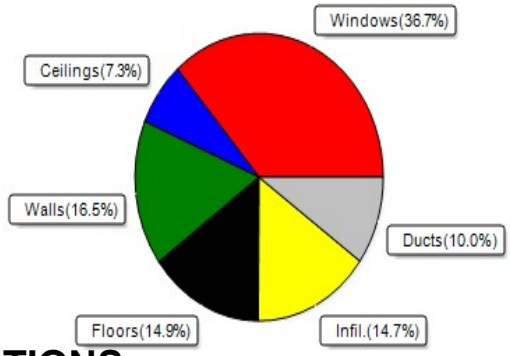
2/6/2024

Location for weather data: Miami, FL - Defaults: Latitude(25.82) Altitude(7 ft.) Temp Range(L) Humidity data: Interior RH (50%) Outdoor wet bulb (77F) Humidity difference(56gr.)					
Winter design temperature(TMY3 99%)	49	F	Summer design temperature(TMY3 99%)	92	F
Winter setpoint	70	F	Summer setpoint	75	F
Winter temperature difference	21	F	Summer temperature difference	17	F
Total heating load calculation	**16585**	**Btuh**	**Total cooling load calculation**	**32930**	**Btuh**
Submitted heating capacity	% of calc	Btuh	Submitted cooling capacity	% of calc	Btuh
Total (Electric Strip Heat)	164.0	27200	Sensible (SHR = 0.75)	94.9	26400
			Latent	172.4	8800
			Total	106.9	35200

WINTER CALCULATIONS

Winter Heating Load (for 1170 sqft)

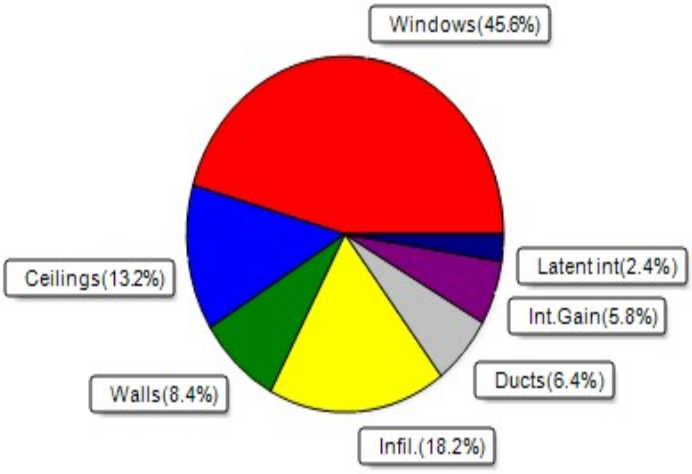
Load component			Load	
Window total	271	sqft	6082	Btuh
Wall total	872	sqft	2734	Btuh
Door total	0	sqft	0	Btuh
Ceiling total	1170	sqft	1204	Btuh
Floor total	1170	sqft	2478	Btuh
Infiltration	105	cfm	2432	Btuh
Duct loss			1655	Btuh
Subtotal			**16585**	**Btuh**
Ventilation	Ex:0 cfm; Sup:0 cfm		0	Btuh
TOTAL HEAT LOSS			**16585**	**Btuh**



SUMMER CALCULATIONS

Summer Cooling Load (for 1170 sqft)

Load component			Load	
Window total	271	sqft	15001	Btuh
Wall total	872	sqft	2773	Btuh
Door total	0	sqft	0	Btuh
Ceiling total	1170	sqft	4359	Btuh
Floor total			0	Btuh
Infiltration	105	cfm	1969	Btuh
Internal gain			1920	Btuh
Duct gain			1804	Btuh
Sens.Ventilation	Ex:0 cfm; Sup:0 cfm		0	Btuh
Blower Load			0	Btuh
Total sensible gain			**27825**	**Btuh**
Latent gain(ducts)			296	Btuh
Latent gain(infiltration)			4009	Btuh
Latent gain(ventilation)			0	Btuh
Latent gain(internal/occupants/other)			800	Btuh
Total latent gain			**5105**	**Btuh**
TOTAL HEAT GAIN			**32930**	**Btuh**



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EnergyGauge® System Sizing
PREPARED BY: _____
DATE: _____

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Residential System Sizing Calculation

Summary

Project Title:
JACKIE RESIDENCE AHU-2

7360 LOCH NESS DR
MIAMI LAKES, FL 33014

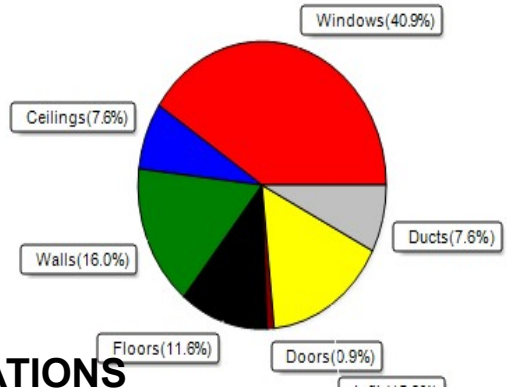
2/6/2024

Location for weather data: Miami, FL - Defaults: Latitude(25.82) Altitude(7 ft.) Temp Range(L) Humidity data: Interior RH (50%) Outdoor wet bulb (77F) Humidity difference(56gr.)					
Winter design temperature(TMY3 99%)	49	F	Summer design temperature(TMY3 99%)	92	F
Winter setpoint	70	F	Summer setpoint	75	F
Winter temperature difference	21	F	Summer temperature difference	17	F
Total heating load calculation	**21409**	**Btuh**	**Total cooling load calculation**	**40094**	**Btuh**
Submitted heating capacity	% of calc	Btuh	Submitted cooling capacity	% of calc	Btuh
Total (Electric Strip Heat)	159.3	34100	Sensible (SHR = 0.75)	104.4	34125
			Latent	153.3	11375
			Total	113.5	45500

WINTER CALCULATIONS

Winter Heating Load (for 1580 sqft)

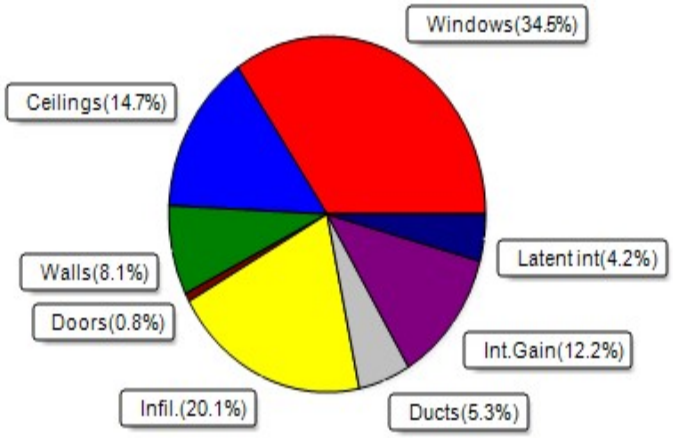
Load component			Load	
Window total	390	sqft	8758	Btuh
Wall total	1134	sqft	3435	Btuh
Door total	21	sqft	203	Btuh
Ceiling total	1580	sqft	1626	Btuh
Floor total	1580	sqft	2478	Btuh
Infiltration	142	cfm	3284	Btuh
Duct loss			1625	Btuh
Subtotal			**21409**	**Btuh**
Ventilation	Ex:0 cfm; Sup:0 cfm		0	Btuh
TOTAL HEAT LOSS			**21409**	**Btuh**



SUMMER CALCULATIONS

Summer Cooling Load (for 1580 sqft)

Load component			Load	
Window total	390	sqft	13847	Btuh
Wall total	1134	sqft	3264	Btuh
Door total	21	sqft	309	Btuh
Ceiling total	1580	sqft	5886	Btuh
Floor total			0	Btuh
Infiltration	142	cfm	2659	Btuh
Internal gain			4880	Btuh
Duct gain			1827	Btuh
Sens.Ventilation	Ex:0 cfm; Sup:0 cfm		0	Btuh
Blower Load			0	Btuh
Total sensible gain			**32672**	**Btuh**
Latent gain(ducts)			308	Btuh
Latent gain(infiltration)			5414	Btuh
Latent gain(ventilation)			0	Btuh
Latent gain(internal/occupants/other)			1700	Btuh
Total latent gain			**7422**	**Btuh**
TOTAL HEAT GAIN			**40094**	**Btuh**



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EnergyGauge® System Sizing
PREPARED BY: _____
DATE: _____

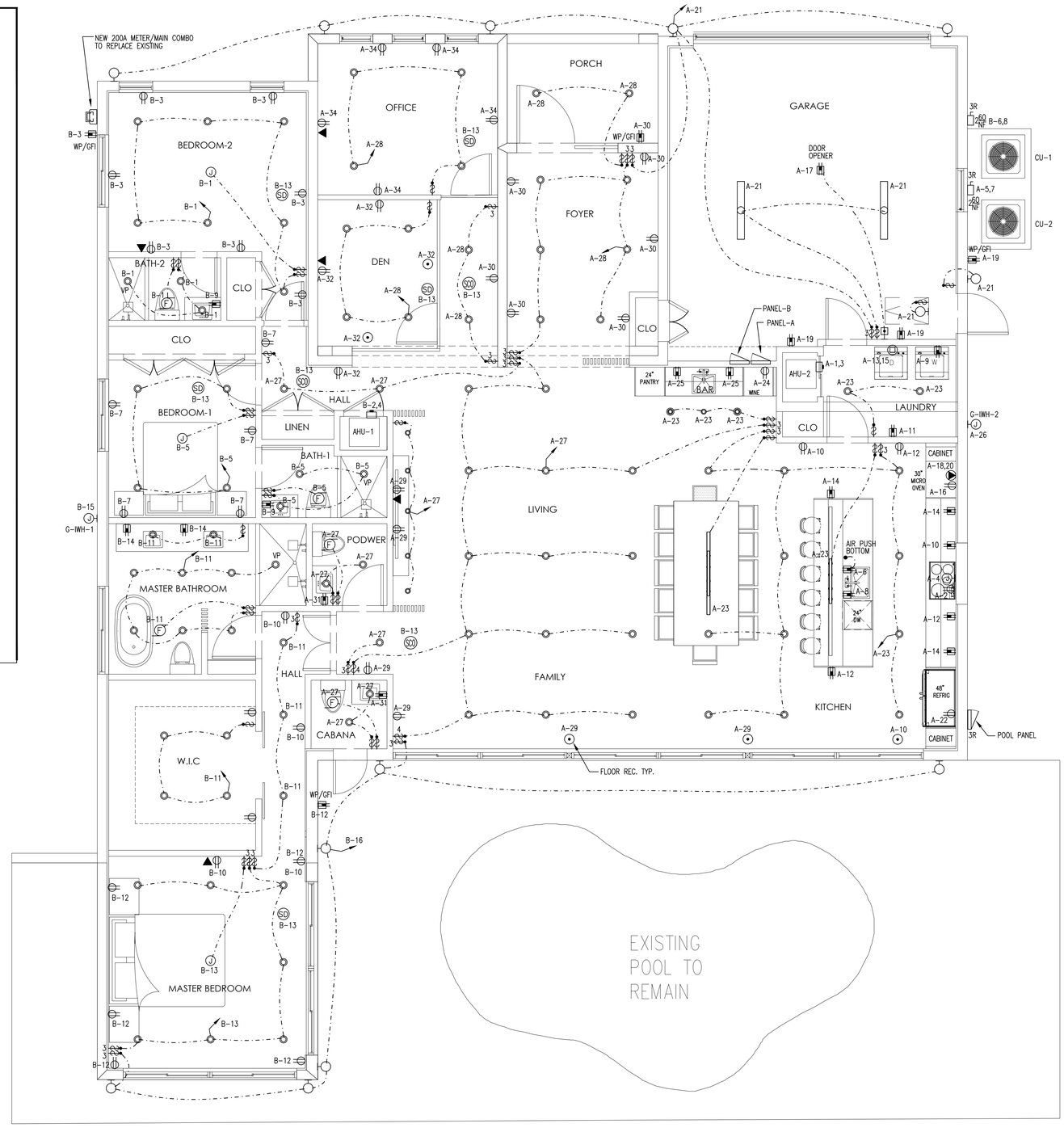
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ELECTRICAL NOTES

1. INSTALLATION SHALL BE IN ACCORDANCE WITH NEC–2020, FBC 2023 8TH EDITION AND ANY APPLICABLE CODES AND STANDARD.
2. MINIMUM WIRE SIZE SHALL BE #12 THHN/THWN WITH THE EXCEPTION OF 15A GENERAL LIGHTING AND RECEPTACLE BRANCH CIRCUITS WHICH ARE #14 THHN/THWN.
3. CONDUCTORS #6AWG AND LARGER SHALL BE THWN.
4. ALL CONDUCTORS SHALL BE COPPER UNLESS OTHERWISE NOTED.
5. FUSES (WHEN REQUIRED) SHALL BE DUAL ELEMENT, TIME DELAY TYPE.
6. ALL MATERIALS SHALL BE U.L. LISTED.
7. WORKMANSHIP SHALL BE TO BEST RESIDENTIAL PRACTICE.
8. ALL LIGHT FIXTURES TO BE SELECTED BY OWNER/ARCHITECT AND INSTALLED BY CONTRACTOR. VERIFY LOCATION WITH ARCHITECT.
9. RECESSED LIGHT FIXTURES OVER BATHTUB OR SHOWER SHALL BE COMPLETELY ENCLOSED AND SUITABLE FOR WET LOCATION INSTALLATION.
10. ALL LUMINARIES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS.
11. RISER IS DIAGRAMMATIC ONLY. IT DOES NOT SHOW EVERY BEND REQUIRED FOR THE INSTALLATION.
12. THIS DRAWING IS A GUIDE FOR THE INSTALLATION OF ELECTRICAL WORK. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A FUNCTIONING SYSTEM.
13. ALL EQUIPMENT (INCLUDING BUT LIMITED TO AC) WIRING, BREAKER AND FUSE SIZES ARE BASED ON EQUIPMENT SPECIFIED ON CONTRACT DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING, BREAKER AND FUSE SIZES IN ACCORDANCE WITH EQUIPMENT NAMEPLATE REQUIREMENTS IF DIFFERENT FROM THAT SPECIFIED ON DRAWINGS, AS WELL AS ANY FEEDER CHANGES BEING AFFECTED BY THIS CHANGE. CONTRACTOR SHALL MAKE ABOVE MENTIONED CHANGES AT NO EXTRA COST.
14. CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH OTHER TRADES IN ORDER TO FURNISH AND INSTALL ALL CONTROL WIRING AND RACEWAYS, ALL POWER CONTROL CIRCUITS WIRING AND RACEWAYS AS SHOWN ON THE AIR CONDITIONING DRAWINGS OR SPECIFICATIONS. IF AIR CONDITIONING DRAWINGS REFER TO MANUFACTURER'S WIRING DIAGRAMS THE CONTRACTOR SHALL VERIFY WITH SAID MANUFACTURER ALL REQUIREMENTS AND INCLUDE ALL RELATED WORK IN HIS CONTRACT.
15. AS OPTIONAL, PROVIDE A COMPLETE SECURITY SYSTEM PER OWNER'S REQUIREMENTS.
16. ALL WIRING DEVICES SHALL BE DECORATOR STYLE. COLOR AS SELECTED BY OWNER / ARCHITECT.
17. PROVIDE ALL FINAL CONNECTIONS TO ALL EQUIPMENT AND APPLIANCES AS REQUIRED BY MANUFACTURER.
18. PROVIDE A COMPLETE TV PRE–WIRED SYSTEM.
19. COORDINATE LOCATION OF ALL DISCONNECT SWITCHES WITH OTHER TRADES TO ALLOW N.E.C. REQUIREMENTS CLEARANCES.
20. ALL COUNTER RECEPTACLES AND SWITCHES TO BE MOUNDED +6" ABOVE COUNTER (TO BOTTOM OF PLATE). UNLESS OTHERWISE NOTED OR DIRECTED BY OWNER / ARCHITECT
21. APPLIANCES RECEPTACLES TO BE MOUNTED WHERE REQUIRED BY MANUFACTURER
22. ALL LAVATORY RECEPTACLES TO BE MOUNTED +42" A.F.F. UNLESS OTHERWISE DIRECTED BY OWNER / ARCHITECT.
23. COORDINATE LOCATION OF AIR CONDITIONER (INDOOR UNIT) DISCONNECT SWITCH WITH A/C CONTRACTOR TO KEEP N.E.C. REQUIRED CLEARANCE.
24. RANGE AND DRYER SHALL HAVE NEUTRAL & GROUNDING WIRES PER NEC 250–122 & 250.140.
25. PROVIDE A COMPLETE PRE–WIRED TELEPHONE SYSTEM.
26. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT DIMENSIONS.
27. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR COMPLETE ELECTRICAL SYSTEMS.
28. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IT WILL BE HIS RESPONSIBILITY TO SECURE AND PAY FOR ANY PERMITS, CERTICATES OF INSPECTION, ETC., AS REQUIRED.
29. CARBON MONOXIDE DETECTORS WHEN REQUIRED SHALL BE INSTALLED WITHIN 10' OF EACH ROOM USED FOR SLEEPING PURPOSES. SUCH ALARMS SHALL HAVE A BATTERY BACKUP. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE NRTL LISTED OR LABELED. SEE RULE 9B3.0472–CARBON MONOXIDE PROTECTION.
30. NON–LOCKING RECEPTACLES IN DAMP AND WET LOCATIONS SHALL BE LISTED WEATHER–RESISTANT IN ADDITION OF THE REQUIRED TYPE OF COVER LISTED. NEC 406.8 (A) & (B).
31. ANY RECESSED LIGHT MUST COMPLY WITH F.B.C. E402.4.5 REGARDING A SEAL TO PREVENT LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES, CONTRACTOR TO ASSURE THIS REQUIREMENT AT FIELD.
32. FIELD WIRING INSTALLATION SHALL MEET NEC 2017 ARTICLE 210.12(A)(3)(b) THAT LIMITS THE MAXIMUM DISTANCE TO THE FIRST OUTLET IN A BRANCH CIRCUIT AS FOLLOW:
    - 50 FEET FOR #14 Cu
    - 70 FEET FOR #12 Cu

ELECTRICAL LEGEND

- 20A, 120V, DUPLEX RECEPTACLE.
- 20A, 120V, GFI, DUPLEX RECEPTACLE.
- 20A, 120V, GFI, DUPLEX RECEPTACLE ABOVE COUNTER.
- 240V, NUMBER OF WIRES AND AMPACITY AS REQUIRED BY APPLIANCE, CONTRACTOR TO VERIFY ON EACH CASE
- 240V, 30A DRYER REC (NUMBER OF WIRES TO VERIFY)
- 240V, 30A SPECIAL OUTLET (VERIFY APP. REQUIREMENT)
- LIGHT SWITCH. SILENT TYPE.
- 3 WAY LIGHT SWITCH. SILENT TYPE.
- 4 WAY LIGHT SWITCH. SILENT TYPE.
- 2P/30A/240V SWITCH.
- (J) (H) CEILING OR WALL MOUNTED JUNCTION BOX.
- (F) EXHAUST FAN.
- DATA OUTLET.
- TV CABLE OUTLET.
- ELECTRICAL PANEL.
- ELECTRICAL METER
- DISCONNECT SWITCH CIRCUIT BREAKER TYPE.
- DISCONNECT SWITCH SIDE HANDLE TYPE.
- HI–HAT LIGHT FIXTURE.
- WALL MOUNTED LIGHT FIXTURE.
- SURFACE MOUNT LIGHT FIXTURE.
- (SD) 120V, SMOKE ALARM DETECTOR WITH BATTERY BACKUP
- (SDCO) 120V, INTERCONNECTED COMBINATION CARBON MONOXIDE & SMOKE ALARM DETECTOR W/ BATTERY BACKUP. SEE SMOKE DETECTOR CONNECTION DETAIL. REFER TO ELECTRICAL NOTE #29.
- (J) F/L JUNCTION BOX APPROVED FOR FUTURE INSTALLATION FAN/LIGHT FIXTURE, IT SHALL BE RATED TO COMPLY W/ NEC ARTICLE 314.27(D)
- START/STOP PUSH BOTTOM CONTROL FOR GARAGE DOOR OPENER, CONTRACTOR TO VERIFY MANUFACT. REQUIREMENT, IF THIS FEATURE IS FOR FUTURE USE, LEAVE A JUNCTION BOX WITH BLANK COVER ON EACH CASE.
- CEILING MOUNTED PADDLE FAN. ELECTRICAL BOX SHALL BE RATED FOR IT, CONTRACTOR TO COMPLY. WITH NEC ARTICLE 314.27 (D)



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

N

DWELLING UNITS CAUTION NOTES:

1– ALL 120 VOLT, SINGLE PHASE 15 AND 20 AMPS BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED AFCI AS PER NEC–2020 SECTION 210.12

2– RECEPTACLES FOR DWELLING UNITS SHALL BE LISTED TAMPER RESISTANT IN ACCORDANCE WITH NEC–2020 SECTION 406.12

3– IN ORDER TO PREVENT SOUND TRANSMISSION AND THE SPREAD OF FIRE, ALL BOXES MOUNTED ON FIRE RATED WALLS MUST BE STAGGERED AND BE WRAPPED WITH U.L FIRE RATED MATERIAL EQUAL TO THE RATING OF WALL.

4– ALL LOCATIONS OF OUTLETS WITHIN CABINETRY, MUST BE COORDINATED WITH CABINET AND APPLIANCE MANUFACTURERS.

5– LOCATION OF LIGHT FIXTURES SHALL BE DETERMINED FROM ARCHITECTURAL DRAWINGS AND AFTER FINAL VERIFICATION WITH ARCHITECT AND DECORATORS.

6– CONTRACTOR TO ASSURE ELECTRICAL INSTALLATION MEET ALL THE MINIMUM REQUIREMENT ESCRIBED IN THE NEC–2020 EDITION AND IN ELECTRICAL NOTES WHEN APPLICABLE.

7– ELECTRICAL CONTRACTOR SHALL IDENTIFY EACH CIRCUIT WITH A CLEAR, EVIDENT, AND SPECIFIC PURPOSE FOR USE. THE IDENTIFICATION SHALL BE INCLUDED IN A CIRCUIT DIRECTORY THAT IS LOCATED ON THE FACE OR INSIDE OF THE PANEL DOOR IN THE CASE OF A PANELBOARD AND LOCATED AT EACH SWITCH ON A SWITCHBOARD AS REQUIRED BY N.E.C. ARTICLE 408.4

8– THE STAIRWAY LIGHTING SHALL COMPLAIN WITH FBC R 303 (MINIMUM 1 FC).

9– BOTTOM OF SERVICE EQUIPMENT SHALL BE INSTALLED 12" ABOVE THE BASE FLOOD ELEVATION.

DWELLING UNITS FBC 2020 REMARKS:

1– ALL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE, FLORIDA BUILDING CODE 2023 8TH EDITION AND OTHER APPLICABLE CODES AND STANDARDS.

2– LIGHTING FIXTURES MUST INCLUDE AT LEAST A 90% OF HIGH EFFICACY LAMPS.

GENERAL CAUTION NOTES:

1– IN ORDER TO PREVENT SOUND TRANSMISSION AND THE SPREAD OF FIRE, ALL BOXES MOUNTED ON FIRE RATED WALLS MUST BE STAGGERED AND BE WRAPPED WITH U.L FIRE RATED MATERIAL EQUAL TO THE RATING OF WALL. THIS NOTE IS APPLICABLE EVEN WHEN BOXES FOR DEVICES ON DRAWING ARE SHOWN BACK TO BACK.

2– ALL LOCATIONS OF OUTLETS WITHIN CABINETRY, MUST BE COORDINATED WITH CABINET AND APPLIANCE MANUFACTURERS.

3– LOCATION OF LIGHT FIXTURES SHALL BE DETERMINED FROM ARCHITECTURAL DRAWINGS AND AFTER FINAL VERIFICATION WITH ARCHITECT.

4– OWNER RESERVES THE RIGHT TO CHANGE THE LOCATIONS OF ANY WALL DEVICE PRIOR TO INSTALLATION AT NO ADDITIONAL COST. THEREFORE, COORDINATE WITH ARCHITECT AND/OR OWNER PRIOR TO ROUGHING–IN OF WALL DEVICES.

REVISION	BY

CARLOS TILLAN, PE
CT ENGINEERING, INC.
PROFESSIONAL ENGINEER, LIC. # 68869
13201 SW 46 ST., MIAMI, FL 33175
PH. NO. 305–527–9041

PROJECT NAME: NEW ADDITIONS AND INTERIOR REMODELING
OWNER NAME: JACKIE SCOTT
AMANDA LUZ SCOTT
ADDRESS: 7360 LOCH NESS DR, MIAMI LAKES, FL 33014

DRAW:	C.T.
DATE:	02/06/2024
CHECKED:	CT
SCALE :	AS SHOWN
JOB NO.:	

SHEET
E–1

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SMOKE ALARM DETECTOR

CONNECTION DETAIL NTS.

NOTES:

1-ALL SMOKE DETECTORS (MULTIPLE-STATION ALARM TYPE) SHALL BE HARDWIRED (125 VOLT TYPE), INTERCONNECTED AND PROVIDED WITH BATTERY BACK-UP.

2-ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT TO SMOKE DETECTORS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT AS PER NEC 210.12.

3-SMOKE DETECTOR SHALL NOT BE PLACED WITHIN 3FT. OF ANY A/C GRILL OR FAN BLADE TIP MAYBE LOCATED IN BEDROOMS

4-SMOKE DETECTORS LOCATED OUTSIDE OF SLEEPING AREAS SHALL NOT BE PLACED CLOSER THAN 3FT. TO BATHROOM DOOR.

5-THE MOUNTING AND LOCATION OF UNIT SMOKE DETECTORS SHALL COMPLY WITH NFPA 72 SEC.2-5.2.1.6 . CEILING MOUNTS NOT LESS THAN 4" FROM A WALL-WALL MOUNTS NOT LESS THAN 4" FROM CEILING NOR MORE THAN 12" TO TOP OF DETECTOR.

PANEL "B" LOAD CALCULATION (BY NEC 220-40)

CALCULATION STEPS (STANDARD METHOD)		SUB-TOTALS
STEP 1 ARTICLES 220.42 & 220.52		
GENERAL LIGHTING LOADS		
3 VA/SQ.F X 1,080 SQ.F	= 3,240VA	
SMALL APPLIANCES @1,500VA	= 0,000VA	
LAUNDRY CIRCUIT @1,500VA	= 0,000VA	
SUB-TOTAL	= 3,240VA	
FIRST 3,000VA @ 100%	= 3,000VA	
FROM 3,001 TO 120,000 @ 35%	= 0,082VA	
STEP 1 NET SUB-TOTAL	= 3,082VA	= 3,082VA
STEP 2 ARTICLES 220.50 & 220.51		
AIRCONDITIONING SYSTEM LARGEST LOAD	= 9,032VA	
STEP 2 NET SUBTOTAL @100%	= 9,032VA	= 9,032VA
STEP 3 ARTICLE 220.53		
LOADS	= 0,000VA	
SUB-TOTAL	= 0,000VA	
STEP 3 FOUR OR MORE @75%	= 0,000VA	= 0,000VA
STEP 4 ARTICLE 220.54		
DRYER	= 0,000VA	
STEP 4 NET SUBTOTAL	= 0,000VA	= 0,000VA
STEP 5 ARTICLE 220.55 (COOKING APPLIANCES)		
ELECTRIC COOKTOP (6.0KW @ 80%)	= 0,000VA	
CONVENTIONAL OVEN	= 0,000VA	
STEP 5 NET SUBTOTAL	= 0,000VA	= 0,000VA
STEP 6 OTHER LOADS		
NON CONTINUOUS LOADS @100%	= 0,150VA	
OTHER CONTINUOUS LOADS @125%	= 0,450VA	
STEP 6 NET SUBTOTAL	= 0,600VA	= 0,600VA
TOTAL DEMANDED CALCULATED LOAD		=12,714VA
FED FROM SERVICE MAIN		=53 AMPS

PANEL "A" LOAD CALCULATION (BY NEC 220-40)

CALCULATION STEPS (STANDARD METHOD)		SUB-TOTALS
STEP 1 ARTICLES 220.42 & 220.52		
GENERAL LIGHTING LOADS		
3 VA/SQ.F X 1715 SQ.F	= 5,145VA	
SMALL APPLIANCES @1,500VA	= 6,000VA	
LAUNDRY CIRCUIT @1,500VA	= 1,500VA	
SUB-TOTAL	=12,645VA	
FIRST 3,000VA @ 100%	= 3,000VA	
FROM 3,001 TO 120,000 @ 35%	= 3,376VA	
STEP 1 NET SUB-TOTAL	= 6,376VA	= 6,376VA
STEP 2 ARTICLES 220.50 & 220.51		
AIRCONDITIONING SYSTEM LARGEST LOAD	=11,032VA	
STEP 2 NET SUBTOTAL @100%	=11,032VA	=11,032VA
STEP 3 ARTICLE 220.53		
KITCHEN HOOD	= 1,000VA	
DISPOSAL	= 1,000VA	
DISHWASHER	= 1,200VA	
MICROWAVE	= 1,200VA	
REFRIGERATOR	= 1,000VA	
WASHER	= 1,500VA	
GARAGE DOOR OPENER	= 1,000VA	
WINE COOLER	= 1,000VA	
SUB-TOTAL	= 8,900VA	
STEP 3 FOUR OR MORE @75%	= 6,675VA	= 6,675VA
STEP 4 ARTICLE 220.54		
DRYER	= 5,000VA	
STEP 4 NET SUBTOTAL	= 5,000VA	= 5,000VA
STEP 5 ARTICLE 220.55 (COOKING APPLIANCES)		
ELECTRIC RANGE	= 0,000VA	
CONVENTIONAL OVEN	= 5,000VA	
STEP 5 NET SUBTOTAL	= 5,000VA	= 5,000VA
STEP 6 OTHER LOADS		
NON CONTINUOUS LOADS @100%	= 0,840VA	
OTHER CONTINUOUS LOADS @125%	= 0,600VA	
STEP 6 NET SUBTOTAL	= 1,440VA	= 1,440VA
TOTAL DEMANDED CALCULATED LOAD		=35,523VA
FED FROM SERVICE MAIN		=148 AMPS

PANEL A

TYPE: LOAD CENTER
VOLTAGE: 120/240, 1PH., 3W
MAINS: 200A MLO
BRANCH AIC RATINGS: 10 K.I.C

ENCLOSURE: SURFACE, NEMA 1
MODIFICATION: GROUND BUS
LOCATION: GARAGE
FED FROM: SERVICE MAIN

SERVING	WIRE AND COND SIZE	LOAD VA	POLE TRIP	CIRC. No.	PHASE A	PHASE B	CIRC. No.	POLE TRIP	LOAD VA	WIRE AND COND SIZE	SERVING
AHU-2	#6-1"	11032	2	1			Δ 2	1 20	1000	#12-1/2"	HOOD
			60	3			Δ 4	1 15	150	#14-1/2"	GAS COOKTOP PILOT
CU-2	#8-3/4"	(6024)	2	5			6	1 20	1000	#12-1/2"	DISPOSAL
			50	7			8	1 20	1200	#12-1/2"	DISHWASHER
WASHER MACHINE	#12-1/2"	1500	1 20	9			Δ 10	1 20	1500	#12-1/2"	SMALL APPLIANCE CIRCUIT
LAUNDRY CIRCUIT	#12-1/2"	1500	1 20	Δ 11			Δ 12	1 20	1500	#12-1/2"	SMALL APPLIANCE CIRCUIT
DRYER	#10-1/2"	5000	2	13			Δ 14	1 20	1500	#12-1/2"	SMALL APPLIANCE CIRCUIT
			30	15			Δ 16	1 20	1200	#12-1/2"	MICROWAVE
GARAGE DOOR OPENER	#12-1/2"	1000	1 20	17			18	2	5000	#10-1/2"	OVEN
GARAGE REC.	#12-1/2"	540	1 20	19			20	30			
GARAGE/FRONT LTS	#12-1/2"	480	1 20	21			Δ 22	1 20	1000	#12-1/2"	REFRIGERATOR
KITCHEN/LAUNDRY LTS	#12-1/2"	**	1 20	Δ 23			Δ 24	1 20	1000	#12-1/2"	WINE COOLER
BAR GFI'S	#12-1/2"	1500	1 20	Δ 25			26	1 15	150	#14-1/2"	G-IWH-2 PILOT
LIVING/FAMILY LTS	#12-1/2"	**	1 20	Δ 27			Δ 28	1 20	**	#12-1/2"	FOYER/OFFICE/DEN LTS
FAMILY REC	#12-1/2"	**	1 20	Δ 29			Δ 30	1 20	**	#12-1/2"	FOYER REC.
BATH GFI'S	#12-1/2"	**	1 20	31			Δ 32	1 20	**	#12-1/2"	DEN REC.
SPACE	--	--	--	33			Δ 34	1 20	**	#12-1/2"	OFFICE
SPACE	--	--	--	35			36	--	--	--	SPACE
SPACE	--	--	--	37			38	--	--	--	SPACE
SPACE	--	--	--	39			40	--	--	--	SPACE
											TOTAL VA: SEE LOAD ANALYSIS

** 3 VA/SF
Δ AFCI TYPE C/B
* GFI TYPE C/B
DUAL FUNCTION FACI/GFCI CIRCUIT BREAKER PROTECTION
① A MEANS SHALL BE PROVIDED TO SIMULTANEOUSLY DISCONNECT EACH APPLIANCE FROM ALL UNGROUNDED CONDUCTORS. NEC 422.30.

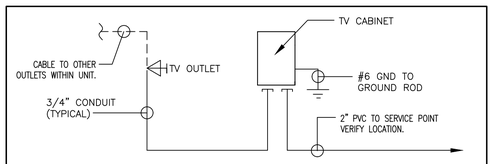
PANEL B

TYPE: LOAD CENTER
VOLTAGE: 120/240, 1PH., 3W
MAINS: 125A MLO
BRANCH AIC RATINGS: 10 K.I.C

ENCLOSURE: SURFACE, NEMA 1
MODIFICATION: GROUND BUS
LOCATION: GARAGE
FED FROM: SERVICE MAIN

SERVING	WIRE AND COND SIZE	LOAD VA	POLE TRIP	CIRC. No.	PHASE A	PHASE B	CIRC. No.	POLE TRIP	LOAD VA	WIRE AND COND SIZE	SERVING
BED-2 LTS	#14-1/2"	**	1 15	Δ 1			2	2	9,032	#6-1"	AHU-1
BED-2 REC	#12-1/2"	**	1 20	Δ 3			4	50			
BED-1 LTS	#14-1/2"	**	1 15	Δ 5			6	2	(4,680)	#8-3/4"	CU-1
BED-1 REC	#12-1/2"	**	1 20	Δ 7			8	40			
BATH GFI'S	#12-1/2"	**	1 20	9			Δ 10	1 20	**	#12-1/2"	MASTER BED REC.
MASTER BATH/WIC LTS	#14-1/2"	**	1 15	Δ 11			Δ 12	1 20	**	#12-1/2"	MASTER BED REC.
MASTER BED LTS/SD	#14-1/2"	**	1 15	Δ 13			14	1 20	**	#12-1/2"	MASTER BATH GFI'S
G-IWH-1 PILOT	#14-1/2"	150	1 15	15			16	1 15	360	#14-1/2"	OUTDOOR LIGHTS
SPACE	--	--	--	17			18	--	--	--	SPACE
				19			20				
				21			22				
				23			24				
				25			26				
				27			28				
				29			30				

** 3 VA/SF
Δ AFCI TYPE C/B
* GFI TYPE C/B



TV RISER DIAGRAM AND NOTES

N.T.S.

1- ALL "TV" SERVICE ENTRANCE CONDUITS SHALL BE INSTALLED WITH PULL WIRES OR AS RECOMMENDED BY SYSTEM MANUFACTURER.

2- MAXIMUM OF 2-90 BENDS IS ALLOWED IN "TV" CONDUITS. WHEN MORE THAN 2 BENDS OCCUR PULL BOXES SHALL BE REQUIRED. IF PULL BOXES ARE NECESSARY, THEY SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS.

3- ALL CONDUITS SHALL BE 3/4" MINIMUM. LARGER WHEN REQUIRED.

4- ALL WIRING AND CONDUIT SIZES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

5- THIS SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

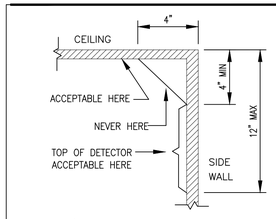
6- THIS CONTRACTOR SHALL FURNISH AND INSTALL ALL OUTLETS, CABLES, CONDUIT SYSTEM, ETC.; AND ALL OTHER ACCESSORIES REQUIRED TO INSTALL A COMPLETE FUNCTIONING AND SATISFACTORY TV SYSTEM AS PER N.E.C. , AND TV SYSTEM MANUFACTURER.

7- THIS DISTRIBUTION DIAGRAM IS A GUIDE FOR THE INSTALLATION OF TV SYSTEM AND THIS CONTRACTOR IS RESPONSIBLE TO PROVIDE A COMPLETE AND FUNCTIONING SYSTEM.

8- NO CONDUIT SHALL RUN THROUGH OTHER UNITS. (APPLY ONLY IN MULTIFAMILY DWELLING)

9- UNITS JUNCTION BOX SHALL BE A 4-11 BOX.

10- WIRING WITHIN THE UNITS MAY RUN BARE IN CEILINGS AND WALLS. WHERE THERE IS NO CEILING SPACE OR SPACING WITHIN THE FURRING OF WALLS, WIRING IS TO RUN IN CONDUIT.



(FOR INSTALLATION NEAR A WALL OR IN CEILING)

N.T.S.

NOTES:

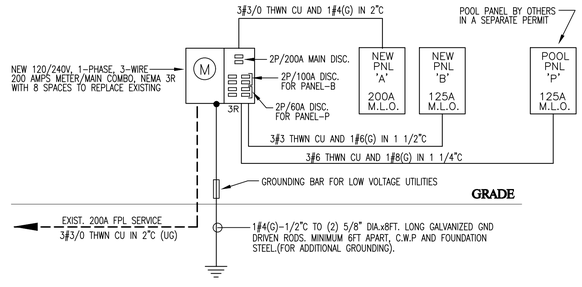
1_. DIMENSIONS SHOWN ARE TO THE NEAREST EDGE OF THE DETECTOR.

2_. DETECTORS SHALL NOT BE INSTALLED WITHIN 3 FEET OF A SUPPLY AIR DIFFUSER OR FAN BLADE'S TIP.

PANEL "A" LOAD CALCULATION

SERVICE LOAD CALCULATION

GENERAL LIGHTING AND RECEPTACLES 3 VA/SQ.F X 2795 SQ.FT.	= 8,385VA
SMALL-APPLIANCE BRANCH CIRCUITS (@ 1500VA EACH), LAUNDRY REC. AND NAMEPLATE RATING FOR ALL APPLIANCES FASTENED IN PLACE AND MOTOR LOADS.	=28,230VA
POOL LOAD BY OTHERS -	= 4,500VA
FUTURE IRRIGATION PUMP BY OTHERS	= 2,200VA
SUB-TOTAL CALCULATED LOAD	= 43,315VA
FIRST 10KVA @ 100%	= 10,000VA
REMAINING @ 40%	= 13,326VA
AHU-1 LOAD (HEATER) @ 100%	= 11,032VA
AHU-2 LOAD (HEATER) @ 100%	= 9,032VA
TOTAL CALCULATED LOAD	= 43,390VA
TOTAL(KVA) /240V	= 181 AMPS.



ELECTRICAL RISER DIAGRAM

N.T.S.

REVISION	BY

CARLOS TILLAN, PE
CT ENGINEERING, INC.
PROFESSIONAL ENGINEER, LIC. # 68869
13201 SW 46 ST., MIAMI, FL 33175
PH. NO. 305-527-9041

PROJECT NAME: NEW ADDITIONS AND INTERIOR REMODELING
OWNER NAME: JACKIE SCOTT AMANDA LUZ SCOTT
ADDRESS: 7360 LOCH NESS DR, MIAMI LAKES, FL 33014

DRAW: C.T.
DATE: 02/06/2024
CHECKED: CT
SCALE : AS SHOWN
JOB NO.:
SHEET
E-2

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RESIDENTIAL ENERGY CONSERVATION CODE DOCUMENTATION CHECKLIST

Florida Department of Business and Professional Regulation
Simulated Performance Alternative (Performance) Method

Applications for compliance with the 2023 Florida Building Code, Energy Conservation via the Residential Simulated Performance Alternative shall include:

- ☑ *This checklist*
- ☑ *Form R405-2023 report*
- ☑ *Input summary checklist that can be used for field verification (usually four pages/may be greater)*
- ☑ *Energy Performance Level (EPL) Display Card (one page)*
- ☑ *HVAC system sizing and selection based on ACCA Manual S or per exceptions provided in Section R403.7*
- ☑ *Mandatory Requirements (five pages)*

Required prior to CO:

- ☑ *Air Barrier and Insulation Inspection Component Criteria checklist (Table R402.4.1.1 - one page)*
- ☑ *A completed 2023 Envelope Leakage Test Report (usually one page); exception in R402.4 allows dwelling units of R-2 Occupancies and multiple attached single family dwellings to comply with Section C402.5*
- ☑ *If Form R405 duct leakage type indicates anything other than "default leakage", then a completed 2023 Duct Leakage Test Report - Performance Method (usually one page)*

CARLOS M. TILLAN
LICENSE
No. 68869
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FORM R405-2023

FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Business and Professional Regulation - Residential Performance Method

Project Name:	JACKIE RESIDENCE ENERGY	Builder Name:	
Street:	7360 LOCH NESS DR	Permit Office:	MIAMI
City, State, Zip:	MIAMI LAKES, FL, 33014	Permit Number:	
Owner:		Jurisdiction:	231000
Design Location:	FL, Miami	County:	Miami-Dade(Florida Climate Zone 1)

1. New construction or existing			New (From Plans)
2. Single family or multiple family			Detached
3. Number of units, if multiple family			1
4. Number of Bedrooms			3
5. Is this a worst case?			No
6. Conditioned floor area above grade (ft²)			2750
Conditioned floor area below grade (ft²)			0
7. Windows(660.4 sqft.)	Description		Area
a. U-Factor:	Sgl, U=1.10		660.42 ft²
SHGC:	SHGC=0.50		
b. U-Factor:	N/A		ft²
SHGC:			
c. U-Factor:	N/A		ft²
SHGC:			
Area Weighted Average Overhang Depth:			0.000 ft
Area Weighted Average SHGC:			0.500
8. Skylights	Description		Area
U-Factor:(AVG)	N/A		N/A ft²
SHGC(AVG):	N/A		
9. Floor Types		Insulation	Area
a. Slab-On-Grade Edge Insulation		R= 0.0	2750.00 ft²
b. N/A		R=	ft²
c. N/A		R=	ft²

10. Wall Types(2695.5 sqft.)		Insulation	Area
a. Concrete Block - Int Insul, Exterior		R=4.1	2286.00 ft²
b. Frame - Steel, Adjacent		R=11.0	207.00 ft²
c. Concrete Block - Int Insul, Adjacent		R=4.1	202.50 ft²
d. N/A			
11. Ceiling Types(2750.0 sqft.)		Insulation	Area
a. Flat ceiling under att (Vented)		R=30.0	2750.00 ft²
b. N/A			
c. N/A			
12. Roof(Barrel tile, Vented)		Deck R=0.0	2899 ft²
13. Ducts, location & insulation level		R	ft²
a. Sup: Attic, Ret: 1ST Floor, AH: 1ST Floor		6	150
b. Sup: Attic, Ret: NewSpace2, AH: NewSpace2		6	150
c.			
14. Cooling Systems		kBtu/hr	Efficiency
a. Central Unit		35.2	SEER2:17.50
b. Central Unit		45.5	SEER2:18.00
15. Heating Systems		kBtu/hr	Efficiency
a. Electric Strip Heat		27.2	COP:1.00
b. Electric Strip Heat		34.1	COP:1.00
16. Hot Water Systems			
a. Natural GasTankless			Cap: 1 gallons
			EF: 0.820
b. Conservation features			None
17. Credits			Pstat

Glass/Floor Area: 0.240

Total Proposed Modified Loads: 108.55

Total Baseline Loads: 109.65

FAIL

NOTE: Proposed residence must have annual total normalized Modified Loads that are less than or equal to 95 percent of the annual total loads of the standard reference design in order to comply.

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.

PREPARED BY: _____

DATE: _____

I hereby certify that this building, as designed, is in compliance with the Florida Energy Code.

OWNER/AGENT: _____

DATE: _____

Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes.

BUILDING OFFICIAL: _____

DATE: _____

- Compliance requires certification by the air handler unit manufacturer that the air handler enclosure qualifies as certified factory-sealed in accordance with R403.3.2.1.

- Compliance with a proposed duct leakage Qn requires a PERFORMANCE Duct Leakage Test Report confirming duct leakage to outdoors, tested in accordance with ANSI/RESNET/ICC 380, is not greater than 0.030 Qn for whole house.

- Compliance requires an Air Barrier and Insulation Inspection Checklist in accordance with R402.4.1.1 and this project requires a PERFORMANCE envelope leakage test report with envelope leakage no greater than 4.00 ACH50 (R402.4.1.2).

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FORM R405-2023

INPUT SUMMARY CHECKLIST REPORT

PROJECT

Title:	JACKIE RESIDENCE ENERGY			Address type:	Street Address
Building Type:	User	Bedrooms:	3	Lot #:	---
Owner:		Conditioned Area:	2750	Block/SubDivision:	---
Builder Home ID:		Total Stories:	1	PlatBook:	---
Builder Name:		Worst Case:	No	Street:	7360 LOCH NESS DR
Permit Office:	MIAMI	Rotate Angle:	0	County:	Miami-Dade
Jurisdiction:	231000	Cross Ventilation:		City, State, Zip:	MIAMI LAKES, FL, 33014
Family Type:	Detached	Whole House Fan:			
New/Existing:	New (From Plans)	Terrain:	Urban		
Year Construct:	2024	Shielding:	Urban		
Comment:					

CLIMATE

√	Design Location	Tmy Site	Design Temp 97.5%	Design Temp 2.5%	Int Design Temp Winter	Int Design Temp Summer	Heating Degree Days	Design Moisture	Daily temp Range
___	FL, Miami	FL_MIAMI_INTL_AP	51	90	70	75	149.5	56	Low

BLOCKS

√	Number	Name	Area	Volume
___	1	Block1	1170	11700 cu ft
___	2	Block2	1580	15800 cu ft

SPACES

√	Number	Name	Area	Volume	Kitchen	Occupants	Bedrooms	Finished	Cooled	Heated
___	1	1ST Floor	1170	11700	Yes	4	3	Yes	Yes	Yes
___	2	NewSpace2	1580	15800	Yes	2	0	Yes	Yes	Yes

FLOORS (Total Exposed Area = 2750 sq.ft.)

√	#	Floor Type	Space	Exposed Perim(ft)	Area	R-Value Perim.	R-Value Joist	U-Factor	Slab Insul. Vert/Horiz	Tile	Wood	Carpet
___	1	Slab-On-Grade Edge Ins	1ST Floor	100	1170 sqft	0	---	0.710	0 (ft)/0 (ft)	1.00	0.00	0.00
___	2	Slab-On-Grade Edge Ins	NewSpace2	100	1580 sqft	0	---	0.710	0 (ft)/0 (ft)	1.00	0.00	0.00

ROOF

√	#	Type	Materials	Roof Area	Gable Area	Roof Color	Rad Barr	Solar Absor.	SA Tested	Emitt	Emitt Tested	Deck Insul.	Pitch (deg)
___	1	Hip	Barrel tile	2899 ft²	0 ft²	Medium	N	0.96	No	0.9	No	0	18.43

ATTIC

√	#	Type	Ventilation	Vent Ratio (1 in)	Area	RBS	IRCC
___	1	Full attic	Vented	300	2750 ft²	N	N

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FORM R405-2023

INPUT SUMMARY CHECKLIST REPORT

CEILING (Total Exposed Area = 2750 sq.ft.)

√	#	Ceiling Type	Space	R-Value	Ins. Type	Area	U-Factor	Framing Frac.	Truss Type
___	1	Flat ceiling under attic(Vented)	1ST Floor	30.0	Batt	1170.0ft²	0.044	0.11	Wood
___	2	Flat ceiling under attic(Vented)	NewSpace2	30.0	Batt	1580.0ft²	0.044	0.11	Wood

WALLS (Total Exposed Area = 2696 sq.ft.)

√	#	Ornt	Adjacent To	Wall Type	Space	Cavity R-Value	Width Ft	Width In	Height Ft	Height In	Area sq.ft.	U-Factor	Sheath R-Value	Frm. Frac.	Solar Absor.	Below Grade
___	1	N	Exterior	Conc. Blk - Int Ins	1ST Floor	4.1	15.0	0	9.0	0	135.0	0.149		0	0.50	0 %
___	2	S	Exterior	Conc. Blk - Int Ins	1ST Floor	4.1	20.0	0	9.0	0	180.0	0.149		0	0.50	0 %
___	3	E	Exterior	Conc. Blk - Int Ins	1ST Floor	4.1	22.0	0	9.0	0	198.0	0.149		0	0.50	0 %
___	4	W	Exterior	Conc. Blk - Int Ins	1ST Floor	4.1	70.0	0	9.0	0	630.0	0.149		0	0.50	0 %
___	5	N	Exterior	Conc. Blk - Int Ins	NewSpace2	4.1	25.0	0	13.0	6	337.5	0.149		0	0.50	0 %
___	6	S	Exterior	Conc. Blk - Int Ins	NewSpace2	4.1	40.0	0	9.0	0	360.0	0.149		0	0.50	0 %
___	7	E	Exterior	Conc. Blk - Int Ins	NewSpace2	4.1	30.0	0	9.0	0	270.0	0.149		0	0.50	0 %
___	8	N	Garage	Conc. Blk - Int Ins	NewSpace2	4.1	15.0	0	13.0	6	202.5	0.149		0	0.50	0 %
___	9	N	Garage	Frame - Steel	NewSpace2	11.0	23.0	0	9.0	0	207.0	0.207		0.23	0.50	0 %
___	10	E	Exterior	Conc. Blk - Int Ins	NewSpace2	4.1	8.0	0	13.0	6	108.0	0.149		0	0.50	0 %
___	11	W	Exterior	Conc. Blk - Int Ins	NewSpace2	4.1	5.0	0	13.0	6	67.5	0.149		0	0.50	0 %

DOORS (Total Exposed Area = 21 sq.ft.)

√	#	Ornt	Adjacent To	Door Type	Space	Storms	U-Value	Width Ft	Width In	Height Ft	Height In	Area
___	1	N		Insulated	NewSpace2	None	0.46	3.00	0	7.00	0	21.0ft²

WINDOWS (Total Exposed Area = 660 sq.ft.)

√	#	Ornt	Wall ID	Frame	Panes	NFRC	U-Factor	SHGC	Imp	Storm	Total Area (ft²)	Same Units	Width (ft)	Height (ft)	--Overhang-- Depth (ft)	Sep. (ft)	Interior Shade	Screen
___	1	N	1	Metal	Single (Clear)	Y	1.10	0.50	N	N	30.3	2	2.33	6.50	0.0	0.0	None	None
___	2	S	2	Metal	Single (Clear)	Y	1.10	0.50	N	N	84.0	1	12.00	7.00	0.0	0.0	None	None
___	3	S	2	Metal	Single (Clear)	Y	1.10	0.50	N	N	16.3	1	2.33	7.00	0.0	0.0	None	None
___	4	E	3	Metal	Single (Clear)	Y	1.10	0.50	N	N	84.0	1	12.00	7.00	0.0	0.0	None	None
___	5	W	4	Metal	Single (Clear)	Y	1.10	0.50	N	N	21.0	1	6.00	3.50	0.0	0.0	None	None
___	6	W	4	Metal	Single (Clear)	Y	1.10	0.50	N	N	35.0	2	5.00	3.50	0.0	0.0	None	None
___	7	N	5	Metal	Single (Clear)	Y	1.10	0.50	N	N	63.0	1	7.00	9.00	0.0	0.0	None	None
___	8	S	6	Metal	Single (Clear)	Y	1.10	0.50	N	N	255.5	1	36.50	7.00	0.0	0.0	None	None
___	9	N	5	Metal	Single (Clear)	Y	1.10	0.50	N	N	71.3	3	2.50	9.50	0.0	0.0	None	None

INFILTRATION

√	#	Scope	Method	SLA	CFM50	ELA	EqLA	ACH	ACH50	Space(s)	Infiltration Test Volume
___	1	Wholehouse	Proposed ACH(50)	0.00025	1833	100.58	188.83	0.0925	4.0	All	27500 cu ft

GARAGE

√	#	Floor Area	Roof Area	Exposed Wall Perimeter	Avg. Wall Height	Exposed Wall Insulation
___	1	420 ft²	420 ft²	50 ft	10 ft	0

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INPUT SUMMARY CHECKLIST REPORT

MASS

√	#	Mass Type	Area	Thickness	Furniture Fraction	Space
___	1	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	1ST Floor
___	2	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	NewSpace2

HEATING SYSTEM

√	#	System Type	Subtype	AHRI #	Efficiency	Capacity kBtu/hr	----Geothermal HeatPump---- Entry	Power	Volt	Current	Ducts	Block
___	1	Electric Strip Heat	None		COP: 1.00	27.2		0.00	0.00	0.00	sys#1	1
___	2	Electric Strip Heat	None		COP: 1.00	34.1		0.00	0.00	0.00	sys#2	2

COOLING SYSTEM

√	#	System Type	Subtype/Speed	AHRI #	Efficiency	Capacity kBtu/hr	Air Flow cfm	SHR	Duct	Block
___	1	Central Unit	Split/Single		SEER2:17.5	35.2	1050	0.75	sys#1	1
___	2	Central Unit	None/Single		SEER2:18.0	45.5	1400	0.75	sys#2	2

HOT WATER SYSTEM

√	#	System Type	Subtype	Location	EF(UEF)	Cap	Use	SetPnt	Fixture Flow	Pipe Ins.	Pipe length
___	1	Natural Gas	Tankless	1ST Floor	0.82 (0.82)	1.00 gal	60 gal	120 deg	Standard	None	50

		Recirculation System	Recirc Control Type	Loop length	Branch length	Pump power	DWHR	Facilities Connected	Equal Flow	DWHR Eff	Other Credits
___	1	No		NA	NA	NA	No	NA	NA	NA	None

DUCTS

√	Duct #	Supply Location	Supply R-Value	Supply Area	Return Location	Return R-Value	Return Area	Leakage Type	Air Handler	CFM 25 TOT	CFM 25 OUT	QN OUT	RLF	HVAC # Heat	HVAC # Cool
___	1	Attic	6.0	150 ft²	1ST Floor	6.0	50 ft²	Prop. Leak Free	1ST Floor	---	---	0.030	0.50	1	1
___	2	Attic	6.0	150 ft²	NewSpace2	6.0	50 ft²	Prop. Leak Free	NewSpace2	---	---	0.030	0.50	2	2

TEMPERATURES

Programable Thermostat: Y Ceiling Fans: N

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Cooling	[ ]	[ ]	[ ]	[ ]	[ ]	[X]	[X]	[X]	[X]	[ ]	[ ]	[ ]
Heating	[X]	[X]	[X]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[X]	[X]
Venting	[ ]	[ ]	[X]	[X]	[ ]	[ ]	[ ]	[ ]	[ ]	[X]	[X]	[ ]

√	Thermostat Schedule: HERS 2006 Reference Schedule Type		Hours 1	2	3	4	5	6	7	8	9	10	11	12
___	Cooling (WD)	AM	78	78	78	78	78	78	78	78	80	80	80	80
		PM	80	80	78	78	78	78	78	78	78	78	78	78
___	Cooling (WEH)	AM	78	78	78	78	78	78	78	78	78	78	78	78
		PM	78	78	78	78	78	78	78	78	78	78	78	78
___	Heating (WD)	AM	66	66	66	66	66	68	68	68	68	68	68	68
		PM	68	68	68	68	68	68	68	68	68	66	66	66

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INPUT SUMMARY CHECKLIST REPORT

TEMPERATURES(Continued)													
___ Heating (WEH)	AM	66	66	66	66	66	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	66	66

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FORM R405-2023

ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE INDEX* = 99

The lower the EnergyPerformance Index, the more efficient the home.

7360 LOCH NESS DR,MIAMI LAKES,FL,33014

1. New construction or existing		New (From Plans)
2. Single family or multiple family		Detached
3. Number of units, if multiple family		1
4. Number of Bedrooms		3
5. Is this a worst case?		No
6. Conditioned floor area above grade (ft²)		2750
Conditioned floor area below grade (ft²)		0

7. Windows**	Description	Area
a. U-Factor:	Sgl, U=1.10	660.42 ft²
SHGC:	SHGC=0.50	
b. U-Factor:	N/A	ft²
SHGC:		
c. U-Factor:	N/A	ft²
SHGC:		
Area Weighted Average Overhang Depth:		0.000 ft
Area Weighted Average SHGC:		0.500

8. Skylights	Description	Area
U-Factor:(AVG)	N/A	N/A ft²
SHGC(AVG):	N/A	

9. Floor Types	Insulation	Area
a. Slab-On-Grade Edge Insulation	R= 0.0	2750.00 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²

10. Wall Types(2695.5 sqft.)	Insulation	Area
a. Concrete Block - Int Insul, Exterior	R=4.1	2286.00 ft²
b. Frame - Steel, Adjacent	R=11.0	207.00 ft²
c. Concrete Block - Int Insul, Adjacent	R=4.1	202.50 ft²
d. N/A		

11. Ceiling Types(2750.0 sqft.)	Insulation	Area
a. Flat ceiling under att (Vented)	R=30.0	2750.00 ft²
b. N/A		
c. N/A		

12. Roof(Barrel tile, Vented)	Deck R=0.0	2899 ft²

13. Ducts, location & insulation level	R	ft²
a. Sup: Attic, Ret: 1ST Floor, AH: 1ST Floor	6	150
b. Sup: Attic, Ret: NewSpace2, AH: NewSpace2	6	150
c.		

14. Cooling Systems	kBtu/hr	Efficiency
a. Central Unit	35.2	SEER2:17.50
b. Central Unit	45.5	SEER2:18.00

15. Heating Systems	kBtu/hr	Efficiency
a. Electric Strip Heat	27.2	COP:1.00
b. Electric Strip Heat	34.1	COP:1.00

16. Hot Water Systems	
a. Natural GasTankless	Cap: 1 gallons
	EF: 0.820
b. Conservation features	
	None
17. Credits	Pstat

I certify that this home has complied with the Florida Energy Efficiency Code for Building Construction through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL Display Card will be completed based on installed Code compliant features.



Builder Signature: _____ Date: _____

Address of New Home: 7360 LOCH NESS DR City/FL Zip: MIAMI LAKES,FL,33014

*Note: This is not a Building Energy Rating. If your Index is below 70, your home may qualify for energy efficient mortgage (EEM) incentives if you obtain a Florida Energy Rating. For information about the Florida Building Code, Energy Conservation, contact the Florida Building Commission's support staff.

**Label required by Section R303.1.3 of the Florida Building Code, Energy Conservation, if not DEFAULT.

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Florida Building Code, Energy Conservation, 8th Edition (2023)
Mandatory Requirements for Residential Performance, Prescriptive and ERI Methods

ADDRESS:	7360 LOCH NESS DR MIAMI LAKES, FL 33014	Permit Number:

MANDATORY REQUIREMENTS - See individual code sections for full details.

SECTION R401 GENERAL

☐ **R401.3 Energy Performance Level (EPL) display card - (Mandatory).** The building official shall require that an energy performance level (EPL) display card be completed and certified by the builder to be accurate and correct before final approval of the building for occupancy. Florida law (Section 553.9085, Florida Statutes) requires the EPL display card to be included as an addendum to each sales contract for both presold and nonpresold residential buildings. The EPL display card contains information indicating the energy performance level and efficiencies of components installed in a dwelling unit. The building official shall verify that the EPL display card completed and signed by the builder accurately reflects the plans and specifications submitted to demonstrate code compliance for the building. A copy of the EPL display card can be found in Appendix RD.

SECTION R402 BUILDING THERMAL ENVELOPE

☐ **R402.2.10.1 Slab-on-grade floor insulation installation (Mandatory).** Where installed, the insulation shall extend downward from the top of the slab on the outside or inside of the foundation wall. Insulation located below grade shall be extended the distance provided in Table R402.1.2, or the distance of the proposed design as applicable, by any combination of vertical insulation, insulation extending under the slab or insulation extending out from the building. Insulation extending away from the building shall be protected by pavement or by not less than 10 inches (254 mm) of soil. The top edge of the insulation installed between the exterior wall and the edge of the interior slab shall be permitted to be cut at a 45-degree (0.79 rad) angle away from the exterior wall.

N/A ☐ **R402.2.11.1 Crawl space walls insulation installation (Mandatory).** Where crawl space wall insulation is installed, it shall be permanently fastened to the wall and extend downward from the floor to the finished grade level and then vertically and/or horizontally for at least an additional 24 inches (610 mm). Exposed earth in unvented crawl space foundations shall be covered with a continuous Class I vapor retarder in accordance with the Florida Building Code, Building, or Florida Building Code, Residential, as applicable. All joints of the vapor retarder shall overlap by 6 inches (153 mm) and be sealed or taped. The edges of the vapor retarder shall extend not less than 6 inches (153 mm) up the stem wall and shall be attached to the stem wall.

☐ **R402.4 Air leakage (Mandatory).** The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections R402.4.1 through R402.4.5.

> **Exception:** Dwelling units of R-2 Occupancies and multiple attached single family dwellings shall be permitted to comply with Section C402.5.

☐ **R402.4.1 Building thermal envelope.** The building thermal envelope shall comply with Sections R402.4.1.1 and R402.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

☐ **R402.4.1.1 Installation.** The components of the building thermal envelope as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1, as applicable to the method of construction. Where required by the code official, an approved third party shall inspect all components and verify compliance.

☐ **R402.4.1.2 Testing.** The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding seven air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 8. Dwelling units with an air leakage rate less than three air changes per hour shall be provided with whole-house mechanical ventilation in accordance with Section R403.6.1 of this code and Section M1507.3 of the Florida Building Code, Residential. Testing shall be conducted in accordance with ANSI/RESNET/ICC 380 and reported at a pressure of 0.2 inch w.g. (50 pascals). Testing shall be conducted by either individuals as defined in Section 553.993(5) or (7), Florida Statutes, or individuals licensed as set forth in Section 489.105(3)(f), (g) or (i) or an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

> **Exception:** Testing is not required for additions, alterations, renovations, or repairs, of the building thermal envelope of existing buildings in which the new construction is less than 85 percent of the building thermal envelope.

During testing:
1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, if installed at the time of the test, shall be open.
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
6. Supply and return registers, if installed at the time of the test, shall be fully open.
7. If an attic is both air sealed and insulated at the roof deck, interior access doors and hatches between the conditioned space volume and the attic shall be opened during the test and the volume of the attic shall be added to the conditioned space volume for purposes of reporting an infiltration volume and calculating the air leakage of the home.

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N/A ☐ **R402.4.2 Fireplaces.** New wood-burning fireplaces shall have tight-fitting flue dampers or doors, and outdoor combustion air. Where using tight-fitting doors on factory-built fireplaces listed and labeled in accordance with UL 127, the doors shall be tested and listed for the fireplace. Where using tight-fitting doors on masonry fireplaces, the doors shall be listed and labeled in accordance with UL 907.

☑ **R402.4.3 Fenestration air leakage.** Windows, skylights and sliding glass doors shall have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m2), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m2), when tested according to NFRC 400 or AAMA/ WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and listed and labeled by the manufacturer.

Exception: Site-built windows, skylights and doors.

N/A ☐ **R402.4.4 Rooms containing fuel - burning appliances.** In Climate Zones 3 through 8, where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements of Table R402.1.2, where the walls, floors and ceilings shall meet not less than the basement wall R-value requirement. The door into the room shall be fully gasketed and any water lines and ducts in the room insulated in accordance with Section R403. The combustion air duct shall be insulated where it passes through conditioned space to a minimum of R-8.

Exceptions:

1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside.
2. Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the Florida Building Code, Residential.

☑ **R402.4.5 Recessed lighting.** Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E283 at a 1.57 psf (75 Pa) pressure differential. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

☑ **R402.4.6 Air-sealed electrical and communication boxes.** Air-sealed electrical and communication boxes that penetrate the air barrier of the building thermal envelope shall be caulked, taped, gasketed, or otherwise sealed to the air barrier element being penetrated. Air-sealed boxes shall be buried in or surrounded by insulation. Air-sealed boxes shall be marked in accordance with NEMA OS 4. Air-sealed boxes shall be installed in accordance with the manufacturer's instructions.

SECTION R403 SYSTEMS

R403.1 Controls

☑ **R403.1.1 Thermostat provision (Mandatory).** At least one thermostat shall be provided for each separate heating and cooling system

N/A ☐ **R403.1.3 Heat pump supplementary heat (Mandatory).** Heat pumps with supplementary electric-resistance heaters shall have controls that limit supplemental heat operation to only those times when one of the following applies:

1. The vapor compression cycle cannot provide the necessary heating energy to satisfy the thermostat setting.
2. The heat pump is operating in defrost mode.
3. The vapor compression cycle malfunctions.
4. The thermostat malfunctions

☑ **R403.3.2 Sealing (Mandatory).** All ducts, air handlers, filter boxes and building cavities that form the primary air containment passageways for air distribution systems shall be considered ducts or plenum chambers, shall be constructed and sealed in accordance with Section C403.2.9.2 of the Commercial Provisions of this code and shall be shown to meet duct tightness criteria below.

Duct tightness shall be verified by testing in accordance with ANSI/RESNET/ICC 380 by either individuals as defined in Section 553.993(5) or (7), Florida Statutes, or individuals licensed as set forth in Section 489.105(3)(f), (g) or (i), Florida Statutes, to be “substantially leak free” in accordance with Section R403.3.3.

☑ **R403.3.2.1 Sealed air handler.** Air handlers shall have a manufacturer’s designation for an air leakage of no more than 2 percent of the design airflow rate when tested in accordance with ASHRAE 193.

☑ **R403.3.3 Duct testing (Mandatory).** Ducts shall be pressure tested to determine air leakage by one of the following methods:

1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer’s air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.

2 Postconstruction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer’s air handler enclosure. Registers shall be taped or otherwise sealed during the test.

Exceptions;

1. A duct air leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.
2. Duct testing is not mandatory for buildings complying by Section 405 of this code. Duct leakage testing is required for Section R405 compliance where credit is taken for leakage, and a duct air leakage Qn to the outside of less than 0.080 (where Qn = duct leakage to the outside in cfm per 100 square feet of conditioned floor area tested at 25 Pascals) is indicated in the compliance report for the proposed design.

A written report of the results of the test shall be signed by the party conducting the test and provided to the code official

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☑ **R403.3.5 Building cavities (Mandatory).** Building framing cavities shall not be used as ducts or plenums

☑ **R403.4 Mechanical system piping insulation (Mandatory).** Mechanical system piping capable of carrying fluids above 105°F (41°C) or below 55°F (13°C) shall be insulated to a minimum of R-3.

☑ **R403.4.1 Protection of piping insulation.** Piping insulation exposed to weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance and wind, and shall provide shielding from solar radiation that can cause degradation of the material. Adhesive tape shall not be permitted.

N/A☐ **R403.5.1 Heated water circulation and temperature maintenance systems (Mandatory).** If heated water circulation systems are installed, they shall be in accordance with Section R403.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section R403.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.

N/A☐ **R403.5.1.1 Circulation systems.** Heated water circulation systems shall be provided with a circulation pump. The system return pipe shall be a dedicated return pipe or a cold water supply pipe. Gravity and thermosiphon circulation systems shall be prohibited. Controls for circulating hot water system pumps shall start the pump based on the identification of a demand for hot water within the occupancy. The controls shall automatically turn off the pump when the water in the circulation loop is at the desired temperature and when there is no demand for hot water.

N/A☐ **R403.5.1.2 Heat trace systems.** Electric heat trace systems shall comply with IEEE 515.1 or UL 515. Controls for such systems shall automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping in accordance with the times when heated water is used in the occupancy.

N/A☐ **R403.5.2 Demand recirculation water systems (Mandatory).** Where installed, demand recirculation water systems shall have controls that comply with both of the following:

1. The control shall start the pump upon receiving a signal from the action of a user of a fixture or appliance, sensing the presence of a user of a fixture or sensing the flow of hot or tempered water to a fixture fitting or appliance.
2. The control shall limit the temperature of the water entering the cold water piping to 104ºF (40ºC).

☑ **R403.5.5 Heat traps (Mandatory).** Storage water heaters not equipped with integral heat traps and having vertical pipe risers shall have heat traps installed on both the inlets and outlets. External heat traps shall consist of either a commercially available heat trap or a downward and upward bend of at least 3 ½ inches (89 mm) in the hot water distribution line and cold water line located as close as possible to the storage tank.

R403.5.6 Water heater efficiencies (Mandatory).

☑ **R403.5.6.1.1 Automatic controls.** Service water-heating systems shall be equipped with automatic temperature controls capable of adjustment from the lowest to the highest acceptable temperature settings for the intended use. The minimum temperature setting range shall be from 100°F to 140°F (38°C to 60°C).

☑ **R403.5.6.1.2 Shut down.** A separate switch or a clearly marked circuit breaker shall be provided to permit the power supplied to electric service systems to be turned off. A separate valve shall be provided to permit the energy supplied to the main burner(s) of combustion types of service water-heating systems to be turned off.

☑ **R403.5.6.2 Water-heating equipment.** Water-heating equipment installed in residential units shall meet the minimum efficiencies of Table C404.2 in Chapter 4 of the Florida Building Code, Energy Conservation, Commercial Provisions, for the type of equipment installed. Equipment used to provide heating functions as part of a combination system shall satisfy all stated requirements for the appropriate water-heating category. Solar water heaters shall meet the criteria of Section R403.5.6.2.1.

N/A☐ **R403.5.6.2.1 Solar water-heating systems.** Solar systems for domestic hot water production are rated by the annual solar energy factor of the system. The solar energy factor of a system shall be determined from the Florida Solar Energy Center Directory of Certified Solar Systems. Solar collectors shall be tested in accordance with ISO Standard 9806, Test Methods for Solar Collectors, and SRCC Standard TM-1, Solar Domestic Hot Water System and Component Test Protocol. Collectors in installed solar water-heating systems should meet the following criteria:

1. Be installed with a tilt angle between 10 degrees and 40 degrees of the horizontal; and
2. Be installed at an orientation within 45 degrees of true south.

☑ **R403.6 Mechanical ventilation (Mandatory).** The building shall be provided with ventilation that meets the requirements of the Florida Building Code, Residential, or Florida Building Code, Mechanical, as applicable, or with other approved means of ventilation including: Natural, Infiltration or Mechanical means. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.

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R403.6.1 Whole-house mechanical ventilation system fan efficacy. When installed to function as a whole-house mechanical ventilation system, fans shall meet the efficacy requirements of Table R403.6.1.

Exception: Where an air handler that is integral to tested and listed HVAC equipment is used to provide whole-house mechanical ventilation, the air handler shall be powered by an electronically commutated motor.

TABLE R403.6.1
WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICACY

FAN LOCATION	AIRFLOW RATE MINIMUM (CFM)	MINIMUM EFFICACY[a] (CFM/WATT)	AIRFLOW RATE MAXIMUM (CFM)
HRV or ERV	Any	1.2 cfm/watt	Any
Range hoods	Any	2.8 cfm/watt	Any
In-line fan	Any	3.8 cfm/watt	Any
Bathroom, utility room	10	2.8 cfm/watt	<90
Bathroom, utility room	90	3.5 cfm/watt	Any

For SI: 1 cfm = 28.3 L/min.

a. When tested in accordance with HVI Standard 916

R403.6.2 Ventilation Air. Residential buildings designed to be operated at a positive indoor pressure or for mechanical ventilation shall meet the following criteria:

1. The design air change per hour minimums for residential buildings in ASHRAE 62.2, Ventilation for Acceptable Indoor Air Quality, shall be the maximum rates allowed for residential applications.

2. No ventilation or air-conditioning system make-up air shall be provided to conditioned space from attics, crawlspaces, attached enclosed garages or outdoor spaces adjacent to swimming pools or spas.

3. If ventilation air is drawn from enclosed space(s), then the walls of the space(s) from which air is drawn shall be insulated to a minimum of R-11 and the ceiling shall be insulated to a minimum of R-19, space permitting, or R-10 otherwise.

R403.7 Heating and cooling equipment.

R403.7.1 Equipment sizing (Mandatory). Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on the equipment loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies, based on building loads for the directional orientation of the building. The manufacturer and model number of the outdoor and indoor units (if split system) shall be submitted along with the sensible and total cooling capacities at the design conditions described in Section R302.1. This Code does not allow designer safety factors, provisions for future expansion or other factors that affect equipment sizing. System sizing calculations shall not include loads created by local intermittent mechanical ventilation such as standard kitchen and bathroom exhaust systems. New or replacement heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.

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☐ **R403.7.1.1 Cooling equipment capacity.** Cooling only equipment shall be selected so that its total capacity is not less than the calculated total load but not more than 1.15 times greater than the total load calculated according to the procedure selected in Section R403.7, or the closest available size provided by the manufacturer's product lines. The corresponding latent capacity of the equipment shall not be less than the calculated latent load.
The published value for AHRI total capacity is a nominal, rating-test value and shall not be used for equipment sizing. Manufacturer's expanded performance data shall be used to select cooling-only equipment. This selection shall be based on the outdoor design dry-bulb temperature for the load calculation (or entering water temperature for water-source equipment), the blower CFM provided by the expanded performance data, the design value for entering wet-bulb temperature and the design value for entering dry-bulb temperature.

Design values for entering wet-bulb and dry-bulb temperatures shall be for the indoor dry bulb and relative humidity used for the load calculation and shall be adjusted for return side gains if the return duct(s) is installed in an unconditioned space.

Exceptions:
1. Attached single- and multiple-family residential equipment sizing may be selected so that its cooling capacity is less than the calculated total sensible load but not less than 80 percent of that load.
2. When signed and sealed by a Florida-registered engineer, in attached single- and multiple-family units, the capacity of equipment may be sized in accordance with good design practice.

R403.7.1.2 Heating equipment capacity.

N/A ☐ **R403.7.1.2.1 Heat pumps.** Heat pump sizing shall be based on the cooling requirements as calculated according to Section R403.7.1.1, and the heat pump total cooling capacity shall not be more than 1.15 times greater than the design cooling load even if the design heating load is 1.15 times greater than the design cooling load.

☐ **R403.7.1.2.2 Electric resistance furnaces.** Electric resistance furnaces shall be sized within 4 kW of the design requirements calculated according to the procedure selected in Section R403.7.1.

N/A ☐ **R403.7.1.2.3 Fossil fuel heating equipment.** The capacity of fossil fuel heating equipment with natural draft atmospheric burners shall not be less than the design load calculated in accordance with Section R403.7.1.

N/A☐ **R403.7.1.3 Extra capacity required for special occasions.** Residences requiring excess cooling or heating equipment capacity on an intermittent basis, such as anticipated additional loads caused by major entertainment events, shall have equipment sized or controlled to prevent continuous space cooling or heating within that space by one or more of the following options:
1. A separate cooling or heating system is utilized to provide cooling or heating to the major entertainment areas.
2. A variable capacity system sized for optimum performance during base load periods is utilized.

N/A☐ **R403.8 Systems serving multiple dwelling units (Mandatory).** Systems serving multiple dwelling units shall comply with Sections C403 and C404 of the Florida Building Code, Energy Conservation—Commercial Provisions in lieu of Section R403.

N/A☐ **R403.9 Snow melt and ice system controls (Mandatory).** Snow- and ice-melting systems, supplied through energy service to the building, shall include automatic controls capable of shutting off the system when the pavement temperature is above 50°F (10°C), and no precipitation is falling and an automatic or manual control that will allow shutoff when the outdoor temperature is above 40°F (4.8°C).

☐ **403.10 Pools and permanent spa energy consumption (Mandatory).** The energy consumption of pools and permanent spas shall be in accordance with Sections R403.10.1 through R403.10.5.

N/A☐ **R403.10.1 Heaters.** The electric power to heaters shall be controlled by a readily accessible on-off switch that is an integral part of the heater mounted on the exterior of the heater, or external to and within 3 feet (914 mm) of the heater. Operation of such switch shall not change the setting of the heater thermostat. Such switches shall be in addition to a circuit breaker for the power to the heater.
Gas-fired heaters shall not be equipped with continuously burning ignition pilots.

☐ **R403.10.2 Time switches.** Time switches or other control methods that can automatically turn off and on according to a preset schedule shall be installed for heaters and pump motors. Heaters and pump motors that have built-in time switches shall be in compliance with this section.

Exceptions:
1. Where public health standards require 24-hour pump operation.
2. Pumps that operate solar- and waste-heat-recovery pool heating systems
3. Where pumps are powered exclusively from on-site renewable generation.

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☑ **R403.10.3 Covers.** Outdoor heated swimming pools and outdoor permanent spas shall be equipped with a vapor-retardant cover on or at the water surface or a liquid cover or other means proven to reduce heat loss.

Exception: Where more than 70 percent of the energy for heating, computed over an operation season, is from site-recovered energy, such as from a heat pump or solar energy source, covers or other vapor-retardant means shall not be required

N/A☐ **R403.10.4 Gas- and oil-fired pool and spa heaters.** All gas- and oil-fired pool and spa heaters shall have a minimum thermal efficiency of 82 percent for heaters manufactured on or after April 16, 2013, when tested in accordance with ANSI Z 21.56. Pool heaters fired by natural or LP gas shall not have continuously burning pilot lights.

☐ **R403.10.5 Heat pump pool heaters.** Heat pump pool heaters shall have a minimum COP of 4.0 when tested in accordance with AHRI 1160, Table 2, Standard Rating Conditions-Low Air Temperature. A test report from an independent laboratory is required to verify procedure compliance. Geothermal swimming pool heat pumps are not required to meet this standard.

N/A☐ **R403.11 Portable spas (Mandatory).** The energy consumption of electric-powered portable spas shall be controlled by the requirements of APSP-14

N/A☐ **R403.13 Dehumidifiers (Mandatory).** If installed, a dehumidifier shall conform to the following requirements:

1. The minimum rated efficiency of the dehumidifier shall be greater than 1.7 liters/ kWh if the total dehumidifier capacity for the house is less than 75 pints/day and greater than 2.38 liters/kWh if the total dehumidifier capacity for the house is greater than or equal to 75 pints/day.
2. The dehumidifier shall be controlled by a sensor that is installed in a location where it is exposed to mixed house air.
3. Any dehumidifier unit located in unconditioned space that treats air from conditioned space shall be insulated to a minimum of R-2.
4. Condensate disposal shall be in accordance with Section M1411.3.1 of the Florida Building Code, Residential.

N/A☐ **R403.13.1 Ducted dehumidifiers.** Ducted dehumidifiers shall, in addition to conforming to the requirements of Section R403.13, conform to the following requirements:

1. If a ducted dehumidifier is configured with return and supply ducts both connected into the supply side of the cooling system, a backdraft damper shall be installed in the supply air duct between the dehumidifier inlet and outlet duct.
2. If a ducted dehumidifier is configured with only its supply duct connected into the supply side of the central heating and cooling system, a backdraft damper shall be installed in the dehumidifier supply duct between the dehumidifier and central supply duct.
3. A ducted dehumidifier shall not be ducted to or from a central ducted cooling system on the return duct side upstream from the central cooling evaporator coil.
4. Ductwork associated with a dehumidifier located in unconditioned space shall be insulated to a minimum of R-6.

SECTION R404
ELECTRICAL POWER AND LIGHTING SYSTEMS

☐ **R404.1 Lighting equipment (Mandatory).** All permanently installed luminaires, excluding those in kitchen appliances, shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.

R404.1.1 Lighting equipment (Mandatory). Fuel gas lighting systems shall not have continuously burning pilot lights.

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SECTION R405
SIMULATED PERFORMANCE ALTERNATIVE
(PERFORMANCE)

☑ **R405.2 Mandatory requirements.** Compliance with this section requires that the mandatory provisions identified in Section R401.2 be met. All supply and return ducts not completely inside the building thermal envelope shall be insulated to a minimum of R-6, except site-wrapped supply ducts not completely inside the building thermal envelope shall be insulated to a minimum of R-8.

☑ **R405.2.1 Ceiling insulation.** Ceilings shall have an insulation level of at least R-19, space permitting. For the purposes of this code, types of ceiling construction that are considered to have inadequate space to install R-19 include single assembly ceilings of the exposed deck and beam type and concrete deck roofs. Such ceiling assemblies shall be insulated to at least a level of R-10.

☑ **R405.2.2 Building air leakage testing.** Building or dwelling air leakage testing shall be in accordance with Sections R402.4 through R402.4.1.2. If an air leakage rate below seven air changes per hour at a pressure of 0.2 inch w.g. (50 pascals) is specified for the proposed design, testing shall verify the air leakage rate does not exceed the air leakage rate of the proposed design instead of seven air changes per hour.

☑ **R405.2.3 Duct air leakage testing.** In cases where duct air leakage lower than the default Qn to outside of 0.080 (where Qn = duct leakage to the outside in cfm per 100 square feet of conditioned floor area tested at 25 Pascals) is specified for the proposed design, testing in accordance with Section R403.3.2 shall verify a duct air leakage rate not exceeding the leakage rate of the proposed design. Otherwise, in accordance with Section R403.3.3, duct testing is not mandatory for buildings complying by Section R405.

SECTION R406
ENERGY RATING INDEX
COMPLIANCE ALTERNATIVE

☑ **R406.2 Mandatory requirements.** Compliance with this section requires that the provisions identified in Sections R401 through R404 labeled as “mandatory” and Section R403.5.3 of the 2015 International Energy Conservation Code be met. For buildings that do not utilize on-site renewable power production for compliance with this section, the building thermal envelope shall be greater than or equal to levels of efficiency and Solar Heat Gain Coefficient in Table 402.1.1 or 402.1.3 of the 2009 International Energy Conservation Code. For buildings that utilize on-site renewable power production for compliance with this section, the building thermal envelope shall be greater than or equal to levels of efficiency and Solar Heat Gain Coefficient in Table R402.1.2 or Table R402.1.4 of the 2015 International Energy Conservation Code.

Exception: Supply and return ducts not completely inside the building thermal envelope shall be insulated to a minimum of R-6.

N/A ☐ **R406.2.1 Site-wrapped supply ducts.** Site-wrapped supply ducts not completely inside the building thermal envelope shall be insulated to a minimum of R-8.

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2023 - AIR BARRIER AND INSULATION INSPECTION COMPONENT CRITERIA-TABLE 402.4.1.1[a]

Project Name:	JACKIE RESIDENCE ENERGY	Builder Name:	
Street:	7360 LOCH NESS DR	Permit Office:	MIAMI
City, State, Zip:	MIAMI LAKES, FL, 33014	Permit Number:	
Owner:		Jurisdiction:	231000
Design Location:	FL, Miami	County:	Miami-Dade(Florida Climate Zone 1)

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA	CHECK
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.	
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.	
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.	
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.		
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.	
Floors (including above-garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.	
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.	N/A
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.		
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity spaces.	
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.		
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.	
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.	
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.	
Electrical, communication, and other equipment boxes, housings, and enclosures	Boxes, housings, and enclosures that penetrate the air barrier shall be caulked, taped, gasketed, or otherwise sealed to the air barrier element being penetrated. All concealed openings into the box, housing, or enclosure shall be sealed. The continuity of the air barrier shall be maintained around boxes, housings, and enclosures that penetrate the air barrier. Alternatively, air-sealed boxes shall be installed in accordance with R402.4.6	Boxes, housings, and enclosures shall be buried in or surrounded by tightly fitted insulation.	
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the sub-floor, wall covering or ceiling penetrated by the boot.		
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids voids between fire sprinkler cover plates and walls or ceilings.		N/A

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.

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Envelope Leakage Test Report (Blower Door Test)
Residential Prescriptive, Performance or ERI Method Compliance
2023 Florida Building Code, Energy Conservation, 8th Edition

Jurisdiction: 231000	Permit #:

Job Information

Builder: Community: Lot: NA

Address: 7360 LOCH NESS DR

City: MIAMI LAKES State: FL Zip: 33014

Air Leakage Test Results *Passing results must meet either the Performance, Prescriptive, or ERI Method*

○ **PRESCRIPTIVE METHOD-**The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding 7 air changes per hour at a pressure of 0.2 inch w.g. (50 Pascals) in Climate Zones 1 and 2.

● **PERFORMANCE or ERI METHOD-**The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding the selected ACH(50) value, as shown on Form R405-2023 (Performance) or R406-2023 (ERI), section labeled as infiltration, sub-section ACH50.

ACH(50) specified on Form R405-2023-Energy Calc (Performance) or R406-2023 (ERI): 4.000

_____ x 60 ÷ 27500 = _____
CFM(50) Building Volume ACH(50)

☐ **PASS**

☐ When ACH(50) is less than 3, Mechanical Ventilation installation must be verified by building department.

Method for calculating building volume:

○ Retrieved from architectural plans

● Code software calculated

○ Field measured and calculated

R402.4.1.2 Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding seven air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 8. Dwelling units with an air leakage rate less than three air changes per hour shall be provided with whole-house mechanical ventilation in accordance with Section R403.6.1 of this code and Section M1507.3 if the *Florida Building Code, Residential.* Testing shall be conducted in accordance with ANSI/RESNET/ICC 380 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Testing shall be conducted by either individuals as defined in Section 553.993(5) or (7), *Florida Statues,*or individuals licensed as set forth in Section 489.105(3)(f), (g), or (i) or an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the *code official.* Testing shall be performed at any time after creation of all penetrations of the *building thermal envelope.*

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, back draft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, if installed at the time of the test, shall be open.
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
6. Supply and return registers, if installed at the time of the test, shall be fully open.
7. If an attic is both sealed and insulated at the roof deck, interior access doors and hatches between the conditioned space volume and the attic shall be opened during the test and the volume of the attic shall be added to the conditioned space volume for purposes of reporting the infiltration volume and calculating the air leakage of the home.

Testing Company

Company Name: _____ Phone: _____

I hereby verify that the above Air Leakage results are in accordance with the 2023 8th Edition Florida Building Code Energy Conservation requirements according to the compliance method selected above.

Signature of Tester: _____ Date of Test: _____

Printed Name of Tester: _____

License/Certification #: _____ Issuing Authority: _____

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Duct Leakage Test Report

Residential Prescriptive, Performance or ERI Method Compliance
2023 Florida Building Code, Energy Conservation, 8th Edition

Jurisdiction: 231000	Permit #:

Job Information

Builder: Community: Lot: NA

Address: 7360 LOCH NESS DR

City: MIAMI LAKES State: FL Zip: 33014

Duct Leakage Test Results

System 1	_____ cfm25
System 2	_____ cfm25
System 3	_____ cfm25
Sum of others	_____ cfm25
Total of all	_____ cfm25

_____ ÷ 2750 = _____Qn
Total of all systems / Total Conditioned Square Footage

☐ **PASS** ☐ **FAIL**

○ **Prescriptive Method** cfm25 (Total)

To qualify as "substantially leak free" Qn Total must be less than or equal to 0.04 if air handler unit is installed. If air handler unit is not installed, Qn Total must be less than or equal to 0.03. This testing method meets the requirements in accordance with Section R403.3.3.

Is the air handler unit installed during testing? ☐ YES ($\leq \frac{.04}{Qn}$) ☐ NO ($\leq \frac{.03}{Qn}$)

● **Performance/ERI Method** cfm25 (Out or Total)

To qualify using this method, Qn must not be greater than the proposed duct leakage Qn specified on Form R405-2023 or R406-2023.

Leakage Type selected on Form R405-2023 (EnergyCalc) or R406-2023	*Qn specified on Form R405-2023 (EnergyCalc) or R406-2023*
Proposed Leak Free	0.030

Duct tightness shall be verified by testing in accordance with ANSI/RESNET/ICC380 by either individuals as defined in Section 553.993(5) or (7), Florida Statutes, or individuals licensed as set forth in Section 489.105(3)(f), (g) or (i), Florida Statutes.

Testing Company

Company Name: _____ Phone: _____

I hereby verify that the above duct leakage testing results are in accordance with the Florida Building Code requirements with the selected compliance path as stated above, either the Prescriptive Method or Performance Method.

Signature of Tester: _____ Date of Test: _____

Printed Name of Tester: _____

License/Certification #: _____ Issuing Authority: _____

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Department of Regulatory and Economic Resources
Impact Fee Assessment

Process Number: M2024011296-0 **Batch:** **Collection Number:**

Folio: 3220140100920 **Site Address:** 7360 LOCH NESS DR

CP*: N **Assessment Date:** 03/13/2024

Fee Payer:

Online Payment available at:

https://wwwx.miamidade.gov/apps/rer/ImpactFeesPayments/default.aspx

Payment can be made by Credit Card, Cash, Check or Cashiers's Check Payable to Miami Dade County

CP*: Exempt from Public Records 119.071 Florida Statues
Y: Exempt
N: No Exempt
Blank: No info

Fee Type	Dist Id	Category Code	Cat Sufix	Category Description	Units	Fee	Extended Amount
AREA							
	3	5002	00	UNIT SIZE (SQ FT)	749	$0.9180	$687.58

Assessment Total Amount: $687.58

Deferral Amount: $0.00

Current Balance Due: $687.58

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
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HVAC NOTES:

1. THE ENGINEER CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, ALL WORK DEPICTED IS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023. INSTALLATION SHALL BE IN ACCORDANCE WITH STANDARDS AS SETFORTH THEREIN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EQUIPMENT DESIGN REQUIREMENTS (I.E. VOLTAGE, WATER, DRAINS,GAS CONNECTIONS, ETC.) WHEN REQUIRED FOR THE CORRECT/APPROVED OPERATION, THE EQUIPMENT SHALL BE FURNISHED WITH ALL NECESSARY ACCESSORIES WHETHER CONSIDERED OPTIONAL OR STANDARD BY THE MANUFACTURER. EQUIPMENT SHALL NOT BE ORDERED BASE ON MANUFACTURERS' MODEL NUMBERS.
3. ALL EQUIPMENT AND MATERIALS SHALL BE NEW, FREE FROM DEFECTS AND WITH MANUFACTURER'S WARRANTY.
4. AIR CONDITIONING DUCTWORK CONCEALED ABOVE CEILINGS SHALL BE OF 1-1/2" THICK CLASS 1, U.L. 181 LISTED FIBERGLASS DUCT BOARD.
5. FLEXIBLE DUCTWORK MAY BE USED FOR BRANCHES TO DIFFUSERS AS INDICATED ON DRAWINGS. FLEXIBLE DUCTS SHALL BE U.L.181 LISTED, WITH SPIRAL STEEL INTERNAL REINFORCING,1-1/2" FIBERGLASS INSULATION AND POLYETHYLENE JACKET.FABRICATED IN ACCORDANCE WITH S.M.A.C.N.A. STANDARDS.
6. PROVIDE SPIN COLLARS WITH VOLUME DAMPERS AT ALL FLEXIBLE DUCT TAPS TO RIGID DUCTS. DAMPERS TO HAVE LOCKING QUADRANTS WITH HAND LEVERS.
7. PROVIDE DOUBLE THICKNESS TURNING VANES AT ELBOWS AND EXTRACTOR DAMPERS AT ALL DUCT BRANCHES AND TAKE-OFFS.
8. AIR EXHAUST DUCTWORK SHALL BE OF 28 GA GALVANIZED SHEET METAL FABRICATED IN ACCORDANCE WITH S.M.A.C.N.A. STANDARD FOR LOW VELOCITY DUCT MANUAL.
9. AIR EXHAUST DUCT ROOF CAP SHALL TERMINATE 8" ABOVE FINISH ROOF PROTECTED WITH A CORROSION RESISTANT SCREEN.
10. ROOF EQUIPMENT SHALL BE INSTALLED WITH PREFABRICATED ROOF CURBS AND ANCHORED TO WITHSTAND HURRICANE WIND FORCES.
11. PROVIDE CONCRETE PADS FOR CONDENSING UNITS 4" THICK MIN. ELEVATION TO MEET FLOOD CRITERIA. ANCHOR UNITS TO WITHSTAND FBC HURRICANE CRITERIA
12. ALL HVAC SYSTEMS SHALL BE BALANCED TO DELIVER AIR QUANTITIES INDICATED ON DRAWINGS. ACCEPTABLE TOLERANCE OF PLUS OR MINUS 10%.
13. CONDENSATE DRAIN PIPING SHALL BE SCHEDULE 40 PVC DRAINAGE PIPE OF 1-1/4" (2" BELOW GROUND). INSULATE WITH APPROVED RETARDANT FOAM INSULATION APPROVED FOR PLENUM USE. AT CONTRACTOR'S OPTION USE DWV COPPER PIPE WITH INSULATION.
14. ALL HVAC SYSTEMS SHALL BE BALANCED TO DELIVER AIR QUANTITIES INDICATED ON DRAWINGS. ACCEPTABLE TOLERANCE OF PLUS OR MINUS 10%.
15. AIR DIFFUSERS ARE NOT TO BE INSTALLED WITHIN 3'-0" OF SMOKE DETECTOR
16. REFRIGERANT SUCTION LINE SHALL BE INSULATED WITH INSULATION HAVING A THERMAL RESISTIVITY OF AT LEAST R-4 AND HAVING AN EXTERNAL PERMEANCE NOT EXCEEDING 0.05 PERM WHEN TESTED IN ACCORDANCE WITH ASTM E 96.
17. DRYER EXHAUST DUCTWORK SHALL BE 26 GA. MIN. GALVANIZED S/M PIPE 0.016 INCHES MIN. DUCT THICKNESS, WITH SMACNA APPROVED TAPED SNAP-LOCK JOINTS IN DIRECTION OF FLOW. NO SCREWS OR FASTENER PENETRATING DUCTWORK WILL BE PERMITTED.
18. DRYER EXHAUST DUCTS FOR CLOTHES DRYERS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION. DUCTS SHALL NOT BE CONNECTED OR INSTALLED WITH SHEET METAL SCREWS OR OTHER FASTENERS THAT WILL OBSTRUCT THE EXHAUST FLOW. CLOTHES DRYER EXHAUST DUCTS SHALL NOT BE CONNECTED TO A VENT CONNECTOR, VENT OR CHIMNEY. CLOTHES DRYER EXHAUST DUCTS SHALL NOT EXTEND INTO OR THROUGH DUCTS OR PLENUMS.
19. ALL ENVIRONMENTAL EXHAUST DUCTS THAT TERMINATE ON THE OUTSIDE WALL SHALL BE LOCATED 3 FEET AWAY MINIMUM FROM ANY BUILDING OPENING. AS PER FBC M-501.2.1.3
20. CONTRACTOR TP PROVIDE LOCKING CAPS ACCESS REFRIGERATION LINES AS PER FLORIDA MECHANICAL CODE
21. KITCHEN AND BBQ EXHAUST DUCT SHALL BE CONSTRUCTED OF GALVANIZED STEEL, SHALL BE AIR TIGHT AND BE EQUIPPED WITH A BACKDRAFT DAMPER AS PER FBCR M1503.1 AND M1503.2

SPLIT AC SYSTEM SCHEDULE

		AC-1	AC-2
	DESIGNATION (CARRIER)	AC-1	AC-2
	SEER2 / TONS	17.5 / 3.0	18.0 / 4.0
	CONDENSER MODEL NO. (CARRIER)	24VNA936A	24VNA948A
	AIR HANDLER MODEL NO. (CARRIER)	FE4ANB005	FE4ANB005
	BLOWER TOTAL CFM	1050 & 0.5" S.P.	1,400 & 0.5" S.P.
CONDENSING UNIT	CONDENSING UNIT	CU-1	CU-2
	AMBIENT TEMP.	95	95
	REFRIGERANT	R-410	R-410
	CAPACITY (MBH) @ 80/67 TOTAL / SEN	35.2 / 26.2	45.5 / 34.1
	COMPRESSOR QTY./TYPE	VARIABLE SPEED	VARIABLE SPEED
	COMPRESSOR FLA	18.3	23.9
	CONDENSER FAN (QTY) FLA	(1) 1.20	(1) 1.20
	DIMENSIONS (L,W,H) (IN.)	23.25X23.25X38	32X32X40
	WEIGHT (LBS.)	160	216
	MCA	24.4	31.4
	MOCP	40.0	50.0
AIR HANDLER	AIR HANDLER	AHU-1	AHU-2
	FAN MOTOR FLA	4.3	4.3
	DIMENSIONS (L,W,H) (IN.)	22X22X54	22X22X54
	WEIGHT (LBS.)	172	172
	ELECTRIC HEAT (KW)	8.0	10.0
ELECTRIC SERVICE		240/1/60	240/1/60
SUCTION (IN. OD)		7/8"	1 1/8"
LIQUID (IN. OD)		3/8"	3/8"
AHRI NUMBER		204450854	9884380
NOTES		(1)	(1)

(1) VARIABLE SPEED COMPRESSOR WITH INFINITY CONTROL

AIR DISTRIBUTION SCHEDULE

SYMBOL	"CD"	"LS"	"RG"	"LR"
DESCRIPTION	DIFFUSER	LINEAR DIFFUSER	GRILLE	LINEAR BAR GRILLE
APPLICATION	SUPPLY CEILING	SUPPLY CEILING	RETURN	RETURN
DESIGN MFG.	TITUS	TITUS	TITUS	TITUS
MODEL NO.	250-AA	FL-10	355 FL	FL-20
ACCESORIES	OBD	1" SLOT, 1 SLOT	---	2" SLOT, 2 SLOT
NOTES	ALUMINUM	HIGH-THROW	ALUMINUM	ALUMINUM

INSTALL OPPOSED BLADE DAMPERS ON ALL SUPPLY AIR DIFFUSERS AND GRILLES

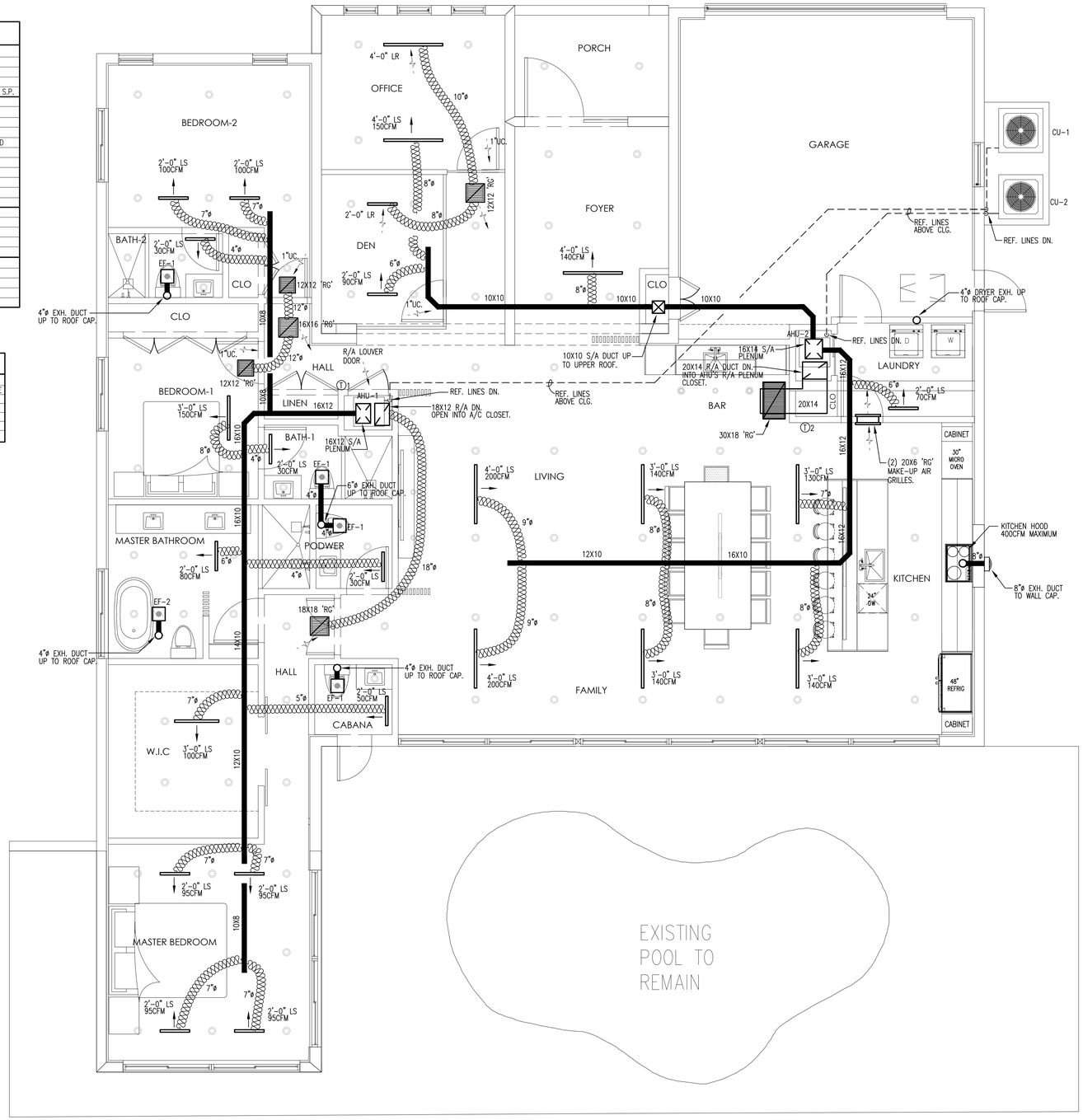
HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR		✓
FIRE DAMPER(S)		✓
SMOKE DAMPER(S)		✓
FIRE RATED ENCLOSURE		✓
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		✓
FIRE STOPPING		✓
SMOKE CONTROL		✓

VENTILATION FAN SCHEDULE

MARK NO.	EF-1	EF-2	
FAN TYPE	CENTRIFUGAL	CENTRIFUGAL	
DRIVE TYPE	DIRECT	DIRECT	
AIR FLOW (CFM)	50	80	
STATIC PRESSURE(IN.W.G.)	0.250	0.250	
NOISE (SONES)	0.5	0.5	
MOTOR H.P.	5.1 W	5.1 W	
ELECTRIC SERVICE	120/1/60	120/1/60	
DESIGN MFG.	PANASONIC	PANASONIC	
MODEL NO.	FV-0511VK2	FV-0511VK2	
ACCESSORIES	(1)	(1)	

(1) PROVIDE BACKDRAFT DAMPER, SPEED CONTROL SWITCH.

INSULATION SPECIFICATION:
WALL INSULATION R=4.1
FLAT ROOF CEILING INSULATION R=19
RAISED FLOOR R=19
GLASS U VALUE = 1.07
GLASS SHGC VALUE = 0.28
DUCT INSULATION R=6



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

N

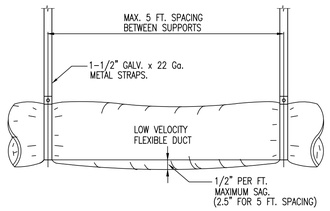
CARLOS TILLAN, PE
CT ENGINEERING, INC.
PROFESSIONAL ENGINEER, LIC. # 68869
13201 SW 46 ST., MIAMI, FL 33175
PH. NO. 305-527-9041

REVISION	BY

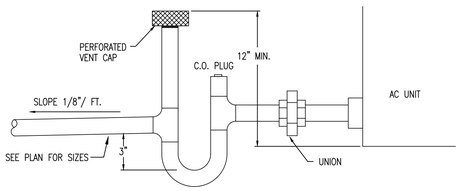
PROJECT NAME: NEW ADDITIONS AND INTERIOR REMODELING
OWNER NAME: JACKIE SCOTT
AMANDA LUZ SCOTT
ADDRESS: 7360 LOCH NESS DR, MIAMI LAKES, FL 33014

DRAW: C.T.
DATE: 02/06/2024
CHECKED: CT
SCALE : AS SHOWN
JOB NO.:
SHEET
M-1

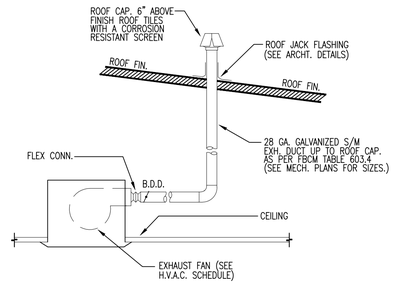
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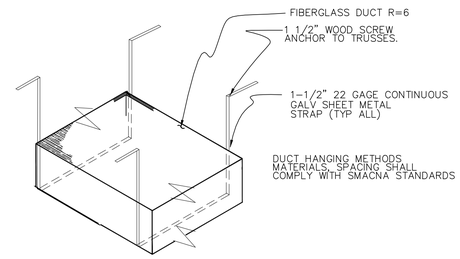
FLEXIBLE DUCT HANGING DETAIL
NTS



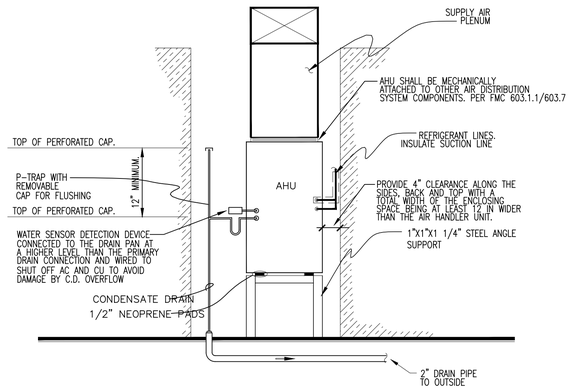
CONDENSATE TRAP DETAIL
N.T.S.



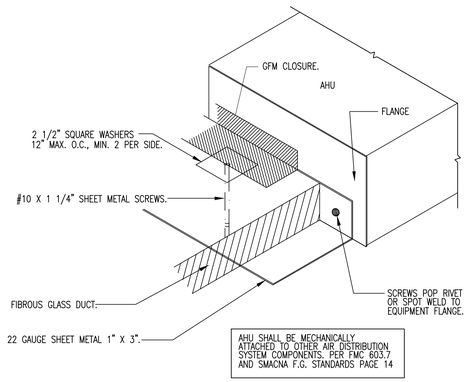
BATH EXHAUST FAN DETAIL
SCALE: N.T.S.



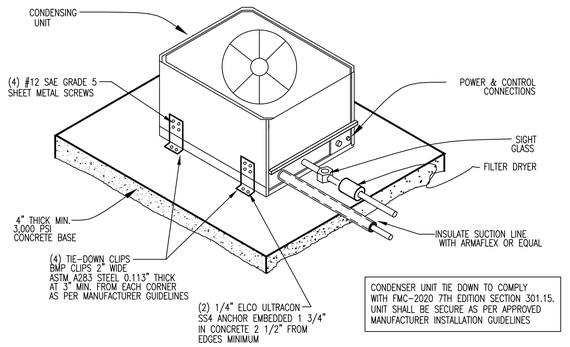
DUCT SUPPORT DETAIL
N.T.S.



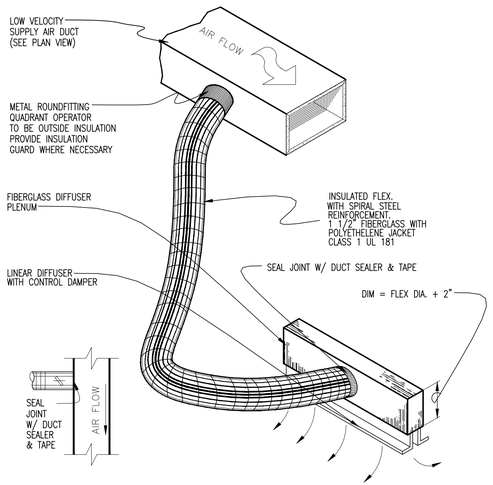
AIR HANDLER UNIT
N.T.S.



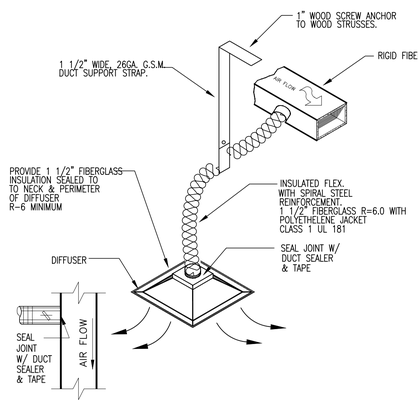
AHU CONNECTION TO S.A. PLENUM DETAIL
N.T.S.



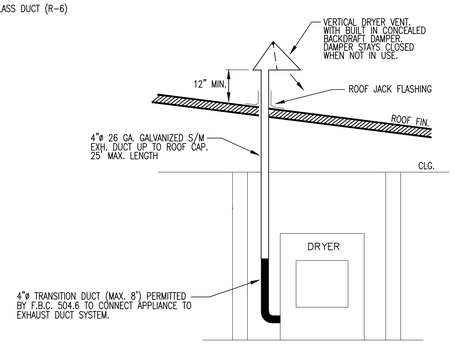
CONDENSING UNIT MOUNT DETAIL
N.T.S.



LINEAR DIFFUSER DETAIL
N.T.S.



FLEXIBLE DUCT CONNECTION DETAIL
N.T.S.



DRYER EXH. DUCT DETAIL
N.T.S.

HVAC LEGEND

SYMBOL	DESCRIPTION
? X ?	DUCT (SIZE IS CLEAR INSIDE DIMENSION)
AIRFLOW	AIR EXTRACTOR
	DUCT TRANSITION
	LINEAR SUPPLY AIR DIFFUSER
	LINEAR RETURN AIR GRILLE
	FLEXIBLE DUCT WORK
?	PROGRAMMABLE THERMOSTAT
	WALL CAP
	EXHAUST FAN

REVISION	BY

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SHEET
M-2

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wgconstructionllc@gmail.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

M20240112960 BLR2024-0635 3224011296

PROVIDE MUNICIPAL PROCESS NUMBER HERE

LOCATION OF IMPROVEMENTS

Job Address 7360 Loch Ness Dr

Folio 32-2014-010-0920

Lot 10 Block 5

Subdivision Miami Lakes Loch Ness Sec PBpg 93-45

Metes and bounds

CONTRACTOR INFORMATION

Contractor No. CGC 1526800

Last four (4) digits of Qualifier No. 6692

Contractor Name WG Construction, LLC

Qualifier Name William Gandara

Address 7900 Oak Ln, Ste 400

City Miami Lakes State FL Zip 33016

TYPE OF IMPROVEMENTS

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

Current use of property Residential

Description of Work Full remodeling (Addition Attached)

Sq. Ft. 760 Units Floors 1

Value of Work 190,000

PERMIT TYPE

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

REVIEW STATUS

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

OWNER'S NAME

Owner Jackie Scott

Address 7360 Loch Ness Dr.

City Miami Lakes State FL Zip 33014

Phone (502) 386 2930

Last four (4) digits of Owner's Social Security No. 4402

PERSON TO PICK UP PLANS

Name Yanette Gandara

Address 7900 Oak Ln, Suite 400

City Miami Lakes State FL Zip 33016

Phone (786) 253 4614

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:

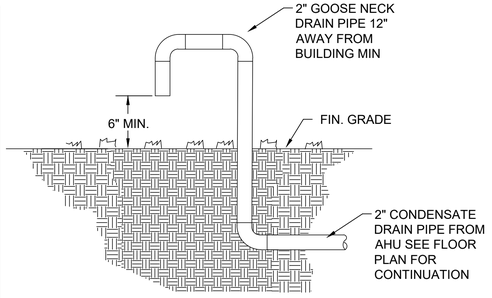
If the applicant is a known named violator with: unpaid civil penalties; unpaid administrative costs of hearing; unpaid County investigative, enforcement, testing, or monitoring costs; or unpaid liens, any or all of which are owed to Miami-Dade County pursuant to the provisions of the Code of Miami-Dade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

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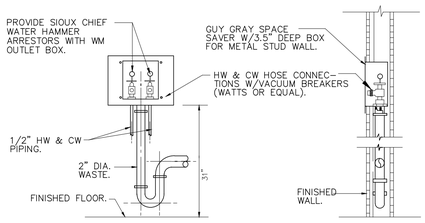
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PLUMBING NOTES:

1. THE ENGINEER CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, ALL WORK DEPICTED IS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023. INSTALLATION SHALL COMPLY WITH STANDARDS SETFORTH THEREIN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EQUIPMENT DESIGN REQUIREMENTS (I.E. VOLTAGE, WATER, DRAINS, GAS CONNECTIONS, ETC.) WHEN REQUIRED FOR THE CORRECT/APPROVED OPERATION, THE EQUIPMENT SHALL BE FURNISHED WITH ALL NECESSARY ACCESSORIES WHETHER CONSIDERED OPTIONAL OR STANDARD BY THE MANUFACTURER. EQUIPMENT SHALL NOT BE ORDERED BASED ON MANUFACTURERS' MODEL NUMBERS.
3. ALL MATERIALS AND EQUIPMENT SHALL BE NEW,FREE FROM DEFECTS AND WITH FACTORY WARRANTY.PRODUCTS SHALL BEAR RESPECTIVE A.S.T.M. STANDARD LABELS AND INSTALLED AS PER LISTINGS UNDER.
4. INSTALL PIPING AND EQUIPMENT ALLOWING ADEQUATE ACCESS FOR SERVICE TO VALVES AND EQUIPMENT OF OTHER TRADES. PROVIDE U.L. LISTED ACCESS PANELS IN WALLS AND CEILINGS WHERE ACCESS IS REQUIRED.
5. INSTALL SANITARY LINES AS TO DRAIN WITH SLOPES OF NOT LESS THAN 1/8" PER FOOT FOR 3" AND ABOVE AND 1/4" PER FOOT FOR 2" OR LESS.
6. INSTALL CLEAN-OUTS AS INDICATED ON DRAWINGS AND AT EVERY 50 FEET, BASES OF STACKS AND CHANGES OF DIRECTIONS.
7. SANITARY, VENT AND RAIN WATER LEADER PIPING SHALL BE SCHEDULE 40 PVC SOIL PIPE WITH DRAINAGE TYPE FITTINGS, SOLVENT WELDED. PRIME FITTINGS AND PIPE ENDS PRIOR TO WELDING. EXCEPTION: IN AIR CONDITIONING PLENUMS, i.e. MECHANICAL ROOMS, CAST IRON PIPING SHALL BE USED.
8. DOMESTIC WATER PIPE SHALL BE TYPE L ABOVE GROUND AND TYPE K BELOW GROUND. SOLDER FITTINGS USING LEAD-FREE SOLDER,.
9. PROVIDE EXPANSION AIR CHAMBERS OF 20 PIPE DIAMETERS BUT NOT LESS THAN 12".INSTALL AT EACH FIXTURE,GROUP OF FIXTURES, RISERS AND END OF SUPPLY LINES. PROVIDE SHOCK ARRESTOR SIZED PER P.D.I. STANDARDS FOR ALL QUICK CLOSING FIXTURE. INCLUDING DISHWASHER, ICE MACHINE AND WASHING MACHINE.
10. ISOLATE COPPER PIPING FROM DISSIMILAR METALS,MASONRY OR CONCRETE WITH FOAM PLASTIC, FIRE RETARDANT INSULATION OR SIMILAR METHODS APPROVED BY LOCAL JURISDICTION.
11. CONDENSATE DRAIN PIPING SHALL BE SCHEDULE 40 PVC DRAINAGE PIPE OF 1-1/4" (2" BELOW GROUND). USE DWV COPPER PIPE WITH INSULATION. IN A/C PLENUMS.
12. PROVIDE PIPE SLEEVES FOR ALL CEILING, FLOORS OR WALL PENETRATIONS. PACK WITH FIRE RETARDANT CAULKINGS IN CONFORMANCE TO U.L. SPECIFICATIONS FOR SUCH APPLICATIONS. 3M OR EQUAL.
13. PROVIDE ANTI SCALD VALVES FOR ALL TUBS AND SHOWER HEADS
14. INSULATE HOT WATER AND HOT RECIRCULATION WATER WITH AN APPROVED R-3 ARMAFLEX INSULATION OR APPROVED EQUAL



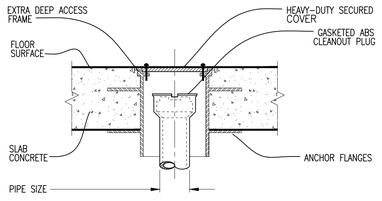
GOOSE NECK DRAIN DETAIL
N.T.S.



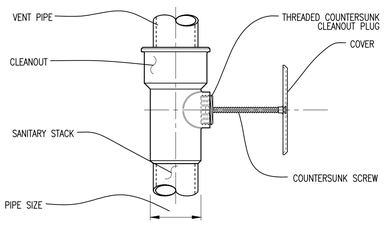
WASHING MACHINE DETAIL
N.T.S.

PLUMBING LEGEND

- COLD WATER
- HOT WATER
- SANITARY
- C.O. — CLEANOUT
- CONNECT TO EXISTING
- PIPE DOWN
- PIPE UP
- FLOOR DRAIN W/"P" – TRAP
- FIXTURE TRAP
- CD — CONDENSATE DRAIN LINE
- VENT LINE
- HOSE BIBB
- SHUT-OFF GATE VALVE
- SHUT-OFF VALVE IN VALVE BOX

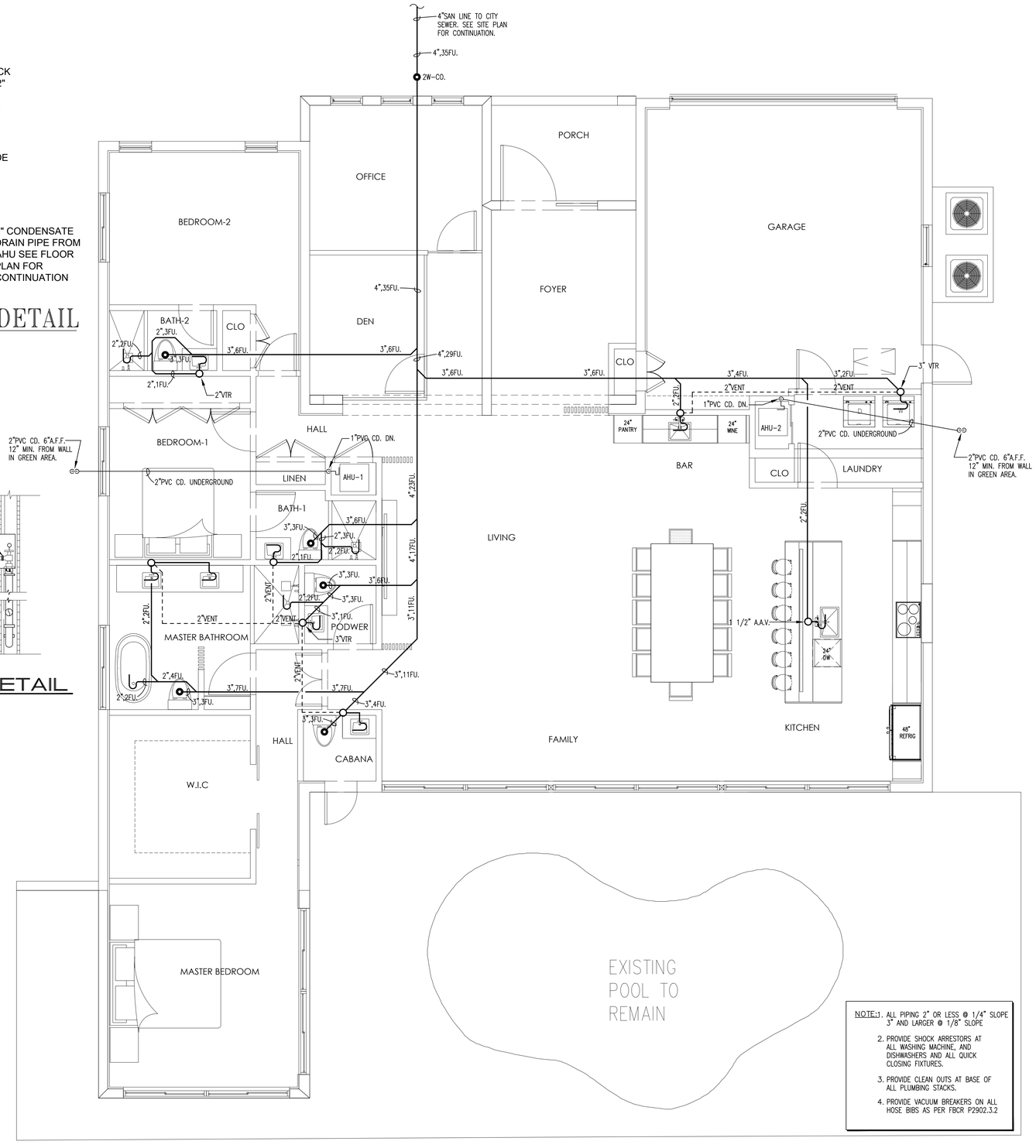


ACCESS COVER WITH CLEANOUT



CLEANOUT TEE & ACCESS COVER

CLEAN-OUT DETAILS
N.T.S.



NOTE:
1. ALL PIPING 2" OR LESS @ 1/4" SLOPE 3" AND LARGER @ 1/8" SLOPE
2. PROVIDE SHOCK ARRESTORS AT ALL WASHING MACHINE, AND DISHWASHERS AND ALL QUICK CLOSING FIXTURES.
3. PROVIDE CLEAN OUTS AT BASE OF ALL PLUMBING STACKS.
4. PROVIDE VACUUM BREAKERS ON ALL HOSE BIBS AS PER FBCR P2902.3.2

SANITARY DRAIN PLUMBING FLOOR PLAN
SCALE: 1/4"=1'-0"

N

REVISION	BY

CARLOS TILLAN, PE
CT ENGINEERING, INC.
PROFESSIONAL ENGINEER, LIC. # 68869
13201 SW 46 ST., MIAMI, FL 33175
PH. NO. 305-527-9041

PROJECT NAME: NEW ADDITIONS AND INTERIOR REMODELING
OWNER NAME: JACKIE SCOTT
AMANDA LUZ SCOTT
ADDRESS: 7360 LOCH NESS DR, MIAMI LAKES, FL 33014

DRAW:	C.T.
DATE:	02/06/2024
CHECKED:	CT
SCALE :	AS SHOWN
JOB NO.:	

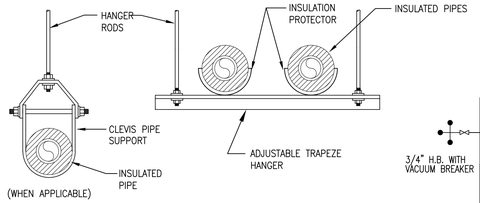
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PLUMBING FIXTURE SCHEDULE MDC ORDINANCE 8-31						
MARK	TRAP SIZE	FIXTURE UNITS	HOT WATER	COLD WATER	FIXTURE RATE	
WC	3"	3	–	1/2"	1.28	
LAV	1 1/2"	1	1/2"	1/2"	1.5	
SH	2"	2	1/2"	1/2"	1.5	
SK	1 1/2"	2	1/2"	1/2"	1.5	
WM	2"	2	1/2"	1/2"	–	
DW	1" SW	N/A	1/2"	–	6.5	
HB	–	–	–	1/2" W/VALVE & VAC. BREAKER	–	
BD	2" U.G.	11/2" A.G.	1	1/2"	1/2"	2

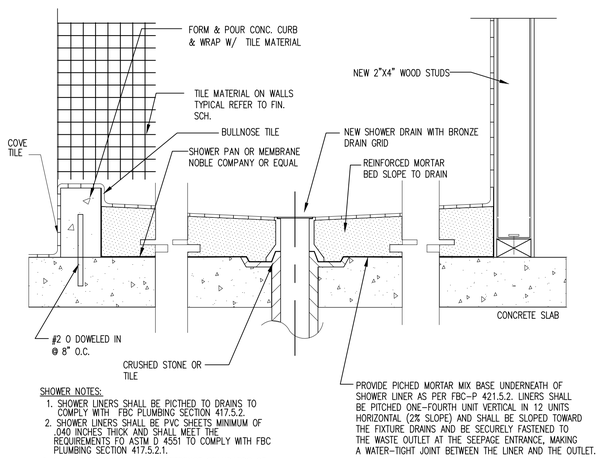
1. INDIVIDUAL SHOWER AND TUB-SHOWER COMBINATION VALVES SHALL BE BALANCED-PRESSURE, THERMOSTATIC OR COMBINATION BALANCED-PRESSURE/THERMOSTATIC VALVES THAT CONFORM TO THE REQUIREMENTS OF ASSE 1016/ASME A112.1016/CSA B125.16 OR ASME A112.18.1/CSA B125.1 AND SHALL BE INSTALLED AT THE POINT OF USE. SHOWER AND TUB-SHOWER COMBINATION VALVES REQUIRED BY THIS SECTION SHALL BE EQUIPPED WITH A MEANS TO LIMIT THE MAXIMUM SETTING OF THE VALVE TO 120°F (49°C), WHICH SHALL BE FIELD ADJUSTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. IN-LINE THERMOSTATIC VALVES SHALL NOT BE UTILIZED FOR COMPLIANCE WITH THIS SECTION.
2. THE HOT WATER SUPPLIED TO BATHTUBS AND WHIRLPOOL BATHTUBS SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 120°F (49°C) BY A WATER-TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3, EXCEPT WHERE SUCH PROTECTION IS OTHERWISE PROVIDED BY A COMBINATION TUB/SHOWER VALVE IN ACCORDANCE WITH SECTION 412.3.
3. WATER-HAMMER ARRESTORS.
   A WATER-HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE USED. WATER-HAMMER ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS. WATER-HAMMER ARRESTORS SHALL CONFORM TO ASSE 1010.

GAS TANKLESS WATER HEATER SCHEDULE										
ITEM	MANUFACTURER	MODEL	HOT WATER CAP. (GPM)	BTU INPUT (BTUH)	UEF	GAS TYPE	WEIGHT (LBS)	H&CW WATER CONNECTIONS	GAS CONNECTIONS	DIMENSIONS (DXWXH)
GWH-1	NORITZ	NR98-OD	9.8 GPM	16,000-199,000	0.82	NG	49 LBS	3/4"	3/4"	9.4"x13.8"x23.6"
GWH-2	NORITZ	NR50-OD	5.0 GPM	19,000-120,000	0.82	NG	33 LBS	3/4"	3/4"	9.4"x13.8"x23.6"



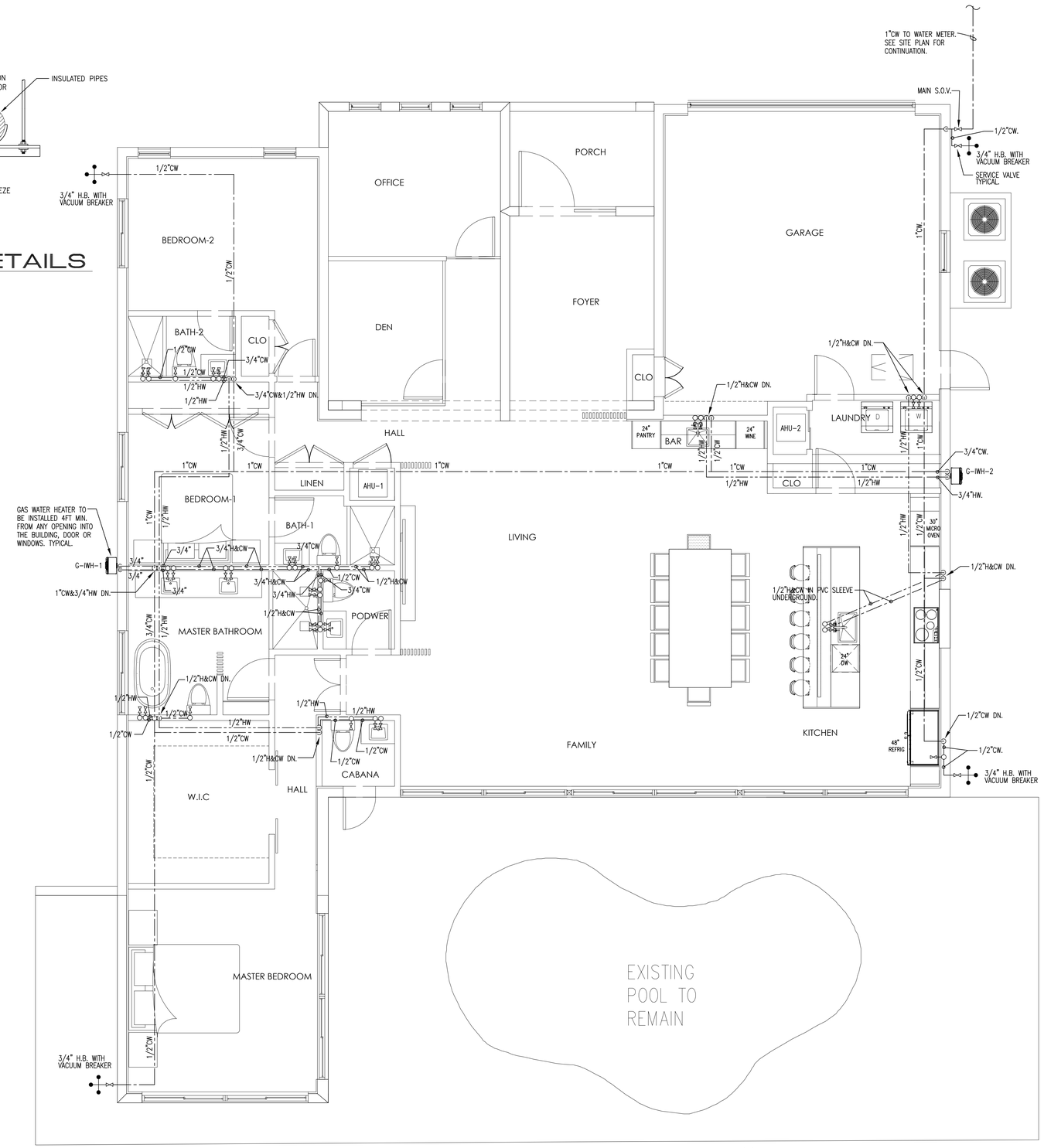
PIPE SUPPORT DETAILS

N.T.S.



SHOWER NOTES:
1. SHOWER LINERS SHALL BE PICTHED TO DRAINS TO COMPLY WITH FBC PLUMBING SECTION 417.5.2.
2. SHOWER LINERS SHALL BE PVC SHEETS MINIMUM OF .040 INCHES THICK AND SHALL MEET THE REQUIREMENTS FO ASTM D 4551 TO COMPLY WITH FBC PLUMBING SECTION 417.5.2.1.
3. SHOWER TO COMPLY WITH REFERENCE STANDARDS OF FBC PLUMBING SECTION 417

SHOWER DETAIL



WATER PIPING PLUMBING FLOOR PLAN

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

REVISION	BY

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13201 SW 46 ST., MIAMI, FL 33175
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OWNER NAME: JACKIE SCOTT
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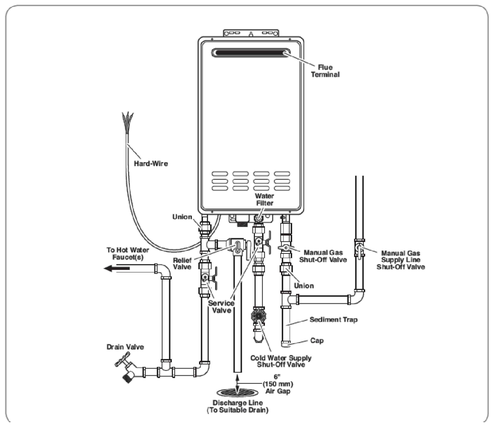
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GAS GENERAL NOTES:

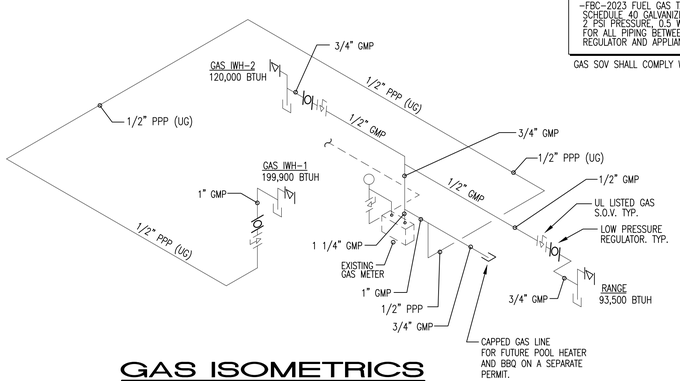
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2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EQUIPMENT DESIGN REQUIREMENTS (I.E. VOLTAGE, WATER, DRAINS, GAS CONNECTIONS, ETC.) WHEN REQUIRED FOR THE CORRECT/APPROVED OPERATION, THE EQUIPMENT SHALL BE FURNISHED WITH ALL NECESSARY ACCESSORIES WHETHER CONSIDERED OPTIONAL OR STANDARD BY THE MANUFACTURER. EQUIPMENT SHALL NOT BE ORDERED BASED ON MANUFACTURERS' MODEL NUMBERS.
3. ALL MATERIALS AND EQUIPMENT SHALL BE NEW,FREE FROM DEFECTS AND WITH FACTORY WARRANTY.PRODUCTS SHALL BEAR RESPECTIVE A.S.T.M. STANDARD LABELS AND INSTALLED AS PER LISTINGS UNDER.
4. INSTALL PIPING AND EQUIPMENT ALLOWING ADEQUATE ACCESS FOR SERVICE TO VALVES AND EQUIPMENT OF OTHER TRADES. PROVIDE U.L. LISTED ACCESS PANELS IN WALLS AND CEILINGS WHERE ACCESS IS REQUIRED.
5. PROVIDE PIPE SLEEVES FOR ALL CEILING, FLOORS OR WALL PENETRATIONS. PACK WITH FIRE RETARDANT CAULKINGS IN CONFORMANCE TO U.L. SPECIFICATIONS FOR SUCH APPLICATIONS. 3M OR EQUAL.
6. PIPING INSTALLED OUTDOORS SHALL BE ELEVATED NOT LESS THAN 3-1/2 INCHES ABOVE GROUND AND WHERE INSTALLED ACROSS ROOF SURFACES, SHALL BE ELEVATED NOT LESS THAN 3-1/2 INCHES ABOVE THE ROOF SURFACE. PIPING INSTALLED ABOVE GROUND, OUTDOORS, AND INSTALLED ACROSS THE SURFACE OF ROOFS SHALL BE SECURELY SUPPORTED AND LOCATED WHERE IT WILL BE PROTECTED FROM PHYSICAL DAMAGE. WHERE PASSING THROUGH AN OUTSIDE WALL, THE PIPING SHALL BE PROTECTED AGAINST CORROSION BY COATING OR WRAPPING WITH AN INERT MATERIAL. WHERE PIPING IS ENCASED IN A PROTECTIVE PIPE SLEEVE, THE ANNULAR SPACE BETWEEN THE PIPING AND THE SLEEVE SHALL BE SEALED. AS PER FGC-409.9
7. METALLIC PIPING AND METALLIC TUBING THAT CONVEYS FUEL GAS FROM AN LP-GAS STORAGE CONTAINER SHALL BE PROVIDED WITH AN APPROVED DIELECTRIC FITTING TO ELECTRICALLY ISOLATE THE UNDERGROUND PORTION OF THE PIPE OR TUBE FROM THE ABOVE-GROUND PORTION THAT ENTERS A BUILDING. SUCH DIELECTRIC FITTING SHALL BE INSTALLED ABOVE GROUND, OUTDOORS. AS PER FGC-409.10
8. METALLIC PIPE OR TUBING EXPOSED TO CORROSIVE ACTION, SUCH AS SOIL CONDITION OR MOISTURE, SHALL BE PROTECTED IN AN APPROVED MANNER. ZINC COATINGS (GALVANIZING) SHALL NOT BE DEEMED ADEQUATE PROTECTION FOR GAS PIPING UNDERGROUND. WHERE DISSIMILAR METALS ARE JOINED UNDERGROUND, AN INSULATING COUPLING OR FITTING SHALL BE USED. PIPING SHALL NOT BE LAID IN CONTACT WITH CINDERS. AS PER FGC-409.11

GAS SYSTEM NOTES:

1. ALL WORK SHALL COMPLY WITH NFPA-54 NATIONAL FUEL GAS CODE AND NFPA-58
2. WORK SHALL BE PERFORMED BY AN AUTHORIZED LICENSED CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS.
3. TESTS: THE SYSTEM SHALL BE TESTED AND CERTIFIED AFTER INSTALLATION.
4. COORDINATE NEW GAS SERVICE DEMAND WITH GAS CO. FOR NEW GAS TANKS INSTALLATION AND PRESSURE SETTINGS.
5. ALL PIPING ABOVE GROUND SHALL BE SCHEDULE 40 GALVANIZED OR BLACK STEEL (ASTM A53)
6. PIPING BELOW GROUND SHALL POLYETHYLENE
7. GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE. FBC FUEL GAS SECTION 404.6
8. UNDERGROUND GAS PIPING SHALL BE INSTALLED A MINIMUM DEPTH OF 18 INCHES BELOW GRADE.
9. TRACER WIRE OR METALLIC TAPE SHALL BE USE ALONG WITH THE POLYETHYLENE UNDERGROUND PIPE FOR FUTURE PIPE LOCATION.



GAS WATER HEATER DETAIL
N.T.S.



GAS ISOMETRICS
N.T.S.

NATURAL GAS PIPE

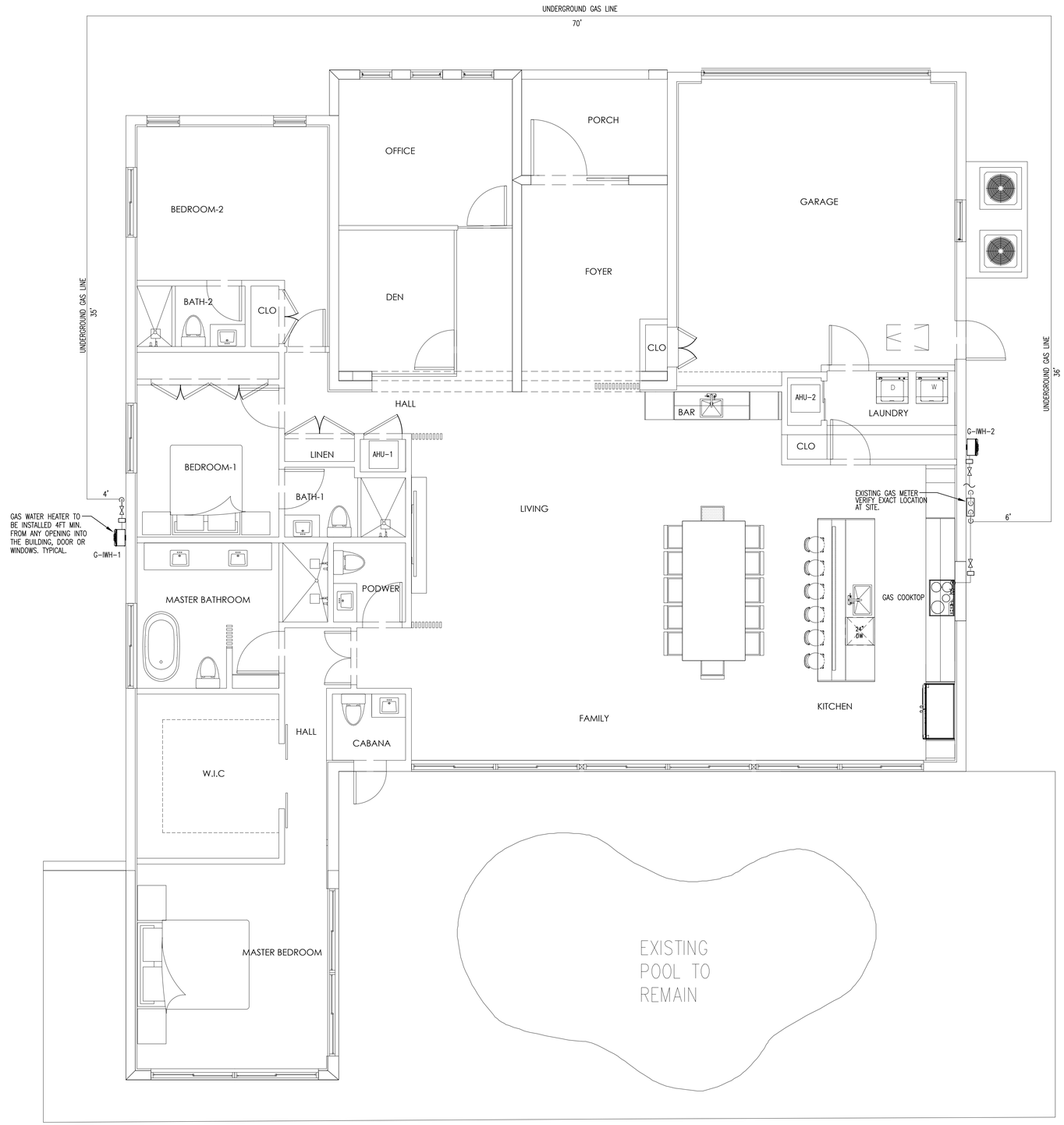
-TOTAL LENGHT: 160 FT.
APPLIANCES GAS LOAD: 413,400 BTUH
FUTURE GAS LOAD: 520,000 BTUH
-TOTAL GAS LOAD: 933,400 BTUH

-FBC-2023 FUEL GAS TABLE 402.4(5) SCHEDULE 40 GALVANIZED PIPE 2 PSI PRESSURE, 1.0 PSI PRESSURE DROP
-PIPE SIZE: 1 1/4" GAS

-FBC-2023 FUEL GAS TABLE 402.4(22) POLYETHYLENE PLASTIC PIPE 2 PSI PRESSURE, 1.0 PSI PRESSURE DROP
-PIPE SIZE: 1/2" GAS (IWH-1)

-FBC-2023 FUEL GAS TABLE 402.4(2) SCHEDULE 40 GALVANIZED PIPE LESS THAN 2 PSI PRESSURE, 0.5 W.C. PRESSURE DROP FOR ALL PIPING BETWEEN LOW PRESSURE REGULATOR AND APPLIANCE

GAS SOV SHALL COMPLY WITH NFPA 54 5.5.4



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

N

REVISION	BY

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JOB NO.:	

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MIAMI LAKES
Growing Beautifully

Address: 7360 LOCH NESS DR
Folio #: 3220140100920
MDC Process #: M20240 11296
MDC Tracking #: 3224011296
Job Description: NEW ATT ADD (760 SF) AND FULL REMODEL

Master Permit #: BLR2024-0635 Sub Permit #: Revision #:

OFFICE USE ONLY

	Approved	Date	Disapproved
ZONING			
	Date		
	Initials		

	Approved	Date	Disapproved
BUILDING			
	Date		
	Initials		

	Approved	Date	Disapproved
STRUCT.			
	Date		
	Initials		

	Approved	Date	Disapproved
ROOFING			
	Date		
	Initials		

	Approved	Date	Disapproved
ELECT.			
	Date		
	Initials		

	Approved	Date	Disapproved
MECH.			
	Date		
	Initials		

	Approved	Date	Disapproved
PLUMBING			
	Date		
	Initials		

	Approved	Date	Disapproved
FLOOD			
	Date		
	Initials		

	Approved	Date	Disapproved
	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	97.04
BALANCE DUE:	

Issuing Clerk: Date: / /

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
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MASTER

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: 7360 LOCH NESS DR

Unit #:

Folio #: 32-2014-010-0920 Owner-Builder: ☐

Master Permit #: BLR2024-0635 Sub Permit #: _____ Revision #: _____

OWNER INFORMATION

NAME: Jackie Scott, Amanda Luz Scott

Address: 7360 Loch Ness Dr

City, State, Zip: Miami Lakes, FL, 33014

Phone #: (502)386 2930 Cell #: (305)3351229

Email Address:

LEGAL USE/ WORK

Current Use of Property: Residential

Job Description

-Addition attached (760 SF) as per plans
(Porch, foyer, two offices and master bedroom).
-Full Interior remodeling (2,650 SF) as per plans

JOB COST $ 190,000 AREA/LENGTH: 3,410 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: WG Construction, LLC

Qualifier Name: William Gandara

License # CGC-1526800

Address 7900 Oak Ln, Ste 400

City, State, Zip: Miami Lakes, FL, 33016

Phone #: (786)253 4614 Cell #:

Email Address: wgconstructionllc@gmail.com

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 Jackie C Scott — Signature of Owner or Owner's Agent

1-20-24 — Date

Jackie C. Scott — Print Name of Owner or Owner's Agent

X — Signature of Qualifier

William Gandara — Print Name of Qualifier

Date 02-29-24

STATE OF Florida COUNTY OF Miami Dade

Sworn to and subscribed before me this 20 January 2024

by Jackie C. Scott (SEAL)

Personally known ☒ or I.D. _____

MELINDA BETANCOURT NOTARY PUBLIC MY COMMISSION EXPIRES 9-24-2026 COMMISSION # HH 269241 STATE OF FLORIDA

STATE OF FL COUNTY OF Miami-Dade

Sworn to and subscribed before me this March 7 2024

by William Gandara (SEAL)

Personally known ☐ or I.D. G536-930-[illegible]-444-0

Rachel Dominguez Comm. # HH 272823 Expires: June 6, 2026 Notary Public State of Florida

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 recorded 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.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
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TOML PERMIT APPLICATION.pdf

MIAMI LAKES
Growing Beautifully

6601 Main St • Miami Lakes, Florida, 33014
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 7360 Loch Ness Dr, MIAMI LAKES, FL, 33014 (*identify address*), which is part of the ~~N/A~~ Loch Ness Homeowners Assoc, Inc. (*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.

Jackie C. Scott
Signature

Jackie C. Scott
Print Name

1-20-24
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 ✓ 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 20th day of January, ~~200~~ 2024

My Commission Expires: 9/24/2026

MELINDA BETANCOURT NOTARY PUBLIC MY COMMISSION EXPIRES 9-24-2026 STATE OF FLORIDA COMMISSION NUMBER HH 269247

M Betancourt
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.**