

e-Permitting

miamidade.gov



MUNICIPAL INSPECTION REQUIREMENTS AND RECORD 04/07/2026
MUNICIPAL NO.2026-037290 FOLIO: 3220230080510
JOB SITE ADDRESS 7100 MIAMI LAKEWAY S
PROPOSED USE SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE
LEGAL MIAMI LAKES SEC 7 PB 84-34 LOT 5 BLK 31
APPLICATION TYPE ADD ATTACHED 1580 SQFT 1 UNITS 1 FLOORS
OWNER NAME NATALY SANTOS
CONTRACTOR MIDALYN DEVELOPMENT INC
QUALIFIER JUIZ MANUEL D
PERMIT TYPE MUNICIPAL BLDG
CATEGORIES 0002 MUNICIPAL SUB-GENERAL BLDR

DATE: 4/07/2026 PROCESS NUMBER: M2025025204 NEW *AMOUNT PAID 112.88
DERM 1 UP FRONT FEE- 80.00 RSUR 1 RER 7.5% SUR 000000.00
UBS1 1 BLDG 7.5% UPF 1.88 UPMU 25 UPFRONT FEE F 25.00
URS1 1 RER 7.5% UPFR 6.00

9/19/2025 06:17 BNZWEB1 182509190078 WEBIPAS 112.88

[Back to Main Menu](#)

[BLDG Home Page](#) | [BLDG Main Menu](#) | [BLDG Permit Menu](#) | [BLDG Plans Processing Menu](#) | [Inspection Types](#) | [Address Format](#)
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VERIFICATION FORM

DATE:	December 30, 2025	BLDG PROCESS #:	M2025025204
VF#	26-2026-L-VF - 870	INVOICE(S)#:	N/A N00182264

THIS FORM EXPIRES ONE YEAR FROM THE DATE ON THE FORM

PROJECT NAME:	SANTOS RESIDENCE - M2025025204 - 7100 MIAMI LAKEWAY S
PROJECT/AGREEMENT NUMBER:	2026
PROJECT DESCRIPTION:	NEW 1,264 SQ FT ADDITION PER PLANS FOR EXISTING 1,536 SQ FT TOTALING 2,800 SQ FT PER PTXA & CCS SPID# 459943669000
IS THIS AN AFFORDABLE HOUSING PROJECT?	No

Folio	Address	Zip Code	Lot	Block	Proposed sq. ft.	Previous sq. ft.
3220230080510	7100 MIAMI LAKEWAY S	33014	5	31	2,800	1,536
Connection Type	Reason for Connection Information	Critical Habitat	Wetlands	Affordable Housing	SIR Inspection #	
Water, Sewer	Remodeling	No	No	No		

THIS VERIFICATION LETTER CERTIFIES THAT AVAILABILITY OF A WATER AND/OR SEWER MAIN ONLY, AND IT DOES NOT GUARANTEE THE EXISTENCE OF A WATER SERVICE LINE, FIRE LINE OR OF A SEWER LATERAL WITH SUFFICIENT DEPTH TO SERVE THE PROPERTY. FOR ADDITIONAL INFORMATION EMAIL NEWBUSINESSSUPVLIST@MIAMIDADE.GOV. SHOULD IT BECOME NECESSARY TO INSTALL A SERVICE LINE AND/OR A SEWER LATERAL MDWASD REQUIRES THAT THE DEVELOPER RETAINS SERVICES FROM DESIGNERS AND CONTRACTORS WITH SKILL SETS FOR DESIGNING, BUILDING, AND CONNECTING TO PUBLIC WATER AND SEWER SYSTEMS. A WATER AND/OR SEWER AGREEMENT MAY BE REQUIRED. **AN INSPECTION FOR ANY EXISTING SERVICES WILL BE PROCESSED WITH THIS FORM, AND A SERVICE UPGRADE MAY BE REQUIRED WHICH MAY TAKE UP TO 12 WEEKS.**

THIS IS TO CERTIFY THAT THE MIAMI-DADE WATER AND SEWER DEPARTMENT **DOES HAVE A(N) 8 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	

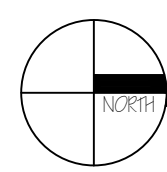
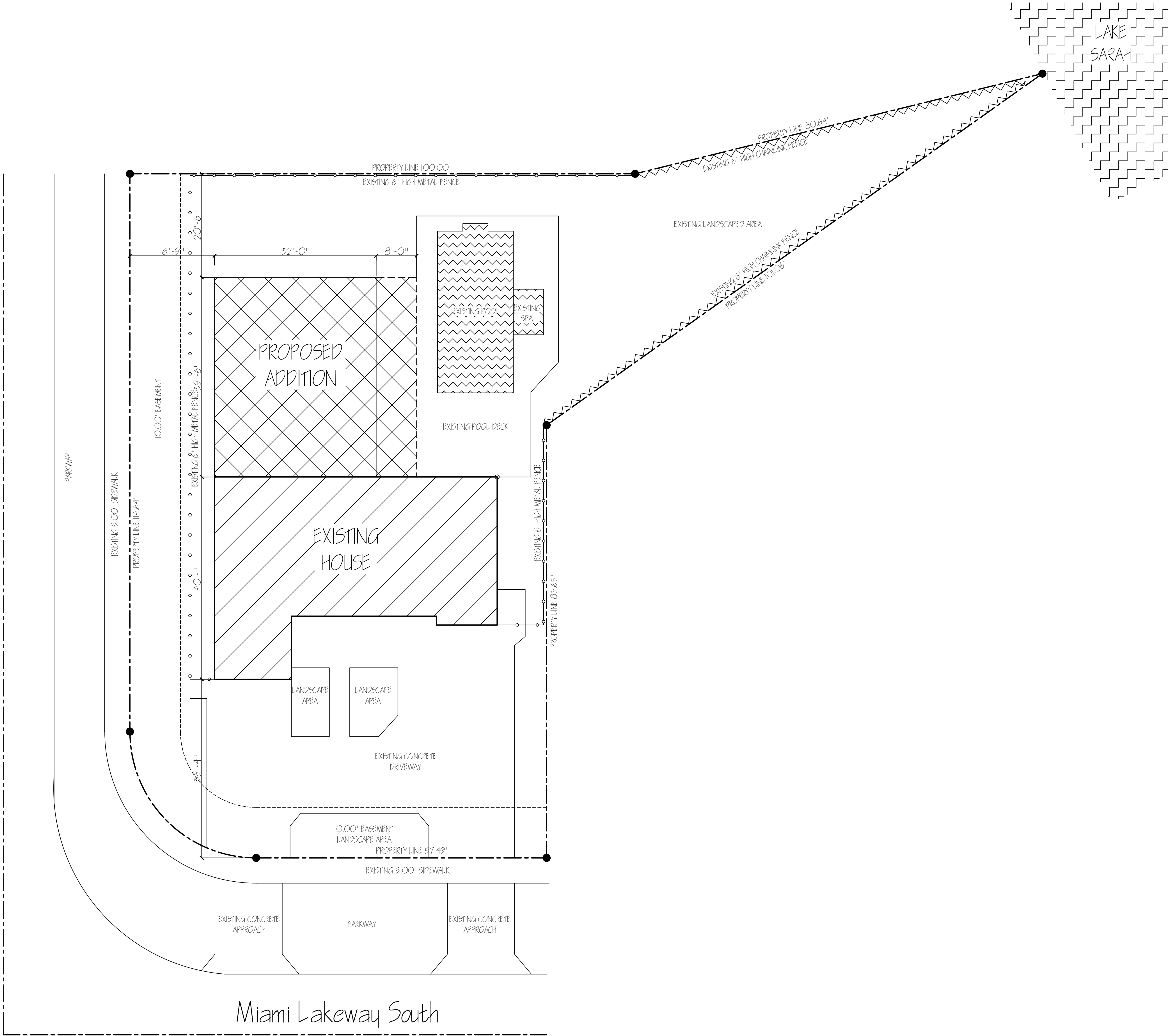
WE ARE WILLING TO SERVE THE SUBJECT PROPERTY, SUBJECT TO PROHIBITIONS, OR RESTRICTIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER MATTERS OF THE ANTICIPATED DAILY WATER AND/OR SEWAGE FLOW FOR THIS PROJECT WHICH WILL BE THE NUMBER OF GALLONS PER DAY INCREASE STATED ABOVE. IF **"WILL HAVE"**, UPON 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) Water	30	1.00	30.00
Verification Form - Residential (R-A) Sewer		1.00	0.00
Total Fixed Fee			\$ 30.00
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. Only 5/8" meter for domestic service and no irrigation meter: N/A

CUSTOMER NAME: AL LEONCIO	CUSTOMER PHONE:
Prepare by: Ozzy Cortes	Approved by: Vanessa Bauza
Printed Name of Reviewer	Printed Name of Supervisor

Leaning Pine Drive



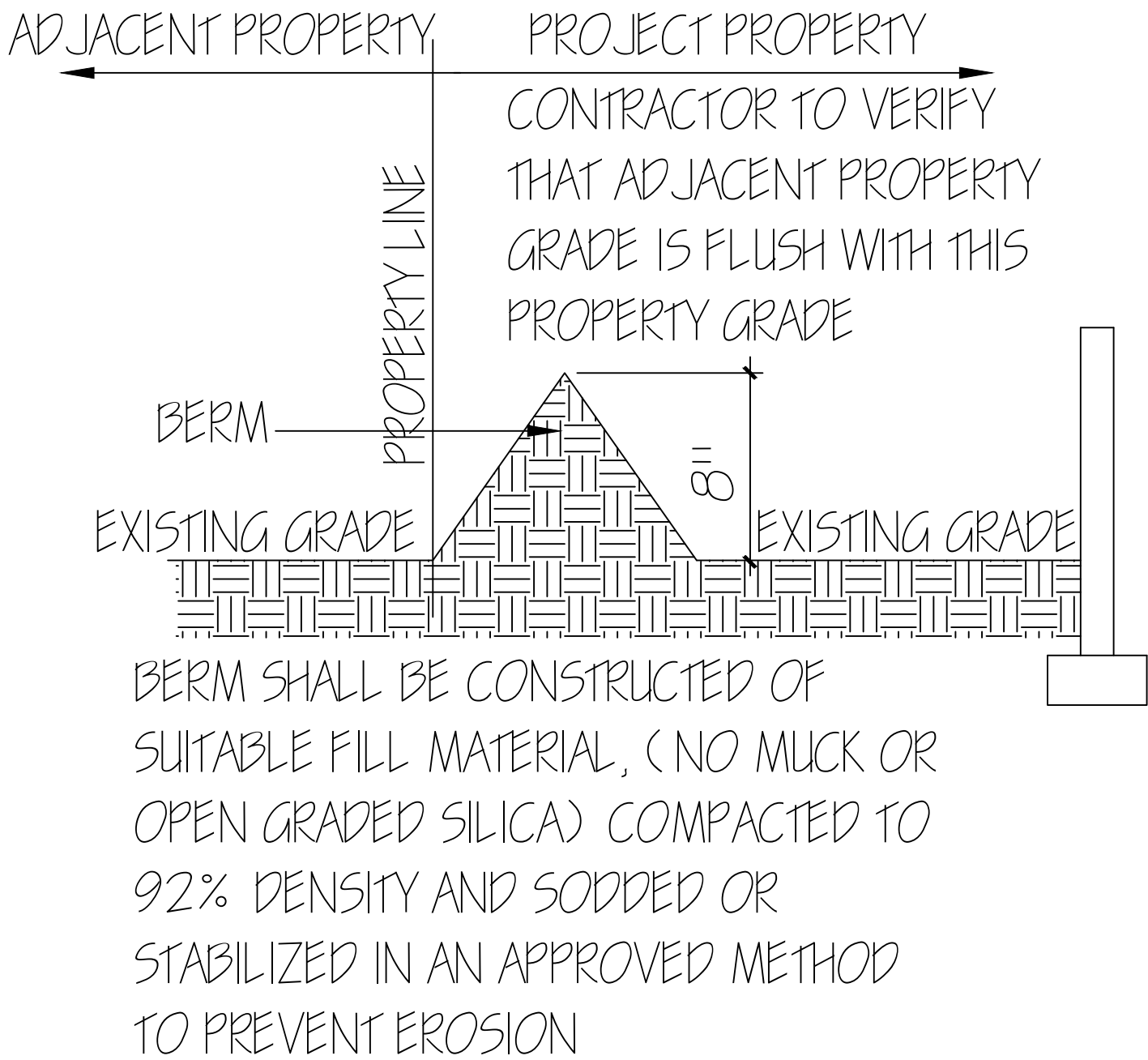
SITE PLAN 3/32" = 1'-0"

LEGAL DESCRIPTION
LOT 5, BLOCK 31 AND PROP INT IN & TO LAKE "OF MIAMI LAKES SECTION SEVEN" ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 84, PAGE 34 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROJECT AND CODE INFORMATION:	
LEGAL JURISDICTION: (MIAMI-DADE COUNTY, FLORIDA)	2023 8th. EDITION. FLORIDA BUILDING CODE
	2023 8th. EDITION. FLORIDA BUILDING CODE ACCESSIBILITY
	2023 8th. EDITION. FLORIDA BUILDING CODE RESIDENTIAL
	2023 8th. EDITION. PLUMBING CODE (FBC)
	2023 8th. EDITION. MECHANICAL CODE (FBC)
	2023 7th. EDITION. ENERGY CONSERVATION CODE (FBC)
ADOPTED ENFORCED CODES:	NATIONAL ELECTRICAL CODE AS ADOPTED BY 2020 FBC
	FLORIDA FIRE PREVENTION CODE AS ADOPTED BY THE FLORIDA STATE FIRE MARSHAL
OCCUPANCY: (AS PER FBC CHAPTER 3 SECT. 310.4)	GROUP R-3 (RESIDENTIAL)
BUILDING CONSTRUCTION TYPE: (AS PER FBC CHAPTER 6 SECT. 602.3)	TYPE - III

SCOPE OF WORK

BUILD NEW GREAT ROOM AS NOTED SEE SHEET A-2
BUILD NEW MASTER BEDROOM & BATH AS NOTED SEE SHEET A-2
BUILD NEW KITCHEN AS NOTED SEE SHEET A-2
INSTALL EIGHT NEW WINDOWS AS NOTED SEE SHEET A-2, 3, 4
INSTALL NEW PLUMBING FOR MASTER BATHROOM AS NOTED ON SHEETS P-1, P-2, P-3
INSTALL NEW A.C. UNIT AS NOTED ON SHEET. M-1,M-2
INSTALL NEW LIGHTS & RECETTACLES AS NOTED ON SHEET. E-1,2



PERIMETER BERM NTS

AVELINO R. LEONCIO, Jr. A.I.A.
ARCHITECT

14511 ROSEWOOD ROAD MIAMI LAKES, FLORIDA 33014

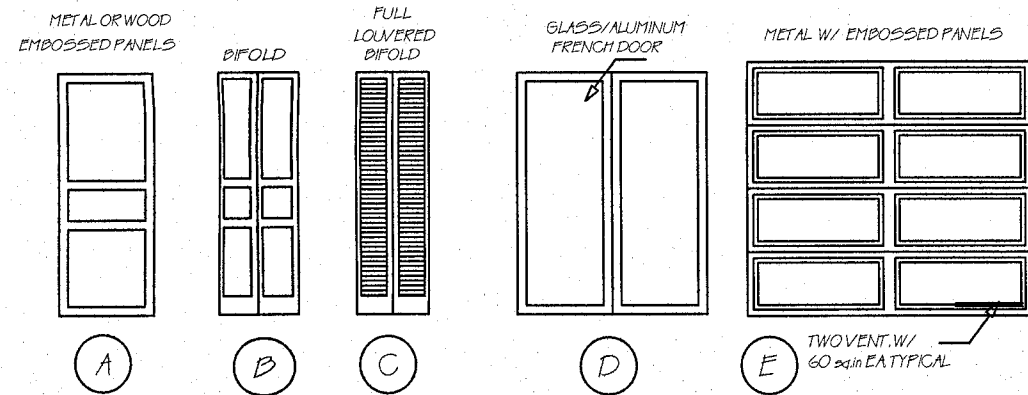
R.A. # 0009159

TELEPHONE
(305) 773-6989

PROPOSED ADDITION FOR:
Mrs. SANTOS
7100 Miami Lakeway South
Miami Lakes, Florida 33014

REVISIONS	
1	
2	
3	
4	
5	
DRAWN BY:	
DATE: 08/31/25	
JOB No.: 2505	

A-1 of 3



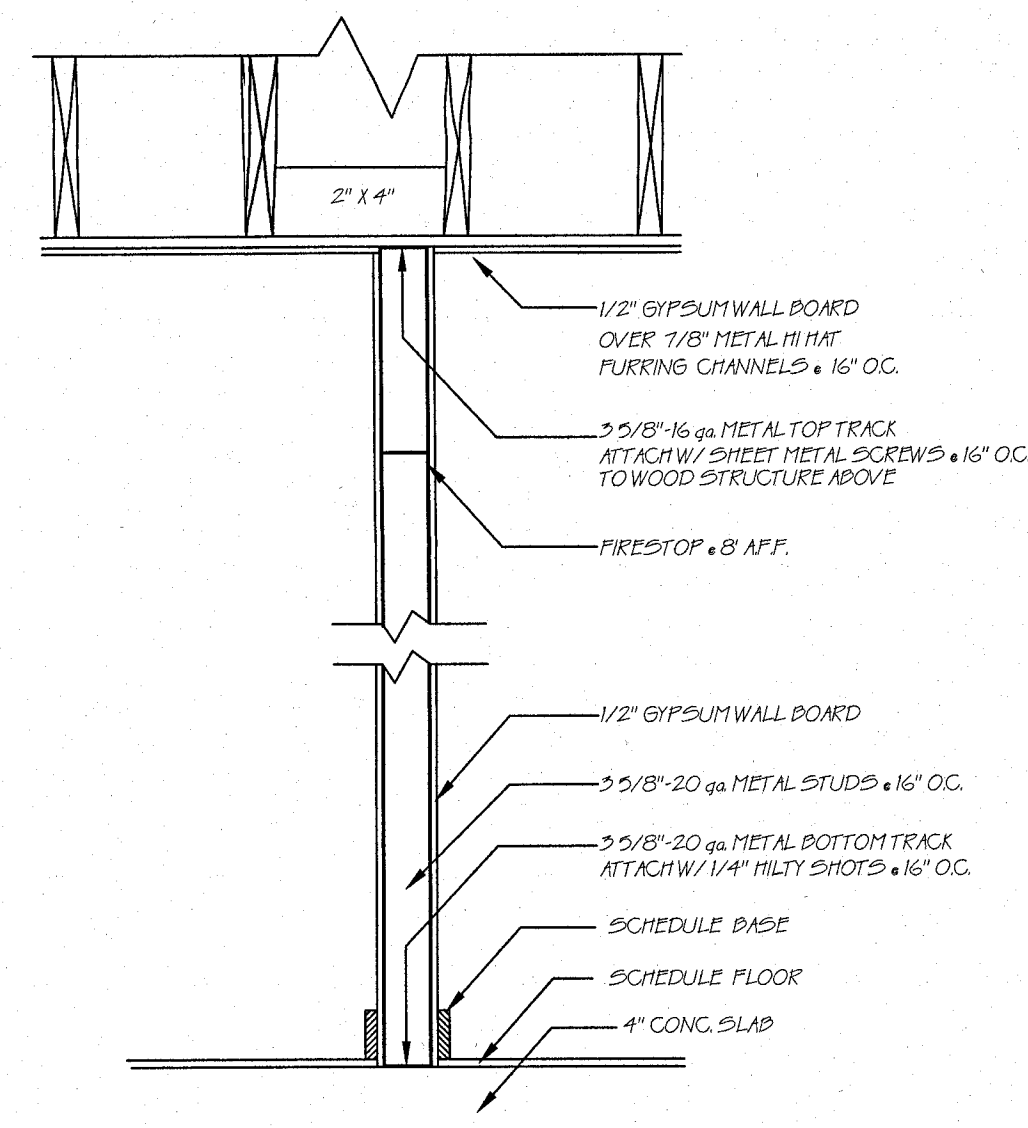
DOOR TYPES

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DOOR SCHEDULE					
MARK	SIZE	TYPE	MATERIAL	FRAME	REMARKS
1	2'-6" X 8'-0"	D	GLASS/ALUM.	ALUMINUM	SWING TYPE, CATEGORY II SAFETY GLASS
2	2'-6" X 8'-0"	A	WOOD	WOOD	SWING TYPE
3	4'-0" X 8'-0"	C	METAL	WOOD	BI-FOLD TYPE FULL LOWER
4	2'-6" X 8'-0"	D	GLASS/ALUM.	ALUMINUM	SLIDING TYPE, CATEGORY II SAFETY GLASS
5	2'-6" X 8'-0"	A	WOOD	WOOD	SWING TYPE
6	2'-6" X 8'-0"	A	METAL	WOOD	SWING TYPE
7	2'-6" X 8'-0"	D	GLASS/ALUM.	ALUMINUM	SLIDING TYPE, CATEGORY II SAFETY GLASS
8	3'-0" X 8'-0"	A	WOOD	WOOD	SLIDING TYPE
9	2'-6" X 8'-0"	A	WOOD	WOOD	SWING TYPE
10	2'-6" X 8'-0"	A	WOOD	WOOD	SWING TYPE
11	2'-6" X 8'-0"	A	GLASS/ALUM.	ALUMINUM	SWING TYPE, CATEGORY II SAFETY GLASS

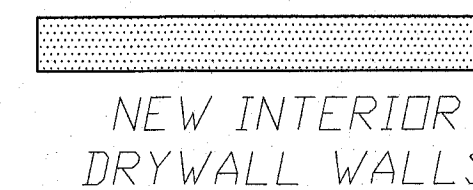
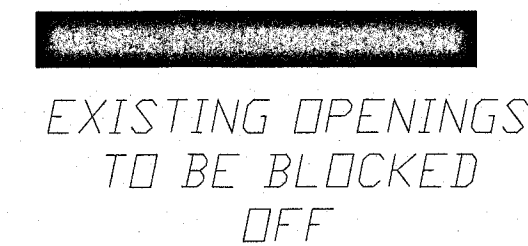
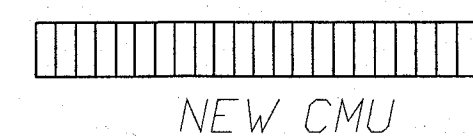
WINDOW SCHEDULE					
MARK	SIZE	LABE	MATERIAL	FRAME	REMARKS
A	5'-0" X 10'-0"	FIXED	ALUM. & GLASS	ALUM.	CATEGORY II SAFETY GLASS
B	2'-0" X 5'-0"	1/2" S-H	ALUM. & GLASS	ALUM.	
C	2'-0" X 5'-0"	1/2" S-H	ALUM. & GLASS	ALUM.	
D	4'-0" X 8'-0"	FIXED	ALUM. & GLASS	ALUM.	CATEGORY II SAFETY GLASS
E	4'-0" X 8'-0"	FIXED	ALUM. & GLASS	ALUM.	

ROOM FINISH SCHEDULE					
ROOM NAME	FLOOR	WALLS	BASE	CEILING	CLG. HT.
GREAT ROOM	TILE	DRYWALL	TILE	STUCCO	+ 12'-0"
KITCHEN	TILE	DRYWALL	WOOD	DRYWALL	
PANTRY	TILE	DRYWALL	WOOD	DRYWALL	
AV CLOSET	TILE	DRYWALL	WOOD	DRYWALL	
BATH # 2	CER. TILE	CER. TILE	CER. TILE	DRYWALL	
MASTER BEDRM.	TILE	DRYWALL	WOOD	DRYWALL	
MASTER WALK-IN CLOSET	TILE	DRYWALL	WOOD	DRYWALL	
MASTER BATHROOM	CER. TILE	CER. TILE	CER. TILE	DRYWALL	



INTERIOR PARTITION DETAIL ONE 3/4" = 1'-0"

WALL LEGEND



NOTES

GENERAL CONTRACTOR SHALL VERIFY ALL MASONRY OPENINGS FOR ALL WINDOWS & DOORS WITH MANUFACTURER PRIOR FRAMING OPENINGS

ALL WALLS & PARTITIONS WHERE CABINETS OR PLUMBING FIXTURES ARE TO BE HUNG SHALL BE BUILT WITH 20ga METAL STUDS @ 16" O.C. AND 3/4" PLYWOOD BACKING

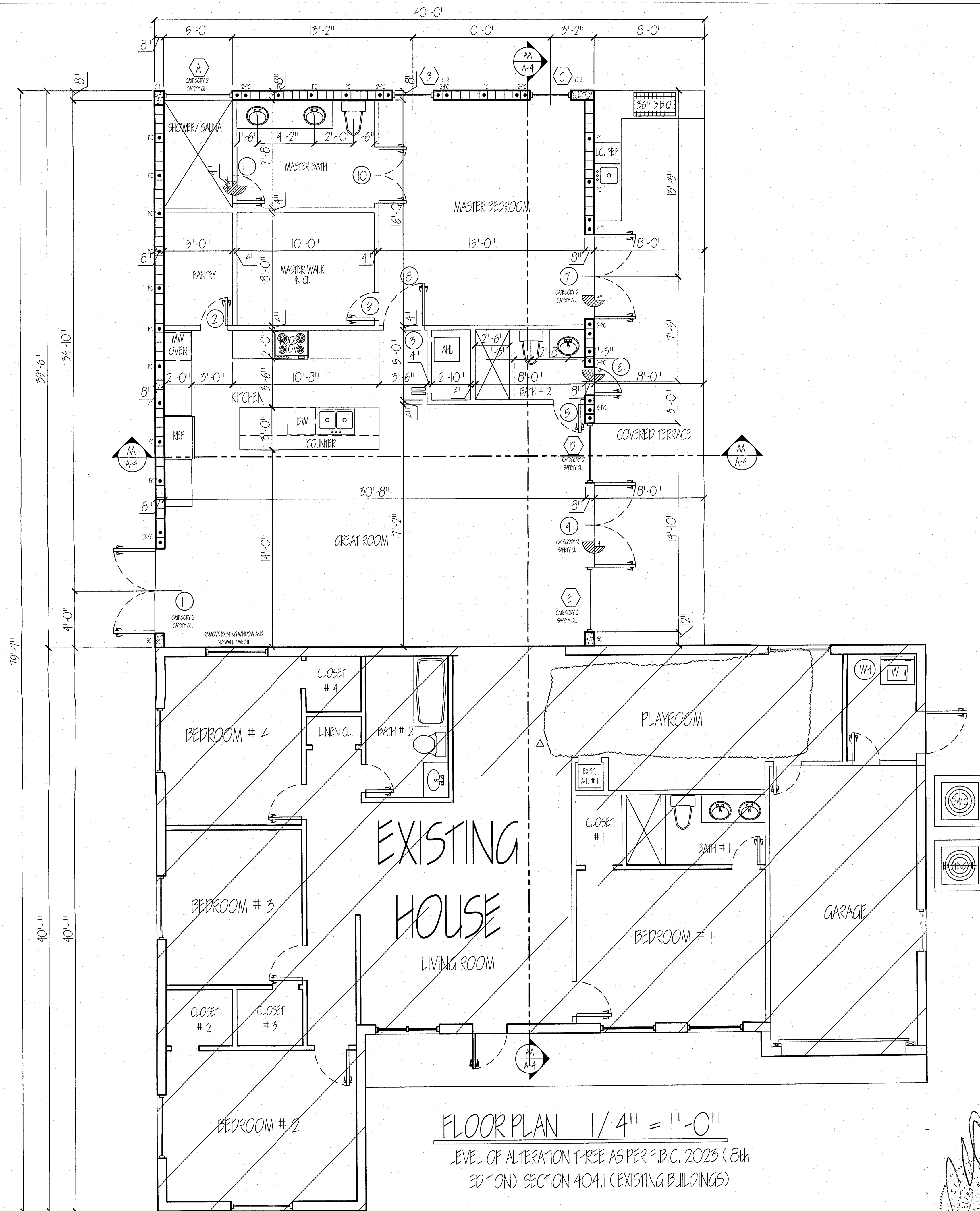
PROVIDE 1/2" CEMENT FIBER BACKING BOARD FULL HEIGHT AT ALL BATHROOM WALLS WHERE CERAMIC TILE IS TO BE INSTALLED

BATHTUB & SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE EXTENDED TO A HEIGHT OF NOT LESS THAN 6'-0" ABOVE THE FLOOR

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

ALL WALLS & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 - F.B.C. R302.9.1 & R302.9.2

EXISTING LIVING AREA (AC) = 1,536 SQ. FT.
PROPOSED LIVING AREA (AC) = 1,264 SQ. FT.
TOTAL LIVING AREA (AC) = 2,800 SQ. FT.



FLOOR PLAN 1/4" = 1'-0"
LEVEL OF ALTERATION THREE AS PER F.B.C. 2023 (8th EDITION) SECTION 404.1 (EXISTING BUILDINGS)

AVELINO R. LEONCIO, Jr. A.I.A.
ARCHITECT

14511 ROSEWOOD ROAD, MIAMI LAKES, FLORIDA 33014

R.A. # 0009759

TELEPHONE
(305) 775-6989

PROPOSED ADDITION FOR:
Mrs. SANTOS

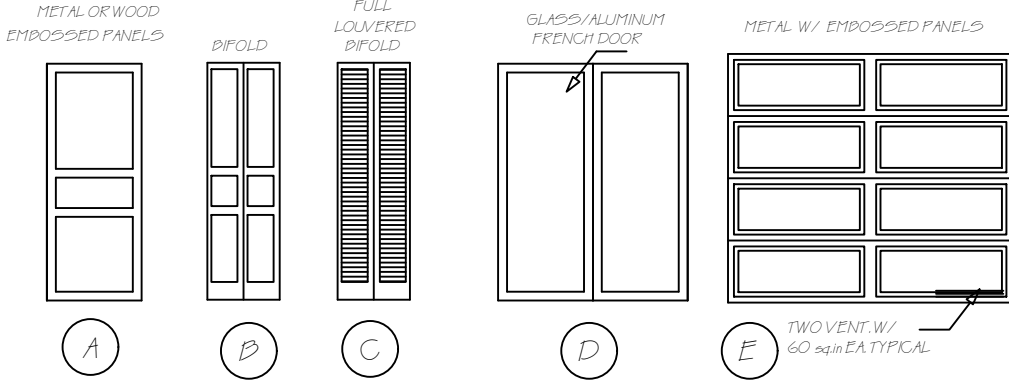
7100 Miami Lakesway South
Miami Lakes, Florida 33014

REVISIONS

NO.	DATE	DESCRIPTION
1	10/24/25	
2		
3		
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5		

DRAWN BY: ARL, Jr.
DATE: 08/17/25
JOB No.: 2505

A-2 of 3



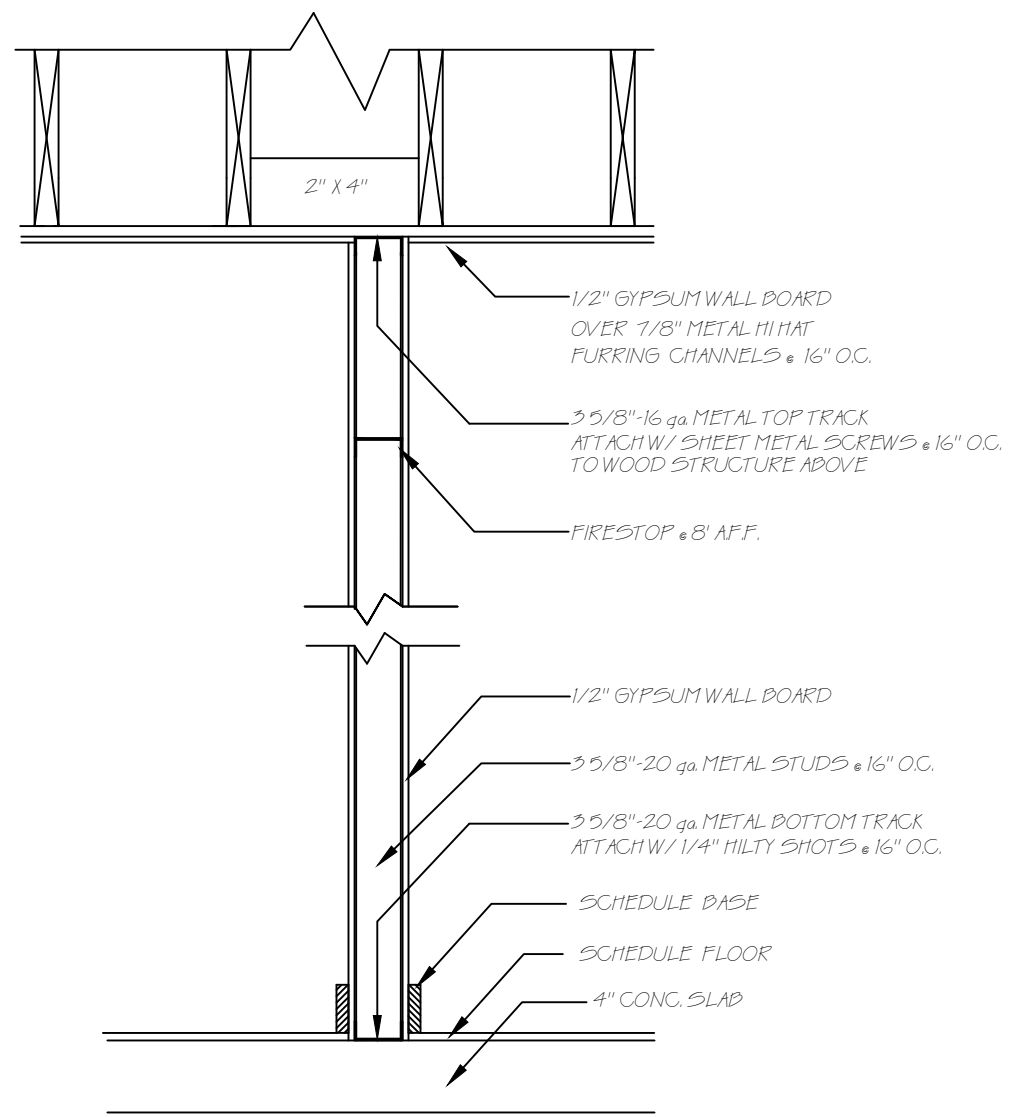
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DOOR SCHEDULE					
MARK	SIZE	TYPE	MATERIAL	FRAME	REMARKS
1	2'-0" X 8'-0"	D	GLASS/ALUM.	ALUMINUM	SLIDING TYPE, CATEGORY II SAFETY GLASS
2	2'-0" X 8'-0"	A	WOOD	WOOD	SLIDING TYPE
3	2'-0" X 8'-0"	C	WOOD	WOOD	SLIDING TYPE FULL LOWER
4	2'-0" X 8'-0"	D	GLASS/ALUM.	ALUMINUM	SLIDING TYPE, CATEGORY II SAFETY GLASS
5	2'-0" X 8'-0"	A	WOOD	WOOD	SLIDING TYPE
6	2'-0" X 8'-0"	A	METAL	WOOD	SLIDING TYPE
7	2'-0" X 8'-0"	D	GLASS/ALUM.	ALUMINUM	SLIDING TYPE, CATEGORY II SAFETY GLASS
8	2'-0" X 8'-0"	A	WOOD	WOOD	SLIDING TYPE
9	2'-0" X 8'-0"	A	WOOD	WOOD	SLIDING TYPE
10	2'-0" X 8'-0"	A	WOOD	WOOD	SLIDING TYPE
11	2'-0" X 8'-0"	A	GLASS/ALUM.	ALUMINUM	SLIDING TYPE, CATEGORY II SAFETY GLASS

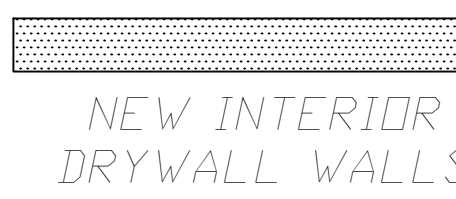
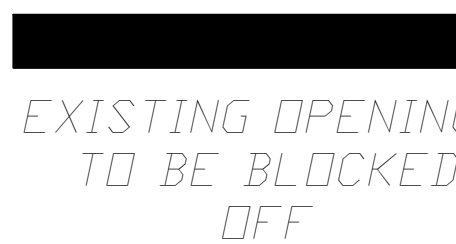
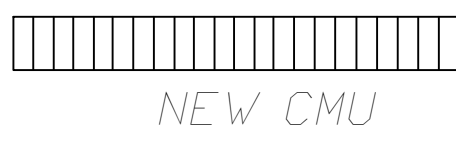
WINDOW SCHEDULE					
MARK	SIZE	TYPE	MATERIAL	FRAME	REMARKS
A	2'-0" X 8'-0"	FIXED	ALUM. & GLASS	ALUM.	CATEGORY II SAFETY GLASS
B	2'-0" X 8'-0"	FIXED	ALUM. & GLASS	ALUM.	CATEGORY II SAFETY GLASS
C	2'-0" X 8'-0"	FIXED	ALUM. & GLASS	ALUM.	CATEGORY II SAFETY GLASS
D	2'-0" X 8'-0"	FIXED	ALUM. & GLASS	ALUM.	CATEGORY II SAFETY GLASS
E	2'-0" X 8'-0"	FIXED	ALUM. & GLASS	ALUM.	CATEGORY II SAFETY GLASS

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PANTRY	TILE	DRYWALL	WOOD	DRYWALL	
AV. CLOSET	TILE	DRYWALL	WOOD	DRYWALL	
BATH # 2	CER. TILE	CER. TILE	CER. TILE	DRYWALL	
MASTER BEDROOM	TILE	DRYWALL	WOOD	DRYWALL	
MASTER WALK-IN CLOSET	TILE	DRYWALL	WOOD	DRYWALL	
MASTER BATHROOM	CER. TILE	CER. TILE	CER. TILE	DRYWALL	



INTERIOR PARTITION DETAIL ONE 3/4" = 1'-0"

WALL LEGEND



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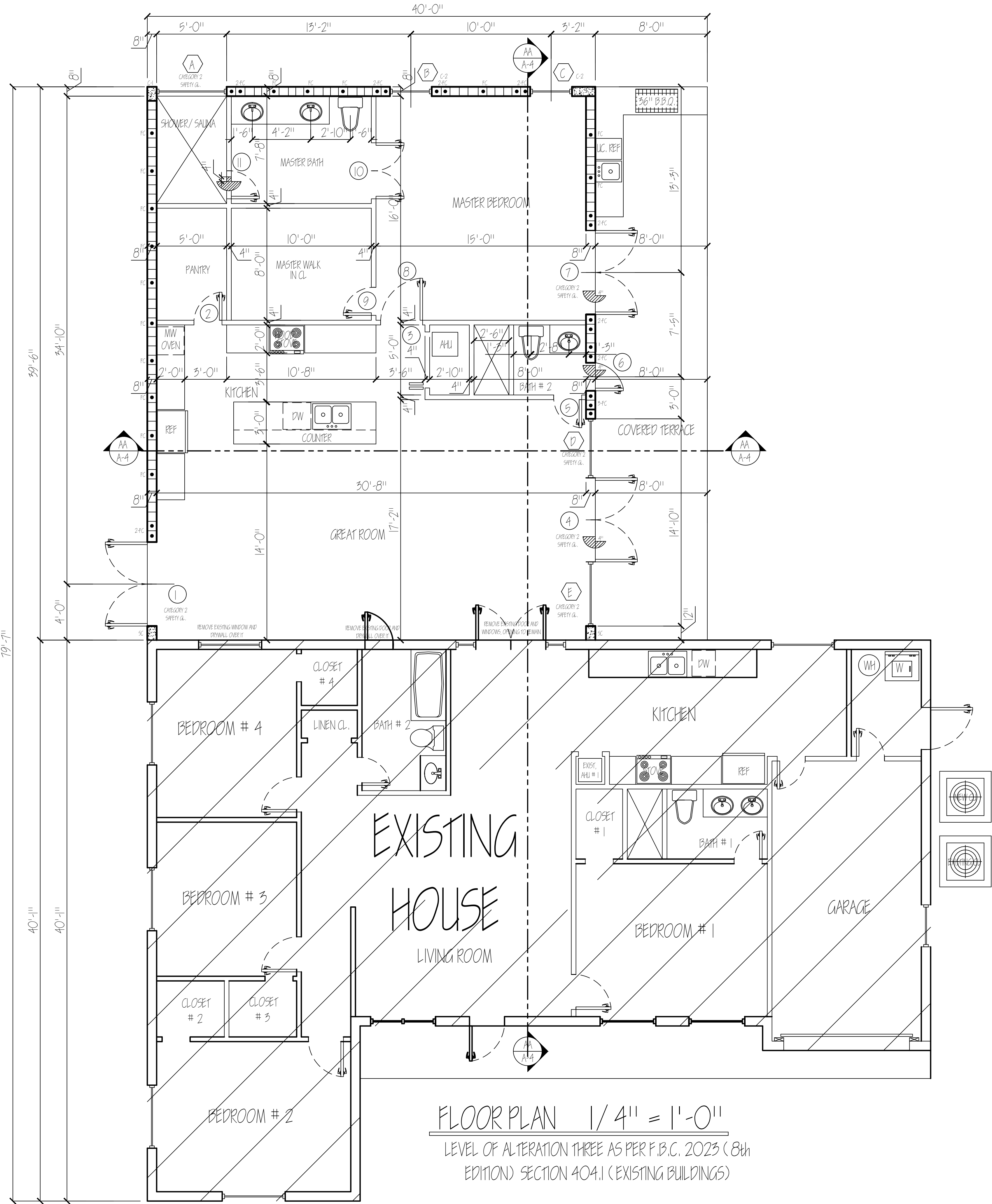
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LEVEL OF ALTERATION THREE AS PER F.B.C. 2023 (8th EDITION) SECTION 404.1 (EXISTING BUILDINGS)

AVELINO R. LEONCIO, Jr. A.I.A.
ARCHITECT

14511 ROSEWOOD ROAD, MIAMI LAKES, FLORIDA 33014

RA # 0000769

TELEPHONE
(305) 773-6989

PROPOSED ADDITION FOR:

Mrs. SANTOS

7100 Miami Lakesway South
Miami Lakes, Florida 33014

REVISIONS

1	
2	
3	
4	
5	

DRAWN BY: ARL, Jr.

DATE: 08/17/25

JOB No.: 2505

A-2 of 3



A-3 of 3

Miami-Dade Department of Regulatory and Economic Resources

CONTACT INFORMATION FOR PERMIT APPLICATION

FIRST NAME (print clearly) A	LAST NAME (print clearly) LEONCIV
MOBILE PHONE 31773 6989	OFFICE/HOME PHONE —
EMAIL (required so you can be notified on the status of your plans) AL@WEBB.CO.COM	
COMMENTS (If you are submitting a municipal plan, please provide the municipal process number(s) and ensure the municipal application is in the office set of plans.) M 2025025204	

PLANS (check all that apply)

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

- | | | |
|--|--|--|
| ☐ GOV'T PROJECT/DEPT _____ | ☐ GREEN BLDG* (new construction only) | ☐ PACE PROJECT* |
| ☐ AFFORDABLE/WORKFORCE HOUSING* | ☐ ECONOMIC SIGNIFICANCE* | ☐ CONCIERGE |

(*Pursuant to Ordinance 99-140; Ordinance 05-115; and Ordinance 08-51. Project may have additional requirements.)

Further, under the penalty of perjury, I, being first duly sworn, depose and say that I have read the foregoing application and that the facts stated herein are accurate and true, including any boxes checked. I further acknowledge that this application and affidavit is subject to penalties of perjury, and acknowledge that Miami-Dade County reserves the right to revoke, cancel, void, or suspend, any permit issued pursuant to any application that contains any materially false or fraudulent statements, and acknowledge that continued operation of the uses after the permit is revoked, canceled, voided, or suspended, may subject me to enforcement penalties allowed by law. I further acknowledge that any application that contains any materially false or fraudulent statements may subject me to additional permitting fees including fees for expedited plan review services.

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

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

OPTIONAL PLAN REVIEWS (check all that apply)

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

OPR DERM INITIAL REVIEWS (check all that apply)

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

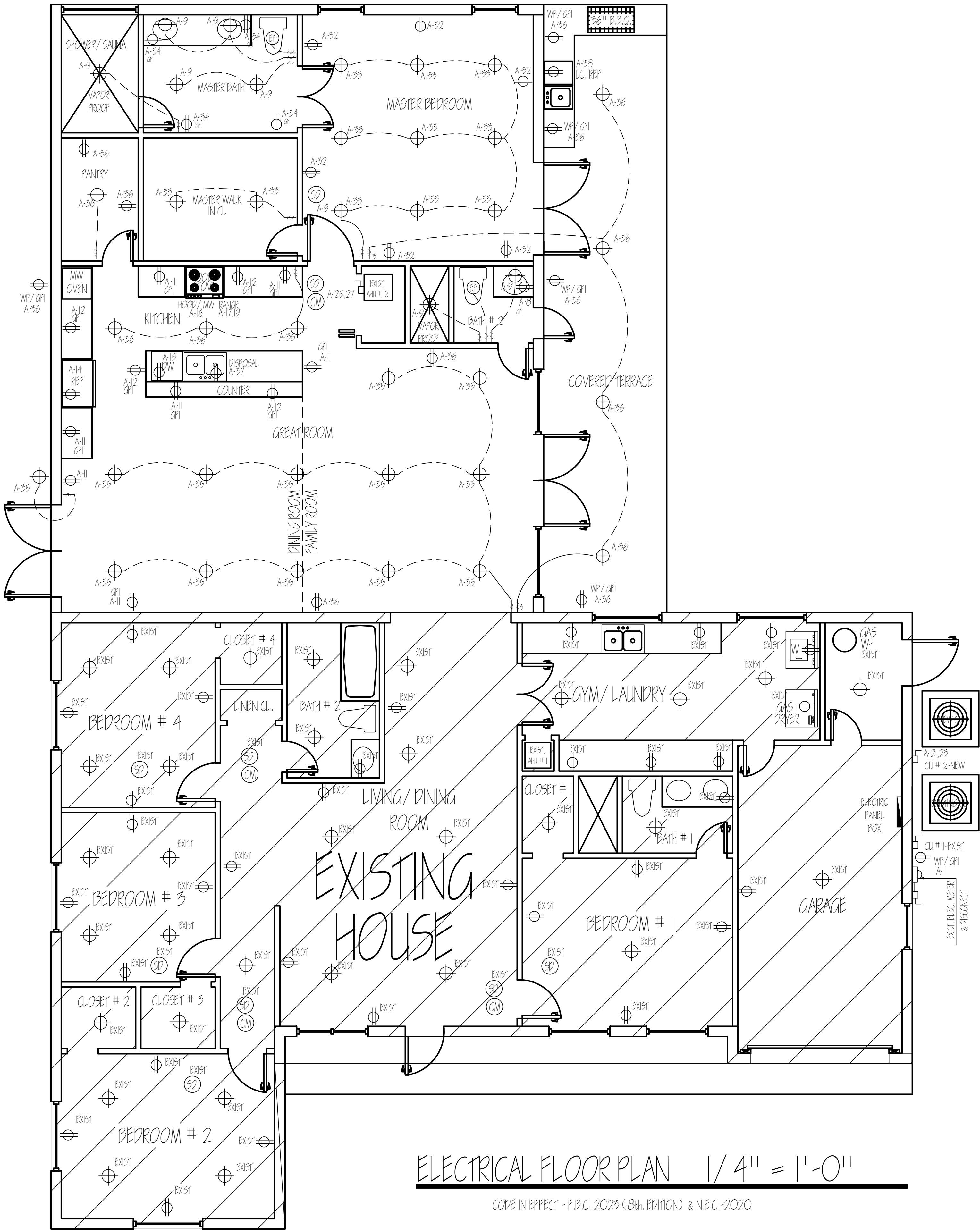
OPR DERM REWORK (OPR for specialty only available at PIC)

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

FOR OFFICE USE ONLY (to be completed by Permitting Staff)

APPLICATION DATE 10/28/25	CLERK NAME E.L.	ARRIVAL TIME 11:47
PROCESS NUMBER	PROCESS NUMBER M2025025204	PROCESS NUMBER
☐ RE-ISSUE ☐ PLAN REVISION ☐ REWORK ☐ SHOP DRAWING		

PROPOSED SINGLE FAMILY ADDITION FOR: Mrs. SANTOS 7100 Miami Lakeway South Miami Lakes, Florida. 33014				
LIST OF DRAWINGS				
ARCHITECTURAL	STRUCTURAL	PLUMBING	MECHANICAL	ELECTRICAL
A-1 SITE PLAN, NOTES & DETAILS A-2 FLOOR PLAN, NOTES & DETAILS A-3 EXTERIOR ELEVATIONS & SECTIONS	S-1 FOUNDATION PLAN, NOTES & SCHEDULES S-2 ROOF FRAMING PLAN, NOTES & DETAILS S-3 STRUCTURAL DETAILS & SECTIONS	P-1 PLUMBING SITE PLAN P-2 WATER & SEWER PLANS P-3 ISOMETRICS NOTES & DETAILS	AC-1 H.V.A.C. PLAN & DETAILS AC-2 SCHEDULES, NOTES & DETAILS	E-1 ELECTRICAL PLAN, PANELS, DETAILS & NOTES E-2 DETAILS & NOTES
AVELINO R. LEONCIO, Jr. A.I.A. A R C H I T E C T 14511 ROSEWOOD ROAD, MIAMI LAKES, FLORIDA. 33014				



ELECTRICAL SYMBOL LEGEND

- 50 SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR
- ⊕ LIGHT FIXTURE
- ⊕ RECEPTACLE
- ⊕ DISCONNECT
- ▲ SPECIALTY RECEPTACLE
- ⊕ LIGHT SWITCH

120/240V 1PH, 3W		PANEL "A"			200A MLO FLUSH MTD
CKT. NO.	DESCRIPTION	C/D TRIP	LOAD	ROMEX	REMARKS
1 THRU 3	LIGHTING & RECEPT.	1P-15	*	#14	EXISTING
4,5,6,7	BEDROOM & RECEPT.	1P-15	*	#14	EXISTING
8	BATHROOM RECEPT.	1P-20	*	#12	EXISTING
9	BATH LIGHT & S.D.	1P-15	*	#14	EXISTING
11,12,13	SMALL APPLIANCES	1P-20	4500	#12	NEW
14	REFRIGERATOR	1P-20	800	#12	NEW
15	DISHWASHER	1P-20	1200	#12	NEW
16	KITCHEN HOOD	1P-20	800	#12	NEW
18	MICROWAVE	1P-20	800	#12	NEW
17,19	RANGE	2P-50	12000	2#6, 1#8-ground	NEW
20,22	COND. UNIT #1	2P-30	(2500)	2#6	EXISTING NONCONC
24,26	AHU, #1 (10 KW.)	2P-60	11000	2#4	EXISTING
21,23	COND. UNIT #2	2P-30	(2500)	2#6	NEW NONCONC
25,27	AHU, #2 (10 KW.)	2P-60	11000	2#4	NEW
28	GARAGE DR. OPENER	1P-20	1500	#12	EXISTING
29	WASHER	1P-20	1500	#12	EXISTING
30	LAUNDRY	1P-20	*	#12	EXISTING
31	GARAGE RECEPT.	1P-20	*	#12	EXISTING
32,33	MASTER BEDROOM	1P-15	*	#14	NEW
34	MASTER BATH RECEPTABLES	1P-20	*	#12	NEW
			45,100		
*	3,380 S.F.		10,080		
	TOTAL:		55,180		

CALCULATIONS

FIRST 10 KW @ 100 %	=	10.00
45.18 KW @ 40 %	=	18.07
A/C @ 100% (AHU)	=	11.00
		39,070 (162.83 A)

NOTE: ALL BEDROOM CKT'S SHALL BE PROTECTED BY AN "ARC-FAULT CIRCUIT INTERRUPTOR" (AFCI) TYP. INCLUDING SMOKE DETECTORS

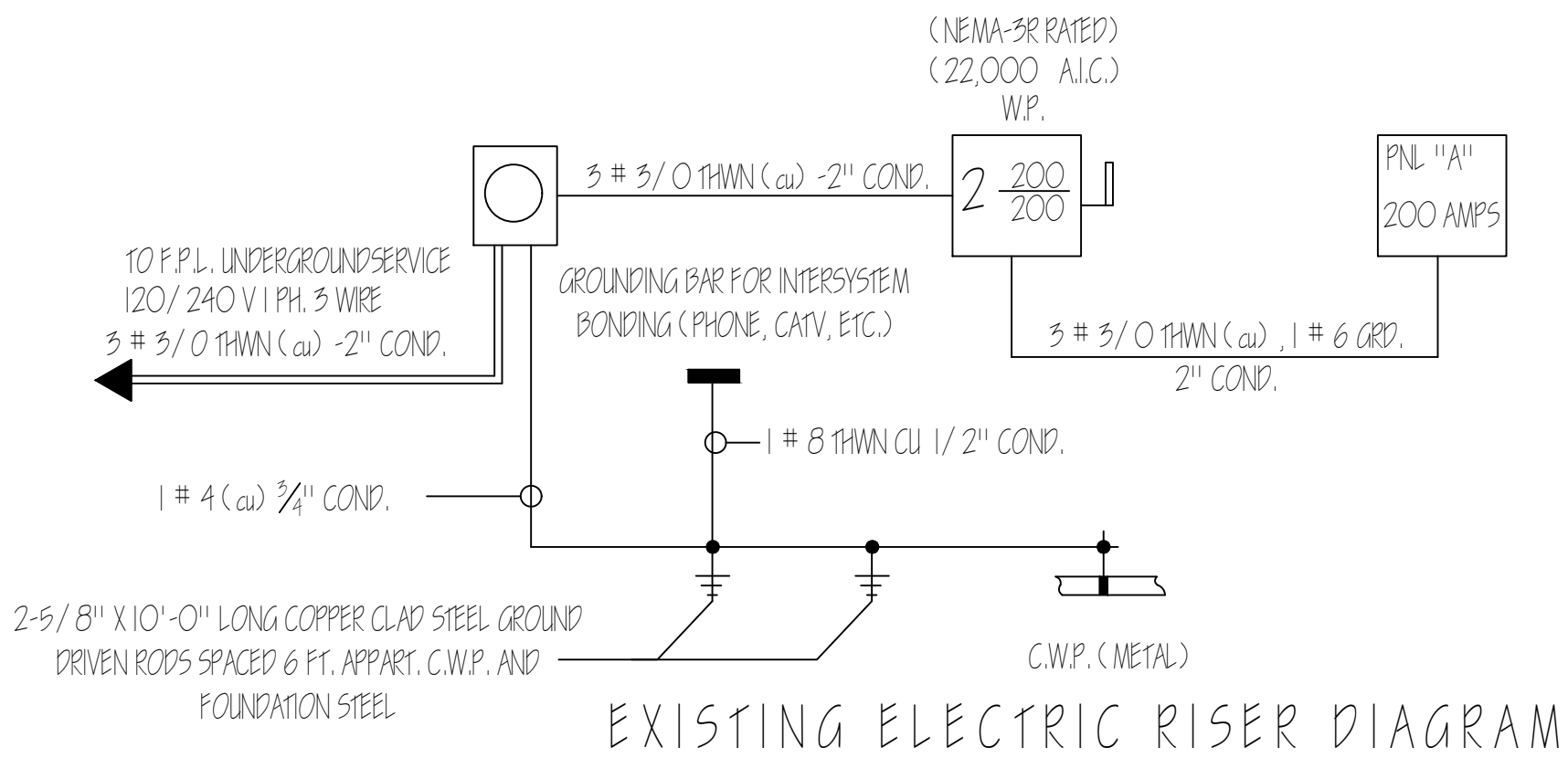
NOTE: SMOKE DETECTORS SHALL BE A MINIMUM OF 36" AWAY FROM ANY A/C REGISTER, BATHROOM DOOR, OR KITCHEN DOOR

NOTE: ALL RECEPTABLES SHALL BE PROTECTED BY AN "ARC-FAULT CIRCUIT INTERRUPTOR" (AFCI) TYP.

NOTE: ALL 125V BRANCH CIRCUITS, INCLUDING THOSE FOR SMOKE DETECTORS, LIGHTS, WALL AC UNITS, FANS AND RECEPTABLES OUTLETS SHALL BE AFCI PROTECTED. THIS APPLIES TO ALL AREAS EXCEPT KITCHENS, BATHROOMS, GARAGES AND OUTDOOR. NEC, 2014

NOTE: ALL 125V RECEPTABLES OUTLETS IN DWELLING UNITS SPECIFIED IN NEC, 2014 MUST BE LISTED TAMPER RESISTANT. NEC, 2014

NOTE: NON-LOCKING RECEPTABLES IN DAMP AND WET LOCATIONS SHALL BE LISTED WEATHER RESISTANT (IN ADDITION TO PROVISION OF THE REQUIRED TYPE OF COVER) NEC, 2014



AVELINO R. LEONCIO, Jr., A.I.A.
ARCHITECT

14511 ROSEWOOD ROAD - MIAMI LAKES, FLORIDA 33014

R.A. # 0000769

TELEPHONE
(305) 773-6989

PROPOSED ADDITION FOR:
Mrs. SANTOS
7100 Miami Lakesway South
Miami Lakes, Florida 33014

REVISIONS

1	
2	
3	
4	
5	
DRAWN BY: ARL, Jr.	
DATE: 08/17/25	
JOB No.: 2505	

E-1 of 2

GENERAL NOTES:

1. ELECTRICAL LAYOUT DRAWINGS ARE PARTIALLY DIAGRAMMATIC. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL AND HVAC DRAWINGS FOR GUIDANCE ON DIMENSIONS, CEILING HEIGHTS, DOOR SWINGS, ROOM FINISHES, STRUCTURAL AND ARCHITECTURAL DETAILS, LOCATIONS OF DUCTS, PIPES AND STRUCTURAL STEEL. INSTALL THE ELECTRICAL SYSTEMS WITHOUT INTERFERING WITH DUCTS, PIPES, STRUCTURAL STEEL OR OTHER SYSTEMS. LOCATE LIGHTING SYMMETRICALLY IN PROPER RELATION TO FINISHED AREAS EXCEPT WHERE DIMENSIONED ON THE DRAWINGS OR LOCATED ON REFLECTED CEILING PLANS.

2. THE ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST "CODES IN EFFECT" THE LATEST EDITION (2017 NFPA 70) OF THE NATIONAL ELECTRICAL CODE (N.E.C.), THE LATEST RULES AND REGULATIONS OF THE SAFETY ORDERS ISSUED BY THE DIVISION OF INDUSTRIAL SAFETY, THE NATIONAL BOARD OF FIRE UNDERWRITERS AND ALL APPLICABLE STATE AND LOCAL CODES ISSUED BY AUTHORITIES HAVING JURISDICTION INCLUDING 2020 FLORIDA BUILDING CODE (F.B.C. 7TH EDITION) AND 2020 FLORIDA FIRE PREVENTION CODE (NFPA-101).

3. PROVIDE ADDITIONAL SUPPORTS FOR SWITCHES, PANELBOARDS, RACEWAYS, TRANSFORMERS, CABLE TRAYS AND OTHER ELECTRICAL EQUIPMENT WHERE THE BUILDING STRUCTURE IS NOT SUITABLE FOR DIRECT MOUNTING. ALL OTHER SUPPORTS AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.

4. MOUNT GROUPED DEVICES IN A SINGLE CONTINUOUS GANG BOX. USE PARTITIONS WHERE VOLTAGE BETWEEN EXPOSED LIVE PARTS OF ADJACENT SWITCHES MAY EXCEED 300 VOLTS.

5. VERIFY CEILING SUSPENSION SYSTEMS IN THE VARIOUS AREAS AND PROVIDE THE PROPER MOUNTING ACCESSORIES, TRIMS, ETC. TO SUIT THE PARTICULAR AREA.

6. ANY CONDUIT AND BOXES FOR HVAC CONTROL WIRING IS INCLUDED IN THIS SCOPE OF WORK. SEE MECHANICAL PLANS FOR LOCATIONS, TYPE AND QUANTITY OF CONTROL DEVICES.

7. MAINTENANCE MANUALS AND INSTRUCTIONS: FURNISH THREE (3) SETS OF OPERATING INSTRUCTIONS FOR ANY ELECTRICAL EQUIPMENT INSTALLED AS STATED IN FBC EC 505.7.4.2. THE MANUALS SHALL BE SUBMITTED TO THE BUILDING'S OWNER AND MUST INCLUDED THE FOLLOWING:

7.1. SUBMITTAL DATA STATING EQUIPMENT RATING AND SELECTED OPERATIONS FOR EACH PIECE OF EQUIPMENT REQUIRED MAINTENANCE.

7.2. OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRED MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.

7.3. NAMES AND ADDRESSES OF AT LEAST ONE (1) QUALIFIED SERVICE AGENCY.

8. ALL ELECTRICAL EQUIPMENT AND INSTALLATION WORK SHALL HAVE A ONE YEAR (1) WARRANTY. FURNISH WARRANTY SO THE DEFECTIVE MATERIALS AND/OR WORKMANSHIP SHALL BE REPAIRED/REPLACED IMMEDIATELY UPON NOTIFICATION AT NO COST TO THE OWNER FOR THE PERIOD OF THE WARRANTY.

9. FIRE WALL PENETRATIONS: ANY CONDUIT AND/OR CABLE TRAY PENETRATIONS THROUGH ANY FIRE WALL OR FLOOR SHALL BE FIRESTOPPED EQUAL TO OR GREATER THAN THE RATING OF THE FIRE WALL OR FLOOR THAT THEY PASS THROUGH. USE ONLY UL APPROVED METHODS AND ASSEMBLIES. RECEPTACLES LOCATED ON OPPOSITE SIDES OF A FIRE BARRIER SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 20".

10. PERMITS: OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LICENSES, FEES INSPECTIONS, AND POWER COMPANY AID TO COMPLETE WORK SHOWN. INCLUDE ALL POWER COMPANY COSTS IN BID.

11. CUTTING AND PATCHING: PROVIDE ALL CUTTING REQUIRED TO DO THE WORK. DO NOT CUT ANY STRUCTURAL ELEMENT WITHOUT APPROVAL. PATCHING SHALL BE OF QUALITY EQUAL TO AND MATCHING APPEARANCE OF EXISTING CONSTRUCTION. DO NOT CUT ANY STRUCTURAL ELEMENT WITHOUT APPROVAL.

12. GROUNDING: ALL PARTS OF THE SYSTEM SHALL BE GROUNDED IN STRICT ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.

13. WIRING DEVICES AND PLATES: SWITCHES SHALL BE HUBBELL OR LEVITON 20A 125VOLT AC COMMERCIAL SPECIFICATION GRADE. COLOR WHITE UNLESS NOTED OTHERWISE. USE STEEL COVER PLATES IN UNFINISHED AREAS AND MATCHING PLASTIC COVER PLATES IN FINISHED AREAS.

14. SAFETY SWITCHES: USE HEAVY DUTY TYPE FUSIBLE OR NON-FUSIBLE AS REQUIRED. NEMA TYPE 1 INDOORS AND NEMA TYPE 3R FOR OUTDOORS. ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL WHERE SHOWN OR REQUIRED BY CODE. FUSES: USE DUAL ELEMENT, CURRENT LIMITING, TIME DELAY TYPE OR AS SPECIFIED BY EQUIPMENT SUPPLIER.

15. PANELBOARDS: USE PANELBOARDS WITH BOLT ON TYPE BREAKERS ONLY. PANELBOARDS SHALL HAVE SEPARATE NEUTRAL AND GROUND BUSSES. PROVIDE TYPED DIRECTORY CARDS FOR EACH PANELBOARD INSTALLED.

16. LOADCENTERS: LOADCENTERS SHALL HAVE SEPARATE NEUTRAL AND GROUND BUSSES. PROVIDE TYPED DIRECTORY CARDS FOR EACH LOADCENTER INSTALLED.

17. COORDINATION: COORDINATE ALL ELECTRICAL WORK WITH OTHER TRADES AND LOCAL UTILITY COMPANY. COORDINATE METERING REQUIREMENTS WITH LOCAL ELECTRICAL UTILITY COMPANY.

18. EQUIPMENT: CONNECT ALL ELECTRICALLY OPERATED EQUIPMENT INCLUDING HVAC. USE NEMA 3R DEVICES OUTDOORS. VERIFY LOADS AND LOCATIONS OF EQUIPMENT BEFORE CONNECTION. SIZE BREAKERS, DISCONNECTS, AND FUSES ACCORDING TO THE EQUIPMENT NAMEPLATE. SIZE WIRE ACCORDING TO THE NEC. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE EQUIPMENT SUPPLIED BY THE MECHANICAL CONTRACTOR AND OTHER TRADES AND SHALL BE RESPONSIBLE FOR MODIFYING THE CONNECTIONS WIRE, DISCONNECTS, BREAKERS, ETC. SHOWN ON THE DRAWINGS IN ORDER TO MAKE A COMPLETE INSTALLATION AND TO SATISFY THE MANUFACTURER'S REQUIREMENTS. THE ELECTRICAL CONTRACTOR SHALL SUPPLY ALL LABOR AND MATERIALS TO COMPLETE THE INSTALLATION.

19. RECORD DRAWINGS: MAINTAIN A RECORD SET OF ALL CHANGES DURING CONSTRUCTION. RECORD CHANGES ON A CLEAN SET OF CONTRACT CONSTRUCTION DOCUMENTS WHICH SHALL BE TURNED OVER TO THE OWNER WITH IN 30 DAYS OF COMPLETION. RECORD DRAWINGS SHALL INCLUDE A SINGLE-LINE DIAGRAM OF THE BUILDING ELECTRICAL DISTRIBUTION SYSTEM AND FLOOR PLANS INDICATING LOCATION AND AREA SERVED FOR ALL DISTRIBUTION AS PER FBC EC 505.7.4.1.

20. IDENTIFICATION: IDENTIFY ALL MAJOR PIECES OF ELECTRICAL EQUIPMENT INSTALLED ON THE PROJECT. EXAMPLES INCLUDE PANELBOARDS, MOTOR STARTERS, DISCONNECTS, AND CONTROL PANELS. IDENTIFY WITH PERMANENT PLASTIC NAMEPLATES.

21. MULTIWIRE BRANCH CIRCUITS: MULTIWIRE BRACH CIRCUIT CONDUCTORS MUST BE GROUPED TOGETHER BY WIRE TIES OR SIMILAR MEANS AT THE POINT OF ORIGIN. PROVIDE COMMON TRIPS TO ALL MULTIWIRE BRANCH CIRCUITS BY EITHER A 2 OR 3 POLE CIRCUIT BREAKERS OR HANDLE TIES ON 1 ALL POLE BREAKERS SERVING THE MULTIWIRE BRANCH CIRCUIT.

22. CONDUCTORS: ALL CONDUCTORS SHALL BE THWN COPPER UNLESS OTHERWISE SPECIFIED. GREEN INSULATED GROUND CONDUCTORS SHALL BE INSTALLED IN ALL FEEDER AND BRANCH CIRCUIT WIRING.

23. CONDUITS: ALL INTERIOR CONDUITS SHALL BE EMT OR MC CABLE. ALL HOMERUNS SHALL BE EMT. ALL EXTERIOR AND UNDERGROUND CONDUITS SHALL BE RIGID NON-METALLIC CONDUIT (RNC) SCHEDULE 80. ALL FEEDER AND BRANCH CIRCUIT CONDUITS SHALL BE INSTALLED CONCEALED IN FINISHED AREAS, UNLESS OTHERWISE NOTED. PLASTIC TYPE CONDUITS AND COMBUSTIBLE TYPE CONDUITS ARE NEVER TO BE USED IN AN AIR RETURN PLENUM. REFER TO MECHANICAL DRAWINGS OR FIELD VERIFY PLENUMS IN EXISTING INSTALLATIONS.

24. RECESSED LIGHTING: ALL RECESSED LIGHTING FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED SPACE AND UNCONDITIONED SPACE. ALL RECESSED LUMINARIES SHALL BE IC-RATED AND LABELED AS MEETING ASTM-E-283 (AIR TIGHT) AS PER FBC-EC 502.3.8.

25. VOLTAGE DROP: CONTRACTOR SHALL SIZE CONDUCTORS PROPERLY DEPENDING ON DISTANCE TO ENSURE A MAXIMUM VOLTAGE DROP ON FEEDERS TO BE LESS THAN 2% AND LESS THAN 3% ON BRANCH CIRCUITS. IN NO EVENT SHALL THE TOTAL VOLTAGE DROP TO THE LAST DEVICE BE GREATER THAT 5% OF THE SERVICE VOLTAGE.

26. THE CONTRACTOR, PRIOR TO BIDDING, SHALL VISIT THE JOB SITE TO BECOME ACQUAINTED WITH THE INSTALLATION AND SYSTEMS RELATED TO THE WORK AND SHALL INCLUDE IN THE BID PROPOSAL ALL LABOR AND MATERIALS REQUIRED FOR THE ELECTRICAL INSTALLATION TO BE COMPLETE AND OPERATIVE. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS IN THE FIELD BEFORE COMMENCEMENT OF THE WORK AND SHALL REPORT ANY DISCREPANCIES AND/OR INCONSISTENCIES BETWEEN THE DRAWING AND EXISTING FIELD CONDITIONS TO THE ENGINEER FOR CLARIFICATIONS BEFORE COMMENCEMENT OF WORK.

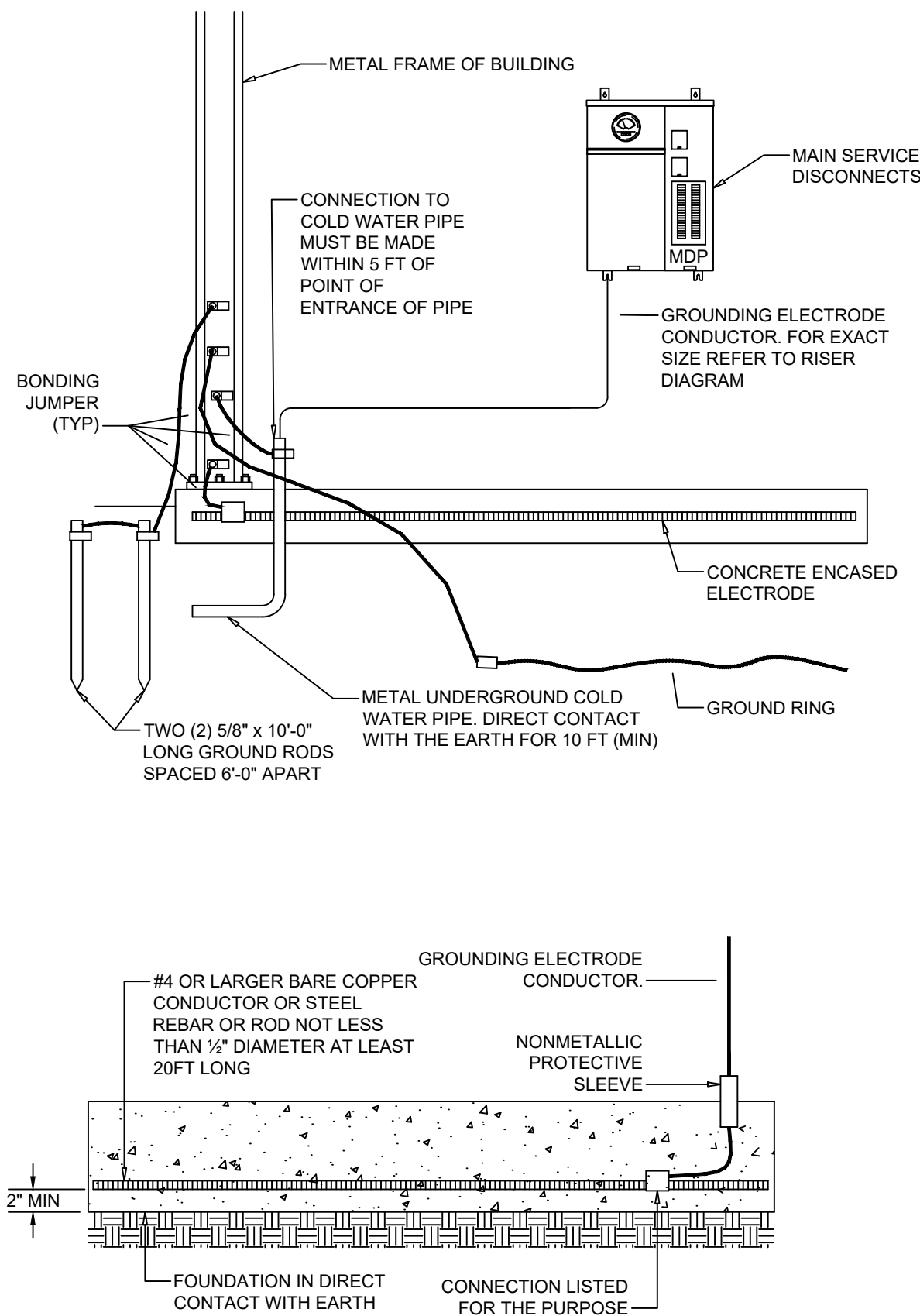
27. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS PRIOR TO ORDERING ANY EQUIPMENT.

28. UPON COMPLETION OF HIS WORK, THE CONTRACTOR SHALL SCHEDULE AND PERFORM A COMPLETE FUNCTIONAL TEST TO DEMONSTRATE TO THE OWNER THAT THE NEW INSTALLATION IS OPERATING AS INTENDED. ANY DEFECTS OR DEFICIENCIES IN THE MATERIALS OR INSTALLATION WORK SHALL BE CORRECTED IMMEDIATELY BY AND AT THE CONTRACTOR'S EXPENSE. WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY.

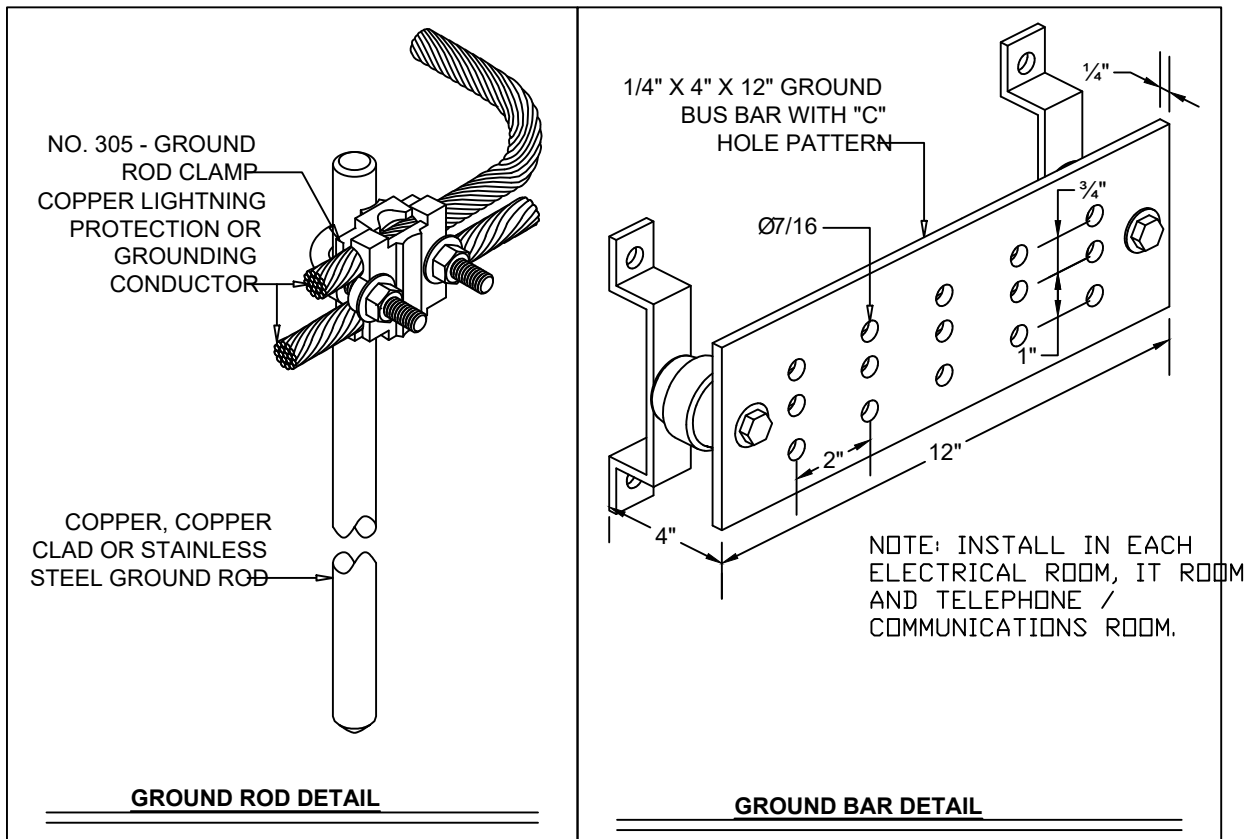
29. ALL ELECTRICAL EQUIPMENT SHALL BE NEW, U.L. LISTED AND APPROVED FOR INTENDED USE. ALL ELECTRICAL EQUIPMENT EXPOSED TO WEATHER SHALL BE WEATHERPROOF.

30. PROVIDE MINIMUM 10 FEET SLACK CONDUCTOR FOR SPARE WIRING INSIDE WIREWAYS OR PULLBOXES.

31. CONTRACTOR SHALL VERIFY FLOOD CRITERIA LEVEL BEFORE ORDERING ANY EQUIPMENT OR COMMENCING ANY WORK. ELECTRICAL INSTALLATION MUST BE ABOVE FLOOD CRITERIA.



CONCRETE ENCASED ELECTRODE DETAIL
N.T.S.



GROUNDING STANDARDS DETAIL
N.T.S.

AVELINO R. LEONCIO, Jr., A.I.A.,
ARCHITECT

14511 ROSEWOOD ROAD, MIAMI LAKES, FLORIDA, 33014

R.A. # 0009769

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(305) 773-6989

PROPOSED ADDITION FOR:

Mrs. SANTOS

7100 Miami Lakesway South
Miami Lakes, Florida, 33014

REVISIONS

1	
2	
3	
4	
5	

DRAWN BY: ARL, Jr.

DATE: 05/08/24

JOB No.: 2505

E-2 of 2

Remarks: **WASA** - M2025025204

Code	Description	Created	Modified	Released
REMARK	ENTERED 09/19/2025 E320555 STATE ON PLANS THE PROPOSED SQUARE FOOTAGE UNDER A/C OF THE ADDITION AND THE PREVIOUS EXISTING SQUARE FOOTAGE OF THE SFR UNDER A/C.	CORTES, OZZY 09/19/2025		DISAPPROVED
REMARK	ENTERED 09/19/2025 FASTRAK THESE PLANS HAVE "PENDING CORRECTIONS": **** THIS DISPOSITION ALLOWS FOR AN EXPEDITED PLAN APPROVAL PROCESS WHICH IS AVAILABLE THROUGH A DESIGN PROFESSIONAL APPOINTMENT. PLEASE REVISE AND RESUBMIT DOCUMENTS ELECTRONICALLY THROUGH THE SUBMISSION PORTAL OR THE PERMIT COUNTER FOR CONVERSION TO ELECTRONIC FORMAT. CORRECTED DOCUMENTS NEED TO BE IN THE SYSTEM PRIOR TO THE APPOINTMENT DAY AND TIME FOR REVIEW AND DISPOSITION.	FASTRAK 09/19/2025		DISAPPROVED

Showing 1 to 2 of 2 entries

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see sheet A-2 FOR
AC SQUARE FOOTAGE



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20251006.6

Remarks: **IMPACT FEES** - M2025025204

Code	Description	Created	Modified	Released
REMARK	ENTERED 09/19/2025 GUTIEB CLARIFY IF YOU ARE PROPOSING A DUPLEX; THERE ARE 2 KITCHENS SHOWN ON PLANS. ADDITIONALLY, PROVIDE AREA OF TERRACE. BEVERLY.GUTIERREZ@MIAMIDADE.GOV	GUTIERREZ, BEVERLY 09/19/2025		DISAPPROVED

Showing 1 to 1 of 1 entries

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20251020.4

Response
the kitchen on the existing
hook to be removed
see sheet A-2

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

4/7/2026 8:46:44 AM

Tracking #	Process #	Permit #
3225025204	M2025025204	2026037290

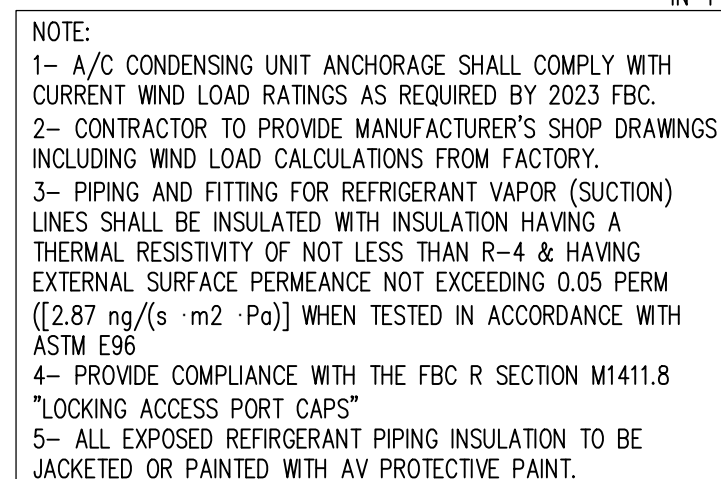
THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.				
Process #	Review	Disposition	Reviewer	Date
M2025025204	IMPACT FEES	A	INTERNET IMPACT FEES (IFS)	12/24/2025
M2025025204	RER ENVIRONMENTAL CORE	A	SARDINA, YALENYS	9/22/2025
M2025025204	UPFRONT FEES	A	WEB APPLICATION ID	9/19/2025
M2025025204	WASA	A	PINTO, MARTA	12/30/2025

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.

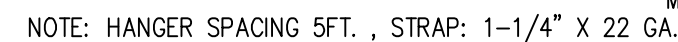
NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to the property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies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

Stamp Name	Trade	Disposition	Stamp Description
Approved	DERM	A	Approved



N.T.S.

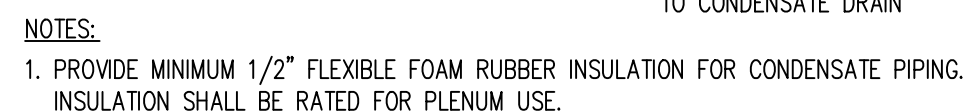
NOTE:
A/C CONDENSING UNIT ANCHORAGE SHALL BE CAPABLE
OF SUSTAINING WIND LOADS AS REQUIRED BY THE LATEST
EDITION OF THE FLORIDA BUILDING CODE 2023 (8TH EDITION)



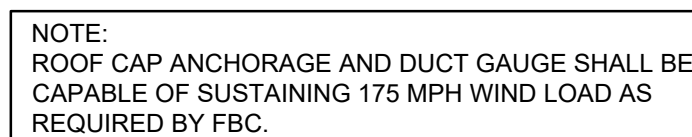
NTS



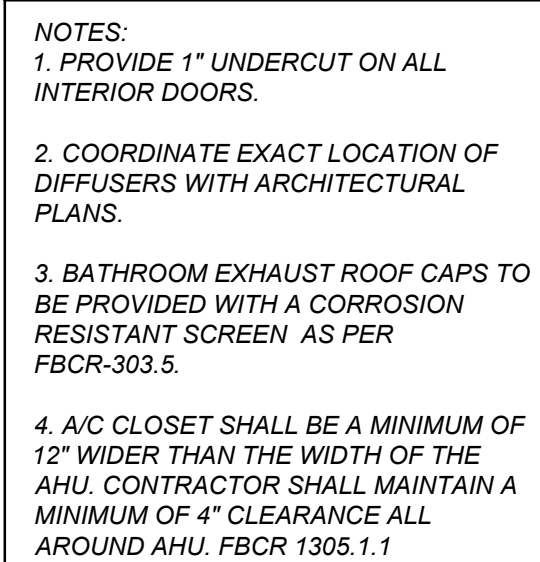
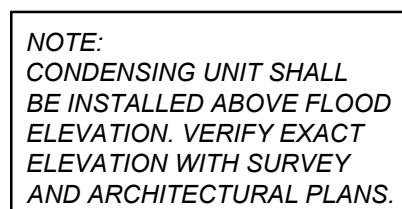
- 1- **NOTES:**
1- PROVIDE FLOAT SWITCH TO DISCONNECT AHU OPERATION IF THE CONDENSATE RISES TO A PREDETERMINED HEIGHT.
- 2- MECHANICALLY ATTACH PLENUM AS PER FMC 603.1
- 3- PROVIDE MIN. 4" CLEARANCE AROUND A.H.U., AND A/C CLOSET SHALL BE MINIMUM 12" WIDER THAN THE WIDTH OF THE A/C UNIT AS PER FBCR-1305.1.1
- 4- PROVIDE FLOAT SWITCH IN THE AUXILIARY DRAIN CONNECTION OF THE DRAIN PAN. FLOAT SWITCH SHALL SHUT DOWN UNIT IN THE EVENT OF A CLOGGED DRAIN.



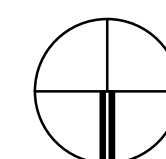
NTS



NTS



EXISTING
HOUSE



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

R.A. # 0009759

TELEPHONE
(305) 773-6989

PROPOSED ADDITION FOR:

Mrs. SANTOS

7100 Miami Lakeway South
Miami Lakes, Florida, 33014

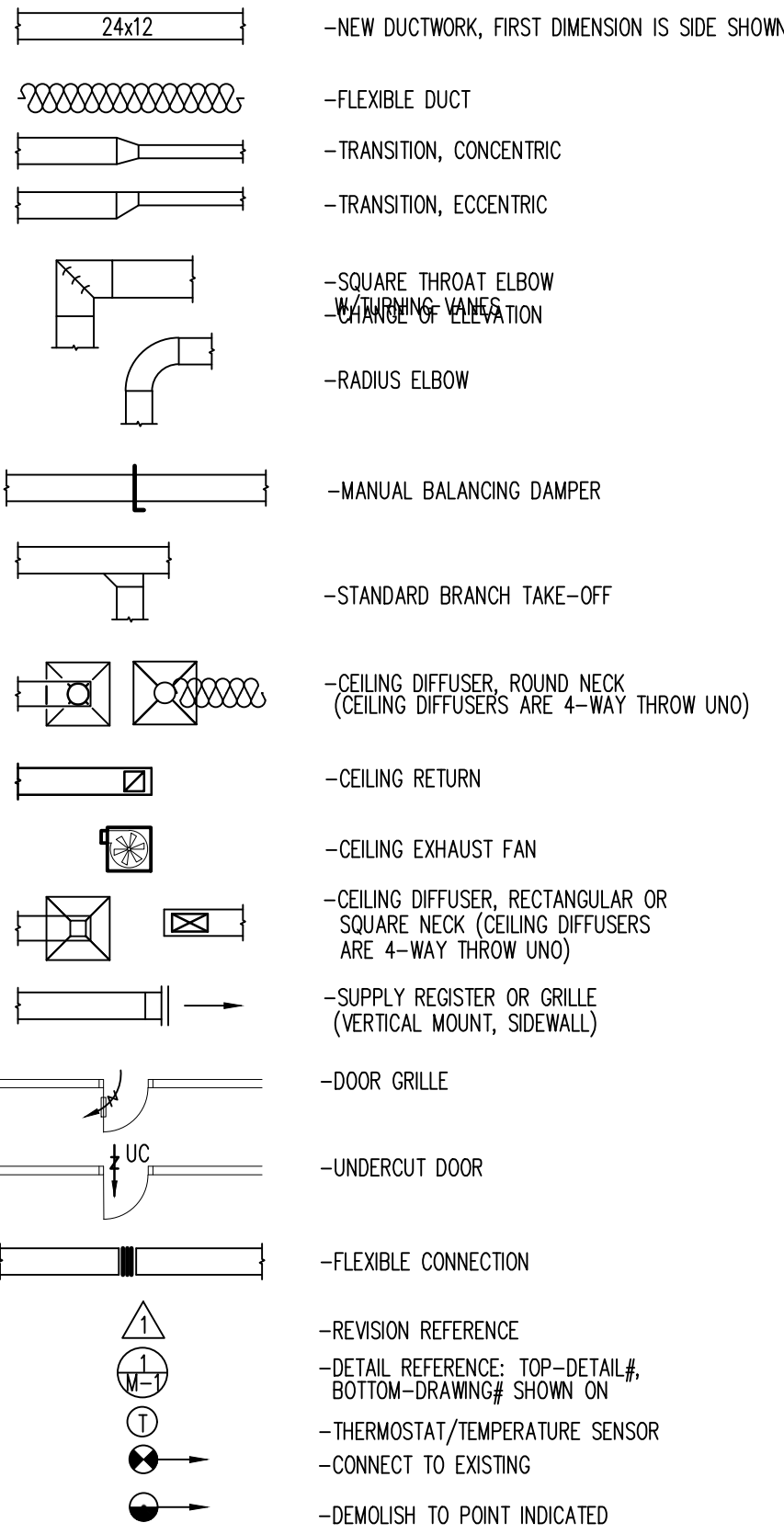
REVISIONS

DRAWN BY:	A.R.L., Jr.
DATE:	02/01/25
JOB No.:	2505

JOB No. : 2505

M-1

DUCTWORK LEGEND



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

AIR DISTRIBUTION SCHEDULE

TAG	MODEL DESCRIPTION	AIR FLOW (CFM)	DIFF SIZE	DUCT SIZE	ACCESSORIES/ CONSTRUCTION
LD	TITUS MODEL: FL-10 2-SLOT, HIGHTHROW WITH TITUS PLENUM	SEE PLANS	SEE PLANS	SEE PLANS	FINISH: SEE ARCH DWG DAMPER: YES MATERIAL: ALUMINUM
R	TITUS MODEL: 350 STEEL RETURN GRILLE	SEE PLANS	SEE PLANS	SEE PLANS	FINISH: SEE ARCH DWG DAMPER: NO MATERIAL: ALUMINUM
A	TITUS MODEL: 250-AA ALUMINUM CURVED BLADE CEILING	SEE PLANS	SEE PLANS	SEE PLANS	FINISH: SEE ARCH DWG DAMPER: NO MATERIAL: ALUMINUM

NOTES:
1 ALL MODELS BASED ON UNITS BY: TITUS OR EQUAL
2 VERIFY MODELS AND FINISH WITH ARCHITECT
3 VERIFY MOUNTING FRAMES WITH ARCHITECTURAL CEILING PLANS
4 PROVIDE LINEAR DIFFUSERS WITH FACTORY MANUFACTURED, INSULATED PLENUMS

	R-VALUE	U-VALUE	SHGC
WALL	4.1	-	-
WINDOWS	-	1.00	0.35
CEILING	30	-	-

GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AT JOB SITE PRIOR TO FABRICATION OF DUCTWORK AND PURCHASE OF EQUIPMENT. NOTIFY ARCHITECT/ENGINEER OF ANY SPATIAL CONFLICTS PRIOR TO INSTALLATION. VERIFY ALL CONNECTION TO EQUIPMENT WITH MANUFACTURER'S CERTIFIED DRAWINGS. PROVIDE TRANSITIONS TO ALL EQUIPMENT AS REQUIRED.
- FIELD-VERIFY ALL DIMENSIONS AND COORDINATE WITH OTHER TRADES PRIOR TO PROCUREMENT OR FABRICATION. PROVIDE ALL REQUIRED FIELD MODIFICATIONS SUCH AS OFFSETS IN PIPING OR DUCTWORK (INCLUDING DIVIDED DUCTWORK) NEEDED DUE TO OBSTRUCTIONS OR INTERFERENCES AT NO ADDITIONAL COST. FOR PROJECTS INVOLVING RENOVATION, COORDINATE NEW WORK WITH EXISTING ELEMENTS SUCH AS THE BUILDING STRUCTURE AND ARCHITECTURAL FEATURES, SPRINKLER PIPING, LIGHTS, PLUMBING, AND ELECTRICAL CONDUIT.
- DUCT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SMAQNA HVAC DUCT CONSTRUCTION STANDARD.
- PROVIDE AIR TURNING VANES IN ALL 90 DEGREE RECTANGULAR DUCT ELBOWS.
- DUCT SIZES AND ALL OPENINGS THROUGH BUILDING CONSTRUCTION SHALL SUIT EQUIPMENT FURNISHED.
- COORDINATE DIFFUSER, GRILLE AND REGISTER LOCATIONS WITH ARCHITECTURAL CEILING PLANS AND EQUIPMENT OF ALL TRADES. INSTALL ALL AIR DISTRIBUTION OUTLETS/INLETS AT LEAST 12" AWAY FROM WALLS AND CEILINGS TO ALLOW FOR THE INSTALLATION OF CROWN-MOLDINGS WHERE APPLICABLE.
- PROVIDE SEVEN DAY PROGRAMMABLE THERMOSTAT FOR ALL AIR CONDITIONING EQUIPMENT.
- LOCATE THERMOSTATS, TEMPERATURE SENSORS, HUMIDISTATS, AND HUMIDITY SENSORS AT 60" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. COORDINATE LOCATIONS WITH OTHER EQUIPMENT, FURNITURE, AND DOOR SWINGS.
- ALL EQUIPMENT, DUCTWORK, ETC., SHALL BE SUPPORTED AS DETAILED AND/OR SPECIFIED. PROVIDE ADDITIONAL SUPPORTS AS REQUIRED TO PROVIDE A VIBRATION-FREE, RIGID INSTALLATION.
- ALL DUCT SIZES SHOWN ARE INSIDE CLEAR DIMENSIONS.
- DAMPERS AND INSIDES OF DUCTS VISIBLE THROUGH GRILLES, REGISTERS AND DIFFUSERS SHALL BE PAINTED FLAT BLACK.
- REFER TO TYPICAL DETAILS FOR PIPING AND INSTALLATION OF EQUIPMENT.
- TRAPPED CONDENSATE DRAINS FROM ALL MECHANICAL EQUIPMENT SHALL BE PROVIDED FOR PROPER DRAINAGE TO SUIT EQUIPMENT FURNISHED.
- ACCESS PANELS IN DUCTWORK AND CEILINGS SHALL BE PROVIDED WHERE REQUIRED FOR OPERATION, BALANCING OR MAINTENANCE OF ALL MECHANICAL EQUIPMENT.
- ALL DUCTWORK AND PIPING IS SHOWN SCHEMATICALLY. PROVIDE ALL TRANSITIONS, TURNING VANES, ELBOWS, FITTINGS, ETC., TO ALLOW SMOOTH FLOWS. ALL SPLIT DUCT FITTINGS SHALL TRANSITION TO FULL SIZE OF THE SUM OF BOTH BRANCHES, UPSTREAM OF SPLIT.
- VERIFY MODELS AND FINISH WITH ARCHITECT PRIOR TO PURCHASING GRILLES, REGISTERS, DIFFUSERS, LOUVERS AND OTHER AIR DISTRIBUTION DEVICES.
- PROVIDE FLEXIBLE DUCT CONNECTIONS ON ALL DUCTWORK CONNECTING TO EACH FAN, AIR HANDLING UNITS, AND FAN COIL UNITS.
- PROVIDE TRANSITIONS AT DIFFUSER NECKS AS REQUIRED TO MATCH SIZES OF FLEX DUCTS TO BE CONNECTED.
- INTERRUPTIONS TO EXISTING SERVICES SHALL BE SCHEDULED FOR TIMES OTHER THAN NORMAL OPERATING HOURS (SUCH AS NIGHTS AND WEEKENDS). SUCH INTERRUPTIONS TO SERVICES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE AND PROPER COORDINATION WITH OTHER TRADES. PRE-WORK SHALL BE PERFORMED TO MAKE THE SHUTDOWN PERIOD AS BRIEF AS POSSIBLE.
- MAINTAIN CLEARANCE OF A MINIMUM OF 6" BETWEEN DUCTWORK, PIPING, EQUIPMENT, ETC., AND ALL FIRE RATED AND FIRE/SMOKE RATED PARTITIONS, TO ALLOW FOR INSPECTIONS OF RATED WALLS.
- DUCT RUNOUTS TO DIFFUSERS SHALL MATCH THE SIZE OF THE DIFFUSER NECK.
- UNLESS OTHERWISE NOTED, ALL EQUIPMENT AND VALVE DRAINS SHALL BE INDEPENDENTLY PIPED FULL SIZE TO THE NEAREST PLUMBING DRAIN.
- EQUIPMENT SPECIFIED SHALL BE ADHERED TO; HOWEVER, OWNER HAS THE FINAL DECISION ON THE TYPE AND QUALITY OF EQUIPMENT TO BE SUPPLIED. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE OWNER PRIOR TO PURCHASING SUBSTITUTING EQUIPMENT. CONTRACTOR SHALL BEAR THE COST OF ALL ENGINEERING WORK RELATED TO SUBSTITUTED EQUIPMENT.
- FLEXIBLE DUCT SUPPORT AND HANGERS:
 - SUPPORTS: FLEXIBLE DUCTS SHALL BE SUPPORTED AS PER MANUFACTURER'S RECOMMENDED INTERVALS BUT AT LEAST EVERY 5 FT. MAXIMUM PERMISSIBLE SAG IS 1/2" PER FOOT.
 - HANGERS: HANGER AND SADDLE MATERIAL IN CONTACT WITH FLEXIBLE DUCT SHALL BE AT LEAST 1-1/2" WIDE SO IT DOES NOT REDUCE THE INTERNAL DIAMETER OF THE DUCT WHEN THE SUPPORTED SECTION RESTS ON THE HANGER OR SADDLE. SADDLES SHALL COVER AT LEAST ONE-HALF (1/2) THE CIRCUMFERENCE OF THE OUTSIDE DIAMETER OF THE DUCT AND FIT NEATLY AROUND THE LOWER HALF OF THE OUTER CIRCUMFERENCE.
 - SUSPEND HANGERS FROM BUILDING STRUCTURE AS INDICATED IN THE LATEST SMAQNA "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE" FIG 4-2 AND 4-3 "UPPER ATTACHMENT DEVICES, TYPICAL" SELECT HANGER AS PER TABLE 4-2 "MINIMUM HANGER SIZES - ROUND DUCT" EXCEPT THAT MIN. SPACING SHALL BE KEPT AT 5'-0 BETWEEN SUPPORTS
- FIBERGLASS DUCTWORK MATERIAL: 1-1/2" THICK GLASS FIBER DUCTBOARD FABRICATED FROM NON-CORROSIVE, NON-HYGROSCOPIC, PERMANENTLY ODORLESS, MICROBACTERIAL-GROWTH INHIBITING, RESILIENT, LONG STAPLE, FABRIC GRADE GLASS FIBERS, FACTORY PREFORMED INTO SEMI-RIGID OR RIGID BOARD WITH A FLEXURAL RIGIDITY RATING OF EI-800 PER ASTM TEST NUMBER D-1037-64 WHERE NEITHER WIDTH NOR DEPTH OF DUCT EXCEEDS 48 INCH. AND WITH A FLEXURAL RIGIDITY RATING OF EI-1400 PER ASTM TEST NUMBER D-1037-64 WHERE WIDTH OR DEPTH EQUALS OR EXCEEDS 48 INCH. FIBERGLASS BOARD SHALL BE NON-EROSIVE WHEN CONVEYING AIR AT VELOCITIES TO 2000 FPM, AND SHALL BE COVERED WITH A FIRE RETARDANT, MOISTURE SEALING, FACTORY-APPLIED JACKET MADE OF REFLECTIVE, ALUMINUM FOIL KRAFT PAPER OF 2 MIL MINIMUM THICKNESS.
 - MANUFACTURER AND PRODUCT: OWENS CORNING ENDURAGOLD DUCTBOARD WITH A R=6.5 AND A MAXIMUM THERMAL CONDUCTIVITY OF 0.23 AT 75 DEGREE F MEAN TEMPERATURE.
 - CONSTRUCTION: COMPLETED DUCT SYSTEM SHALL BE STABLE AND AIRTIGHT AT 2 INCH W.G. STATIC PRESSURE. INSTALL IN COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE CONTINUOUS VAPOR RETARDANT CONTINUITY AND SEAL IN ACCORDANCE WITH SMAQNA STANDARDS. MITER ALL LONGITUDINAL CORNERS (EXCEPT SEAMS) WITH JACKET UNDISTURBED. ROUND CROSS-SECTION DUCTS SHALL BE FACTORY MOLDED ONLY. SQUARE AND RECTANGULAR DUCTS SHALL BE SHOP OR FIELD FABRICATED FROM FLAT DUCTBOARD
- KITCHEN EXHAUST DUCT SHALL BE PREMANUFACTURED DOUBLE WALL 20GA GALV. SHEET METAL EQUAL TO METALFAB "G" SERIES MODEL PIC.
- DRYER EXHAUST DUCT SHALL BE SHALL BE MINIMUM 20 GA. GALV. STEEL
- TOILET EXHAUST DUCT SHALL BE SHALL BE GALVANIZED SHEET STEEL
- EXHAUST DUCTWORK LOCATED WITHIN RETURN AIR PLENUMS SHALL BE DOUBLE WALL TYPE 'B' CONSTRUCTION. PREFABRICATED DUCT SYSTEM EQUAL TO METALFAB SURELOCK SERIES.
- PROVIDE TEST AND BALANCE (TAB) OF ALL DUCTWORK AND DIFFUSERS AIRFLOW VALUES SHALL BE SET TO +/- 5% FOR ALL DIFFUSERS.

CONDENSING UNIT SCHEDULE

TAG	MODEL	TOTAL CAP. (MBH)	SENSIBLE CAP. (MBH)	AMB. TEMP.	REF. TYPE	CHARGE (OZ.)	COMP. QTY.	FAN QTY	FAN FLA	COMP. LRA	COMP. RLA	UNIT MCA	UNIT MOCP	VOLT/ PHASE	SEER2	UNIT WEIGHT POUNDS	REF. PIPING SIZES
CU-1	26SCA536-3	31,000	25,900	95	4548	-	1	1	1.4	75.0	13.5	17.6	30.0	208/1	15.5	177	7/8 - 3/8

NOTES:
1. BASIS OF DESIGN: CARRIER OR EQUAL
2. PROVIDE UV PROTECTED RUBBERIZED VIBRATION ISOLATION PADS FOR CONDENSING UNIT MOUNTING.
3. REFRIGERANT PIPING SHALL BE SIZED BASED ON USING LONG RADIUS ELBOWS EXCEPT FOR SUCTION LINE TRAP AT CONDENSING UNIT.
4. MAINTAIN ALL MANUFACTURER'S RECOMMENDED CLEARANCES FOR AIRFLOW AND MAINTENANCE
5. FOLLOW MANUFACTURER'S RECOMMENDATIONS WHEN SIZING REFRIGERANT PIPING. VERIFY EXACT LENGTHS IN FIELD PRIOR TO SIZING PIPES.
6. ALL EXTERIOR REFRIGERANT PIPING SHALL BE PAINTED WITH 2 COATS OF WHITE LATEX PAINT.

AIR HANDLING UNIT SCHEDULE

TAG	MODEL	SUPPLY AIR	OUTSIDE AIR	EXT. S.P. (" W.G.)	TOTAL CAP. (MBH)	SENSIBLE CAP. (MBH)	EAT DB (F°)	EAT WB (F°)	LAT DB (F°)	LAT WB (F°)	HEATER KW	FAN FLA	UNIT MCA	UNIT MOCP	VOLT/ PHASE	UNIT WEIGHT
AHU-1	FJ5ANXB36	1200	-	0.5"	31,000	25,900	75.0	62.0	55.0	54.0	6.0/8.0	4.0	40.6/44.4	45/50	208/1	148

NOTES:
1. BASIS OF DESIGN: CARRIER OR EQUAL
2. PROVIDE UNIT WITH FLOAT SWITCH IN CONDENSATE DRAIN TO SHUT DOWN UNIT IN CASE OF POOR DRAINAGE
3. PROVIDE UNITS WITH MINIMUM MERV 8 DISPOSABLE FILTERS
4. PROVIDE UNITS WITH LCD DISPLAY, TOUCHSCREEN, PROGRAMMABLE THERMOSTATS
5. UNITS 1-5 THROUGH 3 SHALL BE SHORT MODELS WITH FRONT RETURNS.
6. PROVIDE UNITS WITH 1/2"THICK NEOPRENE PADS ATTACHED TO STANDS FOR VIBRATION ISOLATION.
7. INSTALL UNITS INSIDE AC CLOSETS AS HIGH AS POSSIBLE, BUT LEAVING ENOUGH CLEARANCE BELOW THE DOOR FRAME FOR EASY REMOVAL.
8. COORDINATE INSTALLATION OF AHU'S WITH PLUMBING AND ELECTRICAL CONTRACTORS TO MAINTAIN ALL REQUIRED CLEARANCES FOR WATER HEATER, SUB-METER, VALVES, DISCONNECTS, ETC.
9. CONTROL WIRING TO CONDENSING UNIT ON ROOF SHALL BE RUN IN 1/2" CONDUIT. COORDINATE WITH ELECTRICAL CONTRACTOR.

FAN SCHEDULE

TAG	MODEL	AIR FLOW (CFM/S)	EXT. S.P. (" W.G.)	FAN TYPE	DRIVE TYPE	FAN RPM	MOTOR RPM	MOTOR WATTS/amp	VOLT/ PHASE	NOISE LVL SONES	WEIGHT (LBS)	FAN SERVICE
EF-1	FV-0511VKSJ3	50	0.10"	CENT.	DIRECT	587	587	-/0.07	115/1	0.3	22.0	BATHROOMS
EF-2	FV-0511VKSJ3	80	0.10"	CENT.	DIRECT	591	591	-/0.09	115/1	0.3	22.0	MASTER BATHROOM

NOTES:
1. FAN MODEL BASED ON UNIT AS MANUFACTURED BY: PANASONIC
2. INTERLOCK EXHAUST FAN WITH CORRESPONDING LIGHT SWITCH. COORDINATE WITH HOME AUTOMATION INSTALLER FOR ADDITIONAL INTERLOCKS.
3. PROVIDE A VIBRATION FREE INSTALLATION OF ALL EQUIPMENT AND DUCTWORK.
4. PROVIDE A BACKDRAFT DAMPER ON FAN DISCHARGE.
5. PROVIDE FANS WITH SOLID STATE SPEED CONTROLLER FOR BALANCING AND ADJUSTING PURPOSES.
6. EXHAUST FANS EF-1 & EF-2 SHALL BE UL LISTED FOR WET (SHOWER) LOCATIONS.

AVELINO R. LEONCIO, Jr. A.I.A.

ARCHITECT

14511 ROSEWOOD ROAD, MIAMI LAKES, FLORIDA 33014

RA. # 0009159

TELEPHONE
(305) 773-6989

PROPOSED ADDITION FOR:

Mrs. SANTOS

7100 Miami Lakesway South
Miami Lakes, Florida 33014

REVISIONS

1	
2	
3	
4	

DRAWN BY: ARL, Jr.

DATE: 02/01/25

JOB No.: 2505

M-2



Department of Regulatory and Economic Resources

Impact Fee Assessment

Process Number: M2025025204-0

Batch:

Collection Number:

Folio: 3220230080510

Site Address: 7100 MIAMI LAKEWAY S

CP*: N

Assessment Date: 10/30/2025

Fee Payer:

Online Payment available at:

CP*: Exempt from Public Records 119.071 Florida Statutes <https://www.miamidade.gov/apps/rer/ImpactFeesPayments/default.aspx>

Y: Exempt

N: No Exempt

Blank: No info

Payment can be made by Credit Card, Cash, Check or Cashiers's Check

Payable to Miami Dade County

Fee Type	Dist Id	Category Code	Cat Suffix	Category Description	Units	Fee	Extended Amount
AREA							
	3	5002	00	UNIT SIZE (SQ FT)	1,580	\$0.9180	\$1,450.44

Assessment Total Amount: \$1,450.44

Deferral Amount: \$0.00

Current Balance Due: \$1,450.44

EMAIL - AL@WEBB.CO.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

M72025025204

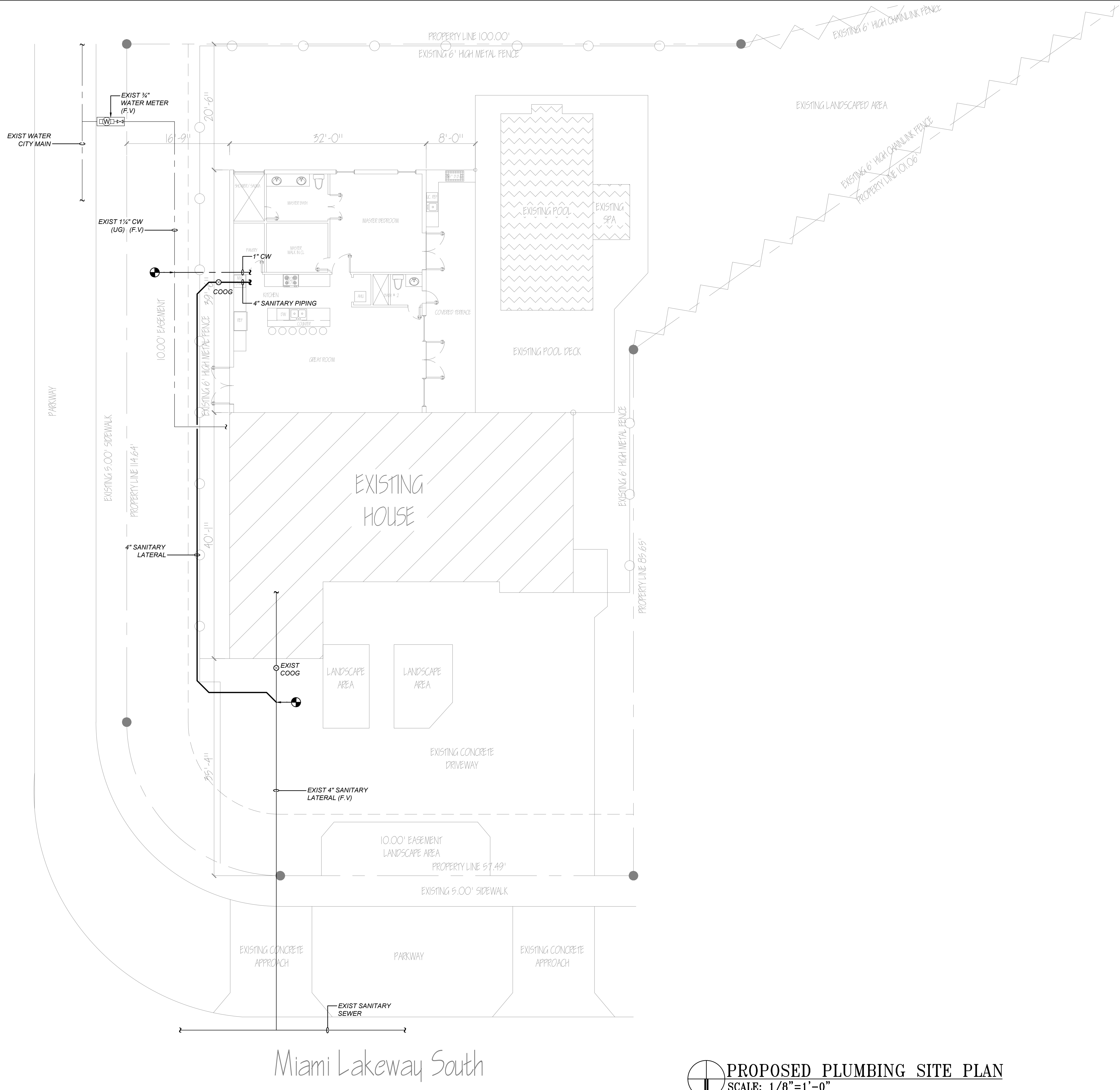
BUR 2025 - 2550

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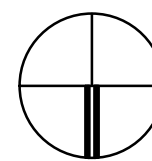
PROVIDE MUNICIPAL PROCESS NUMBER HERE

LOCATION OF IMPROVEMENTS	Job Address <u>7100 Miami Lakeway South</u>		CONTRACTOR INFORMATION	Contractor No. <u>CAC 034047</u>	
	Folio <u>32-2023-008-0510</u>			Last four (4) digits of Qualifier No. <u>0337</u>	
TYPE OF IMPROVEMENTS	Lot <u>5</u> Block <u>31</u>		OWNER'S NAME	Contractor Name <u>Midalyn Development Inc</u>	
	Subdivision <u>MIAMI LAKES SEC 7</u> PBpg <u>84/34</u>			Qualifier Name <u>MANUEL J JOIZ</u>	
PERMIT TYPE	Metes and bounds _____		ARCHITECT / ENGINEER	Address <u>14511 Rosewood Road</u>	
				City <u>MIAMI LAKES</u> State <u>FL</u> Zip <u>33014</u>	
PERSON TO PICK UP PLANS	☐ New Construction on Vacant Land		FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	Current use of property <u>SFR</u>	
	☐ Alteration Interior			Description of Work <u>Add Bedroom</u>	
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	☒ Alteration Exterior		Sq. Ft. <u>1580</u> Units <u>1</u> Floors <u>1</u>		
	☐ Relocation of Structure		Value of Work <u>\$150,000</u>		
REVIEW STATUS	☐ Enclosure		OWNER'S NAME	Owner <u>NATALY SANTOS</u>	
	☐ Repair			Address <u>7100 MIAMI LAKWAY SOUTH</u>	
REVIEW STATUS	☐ Repair Due to Fire		ARCHITECT / ENGINEER	City <u>MIAMI LAKES</u> State <u>FL</u> Zip <u>33014</u>	
				Phone <u>305-773-6989</u>	
REVIEW STATUS	☐ MBLD* Category <u>02</u>		ARCHITECT / ENGINEER	Last four (4) digits of Owner's Social Security No. _____	
	☐ MELE				
REVIEW STATUS	☐ MPLU		ARCHITECT / ENGINEER	Owner <u>Arclino Leoncio</u>	
	☐ MLPG			Address <u>14511 Rosewood Road</u>	
REVIEW STATUS	☐ MMEC		ARCHITECT / ENGINEER	City <u>MIAMI LAKES</u> State <u>FL</u> Zip <u>33014</u>	
	☐ FIRE			Phone <u>305-773-6989</u>	
REVIEW STATUS	☐ Chg. Contractor		ARCHITECT / ENGINEER	City <u>MIAMI LAKES</u> State <u>FL</u> Zip <u>33014</u>	
	☐ Re-Issue			Phone <u>305-773-6989</u>	
REVIEW STATUS	☐ Re-Stamp		ARCHITECT / ENGINEER	City <u>MIAMI LAKES</u> State <u>FL</u> Zip <u>33014</u>	
	☐ Revision			Phone <u>305-773-6989</u>	
REVIEW STATUS	☐ Not Applicable for Fire		ARCHITECT / ENGINEER	City <u>MIAMI LAKES</u> State <u>FL</u> Zip <u>33014</u>	
				Phone <u>305-773-6989</u>	
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				Phone <u>305-773-6989</u>	
REVIEW STATUS			ARCHITECT / ENGINEER	City <u>MI</u>	

Leaning Pine Drive



Miami Lakeway South



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

AVELINO R. LEONCIO, Jr. A.I.A.
ARCHITECT

R.A. # 0009159

TELEPHONE
(305) 773-6989

PROPOSED ADDITION FOR:
Mrs. SANTOS
7100 Miami Lakeway South
Miami Lakes, Florida 33014

REVISIONS

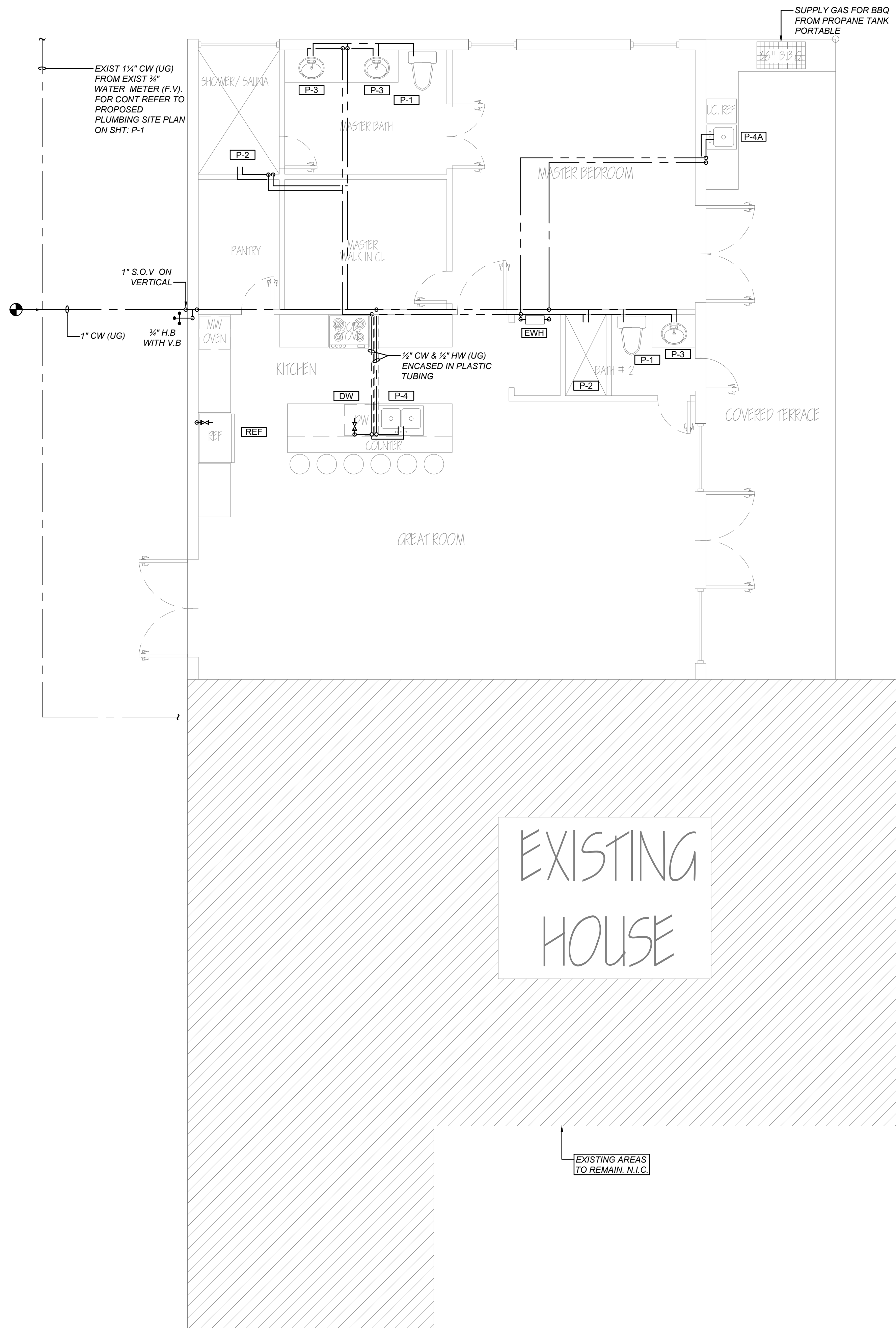
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DRAWN BY: A.R.L., Jr.

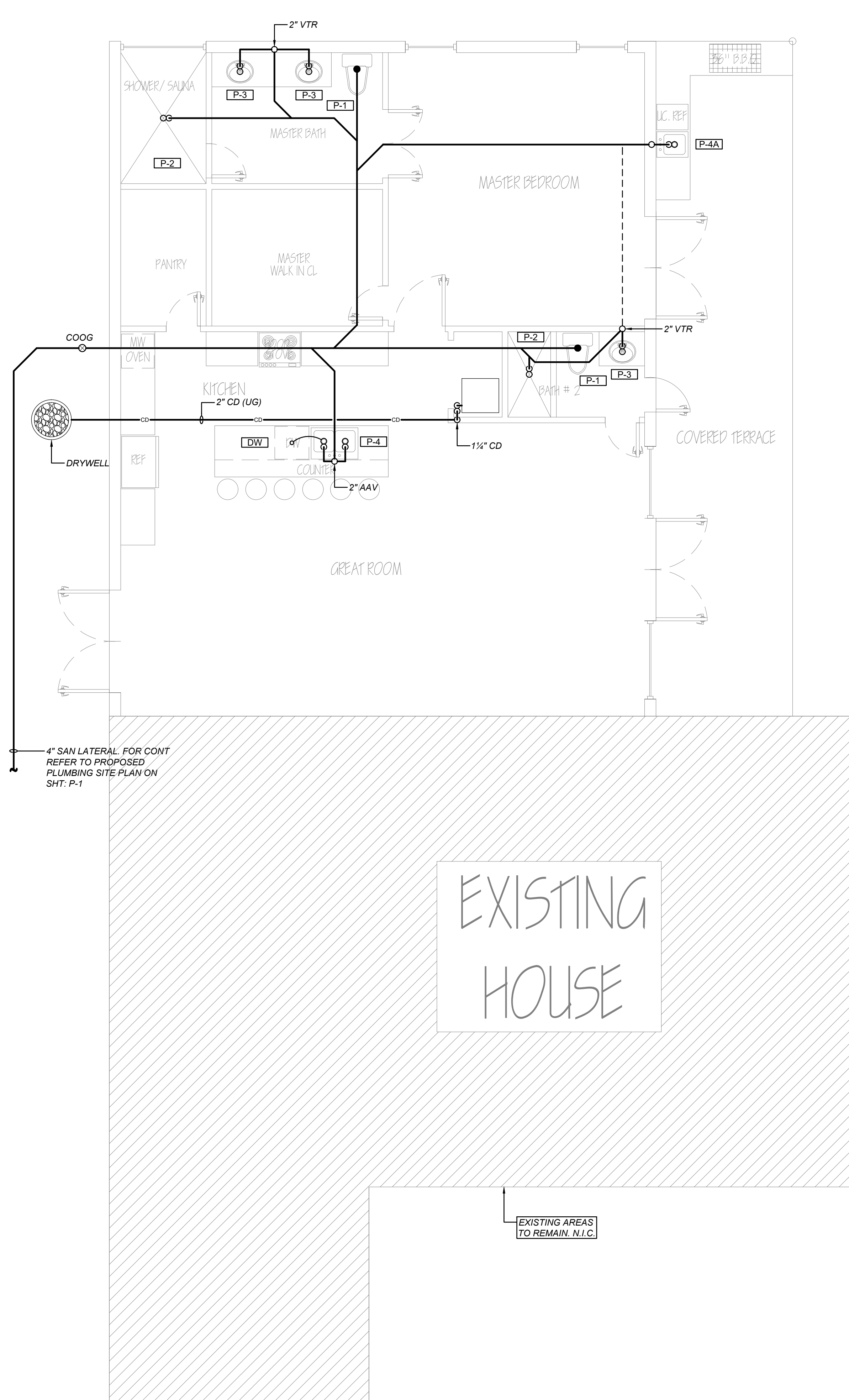
DATE: 02/01/25

JOB No.: 2505

P-1



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



PROPOSED SANITARY & CONDENSATE PIPING FLOOR PLAN
SCALE: 1/4"=1'-0"

AVELINO R. LEONCIO, JR., A.I.A.
ARCHITECT

RA # 00097159

14511 ROSEWOOD ROAD, MIAMI LAKES, FLORIDA 33014

TELEPHONE
(305) 773-6989

PROPOSED ADDITION FOR:
Mrs. SANTOS
7100 Miami Lakesway South
Miami Lakes, Florida 33014

REVISIONS	
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DRAWN BY: ARL., Jr.
DATE: 02/01/25
JOB No.: 2505

P-2

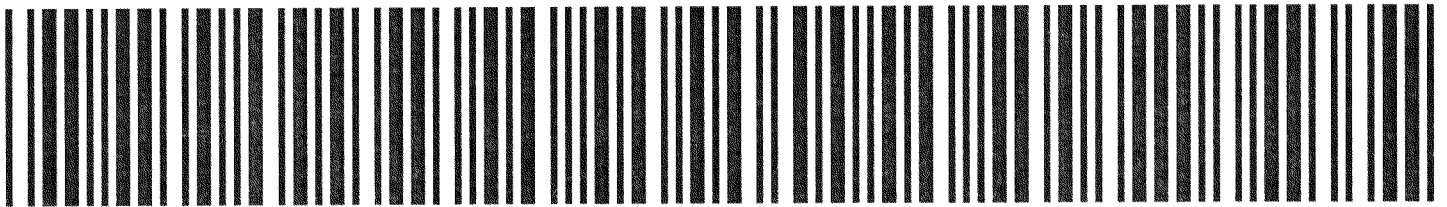
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Digital Printing & Reprographics

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YEAR 2025



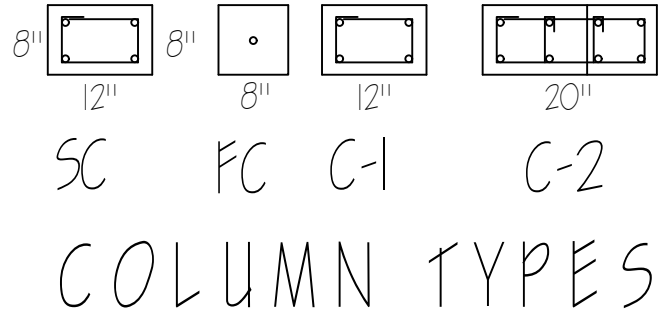
PROCESS STAMP

General Structural Notes

1. GENERAL
- A. THE CONTRACTOR SHALL FIELD CHECK ALL DIMENSIONS ON THE STRUCTURAL DRAWINGS AND VERIFY SAME ON THE ARCHITECTURAL SET. ARCHITECTURAL DETAILS SUCH AS: SLAB DEPRESSIONS, WATERPROOFING, CURBS, MECHANICAL OPENINGS, FASCIA FRAMING AND BRACING SHALL BE INSTALLED AS SHOWN ON THE ARCHITECTURAL SET.
- B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING AND BRACING TO ENSURE SAFE WORKING CONDITIONS AT ALL TIMES. ALL CONSTRUCTION SHALL CONFORM TO THE FLORIDA BUILDING CODE.
2. CONCRETE
- A. ALL CAST-IN-PLACE CONCRETE IN THIS JOB SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH (FC) AT 28 DAYS OF 3000 P.S.I.
- B. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301- LATEST EDITION SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING.
3. REINFORCING STEEL:
- A. REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 318- LATEST ED.
- B. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A655 GRADE 60, UNLESS OTHERWISE NOTED.
- C. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- D. REINFORCING TO BE SECURELY IN POSITION WITH STANDARD
- E. ALL BOTTOM BARS SHALL BEAR 6" MINIMUM OVER SUPPORTS. ACCESSORIES DURING PLACING OF CONCRETE.
4. MIN. CON. OVER REINFORCING MIN. CLEAR COVER (IN)
- A. CONCRETE AGAINST & PERMANENTLY EXPOSED TO EARTH (UNFORMED FACES): 3
- B. CONCRETE EXPOSED TO EARTH OR WEATHER (FORMED FACES):
- A. #6 BARS AND LARGER 2
- B. #5 BARS AND SMALLER 1 1/2
- C. NOT IN CONTACT WITH GROUND
- A. STRUCTURAL SLABS & WALLS 3/4
- B. BEAMS AND COLUMNS (PRIMARY REINFORCEMENT, TIES STIRRUPS & SPIRALS) 1 1/2
- C. SLABS ON GRADE OVER VAPOR BARRIER 1 1/2
5. MASONRY
- A. HOLLOW CONCRETE MASONRY UNITS SHALL BE OF A QUALITY OF AT LEAST EQUAL TO THAT REQUIRED BY ASTM C 90 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS".
- B. ALL MORTAR SHALL COMPLY WITH THE PROPERTY AND PROPORTION SPECIFICATIONS OF ASTM C 270. EXCEPT THAT SLUG CEMENTS SHALL NOT BE USED. MORTAR FOR EXTERIOR WALLS SHALL BE TYPE M. FOR INTERIOR LOAD BEARING WALLS THE MORTAR SHALL BE TYPE M OR S. FOR INTERIOR WALLS ABOVE GRADE AND NOT SUPPORTING LOADS THE MORTAR SHALL BE TYPE M, S, OR N.
- C. WHENEVER ANCHOR BOLTS ARE TO BE SET IN MASONRY, TWO CELLS AT THE SETTING LOCATION SHALL BE FILLED WITH CONCRETE.
- D. GROUT FOR MASONRY UNITS SHALL CONFORM TO ASTM C 476 AND SHALL ATTAIN A COMPRESSIVE STRENGTH OF FC=3000 P.S.I. AT 28 DAYS.
- E. PRISM STRENGTH OF MASONRY UNITS SHALL BE MINIMUM OF FM=2500 P.S.I.
- F. MAXIMUM POUR LIFT FOR MASONRY UNITS AND GROUT POUR HEIGHT SHALL BE 4'-0".
- G. SLUMP 9" + 1".
6. STRUCTURAL STEEL
- A. STRUCTURAL STEEL WORK SHALL COMPLY WITH AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATIONS AND ERECTIONS FOR BUILDINGS" AS IT APPEARS ON THE MANUAL OF STEEL CONSTRUCTION, LATEST EDITION.
- B. STRUCTURAL STEEL SHAPES, BARS, PLATES AND PIPES SHALL CONFORM TO ASTM A 36, FY = 36 KSI.
- C. STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A 46, FY = 46 KSI.
7. STRUCTURAL LUMBER
- A. QUALITY OF WOOD TO CONFORM WITH THE FLORIDA BUILDING CODE
- B. ALL LUMBER TO BE SOUTHERN PINE # 2, MIN 16 1/2
- C. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
8. WOOD TRUSSES
- A. TRUSSES TO BE DESIGNED AND FABRICATED TO MEET THE REQUIREMENTS OF NATIONAL DESIGN SPECIFICATIONS FOR STRUCTURAL GRADE LUMBER AND ITS FASTENINGS AND TIMBER CONSTRUCTION STANDARD BY TPI. TRUSSES SHALL BE DESIGNED FOR SUPERIMPOSED LOADS INDICATED IN PLAN.
- B. TRUSSES SHALL BE ENGINEERED TO SPAN THE CONFIGURATION INDICATED ON DRAWINGS. PROVIDE (3) COPIES 24" X 36" OF TRUSS DRAWINGS AND ENGINEER'S CALCULATIONS WITH SEAL OF REGISTERED ENGINEER IN THE STATE OF FLORIDA FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION.
- C. ALL ROOF JOISTS, TRUSSES, LOOKOUTS, BEAMS & GIRDERS SHALL BE SECURED WITH APPROVED METAL TIES, CLIPS AND ANCHORS AT CONNECTIONS (SEE CONNECTION NOTES & DETAILS)
9. CODES IN AFFECT
- F.P.C. 2020-3 8th EDITION
- ACI - 318-18
- A.S.C.E. - 7-22
- N.D.S. - 2018
- ACI - 330
- A.I.S.C. - 360-16
- T.H.S.-402.16

DESIGN CRITERIA
PER A.S.C.E. 7-16
WIND SPEED = 176 M.P.H. ULTIMATE A.S.D.
CATEGORY = II I = 1.0
EXPOSURE "C"
DEAD LOAD ROOF = 25 P.S.F.
LIVE LOAD ROOF = 30 P.S.F.

FOOTING SCHEDULE						
MARK	SIZE	REINFORCEMENT	T.O.F.	REMARK		
WF - 24	12"X 24" W/ CONC.	5 # 5 CONC. & 1 # 4 @ 48" TRANS.	- 2'-0"			
TE.	8" X 8" CONC.	2 # 5 CONC.	- 0' -4"			
COLUMN SCHEDULE						
MARK	SIZE	REINFORCEMENT			REMARK	
		VERTICAL	TIES	BOTH FL.		TOP FL.
FC	8" X 8"	1 # 5				VERT. BARS HOOKED ON TOP & BOTTOM BARS @ 52" O.C. MAX. TIE BARS @ 18"
SC	8" X 12"	4 # 5	# 5 @ 8"			VERT. BARS HOOKED ON TOP
C-1	8" X 12"	4 # 5	# 5 @ 8"			VERT. BARS HOOKED ON TOP
C-2	8" X 20"	8 # 5	# 5 @ 8"			VERT. BARS HOOKED ON TOP

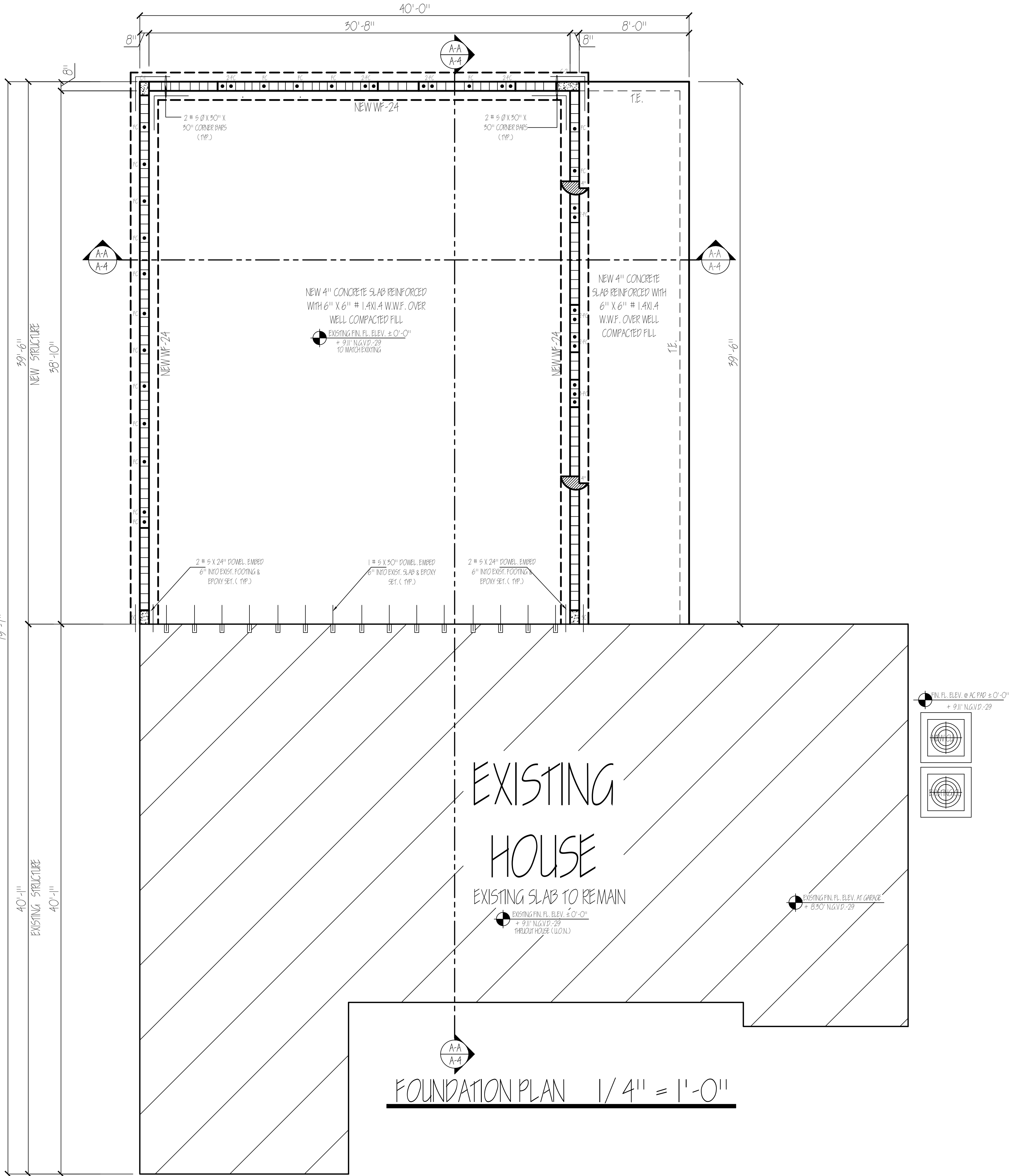


SOIL STATEMENT

VISUAL INSPECTION OF THE EXISTING SOIL REVEALS LIGHT SAND AND LIMESTONE WITH AN ALLOWABLE DESIGN CAPACITY OF 2,000 P.S.F. CONTRACTOR SHALL CONTACT THE ARCHITECT AFTER GROUND HAS BEEN BROKEN FOR A SOIL INSPECTION PRIOR TO THE PREPARATION OF THE FOOTINGS. THE ARCHITECT SHALL SUBMIT TO THE BUILDING DEPARTMENT A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THAT THE CONDITIONS ENCOUNTERED ARE SIMILAR TO THOSE UPON WHICH THE DESIGN WAS BASED ON. THE CONTRACTOR SHALL ALSO SUBMIT COMPACTION TESTS REPORTS DONE BY A TESTING LABORATORY.

SOIL TREATMENT

THE BUILDING SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES, AS PER "FLORIDA BUILDING CODE SECTION 1916.1.7." A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENCED 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 THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".



AVELINO R. LEONCIO, Jr. A.I.A., ARCHITECT

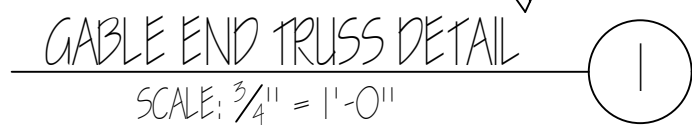
14511 ROSEWOOD ROAD MIAMI LAKES, FLORIDA 33014

RA # 0009769

TELEPHONE (305) 773-6989

PROPOSED ADDITION FOR: Mrs. SANTOS 7100 Miami Lakesway South Miami Lakes, Florida 33014

REVISIONS	
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5	
DRAWN BY: ARL., Jr.	
DATE: 08/17/25	
JOB No. 2505	



3. BEAMS: THE PERIMETER OF THE STRUCTURE SHALL HAVE AT LEAST 1/6 OF THE TENSION REINF. REQUIRED FOR NEGATIVE MOMENT AT THE SUPPORT AND 1/4 OF THE POSITIVE MOMENT REINF. REQUIRED AT MID-SPAN MADE CONTINUOUS AROUND THE PERIMETER AND TIED WITH CLOSED STIRRUPS.

2

CONNECTORS SCHEDULE



LOADING CRITERIA

DL : 25 P.S.F.
LL : 30 P.S.F.
A.S.C.E. : 7-16
V = 176 M.P.H. ULTIMATE
CAT = III
EXPOSURE = B

AS PEP ASCF 7-16

ONE	10 SF. OR LESS
2-1	-57.00 PSF
2e	-51.00 PSF
2r	-51.00 PSF
2-3	-51.00 PSF
"a" = 5.10'	

BEAM SCHEDULE

NOTE: DROP THE BEAM @ OPENINGS. ADD 2 # 5 WITH # 3 TIES @ 6" O.C.
ADD 2 # 5 TOP & BOTTOM @ CORNERS 2'-6" X 2'-6"

USE 5/8" PLYWOOD "APA" RATED SHEATHING EXPOSURE 1.
INSTALL WITH THE LONG DIMENSION OR STRENGTH AXIS OF
PANEL ACROSS SPANS, AND WITH PANELS CONTINUOUS OVER
TWO OR MORE SPANS. PANEL END JOINTS SHALL OCCUR OVER
FRAMING. NAIL @ 4" O.C. ALONG SUPPORT PANEL EDGES AND
@ INTERMEDIATE SUPPORTS, BASE ON SUPPORT SPACING OF 24"
O.C. NAILS SHALL BE 8d RING SHANK NAIL WITH 1 3/4" MIN.
PENETRATION OF MAIN MEMBER.

FOR ALL EXTERIOR SOFFITS, PROVIDE 1/2" EXT.
GRADE PLYWOOD NAILED WITH 8d NAILS @ 6" O.C.
ALONG EDGES AND AT ALL SUPPORTING TRUSS

PIGGY-BACK NOTE
FOR ALL PIGGY-BACKS PROVIDE 1" X 1/8"
GALVANIZED STAP NUB-VUE-NVRT-20 AT EACH TRUSS
WITH 4-16d COMMON NAILS @ EACH MEMBER

NU-VUE-NVRT-20 WITH 10-10d

1/2" NAILS ON STRAP
DADE COUNTY NO. 20-0519.03

DEAD LOAD = 26 B.F.F.

LIVE LOAD = 30 P.S.F.

R.A. # 0009759

TELEPHONE
(605) 773-6989

PROPOSED ADDITION FOR:
Mrs. SANTOS

7100 Miami Lakeway South
Miami Lakes, Florida, 33014

REVISIONS

DRAWN BY:	ARL, Jr.
DATE:	08/17/25
JOB No.:	7505

Cont Rep update



Address: 7100 MIAMI LAKEWAY S
Folio #: 3220230080510
MDC Process #: M2025025204
MDC Tracking #: 322502 5204
Job Description: ADD OF A GREAT ROOM,KITCHEN MASTER BEDROOM, BATH COVERED TER

Master Permit #: **BLR2025-2550**

Sub Permit #:

Revision #:

OFFICE USE ONLY

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



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: 7100 MIAMI LAKEWAY South
Unit #: —
Folio #: 32-2023-008-0510 Owner-Builder: ☐

Master Permit #: BH2025-2550 Sub Permit #: _____ Revision #: _____

OWNER INFORMATION	LEGAL USE / WORK
NAME: <u>NATALY SANTOS</u>	Current Use of Property: <u>SF 12</u>
Address: <u>7100 MIAMI LAKEWAY South</u>	Job Description: <u>ADDITION OF A GREAT ROOM, KITCHEN, MASTER BEDROOM, BATH COVERED TERRACE</u>
City, State, Zip: <u>MIAMI LAKES FL 33014</u>	JOB COST \$ <u>150,000</u> AREA/LENGTH: <u>1580</u> SF/LF
Phone #: <u>305-773-6989</u> Cell #: _____	Residential ☒ Multi-Family ☐ Commercial ☐ Industrial ☐
Email Address: <u>AL@WEBB.CO.COM</u>	Code in Effect: <u>FBC 2023 8th Edition</u>
Company Name: <u>Mida Lgn Development LLC</u>	Occupancy: <u>RESIDENTIAL</u>
Qualifier Name: <u>Manuel J. Jr</u>	Construction Type: <u>III</u>
License # <u>CG6034047</u>	Flood Zone/B.F.E.: _____ F.F.E.: _____
Address: <u>14511 ROSEWOOD ROAD</u>	Firm Name: _____
City, State, Zip: <u>MIAMI LAKES FL 33014</u>	A/E of record: <u>Avelino R. Leoncio</u>
Phone #: <u>305-773-6989</u> Cell #: _____	License # <u>AR 0009759</u>
Email Address: <u>AL@WEBB.CO.COM</u>	Address: <u>14511 ROSEWOOD ROAD</u>
	City, State, Zip: <u>MIAMI LAKES FL 33014</u>
	Phone #: _____ Cell #: <u>305-773-6989</u>
	Email Address: <u>AL@WEBB.CO.COM</u>

CONTRACTOR INFORMATION	ARCHITECT/ENGINEER
Permit Type -- Check only One	Change to Permit -- Check only One
☒ Building ☐ Electrical ☐ Mechanical ☐ Plumbing/Gas	☐ Extension ☐ Renewal ☐ Revision
☐ Paving/Drainage ☐ Sign ☐ Roofing ☐ P/W	☐ 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 NATALY SANTOS Signature of Owner or Owner's Agent
Date 9/12/25
Print Name of Owner or Owner's Agent

X Manuel J. Jr Signature of Qualifier
Date 9/12/2025
Print Name of Qualifier

STATE OF Florida COUNTY OF Miami Dade
Sworn to and subscribed before me this 9/12 2025
by [Signature]
Personally known ☒ or I.D. ☐
Notary Public State of Florida
Avelino Leoncio
My Commission HH 655291
Expires 5/6/2029

STATE OF Florida COUNTY OF Miami Dade
Sworn to and subscribed before me this 9/12 2025
by [Signature]
Personally known ☒ or I.D. ☐
Notary Public State of Florida
Avelino Leoncio
My Commission HH 655291
Expires 5/6/2029

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



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 7100 Miami Lakesway S (identify address), which is part of the N/A (identify neighborhood/subdivision/Homeowner Association "HOA"/Architectural Control Committee "ACC" if applicable) and has submitted the attached building permit application to the Town of Miami Lakes; and
2. He/She is owner of property which may be subject to certain conditions and deed restrictions; and
3. He/She is fully informed regarding any applicable deed restrictions and HOA/ACC requirements for building on or making changes to their property; and
4. He/She is aware that the Town recommends, although not required, that the he/she secure any required approvals from their HOA/ACC, prior to submitting this building permit application; and
5. He/She acknowledges that the issuance of a building permit does not independently satisfy any applicable HOA/ACC approval requirements and that the Town does not enforce any deed restrictions upon said property.

Signature

Print Name

Date

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

)
) SS:
)

BEFORE ME, an officer duly authorized by law to administer oaths and take acknowledgments, personally appeared NATALY SANTOS 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 12 day of September, 200 2025

My Commission Expires:

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.

