



DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

MUNICIPAL REVISE PERMIT AND INSPECTION RECORD

Municipal #: **2026001961**
Process Number: M2025015205
Issue Date:
Revision Process Number: M2026008532

Job Location

Folio: 3220130520010
Job Site Address: 16100 NW 59 AVE
Legal: LAKES CORPORATE PARK REPLAT PB 158-54 T-21033

Project Information

Application Type: NEW
Proposed Use: PARKING GARAGE/OPEN DECK
Sq. Ft.: 468377 / Units: 0 / Floors: 0
Permit Type: MUNICIPAL BLDG / Permit Category: 0001 MUNICIPAL GENERAL BUILDING

Owner & Contractor Information

Property Owner: MIAMI LAKES AM LLC
Contractor: TO CONTACT
Qualifier:



Required Inspections

FIRE - 0001 FIRE INSPECTIONS RECOMMENDED

Inspection Type	Initials	Date
200 FIRE HYDRANTS		
208 FIRE TCO INSPECTION		

211 PRELIMINARY

209 FIRE FINAL

Notes

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

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

To schedule Fire inspections, call Fire Dept. at 786-331-4798

Warning to Owners

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

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

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

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

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

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This page was last edited on: February 23, 2004

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6/15/2026

Issued Date: 6/15/2026

MIAMI LAKES AM LLC
16600 NW 57 AVE
MIAMI LAKES, FL 33014

EVE GRADOVA

RE: Sanitary Sewer Certification of Adequate Capacity

The Miami-Dade County Department of Environmental Resources Management has received your application for approval of additional sewer flows for the following project which is more specifically described in the attached project summary.

Project Name: Parking Garage Building at Miami Lakes Auto Mall / M2026008532
Project Location: 16100 NW 59 AVE, MIAMI LAKES, FL 33014
Previous Use: Vacant land
Proposed Use: New Service area with storage and Breakroom (ground level): 12,892 sf @ 4/100 GPD/sf= 516 GPD
Previous Flow: 0 GPD
Total Calculated Flow: 516 GPD
Allocated Flow (additional sewer flows): 516 GPD
Sewer Utility: UNINCORPORATED DADE COUNTY
Receiving Pump Station: 30 - 0336

RER has evaluated your request in accordance with the terms and conditions set forth in Appendix A of the Consent Decree (CASE No. 1:12-CV-24400-FAM) between the United States of America and Miami-Dade County. RER hereby certifies that adequate treatment and transmission capacity is available for the above described project, pursuant to the criterion stipulated in Appendix A of said Consent Decree.

Furthermore, be advised that this approval does not constitute departmental approval for the proposed project and is subject to the terms and conditions set forth in the Consent Decree. Additional reviews and approvals may be required from other sections having jurisdiction over specific aspects of this project. Also, be advised that the gallons per day (GPD) flow determination indicated herein are for sewer allocation purposes only (in compliance with the Consent Decree requirements) and may not be representative of GPD flows used in calculating connection fees by the utility providing the service.

Be advised that this Sanitary Sewer Certification of Adequate Capacity (this letter) will expire within 90 days of the issue date if the applicant does not obtain a building process number from the corresponding building official. However, if the building process number has already been obtained, this letter will expire within 180 days of the expiration date of the process number. Finally, if a Building Permit was secured for this project, this letter will expire within 150 days of the expiration date of the Building Permit.

Should you have any questions regarding this matter, please contact the Miami-Dade Permitting and Inspecting Center (MDPIC) (786) 315-2800 or RER Office of Plan Review Services, Downtown Office (305) 372-6899.

Sincerely,

Loren Parra, Director
Department of Environmental Resources Management

For/By: _____
Der-Ming Kuo, Engineer III - Environmental Plan Review.
Department of Regulatory and Economic Resources.

Sanitary Sewer Certification of Adequate Capacity Project Summary:

Owner's Name: MIAMI LAKES AM LLC
Owner's Address: 16600 NW 57 AVE
MIAMI LAKES, FL 33014

EEOS Allocation Number: 2026-ALLOCATION-02011

Project: Parking Garage Building at Miami Lakes Auto Mall / M2026008532

Proposed Use: New Service area with storage and Breakroom (ground level): 12,892 sf @ 4/100 GPD/sf= 516 GPD

Pump Station: 30-0336
Projected NAPOT: 2.29
Proposed Projected NAPOT: 2.30

Folio	Lot/Block Bldg Proc #	Address	Flow (GPD)	Sewer Status	Sewer Cert Date	Sewer Recert Date	Exp. Date
3220130520010	NA/NA BLC2025-1234	16100 NW 59 AVE, MIAMI LAKES	516	APP	6/15/2026		
Total:			516 GPD				



STILES
ARCHITECTURAL GROUP
Invest·Build·Manage

FL REG. # AA26001798

March 24, 2026

City of Miami Lakes
Planning Department and Transportation
6601 Main Street
Miami Lakes, FL, 33014

RE: **Miami Lakes Vehicle Storage**
16100 59TH Avenue
Miami Lakes, FL. 33014

Permit #: **M2025015205**

To Whom It May Concern,

Industrial Comments

1. Previous approval granted strictly for vehicle storage only, there shall be no truck maintenance/repair no vehicle washing, no vehicle dismantling, no vehicle painting, no work on vehicle whatsoever and no liquid waste generation, dispose of, discharge or store within the property other than domestic sewer without previous DERM written approval. Sheet A-2.1 shows car lift, mechanical machines and oil tanks.

RESPONSE: The scope of this project has been modified from vehicle storage only to include limited light vehicle maintenance operations, as indicated on Sheet A-2.1. As such, this submittal is intended to obtain the necessary approvals for this updated use.

The proposed operations are limited to:

- ***Minor vehicle maintenance (e.g., fluid changes)***
 - ***No vehicle washing, painting, body work, or dismantling operations***
- Environmental / Waste Clarifications:***

- ***No process wastewater discharge is proposed. There are no floor drains, trench drains, or wash racks within the shop area connected to the sanitary system.***
- ***No industrial discharge will enter the domestic sewer system.***
- ***Domestic sanitary connections are limited to restroom use only, in compliance with Miami-Dade County Department of Environmental Resources Management requirements.***

Fluid Storage and Handling:

- ***All automotive fluids (new and waste) will be stored in closed, double-wall aboveground storage tanks located within the dedicated compressor/fluid room.***
- ***No discharge, disposal, or release of liquid waste will occur onsite.***
- ***All waste fluids will be removed by a licensed waste hauler in accordance with:***
 - ***Florida Department of Environmental Protection regulations (Chapter 62-730, F.A.C.)***
 - ***Miami-Dade County Department of Environmental Resources Management requirements***

Compliance Statement:

The project acknowledges that the proposed use differs from the prior approval and is therefore

tel: (954) 627-9180

submitting for DERM review and authorization. No maintenance operations will commence without obtaining the appropriate approvals.

2. Be advised that any product (petroleum) with storage tank capacities greater than 550 gallons, must comply with the requirements of Chapter 62-762 Above ground Storage tank systems.

RESPONSE: All proposed aboveground storage tanks (ASTs) will have individual capacities not exceeding 500 gallons. Therefore, the tanks are below the 550-gallon regulatory threshold outlined in Chapter 62-762, Florida Administrative Code (F.A.C.), as enforced by the Florida Department of Environmental Protection.

However, the design will still comply with applicable industry standards and local requirements, including:

- *Spill control and overfill prevention per NFPA 30 (Flammable and Combustible Liquids Code)*
- *Applicable local review requirements by Miami-Dade County Department of Environmental Resources Management*

3. Show on plans the storage location of the fresh materials to be used and waste generated by the body shop being permitted. Provide details and modify plans accordingly.

RESPONSE: This project does not include a body shop use and therefore does not generate body shop-related wastes (e.g., paints, solvents, or sanding byproducts).

The facility is limited to light vehicle maintenance operations only. All fluids (new and waste) will be:

- *Stored and handled exclusively within the designated compressor/fluid room, as shown on the plans*
- *No outdoor storage or handling is proposed*
- *Plans will be updated to clearly label:*
- *“Fluid Storage and Waste Handling Area – No Body Shop Operations”*
- *Identification of all stored materials and waste streams within this room*

4. Make provision to provide secondary containment for all fresh (unused) hazardous materials and hazardous waste to be generated and stored in containers 55-gallon or greater in capacity. Show on plans secondary containment volume calculation. The secondary containment volume calculations shall show the net available volume instead of the gross volume only. The secondary containment must be capable of containing 110% of the largest container. Plans must show the following:

- a. Location and dimensions of the secondary container area
- b. Material of construction (concrete, stainless steel, etc.) Include any coating to be used on contained or diked area (required for concrete containment storing oil products)
- c. Number, Size and dimensions of containers proposed to be stored within each area.
- d. Containment area volume calculation, taking into consideration the volume occupied by the other containers within the same area (displacement).
- e. Provide a method for handling storm water intrusion into the secondary containment and method of disposal.

RESPONSE: All tanks are specified as UL-listed double-wall aboveground storage tanks, which provide integral secondary containment in accordance with:

- *NFPA 30*
- *UL 142 Standard for Steel Aboveground Tanks*
- *Industry practices accepted by Miami-Dade County Department of Environmental Resources Management*

Since each tank includes built-in secondary containment, separate external containment is not required.

Clarifications to be added to plans:

- *Manufacturer certification indicating double-wall construction with interstitial monitoring capability*
- *Statement that secondary containment capacity meets or exceeds 110% of inner tank volume, per FDEP/DERM intent*
- *Tanks are located indoors, eliminating stormwater intrusion concerns*

5. If drums or containers will be stored over spill containment pallets then show on plans the location of the pallets, call on plans the manufacturer's name and model number and provide the manufacturer's specifications of the spill containment pallets. Provide details on plans and modify accordingly.

RESPONSE: No spill containment pallets are proposed.

All fluids and waste oils will be stored in:

- *Permanent, double-wall AST systems located within the dedicated fluid room*

Therefore, this requirement is not applicable.

6. List on plans the waste generated for the maintenance area being permitted, e.g. radiator fluid, ATF, waste oils, etc. Call on plans the size of the containers to store each waste listed and methods of waste disposal. Provide details on plans and modify accordingly.

RESPONSE: The following waste streams will be generated from the maintenance operations:

<i>Waste Type</i>	<i>Storage Tank Size</i>	<i>Tank Type</i>
<i>Waste Oil</i>	<i>500 gallons</i>	<i>Double-wall AST</i>
<i>Waste Antifreeze</i>	<i>275 gallons</i>	<i>Double-wall AST</i>

Disposal Method:

- *All waste fluids will be removed by a licensed waste hauler*
- *Disposal will comply with:*
 - *Chapter 62-730 F.A.C. (Hazardous Waste Rules) – Florida Department of Environmental Protection*
 - *Applicable requirements of Miami-Dade County Department of Environmental Resources Management*

7. Sheet A-2.1 shows car lift and mechanical machines. Therefore, list on plans all unused automobile fluids to be used at the maintenance being permitted, e.g. oils, antifreeze, ATF, etc. Call on plans for the size of the containers in gallon, for each material listed and stored on site. Provide details on plans and modify accordingly.

RESPONSE: The following new (unused) fluids will be stored onsite:

<i>Material</i>	<i>Storage Tank Size</i>	<i>Quantity</i>
<i>New Motor Oil</i>	<i>500 gallons</i>	<i>2 tanks</i>

All tanks are:

- *Double-wall ASTs*
- *Located within the compressor/fluid room*
- *Equipped with appropriate dispensing systems*

8. Sheet A-2.1 shows four (4) oil tanks. Therefore, show on plans a detail of the above ground storage tank (AST) being installed and all of its components (i.e. valve, fuel gauge, overspill containment box, etc.) it might need different views of the AST. No cut sheets will be accepted.

RESPONSE: A dedicated AST detail will be added to the drawings, including:

- **Tank configuration (double-wall construction)**
- **Fill ports and venting**
- **Overfill prevention device**
- **Spill containment at fill location**
- **Tank gauges and monitoring system**
- **Emergency shut-off provisions (if applicable)**

Design will comply with:

- **NFPA 30 – Flammable and Combustible Liquids Code**
- **Manufacturer standards (UL 142)**
- **Review requirements of Miami-Dade County Department of Environmental Resources Management**

Clarification:

While a separate specialty permit may be required for installation of the fluid system, the base building permit set includes sufficient schematic and code-compliant details to satisfy review comments.

Structural Comments

1. Provide narrative of the extend of this revision page by page, cloud in all changes and reflect revision number and date on each drawing (cloud only specific changes not the entire area)

RESPONSE:

- S-1.10**
- **Addition of gridline dimensions.**
 - **Knee wall added along gridline D.**
 - **Addition of ramp side wall callout.**
 - **Addition of dimensions at A1/B1 stairwell.**
 - **Extension of north-most wall footing approximately from gridlines 1 to 4.**
 - **Addition of dimension of ramp side wall located at gridline 5.**
- S-2.02**
- **Revision of detail 3 - Walkway retaining wall**
- S-2.11**
- **Addition of detail 6 - Thickened slab at CMU wall**

This concludes with our responses to the comments received. In addition to the above, the following sheets have been updated to address owner requested items:

A-0	Updated the square footages for the parking garage and service bay areas to reflect the revised layout shown on Sheet A-2.1.
A-2.1	Per the client's direction, a total of 34 vehicle lifts were removed from the center area of the parking garage. Additionally, the two MCH machines located between Grid Lines 2 and 3, north of Grid Line C, have been removed.
A-2.9	Updated floor plan hatching and revised square footages for the parking garage and service bay areas to remain consistent with the modifications shown on Sheet A-2.1.
A-5.6	Reduced the number of staff lockers to reflect updated staffing requirements associated with the revised service layout shown on Sheet A-2.1.
M-1.00	Updated new Parts HVAC equipment schedule, removed Parts EF-1, added devices.
M.2.1	Relocated condensing units to exterior, updated floor distribution in Parts.
E-100	Updated utility transformer size.

- E-2.1 Added circulator fan power, updated electrical connections to relocated CU's and new AHU's. Updated electrical service disconnects, updated reconfigured electrical room layout, updated relocated electrical panels closer to load requirements.
- E-4.0 Updated electrical riser with relocated electrical panels. Updated MDP2 and MDP3 with shunt-trip main service breakers.
- E-4.2 Updated FP&L fault current letter. Added power to new Parts HVAC equipment.
- E-4.3 Updated panel information regarding added circulating fan power.
- P-2.1 Updated water distribution for added (3) HB risers at Stairwells and at Center building column at every deck.
- P-2.2 Added HB's at stairwells and at center column.
- P-2.3 Added HB's at stairwells and at center column.
- P-2.4 Added HB's at stairwells and at center column.
- P-2.5 Added HB's at stairwells and at center column.
- P-2.6 Added HB's at stairwells and at center column.
- P-2.7 Added HB's at stairwells and at center column.
- P-3.0 Updated HB water riser(s).

Sincerely,

Adriana Murillo

Sr. Project Manager

Stiles Architectural Group

adriana.murillo@stiles.com

954-627-9209



STILES
ARCHITECTURAL GROUP
Invest·Build·Manage

FL REG. # AA26001798

June 12, 2026

City of Miami Lakes
Planning Department and Transportation
6601 Main Street
Miami Lakes, FL, 33014

RE: **Miami Lakes Vehicle Storage**
16100 59TH Avenue
Miami Lakes, FL. 33014

Permit #: **M2025015205**

To Whom It May Concern,

Industrial Comments

1. The industrial information shown on sheet "20260318 City Comment Responses rwk 2026-05-11" must be incorporated into plan M-04 or submitted with a signature and seal from a Professional Engineer or Architect

RESPONSE: FLUIDS RECOVERED OR USED WILL BE WASTE OIL, WASTE ANTIFREEZE AND (2) NEW OIL PRODUCTS. THE PRODUCTS WILL BE STORED IN FL/DERM APPROVED UL LISTED DOUBLE WALL TANKS LOCATED IN STORAGE ROOM 115 SHOWN ON DRAWING M-01. WASTE OIL, NEW OIL ONE AND NEW OIL TWO ARE 500-GALLONS CAPACITY EACH. WASTE ANTIFREEZE IS 275-GALLON CAPACITY. TANK DETAILS INCLUDING LAYOUTS AND DESCRIPTIONS ARE LOCATED ON DRAWING M-02.

2. Previous approval granted strictly for vehicle storage only, there shall be no truck maintenance/repair, no vehicle washing, no vehicle dismantling, no vehicle painting, no work on vehicle whatsoever and no liquid waste generation, dispose of, discharge or store within the property other than domestic sewer without previous DERM written approval. Sheet A-2.1 shows car lift, mechanical machines and oil tanks.

RESPONSE: COMMENT WITHDRAWN PER DIRECTION PROVIDED DURING THE COORDINATION MEETING WITH THE CITY REVIEWER (NOHELIA VILLEGAS), OWNER'S REPRESENTATIVE (JOHN DAGROSA), AND CIVIL EOR (MAX KAPLAN). MS. VILLEGAS ACKNOWLEDGED THE REVISED SCOPE OF THE PROJECT AND CONFIRMED THAT THIS COMMENT IS NO LONGER APPLICABLE TO THE CURRENT PERMIT REVIEW. NO FURTHER RESPONSE IS REQUIRED.

3. Show on plans the storage location of the fresh materials to be used and waste generated by the body shop being permitted. Provide details and modify plans accordingly.

RESPONSE: REFER TO VENDOR DRAWINGS INCLUDED WITH PACKAGE. FLUIDS RECOVERED OR USED WILL BE WASTE OIL, WASTE ANTIFREEZE AND (2) NEW OIL PRODUCTS. THE PRODUCTS WILL BE STORED IN FL/DERM APPROVED UL LISTED DOUBLE WALL TANKS LOCATED IN STORAGE ROOM 115 SHOWN ON DRAWING M-01.. WASTE OIL, NEW OIL ONE AND NEW OIL TWO ARE 500-GALLONS CAPACITY EACH. WASTE ANTIFREEZE IS 275-GALLON CAPACITY. TANK DETAILS INCLUDING LAYOUTS AND DESCRIPTIONS ARE LOCATED ON DRAWING M-02.

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

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260612 City Comments Responses.pdf

Examiner fax: (954) 621-8910

VILLEGAS, NOHELIA 6/15/2026 8:28:20 AM DIND Approved

www.stiles.com

201 East Las Olas Boulevard
Fort Lauderdale, FL 33301

4. Sheet A-2.1 shows car lift and mechanical machines. Therefore, list on plans all unused automotive fluids to be used at the maintenance being permitted, e.g. oils, anti-freeze, ATF, etc. Call on plans the size of the containers in gallon, for each material listed and stored on site. Provide details on plans and modify accordingly.

RESPONSE: REFER TO VENDOR DRAWINGS INCLUDED WITH PACKAGE. FLUIDS RECOVERED OR USED WILL BE WASTE OIL, WASTE ANTIFREEZE AND (2) NEW OIL PRODUCTS. THE PRODUCTS WILL BE STORED IN FL/DERM APPROVED UL LISTED DOUBLE WALL TANKS LOCATED IN STORAGE ROOM 115 SHOWN ON DRAWING M-01. WASTE OIL, NEW OIL ONE AND NEW OIL TWO ARE 500-GALLONS CAPACITY EACH. WASTE ANTIFREEZE IS 275-GALLON CAPACITY. TANK DETAILS INCLUDING LAYOUTS AND DESCRIPTIONS ARE LOCATED ON DRAWING M-02.

Environmental Core

1. Water and sewer verification form is required from the water and sewer utility company serving the property. Also, refer to as plumbing section form. WASD Water and Sewer verification form is required

RESPONSE: Verification letter was submitted.

2. Submitted information is incomplete
Submit a written "Response to Environmental Core" stating the total sq. ft. of light vehicle maintenance operations.

RESPONSE: This information is on cover sheet and sheet A-2.9. Service bays square footage is 6,877 sf.

3. Sanitary sewer capacity certification (aka. Allocation letter) is required as per chapter 24-42.3(1)(a). Download application from miamiadade.gov/permits/library/sewerallocation.pdf
A sewer allocation letter is required.

RESPONSE: Verification letter was submitted.

This concludes with our responses to the comments received.

Sincerely,

Alejandro Echeverry, AIA, CDT, PMP
President | Stiles Architectural Group



Alejandro Echeverry

Digitally signed by Alejandro Echeverry
DN: CN=Alejandro Echeverry,
o=Unaffiliated, C=US
Date: 2026.06.12 15:16:01-04'00'

O: [954-627-9109](tel:954-627-9109) | C: [954-701-6355](tel:954-701-6355)

E: Alejandro.Echeverry@stiles.com | W: WWW.STILES.COM

A: 201 East Las Olas Blvd, Suite 1200, Fort Lauderdale, FL 33301

SEAL



VEHICLE STORAGE

16100 N.W. 59TH AVENUE
MIAMI LAKES, FL 33014

PROJECT TEAM	LEGAL DESCRIPTION	LOCATION MAP
OWNER MR. ALI AHMED 16200 N.W. 57TH AVENUE MIAMI LAKES, FL 33014 CIVIL ENGINEER THOMAS ENGINEERING GROUP 6300 N.W. 31ST AVENUE FT. LAUDERDALE, FL 33309 ARCHITECT STILES ARCHITECTURAL GROUP 201 E. LAS OLAS BLVD. SUITE 1200 FT. LAUDERDALE, FL 33301 STRUCTURAL ENGINEER JEZERINAC GROUP 10461 SIX MILE CYPRESS PKWY. UNIT 501 FT. MYERS, FL 33966	MEP ENGINEER MEHA ENGINEERING INC. 2837 PETERSON PLACE NORCROSS, GA 30071 LANDSCAPE ARCHITECT DIXIE LANDSCAPE LLC. 12950 N.W. 113 CT. MEDLEY, FL 33178 PRECAST CONCRETE MANUFACTURER CORESLAB STRUCTURES INC. 10501 N.W. 121ST WAY MEDLEY, FL 33178 TRACT 14, LAKES CORPORATE PARK REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 158, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY FLORIDA. LAKES CORPORATE PARK REPLAT PB 158-54 T-21033 TRACT H LOT SIZE 3.00 AC M/L FAU 32-2013-051-0050 & 0060	

MIAMI LAKES DEVELOPMENT REGULATIONS			OFFSTREET PARKING		
PARCEL SIZE	3.0 ACRES		1. SHALL NOT BE CLOSER THAN 10'-0" TO A SIDE PROPERTY LINE ADJOINING A SIDE STREET. 2. SHALL NOT BE CLOSER THAN 5'-0" TO AN INTERIOR SIDE OR REAR PROPERTY LINE. 3. SHALL NO BE PERMITTED WITHIN A 25'-0" SETBACK DISTANCE FROM THE FRONT PROPERTY LINE FOR THE PARTICULAR LOT CONCERNED.		
JURISDICTION	TOWN OF MIAMI LAKES		SITE PARKING		
ZONING DISTRICT	IU-C (INDUSTRIAL DISTRICT - CONDITIONAL)		CALCUALTIONS	DEDICATED VEHICLE STORAGE 8'-0" X 18'-0" - 1,573 SPACES TOTAL	
BUILDING SET BACKS			LANDSCAPED OPEN SPACE		
REQUIRED			REQUIRED	20% MIN. LOT AREA 25% GFA PER FLOOR ABOVE 4 TOTAL	26,136 S.F. 50,184 S.F. 76,320 S.F.
FRONT	15% OF THE LEAST DIMENSION OF THE PROPERTY, PROVIDED THAT THE FRONT SET BACK IS NO LESS THAN 25'-0" AND NO GREATER THAN 50'-0"		PROVIDED PERVIOUS AREA		53,169 S.F.
SIDE STREET	25'-0"		PROPOSED IMPERVIOUS AREA		77,511 S.F.
INTERIOR SIDE	10'-0"				
REAR	0'-0" ADJ. TO INDUSTRIAL 5'-0" ADJ. TO INDUSTRIAL, WITH OPENING				
PROVIDED			BUILDING AREA:		
FRONT	42'-11"		1ST FLOOR		66,875 S.F.
SIDE STREET	N/A		2ND FLOOR		66,875 S.F.
INTERIOR SIDE	10'-0"		3RD FLOOR		66,875 S.F.
REAR	69'-2"		4TH FLOOR		66,875 S.F.
			5TH FLOOR		66,875 S.F.
			6TH FLOOR		66,875 S.F.
			7TH FLOOR		66,875 S.F.
			TOTAL		468,125 S.F.
BUILDING HEIGHTS					
ALLOWED	70'-0" (WIDTH OF WIDEST ABUTTING ROAD) 87'-0" (FAA LIMIT)				
PROVIDED	76'-1" PARAPET 86'-9" TOP OF STAIR AND ELEVATOR TOWERS				
F.A.R.	0.5 (PER SEC. 13-628 MIAMI LAKES CODE)				

PLUMBING COUNT			
	TOTAL OCCUPANT LOAD	FEMALE	MALE
OCCUPANT LOAD (SERVICE BAY AND STORAGE)	38 OCC	19 OCC	19OCC

PLUMBING FIXTURE COUNT					
	WATER CLOSETS 1 PER 100		LAVATORIES 1 PER 100		DRINKING FOUNTAIN 1 PER 1,000
	FEMALE	MALE	FEMALE	MALE	
REQUIRED	1	1	1	1	1
PROVIDED	1 (UNISEX)	3 & 4 URINALS	1 (UNISEX)	3	1

No.	Description	Date
1	CITY COMMENTS	06.05.25
2	CITY COMMENTS - SHOP COORD.	07.28.25
5	OWNER CHANGES	01.23.26
6	OWNER CHANGES	03.16.26

SEAL

CONSULTANT
ALEJANDRO ECHEVERRY
AR# 95254
JUNE 5, 2025

Alejandro Echeverry

REGISTERED ARCHITECT
No. 95254
State of Florida
Date of Birth: 04/20/1984
Date of Issuance: 04/20/2014
Expiration Date: 04/20/2024

STILES ARCHITECTURAL
201 East Las Olas Blvd.,
Fort Lauderdale, Florida
954 - 627- 9180 33301
FL REG # AA-26001798

MIAMILAKES AutoMail
VEHICLE STORAGE

PERMIT SET

16100 NW 59 Ave.
Miami Lakes, FL 33014

COVER SHEET

A-0

PROJECT NO.
74142
DRAWN BY :
SAG
CHECKED BY :
A.M.
DATE :
JUNE 5, 2025

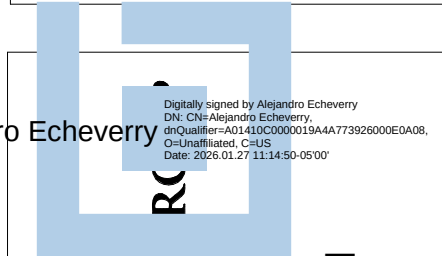
LIFE SAFETY		LIFE SAFETY	
PER 2023 FLORIDA BUILDING CODE		PER 2023 NFPA 701 LIFE SAFETY CODE	
NUMBER OF MEANS OF EGRESS (1004.1.1) NOT LESS THAN TWO FROM EVERY FLOOR		NUMBER OF MEANS OF EGRESS (42.8.2.4.1) NOT LESS THAN TWO FROM EVERY FLOOR	
OCCUPANT LOAD FACTOR (TABLE 1004.5)		OCCUPANT LOAD FACTOR (TABLE 7.3.1.2)	
PARKING GARAGES	1 PER 200 GROSS S.F.	STORAGE & SERVICE BAYS	MP*
STORAGE	1 PER 300 GROSS S.F.	*MAXIMUM PROBABLE NUMBER OF OCCUPANTS	
SERVICE BAYS	1 PER 300 GROSS S.F.		
ACTUAL OCCUPANT LOADS		ACTUAL OCCUPANT LOADS	
GROUND LEVEL		SERVICE BAYS	1 PER BAY = 45 OCC.
PARKING GARAGE	25,844 S.F. / 200 = 130 OCC.	STORAGE	NO REQUIREMENT AS PER 42.8.1.7
STORAGE	4,488 S.F. / 300 = 15 OCC.	MAXIMUM TRAVEL DISTANCE (TABLE 42.8.2.6)	
SERVICE BAYS	35,016 S.F. / 300 = 117 OCC.	S-2	
BREAKROOM	1,527 S.F.		
(BREAK/ROOM AREA IS CONSIDERED ACCESSORY - CARRYING NO ADDITIONAL OCCUPANT LOAD)			
TYPICAL UPPER LEVEL		DEAD-END CORRIDOR (42.8.2.5.2)	
PARKING GARAGE	66,875 S.F. / 200 = 335 OCC.		
MAXIMUM TRAVEL DISTANCE (TABLE 1017.2)		COMMON PATH LIMIT (42.8.2.5.1)	
S-1	250'	EGRESS WIDTH PER OCCUPANT (7.3.3.1)	
S-2	400'	STAIRWAYS LEVEL	
DEAD-END CORRIDOR (1020.5 EXCEPTION 2)		MINIMUM CORRIDOR WIDTH (7.3.4.1)	
		MINIMUM STAIR WIDTH (7.2.2.2.1.2(B))	
COMMON PATH LIMIT (TABLE 1006.2.1 FOOTNOTE F)		MINIMUM CLEAR OPENING EXIT DOORS (7.2.1.2.3.2(1))	
EGRESS WIDTH PER OCCUPANT			
STAIRWAYS (1005.3.1)	0.3 IN.		
LEVEL (1005.3.2)	0.2 IN.		
MINIMUM CORRIDOR WIDTH (1020.3)			
MINIMUM STAIR WIDTH (1011.2)			
MINIMUM CLEAR OPENING EXIT DOORS (1010.1.1)			
GROUND LEVEL		TYPICAL UPPER LEVEL	
STAIR REQ. NONE		STAIR REQ. 335 OCC. X 0.3 = 100.5 IN.	
PROV. NONE		PROV. (2) 57 IN. = 114 IN.	
DOORS REQ. 325 OCC. X 0.2 = 65 IN.		DOORS REQ. 335 OCC. X 0.2 = 67 IN.	
(2) 40" DOORS		PROV. (2) 40" DOORS	
36 IN. CLEAR = 72 IN.		36 IN. CLEAR = 72 IN.	

[illegible]

REVISIONS :		
No.	Description	Date
1	CITY COMMENTS	06.05.25
2	CITY COMMENTS - SHOP COORD.	07.28.25
5	OWNER CHANGES	01.23.26



CONSULTANT
ALEJANDRO ECHEVERRY
AR# 95254
JUNE 5, 2025



STILES ARCHITECTURAL
201 East Las Olas Blvd.,
Fort Lauderdale, Florida
954 - 627-9180 33301
FL REG # AA-26001798

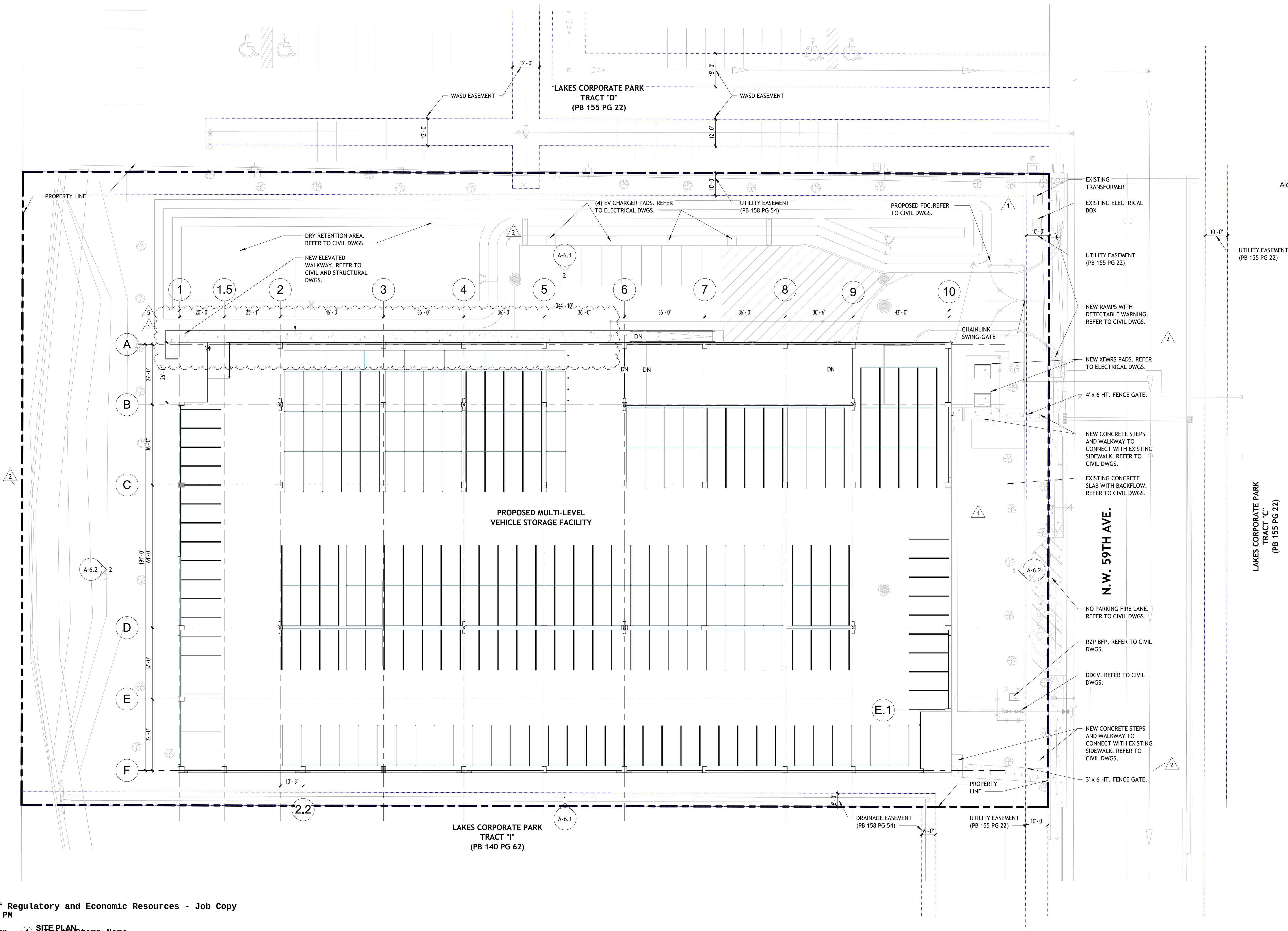


VEHICLE STORAGE
16100 NW 59 Ave.
Miami Lakes, FL 33014

SITE PLAN

A-1.1

PROJECT NO.
74142
DRAWN BY :
SAG
CHECKED BY :
A.M.
DATE :
JUNE 5, 2025

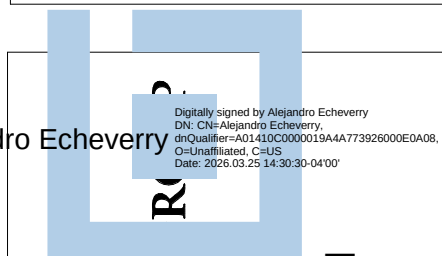


Examiner	Date Time Stamp	Stamp Name
CASTRO, ORESTES	2/6/2026 3:17:56 PM	1" ASB Approved
WONG, KIRK	2/6/2026 1:46:41 PM	DERM Approved
FEBLES, NOEL	6/15/2026 10:15:04 AM	DERM Void
RODRIGUEZ, LILIA	2/9/2026 8:15:24 PM	FIRE APPROVED REVISION

REVISIONS :		
No.	Description	Date
1	CITY COMMENTS	06.05.25
2	CITY COMMENTS - SHOP COORD.	07.28.25
5	OWNER CHANGES	01.23.26
6	OWNER CHANGES	03.16.26



CONSULTANT
ALEJANDRO ECHEVERRY
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JUNE 5, 2025



STILES ARCHITECTURAL
201 East Las Olas Blvd.,
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FL REG # AA-26001798



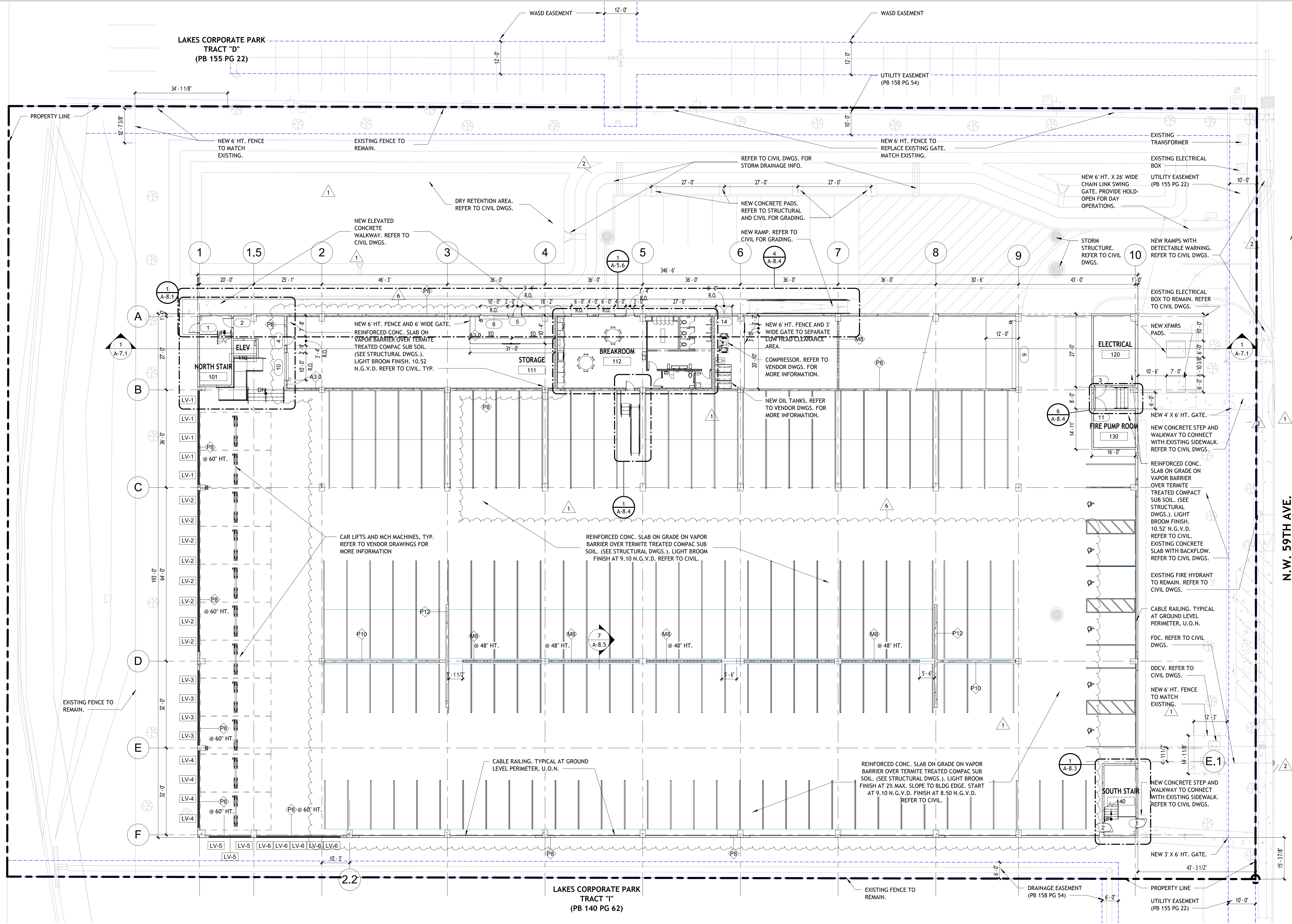
VEHICLE STORAGE
16100 NW 59 Ave.
Miami Lakes, FL 33014

PERMIT SET

GROUND LEVEL PLAN

A-2.1

PROJECT NO.
74142
DRAWN BY :
SAG
CHECKED BY :
Checker
DATE :
JUNE 5, 2025



① Ground Level Architectural Plan

1/16" = 1'-0"

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226008532 - 6/23/2026 1:28:17 PM
A-2.1.rwk 2026-05-11.pdf

Examiner	Date-Time Stamp	Trade Stamp Name
FEBLES, NOEL	6/15/2026 10:14:31 AM	DERM Approved
RODRIGUEZ, LILIA	5/11/2026 12:20:52 PM	FIRE Approved

REVISIONS :		
No.	Description	Date
1	CITY COMMENTS	06.05.25
2	CITY COMMENTS - SHOP COORD.	07.28.25
5	OWNER CHANGES	01.23.26



CONSULTANT
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AR# 95254
JUNE 5, 2025

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Fort Lauderdale, Florida
954 - 627-9180 33301
FL REG # AA-26001798

VEHICLE STORAGE
16100 NW 59 Ave.
Miami Lakes, FL 33014

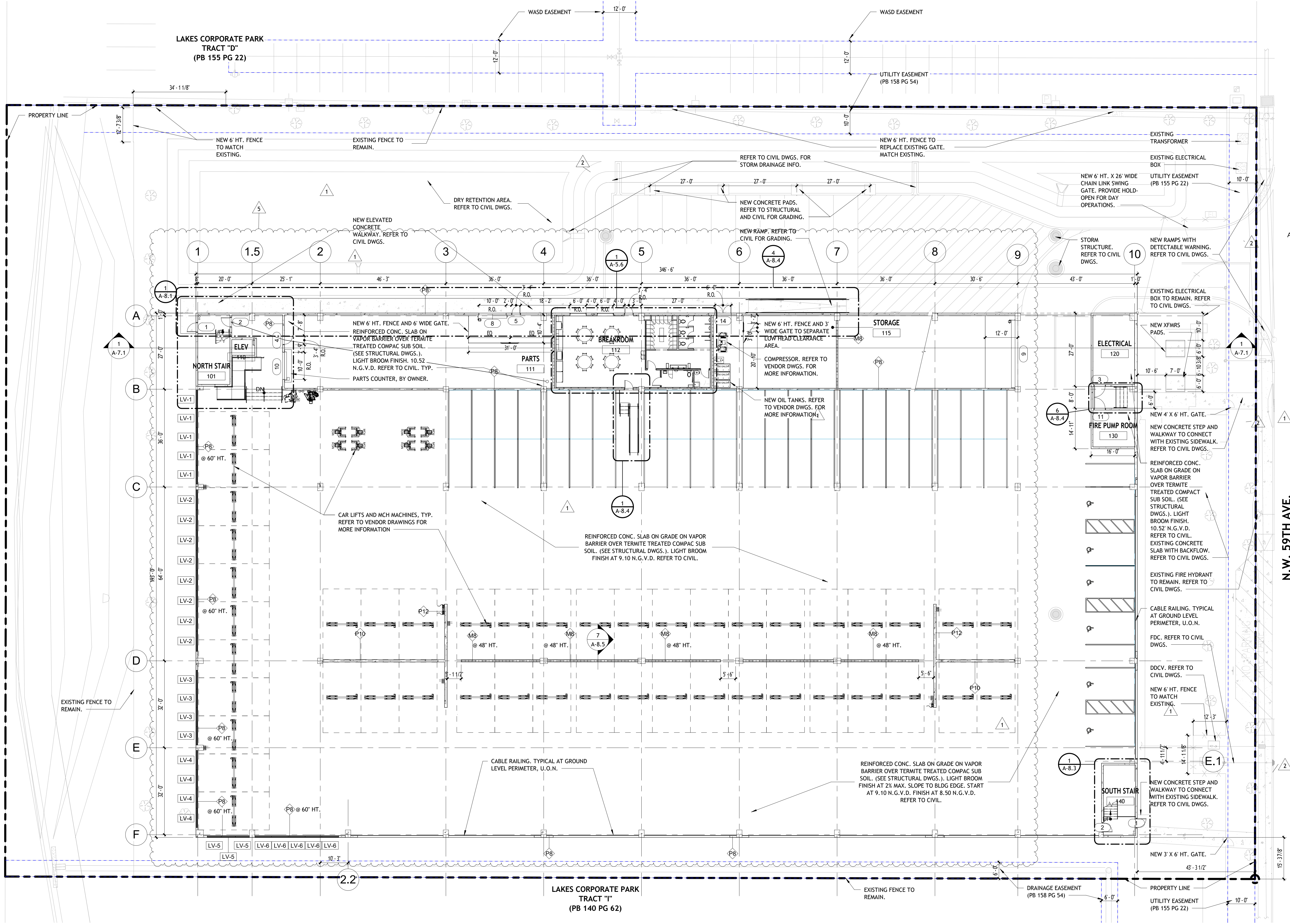


PERMIT SET

GROUND LEVEL PLAN

A-2.1

PROJECT NO.
74142
DRAWN BY :
SAG
CHECKED BY :
Checker
DATE :
JUNE 5, 2025



EGRESS CALCULATIONS

PER 2023 FLORIDA BUILDING CODE

NUMBER OF MEANS OF EGRESS (1004.1.1)
NOT LESS THAN TWO FROM EVERY FLOOR

OCCUPANT LOAD FACTOR (TABLE 1004.5)
PARKING GARAGES 1 PER 200 GROSS S.F.
STORAGE 1 PER 300 GROSS S.F.
SERVICE BAYS 1 PER 300 GROSS S.F.

ACTUAL OCCUPANT LOADS

GROUND LEVEL

PARKING GARAGE	53,983 S.F. / 200 = 270 OCC.
STORAGE	4,488 S.F. / 300 = 15 OCC.
SERVICE BAYS	6,877 S.F. / 300 = 23 OCC.
BREAKROOM	1,527 S.F.

(BREAKROOM AREA IS CONSIDERED ACCESSORY - CARRYING NO ADDITIONAL OCCUPANT LOAD)

TOTAL GROUND LEVEL 308 OCC.

TYPICAL UPPER LEVEL

PARKING GARAGE	66,875 S.F. / 200 = 335 OCC.
----------------	------------------------------

MAXIMUM TRAVEL DISTANCE (TABLE 1017.2)

S-1	250'
S-2	400'

DEAD-END CORRIDOR (1020.5 EXCEPTION 2) 50'

COMMON PATH LIMIT (TABLE 1006.2.1 FOOTNOTE F) 100'

EGRESS WIDTH PER OCCUPANT

STAIRWAYS (1005.3.1)	0.3 IN.
LEVEL (1005.3.2)	0.2 IN.

MINIMUM CORRIDOR WIDTH (1020.3) 44 IN.

MINIMUM STAIR WIDTH (1011.2) 44 IN.

MINIMUM CLEAR OPENING EXIT DOORS (1010.1.1) 32 IN.

GROUND LEVEL

STAIR REQ.	NONE
PROV.	NONE

DOORS REQ. 308 OCC. X 0.2 = 61.6 IN.
(2) 40" DOORS
36 IN. CLEAR = 72 IN.

TYPICAL UPPER LEVEL

STAIR REQ.	335 OCC. X 0.3 = 100.5 IN.
PROV.	(2) 57 IN. = 114 IN.

DOORS REQ. 335 OCC. X 0.2 = 67 IN.
(2) 40" DOORS
36 IN. CLEAR = 72 IN.

FIRE EXTINGUISHER REQUIREMENTS

- PROVIDE (1) 10 LBS. 4A:80B:C FIRE EXTINGUISHER EVERY 2,500 SF. TAGGED AND WALL BRACKET MOUNTED AT 48" A.F.F.
- EACH FIRE EXTINGUISHER SHALL BE WITHIN A 50'-0" TRAVEL DISTANCE PER NFPA 10 2022 (8TH ED) SECTION 6.1.
- ALL FIRE EXTINGUISHERS SPECIFICATIONS AND LOCATION SHALL COMPLY WITH NFPA 10 2022.

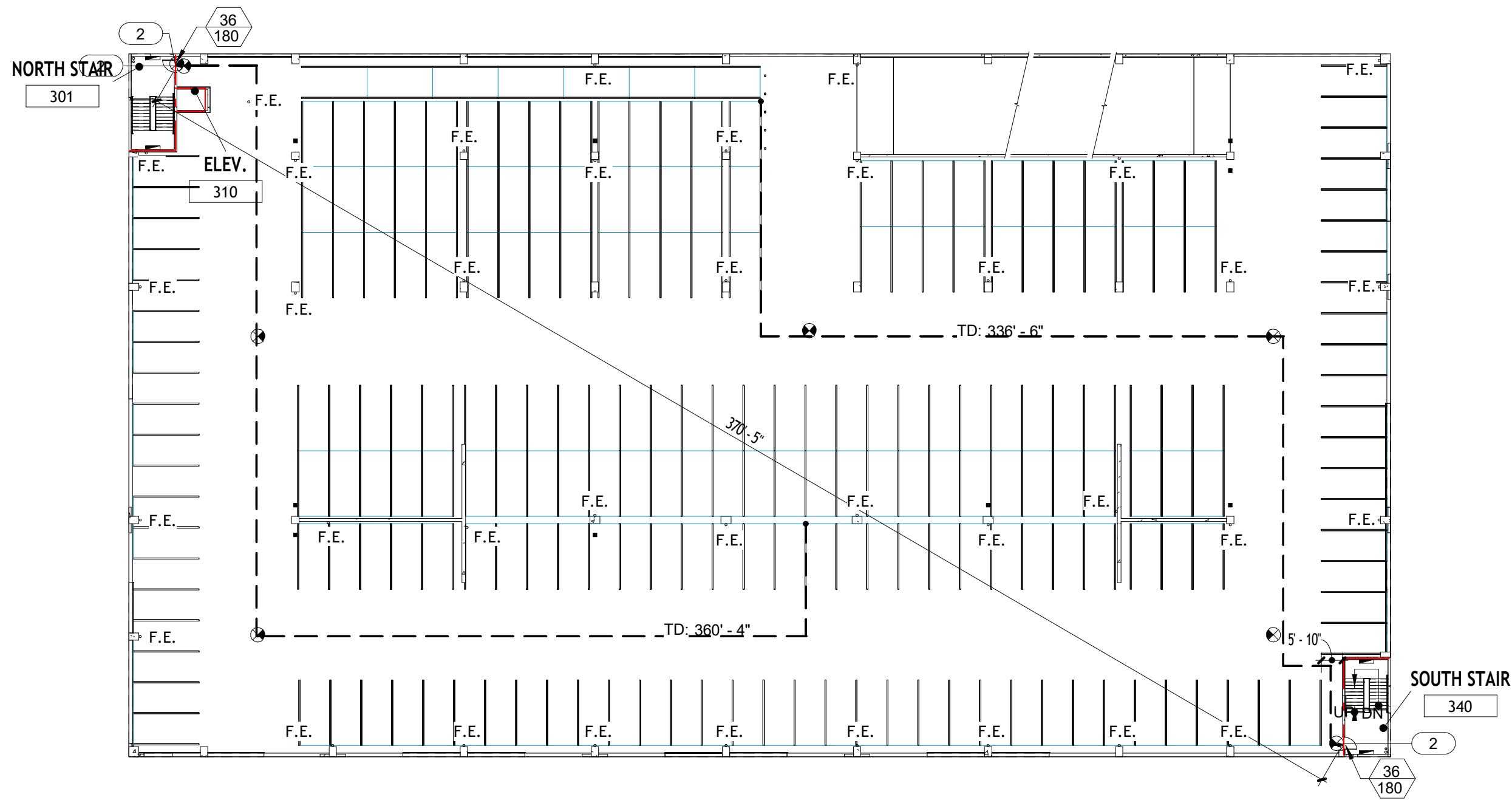
TOTAL OVERALL AREA PER LEVEL

66,875 S.F. / 2,500 S.F. = 27 FIRE EXTINGUISHERS REQUIRED PER LEVEL.

34 PROVIDED

SYMBOLS LEGEND

- | | | | | | | | |
|--|---|--|--------------------------------|--|-----------------------------------|--|--------------|
| | EMERGENCY DIRECTIONAL LIGHT | | BACKET MOUNTED F.E. | | STORAGE / UTILITY ROOMS | | SERVICE BAYS |
| | EMERGENCY LIGHTING. SEE ELECTRICAL DRAWINGS | | 1 HR FIRE RATED WALL | | PARKING GARAGE | | BREAKROOM |
| | EGRESS PATH | | EGRESS WIDTH PROVIDED (INCHES) | | DOOR TAG. REFER TO DOOR SCHEDULE. | | |
| | XXX' -X"- TRAVEL DISTANCE | | EGRESS LOAD CAPACITY (PERSONS) | | | | |



③ LIFE SAFETY TYPICAL UPPER LEVEL
1/32" = 1'-0"

PER 2023 NFPA 101 LIFE SAFETY CODE

NUMBER OF MEANS OF EGRESS (42.8.2.4.1)
NOT LESS THAN TWO FROM EVERY FLOOR

OCCUPANT LOAD FACTOR (TABLE 7.3.1.2)
STORAGE & SERVICE BAYS MP*
*MAXIMUM PROBABLE NUMBER OF OCCUPANTS

ACTUAL OCCUPANT LOADS

SERVICE BAYS 1 PER BAY = 45 OCC.
STORAGE NO REQUIREMENT AS PER 42.8.1.7

MAXIMUM TRAVEL DISTANCE (TABLE 42.8.2.6)

S-2	400'
-----	------

DEAD-END CORRIDOR (42.8.2.5.2) 50'

COMMON PATH LIMIT (42.8.2.5.1) 50'

EGRESS WIDTH PER OCCUPANT (7.3.3.1)

STAIRWAYS	0.3 IN.
LEVEL	0.2 IN.

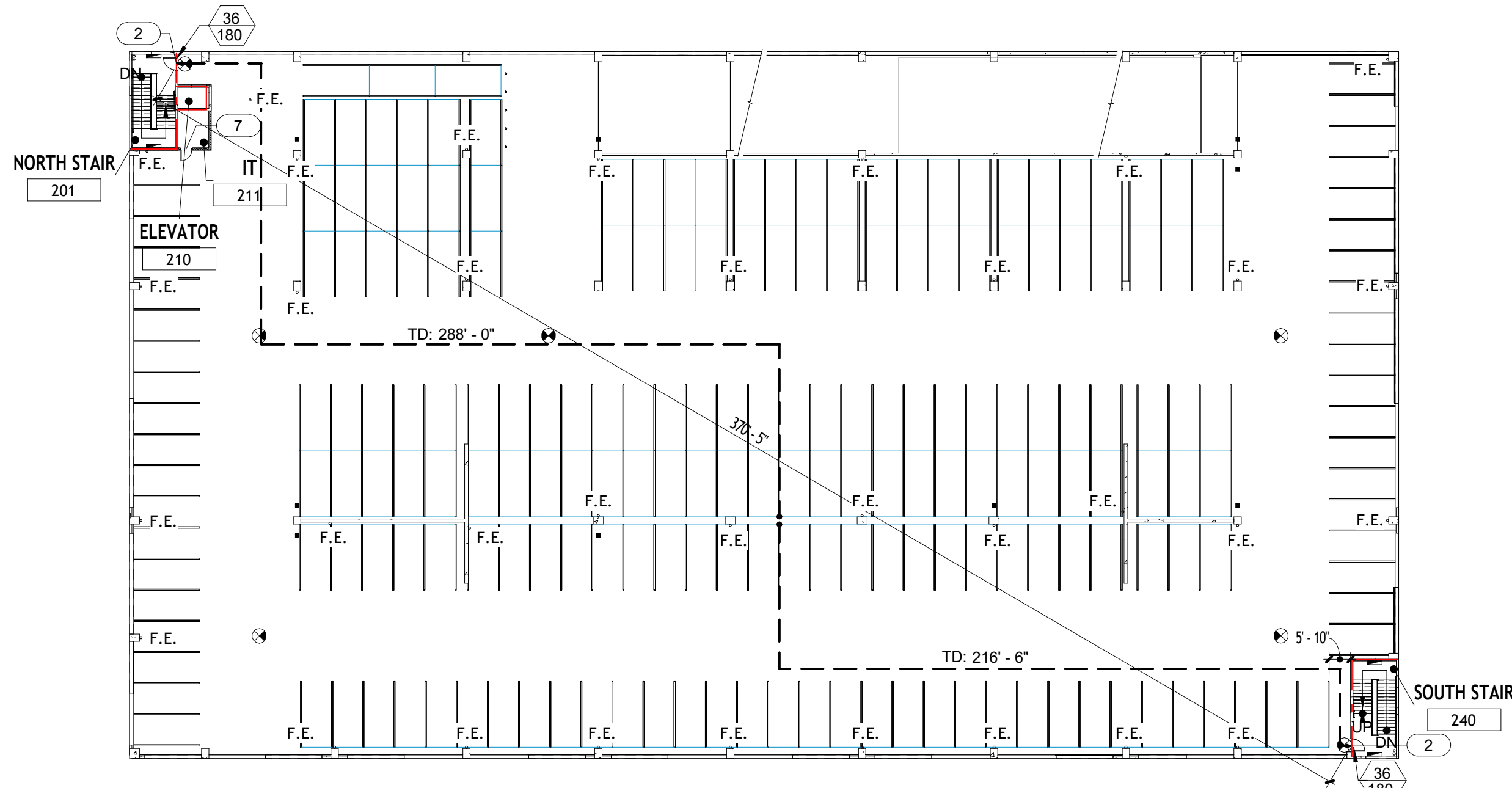
MINIMUM CORRIDOR WIDTH (7.3.4.1) 36 IN.

MINIMUM STAIR WIDTH (7.2.2.2.1.2(B)) 44 IN.

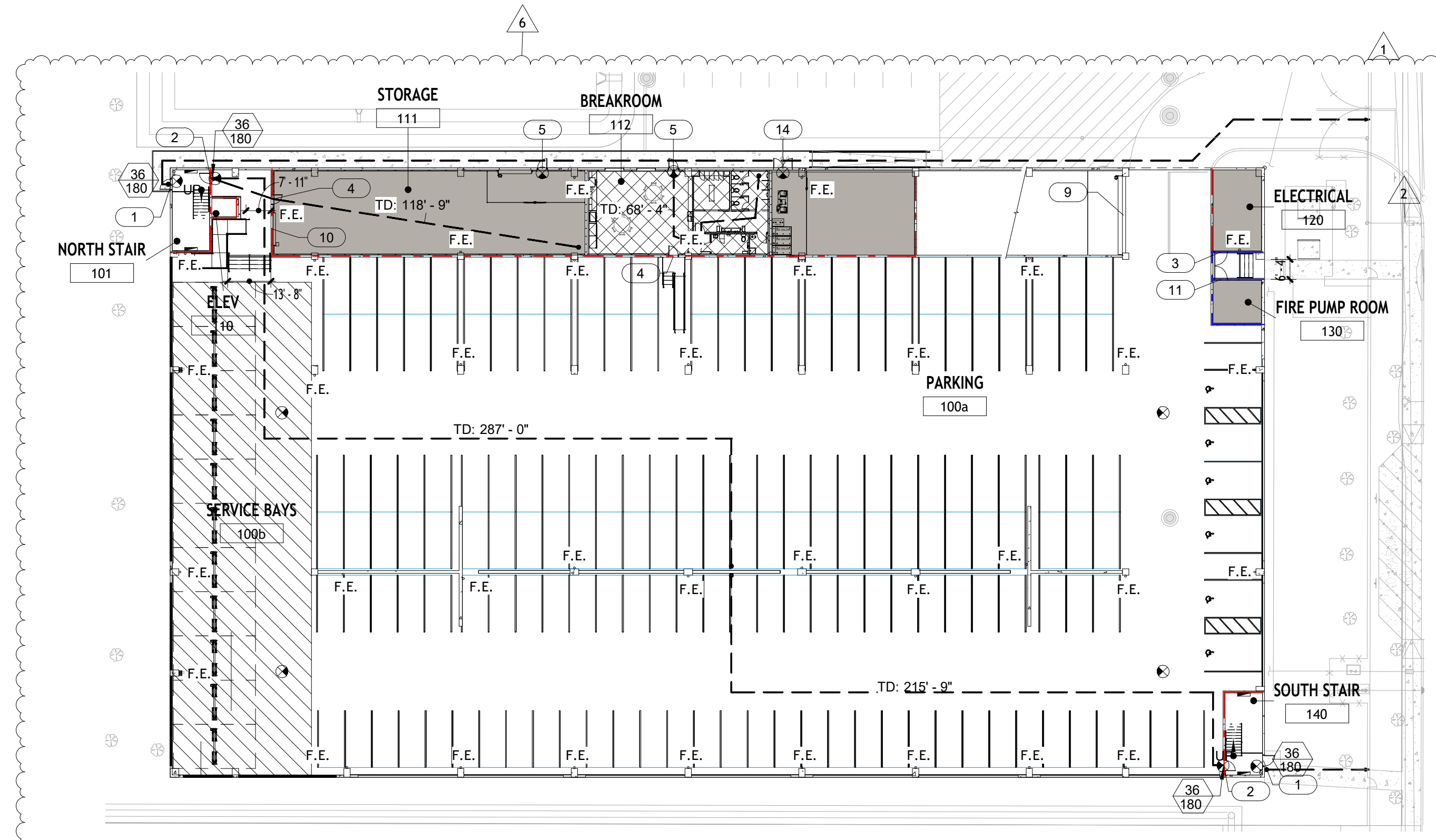
MINIMUM CLEAR OPENING EXIT DOORS (7.2.1.2.3.2(1)) 32 IN.

LIFE SAFETY GENERAL NOTES

- ALL DOORS MUST COMPLY WITH NFPA 101-2023, SECTION 7.2.1. - DOORS SHALL BE ARRANGED TO BE OPENED READILY FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOCKS SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FROM THE EGRESS SIDE.
- THE PROPOSED BUILDING DESIGN WILL PROVIDE 90% FLOOR AREA RADIO COVERAGE IN CRITICAL AREAS AS DESCRIBED IN NFPA 72 (2010) 24.5.2.2.1 AND 90% FLOOR AREA RADIO COVERAGE IN GENERAL BUILDINGS AREAS AS DESCRIBED IN NFPA 72 (2010) 24.5.2.2.2. THAT THE FIRE ALARM SYSTEM SHALL MEET THE REQUIREMENTS OF FLORIDA STATUTES 61G15-32.008(4) (A) THRU (O).
- THE FIRE SPRINKLER DESIGN SHALL MEET THE REQUIREMENTS OF FLORIDA STATUTES 61G15-32.004(4) (ITEMS (A) THRU (M)).
- FIREPROOFING CEILING ABOVE CHARGING AREAS AND EXPANDING OUT TO 15 FEET INCHARGING AREAS AND EXPANDING OUT TO 15 FEET.
- HOSE CONNECTS OUTSIDE THE STAIRS; WITHIN 100 FEET FROM CHARGING AREAS BUT WITHOUT BEING IN HAZARD AREA.
- CHARGER PARKING SPACES (TYPICAL TO HANDICAP PARKING SIZE).
- CHARGING STATIONS TO BE NO LESS THAN 10 FEET FROM ANY REQUIRED EXITS.
- CHARGING STATIONS CONFINED TO LOWER FLOOR ONLY (EASIER TO TOW AWAY.) INCREASED STRUCTURAL REQUIREMENTS DUE TO ADDITIONAL WEIGHT.
- AUTOMATIC/MANUAL ELECTRICAL DISCONNECTS (ACTIVATED BY A WATERFLOW ALARM). IN ENCLOSED GARAGES, INCREASED SMOKE EVACUATION/EXHAUST VOLUME.
- BLANKET CABINET ON EACH FLOOR, MINIMUM OF 3 PER CABINET.

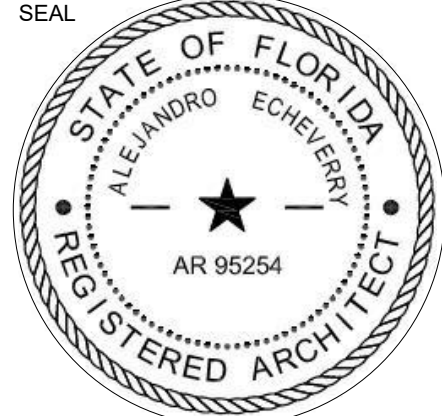


② LIFE SAFETY SECOND LEVEL
1/32" = 1'-0"

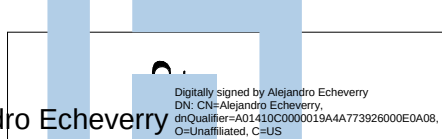


① LIFE SAFETY GROUND LEVEL
1/32" = 1'-0"

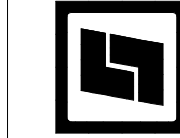
REVISIONS :		
No.	Description	Date
1	CITY COMMENTS	06.05.25
2	CITY COMMENTS - SHOP COORD.	07.28.25
5	OWNER CHANGES	01.23.26
6	OWNER CHANGES	03.16.26



CONSULTANT
ALEJANDRO ECHEVERRY
AR# 95254
JUNE 5, 2025



Alejandro Echeverry
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STILES ARCHITECTURAL
201 East Las Olas Blvd.,
Fort Lauderdale, Florida
954 - 627- 9180 33301
FL REG # AA-26001798



VEHICLE STORAGE
MIA MILAKES
AutoMall

PERMIT SET

LIFE SAFETY PLANS

A-2.9

PROJECT NO.
74142
DRAWN BY :
SAG
CHECKED BY :
Checker
DATE :
JUNE 5, 2025

EGRESS CALCULATIONS

PER 2023 FLORIDA BUILDING CODE		
NUMBER OF MEANS OF EGRESS (1004.1.1) NOT LESS THAN TWO FROM EVERY FLOOR		
OCCUPANT LOAD FACTOR (TABLE 1004.5)		
PARKING GARAGES	1 PER 200 GROSS S.F.	
STORAGE	1 PER 300 GROSS S.F.	
SERVICE BAYS	1 PER 300 GROSS S.F.	
ACTUAL OCCUPANT LOADS		
GROUND LEVEL		
PARKING GARAGE	25,844 S.F. / 200 = 130 OCC.	
STORAGE	4,488 S.F. / 300 = 15 OCC.	
SERVICE BAYS	35,016 S.F. / 300 = 117 OCC.	
BREAKROOM	1,527 S.F.	
(BREAKROOM AREA IS CONSIDERED ACCESSORY - CARRYING NO ADDITIONAL OCCUPANT LOAD)		
TYPICAL UPPER LEVEL		
PARKING GARAGE	66,875 S.F. / 200 = 335 OCC.	
MAXIMUM TRAVEL DISTANCE (TABLE 1017.2)		
S-1	250'	
S-2	400'	
DEAD-END CORRIDOR (1020.5 EXCEPTION 2)		
	50'	
COMMON PATH LIMIT (TABLE 1006.2.1 FOOTNOTE F)		
	100'	
EGRESS WIDTH PER OCCUPANT		
STAIRWAYS (1005.3.1)	0.3 IN.	
LEVEL (1005.3.2)	0.2 IN.	
MINIMUM CORRIDOR WIDTH (1020.3)		
	44 IN.	
MINIMUM STAIR WIDTH (1011.2)		
	44 IN.	
MINIMUM CLEAR OPENING EXIT DOORS (1010.1.1)		
	32 IN.	

GROUND LEVEL		TYPICAL UPPER LEVEL
STAIR REQ.	NONE	STAIR REQ. 335 OCC. X 0.3 = 100.5 IN.
PROV.	NONE	PROV. (2) 57 IN. = 114 IN.
DOORS REQ.	325 OCC. X 0.2 = 65 IN.	DOORS REQ. 335 OCC. X 0.2 = 67 IN.
PROV.	(2) 40" DOORS	PROV. (2) 40" DOORS
	36 IN. CLEAR = 72 IN.	36 IN. CLEAR = 72 IN.

FIRE EXTINGUISHER REQUIREMENTS

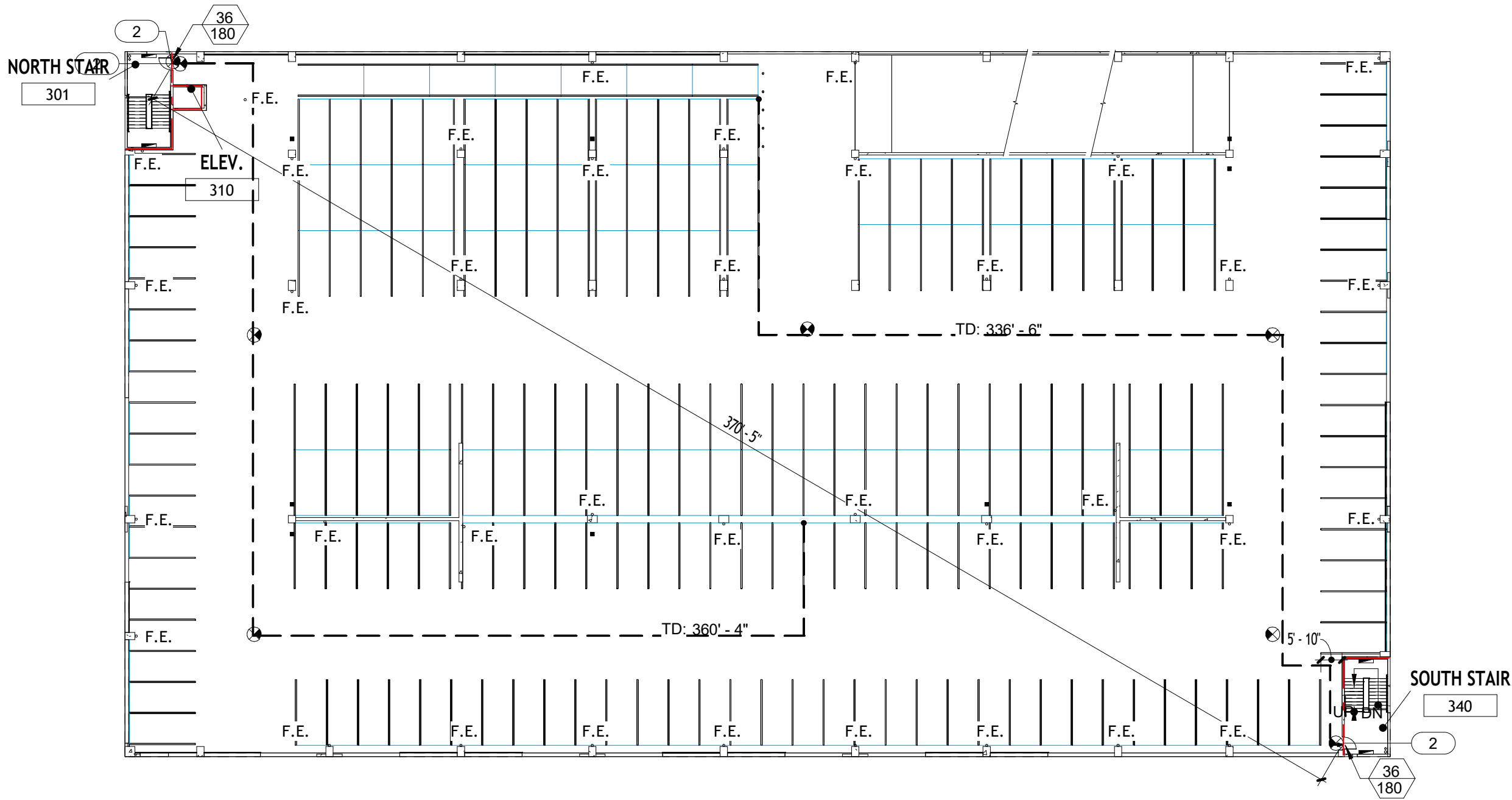
- PROVIDE (1) 10 LBS. 4A:80B:C FIRE EXTINGUISHER EVERY 2,500 SF. TAGGED AND WALL BRACKET MOUNTED AT 48" A.L.F.
- EACH FIRE EXTINGUISHER SHALL BE WITHIN A 50'-0" TRAVEL DISTANCE PER NFPA 10 2022 (8TH ED) SECTION 6.1.
- ALL FIRE EXTINGUISHERS SPECIFICATIONS AND LOCATION SHALL COMPLY WITH NFPA 10 2022.

TOTAL OVERALL AREA PER LEVEL
66,875 S.F. / 2,500 S.F. = 27 FIRE EXTINGUISHERS REQUIRED PER LEVEL.

34 PROVIDED

SYMBOLS LEGEND

	EMERGENCY DIRECTIONAL LIGHT		BACKET MOUNTED F.E.		STORAGE / UTILITY ROOMS
	EMERGENCY LIGHTING. SEE ELECTRICAL DRAWINGS		1 HR FIRE RATED WALL		PARKING GARAGE
			2 HR FIRE RATED WALL		DOOR TAG. REFER TO DOOR SCHEDULE.
	EGRESS PATH		EGRESS WIDTH PROVIDED (INCHES)		SERVICE BAYS
	TRAVEL DISTANCE		EGRESS LOAD CAPACITY (PERSONS)		BREAKROOM



③ LIFE SAFETY TYPICAL UPPER LEVEL
1/32" = 1'-0"

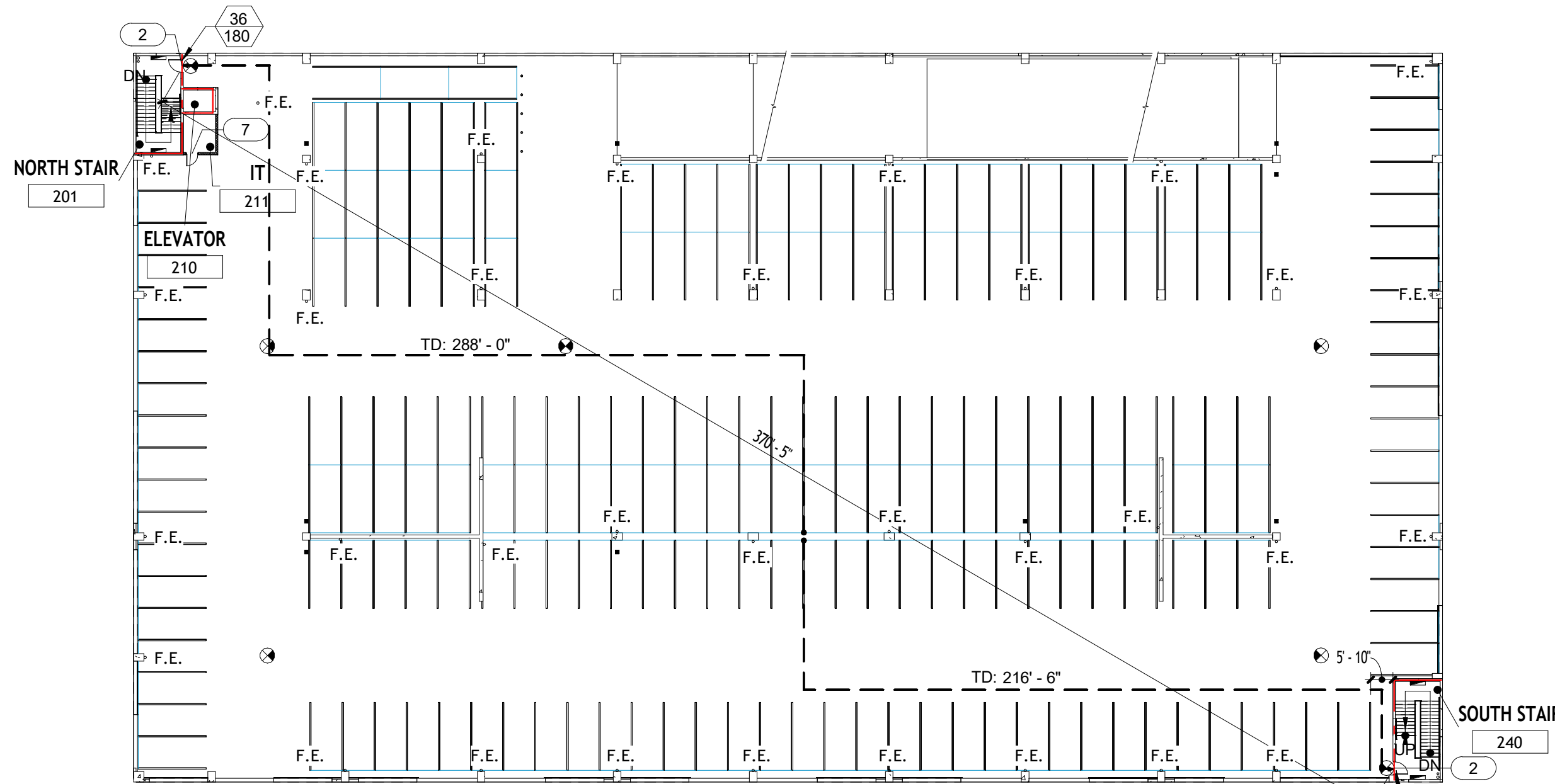
PER 2023 NFPA 101 LIFE SAFETY CODE
NUMBER OF MEANS OF EGRESS (42.8.2.4.1)
NOT LESS THAN TWO FROM EVERY FLOOR

OCCUPANT LOAD FACTOR (TABLE 7.3.1.2)	
STORAGE & SERVICE BAYS	MP*
*MAXIMUM PROBABLE NUMBER OF OCCUPANTS	
ACTUAL OCCUPANT LOADS	
SERVICE BAYS	1 PER BAY = 45 OCC.
STORAGE	NO REQUIREMENT AS PER 42.8.1.7
MAXIMUM TRAVEL DISTANCE (TABLE 42.8.2.6)	
S-2	400'

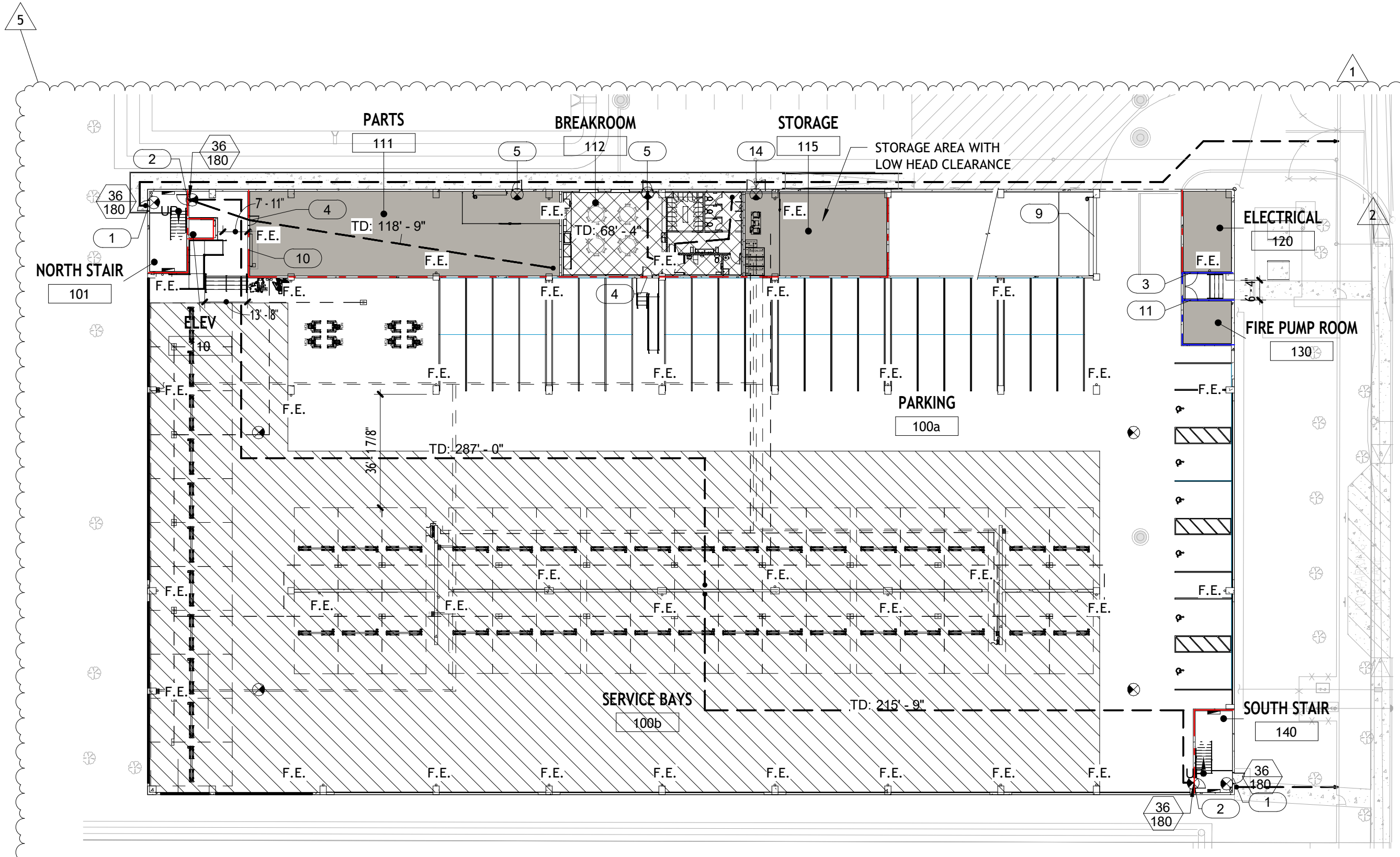
DEAD-END CORRIDOR (42.8.2.5.2)	50'
COMMON PATH LIMIT (42.8.2.5.1)	50'
EGRESS WIDTH PER OCCUPANT (7.3.3.1)	
STAIRWAYS	0.3 IN.
LEVEL	0.2 IN.
MINIMUM CORRIDOR WIDTH (7.3.4.1)	
	36 IN.
MINIMUM STAIR WIDTH (7.2.2.2.1.2(B))	
	44 IN.
MINIMUM CLEAR OPENING EXIT DOORS (7.2.1.2.3.2(1))	
	32 IN.

LIFE SAFETY GENERAL NOTES

- ALL DOORS MUST COMPLY WITH NFPA 101-2023, SECTION 7.2.1. - DOORS SHALL BE ARRANGED TO BE OPENED READILY FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOCKS SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FROM THE EGRESS SIDE.
- THE PROPOSED BUILDING DESIGN WILL PROVIDE 90% FLOOR AREA RADIO COVERAGE IN CRITICAL AREAS AS DESCRIBED IN NFPA 72 (2010) 24.5.2.2.1 AND 90% FLOOR AREA RADIO COVERAGE IN GENERAL BUILDINGS AREAS AS DESCRIBED IN NFPA 72 (2010) 24.5.2.2.2. THAT THE FIRE ALARM SYSTEM SHALL MEET THE REQUIREMENTS OF FLORIDA STATUTES 61G15-32.008(4) (A) THRU (O).
- THE FIRE SPRINKLER DESIGN SHALL MEET THE REQUIREMENTS OF FLORIDA STATUTES 61G15-32.004(4) ITEMS (A) THRU (M).
- FIREPROOFING CEILING ABOVE CHARGING AREAS AND EXPANDING OUT TO 15 FEET INCHARGING AREAS AND EXPANDING OUT TO 15 FEET.
- HOSE CONNECTS OUTSIDE THE STAIRS; WITHIN 100 FEET FROM CHARGING AREAS BUT WITHOUT BEING IN HAZARD AREA.
- CHARGER PARKING SPACES (TYPICAL TO HANDICAP PARKING SIZE).
- CHARGING STATIONS TO BE NO LESS THAN 10 FEET FROM ANY REQUIRED EXITS.
- CHARGING STATIONS CONFINED TO LOWER FLOOR ONLY (EASIER TO TOW AWAY.) INCREASED STRUCTURAL REQUIREMENTS DUE TO ADDITIONAL WEIGHT.
- AUTOMATIC/MANUAL ELECTRICAL DISCONNECTS (ACTIVATED BY A WATERFLOW ALARM). IN ENCLOSED GARAGES, INCREASED SMOKE EVACUATION/EXHAUST VOLUME.
- BLANKET CABINET ON EACH FLOOR, MINIMUM OF 3 PER CABINET.

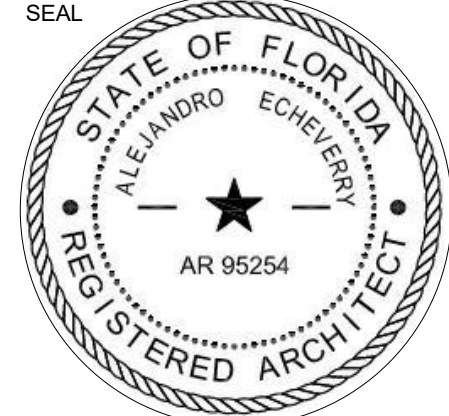


② LIFE SAFETY SECOND LEVEL
1/32" = 1'-0"



① LIFE SAFETY GROUND LEVEL
1/32" = 1'-0"

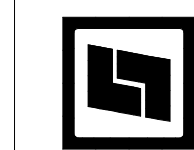
REVISIONS :		
No.	Description	Date
1	CITY COMMENTS	06.05.25
2	CITY COMMENTS - SHOP COORD.	07.28.25
5	OWNER CHANGES	01.23.26



CONSULTANT
ALEJANDRO ECHEVERRY
AR# 95254
JUNE 5, 2025

Alejandro Echeverry

STILES ARCHITECTURAL
201 East Las Olas Blvd.,
Fort Lauderdale, Florida
954 - 627- 9180 33301
FL REG # AA-26001798



VEHICLE STORAGE
PERMIT SET
MIAMI LAKES AutoMall

LIFE SAFETY PLANS

A-2.9

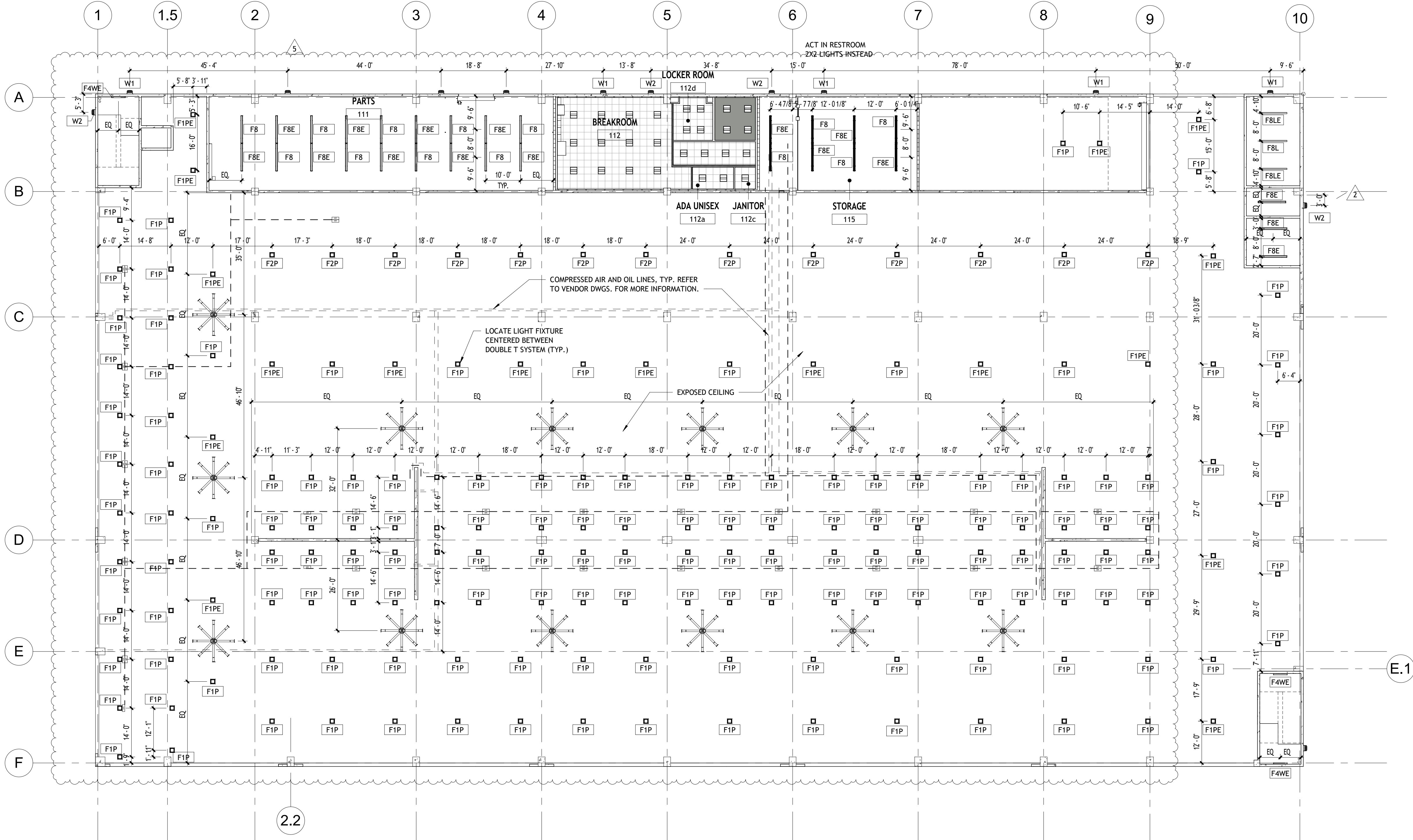
PROJECT NO.
74142
DRAWN BY :
SAG
CHECKED BY :
Checker
DATE :
JUNE 5, 2025

TYPE	DESCRIPTION	MANUFACTURER	MOUNTING
F1P	LED GARAGE FIXTURE LSI #XPG4-D-LED-10L-5W-UNV-DIM-50-ALSCS-WHT	LSI INDUSTRIES	ALIGN WITH BOTTOM OF TEE
F1PE	LED GARAGE FIXTURE LSI #XPG4-D-LED-10L-5W-UNV-DIM-50-ALSCS-BB-WHT	LSI INDUSTRIES	ALIGN WITH BOTTOM OF TEE
F2P	LED GARAGE FIXTURE LSI #XPG4-D-LED-10L-5W-UNV-DIM-50-ALSCS-WHT	LSI INDUSTRIES	ALIGN WITH BOTTOM OF TEE
F3P	LED GARAGE FIXTURE LSI #XPG4-D-LED-10L-5W-UNV-DIM-50-ALSCS-WHT	LSI INDUSTRIES	ALIGN WITH BOTTOM OF TEE
F3PE	LED GARAGE FIXTURE LSI #XPG4-D-LED-10L-5W-UNV-DIM-50-ALSCS-BB-WHT	LSI INDUSTRIES	ALIGN WITH BOTTOM OF TEES
F4LE	LED 4'-0" STRIP FIXTURE LSI #EG3-4-LED-6L-CA-5-UNV-DIM-50-ALSCS-WHT	LSI INDUSTRIES	ALIGN WITH BOTTOM OF TEE
F4P	LED GARAGE FIXTURE LSI #XPG4-D-LED-10L-5W-UNV-DIM-50-ALSCS-WHT	LSI INDUSTRIES	ALIGN WITH BOTTOM OF TEE
F4WE	LED 4'-0" WRAP AROUND LSI #W444-LED-HO-CW-UE-BB	LSI INDUSTRIES	WALL MOUNTED
F8	LED 8'-0" STRIP FIXTURE LSI #EG3-8-LED-11L-CA-5-UNV-DIM-50-80-**-BB-STD-SS	LSI INDUSTRIES	ALIGN WITH BOTTOM OF TEE
F8E	LED 8'-0" STRIP FIXTURE LSI #EG3-8-LED-11L-CA-5-UNV-DIM-50-80-**-BB-STD-SS	LSI INDUSTRIES	ALIGN WITH BOTTOM OF TEE
F8L	LED 8'-0" STRIP FIXTURE LSI #S8-LED-100L-UNV-DIM1-50-80-CRI-OCSUE	LSI INDUSTRIES	ALIGN WITH BOTTOM OF TEE
F8LE	LED 8'-0" STRIP FIXTURE LSI #S8-LED-100L-UNV-DIM1-50-80-CRI-OCSUEM10	LSI INDUSTRIES	ALIGN WITH BOTTOM OF TEE
OA	POLE TOP LIGHTS ON 15'-0" HIGH SQUARE POWDER ALUMINUM POLE, LSI	LSI INDUSTRIES	POLE MOUNTED
OA1	#MRM-LED-30L-SIL-5W-UNV-DIM-50-70-BRZ	LSI INDUSTRIES	POLE MOUNTED
W1	WALL MOUNT EXTERIOR LED LIGHTING FIXTURE WITH POLYCARBONATE SHIELD AND FINISH COLOR MATCHING ARCHITECTURAL WALL FINISH LSI# XWM-FT-LED-12L-50-UE-BRZ-ALSCS02	LSI INDUSTRIES	WALL MOUNTED
W2	WALL MOUNT EXTERIOR LED LIGHTING FIXTURE WITH POLYCARBONATE SHIELD AND FINISH COLOR MATCHING ARCHITECTURAL WALL FINISH AND BACK-UP BATTERY LSI# XWM-FT-LED-4L-50-UE-BRZ-ALSCS01B8	LSI INDUSTRIES	WALL MOUNTED
X3	SINGLE FACE UNIVERSAL MOUNT LED EXIT WITH BATTERY BACKUP WHITE HOUSING AND RED LETTERS ON WHITE BACKGROUND LSI# EX-R-1-**-WB-WH-S2-UE	LSI INDUSTRIES	WALL MOUNTED/ALIGNED WITH BOTTOM OF TEE
X4	SINGLE FACE UNIVERSAL MOUNT LED EXIT WITH BATTERY BACKUP WHITE HOUSING AND RED LETTERS ON WHITE BACKGROUND, WET LABEL, LSI# EWY-R-1-WB-WH-UE	LSI INDUSTRIES	WALL MOUNTED
FANS	12'-0" MACROAIR AVD5. POWER UNIT: M500-0025-MA. BLADES: 60-80012-00. VOLTAGE:33-22038-00. MOUNTING: 60-50150-00. CONTROLS: 30-90308-00.	MACRO AIR	CEILING MOUNTED

LIGHT FIXTURE SCHEDULE
1/16" = 1'-0"

LIGHTING FIXTURE NOTES
1/16" = 1'-0"

- CONTRACTOR SHALL SUPPORT RECESSED LIGHTING FIXTURES AT ALL DIAGONAL CORNERS FROM THE BUILDING STEEL OR STRUCTURE UTILIZING ALL THREAD ROD OR HANGER WIRE. SUPPORT LIGHTING FIXTURE INDEPENDENT OG HUNG CEILING SUPPORT STRUCTURE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING CEILING TYPES, MOUNTING ARRANGEMENTS AND OPERATING VOLTAGE PRIOR TO ORDERING FIXTURES.
- SIMILAR LIGHTING FIXTURES OF EXACT APPEARANCE AND PERFORMANCE MAY BE USED. SUBMIT ALTERNATE PACKAGE FOR REVIEW AND APPROVAL.
- FIXTURES, AS NOTED (SEE LEGEND), AND AS SHOWN ON THE LIGHTING DRAWINGS SHALL BE PROVIDED WITH EMERGENCY BATTERY. PROVIDE AN UNSWITCHED HOT WIRE IN CIRCUITY TO EVERY EMERGENCY FIXTURE FOR VOLTAGE SENSING. INSTALL THE EMERGENCY BATTERY INSIDE OF THE FIXTURE IN BALLAST COMPARTMENT. CONNECT EMERGENCY BATTERY TO ONE LAMP IN FIXTURE. PROVIDE TEST/MONITOR PLATE WITH TEST SWITCH AND CHARGING INDICATOR LIGHT. IN HUNG CEILING, MOUNT MONITOR PLATE FLUSH ON CEILING ADJACENT TO FIXTURE CONTAINING EMERGENCY BATTERY.



GROUND LEVEL REFLECTED CEILING PLAN
1/16" = 1'-0"

REVISIONS :		
No.	Description	Date
1	CITY COMMENTS	06.05.25
2	CITY COMMENTS - SHOP COORD.	07.28.25
5	OWNER CHANGES	01.23.26



CONSULTANT
ALEJANDRO ECHEVERRY
AR# 95254
JUNE 5, 2025

STILES ARCHITECTURAL
201 East Las Olas Blvd.,
Fort Lauderdale, Florida
954 - 627- 9180 33301
FL REG # AA-26001798

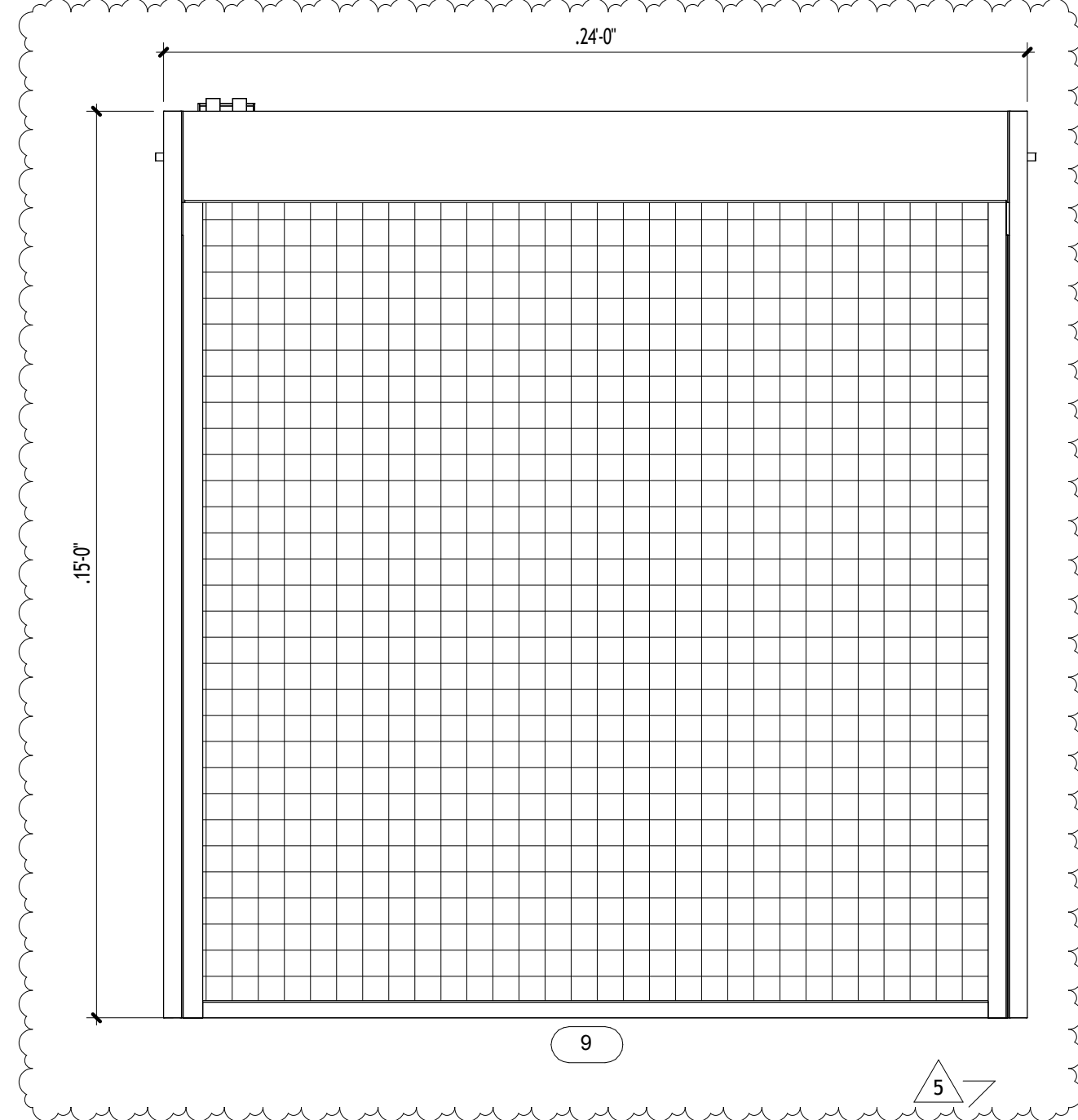
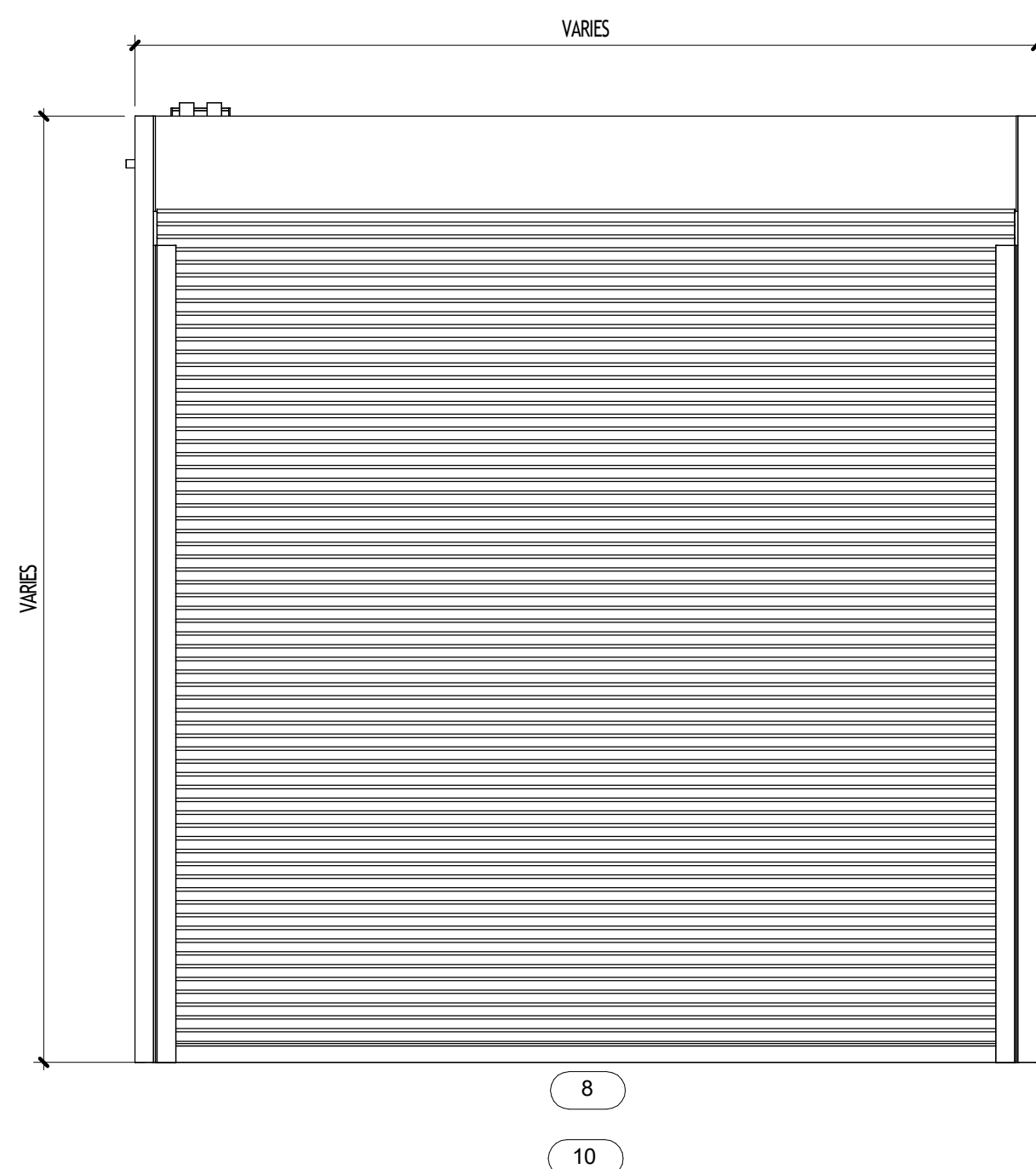
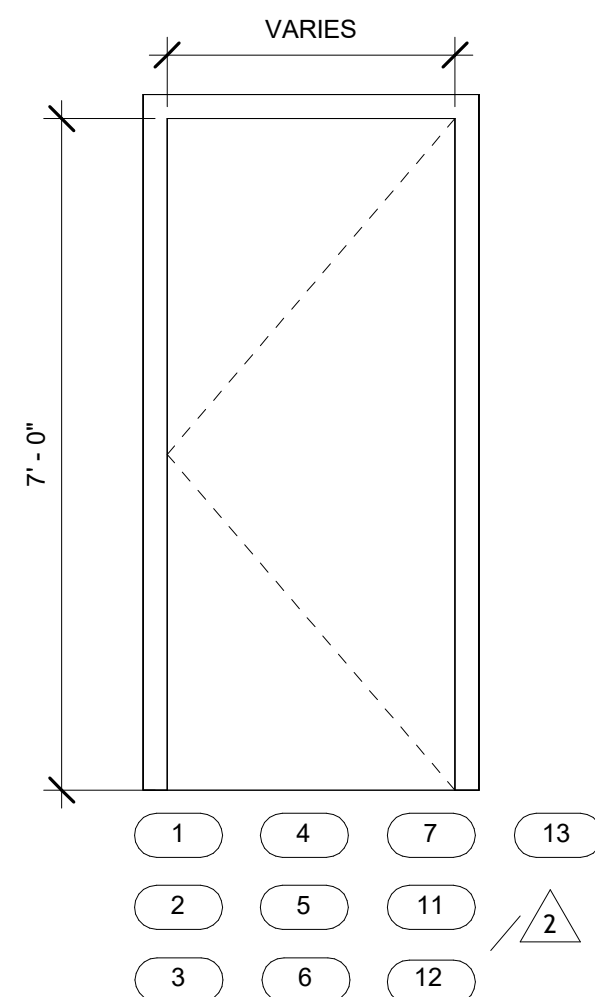
VEHICLE STORAGE
16100 NW 59 Ave.
Miami Lakes, FL 33014

PERMIT SET
MIAMI LAKES AutoMall
16100 NW 59 Ave.
Miami Lakes, FL 33014

GROUND FLOOR RCP

A-4.1

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JUNE 5, 2025



1. THE FOLLOWING SCHEDULE IS FURNISHED FOR WHATEVER ASSISTANCE IT MAY AFFORD THE CONTRACTOR; DO NOT CONSIDER IT AS ENTIRELY INCLUSIVE. SHOULD ANY PARTICULAR DOOR OR ITEM BE OMITTED IN ANY SCHEDULED HARDWARE GROUP, PROVIDE DOOR OR ITEM WITH HARDWARE SAME AS REQUIRED FOR SIMILAR PURPOSES. QUANTITIES LISTED ARE FOR EACH PAIR OF DOORS OR FOR EACH SINGLE DOOR.
2. THE INTENT OF THE HARDWARE SPECIFICATION IS TO SPECIFY THE HARDWARE FOR INTERIOR AND EXTERIOR DOORS, AND TO ESTABLISH A TYPE, CONTRACT, AND STANDARD OF QUALITY. HOWEVER, IT IS THE DOOR HARDWARE SUPPLIER'S RESPONSIBILITY TO THOROUGHLY REVIEW EXISTING CONDITIONS, SCHEDULE SPECIFICATIONS, DRAWINGS, AND OTHER CONTRACT DOCUMENTS TO VERIFY THE SUITABILITY OF THE HARDWARE SPECIFIED.

○ GLAZING LEGEND
1/2" = 1'-0"

HARDWARE GROUP NO. 02 - INTERIOR EXIT STAIR - SGL - NO ACCESS CONTROL					
Provide each SGL door(s) with the following:					
QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR	
3EA	HINGE	5B81 4.5 X 4.5	652	IVE	
1EA	FIRE EXIT HARDWARE	98-1-B-F-06-SNB		626AM	ON
1EA	SURFACE CLOSER	4050A REG OR PA S RES TBSFT 689	LCN		
1EA	KICK PLATE	8400 10" X 2" LDW B-C	630	IVE	
1EA	WALL STOP	WS406/407CPS	630	IVE	
1EA	GASKETING	48F5BK PSA	BK	ZER	

HARDWARE GROUP NO. 04 - INTERIOR PARTS / BREAKROOM - SGL - ACCESS CONTROL					
Provide each SGL door(s) with the following:					
QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR	
3EA	HAND	5B81 4.5 X 4.5	652	IVE	
1EA	VANDL. STOREROOM	57660 RHIO	686A	SCM	
1EA	ELECTRIC STRIKE	51030R 24 VAC /VD	689	VON	
1EA	SURFACE CLOSER	4050A REQ OR PA AS REQ TBSTRT	689	LCN	
1EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	VON	
1EA	WALL STOP	WS406 /407CCV	630	IVE	
3EA	SILENCER	SRE64	GRY	IVE	
1EA	DOOR CONTACT 679-05HM		BLK	SCE	
1EA	POWER TRANSFER	EPT10	689	VON	
1EA	CARD READER BY SECURITY SYSTEMS INTEGRATOR				
1EA	POWER SUPPLY - BY SECURITY SYSTEMS INTEGRATOR				
CARD READER, POWER SUPPLY AND DOOR CONTACT FURNISHED AND INSTALLED BY THE SGL INTEGRATOR					
VERIFY KEYWAY REQUIREMENTS WITH OWNER					

QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3EA	HINGE	5BB1 4.5 X 4.5 NRP	630	IVE
1EA	POWER TRANSFER	EPT10	689	VON
1EA	E. PANIC HARDWARE	RX-HH-9875-L-M996-06-FS-CON-SNB	626AM	VCH
1EA	MORTISE CYLINDER	20-061 ICX 36-083	626AM	SON
1EA	FSIC CORNER	23-030	626AM	SCB
1EA	SURFACE CLOSER	4050A SCUSH TB5RT	689	LCN
1EA	RAIN DRIP	11A	A	ZER
1EA	GASKETING	139A	A	ZER
1EA	DOOR SWEEP	328AA	AA	ZER
1EA	DOOR BOTTOM	FAS-SEAL	STE	ZER
1EA	THRESHOLD	566A-223	A	ZER
1EA	DOOR CONTACT 679-05WH		BLK	SCE
1EA	ELECTRIC STRIKE	51003PF 12/24 V/DC	689	VON
1EA	CARD READER - BY SECURITY SYSTEMS INTEGRATOR			
1EA	POWER SUPPLY BY SECURITY SYSTEMS INTEGRATOR			

CARD READER, POWER SUPPLY AND DOOR CONTACT FURNISHED AND INSTALLED BY THE SECURITY SYSTEMS INTEGRATOR

VERIFY KEYWAY REQUIREMENTS WITH OWNER

HARDWARE GROUP NO. 07 - INTERIOR IT - SGL RATED - ACCESS CONTROL

CARD READER, POWER SUPPLY AND DOOR CONTACT FURNISHED AND INSTALLED BY THE SECURITY SYSTEMS
INTEGRATOR
VERIFY KEYWAY REQUIREMENTS WITH OWNER

HARDWARE GROUP NO. 08 - INTERIOR FIRE PUMP ROOM - SGL - NO ACCESS CONTROL

QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3EA	HINGE	5B81 4.5 X 4.5 RNP	630M	IVE
1EA	PANIC HARDWARE	HH-8927 ECO-299F-SNR	626AM	VON
1EA	RIN CYLINDER	20-05 IXC	626AM	SCN
1EA	FSIC CORE	23-030	626AM	SCN
2EA	SURFACE CLOSER	4050A SCUSH TBSTRT	6896	LCH
2EA	RAIN DRIP	11A	A	ZER
4EA	GASKETING	139A	A	ZER
2EA	DOOR BOTTOM	FAS-SEAL	STE	ZER
1EA	THRESHOLD	566A-223	A	ZER

VERIFY KEYWAY REQUIREMENTS WITH FIRE DEPARTMENT

HARDWARE GROUP NO. 13 - INTERIOR RESTROOM (PRIVACY) - SGL

QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3EA	HINGE	5B81 4.5 X 4.5	632	ICH
1EA	PRIVACY LOCK	LV9040 06A 1583-363 L283-722	650	SCV
1EA	SURFACE CLOSER	4050A REG OR PA AS REQ TBSTRT 689	LCN	
1EA	KICK PLATE	8400 10" X 2" LDW B-C	630	IVE
1EA	WALL STOP	W5460/407CCV	630	IVE
3EA	SILENCER	SR64	GRY	IVE

HARDWARE GROUP NO. 02 - FLUIDS ROOM - PAIR

Provide each PR door(s) with the following:				
QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR
6EA	HINGE	5BB1 4.5 X 4.5 RNP	630	IVE
1EA	PANIC HARDWARE	HH-9827-EO-299F-SNB	626AM	VON
1EA	PANIC HARDWARE	HH-9827-L-NL-06-299F-SNB	626AM	VON
1EA	RIM CYLINDER	20-050-5X	626AM	SCH
1EA	FSIC CORE	23-030	626AM	SCH
2EA	SURFACE CLOSER	4050A SCUSH TBSRT	689	LCN
2EA	RAIN DRIP	11A	A	ZER
4EA	GASKETING	139A	A	ZER
1EA	RAIN DRIP	142AA	AA	ZER
1SET	MEETING STYLE	328AA-S	AA	ZER
1EA	GASKETING	328AA-PSA	BK	ZER
2EA	DOOR BOTTOM	FAS-SEL	626AM	STE
1EA	THRESHOLD	566A-223	A	ZER
VERIFY KEYWAY REQUIREMENTS WITH OWNER				

The seal is circular with a rope-like border. The outer ring contains the text "STATE OF FLORIDA" at the top and "REGISTERED ARCHITECT" at the bottom, separated by two dots. The inner circle features the name "ALEJANDRO ECHEVERRY" at the top and "AR 95254" at the bottom, with a five-pointed star in the center.

CONSULTANT
ALEJANDRO ECHEVERRY
AR# 95254
JUNE 5, 2025

Digitally signed by Alejandro Echeverry
DN: cn=Alejandro Echeverry,
o=Qualifier=A01410C0000019A4A77326000E0A08,
ou=Unaffiliated, c=US
Date: 2018.01.27 11:14:53 -0500

STILES
ARCHITECTURAL
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Fort Lauderdale, Florida
954 - 627-9180 33301
FL. REG # AA-26001798

PERMIT SET

MIAMILAKES
AutoMail

VEHICLE STORAGE

16100 NW 59 Ave.
Miami Lakes, FL 33014

DOOR AND WINDOW SCHEDULE & DETAILS

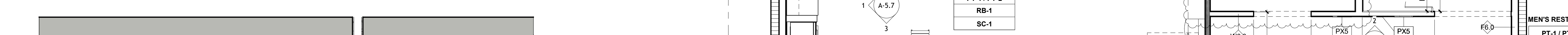
A-5.4

PROJECT NO.
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DRAWN BY :
SAG
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Checker
DATE :
JUNE 5, 2025

Alejandro Echeverry



ENLARGED PLANS AND
ELEVATIONS



MIAMI DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES - Job Copy
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A-5.6 rwk 2026-05-11.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ, LILIA 5/11/2026 12:16:42 PM FIRE Approved

SEAL

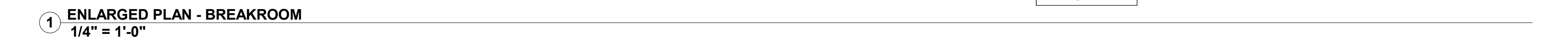
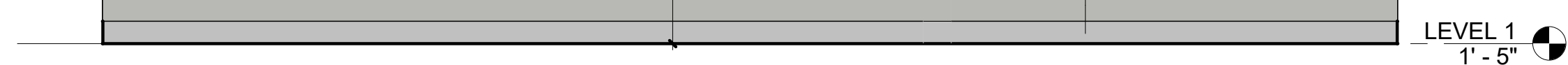
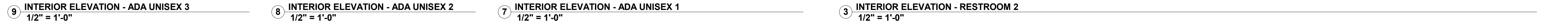
STATE OF FLORIDA
ALEJANDRO ECHEVERRY
★
AR 95254
REGISTERED ARCHITECT

Alejandro Echeverry

PERMIT SET

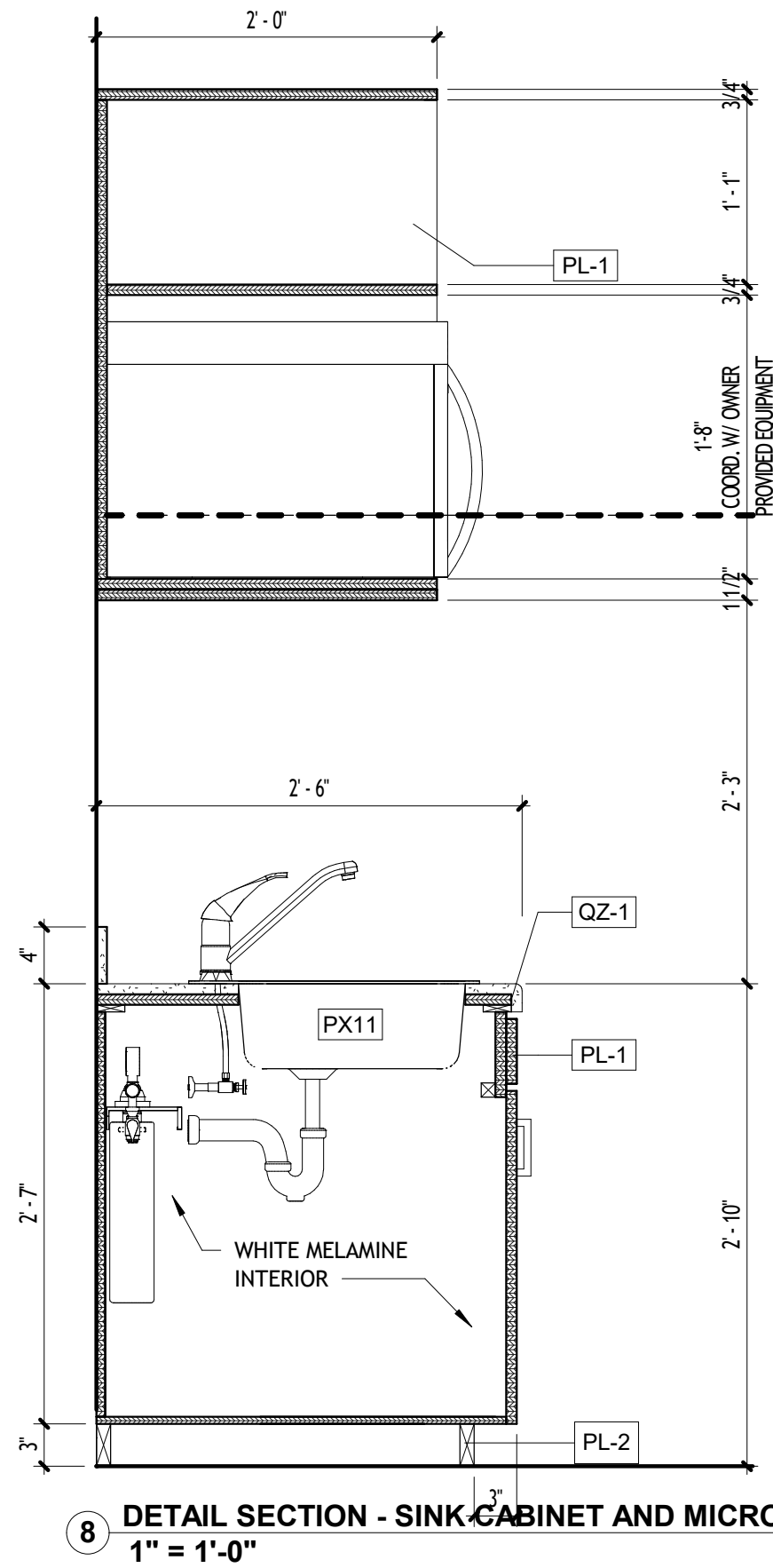


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JUNE 5, 2025

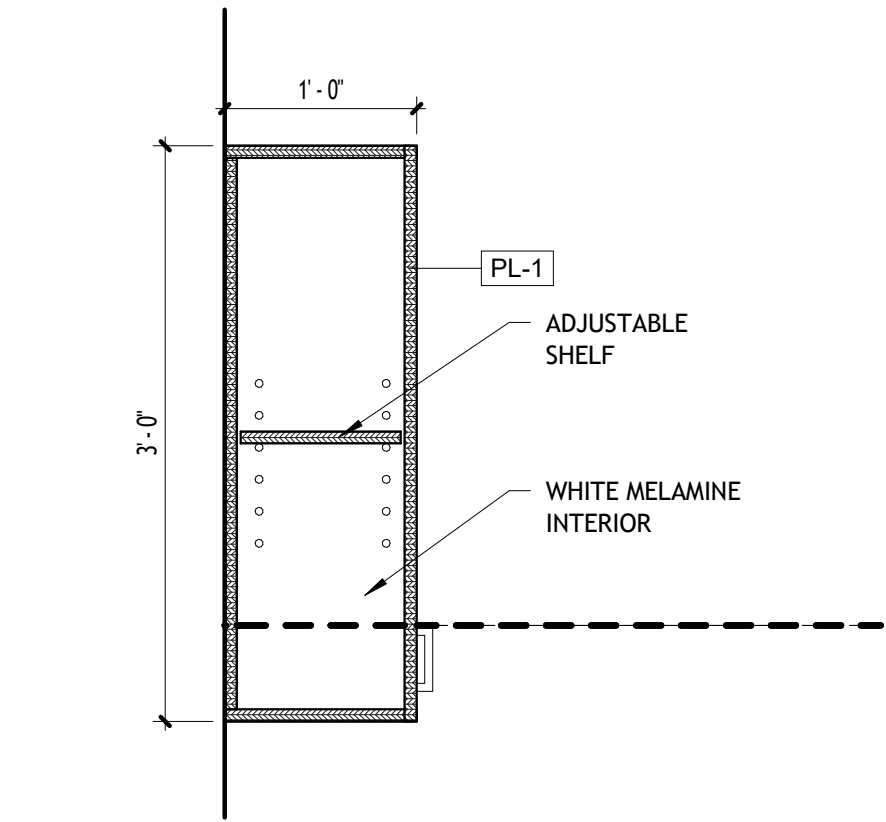


Bathroom				
MARK	MANUFACTURER	MODEL	DESCRIPTION	COMMENTS
PX1a	ADVANCE TABCO	7-PS-80	HAND SINK	
PX1b	REGENCY	600HMSF1872	72" STAINLESS STEEL WASH BASIN WITH GOOSENECK FAUCETS	
PX2	REF. TO PLUMB.	REF. TO PLUMB.	TOILET	
PX3	ASI	20364	WALL MOUNTED SOAP DISPENSER	
PX4	ASI	0457	RECESSED PAPER TOWEL DISPENSER	
PX5	ASI	0600-1836	MIRROR	
PX6	ASI	3800 SERIES	S. STL. GRAB BAR 36" LONG (REAR) 42" LONG (SIDE)	
PX7	ASI	0697-GAL	TOILET PAPER DISPENSER WITH SHELF	
PX8	ASI	0852	NAPKIN DISPOSAL	
PX9	ADVANCE TABCO	9-OP-28	MOP SINK	PROVIDE WITH SIDE AND BACK SPLASH K-290L, UTILITY SHELF K-246 & SERVICE FAUCET K-240
PX10	REF. TO PLUMBING.	REF. TO PLUMBING.	URINAL	
PX11	REF. TO PLUMB.	REF. TO PLUMB.	UNDERMOUNT KITCHEN SINK WITH GOOSENECK FAUCET	
PX12	BRADLEY COORPORATION	LENOX	2 TIER LOCKER	
PX13	BRADLEY COORPORATION	LENOXPEDESTAL	SOLID PLASTIC PEDESTAL BENCH	60" X 18"
PX14	RUBBERMAID	SLIM JIM	TRASH BIN	
PX15	ELKAY	LZSTL8WSLK	BH-LEVEL WATER COOLER WITH BOTTLE FILLING STATION	
PX16	ASI	0477-SM	SURFACE MOUNTED TOILET SEAT COVER DISPENSER	
PX17	BRADLEY COORPORATION	500 SERIES	RESTROOM PARTITIONS - FLOOR BRACED	STAINLESS STEEL
PX18	BRADLEY COORPORATION	500 SERIES	URINAL SCREEN	STAINLESS STEEL 23" X 42"

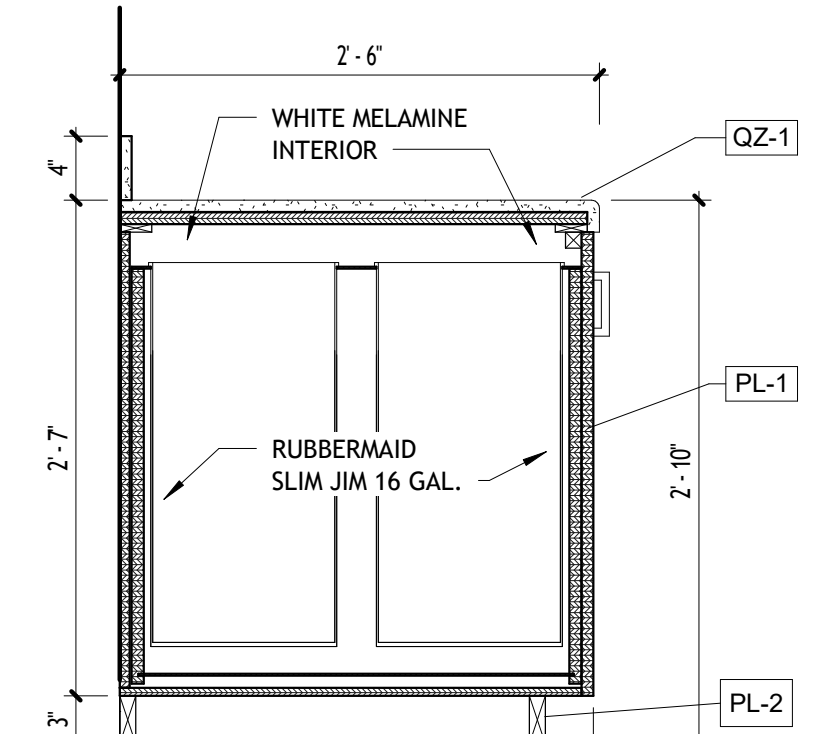
Finish Schedule					
MARK	TYPE	MANUFACTURER	MODEL / COLOR	SIZE	NOTES
ACT-1	ACT	ARMSTRONG CEILINGS	1850 DUNE	24"x24"x1"	15/16" PRELUDE GRID IN WHITE.
PL-1	LAMINATE	WILSONART	7965K-12 WALNUT HEIGHTS		
PL-2	LAMINATE	WILSONART	D506 SILVER MIST 60 MATTE		
PT-1	PAINT	SHERWIN WILLIAMS	SW6959 BLUE CHIP		
PT-2	PAINT	SHERWIN WILLIAMS	SW7065 ARGOS		
PT-3	PAINT	SHERWIN WILLIAMS	SW9163 TIN LIZZIE		
PT-4	PAINT	SHERWIN WILLIAMS	SW7068 GRIZZLE GRAY		
QZ-1	QUARTZ	WILSONART	Q1018 LAZIO		EASED EDGE
RB-1	RUBBER BASE	TARKETT	TS TB3 DOVER	4"	
SC-1	CONCRETE SEALER	GHOSTSHIELD	SILLOXA-TEK 8500		FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR CONCRETE PREP PRIOR TO APPLICATION.



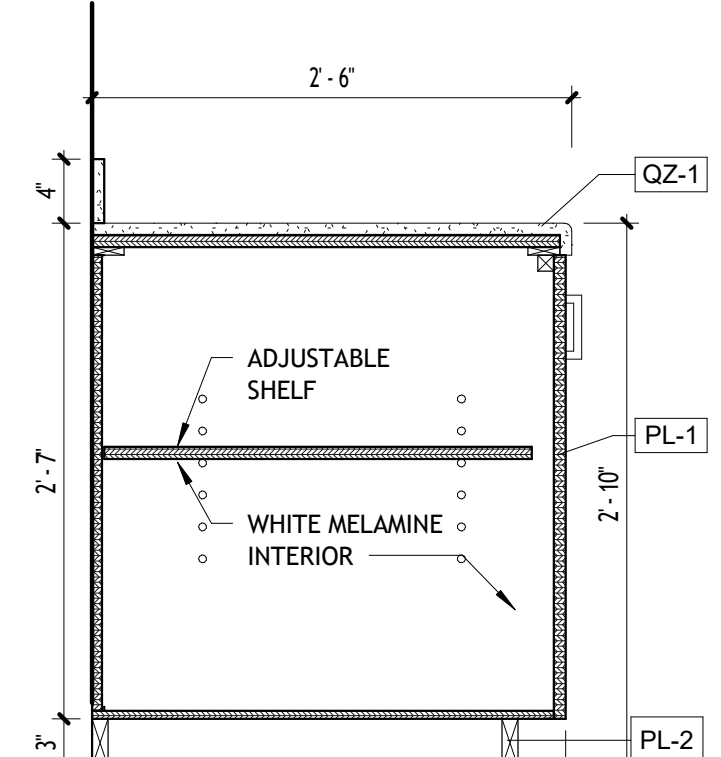
8 DETAIL SECTION - SINK CABINET AND MICROWAVE SHELF
1" = 1'-0"



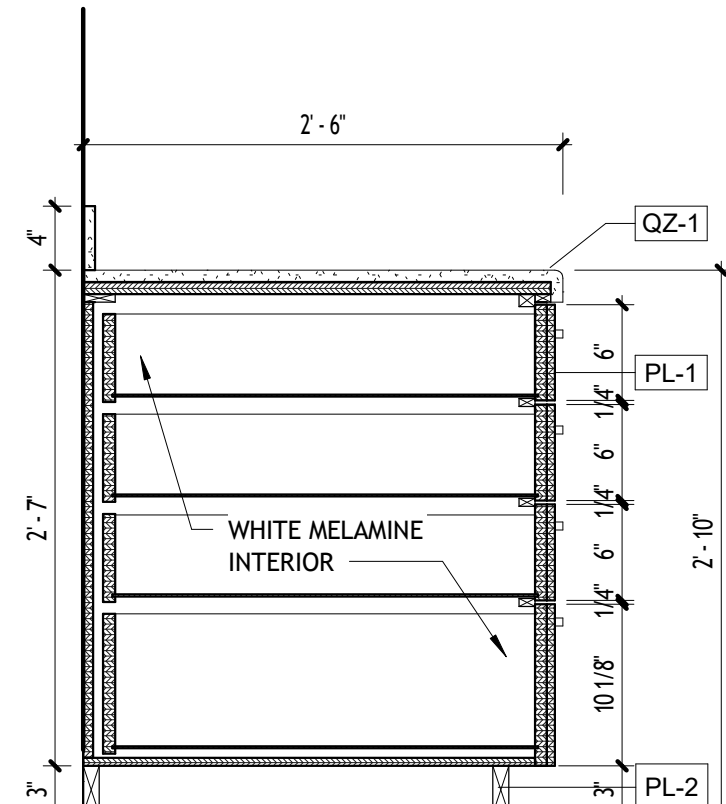
7 DETAIL SECTION - UPPER CABINETS
1" = 1'-0"



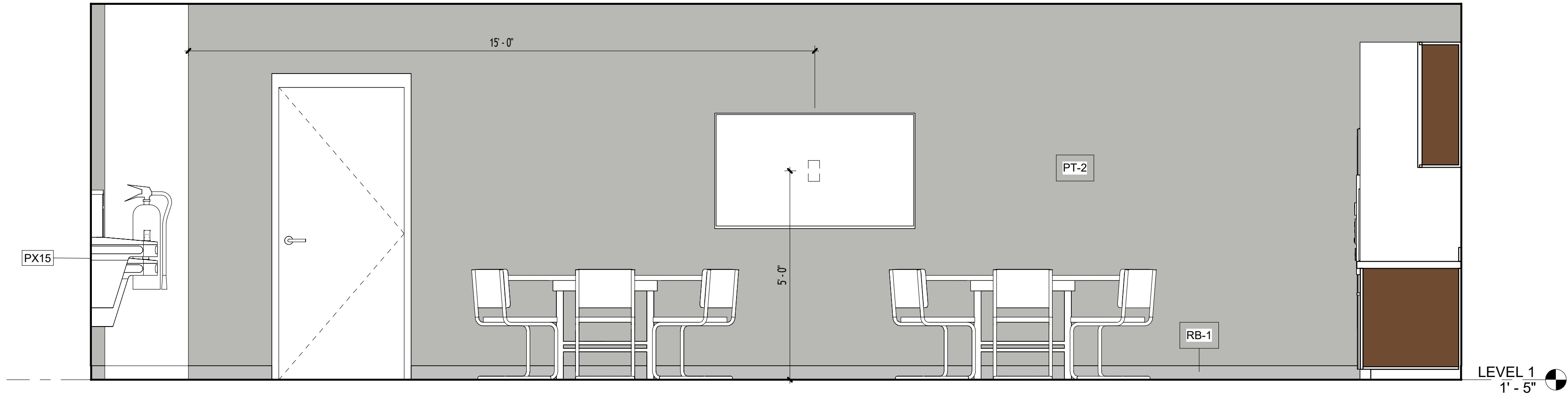
6 DETAIL SECTION - TRASH PULL OUT
1" = 1'-0"



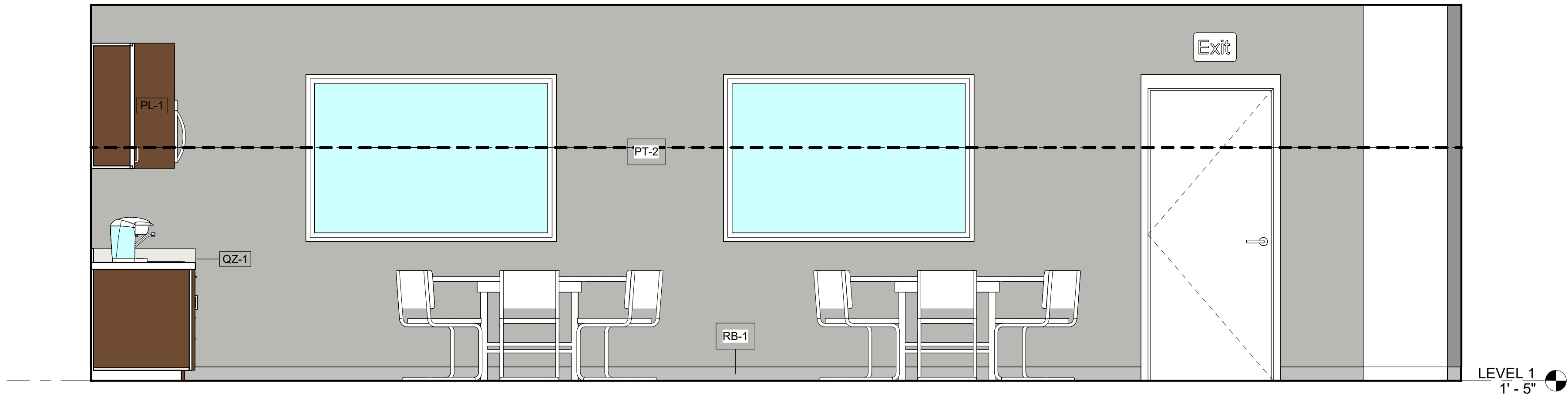
5 DETAIL SECTION - BASE CABINET
1" = 1'-0"



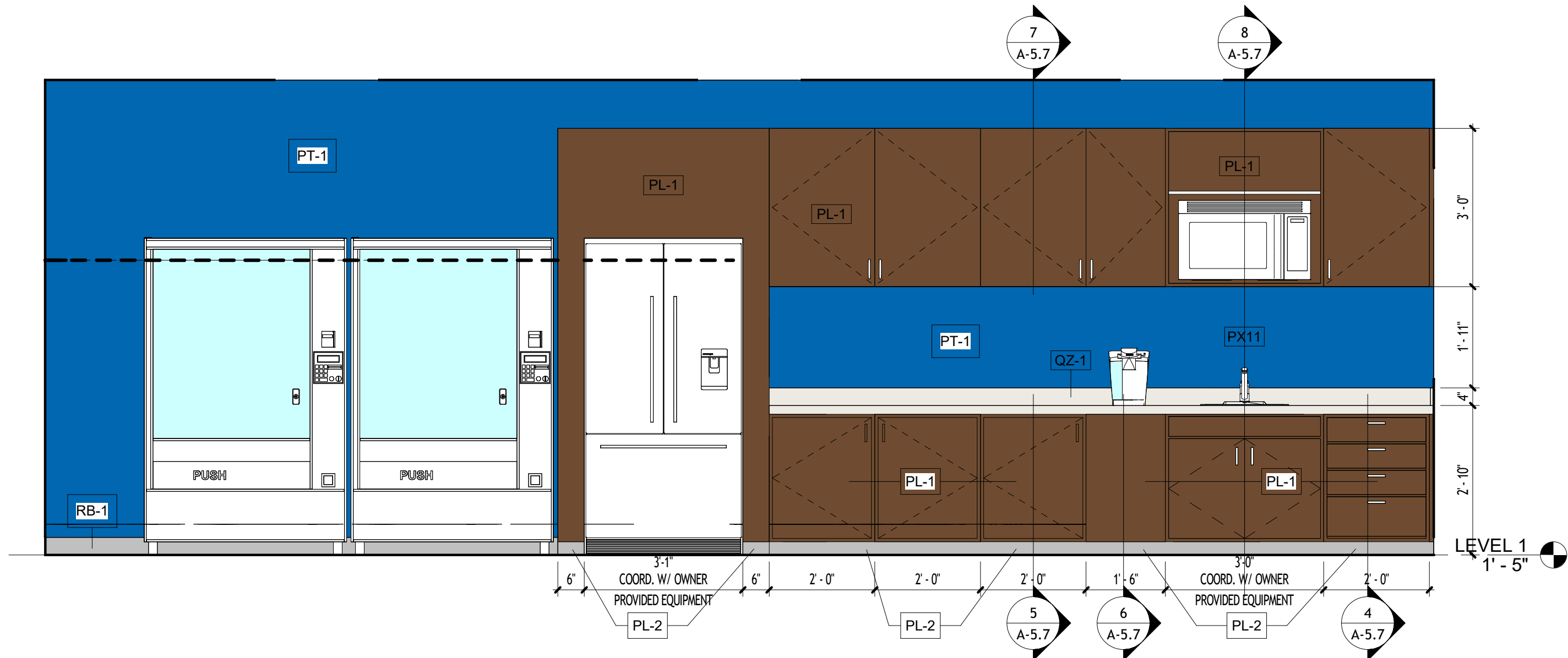
4 DETAIL SECTION - DRAWER CABINET
1" = 1'-0"



3 INTERIOR ELEVATION - BREAKROOM 3
1/2" = 1'-0"



2 INTERIOR ELEVATION - BREAKROOM 2
1/2" = 1'-0"



1 INTERIOR ELEVATION - BREAKROOM 1
1/2" = 1'-0"

REVISIONS :		
No.	Description	Date
5	OWNER CHANGES	01.23.26



CONSULTANT
ALEJANDRO ECHEVERRY
AR# 95254
JUNE 5, 2025

Alejandro Echeverry

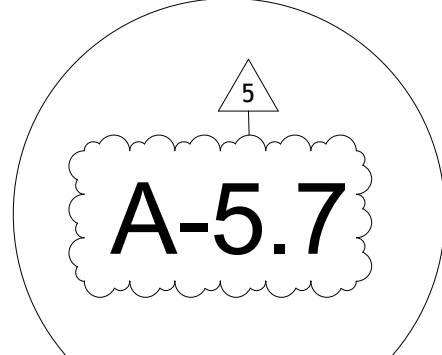
STILES ARCHITECTURAL
201 East Las Olas Blvd.,
Fort Lauderdale, Florida
954 - 627- 9180 33301
FL REG # AA-26001798



VEHICLE STORAGE
16100 NW 59 Ave.
Miami Lakes, FL 33014

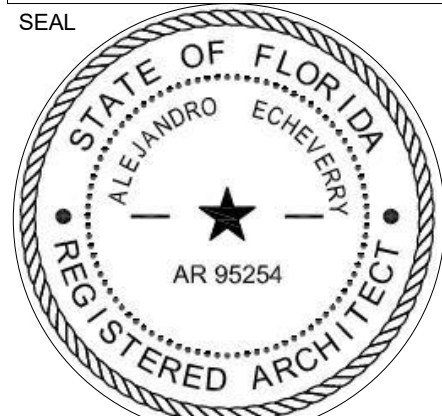
PERMIT SET
MIAMI LAKES AutoMall

INTERIOR ELEVATIONS
AND CASEWORK
DETAILS



PROJECT NO.
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JUNE 5, 2025

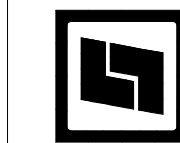
REVISIONS :		
No.	Description	Date
1	CITY COMMENTS	06.05.25
2	CITY COMMENTS - SHOP COORD.	07.28.25
5	OWNER CHANGES	01.23.26



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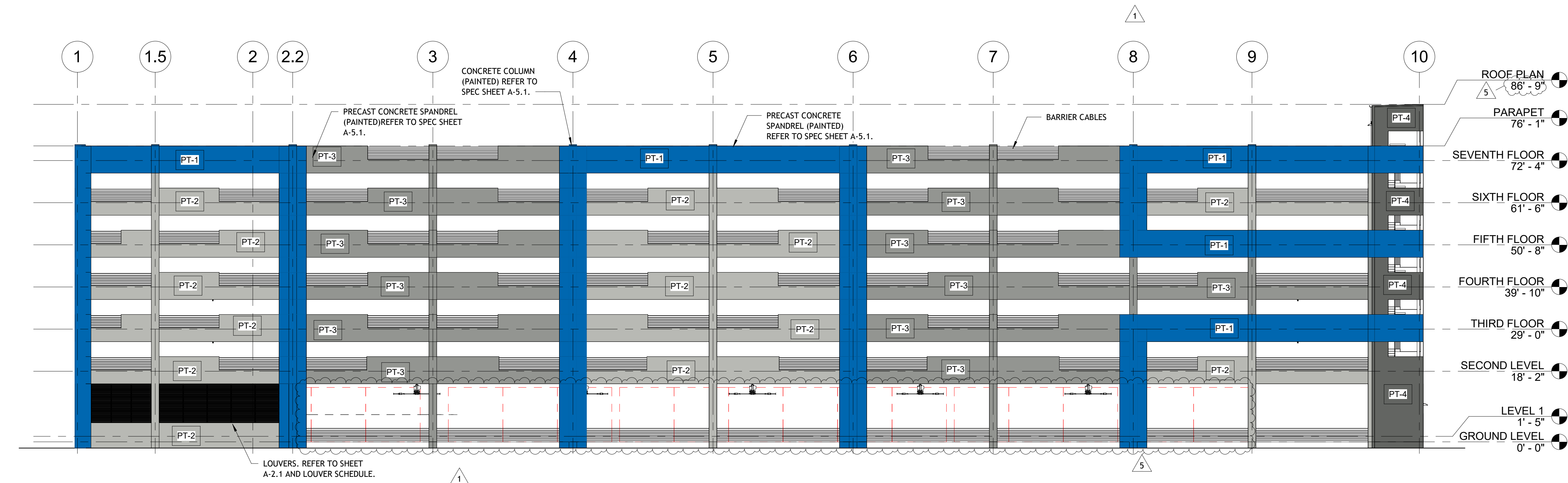
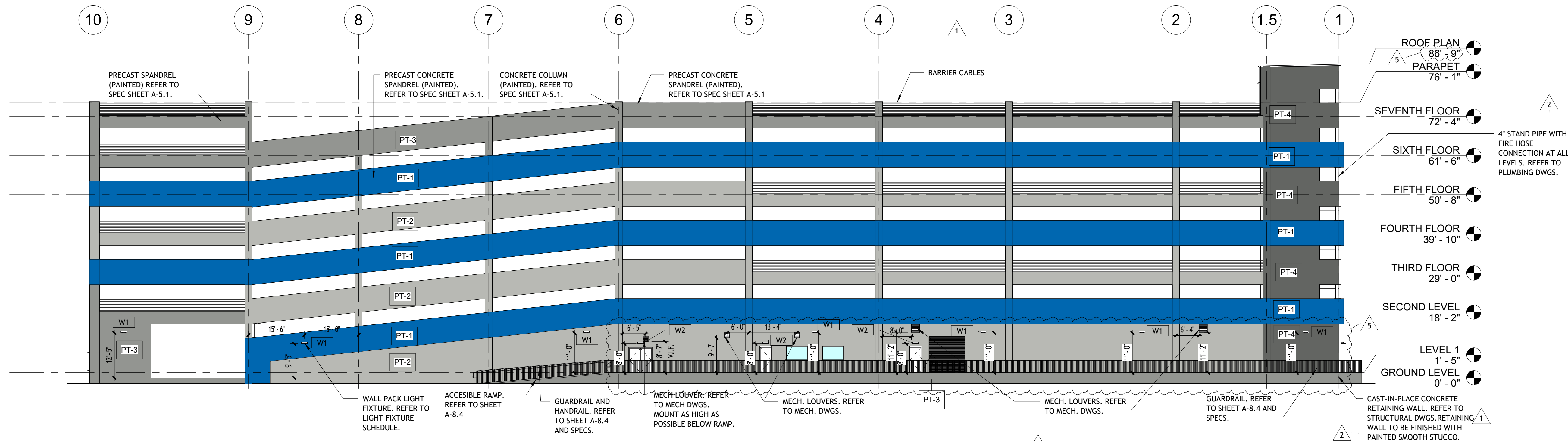


PERMIT SET
MIAMI LAKES AutoMall
VEHICLE STORAGE
16100 NW 59 Ave.
Miami Lakes, FL 33014

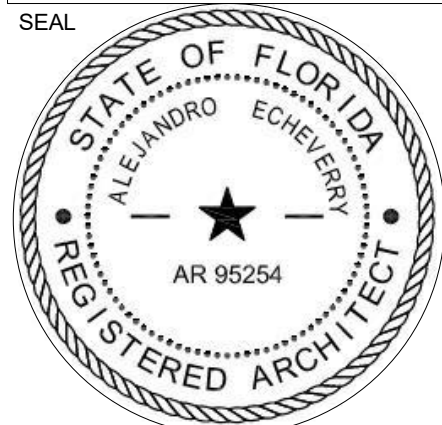
EXTERIOR ELEVATIONS

A-6.1

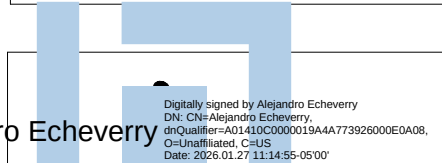
PROJECT NO.
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DATE :
JUNE 5, 2025



REVISIONS :		
No.	Description	Date
1	CITY COMMENTS	06.05.25
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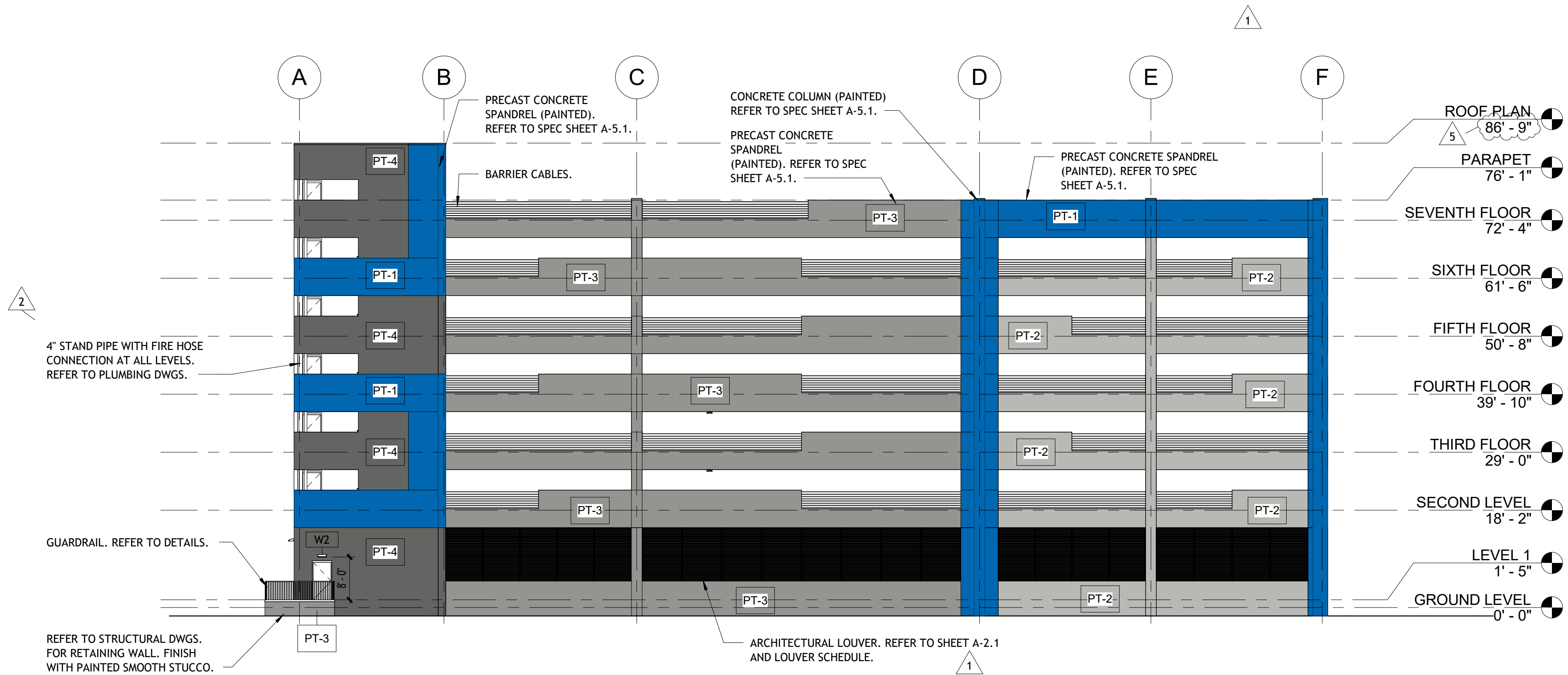


PERMIT SET
MIAMI LAKES
AutoMall
VEHICLE STORAGE
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Miami Lakes, FL 33014

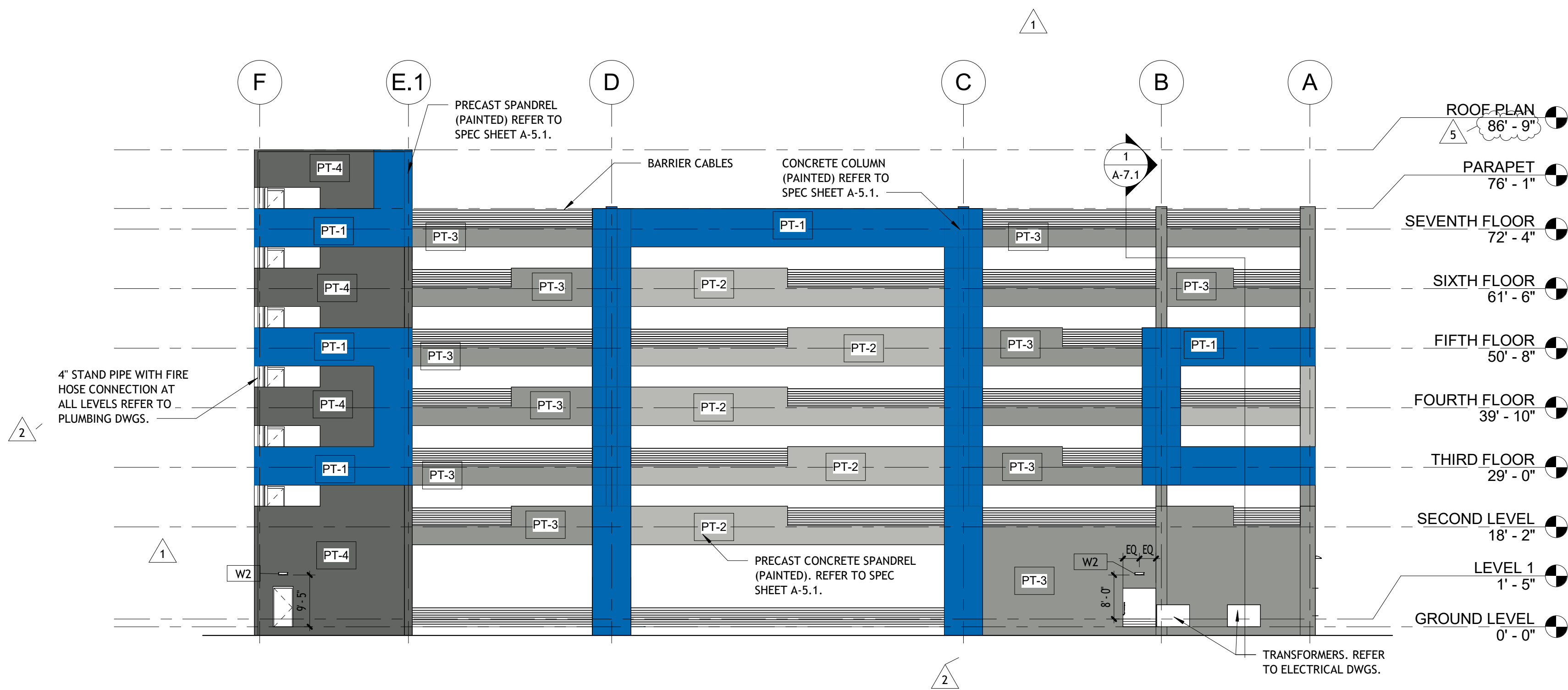
EXTERIOR ELEVATIONS

A-6.2

PROJECT NO.
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Checker
DATE :
JUNE 5, 2025



2 West Architectural Building Elevation
1/16" = 1'-0"



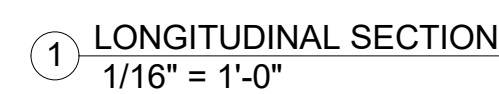
1 East Architectural Building Elevation
1/16" = 1'-0"

Digitially signed by Alejandro Echeverry
CN: CN=Alejandro Echeverry
O=Quilero-A0143000000196AA773928000E0A0B.
C=Colombia; c=ES
Date: 2028.01.27 11:34:56-05'00'



BUILDING SECTIONS

PROJECT NO.
74142
DRAWN BY :
SAG
CHECKED BY :
Checker
DATE :
JUNE 5, 2025

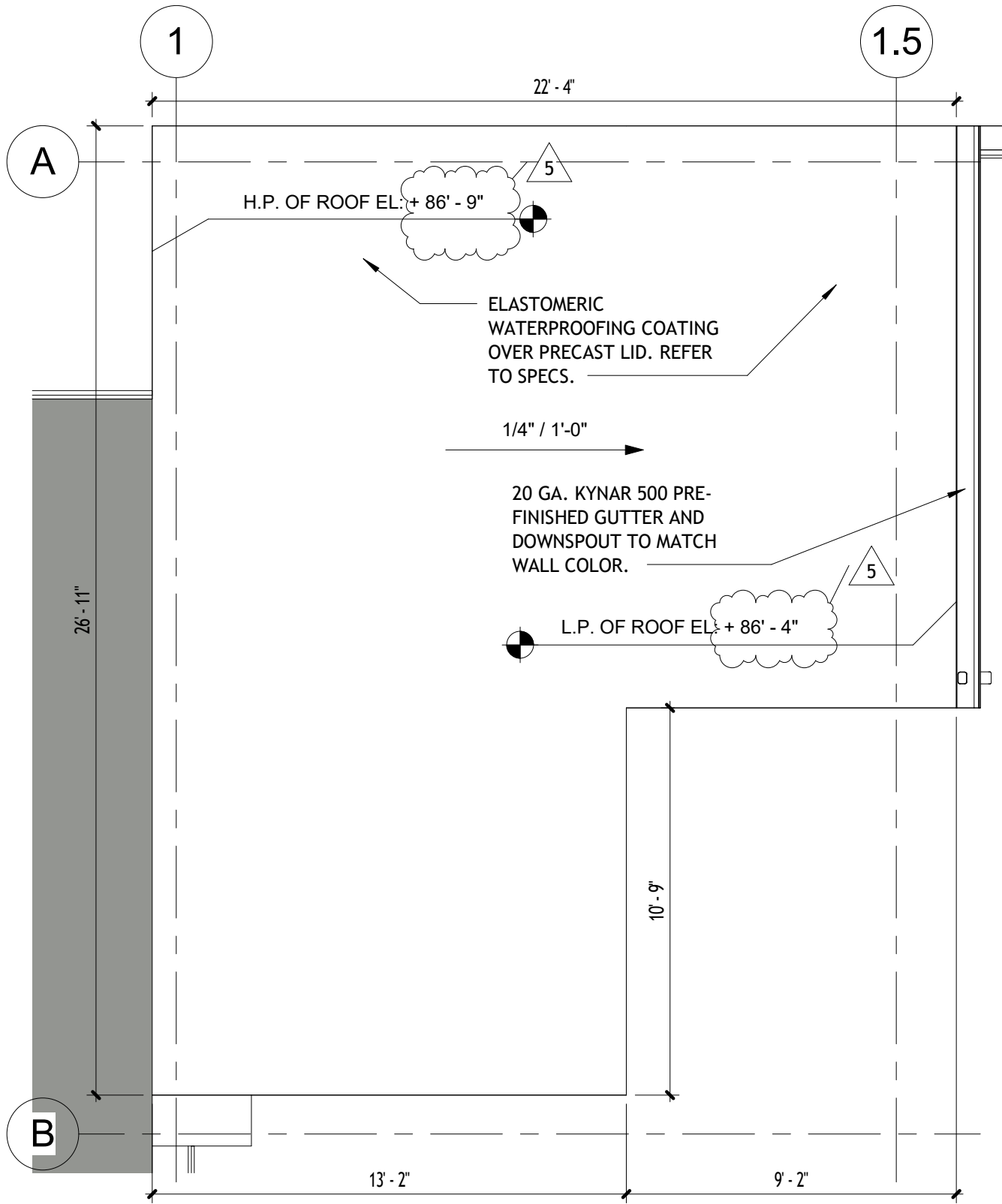


- 1.THE STAIRS SHALL BE PROVIDED WITH SPECIAL SIGNAGE WITHIN THE ENCLOSURE AT EACH FLOOR LANDING.
2.THE SIGNAGE SHALL INDICATE THE FLOOR LEVEL.
3.THE SIGNAGE SHALL INDICATE THE TERMINUS OF THE TOP AND BOTTOM OF THE STAIR ENCLOSURE.
4.THE SIGNAGE SHALL INDICATE THE IDENTIFICATION OF THE STAIR ENCLOSURE.
5.THE SIGNAGE SHALL INDICATE THE FLOOR LEVEL OF, AND THE DIRECTION TO, EXIT DISCHARGE.
6.THE SIGNAGE SHALL BE LOCATED INSIDE THE STAIR ENCLOSURE.
7.THE BOTTOM OF THE SIGNAGE SHALL BE LOCATED A MINIMUM OF 48 IN. ABOVE THE FLOOR LANDING, AND THE TOP OF THE SIGNAGE SHALL BE LOCATED A MAXIMUM OF 84 IN. ABOVE THE FLOOR LANDING.
8.THE SIGNAGE SHALL BE IN A POSITION THAT IS VISIBLE FROM WITHIN THE STAIR ENCLOSURE WHEN THE DOOR IS IN THE OPEN OR CLOSED POSITION.
9.THE FLOOR LEVEL DESIGNATION SHALL ALSO BE TACTILE IN ACCORDANCE FBC ACCESSIBILITY CODE.
10.THE SIGNAGE SHALL BE PAINTED OR STENCILED ON THE WALL OR ON A SEPARATE SIGN SECURELY ATTACHED TO THE WALL.
11.THE STAIRWAY IDENTIFICATION SHALL BE LOCATED AT THE TOP OF THE SIGN IN MINIMUM 1 IN. HIGH LETTERING
12.THE FLOOR LEVEL NUMBER SHALL BE LOCATED BELOW THE STAIRWAY IDENTIFIER IN MINIMUM 5 IN. HIGH NUMBERS
13.IDENTIFICATION OF THE LOWER AND UPPER TERMINUS OF THE STAIRWAY SHALL BE ON THE SIGN IN MINIMUM 1 IN. HIGH LETTERS OR NUMBERS

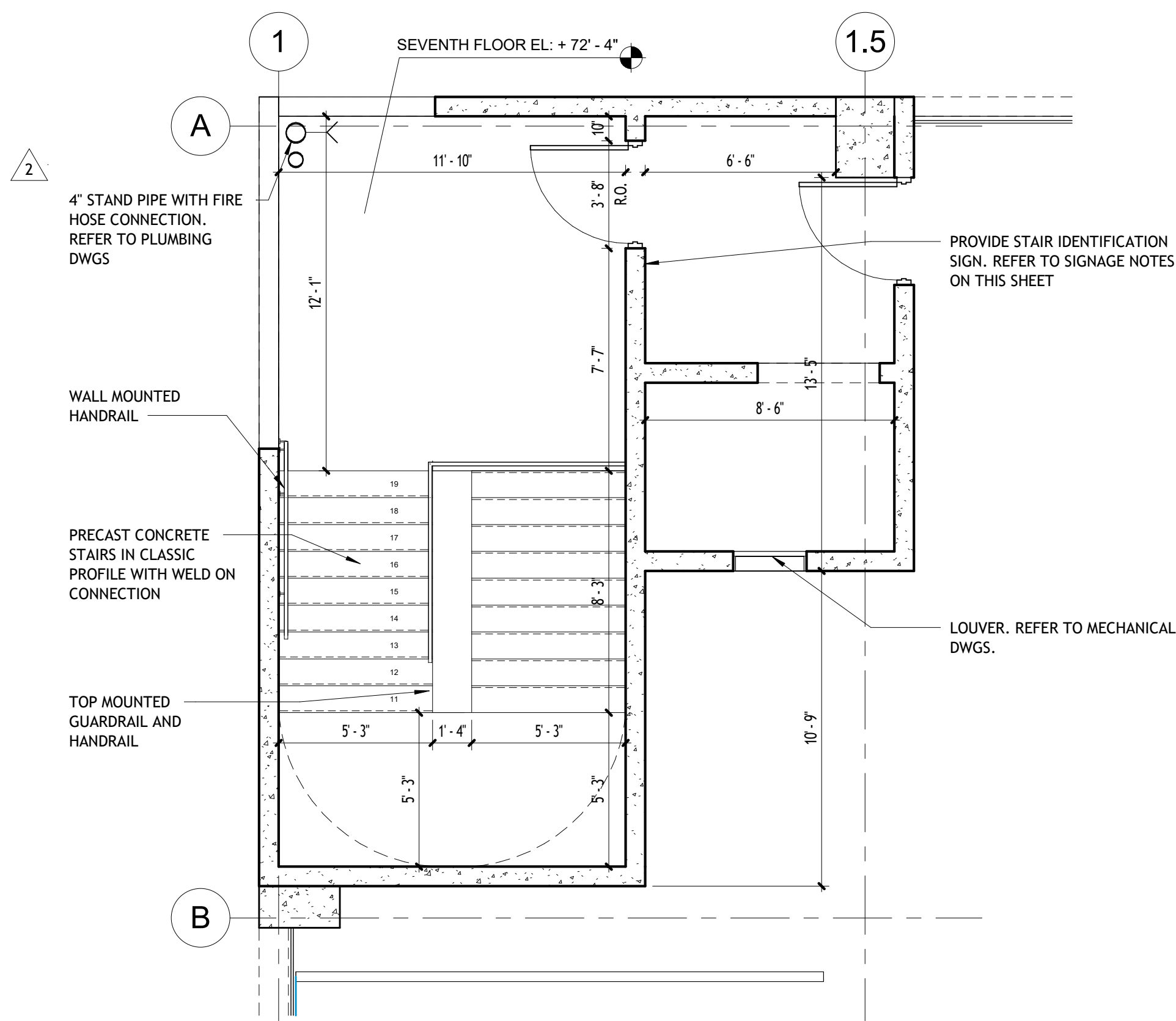
STAIRS SIGNAGE NOTES
1/2" = 1'-0"

1. GENERAL CONTRACTOR TO VERIFY RAILING CONFORMARNCE WITH REQUIREMENTS OF F.B.C. AND NFPA 101 PRIOR TO INSTALLATION.
2. PROVIDE HANDRAILS ON BOTH SIDES OF EACH STAIRWAY AND RAMP.
3. ALL HAND RAILING TO BE 1-1/2" CLEARANCE FROM FINISHED WALL.
4. ALL GUARD RAILINGS TO BE SPACED TO REJECT A 4" DIAMETER OBJECT. THE TRIANGLE OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM ELEMENT OF GUARDRAIL AT THE OPENSIDE OF THE STAIR SHALL BE OF SUCH SIZE THAT WILL REJECT A 6" DIA. OBJECT.
5. ALL HANDRAILS TO BE CONTINUOUSLY GRASPABLE THROUGH ITS ENTIRETY, AND SHALL RETURN TO WALLS AT ALL ENDS.
6. ALL STEPS IN STAIRS TO HAVE A SLIP RESISTANT FINISH.
7. TOP OF ALL HANDRAILS TO BE LOCATED AT MIN. 2'-10" ABOVE STAIR NOSING. ALL SAFEGUARD RAILING TO BE A MIN. 3'-6" HIGH, MEASURED FROM THE FLOOR SURFACE TO THE TOP RAIL.
8. THE MAXIMUM VARIATION IN HEIGHT OF RISERS AND WIDTH OF TREADS IN ANY FLIGHTS SHALL BE NO MORE THAN 3/16".
9.THE MAXIMUM VARIATION FROM HORIZONTAL OF A TREAD SHALL BE NO MORE THAN 3/16".
10. ALL EXPOSED SURFACES IN STAIRWELL SHALL BE PAINTED, U.O.N.
11. STAIRS SHALL BE PROVIDED WITH SIGNAGE WITHIN THE ENCOLOSURE AT EACH FLOOR LANDING. THE SIGNAGE SHALL INDICATE THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM OF THE STAIR ENCLOSURE AND THE IDENTIFICATION OF EACH STAIR. SIGN WILL ALSO STATE THE FLOOR LEVEL OF, AND DIRECTION TO EXIT DISCHARGE. SIGNAGE SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE SIGN VERBAGE WITH ARCHITECT.
12. SUBMIT SIGNED AND SEALED SHOP DRAWINGS BY FLORIDA ENGINEER FOR AOR/EOR REVIEW.

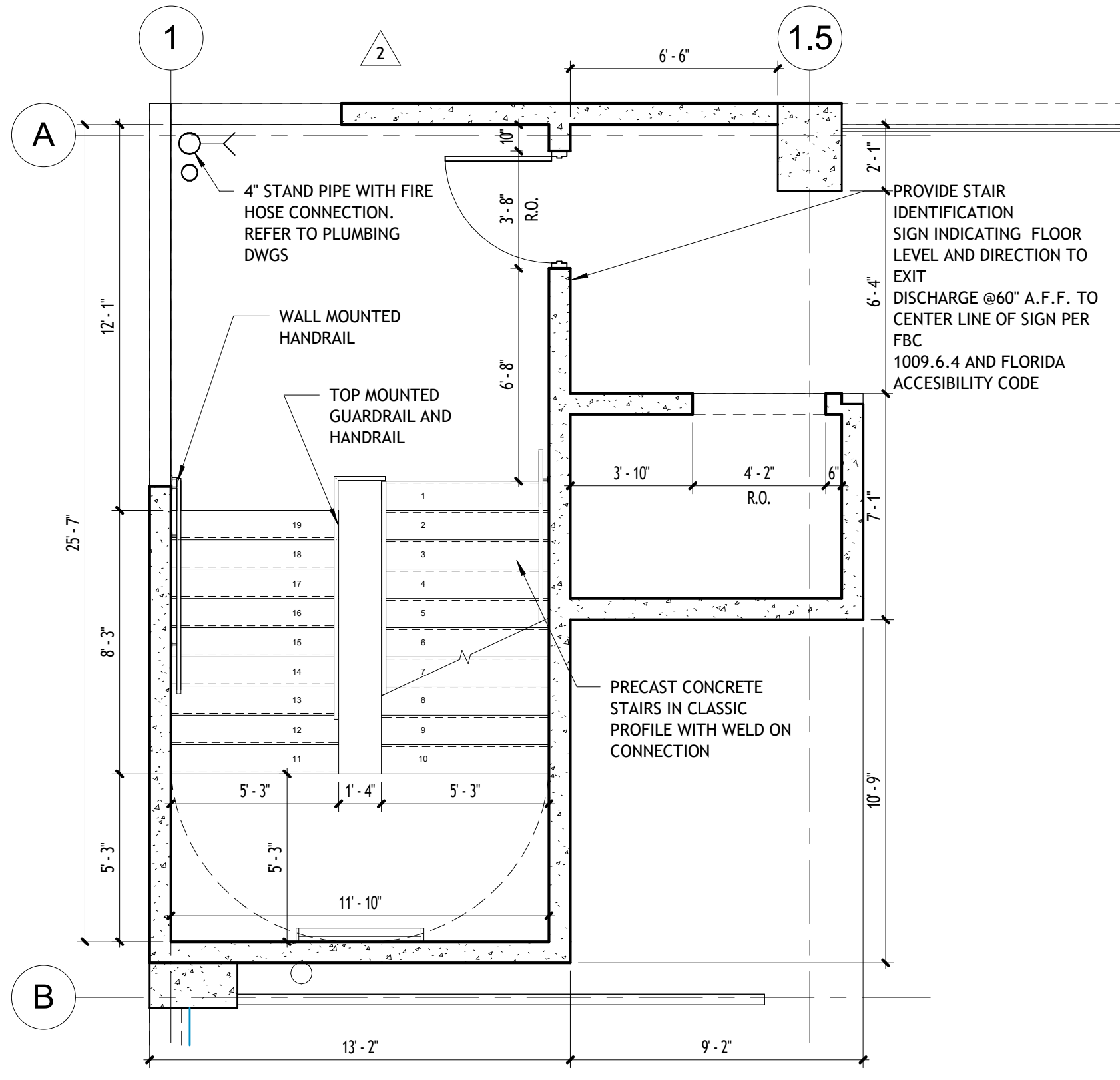
STAIRS GENERAL NOTES
1/4" = 1'-0"



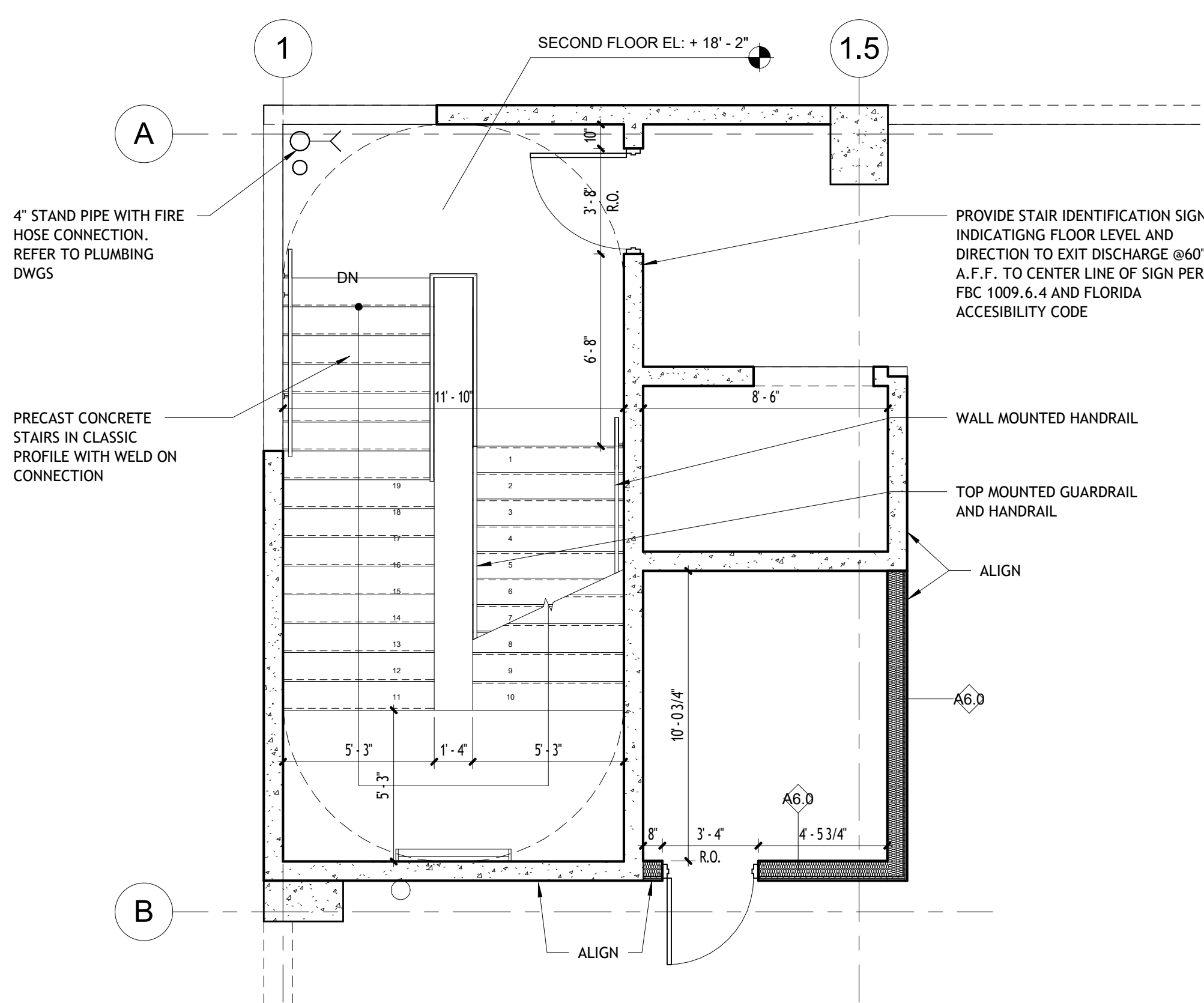
5 NORTH STAIR ROOF PLAN
1/4" = 1'-0"



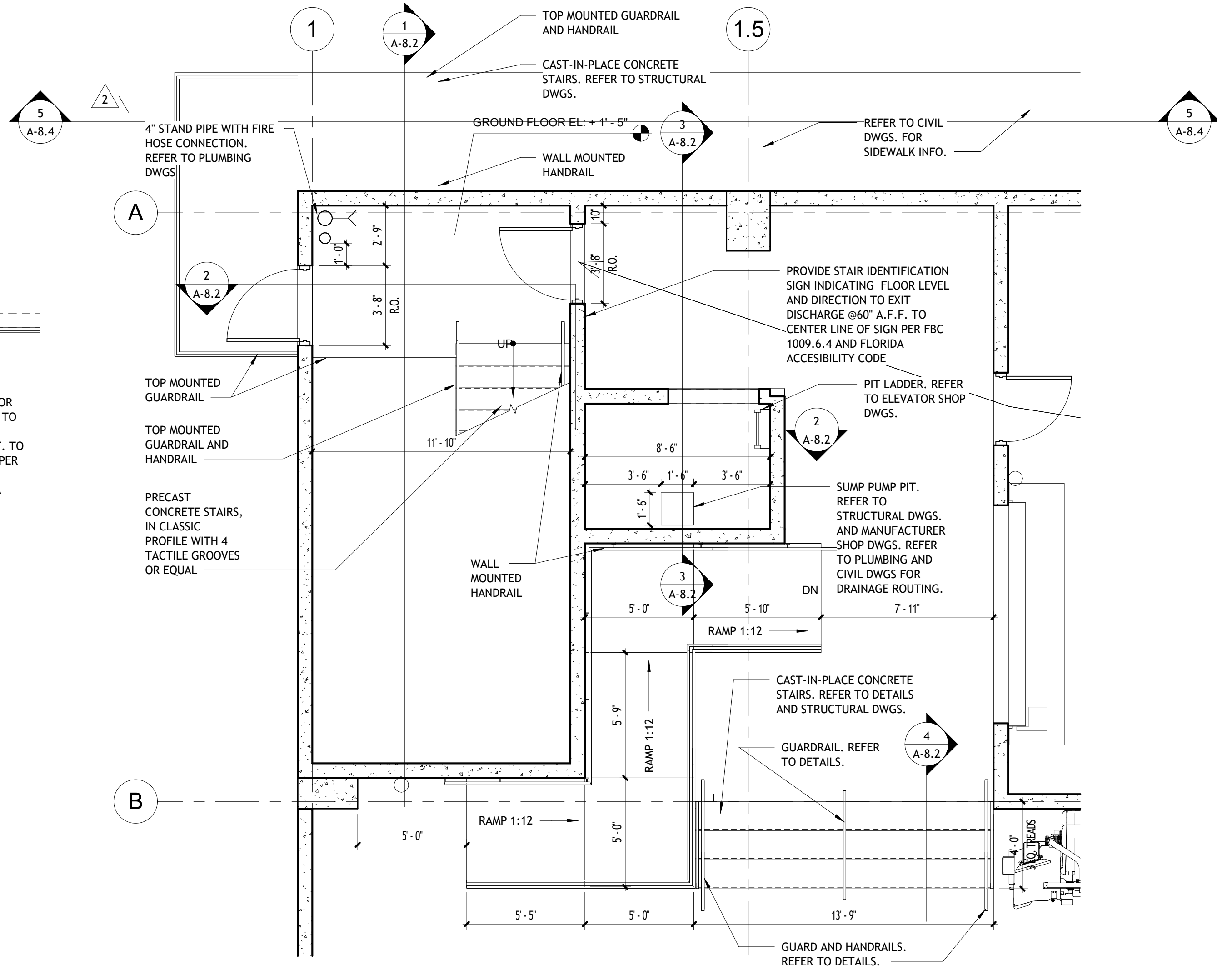
4 NORTH STAIR SEVENTH LEVEL
1/4" = 1'-0"



3 NORTH STAIR THIRD THROUGH SIXTH LEVELS
1/4" = 1'-0"



2 NORTH STAIR SECOND LEVEL
1/4" = 1'-0"



NORTH STAIR, ELEVATOR AND PARTS ACCESS GROUND LEVEL ENLARGED
1/4" = 1'-0"

REVISIONS :		
No.	Description	Date
1	CITY COMMENTS	06.05.25
2	CITY COMMENTS - SHOP COORD.	07.28.25
5	OWNER CHANGES	01.23.26



CONSULTANT
ALEJANDRO ECHEVERRY
AR# 95254
JUNE 5, 2025

Alejandro Echeverry
Digital signed by Alejandro Echeverry
DN: cn=Alejandro Echeverry, o=ALEJANDRO ECHEVERRY, ou=CONSULTANT, email=alejandro.echeverry@stilesarchitectural.com, c=US

STILES ARCHITECTURAL
201 East Las Olas Blvd.,
Fort Lauderdale, Florida
954 - 627- 9180 33301
FL REG # AA-26001798

VEHICLE STORAGE
PERMIT SET
MIAMI LAKES AutoMail
16100 NW 59 Ave.
Miami Lakes, FL 33014

NORTH STAIR AND ELEVATOR ENLARGEMENT PLANS

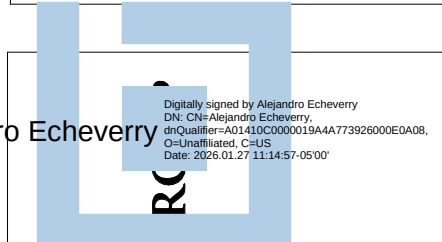
A-8.1

PROJECT NO.
74142
DRAWN BY :
SAG
CHECKED BY :
Checker
DATE :
JUNE 5, 2025

REVISIONS :		
No.	Description	Date
1	CITY COMMENTS	06.05.25
2	CITY COMMENTS - SHOP COORD.	07.28.25
5	OWNER CHANGES	01.23.26



CONSULTANT
ALEJANDRO ECHEVERRY
AR# 95254
JUNE 5, 2025



STILES ARCHITECTURAL
201 East Las Olas Blvd.,
Fort Lauderdale, Florida
954 - 627- 9180 33301
FL REG # AA-26001798



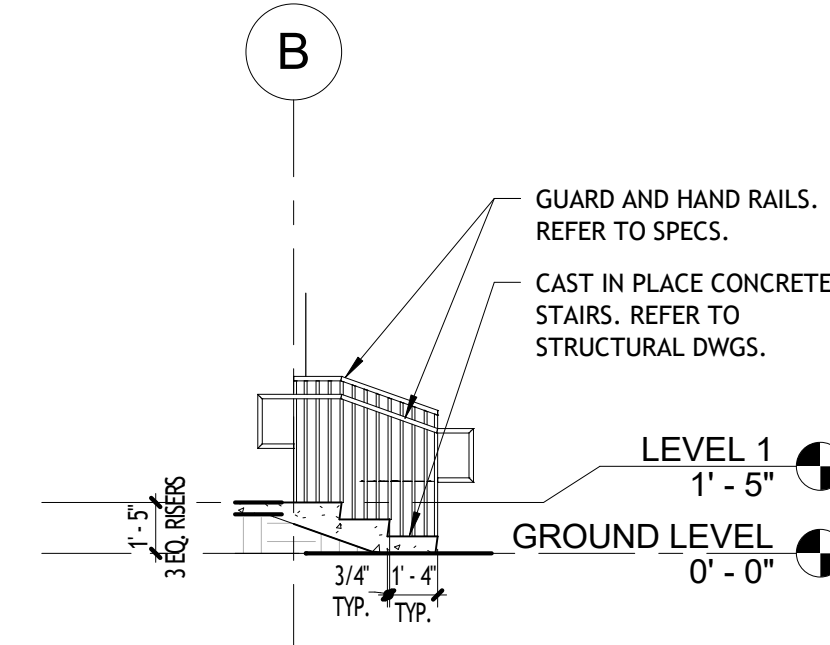
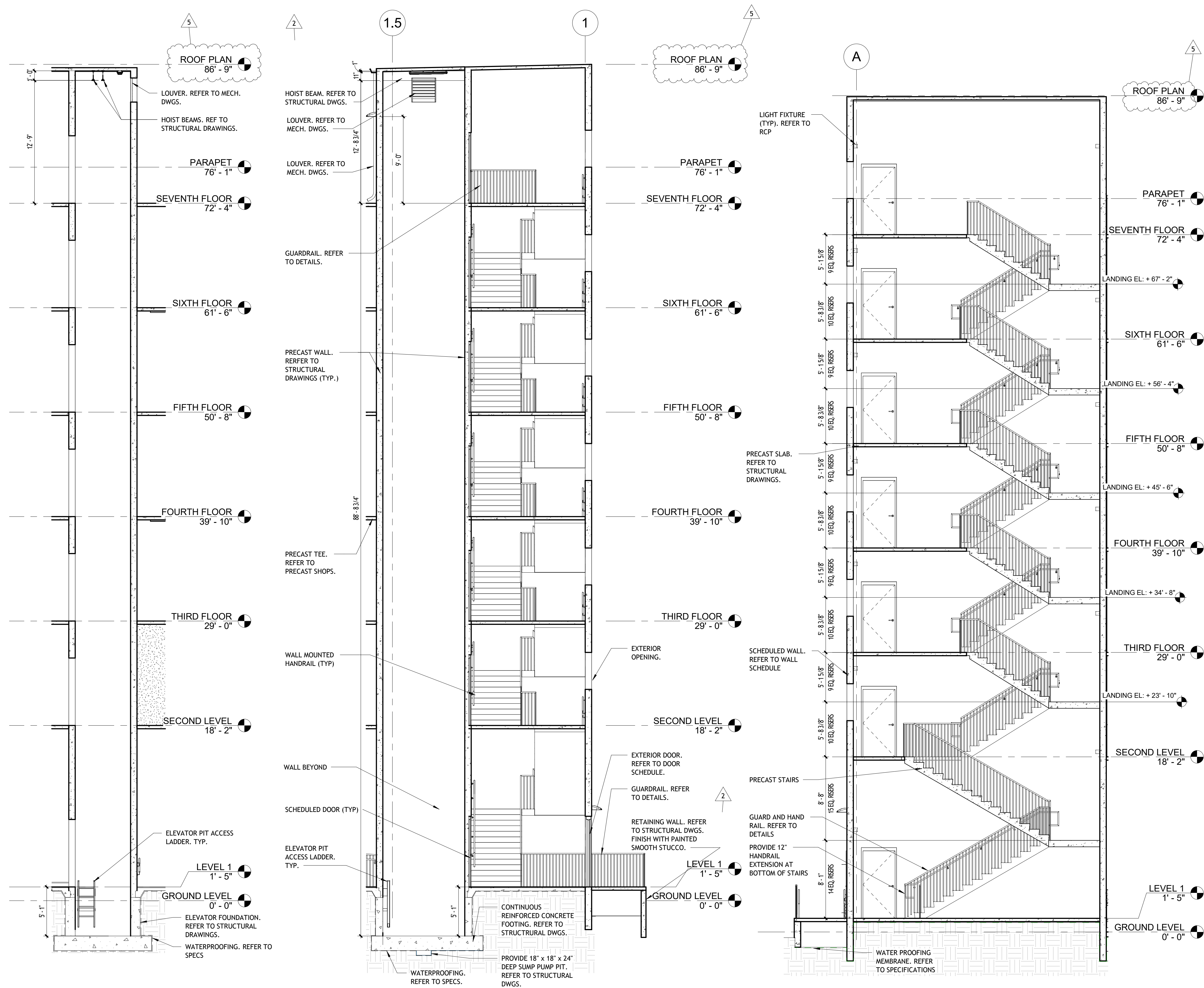
VEHICLE STORAGE
16100 NW 59 Ave.
Miami Lakes, FL 33014

PERMIT SET
MIAMI LAKES AutoMall

NORTH STAIR AND ELEVATOR SECTIONS

A-8.2

PROJECT NO.
74142
DRAWN BY :
SAG
CHECKED BY :
Checker
DATE :
JUNE 5, 2025



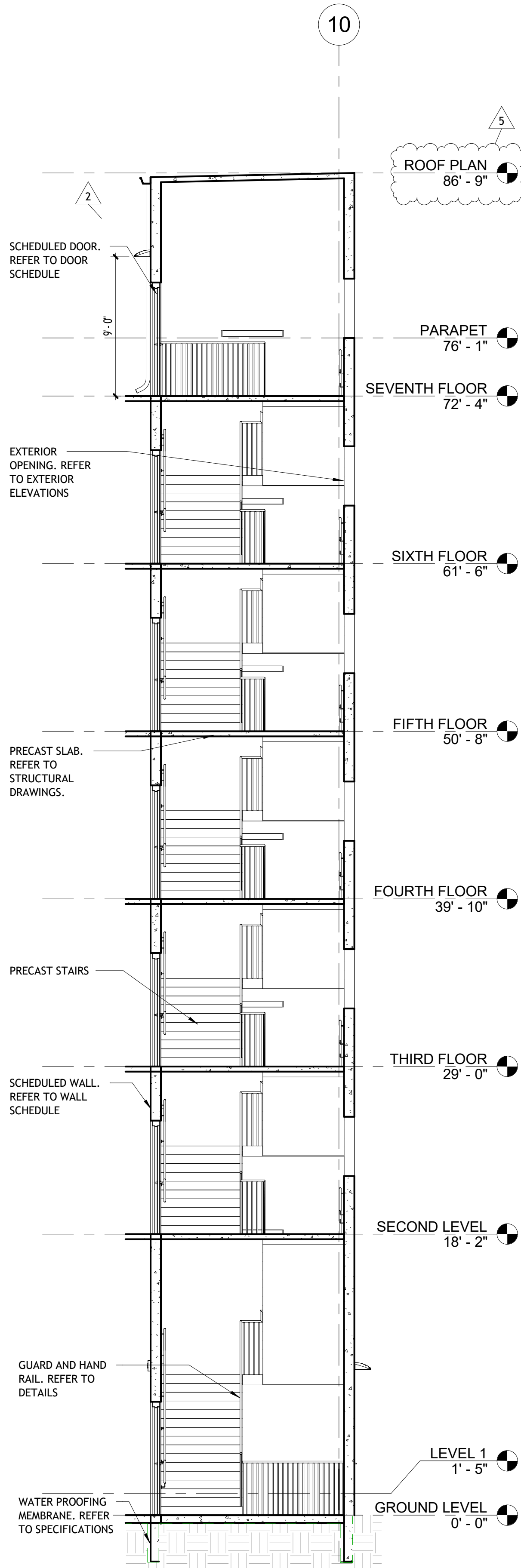
④ GARAGE ACCESS STAIR
3/16" = 1'-0"

③ ELEVATOR SHAFT SECTION
3/16" = 1'-0"

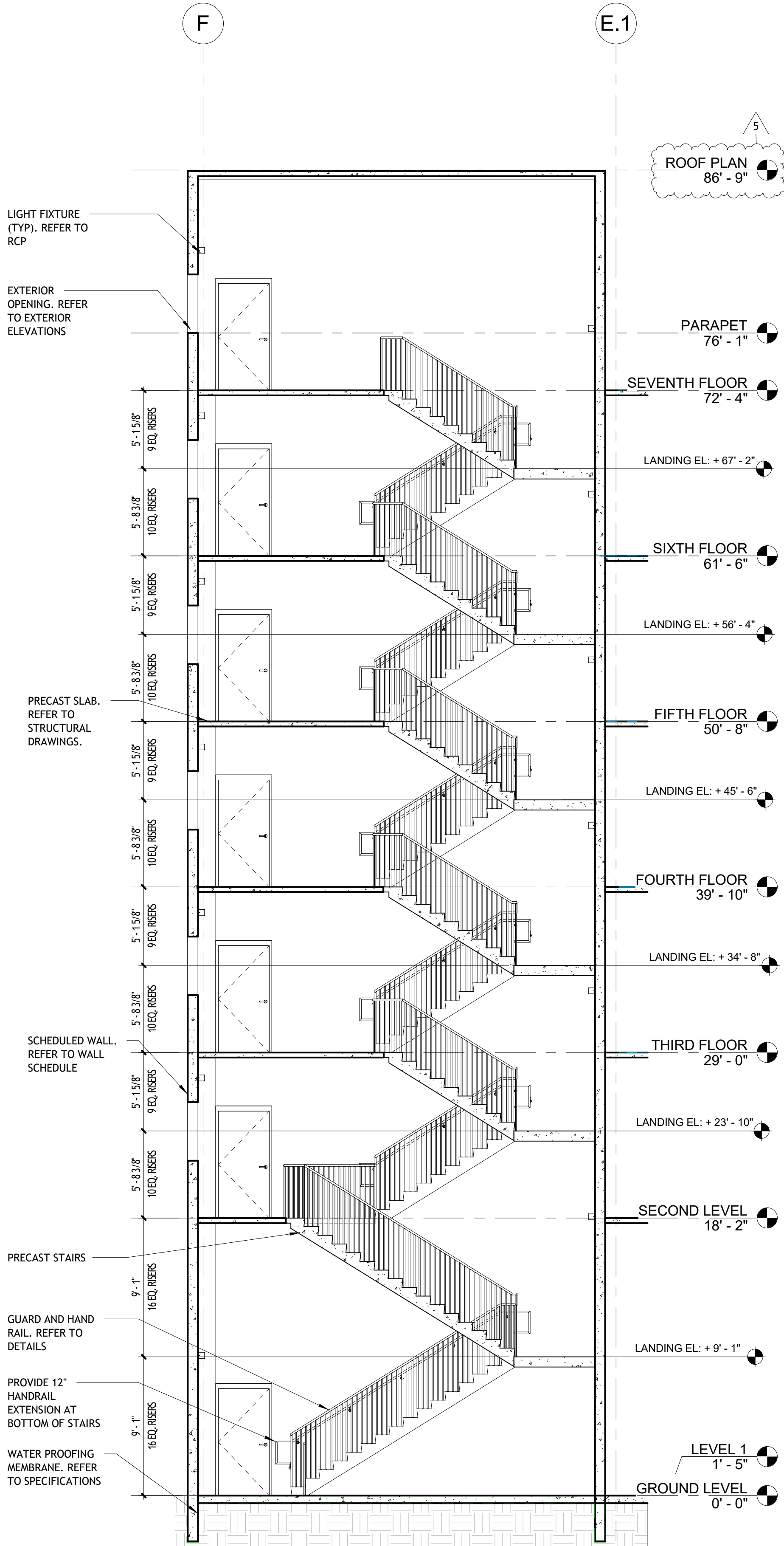
② NORTH STAIR AND ELEVATOR SECTIONS
3/16" = 1'-0"

① NORTH STAIR LONGITUDINAL SECTION
3/16" = 1'-0"

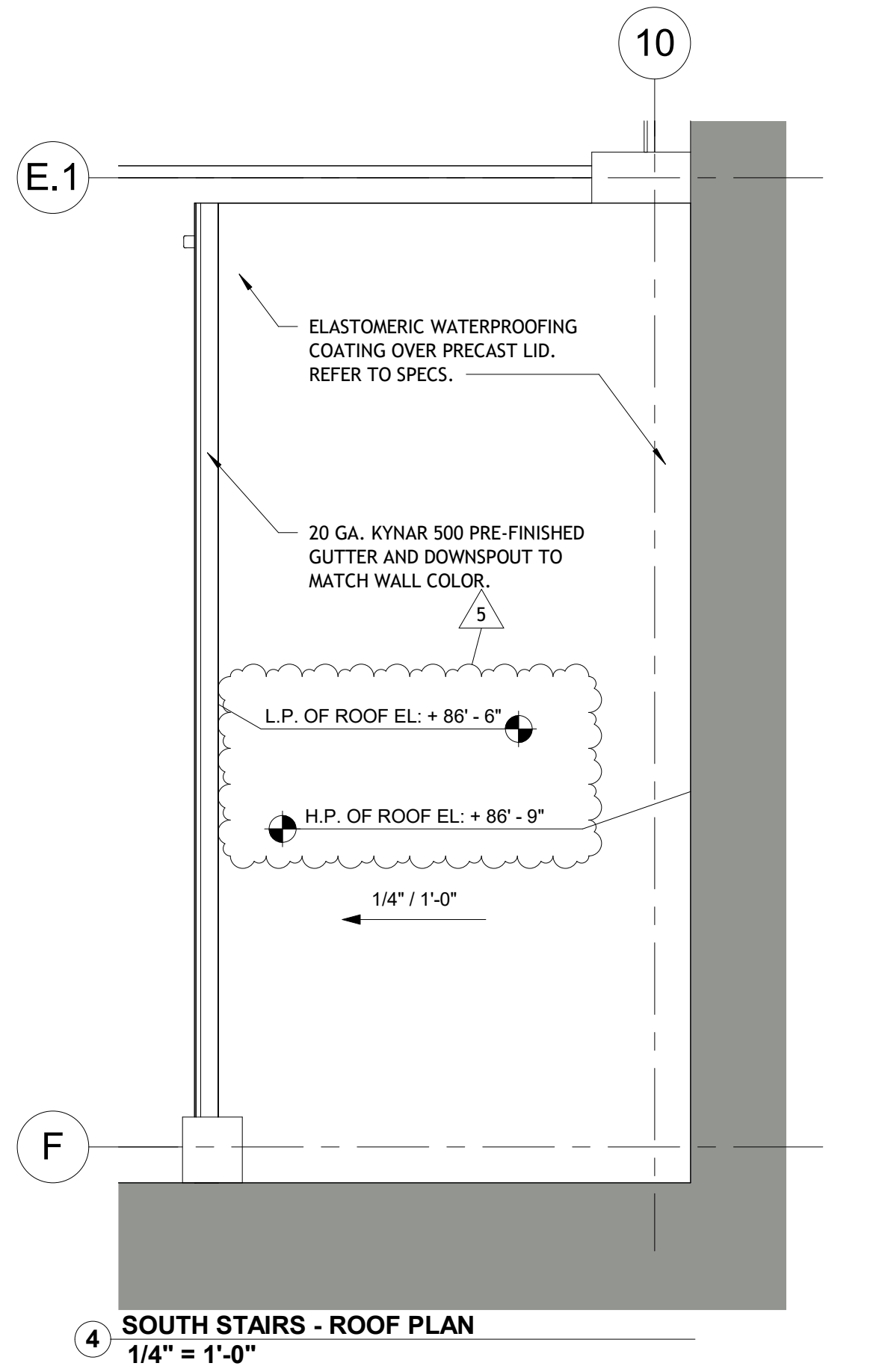
NOTE: REFER TO SHEET
A-8.1 FOR STAIRS
GENERAL NOTES



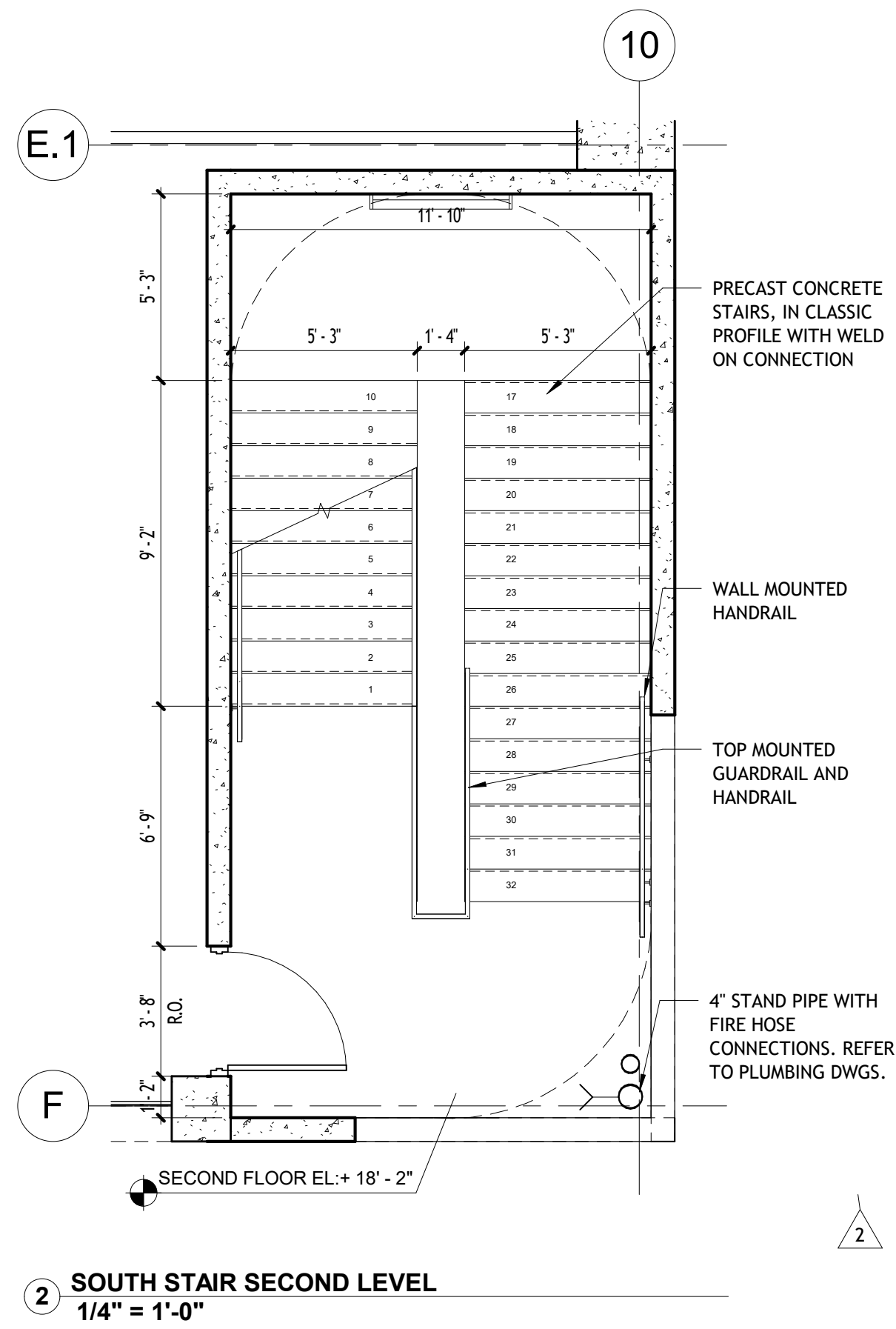
5 SOUTH STAIRS CROSS SECTION
3/16" = 1'-0"



6 SOUTH STAIRS LONGITUDINAL SECTION
3/16" = 1'-0"



3 SOUTH STAIR THIRD THROUGH SEVENTH LEVELS
1/4" = 1'-0"



1 SOUTH STAIR GROUND LEVEL ENLARGED PLAN
1/4" = 1'-0"

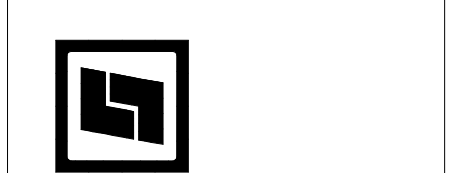
REVISIONS :		
No.	Description	Date
1	CITY COMMENTS	06.05.25
2	CITY COMMENTS - SHOP COORD.	07.28.25
5	OWNER CHANGES	01.23.26



CONSULTANT
ALEJANDRO ECHEVERRY
AR# 95254
JUNE 5, 2025

Alejandro Echeverry
Digital Signature by Alejandro Echeverry
AR# 95254
06/05/2025 12:27:13 PM EST

STILES ARCHITECTURAL
201 East Las Olas Blvd.,
Fort Lauderdale, Florida
954 - 627- 9180 33301
FL REG # AA-26001798



VEHICLE STORAGE

PERMIT SET

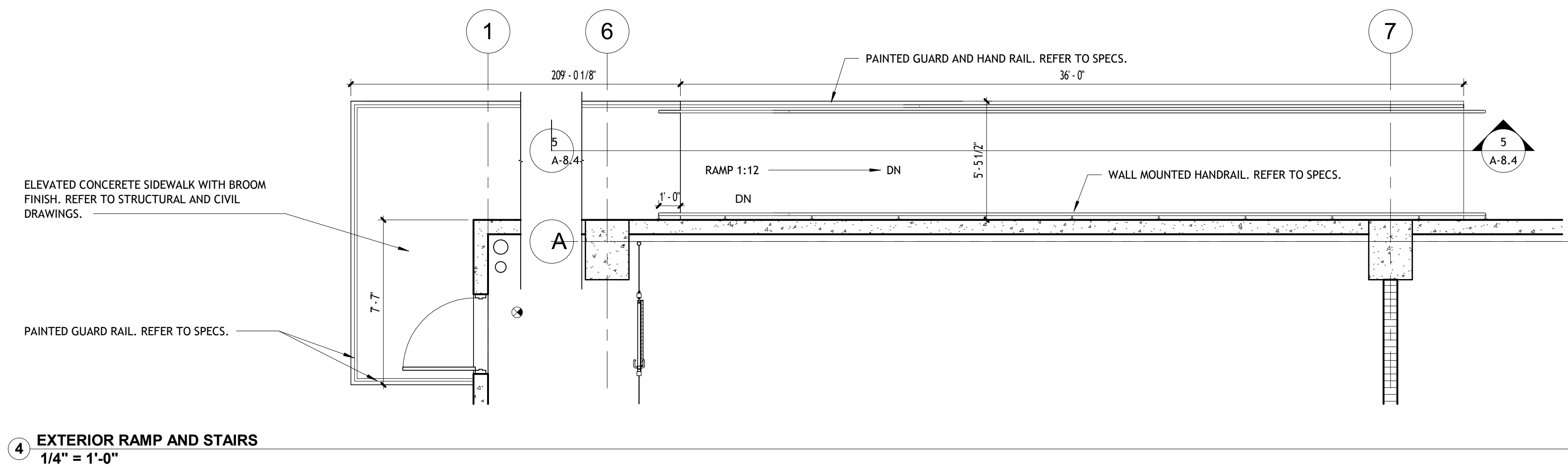
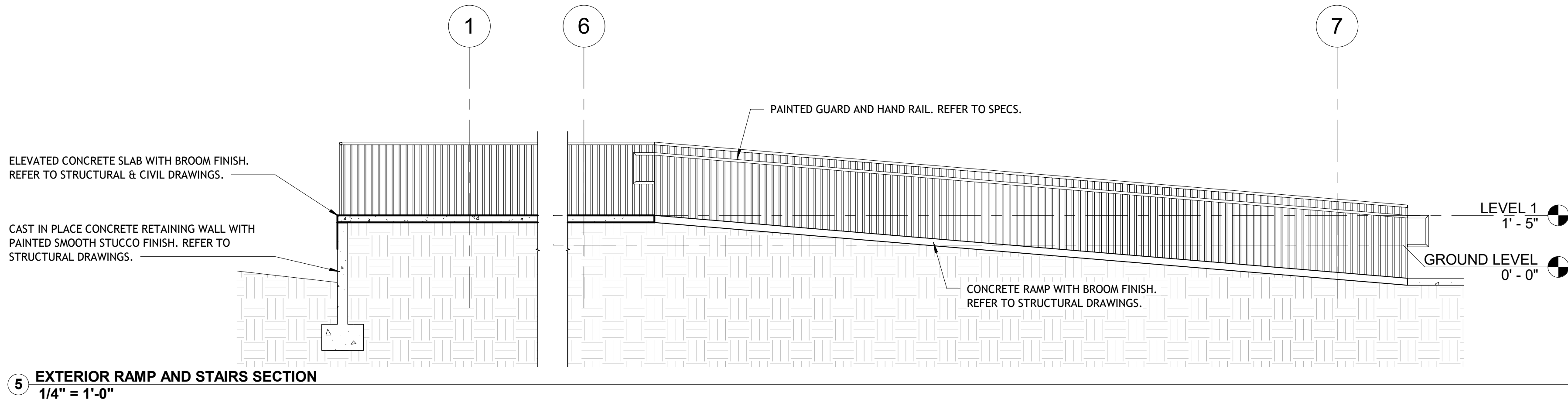
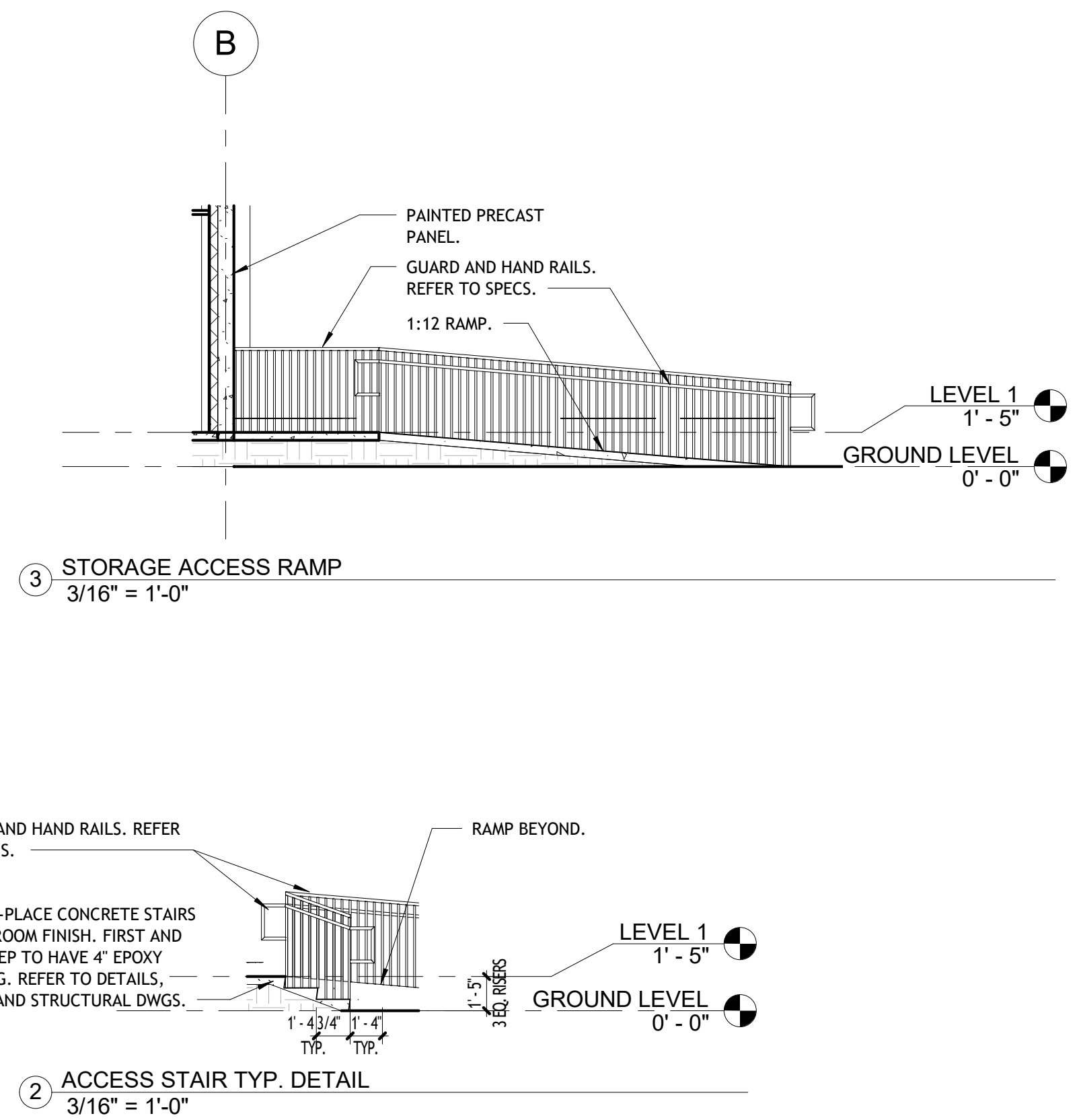
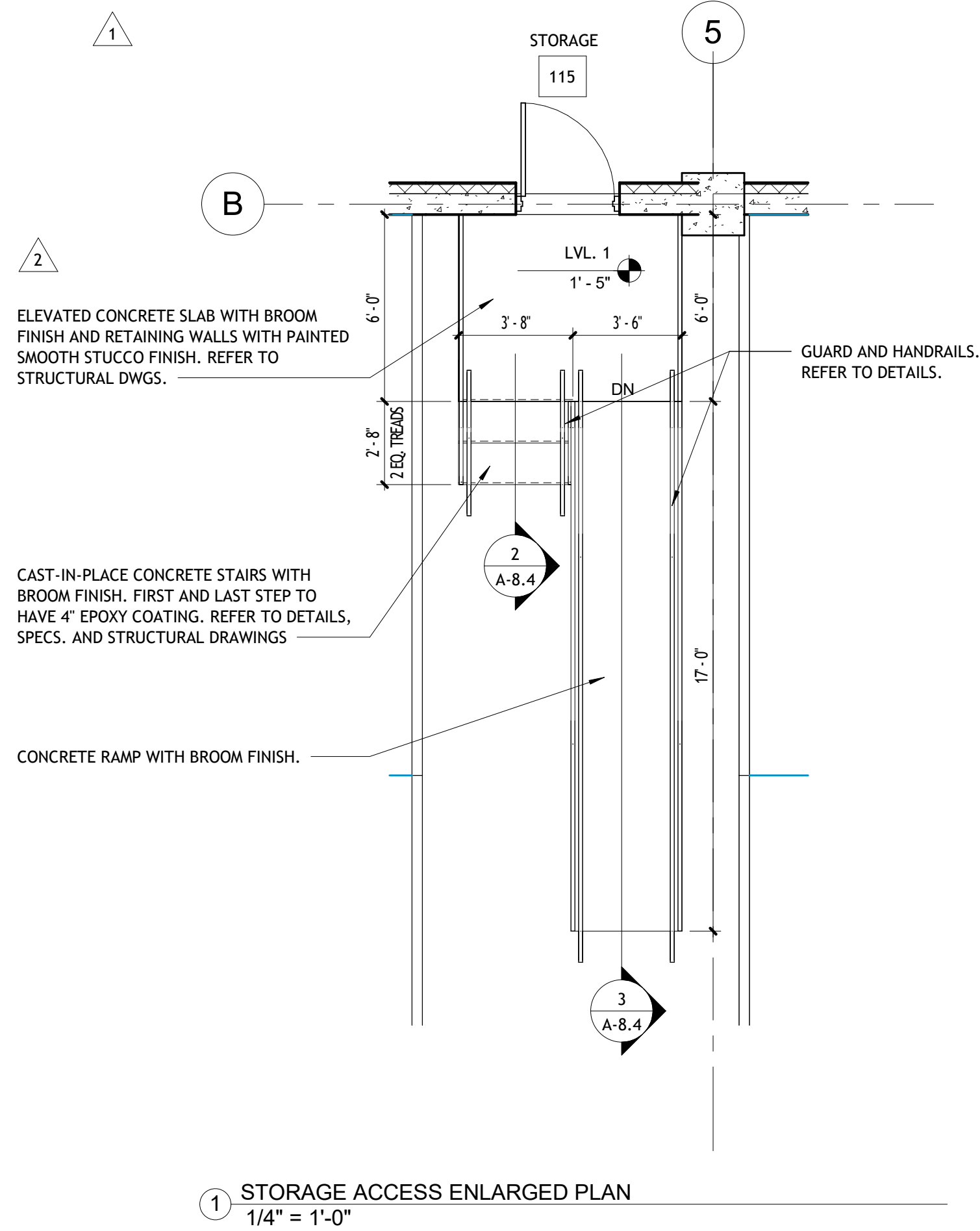
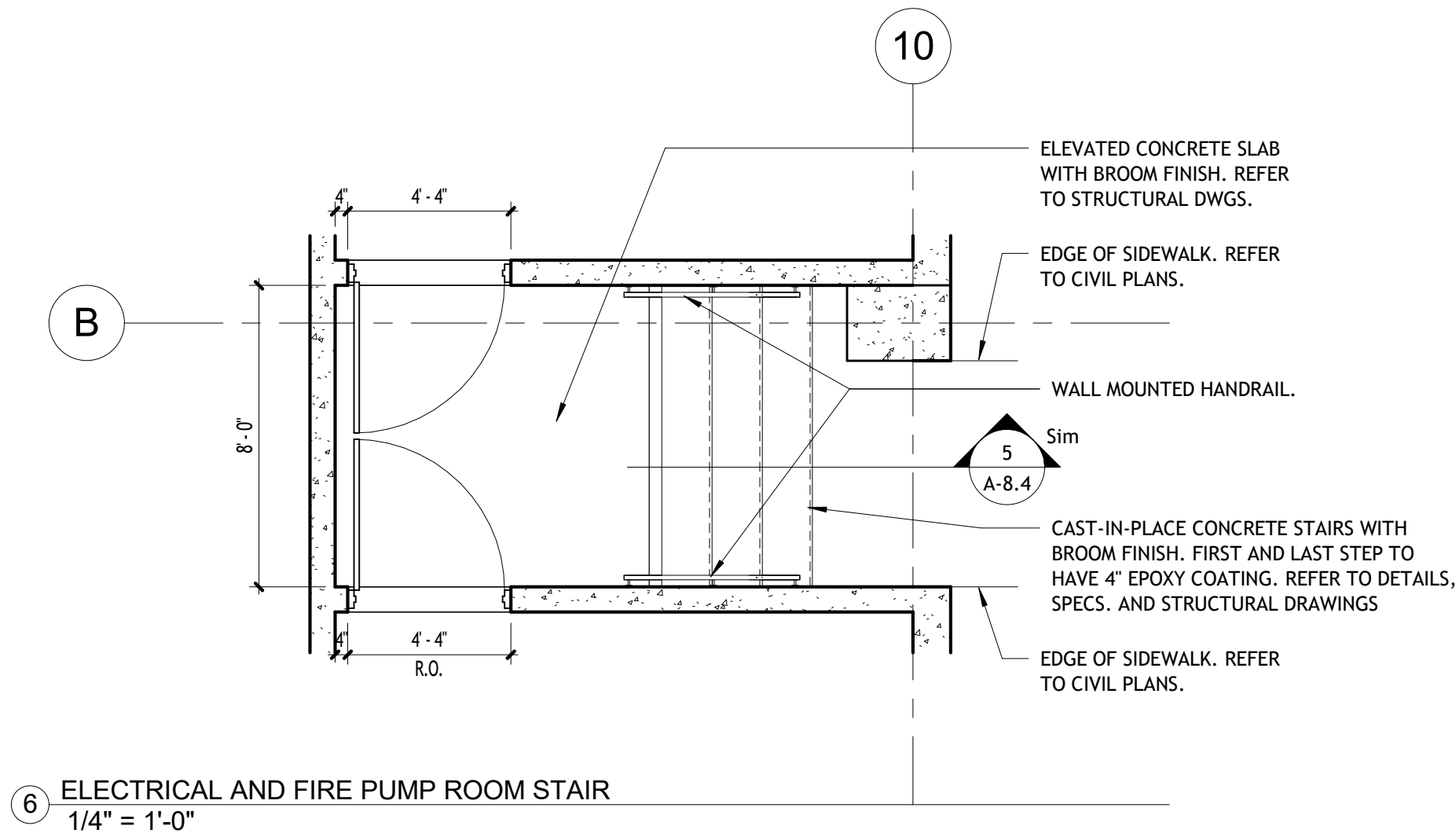
MIAMI LAKES AutoMall

16100 NW 59 Ave.
Miami Lakes, FL 33014

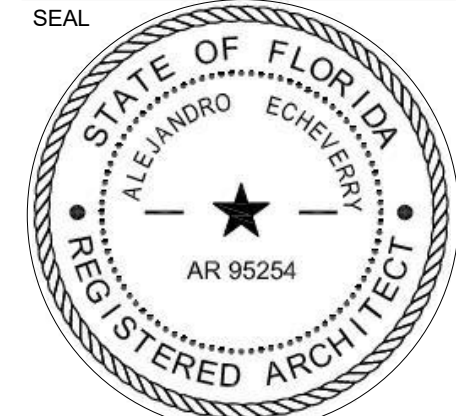
SOUTH STAIRS ENLARGEMENT PLANS

A-8.3

PROJECT NO.
74142
DRAWN BY :
SAG
CHECKED BY :
Checker
DATE :
JUNE 5, 2025



REVISIONS :		
No.	Description	Date
1	CITY COMMENTS	06.05.25
2	CITY COMMENTS - SHOP COORD.	07.28.25
5	OWNER CHANGES	01.23.26



CONSULTANT
ALEJANDRO ECHEVERRY
AR# 95254
JUNE 5, 2025

Alejandro Echeverry

STILES ARCHITECTURAL
201 East Las Olas Blvd.,
Fort Lauderdale, Florida
954 - 627- 9180 33301
FL REG # AA-26001798

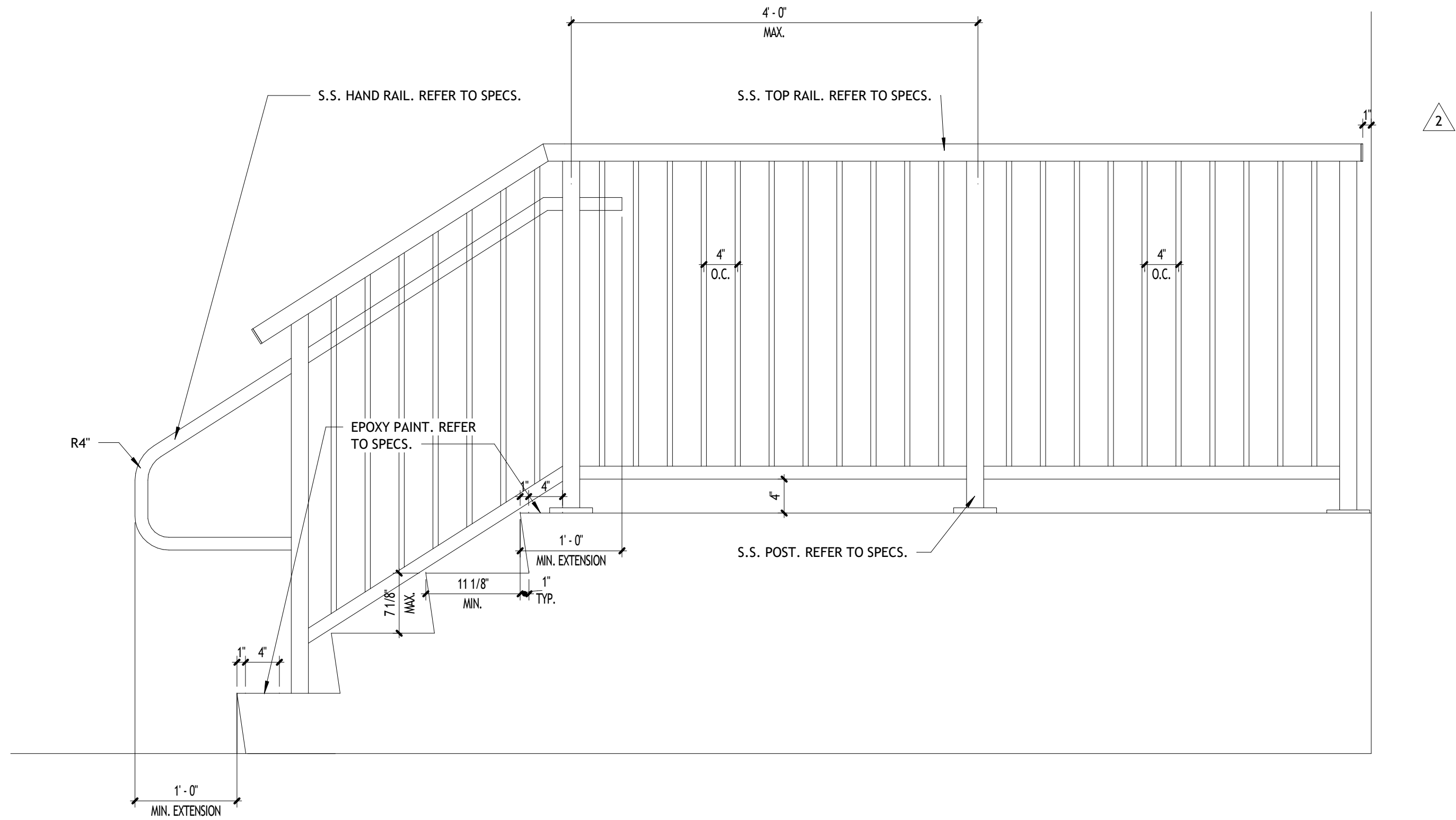


VEHICLE STORAGE
PERMIT SET
MIAMI LAKES AutoMall
16100 NW 59 Ave.
Miami Lakes, FL 33014

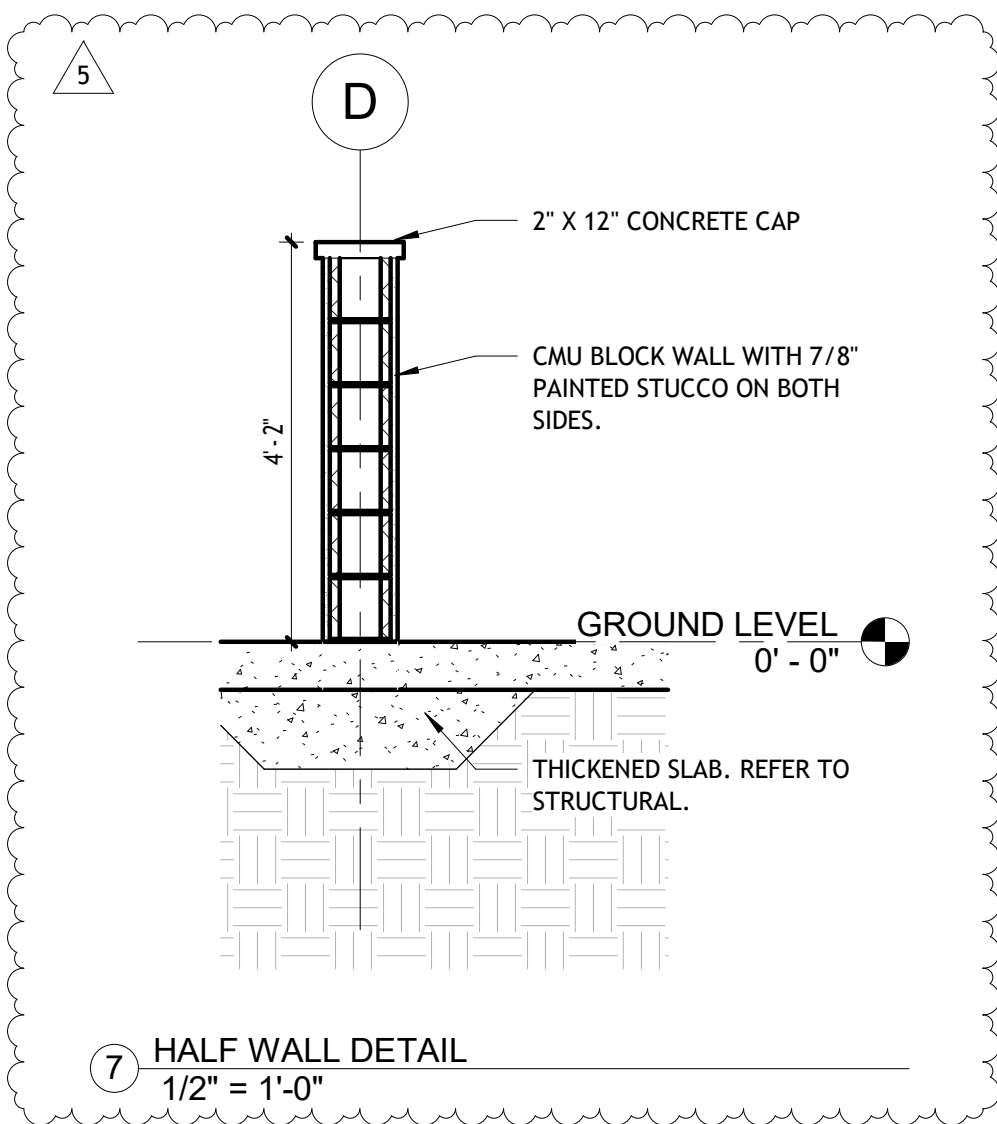
STORAGE ACCESS
ENLARGED PLAN AND
SECTION

A-8.4

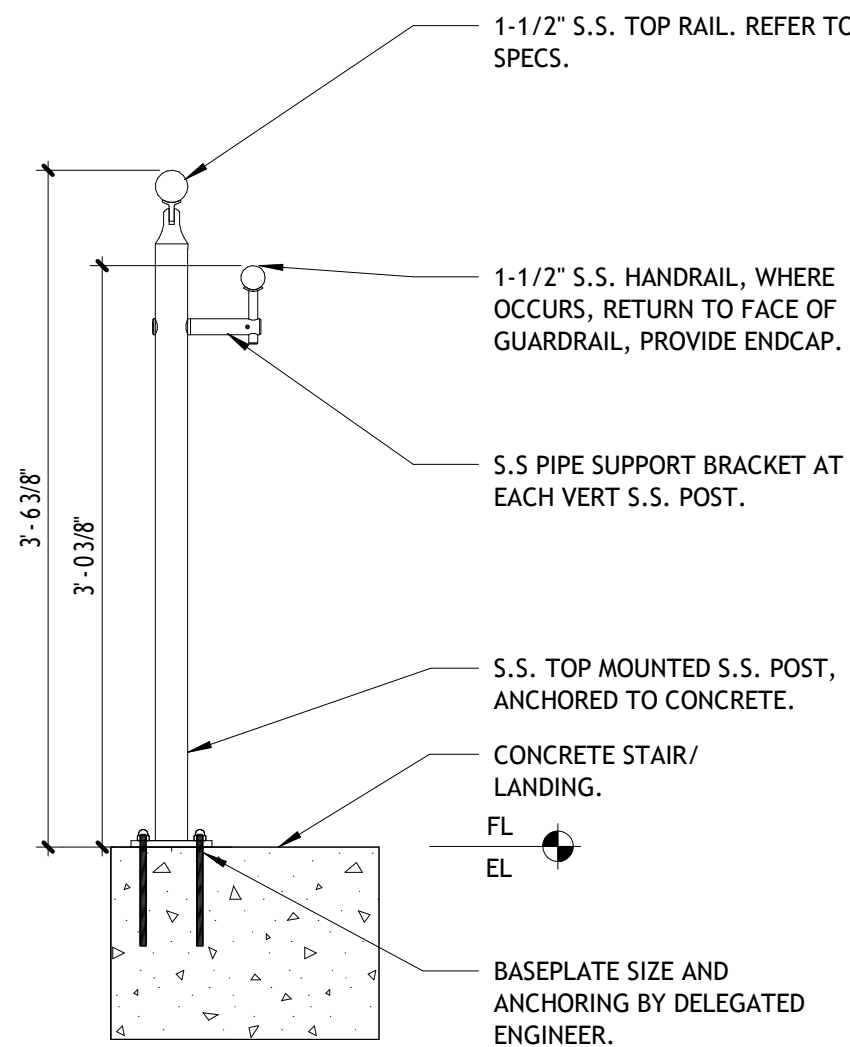
PROJECT NO.
74142
DRAWN BY :
SAG
CHECKED BY :
Checker
DATE :
JUNE 5, 2025



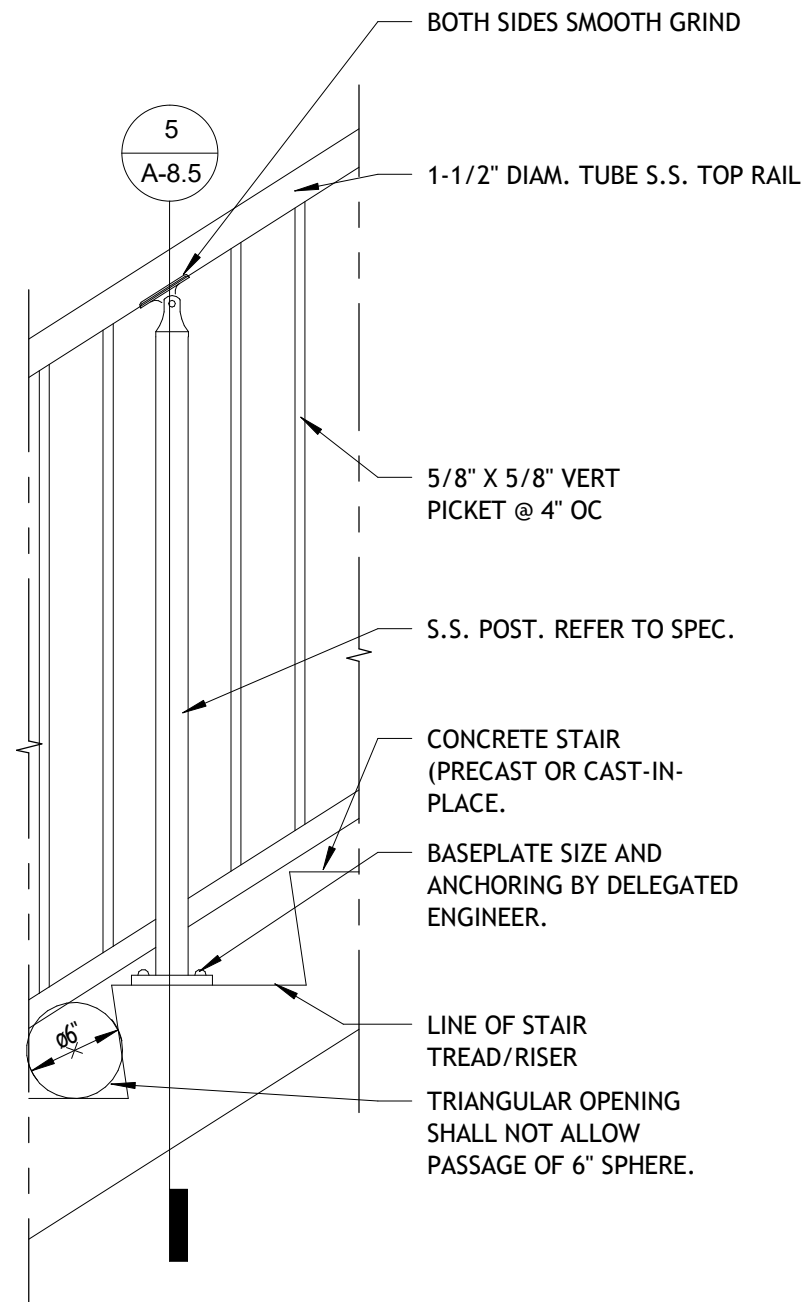
6 STAIR RAILING TYPICAL DETAIL
1" = 1'-0"



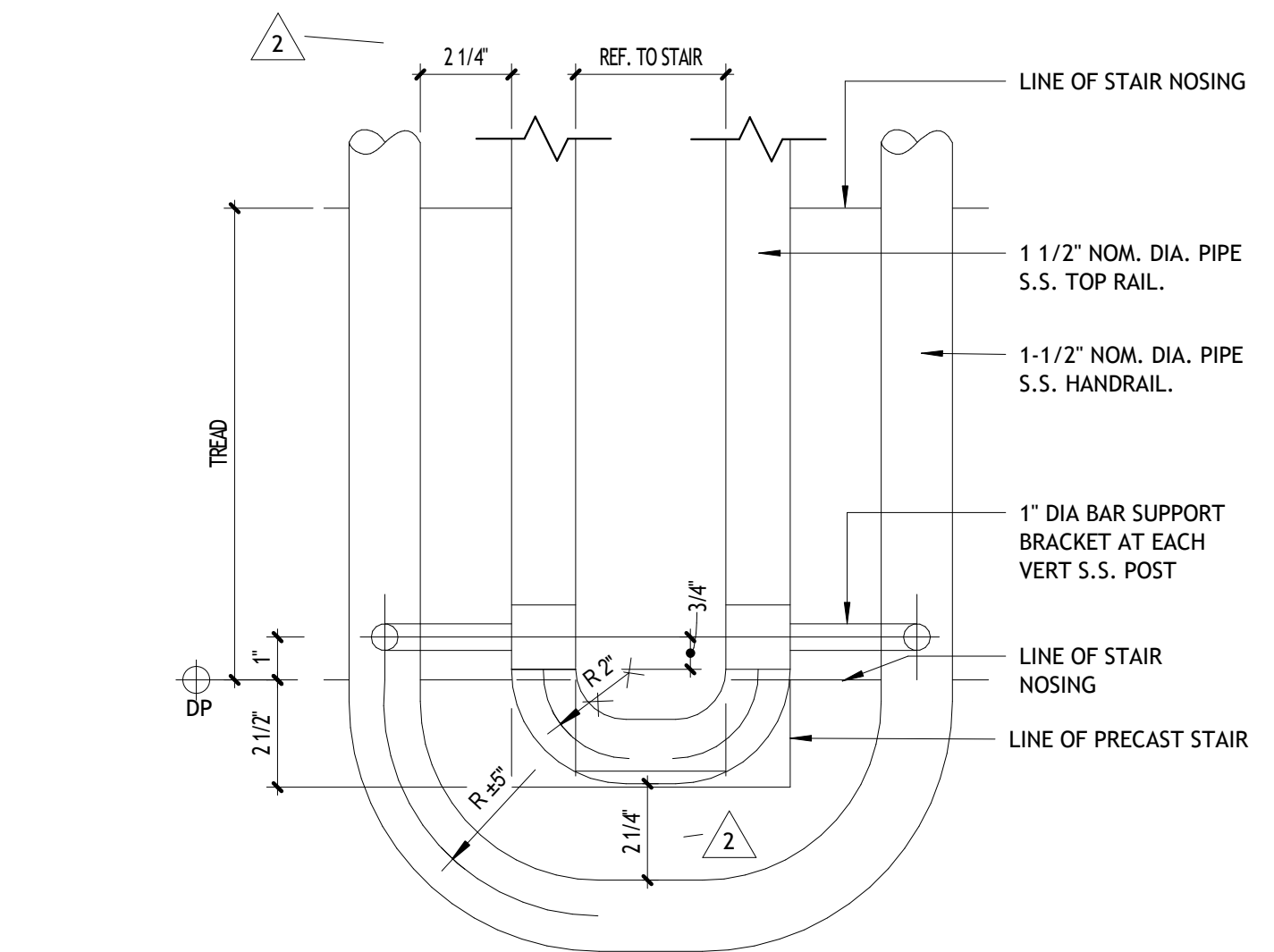
7 HALF WALL DETAIL
1/2" = 1'-0"



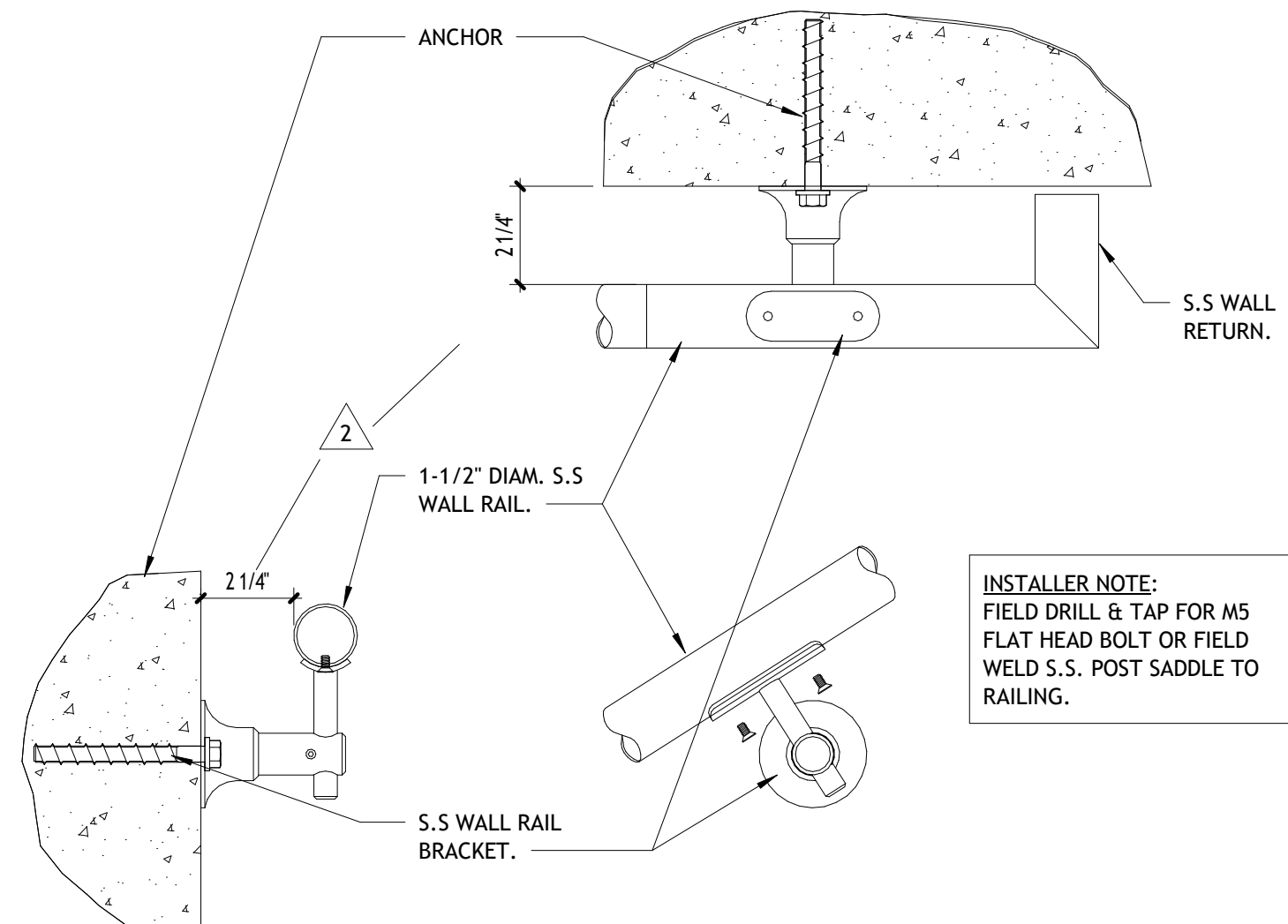
5 GUARDRAIL SECTION
1" = 1'-0"



4 STAIR RAILING SECTION
1" = 1'-0"

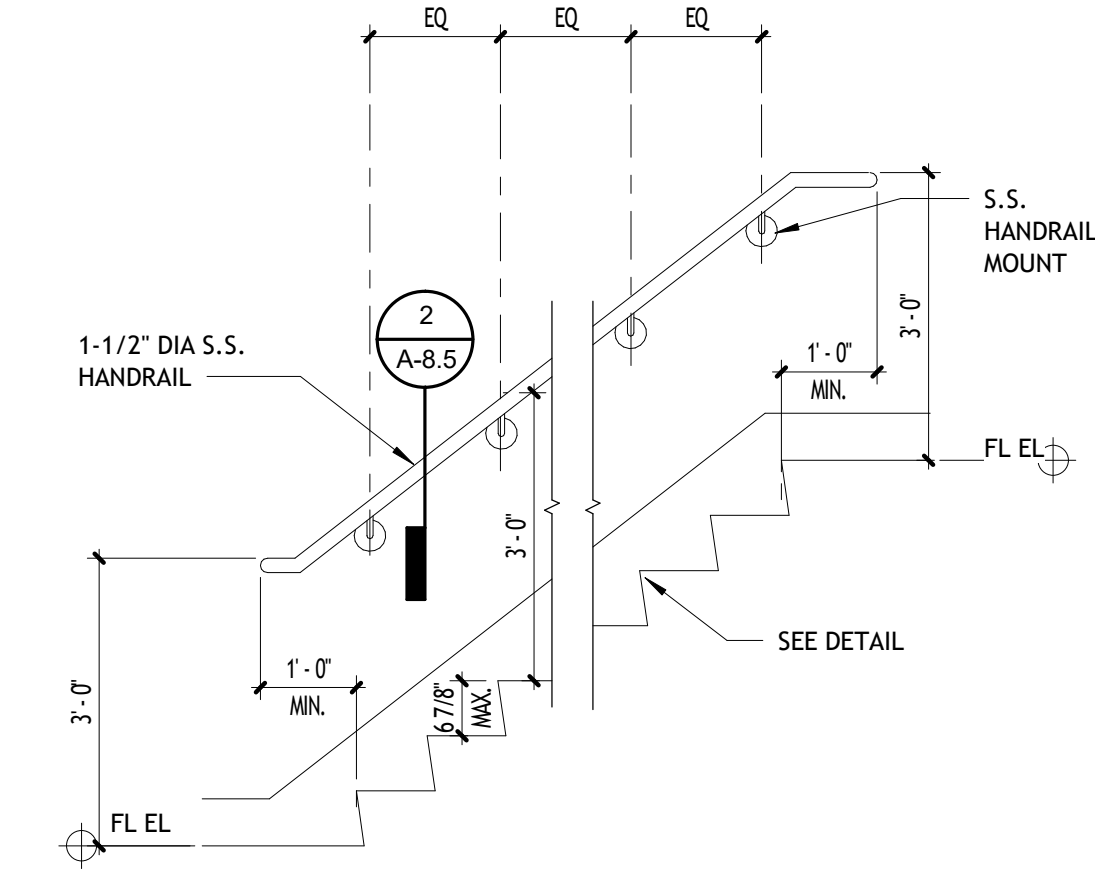


3 STAIR RAILING TRANSITION @ LANDINGS
3" = 1'-0"



2 HANDRAIL WALL SECTION
3" = 1'-0"

NOTE: ALL STAIR RISERS SHALL BE OF UNIFORM HEIGHT THROUGHOUT EACH FLIGHT OF STAIRS. VARIATIONS IN RISER HEIGHT SHALL NOT EXCEED 3/16 INCH (4.8 MM) WITHIN ANY FLIGHT, IN ACCORDANCE WITH FLORIDA BUILDING CODE 2023, SECTION 1011.5.2.

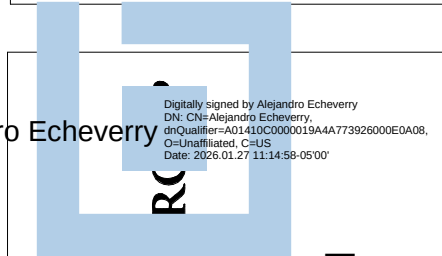


1 HANDRAIL WALL ELEVATION
1/2" = 1'-0"

REVISIONS :		
No.	Description	Date
1	CITY COMMENTS	06.05.25
2	CITY COMMENTS - SHOP COORD.	07.28.25
5	OWNER CHANGES	01.23.26



CONSULTANT
ALEJANDRO ECHEVERRY
AR# 95254
JUNE 5, 2025



STILES ARCHITECTURAL
201 East Las Olas Blvd.,
Fort Lauderdale, Florida
954 - 627- 9180 33301
FL REG # AA-26001798



PERMIT SET
MIAMI LAKES AutoMall
VEHICLE STORAGE
16100 NW 59 Ave.
Miami Lakes, FL 33014

DETAILS

A-8.5

PROJECT NO.
74142
DRAWN BY :
SAG
CHECKED BY :
Checker
DATE :
JUNE 5, 2025

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

5/11/2026 8:54:24 AM

Contact Name: Janiel Arias

Contact Email: ARIASJ@MIAMILAKES-FL.GOV

Tracking Number: 3226008532

Reviews to rework: DASB,DPAD,DIND,FIRE,DERM,PWIF,WASA

Comments:

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

6/12/2026 12:13:07 PM

Contact Name: Eve Gradova
Contact Email: PERMITS@305PERMITS.COM
Tracking Number: 3226008532
Reviews to rework: DERM
Comments:

MIAMI-DADE COUNTY

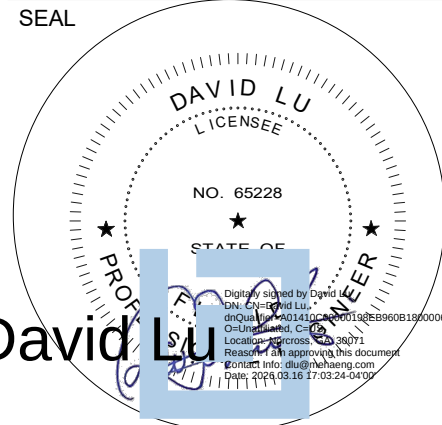
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

6/12/2026 3:27:45 PM

Contact Name: Eve Gradova
Contact Email: PERMITS@305PERMITS.COM
Tracking Number: 3226008532
Reviews to rework: DIND
Comments:

REVISIONS :		
No.	Description	Date
1	Permit Set	04.23.25
2	City Comments 0 Shop Coord.	07.28.25
5	Owner Changes	01.23.26
6	New Code Response	03.16.26



CONSULTANT
DAVID LU
PE# 65228
MARCH 16, 2026

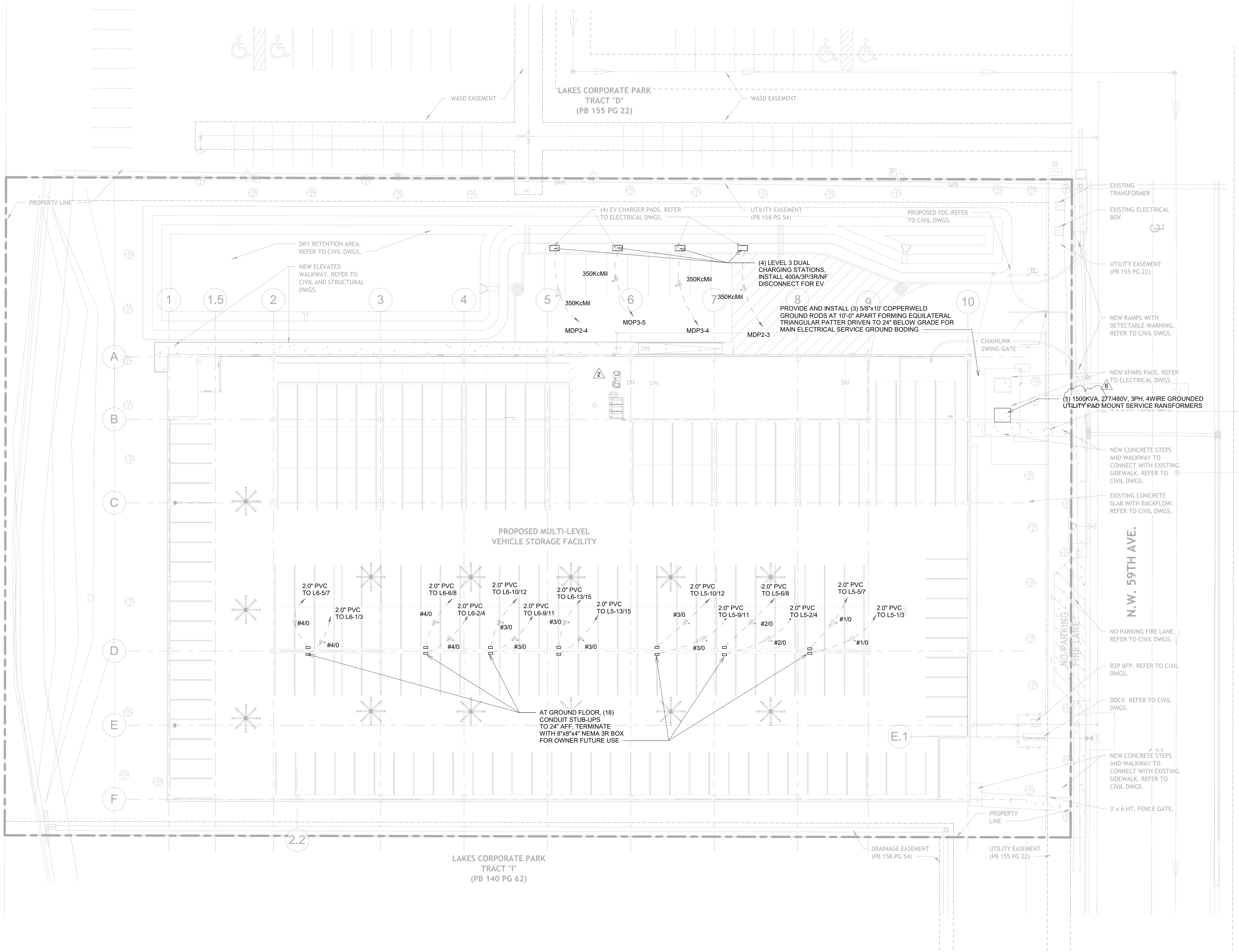
STILES ARCHITECTURAL GROUP
201 East Las Olas Blvd.,
Fort Lauderdale, Florida 33301
954 - 627- 9180
FL REG # AA-26001798

MIAMI LAKES AutoMall
Vehicle Storage
16100 NW 59 Ave.
Miami Lakes, FL 33014

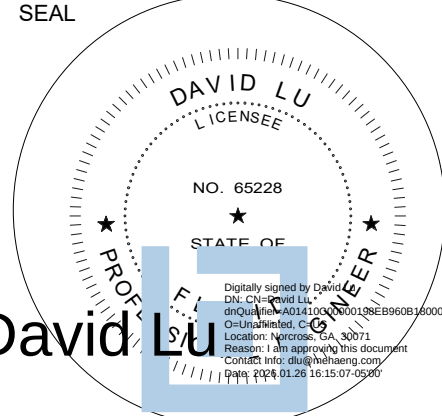
Electrical Site Plan & EV Connections

E100

PROJECT NO.
74142
DRAWN BY :
DLU
CHECKED BY :
Checker
DATE :
MARCH 16, 2026

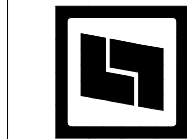


REVISIONS :		
No.	Description	Date
1	Permit Set	04.23.25
2	City Comments 0 Shop Coord.	07.28.25
5	Owner Changes	01.23.26



CONSULTANT
DAVID LU
PE# 65228
JAN. 26, 2026

STILES ARCHITECTURAL GROUP
201 East Las Olas Blvd.,
Fort Lauderdale, Florida
954 - 627- 9180 33301
FL REG # AA-26001798



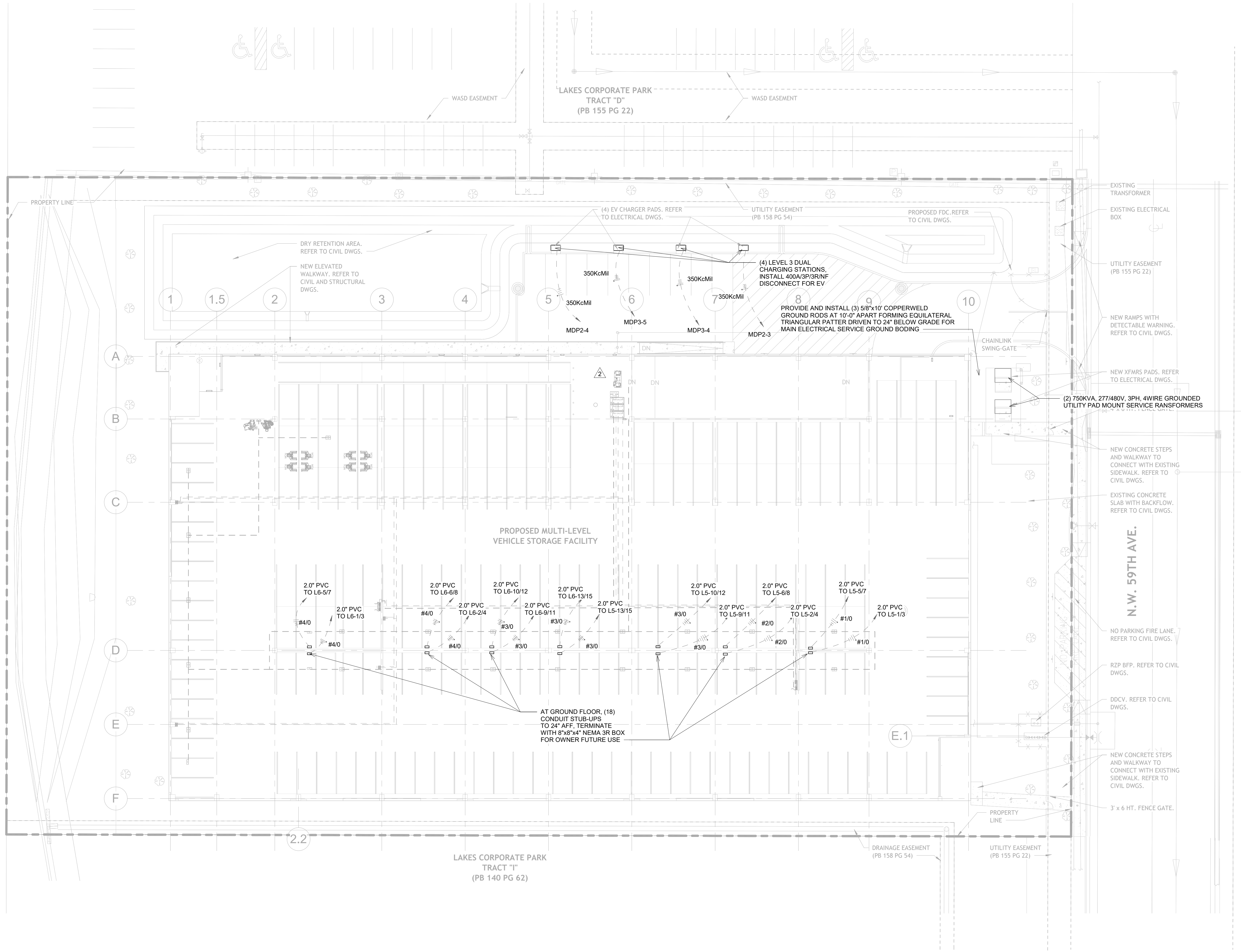
VEHICLE STORAGE



PERMIT SET
Electrical Site Plan & EV Connections

E100

PROJECT NO.
74142
DRAWN BY :
DLU
CHECKED BY :
Checker
DATE :
SEPT. 15, 2025



1 SITE PLAN

1" = 20'-0"

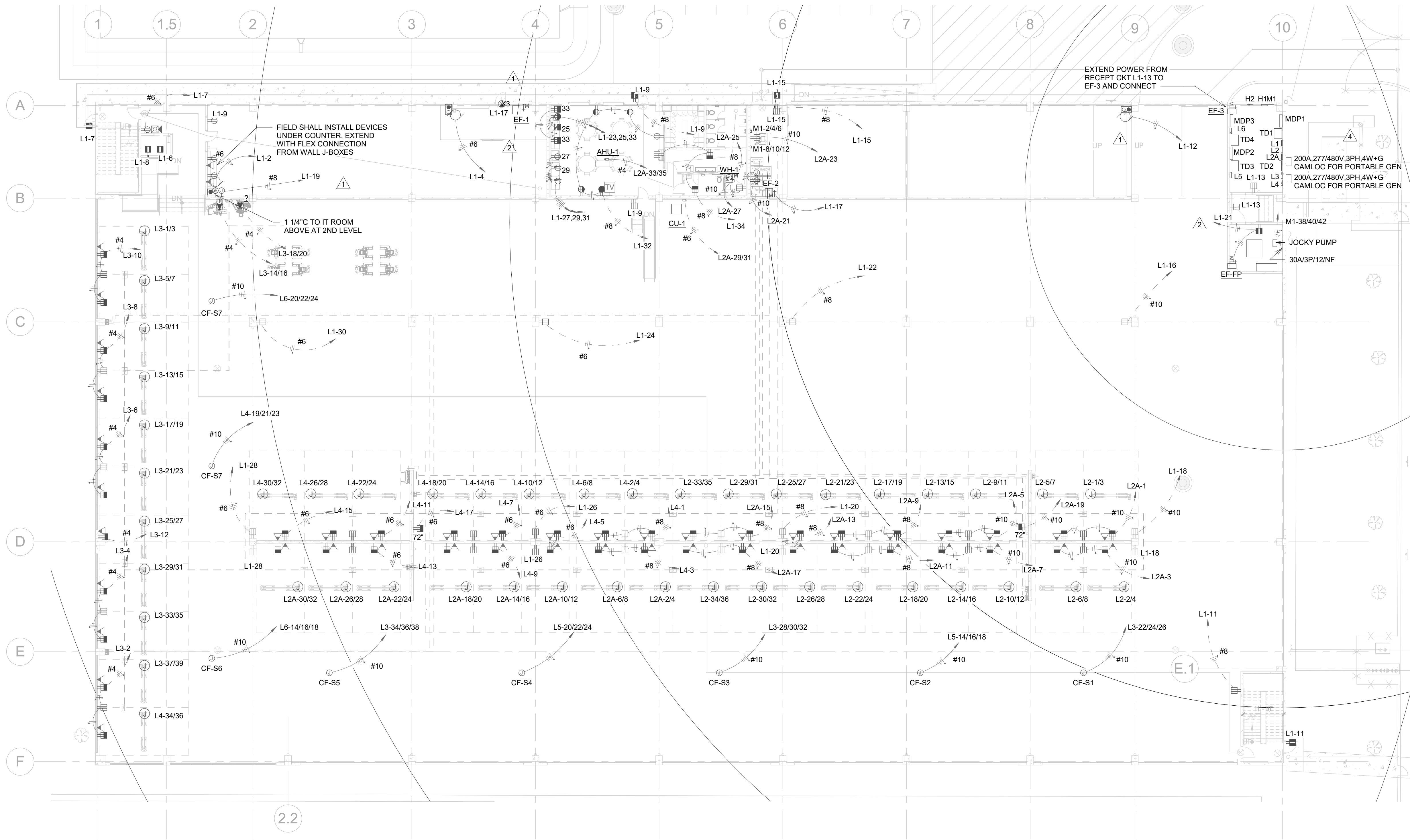
Miami Dade County Department of Regulatory and Economic Resources - Job Copy

3226008532 - 6/23/2026 1:28:17 PM

E-100.pdf
Examiner
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RODRIGUEZ, LILIA 5/11/2026 12:21:42 PM FIRE Void

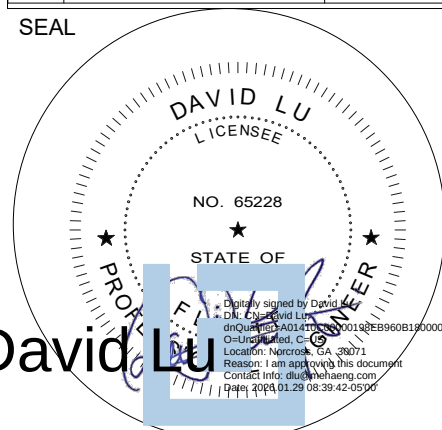
Date Time Stamp Trade Stamp Name

FIRE
F/A REQ.: FIRE ALARM WORKING PLANS SHALL BE SUBMITTED FOR
APPROVAL TO MIAMI-DADE FIRE DEPARTMENT BEFORE ANY
FIRE ALARM SYSTEM IS INSTALLED OR REMODELED. FIRE
ALARM DEVICES IN ADDITION TO THOSE SHOWN ON THIS
PLAN MAY BE REQUIRED
RODRIGUEZ, LILIA, 2/9/2026 8:21:21 PM



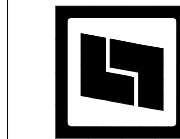
① FIRST FLOOR PLAN
1/16" = 1'-0"

REVISIONS :		
No.	Description	Date
1	Permit Set	04.23.25
2	City Comments	06.05.25
3	City Comments 0	07.28.25
4	Derm Comment	10.06.25
5	Owner Changes	01.23.26



CONSULTANT
DAVID LU
PE# 65228
SEPT. 15, 2025

STILES
ARCHITECTURAL GROUP
201 East Las Olas Blvd.,
Fort Lauderdale, Florida
954 - 627- 9180 33301
FL REG # AA-26001798



VEHICLE STORAGE



PERMIT SET

FIRST FLOOR PLAN

E-2.1

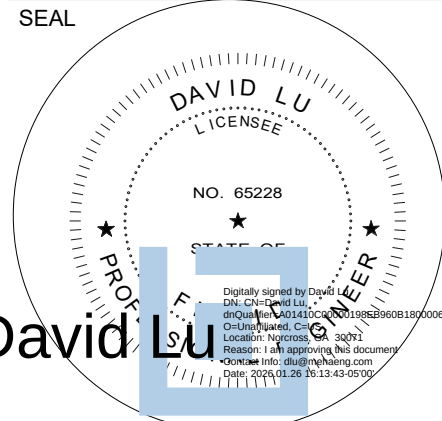
PROJECT NO.
74142
DRAWN BY :
DLU
CHECKED BY :
Checker
DATE :
SEPT. 15, 2025

FIRE
F/A REQ.: FIRE ALARM WORKING PLANS SHALL BE SUBMITTED FOR APPROVAL TO MIAMI-DADE FIRE DEPARTMENT BEFORE ANY FIRE ALARM SYSTEM IS INSTALLED OR REMODELED. FIRE ALARM DEVICES IN ADDITION TO THOSE SHOWN ON THIS PLAN MAY BE REQUIRED
RODRIGUEZ, LILIA, 2/9/2026 8:22:07 PM



① SEVENTH FLOOR PLAN
1/16" = 1'-0"

REVISIONS :		
No.	Description	Date
	Permit Set	04.23.25
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5	Owner Changes	01.23.26



CONSULTANT
DAVID LU
PE# 65228
JAN. 26, 2026

STILES
ARCHITECTURAL GROUP

201 East Las Olas Blvd.,
Fort Lauderdale, Florida
954 - 627- 9180 33301
FL REG # AA-26001798

MIAMI LAKES
AutoMail

VEHICLE STORAGE

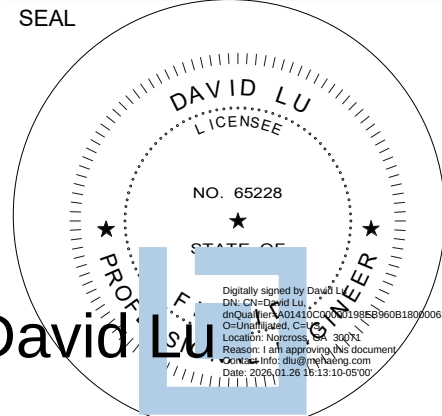
16100 NW 59 Ave.
Miami Lakes, FL 33014

SEVENTH FLOOR PLAN

E-2.7

PROJECT NO.
74142
DRAWN BY :
DLU
CHECKED BY :
Checker
DATE :
SEPT. 15, 2025

REVISIONS :		
No.	Description	Date
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1	City Comments	06.05.25
2	City Comments 0	07.28.25
5	Owner Changes	01.23.26



CONSULTANT
DAVID LU
PE# 65228
JAN. 26, 2026

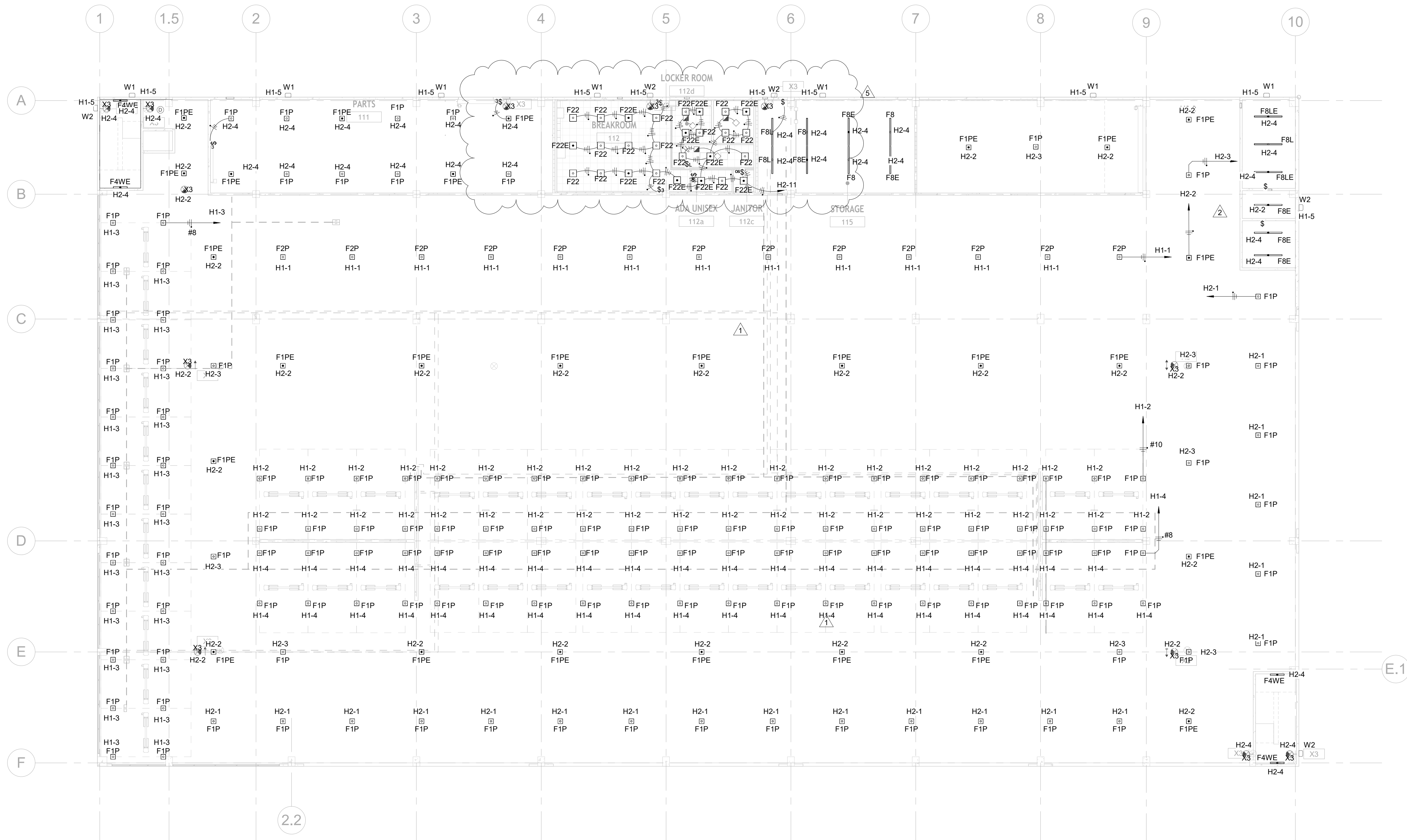
STILES
ARCHITECTURAL GROUP
201 East Las Olas Blvd.,
Fort Lauderdale, Florida
954 - 627- 9180 33301
FL REG # AA-26001798

PERMIT SET
MIAMI LAKES
AutoMail
VEHICLE STORAGE
16100 NW 59 Ave.
Miami Lakes, FL 33014

RCP FIRST FLOOR

E-3.1

PROJECT NO.
74142
DRAWN BY :
DLU
CHECKED BY :
Checker
DATE :
SEPT. 15, 2025



1 RCP FIRST FLOOR
1/16" = 1'-0"

1. EXTEND UNSWITCHED HOT CONDUCTOR TO BATTERY SENSING AND CHARGING CONNECTION.
2. PERMITER PARKING LIGHTING CIRCUIT SHALL BE CONTROLLED WITH DAY-LIGHTING SENSOR TO TURN-OFF LIGHT WHEN OUTSIDE LIGHTING IS MORE THAN 50 FC. THESE LIGHTING CIRCUITS ARE H1-3 AND H2-1.
3. MINIMUM CIRCUIT CONDUCTOR WIRE SIZE TO BE #10 THWN.

Location: ELECTRICAL 120

Supply From:

Mounting: FLOOR

Enclosure: NEMA 1

Volts: 480/277 Wye

Phases: 3

Wires: 4

A.I.C. Rating: 42KA

Mains Type: MCB

Mains Rating: 800 A

MCB Rating: 800 A

ACCESSORIES: 100% RATED NEUTRAL, BUS FACTORY-HINGED COVERS OVER VERTICAL WIREWAYS. UL SERVICE LISTED AND COPPER GROUND BUS. SERVICE MCB TO EQUIP WITH SHUNT-TRIP COIL.

CKT	Circuit Description	# of Poles	Frame Size	Trip Rating	Load	Remarks
1	TVSS	3	100 A	60 A	0 VA	
2	SPACE EQUIPPED	3	250 A	0 A	0 VA	SPACE EQUIPPED FUTRE USE
3	LEVEL 3 EV CHARGER	3	400 A	300 A	180000 VA	 1
4	LEVEL 3 EV CHARGER	3	400 A	300 A	180000 VA	
5	SPACE EQUIPPED	1	400 A	0 A	0 VA	SPACE EQUIPPED FUTRE USE
6	SPACE EQUIPPED	1	400 A	0 A	0 VA	SPACE EQUIPPED FUTRE USE
7	TD3 (112.5 KVA)	3	250 A	200 A	137714 VA	FUTURE LEVEL 2 EV PANEL L5
8	TD4 (112.5 KVA)	3	250 A	200 A	137714 VA	FUTURE LEVEL 2 EV PANEL L6
9	SPACE EQUIPPED	3	250 A	0 A	0 VA	SPACE EQUIPPED FUTRE USE
10	Space	1	--	--	--	
Total Conn. Load:					635428 VA	
Total Amps:					764 A	

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
Power	635428 VA	100.00%	635428 VA	
				Total Conn. Load: 635428 VA
				Total Est. Demand: 635428 VA
				Total Conn.: 764 A
				Total Est. Demand: 764 A

Notes:

Location: ELECTRICAL 120

Supply From:

Mounting: FLOOR

Enclosure: NEMA 1

Volts: 480/277 Wye

Phases: 3

Wires: 4

A.I.C. Rating: 42KA

Mains Type: MCB

Mains Rating: 800 A

MCB Rating: 800 A

ACCESSORIES: 100% RATED NEUTRAL, BUS FACTORY-HINGED COVERS OVER VERTICAL WIREWAYS. UL SERVICE LISTED AND COPPER GROUND BUS. SERVICE MCB TO EQUIP WITH SHUNT-TRIP COIL.

CKT	Circuit Description	# of Poles	Frame Size	Trip Rating	Load	Remarks
1	TVSS	3	100 A	60 A	0 VA	
2	SPACE EQUIPPED	3	250 A	0 A	0 VA	SPACE EQUIPPED FUTRE USE
3	SPACE EQUIPPED	3	250 A	0 A	0 VA	SPACE EQUIPPED FUTRE USE
4	LEVEL 3 EV CHARGER	3	400 A	300 A	180000 VA	
5	LEVEL 3 EV CHARGER	3	400 A	300 A	180000 VA	
6	SPACE EQUIPPED	3	400 A	0 A	0 VA	SPACE EQUIPPED FUTRE USE
7	SPACE EQUIPPED	3	400 A	0 A	0 VA	SPACE EQUIPPED FUTRE USE
8						
9						
10						
Total Conn. Load:					360000 VA	
Total Amps:					433 A	

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
Power	360000 VA	100.00%	360000 VA	Total Conn. Load: 360000 VA Total Est. Demand: 360000 VA Total Conn.: 433 A Total Est. Demand: 433 A

Notes:

Location: ELECTRICAL 120		Volts: 480/277 Wye		A.I.C. Rating: 42KA	
Supply From:		Phases: 3		Mains Type: MCO	
Mounting: FLOOR		Wires: 4		Mains Rating: 800 A	
Enclosure: NEMA 1				MCB Rating: -	
ACCESSORIES: 100% RATED NEUTRAL, BUS FACTORY-HINGED COVERS OVER VERTICAL WIREWAYS. UL SERVICE LISTED AND COPPER GROUND BUS.					

CKT	Circuit Description	# of Poles	Frame Size	Trip Rating	Load	Remarks
1	TVSS	3	100 A	60 A	0 VA	
2	PANEL M1	3	250 A	200 A	35117 VA	
3	TD1 (112.5 KVA)	3	250 A	200 A	223176 VA	
4	PANEL H1	3	250 A	200 A	22881 VA	
5	TD2 (112.5 KVA)	3	250 A	200 A	98962 VA	
6	PANEL N2	3	250 A	200 A	30612 VA	
7	SPACE EQUIPPED	3	250 A	0 A	0 VA	SPACE EQUIPPED FUTURE USE
8	SPACE EQUIPPED	3	400 A	0 A	0 VA	SPACE EQUIPPED FUTURE USE
9						
10						
Total Conn. Load:					410747 VA	
Total Amps:					494 A	

SEAL

DAVID LU
LICENSEE

NO. 65228

PROFESSIONAL ENGINEER

PRO

David Lu
License No. 65228
State of California

Signature

CONSULTANT
DAVID LU
PE# 65228
MARCH 16, 2026

STILES
ARCHITECTURAL GROUP
201 East Las Olas Blvd.,
Fort Lauderdale, Florida
954 - 627 - 9180 33301
FL. REG # AA-26001798

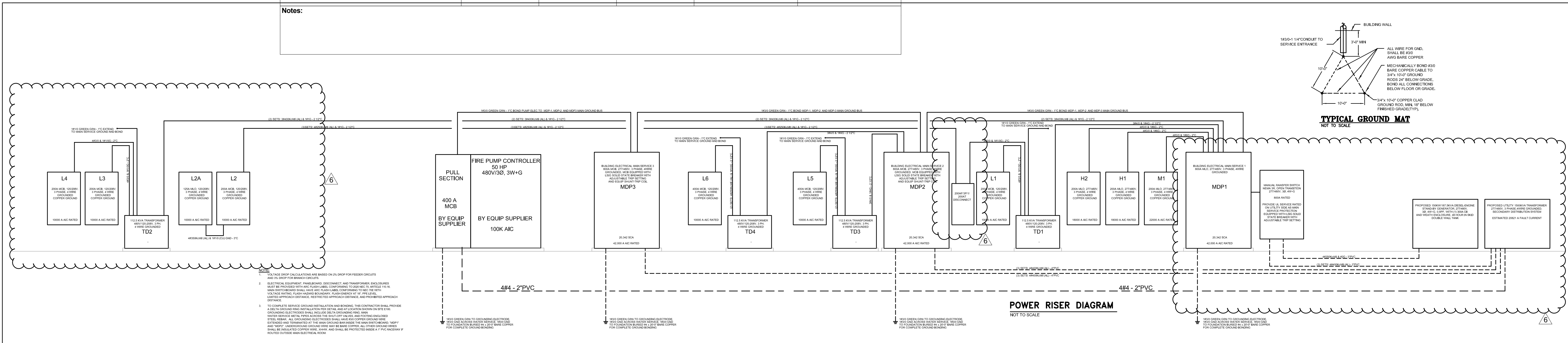
Vehicle Storage

PERMIT SET

Service Equipment Schedules

E-4.0

PROJECT NO.
74142
DRAWN BY :
DLU
CHECKED BY :
Checker
DATE :
MARCH 16, 2026



REFER TO FP&L FAULT CURRENT LETTER ON E-4.2

Switchboard: MDP2

Location: ELECTRICAL 120

Supply From:

Mounting: FLOOR

Enclosure: NEMA 1

Volts: 480/277 Wye

Phases: 3

Wires: 4

A.I.C. Rating: 42KA

Mains Type: MCB

Mains Rating: 800 A

MCB Rating: 800 A

ACCESSORIES: 100% RATED NEUTRAL, BUS FACTORY-HINGED COVERS OVER VERTICAL WIREWAYS. UL SERVICE LISTED AND COPPER GROUND BUS.

CKT	Circuit Description	# of Poles	Frame Size	Trip Rating	Load	Remarks
1	TVSS	3	100 A	60 A	0 VA	
2	SPACE EQUIPPED	3	250 A	0 A	0 VA	SPACE EQUIPPED FUTRE USE
3	LEVEL 3 EV CHARGER	3	400 A	300 A	180000 VA	⚠
4	LEVEL 3 EV CHARGER	3	400 A	300 A	180000 VA	
5	SPACE EQUIPPED	1	400 A	0 A	0 VA	SPACE EQUIPPED FUTRE USE
6	SPACE EQUIPPED	1	400 A	0 A	0 VA	SPACE EQUIPPED FUTRE USE
7	TD3 (112.5 KVA)	3	250 A	200 A	137714 VA	
8	TD4 (112.5 KVA)	3	250 A	200 A	137714 VA	
9	SPACE EQUIPPED	3	250 A	20 A	0 VA	SPACE EQUIPPED FUTRE USE
10	Space	1	--	--	--	
				Total Conn. Load:	635428 VA	
				Total Amps:	764 A	

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Power	808228 VA	100.00%	808228 VA		
				Total Conn. Load:	808228 VA
				Total Est. Demand:	808228 VA
				Total Conn.:	972 A
				Total Est. Demand:	972 A

Notes:

[illegible]

Switchboard: MDP1						
Location: ELECTRICAL 120			Volts: 480/277 Vye		A.I.C. Rating: 42KA	
Supply From:			Phases: 3		Mains Type: MCB	
Mounting: FLOOR			Wires: 4		Mains Rating: 800 A	
Enclosure: NEMA 1			MCB Rating: 800 A			
ACCESSORIES: 100% RATED NEUTRAL, BUS FACTORY-HINGED COVERS OVER VERTICAL WIREWAYS. UL SERVICE LISTED AND COPPER GROUND BUS.						
CKT	Circuit Description	# of Poles	Frame Size	Trip Rating	Load	Remarks
1	TVSS	3	100 A	60 A	0 VA	
2	PANEL M1	3	250 A	200 A	35117 VA	
3	TD1 (112.5 KVA)	3	250 A	200 A	214632 VA	
4	PANEL H1	3	250 A	200 A	22881 VA	
5	TD2 (112.5 KVA)	3	250 A	200 A	90268 VA	
6	PANEL H2	3	250 A	200 A	30612 VA	
7	PORTABLE GENERATOR CONNECTION	3	250 A	150 A	0 VA	CAMLOC GENERATOR CONNECTION...
8	SPACE EQUIPPED	1	400 A	0 A	0 VA	SPACE EQUIPPED FUTRE USE
9						
10						
Total Conn. Load:					393509 VA	
Total Amps:					473 A	
Legend:						
Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals		
Equipment	5830 VA	100.00%	5830 VA	Total Conn. Load:	393509 VA	
Motor	37114 VA	107.47%	39888 VA			
Other	2100 VA	100.00%	2100 VA	Total Est. Demand:	277081 VA	
Receptacle	146000 VA	53.42%	78000 VA	Total Conn.:	473 A	
Lighting	53492 VA	125.00%	66865 VA	Total Est. Demand:	333 A	
Power	19823 VA	100.00%	19823 VA			
Lift Motor	129150 VA	50.00%	64575 VA			
Notes:						

DAVID LU
LICENSEE
NO. 65226
STATE OF
PROFESSIONAL ENGINEER

Digitally signed by David Lu, DN: cn=David Lu, email=lu@cs.cmu.edu, o=CMU, ou=Engineering, c=US
Date: 2007.10.26 10:45:45-07'00
Reason: See accompanying file document
Page 10/20 10:26 10:45:45-07'00

CONSULTANT
DAVID LU
PE# 65228
JAN. 26, 2026

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954 - 627- 9180 33301
FL. REG # AA-26001798



PERMIT SET

MIAMI LAKES
AutoMail

VEHICLE STORAGE

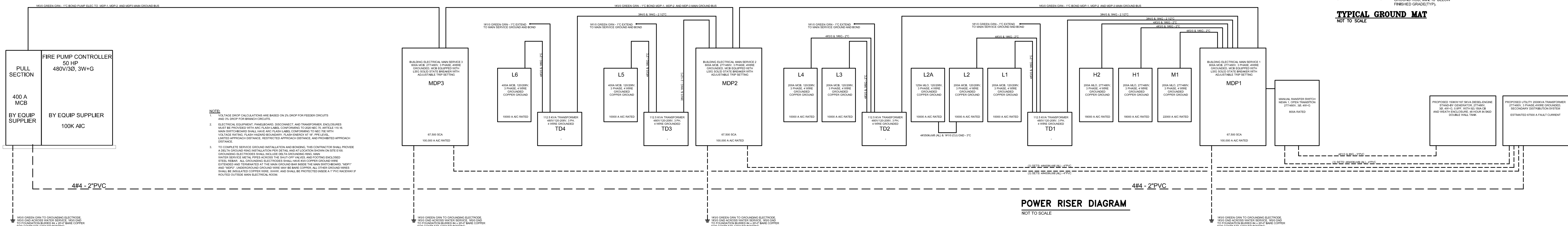
PERMIT SET

16100 NW 59 Ave.
Miami Lakes, FL 33014

Service Equipment Schedules

E-4.0

PROJECT NO.
74142
DRAWN BY :
DLU
CHECKED BY :
Checker
DATE :
SEPT. 15, 2025



Branch Panel: H2											
Location: ELECTRICAL 120				Volts: 480/277 Wye				A.I.C. Rating: 18KA			
Supply From: MDP1				Phases: 3				Mains Type: MLO			
Mounting: SURFACE				Wires: 4				Mains Rating: 225 A			
Enclosure: NEMA 1								MCB Rating: -----			
Notes:											
CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	
1	GRND FLR EAST/SOUTH PERIMETER (DAY...	20 A	1	2537...	2320...		1	20 A	GRND FLR DRIVE AISLE BATTERY LTS	2	
3	GRND FLR DRIVE AISLE LTS	20 A	1		531 VA	4323...	1	20 A	BOH/STAIR LIGHTING	4	
5	FLR 2 EAST/SOUTH/WEST PERIMETER (DAY...	20 A	1			1829... 1654...	1	20 A	FLR 2 DRIVE AISLE BATTERY LTS	6	
7	FLR 2 DRIVE AISLE LTS	20 A	1	708 VA	1770...		1	20 A	FLR 3 EAST/SOUTH/WEST PERIMETER (DAY...	8	
9	FLR 4 EAST/SOUTH/WEST PERIMETER (DAY...	20 A	1		1829...	1655...	1	20 A	FLR 3 DRIVE AISLE BATTERY LTS	10	
11	FLR 4 DRIVE AISLE BATTERY LTS	20 A	1			1596... 826 VA	1	20 A	FLR 3 DRIVE AISLE LTS	12	
13	FLR 4 DRIVE AISLE LTS	20 A	1	826 VA	1829...		1	20 A	FLR 6 EAST/SOUTH/WEST PERIMETER (DAY...	14	
15	FLR 5 EAST/SOUTH/WEST PERIMETER (DAY...	20 A	1		1829...	1478...	1	20 A	FLR 6 DRIVE AISLE BATTERY LTS	16	
17	FLR 5 DRIVE AISLE BATTERY LTS	20 A	1			1596... 649 VA	1	20 A	FLR 6 DRIVE AISLE LTS	18	
19	FLR 5 DRIVE AISLE LTS	20 A	1	826 VA	0 VA		1	20 A	Spare	20	
21	Spare	20 A	1		0 VA	0 VA	1	20 A	Spare	22	
23	Spare	20 A	1			0 VA	0 VA	1	20 A	Spare	24
25	Space	--	1	--	0 VA		1	20 A	Spare	26	
27	Space	--	1		--	0 VA	1	20 A	Spare	28	
29	Space	--	1			--	0 VA	1	20 A	Spare	30
31	Space	--	1	--	--		1	--	Space	32	
33	Space	--	1		--	--	1	--	Space	34	
35	Space	--	1			--	--	1	--	Space	36
37	TVSS	30 A	3	0 VA	--		1	--	Space	38	
39	--	--	--		0 VA	--	1	--	Space	40	
41	--	--	--			0 VA	--	1	--	Space	42
Total Load:				10816 VA	11645 VA	8151 VA					
Total Amps:				41 A	44 A	29 A					
Legend:											
Load Classification		Connected Load		Demand Factor		Estimated Demand		Panel Totals			
Other		0 VA		0.00%		0 VA					
Lighting		30612 VA		125.00%		38265 VA		Total Conn. Load: 30612 VA			
Power		0 VA		0.00%		0 VA		Total Est. Demand: 38265 VA			
								Total Conn.: 37 A			
								Total Est. Demand: 46 A			
Notes:											

Branch Panel: L2

Location: ELECTRICAL 120

Supply From: TD1

Mounting: SURFACE

Enclosure: NEMA 1

Volts: 120/208 Wye

Phases: 3

Wires: 4

A.I.C. Rating: 18KA

Mains Type: MCB

Mains Rating: 250 A

MCB Rating: 200 A

1

ACCESSORIES: 100% RATED NEUTRAL, BUS FACTORY-HINGED COVERS OVER VERTICAL WIREWAYS. PROVIDE EQUIPMENT COPPER GROUND BUS

CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT
1	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2	1435...	1435...		2	20 A	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	2
3	--	--	--		1435...	1435...	--	--	--	4
5	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2			1435...	1435...	2	20 A	A.G.LIFT (PROVIDE KELLUMN GRIP AND...
7	--	--	--	1435...	1435...		--	--	--	8
9	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2		1435...	1435...	2	20 A	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	10
11	--	--	--			1435...	1435...	--	--	12
13	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2	1435...	1435...		2	20 A	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	14
15	--	--	--		1435...	1435...	--	--	--	16
17	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2			1435...	1435...	2	20 A	A.G.LIFT (PROVIDE KELLUMN GRIP AND...
19	--	--	--	1435...	1435...		--	--	--	20
21	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2		1435...	1435...	2	20 A	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	22
23	--	--	--			1435...	1435...	--	--	24
25	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2	1435...	1435...		2	20 A	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	26
27	--	--	--		1435...	1435...	--	--	--	28
29	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2			1435...	1435...	2	20 A	A.G.LIFT (PROVIDE KELLUMN GRIP AND...
31	--	--	--	1435...	1435...		--	--	--	32
33	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2		1435...	1435...	2	20 A	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	34
35	--	--	--			1435...	1435...	--	--	36
37	Space	--	1	--	1820...		3	125 A	PANEL L2A	38
39	Space	--	1		--	1673...	--	--	--	40
41	Space	--	1			--	1848...	--	--	42
Total Load:				35424 VA	33959 VA	35702 VA				
Total Amps:				297 A	283 A	299 A				

Legend:

1

PROVIDE FEED-THRU LUGS FOR FUTURE SECOND SECTION PANEL

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
Motor	8694 VA	112.50%	9781 VA	
Receptacle	19200 VA	76.04%	14600 VA	Total Conn. Load: 105084 VA
Power	2570 VA	100.00%	2570 VA	Total Est. Demand: 64261 VA
lift Motor	74620 VA	50.00%	37310 VA	Total Conn.: 292 A
				Total Est. Demand: 178 A

Notes:

Branch Panel: H1

Location: ELECTRICAL 120

Supply From: MDP1

Mounting: SURFACE

Enclosure: NEMA 1

Volts: 480/277 Wye

Phases: 3

Wires: 4

A.I.C. Rating: 18KA

Mains Type: MLO

Mains Rating: 225 A

MCB Rating: -----

ACCESSORIES: 100% RATED NEUTRAL, BUS FACTORY-HINGED COVERS OVER VERTICAL WIREWAYS. PROVIDE EQUIPMENT COPPER GROUND BUS

CKT	Zone		Trip	Poles	A	B	C	Poles	Trip		Zone	CKT
1		PARKING LIGHTING	20 A	1	118 VA 2419...			1	20 A	GROUND FLOOR GARAGE LIGHTS		2
3		GROUND FLOOR OUTSIDE GARAGE...	20 A	1		1416... 2360...		1	20 A	GROUND FLOOR GARAGE LIGHTS		4
5		OUTDOOR LIGHTS, W1/W2	20 A	1			1122... 2242...	1	20 A	SECOND LEVEL INTERIOR PARKING		6
7		4TH LEVEL INTERIOR PARKING	20 A	1	2124... 2183...			1	20 A	THIRD LEVEL INTERIOR PARKING		8
9		5TH LEVEL INTERIOR PARKING	20 A	1		2183... 2183...		1	20 A	SIXTH LEVEL INTERIOR PARKING		10
11		EMERGENCY AND BOH	20 A	1			811 VA 0 VA	1	20 A	SPARE		12
13		DECK TOP SITE LIGHTING	20 A	1	3720... 0 VA			1	20 A	SPARE		14
15			--	1		-- 0 VA		1	20 A	SPARE		16
17			--	1			-- 0 VA	1	20 A	SPARE		18
19			--	1	-- --			1	--			20
21			--	1		-- --		1	--			22
23			--	1			-- --	1	--			24
25			--	1	-- --			1	--			26
27			--	1		-- --		1	--			28
29			--	1			-- --	1	--			30
31			--	1	-- --			1	--			32
33			--	1		-- --		1	--			34
35			--	1			-- --	1	--			36
37	TVSS		30 A	3	0 VA --			1	--			38
39			--	--		0 VA --		1	--			40
41			--	--			0 VA --	1	--			42
Total Load:					10564 VA	8142 VA	4175 VA					
Total Amps:					40 A	32 A	15 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Other	0 VA	0.00%	0 VA		
Lighting	22881 VA	125.00%	28601 VA	Total Conn. Load:	22881 VA
Power	0 VA	0.00%	0 VA	Total Est. Demand:	28601 VA
				Total Conn.:	28 A
				Total Est. Demand:	34 A

Notes:

POWERLINK MASTER LIGHTING PANEL



July 3, 2025

JAVIER HOYOS
1720 UPLAND ROAD
WEST PALM BEACH, FL 33409

Re: Available Fault Current for 16200 NW 59TH AVE, MIAMI LAKES, FL 33014

Dear JAVIER HOYOS:

Thank you for contacting FPL about the available fault current at 16200 NW 59TH AVE, MIAMI LAKES, FL 33014. Based on the plans you have provided dated July 03 2025, the maximum available fault current at the transformer secondary terminals is estimated to be 20821 symmetrical amperes at 277/480 volts. The protective device on the line side of the transformer currently in place or to be installed and serving your property located at the subject location is a 65 amp type Bayonet fuse. The primary service voltage is 13.2kV L-L. This calculated symmetrical fault current is not intended for use as the basis for motor starting calculations and does not include:

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

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

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

Sincerely,

Keven Barrera
KEVEN BARRERA
Distribution Engineer

Branch Panel: M1

Location: ELECTRICAL 120
Supply From: MDP1
Mounting: SURFACE
Enclosure: NEMA 1

Volts: 480/277 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 18 KA
Mains Type: MLO
Mains Rating: 225 A
MCB Rating: ---

ACCESSORIES: 100% RATED NEUTRAL, BUS FACTORY-HINGED COVERS OVER VERTICAL WIREWAYS. PROVIDE EQUIPMENT COPPER GROUND BUS

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	ELEVATOR MOTOR	20 A	3	3408...	3699...	3408...	3699...			3	20 A	COMPRESSOR #1 (30A/3P/NEMA 12/NF DISC)	2
3	--	--	--							--	--	--	4
5	--	--	--							--	--	--	6
7	SHUNT TRIP COIL	20 A	1	0 VA	3699...			3408...	3699...	3	20 A	COMPRESSOR #2 (30A/3P/NEMA 12/NF DISC)	8
9	Space	--	1			--	3699...			--	--	--	10
11	Space	--	1					--	3699...	--	--	--	12
13	Space	--	1	--	--					1	--	Space	14
15	Space	--	1			--	--			1	--	Space	16
17	Space	--	1					--	--	1	--	Space	18
19	Space	--	1	--	--					1	--	Space	20
21	Space	--	1			--	--			1	--	Space	22
23	Space	--	1					--	--	1	--	Space	24
25	Space	--	1	--	--					1	--	Space	26
27	Space	--	1			--	--			1	--	Space	28
29	Space	--	1					--	--	1	--	Space	30
31	Space	--	1	--	--					1	--	Space	32
33	Space	--	1			--	--			1	--	Space	34
35	Space	--	1					--	--	1	--	Space	36
37	TVSS	30 A	3	0 VA	900 VA					3	20 A	JOCKY PUMP (2 HP)	38
39	--	--	--			0 VA	900 VA			--	--	--	40
41	--	--	--							--	--	--	42
				Total Load:	11706 VA	11706 VA		11706 VA					
				Total Amps:	42 A	42 A		42 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
Motor	24892 VA	111.14%	27666 VA	
Power	10225 VA	100.00%	10225 VA	Total Conn. Load: 35117 VA
				Total Est. Demand: 37891 VA
				Total Conn.: 42 A
				Total Est. Demand: 46 A

Notes:

Branch Panel: L2A

Location: ELECTRICAL 120
Supply From: L2
Mounting: SURFACE
Enclosure: NEMA 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 18KA
Mains Type: MLO
Mains Rating: 125 A
MCB Rating: ---

Notes:

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	CENTER RIGHT BAY SERVICE GFCL...	20 A	1	1920...	1435...					2	20 A	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	2
3	CENTER RIGHT BAY SERVICE GFCL...	20 A	1			1920...	1435...			--	--	--	4
5	CENTER RIGHT BAY SERVICE GFCL...	20 A	1					1920...	1435...	2	20 A	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	6
7	CENTER RIGHT BAY SERVICE GFCL...	20 A	1	1920...	1435...					--	--	--	8
9	CENTER RIGHT BAY SERVICE GFCL...	20 A	1			1920...	1435...			2	20 A	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	10
11	CENTER RIGHT BAY SERVICE GFCL...	20 A	1					1920...	1435...	--	--	--	12
13	CENTER RIGHT BAY SERVICE GFCL...	20 A	1	720 VA	1435...					2	20 A	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	14
15	CENTER RIGHT BAY SERVICE GFCL...	20 A	1			1920...	1435...			--	--	--	16
17	CENTER RIGHT BAY SERVICE GFCL...	20 A	1					1920...	1435...	2	20 A	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	18
19	OIL TRANSMITTER	20 A	1	360 VA	1435...					--	--	--	20
21	TANK OIL MONITORING	20 A	1			360 VA	1435...			2	20 A	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	22
23	ELECTRIC DRAIN (COMPRESSED AIR)	20 A	1					1200...	1435...	--	--	--	24
25	WH-1 (30A/1/MS)	20 A	1	2500...	1435...					2	20 A	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	26
27	HWRP-1/JANITOR RECEIPT	20 A	1			1270...	1435...			--	--	--	28
29	CU-1 (60A/3P/NEMA 1/NF DISC)	35 A	2					2174...	1435...	2	20 A	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	30
31	--	--	--	2174...	1435...					--	--	--	32
33	AHU-1 (6.0KW, 60A/3P/NEM1 1/NF DISC)	50 A	2			2174...	--			1	--	Space	34
35	--	--	--					2174...	--	1	--	Space	36
37	Space	--	1	--	--					1	--	Space	38
39	Space	--	1			--	--			1	--	Space	40
41	Space	--	1					--	--	1	--	Space	42
				Total Load:	18204 VA	16739 VA		18482 VA					
				Total Amps:	154 A	139 A		156 A					

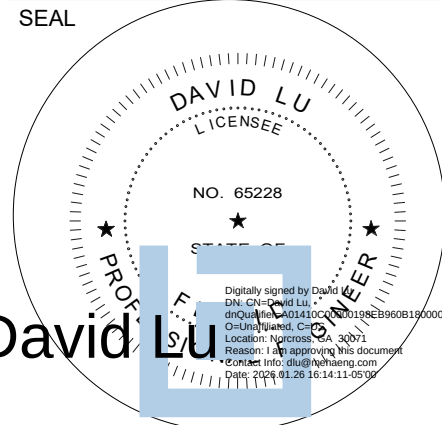
Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
Motor	8694 VA	112.50%	9781 VA	
Receptacle	19200 VA	76.04%	14600 VA	Total Conn. Load: 53424 VA
Power	2570 VA	100.00%	2570 VA	Total Est. Demand: 38431 VA
lift Motor	22960 VA	50.00%	11480 VA	Total Conn.: 148 A
				Total Est. Demand: 107 A

Notes:

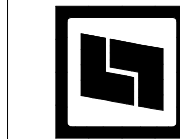
REVISIONS :		
No.	Description	Date
	Permit Set	04.23.25
1	City Comments	06.05.25
2	City Comments 0	07.28.25
3	FP&L SCC Letter	09.12.25
5	Owner Changes	01.23.26

SEAL



CONSULTANT
DAVID LU
PE# 65228
JAN. 26, 2026

STILES
ARCHITECTURAL GROUP
201 East Las Olas Blvd.,
Fort Lauderdale, Florida
954 - 627- 9180 33301
FL REG # AA-26001798



PERMIT SET
MIAMI LAKES
AutoMail
VEHICLE STORAGE
16100 NW 59 Ave.
Miami Lakes, FL 33014

Panelboard Schedules

E-4.2

PROJECT NO.
74142
DRAWN BY :
DLU
CHECKED BY :
Checker
DATE :
SEPT. 15, 2025

Branch Panel: L5													
Location: ELECTRICAL 120				Volts: 120/208 Wye				A.I.C. Rating: 18KA					
Supply From: TD3				Phases: 3				Mains Type: MCB					
Mounting: SURFACE				Wires: 4				Mains Rating: 400 A					
Enclosure: NEMA 1										MCB Rating: 400 A			
ACCESSORIES: 100% RATED NEUTRAL, BUS FACTORY-HINGED COVERS OVER VERTICAL WIREWAYS. PROVIDE EQUIPMENT COPPER GROUND BUS													
CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	LEVEL 2 EV	100 A	2	9600...	9600...					2	100 A	LEVEL 2 EV	2
3	--	--	--			9600...	9600...			--	--	--	4
5	LEVEL 2 EV	100 A	2					9600...	9600...	2	100 A	LEVEL 2 EV	6
7	--	--	--	9600...	9600...					--	--	--	8
9	LEVEL 2 EV	100 A	2			9600...	9600...			2	100 A	LEVEL 2 EV	10
11	--	--	--					9600...	9600...	--	--	--	12
13	LEVEL 2 EV	100 A	2	9600...	552 VA					3	15 A	CF-S2 (30A/3P/NEMA 1/NF DISC)	14
15	--	--	--			9600...	552 VA			--	--	--	16
17	Space	--	1					--	552 VA	--	--	--	18
19	Space	--	1	--	552 VA			--	552 VA	3	15 A	CF-S4 (30A/3P/NEMA 1/NF DISC)	20
21	Space	--	1			--	552 VA			--	--	--	22
23	Space	--	1					--	552 VA	--	--	--	24
25	Space	--	1	--	552 VA			--	552 VA	3	15 A	CF-S9 (30A/3P/NEMA 1/NF DISC)	26
27	Space	--	1			--	552 VA			--	--	--	28
29	Space	--	1					--	552 VA	--	--	--	30
31	Space	--	1	--	552 VA			--	552 VA	3	15 A	CF-S11 (30A/3P/NEMA 1/NF DISC)	32
33	Space	--	1			--	552 VA			--	--	--	34
35	Space	--	1					--	552 VA	--	--	--	36
37	Space	--	1	--	--					1	--	Space	38
39	Space	--	1			--	--			1	--	Space	40
41	Space	--	1					--	--	1	--	Space	42
				Total Load:		50209 VA		136609 VA		127009 VA			
				Total Amps:		418 A		1237 A		1157 A			
Legend:													
Load Classification		Connected Load		Demand Factor		Estimated Demand		Panel Totals					
Power		313828 VA		100.00%		313828 VA							
								Total Conn. Load: 313828 VA					
								Total Est. Demand: 313828 VA					
								Total Conn.: 871 A					
								Total Est. Demand: 871 A					
Notes:													

Branch Panel: L6													
Location: ELECTRICAL 120				Volts: 120/208 Wye				A.I.C. Rating: 18KA					
Supply From: TD4				Phases: 3				Mains Type: MCB					
Mounting: SURFACE				Wires: 4				Mains Rating: 400 A					
Enclosure: NEMA 1				MCB Rating: 400 A									
ACCESSORIES: 100% RATED NEUTRAL, BUS FACTORY-HINGED COVERS OVER VERTICAL WIREWAYS. PROVIDE EQUIPMENT COPPER GROUND BUS													
CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	LEVEL 2 EV	100 A	2	9600...	9600...					2	100 A	LEVEL 2 EV	2
3	--	--	--			9600...	9600...			--	--	--	4
5	LEVEL 2 EV	100 A	2					9600...	9600...	2	100 A	LEVEL 2 EV	6
7	--	--	--	9600...	9600...					--	--	--	8
9	LEVEL 2 EV	100 A	2			9600...	9600...			2	100 A	LEVEL 2 EV	10
11	--	--	--					9600...	9600...	--	--	--	12
13	LEVEL 2 EV	100 A	2	9600...	552 VA					3	15 A	CF-S6 (30A/3P/NEMA 1/NF DISC)	14
15	--	--	--			9600...	552 VA			--	--	--	16
17	Space	--	1					--	552 VA	--	--	--	18
19	Space	--	1	--	552 VA					3	15 A	CF-S8 (30A/3P/NEMA 1/NF DISC)	20
21	Space	--	1			--	552 VA			--	--	--	22
23	Space	--	1					--	552 VA	--	--	--	24
25	Space	--	1	--	552 VA					3	15 A	CF-S13 (30A/3P/NEMA 1/NF DISC)	26
27	Space	--	1			--	552 VA			--	--	--	28
29	Space	--	1					--	552 VA	--	--	--	30
31	Space	--	1	--	--					1	--	Space	32
33	Space	--	1			--	--			1	--	Space	34
35	Space	--	1					--	--	1	--	Space	36
37	Space	--	1	--	--					1	--	Space	38
39	Space	--	1			--	--			1	--	Space	40
41	Space	--	1					--	--	1	--	Space	42
				Total Load:		49657 VA		49657 VA		40057 VA			
				Total Amps:		426 A		426 A		334 A			
Legend:													
Load Classification		Connected Load		Demand Factor		Estimated Demand		Panel Totals					
Power		139371 VA		100.00%		139371 VA							
								Total Conn. Load: 139371 VA					
								Total Est. Demand: 139371 VA					
								Total Conn.: 387 A					
								Total Est. Demand: 387 A					
Notes:													

Branch Panel: L3													
Location: PARKING 100a				Volts: 120/208 Wye				A.I.C. Rating: 18K					
Supply From: TD2				Phases: 3				Mains Type: MCB					
Mounting: SURFACE				Wires: 4				Mains Rating: 250 A					
Enclosure: NEMA 1								MCB Rating: 200 A					
Notes:													
CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2	1435...	1920...					1	20 A	LEFT END BAY SERVICE GFCI RECEPTACLES	2
3	--	--	--			1435...	1920...			1	20 A	LEFT END BAY SERVICE GFCI RECEPTACLES	4
5	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2					1435...	1920...	1	20 A	LEFT END BAY SERVICE GFCI RECEPTACLES	6
7	--	--	--	1435...	1920...					1	20 A	LEFT END BAY SERVICE GFCI RECEPTACLES	8
9	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2			1435...	1920...			1	20 A	LEFT END BAY SERVICE GFCI RECEPTACLES	10
11	--	--	--					1435...	360 VA	1	20 A	LEFT END BAY SERVICE GFCI RECEPTACLES	12
13	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2	1435...	1650...					2	20 A	TIRE CHANGER (NEMA L6-20R)	14
15	--	--	--			1435...	1650...			--	--	--	16
17	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2					1435...	1265...	2	20 A	WHEEL BALANCER (NEMA L6-20R)	18
19	--	--	--	1435...	1265...					--	--	--	20
21	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2			1435...	552 VA			3	15 A	CF-S1 (30A/3P/NEMA 1/NF DISC)	22
23	--	--	--					1435...	552 VA	--	--	--	24
25	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2	1435...	552 VA					--	--	--	26
27	--	--	--			1435...	552 VA			3	15 A	CF-S3 (30A/3P/NEMA 1/NF DISC)	28
29	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2					1435...	552 VA	--	--	--	30
31	--	--	--	1435...	552 VA					--	--	--	32
33	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2			1435...	552 VA			3	15 A	CF-S5 (30A/3P/NEMA 1/NF DISC)	34
35	--	--	--					1435...	552 VA	--	--	--	36
37	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2	1435...	552 VA					1	--	Space	38
39	--	--	--			1435...	--			1	--	Space	40
41	Space	--	1					--	--	1	--	Space	42
				Total Load:		18457 VA		17192 VA		13812 VA			
				Total Amps:		158 A		148 A		115 A			
Legend:													
Load Classification				Connected Load		Demand Factor		Estimated Demand		Panel Totals			
Equipment				5830 VA		100.00%		5830 VA					
Receptacle				9960 VA		100.00%		9960 VA		Total Conn. Load: 49461 VA			
Power				4971 VA		100.00%		4971 VA		Total Est. Demand: 35111 VA			
lift Motor				28700 VA		50.00%		14350 VA		Total Conn.: 137 A			
										Total Est. Demand: 97 A			
Notes:													

Branch Panel: L5													
Location: ELECTRICAL 120				Volts: 120/208 Wye				A.I.C. Rating: 18KA					
Supply From: TD3				Phases: 3				Mains Type: MCB					
Mounting: SURFACE				Wires: 4				Mains Rating: 400 A					
Enclosure: NEMA 1										MCB Rating: 400 A			
ACCESSORIES: 100% RATED NEUTRAL, BUS FACTORY-HINGED COVERS OVER VERTICAL WIREWAYS. PROVIDE EQUIPMENT COPPER GROUND BUS													
CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	LEVEL 2 EV	100 A	2	9600...	9600...					2	100 A	LEVEL 2 EV	2
3	--	--	--			9600...	9600...			--	--	--	4
5	LEVEL 2 EV	100 A	2					9600...	9600...	2	100 A	LEVEL 2 EV	6
7	--	--	--	9600...	9600...					--	--	--	8
9	LEVEL 2 EV	100 A	2			9600...	9600...			2	100 A	LEVEL 2 EV	10
11	--	--	--					9600...	9600...	--	--	--	12
13	LEVEL 2 EV	100 A	2	9600...	552 VA					3	15 A	CF-S2 (30A/3P/NEMA 1/NF DISC)	14
15	--	--	--			9600...	552 VA			--	--	--	16
17	Space	--	1					--	552 VA	--	--	--	18
19	Space	--	1	--	552 VA					3	15 A	CF-S4 (30A/3P/NEMA 1/NF DISC)	20
21	Space	--	1			--	552 VA			--	--	--	22
23	Space	--	1					--	552 VA	--	--	--	24
25	Space	--	1	--	--					1	--	Space	26
27	Space	--	1			--	--			1	--	Space	28
29	Space	--	1					--	--	1	--	Space	30
31	Space	--	1	--	--					1	--	Space	32
33	Space	--	1			--	--			1	--	Space	34
35	Space	--	1					--	--	1	--	Space	36
37	Space	--	1	--	--					1	--	Space	38
39	Space	--	1			--	--			1	--	Space	40
41	Space	--	1					--	--	1	--	Space	42
Total Load:				49105 VA		49105 VA		39504 VA					
Total Amps:				409 A		409 A		329 A					
Legend:													
Load Classification		Connected Load		Demand Factor		Estimated Demand		Panel Totals					
Power		137714 VA		100.00%		137714 VA							
								Total Conn. Load: 137714 VA					
								Total Est. Demand: 137714 VA					
								Total Conn.: 382 A					
								Total Est. Demand: 382 A					
Notes:													

Branch Panel: L6													
Location: ELECTRICAL 120				Volts: 120/208 Wye				A.I.C. Rating: 18KA					
Supply From: TD4				Phases: 3				Mains Type: MCB					
Mounting: SURFACE				Wires: 4				Mains Rating: 400 A					
Enclosure: NEMA 1										MCB Rating: 400 A			
ACCESSORIES: 100% RATED NEUTRAL, BUS FACTORY-HINGED COVERS OVER VERTICAL WIREWAYS. PROVIDE EQUIPMENT COPPER GROUND BUS													
CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	LEVEL 2 EV	100 A	2	9600...	9600...					2	100 A	LEVEL 2 EV	2
3	--	--	--			9600...	9600...			--	--	--	4
5	LEVEL 2 EV	100 A	2					9600...	9600...	2	100 A	LEVEL 2 EV	6
7	--	--	--	9600...	9600...					--	--	--	8
9	LEVEL 2 EV	100 A	2			9600...	9600...			2	100 A	LEVEL 2 EV	10
11	--	--	--					9600...	9600...	--	--	--	12
13	LEVEL 2 EV	100 A	2	9600...	552 VA					3	20 A	CF-S6 (30A/3P/NEMA 1/NF DISC)	14
15	--	--	--			9600...	552 VA			--	--	--	16
17	Space	--	1					--	552 VA	--	--	--	18
19	Space	--	1	--	552 VA					3	20 A	CF-S8 (30A/3P/NEMA 1/NF DISC)	20
21	Space	--	1			--	552 VA			--	--	--	22
23	Space	--	1					--	552 VA	--	--	--	24
25	Space	--	1	--	--					1	--	Space	26
27	Space	--	1			--	--			1	--	Space	28
29	Space	--	1					--	--	1	--	Space	30
31	Space	--	1	--	--					1	--	Space	32
33	Space	--	1			--	--			1	--	Space	34
35	Space	--	1					--	--	1	--	Space	36
37	Space	--	1	--	--					1	--	Space	38
39	Space	--	1			--	--			1	--	Space	40
41	Space	--	1					--	--	1	--	Space	42
Total Load:				49105 VA		49105 VA		39505 VA					
Total Amps:				422 A		422 A		329 A					
Legend:													
Load Classification		Connected Load		Demand Factor		Estimated Demand		Panel Totals					
Power		137714 VA		100.00%		137714 VA							
								Total Conn. Load: 137714 VA					
								Total Est. Demand: 137714 VA					
								Total Conn.: 382 A					
								Total Est. Demand: 382 A					
Notes:													

Branch Panel: L3													
Location: ELECTRICAL 120				Volts: 120/208 Wye				A.I.C. Rating: 18K					
Supply From: TD2				Phases: 3				Mains Type: MCB					
Mounting: SURFACE				Wires: 4				Mains Rating: 250 A					
Enclosure: NEMA 1								MCB Rating: 200 A					
Notes:													
CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2	1435...	1920...					1	20 A	LEFT END BAY SERVICE GFCI RECEPTACLES	2
3	--	--	--			1435...	1920...			1	20 A	LEFT END BAY SERVICE GFCI RECEPTACLES	4
5	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2					1435...	1920...	1	20 A	LEFT END BAY SERVICE GFCI RECEPTACLES	6
7	--	--	--	1435...	1920...					1	20 A	LEFT END BAY SERVICE GFCI RECEPTACLES	8
9	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2			1435...	1920...			1	20 A	LEFT END BAY SERVICE GFCI RECEPTACLES	10
11	--	--	--					1435...	360 VA	1	20 A	LEFT END BAY SERVICE GFCI RECEPTACLES	12
13	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2	1435...	1650...					2	20 A	TIRE CHANGER (NEMA L6-20R)	14
15	--	--	--			1435...	1650...			--	--	--	16
17	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2					1435...	1265...	2	20 A	WHEEL BALANCER (NEMA L6-20R)	18
19	--	--	--	1435...	1265...					--	--	--	20
21	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2			1435...	552 VA			3	15 A	CF-S1 (30A/3P/NEMA 1/NF DISC)	22
23	--	--	--					1435...	552 VA	--	--	--	24
25	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2	1435...	552 VA					--	--	--	26
27	--	--	--			1435...	552 VA			3	15 A	CF-S3 (30A/3P/NEMA 1/NF DISC)	28
29	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2					1435...	552 VA	--	--	--	30
31	--	--	--	1435...	552 VA					--	--	--	32
33	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2			1435...	552 VA			3	15 A	CF-S5 (30A/3P/NEMA 1/NF DISC)	34
35	--	--	--					1435...	552 VA	--	--	--	36
37	A.G.LIFT (PROVIDE KELLUMN GRIP AND...	20 A	2	1435...	552 VA					--	--	--	38
39	--	--	--			1435...	--			1	--	Space	40
41	Space	--	1					--	--	1	--	Space	42
Total Load:				18457 VA		17192 VA		13812 VA					
Total Amps:				158 A		148 A		115 A					
Legend:													
Load Classification		Connected Load		Demand Factor		Estimated Demand		Panel Totals					
Equipment		5830 VA		100.00%		5830 VA							
Receptacle		9960 VA		100.00%		9960 VA						Total Conn. Load: 49461 VA	
Power		4971 VA		100.00%		4971 VA						Total Est. Demand: 35111 VA	
lift Motor		28700 VA		50.00%		14350 VA						Total Conn.: 137 A	
												Total Est. Demand: 97 A	
Notes:													

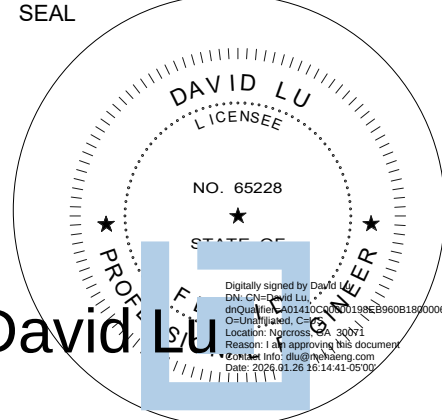
Electrical Lighting Fixtures Schedule						
Type Mark	Type Comment s	Description	Ballast Input Voltage	Lamp Base	Mounting	Remarks
	<varies>	<varies>				<varies>
F1P	LTS	LED GARAGE FIXTURE LSI #XPG4-D-LED-7L-5W-UNV-DIM-50-ALSCS-WHT	Universal (120-277)	LED 59W	SUSPENDED 15'-0" AFF	
F1PE	LTS	LED GARAGE FIXTURE LSI #XPG4-D-LED7L-5W-UNV-DIM-50-ALSCS-BB-WHT	Universal (120-277)	LED 59W	SUSPENDED 15'-0" AFF	
F2P	LTS	LED GARAGE FIXTURE LSI #XPG4-D-LED-7L-5W-UNV-DIM-50-ALSCS-WHT	Universal (120-277)	LED 59W	SUSPENDED 15'-0" AFF	
F3P	LTS	LED GARAGE FIXTURE LSI #XPG4-D-LED-7L-5W-UNV-DIM-50-ALSCS-WHT	Universal (120-277)	LED 59W	SUSPENDED 10'-0" AFF	
F3PE	LTS	LED GARAGE FIXTURE LSI #XPG4-D-LED-7L-5W-UNV-DIM-50-ALSCS-BB-WHT	Universal (120-277)	LED 59W	SUSPENDED 10'-0" AFF	
F4LE	LTS	LED 4'-0" STRIP FIXTURE LSI #EG3-4-LED-6L-CA-S-UNV-DIM-50-80-OMSWL-EM-STD-SS	Universal (120-277)	LED 69W	SUSPENDED 10'-0" AFF	
F4P	LTS	LED GARAGE FIXTURE LSI #XPG4-D-LED-7L-5W-UNV-DIM-50-ALSCS-WHT	Universal (120-277)	LED 59W	SUSPENDED 10'-0" AFF	
F4WE	LTS	LED 4'-0" WRAP AROUND LSI #W444-LED-HO-CW-UE-BB	Universal (120-277)	LED 43W	SUSPENDED 12'-0" AFF	
F8	LTS	LED 8'-0" STRIP FIXTURE LSI #EG3-8-LED-11L-CA-S-UNV-DIM-50-80-**-STD-SS	Universal (120-277)	LED 75W	SUSPENDED 10'-0" AFF	
F8E	LTS	LED 8'-0" STRIP FIXTURE LSI #EG3-8-LED-11L-CA-S-UNV-DIM-50-80-**-BB-STD-SS	Universal (120-277)	LED 75W	SUSPENDED 10'-0" AFF	
F8L	LTS	LED 8'-0" STRIP FIXTURE LSI #S8-LED-100L-UNV-DIM1-50-80CRI-OCSUE	Universal (120-277)	LED 69W	SUSPENDED 10'-0" AFF	
F8LE	LTS	LED 8'-0" STRIP FIXTURE LSI #S8-LED-100L-UNV-DIM1-50-80CRI-OCSUE-EM10	Universal (120-277)	LED 69W	SUSPENDED 10'-0" AFF	
F22	LTS	RECESSED LED, LSI #SFP22-LED-30-UE-DIM-40	Universal (120-277)	LED 30W	RECESSED	
F22E	LTS	RECESSED LED, LSI #SFP22-LED-30-UE-DIM-40-EM	Universal (120-277)	LED 30W	RECESSED	
OA	LTS	POLE TOP LIGHTS ON 15'-0" HIGH SQUARE POWDER ALUMINUM POLE, LSI #MRM-LED-30L-SIL-5W-UNV-DIM-50-70-BRZ	Universal (120-277)			
OA1	LTS	POLE TOP LIGHTS ON 15'-0" HIGH SQUARE POWDER ALUMINUM POLE, LSI #MRM-LED-42L-SIL-5W-UNV-DIM-50-70-BRZ	Universal (120-277)			
W1	LTS	WALL MOUNT EXTERIOR LED LIGHTING FIXTURE WITH POLYCARBONATE SHIELD AND FINISH COLOR MATCHING ARCHITECTURAL WALL FINISH LSI# XWM-FT-LED-12L-50-UE-BRZ-ALSCS02	Universal (120-277)	LED102W		
W2	LTS	WALL MOUNT EXTERIOR LED LIGHTING FIXTURE WITH POLYCARBONATE SHIELD AND FINISH COLOR MATCHING ARCHITECTURAL WALL FINISH AND BACK-UP BATTERY LSI# XWM-FT-LED-4L-50-UE-BRZ-ALSCS01BB	Universal (120-277)	LED 30W		
X3	LTS	SINGLE FACE UNIVERSAL MOUNT LED EXIT WITH BATTERY BACKUP WHITE HOUSING AND RED LETTERS ON WHITE BACKGROUND LSI# EX-R-U-**-WB-WH-SD2-UE				
X4	LTS	SINGLE FACE UNIVERSAL MOUNT LED EXIT WITH BATTERY BACKUP WHITE HOUSING AND RED LETTERS ON WHITE BACKGROUND, WET LABEL, LSI# EWV-R-1-WB-WH-UE				

LIGHTING FIXTURES NOTES:

- 1.CONTRACTOR SHALL SUPPORT RECESSED LIGHTING FIXTURES AT ALL DIAGONAL CORNERS FROM BUILDING STEEL OR STRUCTURE UTILIZING ALL THREAD ROD OR HANGER WIRE. SUPPORT LIGHTING FIXTURE INDEPENDENT OF HUNG CEILING SUPPORT STRUCTURE
- 2.CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING CEILING TYPES.MOUNTING ARRANGEMENTS , AND OPERATING VOLTAGE PRIOR TO ORDERING FIXTURES.
- 3.SIMILAR LIGHTING FIXTURE OF EXACT APPEARANCE AND PERFORMANCE MAY BE USED. SUBMIT ALTERNATE PACKAGE FOR REVIEW AND APPROVAL.
- 4.FIXTURES, AS NOTED (SEE LEGEND), AND AS SHOWN ON THE LIGHTING DRAWINGS SHALL BE PROVIDED WITH EMERGENCY BATTERY. PROVIDE AN UNSWITCHED HOT WIRE IN CIRCUITY TO EVERY EMERGENCY FIXTURE FOR VOLTAGE SENSING. INSTALL THE EMERGENCY BATTERY INSIDE OF FIXTURE IN BALLAST COMPARTMENT CONNECT EMERGENCY BATTERY TO ONE LAMP IN FIXTURE . PROVIDE TEST/MONITOR PLATE WITH TEST SWITCH AND CHARGING INDICATOR LIGHT. IN HUNG CEILING, MOUNT MONITOR PLATE FLUSH ON CEILING ADJACENT TO FIXTURE CONTAINING EMERGENCY BATTERY.

○ Lighting Fixture Notes
1/8" = 1'-0"

REVISIONS :		
No.	Description	Date
	Permit Set	04.23.25
1	City Comments	06.05.25
2	City Comments 0	07.28.25
5	Owner Changes	01.23.26



CONSULTANT
DAVID LU PE# 65228 JAN. 26, 2026

STILES

ARCHITECTURAL GROUP

201 East Las Olas Blvd.,
Fort Lauderdale, Florida
954 - 627- 9180 33301
FL REG # AA-26001798

VEHICLE STORAGE

PERMIT SET

MIAMI LAKES
AutoMail

16100 NW 59 Ave.
Miami Lakes, FL 33014

Lighting Fixtures
Schedules

E002

PROJECT NO.
74142
DRAWN BY :
DLU
CHECKED BY :
Checker
DATE :
SEPT. 15, 2025

CONSULTANT
DAVID LU
PE# 65228
MARCH 16, 2026



PERMIT SET

E-2.1

PROJECT NO.
74142
DRAWN BY :
DLU
CHECKED BY :
Checker
DATE :
MARCH 16, 2026

1 FIRST FLOOR PLAN
1/16" = 1'-0"



Miami Dade Fire Rescue

Special Request Plans Review

Office: 786-315-2771 Option 1 | Email: mdfr-feb@miamidade.gov

Note: Our department will make every effort to have Fast Track review within 3-5 business days, and drop-off is within 10 business days.

I have read the above **NOTE** and I am requesting a Special Request Plans Review (SRP) to be scheduled as soon as possible at the rate of \$267.98 for the first hour and \$90.98 per each additional hour in addition to the review fees. The minimum charge is one hour.

Date: 5/11/2026

Project Name: 16100 NW 59 AVE

Process Number: M2026008532

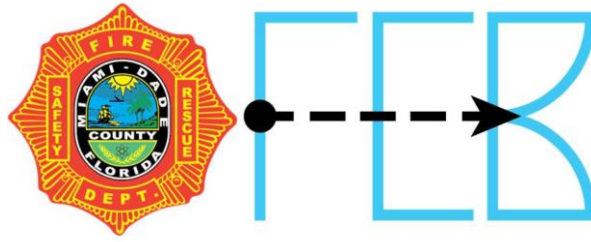
Print Name: EVGENIYA GRADOVA

Signature: 

Contact Phone # 1: 7863269071

For office use only: Application Received By: _____

Date Application Received: _____ Date Plan Received: _____



Miami Dade Fire Rescue Special Request Plans Review

Office: 786-315-2771

Note: Our department will make every effort to have Fast Track review within 3-5 and Drop Off within 9 business days.

I have read the above **NOTE** and I am requesting a Special Request Plans Review (SRI) to be scheduled as soon as possible at the rate of \$252.81 for the first hour and \$75.99 per each additional hour in addition to the initial review fee. Minimum charge one hour.

Date: 2/5/2026

M2026008532

Project Name: _____

Process Number: M2026008532

Print Name: EVE GRADOVA

Signature: EVE GRADOVA

Contact Phone # 786-326-9071

For office use only: Application Received By: _____

Date Application Received: _____ Date Plan Received: _____

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

6/23/2026 1:28:17 PM

Tracking #	Process #	Permit #
3226008532	M2026008532	2026001961

THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.				
Process #	Review	Disposition	Reviewer	Date
M2026008532	ASBESTOS	A	CASTRO, ORESTES	5/11/2026
M2026008532	FIRE	A	RODRIGUEZ, LILIA	5/12/2026
M2026008532	IMPACT FEES	A	INTERNET IMPACT FEES (IFS)	6/23/2026
M2026008532	INDUSTRIAL	A	VILLEGAS, NOHELIA	6/15/2026
M2026008532	PAVING & DRAINAGE	A	DE TORRES, MAYRA	5/11/2026
M2026008532	RER ENVIRONMENTAL CORE	A	FEBLES, NOEL	6/15/2026
M2026008532	UPFRONT FEES	A	WEB APPLICATION ID	2/4/2026
M2026008532	WASA	A	CIACCIO, TOMAS	6/1/2026

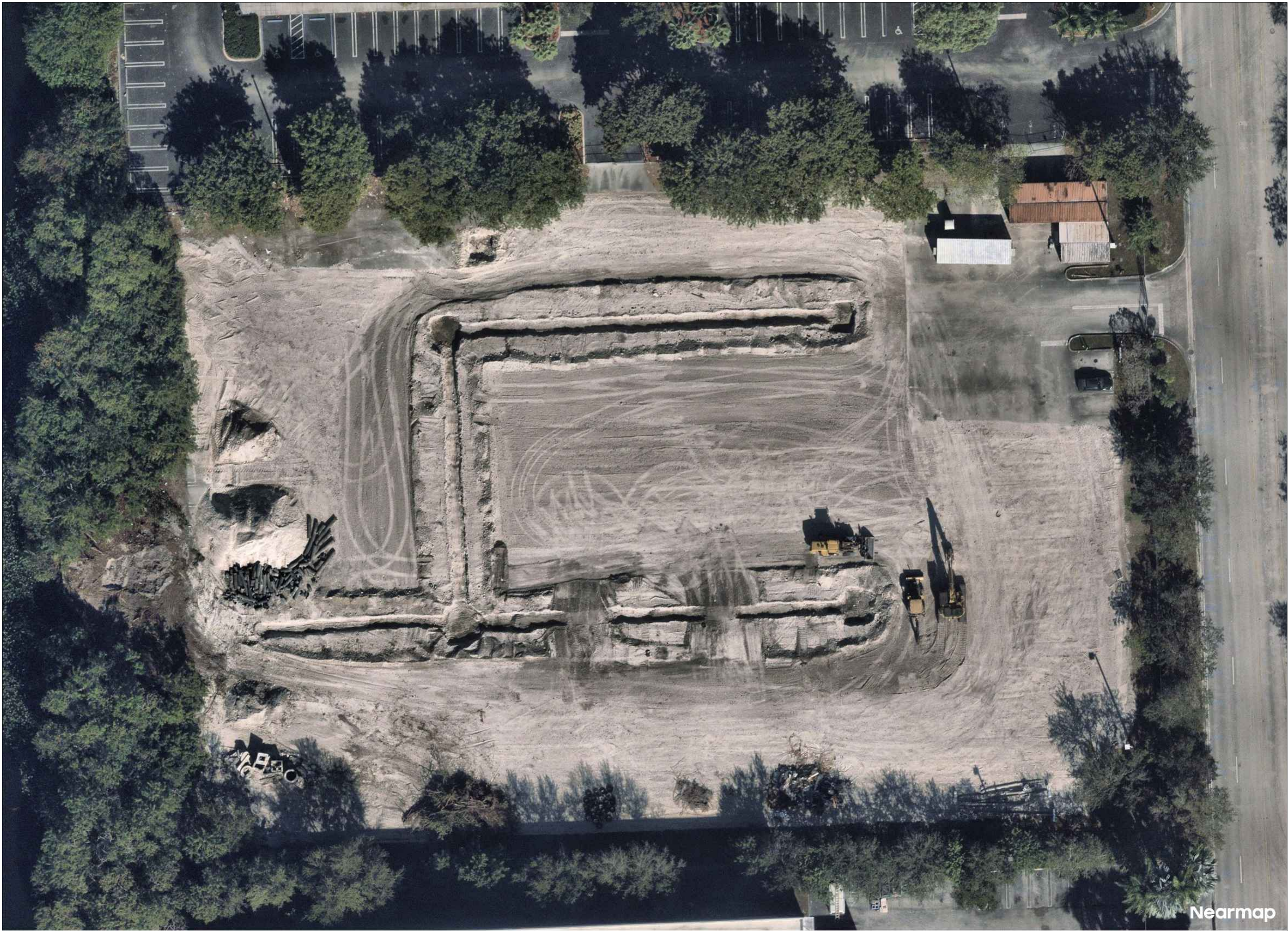
Disclaimer.

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

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

Stamp Name	Trade	Disposition	Stamp Description
Approved	DASB	A	Approved
Approved	DERM	A	Approved
Void	DERM	V	Void
Approved	DIND	A	Approved
APPROVED REVISION	FIRE	A	Approved Revision
Approved	FIRE	A	Approved
Reference Only.	FIRE	R	Reference only.
Void	FIRE	V	Void
VOID ASSESSMENT	PWIF	D	VOID ASSESSMENT

7TH STORY GARAGE



	SHEET INDEX
SHEET NUMBER	SHEET TITLE
M-01	EQUIPMENT PLAN
M-02	EQUIPMENT DETAILS
M-03	AIR-LUBE LINES PLAN
M-04	DIMENSIONS PLAN

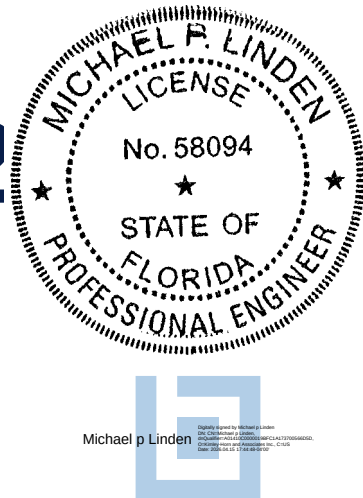
MEHA ENGINEERING, INC.
PROFESSIONAL ENGINEERS
REGISTERED IN FLORIDA
THIS REVIEW IS MADE FOR THE LIMITED PURPOSES SET
FORWARD IN THE TITLE OF THE PROJECT. THE ENGINEER
ON THESE PLANS IS NOT RESPONSIBLE FOR ANY PRODUCTS,
MATERIALS, OR METHODS IN THE FIELD. THE CONTRACTOR
IS RESPONSIBLE FOR CONSIDERING AND CONSULTING
ALL CONDITIONS AND REQUIREMENTS, INCLUDING THE
INSTRUCTIONS AND SPECIFICATIONS, AND WORKING WITH ALL
OTHER TRADES AND PROFESSIONALS TO BE AWARE AND
IN A SAFE AND
STABLE MANNER.
✓ CONFORMANCE WITH DESIGN CONCEPT AS NOTED
IN THE FIELD AND AS NOTED
□ CONFORMANCE WITH DESIGN CONCEPT AS NOTED
□ CONFORMANCE WITH DESIGN CONCEPT AS NOTED
04/15/26
proposed automotive service
equipment installation plans reviewed
vs design intent and verified with field
coordination required with owner
approval.

Kimley»»Horn

11601 KEW GARDENS AVE #200, PALM BEACH GARDENS, FL 33410
PHONE: 561-845-0665 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

DSD
DEALER SOLUTIONS & DESIGN

2160 SATELLITE BLVD SUITE 200
DULUTH, GA 30097
770 - 274 - 3500 OFFICE
770 - 349 - 3461 FAX



PROJECT NOTES

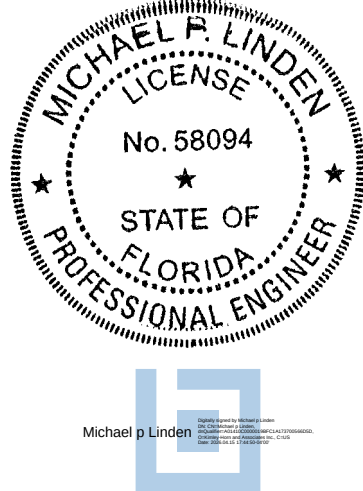
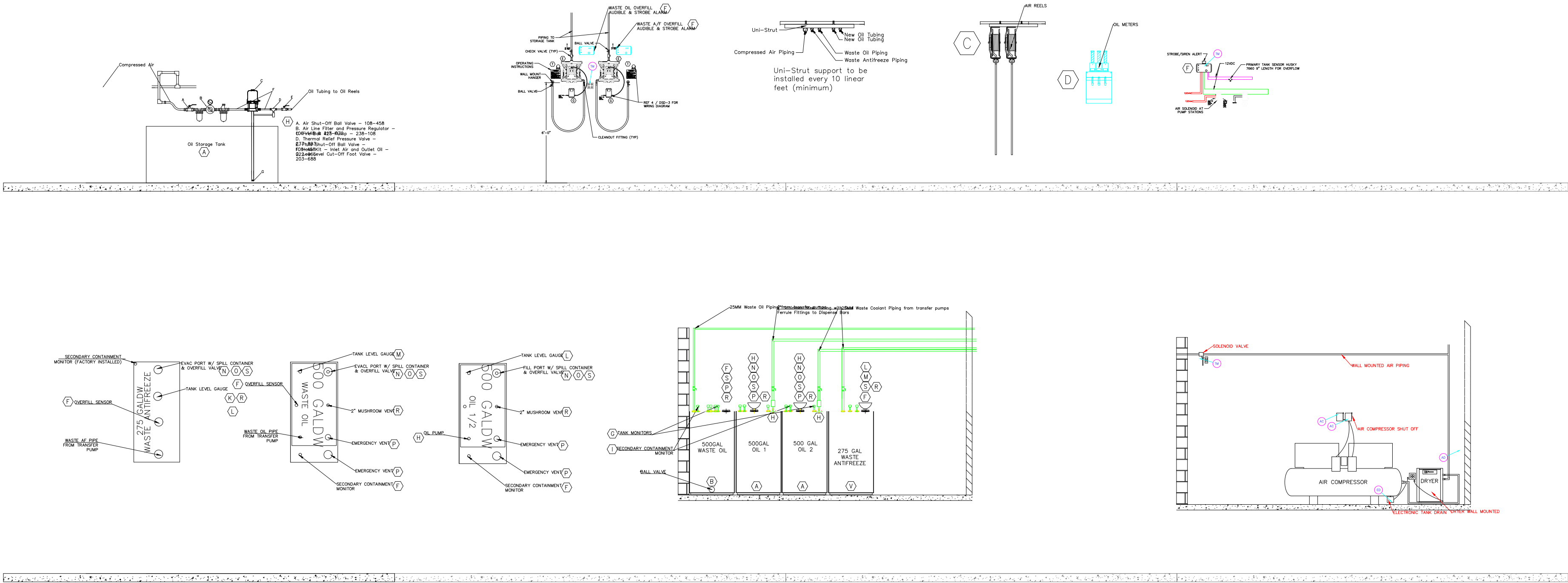
- 1 ALL APPLICABLE EQUIPMENT RELATED TO THE AUTOMOTIVE FLUID TANKS SHALL BE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION APPROVED
- 2 ALL AUTOMOTIVE FLUIDS NOT AUTOMATICALLY DISPENSED WILL BE STORED INDOORS AND IN CONTAINERS RANGING FROM 1 QUART TO 5 GALLONS, BUT IN NO CASE LARGER THAN 55 GALLONS
- 3 ALL ABOVE GROUND TANKS TO BE NEW DOUBLE WALLED 10 GA STEEL MEETING UL142
- 4 OVERFILL PROTECTION
 - FILL PORT ON NEW OIL TANKS EQUIPPED WITH SPILL CONTAINMENT & OVERFILL PREVENTION VALVE SET AT 95% OF TANK CAPACITY.
 - WASTE OIL TANKS EQUIPPED WITH HUSKY 007 MONITORING SYSTEM SET AT 90% INCLUDING AUDIBLE & VISUAL ALARMS WITH INTERCONNECTED SOLENOID VALVES
- 5 ALL INTERSTITIAL AREAS OF TANKS TO BE MONITORED WITH KRUEGER SENTRY DIRECT READING GAUGE
- 6 OIL PIPING TO BE 3/4" STAINLESS STEEL TUBING W/ DUAL FERRULE FITTINGS. ALL TUBING TO BE ROUTED ABOVE GROUND AND LABELED WITH PRODUCT. SEAL ALL RATED WALL PENETRATIONS.
- 7 WASTE PIPING TO BE 25MM ALUMINUM UNIPIPE, SEALED AT ALL RATED WALL PENETRATIONS.

TANK MONITORING SYSTEM

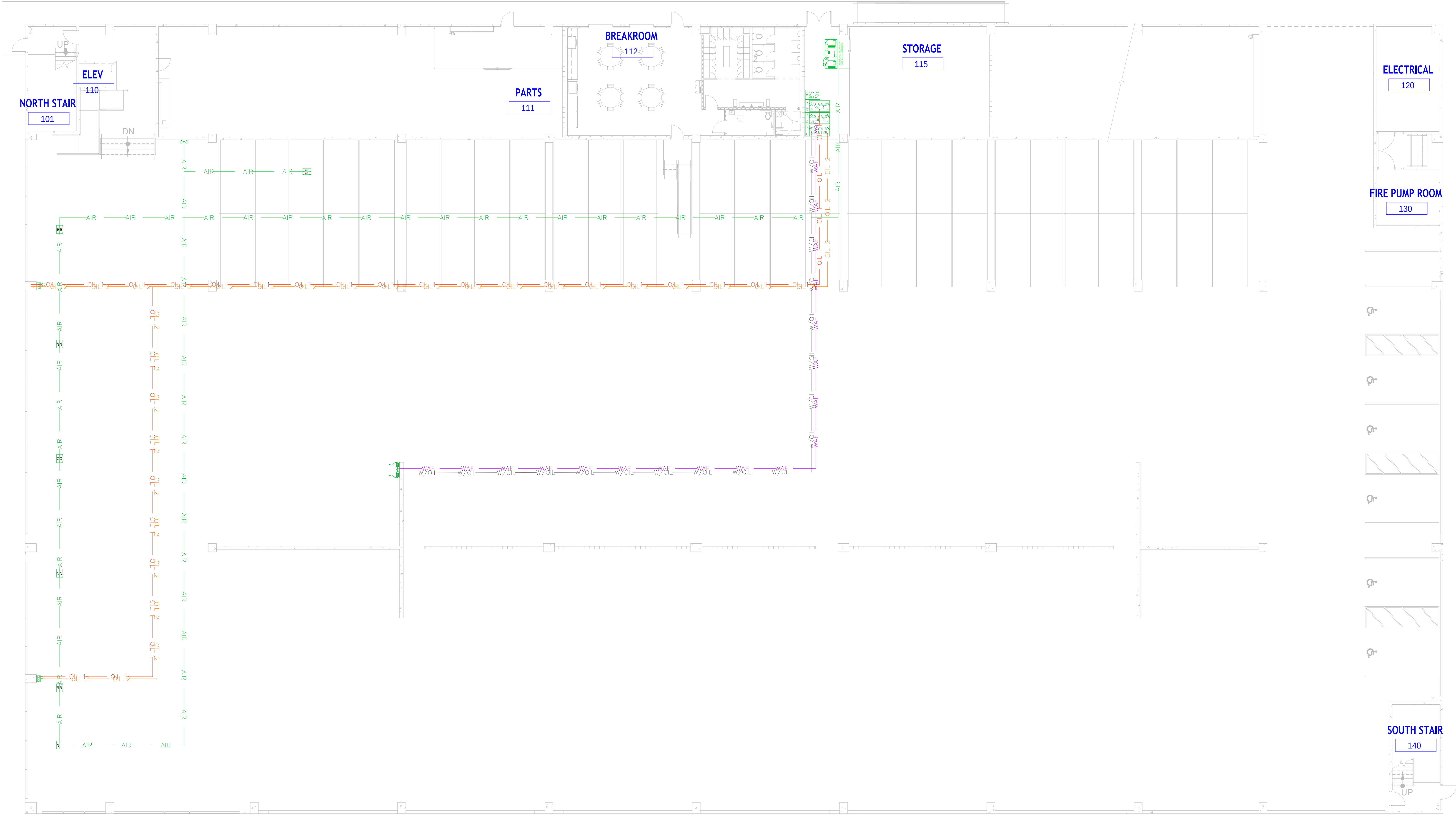
- 1 THE NEW OIL TANK SHALL BE MONITORED AS FOLLOWS:
 - NEW OIL TANK LEVELS SHALL BE MONITORED BY A HUSKY 8566 RED FOX TANK GAUGE (VISUAL) OVERSPILL PROTECTION IS COVERED BY A MORRISON BROS. CO. 90955A-0200AV OVERFILL PREVENTION VALVE SET AT 95% OF TANK CAPACITY WITH A MORRISON BROS. CO. 516M-0200ACPW 5-GALLON SPILL CONTAINER.
- 2 THE WASTE TANKS FILL LEVEL SHALL BE MONITORED AS FOLLOWS:
 - WASTE OIL (TANK 2) - TANK LEVEL SHALL BE MONITORED BY A 007 HUSKY MONITOR LOCATED IN THE SERVICE SHOP VIA A HUSKY REMOTE LEVEL SENSOR. THE CIRCUIT REMAINS CLOSED UNTIL OPENED BY THE LEVEL SENSOR WHICH IS SET AT 90%. ONCE THE CIRCUIT OPENS, THE 007 HUSKY MONITOR WILL GO INTO ALARM WHICH TRIGGERS AN AUDIBLE SIREN ALONG WITH VISUAL STROBE AT THE TRANSFER PUMP STATION. AIR TO TRANSFER PUMPS IS SHUT-OFF VIA HUSKY 007 AIR SOLENOIDS WHICH ARE WIRED IN SERIES UNTIL THE ALARM SITUATION IS RESOLVED. INSTRUCTIONS ARE PROVIDED AT THE TANK AND EACH TRANSFER PUMP STATION TO INFORM THE OPERATOR OF THE ALARM CONDITION AND REMEDIATION STEPS
 - WASTE ANTI-FREEZE (TANK 2) - TANK LEVEL SHALL BE MONITORED BY A 007 HUSKY MONITOR LOCATED IN THE SERVICE SHOP VIA A HUSKY REMOTE LEVEL SENSOR. THE CIRCUIT REMAINS CLOSED UNTIL OPENED BY THE LEVEL SENSOR WHICH IS SET AT 90%. ONCE THE CIRCUIT OPENS, THE 007 HUSKY MONITOR WILL GO INTO ALARM WHICH TRIGGERS AN AUDIBLE SIREN ALONG WITH VISUAL STROBE AT THE TRANSFER PUMP STATION. AIR TO TRANSFER PUMPS IS SHUT-OFF VIA HUSKY 007 AIR SOLENOIDS WHICH ARE WIRED IN SERIES UNTIL THE ALARM SITUATION IS RESOLVED. INSTRUCTIONS ARE PROVIDED AT THE TANK AND EACH TRANSFER PUMP STATION TO INFORM THE OPERATOR OF THE ALARM CONDITION AND THE REMEDIATION STEPS.
- 3 THE INTERSTITIAL AREAS OF THE TANKS SHALL BE MONITORED AS FOLLOWS:
 - SECONDARY TANK LEVELS SHALL BE MONITORED BY A KRUGER SENTRY VISUAL GAUGE LOCATED IN THE TANK ROOM.

KEY NOTES

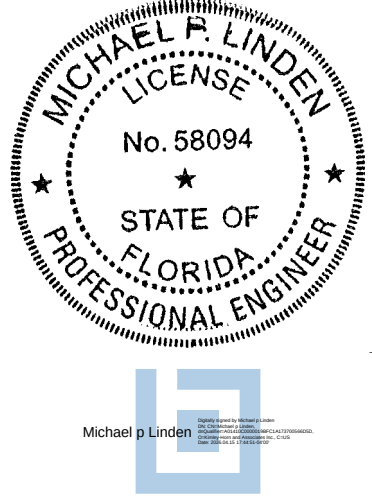
- A TURNER TANKS - NEW OIL PLTDW-500-10P-20CM PLTDW-500-10P-20CM DOUBLE WALL TANKS
- B TURNER TANKS - WASTE OIL (2) PLTDW-500-10P-20CM DOUBLE WALL TANKS
- C GRACO 5DM33D AIR REEL AND 218-549 INLET HOSE KIT
- D GRACO 25M404 METER
- E GRACO 24E166 WASTE TRANSFER PUMP SYSTEM. WASTE OIL TO HAVE FEMALE CONNECTION AND WASTE ANTIFREEZE TO HAVE MALE CONNECTION
- F HUSKY 7575 007 TANK MONITOR. PROVIDE OPERATING INSTRUCTIONS AND ALARM PROCEDURE PLACARD.
- G HUSKY 7570 007 AIR SOLENOID CONTROLLED BY HUSKY 7575 007 TANK MONITOR. PROVIDE OPERATING INSTRUCTIONS AND ALARM PROCEDURE PLACARD.
- H GRACO 238-108 FIREBALL 425 PUMP WITH 222-066 HOSE KIT, 237-893 THERMAL RELIEF KIT, 203-888 AIR ELIMINATOR, 217-072 AIR REGULATOR, 180-458 ISOLATION VALVE, AND 106-148 AIR FILTER
- I KRUGER SENTRY VISUAL GAUGE
- J NOT USED
- K NOT USED
- L HUSKY 8164 BLACK KNIGHT TANK LEVEL GAUGE (VISUAL)
- M HUSKY 8566 RED FOX TANK LEVEL GAUGE (VISUAL)
- N MORRISON BROS. CO. 516M-0200ACPW 5-GALLON SPILL CONTAINER
- O MORRISON BROS. CO. 90955A-0200AV 2" OVERFILL PREVENTION VALVE SET AT 95%
- P MORRISON BROS. CO. 2440M-0200AV 6" EMERGENCY VENT
- Q MORRISON BROS. CO. 2440M-0100AV 4" EMERGENCY VENT
- R RW BECKETT CORP. 14025 2" MUSHROOM VENT CAP WITH 2" CLOSE NIPPLE
- S MORRISON BROS. CO. 179MCI-0100AC 2" MALE FILL CAP HINGED
- T HUSKY 7695 REMOTE STROBE LIGHT FOR 007 TANK MONITOR.
- U HUSKY 7690 REMOTE SIREN FOR 007 TANK MONITOR.
- V ROTH TANKS - WASTE ANTIFREEZE NE1BH 275 GALLON DOUBLE WALL TANK



MHA ENGINEERING, INC.
PROFESSIONAL ENGINEERS
REGISTERED IN THE STATE OF FLORIDA
THIS REVIEW IS MADE FOR THE LIMITED PURPOSES SET FORTH IN THE CONTRACT DOCUMENTS AND IS NOT A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE DESIGN OR CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INSURANCE. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT.
DATE: 04/15/26 BY: P. L.



1 FLOOR PLAN
M-03 3/32"=1'-0"



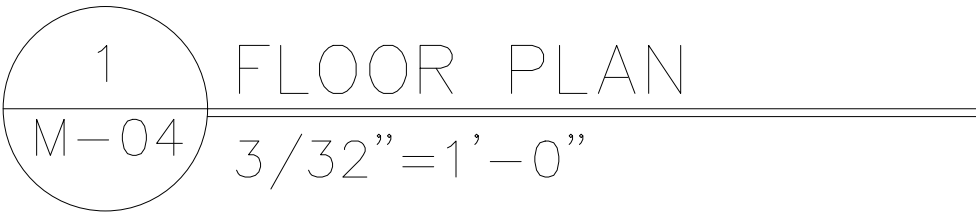
MEDIA ENGINEERING, INC.
PROFESSIONAL ENGINEERS
ARCHITECTS
INTERIORS
LANDSCAPE ARCHITECTS
MECHANICAL ENGINEERS
ELECTRICAL ENGINEERS
CIVIL ENGINEERS
ENVIRONMENTAL ENGINEERS
GEOTECHNICAL ENGINEERS
METALLURGICAL ENGINEERS
NATURAL GAS ENGINEERS
POLLUTION ENGINEERS
RADIOLOGICAL ENGINEERS
SURVEYING ENGINEERS
WATER RESOURCES ENGINEERS
WIND ENGINEERS
WOOD ENGINEERS
FIRE ENGINEERS
TRANSPORTATION ENGINEERS
VEHICLE ENGINEERS
AEROSPACE ENGINEERS
MARINE ENGINEERS
ASTRONAUTICAL ENGINEERS
COSMETIC ENGINEERS
FURNITURE ENGINEERS
JEWELRY ENGINEERS
LABORATORY ENGINEERS
LIBRARY ENGINEERS
MUSEUM ENGINEERS
PAPER ENGINEERS
PRINTING ENGINEERS
RECORDS ENGINEERS
SIGNAGE ENGINEERS
SOUND ENGINEERS
TEXTILE ENGINEERS
TOY ENGINEERS
WATCH ENGINEERS
WEAPON ENGINEERS
WINE ENGINEERS
WOOD ENGINEERS
YACHT ENGINEERS
ZOO ENGINEERS

THIS REVIEW IS MADE FOR THE LIMITED PURPOSES SET FORTH IN THE CONTRACT DOCUMENTS AND IS CONDITIONED ON THERE BEING NO ERRORS OR VIOLATIONS OF ANY APPLICABLE CODES OR REGULATIONS IN THIS SUBMITTAL. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND CONSULTING ALL NECESSARY PERMITS, ORDINANCES, AND REGULATIONS. ALL QUANTITIES AND DIMENSIONS, INCLUDING BUT NOT LIMITED TO, SHALL BE VERIFIED BY THE ENGINEER WITH ALL OTHER TRADES AND INFORMATION. HIS WORK IS IN A SAFE AND SOUND MANNER.

DATE: 04/15/26 BY: [Signature]

proposed automotive service equipment installation plans reviewed vs design intent and verified with field coordination required with owner approval.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226008532 6/23/2026 1:28:17 PM
M-04 DIMENSIONAL PLANS rwk 2026-05-11.pdf
Examiner Date Time Stamp Trade Stamp Name
VILLEGAS, NOHELIA 6/15/2026 8:29:38 AM DIND Approved



DIMENSIONS PLANS

245917000	DATE	MICHAEL P. LINDEN	LICENSED PROFESSIONAL
03/06/2026	SCALE AS SHOWN	FLORIDA LICENSE NUMBER	
	DESIGNED BY EMM	58094	
	DRAWN BY EMM		
	CHECKED BY BS		DATE:

[illegible]

MECHANICAL - SPLIT SYSTEM CU/HP SCHEDULE											
ITEM NO.	EQUIP. TYPE	DESIGN AMBIENT AIR TEMP. IN DEG F	COOLING CAPACITY, MBH	HEATING CAPACITY, MBH	SEER2	LOCATION	BASIS OF DESIGN	MATCHING AIR UNIT	APPROXIMATE EQUIP. SIZE	WEIGHT (LBS)	NOTES
HP-IT	HEAT PUMP	96.0	12.0	-	21.3	SEE PLAN	MITSUBISHI PUY-AK12NL	DS-2	37"(L) x 13"(W) x 37"(H)	200	1,3
CU-P1	CONDENSING UNIT	96.0	48.0	-	18.0	SEE PLAN	CARRIER 26TPA848	AHU-P1	35"SQ x 36"(H)	300	1,6
CU-P2	CONDENSING UNIT	96.0	48.0	-	18.0	SEE PLAN	CARRIER 26TPA848	AHU-P2	35"SQ x 36"(H)	300	1,6
CU-1	CONDENSING UNIT	96.0	48.0	-	18.0	SEE PLAN	CARRIER 26TPA848	AHU-1	35"SQ x 36"(H)	300	1,3,5

MECHANICAL - SPLIT SYSTEM AHU AND FCU SCHEDULE											
ITEM NO.	EQUIP. TYPE	NOMINAL TONS	ELECTRIC HEAT, KW	E.S.P. (IN W.G.)	FAN HP/BHP	DESIGN ENTERING DRY/WET BULB, DEG F	BASIS OF DESIGN	AREA SERVED	APPROXIMATE EQUIP. SIZE	WEIGHT (LBS)	NOTES
DS-IT	HIGH WALL DUCTLESS	1.0	-	-	30 WATT	80.0 / 67.0	MITSUBISHI PKA-AL12NL	IT ROOM	36"(L) x 10"(W) x 12"(H)	50	1,2,4
AHU-1	HORIZONTAL SPLIT	4.0	6.0 @ 208V	0.5	3/4	78.0 / 68.0	CARRIER FT5AN**48	BREAKROOM	53"(L) x 22"(W) x 22"(H)	250	1,2,4,5
AHU-P1	HORIZONTAL SPLIT	4.0	6.0 @ 208V	0.5	3/4	78.0 / 68.0	CARRIER FT5AN**48	PARTS	53"(L) x 22"(W) x 22"(H)	250	1,2,4
AHU-P2	HORIZONTAL SPLIT	4.0	6.0 @ 208V	0.5	3/4	78.0 / 68.0	CARRIER FT5AN**48	PARTS	53"(L) x 22"(W) x 22"(H)	250	1,2,4

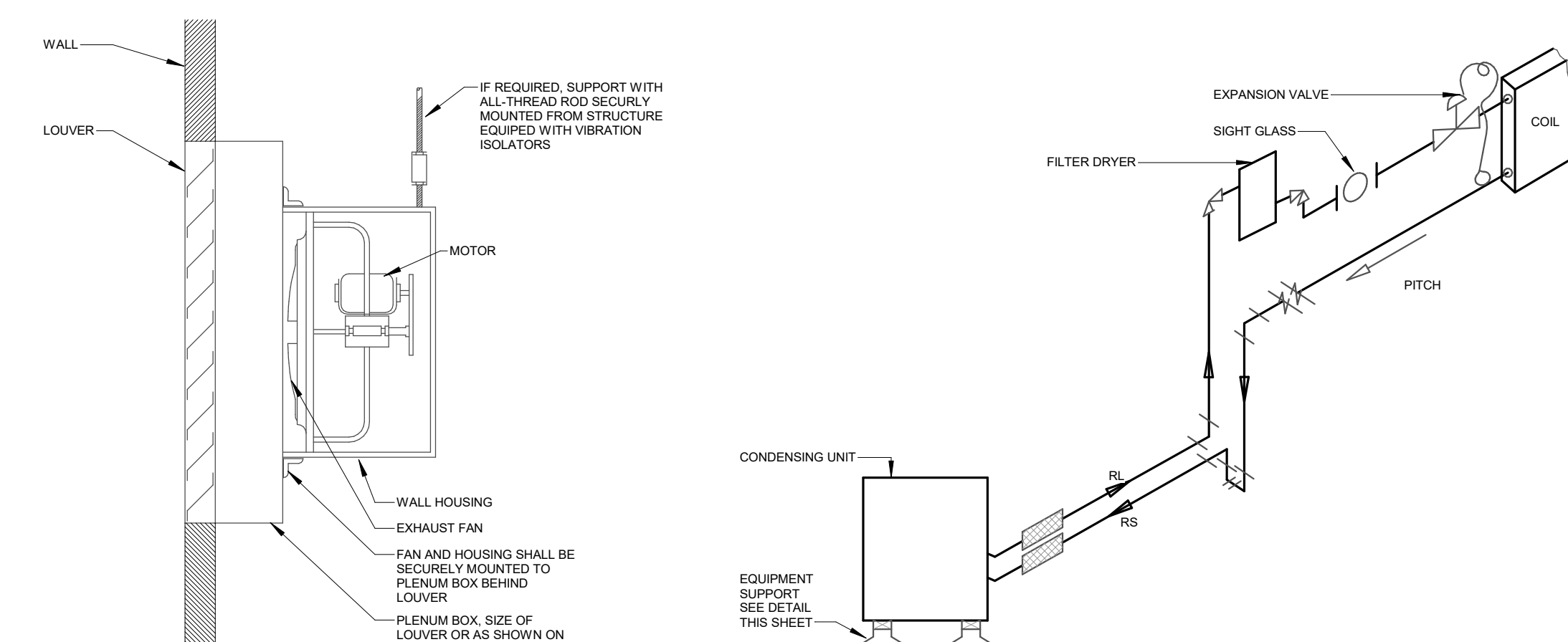
1.	PROVIDE UNIT DISCONNECT.	3.	CONTRACTOR SHALL PROVIDE MIAMI-THEC MODEL AS-14 (NO# 20-1013.03 / FPA# FL24546-R1) CONDENSING UNIT SUPPORT STANDS OR EQUIVALENT.	5.	2-STAGE COOLING W/ DEHUMIDIFICATION
2.	PROVIDE CONDENSATE PUMP AS REQUIRED.	4.	T-STADT FOR HVAC UNITS SHALL BE LOCATED PER DRAWING PLANS.		

MECHANICAL - FAN SCHEDULE												
ITEM NO.	FAN TYPE	DRIVE TYPE	TOTAL CFM	STATIC PRESSURE	SPEED (RPM)	MAX SONES	HP	BASIS OF DESIGN	ROOF/WALL OPENING	APPROXIMATE EQUIP. SIZE	WEIGHT (LBS)	NOTES
EF-2	WALL	DIRECT	400	0.20	1,050	4.3	1/20	GREENHECK SE1-12	14"SQ	18"SQ x 11"(L)	30	1,2,4,5
EF-3	WALL	DIRECT	400	0.20	1,050	4.3	1/20	GREENHECK SE1-12	14"SQ	18"SQ x 11"(L)	30	1,2,4,5
EF-4	INLINE	DIRECT	500	0.25	1,450	5.5	1/6	GREENHECK SQ-90-VG	-	16"(L) x 15"(W) x 15"(H)	40	1,2,3
EF-EV	WALL	DIRECT	400	0.20	1,050	4.3	1/20	GREENHECK SE1-12	14"SQ	18"SQ x 11"(L)	30	1,2,3,5
EF-FP	WALL	DIRECT	400	0.20	1,050	4.3	1/20	GREENHECK SE1-12	14"SQ	18"SQ x 11"(L)	30	1,2,4,5

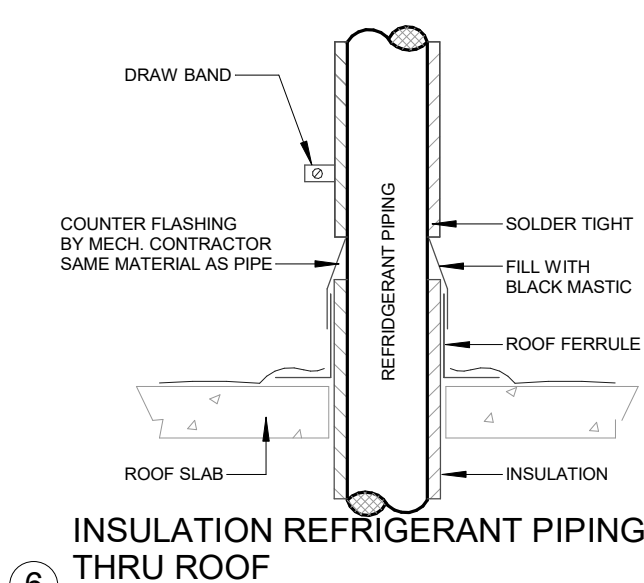
- | | | | |
|----|-----------------------------|----|---|
| 1. | FACTORY DISCONNECT SWITCH. | 4. | CONTROL THROUGH WALL MOUNTED PROGRAMMABLE AUTO
CHANGEOVER THERMOSTAT. LOCATION SHOWN ON PLANS. |
| 2. | BACKDRAFT DAMPER. | | |
| 3. | CONTROL THROUGH TIME CLOCK. | 5. | PROVIDE WITH HOUSING WITH REAR FAN GUARD. |

MECHANICAL - DIFFUSERS, REGISTERS AND GRILLES								
ITEM NO.	FRAME SIZE	THROAT / NECK	MAX. AIRFLOW	NOISE CRITERIA	DAMPER	BASIS OF DESIGN	TERMINAL TYPE	NOTES
EA1	24"x24"	6"Ø	120 CFM	30	-	TITUS PAR	PERFORATED	1,2,3
EA2	24"x24"	10"Ø	350 CFM	30	-	TITUS PAR	PERFORATED	1,2,3
RA1	24"x24"	22"x22"	2000 CFM	30	-	TITUS PAR	PERFORATED	1,2,3
SA1	24"x24"	10"Ø	350 CFM	30	-	TITUS PAS	PERFORATED	1,2,3
SA2	24"x24"	12"Ø	450 CFM	30	-	TITUS PAS	PERFORATED	1,2,3
SC1	14"x10"	12"x8"	450 CFM	30	-	TITUS 300RL	BAR GRILLE	1,2,3

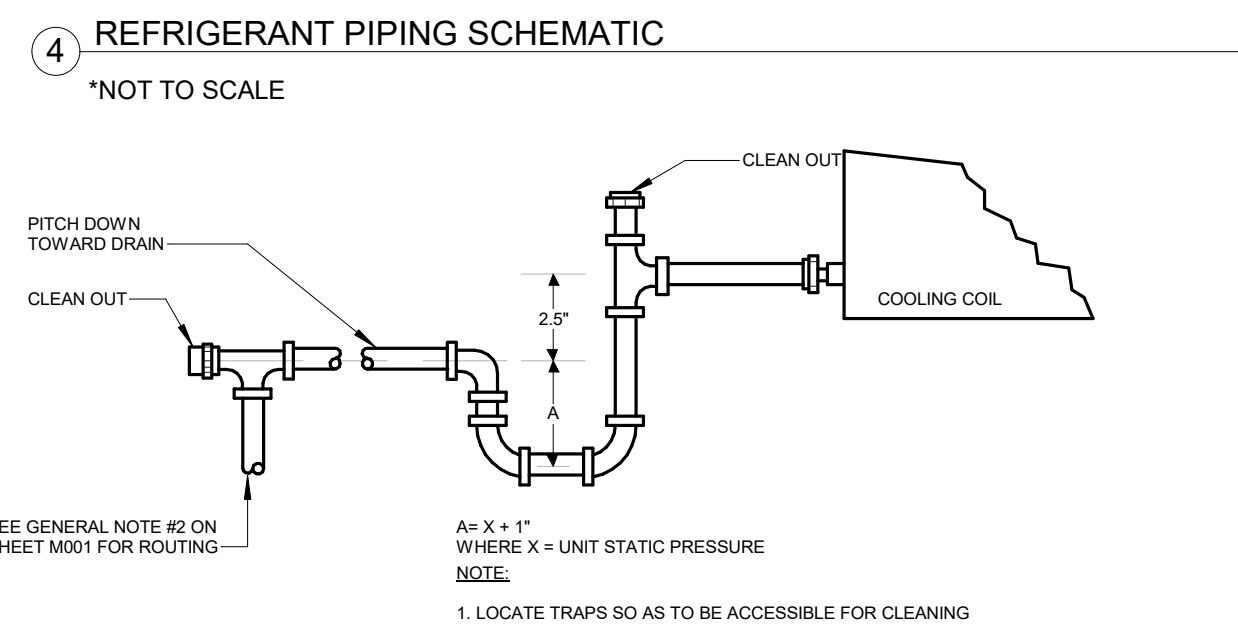
1. ALL TERMINAL DEVICES SHALL HAVE FINISH MATCHING ADJACENT CEILING AND/OR WALL ARCHITECTURAL FINISH.
2. TAKE-OFF FROM MAIN BRANCH SHALL BE SAME SIZE AS DIFFUSER NECK SIZE UNLESS NOTED OTHERWISE ON PLANS.
3. COORDINATE ALL FRAME TYPES WITH ARCHITECTURAL REFLECTED CEILING PLANS AND FLOOR PLANS.



3 PROPELLER FAN - LOUVER MOUNTED
*NOT TO SCALE

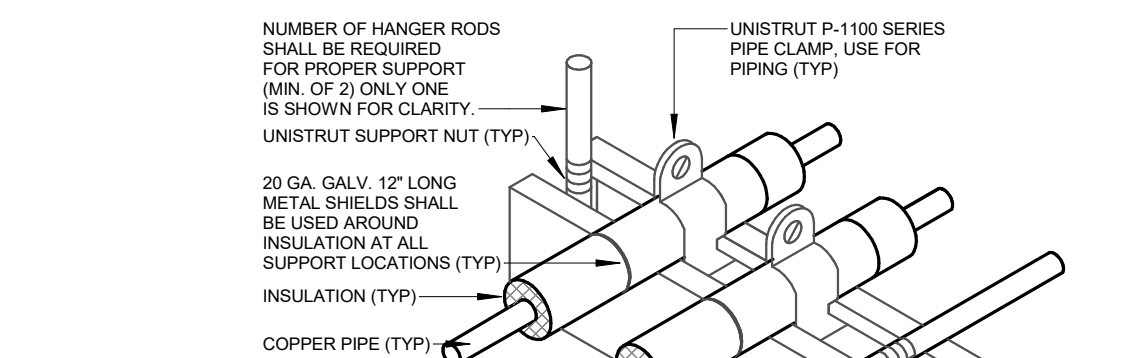


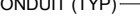
*NOT TO SCALE



CONDENSATE DRAIN TRAP

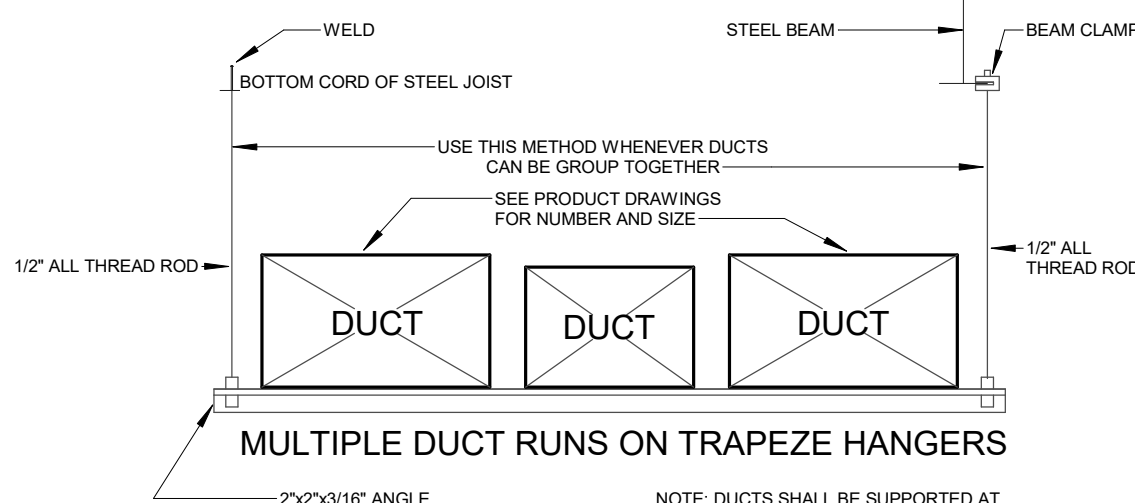
NOT TO SCALE



- NOTES:**
1. ALL PIPE CONDUIT, ETC. OF ALL TRADES SHALL BE COMBINED ON SAME SUPPORT CHANNEL WHERE PRACTICAL. CONDUIT (TYP) 
 2. SUPPORT CHANNEL LENGTH SHALL NOT BE DETERMINED UNTIL ALL PIPING, CONDUIT, ETC. TO BE SUPPORTED IS COORDINATED. UNISTRUT UN-CLIP CLAMP, USE FOR ELEC. CONDUIT — 
UNISTRUT 1 5/8" x 1 5/8" CHANNEL SUPPORT (TYP) —
 3. SUPPORT CHANNEL SPACING SHALL BE NO MORE THAN 10'-0".

5 REFRIGERANT PIPING SUPPORT FROM STRUCTURE

*NOT TO SCALE



(WHEN LENGTH OF ANGLE EXCEEDS 6' USE INTERMEDIATE SUPPORT)

NOT LESS THAN 10" OC

HANGER AND SUPPORT FOR LOW

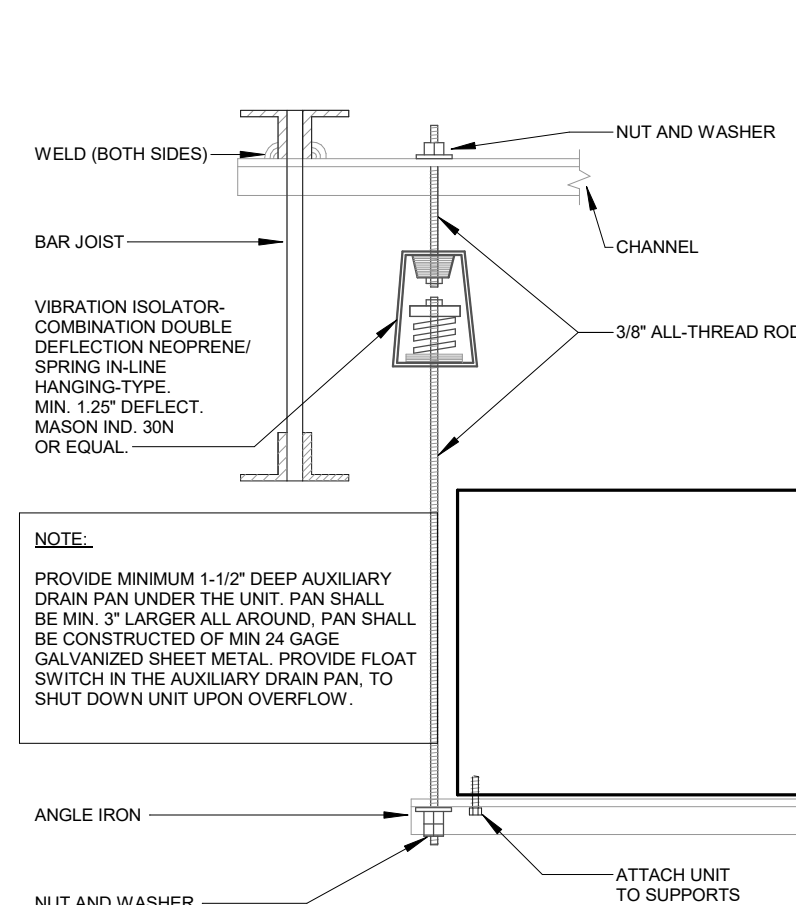
- *NOT TO SCALE

MECHANICAL - EXTERIOR WALL LOUVERS							
ITEM NO.	DESIGNATION	TOTAL CFM	SIZE (IN.XIN.)	FREE AREA (FT^2)	MAX. VEL. (FPM)	BASIS OF DESIGN	NOTES
EWL-3	INTAKE LOUVER	400	18"x18"	0.8	530	GREENHECK 635DE	1,2,3
EWL-6	INTAKE LOUVER	400	18"x18"	0.8	530	GREENHECK 635DE	1,2,3
EWL-9	INTAKE LOUVER	400	18"x18"	0.8	530	GREENHECK 635DE	1,2,3
EWL-10	INTAKE LOUVER	300	18"x18"	0.8	530	GREENHECK 635DE	1,2,3

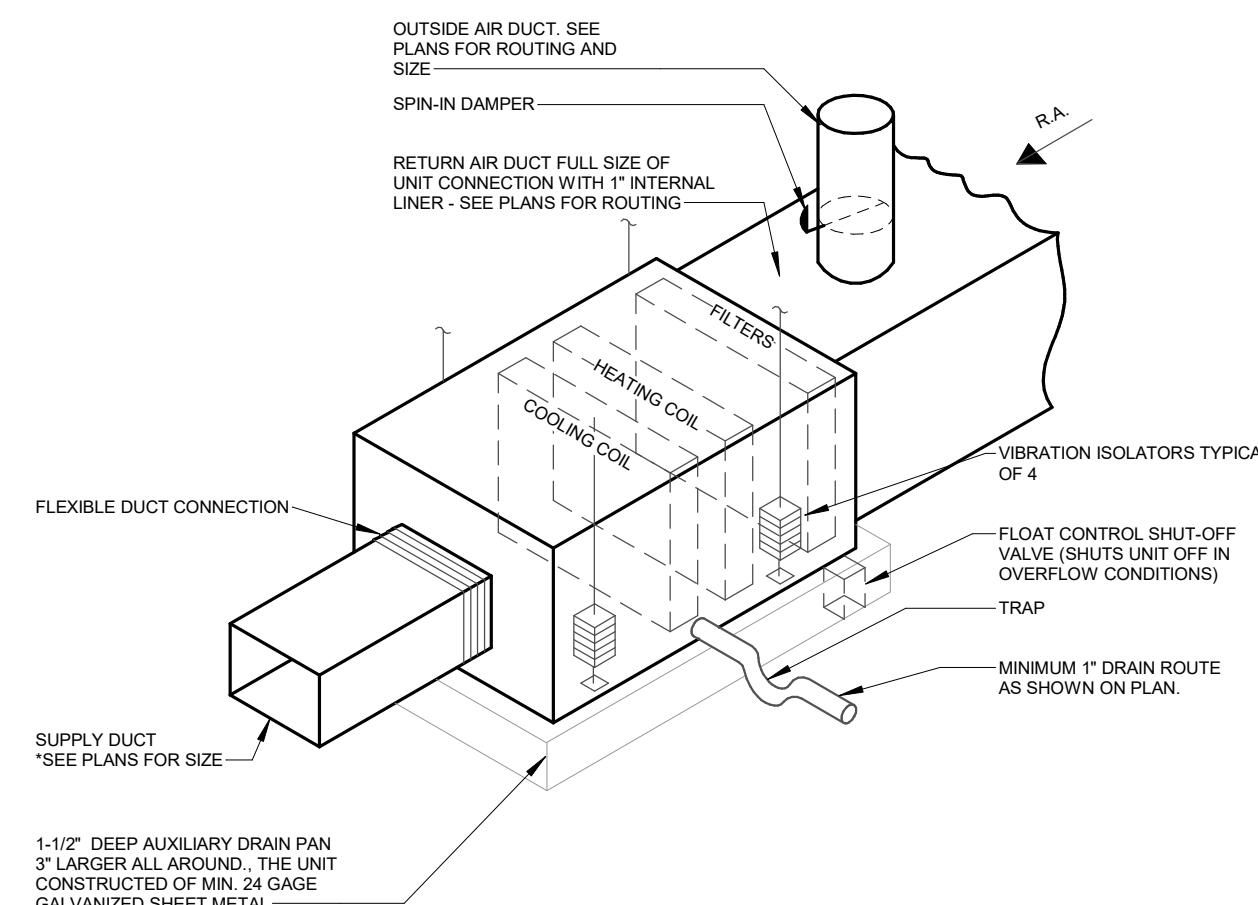
EWL4	RELIEF LOUVER	400	18"x18"	0.8	530	GREENHECK 635DE	2,3
EWL-5	RELIEF LOUVER	400	18"x18"	0.8	530	GREENHECK 635DE	2,3
EWL-7	RELIEF LOUVER	500	18"x18"	0.8	530	GREENHECK 635DE	1,2,3
EWL-8	RELIEF LOUVER	400	18"x18"	0.8	530	GREENHECK 635DE	3
EWL-ES	RELIEF LOUVER	-	30"x30"	3.03	900	GREENHECK 635DE	1,2,3
EWL-FP	RELIEF LOUVER	400	18"x18"	0.8	530	GREENHECK 635DE	2,3

1. PROVIDE BACKDRAFT DAMPER. 2. PROVIDE BIRD/INSECT SCREEN. 3. FPA: FL6876-RLL / NOA: 20-0929.07

MECHANICAL SYMBOL LEGEND			
SYMBOL	DEVICE OR ITEM DESCRIPTION	SYMBOL	DEVICE OR ITEM DESCRIPTION
	PIPE TURNING UP		DUCT SMOKE DETECTOR
	PIPE TURNING DOWN		MANUAL SPIN DAMPER
	DRAIN		FIRE DAMPER
	REFRIGERANT LIQUID		COMBINATION FIRE / SMOKE DAMPER
	REFRIGERANT SUCTION		SPIN-IN FITTING W/ SCOOP AND DAMPER
	VIBRATION ABSORBER		SPIN-IN FITTING W/ SCOOP AND DAMPER (SINGLE LINE)
	FLEXIBLE DUCT		MOTORIZED DAMPER
	ELBOW, 90 DEGREES		VOLUME DAMPER
	ELBOW, 45 DEGREES		FLEXIBLE CONNECTION
	TEE		TRANSITION
	TEE, OUTLET UP		TRANSITION (SINGLE LINE)
	TEE, OUTLET DOWN		MANUAL SPLITTER
	RETURN / EXHAUST DUCT		STANDARD BRANCH, SUPPLY OR RETURN, NO SPLITTER
	SUPPLY DUCT		EXHAUST / RETURN GRILLE OR REGISTER
	ROUND DUCT		SUPPLY GRILLE OR REGISTER
	RECTANGULAR DUCT, FIRST FIGURE IS SIDE SHOWN		LOUVER, DOOR OR WALL
	DUCTWORK, INTERNALLY LINED		DOOR GRILLE
	DUCTWORK, LINED (SINGLE LINE)		UNDERCUT DOOR
	X SQ-FT OPENING ABOVE CEILING		PROGRAMMABLE AUTO-CHANGE-OVER THERMOSTAT
	X SQ-FT OPENING ABOVE CEILING W/ FIRE DAMPER		WALL MOUNT TEMPERATURE ZONE SENSOR
	RISE IN DUCTWORK		WALL MOUNT HUMIDITY SENSOR
	DROP IN DUCTWORK		WALL MOUNT CO/NO2 COMBO SENSOR, MOUNT AT 24" AFF
	ELBOW WITH TURNING VANES		WALL MOUNT CO2 SENSOR, MOUNT AT 48" AFF
	ACCESS DOORS, VERTICAL OR HORIZONTAL		DUCT MOUNT TEMPERATURE SENSOR
	SUPPLY DIFFUSER		DUCT MOUNT FIRE STAT SENSOR
	RETURN OR EXHAUST GRILLE / REGISTER		DUCT MOUNTED SMOKE DETECTOR
	OPEN END DUCT		

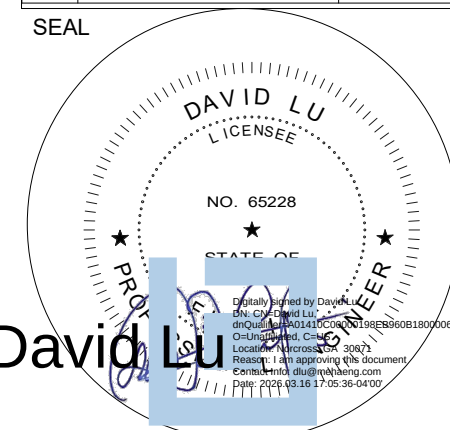


9 FAN COIL / AHU SUPPORT
*NOT TO SCALE



10 HORIZONTAL FAN COIL UNIT
*NOT TO SCALE

REVISIONS :		
No.	Description	Date
	Permit Set	04.23.25
1	City Comments	06.05.25
2	City Comments - Shop Coord.	07.28.25
5	Owner Changes	01.23.25
6	New Code Response	03.16.26



CONSULTANT
DAVID LU
PE# 65228
MARCH 16, 2026

STILES
ARCHITECTURAL GROUP
201 East Las Olas Blvd.,
Fort Lauderdale, Florida
954 - 627- 9180 33301
FL. REG # AA-26001798

PERMIT SET

MIAMI LAKES
AutoMail

Vehicle Storage

16100 NW 59 Ave.
Miami Lakes, FL 33014

MECHANICAL NOTES,
SCHEDULES, &
DETAILS

M1.0

PROJECT NO.
74142
DRAWN BY :
WJO
CHECKED BY :
Checker
DATE :
MARCH 16, 2026

MECHANICAL - SPLIT SYSTEM CU/HP SCHEDULE

ITEM NO.	EQUIP. TYPE	DESIGN AMBIENT AIR TEMP. IN DEG F	COOLING CAPACITY, MBH	HEATING CAPACITY, MBH	SEER2	LOCATION	BASIS OF DESIGN	MATCHING AIR UNIT	APPROXIMATE EQUIP. SIZE	WEIGHT (LBS)	NOTES
HP-IT	HEAT PUMP	96.0	12.0	-	21.3	SEE PLAN	MITSUBISHI PUY-AK12NL	DS-2	37"(L) x 13"(W) x 37"(H)	200	1,3
CU-1	CONDENSING UNIT	96.0	48.0	-	18.0	SEE PLAN	CARRIER 26TPA848	AHU-1	35"SQ x 36"(H)	300	1,3,5

MECHANICAL - SPLIT SYSTEM AHU AND FCU SCHEDULE

ITEM NO.	EQUIP. TYPE	NOMINAL TONS	ELECTRIC HEAT, KW	E.S.P. (IN W.G.)	FAN HP/BHP	DESIGN ENTERING DRY/WET BULB, DEG F	BASIS OF DESIGN	AREA SERVED	APPROXIMATE EQUIP. SIZE	WEIGHT (LBS)	NOTES
DS-IT	HIGH WALL DUCTLESS	1.0	-	-	30 WATT	80.0 / 67.0	MITSUBISHI PKA-AL12NL	IT ROOM	36"(L) x 10"(W) x 12"(H)	50	1,2,4
AHU-1	HORIZONTAL SPLIT	4.0	6.0 @ 208V	0.5	3/4	78.0 / 68.0	CARRIER FT5AN**48	BREAKROOM	53"(L) x 22"(W) x 22"(H)	250	1,2,4,5

1. PROVIDE UNIT DISCONNECT.

2. PROVIDE CONDENSATE PUMP AS REQUIRED.

3. CONTRACTOR SHALL PROVIDE MIAMI TECH MODEL AS14 (NOA# 20-1013.03 / FPA# FL24546-R1) CONDENSING UNIT SUPPORT STANDS OR EQUIVALENT.

4. T-STAT FOR HVAC UNITS SHALL BE LOCATED PER DRAWING PLANS.

5. 2-STAGE COOLING W/ DEHUMIDIFICATION

MECHANICAL - FAN SCHEDULE

ITEM NO.	FAN TYPE	DRIVE TYPE	TOTAL CFM	STATIC PRESSURE	SPEED (RPM)	MAX SONES	HP	BASIS OF DESIGN	ROOF/WALL OPENING	APPROXIMATE EQUIP. SIZE	WEIGHT (LBS)	NOTES
EF-1	WALL	DIRECT	1200	0.15	1,550	7.1	1/8	GREENHECK SE1-12	14"SQ	18"SQ x 11"(L)	30	1,2,3,5
EF-2	WALL	DIRECT	400	0.20	1,050	4.3	1/20	GREENHECK SE1-12	14"SQ	18"SQ x 11"(L)	30	1,2,4,5
EF-3	WALL	DIRECT	400	0.20	1,050	4.3	1/20	GREENHECK SE1-12	14"SQ	18"SQ x 11"(L)	30	1,2,4,5
EF-4	INLINE	DIRECT	500	0.25	1,450	5.5	1/6	GREENHECK SQ-90-VG	-	16"(L) x 15"(W) x 15"(H)	40	1,2,3
EF-EV	WALL	DIRECT	400	0.20	1,050	4.3	1/20	GREENHECK SE1-12	14"SQ	18"SQ x 11"(L)	30	1,2,3,5
EF-FP	WALL	DIRECT	400	0.20	1,050	4.3	1/20	GREENHECK SE1-12	14"SQ	18"SQ x 11"(L)	30	1,2,4,5

1. FACTORY DISCONNECT SWITCH.

2. BACKDRAFT DAMPER.

3. CONTROL THROUGH TIME CLOCK.

4. CONTROL THROUGH WALL MOUNTED PROGRAMMABLE AUTO CHANGEOVER THERMOSTAT. LOCATION SHOWN ON PLANS.

5. PROVIDE WITH HOUSING WITH REAR FAN GUARD.

MECHANICAL - DIFFUSERS, REGISTERS AND GRILLES

ITEM NO.	FRAME SIZE	THROAT / NECK	MAX. AIRFLOW	NOISE CRITERIA	DAMPER	BASIS OF DESIGN	TERMINAL TYPE	NOTES
EA1	24"x24"	6"Ø	120 CFM	30	-	TITUS PAR	PERFORATED	1,2,3
EA2	24"x24"	10"Ø	350 CFM	30	-	TITUS PAR	PERFORATED	1,2,3
RA1	24"x24"	22"x22"	2000 CFM	30	-	TITUS PAR	PERFORATED	1,2,3
SA1	24"x24"	10"Ø	350 CFM	30	-	TITUS PAS	PERFORATED	1,2,3
SA2	24"x24"	12"Ø	450 CFM	30	-	TITUS PAS	PERFORATED	1,2,3

1. ALL TERMINAL DEVICES SHALL HAVE FINISH MATCHING ADJACENT CEILING AND/OR WALL ARCHITECTURAL FINISH.

2. TAKE-OFF FROM MAIN BRANCH SHALL BE SAME SIZE AS DIFFUSER NECK SIZE UNLESS NOTED OTHERWISE ON PLANS.

3. COORDINATE ALL FRAME TYPES WITH ARCHITECTURAL REFLECTED CEILING PLANS AND FLOOR PLANS.

MECHANICAL - EXTERIOR WALL LOUVERS

ITEM NO.	DESIGNATION	TOTAL CFM	SIZE (IN.XIN.)	FREE AREA (FT^2)	MAX. VEL. (FPM)	BASIS OF DESIGN	NOTES
EWL-2	INTAKE LOUVER	1,500	28"x28"	2.7	547	GREENHECK 635DE	1,2,3
EWL-3	INTAKE LOUVER	400	18"x18"	0.8	530	GREENHECK 635DE	1,2,3
EWL-6	INTAKE LOUVER	400	18"x18"	0.8	530	GREENHECK 635DE	1,2,3
EWL-9	INTAKE LOUVER	400	18"x18"	0.8	530	GREENHECK 635DE	1,2,3
EWL-10	INTAKE LOUVER	300	18"x18"	0.8	530	GREENHECK 635DE	1,2,3
EWL4	RELIEF LOUVER	400	18"x18"	0.8	530	GREENHECK 635DE	2,3
EWL-1	RELIEF LOUVER	1,500	28"x28"	2.7	547	GREENHECK 635DE	2,3
EWL-5	RELIEF LOUVER	400	18"x18"	0.8	530	GREENHECK 635DE	2,3
EWL-7	RELIEF LOUVER	500	18"x18"	0.8	530	GREENHECK 635DE	1,2,3
EWL-8	RELIEF LOUVER	400	18"x18"	0.8	530	GREENHECK 635DE	3
EWL-ES	RELIEF LOUVER	-	30"x30"	3.03	900	GREENHECK 635DE	1,2,3
EWL-FP	RELIEF LOUVER	400	18"x18"	0.8	530	GREENHECK 635DE	2,3

1. PROVIDE BACKDRAFT DAMPER.

2. PROVIDE BIRD/INSECT SCREEN.

3. FPA: FL6876-RLL / NOA: 20-0929.07

MECHANICAL GENERAL NOTES

1. MECHANICAL CONTRACTOR SHALL COMPLETE THE ENTIRE MECHANICAL INSTALLATION AS PER STANDARDS AND REQUIREMENTS OF THE NFPA90A, ASHRAE STANDARDS AND 2021 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS FROM LOCAL AUTHORITIES.

2. CONDENSATE FROM ALL INDOOR AIR CONDITIONING EQUIPMENT SHALL BE ROUTED IN MIN 1" PIPE OR SIZED PER MANUFACTURER TO NEAREST INDIRECT DRAIN OR HUB DRAIN. CONDENSATE PIPING SHALL BE METAL PIPE. IF FIELD CONDITION DICTATES THAT CONDENSATE PUMP MAY BE REQUIRED, IT IS THIS CONTRACTOR RESPONSIBILITY TO SECURE (PAY FOR) ELECTRICAL POWER CONNECTION FOR THE PUMP AND EXTEND CONDENSATE DRAIN LINE TO NEAREST INDIRECT WASTE OR STORM SYSTEM.

3. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR FOR ELECTRICAL SERVICE VOLTAGE RATING. IT IS CONTRACTOR'S RESPONSIBILITY FOR PAYING ELECTRICAL COST IF CONTRACTOR CHANGES INSTALLATION FROM THIS SCHEDULE.

4. ALL PACKAGED HVAC EQUIPMENT SHALL BE FURNISHED AND INSTALLED COMPLETE WITH DISCONNECT, STARTERS, CONTROL VOLTAGE TRANSFORMER, CONTROLS AND CONTROL WIRING. REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR INSTALLING CONTROL WIRING SYSTEM.

5. UNLESS OTHERWISE NOTED, FLEXIBLE DUCT SHALL BE GENFLEX ASL-25, OR EQUAL, OF THE SAME SIZE AS THE DIFFUSER NECK SIZE. MAXIMUM FLEXIBLE DUCT LENGTH SHALL BE PER CODE. CONNECT ALL BRANCH DUCT TAKE-OFF, ROUND OR FLEXIBLE WITH MANUAL SPIN-IN FITTING WITH AIR SCOOPS AND BALANCING DAMPER.

6. UNLESS OTHERWISE NOTED, ALL DUCTWORK SHOWN ARE INSIDE CLEAR DIMENSIONS.

7. CONTRACTOR SHALL INSTALL DUCT MOUNTED SMOKE DETECTOR AT MAIN RETURN AIR DUCTS AS REQUIRED PER IMC 2021 AND AS SUGGESTED ON PLANS. SMOKE DETECTOR SHALL BE FURNISHED BY DIVISION 28 CONTRACTOR, INSTALLED BY THIS CONTRACTOR AND CONNECTED BY FIRE ALARM SYSTEM INSTALLER. DETECTOR SHALL SHUT DOWN HVAC UNIT UPON ACTIVATION BY DETECTING SMOKE IN THE SYSTEM AND START GENERAL FIRE ALARM IN BUILDING.

8. ALL THERMOSTATS SHALL BE INSTALLED AT 48" ABOVE FINISHED FLOOR AND SHALL BE PROGRAMMABLE TYPE.

9. IN OCCUPIED CYCLE, ALL HVAC EQUIPMENT FANS SHALL BE PROGRAMMED TO RUN CONTINUOUSLY. THE COOLING AND HEATING CYCLE SHALL BE TURNED ON-OFF BY THE THERMOSTAT CONTROLLING THE ZONE. IN UNOCCUPIED CYCLE, FAN SHALL CYCLE ON AND OFF.

10. MECHANICAL EQUIPMENT SHALL BE MAINTAINED WITH SERVICE CLEARANCE PER NEC 110.26 AND IMC 106.1.1.

11. WHERE IDENTIFIED ON PLANS AS BRANCH TAKE-OFF ROUND DUCT, IT IS THE INTENT USING FLEXIBLE MECHANICAL DUCT CONFORMING TO IMC 2021 SECTION 603.5.

12. COORDINATE WITH ELECTRICAL CONTRACTOR FOR QUANTITY OF DUCT MOUNTED SMOKE DETECTORS. REFERENCE FLOOR PLANS FOR LOCATIONS.

MECHANICAL SYMBOL LEGEND

SYMBOL	DEVICE OR ITEM DESCRIPTION	SYMBOL	DEVICE OR ITEM DESCRIPTION
	PIPE TURNING UP		DUCT SMOKE DETECTOR
	PIPE TURNING DOWN		MANUAL SPIN DAMPER
	DRAIN		FIRE DAMPER
	REFRIGERANT LIQUID		COMBINATION FIRE / SMOKE DAMPER
	REFRIGERANT SUCTION		SPIN-IN FITTING W/ SCOOP AND DAMPER
	VIBRATION ABSORBER		SPIN-IN FITTING W/ SCOOP AND DAMPER (SINGLE LINE)
	FLEXIBLE DUCT		MOTORIZED DAMPER
	ELBOW, 90 DEGREES		VOLUME DAMPER
	ELBOW, 45 DEGREES		FLEXIBLE CONNECTION
	TEE		TRANSITION
	TEE, OUTLET UP		TRANSITION (SINGLE LINE)
	TEE, OUTLET DOWN		MANUAL SPLITTER
	RETURN / EXHAUST DUCT		STANDARD BRANCH, SUPPLY OR RETURN, NO SPLITTER
	SUPPLY DUCT		EXHAUST / RETURN GRILLE OR REGISTER
	ROUND DUCT		SUPPLY GRILLE OR REGISTER
	RECTANGULAR DUCT, FIRST FIGURE IS SIDE SHOWN		LOUVER, DOOR OR WALL
	DUCTWORK, INTERNALLY LINED		DOOR GRILLE
	DUCTWORK, LINED (SINGLE LINE)		UNDERCUT DOOR
	X SQ-FT OPENING ABOVE CEILING		PROGRAMMABLE AUTO-CHANGE-OVER THERMOSTAT
	X SQ-FT OPENING ABOVE CEILING W/ FIRE DAMPER		WALL MOUNT TEMPERATURE ZONE SENSOR
	RISE IN DUCTWORK		WALL MOUNT HUMIDITY SENSOR
	DROP IN DUCTWORK		WALL MOUNT CO/NO2 COMBO SENSOR, MOUNT AT 24" AFF
	ELBOW WITH TURNING VANES		WALL MOUNT CO2 SENSOR, MOUNT AT 48" AFF
	ACCESS DOORS, VERTICAL OR HORIZONTAL		DUCT MOUNT TEMPERATURE SENSOR
	SUPPLY DIFFUSER		DUCT MOUNT FIRE STAT SENSOR
	RETURN OR EXHAUST GRILLE / REGISTER		DUCT MOUNTED SMOKE DETECTOR
	OPEN END DUCT		

3. PROPELLER FAN - LOUVER MOUNTED

*NOT TO SCALE

4. REFRIGERANT PIPING SCHEMATIC

*NOT TO SCALE

5. REFRIGERANT PIPING SUPPORT FROM STRUCTURE

*NOT TO SCALE

6. INSULATION REFRIGERANT PIPING THRU ROOF

*NOT TO SCALE

7. CONDENSATE DRAIN TRAP

*NOT TO SCALE

8. HANGER AND SUPPORT FOR LOW PRESSURE DUCTWORK (UP THRU 2" WG)

*NOT TO SCALE

9. FAN COIL / AHU SUPPORT

*NOT TO SCALE

10. HORIZONTAL FAN COIL UNIT

*NOT TO SCALE

MECHANICAL NOTES, SCHEDULES, & DETAILS

M1.0

PROJECT NO. 74142
DRAWN BY: WJO
CHECKED BY: Checker
DATE: DECEMBER 10, 2025

DAVID LU

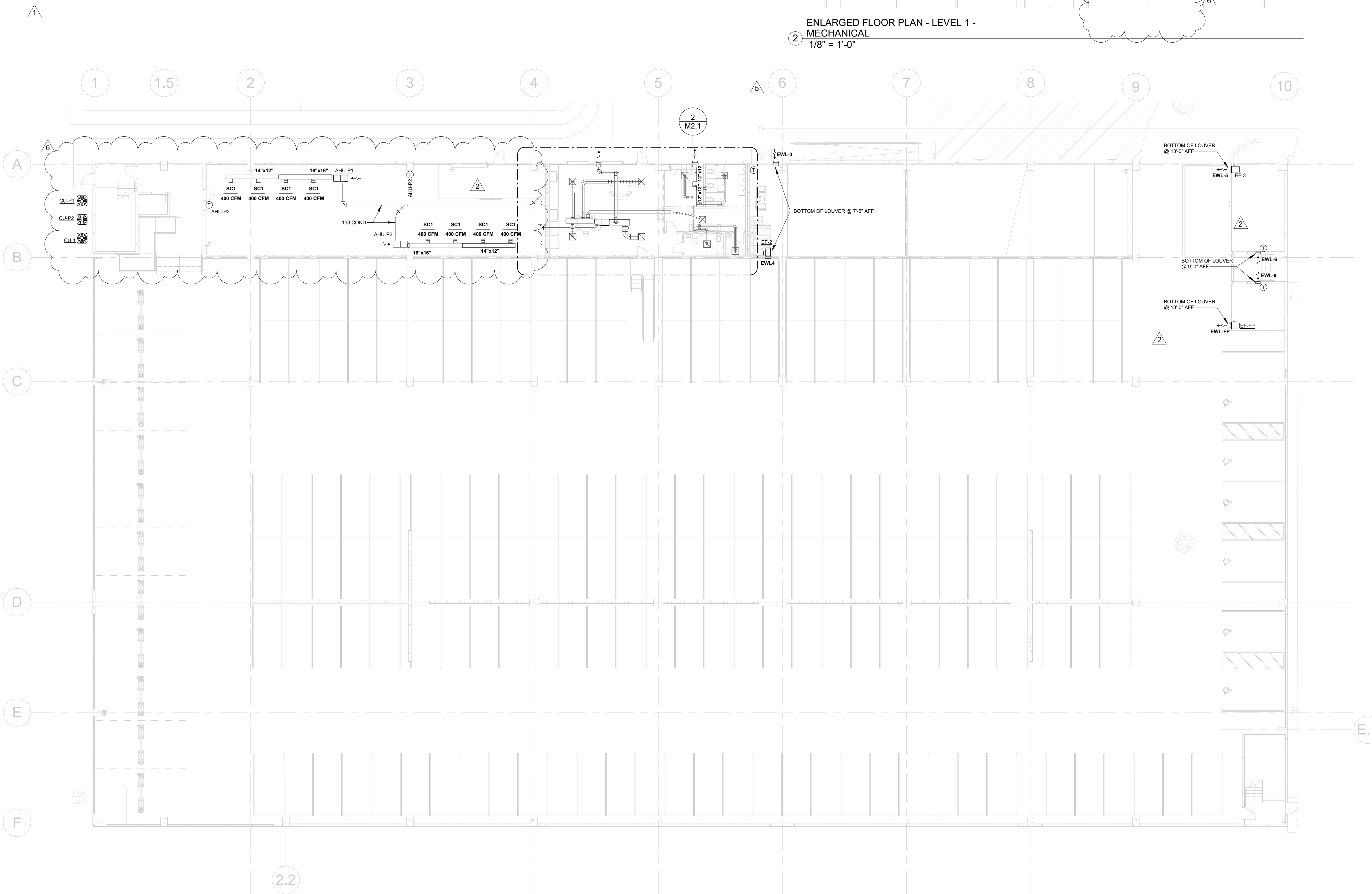
CONSULTANT

DAVID LU
PE# 65228
JAN. 26, 2026

STILES ARCHITECTURAL GROUP

VEHICLE STORAGE

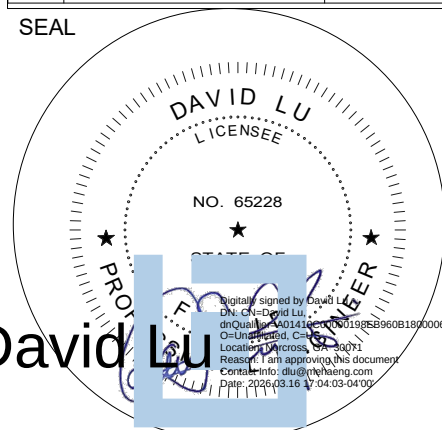
201 East Las Olas Blvd.,
Fort Lauderdale, Florida
954 - 627- 9180
FL REG # AA-26001798



1 FLOOR PLAN - LEVEL 1 - MECHANICAL
1/16" = 1'-0"

ENLARGED FLOOR PLAN - LEVEL 1 - MECHANICAL
1/8" = 1'-0"

REVISIONS :		
No.	Description	Date
	Permit Set	04.23.25
1	City Comments	06.05.25
2	City Comments - Shop Coord.	07.28.25
5	Owner Changes	01.23.25
6	New Code Response	03.16.26



CONSULTANT
DAVID LU
PE# 65228
MARCH 16, 2026

STILES
ARCHITECTURAL GROUP

201 East Las Olas Blvd.,
Fort Lauderdale, Florida
954 - 627- 9180 33301
FL REG # AA-26001798

PERMIT SET

MIAMI LAKES
AutoMail

Vehicle Storage

16100 NW 59 Ave.
Miami Lakes, FL 33014

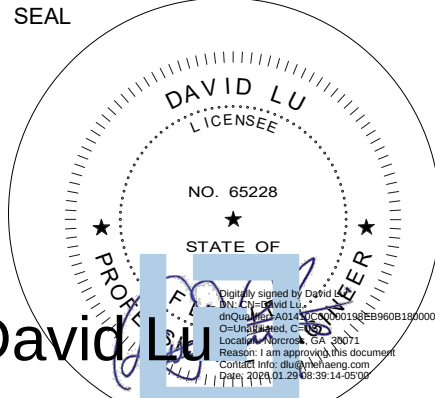
GROUND LEVEL PLAN - MECHANICAL

M2.1

PROJECT NO.
74142
DRAWN BY :
WJO
CHECKED BY :
Checker
DATE :
MARCH 16, 2026

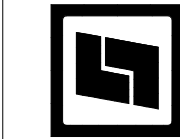
REVISIONS :		
No.	Description	Date
	Permit Set	04.23.25
1	City Comments	06.05.25
2	City Comments - Shop Coord.	07.28.25
5	Owner Changes	01.23.25

SEAL



CONSULTANT
DAVID LU
PE# 65228
DECEMBER 10, 2025

STILES ARCHITECTURAL GROUP
201 East Las Olas Blvd.,
Fort Lauderdale, Florida
954 - 627- 9180 33301
FL. REG # AA-26001798



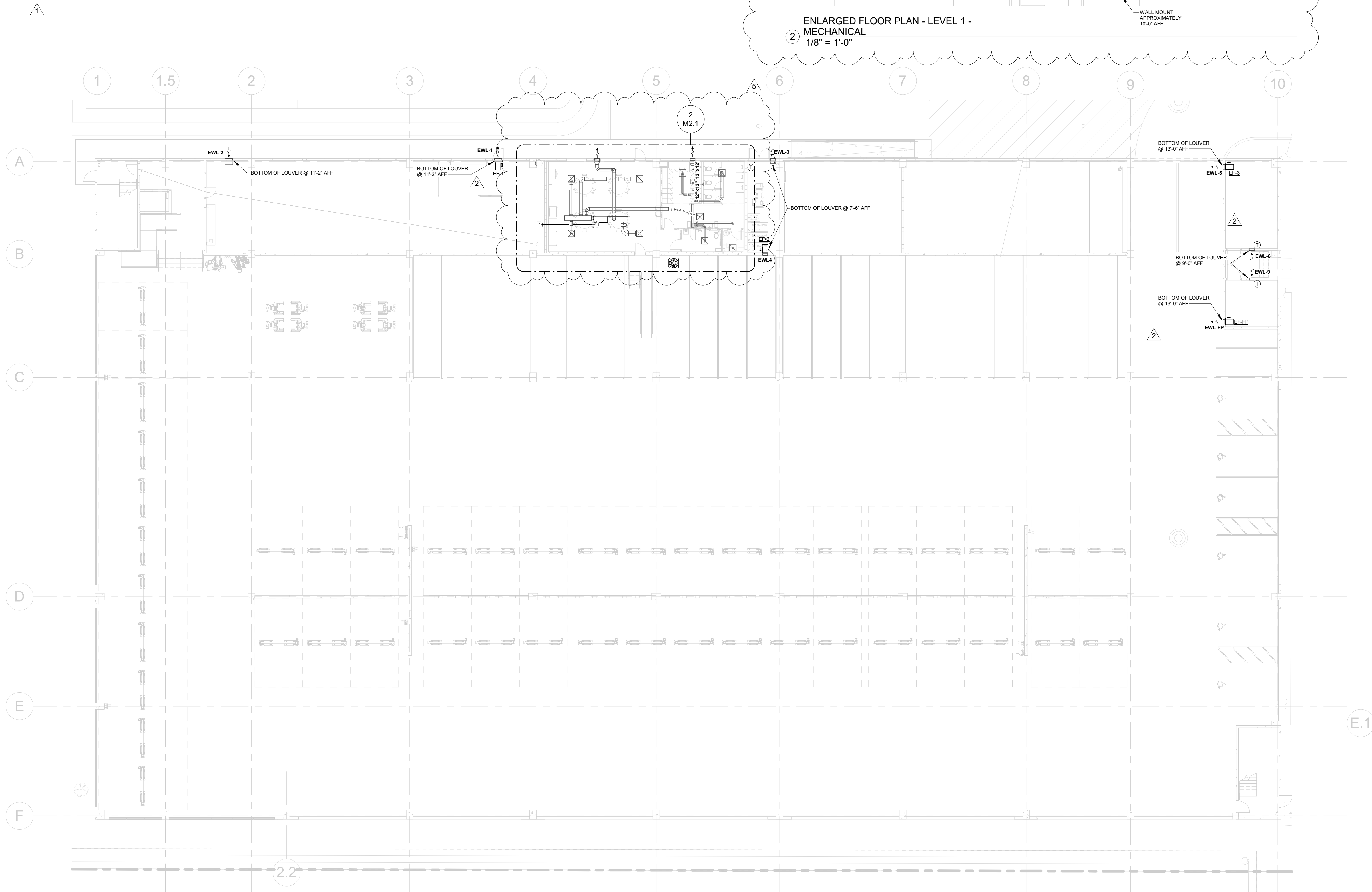
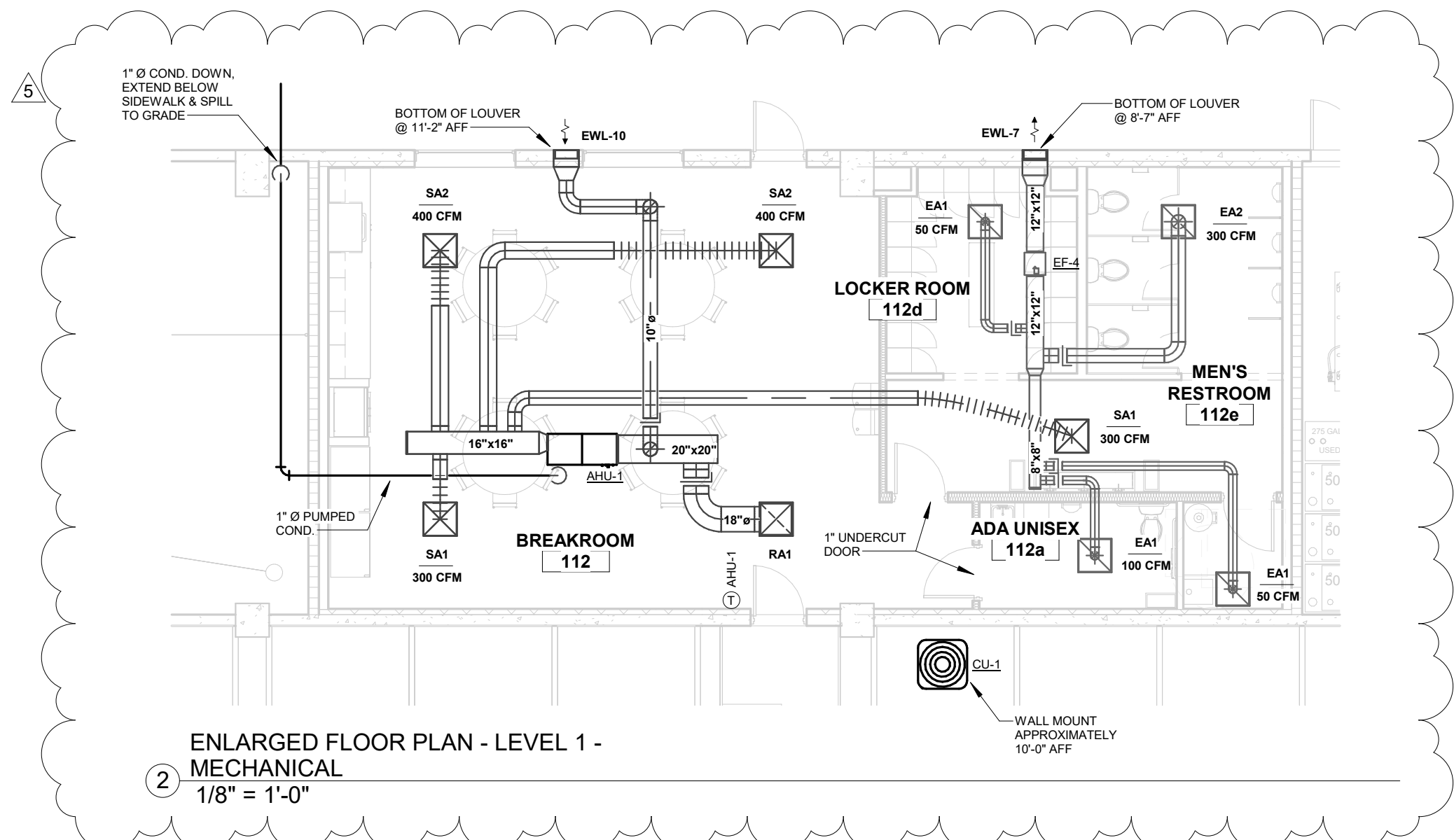
PERMIT SET
MIAMI LAKES AutoMail
VEHICLE STORAGE

16100 NW 59 Ave.
Miami Lakes, FL 33014

GROUND LEVEL PLAN -
MECHANICAL

M2.1

PROJECT NO.
74142
DRAWN BY :
WJO
CHECKED BY :
Checker
DATE :
DECEMBER 10, 2025



1 FLOOR PLAN - LEVEL 1 - MECHANICAL
1/16" = 1'-0"



Department of Regulatory and Economic Resources

Impact Fee Assessment

Process Number: M2026008532-0

Batch:

Collection Number:

Folio: 3220130520010

Site Address: 16100 NW 59 AVE

CP*: N

Assessment Date: 05/12/2026

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
BIKE							
	C	840	00	AUTOMOBILE SALES (NEW)	6,877	\$0.1336	\$918.77
	C	150	00	WAREHOUSING	6,015	\$0.0153	\$92.03
	C	150	00	WAREHOUSING	(5,867)	\$0.0153	(\$89.77)
FIRE							
	2	2006	00	INDUSTRIAL/WAREHOUSE	6,015	\$1.7084	\$10,276.03
	2	2009	00	RETAIL/PUB ASMBY/HOTEL	6,877	\$0.5641	\$3,879.32
	2	2006	00	INDUSTRIAL/WAREHOUSE	(5,867)	\$1.7084	(\$10,023.18)
POLC							
	1	3002	00	NON-RESIDENTIAL	6,877	\$0.4778	\$3,285.83
	1	3002	00	NON-RESIDENTIAL	6,015	\$0.4778	\$2,873.97
	1	3002	00	NON-RESIDENTIAL	(5,867)	\$0.4778	(\$2,803.25)
ROAD							
	C	840	00	AUTOMOBILE SALES (NEW)	6,877	\$16.0232	\$110,191.55
	C	150	00	WAREHOUSING	6,015	\$1.8044	\$10,853.47
	C	150	00	WAREHOUSING	(5,867)	\$1.8044	(\$10,586.41)
TRAN							
	C	840	00	AUTOMOBILE SALES (NEW)	6,877	\$0.5641	\$3,879.32
	C	150	00	WAREHOUSING	6,015	\$0.0632	\$380.15
	C	150	00	WAREHOUSING	(5,867)	\$0.0632	(\$370.79)

Assessment Total Amount: \$122,757.04

Deferral Amount: \$0.00

Current Balance Due: \$122,757.04



Department of Regulatory and Economic Resources

Impact Fee Assessment

Process Number: M2026008532-0

Batch:

Collection Number:

Folio: 3220130520010

Site Address: 16100 NW 59 AVE

CP*: N

Assessment Date: 02/05/2026

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
BIKE							
	C	840	00	AUTOMOBILE SALES (NEW)	35,016	\$0.1336	\$4,678.14
	C	150	00	WAREHOUSING	6,015	\$0.0153	\$92.03
	C	150	00	WAREHOUSING	(5,867)	\$0.0153	(\$89.77)
FIRE							
	2	2009	00	RETAIL/PUB ASMBY/HOTEL	35,016	\$0.5641	\$19,752.53
	2	2006	00	INDUSTRIAL/WAREHOUSE	6,015	\$1.7084	\$10,276.03
	2	2006	00	INDUSTRIAL/WAREHOUSE	(5,867)	\$1.7084	(\$10,023.18)
POLC							
	1	3002	00	NON-RESIDENTIAL	35,016	\$0.4778	\$16,730.64
	1	3002	00	NON-RESIDENTIAL	6,015	\$0.4778	\$2,873.97
	1	3002	00	NON-RESIDENTIAL	(5,867)	\$0.4778	(\$2,803.25)
ROAD							
	C	840	00	AUTOMOBILE SALES (NEW)	35,016	\$16.0232	\$561,068.37
	C	150	00	WAREHOUSING	6,015	\$1.8044	\$10,853.47
	C	150	00	WAREHOUSING	(5,867)	\$1.8044	(\$10,586.41)
TRAN							
	C	840	00	AUTOMOBILE SALES (NEW)	35,016	\$0.5641	\$19,752.53
	C	150	00	WAREHOUSING	6,015	\$0.0632	\$380.15
	C	150	00	WAREHOUSING	(5,867)	\$0.0632	(\$370.79)

Assessment Total Amount: \$622,584.46

Deferral Amount: \$0.00

Current Balance Due: \$622,584.46

NOTE: ALL SHEETS MUST BE REVIEWED

MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

Herbert S. Saffir Permitting and Inspection Center

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

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

PROVIDE MUNICIPAL PROCESS NUMBER HERE				BLC2025-1234	
LOCATION OF IMPROVEMENTS	Job Address <u>16100 nw 59 str</u>			CONTRACTOR INFORMATION	Contractor No. <u>CGC1517136</u>
	Folio <u>32-2013-052-0010</u>				Last four (4) digits of Qualifier No. _____
	Lot _____ Block _____				Contractor Name <u>HODGEN CONSTRUCTION, LLC</u>
	Subdivision _____ PBpg _____				Qualifier Name <u>JOHN DAGROSA</u>
	Metes and bounds _____				Address <u>1900 N ANDREWS AVENUE EXT UNIT C</u>
					City <u>POMPANO BEACH</u> State <u>FL</u> Zip <u>33069</u>
TYPE OF IMPROVEMENTS	☒ New Construction on Vacant Land ☐ Alteration Interior ☐ Alteration Exterior ☐ Relocation of Structure ☐ Enclosure ☐ Repair ☐ Repair Due to Fire		☐ Demolish ☐ Shell Only ☐ Addition Attached ☐ Addition Detached ☐ Re-Roof ☐ Foundation Only ☐ Tent	Current use of property <u>PARKING LOT</u>	
				Description of Work <u>revision to M2025015205</u> <u>2026001961</u>	
PERMIT TYPE	☒ MBLD* Category <u>01</u> ☐ MELE ☐ MPLU ☐ MLPG ☐ MMEC ☐ FIRE	REVIEW STATUS	☐ Chg. Contractor ☐ Re-Issue ☐ Re-Stamp ☒ Revision ☐ Not Applicable for Fire	OWNER'S NAME	Owner <u>MIAMI LAKES AM LLC</u>
					Address <u>16600 NW 57 AVE</u>
PERSON TO PICK UP PLANS	Name <u>Eve Gradova</u>			ARCHITECT / ENGINEER	Owner _____
	Address <u>2655 collins ave</u>				Address _____
	City <u>MB</u> State _____ Zip _____				City _____ State _____ Zip _____
	Phone <u>7863269071-permits@305permits.com</u>				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.				
	1 st Request: _____ Date: _____ 2 nd Request: _____ Date: _____ 3 rd 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.					

BUILDING PERMIT CATEGORIES

CATEGORY	DESCRIPTION	PERMIT TYPE
BUILDING		
01	GENERAL BUILDING—COMMERCIAL	MBLD
02	SUB—GENERAL BUILDING—RESIDENTIAL	MBLD
08	CANVAS AWNING	MBLD
10	COMMUNICATION TOWER	MBLD
15	DEMOLITION	MBLD
29	METAL AWNING & STORM SHUTTER	MBLD
48	SCREEN ENCLOSURES	MBLD
51	MURAL SIGNS (NON-ELECTRICAL)	MBLD
55	SWIMMING POOL	MBLD
56	TENNIS COURTS (SURFACE PAVING)	MBLD
86	TRAILER TIE DOWN	MBLD
88	WALK-IN COOLER	MBLD
91	MARINAS	MBLD
92	LOW SLOPE APPLICATIONS (GRAVEL, SMOOTH MODIFIED, SINGLE PLY)	MBLD
95	SHINGLES (ASPHALT, FIBERGLASS)	MBLD
96	SHINGLES (METAL ROOFS/WOOD SHINGLES & SHAKE)	MBLD
97	STAGE 2 VAPOR RECOVERY SYSTEM	MBLD
99	SOIL IMPROVEMENT	MBLD
0100	BULK STORAGE PROPANE TANK	MBLD
0101	REMOVABLE STORM PANELS	MBLD
0107	TILE ROOF	MBLD
0110	WATER MAIN	MBLD
0111	SITE PLAN	MBLD
0112	INDOOR EVENT/EXHIBIT	MBLD
ELECTRICAL		
04	FIRE ALARM SPECIALTY	MELE
16	SPECIALTY WIRING	MELE
34	SOLAR PHOTOVOLTAIC	MELE
38	GENERATORS	MELE
40	BUILDING PUBLIC RADIO ENHANCEMENT SYSTEM	MELE
PLUMBING		
0020	SEWER CONNECTION TO PUBLIC SYSTEM (THIS CATEGORY IS USED WHEN NO BUILDING PERMIT EXIST)	MPLU
0024	INTERCEPTOR/GREASE TRAPS (REPLACEMENT OR INSTALLATION THAT IS NOT PART OF A BUILDING PERMIT)	MPLU
LPGX		
01	LIQUEFIED PETROLEUM GAS	MLPG
02	MISCELLANEOUS	MLPG
04	LIQUEFIED PETROL. GAS/STATE	MLPG
MECHANICAL		
09	ABOVE/BELOW GROUND TANKS/PUMPS & POLLUTANT STORAGE SYSTEM	MMEC
38	COMMERCIAL HOODS	MMEC
43	FIRE CHEMICAL	MMEC
46	SPRAY BOOTHS	MMEC
48	SMOKE CONTROL	MMEC
52	RESIDENTIAL ELEVATOR	MMEC

FIRE

32 FIRE SPRINKLER FIRE

Permits @ 305 permits.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

M2026008532

REV 2026-0306

3226008532

PROVIDE MUNICIPAL PROCESS NUMBER HERE

BLC2025-1234

LOCATION OF IMPROVEMENTS	Job Address <u>16100 nw 59 str</u>		CONTRACTOR INFORMATION	Contractor No. <u>CGC1517136</u>	
	Folio <u>32-2013-052-0010</u>			Last four (4) digits of Qualifier No. _____	
TYPE OF IMPROVEMENTS	Lot _____ Block _____		OWNER'S NAME	Contractor Name <u>HODGEN CONSTRUCTION, LLC</u>	
	Subdivision _____ PBpg _____			Qualifier Name <u>JOHN DAGROSA</u>	
PERMIT TYPE	Metes and bounds _____		ARCHITECT / ENGINEER	Address <u>1900 N ANDREWS AVENUE EXT UNIT C</u>	
				City <u>POMPANO BEACH</u> State <u>FL</u> Zip <u>33069</u>	
PERSON TO PICK UP PLANS	☒ New Construction on Vacant Land		FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	Current use of property <u>PARKING LOT</u>	
	☐ Alteration Interior			Description of Work <u>revision to M2025015205</u>	
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	☐ Alteration Exterior		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.	2026001961	
	☐ Relocation of Structure			Sq. Ft. <u>468,377</u> Units <u>1</u> Floors <u>6</u>	
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	☐ Enclosure		FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	Value of Work <u>14,500,000</u>	
	☐ Repair				
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	☐ Repair Due to Fire		FIRE SPECIAL REQUEST PLAN REVIEW (SRI)		
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	☒ MBLD* Category <u>01</u>		FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	Owner <u>MIAMI LAKES AM LLC</u>	
	☐ MELE			Address <u>16600 NW 57 AVE</u>	
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	☐ MPLU		FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	City <u>MIAMI LAKES</u> State <u>fl</u> Zip <u>33014</u>	
	☐ MLPG			Phone _____	
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	☐ MMEC		FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	Last four (4) digits of	
	☐ FIRE			Owner's Social Security No. _____	
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	REVIEW STATUS		FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	Owner _____	
	☐ Chg. Contractor			Address _____	
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	☐ Re-Issue		FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	City _____ State _____ Zip _____	
	☐ Re-Stamp			Phone _____	
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	☒ Revision		FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	City _____ State _____ Zip _____	
	☐ Not Applicable for Fire			Phone _____	
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	Name <u>Eve Gradova</u>		FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	Owner _____	
	Address <u>2655 collins ave</u>			Address _____	
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	City <u>MB</u> State _____ Zip _____		FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	City _____ State _____ Zip _____	
	Phone <u>7863269071-permits@305permits.com</u>			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.		FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	1 st Request: _____ Date: _____	
	2 nd Request: _____ Date: _____			3 rd Request: _____ Date: _____	

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

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MDC PERMIT APP.pdf

Examiner Date Time Stamp Trade Stamp Name

WONG, KIRK 2/6/2026 1:46:01 PM DERM Approved



STILES
ARCHITECTURAL GROUP
Invest • Build • Manage

FL REG. # AA26001798

January 30th, 2026

City of Miami Lakes
Planning Department and Transportation
6601 Main Street
Miami Lakes, FL, 33014

RE: **Miami Lakes Vehicle Storage**
16100 59TH Avenue
Miami Lakes, FL. 33014

Permit #: **M2025015205**

To Whom It May Concern,

Per the Owner's direction, the construction documents have been revised to incorporate the following programmatic, architectural, and site modifications:

Architectural / Interior Revisions (Back-of-House and Service Areas):

- Reconfigured back-of-house layout to better align with operational needs.
- Reduced the parts storage area to accommodate a new staff breakroom.
- Added restroom to maximize fixture counts, including a minimum of three (3) urinals.
- Modified the Fluids Room door from a single door to a 6'-0" x 7'-0" double door to improve equipment access.
- Reduced the parts area roll-up door width from 12'-0" to 10'-0".
- Relocated exterior openings serving the parts and breakroom areas to coordinate with the updated layout.
- Added automotive service bays at the ground level.

Site / Building Envelope Revisions:

- Revised the exterior sidewalk to maintain an elevated grade from Grid Line 1 through Grid Line 6.
- Updated retaining wall details to accommodate the modified sidewalk elevation and grading conditions.

The following drawings have been updated accordingly:

Architectural:

A-0, A-1.1, A-2.1, A-2.9, A-4.1, A-5.1, A-5.4, A-5.6, A-5.7, A-6.1, A-6.2, A-7.1, A-8.1, A-8.2, A-8.3, A-8.4, A-8.5

Structural:

S-1.10, S-2.02, S-2.11

Mechanical:

M-1.0, M-2.1

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

3226008532 - 6/23/2026 1:28:17 PM

Narrative of changes.pdf

Examiner fax: (954) 621-8180

RODRIGUEZ, LILIA 2/9/2026 8:22:59 PM FIRE Reference Only.

www.stiles.com

201 East Las Olas Boulevard
Fort Lauderdale, FL 33301

Electrical:

E002, E2.1, E2.7, E3.1, E4.0, E4.1, E4.2, E4.3, E100

Plumbing:

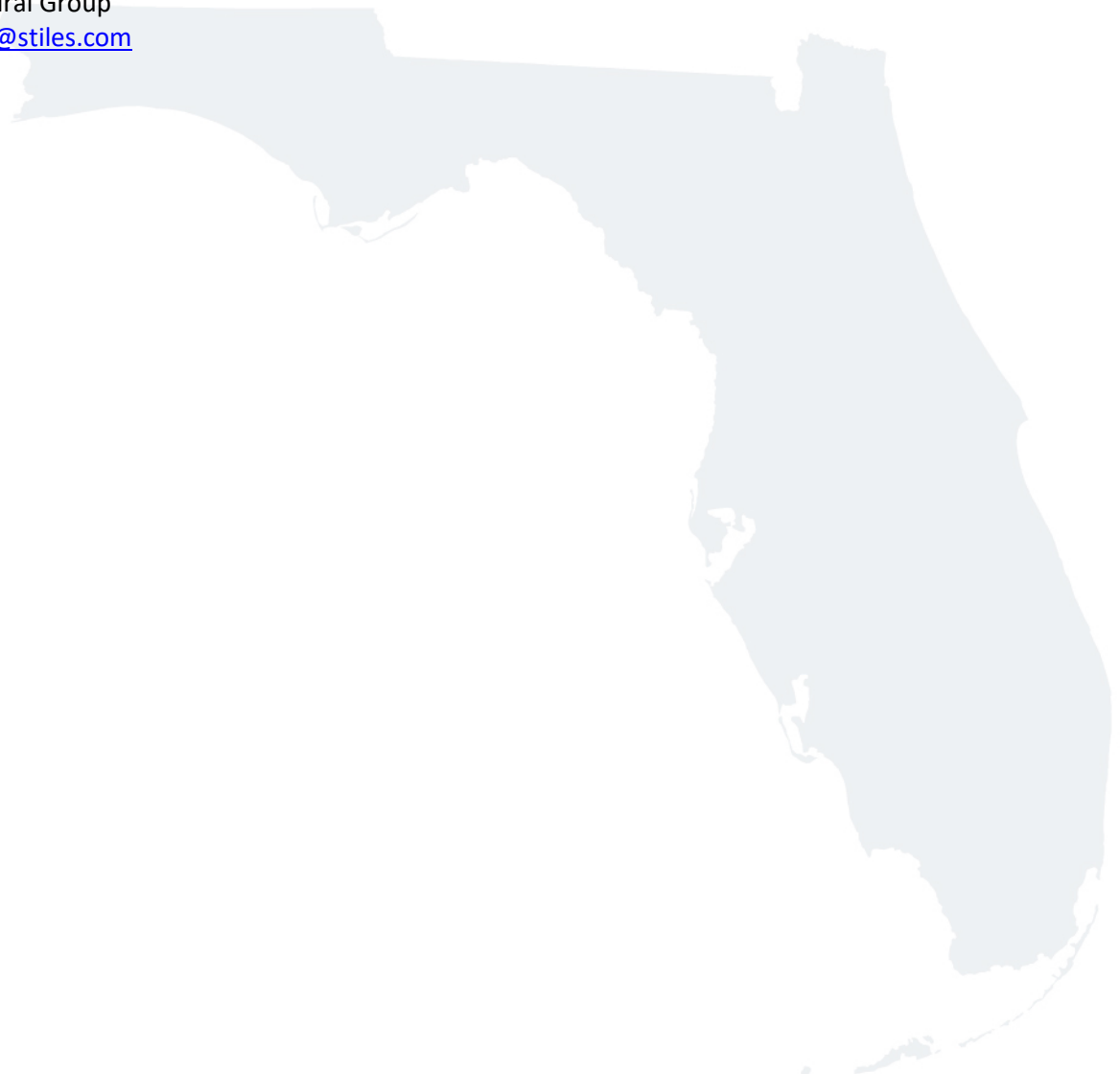
P-1.0, P-2.1, P-3.0

This concludes with the changes to the construction set. Should you require any additional information or clarification, please do not hesitate to contact our office.

Sincerely,

Adriana Murillo

Adriana Murillo
Sr. Project Manager
Stiles Architectural Group
adriana.murillo@stiles.com
954-627-9209



LEGEND & ABBBREVIATION		
ABBREVIATION	SYMBOL	DESCRIPTION
SW		NEW SANITARY WASTE & STORM ABOVE FLOOR
SW		NEW SANITARY WASTE & STORM BELOW FLOOR
V		NEW SANITARY VENT
CW		DOMESTIC COLD WATER
HW		DOMESTIC HOT WATER
HWR		DOMESTIC HOT WATER RETURN
GV		SHUT-OFF VALVE
WHA		WATER HAMMER ARESSTER
		PIPE RISE UP
		PIPE DROP DN
BV		BALL VALVE OR BALANCING VALVE
		UNION
CV		CHECK VALVE
PRV		PRESSURE REDUCING VALVE
HB		HOSE BIBB
FCO		FLOOR CLEANOUT
WCO		WALL CLEANOUT
		P-TRAP
FD		FLOOR DRAIN
RD		ROOF DRAIN

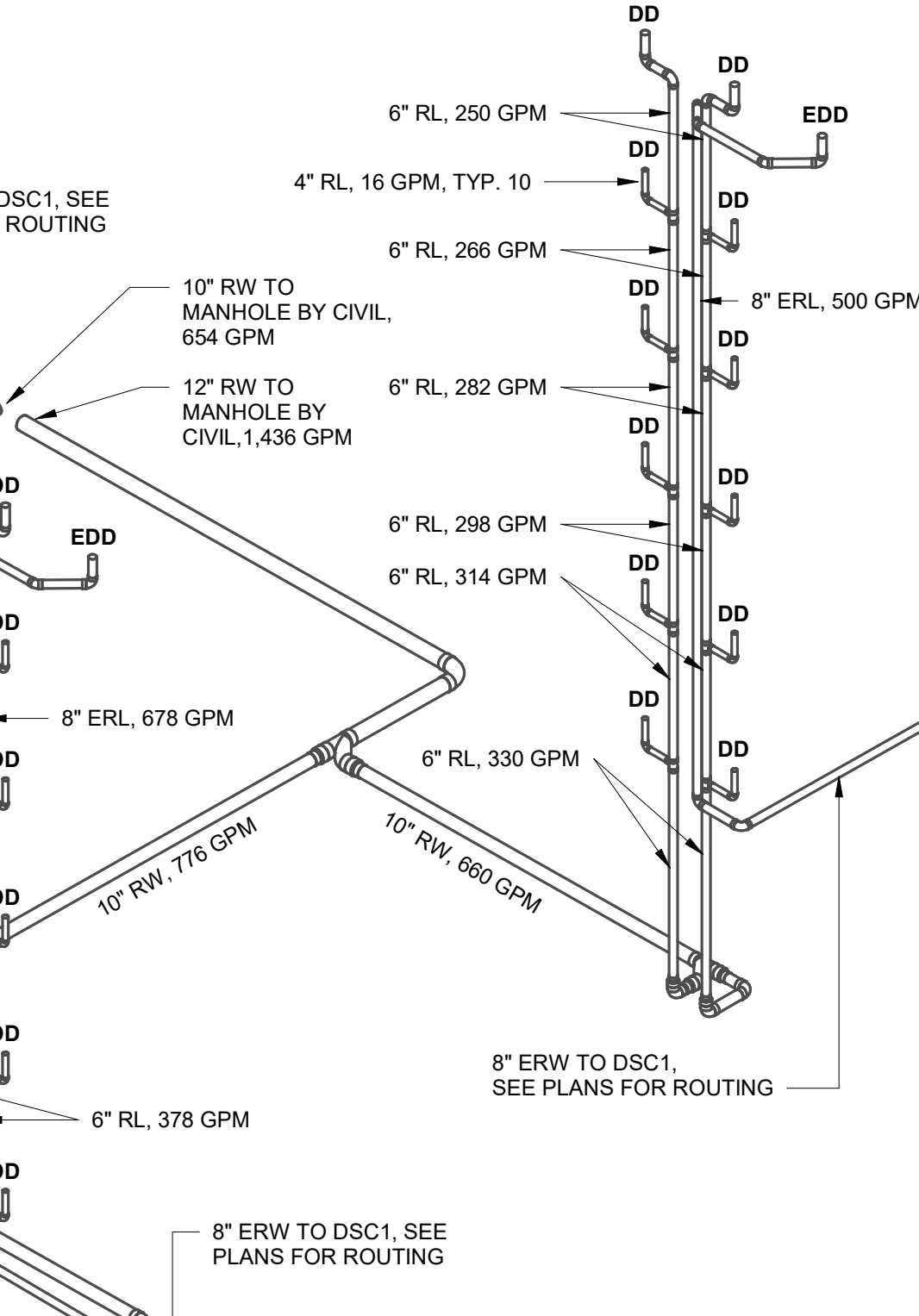
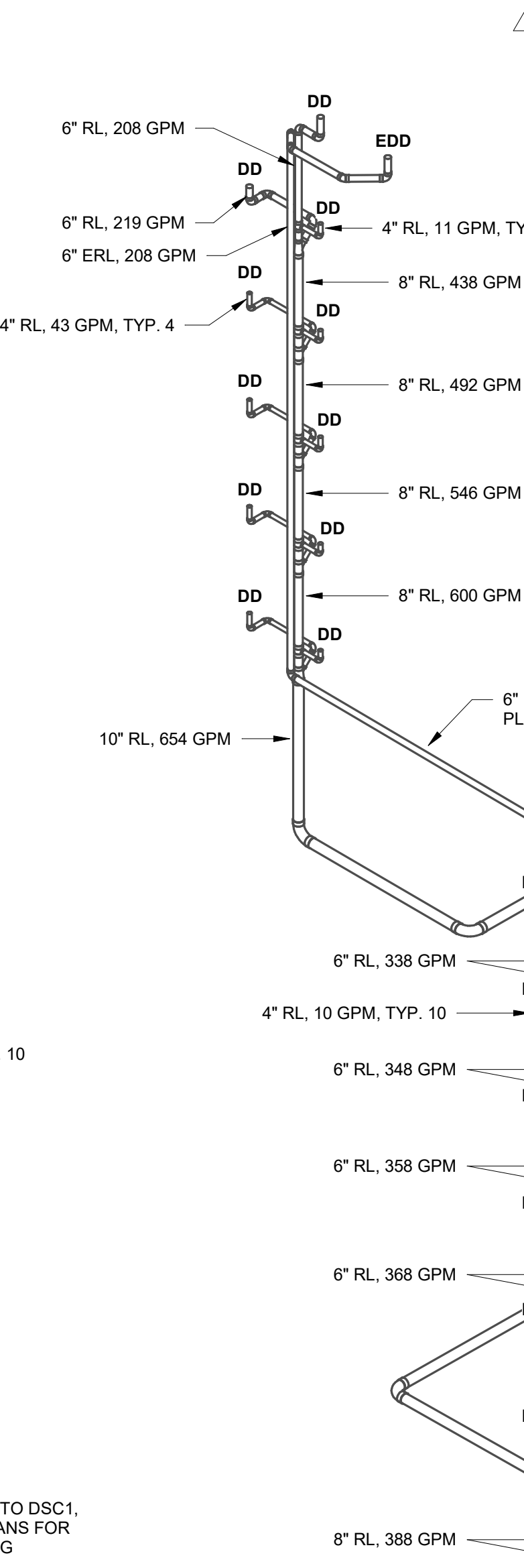
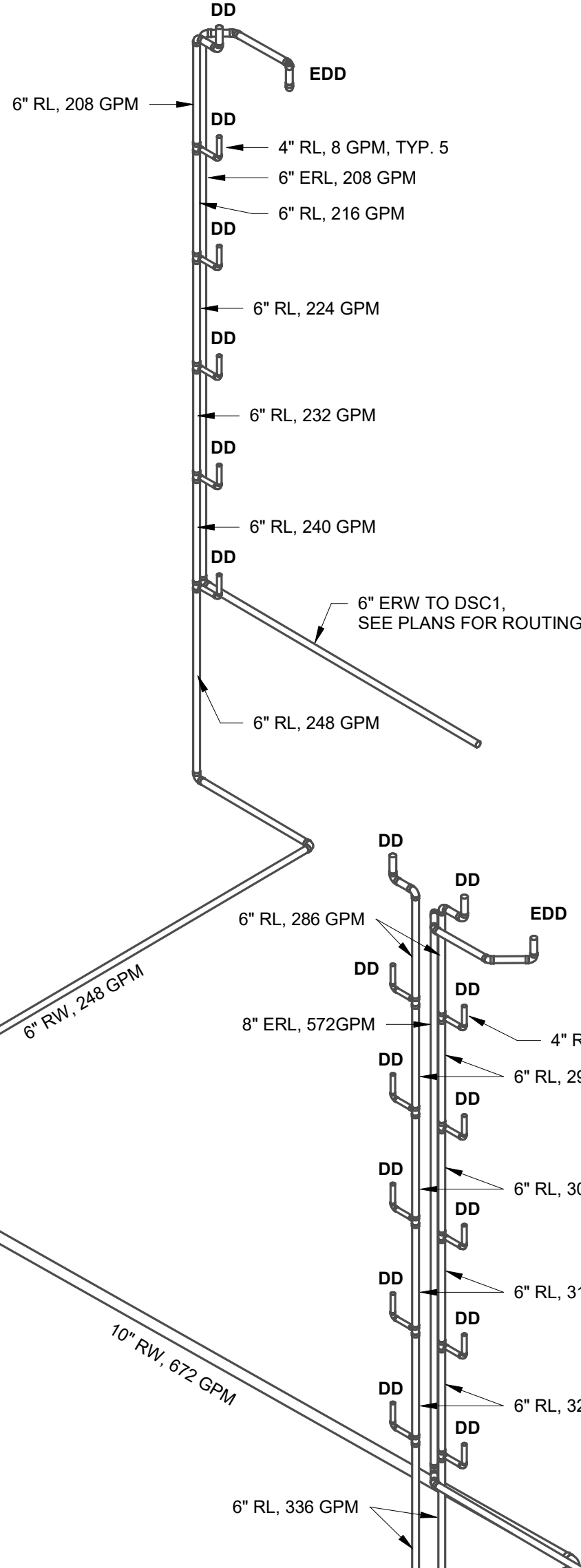
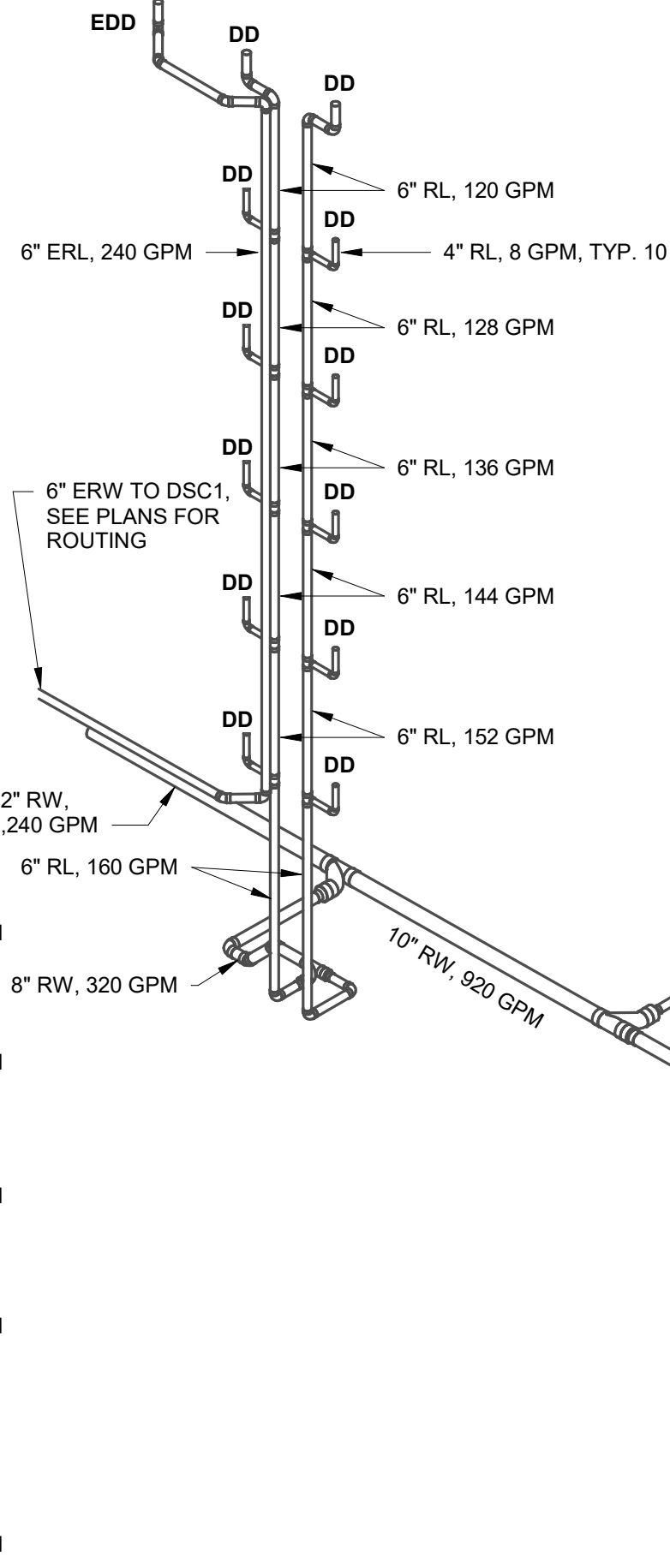
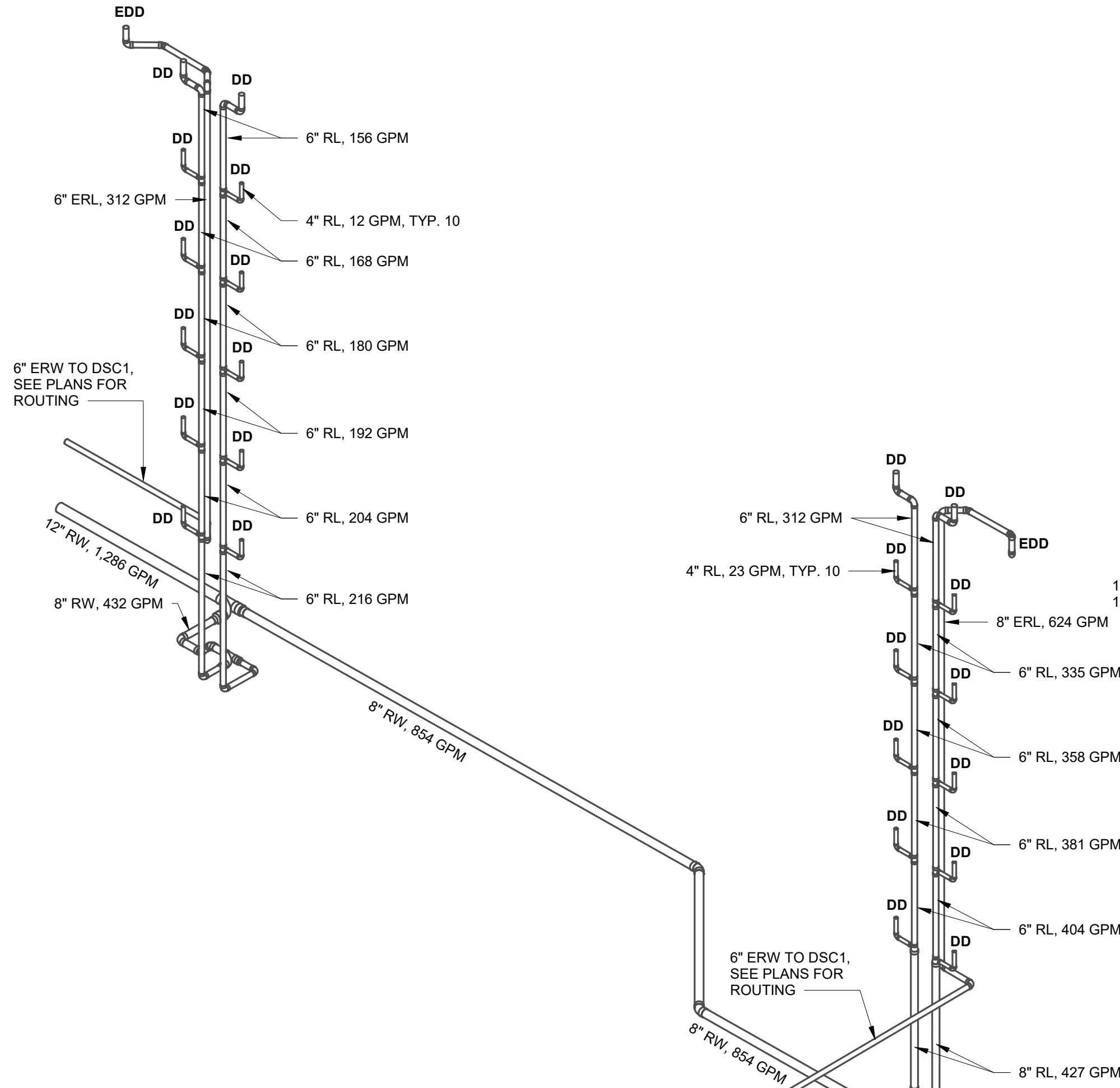
ABBREVIATION	DESCRIPTION
A/C	ABOVE CEILING
AD	AREA DRAIN
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
A.P.	ACCESS PANEL
B/F	BELOW FLOOR
B/G	BELOW GRADE
BFP	BACKFLOW PREVENTER
CLG	CEILING
HB	HOSE BIBB
HC	HANDICAP ACCESSIBLE
HD	HUB DRAIN
OW	OIL WASTE
RD/ERD	ROOF DRAIN / EMERGENCY
RW/ERW	RAINWATER / EMERGENCY
RL/ERL	RAINLEADER / EMERGENCY
SCUPPER	HEIGHT BY WIDTH
SPKLR	SPRINKLER
SW	SANITARY
SS	STORM SEWER
TP	TRAP PRIMER
TD	TRENCH DRAIN
VTR	VENT THRU. ROOF
FCO	FINISH FLOOR CLEANOUT
YCO	YARD CLEANOUT
WCO	WALL CLEANOUT
BW	BACKWATER VALVE
MD	MATT DRAIN

PLUMBING GENERAL NOTES

- ALL PLUMBING WORK SHALL CONFORM WITH ALL STATE AND LOCAL CODES, RULES AND REGULATIONS.
- CONTRACTOR SHALL SECURE AND PAY FOR PLUMBING PERMITS. ALL OTHER FEES AND TAXES SHALL BE INCLUDED IN PLUMBING CONTRACT.
- MAKE PROPER WASTE, STORM, VENT, HOT AND COLD WATER CONNECTIONS TO ALL FIXTURES AND EQUIPMENT, EVEN THOUGH ALL BRANCHES, ELBOWS, AND CONNECTIONS ARE NOT SHOWN.
- THIS CONTRACTOR SHALL REPAIR ANY STRUCTURE DAMAGED DURING CONNECTIONS TO ALL FIXTURES AND EQUIPMENT, EVEN THOUGH ALL TO MATCH THE EXISTING AND/OR PROPOSED FINAL CONDITION.
- ALL FIXTURE CONNECTIONS SHALL BE OF NEW FITTINGS.
- ALL PLUMBING WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID ANY INTERFERENCE OR CONFLICTS.
- THESE DRAWINGS ARE DIAGRAMMATIC ONLY. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF ALL FIXTURES AND EQUIPMENT AND CONNECTIONS.
- THE COMPLETE NEW WASTE SYSTEM SHALL BE RODDED-OUT AND FLUSHED CLEAN BEFORE FINAL INSPECTION AND/OR TURNING THE BUILDING OVER TO THE OWNER.
- FLUSH, CLEAN AND DISINFECT THE ENTIRE DOMESTIC WATER PIPING SYSTEM, SEE SPECIFICATIONS.
- WHERE PIPE PENETRATIONS OCCUR THAT ARE VISIBLE, INSTALL CHROME ESCUTCHEON TO COVER SLEEVE AND/OR CAULKING.
- ALL FIXTURES AND EQUIPMENT SHALL BE KEPT CLEAN DURING ALL CONSTRUCTION AND SHALL NOT BE USED DURING CONSTRUCTION.
- THE HOT, COLD, WATER PIPING SYSTEMS SHALL BE INSULATED THRU-OUT THE PROJECT, SEE SPECIFICATION.
- ALL SLOPES AND INVERT ELEVATIONS SHALL BE CHECKED BEFORE ANY PIPING IS INSTALLED IN ORDER THAT PROPER SLOPES WILL BE MAINTAINED (SEE NOTE 6)
- ALL FLOOR DRAINS SHALL BE TAPED CLOSED DURING CONSTRUCTION TO PREVENT CLOGGING OR GRATE DAMAGE.
- WASTE PIPING LESS THAN 3 INCHES SHALL BE SLOPED AT 1/4 INCH PER FOOT, WASTE PIPING 3 INCHES OR LARGER SHALL BE SLOPED AT 1/8 INCH PER FOOT, UNLESS OTHERWISE NOTED.
- COORDINATE CLOSELY THE ANCHORING OF THE FIXTURE SUPPLY, AND OTHER WATER SUPPLIES ALIKE THAT ABSOLUTELY NO IN AND OUT MOTION OF THE HEAD OR EXPOSED PIPING WILL OCCUR.
- ALL UNDERGROUND WATER PIPING TO BE INSTALL UNDERGROUND MIN. 6" BELOW FROST LINE.
- VERIFY THE SPRINKLER SYSTEM SHALL BE ELECTRONICALLY SUPERVISED THROUGH AN UL LISTED CENTRAL STATION. (ALL FIRE ALARM SYSTEM SHALL HAVE A CERTIFICATE OF COMPLETION IN ACCORDANCE TO SEC. 4.5 OF NFPA 72 2013 EDITION)
- ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72, 2013 EDITION.
- BUILDING SHALL MEET REQUIREMENTS FOR SPRINKLER SYSTEM IN ACCORDANCE TO THE PROVISIONS OF SEC. 4 OF NFPA 13, 2013 EDITION.

PLUMBING FIXTURE SCHEDULE

- DD DECK DRAIN - J.R. SMITH NO. 1416Y-M TOP WITH DURA COATED CAST IRON BODY WITH METAL UNDER DECK CLAMP.
- EDD SAME AS DD.
- HB1 HOSE BIBB, INSIDE - WOODFORD MODEL NO. 24, CAST BRASS-CONSTRUCTION, NICKEL PLATE WITH VACUUM BREAKER, MOUNT 42" AFF.
- WC1 WATER CLOSET - TOTO CST776CEG FLOOR MOUNTED WHITE VITREOUS CHINA, ELONGATED, HIGH-EFFICIENT TORNADO FLUSH SYSTEM, 1.28 GPF. KOHLER K4731- SA-O WHITE OPEN FRONT SEAT LESS COVER, STAINLESS STEEL CHECK HINGE.
- WC2 WATER CLOSET (ADA) - TOTO CST776CEFG FLOOR MOUNTED WHITE VITREOUS CHINA, ELONGATED, HIGH-EFFICIENT TORNADO FLUSH SYSTEM, 1.28 GPF. KOHLER K4731- SA-O WHITE OPEN FRONT SEAT LESS COVER, STAINLESS STEEL CHECK HINGE.
- UR1 URINAL - TOTO #UT105UG, TOP SUPPLY WALL URINAL WITH S.S. STRAINER, 3/4" TOP SPUD, VITREOUS CHINA, 0.125 GPF. SLOAN 8186.13 BATTERY POWERED 0.125 GPF FLUSH VALVE. MOUNT AT STANDARD HEIGHT.
- UR2 SAME US UR1, BUT ADA MOUNTING HEIGHT.
- LV1 LAVATORY (ADA) WALL HUNG - ELKAY EWS2520 25"X19-1/2" STAINLESS STEEL LAVATORY, CUSTOM BOWL DEPTH OF 8 1/2", ELKAY LK940GN05T4H GOOSENECK FAUCET, 0.5 GPM FLOW RESTRICTOR, LK188 DRAIN ASSEMBLY, PROVIDE STOPS, SUPPLIES, TRAP, ETC., TO MAKE A COMPLETE INSTALLATION. INSULATE TRAP AND UPPLIES WITH TRUEBRO NO.103 LAV GUARD. LAWLER "TMM" ASSE 1070 MIXING VALVE, SET AT 108F.
- WS1 WASH FOUNTAIN (ADA) - ELKAY MULTI-STATION STAINLESS STEEL WASH SINK, MODEL #EWMA6020C, 6 1/2" DEEP BOWL. COMPLETE WITH (3) LK940GN05T4H GOOSENECK MANUAL FAUCETS AND (1) LK188 DRAIN FITTING. SS WALL MOUNT WITH SUPPORT BRACKET, USE 0.5 GPM FLOW RESTRICTOR WITH ELKAY LK723 MIXING VALVE SET AT 108F.
- EDF1 ELECTRIC WATER COOLER, DUAL MOUNT - ELKAY NO. LZSTLWSSP CHILLED STAINLESS STEEL FINISH, 115V. SURFACE MOUNT WITH BUILT-IN FILTER AND BOTTLE FILLER.
- SK1 SINK - JUST US-ADA-1821-A-18-GA STAINLESS STEEL SINK SINGLE COMPARTMENT UNDERMOUNT SINK. KRAUS KPT-2620 OLETTO CHROME SINGLE HANDLE, PULL-DOWN GOOSENECK FAUCET, PROVIDE BASKET STRAINER (ZURN Z8741-SS), PROVIDE STOPS, SUPPLIES, TRAP, ECT., TO MAKE A COMPLETE INSTALLATION. PROVIDE LAWLER "TMM" ASSE 1070 MIXING ALVE, SET AT 108F.
- MB1 MOP RECEPTOR - FIAT NO. TSB-100, 24"X24" COMBINATION DOME STRAINER AND UNIT BASKET. CHICAGO NO. 540-LD-897S-WXF, E-3 AERATOR, KE ADAPTER SERVICE SINK FAUCET 2.2 GPM, VACUUM BREAKER, MOP HANGER AND HOSE/BACKET.
- FD1 FLOOR DRAIN - J.R. SMITH NO. 2005-A' ADJUSTABLE STRAINER TOP WITH SQUARE HEELPROOF OPENINGS AND SECURED GRATE, DURA COATED CAST IRON BODY WITH TRAP PRIMER CONNECTION, 3" DRAIN WITH 6" ROUND FLANGE.



3 STORM RISER - PLAN WEST

*NOT TO SCALE

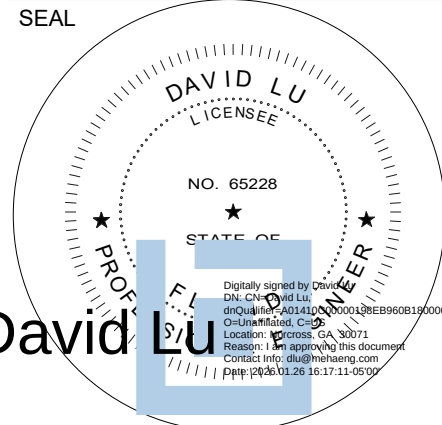
1 STORM RISER - PLAN CENTRAL

*NOT TO SCALE

2 STORM RISER - PLAN EAST

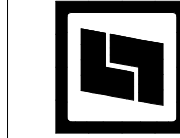
*NOT TO SCALE

REVISIONS :		
No.	Description	Date
	Permit Set	04.23.25
1	City Comments	06.05.25
2	City Comments - Shop Coord.	07.28.25
5	Owner Changes	01.23.26



CONSULTANT
DAVID LU PE# 65228 JAN. 26, 2026

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ARCHITECTURAL GROUP
201 East Las Olas Blvd.,
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954 - 627- 9180 33301
FL REG # AA-26001798



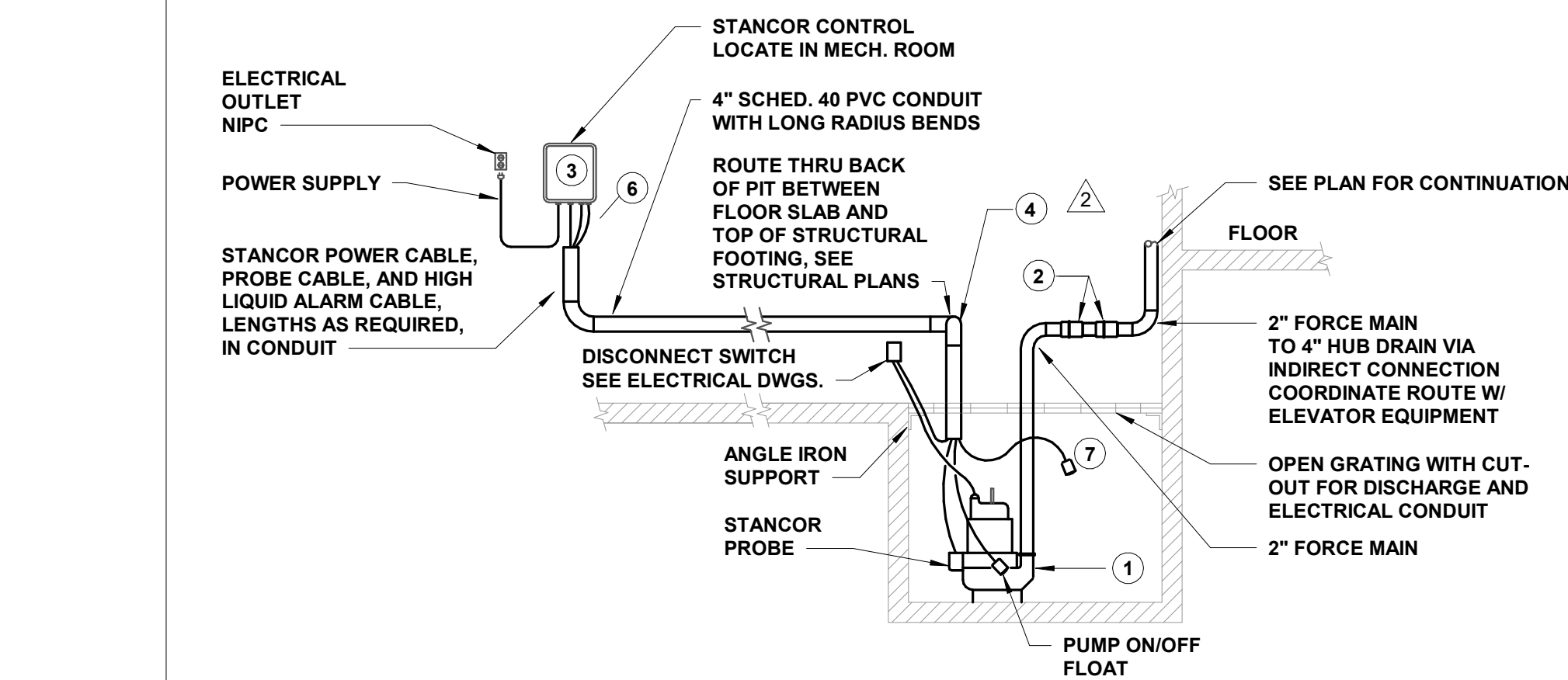
VEHICLE STORAGE
PERMIT SET
MIAMI LAKES
AutoMail

16100 NW 59 Ave.
Miami Lakes, FL 33014

PLUMBING NOTES,
SCHEDULES, & RISERS

P1.0

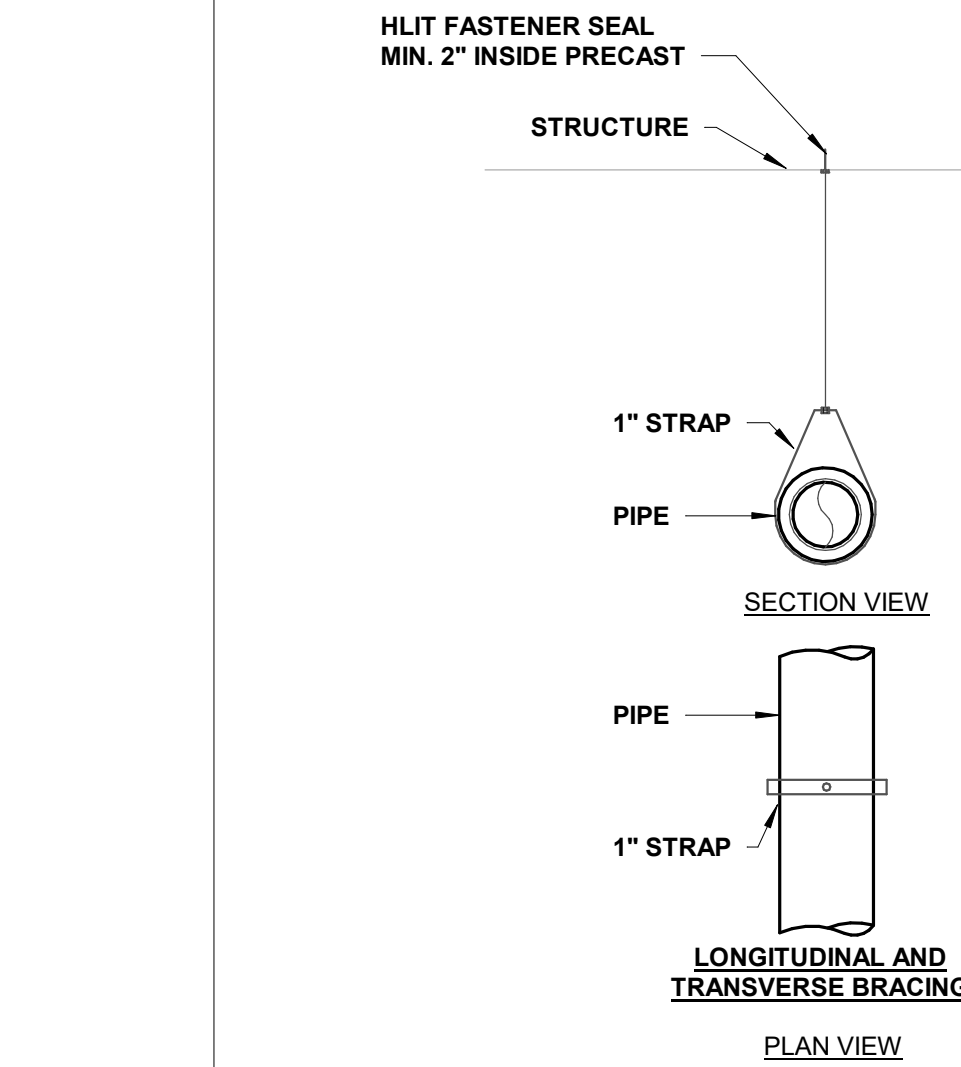
PROJECT NO.
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DATE :
DECEMBER 10, 2025



- STANCOR OIL MINDER SUBMERSIBLE EFFLUENT PUMP, 2" DISCHARGE CONNECTION.
- CHECK VALVE & SHUT-OFF VALVE.
- STANCOR OIL MINDER NO. SE-50, 115 VOLT, 1 PHASE CONTROL SYSTEM WITH OPTIONAL BUILT-IN AUDIBLE AND VISUAL ALARM WHEN PUMP DOES NOT RUN DUE TO OIL IN PIT OR HIGH LIQUID CONDITION. PROVIDE SILENCING BUTTON FOR AUDIBLE ALARM BUILT INTO PANEL. PANEL SHALL HAVE ADDITIONAL CONTACT FOR A REMOTE ALARM LOCATION.
- WATERTIGHT SLEEVE.
- ALL BURIED PUMP PRESSURE DISCHARGE PIPING SHALL BE PROTECTED WITH TAPECOAT CT CORROSION PROTECTION TAPE.
- STANCOR POWER CABLE, PROBE CABLE, AND HIGH LIQUID ALARM CABLE.
- HIGH LIQUID ALARM FLOAT WITH CLAMP DEVICE TO MOUNT TO PUMP DISCHARGE PIPING.

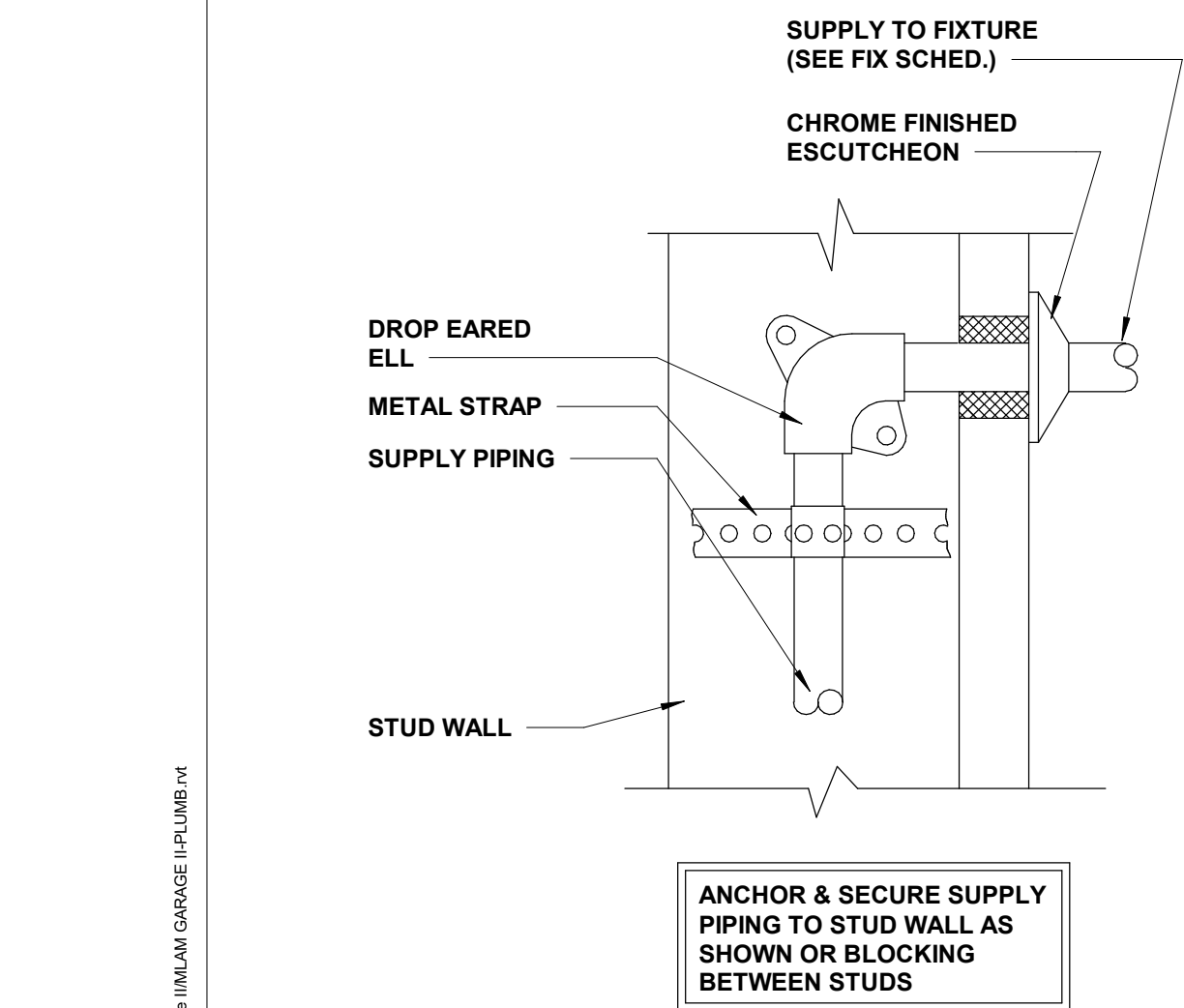
3 ELEVATOR SUMP PUMP

*NOT TO SCALE



5 TYPICAL PIPE SUPPORT FROM STRUCTURE

*NOT TO SCALE



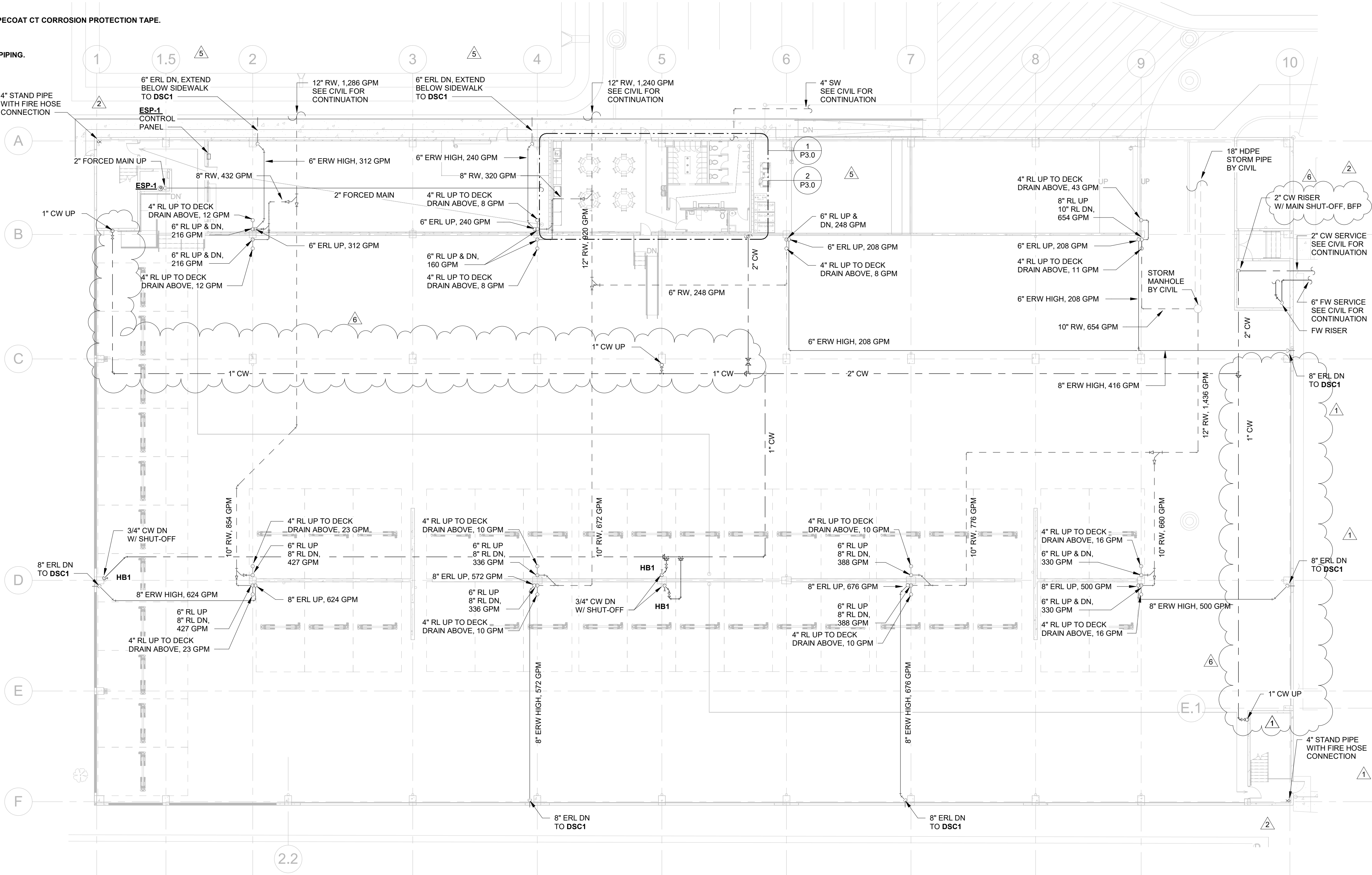
2 ANCHORING FOR WATER SUPPLY

1/8" = 1'-0"

PUMP SCHEDULE						
Pump Number	Type	Design Head, FT	Design Flow, GPM	Design Basis	Motor HP	Remarks
HWRP-1	RECRIC PUMP	5	2	B&G NBF-10	52 WATTS	PROVIDE TC-1 TIMER AND AQU-3/4 TEMP SENSOR FOR AUTO ON/OFF

SP-1	SUMP PUMP	25	50	STANCOR SE-50	1/2	SEE 3/P2.1
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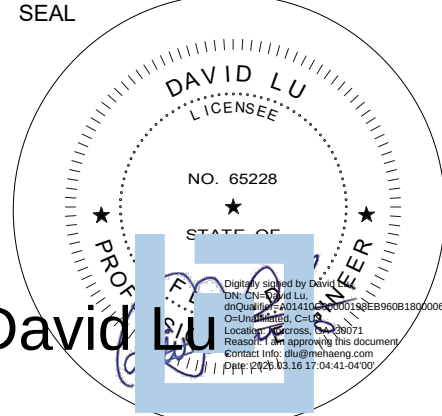
WATER HEATER SCHEDULE										
Type Mark	Heater Type	Location	Storage Gallons	Recovery, GPH	Entering Water Temperature, Deg. F	Leaving Water Temperature, Deg. F	Input, KW	Electrical Characteristics	Design Basis	Remarks
WH-1	LOWBOY	SEE DRAWING	20	13	50	110, MAX @ 120	2.5	120V / 1 PH	A O SMITH DEL-20	FLOOR MOUNT W/ 18" MOUNTING STAND



1 GROUND LEVEL - PLUMBING

1/16" = 1'-0"

REVISIONS :		
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4	Owner Changes	01.23.26
5	New Code Response	03.16.26



CONSULTANT
DAVID LU
PE# 65228
MARCH 16, 2026

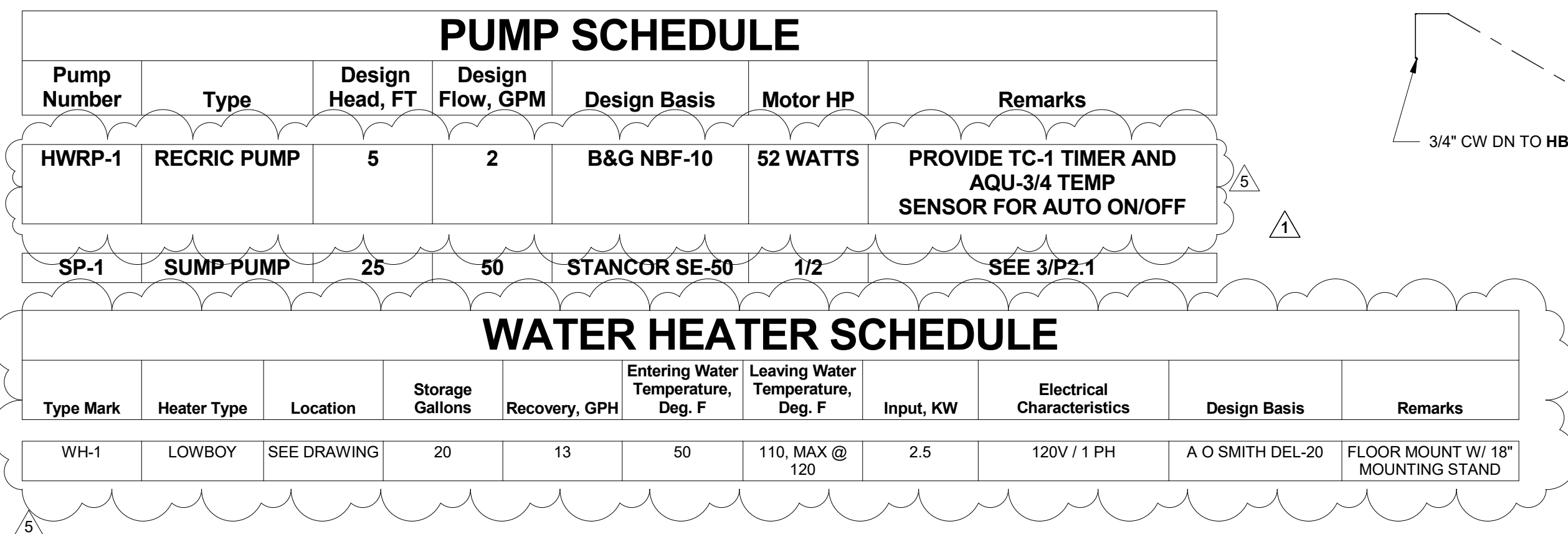
STILES ARCHITECTURAL GROUP
201 East Las Olas Blvd.,
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954 - 627- 9180 33301
FL REG # AA-26001798

Vehicle Storage
MIAMI LAKES AutoMail
16100 NW 59 Ave.
Miami Lakes, FL 33014

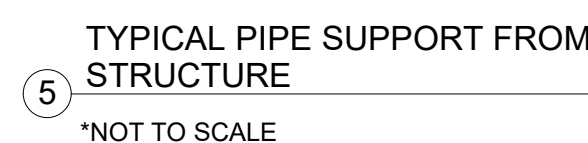
GROUND LEVEL PLAN - PLUMBING

P2.1

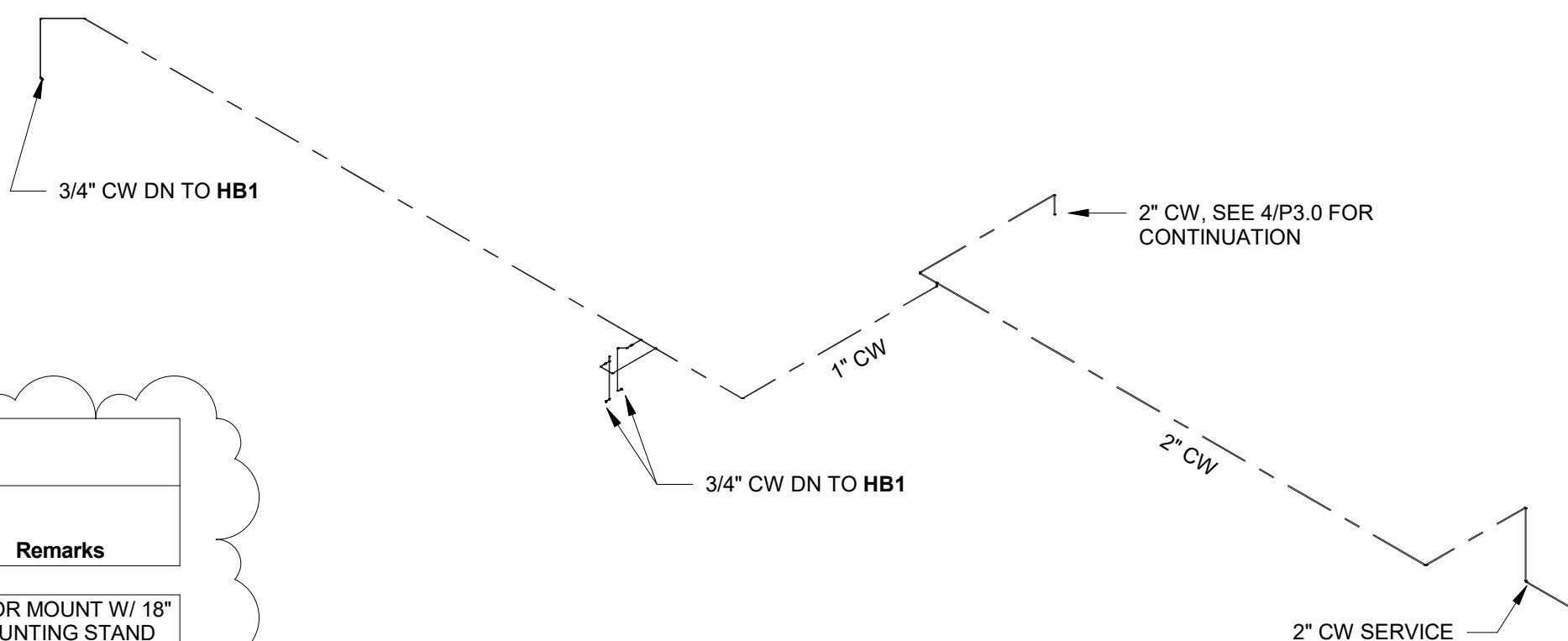
PROJECT NO.
74142
DRAWN BY :
WJO
CHECKED BY :
Checker
DATE :
MARCH 16, 2026



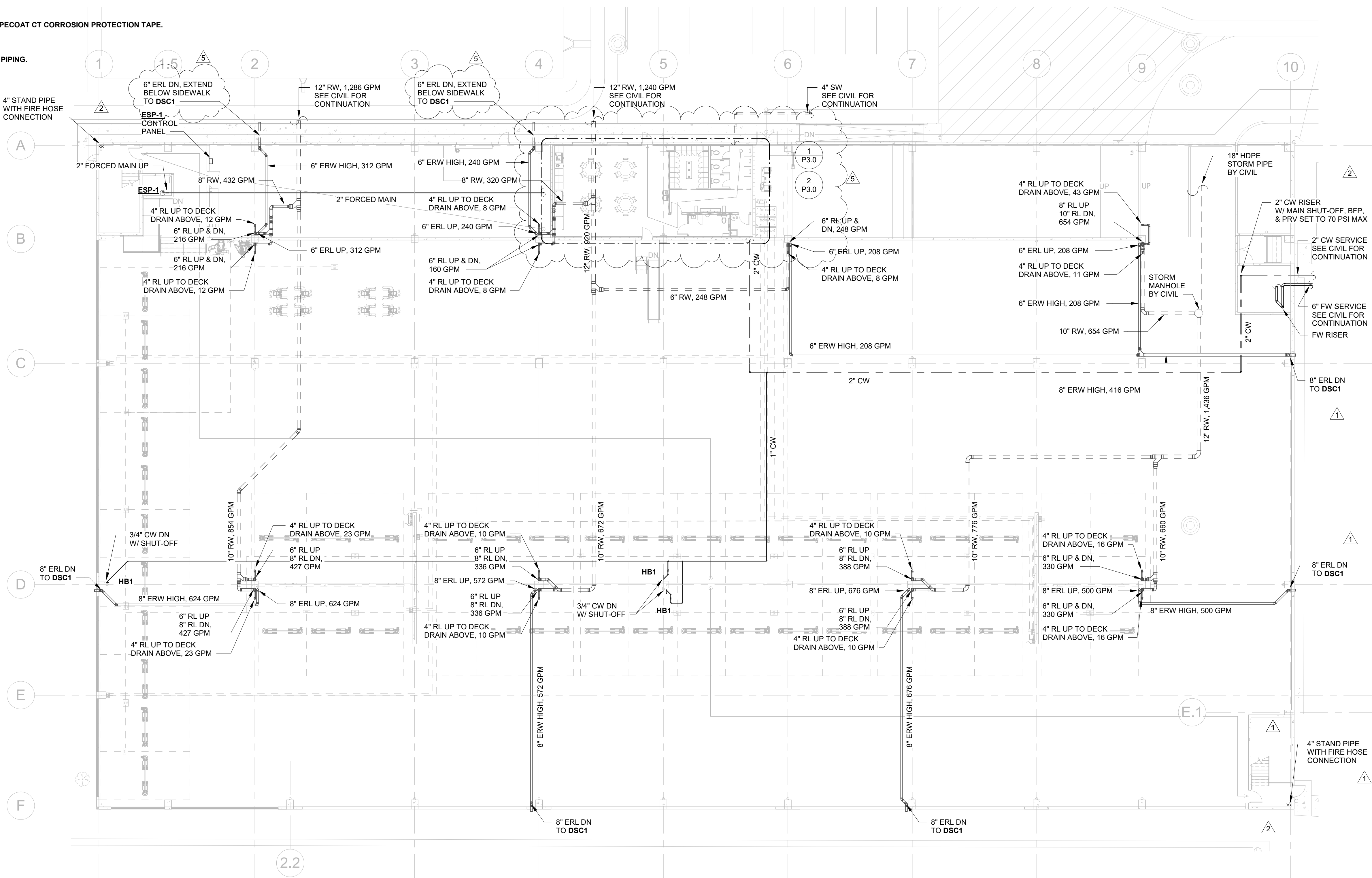
- 3 ELEVATOR SUMP PUMP
*NOT TO SCALE



① GROUND LEVEL - PLUMBING
1/16" = 1'-0"



4 WATER RISER - OVERALL
*NOT TO SCALE



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PE# 65228
DECEMBER 10, 2025

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VEHICLE STORAGE

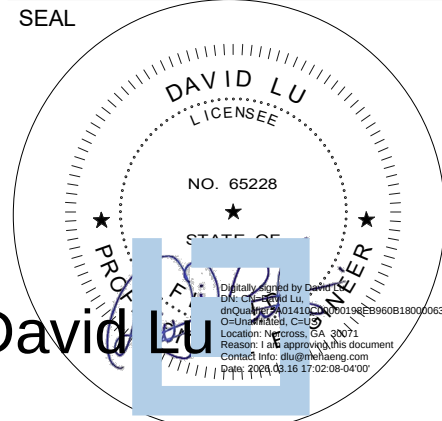
GROUND LEVEL PLAN -
PLUMBING

P2.1

PROJECT NO.
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DECEMBER 10, 2025

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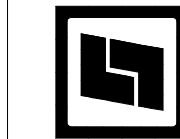
SEAL



David Lu

CONSULTANT
DAVID LU
PE# 65228
MARCH 16, 2026

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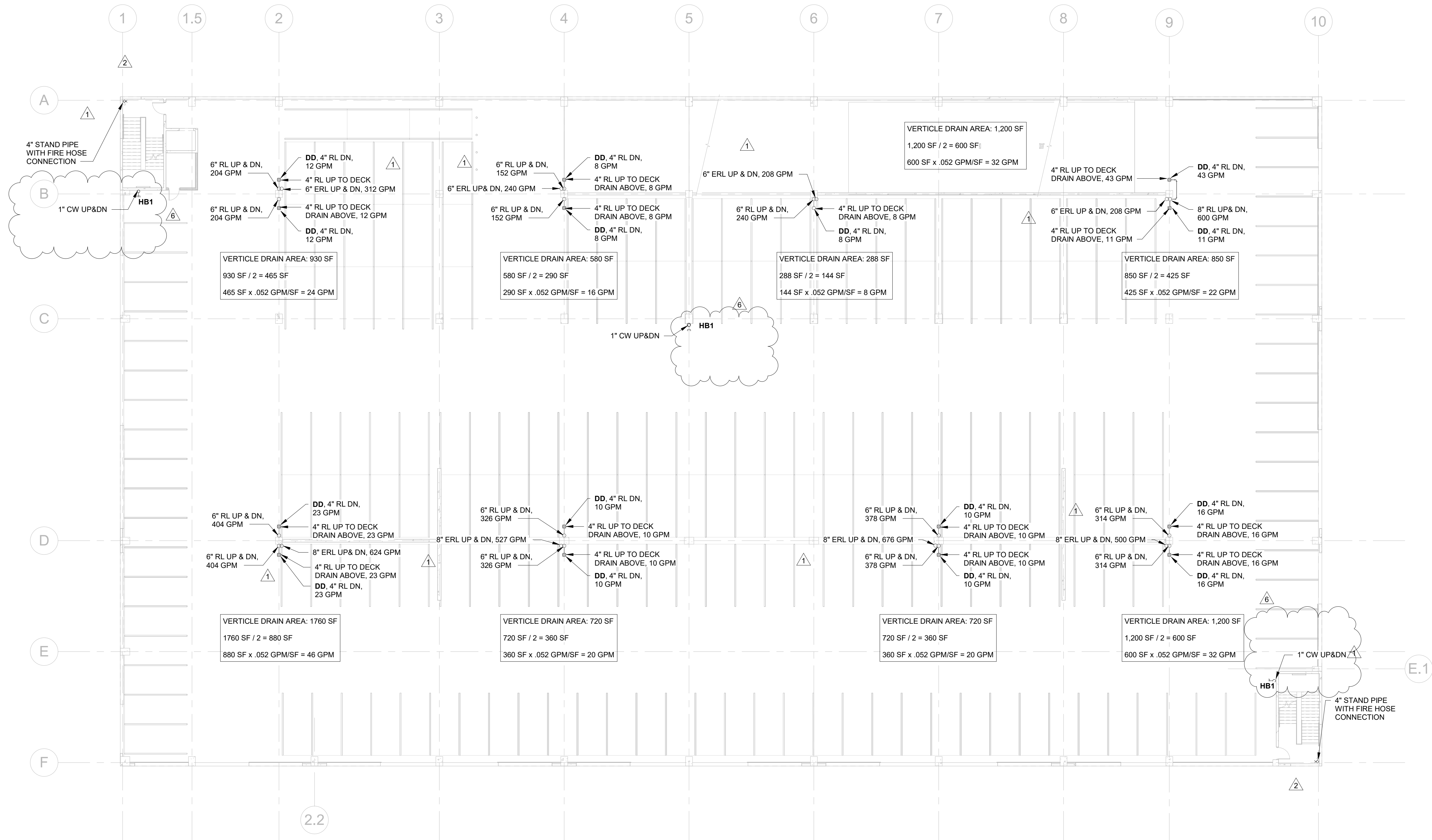


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SECOND FLOOR PLAN - PLUMBING

P2.2

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MARCH 16, 2026

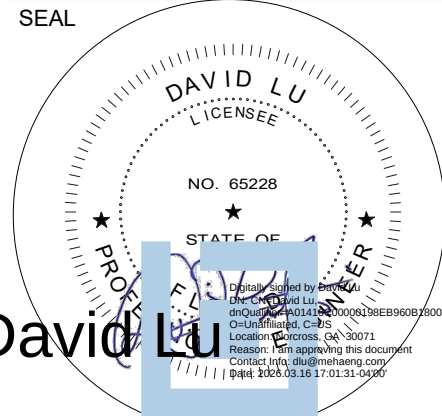


① 2ND FLOOR PLAN - PLUMBING
1/16" = 1'-0"

AutoMail DrawMail Auto Mail Garage MIAMI GARAGE I PLUMBING.dwg

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No.	Description	Date
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2	City Comments - Shop Coord.	07.28.25
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CONSULTANT
DAVID LU
PE# 65228
MARCH 16, 2026

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MIAMI LAKES AutoMail

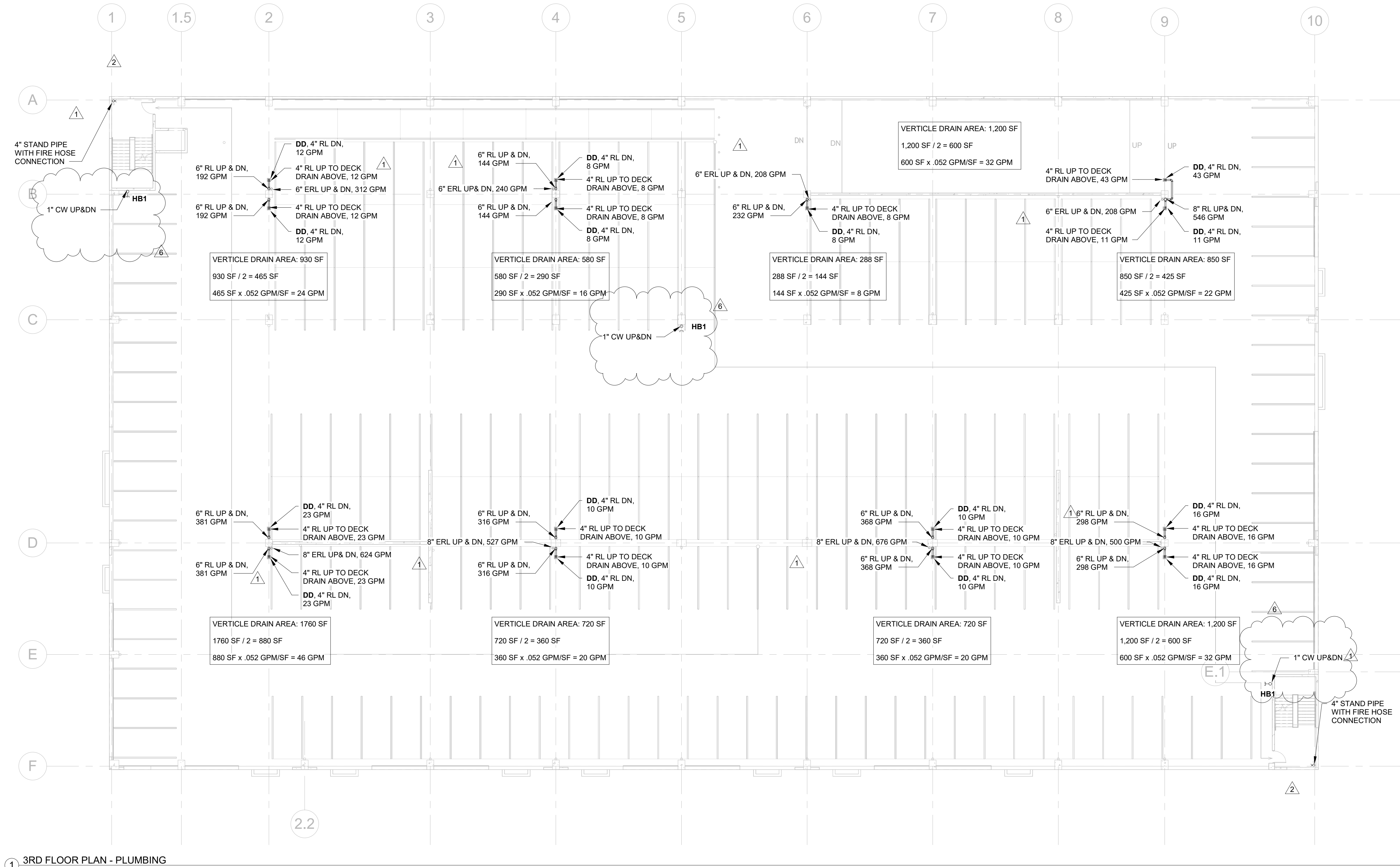
Vehicle Storage

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THIRD FLOOR PLAN - PLUMBING

P2.3

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① 3RD FLOOR PLAN - PLUMBING
1/16" = 1'-0"

SEAL

DAVID LU
LICENSEE

NO. 65228

STATE OF
FLORIDA

DEPARTMENT OF BANKING AND FINANCE

David Lu

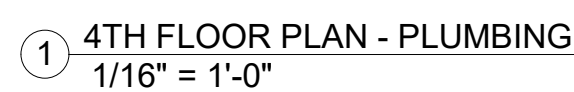
1. Name of the licensee: David Lu
2. License number: 65228
3. License type: Real Estate License
4. License status: Active
5. License expiration date: 12/31/2021
6. Licensee's address: 10000 N. 15th Ave, Suite 100, Miami, FL 33181
7. Licensee's phone number: (305) 555-1234
8. Licensee's email address: david.lu@floridarealtors.com
9. Licensee's website: www.davidlu.com
10. Licensee's social media: LinkedIn, Facebook, Instagram

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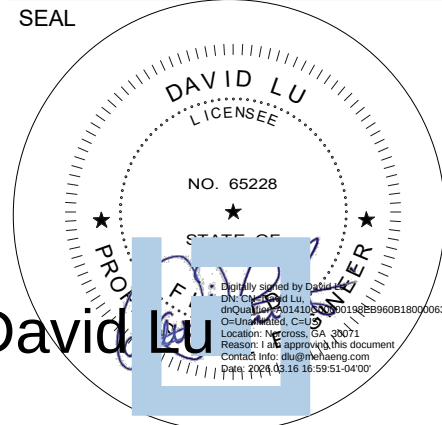
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FOURTH FLOOR PLAN -
PLUMBING

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CONSULTANT
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PE# 65228
MARCH 16, 2026

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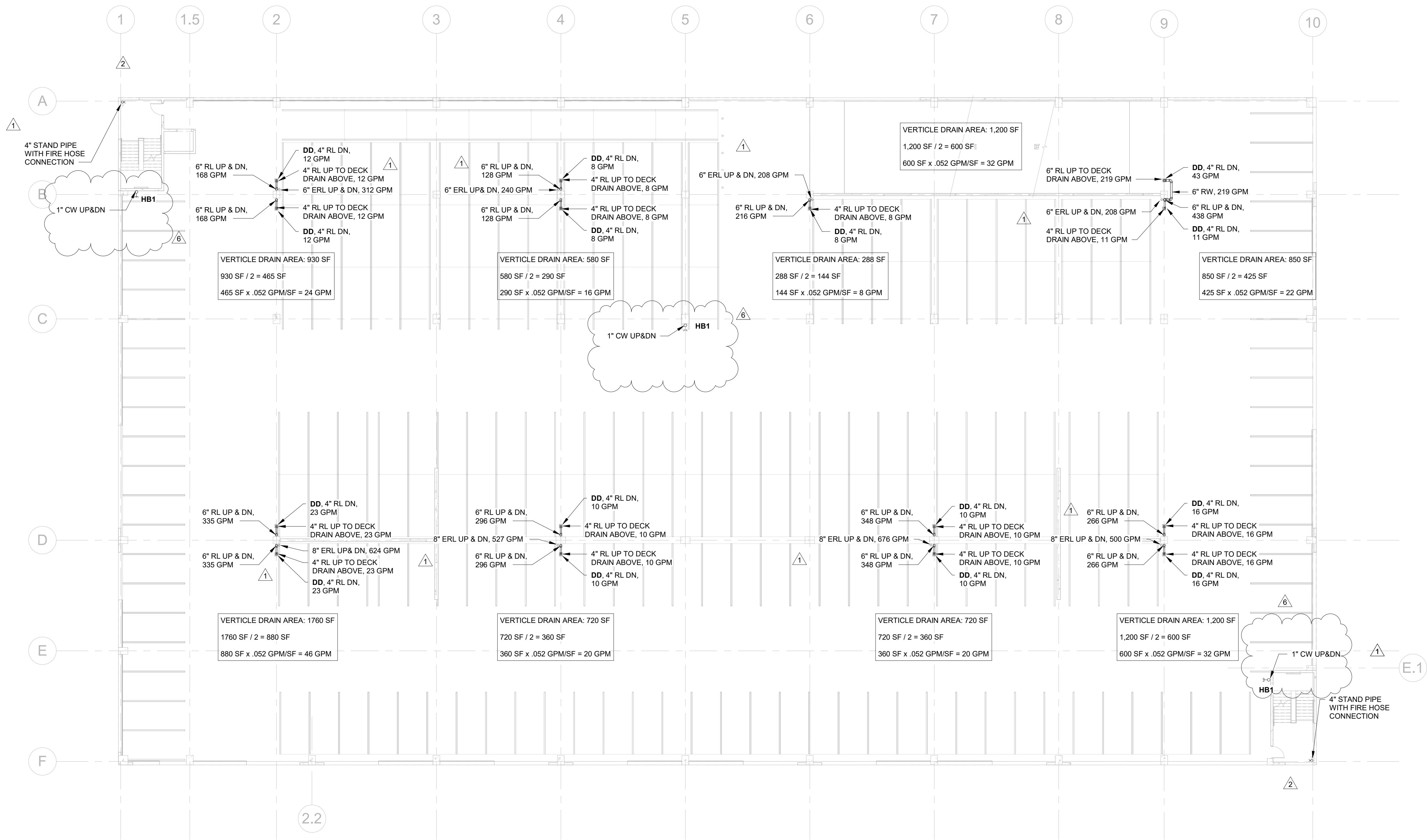
Vehicle Storage

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FIFTH FLOOR PLAN -
PLUMBING

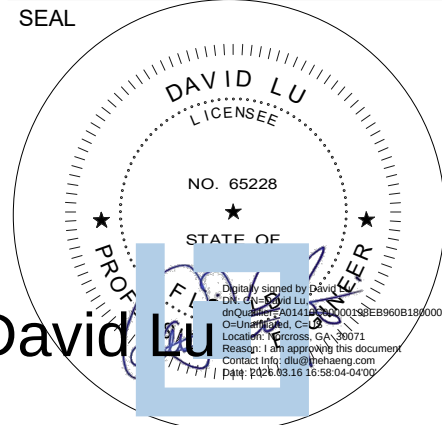
P2.5

PROJECT NO.
74142
DRAWN BY :
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DATE :
MARCH 16, 2026



① 5TH FLOOR PLAN - PLUMBING
1/16" = 1'-0"

REVISIONS :		
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	Permit Set	04.23.25
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6	New Code Response	03.16.26



CONSULTANT
DAVID LU
PE# 65228
MARCH 16, 2026

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FL REG # AA-26001798

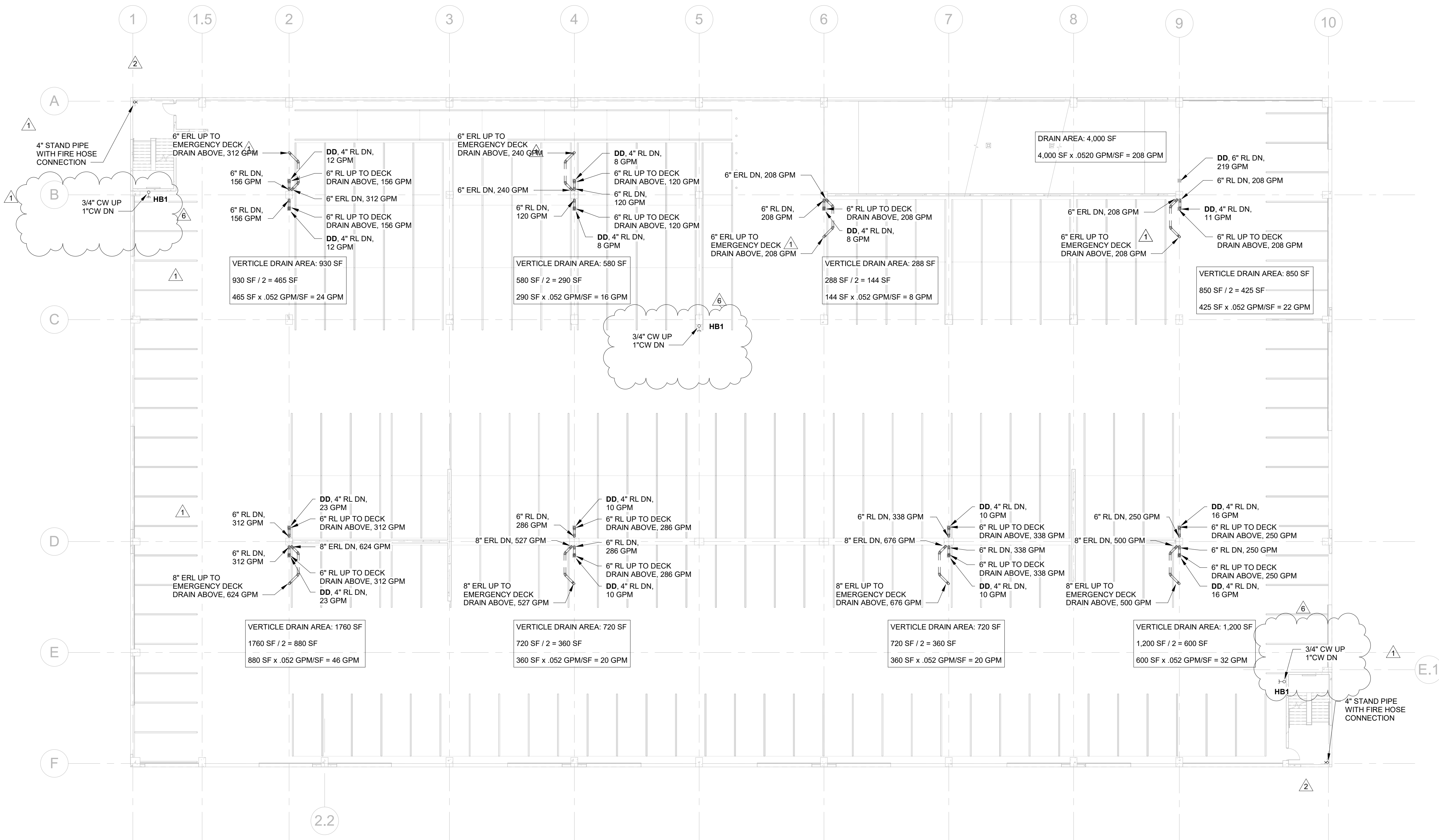
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SIXTH FLOOR PLAN - PLUMBING

P2.6

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MARCH 16, 2026



① 6TH FLOOR PLAN - PLUMBING
1/16" = 1'-0"

- DESIGN SPECIFICS RELATED TO FIRE SPRINKLER PROTECTION SYSTEM (OWNER CERTIFICATION):
- DESIGN OF FIRE SPRINKLER PROTECTION SYSTEM SHALL CONFORM TO NFPA 13 FOR A WET PROTECTION SYSTEM SHOP DRAWING SUBMITTAL. REFER TO SPECIFICATION 210300 IN THE PROJECT MANUAL FOR ADDITIONAL INFORMATION.
 - DESIGN INFORMATION AND BASIS MUST BE INCORPORATED AND DOCUMENTED ON THE FIRE SPRINKLER PROTECTION OF THE ENTIRE FACILITY. GROUP 2, LIGHT HAZARD 0.15 GPM/SF.
 - DESIGN OF SPRINKLER PROTECTION SYSTEM SHALL BE BASED ON A WATER FLOW AND PRESSURE TEST IDENTIFYING AVAILABLE SPRINKLER STATIC AND RESIDUAL PRESSURE AND SPRINKLER FLOW. SPRINKLER PROTECTION SHALL INCLUDE DOUBLE DETECTION CHECK VALVE ASSEMBLIES TO PREVENT BACKFLOW AND CONTAMINATION TO MUNICIPAL WATER SUPPLY SYSTEM. MATERIAL USED AND INSTALLATION MEANS MUST CONFORM TO UL, FM, AND NFPA 13 STANDARDS.
 - SPECIAL ATTENTION AND DETAIL MUST BE PROVIDED FOR THE PARTS DEPARTMENT FIRE PROTECTION DESIGN AND LAYOUT. PARTS DEPARTMENT WILL HAVE STORAGE BIN AND SHELVES. SPRINKLER LAYOUT AND DESIGN MUST PROTECT ALL SHELVES AND TRAVELING AISLES. NO SHELVING STORAGE SHALL BE HIGHER THAN 8'-0". NO PALLET STORAGE WILL BE USED IN OWNER OPERATION. DESIGN SHALL BE BASED ON STORAGE TO INCLUDE MIXED COMMODITY WITH CLASSES OF I, II, AND METAL. NON COMBUSTIBLE MATERIALS AND AUTO PARTS. NFPA 13 STANDARDS. NO TIRES, NO BATTERIES, NO PAINTS, NO CORROSIVE CHEMICALS, AND NO COMBUSTIBLE MATERIALS WILL BE STORED IN THE BUILDING.
 - THE UNDERGROUND FIRE PROTECTION SYSTEM SERVICE PIPE FROM THE MAIN MUNICIPAL WATER MAIN CONNECTION TO THE INTERIOR SERVICE POINT STUB-UP, 12" ABOVE FLOOR, SHALL BE INSTALLED BY A SINGLE LICENSED FIRE PROTECTION CONTRACTOR WITH A LICENSE "I" OR "V", PER FLORIDA STATUTE, FS633.539.
 - THE COMPLETE BUILDING FIRE SPRINKLER PROTECTION PIPING LAYOUT INCLUDING HYDRAULIC CALCULATION SHALL BE DESIGNED AND SUBMITTED BY A LICENSED DESIGNER. SUBMITTAL SHALL INCLUDE ALL NOTES AND DOCUMENTATION IDENTIFIED ON THIS DRAWING AND SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL.
 - THE FIRE SPRINKLER PROTECTION SYSTEM DESIGN ENGINEER SHALL PROVIDE TO THE BUILDING ENGINEER OF RECORD HIS DESIGN AND CALCULATION, IF A FIRE SERVICE PUMP SHALL BE USED. DETAIL OF FIRE SERVICE WATER CONNECTION TO THE PUMP ASSEMBLY AND THE FIRE DEPARTMENT CONNECTION TO THE PUMP ASSEMBLY DISCHARGE MUST BE IDENTIFIED. DESIGN SHALL NOTE THAT FDC MUST NOT BE CONNECTED TO THE PUMP SUCTION PIPE PER NFPA 13, 2007, SECTION 8.16.2.4.8.
 - THE DESIGN IS WITH WATER SUPPLY PROVIDED THROUGH COUNTY OF MIAMI-DADE WATER DEPARTMENT SOURCE. IT IS THIS OFFICE UNDERSTANDING THAT THERE IS NO KNOWN MICROBIOLOGICAL CONTAMINANTS OR INFLUENCED CORROSION.
 - THE COMPLETE BUILDING IS INTENDED TO BE USED AS "PARKING GARAGE". THE CONSTRUCTION OF THE BUILDING IS PRECAST CONCRETE - NO COMBUSTIBLES. THE FOLLOWING ACTIVITIES OR EQUIPMENT WILL NOT TAKE PLACE:

(NO) BODY WORKS;

(NO) PAINTING;

(NO) ENGINE DEGREASING;

(NO) CORROSIVE OR COMBUSTIBLE CHEMICAL STORAGE

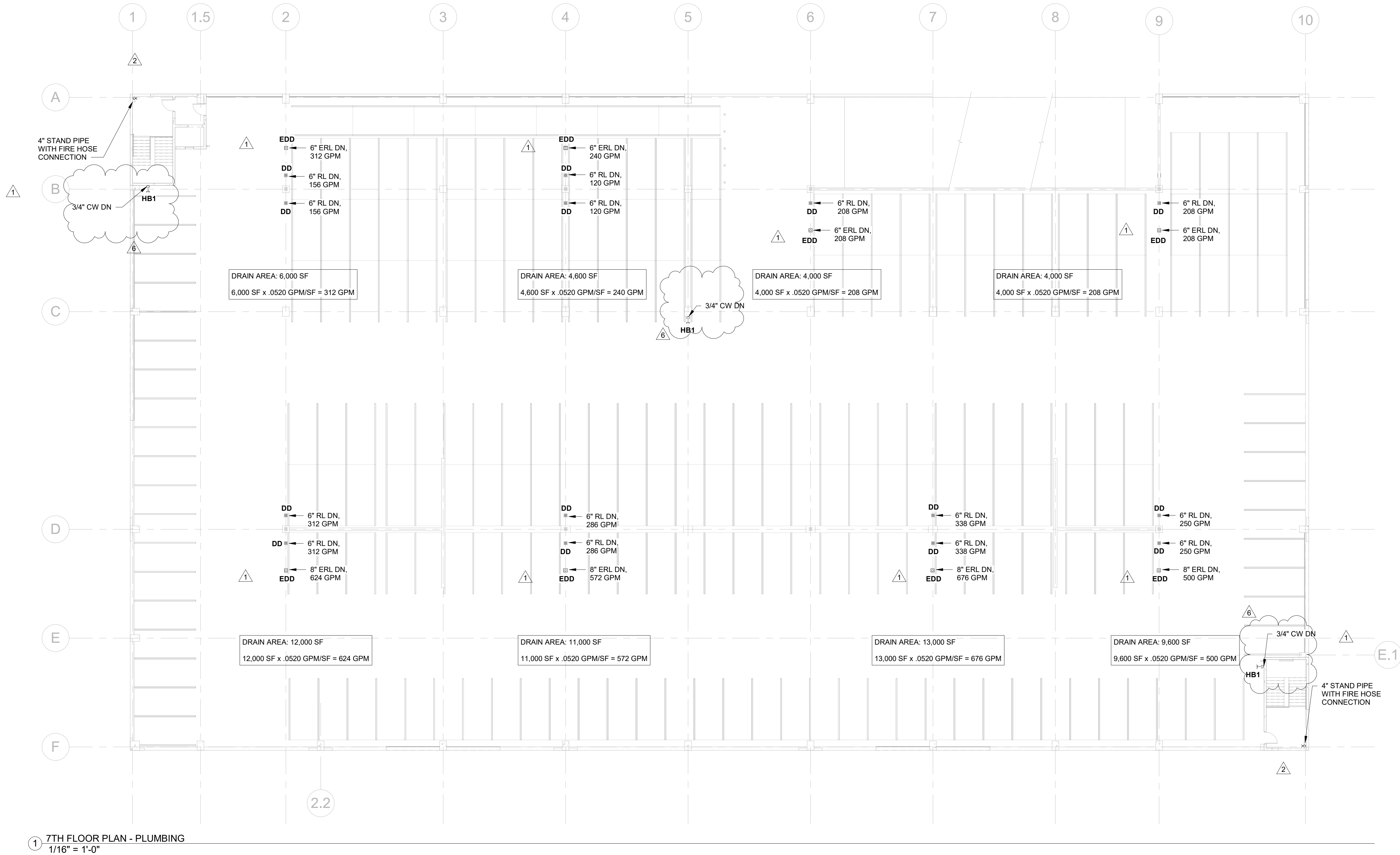
(NO) PAINT BOOTH;

(NO) TIRE STORAGE;

(NO) UNDER CARRIAGE WORK;

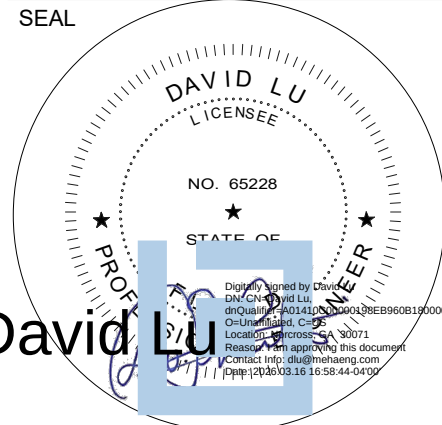
(NO) MIXING BOOTHS;

(NO) BATTERY STORAGE;



1 7TH FLOOR PLAN - PLUMBING
1/16" = 1'-0"

REVISIONS :		
No.	Description	Date
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SEAL		



CONSULTANT
DAVID LU
PE# 65228
MARCH 16, 2026

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Vehicle Storage

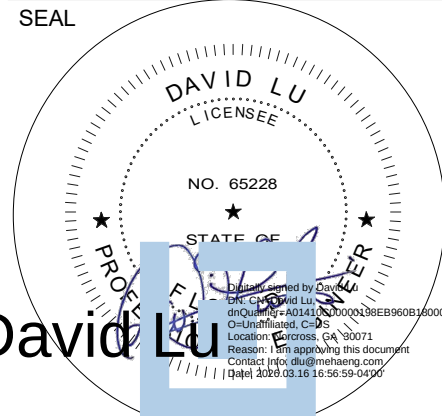
16100 NW 59 Ave.
Miami Lakes, FL 33014

SEVENTH FLOOR PLAN
- PLUMBING

P2.7

PROJECT NO.
74142
DRAWN BY :
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DATE :
MARCH 16, 2026

REVISIONS :		
No.	Description	Date
5	Owner Changes	01.23.26
6	New Code Response	03.16.26



CONSULTANT
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MARCH 16, 2026

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PERMIT SET

MIAMI LAKES
AutoMail

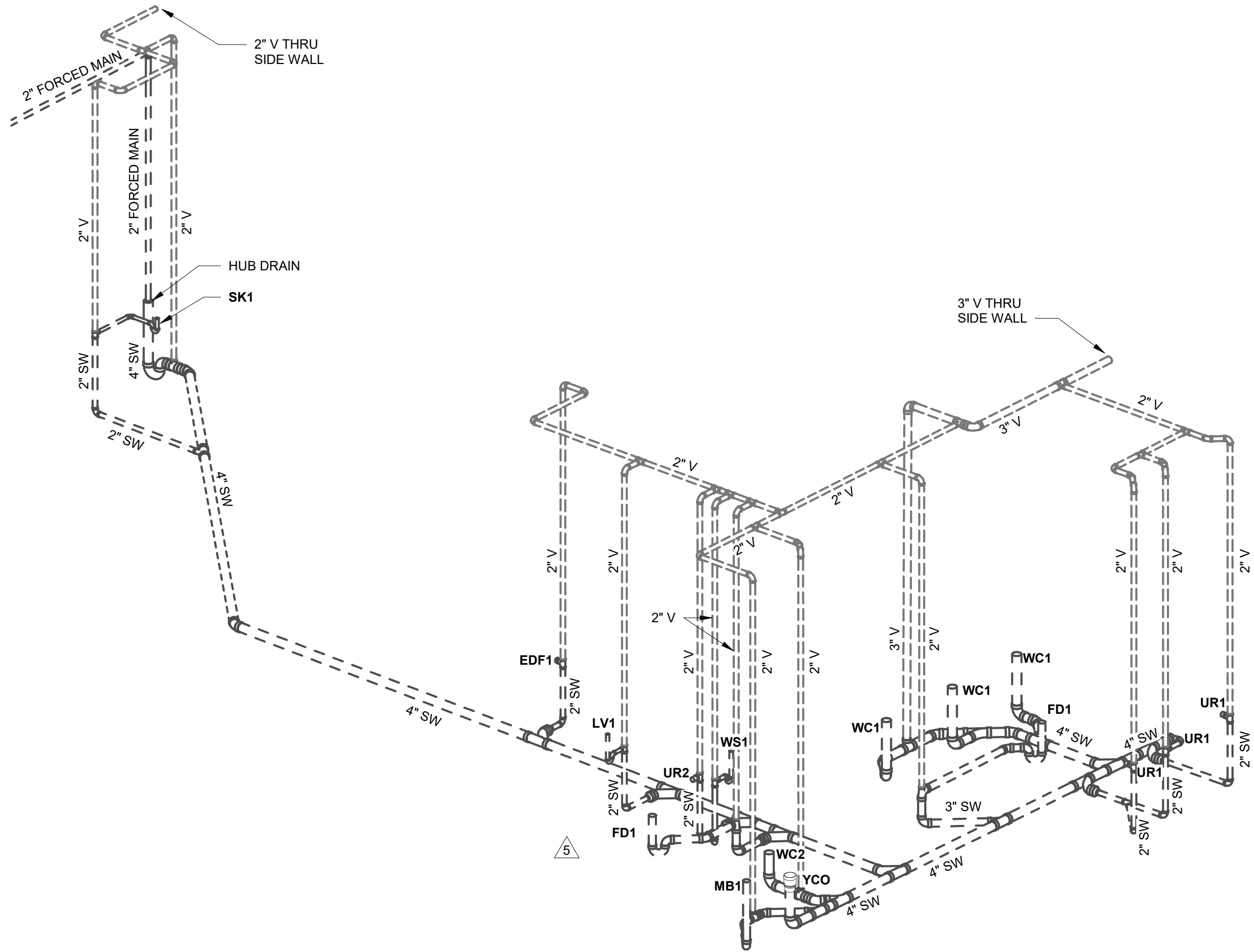
Vehicle Storage

16100 NW 59 Ave.
Miami Lakes, FL 33014

Enlarged Plans -
Plumbing

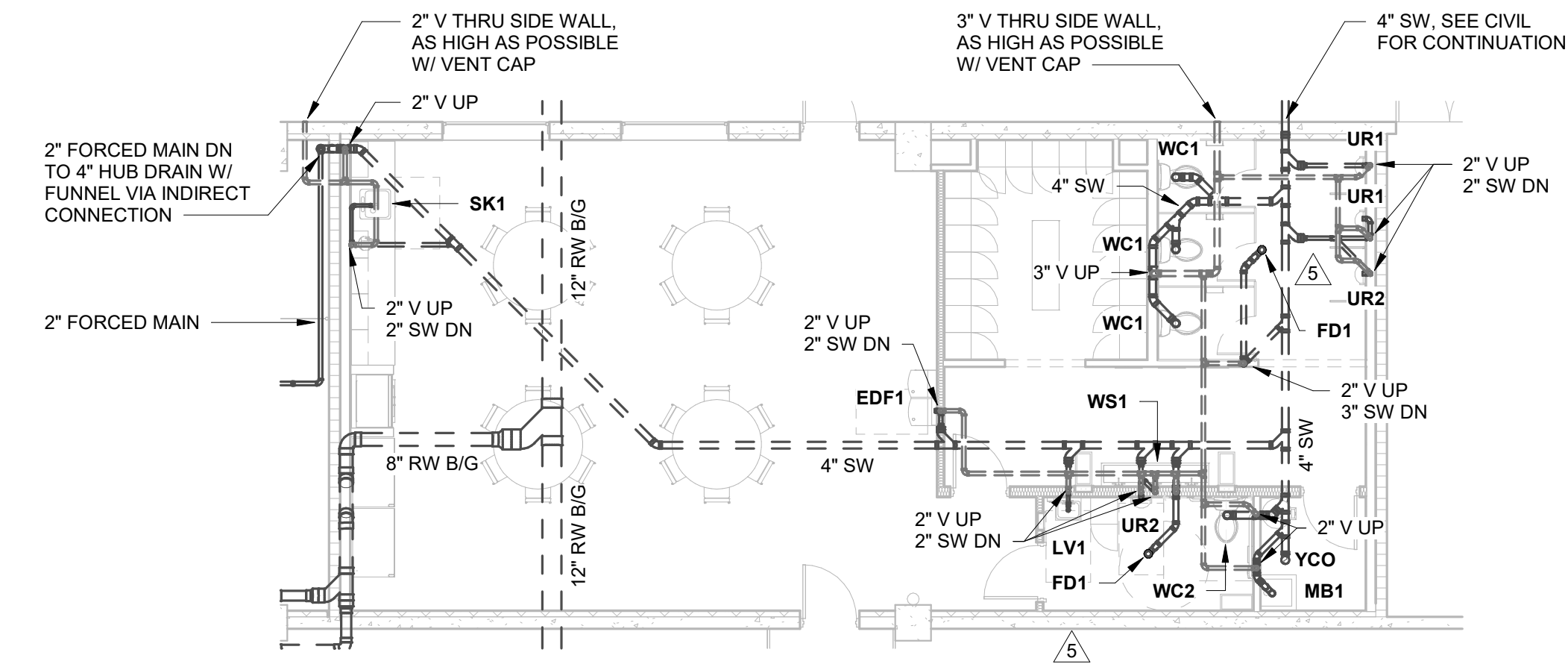
P3.0

PROJECT NO.
74142
DRAWN BY :
WJO
CHECKED BY :
Checker
DATE :
MARCH 16, 2026

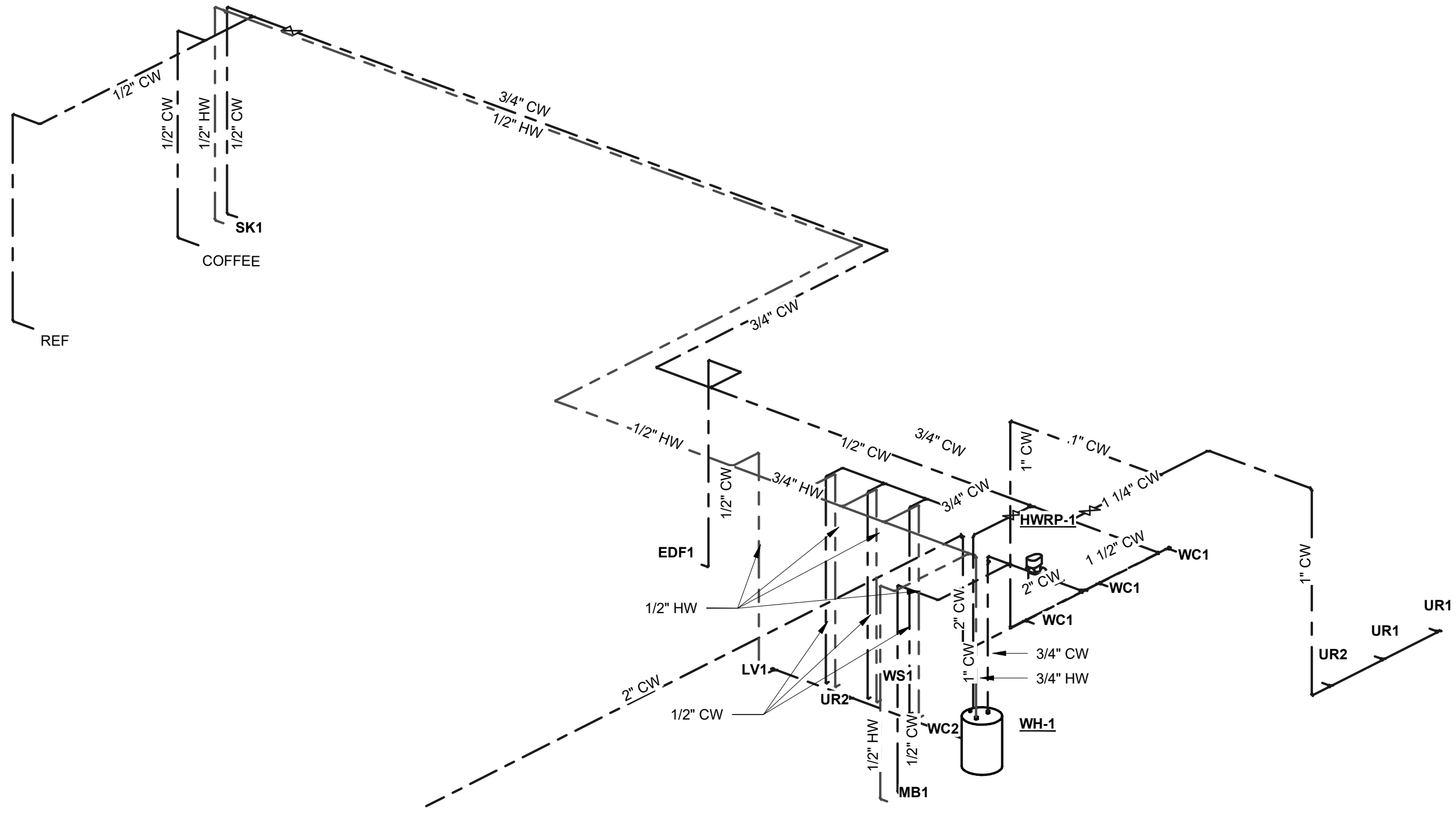


3 WATER RISER - PLUMBING
*NOT TO SCALE

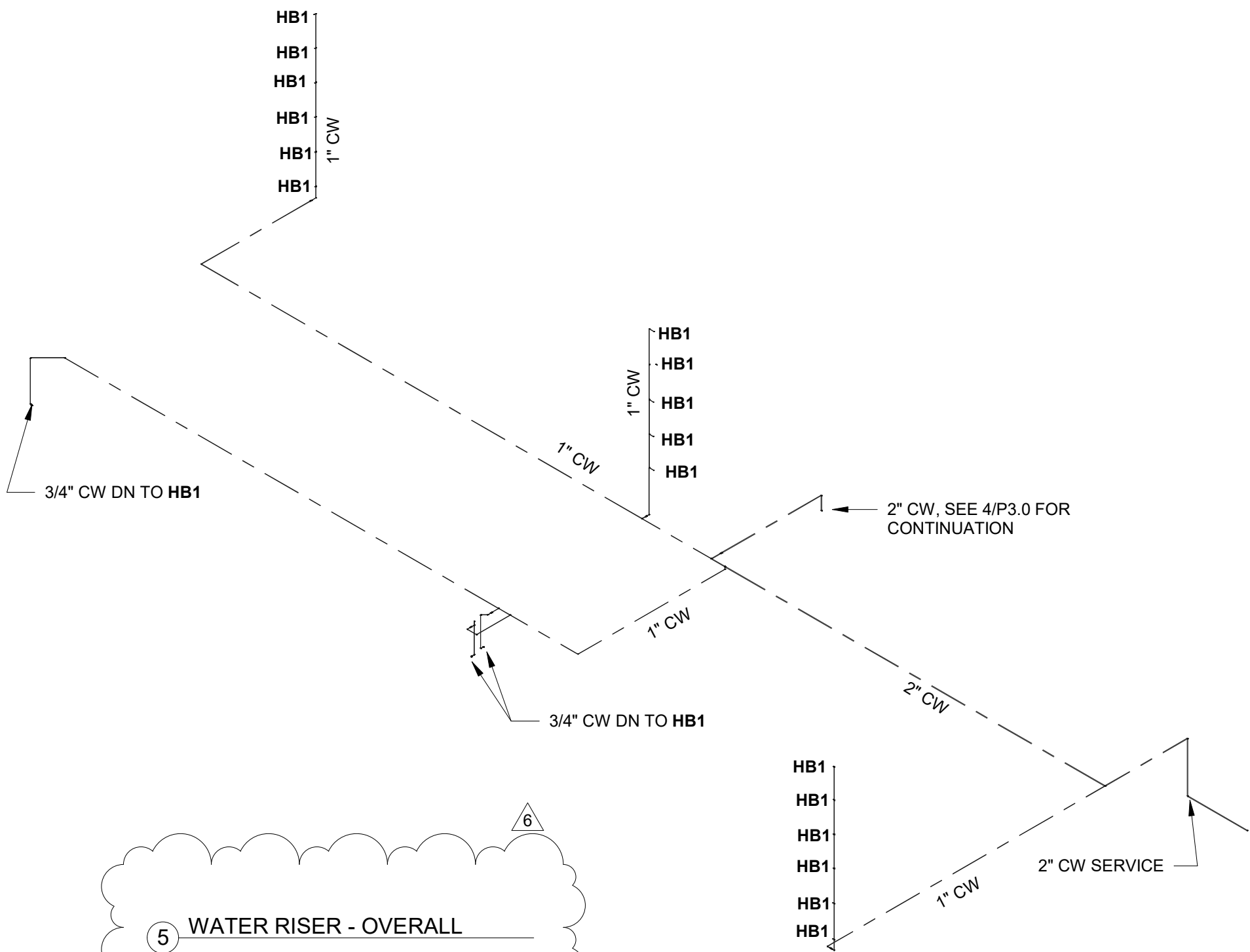
PLUMBING FIXTURE CONNECTION SCHEDULE							
Fixture Number	Fixture Description	CW	HW	Waste	Vent	Mounting	Remarks
EDF1	DRINKING FOUNTAIN	1/2"	---	1 1/4"	2"	WALL	---
LV1	LAVATORY	1/2"	1/2"	1-1/4"	2"	WALL	ADA
MB1	MOP BASIN 24"x24"	1/2"	1/2"	3"	2"	FLOOR	---
SK1	SINK	1/2"	1/2"	1-1/2"	2"	UNDERMOUNT	---
UR1	URINAL	3/4"	---	2"	2"	WALL HUNG	---
UR2	URINAL	3/4"	---	2"	2"	WALL HUNG	ADA
WC1	WATER CLOSET (FLUSH TANK)	1/2"	---	4"	2"	FLOOR	---
WC2	WATER CLOSET (FLUSH TANK)	1/2"	1/2"	2"	2"	FLOOR	ADA
WS1	WASH SINK (3 FAUCET)	1/2"	1/2"	2"	2"	WALL HUNG	ADA



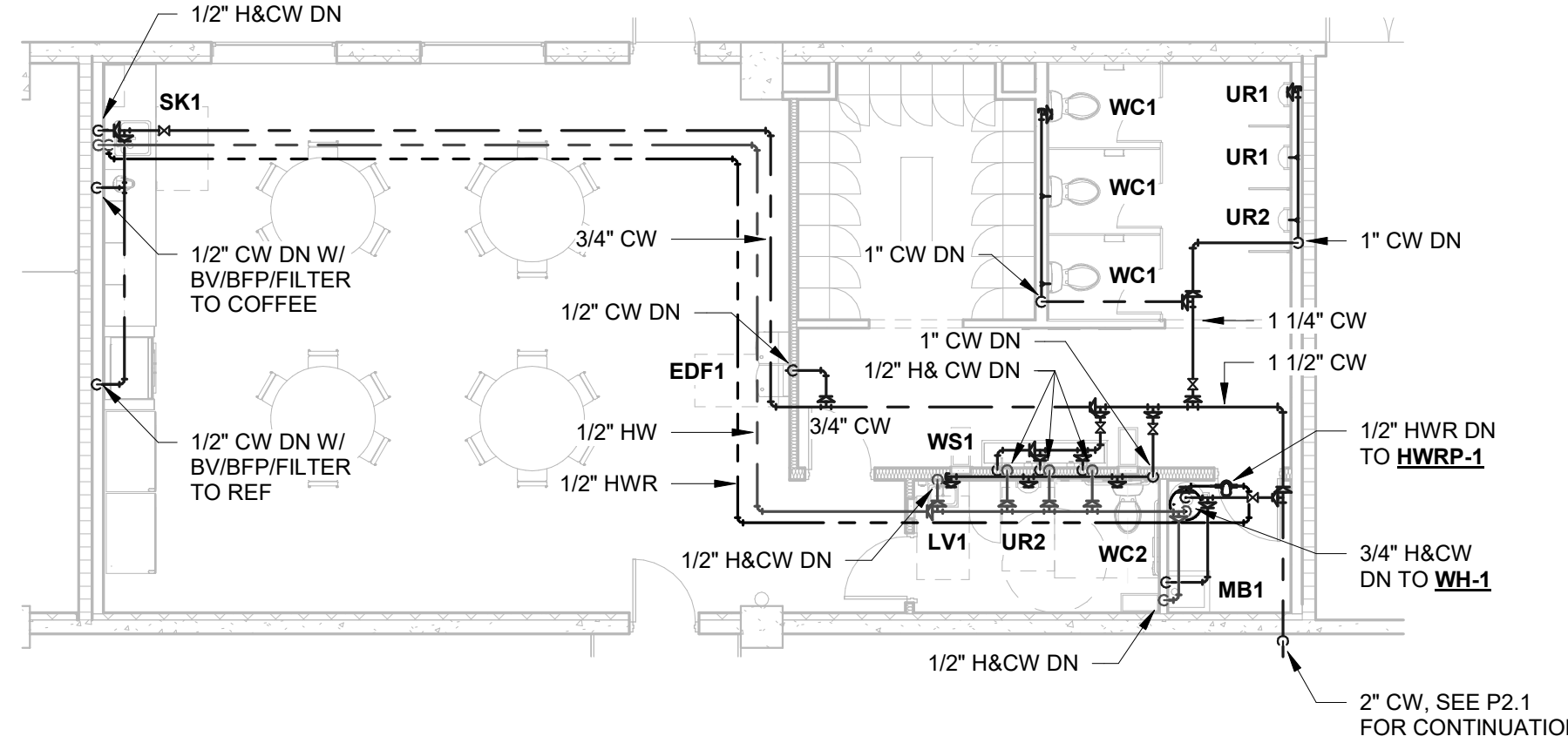
2 ENLARGED PLAN - PLUMBING WASTE
1/8" = 1'-0"



4 SUPPLY RISER - PLUMBING
*NOT TO SCALE

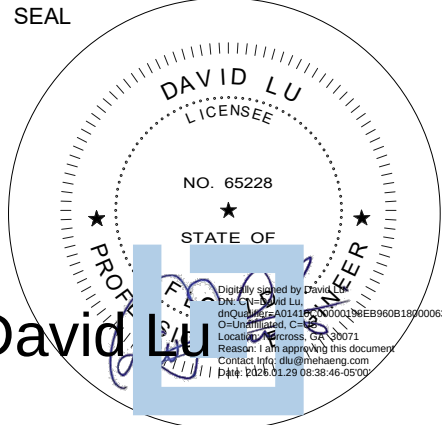


5 WATER RISER - OVERALL
*NOT TO SCALE



1 ENLARGED PLAN - PLUMBING SUPPLIES
1/8" = 1'-0"

REVISIONS :		
No.	Description	Date
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CONSULTANT
DAVID LU PE# 65228 DECEMBER 10, 2025

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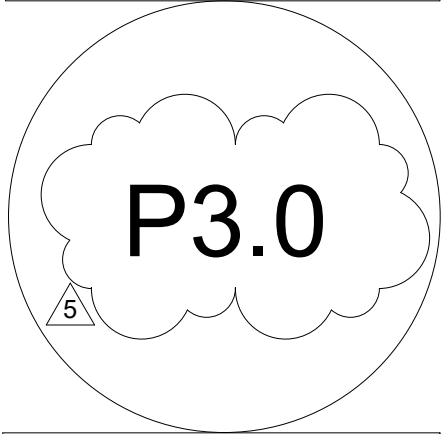
PERMIT SET

MIAMI LAKES
AutoMail

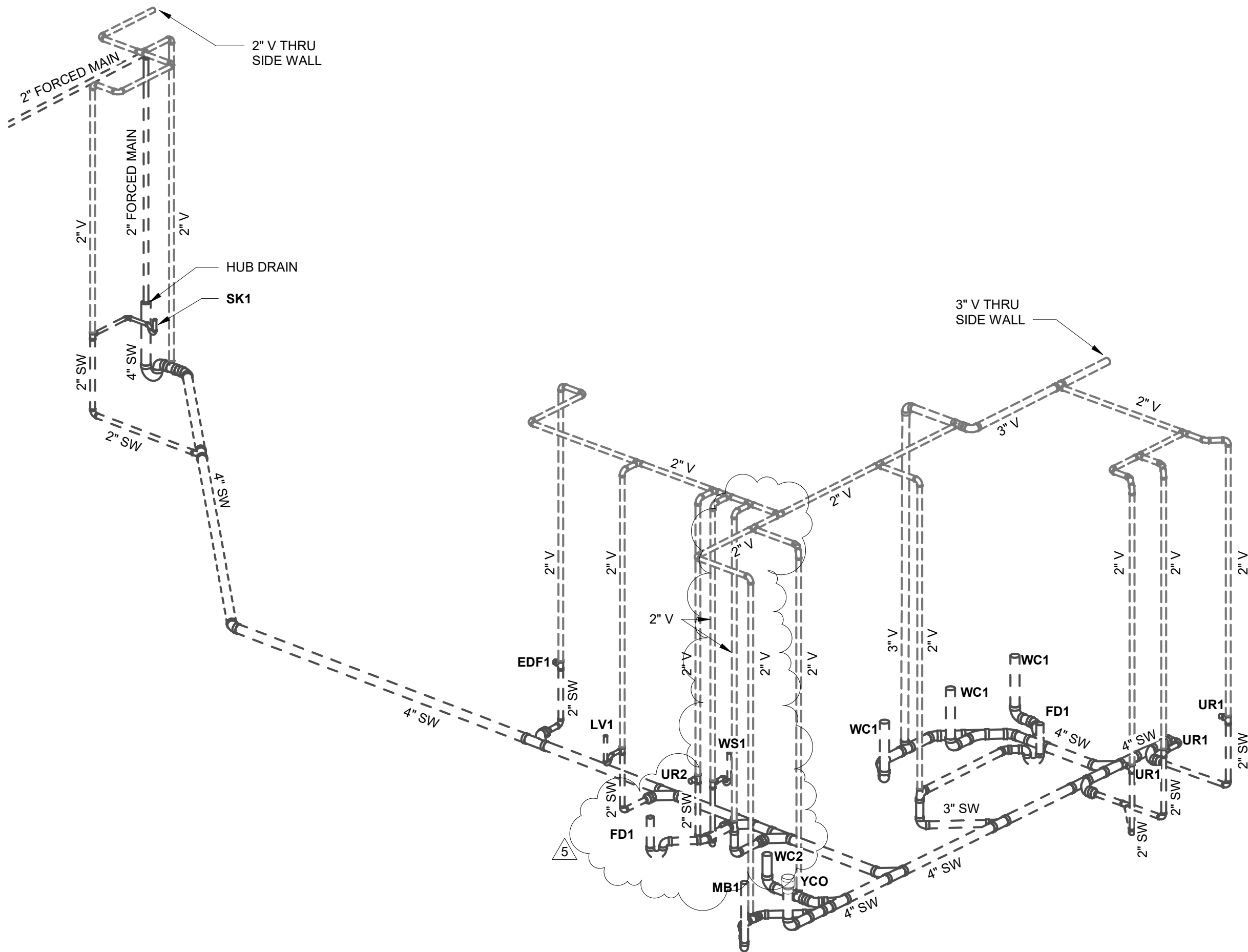
VEHICLE STORAGE

16100 NW 59 Ave.
Miami Lakes, FL 33014

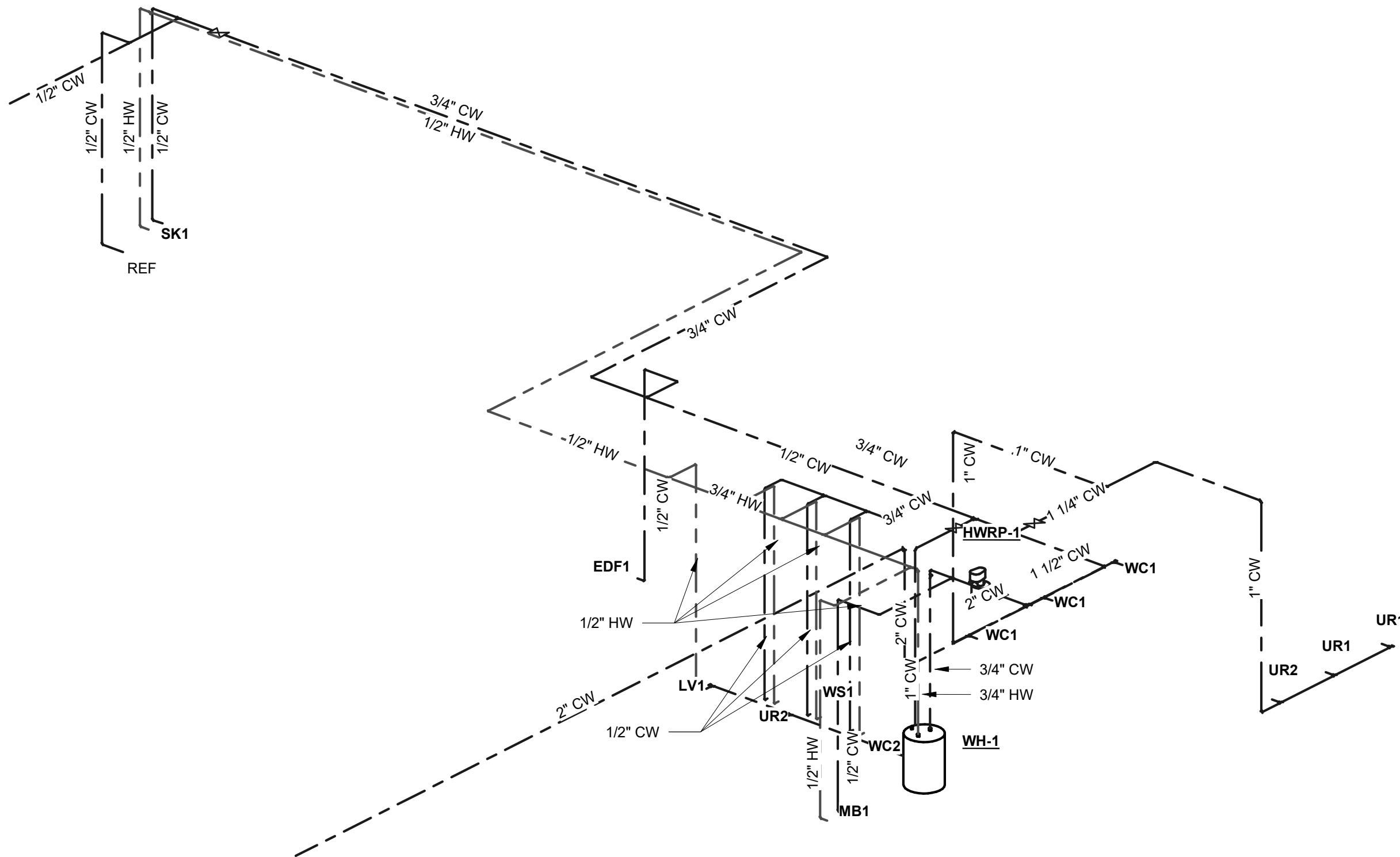
Enlarged Plans -
Plumbing



PROJECT NO. 74142 DRAWN BY : WJO CHECKED BY : Checker DATE : DECEMBER 10, 2025

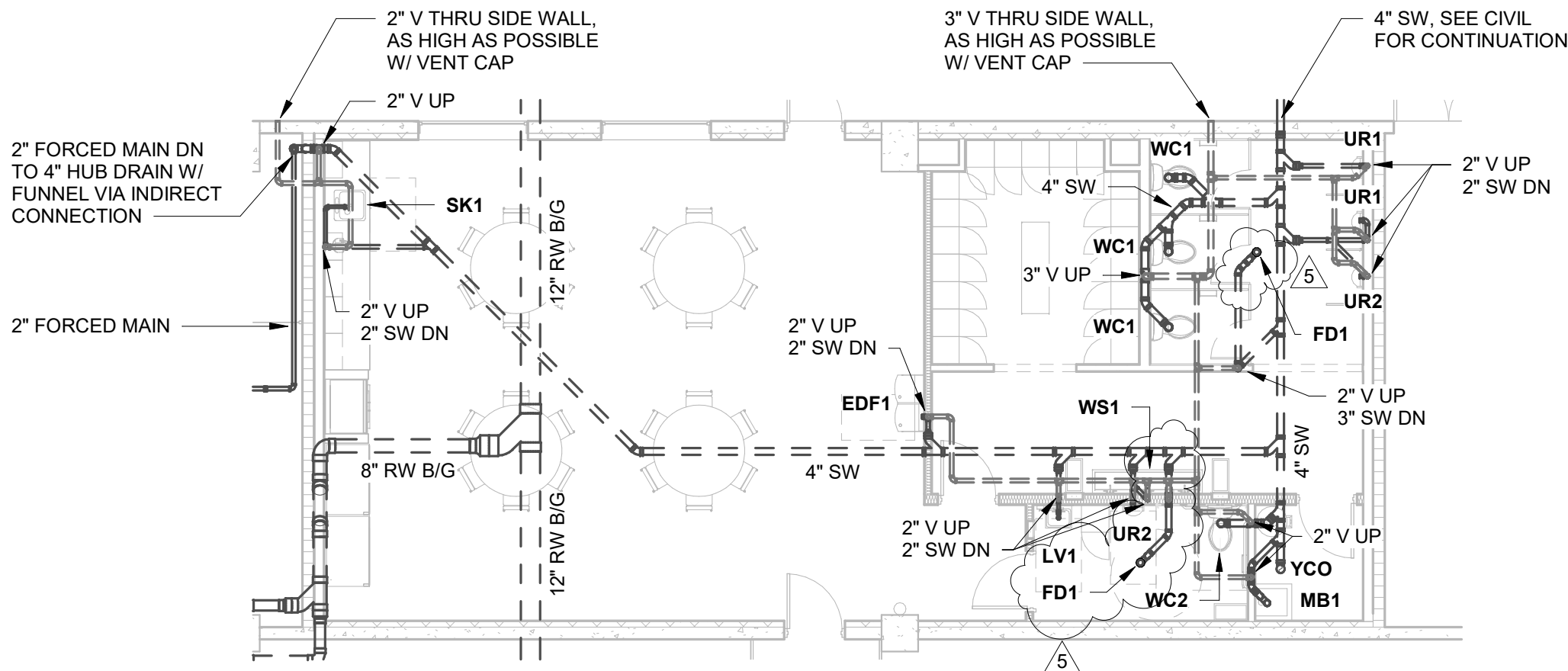


3 WATER RISER - PLUMBING
*NOT TO SCALE

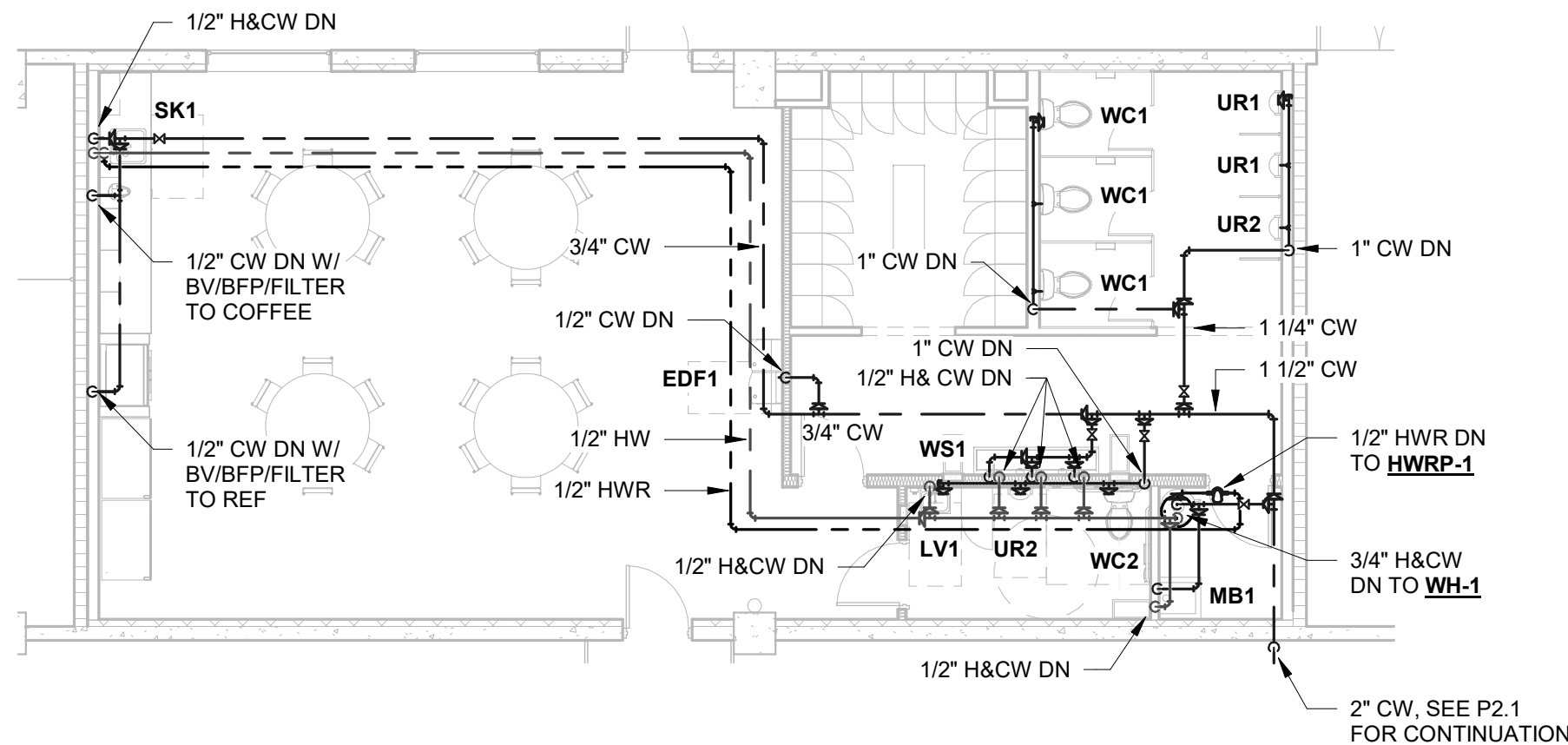


4 SUPPLY RISER - PLUMBING
*NOT TO SCALE

PLUMBING FIXTURE CONNECTION SCHEDULE							
Fixture Number	Fixture Description	CW	HW	Waste	Vent	Mounting	Remarks
EDF1	DRINKING FOUNTAIN	1/2"	---	1 1/4"	2"	WALL	---
LV1	LAVATORY	1/2"	1/2"	1-1/4"	2"	WALL	ADA
MB1	MOP BASIN 24"X24"	1/2"	1/2"	3"	2"	FLOOR	---
SK1	SINK	1/2"	1/2"	1-1/2"	2"	UNDERMOUNT	---
UR1	URINAL	3/4"	---	2"	2"	WALL HUNG	---
UR2	URINAL	3/4"	---	2"	2"	WALL HUNG	ADA
WC1	WATER CLOSET (FLUSH TANK)	1/2"	---	4"	2"	FLOOR	---
WC2	WATER CLOSET (FLUSH TANK)	1/2"	1/2"	2"	2"	FLOOR	ADA
WS1	WASH SINK (3 FAUCET)	1/2"	1/2"	2"	2"	WALL HUNG	ADA



2 ENLARGED PLAN - PLUMBING WASTE
1/8" = 1'-0"



1 ENLARGED PLAN - PLUMBING SUPPLIES
1/8" = 1'-0"

REVISIONS :		
No.	Description	Date
1	CITY COMMENTS	06.05.25
2	CITY COMMENTS - SHOP COORD.	07.28.25
5	OWNERS CHANGES	01.23.26

SEAL

STILES
ARCHITECTURAL GROUP

201 East Las Olas Blvd.,
Fort Lauderdale, Florida
954 - 627- 9180 33301
FL. REG # AA-26001798

PERMIT SET

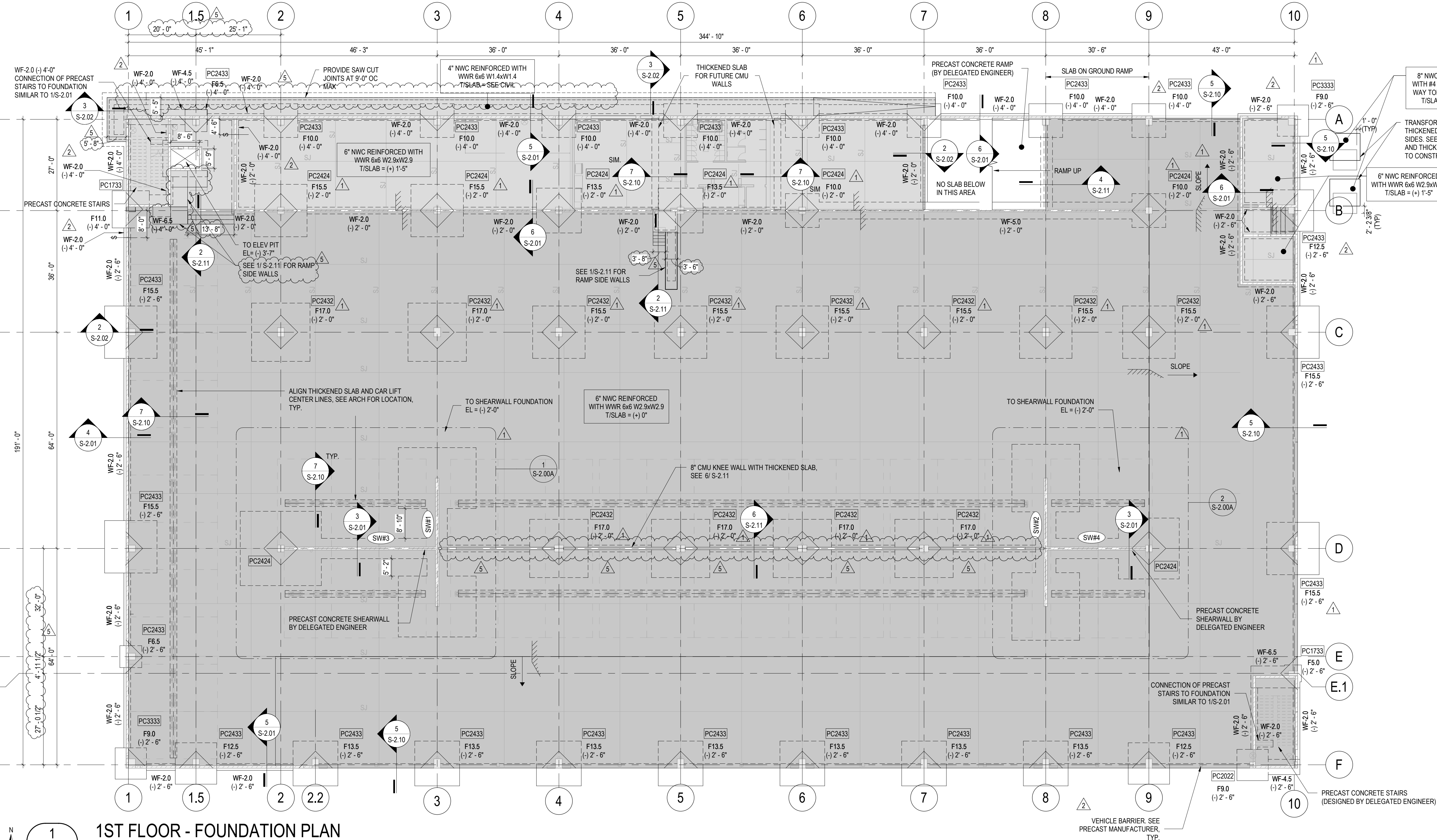
MIAMI LAKES AUTO
MALL GARAGE II

16100 NW 59TH AVENUE, MIAMI LAKES, FL 33014

FIRST FLOOR /
FOUNDATION PLAN

S-1.10

PROJECT NO.
74142
DRAWN BY :
JSC
CHECKED BY :
RAJ
DATE :
04/23/2025



1ST FLOOR - FOUNDATION PLAN

1/16" = 1'-0"

FOUNDATION PLAN NOTES:

- X-X# LOCATION MARK
CC#### COLUMN MARK (SEE NOTE 2)
PC####
FR, WF#, OR P# FOUNDATION OR PIER MARK (SEE SCHEDULE ON THIS SHEET)
(-) X' - X" TOP OF FOOTING/PIER ELEVATION (RELATIVE TO 0'-0" REFERENCE DATUM)
- DENOTES PRECAST CONCRETE COLUMN
- FOR TRENCHES ADJACENT TO FOUNDATIONS, SEE 1/ S-2.00
FOR PIPING PASSING UNDER WALL FOUNDATIONS, SEE 2/ S-2.00
PIPING PASSING UNDER FOOTINGS SHALL BE INSPECTED BEFORE FOUNDATIONS ABOVE ARE PREPARED.
- GENERAL CONTRACTOR SHALL COORDINATE PLUMBING AND UTILITIES LOCATIONS WITH FOUNDATIONS AS NEEDED.
ADDITIONALLY, GENERAL CONTRACTOR SHALL COORDINATE FOUNDATION ELEVATIONS WITH PLUMBING, UTILITIES AND FINISHED GRADES AS NEEDED. FORWARD ANY FOUNDATION LOCATION CHANGE REQUESTS TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW AND APPROVAL.
- DENOTES STEP IN FOUNDATION, SEE 4/ S-2.00. COORDINATE EXACT LOCATION WITH PRECAST MANUFACTURER.
- DENOTES 8" CONCRETE MASONRY UNIT (CMU) WALL WITH #5 AT 24" OC VERTICAL REINFORCEMENT, IN GROUT FILLED CELLS.
■ DENOTES PRECAST CONCRETE WALL, DESIGNED BY DELEGATED ENGINEER.
- FOUNDATIONS HAVE BEEN DESIGNED USING AN ALLOWABLE SOIL PRESSURE OF 7,500 PSF. SEE SHEET S-0.03A FOR ADDITIONAL INFORMATION.

SLAB-ON-GROUND PLAN NOTES:

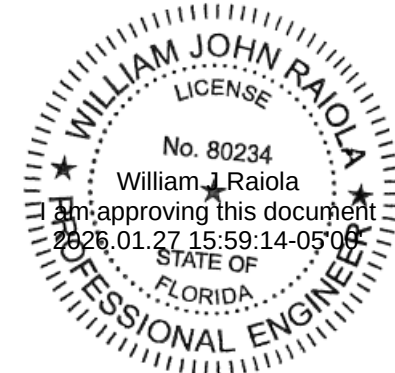
- REFERENCE BUILDING TOP-OF-SLAB ELEVATION = (+) 0' - 0" (3.1' NAVD).
- #" NWC REINFORCED WITH (REINFORCING) T/SLAB = (+) # UNO .DENOTES SLAB-ON-GROUND.
- SJ- DENOTES SLAB-ON-GROUND CONTROL JOINT. FOR CONTROL JOINT REQUIREMENTS, SEE 1/ S-2.10
SJ NOT TO BE SPACED CLOSER THAN 1'-0" TO A CAR LIFT POST
- FOR RE-ENTRANT CORNER BARS, SEE 2/ S-2.10
- FOR THICKENED SLAB UNDER NON-LOAD BEARING CONCRETE MASONRY WALLS, SEE 4/ S-2.02
- GENERAL CONTRACTOR SHALL COORDINATE HOUSEKEEPING PAD LOCATIONS.
- /// DENOTES STEP IN TOP OF SLAB, SEE 1/ S-2.11
- SEE CIVIL DRAWINGS FOR BASE AND SUBGRADE PREPARATION INFORMATION.
- SEE ARCHITECTURAL DRAWINGS FOR:
 - VAPOR BARRIER REQUIREMENTS AND LOCATIONS.
 - ALL SLOPED SLAB AREAS.
 - MAINTAIN SLAB THICKNESS NOTED ON PLAN AS A MINIMUM IN ALL AREAS.
 - ALL DEPRESSED SLAB AND/OR RAISED SLAB AREAS.
 - MAINTAIN SLAB THICKNESS NOTED ON PLAN AS A MINIMUM IN ALL AREAS.
 - ALL DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS SHOWN IN STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS FOR CLARIFICATION.
 - SLAB SLOPES, DRAINS, STEPS, PENETRATIONS, FINISHES, AND ANY OTHER ADDITIONAL INFORMATION.

ISOLATED FOOTING SCHEDULE

MARK	WIDTH	LENGTH	DEPTH	BOTTOM REINFORCEMENT BARS EACH WAY
F5.0	5' - 0"	5' - 0"	2' - 0"	(6) #6
F6.5	6' - 6"	6' - 6"	2' - 0"	(8) #6
F9.0	9' - 3"	9' - 3"	2' - 0"	(11) #6
F10.0	10' - 0"	10' - 0"	2' - 0"	(10) #8
F11.0	11' - 0"	11' - 0"	2' - 2"	(14) #8
F12.5	12' - 3"	12' - 3"	2' - 6"	(13) #9
F13.5	13' - 3"	13' - 3"	2' - 9"	(12) #10
F15.5	15' - 6"	15' - 6"	3' - 4"	(14) #11
F17.0	17' - 3"	17' - 3"	3' - 9"	(17) #11

CONTINUOUS WALL FOOTING SCHEDULE

MARK	GEOMETRY		BOTTOM REINFORCEMENT	
	WIDTH	THICKNESS	LONGITUDINAL	TRANSVERSE
WF-2	4' - 0"	1' - 0"	(3) #5	#5 AT 24" OC
WF-2.0	2' - 0"	1' - 2"	(3) #5	#5 AT 10" OC
WF-3.5	3' - 6"	1' - 2"	(4) #5	#5 AT 10" OC
WF-4.5	4' - 6"	1' - 4"	(6) #5	#5 AT 10" OC
WF-5.0	5' - 0"	2' - 0"	(7) #5	#5 AT 10" OC
WF-6.5	6' - 6"	2' - 0"	(8) #5	#5 AT 10" OC



WILLIAM J. RAIOLA P.E. NO.: 80234

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY WILLIAM J. RAIOLA P.E. ON 01/27/2026

USING A DIGITAL SIGNATURE

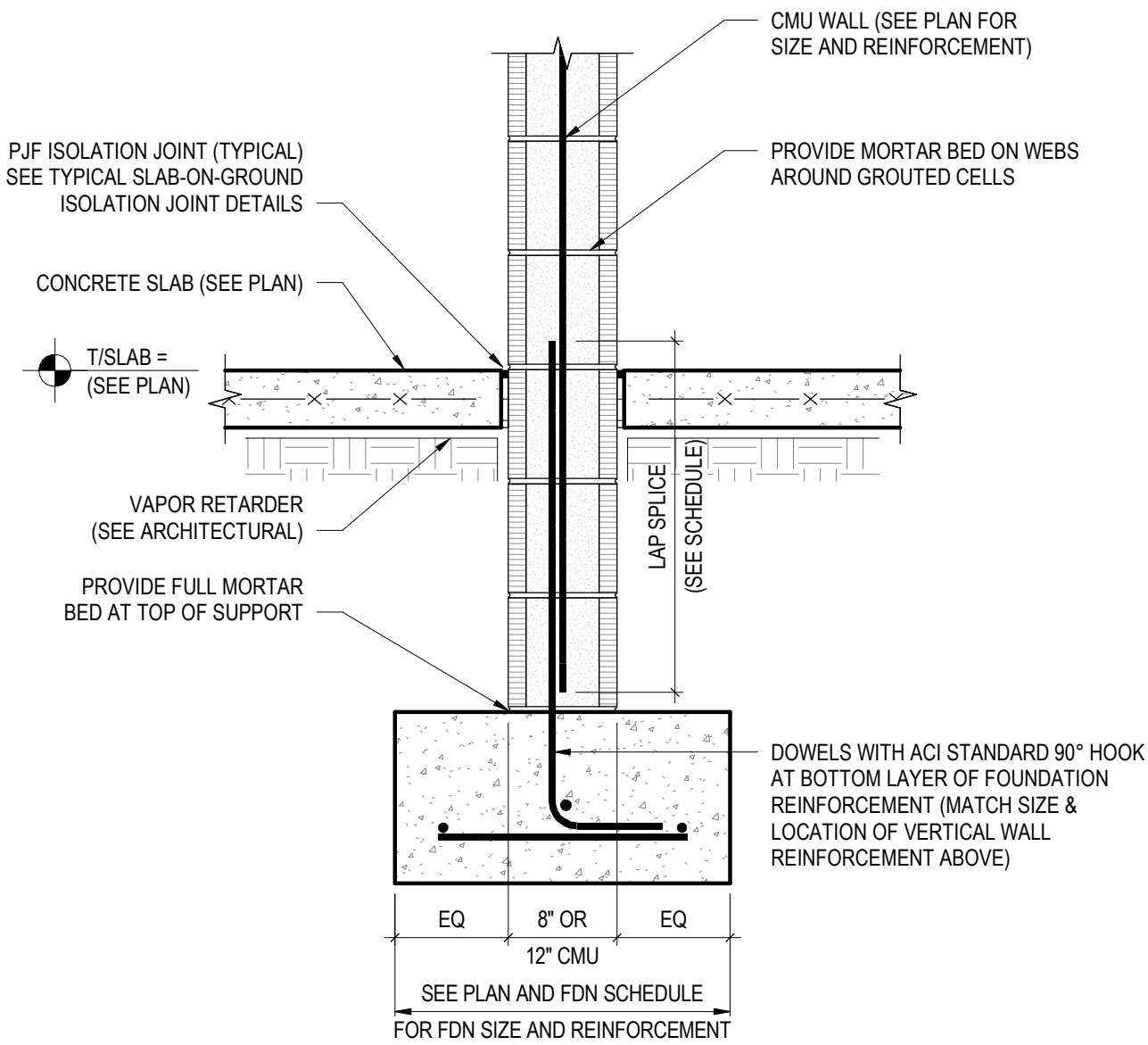
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



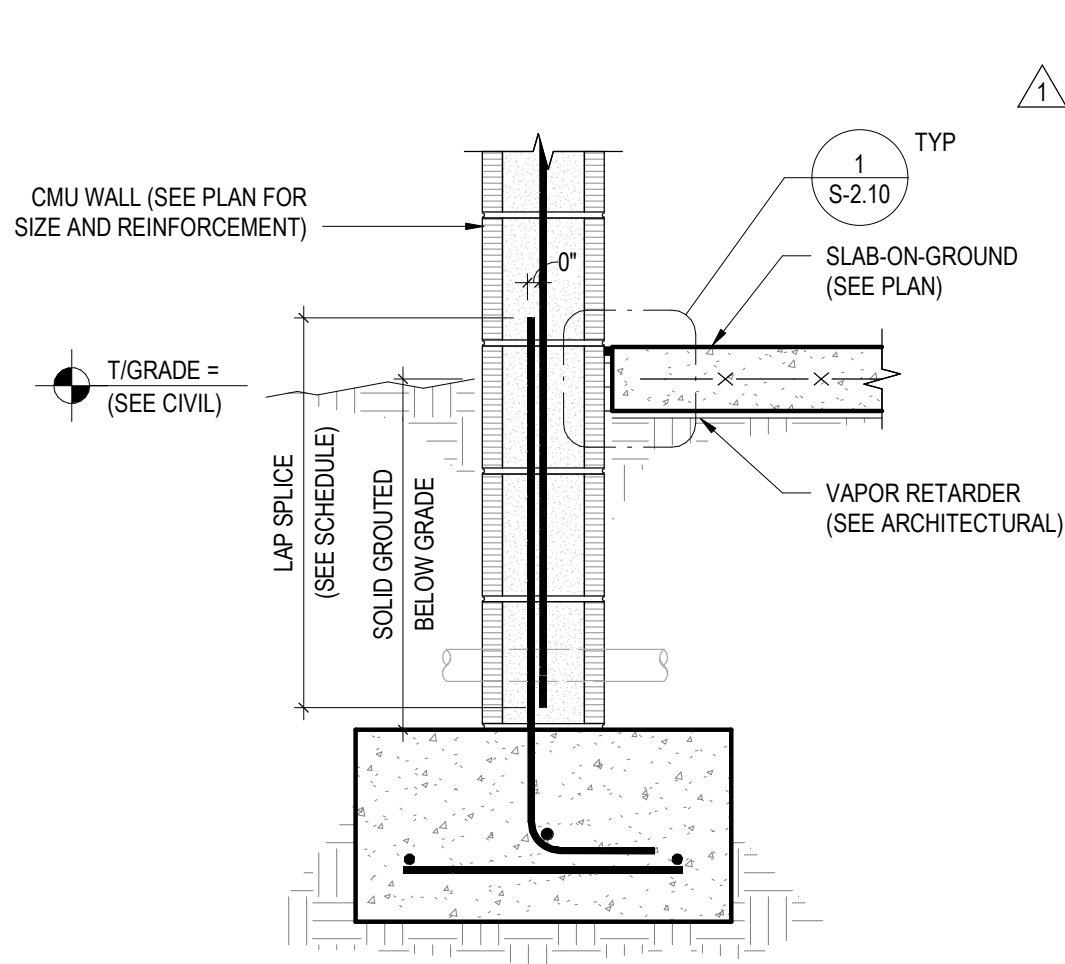
1615 FORUM PLACE, UNIT 3A
WEST PALM BEACH, FL 33401
T 561.622.8585
www.jezerinacgroup.com

CERTIFICATE OF AUTHORIZATION FL #30785
JG Project #: 24.22.012

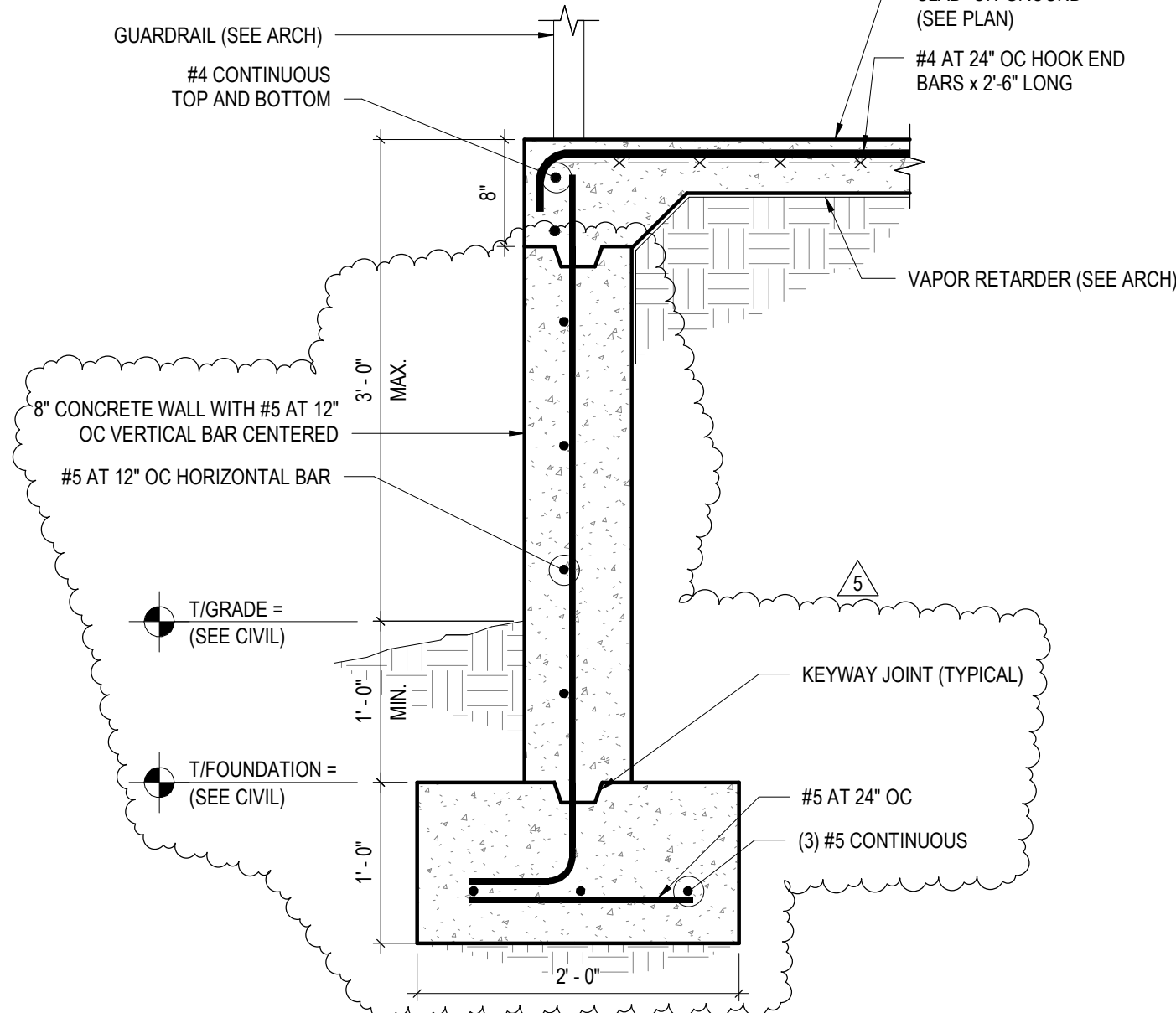
TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AND MATERIAL SPECIFICATIONS.



1 CMU WALL FOUNDATION
S-2.02 1" = 1'-0"



2 UNDER RAMP CMU WALL FOUNDATION
S-2.02 1" = 1'-0"

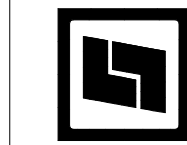


3 WALKWAY RETAINING WALL
S-2.02 1" = 1'-0"

REVISIONS :		
No.	Description	Date
1	CITY COMMENTS	06.05.25
5	OWNERS CHANGES	01.23.26

SEAL

STILES
ARCHITECTURAL GROUP
201 East Las Olas Blvd.,
Fort Lauderdale, Florida 33301
954 - 627- 9180
FL. REG # AA-26001798

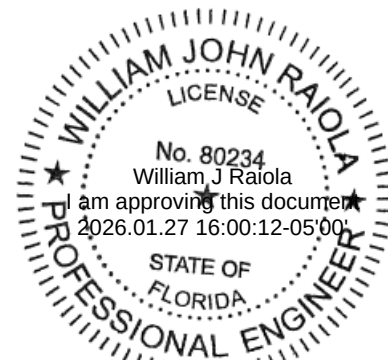


PERMIT SET
MIAMI LAKES AUTO
MALL GARAGE II
16100 NW 59TH AVENUE, MIAMI LAKES, FL 33014

TYPICAL CMU
FOUNDATION DETAILS

S-2.02

PROJECT NO.
74142
DRAWN BY :
JSC
CHECKED BY :
RAJ
DATE :
04/23/2025



WILLIAM J. RAIOLA P.E. NO.: 80234
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T 561.622.8585
www.jezernacgroup.com
CERTIFICATE OF AUTHORIZATION FL #30785
JG Project #: 24.22.012

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AND MATERIAL SPECIFICATIONS.



Address: 16100 NW 59 AVE
Folio #: 3220130520010
MDC Process #: M2026008532
MDC Tracking #: 3226008532
Job Description: REVISION TO APPROVED PLANS

Master Permit #: **BLC2025-1234**

Sub Permit #:

Revision #: **REV2026-0306**

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	
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: 16100 NW 59th

Unit #:

Folio #: 32-2013-052-0010 Owner-Builder: ☐

Master Permit #: BLC-2015-1734

Sub Permit #:

Revision #: REV2026-0306

OWNER INFORMATION	LEGAL USE/WORK
NAME : Miami Lakes AM, LLC	Current Use of Property: Vacant - Parking Lot
Address: 16100 NW 59th	Job Description: Revision - Storage Bldg
City, State, Zip Miami Lakes FL 33014	<u>Revision to approval plans</u> <u>see narrative</u>
Phone #: 954-868-1515 Cell #:	JOB COST \$ Na AREA/LENGTH: SF/LF
Email Address: <u>Johndagrosa@hodgenconstruction.com</u>	Residential ☐ Multi-Family ☒ Commercial ☐ Industrial ☐
Company Name: Hodgen Construction	Code in Effect:
Qualifier Name: John DaGrosa	Occupancy:
License # CGC-1517136	Construction Type:
Address 1900 N Andrews Ave	Flood Zone/B.F.E.: F.F.E.:
City, State, Zip Pompano Beach, FL 33076	Firm Name:
Phone #: 954-868-1515 Cell #:	A/E of record:
Email Address: <u>Johndagrosa@hodgenconstruction.com</u>	License #
	Address
	City, State, Zip
	Phone #: Cell #:
	Email Address:

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 ☐ PW	☐ 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

Signature of Owner or Owner's Agent

Date 02/02/2026

Print Name of Owner or Owner's Agent

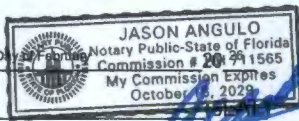
Ali Ahmed

STATE OF Florida COUNTY OF Broward

Sworn to and subscribed before me this 2nd Day of February

by Ali Ahmed

Personally known ☒ or I.D. Jason Angulo



X

Signature of Qualifier

Date 02/02/2026

Print Name of Qualifier

John DaGrosa

STATE OF Florida COUNTY OF Broward

Sworn to and subscribed before me this 2nd Day of February 20 26

by John DaGrosa

Personally known ☒ or I.D.



NOTICE: In accordance with the provisions of the Florida Statutes, there may be additional conditions and restrictions imposed by the local government, such as water management districts, state agencies, or federal agencies. This application will be void if there are no reviews after six (6) months.

3226008582 Application # 2/3/2026 1:46:18 PM
TOML PERMIT APP# 2/3/2026 1:46:18 PM
Examiner Date Time Stamp Trade Stamp Name
WONG, KIRK 2/6/2026 1:46:18 PM DERM Approved

VERIFICATION FORM

DATE:	June 1, 2026	BLDG PROCESS #:	M2026008532
VF#	26-32857-L-VF - 1	INVOICE(S)#:	N00193036 NA

THIS FORM EXPIRES ONE YEAR FROM THE DATE ON THE FORM

PROJECT NAME:	MIAMI LAKES AUTOMALL AT 16100 NW 59 AVE M2026008532
PROJECT/AGREEMENT NUMBER:	32857
PROJECT DESCRIPTION:	A 25,844 SF PARKING GARAGE, STORAGE 4,488 SF, SERVICE BAYS 35,016 SF, BREAKROOM 1,527 SF, FOR A TOTAL OF 66,875 SF.
IS THIS AN AFFORDABLE HOUSING PROJECT?	No

Folio	Address	Zip Code	Lot	Block	Proposed sq. ft.	Previous sq. ft.
3220130520010	16100 NW 59 AVE	33014	M	B	66,875	0
Connection Type	Reason for Connection Information	Critical Habitat	Wetlands	Affordable Housing	SIR Inspection #	
Water, Sewer	New Construction, First Time Sewer Connection, First Time Water Connection, Certificate of Use	Yes	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) 12 INCH WATER MAIN AND/OR **DOES HAVE** A(N) 8 INCH GRAVITY SEWER MAIN ABUTTING THE SUBJECT PROPERTY.

Proposed Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
Car Dealership Repair Shop (4 gpd/100 sq ft)	41031	1,641	1,641
Previous Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
Vacant Land (0 gpd)	0	0	0

Water Service Area	WASD Water	Sewer Service Area	WASD Sewer
Net Water GPD	1,641	Net Sewer GPD	1,641
Net Water Cost (\$)	\$2,280.99	Net Sewer Cost (\$)	\$9,189.60
Water Basin Charge (\$)	No	Sewer Basin Charge (\$)	No
Total Connection Charges (\$)		\$11,470.59	
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 & STATUTES.**

Fixed Fee Item	Price (\$)	Total Quantity	Total Fees (\$)
Verification Form - Non-Residential Existing Sewer	75	1.00	75.00
Verification Form - Non-Residential Existing Water	75	1.00	75.00
Total Fixed Fee		\$ 150.00	
Verification Form Total (\$)		\$11,620.59	
Connection Charges Paid?		Yes	

COMMENTS: Refunds are based on the payment date and 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: EVE GRADOVA	CUSTOMER PHONE:
Prepare by: Bruno C Berrio	Approved by: Suany Macias
Printed Name of Reviewer	Printed Name of Supervisor

Attached is the Comprehensive Planning and Water Supply Certification Letter

VERIFICATION FORM

DATE:	June 1, 2026	BLDG PROCESS #:	M2026008532
VF#	26-32857-L-VF - 1	INVOICE(S)#:	N00193036 NA

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Construction Connection Charges Status		N/A	

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Prepare by: Bruno C Berrio	Approved by: Suany Macias
Printed Name of Reviewer	Printed Name of Supervisor

Attached is the Comprehensive Planning and Water Supply Certification Letter