DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

BUILDING PERMIT AND INSPECTION RECORD

Municipal #: **2027002358**
Process Number: M2026022622
Issue Date:

Job Location

Folio: 3220240380020
Job Site Address: 15519 NW 67 AVE
Legal: T G C MAIN STREET EAST PB 173-054

Project Information

Application Type: ALTER INTERIOR
Proposed Use: RESTAURANT-CAFETERIA
Sq. Ft.: 0 / Units: 0 / Floors: 0
Permit Type: MUNICIPAL BLDG / Permit Category: 0088 MUNICIPAL WALK-IN COOLERS

Owner & Contractor Information

Property Owner: TGC 6600 MAIN STREET LLC
Contractor: PRECISION MECHANICAL & PLUMBING INC
Qualifier: HERNANDEZ JOHN MARINO

Transaction Information

Date: 10/13/2026 17:42
Cashier: BNZWEB1
Transaction Number: 182610131267
Office: WEBIPAS
Amount: $462.60

Required Inspections

FIRE - 0088 FIRE-WALK IN COOLER

Inspection Type	Initials	Date
209 FIRE FINAL		

Notes

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

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

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

Warning to Owners

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

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

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

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

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

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

Home About Phone Directory Privacy Disclaimer

E-mail your comments, questions and suggestions to Webmaster

This page was last edited on: February 23, 2004

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ARS Environmental
• Environmental Testing Services • Asbestos Surveys • Hazardous Building Material Surveys • Mold Assesments • Lead Inspections
• Site Investigations/Assesments • Indoor Air Quality Testing • Monitoring • Radon Gas Measurements • Chemical Exposure Monitoring

Prepared For:
Jonathan Ortiz Chevres
Speed Construction Services
4633 South West 74th Avenue
Miami, FL 33155

Job Site:
Pine Crest Bakery - Commercial Space
15519 NW 67 Avenue
Miami Lakes, FL 33014

Project Number: 2026-1311
Table of Contents - Asbestos Survey

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Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226022622 - 10/13/2026 5:42:12 PM
20261311 Asbestos Report-PB24 Miami Lakes.pdf
Examiner Date Time Stamp Trade Stamp Name
MELGAR, MARCO 10/2/2026 11:51:59 AM DASB Approved

Prepared For:
Jonathan Ortiz Chevres
Speed Construction Services
4633 South West 74th Avenue
Miami, FL 33155

On 2/23/2026, ARS Environmental, Inc. conducted an asbestos survey at the following address:

Pine Crest Bakery - Commercial Space
15519 NW 67 Avenue
Miami Lakes, FL 33014

The **Interior** of the above mentioned job site address was visually inspected in order to identify any building materials that may contain asbestos. The samples collected where sent to a laboratory for analysis.

The **Exterior and Roof** of the above referenced job site address was not surveyed. If these areas are to be disturbed by renovation or demolition activities, they should be tested to see if they contain asbestos.

The following nonsuspect materials were observed during this survey. No samples were taken: a/c duct, fiberglass, glass, metal, wood. Rubberized caulking around the windows. A/C duct fiberglass insulation observed. No fiberglass insulation observed behind walls.

The job site was not occupied at the time of the inspection.

Based on the results of the bulk samples sent in for laboratory analysis, no asbestos was detected in amounts greater than 1%.

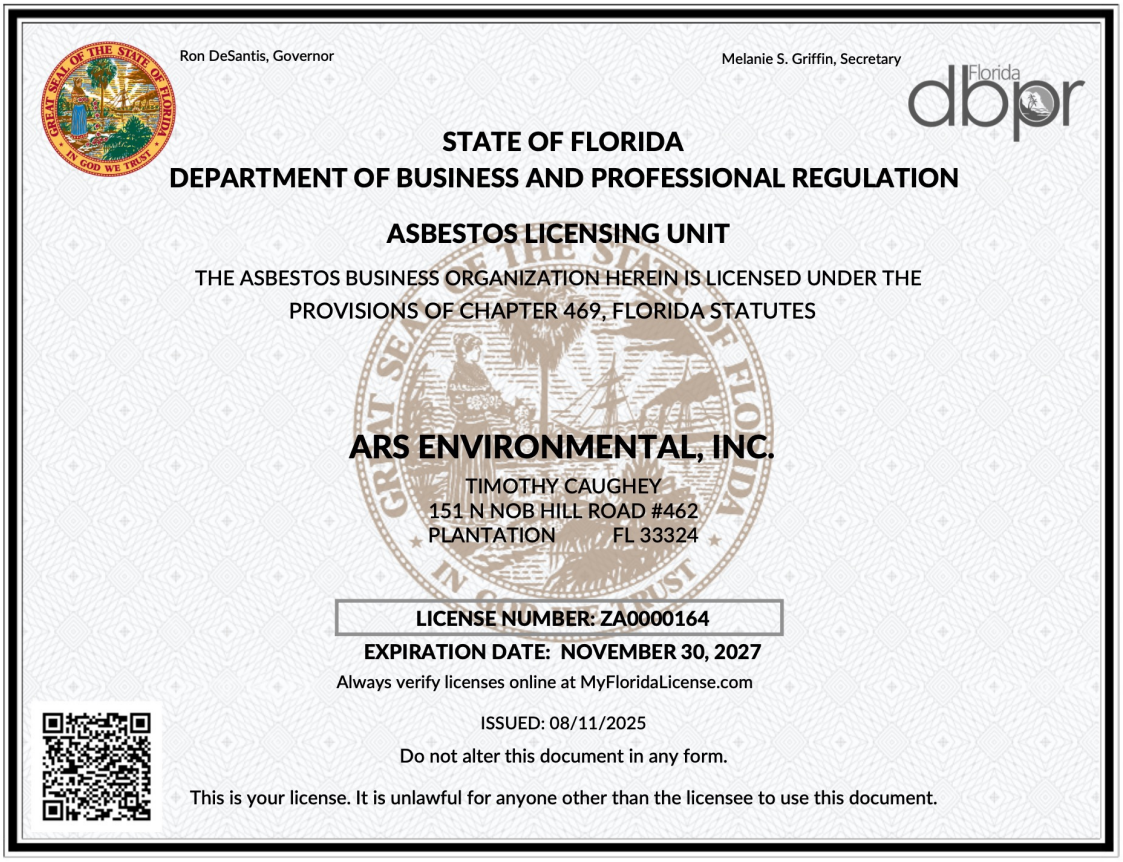
It has been a pleasure working with you.
Please call on us again.

Alex Front, MSc
ARS Environmental, Inc.

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ASBESTOS LICENSING UNIT

THE ASBESTOS BUSINESS ORGANIZATION HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 469, FLORIDA STATUTES

ARS ENVIRONMENTAL, INC.

TIMOTHY CAUGHEY
151 N NOB HILL ROAD #462
PLANTATION FL 33324

LICENSE NUMBER: ZA0000164
EXPIRATION DATE: NOVEMBER 30, 2027
Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/11/2025
Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

I hereby certify that this asbestos survey was conducted at the above referenced Job Site on 2/23/2026, and performed by Charles Parson, accredited by the EPA as AHERA Inspector(s), utilizing the code of the Federal Regulation Standards, 40 CFR, Part 763, Subpart E, Section 763.80-763.99 and the State Asbestos Regulations, Florida Statutes 469.003.

Tim Caughey, M.P.H. (IA0000016)
Florida Licensed Consultant
Asbestos Business Organization

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Miami Lakes, FL 33014

assured environmental
www.assuredenviro.com
13987 94th Avenue
Seminole, FL 33776

CERTIFICATE OF COMPLETION

Is Hereby Awarded To:

CHARLES PARSON JR.

Has satisfactorily completed the requisite training for asbestos accreditation under TSCA TITLE II, EPA Model Accreditation Plan (40CFR763 E), has passed an examination with a minimum score of 70%, for the 4-hour Inspector (Survey & Mechanical) Refresher Course on 02/01/2026, and in testimony whereof, we do confer this certificate on 02/01/2026.

Date of Course: 02/01/2026 Expiration Date 02/01/2027
Certificate # 02012601OL
Course # FL49-0006426 FL Provider License# PVD130

Renew

Vernon Roberts, Jr., Lead Instructor

Charles Parson

ARS Environmental

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Job Site:
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	Description and Location	Approximate Size	Material Class	Condition	Physical Damage	Water Damage	Material Contact	Material Friability	Cat
Sample 1	Drywall/joint compound Throughout walls.	4,800 sq. ft.	Miscellaneous	Good	None	None	High	Non-friable	
			Asbestos Not Detected						
Sample 2	Drywall/joint compound Throughout walls.	Included Above	Miscellaneous	Good	None	None	High	Non-friable	
			Asbestos Not Detected						
Sample 3	Drywall/joint compound Throughout ceiling.	400 sq. ft.	Miscellaneous	Good	None	None	High	Non-friable	
			Asbestos Not Detected						
Sample 4	Drywall/joint compound Throughout ceiling.	Included Above	Miscellaneous	Good	None	None	High	Non-friable	
			Asbestos Not Detected						
Sample 5	2' x 2' Ceiling Tile Textured Design Throughout ceiling in dining area.	300 sq. ft.	Miscellaneous	Good	None	None	Low	Friable	
			Asbestos Not Detected						
Sample 6	2' x 2' Ceiling Tile Textured Design Throughout ceiling in dining area.	Included Above	Miscellaneous	Good	None	None	Low	Friable	
			Asbestos Not Detected						
Sample 7	2' x 4' Ceiling Tile Drywall Throughout floor in kitchen.	900 sq. ft.	Miscellaneous	Good	None	None	Low	Non-friable	
			Asbestos Not Detected						

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	Description and Location	Approximate Size	Material Class	Condition	Physical Damage	Water Damage	Material Contact	Material Friability	Cat
Sample 8	2' x 4' Ceiling Tile Drywall Throughout floor in kitchen.	Included Above	Miscellaneous	Good	None	None	Low	Non-friable	Asbestos Not Detected
Sample 9	Epoxy Flooring Throughout floor in dining room.	450 sq. ft.	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
Sample 10	Ceramic tile & grout Throughout floor in kitchen.	900 sq. ft.	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
Sample 11	Gray mastic Throughout AC duct.	8 ln. ft.	Miscellaneous	Good	None	None	Low	Non-friable	Asbestos Not Detected
Sample 12	Yellow mastic Throughout walls in kitchen.	400 sq. ft.	Miscellaneous	Good	None	None	Low	Non-friable	Asbestos Not Detected
Sample 13	Ceramic tile & grout Throughout floor in bathrooms.	140 sq. ft.	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
Sample 14	Ceramic tile & grout Throughout walls in bathrooms.	500 sq. ft.	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected

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	Description and Location	Approximate Size	Material Class	Condition	Physical Damage	Water Damage	Material Contact	Material Friability	Cat
Sample 15	Interior concrete structure Throughout floor slab.	2,400 sq. ft.	Miscellaneous	Good	None	None	Low	Non-friable	
						Asbestos Not Detected			
Sample 16	Concrete masonry units structure Throughout walls.	600 sq. ft.	Miscellaneous	Good	None	None	Low	Non-friable	
						Asbestos Not Detected			

The following nonsuspect materials were observed during this survey. No samples were taken: a/c duct, fiberglass, glass, metal, wood. Rubberized caulking around the windows. A/C duct fiberglass insulation observed. No fiberglass insulation observed behind walls.

The job site was not occupied at the time of the inspection.

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Lab Results

ARS Environmental

• Environmental Testing Services • Asbestos Surveys • Hazardous Building Material Surveys • Mold Assesments • Lead Inspections
• Site Investigations/Assesments • Indoor Air Quality Testing • Monitoring • Radon Gas Measurements • Chemical Exposure Monitoring

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Sample/Layer	Description and Location	Estimated Asbestos Percentage	Percentage of Nonasbestos Fibers	Percentage of Nonfibrous Materials
1	Drywall/Joint Compound		30% cellulose 10% glass	60%
2	Drywall/Joint Compound		30% cellulose 10% glass	60%
3	Drywall/Joint Compound		30% cellulose 10% glass	60%
4	Drywall/Joint Compound		30% cellulose 10% glass	60%
5	Ceiling Tile		30% cellulose 25% glass	45%
6	Ceiling Tile		30% cellulose 25% glass	45%
7	Ceiling Tile		30% cellulose 10% glass	60%
8	Ceiling Tile		30% cellulose 10% glass	60%
9	Epoxy		10% cellulose	90%
10	Ceramic tile & grout			100%

EPA 600/R-93 116 Method for the Determination of Asbestos in Bulk Building Materials
APPLICABILITY: this method is useful for the qualitative identification of asbestos and the semi-quantitative determination of asbestos content of bulk samples. The method measures percent asbestos as perceived by the analyst.

Alex Front, Analyst

151 North Nob Hill Road, #462, Plantation, FL 33324 • Phone (954) 227-2402 • Fax (866) 816-5110
www.arsenvironmental.com • sales@arsenvironmental.com

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Sample/Layer	Description and Location	Estimated Asbestos Percentage	Percentage of Nonasbestos Fibers	Percentage of Nonfibrous Materials
11	Gray Mastic		10% cellulose	90%
12	Yellow Mastic		10% cellulose	90%
13	Ceramic tile & grout			100%
14	Ceramic tile & grout			100%
15	Concrete			100%
16	Concrete			100%

EPA 600/R-93 116 Method for the Determination of Asbestos in Bulk Building Materials
APPLICABILITY: this method is useful for the qualitative identification of asbestos and the semi-quantitative determination of asbestos content of bulk samples. The method measures percent asbestos as perceived by the analyst.

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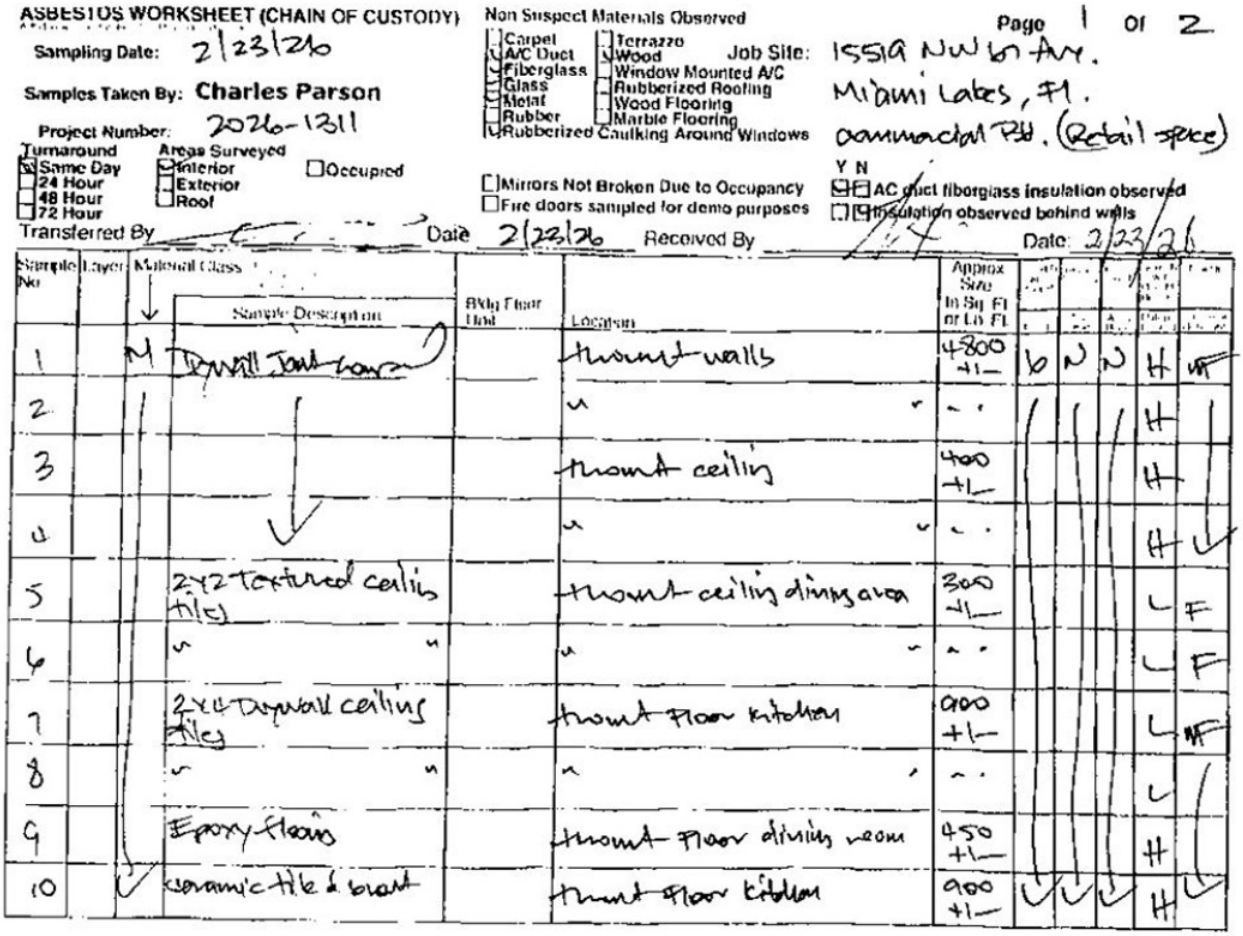
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Chain of Custody Forms



ASBESTOS WORKSHEET (CHAIN OF CUSTODY) Page 1 of 2

Sampling Date: 2/23/26

Samples Taken By: Charles Parson

Project Number: 2026-1311

Turnaround: [x] Same Day [ ] 24 Hour [ ] 48 Hour [ ] 72 Hour

Areas Surveyed: [x] Interior [ ] Exterior [ ] Roof [ ] Occupied

Non Suspect Materials Observed: [ ] Carpet [ ] Terrazzo [ ] A/C Duct [ ] Wood [ ] Fiberglass [ ] Window Mounted A/C [ ] Glass [ ] Rubberized Roofing [ ] Metal [ ] Wood Flooring [ ] Rubber [ ] Marble Flooring [ ] Rubberized Caulking Around Windows

Job Site: 15519 NW 67 Ave. Miami Lakes, FL. commercial Bld. (Retail space)

[ ] Mirrors Not Broken Due to Occupancy [ ] Fire doors sampled for demo purposes

Y N [ ] [ ] AC duct fiberglass insulation observed [ ] [ ] Insulation observed behind walls

Transferred By: Date 2/23/26 Received By: Date: 2/23/26

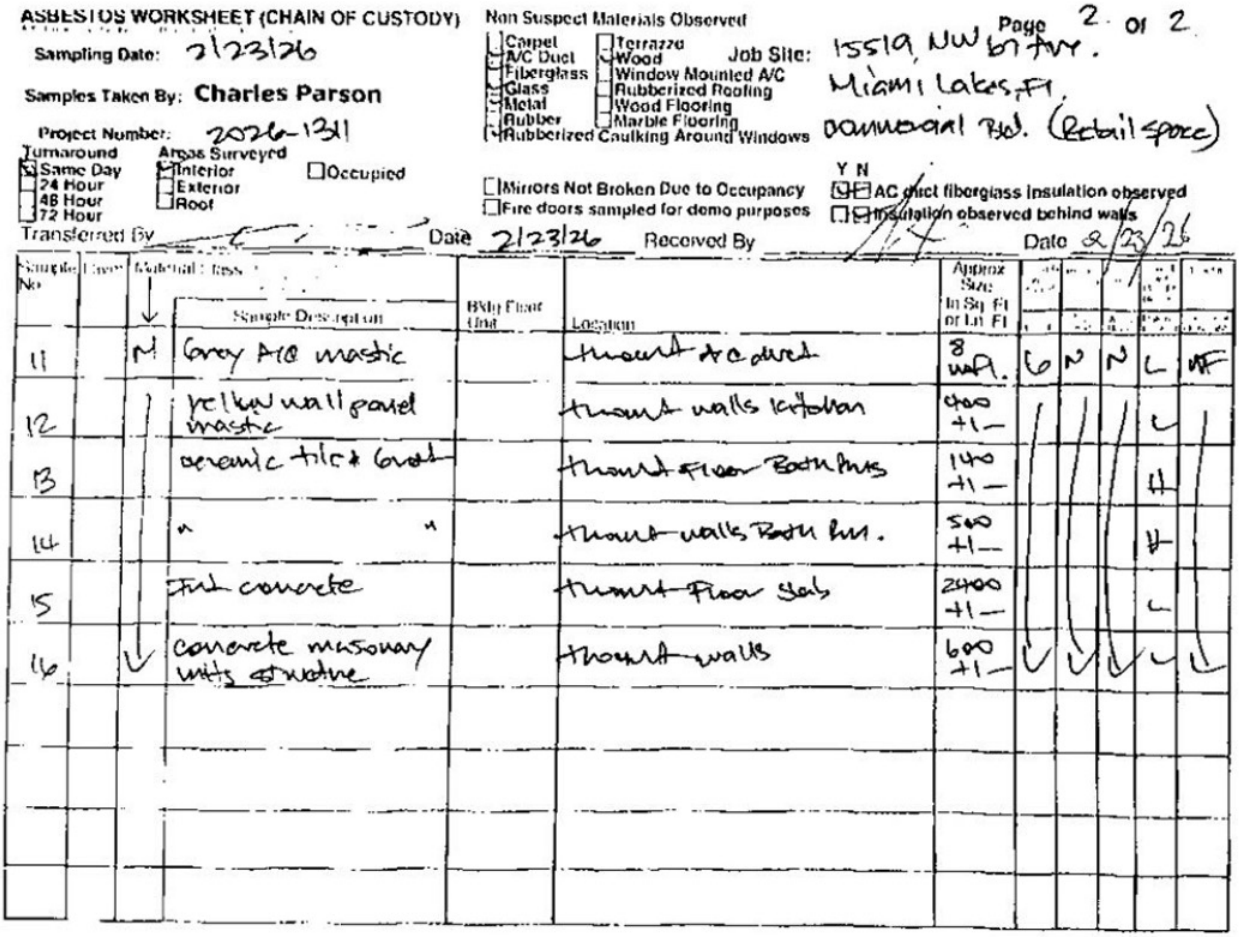
Sample No	Layer	Material Class	Sample Description	Bldg Floor Unit	Location	Approx Size in Sq Ft or Lin Ft					
1		M	Drywall Joint compound		thrumout walls	4800 +/-	b	N	N	H	NF
2		"	"		"	"				H	
3					thrumout ceiling	400 +/-				H	
4					"	"				H	
5			2x2 textured ceiling tile		thrumout ceiling dining area	300 +/-				L	F
6		"	"		"	"				L	F
7			2x4 Drywall ceiling tile		thrumout floor kitchen	900 +/-				L	NF
8		"	"		"	"				L	
9			Epoxy floors		thrumout floor dining room	450 +/-				H	
10			ceramic tile & grout		thrumout floor kitchen	900 +/-				H	

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Job Site:
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Chain of Custody Forms



ASBESTOS WORKSHEET (CHAIN OF CUSTODY) Page 2 of 2

Sampling Date: 2/23/26

Samples Taken By: Charles Parson

Project Number: 2026-1311

Turnaround: Same Day, 24 Hour, 48 Hour, 72 Hour

Areas Surveyed: Interior, Exterior, Roof, Occupied

Non Suspect Materials Observed: Carpet, A/C Duct, Fiberglass, Glass, Metal, Rubber, Terrazzo, Wood, Window Mounted A/C, Rubberized Roofing, Wood Flooring, Marble Flooring, Rubberized Caulking Around Windows

Job Site: 15519 NW 67 Ave. Miami Lakes, Fl. commercial Bld. (Retail space)

Mirrors Not Broken Due to Occupancy

Fire doors sampled for demo purposes

Y N: AC duct fiberglass insulation observed; Insulation observed behind walls

Transferred By: Date 2/23/26 Received By: Date 2/23/26

Sample No	Material Class	Sample Description	Bldg Floor Unit	Location	Approx Size in Sq Ft or Lin Ft					
11	M	Grey AC mastic		Thruout Attached	8 unit.	G	N	N	L	NF
12		yellow wall panel mastic		thruout walls kitchen	400 +/-				L	
13		ceramic tile & Grout		thruout floor Bath Rms	140 +/-				H	
14		" "		thruout walls Bath Rm.	500 +/-				H	
15		Flat concrete		thruout floor Slab	2400 +/-				L	
16	↓	concrete masonary units & mortar		thruout walls	600 +/-	↓	↓	↓	L	L

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TERMS AND CONDITIONS

Scope of Work

ARS Environmental, Inc. inspections are limited and non-destructive in nature. Any conditions or materials which were not able to be visually observed on the surface, or in easily accessible areas, were not inspected and may differ from those observed. It was not within the scope of this investigation to remove surface materials to investigate portions of the structure or materials which lay beneath the surface. Our selection of sample locations and frequency is based upon our observations and the assumption that like materials in the same area are homogeneous. This inspection report is the result of a diligent search of the facility for Asbestos Containing Building Materials (ACBM). The purpose of this inspection was to identify those materials which may pose a health hazard to occupants of a building and impart future liability to the owners and insurers of the property. However, we do not claim to have identified all of the asbestos containing building materials present in the facility. Materials such as underground pipes, any material inside walls, ceilings, floors, or other enclosed and inaccessible areas were not sampled and are not covered in this report. This report is designed to aid the building owner, architect, construction manager, general contractor, and potential asbestos abatement contractor in locating asbestos containing building materials. Under no circumstances is this report to be utilized as a proposal or a project specification document. This report is based upon conditions and practices observed at the property and information made available to the surveyor. This report does not intend to identify all hazards or unsafe practices, nor to indicate that other hazards or unsafe practices do not exist at the premises. In the event that demolition or renovation is deemed necessary, parties shall comply with all applicable laws, ordinances, rules, and regulations of federal, state, and local governmental agencies, including any National Emissions Standard Hazardous Air Pollutants (NESHAP) notification requirements.

Right of Entry

The client will provide for right of entry to ARS Environmental, Inc. personnel in order to complete the above referenced work.

Invoices

ARS Environmental, Inc. will submit invoices to client upon completion of services.

Ownership of Documents

All reports, field data, field notes, laboratory tests data, calculations, estimates, and any other

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documents prepared by ARS Environmental, Inc. as instruments of service shall remain the property of ARS Environmental, Inc..

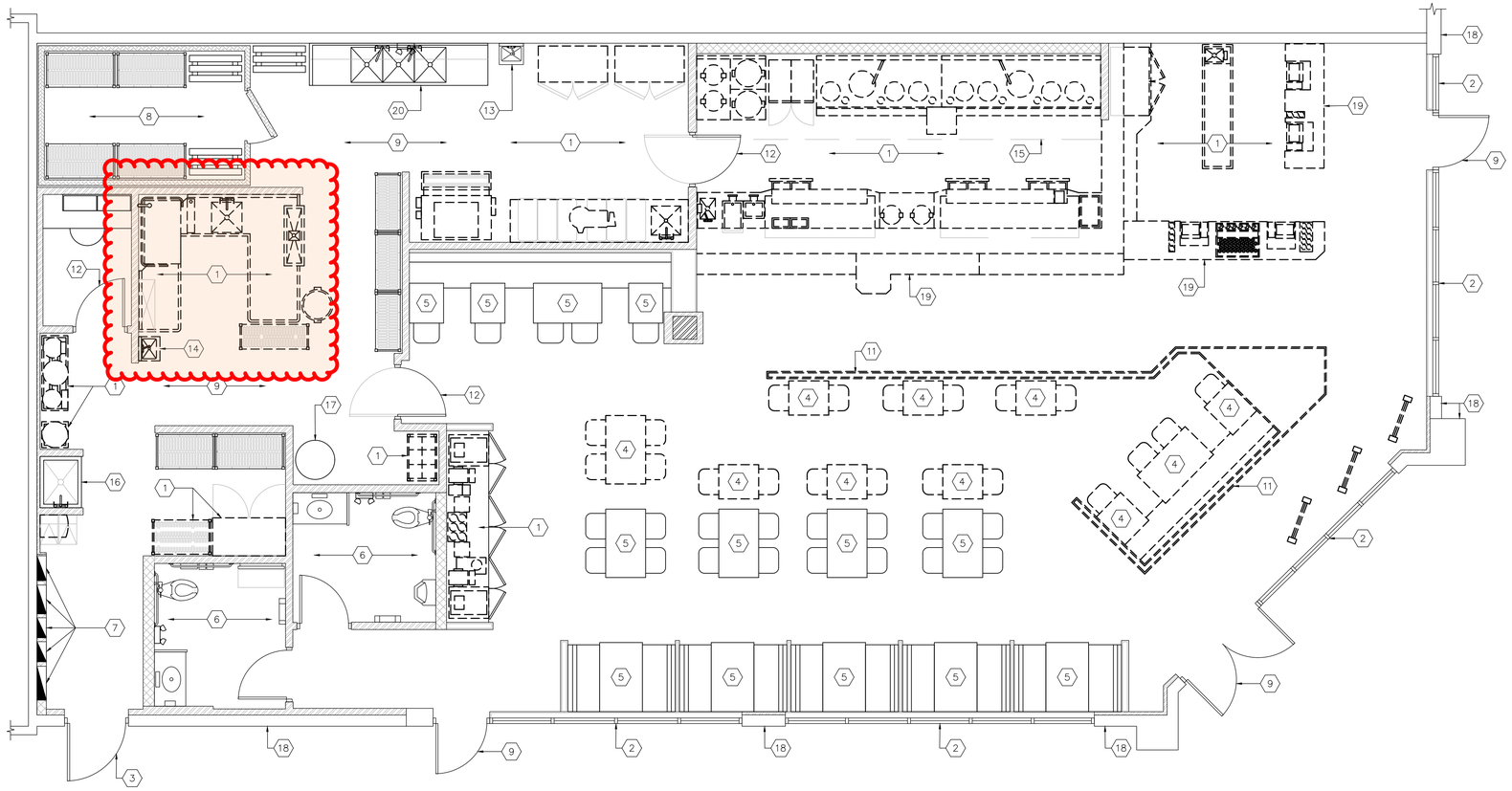
Assumptions and Limitations
The results, findings, conclusions, and recommendations expressed in this report are based only on conditions which were observed during inspections by this report. ARS Environmental, Inc. makes no representation or assumptions as to past conditions or future occurrences.

Assigns
Neither the client nor ARS Environmental, Inc. may delegate, assign, sublet or transfer his duties or interest in this agreement without the written consent of the other party.

Roof Cuts
To obtain accurate information in a roof investigation, roof cuts approximately four inch (4'') squares, may be deemed necessary. It is the responsibility of our client to make appropriate repairs to these roof cuts, using materials consistent with the roofing system and in accordance with any existing material manufacturer's warranties. A roofing contractor or maintenance personnel selected by our client should be on the roof to make any necessary repairs at the time the samples are being obtained. Although, every attempt will be made to make these repaired areas water tight, ARS Environmental, Inc.l will in no way be responsible for any water damage to the roofing system, building, or it's contents resulting from ARS Environmental, Inc. temporary repairs.

Disclaimer
If in the course of a renovation or demolition activity, suspect materials become exposed, All further activity should immediately cease and the status of the material should be determined before proceeding.

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

DEMOLITION NOTES:

1. DEMOLITION CONTRACTOR SHALL GENERALLY DO ANY CUTTING AND REMOVE ALL ITEMS, WHETHER SPECIFICALLY INDICATED OR NOT, WHICH WOULD OBVIOUSLY INTERFERE WITH OR BE INCONGRUOUS TO PROPOSED CONSTRUCTION OF FINISHES.
2. DEMOLITION CONTRACTOR SHALL PROVIDE AND PLACE ALL SHORING OR STRUCTURAL UNDERPINNING REQUIRED TO SUPPORT EXISTING CONSTRUCTION DURING ALL PHASES OF CONSTRUCTION.
3. DEMOLITION CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY TO SUITABLY SCREEN DEMOLITION WORK FROM PUBLIC VIEW AND PROTECT THE PUBLIC'S SAFETY.
4. ALL ITEMS AND FINISHES WHICH ARE TO REMAIN SHALL BE PROTECTED AGAINST DAMAGE DURING DEMOLITION. ANY DAMAGE WHICH OCCURS DURING DEMOLITION SHALL BE CORRECTED BY THE DEMOLITION CONTRACTOR AT THE DEMOLITION CONTRACTOR'S EXPENSE, UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR.
5. ALL DEMOLITION MATERIALS THAT ARE SALVAGEABLE SHALL BE REUSED IN NEW THE NEW CONSTRUCTION AS PER PLAN (IE. STUDS, DOORS, HARDWARE, ETC.). ALL DEMOLISHED MATERIALS THAT ARE NOT SALVAGEABLE MATERIALS BECOME THE PROPERTY OF THE DEMOLITION CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE JOB SITE.
6. THE DEMOLITION CONTRACTOR SHALL PROVIDE ANY BARRICADES, SUPPORTS, RAILINGS, ETC. AS REQUIRED BY OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA) AND TO PROVIDE SAFE WORKING CONDITIONS.
7. ALL WORK WHICH REQUIRES ACCESS TO THE SITE AND AREAS ADJACENT TO THE SITE, SHALL BE COORDINATED WITH THE OWNER/LANDLORD TO MINIMIZE DISTURBANCE AND INCONVENIENCE.
8. ANY ASBESTOS ENCOUNTERED DURING CONSTRUCTION SHALL BE REMOVED OR ENCAPSULATED BY A LICENSED ASBESTOS CONTRACTOR IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
9. BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL VISIT THE SITE, THOROUGHLY FAMILIARIZE THEMSELVES WITH THE PROJECT AND INCLUDE ALL SUCH WORK IN THE BID.

LEGEND

- ELEMENT TO BE REMOVED
- ELEMENT TO REMAIN

(X) KEYED NOTES:

1. EXISTING EQUIPMENT WILL BE REMOVED. EXISTING ELECTRICAL CIRCUITS AND PLUMBING WILL BE CAPPED FOR FUTURE USE.
2. EXISTING STOREFRONT WINDOWS TO REMAIN.
3. EXISTING SERVICE DOOR FRAME AND HARDWARE TO REMAIN.
4. EXISTING DINING ROOM SEATS TO BE REMOVED. EXISTING FLOOR TILE & BASE TILE TO BE REPLACED AS NECESSARY, REPAIR STUDS AND BACK BLOCKING AS REQUIRED.
5. EXISTING DINING ROOM SEATS TO REMAIN.
6. EXISTING RESTROOM TO REMAIN, EXISTING FLOOR TILE & BASE TILE TO REMAIN.
7. EXISTING ELECTRICAL PANELS AND LIGHTING CONTROLS TO REMAIN.
8. EXISTING WALK-IN BOX TO REMAIN.
9. EXISTING ENTRY DOORS, FRAME, AND HARDWARE TO REMAIN..
10. EXISTING INTERIOR PARTITIONS TO REMAIN.
11. EXISTING INTERIOR PARTITION TO BE REMOVED.
12. EXISTING INTERIOR DOOR & FRAME TO REMAIN.
13. EXISTING HAND SINK TO REMAIN.
14. EXISTING HAND SINK TO BE REMOVED.
15. EXISTING HOOD ABOVE TO REMAIN.
16. EXISTING MOP SINK TO REMAIN.
17. EXISTING TANK-LESS WATER HEATER & WATER LINES TO REMAIN.
18. EXISTING CMU EXTERIOR WALL TO REMAIN.
19. EXISTING COUNTER TO BE REMOVED.
20. EXISTING DISH WASH AREA TO REMAIN.

Pinecrest Bakery

NO.	DATE	DRAWN BY:	REVISION	SCALE
DATE 10-27-2025				

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

STATE OF FLORIDA
CHRISTOPHER PATRICK GERSHEN
AR99598
REGISTERED ARCHITECT
STATE OF FLORIDA
REGISTERED ARCHITECT
AR99598

PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

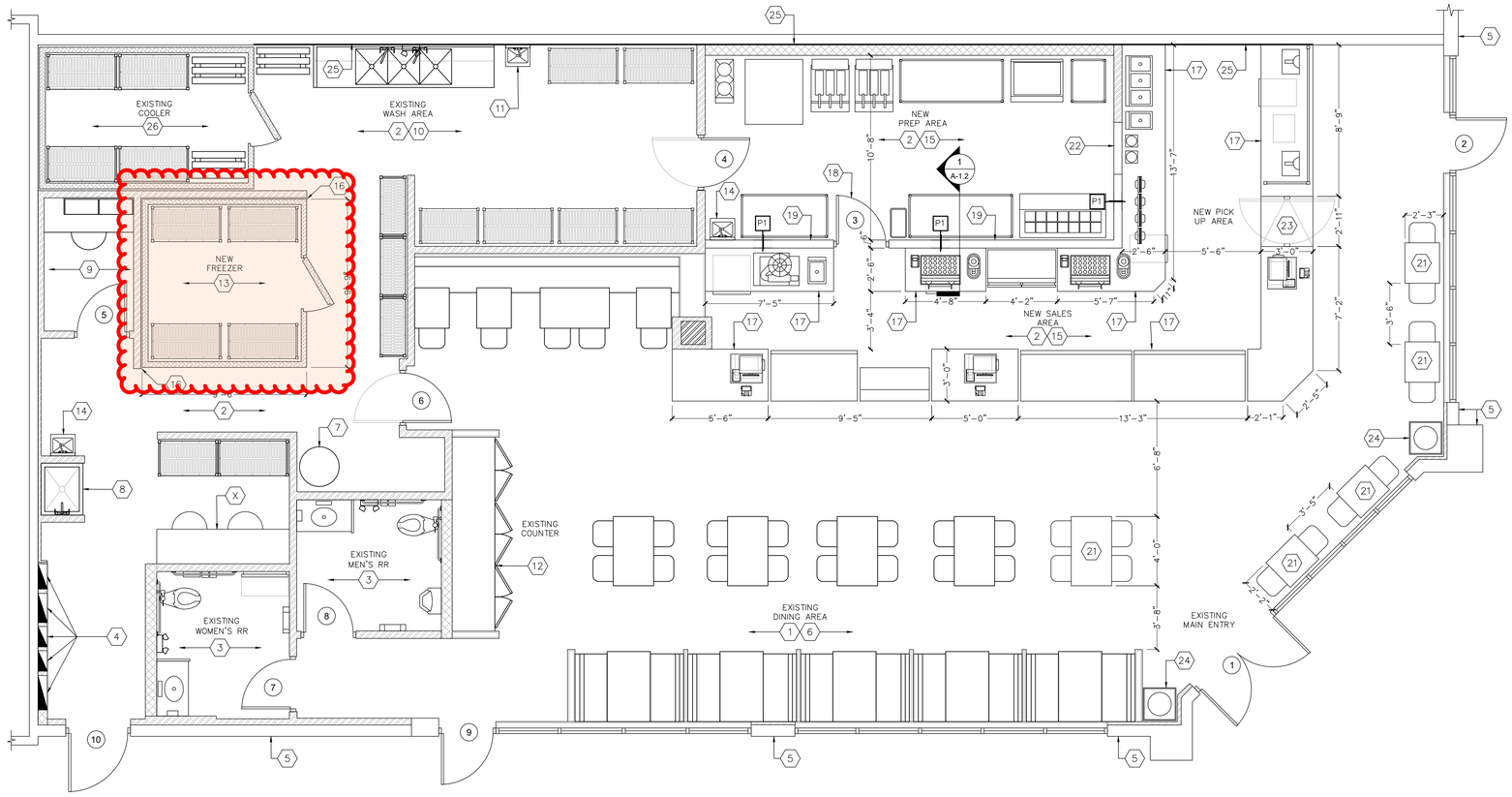
SHEET TITLE
EXISTING FLOOR PLAN

SHEET NO.
A-1.0

JOB NO.
2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226022622 - 10/13/2026 5:42:12 PM
A-1.0.pdf

Examiner	Date Time Stamp	Trade	Stamp Name
MELGAR, MARCO	10/2/2026 11:51:36 AM	DASB	Approved
BARBON, ARACELYS	10/2/2026 12:14:23 PM	DERM	Approved
RIVAS, JUAN	10/13/2026 8:31:36 AM	FIRE	Reference Only.



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

GENERAL NOTES

- ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE TO OPEN FROM EGRESS SIDE AND SHALL COMPLY WITH NFPA 101: 7.2.1.5.1 AND NFPA 101: 7.2.1.5.2
- FIRE EXTINGUISHERS SHALL BE MOUNTED AT 48" A.F.F. AND CURRENTLY DATED AND TAGGED BY LICENSED FIRE EQUIPMENT COMPANY.
- ADDITIONAL EXIT SIGNS AND EMERGENCY LIGHTS MAY BE REQUIRED BY THE FIRE INSPECTOR AT THE TIME OF THE FIRE FINAL INSPECTION.

WALK IN BOX NOTE:
1. WALK IN BOX TO BE SUBMITTED UNDER SEPARATE PERMIT.

(X) KEYED NOTES:

1. EXISTING DINING ROOM SEATS TO REMAIN.
2. EXISTING BOH FLOOR TO REMAIN. REPAIR AND REPLACE TILES AS NECESSARY.
3. EXISTING RESTROOM FIXTURES TO REMAIN. EXISTING FLOOR TILE & BASE TILE TO BE REPLACED AS NECESSARY, REPAIR STUDS AND BACK BLOCKING AS REQUIRED.
4. EXISTING ELECTRIC PANELS AND LIGHTING CONTROLS TO REMAIN.
5. EXISTING EXTERIOR WALL TO REMAIN.
6. EXIST FLOORING TO REMAIN, REPAIR AS NECESSARY.
7. EXISTING THANKLESS WATER HEATER TO REMAIN.
8. EXISTING MOP SINK TO REMAIN.
9. EXISTING OFFICE COUNTER AND CABINETS TO REMAIN.
10. EXISTING WASH AREA TO REMAIN.
11. EXISTING HAND SINK TO REMAIN.
12. EXISTING COUNTER TO REMAIN.
13. NEW FREEZER TO BE INSTALLED.
14. NEW HAND SINK TO BE INSTALLED.
15. NEW KITCHEN EQUIPMENT AS SCHEDULED. REFER TO THE EQUIPMENT SHEET FOR THE LOCATIONS OF THE NEW KITCHEN EQUIPMENT. THE GENERAL CONTRACTOR MUST VERIFY THE DIMENSIONS OF THE WATER AND SANITARY LINES OF THE REMOVED EQUIPMENT TO CONFIRM THE WALL DIMENSIONS AND INSTALL THE NEW ONES IN THE SAME LOCATION.
16. PROVIDE 2" TO 3" AIR GAP BETWEEN WALK-IN BOX AND EXISTING WALLS.
17. NEW SERVICE COUNTER TO BE INSTALLED. REFER TO SHEET A-1.2 FOR DETAILS.
18. NEW DOOR AND FRAME, AS SCHEDULED.
19. NEW NON-LOAD BEARING PARTITION, AS SCHEDULED. REFER TO SHEET A-1.2 FOR DETAILS.
20. NEW HAND SINK TO BE INSTALLED.
21. NEW DINING ROOM SEATS TO BE INSTALLED.
22. NEW PASS THRU WINDOW.
23. NEW DOOR OPENING ON NEW COUNTER.
24. NEW GARBAGE TO BE INSTALLED.
25. EXISTING FIRE RATED, DEMISING PARTITION TO RECEIVE NEW WATERPROOFING, SEE DETAIL "C" ON THIS SHEET.
26. EXISTING WIB TO REMAIN.

(P#) PARTITION TYPE

P1. NEW PARTITION WITH (2) 3-5/8" MTL. STUDS (20 GA.) @ 16" O.C., EXTEND TO UNDERSIDE OF DECK/EXISTING ROOF STRUCTURE. SHEATH BOTH SIDES AS PER SUBSTRATE NOTES BELOW. EXTEND SUBSTRATE 6" ABOVE CEILING.

PARTITION SUBSTRATE NOTES:

A. KITCHEN SIDE OF PARTITIONS/ WALLS TO RECEIVE FRP OVER 5/8" DUROCK WALL BOARD. FINISH AND COLOR SELECTION BY OWNER.
B. RESTROOM SIDE OF PARTITIONS/ WALLS TO RECEIVE NEW FINISHES , OVER 5/8" DUROCK WALL BOARD. REFER TO APPROVED DECOR SHEETS. PROVIDE BATT INSULATION BETWEEN STUDS FOR PRIVACY.
C. DINING AREA SIDE OF PARTITIONS/ WALLS TO RECEIVE NEW FINISH TO MATCH ADJACENT, OVER 5/8" GYPSUM WALL BOARD.

DOOR SCHEDULE

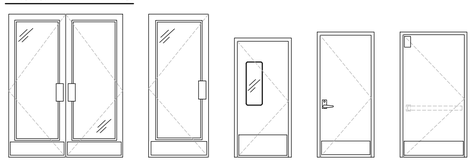
DOOR SCHEDULE

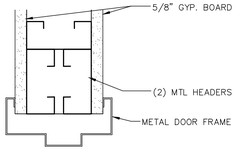
NUMBER	QTY.	SIZE	MATERIAL	FRAME	HARDWARE	NOTES	TYPE
1	2	1 3/4"x3'-0"x8'-0"	ALUM	ALUM	EXISTING	EXISTING TO REMAIN	A
2	1	1 3/4"x3'-0"x8'-0"	ALUM	ALUM	EXISTING	EXISTING TO REMAIN	B
3	1	1 1/4"x3'-0"x6'-8"	SOLID	H.M	HW SET #1	NEW	C
4	1	1 1/4"x3'-0"x6'-8"	SOLID	H.M	EXISTING	EXISTING TO REMAIN	C
5	1	1 3/4"x3'-0"x7'-0"	H.M	H.M	EXISTING	EXISTING TO REMAIN	D
6	1	1 3/4"x3'-0"x6'-8"	SOLID	H.M	EXISTING	EXISTING TO REMAIN	C
7	1	1 3/4"x3'-0"x7'-0"	H.M	H.M	EXISTING	EXISTING TO REMAIN	D
8	1	1 3/4"x3'-0"x7'-0"	H.M	H.M	EXISTING	EXISTING TO REMAIN	D
9	1	1 3/4"x3'-0"x8'-0"	ALUM	ALUM	EXISTING	EXISTING TO REMAIN	B
10	1	1 3/4"x3'-6"x7'-0"	H.M	H.M	EXISTING	EXISTING TO REMAIN	E

NOTE: PROVIDE MINIMUM 6" HIGH ADDRESS NUMBERS ON ALL EXTERIOR DOOR(S)

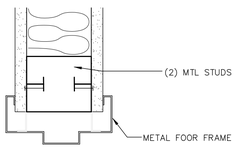
HARDWARE SET NO. 1
HINGES: 2 PAIR - STANDARD, EXTERIOR GRADE
LOCKSET: ENTRY TYPE - (KEYED) W/ ADA COMPLIANT DOOR PULL
MAGLOCK: REFER TO TO SECURITY NOTES

DOOR TYPES

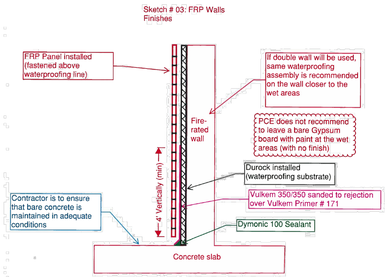




HM FRAME HEADER DETAIL
(A) SCALE: 1/4" = 1'-0"



HM FRAME JAMB DETAIL
(B) SCALE: 1/4" = 1'-0"



WATERPROOFING DETAIL
(C) SCALE: 1/4"= 1'-0"

FIRE
SCOPE OF WORK: APPROVAL FOR SCOPE OF WORK ONLY EXISTING PORTIONS OF THE BUILDING SHALL COMPLY WITH THE PROVISIONS OF EXISTING OCCUPANCIES AS SET FORTH IN THE CURRENTLY ADOPTED FLORIDA FIRE PREVENTION CODE.
FIRE INSPECTOR WILL FIELD VERIFY
RIVAS, JUAN, 10/13/2026 8:30:46 AM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226022622 - 10/13/2026 5:42:12 PM
A-1.1.pdf

Examiner	Date Time Stamp	Trade	Stamp Name
MELGAR, MARCO	10/2/2026 11:51:43 AM	DASB	Approved
BARBON, ARACELYS	10/2/2026 12:14:18 PM	DERM	Approved
RIVAS, JUAN	10/13/2026 8:30:41 AM	FIRE	APPROVED-SCOPE ONLY

Pinecrest Bakery

NO.	DATE	REVISION	DRAWN BY:	SCALE
	10-27-2025			

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

STATE OF FLORIDA
CHRISTOPHER PATRICK GERSHEN
AR99598
REGISTERED ARCHITECT
STATE OF FLORIDA
REGISTERED ARCHITECT
AR99598

PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
PROPOSED FLOOR PLAN

SHEET NO.
A-1.1

JOB NO.
2025040

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

10/2/2026 10:34:17 AM

Contact Name:	Janiel Arias
Contact Email:	ARIASJ@MIAMILAKES-FL.GOV
Tracking Number:	3226022622
Reviews to rework:	DASB,DERM,FIRE
Comments:	

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

10/13/2026 5:42:12 PM

Tracking #	Process #	Permit #
3226022622	M2026022622	2027002358

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

Process #	Review	Disposition	Reviewer	Date
M2026022622	ASBESTOS	A	MELGAR, MARCO	10/2/2026
M2026022622	FIRE	A	RIVAS, JUAN	10/13/2026
M2026022622	GREASE	N	ESPINOZA, RODOLFO	9/2/2026
M2026022622	IMPACT FEES	N	RICHARDSON, KEITH	9/1/2026
M2026022622	RER ENVIRONMENTAL CORE	A	BARBON, ARACELYS	10/2/2026
M2026022622	UPFRONT FEES	A	WEB APPLICATION ID	9/1/2026
M2026022622	WASA	N	COSTA, ALEJANDRO	9/4/2026

Disclaimer.

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

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

Stamp Name	Trade	Disposition	Stamp Description
Approved	DASB	A	Approved
Approved	DERM	A	Approved
APPROVED-SCOPE ONLY	FIRE	A	APPROVAL FOR SCOPE OF WORK ONLY EXISTING PORTIONS OF BUILDINGS SHALL COMPLY WITH THE PROVISIONS OF EXISTING OCCUPANCIES AS SET FORTH IN THE FL FIRE PREVENTION CODE
Approved	FIRE	A	Approved
Reference Only.	FIRE	R	Reference only.

Clerk @ precision-mechanical.net

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

M20260226 22 SME2026-2152 3226022622

PROVIDE MUNICIPAL PROCESS NUMBER HERE

LOCATION OF IMPROVEMENTS

Job Address 15519 NW 67th Ave.

Folio 32-2024-038-0020

Lot _____ Block _____

Subdivision _____ PBpg _____

Metes and bounds _____

CONTRACTOR INFORMATION

Contractor No. CMC1250344

Last four (4) digits of Qualifier No. 1739

Contractor Name Precision Mechanical & Plumbg

Qualifier Name John Hernandez

Address 4633 SW 74th Ave.

City Miami State FL Zip 33155

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 Restaurant

Description of Work New walk-in cooler installation

Sq. Ft. _____ Units _____ Floors _____

Value of Work $9,500.00

PERMIT TYPE

- [✓] MBLD* Category 88
- [ ] MELE
- [ ] MPLU
- [ ] MLPG
- [ ] MMEC
- [ ] FIRE

REVIEW STATUS

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

PROPERTY OWNER'S INFO

Owner TGC 6600 Main Street c/o The

Address 6843 Main St

City Miami Lakes State FL Zip 33014

Phone 305-821-1130

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

PERMIT CONTACT

Name Vladimir Sanchez

Address 4633 SW 74th Ave.

City Miami State FL Zip 33155

Phone 786-296-1105

ARCHITECT / ENGINEER

Owner Chris Vidal/Gershen Associates

Address 8545 SW 129th Terrace

City Miami State FL Zip 33156

Phone 305-661-7122

FIRE SPECIAL REQUEST PLAN REVIEW (SRI)

I am requesting a Special Request Plan Review (SRI) to be scheduled as soon as possible. There is a minimum charge of one-hour. Please contact the Fire Department for current rate.

1st Request: _____ Date: _____

2nd Request: _____ Date: _____

3rd Request: _____ Date: _____

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

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226022622 - 10/13/2026 5:42:12 PM
MDC.pdf
125-101-192 4/23

Examiner	Date Time Stamp	Trade	Stamp Name
BARBON, ARACELYS	9/3/2026 6:59:14 AM	DERM	Approved
RIVAS, JUAN	10/13/2026 8:31:55 AM	FIRE	Reference Only.

Making The World A "COOLER" Place

WORLDWIDE REFRIGERATION INDUSTRIES, INC.

Phone: (305) 882-1002
Fax: (305) 882-1614

December 16, 2013

To Whom It May Concern:

The materials used in the walk-in coolers / freezers manufactured by Worldwide Refrigeration are as follows:

Metal surfaces on walls and ceiling are 26 ga. mill embossed acrylume or 26 ga. white embossed galvalume

Metal wearing surface on a prefabricated panel floor (if provided) is 20 ga. mill smooth galvanized steel

Expanded polystyrene insulation (4-6" thickness, 1 – 2 lb. per cu. ft. density) is UL classified, as follows:

15P1
Foamed Plastic Surface Burning Characteristics

Flame spread - 15
Smoke developed - 80 – 160
R-Factor for 6" high density polystyrene- 32

Thank you for your request for this information. If we may be of any further assistance, please feel free to call.

Sincerely,

Christine Montes
Administration

☑ REVIEWED ☐ REVISE AND SUBMIT
☐ REJECTED ☐ FURNISH AS CORRECTED

Checking is only for general conformance with the design concept of the project and general compliance with the information given in the contract documents. Any action shown is subject to the requirements of the plans and specifications. Contractor is responsible for: dimensions which shall be confirmed and correlated at the job site; fabrication processes and techniques of construction; coordination of his work with that of all other trades; and the satisfactory performance of his work.

BY: Yuliana Lopez DATE: 08/11/2026

GERSHEN ASSOCIATES, P.A.
9769 South Dixie Highway, Suite 202
Miami, Florida 33156

763 West 18th Street • Hialeah, Florida 33010

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226022622 - 10/13/2026 5:42:12 PM
panel specs 1.pdf

KINGSPAN E BOARD EXPANDED POLYSTYRENE RIGID FOAM INSULATION

PHYSICAL PROPERTY	TEST METHOD	RESULT	UNIT
CLASSIFICATION TYPE	ASTM C578	-	TYPE I
CORE DENSITY	ASTM D1622	0.91	lb_m/ft^3
COMPRESSIVE STRENGTH	ASTM D1621	12.4	lb_f/in^2
DIMENSIONAL STABILITY - -40 °F	ASTM D2126	0.33	% LINEAR CHANGE
DIMENSIONAL STABILITY - 158 °F / 97 %RH	ASTM D2126	0.82	% LINEAR CHANGE
THERMAL RESISTANCE (R-VALUE) - 1 INCH THICK	ASTM C518	3.80	$hr\cdot ft^2\cdot F/BTU$
WATER VAPOR TRANSMISSION	ASTM E96	3.22	PERM-IN.
WATER ABSORPTION	ASTM C272	3.40	% VOLUME
FLEXURAL STRENGTH	ASTM C203	27.4	lb_f/in^2
FLAME SPREAD INDEX	ASTM E84	0	-
SMOKE DEVELOPED INDEX	ASTM E84	110	-
MINIMUM SELF IGNITION TEMPERATURE	ASTM D1929	830	°F
MINIMUM FLASH IGNITION TEMPERATURE	ASTM D1929	743	°F
OXYGEN INDEX	ASTM D2863	PASS/FAIL	PASS

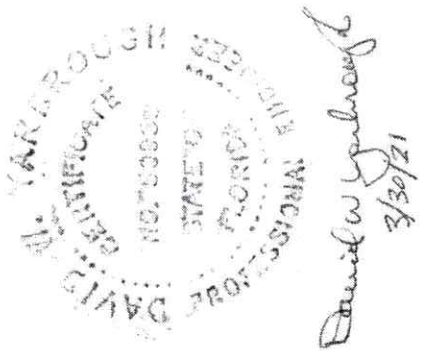
PRODUCT RENEWED
as complying with the Florida Building Code
NOA–No. 21-1228.07
Expiration Date 01/11/2027
By
Miami–Dade Product Control

PRODUCT REVISED
as complying with the Florida Building Code
NOA–No. 21-0419.03
Expiration Date 01/11/2022
By
Miami–Dade Product Control

General Notes

1. Application of Kingspan E BOARD insulation shall comply with all pertinent sections of the Florida Building Code.
2. This product has not been evaluated for outdoor exposure, therefor it shall be fully protected from the elements at all times.
3. This product cannot be used as sheathing and it shall be continuously supported by a structural backing.
4. Installation of KINGSPAN E BOARD may be made with cement mortar on mechanical fasteners in accordance with the recommendation of KINGSPAN INSULATION LLC.

KINGSPAN INSULATION LLC dba DYPLAST PRODUCTS		
12501 NW 38TH AVENUE		
MIAMI, FLORIDA 33054		
KINGSPAN E BOARD EXPANDED POLYSTYRENE RIGID FOAM INSULATION		
DRAWING NO. 01	DRAWING DATE: 3/12/21	SHEET NO. 1 OF 1



Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226022622 - 10/13/2026 5:42:12 PM
Panels NOA.pdf

Heat Transfer Products Group, LLC
A Division of Rheem Manufacturing
201Thomas French Drive
Scottsboro, Alabama 35769

Date: 10 October 2024

SUBJECT: Wind Load Analysis of HTPG ½ to 6HP Multi-Refrigerant Air Cooled Condensing Units

The following wind load analysis applies to all HTPG ½ to 6 HP Multi-Refrigerant Air-Cooled Condensing Units using the following nomenclature description:

R	F	O	N	500	M	48	C	A
1	2	3	4	5	6	7	8	9

The listings below are the positions for the model with a brief explanation.

1 **Branding**: R Russell W Witt K Kramer C ColdZone H HTPG ? Other brands may use single letter code or asterisk "*"
2 **Condenser and Control Type**: B No Flooded Condenser Control (Indoor or Warm Climate Outdoor) F Flooded Condenser Control (Outdoor)
W Water Cooled Condenser R Remote Compressor Unit S Sierra (Special Condenser Outdoor)
3 **Compressor Type**: H Hermetic S Semi-Hermetic O Scroll
4 **Compressor Configuration**: N Single - Horizontal Small
5 **Nominal Size:** XXX Three numbers roughly equal to compressor horsepower times 100
6 **Temperature Range:** L Low Temp M Medium Temp E Extended Temp
7 **Refrigerant Type:** 44 R404A 48 R448A or R449A 4S compressor is rated for all refrigerants.
4A A2L Refrigerants R454A/R454B/R454C/R455A/R32
8 **Voltage/Phase/Frequency Code:** C 230/1/60 D 208-230/1/60 E 208-230/3/60 G 460/3/60 V 208/3/60 W 230/3/60 Q 575/3/60
9 **Revision Code:** Starting with letter A

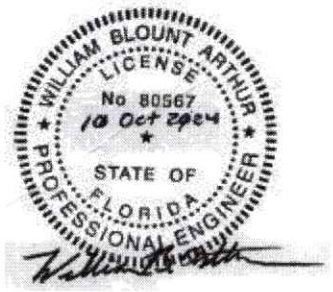
The wind load analysis has determined these multi-refrigerant air-cooled condensing units are in accordance with ASCE/SEI 7-22, Florida Building Code Eighth Edition (2023) for the following location:

Installation location: Miami – Dade County, Florida **Installation Height:** 60 feet

Roof Mounting Requirement

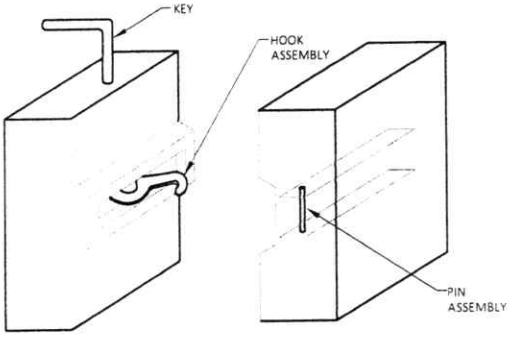
Cabinet Size	Number of Attachment Points	Max. Force at Each Attachment Point		Max Unit, Hurricane Net Overturning Moment (lbs.ft)
		Hurricane Tension, Net Uplift Load (lbs.)	Hurricane Shear, Horizontal Load (lbs.)	
FM1	4	169	114	797
FM2	4	262	154	1,027
FM3	4	290	174	1,136
FM4	4	554	318	2,624

Using a roof curb to install these condensing units requires a metal mounting surface with stand details to be provided by the selected mechanical contractor at the job site.

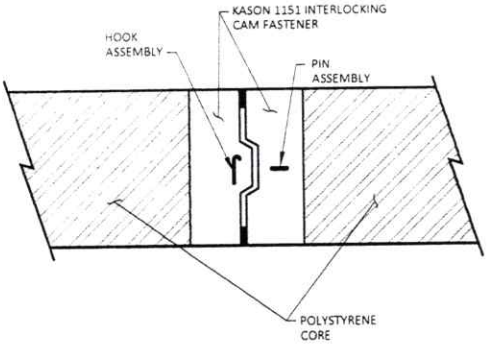


Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226022622 - 10/13/2026 5:42:12 PM
Panels NOA.pdf

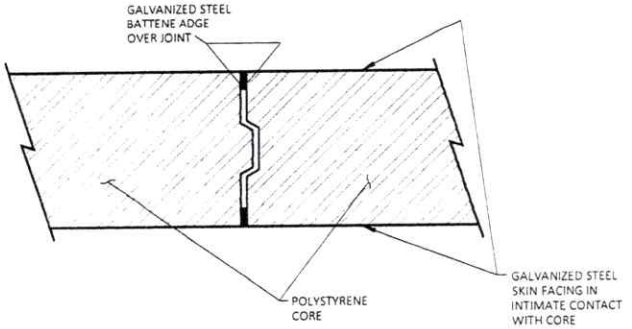
PANEL SPECIFICATION - E.I.S.A. COMPLIANCE



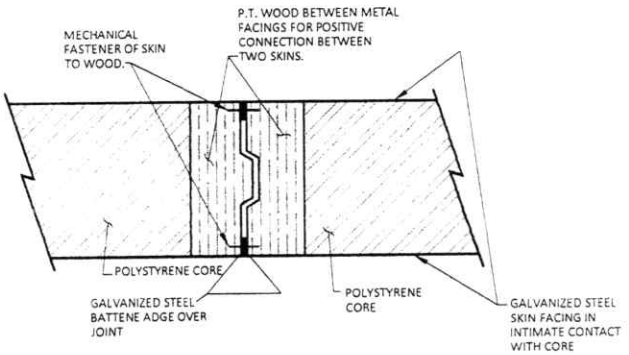
DETAIL



CROSS SECTION THROUGH CAM FASTENER JOINT



CROSS SECTION THROUGH INSULATION AT JOINT



CROSS SECTION THROUGH BLOCKING AT JOINT

All chamber panels are structural insulated panels, created by laminating a metal skin on to expanded polystyrene core.

POLYSTYRENE CHARACTERISTICS:
Insulation shall be a Class 1, expanded polystyrene.
The thermal conductivity factor ("K") shall not exceed 0.24 BTU/H/Sq.Ft/°F/In. Insulation shall be a 97% closed cell structure, UL classified 15 flame spread, 125 smoked developed. the ("R") factors are as follow :

Cooler :
4" Insulation R factor 28
6" Insulation R factor 32
A variety of other thicknesses, densities and R factors available.

FOAM THICKNESS OPTIONS : 4" & 6"

METAL SKIN OPTIONS:
The following standard metal finishes are available:

26 gauge/ 0.019" (0.5 mm) natural finish embossed galvalume or galvanized steel with acrylic coating.
26 gauge/ 0.019" (0.5 mm) white finish embossed galvalume or galvanized steel with acrylic coating.
26 gauge/ 0.019" (0.5 mm) natural finish smooth G90 galvanized steel with proprietary coating.
22 gauge/ 0.024" (0.6 mm) white embossed aluminum.
20 gauge/ 0.032" (0.8 mm) white embossed aluminum.
24 gauge/ 0.024" (0.6 mm) smooth stainless steel, #304, type 3 finish.

Other finishes and thicknesses are available upon request.

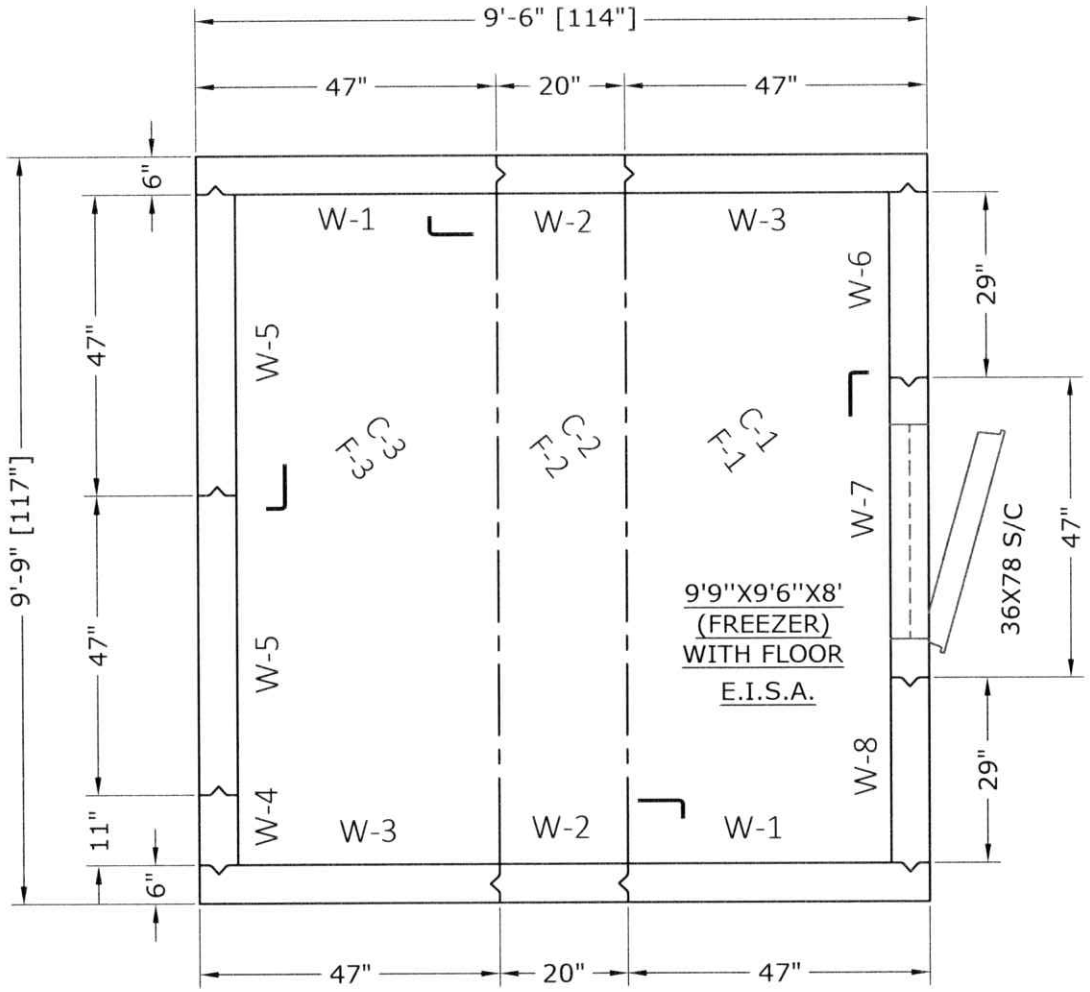
LAMINATION:
Panels are pressure laminated metal skins to EPS core with a continuous coating of one part urethane adhesive; HENKEL corporatioproduct LOCTITE UR 8340, DR 227KG.

PANEL CONNECTIONS OPTIONS:
Snap Panel: See "Snap Panel Specs" drawing for details
Cam Lock Panels: actuated with hex wrenches, are installed at intervals along all sides. Used mostly in smaller chambers and spaces with limited/reduced access. Panels are typically sealed together with caulking silicone or optionally with gaskets

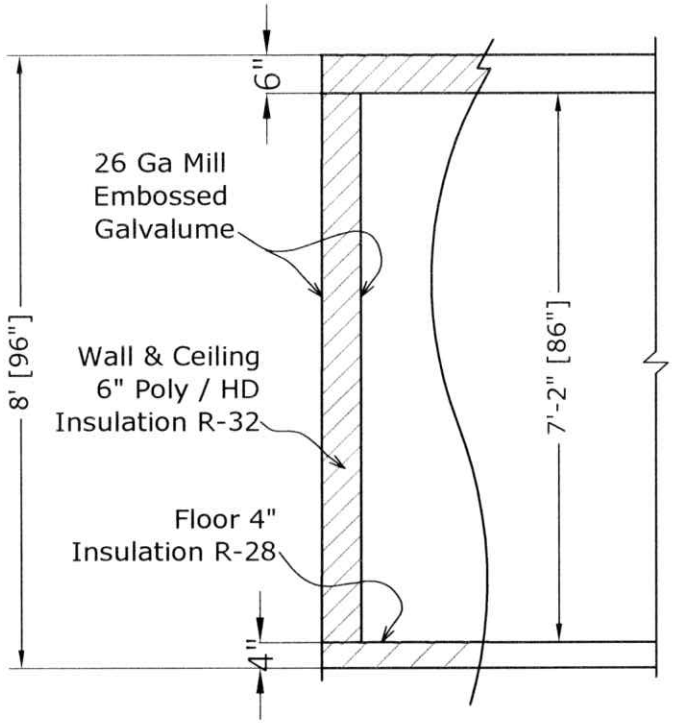


Worldwide Refrigeration
763 W 18 St. Hialeah, FL 33010
305-882-1002 305-882-1614 Fax

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Panels NOA.pdf



L = LOCK FROM THIS SIDE



NOTES:

ALLOW A MINIMUM OF 2" CLEARANCE BETWEEN CHAMBER & ANY WALLS OR FIXTURES.

FLOOR MUST BE SMOOTH & LEVEL FOR PROPER INSTALLATION.

WALL PANELS ARE LABELED ON THE BOTTOM OF THE PANEL.

L = LOCK FROM THIS SIDE

Paper Size: Letter

E.I.S.A.

PLEASE REVIEW, SIGN & FAX DRAWING BACK TO US, SO WE CAN PROCESS YOUR ORDER.

APPROVED BY CUSTOMER

PLEASE CHECK ONE

☐ AS DRAWN ☐ AS NOTED

BY: _____

DATE: _____

COLOR : MILL

CUSTOMER:	PINECREST BAKERY
TITLE:	APPROVAL DRWG.
JOB #:	-
Quote #:	-
DATE CREATED:	2-10-2026
DRAWN BY:	NORVENIS G

MAKING THE WORLD A "COOLER" PLACE

© 2021 by Worldwide Refrigeration

763 W 18 St. Hialeah, FL 33010
305-882-1002 305-882-1614 Fax

Miami Dade County Department of Regulatory and Economic Resources - Job ASOD
3226022622 - 10/13/2026 5:42:12 PM
Pinecrest Drawing.pdf

Examiner	Date Time Stamp	Trade Stamp	Name
BARBON, ARACELYS	9/3/2026 6:59:07 AM	DERM	Approved
RIVAS, JUAN	10/13/2026 8:32:01 AM	FIRE	Approved

3220130010430

Miami Lakes
15700 NW 67th Avenue #301
Miami Lakes, FL 33014
(306) 364-6100

Miami Lakes
Certificate of Use

Name and Address of Licensee:

PEI WEI ASIAN DINNER #166
15501 NW 67 AVE
Miami Lakes, FL

Name and Address of Owner:

GRAHAM COMPANIES
15501 NW 67 AVE
MIAMI LAKES,FL

Approved Occupancy Use:

RESTAURANT

Remarks:

BU-3

C.U. No. U2007-4178

12/24/2007
Date of Issue

Zoning Department
Miami Lakes
15700 NW 67th Avenue #301
Miami Lakes, FL 33014
(306) 364-6100

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

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226022622 - 10/13/2026 5:42:12 PM
PREVIOUS CERTIFICATE OF USE - U2007-4178.pdf
Examiner Date Time Stamp Trade Stamp Name
RIVAS, JUAN 10/13/2026 8:30:26 AM FIRE Reference Only.

Application for Certificate of Use

Date: 12/31/07 Process #: U2007-4178

Folio: 32-2013-001-0430 S_____ T_____ R_____

Business Information

Location Address: 15519 NW 67th Avenue Unit/Suite: _____

City: Miami Lakes State: FL Zip Code: 33014

Mailing Address: Attn: Legal Department, 7676 E. Pinnacle Peak Road

City: Scottsdale State: AZ Zip Code: 85255

Name of Business/DBA: Pei Wei Asian Diner #166

Corporate Name: Pei Wei Asian Diner, Inc.

Corporate Officer/Owner: Tracy Durchslag Title: Assistant Secretary

Phone Number: (480)888-3000 Size of Space (Sq. Feet) 3,154 sq. ft.

Cell Number: N/A Fax Number: (480)888-3002

Are you sharing spaces with another business? Yes_____ No ✓

Will used merchandise be sold on the property? Yes_____ No ✓

Describe the type of business Full service restaurant

□ Office □ Home Office □ Apt # ☑ Retail □ Warehouse □ Other_____

Signature of application verifies the above information is true and correct. I understand the conditions under which my Certificate of Use is being approved and accepted that no charges or refunds can be made once issued. I am authorized to sign for the business and understand that any misrepresentation of information on this application may result in the revocation of the Certificate of Use. And or possible enforcement action being initiated against the business and or its authorized representatives. I further understand that a separate Certificate of Occupancy is also required and is obtainable from the Building Department.

X Mary Anne Ferrell, Power of Attorney
Print Name

X _____
Signature

Departmental Use Only

Zoning: BU-2 Processor: _____

Conditions under which approved: RESTAURANT

TOWN OF MIAMI LAKES ZONING 12/31/07 APPROVED

Resolutions: _____

Permit Number: _____ Approved By: _____

Inspection Date: _____ Approval Date: _____

Inspection Required: □Yes □No Inspected By: _____

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
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PREVIOUS CERTIFICATE OF USE - U2007-4178.pdf
Examiner Date Time Stamp Trade Stamp Name
RIVAS, JUAN 10/13/2026 8:30:26 AM FIRE Reference Only.

15519 NW 67 Ave

X20080010584

Department of Environmental Resources Management
Miami-Dade County
Office of Plan Review Services

Occupational License Review

Review Discipline	Approved	Date	Disapproved	Date
Fire		12-31-07		
Industrial Facilities				
Wastewater				

may 70 seats must comply with GT# 7444 conditions

Final DERM Approval

Signature 12-31-07 Date

Permit is not valid until final Departmental approval is issued by the Office of Plan Review

32-2013-055-0010
(15615 Ludlam Rd)
2007-A-05441 (may 70 seats)
SHELL (2005-06607-1047-3494)
(32-2013-001-0430)

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PREVIOUS CERTIFICATE OF USE - U2007-4178.pdf
Examiner Date Time Stamp Trade Stamp Name
RIVAS, JUAN 10/13/2026 8:30:26 AM FIRE Reference Only.

MIAMI LAKES
Growing Beautifully

Address: 15519 NW 67 AVE	
Folio #: 3220240380020	
MDC Process #: 3226022622	
MDC Tracking #: M20260226622	
Job Description: WALK IN COOLER	

Master Permit #: BLC2026-0136 Sub Permit #: SME2026-2152 Revision #:

OFFICE USE ONLY

	Approved	Date	Disapproved		Approved	Date	Disapproved		Approved	Date	Disapproved
ZONING	Date			BUILDING	Date			STRUCT.	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:	

Issuing Clerk: Date: ___/___/___

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
3226022622 - 10/13/2026 5:42:12 PM
TOML PERMIT APP SME2026-2152.pdf

MIAMI LAKES
Growing Beautifully

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

BUILDING PERMIT APPLICATION

Job Address: 15519 NW 67th Ave.

Unit #: n/a

Folio #: 32- 2024-038-0020 Owner-Builder: ☐

Master Permit #: BLC2026-0136 Sub Permit #: SME2026-2152 Revision #: _____

OWNER INFORMATION

NAME : TGC 6600 MAIN STREET LLC

Address: 6843 MAIN ST

City, State, Zip MIAMI LAKES FL

Phone #: Cell #:

Email Address:

LEGAL USE/ WORK

Current Use of Property: Existing restaurant

Job Description New walk-in cooler

JOB COST $ $15,000.00 AREA/LENGTH: ____ SF/LF

Residential ☐ Multi-Family ☑ Commercial ☐ Industrial ☐

Code in Effect: FBC 2023

Occupancy: A-2

Construction Type:

Flood Zone/B.F.E.: exist. F.F.E.: exist.

CONTRACTOR INFORMATION

Company Name: Precision Mechanical & Plumbing

Qualifier Name: John Hernandez

License # CMC1250344

Address 4633 SW 74th Ave.

City, State, Zip Miami FL 33155

Phone #: 786-485-4994 Cell #:

Email Address: clerk@precision-mechanical.net

ARCHITECT/ ENGINEER

Firm Name: Gershen Associates

A/E of record: Chris Vidal/Gershen Assoc., PA

License # AR99598

Address 8545 SW 129th TERR

City, State, Zip Miami FL 33156

Phone #: 3056617122 Cell #:

Email Address: accounting@gershenassociates.com

Permit Type -- Check only One

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

Change to Permit -- Check only One

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

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

X _____ Date 7/28/26
Signature of Owner or Owner's Agent

Print Name of Owner or Owner's Agent

STATE OF Florida COUNTY OF Miami-Dade

Sworn to and subscribed before me this 28th of July 2026

by Joel Rodriguez

Personally known ☑ or I.D. _____

ANTONELA PRIAMBO
Notary Public - State of Florida
Commission # HH 595344
My Comm. Expires Sep 19, 2028
Bonded through National Notary Assn.

X _____ Date 4/24/26
Signature of Qualifier

Print Name of Qualifier

STATE OF Florida COUNTY OF Miami-Dade

Sworn to and subscribed before me this 24, July 2026

by John Abouarcke 7

Personally known ☑ or I.D. _____

ANGELA A. DUVERGEL
MY COMMISSION EXPIRES 04-2026
NOTARY PUBLIC
COMM. # HH 388149
STATE OF FLORIDA
SEAL

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

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

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TOML PERMIT APP SME2026-2152.pdf