Landscape Area	179.7 SQ FT
Brick Paved Pool Deck	169.4 SQ FT
Brick Paved Driveway	426.0 SQ FT
Sandstone Pavers	159.5 SQ FT
Wood Trellis	33.8 SQ FT
Brick Paved Walkway	121.5 SQ FT
6" High Wood Fence	275.4 FT
Existing Wood Fence To Be Removed	135.2 FT
4" High Fence W/Masonry Wall (2'-6" H) W/Metal Railing (1...	80.9 FT

COTTAGE	627	
NEW		
MAIN HOUSE ADDITION	490	
COTTAGE - ADDITION	436	
TOTAL	2,802	26.68%

LOT COVERAGE: 5,250 S.F. MAX. ALLOWED

GREEN SPACE

25% MIN. OF LOT NET AREA
LOT NET AREA: 10,500 S.F.
25% OF 10,500 S.F. = 2,625 S.F. MIN. REQUIRED

REQUIRED	PROVIDED	
2,625 S.F.	MAIN HOUSE	1,749 S.F.
	PAVED POOL DECK	1,337
	SWIMMING POOL	416
	EXISTG. PAVED PARKING FRONT	244
	PAVED AREA NEW	1,271
	NEW FENCE WALLS	51
	STEPS #1 -ENTRY	28
	STEPS #2	45
	STEPS #3	80
	COTTAGE	1,056
	TOTAL IMPERVIOUS AREA	6,277 S.F.
	10,500 S.F. - 6,277 S.F.= 4,223 S.F. GREEN SPACE (40.21%)	

DENSITY - BUILDING #1 - MAIN HOUSE

SEE CITY OF MIAMI HEPB RESOLUTION, ENACTMENT NUMBER: HEPB-R-23-032

SETBACK	REQUIRED	PROVIDED
PRINCIPAL FRONT	20'-0"	18'-1" EXISTING NON-CONFORMING 18'-0" EXISTING NON-COMFORMING
SIDES 20% LOT WIDTH MIN. LOT WIDTH = 100'-0' 20% OF 100'-0" = 20'-0"	5'-0" MIN. 20'-0" TOTAL	4'-6" N.E. CORNER - WAIVER REQUIRED 4'-7" S.E. CORNER - WAIVER REQUIRED 2'-6" BAY WINDOW ENCROACHMENT MIAMI 21 - 5.3.2 BLDG. CONFIGURATION T-3 (b)
REAR	20'-0"	38' - 8 3/4"
MAXIMUM HEIGHT	2 STORIES MAX. 25'-0"	2 STORIES MAX.

DENSITY - BUILDING #2 - COTTAGE

SEE CITY OF MIAMI HEPB RESOLUTION, ENACTMENT NUMBER: HEPB-R-23-032

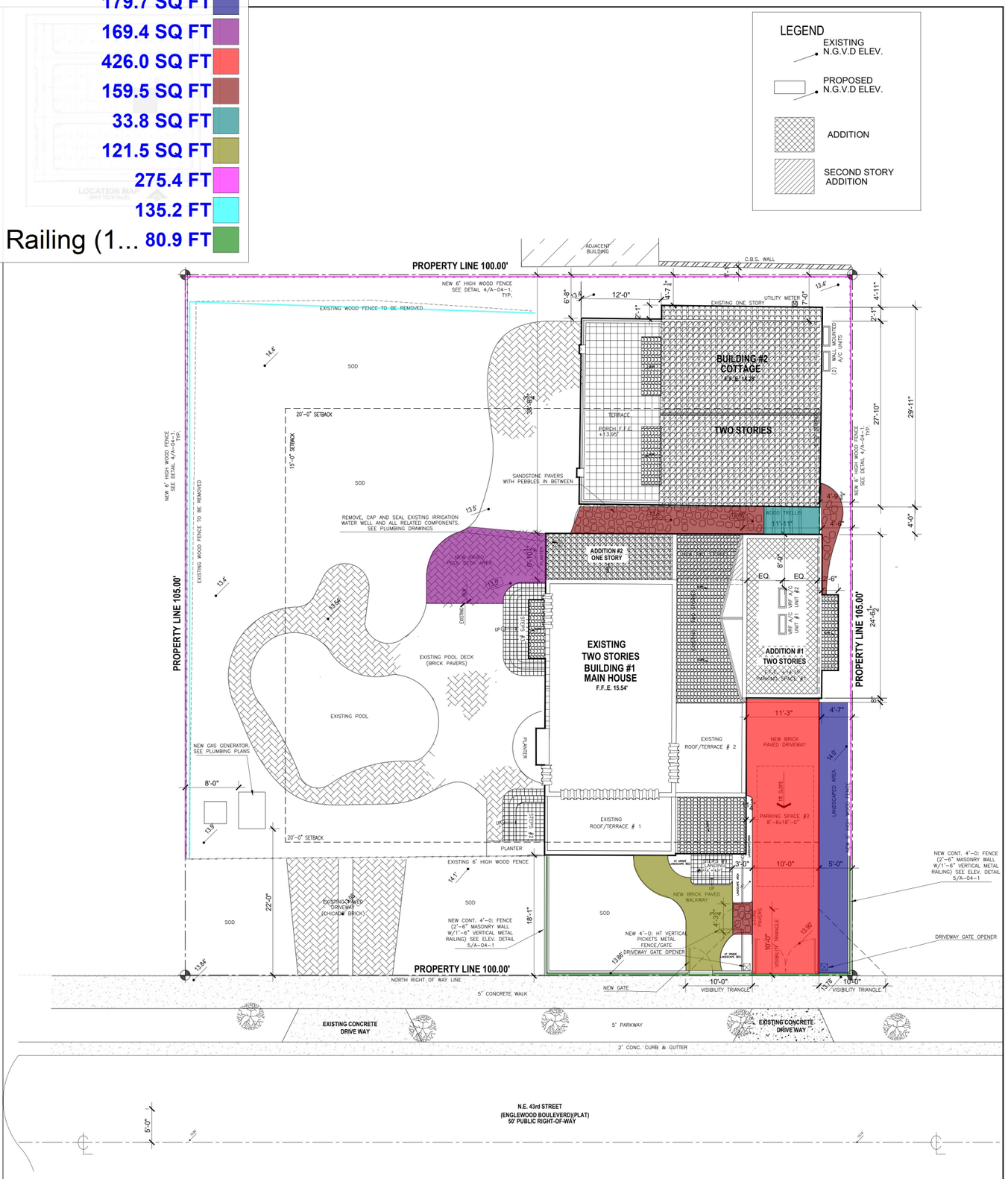
SETBACK	REQUIRED	PROVIDED
PRINCIPAL FRONT	20'-0"	70'- 2 1/2"
SIDES	5'-0"	EAST SIDE: 4'-9 3/4" EXISTING NON-CONFORMING, 1st. FLOOR 4'-9 3/4" 2nd. FLOOR - WAIVER REQ'D. WEST SIDE: 59'-9 1/4"
LOT WIDTH = 100'-0' 20% OF 100'-0" = 20'-0"		
REAR	20'-0"	FIRST FLOOR: 4'-7 1/4" EXISTING NON-CONFORMING 1st. FLOOR N.W. CORNER 4'-11" EXISTING NON-CONFORMING 1st. FLOOR N.E. CORNER 6'-8" 1st. FLOOR N.W. CORNER - WAIVER REQ'D. SECOND FLOOR: (WAIVER REQUIRED) 6'-8" SECOND FLOOR NW. CORNER 7'-0" SECOND FLOOR N.E. CORNER
MAXIMUM HEIGHT	2 STORIES MAX. PITCHED ROOF 25'-0" TO EAVE	2 STORIES MAX.

OFF-STREET - PARKING	REQUIRED	PROVIDED
	2	2

BUILDING AREA

	EXISTING S.F.	NEW S.F.	TOTAL S.F.
MAIN HOUSE			
FIRST LEVEL	1,141	435	1,576
SECOND LEVEL	742	341	1,083
TOTAL	1,883	776	2,659
COTTAGE			
FIRST LEVEL	561	436	997
SECOND LEVEL	–	594	594
TOTAL	561	1,030	1,591
TOTAL BUILDING AREA	2,444	1,806	4,250

1 PROJECT INFORMATION - ZONING DATA



2 SITE PLAN
1/8" = 1'-0"

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin Architect P.A.
www.wbmarchitect.com
560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381
FL #AA0003400 – FL #AR0013832

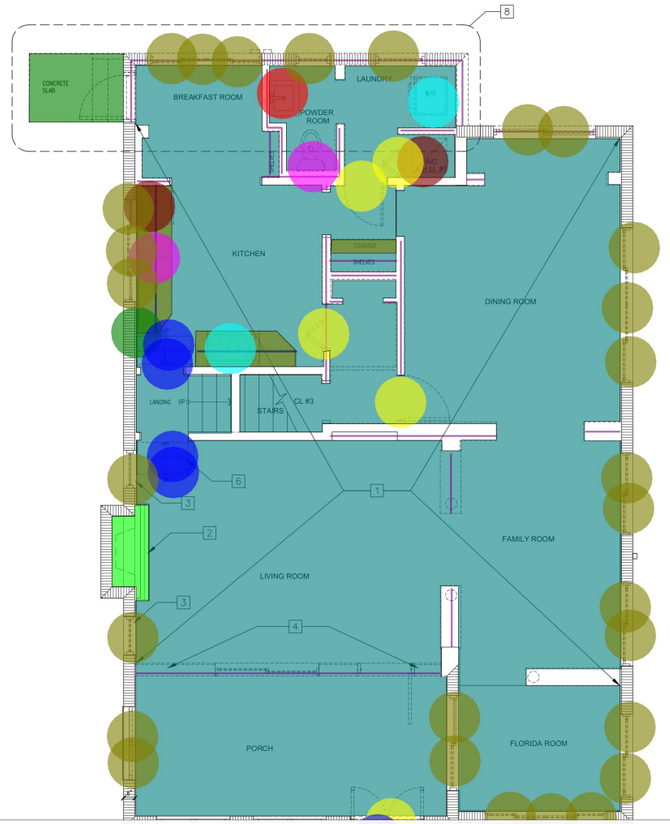
SHEET TITLE

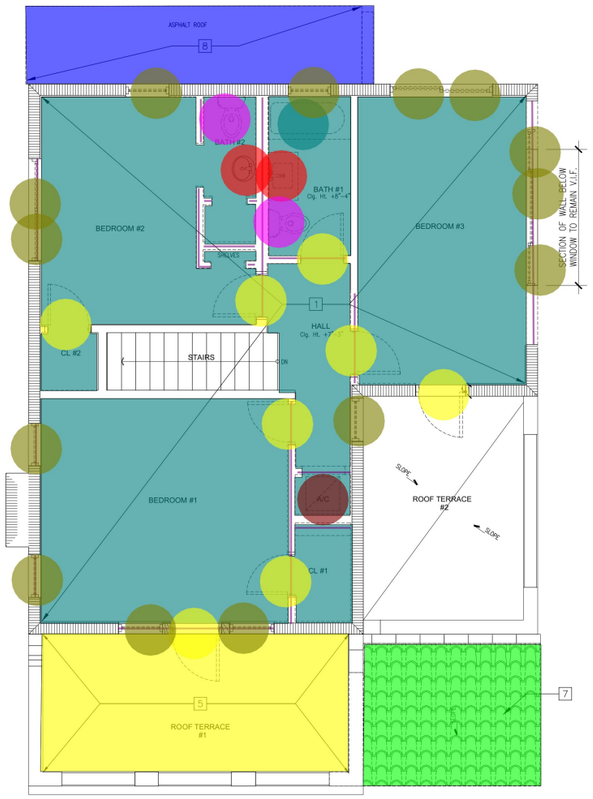
PROJECT INFORMATION
ZONING DATA
SITE PLAN

William B Medellin
Digitally signed by William B Medellin
Date: 2024.06.03 11:09:46 -04'00'

WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400

ISSUE DATE:	PERMIT SET 5/31/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	A-01-1-2





Existing Floor To Be Removed	1630.2 SQ FT
Existing Concrete Slab To Be Removed	20.1 SQ FT
Existing Countertop To Be Removed	28.5 SQ FT
Existing Fireplace To Be Removed	9.0 SQ FT
Existing On Strory To Be Remooved	84.7 SQ FT
Existing Roof Framing To Be Removed	132.1 SQ FT
Existing Roof Tile To Be Removed	78.1 SQ FT
Existing Wall To Be Removed	191.6 FT
Existing Cabinet To Be Removed	13.8 FT
Existing Shelves To Removed	6.2 FT
Existing AC Unit To Be Removed	2.0 EA
Existing Bath Tub To Be Removed	1.0 EA
Existing Cooking Range To Be Removed	1.0 EA
Existing Countertop To Be Removed	1.0 EA
Existing Dishwasher To Be Removed	1.0 EA
Existing Door To Be Removed	13.0 EA
Existing Kitchen Sink To Be Removed	1.0 EA
Existing Lavatorty To Be Removed	3.0 EA
Existing Stair Step To Be Removed	6.0 EA
Existing Washer/Dryer To Be Removed	1.0 EA
Existing Water Closet	3.0 EA
Existing Window To Be Removed	42.0 EA

2 SECOND FLOOR PLAN
1/4" = 1 - 0"

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com
560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381
FL #AA0003400 - FL #AR0013832

SHEET TITLE

MAIN HOUSE
FIRST FLOOR PLAN
SECOND FLOOR PLAN
DEMOLITION

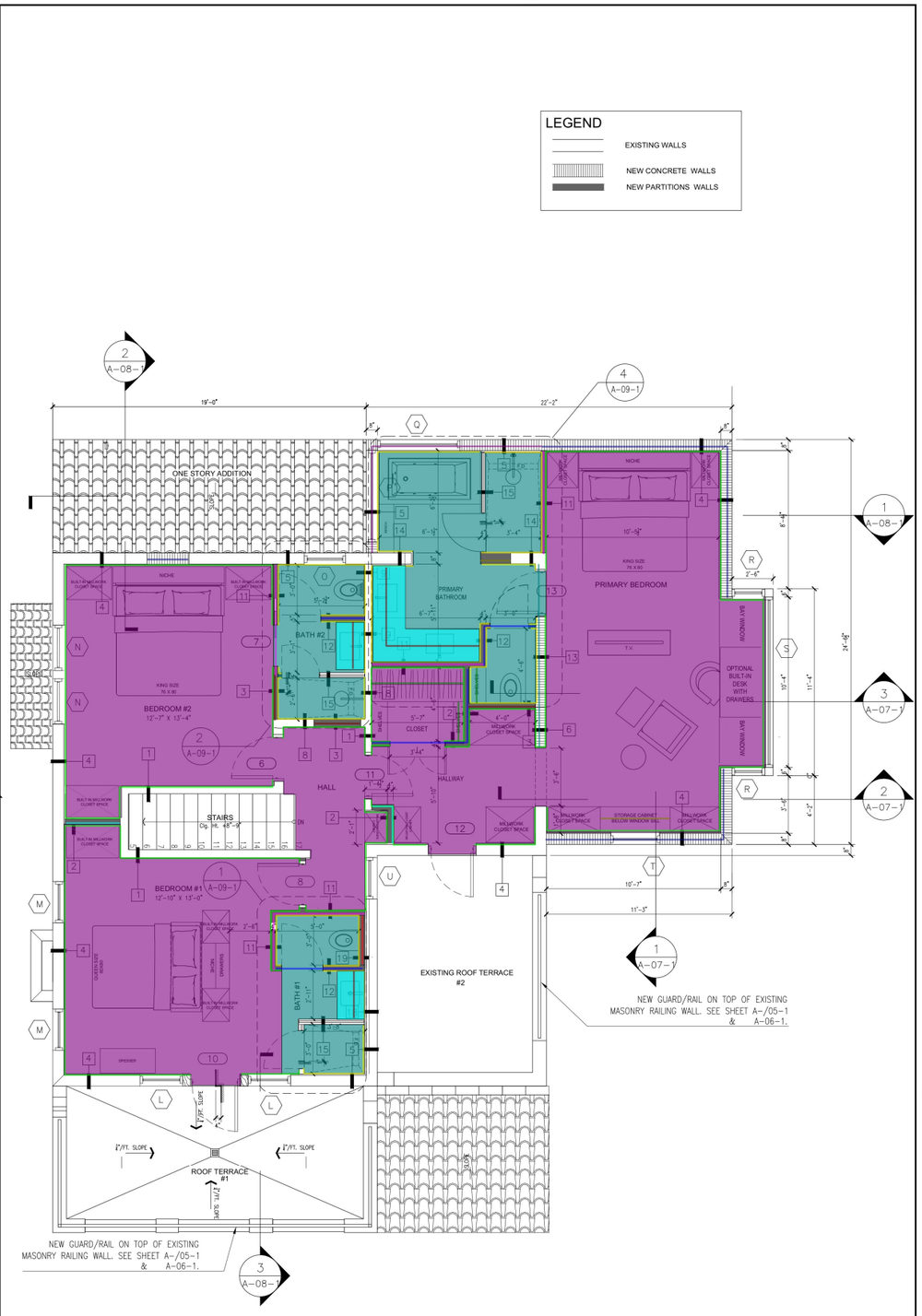
William B Medellin
Digitally signed by William B Medellin
Date: 2024.06.03 11:10:32 -04'00'

ISSUE DATE:	PERMIT SET 5/31/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	A-02-1

WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400

Wood Finish Floor	1874.7 SQ FT
Micro-Cement Floor	253.4 SQ FT
Tile Floor	143.0 SQ FT
Wood Base	459.7 FT
Tile Base	142.9 FT
Wall Type-2	18.4 FT
Wall Type-3	23.9 FT
Wall Type-4	46.1 FT
Wall Type-5	16.8 FT
Wall Type-6	11.1 FT
Wall Type-8	3.3 FT
Wall Type-10	32.0 FT
Wall Type-11	40.1 FT
Wall Type-12	23.6 FT
Wall Type-14	1.8 FT
Wall Type-19	3.0 FT
Countertop	74.5 SQ FT
Vanity Top	35.1 SQ FT
Base Cabinet	44.6 FT
Upper Cabinet	34.4 FT
Vanity Cabinet	19.1 FT
Shelves	10.0 FT

1 FIRST FLOOR PLAN
1/4" = 1 - 0"



2 SECOND FLOOR PLAN
1/4" = 1 - 0"

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE

REVISIONS/SUBMISSIONS (*)

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com

560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381

FL #AA0003400 – FL #AR0013832

SHEET TITLE

MAIN HOUSE

FIRST FLOOR PLAN
SECOND FLOOR PLAN

William B. Medellin

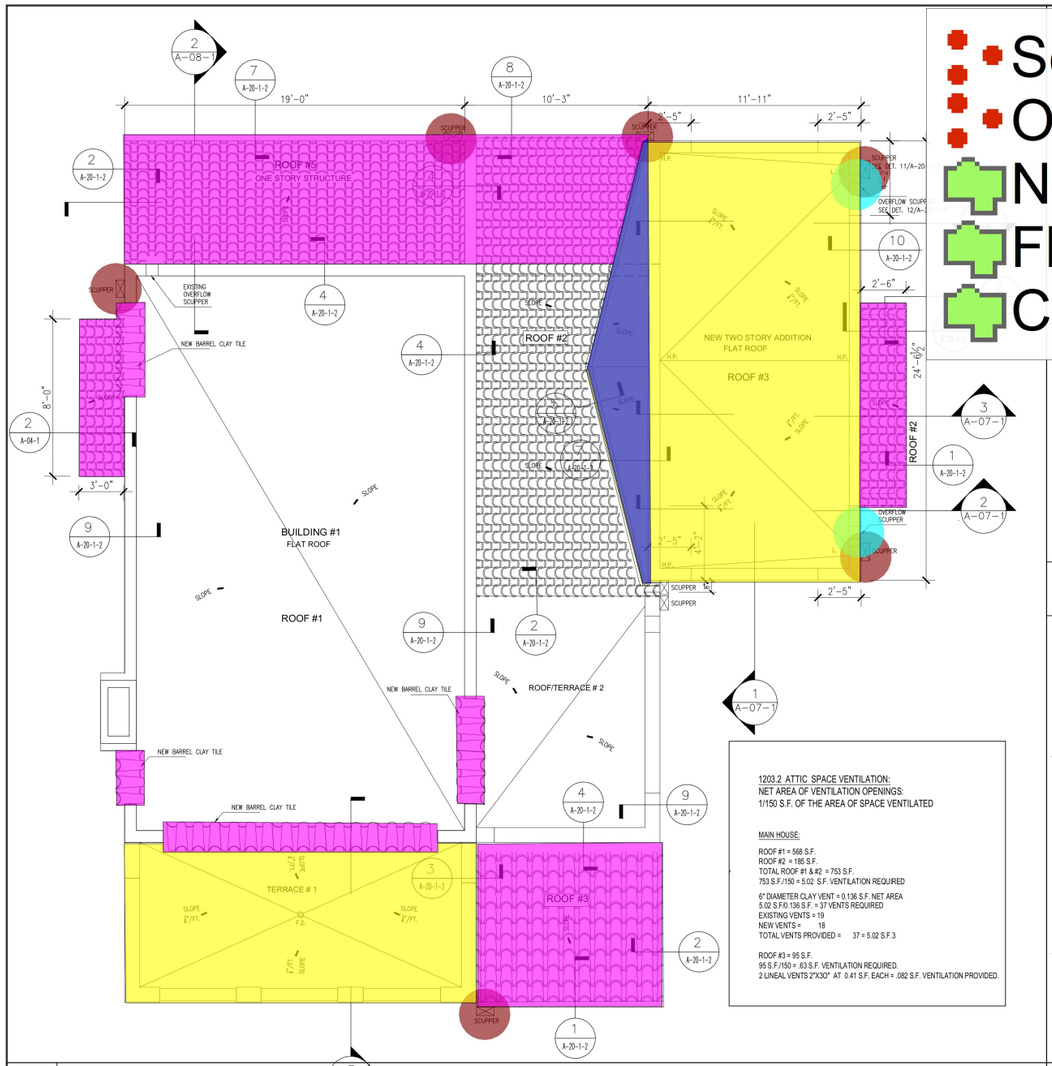
Digitally signed by William B. Medellin
Date: 2024.06.04 14:16:52 -04'00'

WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400

ISSUE DATE: PERMIT SET	5/31/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	

A-03-1

Scupper	6.0 EA
Overflow Scupper	2.0 EA
New Barrel Caly Tile Roof	396.7 SQ FT
Flat Roof	504.5 SQ FT
Cricket Roof	47.4 SQ FT



1203.2 ATTIC SPACE VENTILATION:
NET AREA OF VENTILATION OPENINGS:
1/150 S.F. OF THE AREA OF SPACE VENTILATED

MAIN HOUSE:

ROOF #1 = 568 S.F.
ROOF #2 = 185 S.F.
TOTAL ROOF #1 & #2 = 753 S.F.
753 S.F./150 = 5.02 S.F. VENTILATION REQUIRED

6" DIAMETER CLAY VENT = 0.136 S.F. NET AREA
5.02 S.F./0.136 S.F. = 37 VENTS REQUIRED
EXISTING VENTS = 19
NEW VENTS = 18
TOTAL VENTS PROVIDED = 37 = 5.02 S.F.3

ROOF #3 = 95 S.F.
95 S.F./150 = .63 S.F. VENTILATION REQUIRED.
2 LINEAL VENTS 2"X30" AT 0.41 S.F. EACH = .082 S.F. VENTILATION PROVIDED.

1 ROOF FLOOR PLAN
1/4"=1'-0"

NOTES:
1. FINISH SIDE OF ALL WOOD FENCES MUST FACE OUTWARD TOWARD NEIGHBORING PROPERTY OR STREET PER ZONING CODE 33-11.
2. IN POOL BARRIERS, THE SPACING BETWEEN THE VERTICAL MEMBERS SHALL NOT EXCEED 1¾ INCHES IN WIDTH. FBC R. SECT. 4501.17.1.4.

NOTE: POST FOUNDATION HOLE INSPECTION IS REQUIRED

4 WOOD FENCE SECTION
N.T.S.

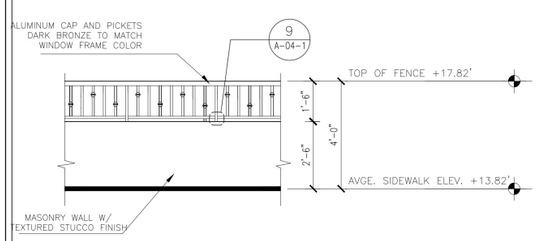
CRAWL SPACE VENTILATION - F.B.C.1203.4

NET AREA OF VENTILATION OPENINGS:
1 S.F. FOR EACH 150 S.F. OF CRAWL SPACE AREA

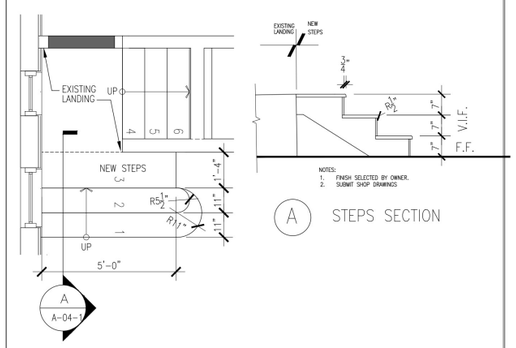
NET AREA VENTILATION REUIRED:
CRAWL SPACE AREA: 1012 S.F./150 = 6.74 S.F. MIN.

CRAWL SPACE VENTILATION PROVIDED:
ACCESS OPENING: 18"X24" = 1.9 NET S.F.
18 OPENINGS EACH 0.44 S.F NET AREA EACH = 7.92 S.F.
TOTAL = 9.82 S.F. NET AREA VENTILATION PROVIDED.

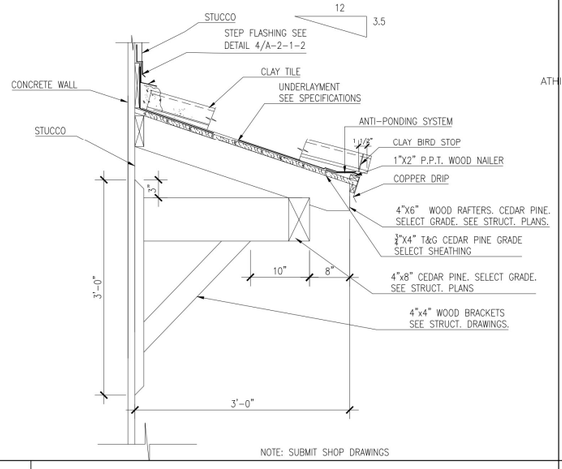
7 CRAWL SPACE VENT
1"=1'-0"



5 FENCE ELEVATION
3/8"=1'-0"

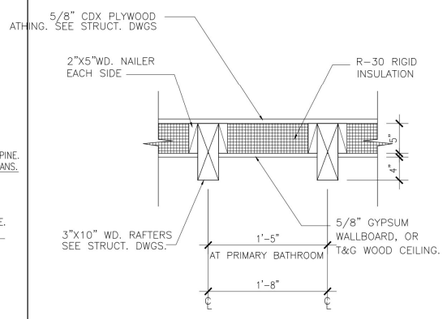


8 WOOD STEPS
3/8"=1'-0"

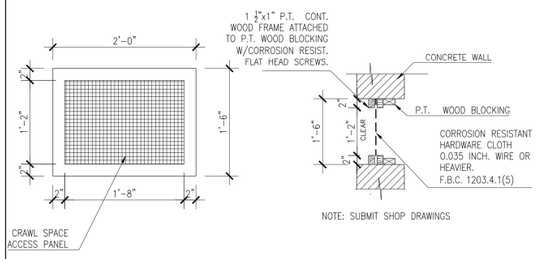


NOTE: SUBMIT SHOP DRAWINGS

2 ROOF CANOPY
1"=1'-0"

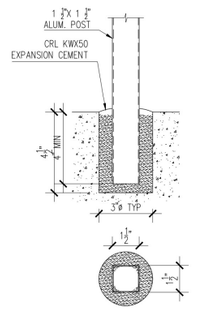


3 EXPOSED CEILING RAFTERS
1"=1'-0"



NOTE: SUBMIT SHOP DRAWINGS

6 CRAWL SPACE ACCESS PANEL
1"=1'-0"



CORE MOUNT TYP.
MAIN HOUSE & COTTAGE

NOTE: SUBMIT RAILING SHOP DRAWINGS

9 RAILING POST MOUNTING
3"=1'-0"

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com

560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381

FL #AA0003400 - FL #AR0013832

SHEET TITLE
MAIN HOUSE
ROOF PLAN

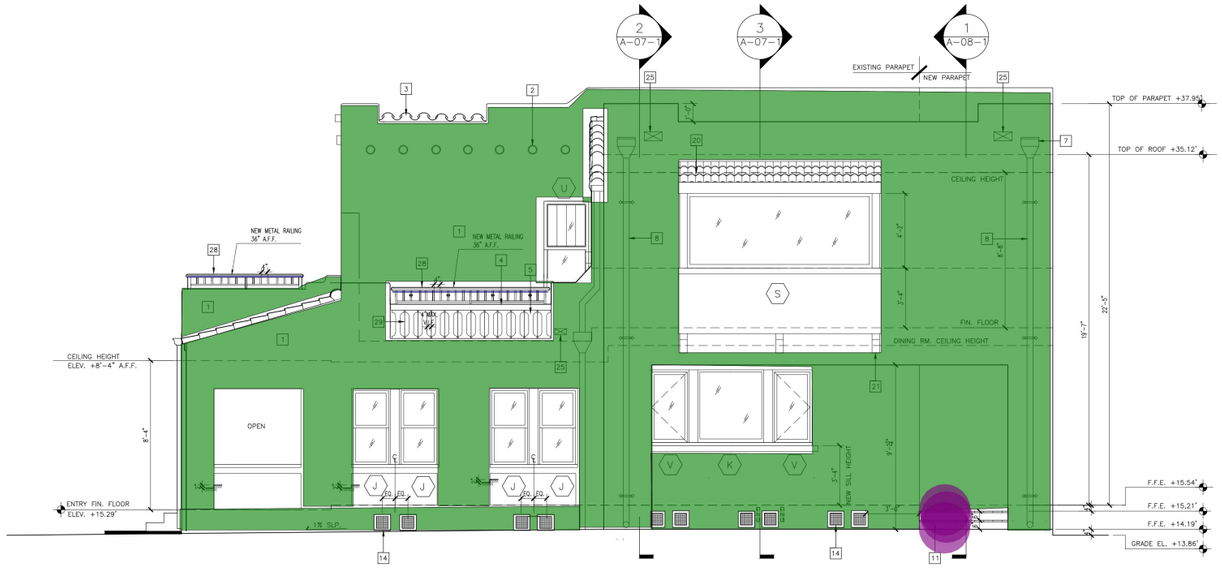
William B Medellin
Digitally signed by William B Medellin
Date: 2024.06.03 11:12:15 -04'00'

WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400

ISSUE DATE:	PERMIT SET 5/31/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	A-04-1

Stucco Painted	1332.3 SQ FT
Metal Railing	34.0 FT
Concrete Stair Step	5.0 EA
Concrete Bracket	1.0 EA

1 SOUTH ELEVATION
1/4" = 1 - 0"



2 EAST ELEVATION
1/4" = 1 - 0"

1. PAINTED TEXTURED STUCCO FINISH SEE SHEET A-01 SPECIFICATIONS.
2. CLAY ATTIC VENTS – EXISTING. REPLACE DAMAGED VENTS. INSTALL CORROSION RESISTANT CLOTH 0.35 OR HEAVIER.
3. EXISTING SPANISH-S TILE TO BE REPLACED WITH NEW CLAY BARREL TILE
4. CONCRETE HANDRAIL – EXISTING
5. CONCRETE BALUSTRADE – EXISTING
6. BLOCK WINDOW OPENING, PATCH AND FINISH TO MATCH EXISTING.
7. COPPER DRAIN COVER – SEE SHEET A-00, GENERAL NOTES.
8. COPPER DOWNSPOUT – SEE SHEET A-00, GENERAL NOTES.
9. EXISTG. METAL IRON GRILLE TO BE REMOVED AND RE-INSTALLED.
10. TILE SILL RIBBON TO BE REMOVED
11. STUCCO STEP RISER – NEW
12. CONCRETE WINDOW SILL
13. ELECTRICAL PORCELAIN KNOBS – EXISTING
14. CRAWL SPACE VENT – SEE DETAIL 7/A-04-1
15. CRAWL SPACE ACCESS PANEL – SEE DETAIL 6/A-04-1
16. NEW OVERFLOW SCUPPER AT EXISTING OPENING
17. EXTERIOR LIGHT FIXTURE – NEW
18. WOOD FRAME – CLAY TILE ROOF CANOPY – NEW
19. NEW WINDOW
20. CLAY BARREL TILE – NEW
21. CONC. BRACKETS – SMOOTH STUCCO FINISH.
22. TERRACE DRAIN – SEE PLUMBING PLANS
23. CAREFULLY REMOVE TOP CONCRETE –SILL, PATCH AND FINISH TO MATCH EXISTING.
24. NEW 6" DIAM. TERRACOTTA TUBE VENT
25. OVERFLOW SCUPPER. NEW – INSTALL AS PER F.B.C. BUILDING 1503.4.2.1 – SEE PLUMBING PLANS
26. REPAIR CRACK – SEE STRUCTURAL DRAWINGS.
27. NEW ORNAMENTAL CLAY TUBES – SEE SHEET A-00 GENERAL NOTES.
28. NEW METAL RAILING COMPLY WITH F.B.C. SECTION R312 & 1607.9.1 – SEE SHEET A-00 GENERAL NOTES.
29. NEW METAL VERTICAL PICKET IN BETWEEN EXISTING BALUSTER'S OPENINGS. TYP.

3 KEYNOTES

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com

560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381

FL #AA0003400 – FL #AR0013832

SHEET TITLE

MAIN HOUSE

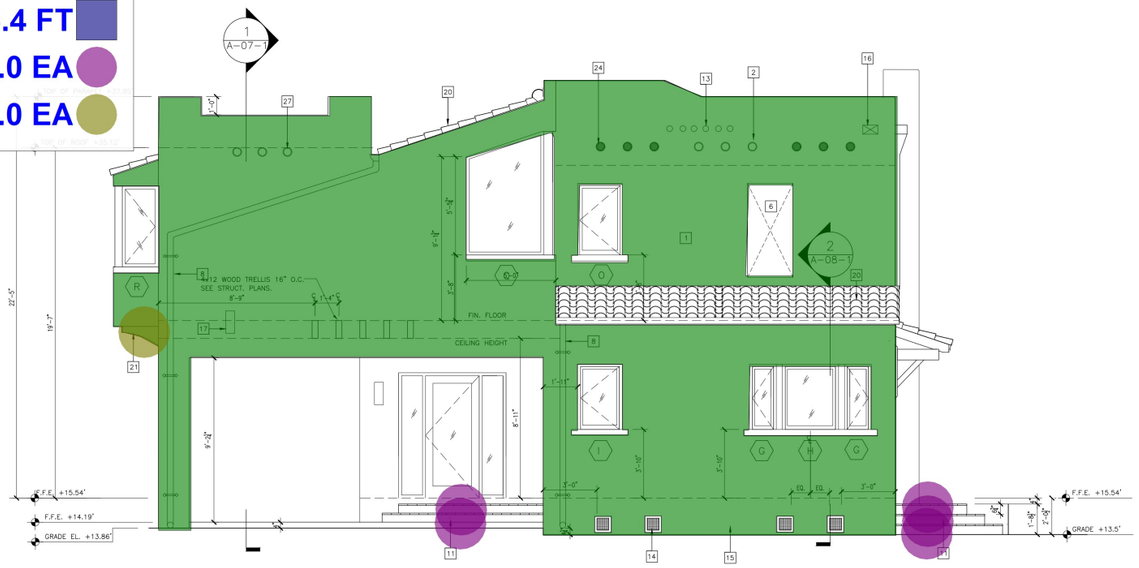
EXTERIOR ELEVATIONS
KEYNOTES

William B. Medellin
Digitally signed by William B. Medellin
Date: 2024.06.04 14:25:30 -04'00'

WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400

ISSUE DATE:	PERMIT SET 5/31/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	A-05-1

Stucco Painted	1462.6 SQ FT
Metal Railing	6.4 FT
Concrete Stair Step	11.0 EA
Concrete Bracket	1.0 EA



1 NORTH ELEVATION
1/4" = 1 - 0"

2 WEST ELEVATION
1/4" = 1 - 0"

1. PAINTED TEXTURED STUCCO FINISH SEE SHEET A-01 SPECIFICATIONS.
2. CLAY ATTIC VENTS – EXISTING. REPLACE DAMAGED VENTS. INSTALL CORROSION RESISTANT CLOTH 0.35 OR HEAVIER.
3. EXISTING SPANISH-S TILE TO BE REPLACED WITH NEW CLAY BARREL TILE
4. CONCRETE HANDRAIL – EXISTING
5. CONCRETE BALUSTRADE – EXISTING
6. BLOCK WINDOW OPENING, PATCH AND FINISH TO MATCH EXISTING.
7. COPPER DRAIN COVER – SEE SHEET A-00, GENERAL NOTES.
8. COPPER DOWNSPOUT – SEE SHEET A-00, GENERAL NOTES.
9. EXISTG. METAL IRON GRILLE TO BE REMOVED AND RE-INSTALLED.
10. TILE SILL RIBBON TO BE REMOVED
11. STUCCO STEP RISER – NEW
12. CONCRETE WINDOW SILL
13. ELECTRICAL PORCELAIN KNOBS – EXISTING
14. CRAWL SPACE VENT – SEE DETAIL 7/A-04-1
15. CRAWL SPACE ACCESS PANEL – SEE DETAIL 6/A-04-1
16. NEW OVERFLOW SCUPPER AT EXISTING OPENING
17. EXTERIOR LIGHT FIXTURE – NEW
18. WOOD FRAME – CLAY TILE ROOF CANOPY – NEW
19. NEW WINDOW
20. CLAY BARREL TILE – NEW
21. CONC. BRACKETS – SMOOTH STUCCO FINISH.
22. TERRACE DRAIN – SEE PLUMBING PLANS
23. CAREFULLY REMOVE TOP CONCRETE –SILL, PATCH AND FINISH TO MATCH EXISTING.
24. NEW 6" DIAM. TERRACOTTA TUBE VENT
25. OVERFLOW SCUPPER. NEW – INSTALL AS PER F.B.C. BUILDING 1503.4.2.1 – SEE PLUMBING PLANS
26. REPAIR CRACK – SEE STRUCTURAL DRAWINGS.
27. NEW ORNAMENTAL CLAY TUBES – SEE SHEET A-00 GENERAL NOTES.
28. NEW METAL RAILING COMPLY WITH F.B.C. SECTION R312 & 1607.9.1 – SEE SHEET A-00 GENERAL NOTES.
29. NEW METAL VERTICAL PICKET IN BETWEEN EXISTING BALUSTER'S OPENINGS. TYP.

3 KEYNOTES

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com

560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381

FL #AA0003400 – FL #AR0013832

SHEET TITLE
MAIN HOUSE

EXTERIOR ELEVATIONS
KEYNOTES

William B. Medellin
Digitally signed by William B. Medellin
Date: 2024.06.04 11:12:19 -04'00'

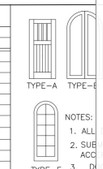
WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400

ISSUE DATE: PERMIT SET	5/31/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	A-06-1

• 2'-4"x6'-8" Wood Door W/Wood Frame	1.0 EA
• 2'-6"x6'-8" Wood Door W/Wood Frame	6.0 EA
• 2'-6"x8'-0" Aluminum/Glass Door W/Aluminum Frame	2.0 EA
• 3'-0"x6'-8" Wood/Glass Door W/Aluminum Frame	1.0 EA
• 3'-0"x8'-0" Aluminum/Glass Door W/Aluminum Frame	2.0 EA
• 4'-4"x8'-0" Aluminum/Glass Door W/Aluminum Frame	1.0 EA
• 1'-6"x3'-8" Casement Window W/Aluminum Frame	1.0 EA
• 1'-8"x4'-0" Fixed Window W/Aluminum Frame	1.0 EA
• 1'-10"x4'-6" Casement Window W/Aluminum Frame	1.0 EA
• 2'-2"x3'-2" Casement Window W/Aluminum Frame	1.0 EA
• 2'-2"x4'-2" Casement Window W/Aluminum Frame	1.0 EA
• 2'-2"x4'-2" Single Hung Window W/Aluminum Frame	1.0 EA
• 2'-6"x3'-8" Casement Window W/Aluminum Frame	1.0 EA
• 2'-6"x3'-10" Casement Window W/Aluminum Frame	1.0 EA
• 2'-6"x5'-2" Single Hung Window W/Aluminum Frame	1.0 EA
• 2'-6"x5'-2" Single Hung Window W/Aluminum Frame	1.0 EA
• 2'-6"x5'-3" Single Hung Window W/Aluminum Frame	1.0 EA
• 2'-8"x5'-2" Casement Window W/Aluminum Frame	1.0 EA
• 3'-0"x3'-8" Fixed Window W/Aluminum Frame	1.0 EA
• 3'-0"x4'-4" Casement Window W/Aluminum Frame	1.0 EA
• 3'-6"x4'-0" Casement Window W/Aluminum Frame	1.0 EA
• 3'-8"x4'-2" Fixed Window W/Aluminum Frame	1.0 EA
• 4'-4"x8'-0" Fixed Window W/Aluminum Frame	1.0 EA
• 5'-0"x5'-10" Fixed Window W/Aluminum Frame	1.0 EA
• 5'-7"x6'-10" Fixed Window W/Aluminum Frame	1.0 EA
• 5'-11"x4'-3" Fixed Window W/Aluminum Frame	1.0 EA
• 6'-8"x6'-8" Fixed Window W/Aluminum Frame	1.0 EA
• 10'-0"x4'-6" Fixed Window W/Aluminum Frame	1.0 EA

DOOR SCHEDULE – MAIN HOUSE

DOOR NO.	DOOR TYPE	DOOR MATERIAL	DOOR HEIGHT	DOOR WIDTH	DOOR THICKNESS	DOOR FINISH	RATING	HDW	DOOR FRAME F. MATERIAL	DOOR FRAME F. FINISH	DOOR FRAME JAMB / HEAD	REMARKS
1	A	WOOD/GLASS	6'-8"	3'-0"	1 5/8"	BRONZE	–	–	ALUMINUM	BRONZE	–	
2	A	ALUM./GLASS	8'-0"	4'-4"	1 5/8"	BRONZE	–	–	ALUMINUM	BRONZE	–	
3	B	WOOD	6'-8"	2'-6"	1 3/8"	PAINTED	–	–	WOOD	PAINTED	9/A-10-1	
4	A	ALUM./GLASS	6'-8"	3'-0"	1 5/8"	BRONZE	–	–	ALUMINUM	BRONZE	–	
5	A	ALUM./GLASS	6'-8"	3'-0"	1 5/8"	BRONZE	–	–	ALUMINUM	BRONZE	–	
6	B	WOOD	6'-8"	2'-6"	1 3/8"	PAINTED	–	–	WOOD	PAINTED	9/A-10-1	
7	B	WOOD	6'-8"	2'-4"	1 3/8"	PAINTED	–	–	WOOD	PAINTED	–	POCKET DOOR
8	B	WOOD	6'-8"	2'-6"	1 3/8"	PAINTED	–	–	WOOD	PAINTED	9/A-10-1	
9	B	WOOD	6'-8"	2'-6"	1 3/8"	PAINTED	–	–	WOOD	PAINTED	9/A-10-1	SOLID WOOD DOOR
10	A	ALUM./GLASS	6'-8"	2'-6"	1 5/8"	BRONZE	–	–	ALUMINUM	BRONZE	–	
11	B	WOOD	6'-8"	2'-6"	1 3/8"	PAINTED	–	–	WOOD	PAINTED	9/A-10-1	
12	A	ALUM./GLASS	6'-8"	2'-6"	1 5/8"	BRONZE	–	–	ALUMINUM	BRONZE	–	
13	B	WOOD	6'-8"	2'-6"	1 3/8"	PAINTED	–	–	WOOD	PAINTED	9/A-10-1	

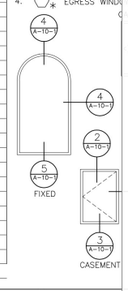


NOTES:
1. ALL
2. SUB ACC
3. D S

WINDOW SCHEDULE – MAIN HOUSE

WINDOW NO.	WINDOW HEIGHT	WINDOW WIDTH	FRAME MATERIAL	FRAME FINISH	GLASS TYPE	GLASS TINT	EGRESS	STYLE	REMARK
A	6'-8"	6'-8"	ALUMINUM	BRONZE	–	CLEAR	–	FIXED	
B	4'-3"	5'-11 1/2"	ALUMINUM	BRONZE	–	CLEAR	–	FIXED	
C	8'-0"	4'-4"	ALUMINUM	BRONZE	–	CLEAR	–	FIXED	
D	3'-2"	2'-2 3/4"	ALUMINUM	BRONZE	–	CLEAR	–	CASEMENT	
E	4'-0"	1'-8"	ALUMINUM	BRONZE	–	CLEAR	–	FIXED	
F	4'-0"	3'-6"	ALUMINUM	BRONZE	–	CLEAR	–	CASEMENT	
G	3'-8"	1'-6"	ALUMINUM	BRONZE	–	CLEAR	–	CASEMENT	
H	3'-8"	3'-0"	ALUMINUM	BRONZE	–	CLEAR	–	FIXED	
I	3'-8"	2'-6"	ALUMINUM	BRONZE	–	CLEAR	–	CASEMENT	
J	4'-2"	2'-2"	ALUMINUM	BRONZE	–	CLEAR	–	SINGLE HUNG	
K	4'-2"	3'-8"	ALUMINUM	BRONZE	–	CLEAR	–	FIXED	
L	5'-3"	2'-6"	ALUMINUM	BRONZE	–	CLEAR	–	SINGLE HUNG	W/APPLIED MUNTINS SEE DET. 6/A-10-1
M	5'-2"	2'-6"	ALUMINUM	BRONZE	–	CLEAR	–	SINGLE HUNG	W/APPLIED MUNTINS SEE DET. 6/A-10-1
N	5'-2"	2'-8"	ALUMINUM	BRONZE	–	CLEAR	*	CASEMENT	
O	3'-10"	2'-6"	ALUMINUM	BRONZE	–	CLEAR	–	CASEMENT	
P	6'-10"	5'-7"	ALUMINUM	BRONZE	–	CLEAR	–	FIXED	
Q	6'-10"/5'-5"	5'-0"	ALUMINUM	BRONZE	–	CLEAR	–	FIXED	
R	4'-6"	1'-10"	ALUMINUM	BRONZE	–	CLEAR	–	CASEMENT	
S	4'-6"	10'-0"	ALUMINUM	BRONZE	–	CLEAR	–	FIXED	
T	4'-4"	3'-0"	ALUMINUM	BRONZE	–	CLEAR	–	CASEMENT	
U	5'-2"	2'-6"	ALUMINUM	BRONZE	–	CLEAR	–	SINGLE HUNG	W/APPLIED MUNTIN SEE DET. 8/A-10-1
V	4'-2"	2'-2"	ALUMINUM	BRONZE	–	CLEAR	–	CASEMENT	

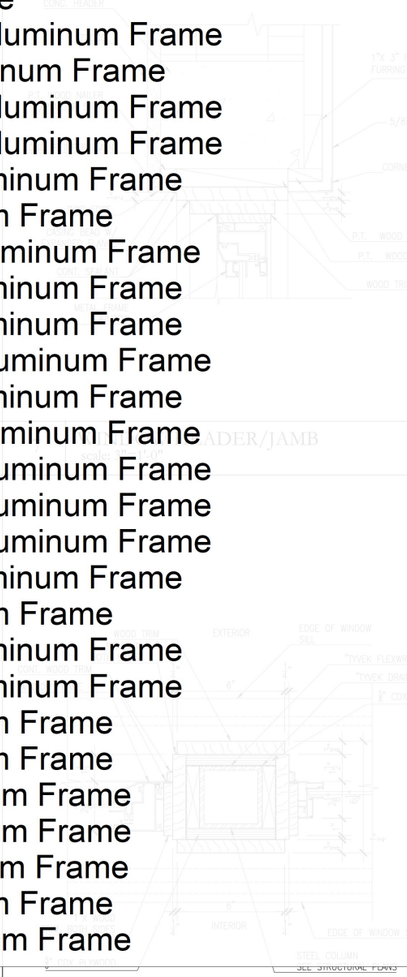
NOTES:
1. ALL WINDOWS IMPACT F
2. CONTRACTOR SHALL FIE BEFORE FABRICATION.
3. SUBMIT DADE COUNTY PRODUCT APPROVAL
4. * EGRESS WINDO



FINISH SCHEDULE – MAIN HOUSE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALL NORTH	WALL SOUTH	WALL EAST	WALL WEST	CEILING MATERIAL	CEILING FINISH	CEILING HEIGHT
–	LIVING ROOM	WOOD	WOOD	DRYWALL	DRYWALL	DRYWALL	DRYWALL	DRYWALL	PAINTED	8'-11"
–	DINING ROOM	WOOD	WOOD	DRYWALL	DRYWALL	DRYWALL	DRYWALL	DRYWALL	PAINTED	8'-11"
–	FAMILY ROOM	WOOD	WOOD	DRYWALL	DRYWALL	DRYWALL	DRYWALL	DRYWALL	PAINTED	8'-11"
–	COVERED ENTRY	TILE	TILE	STUCCO	STUCCO	STUCCO	STUCCO	STUCCO	PAINTED	8'-4"
–	STAIR	WOOD	WOOD	DRYWALL	DRYWALL	DRYWALL	DRYWALL	DRYWALL	PAINTED	
–	POWDER ROOM	MICRO-CEMENT	CER. TILE	DRYWALL	DRYWALL	DRYWALL	DRYWALL	DRYWALL	PAINTED	SLOPED
–	KITCHEN	WOOD	WOOD	DRYWALL	DRYWALL	DRYWALL	DRYWALL	DRYWALL	PAINTED	8'-11"/SLOPED
–	PANTRY	WOOD	WOOD	DRYWALL	DRYWALL	DRYWALL	DRYWALL	DRYWALL	PAINTED	8'-11"
–	LAUNDRY ROOM	WOOD	WOOD	DRYWALL	DRYWALL	DRYWALL	DRYWALL	DRYWALL	PAINTED	8'-11"
–	PRIMARY BEDROOM	WOOD	WOOD	DRYWALL	DRYWALL	DRYWALL	DRYWALL	DRYWALL	PAINTED	8'-8"
–	BEDROOM #1	WOOD	WOOD	DRYWALL	DRYWALL	DRYWALL	DRYWALL	DRYWALL	PAINTED	8'-8"
–	BEDROOM #2	WOOD	WOOD	DRYWALL	DRYWALL	DRYWALL	DRYWALL	DRYWALL	PAINTED	8'-8"
–	HALLWAY	WOOD	WOOD	DRYWALL	DRYWALL	DRYWALL	DRYWALL	DRYWALL	PAINTED	8'-8"
–	CLOSET	WOOD	WOOD	DRYWALL	DRYWALL	DRYWALL	DRYWALL	DRYWALL	PAINTED	8'-8"
–	PRIMARY BATHROOM	MICRO-CEMENT	CER. TILE	MICRO-CEMENT	MICRO-CEMENT	MICRO-CEMENT	MICRO-CEMENT	DRYWALL	PAINTED	8'-8"/SLOPED
–	BATHROOM #1	MICRO-CEMENT	CER. TILE	MICRO-CEMENT	MICRO-CEMENT	MICRO-CEMENT	MICRO-CEMENT	DRYWALL	PAINTED	8'-8"
–	BATHROOM #2	MICRO-CEMENT	CER. TILE	MICRO-CEMENT	MICRO-CEMENT	MICRO-CEMENT	MICRO-CEMENT	DRYWALL	PAINTED	8'-8"
–	ROOF TERRACE #1	TILE	–	ROUGH STUCCO	ROUGH STUCCO	ROUGH STUCCO	ROUGH STUCCO	–	–	–
–	ROOF TERRACE #2	ASPHALT	–	ROUGH STUCCO	ROUGH STUCCO	ROUGH STUCCO	ROUGH STUCCO	–	–	–
–										
–										
–										

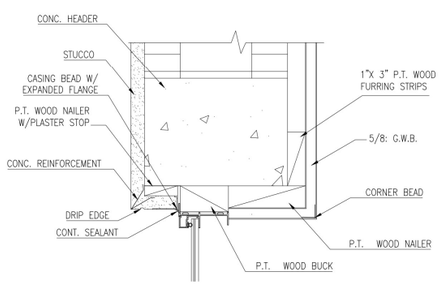
NOTES:
1. ALL FINISHES SELECT

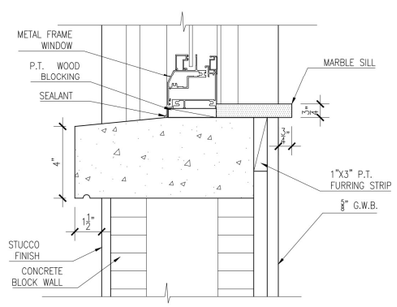


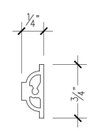
1 DOOR AND WINDOW SCHEDULES

5 WINDOW/IRON GRILLE SILL
scale: 3"=1'-0"

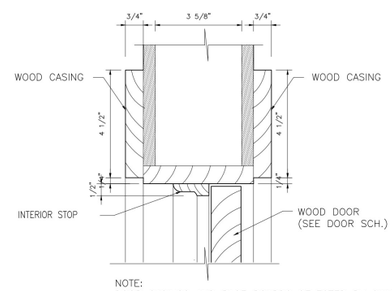
8 WINDOW MULLION
scale: 3"=1'-0"







1 FAKE METAL WINDOW MUNTIN SCALE:12"=1'-0"
990392 AS MFG. BY GRAHAM ARCHITECTURAL PRODUCTS OR EQUAL



NOTE:
DOOR CASINGS AND BASE BOARDS SELECTED BY OWNER.

2 WINDOW HEADER/JAMB

3 WINDOW SILL
scale: 3"=1'-0"

6 FAKE MUNTIN
scale: 1"=1'-0"

9 DOOR HEADER/JAMB
scale: 1"=1'-0"

William B Medellin
Architect P.A.
www.wbmarchitect.com

560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381

FL #AA0003400 – FL #AR0013832

SHEET TITLE

MAIN HOUSE

SCHEDULES -DETAILS

William B. Medellin

Digitally signed by William B. Medellin
Date: 2024.06.04 11:27:39 -04'00'

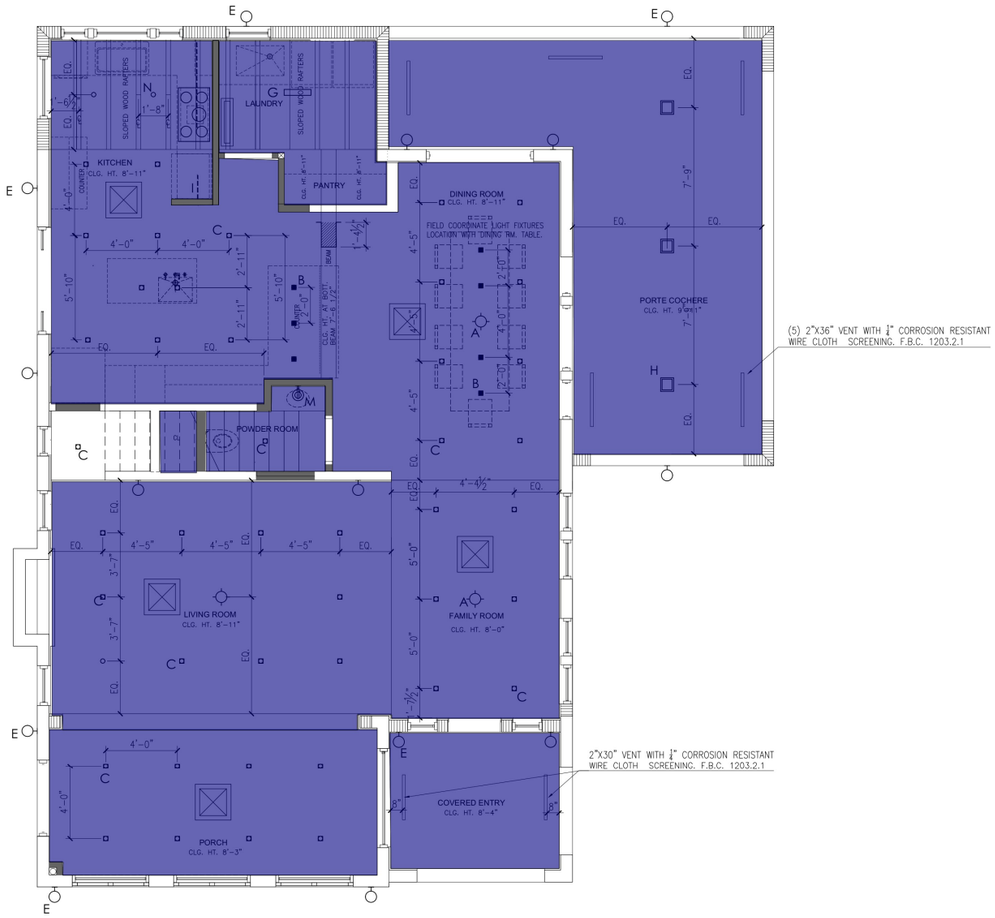
WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400

ISSUE DATE:	PERMIT SET 5/31/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	A-10-1

Gypsum Board Ceiling

2505.5 SQ FT

G		BY OWNER
H		RECESSED MOUNTED CEILING LIGHT FIXTURE EXTERIOR
I		UNDER CABINET LIGHT
J		JUNCTION BOX.
K		HEADBOARD READING LIGHT
L		CEILING FAN WITH LIGHT
M		BY OWNER
N		BY OWNER
O		SURFACE MOUNTED – BY OWNER
		A/C CASSETTE
		WALL MOUNTED A/C UNIT



1 REFLECTED CEILING PLAN - FIRST FLOOR
1/4" = 1 - 0"

CASA SARITA

LIGHTING FIXTURE SCHEDULE

5/30/2024

	DESCRIPTION			LAMPS Qty Type	VOLTS	MOUNTING	REMARKS	INPUT WATTS
A	ASCENT ARCHITECTURAL	THEX 3H 36 TR 24 WH NC	PENDANT - BY OWNER	N/A LED	120	TBD		75
B	ASCENT ARCHITECTURAL	THEX 3H 36 TR 24 WH NC	3" ROUND DOWNLIGHT	N/A LED	120	RECESSED		15
C	ASCENT ARCHITECTURAL	SPUR 3 10W 30 TR 24 ARO NC	3" ROUND ADJUSTABLE DOWNLIGHT	N/A LED	120	RECESSED		10
E	BASE LIGHTING	ACE 5K	EXTERIOR 2 FACE SCONCE DIRECT/INDIRECT	N/A LED	120	WALL		16
F	GLOBALUX LIGHTING	LR12 S 4 10 120D MCT WH	4" WET LOCATION DOWNLIGHT	N/A LED	120	RECESSED		10
G	GLOBALUX LIGHTING	RDL 5 10 120D MCT WH	5" ROUND FLUSHMOUNT	N/A LED	120	SURFACE		10
H	CURRENT LUMINATION	LRXE S6 11 9 SW RMT	6" SQUARE FLUSHMOUNT	N/A LED	120	SURFACE		13
I	LEDI LIGHTING	AC1 45 30 PL6 AC1-MNT-ACLP	UNDERCABINET LIGHTING	N/A LED	120	SURFACE	PROVIDE LENGTH PER SCALED DRAWINGS	4.5W/FT
K	LEDI LIGHTING	AC1 45 30 PL6 AC1-MNT-ACLP	UNDERCABINET LIGHTING	N/A LED	120	SURFACE	COORDINATE INSTALLATION W/ FURNITURE VENDOR	4.5W/FT
L	GLOBALUX LIGHTING	MCF 52 3 18 120D 830 XX XX CFW	52" CEILING FAN W/ LIGHT	N/A LED	120	SURFACE		18
M	TBD BY OWNER	TBD BY OWNER	TBD BY OWNER	N/A LED	120	TBD		75

LIGHTING SCHEDULE NOTES:

1. For pricing please email FRMLC at lightingquotessfl@frminc.com, for technical questions please contact Juan Arango @ 401-536-3908
2. Verify Voltages prior to bid and installation of fixtures
3. Verify type of ceiling for each fixture with Architectural reflected ceiling plans

FRM LIGHTING & CONTROLS

LIGHT FIXTURE SCHEDULE

2 REFLECTED CEILING PLAN - SECOND FLOOR
1/4" = 1 - 0"

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com

560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381

FL #AA0003400 – FL #AR0013832

SHEET TITLE

MAIN HOUSE

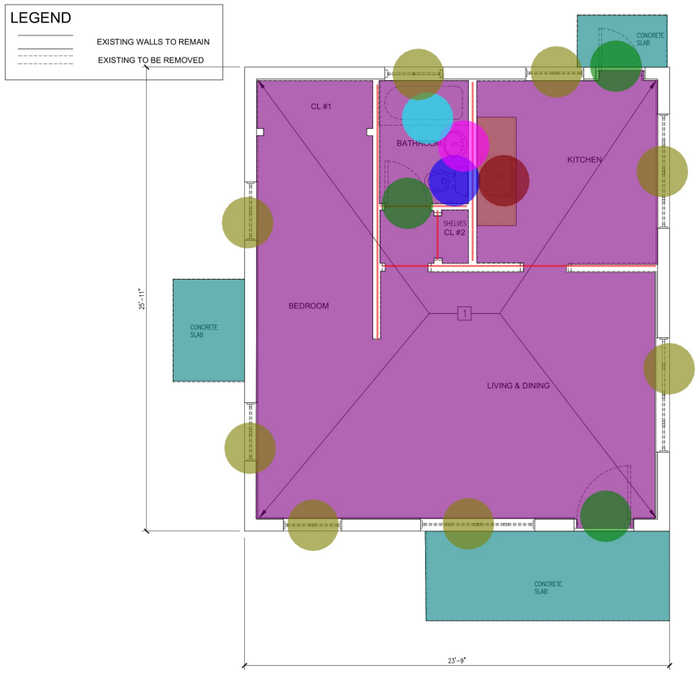
REFLECTED CEILING PLAN - FIRST FLOOR
REFLECTED CEILING PLAN - SECOND FLOOR

William B Medellin

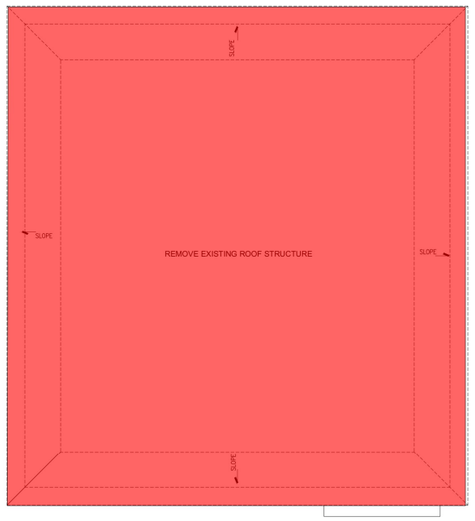
Digitally signed by William B Medellin
Date: 2024.06.03 11:18:02 -04'00'

WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400

ISSUE DATE:	PERMIT SET 5/31/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	A-11-1



1 FIRST FLOOR - DEMOLITION PLAN
1/4" = 1 - 0"

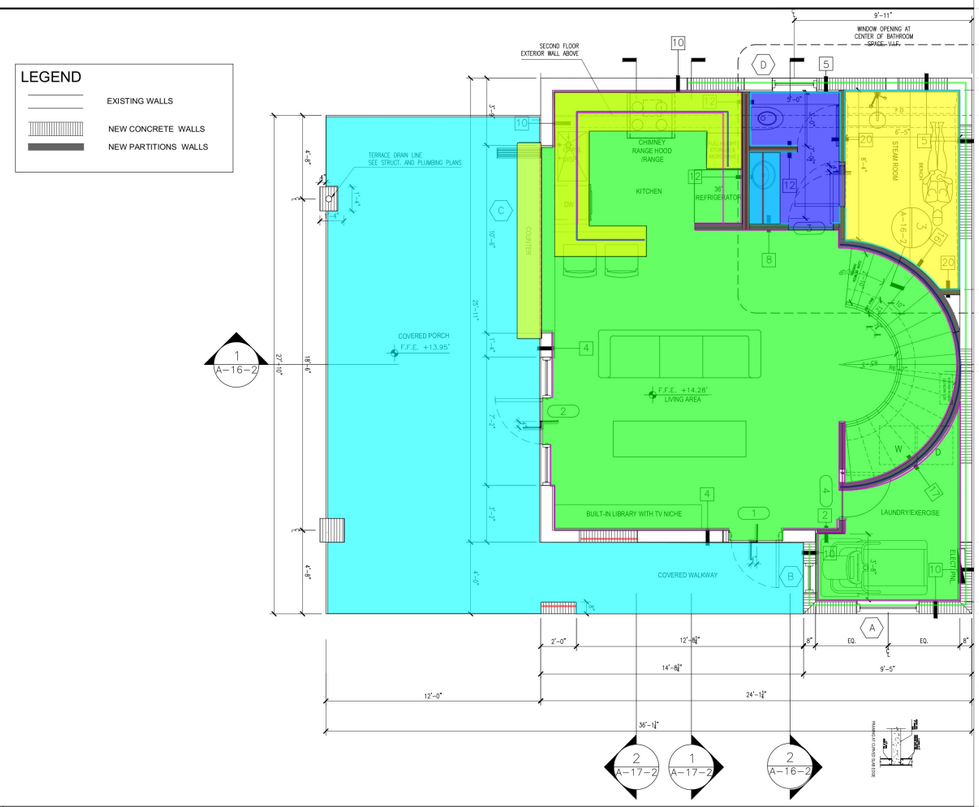


2 ROOF - DEMOLITION PLAN
1/4" = 1 - 0"

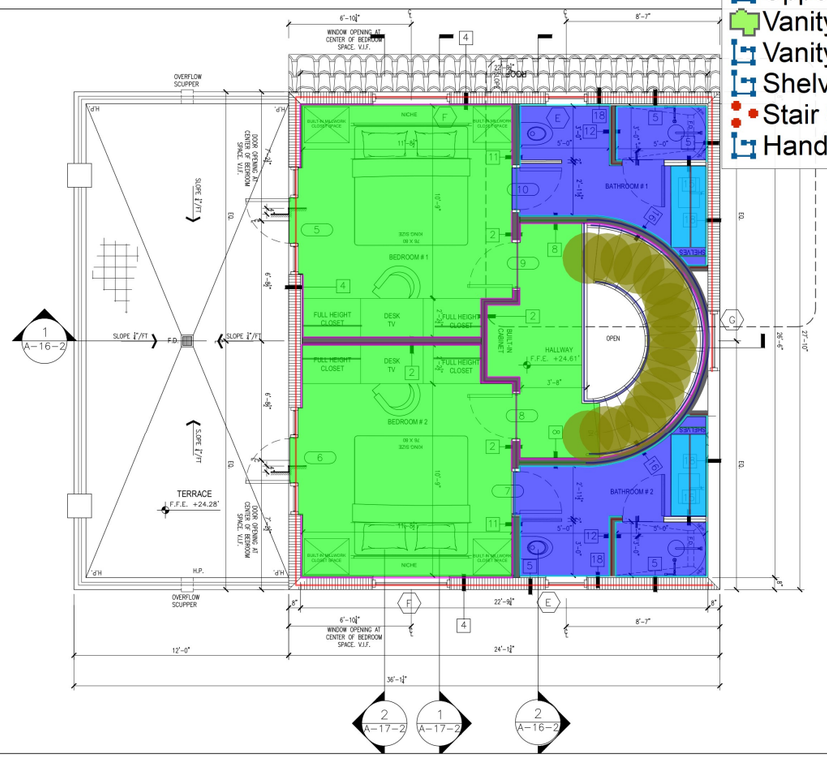
SELECTIVE DEMOLITION NOTES:

1. CAREFULLY REMOVE AND DISCARD ALL FINISHES INCLUDING WOOD FLOOR, DRYWALL AND CERAMIC TILE.
2. CAREFULLY REMOVE AND DISCARD ROOF STRUCTURE.

3 DEMOLITION KEYNOTES



4 FIRST FLOOR PLAN
1/4" = 1 - 0"



5 SECOND FLOOR PLAN
1/4" = 1 - 0"

Existing Wall To Be Removed	47.2 FT
Existing Countertop To Be Remov...	13.3 SQ FT
Existing Water Closet To Be Removed	1.0 EA
Existing Lavatory To Be Removed	1.0 EA
Existing Bath Tub To Be Removed	1.0 EA
Existing Kitchen Sink To Be Removed	1.0 EA
Existing Door To Be Removed	3.0 EA
Existing Window To Be Removed	8.0 EA
Existing Floor To Be Removed	533.3 SQ FT
Existing Concrete Slab To Be Re...	105.6 SQ FT
Existing Roof To Be Removed	713.8 SQ FT
Wood Finish Floor	841.8 SQ FT
Tile Floor	60.7 SQ FT
Micro-Cement Floor	177.7 SQ FT
Wood Base	230.9 FT
Wall Tile	137.2 FT
Wall Type-12	19.8 FT
Wall Type-8	15.1 FT
Wall Type-20	9.2 FT
Wall Type-16	42.8 FT
Wall Type-2	35.4 FT
Wall Type-11	12.2 FT
Wall Type-4	94.3 FT
Wall Type-10	56.9 FT
Concrete Finish Floor	384.3 SQ FT
Countertop	60.0 SQ FT
Base Cabinet	22.5 FT
Upper Cabinet	20.7 FT
Vanity Top	24.5 SQ FT
Vanity Cabinet	13.0 FT
Shelves	15.0 FT
Stair Step	17.0 EA
Hand Railing	40.5 FT

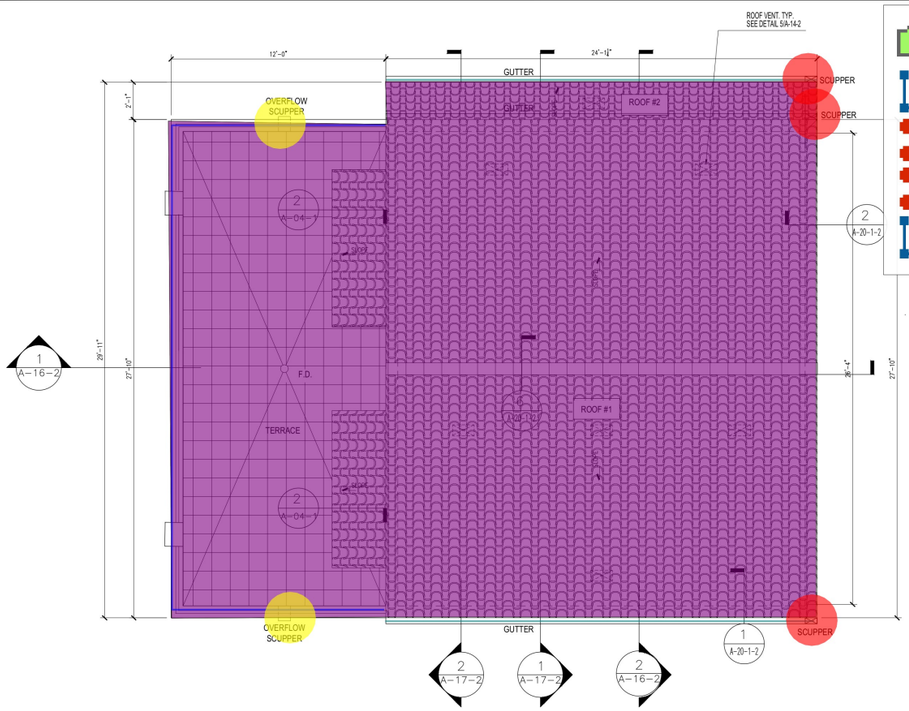
CASA SARITA
REMODELING AND ADDITIONS
169 NE 43 Street
Miami - FL, 33137

William B Medellin Architect P.A.
www.wbmarchitect.com
560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381
FL #AA0003400 – FL #AR0013832

SHEET TITLE
COTTAGE
FIRST FLOOR PLAN - ROOF DEMOLITION
FIRST FLOOR PLAN - SECOND FLOOR PLAN

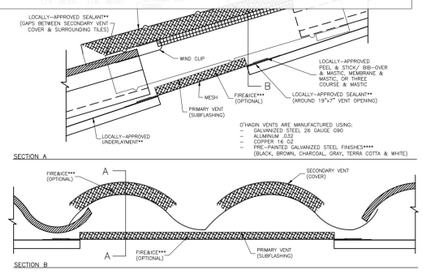
William B Medellin
Digitally signed by William B Medellin
Date: 2024.06.03 11:19:31 -04'00'
WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400

ISSUE DATE: PERMIT SET	5/31/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	A-13-2



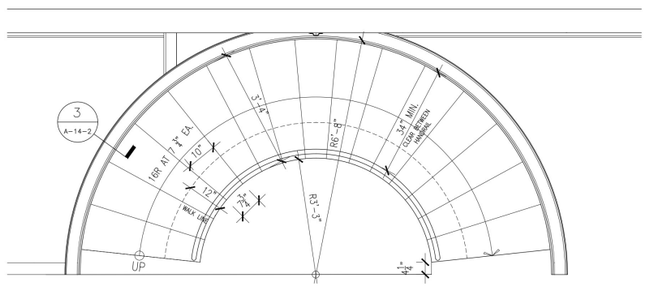
New Barrel Caly Tile Roof	1052.6 SQ FT
Gutter	48.1 FT
Scupper	3.0 EA
Overflow Scupper	2.0 EA
Matel Railing	50.8 FT

1 ROOF PLAN
1/4" = 1 - 0"



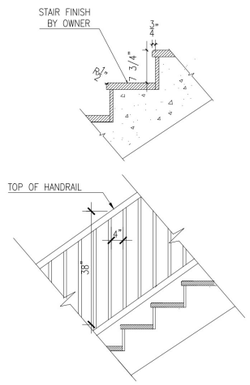
* NET FREE VENTILATION AREA FIGURES BASED ON INDEPENDENT EVALUATION REPORTS.
** CLASS A IN WILDLAND URBAN INTERFACE WUI AREAS.
*** FLAME, FIREBRAND (EMBER), RAIN & SNOW RESISTANT REQUIRED FOR (WUI) AREAS.
**** COLORS MAY VARY BETWEEN LOTS, SUBJECT TO INCREASED LEAD TIMES BASED ON AVAILABILITY.

5 ROOF VENTS
N.T.S.

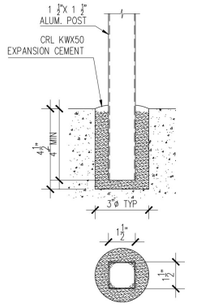


NOTE: SUBMIT SHOP DRAWINGS

2 WINDING STAIR PLAN
1/2" = 1 - 0"



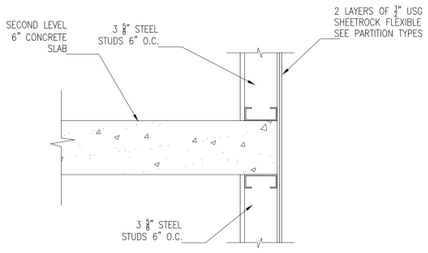
4 WINDING STAIR STEP AND HANDRAIL DETAIL



CORE MOUNT TYP.
MAIN HOUSE & COTTAGE

NOTE: SUBMIT RAILING SHOP DRAWINGS

6 RAILING POST (TYP.)
3"=1'-0"



3 SLAB EDGE DETAIL
1 1/2" = 1 - 0"

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com

560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381

FL #AA0003400 - FL #AR0013832

SHEET TITLE

COTTAGE

ROOF PLAN

William B. Medellin

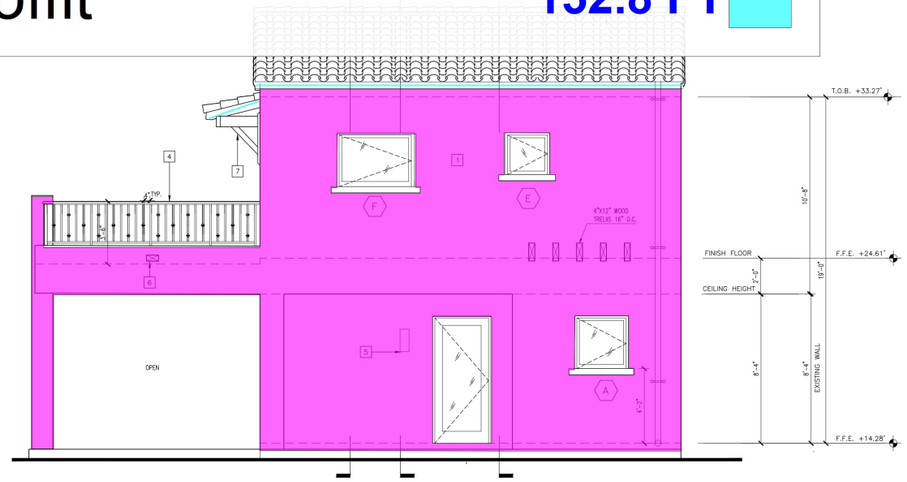
Digitally signed by William B. Medellin
Date: 2024.06.04 12:11:34 -04'00'

WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400

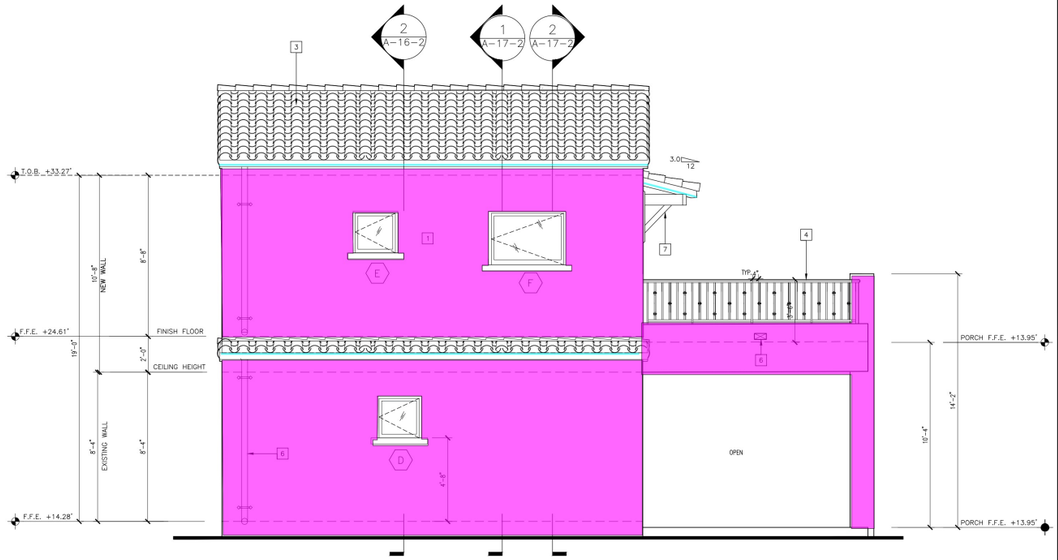
ISSUE DATE:	PERMIT SET 5/31/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	A-14-2

Stucco Painted 1949.1 SQ FT

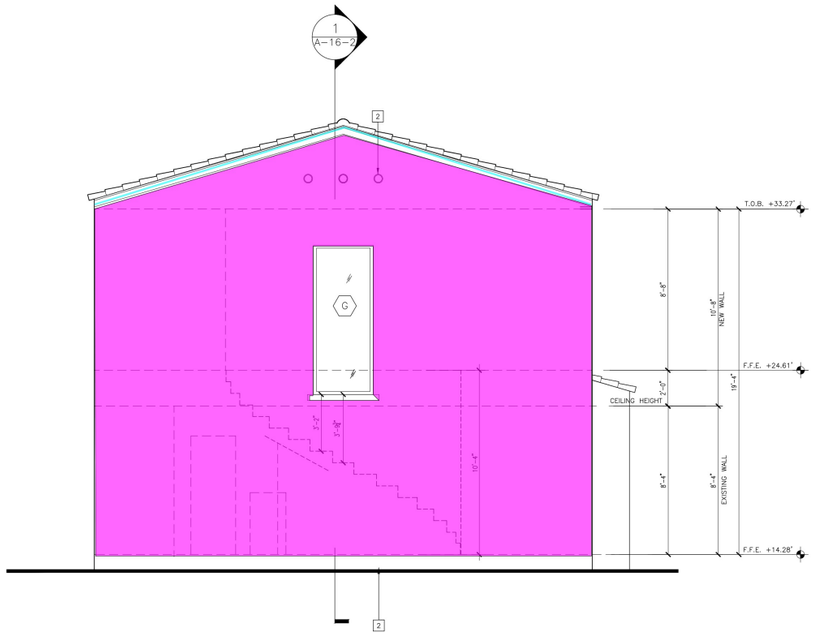
Soffit 152.8 FT



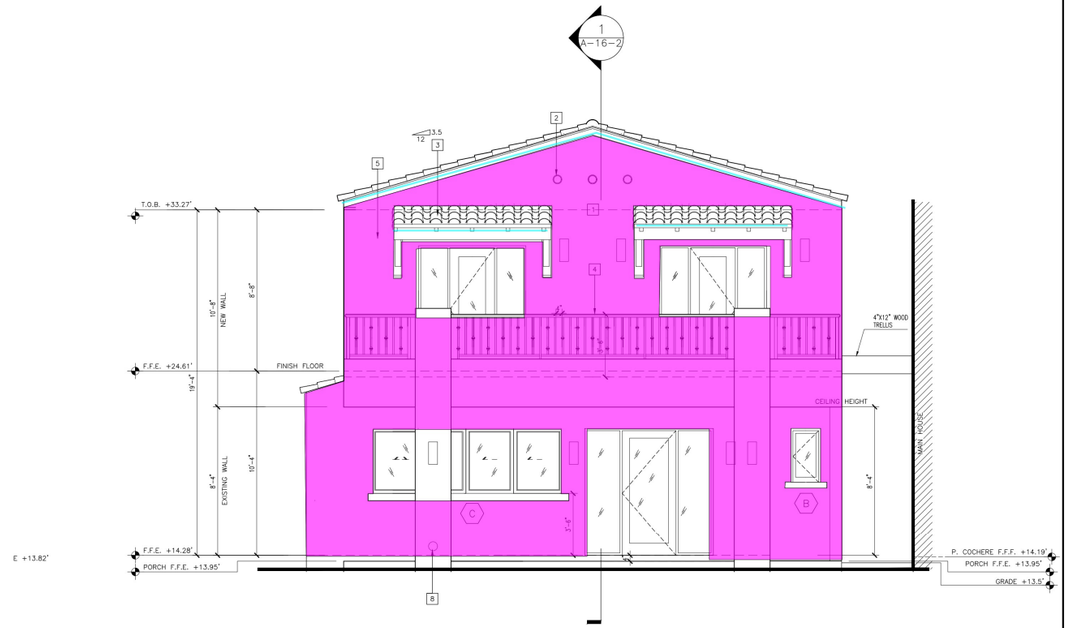
1 SOUTH ELEVATION
1/4" = 1 - 0"



4 NORTH ELEVATION
1/4" = 1 - 0"



2 EAST ELEVATION
1/4" = 1 - 0"



5 WEST ELEVATION
1/4" = 1 - 0"

1. SMOOTH STUCCO FINISH
2. ORNAMENTAL CLAY ATTIC TUBES – SEE GENERAL NOTES A–00
3. CLAY BARREL TILE
4. METAL RAILING COMPLY WITH F.B.C. R312 & 1607.9.1 – SEE GENERAL NOTES SHEET A–00
5. EXTERIOR LIGHT FIXTURE
6. OVERFLOW SCUPPER – INSTALL AS PER F.B.C. BUILDING 1503.4.2.1. SEE PLUMBING PLANS
7. WOOD CANOPY
8. TERRACE DRAIN LINE – SEE PLUMBING PLANS

3 KEYNOTES - COTTAGE

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com
560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305–672–8381
FL #AA0003400 – FL #AR0013832

SHEET TITLE
COTTAGE

EXTERIOR ELEVATIONS
KEYNOTES

William B Medellin
Digitally signed by William B Medellin
Date: 2024.06.05 14:52:30 -04'00'

WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400

ISSUE DATE:	PERMIT SET 5/31/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	A-15-2

- 3'-0"x6'-8" Aluminum/Glass Door W/Aluminum Frame **2.0 EA**
- 2'-6"x6'-8" Aluminum/Glass Door W/Aluminum Frame **2.0 EA**
- 2'-6"x6'-8" Wood Door W/Wood Frame **4.0 EA**
- 2'-4"x6'-8" Wood Door W/Wood Frame **2.0 EA**
- 3'-6"x3'-0" Casement Window W/Aluminum Frame **1.0 EA**
- 1'-8"x3'-0" Casement Window W/Aluminum Frame **1.0 EA**
- 2'-6"x2'-4" Casement Window W/Aluminum Frame **1.0 EA**
- 2'-6"x3'-0" Casement Window W/Aluminum Frame **1.0 EA**
- 4'-4"x3'-6" Casement Window W/Aluminum Frame **1.0 EA**
- 3'-4"x8'-0" Casement Window W/Aluminum Frame **1.0 EA**
- 10'-0"x3'-8" Folding Window W/Aluminum Frame **1.0 EA**

DOOR SCHEDULE – COTTAGE

DOOR NO.	DOOR TYPE	DOOR MATERIAL	DOOR HEIGHT	DOOR WIDTH	DOOR THICKNESS	DOOR FINISH	RATING	HDW.	DOOR FRAME F. MATERIAL	DOOR FRAME F. FINISH	DOOR FRAME JAMB / HEAD	REMARKS
1		ALUM./GLASS	6'-8"	3'-0"	1 5/8"	BRONZE	–	–	ALUMINUM	BRONZE	–	
2		ALUM./GLASS	6'-8"	3'-0"	1 5/8"	BRONZE	–	–	ALUMINUM	BRONZE	–	
3		WOOD	6'-8"	2'-6"	1 3/8"	BRONZE	–	–	WOOD	BRONZE	–	
4		WOOD	6'-8"	2'-6"	1 3/8"	BRONZE	–	–	WOOD	BRONZE	–	
5		ALUM./GLASS	6'-8"	2'-6"	1 5/8"	BRONZE	–	–	ALUMINUM	BRONZE	–	
6		ALUM./GLASS	6'-8"	2'-6"	1 5/8"	BRONZE	–	–	ALUMINUM	BRONZE	–	
7		WOOD	6'-8"	2'-4"	1 3/8"	BRONZE	–	–	WOOD	BRONZE	–	
8		WOOD	6'-8"	2'-6"	1 3/8"	BRONZE	–	–	WOOD	BRONZE	–	
9		WOOD	6'-8"	2'-6"	1 3/8"	BRONZE	–	–	WOOD	BRONZE	–	
10		WOOD	6'-8"	2'-4"	1 3/8"	BRONZE	–	–	WOOD	BRONZE	–	

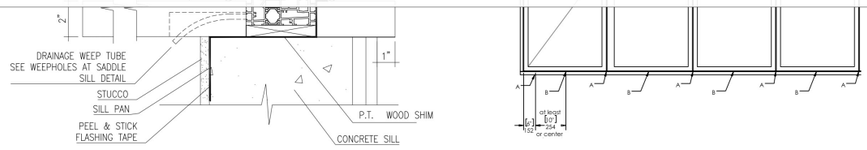
WINDOW SCHEDULE – COTTAGE

WINDOW NO.	WINDOW HEIGHT	WINDOW WIDTH	FRAME MATERIAL	FRAME FINISH	GLASS TYPE	GLASS TINT	EGRESS	STYLE	REMARK
A	3'-0"	3-6"	ALUMINUM	BRONZE	–	CLEAR	–	CASEMENT	
B	3'-0"	1'-8"	ALUMINUM	BRONZE	–	CLEAR	–	CASEMENT	
C	3'-8"	10'-0"	ALUMINUM	BRONZE	–	CLEAR	–	FOLDING	SEE A-00 GENERAL NOTES
D	2'-4"	2'-6"	ALUMINUM	BRONZE	–	CLEAR	–	CASEMENT	
E	3'-0"	2'-6"	ALUMINUM	BRONZE	–	CLEAR	–	CASEMENT	
F	3'-6"	4'-4"	ALUMINUM	BRONZE	–	CLEAR	–	CASEMENT	
G	8'-0"	3'-4"	ALUMINUM	BRONZE	–	CLEAR	–	CASEMENT	

FINISH SCHEDULE – COTTAGE

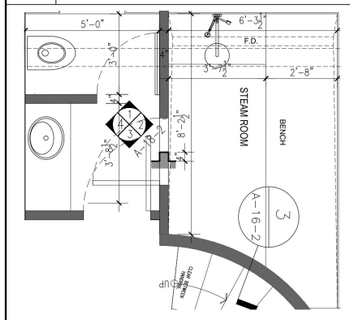
ROOM NO.	ROOM NAME	FLOOR	BASE	WALL NORTH	WALL SOUTH	WALL EAST	WALL WEST	CEILING MATERIAL	CEILING FINISH	CEILING HEIGHT	NOTES:
–	LIVING/DINING ROOM	TILE	TILE	GYPSUM WALLBOARD	GYPSUM WALLBOARD	GYPSUM WALLBOARD	GYPSUM WALLBOARD	GYPSUM WALLBOARD	PAINTED	8'-4"	
–	BEDROOM #1	WOOD	WOOD	GYPSUM WALLBOARD	GYPSUM WALLBOARD	GYPSUM WALLBOARD	GYPSUM WALLBOARD	GYPSUM WALLBOARD	PAINTED	8'-8"	
–	BEDROOM #2	WOOD	WOOD	GYPSUM WALLBOARD	GYPSUM WALLBOARD	GYPSUM WALLBOARD	GYPSUM WALLBOARD	GYPSUM WALLBOARD	PAINTED	8'-8"	
–	BATHROOM #1	MICRO-CEMENT	TILE	G.W.B./MICRO-CEMENT	G.W.B./MICRO-CEMENT	G.W.B./MICRO-CEMENT	G.W.B./MICRO-CEMENT	GYPSUM WALLBOARD	PAINTED	8'-8"	
–	BATHROOM #2	MICRO-CEMENT	TILE	G.W.B./MICRO-CEMENT	G.W.B./MICRO-CEMENT	G.W.B./MICRO-CEMENT	G.W.B./MICRO-CEMENT	GYPSUM WALLBOARD	PAINTED	8'-8"	
–	KITCHEN	WOOD	WOOD	GYPSUM WALLBOARD	GYPSUM WALLBOARD	GYPSUM WALLBOARD	GYPSUM WALLBOARD	GYPSUM WALLBOARD	PAINTED	8'-4"	
	STEAM ROOM	TILE	TILE	TILE	TILE	TILE	TILE	TILE	PAINTED	8'-4"	
	LAUNDRY ROOM	WOOD	WOOD	GYPSUM WALLBOARD	GYPSUM WALLBOARD	GYPSUM WALLBOARD	GYPSUM WALLBOARD	GYPSUM WALLBOARD	PAINTED	8'-4"	

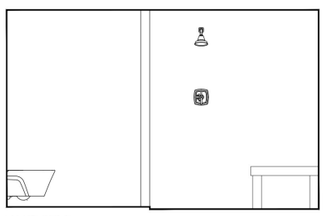
1 SCHEDULES



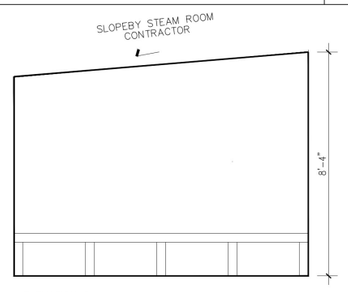
WEEP HOLES LOCATION

4 HEADER/SILL - NANAWALL
3"=1'-0"

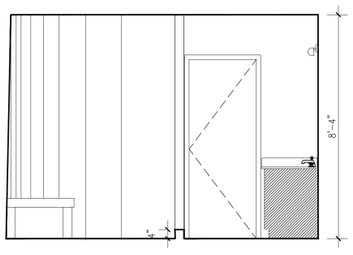




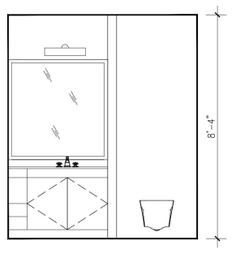
ELEVATION 1



ELEVATION 2

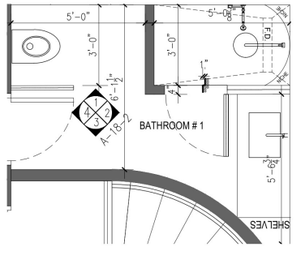


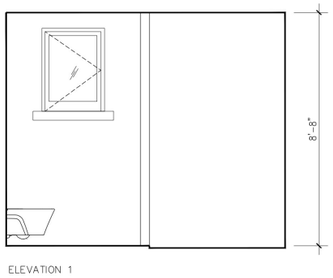
ELEVATION 3



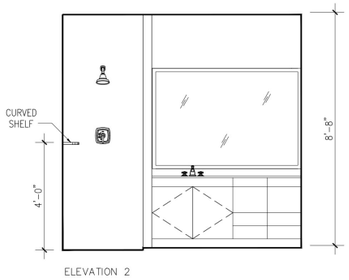
ELEVATION 4

2 POWDER ROOM - STEAM ROOM
scale: 3/8"=1'-0"

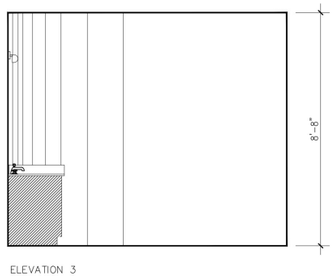




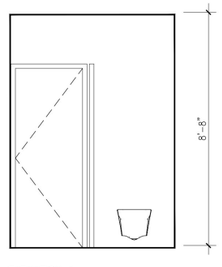
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

3 BATHROOM #1 & #2 (OPP.)
scale: 3/8"=1'-0"

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE

REVISIONS/SUBMISSIONS (*)

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com
560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381
FL #AA0003400 – FL #AR0013832

SHEET TITLE

COTTAGE
SCHEDULES
BATHROOM PLANS AND
INTERIOR ELEVATIONS

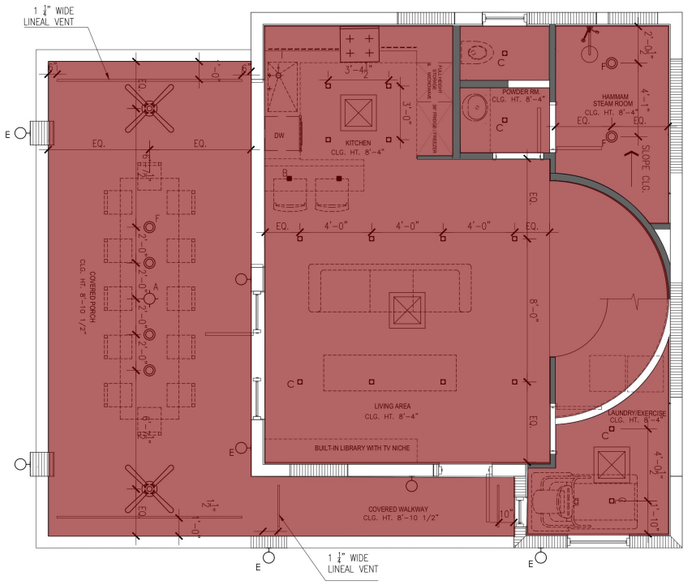
William B Medellin
Digitally signed by William B Medellin
Date: 2024.06.03 11:33:34 -04'00'

WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400

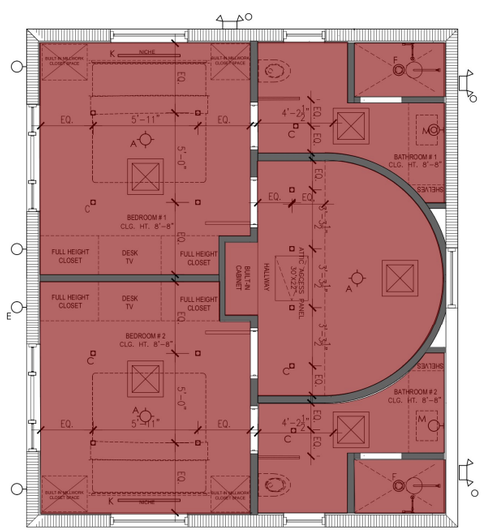
ISSUE DATE: PERMIT SET	5/31/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	A-18-2

Gypsum Board Ceiling

1477.2 SQ FT



1 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1 - 0"



2 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1 - 0"

TYPE	REFLECTED CEILING LEGEND
A	SURFACE MOUNTED CEILING LIGHT FIXTURE, SELECTED BY OWNER.
B	RECESSED MOUNTED CEILING LIGHT FIXTURE.
C	RECESSED MOUNTED CEILING LIGHT FIXTURE.
D	RECESSED MOUNTED CEILING LIGHT FIXTURE (WALL WASH).
E	WALL MOUNTED LIGHT FIXTURE, MOUNTING HEIGHT AS INDICATED.
F	RECESSED MOUNTED CEILING LIGHT FIXTURE. WET LOCATION.
G	BY OWNER
H	RECESSED MOUNTED CEILING LIGHT FIXTURE EXTERIOR
I	UNDER CABINET LIGHT
J	JUNCTION BOX.
K	HEADBOARD READING LIGHT
L	CEILING FAN WITH LIGHT
M	BY OWNER
N	BY OWNER
O	SURFACE MOUNTED – BY OWNER
	A/C CASSETTE
	WALL MOUNTED A/C UNIT

NOTE: SEE SHEET A-11-1 FOR LIGHT FIXTURE SCHEDULE

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com

560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381

FL #AA0003400 – FL #AR0013832

SHEET TITLE

COTTAGE

FIRST FLOOR REFLECTED CEILING PLAN
SECOND FLOOR REFLECTED CEILING PLAN

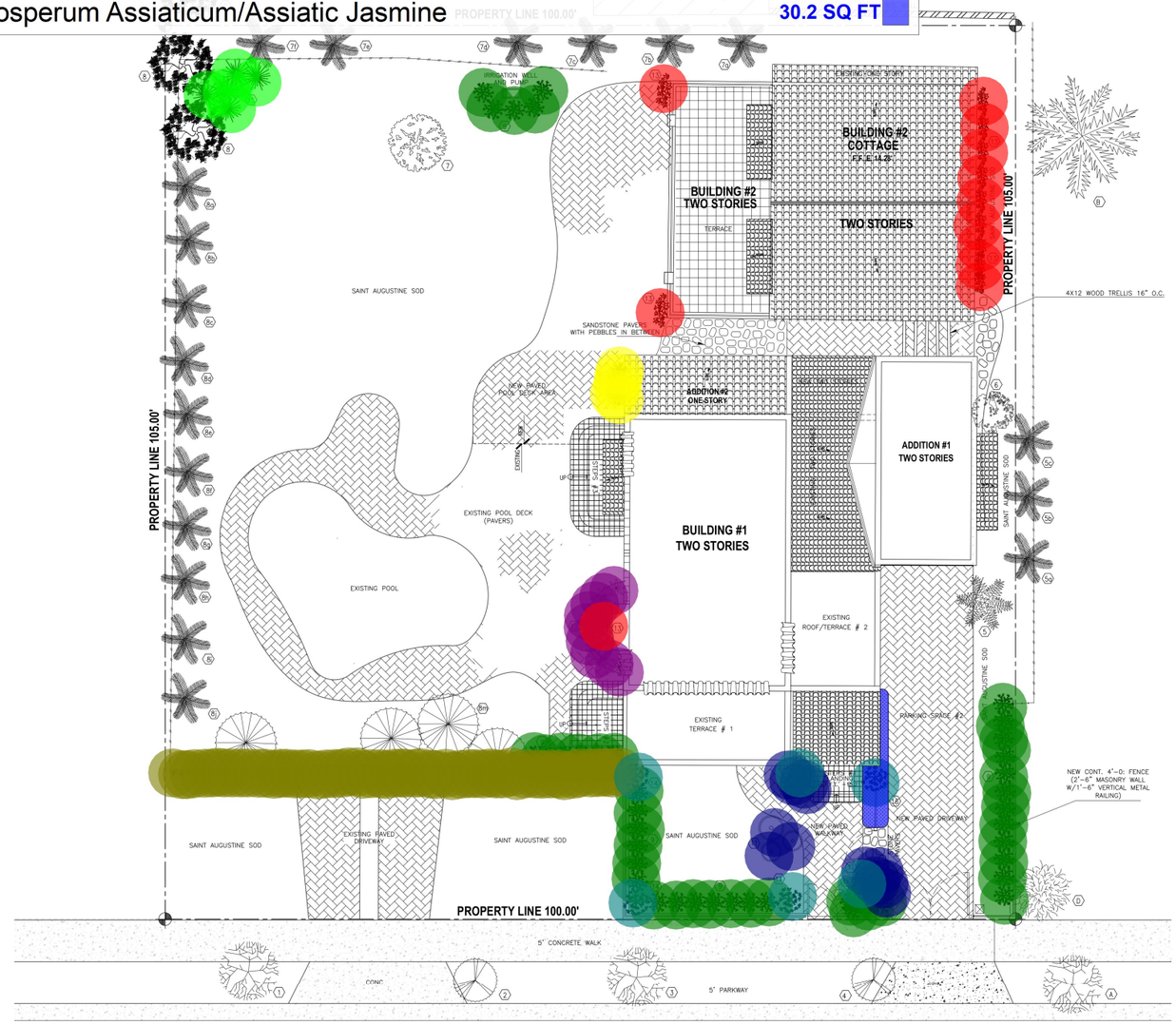
William B Medellin

Digitally signed by William B Medellin
Date: 2024.06.03 11:35:21 -04'00'

WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400

ISSUE DATE: PERMIT SET	5/31/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	A-19-2

Elaeocarpus Decipiens/Japanese Blueberry	40.0 EA
Ficus Pumila/Climbing Fig	60.0 EA
Monstera Deliciosa/Monstera	12.0 EA
Arachis Glabrata/Perennial Peanut	9.0 EA
Magnolia Grandiflora/Magnolia Little Gem	6.0 EA
Trachelosperum Jasminoides/Confedrate Jasmine	12.0 EA
Cortaderia Selloana/Magnolia Littl Gem	5.0 EA
Cortaderia Sedona/Pampas Grass	5.0 EA
Trahelosperum Assiaticum/Assiatic Jasmine	30.2 SQ FT



LANDSCAPE LEGEND			
ID	KEY	BOTANICAL / COMMON NAME	DESCRIPTION
1		DELONIX REGIA/ROYAL POINCIANA	EXISTING Ø = 43" H=30' C=46'
2		LAGERSTROEMIA INDICA/CRAPE MYRTLE	EXISTING Ø = 8" H=23' C=26'
3		DELONIX REGIA/ROYAL POINCIANA	EXISTING Ø = 23" H=35' C=60'
4		LAGERSTROEMIA INDICA/CRAPE MYRTLE	EXISTING Ø = 4" H=20' C=14'
5		ADONIDIA MERRILLILI/CHRISTMAS PALM	EXISTING Ø = 5" H=28' C=8'
5a		DYPSIS LUTESCENS/ARECA PALM	EXISTING Ø = 31" H=26' C=14'
5b		DYPSIS LUTESCENS/ARECA PALM	EXISTING Ø = 6" H=17' C=6'
5c		DYPSIS LUTESCENS/ARECA PALM	EXISTING Ø = 18" H=28' C=12'
6		PERSEA AMERICANA/AVOCADO	EXISTING Ø = 16" H=40' C=38'
7		MANGIFERA INDICA/MANGO	EXISTING Ø = 25" H=40' C=35'
7a		DYPSIS LUTESCENS/ARECA PALM	EXISTING Ø = 14" H=28' C=14'
7b		DYPSIS LUTESCENS/ARECA PALM	EXISTING Ø = 10" H=28' C=12'
7c		DYPSIS LUTESCENS/ARECA PALM	EXISTING Ø = 34" H=32' C=14'
7d		DYPSIS LUTESCENS/ARECA PALM	EXISTING Ø = 22" H=26' C=12'
7e		DYPSIS LUTESCENS/ARECA PALM	EXISTING Ø = 18" H=22' C=10'
7f		DYPSIS LUTESCENS/ARECA PALM	EXISTING Ø = 25" H=30' C=12'
8		FICUS AUREA AERIAL ROOT/STRANGLER FIG	EXISTING Ø = 26" H=80' C=75'
8a		DYPSIS LUTESCENS/ARECA PALM	EXISTING Ø = 12" H=26' C=10'
8b		DYPSIS LUTESCENS/ARECA PALM	EXISTING Ø = 9" H=24' C=10'
8c		DYPSIS LUTESCENS/ARECA PALM	EXISTING Ø = 14" H=26' C=8'
8d		DYPSIS LUTESCENS/ARECA PALM	EXISTING Ø = 16" H=28' C=10'
8e		DYPSIS LUTESCENS/ARECA PALM	EXISTING Ø = 14" H=30' C=12'
8f		DYPSIS LUTESCENS/ARECA PALM	EXISTING Ø = 12" H=30' C=10'
8g		DYPSIS LUTESCENS/ARECA PALM	EXISTING Ø = 18" H=32' C=10'
8h		DYPSIS LUTESCENS/ARECA PALM	EXISTING Ø = 14" H=28' C=12'
8i		DYPSIS LUTESCENS/ARECA PALM	EXISTING Ø = 5" H=16' C=10'
8j		DYPSIS LUTESCENS/ARECA PALM	EXISTING Ø = 5" H=24' C=6'
8k		CARYOTA/FISHTAIL PALM	EXISTING Ø = 10" H=26' C=12'
8l		CARYOTA/FISHTAIL PALM	EXISTING Ø = 6" H=22' C=6'
8m		CARYOTA/FISHTAIL PALM	EXISTING Ø = 6" H=25' C=8'
8n		CARYOTA/FISHTAIL PALM	EXISTING Ø = 10" H=25' C=8'
A		DELONIX REGIA/ROYAL POINCIANA	EXISTING Ø = 22" H=35' C=55'
B		LEUCAENA LEUCOCEPHALA/LEAD TREE	EXISTING Ø = 10" H=70' C=35'
C		FICUS AUREA/STRANGLER FIG	EXISTING Ø = 50" H=60' C=80'
D		MORINGA OLEIFERA/MORINGA	EXISTING Ø = 3" H=18' C=16'
9		ELAEOCARPUS DECIPIENS/JAPANESE BLUEBERRY	NEW
10		FICUS PUMILA/CLIMBING FIG	NEW
11		MONSTERA DELICIOSA/MONSTERA	NEW
12		ARACHIS GLABRATA/PERENNIAL PEANUT	NEW
13		TRACHELOSPERUM JASMINOIDES/CONFEDERATE JASMINE	NEW
14		MAGNOLIA GRANDIFLORA/MAGNOLIA LITTLE GEM	NEW
15		CORTADERIA SELLOANA/MAGNOLIA LITTLE GEM	NEW
16		TRAHELOSPERUM ASSIATICUM/ASSIATIC JASMINE	NEW
17		CORTADERIA SEDONA/PAMPAS GRASS	NEW

1 LANDSCAPE PLAN
1/8" = 1'-0"

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com

560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381

FL #AA0003400 - FL #AR0013832

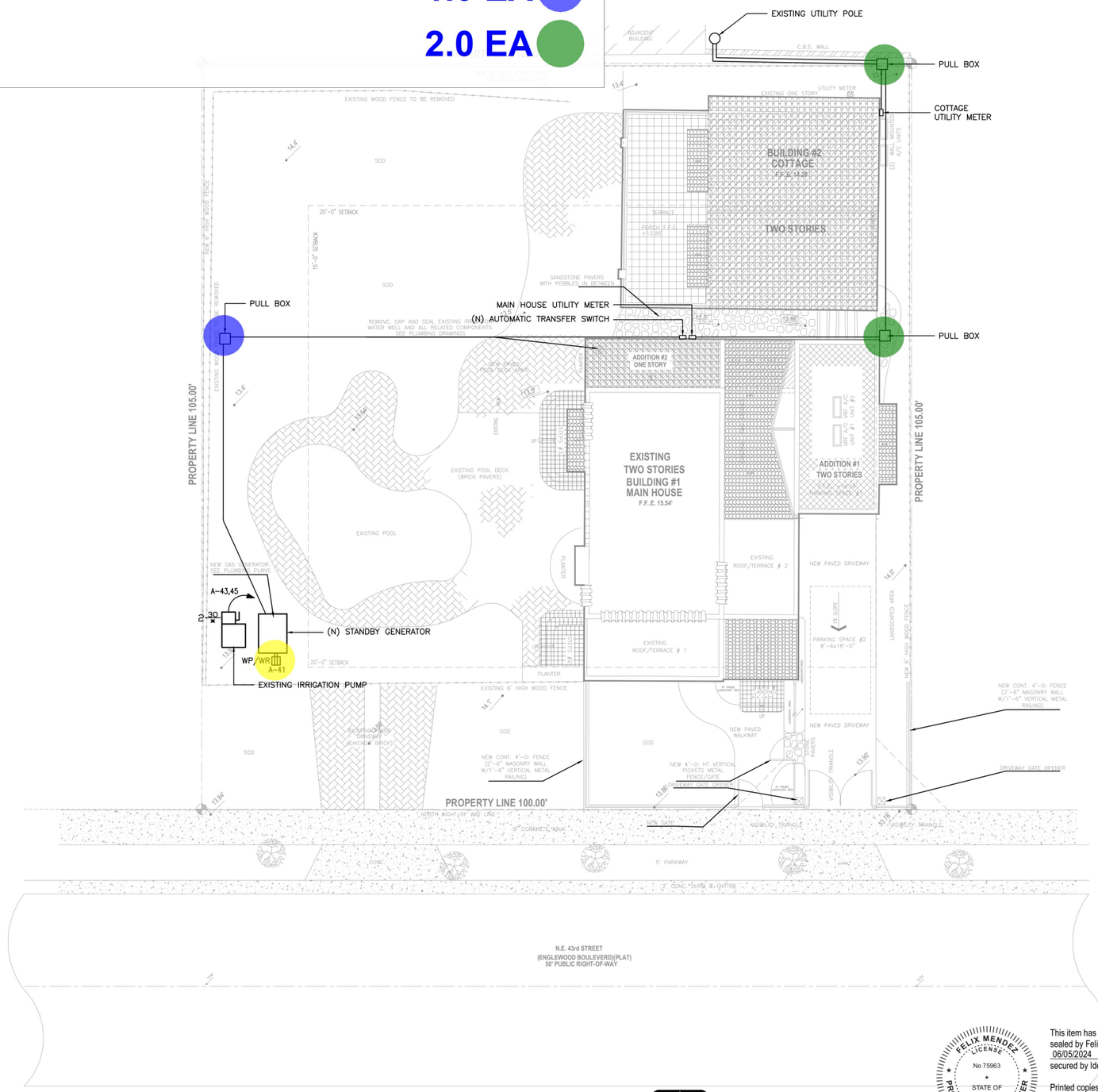
SHEET TITLE

LANDSCAPE PLAN

William B Medellin
Digitally signed by William B Medellin
Date: 2024.06.03 11:37:42 -04'00'
WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400

ISSUE DATE:	PERMIT SET 5/31/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	L-01

- Duplex Outlet,GFCI,WP — **1.0 EA**
- Pull Box — **1.0 EA**
- Pullbox — **2.0 EA**



1 / E1.0 ELECTRICAL SITE PLAN
SCALE: 1/8" = 1'-0"

PERMIT SET MAY 31, 2024

FELIX MENDEZ LICENSE No 75963 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Felix Mendez, P.E. on 06/05/2024 using Digital Signature secured by Identrust.

Printed copies of this documents are not considered signed and sealed and the signature must be verified on any electronic copies.

3fm MEP+FP CONSULTANTS
3FM ENGINEERING, INC. CA # 30459
FELIX MENDEZ, PE #75963
1600 PONCE DE LEON 10TH FL
CORAL GABLES, FL 33134
PH 305-767-1120
INFO@3FMENGINEERING.COM

PROJECT NUMBER: 210247

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com

560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381

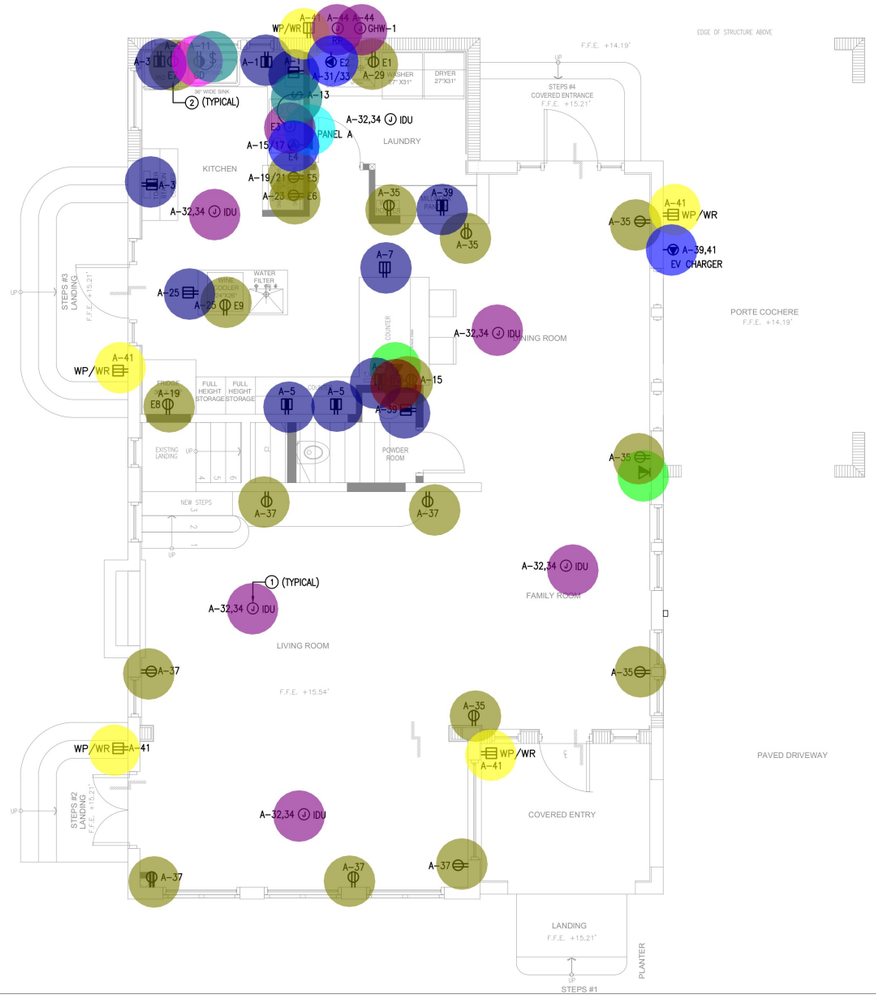
FL #AA0003400 – FL #AR0013832

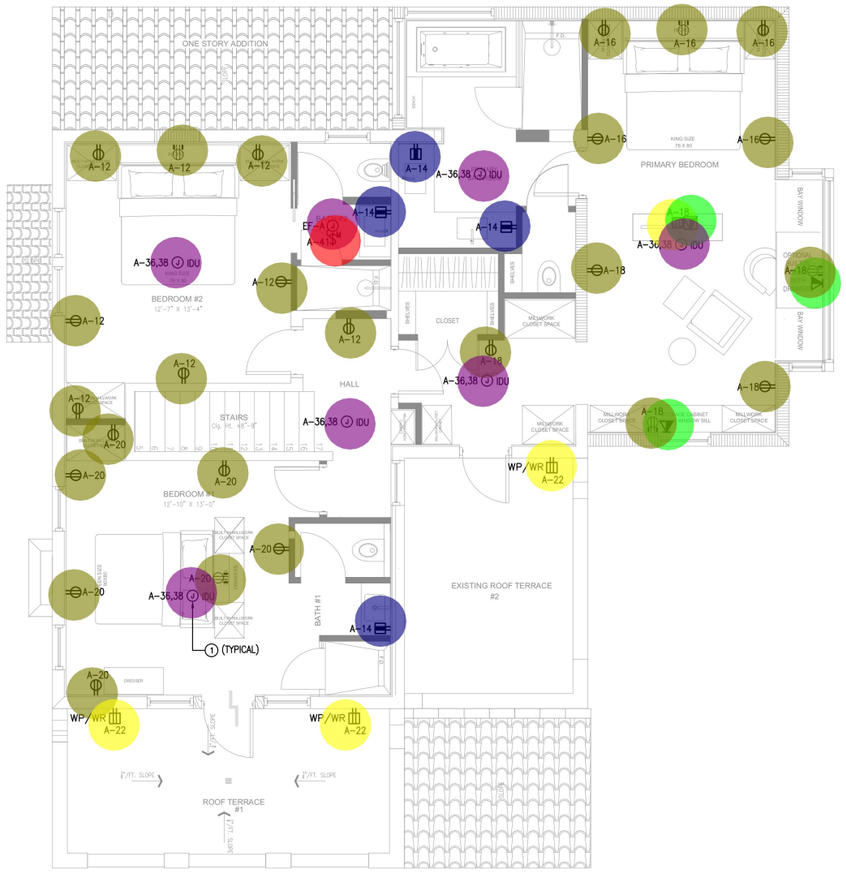
SHEET TITLE

ELECTRICAL SITE PLAN

ISSUE DATE:	4/23/2024
PROJECT NO.	20221
DRAWN BY	JH/WM
CHECKED BY	WM
DRAWING NO.	E1.0

WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400





2 E2.0 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

Ceiling Mounted Duplex Outlet	1.0 EA
Data/Telephone Outlet	5.0 EA
Duplex Outlet	44.0 EA
Duplex Outlet,GFCI	15.0 EA
Duplex Outlet,GFCI,WP	8.0 EA
Electrical Panel ,200 A (A)	1.0 EA
Half Duplex Outlet	1.0 EA
Junction Box	15.0 EA
Motorrized Switch	1.0 EA
Single Pole Switch	2.0 EA
Special Purpos Outlet	3.0 EA
TV Outlet	1.0 EA

FELIX MENDEZ LICENSE No 75963 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Felix Mendez, P.E. on 06/05/2024 using Digital Signature secured by Identrust.

Printed copies of this documents are not considered signed and sealed and the signature must be verified on any electronic copies.

PERMIT SET MAY 31, 2024

3fm MEP+FP CONSULTANTS
3FM ENGINEERING, INC. CA # 30459
FELIX MENDEZ, PE #75963
1600 PONCE DE LEON 10TH FL
CORAL GABLES, FL 33134
PH 305-767-1120
INFO@3FMENGINEERING.COM
PROJECT NUMBER: 210247

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com
560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381
FL #AA0003400 – FL #AR0013832

SHEET TITLE

MAIN HOUSE ELECTRICAL PLAN

ISSUE DATE:	4/23/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	E2.0

WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400

- Disconnect Switch 60 A — **2.0 EA**
- Duplex Outlet,GFCI,WP — **1.0 EA**

1 / E2.1 ROOF ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

FELIX MENDEZ LICENSE No 75963 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Felix Mendez, P.E. on 06/05/2024 using Digital Signature secured by Identrust.

Printed copies of this documents are not considered signed and sealed and the signature must be verified on any electronic copies.

PERMIT SET MAY 31, 2024

3fm MEP+FP CONSULTANTS
3FM ENGINEERING, INC. CA # 30459
FELIX MENDEZ, PE #75963
1600 PONCE DE LEON 10TH FL
CORAL GABLES, FL 33134
PH 305-767-1120
INFO@3FMENGINEERING.COM

PROJECT NUMBER: 210247

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com

560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381

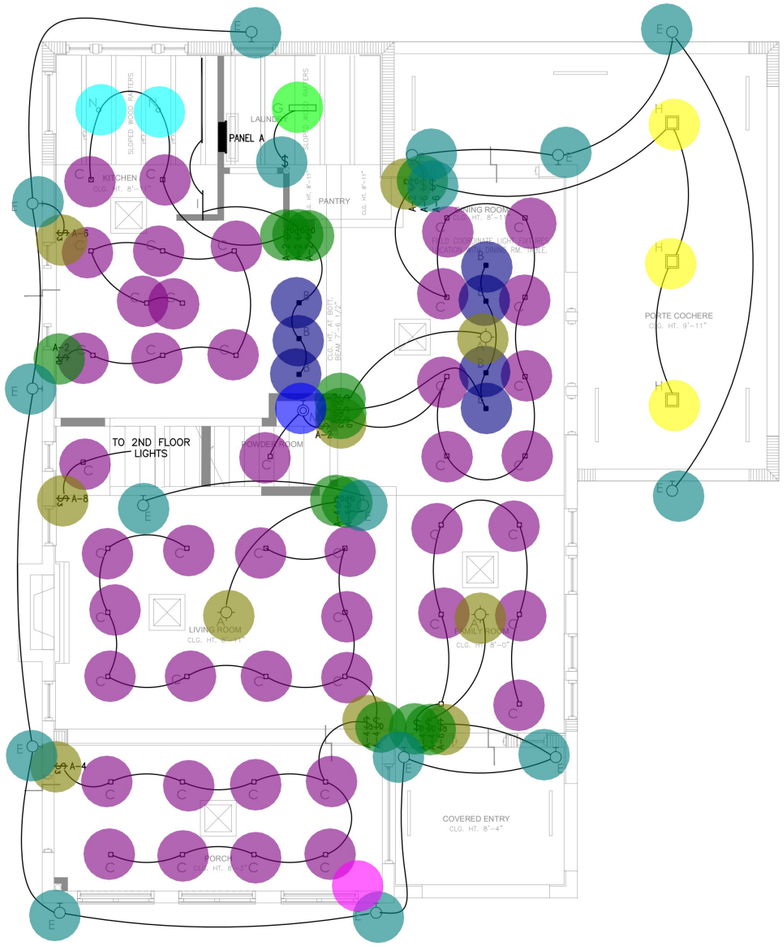
FL #AA0003400 – FL #AR0013832

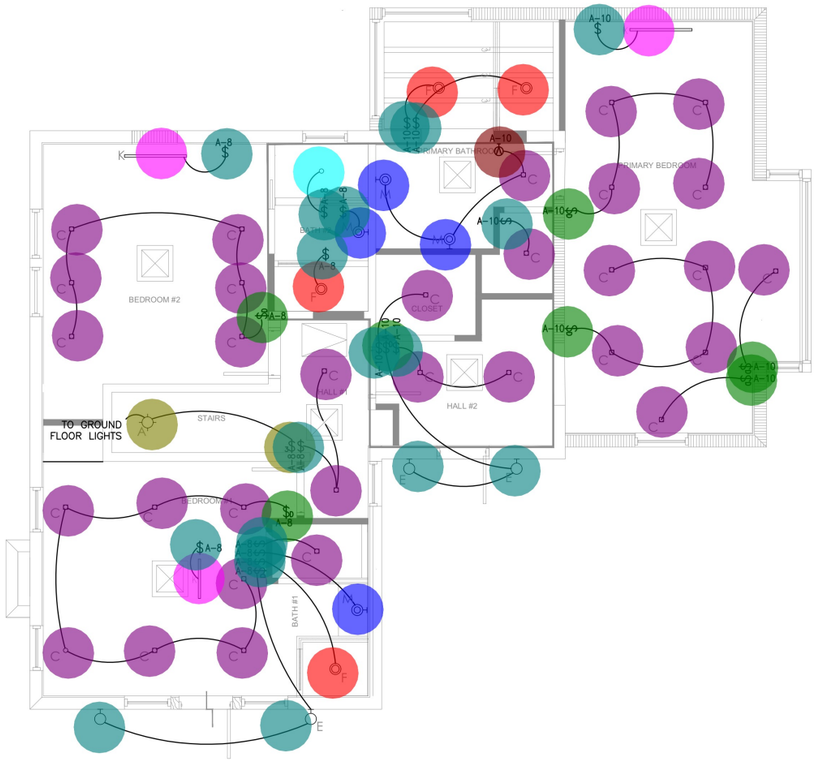
SHEET TITLE

MAIN HOUSE ROOF ELECTRICAL PLAN

ISSUE DATE:	4/23/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	E2.1

WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400





2 / E2.2 SECOND FLOOR RCP
SCALE: 1/4" = 1'-0"

- 3" Led Recessed Round Adjustable Downlight Fixture (C) — 74.0 EA
- 3" Led Recessed Round Downlight Fixture (B) — 7.0 EA
- 3-Way Switch — 8.0 EA
- 4" Led Recessed Wet Downlight Fixture (F) — 4.0 EA
- 5" Led Surface Round Flushmount Light Fixture (G) — 1.0 EA
- 6" Led Surface Square Flushmount Light Fixture (H) — 3.0 EA
- Dimmer Switch — 19.0 EA
- Led Decorative Pendant Light Fixture (A) — 4.0 EA
- Led Exterior Wall Sconce Light Fixture (E) — 18.0 EA
- Led Recessed Light Fixture (N) — 3.0 EA
- Led Surface Undercabinet Light Fixture (K) — 4.0 EA
- Led Wall Mounted Light Fixture,TBD By Owner (M) — 5.0 EA
- Single Pole Switch — 17.0 EA
- Wall Mounted Occupancy Sensor — 1.0 EA

PERMIT SET MAY 31, 2024

FELIX MENDEZ LICENSE No 75963 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Felix Mendez, P.E. on 06/05/2024 using Digital Signature secured by Identrust.

Printed copies of this documents are not considered signed and sealed and the signature must be verified on any electronic copies.

3fm MEP+FP CONSULTANTS
3FM ENGINEERING, INC. CA # 30459
FELIX MENDEZ, PE #75963
1600 PONCE DE LEON 10TH FL
CORAL GABLES, FL 33134
PH 305-767-1120
INFO@3FMENGINEERING.COM

PROJECT NUMBER: 210247

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

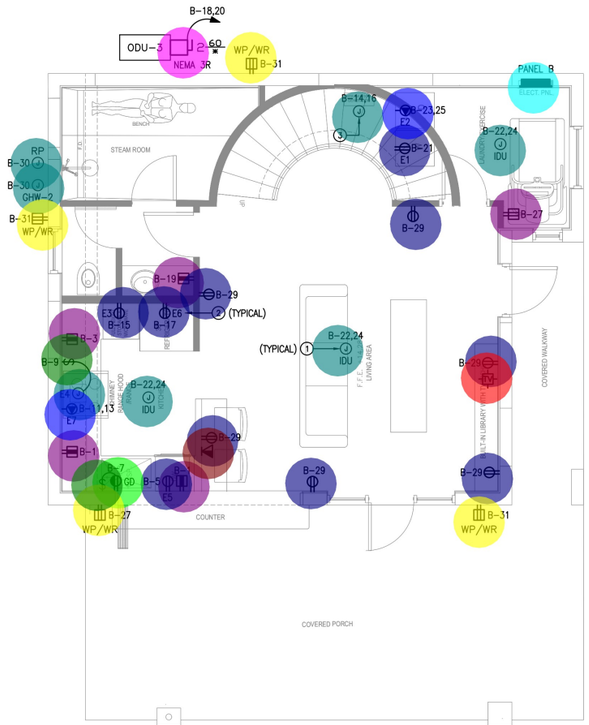
William B Medellin
Architect P.A.
www.wbmarchitect.com
560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381
FL #AA0003400 – FL #AR0013832

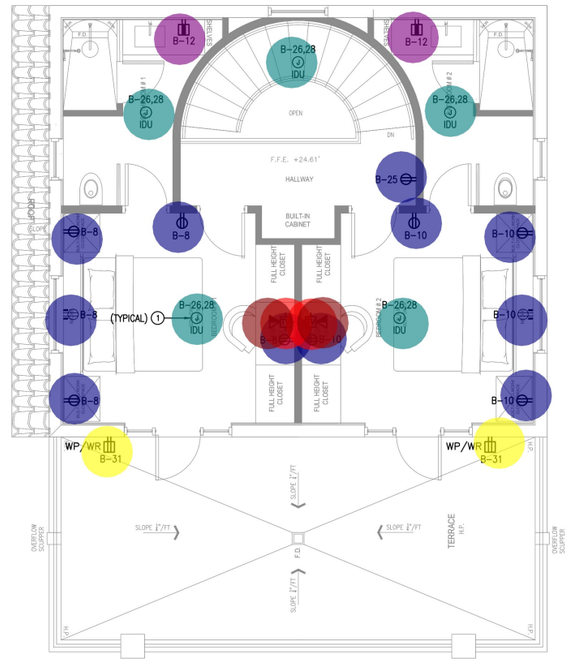
SHEET TITLE

MAIN HOUSE LIGHTING PLAN

ISSUE DATE:	4/23/2024
PROJECT NO.	20221
DRAWN BY	JH/WM
CHECKED BY	WM
DRAWING NO.	E2.2

WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400





- Duplex Outlet,GFCI — 7.0 EA
- Duplex Outlet — 21.0 EA
- Junction Box — 12.0 EA
- Half Duplex Outlet — 1.0 EA
- TV Outlet — 3.0 EA
- Duplex Outlet,GFCI,WP — 6.0 EA
- Special Purpos Outlet — 2.0 EA
- Disconnect Switch ,60A — 1.0 EA
- Electrical Panel,200A (B) — 1.0 EA
- Data/Telephone Outlet — 3.0 EA
- Single Pole Switch — 2.0 EA

2 / E2.3 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

FELIX MENDEZ LICENSE No 75963 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Felix Mendez, P.E. on 06/05/2024 using Digital Signature secured by Identrust.

Printed copies of this documents are not considered signed and sealed and the signature must be verified on any electronic copies.

PERMIT SET MAY 31, 2024

3fm MEP+FP CONSULTANTS
3FM ENGINEERING, INC. CA # 30459
FELIX MENDEZ, PE #75963
1600 PONCE DE LEON 10TH FL
CORAL GABLES, FL 33134
PH 305-767-1120
INFO@3FMENGINEERING.COM
PROJECT NUMBER: 210247

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WIHOUT THE ARCHITECT'S PERMISSION.

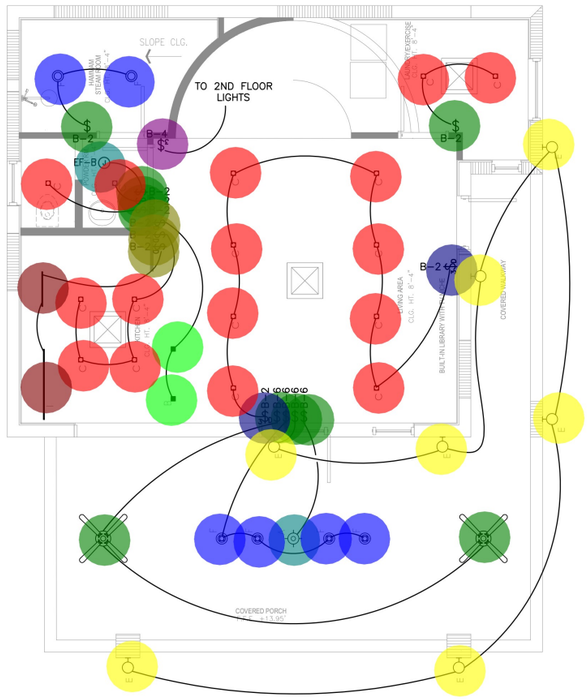
William B Medellin
Architect P.A.
www.wbmarchitect.com
560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381
FL #AA0003400 – FL #AR0013832

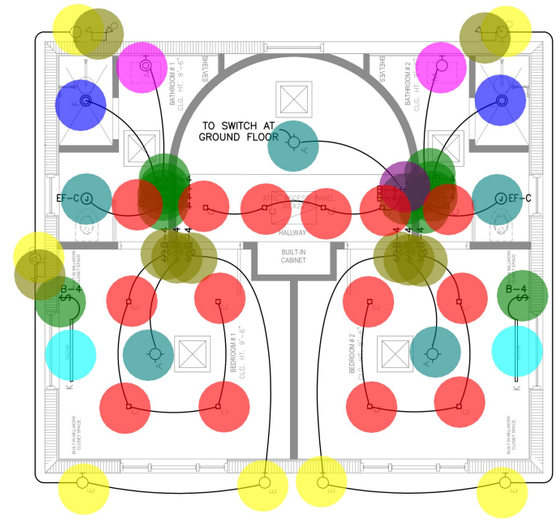
SHEET TITLE

COTTAGE ELECTRICAL PLAN

ISSUE DATE:	4/23/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	E2.3

WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400





Junction Box	3.0 EA
Single Pole Switch	19.0 EA
Dimmer Switch	9.0 EA
3-Way Dimmer Switch	2.0 EA
3-Way Switch	2.0 EA
Led Decorative Pendant Light Fixture (A)	4.0 EA
3" Led Recessed Round Downlight Fixture (B)	2.0 EA
3" Led Recessed Round Adjustable Downlight Fixture (C)	30.0 EA
Led Exterior Wall Sconce Light Fixture (E)	14.0 EA
4" Led Recessed Wet Downlight Fixture (F)	8.0 EA
Led Wall Mounted Light Fixture,TBD By Owner (M)	2.0 EA
Led Surface Undercabinet Light Fixture (I)	2.0 EA
Led Surface Undercabinet Light Fixture (K)	2.0 EA
Led Emergency Light Fixture	3.0 EA
Led Ceiling Fan W/Light	2.0 EA

2 / E2.3 SECOND FLOOR RCP
SCALE: 1/4" = 1'-0"

FELIX MENDEZ LICENSE No 75963 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Felix Mendez, P.E. on 06/05/2024 using Digital Signature secured by Identrust.

Printed copies of this documents are not considered signed and sealed and the signature must be verified on any electronic copies.

PERMIT SET MAY 31, 2024

3fm MEP+FP CONSULTANTS
3FM ENGINEERING, INC. CA # 30459
FELIX MENDEZ, PE #75963
1600 PONCE DE LEON 10TH FL
CORAL GABLES, FL 33134
PH 305-767-1120
INFO@3FMENGINEERING.COM

PROJECT NUMBER: 210247

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

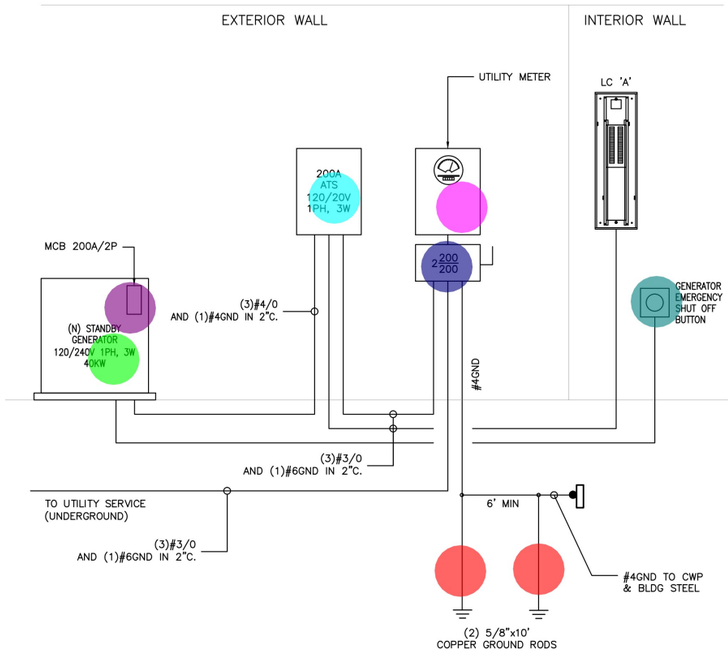
William B Medellin
Architect P.A.
www.wbmarchitect.com
560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381
FL #AA0003400 – FL #AR0013832

SHEET TITLE

COTTAGE LIGHTING PLAN

ISSUE DATE:	4/23/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	E2.4

WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400



1 **ELECTRICAL RISER DIAGRAM - MAIN HOUSE**
SCALE: N.T.S.

RISER GENERAL NOTE

1. CONTRACTOR SHALL FIELD VERIFY CONDITIONS OF SITE ELECTRICAL. REPORT FOR ANY DISCREPANCIES TO OWNER/ENGINEER PRIOR TO CONSTRUCTION.
2. ALL ELECTRICAL EQUIPMENT SHALL BE PROVIDED WITH SUFFICIENT WORKING SPACES PER [NEC–2020 110.26].
3. CONTRACTOR TO PROVIDE FOR COORDINATION STUDY AND SHORT CIRCUIT CALCULATIONS BY THE MANUFACTURER. PROVIDE ARC FLASH HAZARD SIGNS AND/OR CALCULATIONS AS REQUIRED.
4. ALL EQUIPMENT ARE NEW UNLESS NOTED OTHERWISED. PROVIDE ARC FLASH WARNING LABEL.
5. TRANSITION FROM SCHEDULE 40 PVC FOR UNDERGROUND CONDUIT ROUTING TO RGS FOR ABOVE GROUND CONDUIT ROUTING.
6. PROVIDE SURGE PROTECTION FOR ALL MAINS.
7. NEC 110.14(D). THE CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S TORQUE SPECIFICATIONS (UL 486A–486B). THE EC SHALL FURNISH CERTIFICATES SHOWING THE EQUIPMENT LOCATION, TORQUE VALUE, THE DATE AND THE NAME OF THE TECHNICIAN RESPONSIBLE.
8. NEC 110.21. LABEL ALL ELECTRICAL EQUIPMENT TO PROVIDE ALL MANUFACTURER'S INFORMATION AND CONTRACTOR RESPONSIBLE FOR THE INSTALLATION.

PANEL "A"

POLES	48		L-L	240	
AIC RATING	65		L-N	120	
FED FROM PANEL:	METER		PHASE	1	

MANUFACTURER/TYPE:	SQUARE D
MAIN BUS AMPS:	200
MAIN BREAKER AMPS:	200

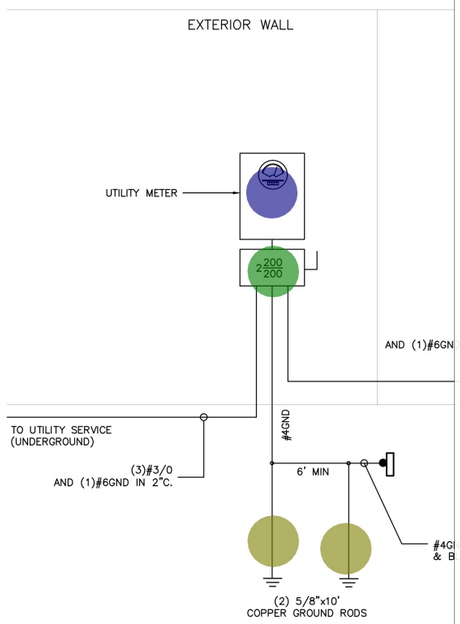
CKT	LOAD SERVED	TRIP	WIRE	FLA	V	Poles	DIST[FT]	TYPE	LOAD[VA]	V drop[%]**	PHASE	V drop[%]**	LOAD[VA]	TYPE	DIST[FT]	Poles	V	FLA	WIRE	TRIP	LOAD SERVED	CKT
1	REC - SMALL APPLIANCES	20	12	12.5	120	1	15	S	1500.0	0.62%	A	2.11%	960.0		80	1	120	8	12	20	REC - GND FLOOR	2
3	REC - SMALL APPLIANCES	20	12	12.5	120	1	15	S	1500.0	0.62%	B	2.11%	960.0		80	1	120	8	12	20	REC - GND FLOOR	4
5	REC - SMALL APPLIANCES	20	12	12.5	120	1	20	S	1500.0	0.82%	A	2.11%	960.0		80	1	120	8	12	20	REC - GND FLOOR	6
7	REC - SMALL APPLIANCES	20	10	12.5	120	1	25	S	1500.0	1.03%	B	2.11%	960.0		80	1	120	8	12	20	REC - 2ND FLOOR	8
9	DISHWASHER - E7	20	12	7.2	120	1	15	F	864.0	0.36%	A	2.11%	960.0		80	1	120	8	12	20	REC - 2ND FLOOR	10
11	GARBAGE DISPOSAL	20	12	6.25	120	1	15	F	750.0	0.31%	B	1.98%	1440.0	R	50	1	120	12	12	20	REC - BEDROOM #2	12
13	KITCHEN HOOD - E3	20	12		120	1	8	F	0.0	0.00%	A	0.99%	720.0	R	50	1	120	6	12	20	REC - BATHROOMS	14
15	ELECTRIC COOKING - E4	50	6	50	240	2	8	D	12000.0	0.16%	B	1.36%	900.0	R	55	1	120	7.5	12	20	REC - PRIMARY BED	16
17									0.0		A	1.36%	900.0	R	55	1	120	7.5	12	20	REC - PRIMARY BED	18
19	WALL OVEN - E5	50	10	20	240	1	10	F	4800.0	0.21%	B	2.07%	1260.0	R	60	1	120	10.5	12	20	REC - BEDROOM #1	20
21									0.0		A	0.89%	540.0	R	60	1	120	4.5	12	20	REC - OUTDOOR	22
23	SPEED OVEN - E6	20	12	15	120	1	10	F	1800.0	0.49%	B	1.06%	4876.8	AC	80	2	240	20.3	8	40	CONDU-1	24
25	REC - ISLAND & WINE	20	12	3	120	1	20	F	360.0	0.20%	A		0.0									26
27	REFRIGERATOR - E7	20	12	15	120	1	25	F	1800.0	1.23%	B	1.06%	4876.8	AC	80	2	240	20.3	8	40	CONDU-2	28
29	WASHER - E1	20	12	12.5	120	1	10	D	1500.0	0.41%	A		0.0									30
31	DRYER - E2	30	10	20.8	240	2	10	D	5000.0	0.22%	B	0.20%	360.0	AC	80	2	240	1.5	12	20	CONDUS - GND FLOOR	32
33									0.0		A		0.0									34
35	REC - DINING/FAMILY	20	12	7.5	120	1	40	R	900.0	0.99%	B	0.20%	360.0	AC	80	2	240	1.5	12	20	CONDUS - 2ND FLOOR	36
37	REC - LIVING	20	12	9	120	1	50	R	1080.0	1.48%	A		0.0									38
39	REC - LNDRY/TOILET	20	12	3	120	1	30	R	360.0	0.30%	B	0.82%	12000.0	D	40	2	240	50	6	60	CAR CHARGER	40
41	REC - OUTDOOR	20	12	7.5	120	1	80	R	900.0	1.98%	A		0.0									42
43	IRRIGATION PUMP	40	10	17	240	2	110	D	4080.0	1.94%	B	0.13%	182.4	D	25	1	120	1.52	12	20	GHW-1/RP	44
45									0.0		A		0.0									46
47	EXHAUST FANS	20	12	1	120	1	80	D	120.0	0.26%	B		0.0									48

CONNECTED LOAD	75.53	KVA
CONNECTED AMPS	314.71	AMPS
DEMAND CALC	RESIDENTIAL	

MINIMUM CONDUIT SIZES
#12, #10 IN 1/2"C
#8 IN 3/4"C
#6 IN 1"C
#4, #3, 1.25"C
#1, 1/0 IN 2"C
#4/0 IN 2.5"C

RESIDENTIAL DEMAND LOAD			D	LOAD
SMALL APPLIANCE	S	6000.0	1.0	6000.0
FIXED APPLIANCE	F	10374.0	1.0	10374.0
DEDICATED CIRCUIT	D	34882.4	1.0	34882.4
WATER HEATER	H	0.0	1.0	0.0
AIR CONDITIONING	AC	10473.6	1.0	10473.6
RECEPTACLE	R	9000.0	1.0	9000.0
SUB PANEL	SP	0.0	1.0	0.0
HOUSE AREA=		3,052.00	SF	
DIVERSITY FACTOR		8,000.00	VA	
TOTAL W/O AC =		60,412.40	VA	
TOTAL W/ DIVERSITY		28,964.96	VA	
TOTAL PLUS AC		39,438.56	VA	
DEMAND LOAD		164.33	AMPS	
NEC 220.83				

EX - EXISTING BRANCH CIRCUITS TO REMAIN.
Notes:
(1) ELECTRICAL CONTRACTOR MUST BALANCE LOADS.
(2) MAX VOLTAGE DROP OF 3% FOR BRANCH CIRCUIT
(3) COMMERCIAL KITCHEN OUTLETS MUST BE PROVIDED WITH GFCI BREAKERS.
(4) ALL CB MUST BE INVERSE TYPE 100% RATED. AFCI TYPE.
(5) FOR DWELLING UNITS PROVIDE AFCI OUTLETS OR AFCI BREAKERS FOR ALL AREAS.
(6) ALL KITCHEN EQUIPMENT OUTLETS MUST BE PROVIDED WITH GFCI BREAKERS.



2 **ELECTRICAL RISER DIAG**
SCALE: N.T.S.

PANEL "B"

	42		L-L	240	
	65		L-N	120	
PANEL:	METER		PHASE	1	

MANUFACTURER/TYPE:	SQUARE D
MAIN BUS AMPS:	200
MAIN BREAKER AMPS:	200

CKT	LOAD SERVED	TRIP	WIRE	FLA	V	Poles	DIST[FT]	TYPE	LOAD[VA]	V drop[%]**	PHASE	V drop[%]**	LOAD[VA]	TYPE	DIST[FT]	Poles	V	FLA	WIRE	TRIP	LOAD SERVED	CKT
	L APPL	20	12	12.5	120	1	35	S	1500.0	1.44%	A	1.84%	960.0		70	1	120	8	12	20	G - GND FLOOR	2
	L APPL	20	12	12.5	120	1	35	S	1500.0	1.44%	B	1.84%	960.0		70	1	120	8	12	20	G - 2ND FLOOR	4
	ER - E5	30	10	10	120	1	40	F	1200.0	1.32%	A	2.63%	1200.0		80	1	120	10	12	20	G - OUTDOOR	6
	DISPOSAL	20	12	6.25	120	1	50	F	750.0	1.03%	B	1.48%	900.0	R	60	1	120	7.5	12	20	C - BEDROOM #1	8
	OOD - E4	30	10	5.3	120	1	45	F	636.0	0.79%	A	1.48%	900.0	R	60	1	120	7.5	12	20	C - BEDROOM #2	10
	N AND OVEN	50	6	40	240	2	45	D	9600.0	0.74%	B	0.59%	360.0	R	60	1	120	3	12	20	C - BATROOMS	12
									0.0		A	0.51%	12000.0	D	25	2	240	50	6	60	AM GENERATOR	14
	VE - E3	20	12	12.5	120	1	40	F	1500.0	1.65%	B		0.0									16
	ATOR - E6	20	12	15	120	1	35	F	1800.0	1.73%	A	0.53%	4876.8	AC	40	2	240	20.3	8	40	CONDU-3	18
	ROOM	20	12	1.5	120	1	30	R	180.0	0.15%	B		0.0									20
	E1	20	12	12.5	120	1	10	D	1500.0	0.41%	A	0.10%	180.0	AC	80	2	240	0.75	12	20	CONDUS - GND FLOOR	22
		30	10	20.8	240	2	10	D	5000.0	0.22%	B		0.0									24
									0.0		A	0.16%	300.0	AC	80	2	240	1.25	12	20	CONDUS - 2ND FLOOR	26
	DMILL	20	12	10	120	1	8	D	1200.0	0.26%	B		0.0									28
	PURPOSE	20	12	9	120	1	50	R	1080.0	1.48%	A	0.15%	182.4	D	30	1	120	1.52	12	20	GHW-1/RP	30
	OOR	20	12	8.02	120	1	50	R	962.4	1.32%	B		0.0									32
									0.0		A		0.0									34
									0.0		B		0.0									36
									0.0		A		0.0									38
									0.0		B		0.0									40
									0.0		A		0.0									42

D LOAD	51.23	KVA
D AMPS	213.45	AMPS
ALC	RESIDENTIAL	

MINIMUM CONDUIT SIZES
#12, #10 IN 1/2"C
#8 IN 3/4"C
#6 IN 1"C
#4, #3, 1.25"C
#1, 1/0 IN 2"C
#4/0 IN 2.5"C

AL DEMAND LOAD			D	LOAD
LIANCE	S	3000.0	1.0	3000.0
LIANCE	F	5886.0	1.0	5886.0
) CIRCUIT	D	29482.4	1.0	29482.4
ATER	H	0.0	1.0	0.0
TIONING	AC	5356.8	1.0	5356.8
LE	R	4382.4	1.0	4382.4
	SP	0.0	1.0	0.0
EA=		1,376.00	SF	
FACTOR		8,000.00	VA	
) AC =		42,496.40	VA	
DIVERSITY		21,798.56	VA	
S AC		27,155.36	VA	
OAD		113.15	AMPS	
NEC 220.83				

EX - EXISTING BRANCH CIRCUITS TO REMAIN.
Notes:
(1) ELECTRICAL CONTRACTOR MUST BALANCE LOADS.
(2) MAX VOLTAGE DROP OF 3% FOR BRANCH CIRCUIT
(3) COMMERCIAL KITCHEN OUTLETS MUST BE PROVIDED WITH GFCI BREAKERS.
(4) ALL CB MUST BE INVERSE TYPE 100% RATED. AFCI TYPE.
(5) FOR DWELLING UNITS PROVIDE AFCI OUTLETS OR AFCI BREAKERS FOR ALL AREAS.
(6) ALL KITCHEN EQUIPMENT OUTLETS MUST BE PROVIDED WITH GFCI BREAKERS.

5/8"x10' Copper Ground Rod	2.0 EA
Automatic Transfer Switch,200A	1.0 EA
Disconnect Switch, 200A	1.0 EA
Electrical Breaker,20A/1P	26.0 EA
Electrical Breaker,20A/2P	2.0 EA
Electrical Breaker,30A/2P	3.0 EA
Electrical Breaker,40A/2P	2.0 EA
Electrical Breaker,50A/1P	2.0 EA
Electrical Breaker,60A/2P	2.0 EA
Electrical Breaker,200A	1.0 EA
Generator Emergency Shut of Button	1.0 EA
Standby Generator 40KW	1.0 EA
Utility Meter	1.0 EA
Disconnect Switch,200A	1.0 EA
5/8"x10' Copper Ground Rods	2.0 EA
Electrical Breaker,20A/1P	19.0 EA
Electrical Breaker,20A/2P	2.0 EA
Electrical Breaker,40A/2P	1.0 EA
Electrical Breaker,60A/2P	1.0 EA
Electrical Breaker,30A/2P	1.0 EA
Utility Meter	1.0 EA

FELIX MENDEZ LICENSE No 75963 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Felix Mendez, P.E. on 06/05/2024 using Digital Signature secured by Identrust.

Printed copies of this documents are not considered signed and sealed and the signature must be verified on any electronic copies.

PERMIT SET MAY 31, 2024

3fm MEP+FP CONSULTANTS
3FM ENGINEERING, INC. CA # 30459
FELIX MENDEZ, PE #75963
1600 PONCE DE LEON 10TH FL
CORAL GABLES, FL 33134
PH 305-767-1120
INFO@3FMENGINEERING.COM
PROJECT NUMBER: 210247

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE

REVISIONS/SUBMISSIONS (*)

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com
560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381
FL #AA0003400 – FL #AR0013832

SHEET TITLE

ELECTRICAL RISER, SCHEDULES, AND DETAILS

ISSUE DATE:	4/23/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	

E3.0

WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400

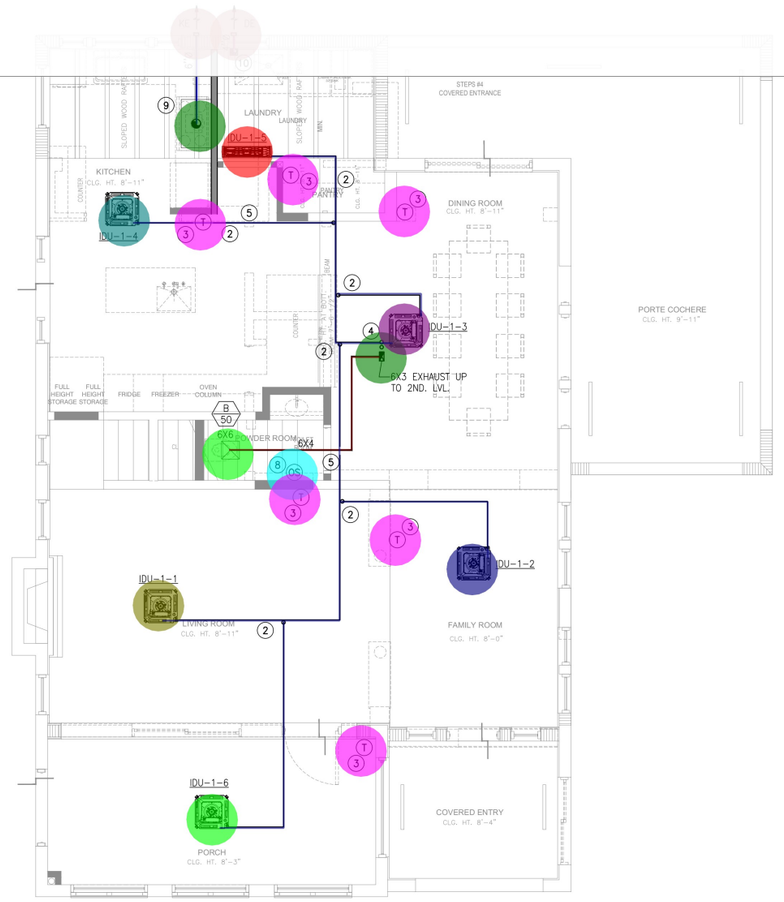
(6"x6") Exhaust Grille 50 CFM	4.0 EA
(6"x6") Exhaust Grille 100 CFM	1.0 EA
4" Dia Duct	1.0 FT
6" Dia Duct	5.0 FT
6"x3" Duct Up	1.0 EA
6"x4" Duct	13.6 FT
6"x4" Duct	21.4 FT
6"x6" Duct	13.2 FT
8"x4" Duct	6.7 FT
8"x8" Duct	8.1 FT
Duct Cap	2.0 EA
EF-A: Exhaust Fan 300 CFM	1.0 EA
IDU-1-1: Heat Pump Indoor Unit 0.75 Ton	1.0 EA
IDU-1-2: Heat Pump Indoor Unit 0.75 Ton	1.0 EA
IDU-1-3: Heat Pump Indoor Unit 0.75 Ton	1.0 EA
IDU-1-4: Heat Pump Indoor Unit 0.6 Ton	1.0 EA
IDU-1-6: Heat Pump Indoor Unit 0.75 Ton	1.0 EA
IDU-1-5: Heat Pump Indoor Unit 0.6 Ton	1.0 EA
IDU-2-1: Heat Pump Indoor Unit 1 Ton	1.0 EA
IDU-2-2: Heat Pump Indoor Unit 0.6 Ton	1.0 EA
IDU-2-3: Heat Pump Indoor Unit 0.75 Ton	1.0 EA
IDU-2-4: Heat Pump Indoor Unit 0.75 Ton	1.0 EA
IDU-2-5: Heat Pump Indoor Unit 0.75 Ton	1.0 EA
IDU-2-6: Heat Pump Indoor Unit 0.75 Ton	1.0 EA
Interlock Occupancy Sensor	1.0 EA
Kitchen Exhaust Hood 400 CFM	1.0 EA
Refrigerant Pipe	180.1 FT
Thermostate	12.0 EA
Vent Box W/Backdraft Damper	1.0 EA

GENERAL NOTES:

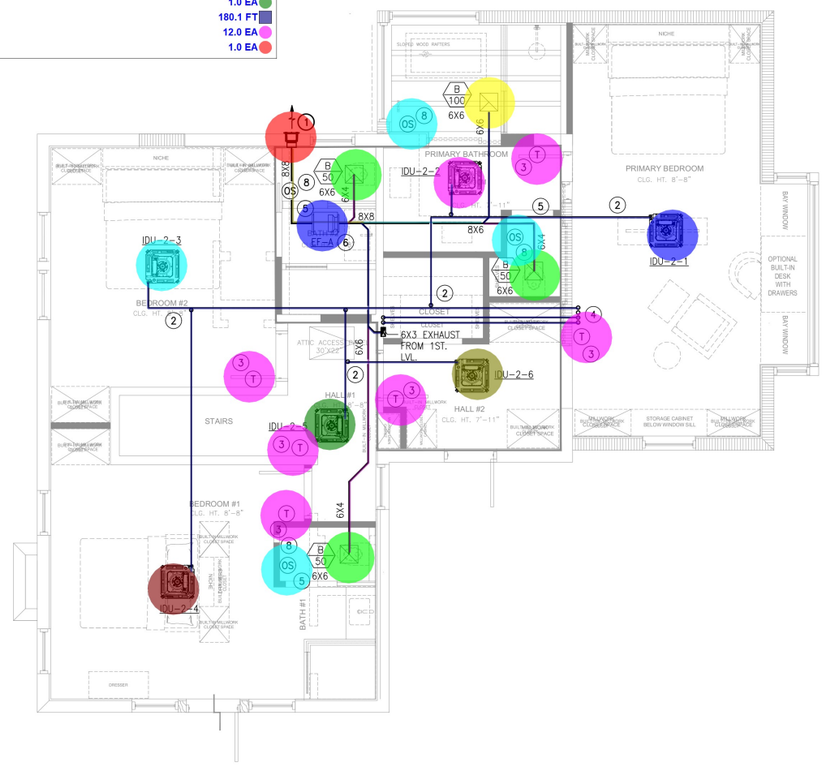
1. EXISTING HOUSE, ADDITION, AND COTTAGE USE ... ENTILATION.
2. FIELD VERIFY ALL TO BE DEMOLISH EXISTING ... MS AND AIR DISTRIBUTION ELEMENTS. COORDINATE DISPOSAL WITH OWNER.
3. PIPE LENGHTS ARE ESTIMATIONS ONLY. CONTR... SPONSIBLE FOR PIPING TAKE-OFF AND VERIFICATION OF ACTUAL PIPE ROUTING AND PIPE LENGHTS.

KEY NOTES:

1. SINGLE X-VENT BOX BSEB-F, W/ INTEGRAL ... BACKDRAFT DAMPER. COORDINATE FINISH W/ ... ARCHITECT.
2. SIZE AND INSTALL NEW REFRIGERANT PIPES ... ACCORDANCE WITH MANUFACTURER INSTRUC... (TYPICAL). REFER TO TREE DIAGRAM ON SHE... M-4.1 FOR PIPE SIZING AND REQUIRED ACCESSORIES.
3. STANDARD WIRED REMOTE CONTROLLER, LC... PREMTB100. COORDINATE FINAL LOCATION W... ARCHITECT AND OWNER.
4. SET OF REFRIGERANT PIPES UP TO ROOF.
5. PROVIDE 1 INCH DOOR UNDERCUT.
6. PROVIDE 30X22 ACCESS PANEL AT HALL #1.
7. SET OF REFRIGERANT PIPES FROM BELOW.
8. INTERLOCK OCCUPANCY SENSOR WITH EF-A.
9. KITCHEN HOOD EXH. AIRFLOW SHALL NOT EXCEED 400 CFM. REFER TO ELECTRICAL & ARCH. PLANS FOR HOOD SPECS.
10. PROVIDE DRYER VENTING BOX.



1 M2.0 GROUND FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



2 M2.0 SECOND FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

FELIX MENDEZ LICENSE No 75963 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Felix Mendez, P.E. on 06/05/2024 using Digital Signature secured by Identrust.

Printed copies of this documents are not considered signed and sealed and the signature must be verified on any electronic copies.

PERMIT SET MAY 31, 2024

3fm MEP+FP CONSULTANTS
3FM ENGINEERING, INC. CA # 30459
FELIX MENDEZ, PE #75963
1600 PONCE DE LEON 10TH FL
CORAL GABLES, FL 33134
PH 305-767-1120
INFO@3FMENGINEERING.COM

PROJECT NUMBER: 210247

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WIHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com
560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381
FL #AA0003400 – FL #AR0013832

SHEET TITLE

MAIN HOUSE MECHANICAL PLAN

ISSUE DATE:	4/23/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	M2.0

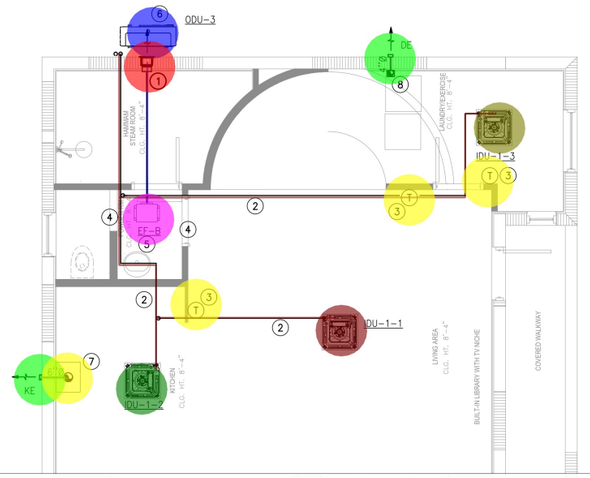
WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400

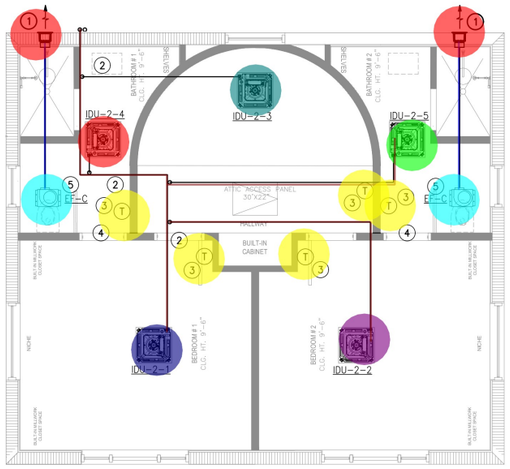
GENERAL NOTES:

1. EXISTING HOUSE, ADDITION, AND COTTAGE USE NATURAL VENTILATION.
2. FIELD VERIFY ALL TO BE DEMOLISH EXISTING HVAC SYSTEMS AND AIR DISTRIBUTION ELEMENTS. COORDINATE DISPOSAL WITH OWNER.
3. PIPE LENGHTS ARE ESTIMATIONS ONLY. CONTRACTOR IS RESPONSIBLE FOR PIPING TAKE-OFF AND VERIFICATION OF ACTUAL PIPE ROUTING AND PIPE LENGHTS

KEY NOTES:

1. SINGLE X-VENT BOX 6SEB-F, W/ INTEGRAL BACKDRAFT DAMPER, COORDINATE FINISH W/ ARCHITECT.
2. SIZE AND INSTALL NEW REFRIGERANT PIPES IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS (TYPICAL) REFER TO TREE DIAGRAM ON SHEET M-4.2 FOR PIPE SIZING AND REQUIRED ACCESSORIES.
3. STANDARD WIRED REMOTE CONTROLLER, LG PREMTB100. COORDINATE FINAL LOCATION WITH ARCHITECT AND OWNER.
4. PROVIDE 1 INCH DOOR UNDERCUT.
5. LIGHT SWITCH ACTIVATED CEILING EXHAUST FAN.
6. INSTALL ON 6 INCH CONCRETE PAD, ABOVE BFE.
7. KITCHEN HOOD EXH. AIRFLOW SHALL NOT EXCEED 400 CFM. REFER TO ELECTRICAL & ARCHITECTURE PLANS FOR HOOD SPECS.
8. PROVIDE DRYER VENTING BOX.





4" Dia Duct	0.8 FT
6" Dia Duct	1.6 FT
Vent Box W/Backdraft Damper	3.0 EA
Duct Cap	2.0 EA
Kitchen Exhaust Hood 400 CFM	1.0 EA
8"x8" Duct	24.4 FT
IDU-1-1: Heat Pump Indoor Unit 0.75 Ton	1.0 EA
IDU-1-2: Heat Pump Indoor Unit 0.75 Ton	1.0 EA
IDU-1-3: Heat Pump Indoor Unit 0.6 Ton	1.0 EA
IDU-2-1: Heat Pump Indoor Unit 0.75 Ton	1.0 EA
IDU-2-2: Heat Pump Indoor Unit 0.75 Ton	1.0 EA
IDU-2-3: Heat Pump Indoor Unit 0.6 Ton	1.0 EA
IDU-2-4: Heat Pump Indoor Unit 0.6 Ton	1.0 EA
IDU-2-5: Heat Pump Indoor Unit 0.6 Ton	1.0 EA
Thermostate	8.0 EA
ODU-3: Heat Pump Outdoor Unit 5 Ton	1.0 EA
EF-B: Exhaust Fan 160 CFM	1.0 EA
EF-C: Exhaust Fan 50 CFM	2.0 EA
Refrigerant Pipe	110.6 FT

2 / M2.1 SECOND FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

FELIX MENDEZ LICENSE No 75963 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Felix Mendez, P.E. on 06/05/2024 using Digital Signature secured by Identrust.

Printed copies of this documents are not considered signed and sealed and the signature must be verified on any electronic copies.

PERMIT SET MAY 31, 2024

3fm MEP+FP CONSULTANTS
3FM ENGINEERING, INC. CA # 30459
FELIX MENDEZ, PE #75963
1600 PONCE DE LEON 10TH FL
CORAL GABLES, FL 33134
PH 305-767-1120
INFO@3FMENGINEERING.COM
PROJECT NUMBER: 210247

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com

560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381

FL #AA0003400 – FL #AR0013832

SHEET TITLE

COTTAGE MECHANICAL PLAN

ISSUE DATE:	4/23/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	M2.1

WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400

ODU-1: Heat Pump Outdoor Unit 5 Ton **1.0 EA**

ODU-2: Heat Pump Outdoor Unit 5 Ton **1.0 EA**

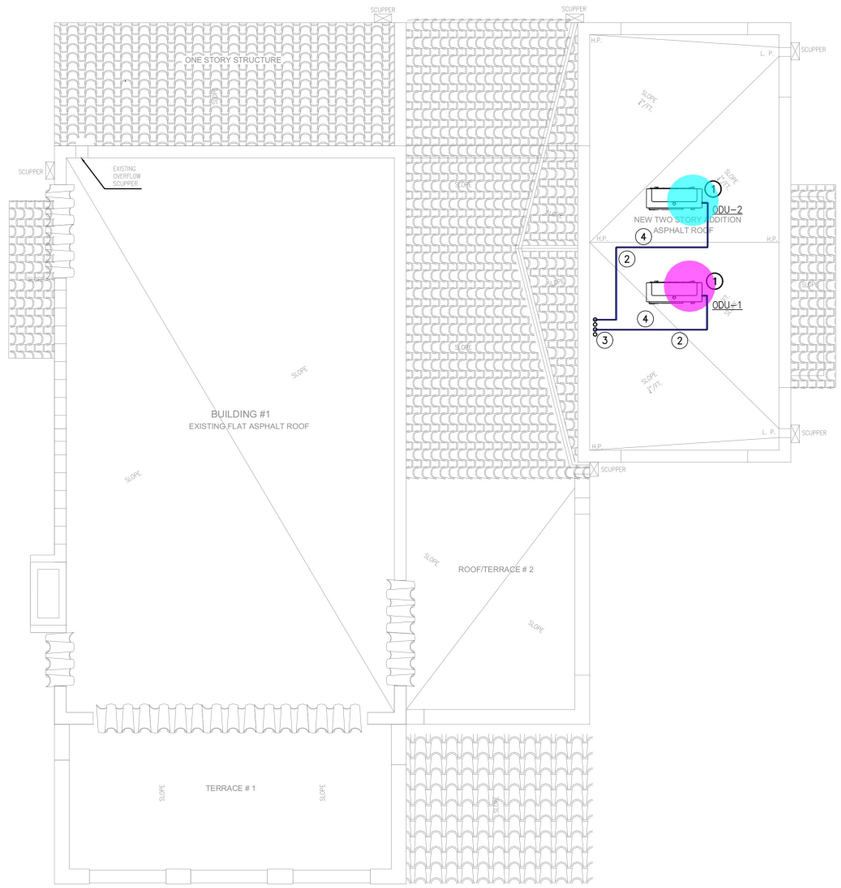
Refrigerant Pipe **21.7 FT**

GENERAL NOTES:

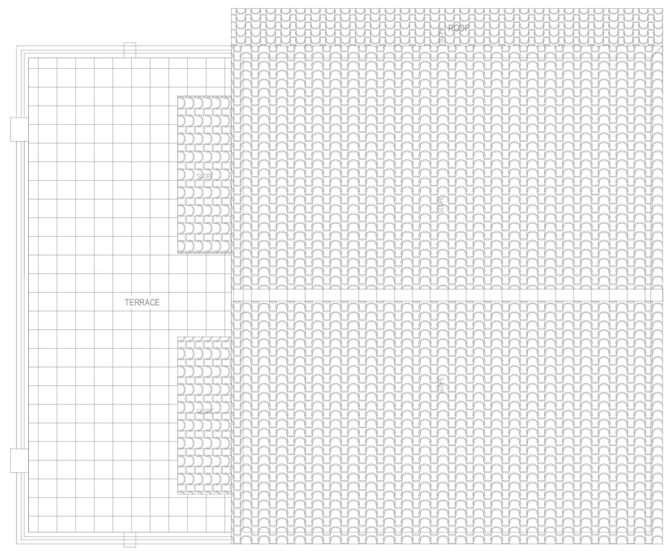
1. FIELD VERIFY ALL TO BE DEMOLISH EXISTING HVAC SYSTEMS AND AIR DISTRIBUTION ELEMENTS. COORDINATE DISPOSAL WITH OWNER.
2. PIPING TAKE-OFF AND VERIFICATION OF ACCURACY IS RESPONSIBLE FOR PIPING TAKE-OFF AND VERIFICATION OF ACCURACY.

KEY NOTES:

1. INSTALL NEW HEAT PUMP PER MANUFACTURER INSTALLATION MANUAL.
2. SUCT. AND RESPONS. NEW REFRIGERANT PIPING IN ACCORDANCE WITH MANUFACTURER INSTALLATION MANUAL. REFER TO TREE DIAGRAM ON SHEET M-4.1 FOR PIPE SIZING AND REQUIRED ACCESSORIES.
3. PROVIDE WEATHERPROOF CAP FOR REFRIGERANT PIPING.
4. PROVIDE ROOF SUPPORTS FOR REFRIGERANT PIPING.



1 / M2.3 MAIN HOUSE ROOF PLAN
SCALE: 1/4" = 1'-0"



2 / M2.3 COTTAGE ROOF PLAN
SCALE: 1/4" = 1'-0"

FELIX MENDEZ LICENSE No 75963 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Felix Mendez, P.E. on 06/05/2024 using Digital Signature secured by Identrust.

Printed copies of this documents are not considered signed and sealed and the signature must be verified on any electronic copies.

PERMIT SET MAY 31, 2024

3fm MEP+FP CONSULTANTS
3FM ENGINEERING, INC. CA # 30459
FELIX MENDEZ, PE #75963
1600 PONCE DE LEON 10TH FL
CORAL GABLES, FL 33134
PH 305-767-1120
INFO@3FMENGINEERING.COM

PROJECT NUMBER: 210247

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin Architect P.A.
www.wbmarchitect.com
560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381
FL #AA0003400 – FL #AR0013832

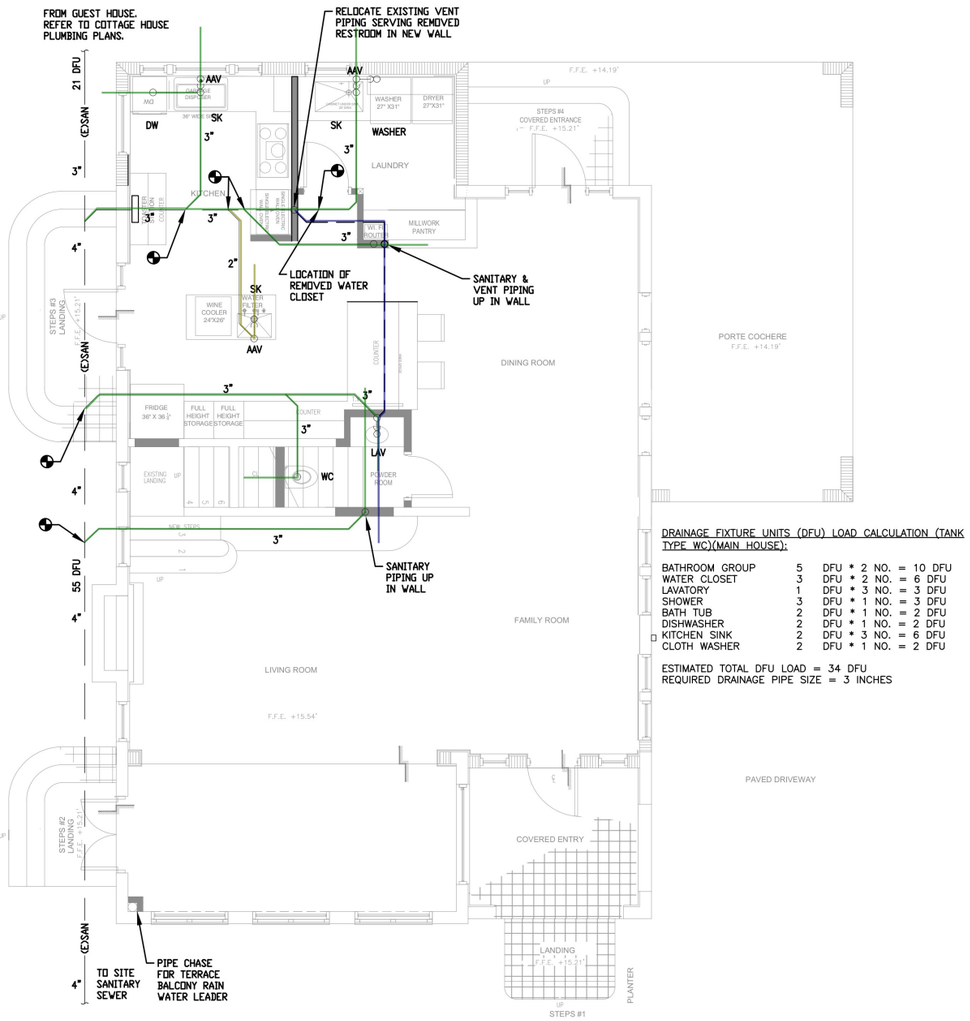
SHEET TITLE

MECHANICAL ROOF PLAN

ISSUE DATE:	4/23/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	M2.3

WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400

2" Dia Sanitary Pipe	47.1 FT
3" Dia Sanitary Pipe	173.7 FT
3" Dia Vent Pipe	57.5 FT

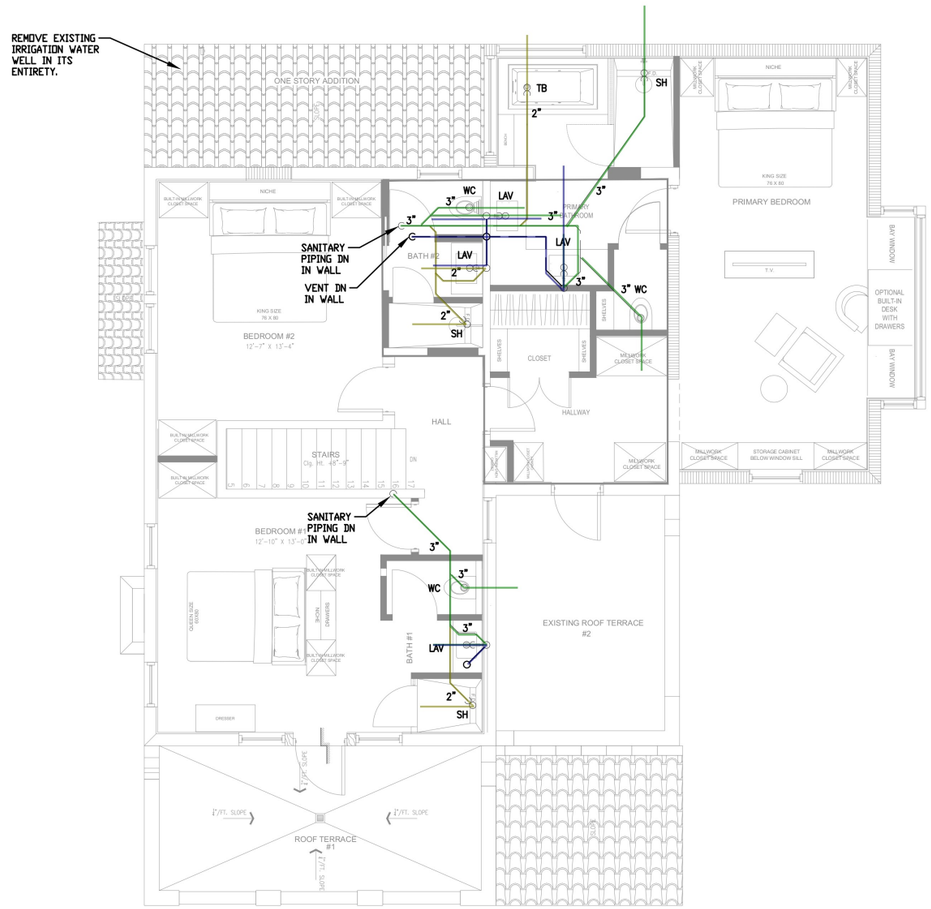


DRAINAGE FIXTURE UNITS (DFU) LOAD CALCULATION (TANK TYPE WC)(MAIN HOUSE):

BATHROOM GROUP	5	DFU * 2 NO. = 10 DFU
WATER CLOSET	3	DFU * 2 NO. = 6 DFU
LAVATORY	1	DFU * 3 NO. = 3 DFU
SHOWER	3	DFU * 1 NO. = 3 DFU
BATH TUB	2	DFU * 1 NO. = 2 DFU
DISHWASHER	2	DFU * 1 NO. = 2 DFU
KITCHEN SINK	2	DFU * 3 NO. = 6 DFU
CLOTH WASHER	2	DFU * 1 NO. = 2 DFU

ESTIMATED TOTAL DFU LOAD = 34 DFU
REQUIRED DRAINAGE PIPE SIZE = 3 INCHES

1 / P2.0 MAIN HOUSE GROUND FLOOR SANITARY PLAN
SCALE: 1/4" = 1'-0"



2 / P2.0 MAIN HOUSE SECOND FLOOR SANITARY PLAN
SCALE: 1/4" = 1'-0"

FELIX MENDEZ LICENSE No 75963 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Felix Mendez, P.E. on 06/05/2024 using Digital Signature secured by Identrust.

Printed copies of this documents are not considered signed and sealed and the signature must be verified on any electronic copies.

PERMIT SET MAY 31, 2024

3fm MEP+FP CONSULTANTS
3FM ENGINEERING, INC. CA # 30459
FELIX MENDEZ, PE #75963
1600 PONCE DE LEON 10TH FL
CORAL GABLES, FL 33134
PH 305-767-1120
INFO@3FMENGINEERING.COM
PROJECT NUMBER: 210247

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com

560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381

FL #AA0003400 – FL #AR0013832

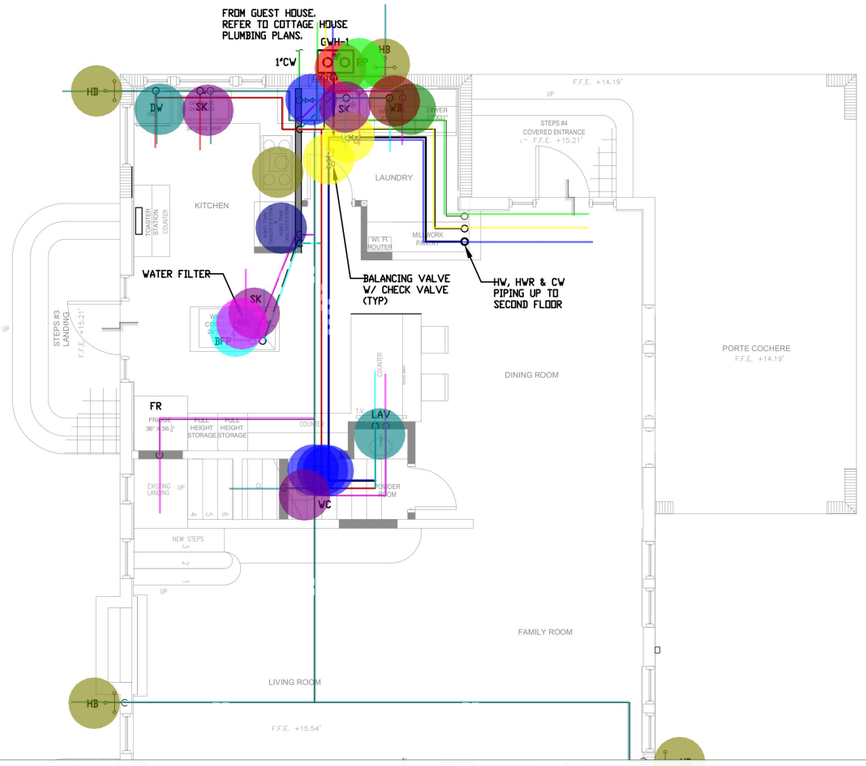
SHEET TITLE

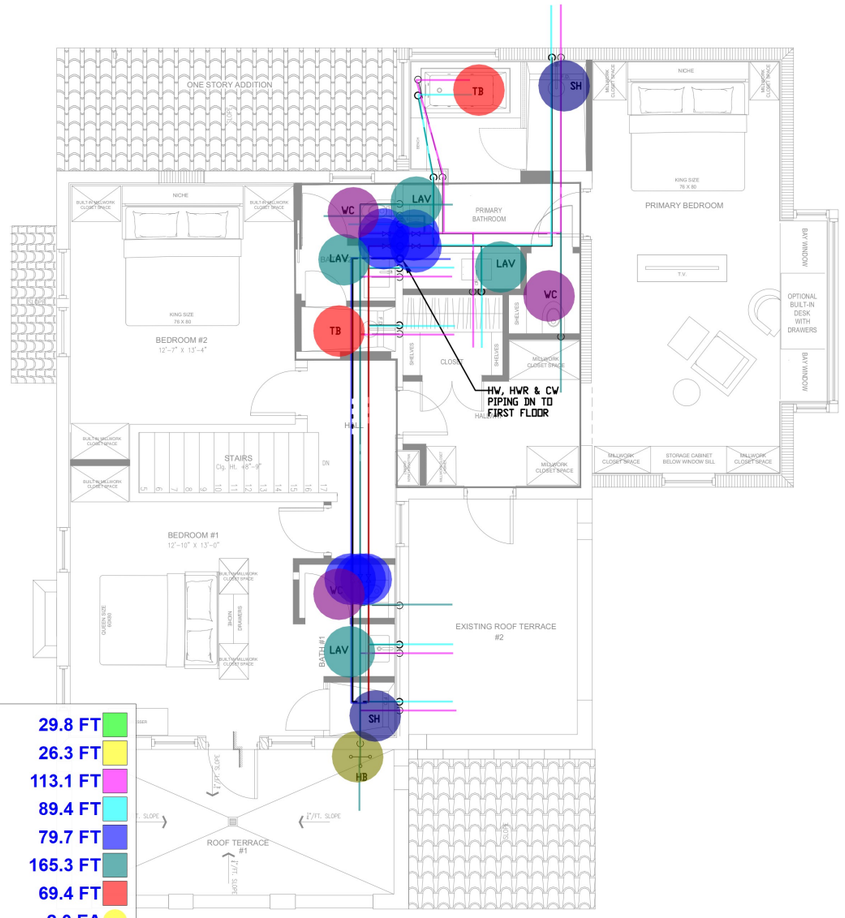
MAIN HOUSE PLUMBING SANITARY PLAN

ISSUE DATE:	4/23/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	

WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400

P2.0





1" Dia Cold Water Pipe	29.8 FT
1" Dia Hot Water Pipe	26.3 FT
1/2" Dia Cold Water Pipe	113.1 FT
1/2" Dia Hot Water Pipe	89.4 FT
1/2" Hot Return Water Pipe	79.7 FT
3/4" Dia Cold Water Pipe	165.3 FT
3/4" Dia Hot Water Pipe	69.4 FT
Balancing Valve W/Check Valve	2.0 EA
Check Valve	1.0 EA
Cooking Range	1.0 EA
DW: Dishwasher	1.0 EA
Gate Valve	11.0 EA
GWH-1: Gas Water Heater	1.0 EA
HB: House Bib	5.0 EA
LAV: Lavatory	5.0 EA
RP: Rotation Pump	1.0 EA
SH: Shower	2.0 EA
SK: Sink	3.0 EA
TB: Bath Tub	2.0 EA
Wall Oven	1.0 EA
Washer/ Dryer	1.0 EA
Water Filter	1.0 EA
WB: Wall Box	1.0 EA
WC: Water Closet	4.0 EA

1 P2.1 MAIN HOUSE GROUND FLOOR WATER PLAN
SCALE: 1/4" = 1'-0"

N HOUSE SECOND FLOOR WATER PLAN
E: 1/4" = 1'-0"

FELIX MENDEZ LICENSE No 75963 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Felix Mendez, P.E. on 06/05/2024 using Digital Signature secured by Identrust.

Printed copies of this documents are not considered signed and sealed and the signature must be verified on any electronic copies.

PERMIT SET MAY 31, 2024

3fm MEP+FP CONSULTANTS
3FM ENGINEERING, INC. CA# 30459
FELIX MENDEZ, PE #75963
1600 PONCE DE LEON 10TH FL
CORAL GABLES, FL 33134
PH 305-767-1120
INFO@3FMENGINEERING.COM

PROJECT NUMBER: 210247

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com

560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381

FL #AA0003400 – FL #AR0013832

SHEET TITLE

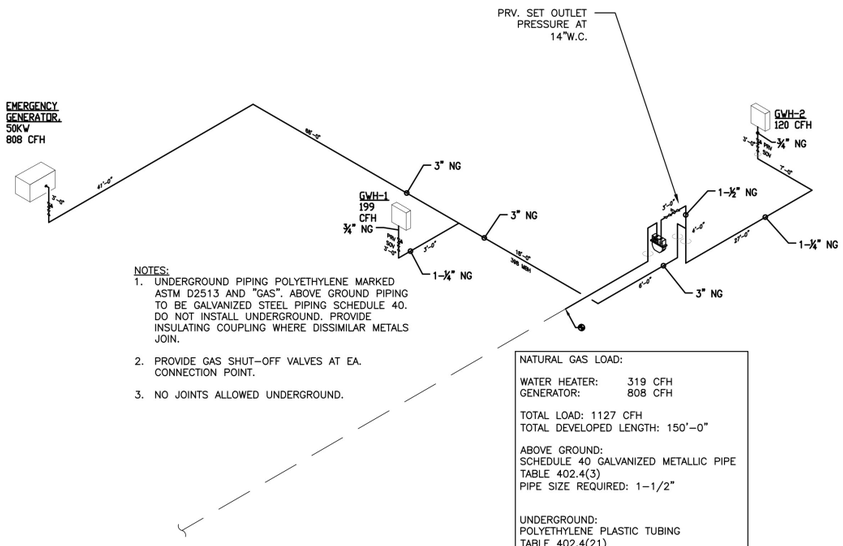
MAIN HOUSE PLUMBING DOMESTIC WATER PLAN

ISSUE DATE:	4/23/2024
PROJECT NO.	20221
DRAWN BY	JH/WM
CHECKED BY	WM
DRAWING NO.	

WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400

P2.1

3" Dia Gas Pipe	132.3 FT
1-1/4" Dia Gas Pipe	40.3 FT
Gas Meter	1.0 EA



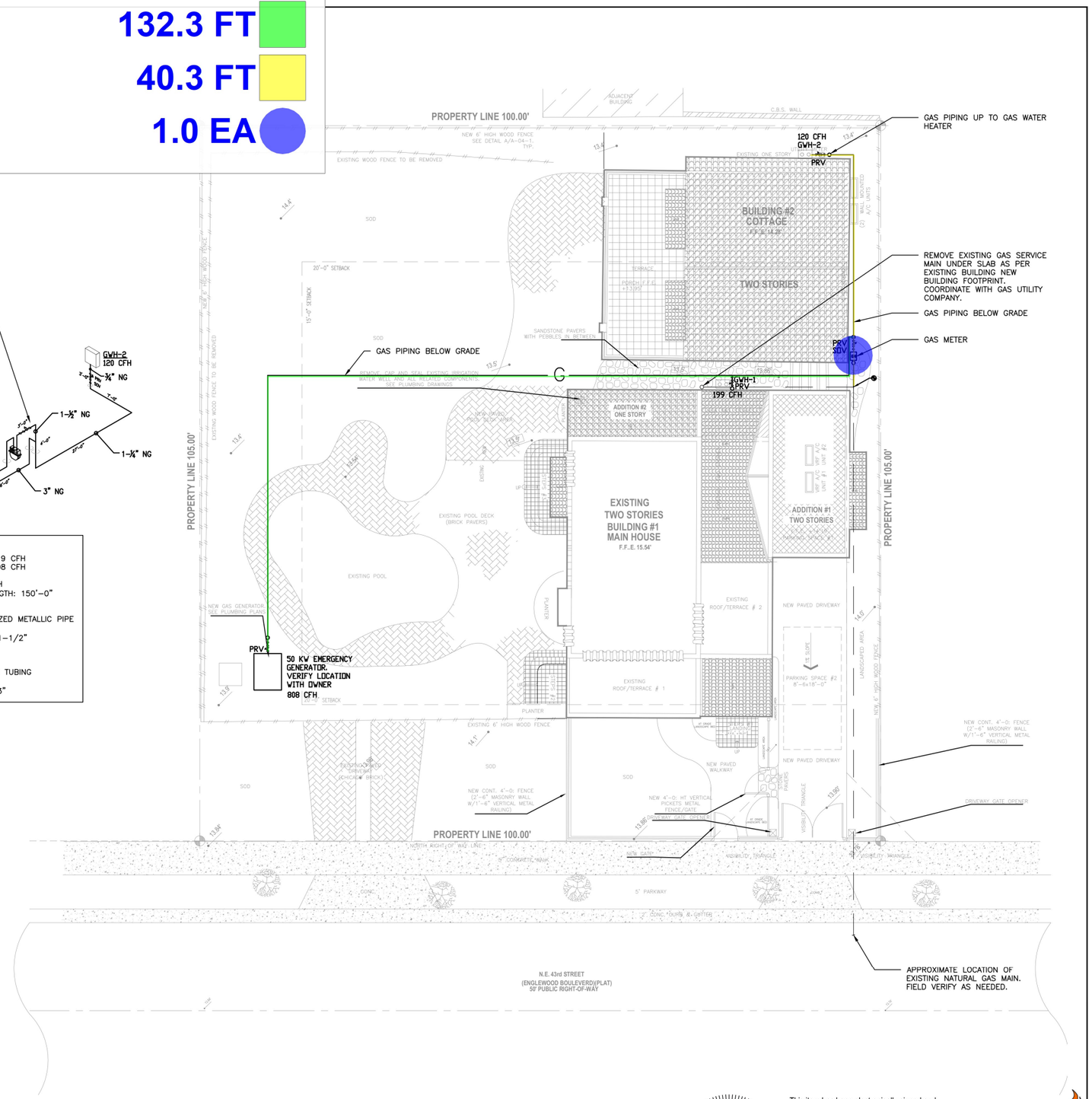
NATURAL GAS LOAD:

WATER HEATER: 319 CFH
GENERATOR: 808 CFH

TOTAL LOAD: 1127 CFH
TOTAL DEVELOPED LENGTH: 150'-0"

ABOVE GROUND:
SCHEDULE 40 GALVANIZED METALLIC PIPE
TABLE 402.4(3)
PIPE SIZE REQUIRED: 1-1/2"

UNDERGROUND:
POLYETHYLENE PLASTIC TUBING
TABLE 402.4(21)
PIPE SIZE REQUIRED: 3"



1 / P2.2 NATURAL GAS PLAN
SCALE: 1/8" = 1'-0"

This item has been electronically signed and sealed by Felix Mendez, P.E. on 06/05/2024 using Digital Signature secured by Identrust.

Printed copies of this documents are not considered signed and sealed and the signature must be verified on any electronic copies.

FELIX MENDEZ LICENSE No 75963 STATE OF FLORIDA PROFESSIONAL ENGINEER

3fm MEP+FP CONSULTANTS
3FM ENGINEERING, INC. CA # 30459
FELIX MENDEZ, PE #75963
1600 PONCE DE LEON 10TH FL
CORAL GABLES, FL 33134
PH 305-767-1120
INFO@3FMENGINEERING.COM

PROJECT NUMBER: 210247

PERMIT SET MAY 31, 2024

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com

560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381

FL #AA0003400 - FL #AR0013832

SHEET TITLE

NATURAL GAS PLAN

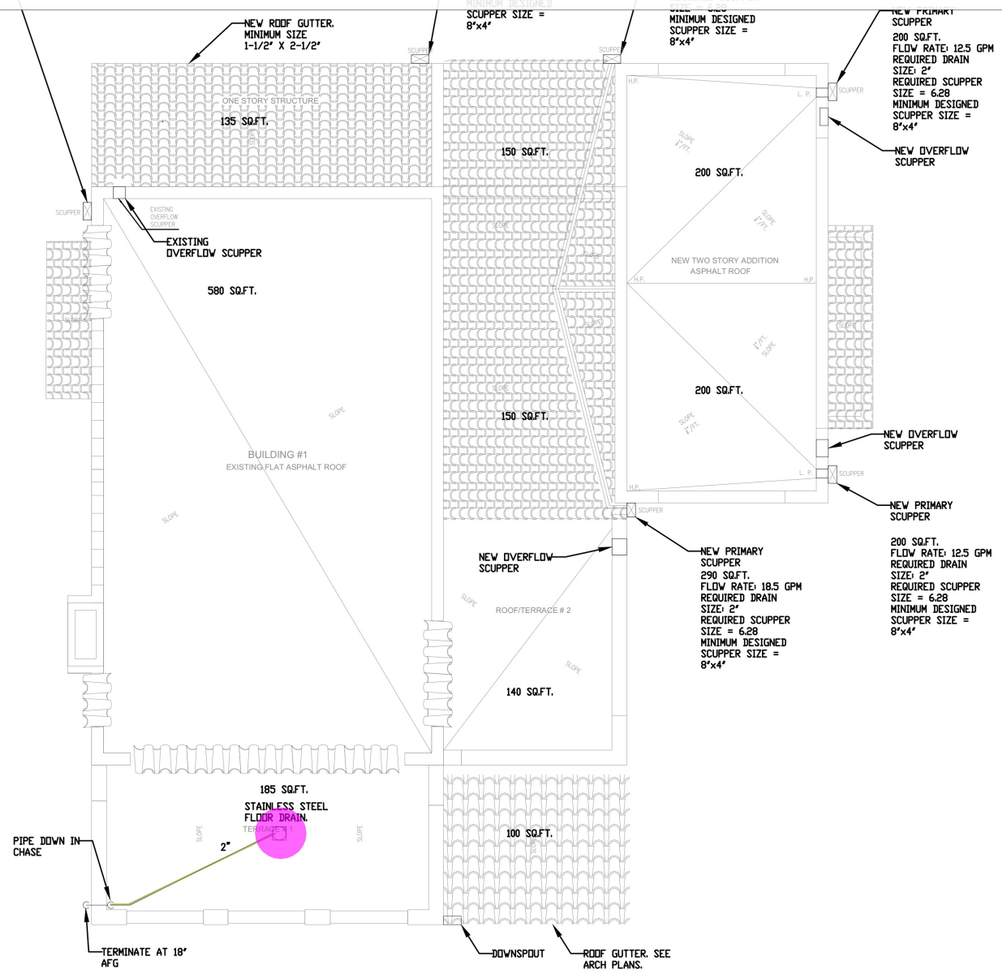
ISSUE DATE:	4/23/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	

WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400

P2.2

2" Dia Sanitary Pipe **10.2 FT**

Floor Drain **1.0 EA**



1 / P2.3 MAIN HOUSE ROOF PLUMBING
SCALE: 1/4" = 1'-0"

This item has been electronically signed and sealed by Felix Mendez, P.E. on 06/05/2024 using Digital Signature secured by Identrust.

Printed copies of this documents are not considered signed and sealed and the signature must be verified on any electronic copies.

FELIX MENDEZ LICENSE No 75963 STATE OF FLORIDA PROFESSIONAL ENGINEER

PERMIT SET MAY 31, 2024

3fm MEP+FP CONSULTANTS
3FM ENGINEERING, INC. CA # 30459
FELIX MENDEZ, PE #75963
1600 PONCE DE LEON 10TH FL
CORAL GABLES, FL 33134
PH 305-767-1120
INFO@3FMENGINEERING.COM

PROJECT NUMBER: 210247

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com

560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381

FL #AA0003400 – FL #AR0013832

SHEET TITLE

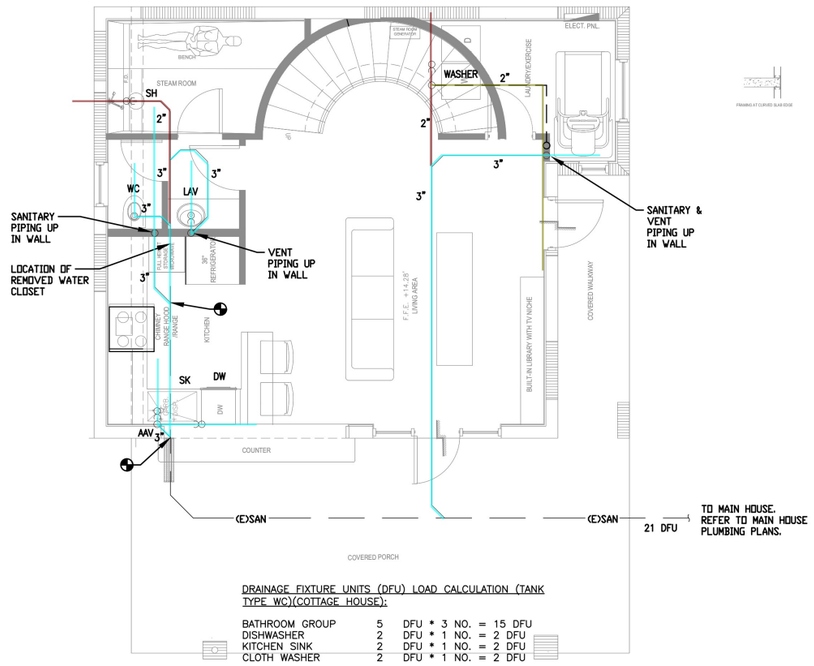
MAIN HOUSE ROOF PLUMBING

ISSUE DATE:	4/23/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	

WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400

P2.3

3" Dia Sanitary Pipe	109.9 FT
2" Dia Sanitary Pipe	58.8 FT
2" Dia Vent Pipe	70.0 FT

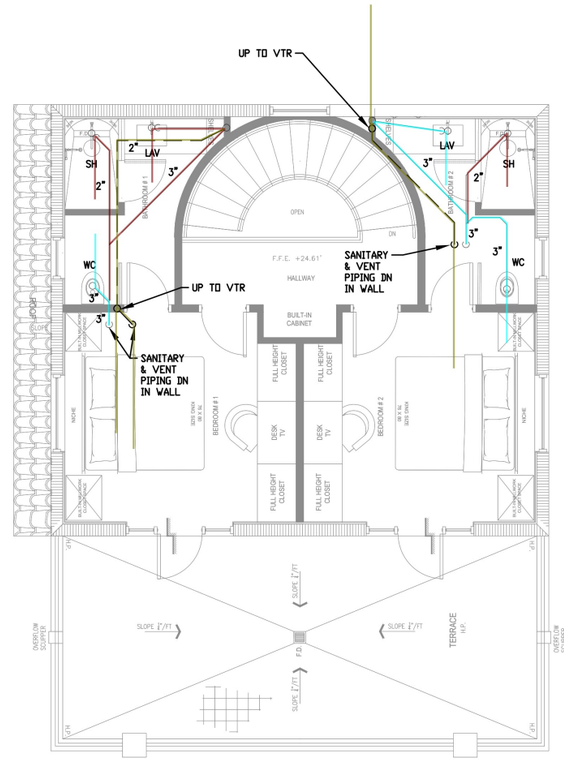


DRAINAGE FIXTURE UNITS (DFU) LOAD CALCULATION (TANK TYPE WC)(COTTAGE HOUSE):

BATHROOM GROUP	5	DFU * 3 NO. =	15 DFU
DISHWASHER	2	DFU * 1 NO. =	2 DFU
KITCHEN SINK	2	DFU * 1 NO. =	2 DFU
CLOTH WASHER	2	DFU * 1 NO. =	2 DFU

ESTIMATED TOTAL DFU LOAD = 21 DFU
REQUIRED DRAINAGE PIPE SIZE = 3 INCHES

1 P3.0 COTTAGE GROUND FLOOR SANITARY PLAN
SCALE: 1/4" = 1'-0"



2 P3.0 COTTAGE SECOND FLOOR SANITARY PLAN
SCALE: 1/4" = 1'-0"

FELIX MENDEZ LICENSE No 75963 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Felix Mendez, P.E. on 06/05/2024 using Digital Signature secured by Identrust.

Printed copies of this documents are not considered signed and sealed and the signature must be verified on any electronic copies.

PERMIT SET MAY 31, 2024

3fm MEP+FP CONSULTANTS
3FM ENGINEERING, INC. CA # 30459
FELIX MENDEZ, PE #75963
1600 PONCE DE LEON 10TH FL
CORAL GABLES, FL 33134
PH 305-767-1120
INFO@3FMENGINEERING.COM

PROJECT NUMBER: 210247

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com

560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381

FL #AA0003400 – FL #AR0013832

SHEET TITLE

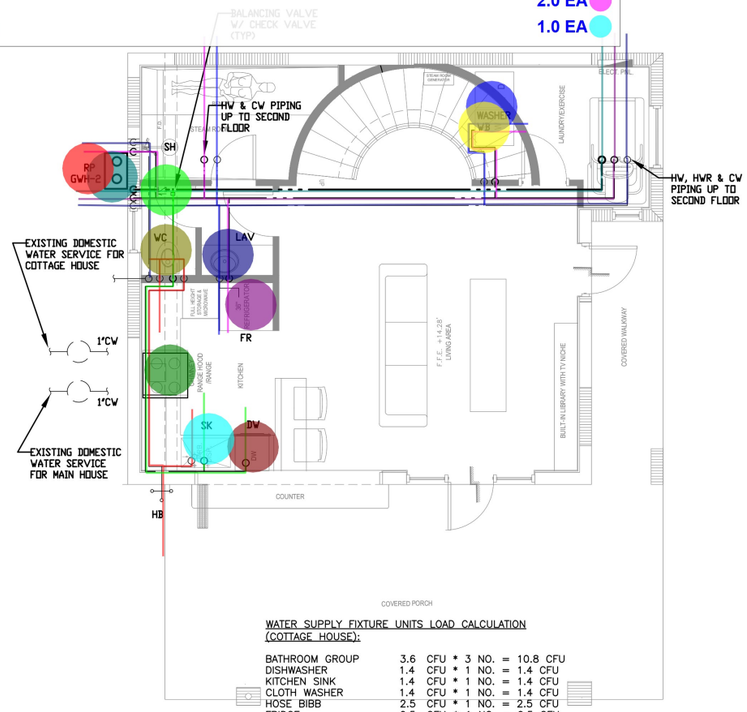
COTTAGE PLUMBING SANITARY PLAN

ISSUE DATE:	4/23/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	

WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400

P3.0

1" Dia Cold Water Pipe	51.5 FT
1" Dia Hot Water Pipe	39.2 FT
1/2" Dia Hot Return Water Pipe	43.4 FT
3/4" Dia Cold Water Pipe	50.7 FT
3/4" Dia Hot Water Pipe	48.0 FT
1/2" Dia Cold Water Pipe	63.2 FT
1/2" Dia Hot Water Pipe	73.8 FT
SK: Sink	1.0 EA
DW: Diashwasher	1.0 EA
Cooking Range	1.0 EA
WC: Water Closet	3.0 EA
LAV: Lavatorty	3.0 EA
FR: Refrigerator	1.0 EA
GWH-2: Gas Water Heater	1.0 EA
RP: Rotation Pump	1.0 EA
Balancing Valve W/Check Valve	1.0 EA
WB: Wall Box	1.0 EA
Washer/Dryer	1.0 EA
SH: Shower	2.0 EA
HB: House Bib	1.0 EA

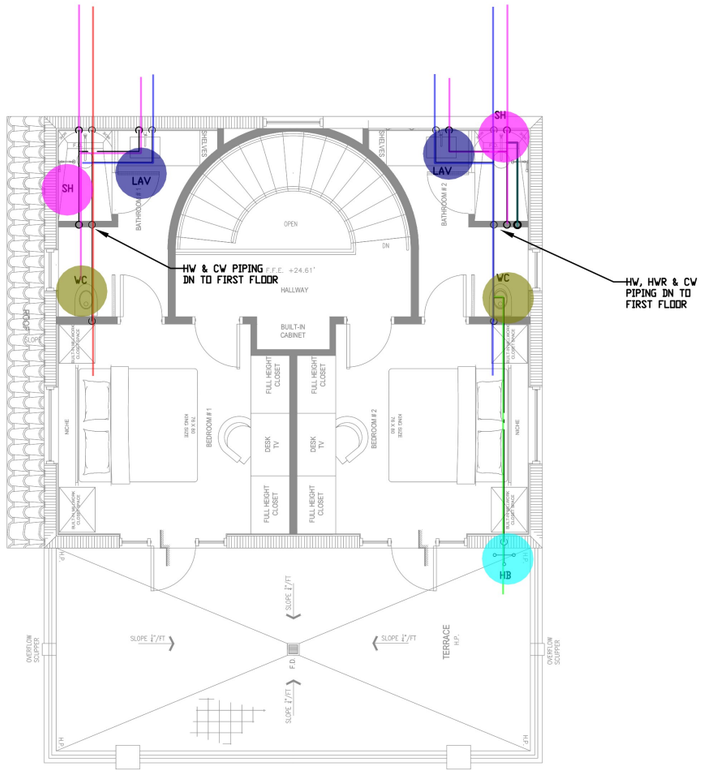


WATER SUPPLY FIXTURE UNITS LOAD CALCULATION (COTTAGE HOUSE):

BATHROOM GROUP	3.6	CFU *	3	NO. =	10.8 CFU
DISHWASHER	1.4	CFU *	1	NO. =	1.4 CFU
KITCHEN SINK	1.4	CFU *	1	NO. =	1.4 CFU
CLOTH WASHER	1.4	CFU *	1	NO. =	1.4 CFU
HOSE BIBB	2.5	CFU *	1	NO. =	2.5 CFU
FRIDGE	0.5	CFU *	1	NO. =	0.5 CFU

ESTIMATED TOTAL CFU LOAD = 18 CFU
ESTIMATED PEAK COLD WATER FLOW RATE = 18.8 GPM
REQUIRED DOMESTIC WATER SERVICE PIPE SIZE = 1 INCH

1 / P3.1 COTTAGE GROUND FLOOR WATER PLAN
SCALE: 1/4" = 1'-0"



2 / P3.1 COTTAGE SECOND FLOOR WATER PLAN
SCALE: 1/4" = 1'-0"

FELIX MENDEZ LICENSE No 75963 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Felix Mendez, P.E. on 06/05/2024 using Digital Signature secured by Identrust.

Printed copies of this documents are not considered signed and sealed and the signature must be verified on any electronic copies.

PERMIT SET MAY 31, 2024

3fm MEP+FP CONSULTANTS
3FM ENGINEERING, INC. CA # 30459
FELIX MENDEZ, PE #75963
1600 PONCE DE LEON 10TH FL
CORAL GABLES, FL 33134
PH 305-767-1120
INFO@3FMENGINEERING.COM

PROJECT NUMBER: 210247

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WIHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com

560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381

FL #AA0003400 – FL #AR0013832

SHEET TITLE

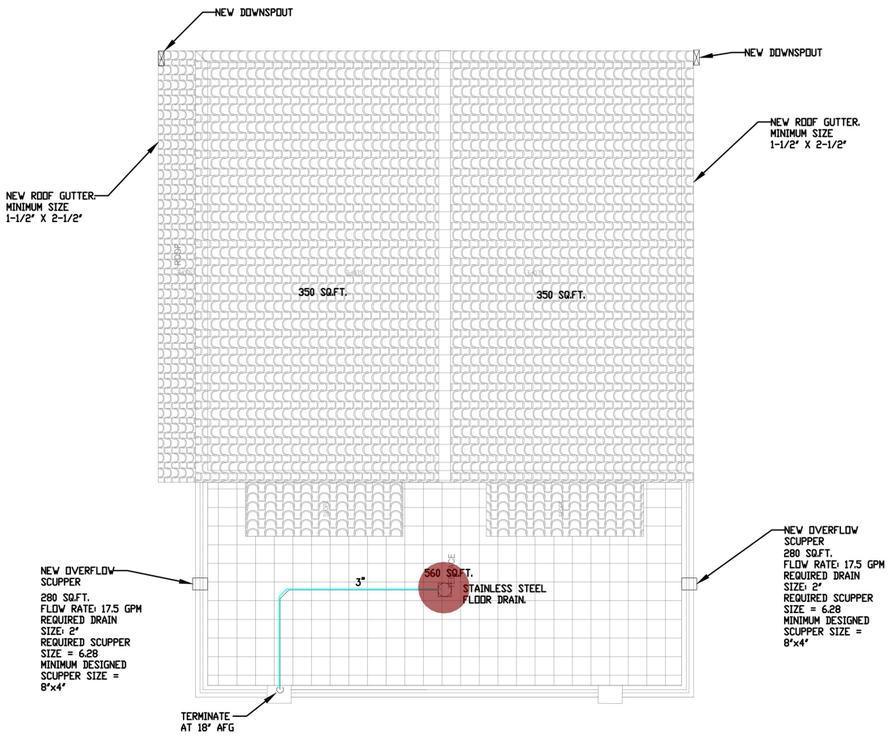
COTTAGE PLUMBING DOMESTIC WATER PLAN

ISSUE DATE:	4/23/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	

WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400

P3.1

3" Dia Sanitary Pipe — 14.4 FT
Floor Drain — 1.0 EA



1 / P3.2 COTTAGE ROOF PLUMBING
SCALE: 1/4" = 1'-0"

FELIX MENDEZ — LICENSE — No 75963 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Felix Mendez, P.E. on 06/05/2024 using Digital Signature secured by Identrust.

Printed copies of this documents are not considered signed and sealed and the signature must be verified on any electronic copies.

PERMIT SET MAY 31, 2024

3fm MEP+FP CONSULTANTS
3FM ENGINEERING, INC. CA # 30459
FELIX MENDEZ, PE #75963
1600 PONCE DE LEON 10TH FL
CORAL GABLES, FL 33134
PH 305-767-1120
INFO@3FMENGINEERING.COM

PROJECT NUMBER: 210247

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com

560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381

FL #AA0003400 – FL #AR0013832

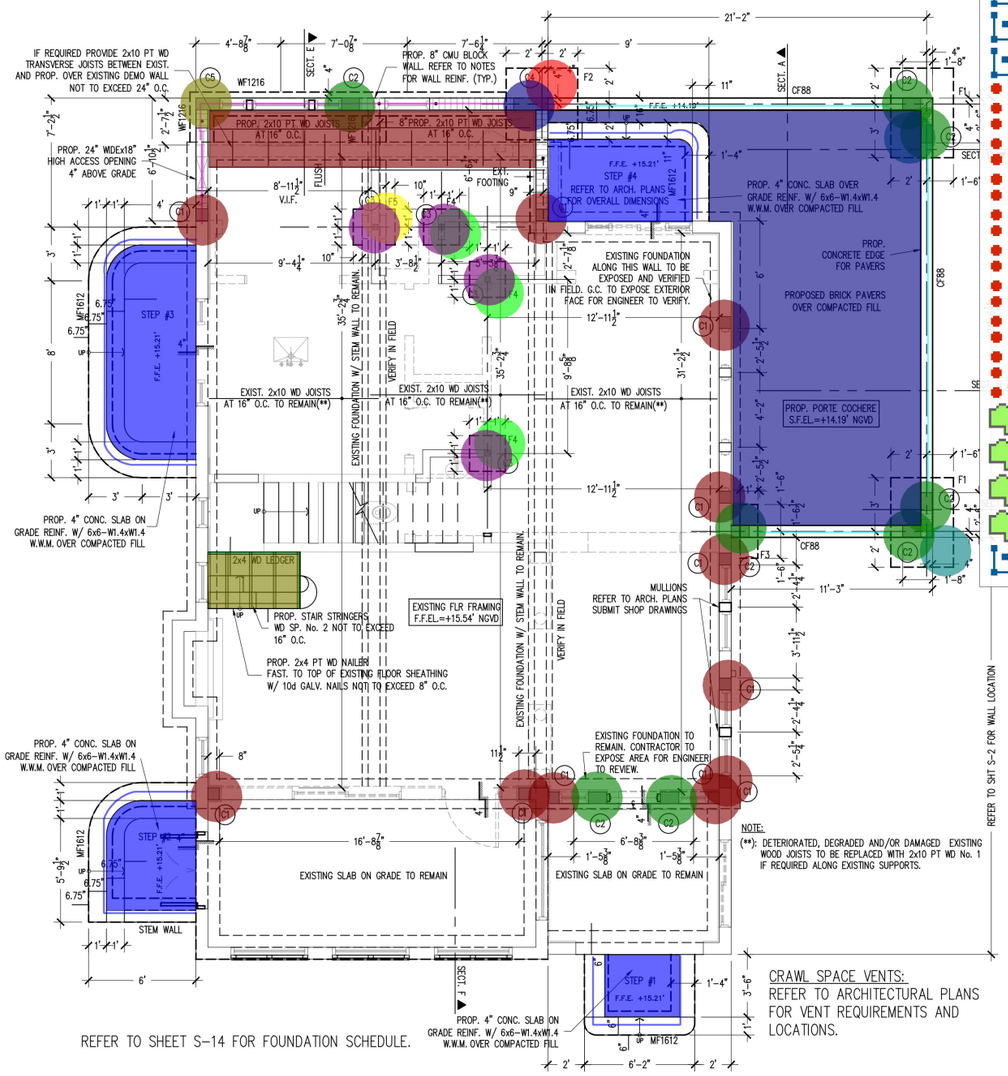
SHEET TITLE

COTTAGE ROOF PLUMBING

ISSUE DATE:	4/23/2024
PROJECT NO.	20221
DRAWN BY	JV/WM
CHECKED BY	WM
DRAWING NO.	

WILLIAM B MEDELLIN ARCHITECT P.A.
FL REGISTRATION No. 0003400

P3.2



NOTE:
(**): DETERIORATED, DEGRADED AND/OR DAMAGED EXISTING WOOD JOISTS TO BE REPLACED WITH 2x10 PT WD No. 1 IF REQUIRED ALONG EXISTING SUPPORTS.

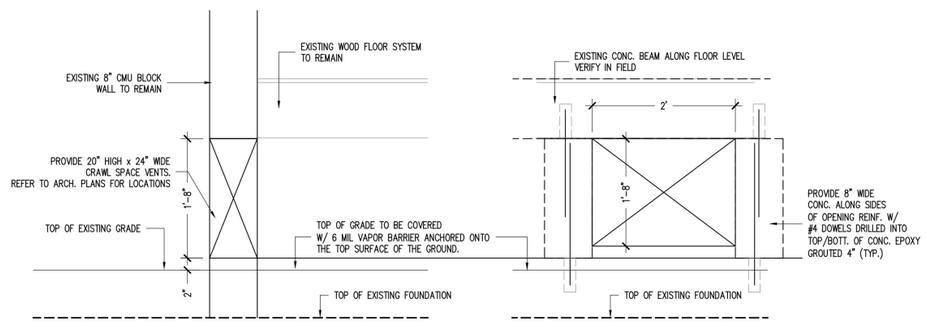
CRAWL SPACE VENTS:
REFER TO ARCHITECTURAL PLANS FOR VENT REQUIREMENTS AND LOCATIONS.

REFER TO SHEET S-14 FOR FOUNDATION SCHEDULE.

EXISTING/PROPOSED FOUNDATION PLAN/GROUND FLOOR PLAN

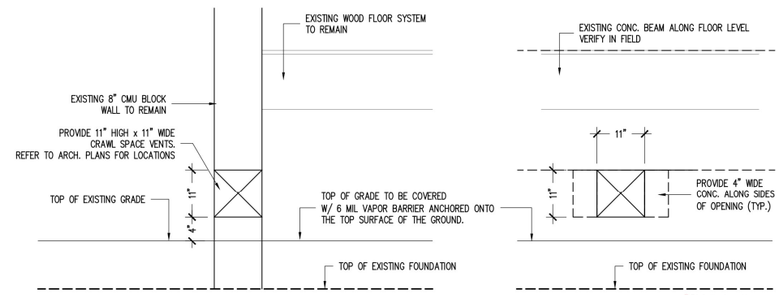
SCALE: 1/4"=1'-0"

MF162	63.2 FT
WF1216	19.1 FT
CF88	43.7 FT
2'-0"x1'-6" Deep Wall Footing	4.5 FT
F1-3'-6"x5'-0"x1'-4" Deep Pad Footin	2.0 EA
F2- 4'-0"x4'-0"x1'-4" Deep Pad Footing	1.0 EA
F4-2'-0"x2'-0"x1'-4" Deep Pad Footing	3.0 EA
F5-0'-10"x2'-0"x1'-0" Deep Pad Footing	1.0 EA
C1	11.0 EA
C2	8.0 EA
C3	4.0 EA
C4	1.0 EA
C5	1.0 EA
Brick Pavers	258.0 SQ FT
4" Thick, Concrete Slab	139.5 SQ FT
2x10 PT Wood Joist @16" O.C	58.3 SQ FT
Stair Stringer Wood Beam @16" O.C	15.5 SQ FT
2x4 Wood Ledger Beam	8.2 FT



DETAIL-ACCESS OPENING IN EXIST. WALL (CRAWL SPC)

SCALE: 1"=1'-0"



DETAIL-VENT IN EXIST. WALL (CRAWL SPC)

SCALE: 1"=1'-0"

NOTE: REFER TO ARCHITECTURAL PLANS FOR LOCATION AND QUANTITY OF FLOOR VENTS FOR EXISTING AND PROPOSED FLOOR FRAMING WITHIN CRAWL SPACE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE FOR CROSS VENTILATION OF WOOD FRAMED CRAWL SPACES.

SOIL STATEMENT

PROPOSED FOUNDATION HAS BEEN BASED ON A SOIL BEARING CAPACITY OF 2500 PSF.

UPON EXCAVATION OF FOUNDATIONS, CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER FOR CERTIFICATION OF SOIL IN FOUNDATION AREAS AS TO THE SOIL BEARING CAPACITY.

ALL ORGANIC MATERIAL/TOPSOIL SHALL BE REMOVED FROM BUILDING PAD AREAS AND NEW STRUCTURAL FILL SHALL BE PLACED AS REQUIRED. DEPTH AS DETERMINED BY GEOTECHNICAL ENGINEER.

AS PER FLORIDA BUILDING CODE, 2023, ALL UNDERLYING SOIL ON BUILDING PAD SHALL BE TREATED FOR TERMITES PRIOR TO ANY FOUNDATION WORK TO BE PERFORMED.

SOIL UNDER CONC. SLAB AREAS SHALL BE COMPACTED TO A MIN. OF 98% MODIFIED PROCTOR. CERTIFICATIONS FROM THE GEOTECHNICAL ENGINEER SHALL BE ISSUED FOR SLAB AREAS ON GRADE AS TO THE SOIL COMPACTION REQUIREMENTS.

REFER TO SOIL REPORT PREPARED BY ATM_ENGINEERING
DATED 03-19-2024 FOR EXISTING SOIL CONDITIONS AND SOIL PREPARATION.

NOTE: (REFER TO MASONRY WALL NOTES ON SHT S-15)

1. FIRST FLOOR EXTERIOR 8" MASONRY WALLS SHALL BE REINFORCED W/ #5 VERTICAL BARS AT 32" O.C. (IN WALL FIELD AREAS) W/ 9GA LADDER TYPE HORIZONTAL REINFORCEMENT EVERY SECOND BLOCK COURSE COMMENCING WITH THE SECOND BLOCK COURSE UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO COORDINATE ALL WINDOW AND DOOR OPENINGS WITH ARCHITECTURAL PLANS.
3. 8" MASONRY WALL OPENINGS LESS THAN 3'-0" WIDTH SHALL BE REINFORCED ALONG THE SIDES OF THE OPENING W/ (1)-#5 VERTICAL BARS IN FULLY GROUTED CELLS (1 BAR PER CELL).
4. IN AREAS NOTED ON PLAN SHEETS, CONTRACTOR SHALL EXPOSE AREAS FOR ENGINEER TO REVIEW EXISTING CONDITIONS PRIOR TO DEMOLITION OF INTERIOR PARTITIONS/WALLS.
5. IN FLOOR AREAS WHERE REPAIRS ARE REQUIRED DUE TO EXISTING DAMAGE CONDITIONS OF FLOOR SUBSTRATE, REPAIRS TO SECOND FLOOR SHEATHING SHALL MATCH EXISTING THICKNESS OF FLOOR SUBSTRATE FASTENED TO JOISTS WITH 10d NAILS NOT TO EXCEED 6" O.C. ALONG PANEL EDGES AND INTERMEDIATE SUPPORTS. USE EXT. GRADED PLYWOOD SHEATHING MIN 3/8" THICK STRUCT 1.

DESIGN SUPERIMPOSED FLOOR LOADS

DEAD LOAD: 25 PSF
LIVE LOADS: 40 PSF

ENGINEER STATEMENT

IN MY PROFESSIONAL JUDGMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

ATHANASIOS T MARINOS
Digitally signed by ATHANASIOS T MARINOS
Date: 2024.06.04 15:44:08 -04'00'

ATHANASIOS TOMMY MARINOS, PE, SI, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 51562.
THIS SHEET HAS BEEN DIGITALLY SIGNED AND SEALED BY ATHANASIOS T. MARINOS AS INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ELECTRONIC COPIES.

CASA RITA
ADDITIONS
Street
33137

NO.	REVISIONS/SUBMISSIONS (*)	DATE

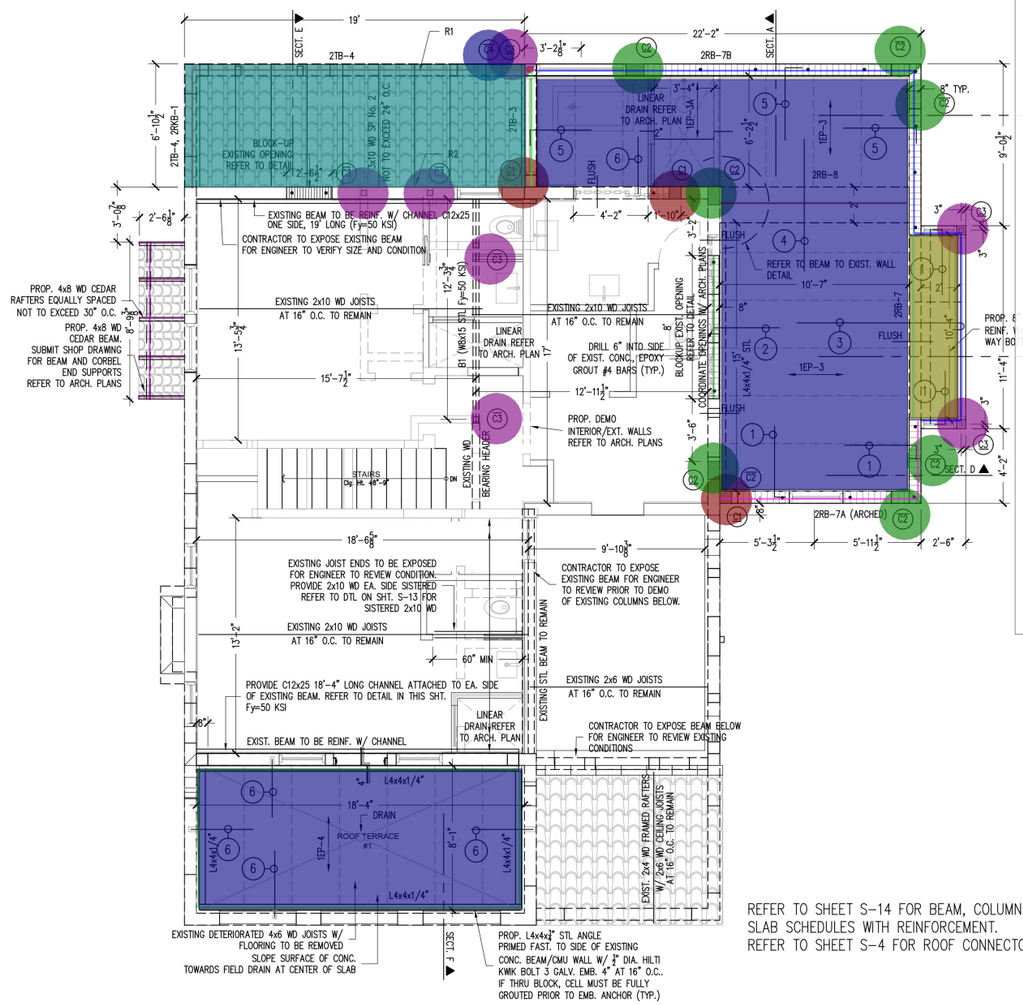
ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com
560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381
FL #AA0003400 - FL #AR0013832

SHEET TITLE
MAIN HOUSE
FOUNDATION AND GROUND FLOOR PLAN

ATHANASIOS TOMMY MARINOS LICENSE No. 51562 STATE OF FLORIDA PROFESSIONAL ENGINEER

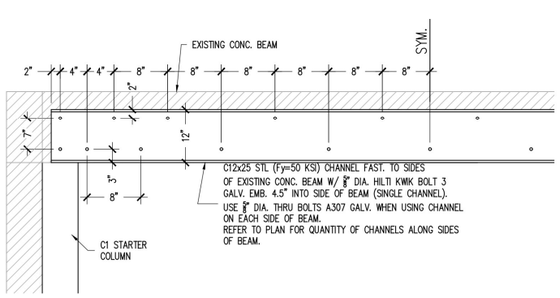
ISSUE DATE:	05/31/2024
PROJECT NO.	20221
DRAWN BY	ATM
CHECKED BY	ATM
DRAWING NO.	S-1



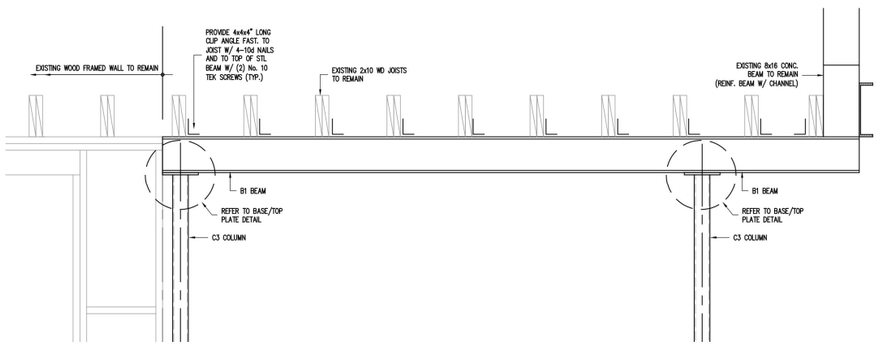
- C1 — 3.0 EA
- C2 — 7.0 EA
- C3 — 7.0 EA
- C4 — 1.0 EA
- 2TB-3- 8"x16" Concrete Beam — 6.5 FT
- 2TB-4- 8"x16" Concrete Beam — 25.8 FT
- 2RB-7b- 8"x24" Concrete Beam — 45.6 FT
- 2RB-7A- 8"x24" Concrete Beam — 15.4 FT
- 2RB-7- 8"x26" Concrete Beam — 10.3 FT
- 2RB-8- 24"x8" Concrete Beam — 10.5 FT
- 8" Thick, Concrete Salb — 27.4 SQ FT
- 6" Thick, Concrete Slab — 300.3 SQ FT
- 3x10 Wood Roof Rafter @24" O.C — 130.4 SQ FT
- 4x8 Wood Cedar Beamm — 21.6 FT
- L4x4x1/4" Steel Angle Lintel — 59.0 FT
- 5" Thick, Concrete Slab — 142.6 SQ FT

REFER TO SHEET S-14 FOR BEAM, COLUMN AND EPICORE SLAB SCHEDULES WITH REINFORCEMENT.
REFER TO SHEET S-4 FOR ROOF CONNECTOR SCHEDULE.

EXISTING/PROPOSED SECOND FLOOR FRAMING/SLAB PLAN
SCALE: 1/4"=1'-0"

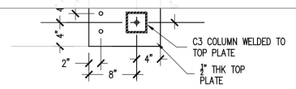


DETAIL-REINF. OF EXISTING CONC BEAM (WITH CHANNEL)
SCALE: 3/4"=1'-0"

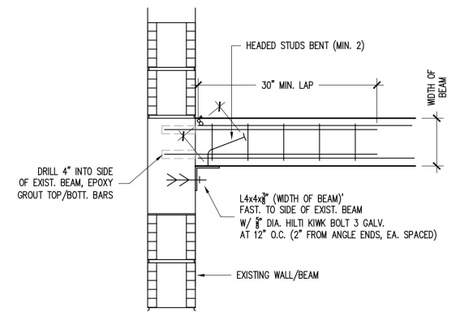


DETAIL-STL BEAM (B1) CONNECTIONS
SCALE: 1"=1'-0"

DETAIL-C3 TO CONC. TOP BASE PL
SCALE: 1"=1'-0"



DETAIL-C3 (CORNER) TO CONC. TOP/BOTT. BASE PL
SCALE: 1"=1'-0"



DETAIL-CONC. BEAM TO EXIST. CMU WALL
SCALE: 1"=1'-0"

DESIGN SUPERIMPOSED EPICORE FLOOR LOADS
DEAD LOAD: 25 PSF
LIVE LOADS: 40 PSF

ENGINEER STATEMENT

IN MY PROFESSIONAL JUDGMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

ATHANASIOS T MARINOS — Digitally signed by ATHANASIOS T MARINOS Date: 2024.06.04 15:44:50 -04'00'

ATHANASIOS TOMMY MARINOS, PE, SI, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 51562.
THIS SHEET HAS BEEN DIGITALLY SIGNED AND SEALED BY ATHANASIOS T. MARINOS AS INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ELECTRONIC COPIES.

NO.	REVISIONS/SUBMISSIONS (*)	DATE

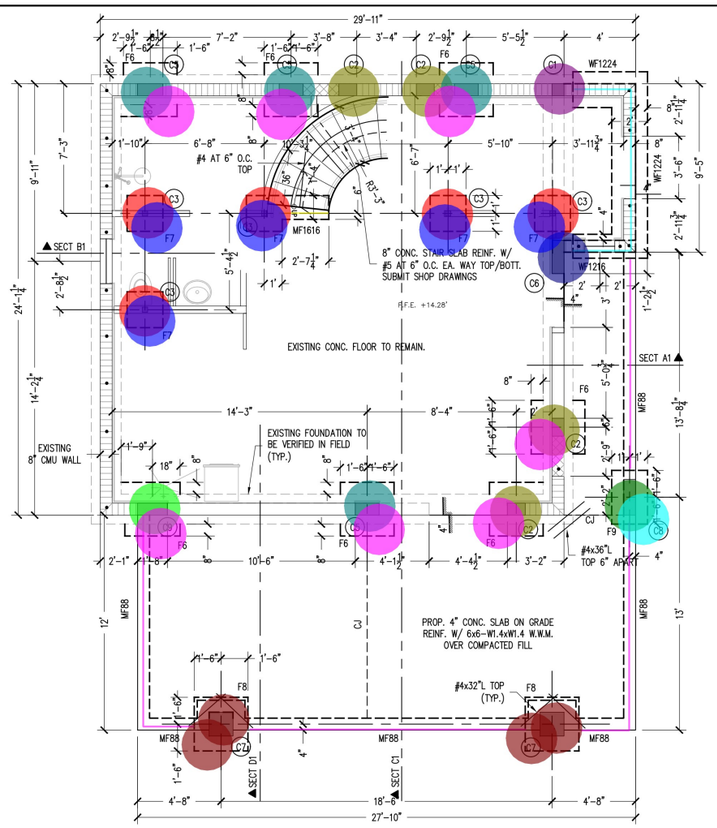
ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com
560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381
FL #AA0003400 - FL #AR0013832

SHEET TITLE
MAIN HOUSE
SECOND FLOOR FRAMING/SLAB PLAN

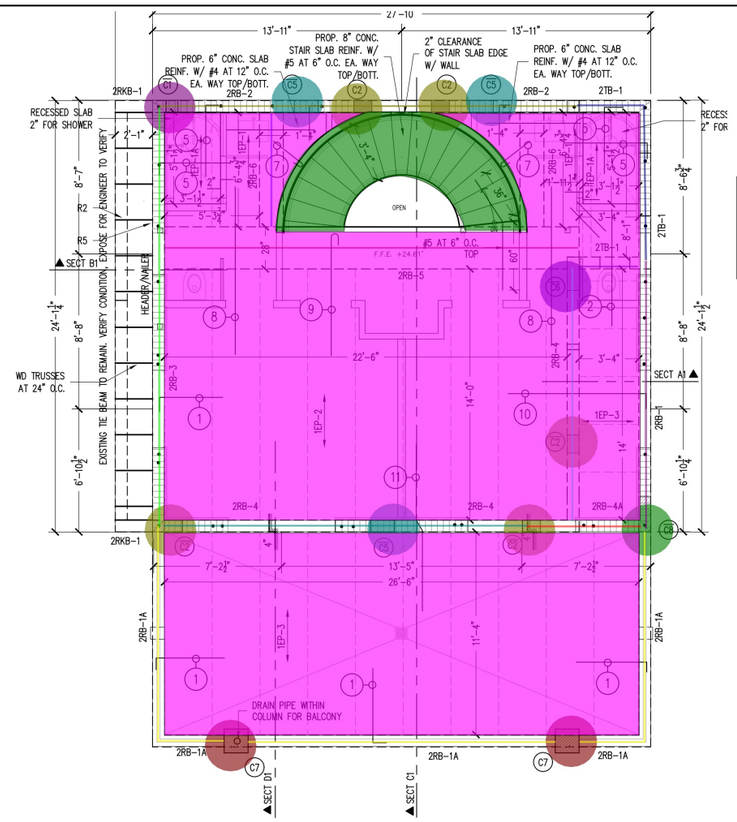
ATHANASIOS TOMMY MARINOS LICENSE No. 51562 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE DATE:	05/31/2024
PROJECT NO.	20221
DRAWN BY	ATM
CHECKED BY	ATM
DRAWING NO.	S-2



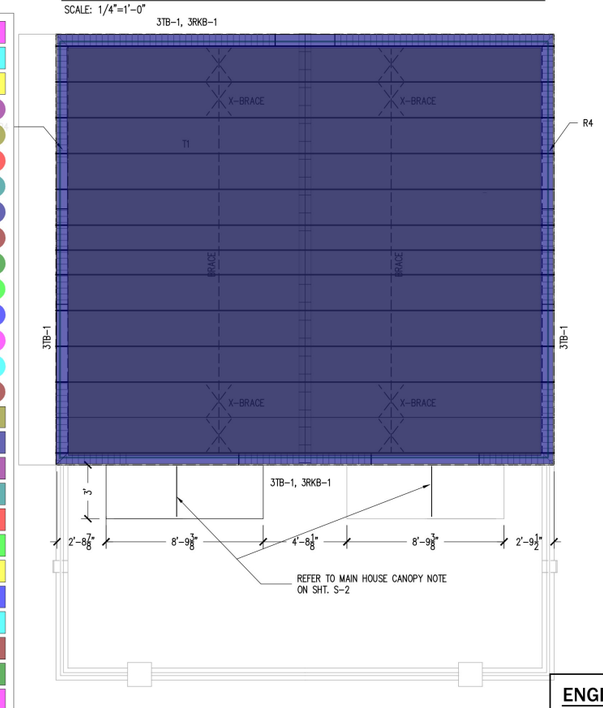
PROPOSED SECOND FLOOR SLAB PLAN

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



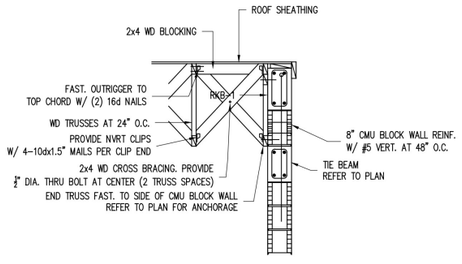
PROPOSED ROOF FRAMING PLAN

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



DETAILS-X-BRACING

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



MF88	56.1 FT
WF1224	15.5 FT
MF1616	2.8 FT
C1	2.0 EA
C2	9.0 EA
C3	5.0 EA
C5	7.0 EA
C6	2.0 EA
C7	4.0 EA
C8	2.0 EA
C9	1.0 EA
F7-2'-0"x2'-0"x1'-0" Deep Pad	5.0 EA
F6-0'-8"x3'-0"x1'-0" Deep Pad Footing	7.0 EA
F9-3'-0"x2'-0"x1'-4" Deep Pad Footing	1.0 EA
F8-3'-0"x3'-0"x1'-4" Deep Pad Footing	2.0 EA
2RB-2- 8"x24" Concrete Beam	23.4 FT
2TB-1- 8"x12" Concrete Beam	15.7 FT
2RB-1- 8"x24" Concrete Beam	15.0 FT
2RB-4- 8"x24" Concrete Beam	20.3 FT
2RB-4A- 8"x16" Concrete Beam	6.4 FT
2RB-3- 8"x22" Concrete Beam	23.5 FT
2RB-1A- 8"x20" Concrete Beam	48.3 FT
2RB-6- 16"x8" Concrete Beam	6.4 FT
2RB-4- 8"x24" Concrete Beam	14.1 FT
2RB-5- 28"x12" Concrete Beam	23.1 FT
2TB-1- 8"x12" Concrete Beam	101.1 FT
6" Thick, Concrete Slab	829.8 SQ FT
8" Thick, Concrete Slab @ Stair	59.5 SQ FT
2x4 Wood Bracing @ 24" O.C	603.6 SQ FT
Roof Wood Trusses @ 24" O.C	666.3 SQ FT

MTS Engineering
CIVIL AND STRUCTURAL CONSULTING ENGINEERS
COASTAL AND HIGH WIND VELOCITY AREA MITIGATION AND ASSESSMENTS
EB No. 28451
PEMBROKE PINES, FLORIDA 33029
TEL: (954) 437.3111 • FAX: (954) 437.3137
info@mtsengineering.com

PROJECT A-102678

DESIGN SUPERIMPOSED LOADS

DEAD LOAD: 25 PSF (FLOOR & ROOF)
LIVE LOADS: 40 PSF (FLOOR)
LIVE LOADS: 30 PSF (ROOF)

REFER TO SHEET S-14 FOR FOUNDATION SCHEDULE.

REFER TO SHEET S-14 FOR BEAM, COLUMN AND EPICORE SLAB SCHEDULES WITH REINFORCEMENT.
REFER TO SHEET S-4 FOR ROOF CONNECTOR SCHEDULE.

ATHANASIOS T MARINOS
Digitally signed by ATHANASIOS T MARINOS
Date: 2024.06.04 15:45:19 -04'00'

ATHANASIOS TOMMY MARINOS, PE, SI, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 51562.
THIS SHEET HAS BEEN DIGITALLY SIGNED AND SEALED BY ATHANASIOS T. MARINOS AS INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ELECTRONIC COPIES.

ENGINEER STATEMENT

IN MY PROFESSIONAL JUDGMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE

REVISIONS/SUBMISSIONS (*)

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com

560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381

FL #AA0003400 – FL #AR0013832

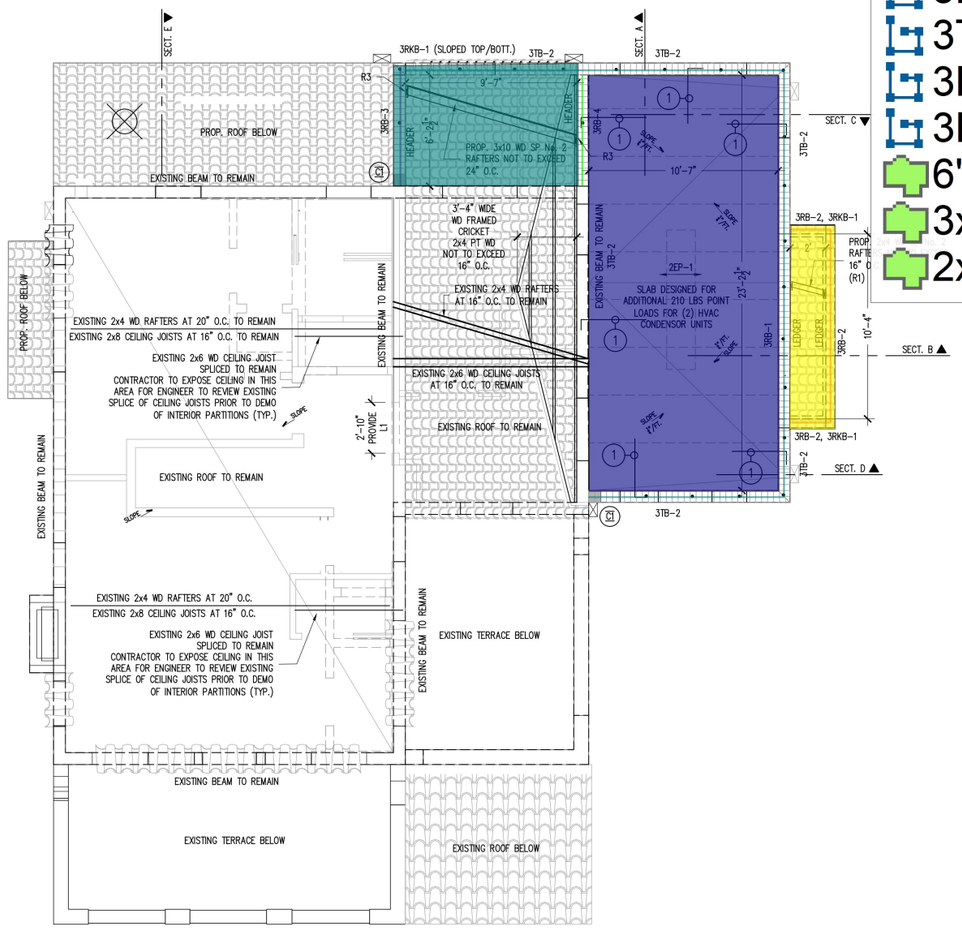
SHEET TITLE

COTTAGE
FOUNDATION AND GROUND FLOOR PLAN
SECOND FLOOR SLAB PLAN
ROOF FRAMING PLAN

ATHANASIOS TOMMY MARINOS
LICENSE
No. 51562
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ISSUE DATE:	05/31/2024
PROJECT NO.	20221
DRAWN BY	ATM
CHECKED BY	ATM
DRAWING NO.	S-3

3RB-3- 8"x33" Concrete Beam	6.7 FT
3TB-2- 8"x18" Concrete Beam	56.0 FT
3RB-2- 8"x12" Concrete Beam	15.3 FT
3RB-4- 8"x20" Concrete Beam	6.2 FT
6" Thick, Concrete Slab	247.3 SQ FT
3x10 Wood Roof Rafter @24" O.C	69.7 SQ FT
2x4 Wood Roof Rafter @24" O.C	28.4 SQ FT



EXISTING/PROPOSED ROOF FRAMING/SLAB PLAN

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

FIELD AREAS.

WOOD ROOF CONNECTOR SCHEDULE

MARKS	CONNECTOR NAME/TYPE	ALLOWABLE LOADS			FASTENER SIZE & QUANTITY
		UPLIFT	LATERAL LOAD (L1)	LATERAL LOAD (L2)	
A	NU-VUE NVHTA-16	1987 LBS.	1181 LBS	1631 LBS	(12)-10dx1-1/2" NAILS + (6)-10d x 1-1/2" IN SEAT
B	NU-VUE NVJH28	1079 LBS.			(7)-10dx1-1/2" NAILS TO RAFTER/(7)-10dx1-1/2" TO TRUSS
C	NU-VUE NVHTA-16	2649 LBS.	1575 LBS	2175 LBS	(18)-10dx1-1/2" NAILS + (6)-10d x 1-1/2" IN SEAT
D	NU-VUE NVHTA-16H	3117 LBS.	1575 LBS	2175 LBS	(18)-10dx1-1/2" NAILS + (6)-10d x 1-1/2" IN SEAT
E	SIMPSON LUS36	1060 LBS.			(4)-16d NAILS TO HEADER/(4)-16d NAILS TO RAFTER
F	NU-VUE NVRT-16T	724 LBS.			(8)-10dx1-1/2" NAILS EACH STRAP END (USE TO STRAPS-ONE PER SIDE)

CODE COMPLIANCE NOTE:

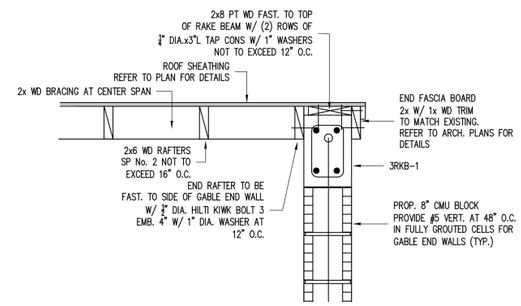
NU-VUE STRAPS - FL16294

SIMPSON HANGER; FL 10655

O.U.N. ON PLAN PROVIDE CONNECTOR (A) FOR JACK TRUSSES ALL CONNECTIONS FROM TRUSS TO TRUSS SHALL BE SPECIFIED BY TRUSS MANUFACTURER THROUGH SHOP DRAWINGS.

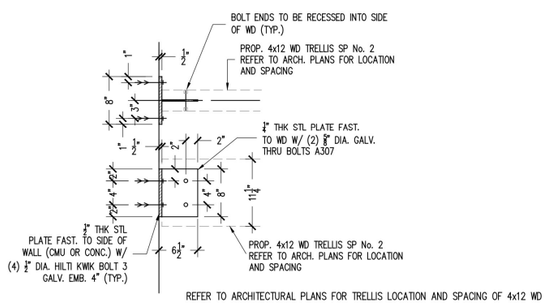
ALL CONNECTIONS FROM TRUSS TO TRUSS SHALL BE SPECIFIED BY TRUSS MANUFACTURER THROUGH SHOP DRAWINGS.

LABEL	UPLIFT(LBS)	GRAVITY(LBS)	CONNECTOR
R1	700	350	A
R2	700	350	F
R3	700	400	E
R4	1320	1540	C
R5	700	350	B



DETAIL-GABLE END/RAKE BEAM EDGE

SCALE: 1"=1'-0"



REFER TO ARCHITECTURAL PLANS FOR TRELLIS LOCATION AND SPACING OF 4x12 WD

DETAIL-4x12 WOOD TRELLIS CONNECTION TO WALL

SCALE: 1"=1'-0"

ATHANASIO S T MARINOS Digitally signed by ATHANASIOS T MARINOS Date: 2024.06.04 15:45:48 -04'00'

ATHANASIOS TOMMY MARINOS, PE, SI, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 51562.
THIS SHEET HAS BEEN DIGITALLY SIGNED AND SEALED BY ATHANASIOS T. MARINOS AS INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ELECTRONIC COPIES.

DESIGN SUPERIMPOSED ROOF LOADS

DEAD LOAD: 25 PSF
LIVE LOADS: 30 PSF

ENGINEER STATEMENT

IN MY PROFESSIONAL JUDGMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

CASA SARITA

REMODELING AND ADDITIONS

169 NE 43 Street
Miami - FL, 33137

NO.		DATE
	REVISIONS/SUBMISSIONS (*)	

ALL DRAWINGS , SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

William B Medellin
Architect P.A.
www.wbmarchitect.com

560 N.E. 71 STREET
MIAMI, FLORIDA 33138
305-672-8381

FL #AA0003400 - FL #AR0013832

SHEET TITLE

MAIN HOUSE
ROOF FRAMING/SLAB PLAN

ATHANASIOS TOMMY MARINOS LICENSE No. 51562 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE DATE:	05/31/2024
PROJECT NO.	20221
DRAWN BY	ATM
CHECKED BY	ATM
DRAWING NO.	S-4