



VILLAGE OF PALMETTO BAY
 9705 E. HIBISCUS STREET
 PALMETTO BAY, FLORIDA 33157
 - (305) 259-1234 Fax: (305) 259-1290

Approved
Edward Silva, Village Manager
Date

REQUEST FOR PUBLIC RECORDS

Requests are filled in accordance with the provisions of Chapters 119 and 257, Florida Statutes.

DATE: 1-22-19

NAME: Jiny Fernandez

COMPANY: Miami Floor Solutions

ADDRESS: _____

PHONE: _____ FAX: _____

EMAIL: jiny.fernandez@gmail.com

REQUEST (Attach additional page, if necessary): Copies of the following documents:

Copy of survey for 9319 SW 170 St.
Copy of complete survey of the
whole property.

FOR USE BY VILLAGE STAFF ONLY

TRACKING NO.: 2019-021

DATE FORWARDED: 1-22-19

ASSIGNED DEPT: Building

DATE REQUEST FILLED: 1/25/19

NUMBER OF COPIES: 28

ESTIMATED TIME (IF APPLICABLE): _____

ESTIMATED COST: _____

HOW WAS REQUEST FILLED? _____

IF NOT FILLED, REASON: _____

BY: [Signature]

1 COPY of POST
 FOR RECORDS

Tray Level 17

Check Permit Type	Check Permit Change	Check Type of Improvement
Building	Change of Contractor	New Construction
Electrical	Permit Renewal	Exterior Alteration
Mechanical	Plan Revision	Interior Alteration
Plumbing	Permit Extension	Attached Addition
LPX	Supplement	Detached Addition
Roofing	Re-inspection Fee	Repair
Fence		Repair due to Fire
Sign		Demolish
Public Works		Screen Enclosure
Other		Driveway
		Fence
		Pool
		Other
		Seal-cote
		Re-Roof
		Roofing
		Windows/Doors
		Stairs
		Railings
		Storage Shed
		Garage Doors
		Shutters
		Window Replacement
		Deck/Concrete flatwork

Folio Number: <u>3350330020252</u> Lot: _____ Block: _____ Subdivision: _____ PB: _____ PG: _____ Current Use of Property: <u>Single Family</u> Proposed Use of Property: <u>Interior remodeling</u> Description of Work: <u>Interior remodeling to meet to be referred to its original condition.</u> Zoning: _____ Square Feet: _____ Unit Number: _____ Tenant Information: _____	Linear Feet: _____ Units: <u>1</u> Stories: <u>1</u> Value of Proposed Work: <u>\$3500</u> Est. Bldg. Value: _____ Tax Assessed Value: _____ Flood Zone: _____ Base Floor Elev.: _____ Homeowner's Association: _____ I affirm that there <input type="checkbox"/> are or <input type="checkbox"/> are no restrictive covenants associated with the underlying property that would affect the pending application. Failure to disclose this information shall result in the immediate revocation of any type of permit or certificate of use/occupancy.
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Clerk's Initials: <u>[Signature]</u> Plan Process Number: <u>BUD2015-704</u> Master Permit Number: _____ Subsidiary Permit Number(s): _____ Expiration Date: _____	Job Address: <u>9319 SW 170 St Palmetto Bay FL 33157</u> Address: _____ Unit number: _____ City: _____ State: _____ Zip Code: _____
--	--

APPLICATION:

This application must be completed and signed by both the property owner and qualifier. Both of these signatures must be notarized. Please print legibly or type in order not to delay your application. For roofing permits, in addition to this permit you must also fill out a roofing permit application. Express permits require an additional fee and will only be accepted between the hours of 8:00 A.M. and 10:00 A.M., Monday through Friday. All other permits/plans must be dropped off before 4:30 p.m. for regular processing. During the processing of your application you may be asked to submit additional information. There may be additional permits and reviews required from other governmental agencies not affiliated with Palmetto Bay.

GENERAL INFORMATION: Please read these instructions carefully before submitting the work for review

Village of Palmetto Bay Permit Application

Department of Building & Capital Projects
 9705 E. Hibiscus Street
 Palmetto Bay, Florida 33157
 Phone: (305) 259-1250 Fax: (866) 927-5576 Inspections: (305) 259-1253



Architect Information	Engineer Information
Name:	Name:
License Number:	License Number:
Address:	Address:
Telephone Number:	Telephone Number:
Fax Number:	Fax Number:
Other:	Other:

Property Owner	Contractor
Name: <u>E2 2 East Home 7, LLC</u>	Company Name
Address: <u>16400 NW 59 Ave. M.Lakes</u>	Qualifier
Home Telephone:	License Number
Business Telephone: <u>305 821 6617</u>	Address
Other Telephone:	Telephone Number
Fax Number: <u>305 821 6418</u>	Fax Number
Does Property have Homestead Exemption	Phone Number for Pick Up <u>305-989-0311</u> <i>Rick</i>

Bond Company (if applicable)	Mortgage Lender
Name:	Name:
Address:	Address:
City: State: Zip	City: State: Zip

Classification Of Proposed Work	
Residential <input checked="" type="checkbox"/> Duplex <input type="checkbox"/> Townhouse <input type="checkbox"/> Multi Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other <input type="checkbox"/>	
Effective Code _____ Occupancy _____ Construction Type _____	
Zoning: _____ Variance Number: _____ Remarks: _____	

OWNER AFFIDAVIT

Application is hereby made to obtain a permit to do the work and installation as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for **ELECTRICAL, MECHANICAL, PLUMBING, SIGNS, WELLS, POOLS, ROOFING, SHUTTERS, WINDOWS, FURNACES, BOILERS, HEATERS, TANKS, FENCE, DRIVEWAYS and AIR CONDITIONERS, ETC.** In addition to the requirements of this permit, there may be additional restrictions found in the Public Records, and there may be additional permits required from other governmental entities.

I, the owner of the property, have disclosed all information related to any work that has been performed in the prior twelve months to the Building Division as part of this application. Further, I am fully aware that if the cumulative cost of work to my home or business under this and any other permit equals or exceeds fifty percent of the fair market value of the structure, the entire structure must meet the present federal flood criteria for finished floor elevation. I am also fully aware that if the cost of work to my home or business under this and any other permit equals or exceeds fifty per cent of the replacement cost of the structure, then the entire structure must conform to current code requirements of the Florida Building Code.

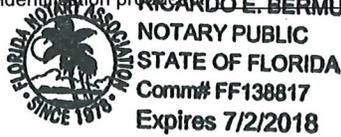
I, the owner of the property, understand that a permit application is subject to denial and a validated permit or permit card is subject to revocation or modification based upon applicable deeds, covenants, declarations, easements and any other legal restriction. By issuing a permit, the Village of Palmetto Bay makes no representation as to the existence or validity of any property restriction.

I, the owner of the property certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature of Owner _____
 State of Florida, County of Miami-Dade
 Sworn to (or affirmed) and subscribed before this 22 day of April, 2015
 by (print name) Alexander Ruiz
 Notary Name Ricardo E. Bermeuz
 Personally known or I.D. _____
 Type of identification produced: RICARDO E. BERMUDEZ

Signature of Qualifier _____
 State of Florida, County of _____
 Sworn to (or affirmed) and subscribed before this _____ day of _____, 20____.
 by (print name) _____
 Notary Name _____
 Personally known or I.D. _____
 Type of identification produced: _____





IMPORTANT NOTICES

- Do not begin work without receiving you validated permit and permit card. Applying for a permit does not grant you the right to commence construction. Construction can only occur during the hours of 7:00 a.m. to 6:00 p.m., Monday thru Friday and from the hours of 9:00 a.m. to 5:00 p.m. on Saturdays. No construction activity is permitted on Sunday
- All construction sites must be maintained in a clean and orderly condition free from construction debris. Failure to do so will result in a fine and a suspension of inspections until said property is cleaned.
- Streets and neighboring properties shall be kept free from dirt and debris.
- Swales must be protected from damage by equipment or vehicles and sidewalks cannot be blocked.
- Portable Toilets for construction jobs require a separate permit. If toilet is not available the inspection will not be performed.
- Water cannot be discharged into the right of way or storm drains without the approval of the Public Works Department.
- No equipment or materials can be stored on the right of way; they must only be stored on your property.
- Florida Department of Health approval is required for applications involving Septic Tanks. Department of Environmental Resources Management (DERM) and /or Miami-Dade Water and Sewer Department approval is required for applications involving sewers and water. The tree section of the Department of Environmental Resources Management (DERM) approval is required on all landscape plans and on all tree removal applications.

CHECKLIST (OFFICE USE ONLY)

- | | | |
|--|--|--|
| <input type="checkbox"/> OWNER-BUILDER FORM (Attached) | <input type="checkbox"/> HEALTH DEPARTMENT APPROVAL (Septic/Sewer) | <input checked="" type="checkbox"/> PERMIT CLERK REVIEW
By: <u>[Signature]</u> |
| <input type="checkbox"/> FIRE DEPARTMENT APPROVAL (Commercial/multi (family only)) | <input type="checkbox"/> IMPACT FEE (New Construction) | <input type="checkbox"/> Complete Application |
| <input type="checkbox"/> CONCURRENCY (New Construction) | <input type="checkbox"/> SCHOOL REVIEW (New Construction) | <input type="checkbox"/> Current liability ins. |
| <input type="checkbox"/> PROOF OF OWNERSHIP (Attached) | <input type="checkbox"/> DERM REVIEW (New Construction/Additions/Tree Removal) | <input type="checkbox"/> Worker's Comp. |
| <input type="checkbox"/> CONDO ASSOCIATION APPROVAL | <input type="checkbox"/> PUBLIC WORKS | <input type="checkbox"/> Cont. Lic. Check |
| <input type="checkbox"/> UPFRONT FEES AMOUNT: <u>125.00</u> Paid 4/24/16 | | <input type="checkbox"/> OTHER (Specify and Attach) |
| | | <input type="checkbox"/> FLORIDA DEPARTMENT OF BUISNESS AND PROFESSIONAL REGULATION APPROVAL (RESTAURANTS) |

PERMIT FEES (OFFICE USE ONLY)

Scanning Fees Small (1.85 per sheet)		Art in Public Places	
Scanning Fees Large (3.50 per sheet)		Certificate of Use and Occupancy	
Village of Palmetto Bay Permit Fees	988.10	Concurency Fee (7.35%)	
Miami-Dade County Fees (sq. ft. x \$65//1000x0.60)	2.40	Technology Fee (6.3%)	
Flood Zone Review		Zoning Inspection Fee (157.50 per application)	157.50
Radon-Inspector State Educational Fund and DCA State fee	17.25 17.25	Administration Fee	40.00
Code Enforcement Fine <u>BCR 2015-0487</u>	1250.00	Express Fee (25.00)	
Certificate of Completion		Public Works Fee	
Construction Sign Fee		Landscape Review Fee (175.00 per hour)	
Roll-off Waste Container Fee (105.00 per container site)		Special Review Fee (89.25 per hour)	
Rework Fee		Other	

\$2472.50

PLAN REVIEWER APPROVAL AREA (OFFICE USE ONLY)

SECTION	REVIEWER APPROVAL'S NAME	APPROVAL DATE	REJECTED DATE NUMBER 1	REJECTED DATE NUMBER 2	REJECTED DATE NUMBER 3
COMMUNITY DEVELOPMENT	<i>MM</i>	<i>4/28/15</i>	<i>MM 4/27/15</i>		
ZONING	<i>MM</i>	<i>3.1.15</i>			
ELECTRICAL	<i>MM</i>	<i>5.15</i>			
MECHANICAL	<i>MM</i>	<i>4/28/15</i>			
PLUMBING					
FIRE					
ROOFING					
PUBLIC WORKS					
PLANNING					
STRUCTURAL	<i>MM</i>	<i>4/28/15</i>			
BUILDING					
BUILDING OFFICIAL					

REWORKS: A fee of \$105.50 may be charged for failure to make required corrections previously indicated. The fee shall be charged after the initial review plus one follow up review per trade. Please note that Florida Statutes 553.80 section 2(b) states "with respect to evaluation of design professionals documents, if a local government finds it necessary, in order to enforce compliance with the Florida Building Code and issue a permit, to reject design documents required by the code three or more times for failure to correct a code violation specifically noted in each rejection, including but not limited to egress, fire protection, structural stability, energy, accessibility, lighting, ventilation, electrical, mechanical, plumbing, and gas systems, or other requirements identified by rule of the Florida Building Commission adopted pursuant to Chapter 120, the local government shall impose, each time after third such review the plans are rejected for that code violation a fee of **four times the amount** of the proportion of the permit fee attributed to plans review".

ISSUING OFFICIAL

FINAL PLAN REVIEWED AND PREPARED FOR ISSUANCE BY: *[Signature]* DATE: *9/16/15*

CONDITIONS OF APPROVAL

PLAN TRACKING

Plans Checked out	Date	Clerk	Plans Checked in	Date	Clerk
<i>X</i> <i>RICARDO BERMUDEZ</i>	<i>5.15.15</i>				

SPECIFIC DURABLE POWER OF ATTORNEY

I, Alexander Ruiz, as the registered agent of the companies defined below, whose address is 16400 NW 59th Avenue, Miami Lakes, Florida 33014, whose phone number is 305-281-4115; appoint **Ricardo Bermudez & Nestor Ruiz-Casteneda**, whose address is PO Box 559043, Miami FL, 33255-9043 as my agent and attorney-in-fact ("Agent") to act for me in any lawful way with respect to consummating transactions involving the companies (described below).

1. COMPANIES

The companies having the following names:

EZ 2 Rent Homes, LLC
EZ 2 Rent Homes 2, LLC
EZ 2 Rent Homes 3, LLC
EZ 2 Rent Homes 4, LLC
EZ 2 Rent Homes 5, LLC
EZ 2 Rent North, LLC
EZ 2 Rent North II, LLC
Broward REO Rentals, LLC
Hialeah REO Rentals, LLC
Hialeah REO Rentals 2, LLC
Hialeah REO Rentals 3, LLC
Hialeah REO Rentals 4, LLC
Hialeah REO Rentals 5, LLC
Hialeah REO Rentals 6, LLC

2. AGENT'S AUTHORITY

I hereby authorize my Agent to do all acts necessary and undertake any and all actions on my behalf to **inquire, negotiate, execute and deliver a stipulated settlement agreement with Miami Dade County or any municipality within Miami-Dade County, regarding the above referenced property both real and personal owned by said companies and any and all affidavits, closing statements, and such other instruments and documents as may be necessary or required in order to consummate said transaction(s)** all of which shall contain such terms and conditions as **Ricardo Bermudez & Nestor Ruiz-Casteneda** shall determine to be in my best interest with the signature of said Agent to be conclusive evidence of such determination and of the authority of said Agent to execute and deliver the same and conclusive evidence of my approval. Further that the **stipulated settlement agreement** shall contain such provisions as my Agent may deem advisable, all of which documents and instruments made, executed, sealed and delivered as aforesaid to be and constitute my acts and obligations.

3. GENERAL PROVISIONS

THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT IS REVOKED BY ME OR UNTIL September 3, 2015, WHICHEVER COMES FIRST. Any third party who receives a copy of this Power of Attorney may act under it. Revocation of this Power of Attorney is not effective as to a third

SPECIFIC DURABLE POWER OF ATTORNEY

I, Casey Jolley, as the registered agent of the companies defined below, whose address is 16400 NW 59th Avenue, Miami Lakes, Florida 33014, whose phone number is 704-293-3629; appoint **Ricardo Bermudez & Nestor Ruiz-Casteneda**, whose address is PO Box 559043, Miami FL, 33255-9043 as my agent and attorney-in-fact ("Agent") to act for me in any lawful way with respect to consummating transactions involving the companies (described below).

1. COMPANIES

The companies having the following names:

Fast Break Holdings LLC
CAD Acquisitions LLC
Pops Capital LLC

2. AGENT'S AUTHORITY

I hereby authorize my Agent to do all acts necessary and undertake any and all actions on my behalf to **inquire, negotiate, execute and deliver a stipulated settlement agreement with Miami Dade County or any municipality within Miami-Dade County, regarding the above referenced property both real and personal owned by said companies and any and all affidavits, closing statements, and such other instruments and documents as may be necessary or required in order to consummate said transaction(s)** all of which shall contain such terms and conditions as **Ricardo Bermudez & Nestor Ruiz-Casteneda** shall determine to be in my best interest with the signature of said Agent to be conclusive evidence of such determination and of the authority of said Agent to execute and deliver the same and conclusive evidence of my approval. Further that the **stipulated settlement agreement** shall contain such provisions as my Agent may deem advisable, all of which documents and instruments made, executed, sealed and delivered as aforesaid to be and constitute my acts and obligations.

3. GENERAL PROVISIONS

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THIS POWER OF ATTORNEY IS NOT AFFECTED BY MY SUBSEQUENT DISABILITY OR INCAPACITY except as provided in Section 709.08, Florida Statutes.

I HEREBY RATIFY AND CONFIRM ALL THAT MY AGENT MAY LAWFULLY DO OR CAUSE TO BE DONE BY VIRTUE OF THIS POWER OF ATTORNEY AND THE RIGHTS, POWERS AND AUTHORITY GRANTED HEREIN.

SPECIFIC DURABLE POWER OF ATTORNEY

I, Alejandro Vilarello, as the registered agent of the companies defined below, whose address is 16400 NW 59th Avenue, Miami Lakes, Florida 33014, whose phone number is 305-299-5550; appoint **Ricardo Bermudez & Nestor Ruiz-Casteneda**, whose address is PO Box 559043, Miami FL, 33255-9043 as my agent and attorney-in-fact ("Agent") to act for me in any lawful way with respect to consummating transactions involving the companies (described below).

1. COMPANIES

The companies having the following names:

Full Court Press I, LLC
Full Court Press II, LLC
Full Court Press III, LLC
Full Court Press IV, LLC
EZ 2 Rent Homes 6, LLC
EZ 2 Rent Homes 7, LLC
EZ 2 Rent Homes 8, LLC
EZ 2 Rent Multi, LLC
Glenwild Home Investments, LLC
Hialeah REO Rentals 7, LLC

2. AGENT'S AUTHORITY

I hereby authorize my Agent to do all acts necessary and undertake any and all actions on my behalf to **inquire, negotiate, execute and deliver a stipulated settlement agreement with Miami Dade County or any municipality within Miami-Dade County, regarding the above referenced property both real and personal owned by said companies and any and all affidavits, closing statements, and such other instruments and documents as may be necessary or required in order to consummate said transaction(s)** all of which shall contain such terms and conditions as **Ricardo Bermudez & Nestor Ruiz-Casteneda** shall determine to be in my best interest with the signature of said Agent to be conclusive evidence of such determination and of the authority of said Agent to execute and deliver the same and conclusive evidence of my approval. Further that the **stipulated settlement agreement** shall contain such provisions as my Agent may deem advisable, all of which documents and instruments made, executed, sealed and delivered as aforesaid to be and constitute my acts and obligations.

3. GENERAL PROVISIONS

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UPS

THIS POWER OF ATTORNEY IS NOT AFFECTED BY MY SUBSEQUENT DISABILITY OR INCAPACITY except as provided in Section 709.08, Florida Statutes.

I HEREBY RATIFY AND CONFIRM ALL THAT MY AGENT MAY LAWFULLY DO OR CAUSE TO BE DONE BY VIRTUE OF THIS POWER OF ATTORNEY AND THE RIGHTS, POWERS AND AUTHORITY GRANTED HEREIN.

[Handwritten Signature]

Witness
Date

9/3/14

Date

[Handwritten Signature]

Alejandro Vilarello, Registered Agent

[Handwritten Signature]

Witness

9/3/14

Date

STATE OF Florida

COUNTY OF Miami-Dade County

I HEREBY CERTIFY that on this 3 day of Sept, 2014 before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by **Alejandro Vilarello**, who on this day personally appeared and is personally known to me or produced as identification.

[Handwritten Signature]

Name: _____
Notary Public, State of _____



(NOTARY SEAL)

[Signature] 9/3/14
Witness Date

[Signature] 9/3/14
Witness Date

Casey Jolley,

Registered Agent

STATE OF Florida

COUNTY OF Miami-Dade County

I HEREBY CERTIFY that on this 3 day of Sept, 2014 before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Casey Jolley, who on this day personally appeared and is personally known to me or produced _____ as identification.

[Signature]
Name: _____
Notary Public, State of _____



(NOTARY SEAL)

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**Detail by Entity Name****Florida Limited Liability Company**

EZ 2 RENT HOMES 7, LLC

Filing Information

Document Number	L13000111671
FEI/EIN Number	30-0793950
Date Filed	08/07/2013
Effective Date	08/07/2013
State	FL
Status	ACTIVE

Principal Address16400 NW 59TH AVE
MIAMI LAKES, FL 33014**Mailing Address**16400 NW 59TH AVE
MIAMI LAKES, FL 33014**Registered Agent Name & Address**ALEJANDRO VILARELLO, P.A.
16400 NW 59TH AVE
MIAMI LAKES, FL 33014**Authorized Person(s) Detail****Name & Address**

Title MGR

EZ 2 Rent Homes Holding Company III, LLC
16400 NW 59TH AVE
MIAMI LAKES, FL 33014**Annual Reports**

Report Year	Filed Date
2014	04/22/2014
2015	04/21/2015

Document Images[04/21/2015 -- ANNUAL REPORT](#)

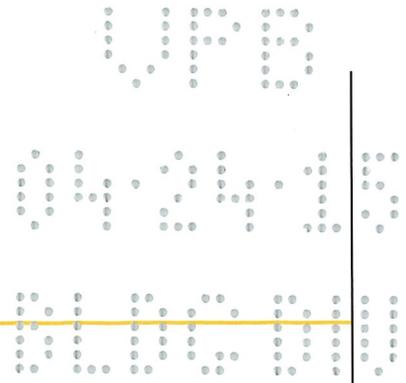
[04/22/2014 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[08/07/2013 -- Florida Limited Liability](#)

[View image in PDF format](#)

[View image in PDF format](#)



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State of Florida, Department of State



Address	Owner Name	Folio
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SEARCH:

9319 SW 170 ST -	Suite	<input type="submit" value="Q"/>
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PROPERTY INFORMATION

Folio: 33-5033-002-0250

Sub-Division:
PERRINE HGTS

Property Address
9319 SW 170 ST
Palmetto Bay , FL 33157-4439

Owner
EZ 2 RENT HOMES 7 LLC

Mailing Address
16400 NW 59 AVE
MIAMI LAKES , FL 33014

Primary Zone
5700 DUPLEXES - GENERAL

Primary Land Use
0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT

Beds / Baths / Half 1 / 1 / 0

Floors 1

Living Units 1

Actual Area 1,088 Sq.Ft

UPB

party until the third party receives actual notice of the revocation. I agree to indemnify the third party for any claims that arise against the third party due to reliance on this Power of Attorney.

THIS POWER OF ATTORNEY IS NOT AFFECTED BY MY SUBSEQUENT DISABILITY OR INCAPACITY except as provided in Section 709.08, Florida Statutes.

I HEREBY RATIFY AND CONFIRM ALL THAT MY AGENT MAY LAWFULLY DO OR CAUSE TO BE DONE BY VIRTUE OF THIS POWER OF ATTORNEY AND THE RIGHTS, POWERS AND AUTHORITY GRANTED HEREIN.

[Signature] 9/3/14
Witness Date

[Signature]
Alexander Ruiz, Registered Agent

[Signature] 9/3/14
Witness Date

STATE OF Florida

COUNTY OF Miami-Dade County

I HEREBY CERTIFY that on this 3 day of Sept, 2014 before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by **Alexander Ruiz**, who on this day personally appeared and is personally known to me or produced _____ as identification.

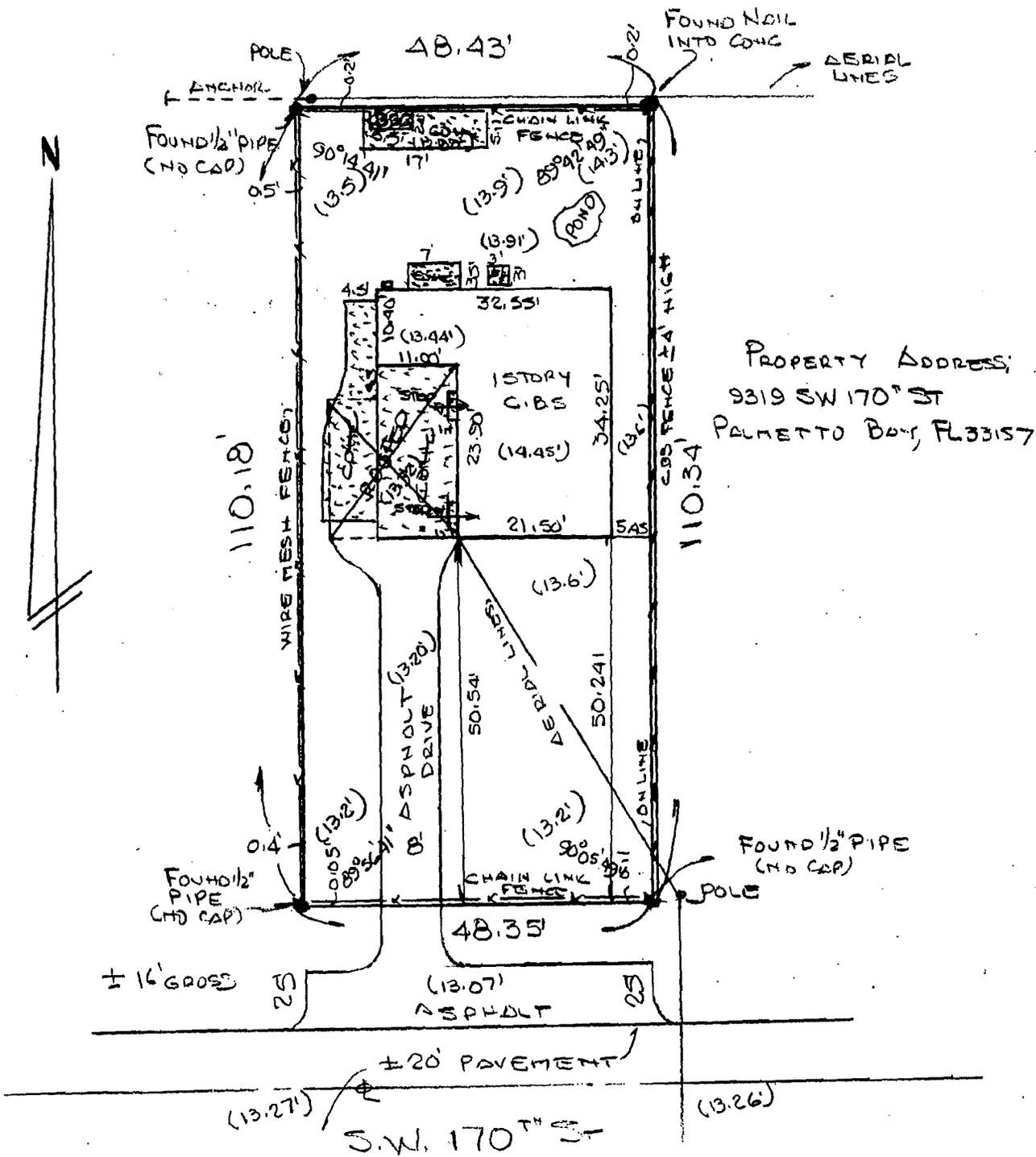
[Signature]
Name: _____
Notary Public, State of _____



(NOTARY SEAL)

PLAN OF SURVEY

SCALE 1" = 20'



PROPERTY ADDRESS:
9319 SW 170th ST
PALMETTO BAY, FL 33157

5
4
3
2
1

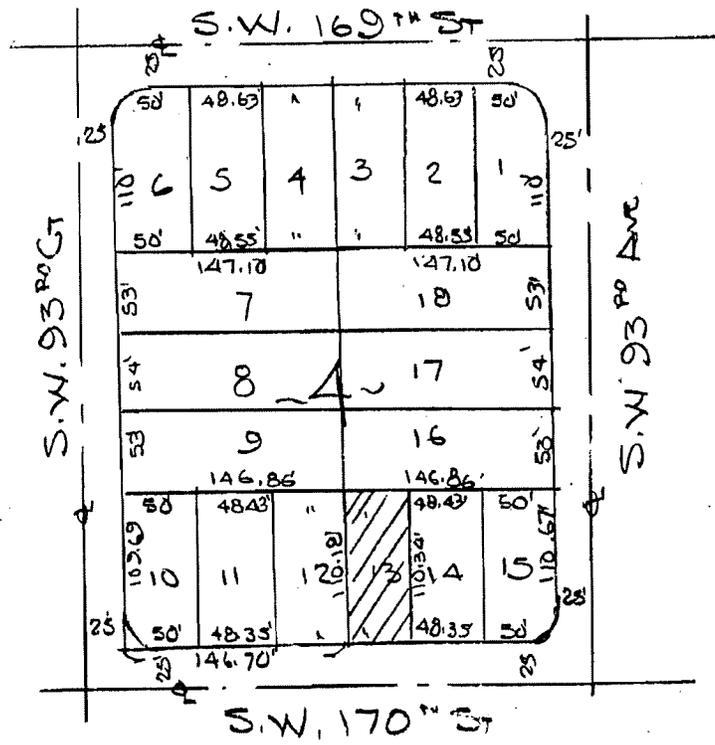
REVISIONS

A...ARC DISTANCE A/C...AIR CONDITIONING CBS...CONCRETE BLOCK STRUCTURE O.U.L...OVERHEAD UTILITY LINE CL...CLEAR C/L...CENTER LINE
 RAD...RADIAL ENC...ENCROACHMENT R/W...RIGHT OF WAY... FIP...FOUND IRON PIPE O.H...OVER HEAD W.M...WATER METER C.H...CHORD
 DISTANCE P/L...PROPERTY LINE CONC...CONCRETE F.H...FIRE HYDRANT UP...UTILITY POLE R...RADIUS U.E...UTILITY EASEMENT
 Δ...CENTRAL ANGLE R...RADIUS PL...PLANTER T...TANGENT C.B...CATCH BASIN MH...MANHOLE CLF...CHAIN LINK FENCE W.F...WOOD FENCE
 BENCH MARK USED: 9 FRONT HOUSE 16925 SW 93RD COURT ELEVATION: 12.80'

JOB :13-7708

LOCATION SKETCH

SCALE 1"=100' TO SCALE



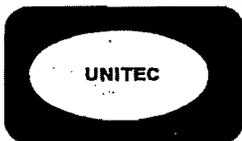
LEGAL DESCRIPTION: Lot 13, Block 4, **PERRINE HIGHTS**, according to the Plat thereof as recorded in Plat Book 14, Page 80 of the Public Records of Miami-Dade County, Florida.-

GENERAL NOTES

- 1) OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
- 2) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 3) (2.22) DENOTES THOSE ELEVATIONS REFERRED TO NGV DATUM.
- 4) LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.
- 5) THIS PROPERTY IS WITHIN THE LIMITS OF THE FLOOD ZONE X
- 6) NO UNDERGROUND LOCATIONS WERE DONE BY THIS COMPANY.

CERTIFIED TO: EZ 2 Rent Homes 7, LLC, Title Services of Dade County, LLC, **DATE:** Fidelity National Title Insurance Company September 23, 2013

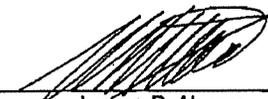
APPLICABLE ZONING, UNDERGROUND, ZONING AND BUILDING SET BACKS, MUST BE CHECKED BY OWNER, ARCHITECT OR BUILDER BEFORE DESIGN OR CONSTRUCTION BEGINS ON THIS PROPERTY.



SURVEYING, INC
L.B. NO. 3333

6187 NW 167TH STREET, H5
MIAMI, FLORIDA 33015
305/512-4940

I HEREBY CERTIFY: That the attached Plan of Survey of the above described property is true and correct to the best of my knowledge, information and belief, as recently surveyed and platted under my direction, also that there are not above-ground encroachments other than those shown. This survey meets the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to Chapter 61G17-6, Florida Administrative Code, Section 472-027, Florida Statutes.

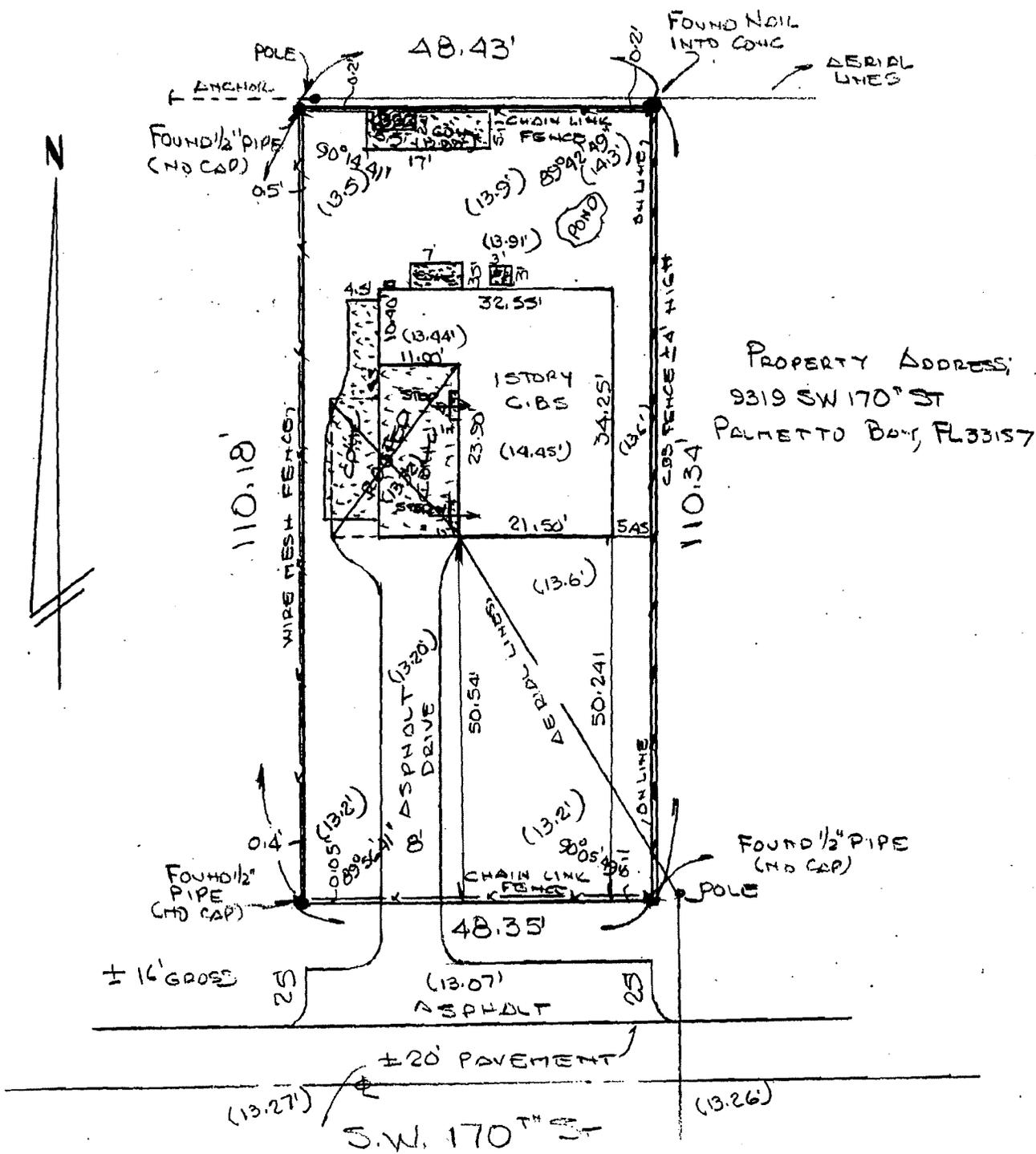

Lazaro D. Alonso
Professional Land Surveyor
Certificate No. 3590
State of Florida

THIS IS A BOUNDARY SURVEY

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL

PLAN OF SURVEY

SCALE 1" = 20'



PROPERTY ADDRESS:
9319 SW 170TH ST
PALMETTO BAY, FL 33157

- 5
- 4
- 3
- 2
- 1

REVISIONS

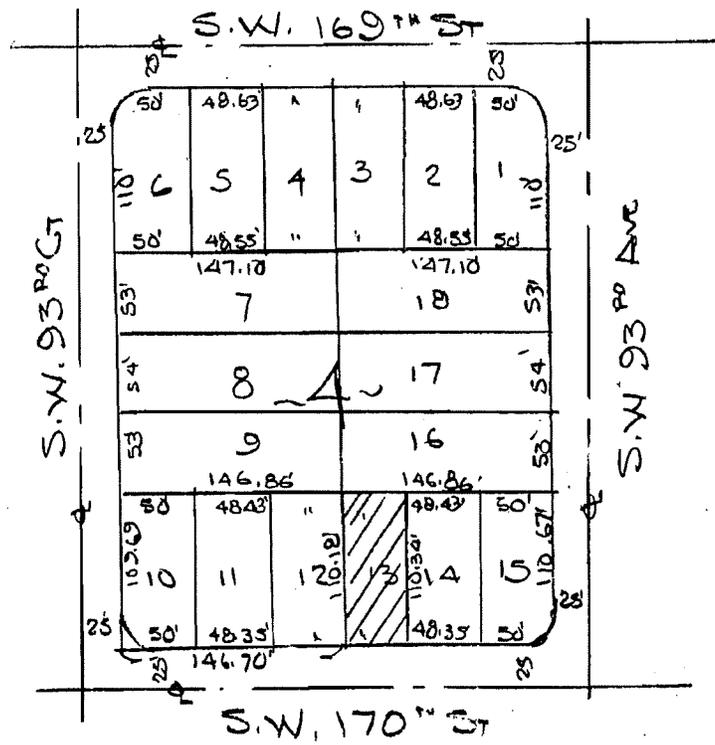
A...ARC DISTANCE	A/C...AIR CONDITIONING	CBS...CONCRETE BLOCK STRUCTURE	O.U.L...OVERHEAD UTILITY LINE	CL...CLEAR	C/L...CENTER LINE
RAD...RADIAL	ENC...ENCROACHMENT	R/W...RIGHT OF WAY...	FIP...FOUND IRON PIPE	O.H...OVER HEAD	W.M...WATER METER
DISTANCE	P/L...PROPERTY LINE	CONC...CONCRETE	F.H...FIRE HYDRANT	UP...UTILITY POLE	R...RADIUS
U.E...UTILITY EASEMENT	U.E...UTILITY EASEMENT	U.E...UTILITY EASEMENT	U.E...UTILITY EASEMENT	U.E...UTILITY EASEMENT	U.E...UTILITY EASEMENT
Δ...CENTRAL ANGLE	R...RADIUS PL...	PLANTER T...TANGENT	C.B...CATCH BASIN	MH...MANHOLE	CLF...CHAIN LINK FENCE
W.F...WOOD FENCE	W.F...WOOD FENCE	W.F...WOOD FENCE	W.F...WOOD FENCE	W.F...WOOD FENCE	W.F...WOOD FENCE

BENCH MARK USED: 9 FRONT HOUSE 1692.5 SW 93RD COURT, ELEVATION: 12.20'

JOB :13-7708

LOCATION SKETCH

SCALE 1"=40' SCALE



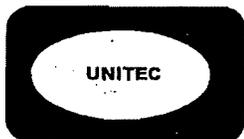
LEGAL DESCRIPTION: Lot 13, Block 4, **PERRINE HIGHTS**, according to the Plat thereof as recorded in Plat Book 14, Page 80 of the Public Records of Miami-Dade County, Florida.-

GENERAL NOTES

- 1) OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
- 2) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 3) (2.22) DENOTES THOSE ELEVATIONS REFERRED TO NGV DATUM.
- 4) LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.
- 5) THIS PROPERTY IS WITHIN THE LIMITS OF THE FLOOD ZONE X .
- 6) NO UNDERGROUND LOCATIONS WERE DONE BY THIS COMPANY.

CERTIFIED TO: EZ 2 Rent Homes 7, LLC, Title Services of Dade County, LLC, **DATE:**
Fidelity National Title Insurance Company September 23, 2013

APPLICABLE ZONING, UNDERGROUND, ZONING AND BUILDING SET BACKS, MUST BE CHECKED BY OWNER, ARCHITECT OR BUILDER BEFORE DESIGN OR CONSTRUCTION BEGINS ON THIS PROPERTY.



SURVEYING, INC
L.B. NO. 3333

6187 NW 167TH STREET, H5
MIAMI, FLORIDA 33015
305/512-4940

I HEREBY CERTIFY: That the attached Plan of Survey of the above described property is true and correct to the best of my knowledge, information and belief, as recently surveyed and platted under my direction, also that there are not above-ground encroachments other than those shown. This survey meets the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to Chapter 61G17-6, Florida Administrative Code, Section 472-027, Florida Statutes.


Lazaro D. Alonso
Professional Land Surveyor
Certificate No. 3590
State of Florida

THIS IS A BOUNDARY SURVEY

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL

503 302

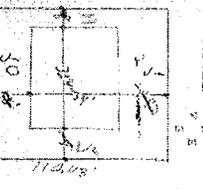
DADE COUNTY PLANNING, ZONING AND BUILDING DEPARTMENT
APPLICATION FOR BUILDING PERMIT

Process # 16-30-2012 Inspector: W. J. O. Zone Address: CU 53 0001
Permit No. 16-30-2012 MAP No. 1120 ZONE R-1 CLERK 1120
OWNER: James & Elizabeth MAIL ADDRESS: 1120 PH. 1120
DATE: 11/20/12 Address: 1120 PH. 1120

Architect: James & Elizabeth Address: 1120 PH. 1120
Engineer: James & Elizabeth Address: 1120 PH. 1120

LEAD DESCRIPTION: REPAIR ROOF
ADDRESS: 9305 SW 190 ST LOT SIZE: 1120 X 1120 AREA: 1120
Sq. Ft. in Vol. 1120 Structure Attached 1120 Attached to 1120
PROPOSED USE OR OCCUPANCY: 1120 (Type of structure, use, or occupancy of industrial)

USE AND OCCUPANCY: 1120
No. of Families: 1 No. of Units: 1 No. of Stories: 1 Use to occupy the
Type Structure: 1120 for structure 1120 (Type of structure, use, or occupancy of industrial)
Plumbing to be installed: 1120 (Type of plumbing, use, or occupancy of industrial)
Do you, under permit being applied for, desire to erect any wall? 1120 Footing No. 1120
If so, what? 1120 other secondary structure or installation not listed above
If so, what? 1120 If so, what? 1120 If so, what? 1120
If paving for off-street parking, show parking spaces and access lanes on the 3 plans.
CONDITIONS UNDER WHICH VERIFICATION APPROVED: 1120



INSPECTIONS: 1120
FOUNDATION: 1120
FLOOR & SLAB: 1120
COLUMN & BEAM: 1120
PIPE TYPE TEST: 1120
ROOF: 1120
FRAMING: 1120
ROOF COVERING: 1120
ROOFING: 1120
FINISH: 1120

DATE: 11/20/12 ROOFING PERMIT NO. 579878 BLDG. PERMIT NO. 1120 MAP NO. 1120 ZONE R-1 CLERK 1120

DADE COUNTY PLANNING, ZONING AND BUILDING DEPARTMENT
APPLICATION FOR ROOFING PERMIT

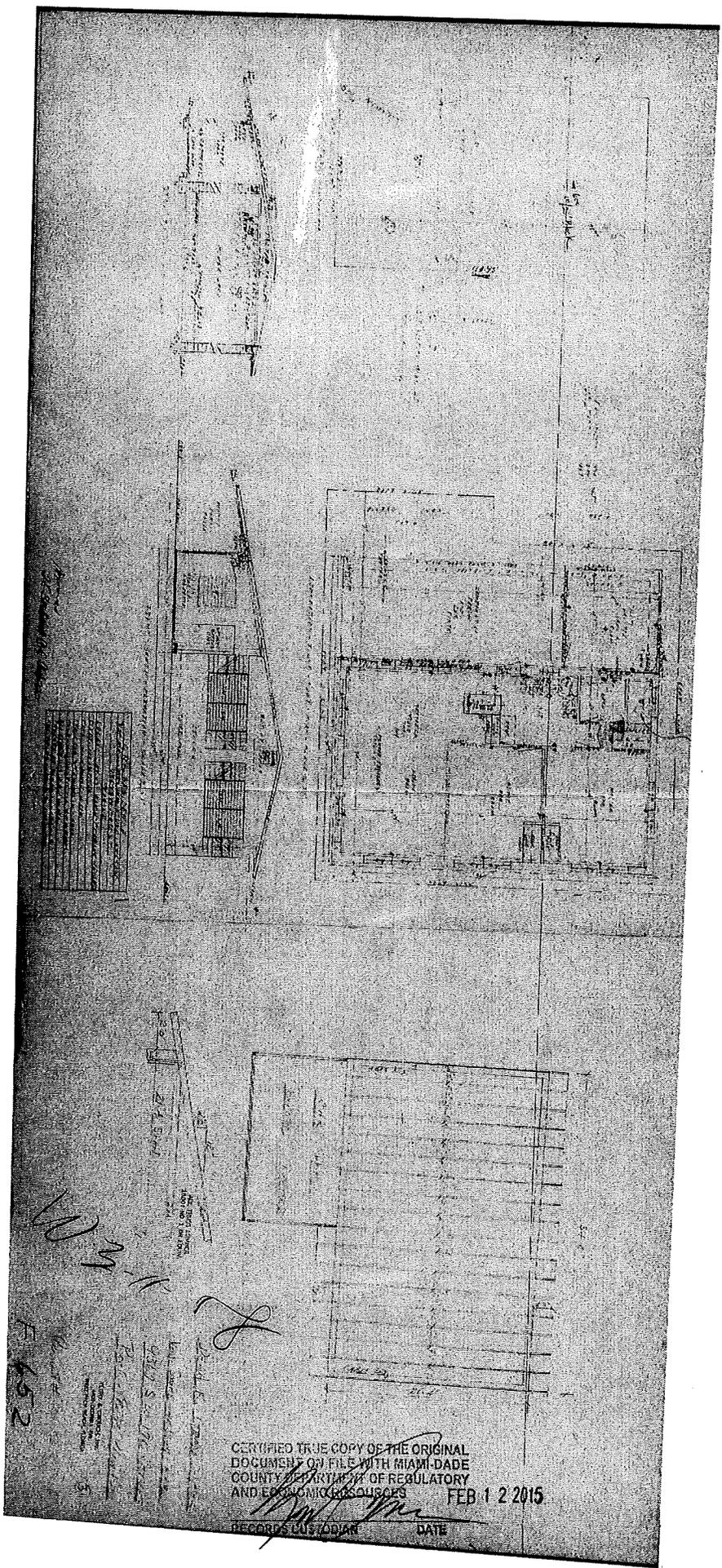
Application is hereby made for a permit to repair or replace roof covering on
existing structure(s) or to apply roof covering on new structure(s). The undersigned
owner hereby agrees that the application of roof covering must comply with all
County laws, resolutions, rules and regulations, and agrees to request inspections
as required by applicable codes and regulations.

Address: 1120 Lot: 13 Block: 1120
Gen. Contractor: James & Elizabeth Substitution: 1120
Address: 1120 Address of Bldg: 9305 SW 190 St
Roofing Contr.: 1120 Address of Bldg: 9305 SW 190 St
Roofs: 1120 Address of Bldg: 9305 SW 190 St
Roofs: 1120 Address of Bldg: 9305 SW 190 St

Type of Roofing: 1120 (Shingles, Insulating Board, etc.)
Surface on which to be applied: 1120
No. Layers: 1120
Roof Slope: 1120 Height of Rise: 1120
Roofing Contr.: 1120 Width: 1120 Weight: 1120
Roofs: 1120 Area of Rails: 1120 Pitch of Roof: 1120
Roofs: 1120 Area of Rails: 1120 Pitch of Roof: 1120

Owner's or Contractor's Sign. 1120 SIGNATURE: 1120
Owner/Contractor/Authorized Agent:
Our Estimated Value: 1120 Fee: 1120
Zoning: Approved: 1120 Inspected: 1120
Structural: Approved: 1120 Inspected: 1120

INSPECTIONS: 1120
FOUNDATION: 1120
FLOOR & SLAB: 1120
COLUMN & BEAM: 1120
PIPE TYPE TEST: 1120
ROOF: 1120
FRAMING: 1120
ROOF COVERING: 1120
ROOFING: 1120
FINISH: 1120

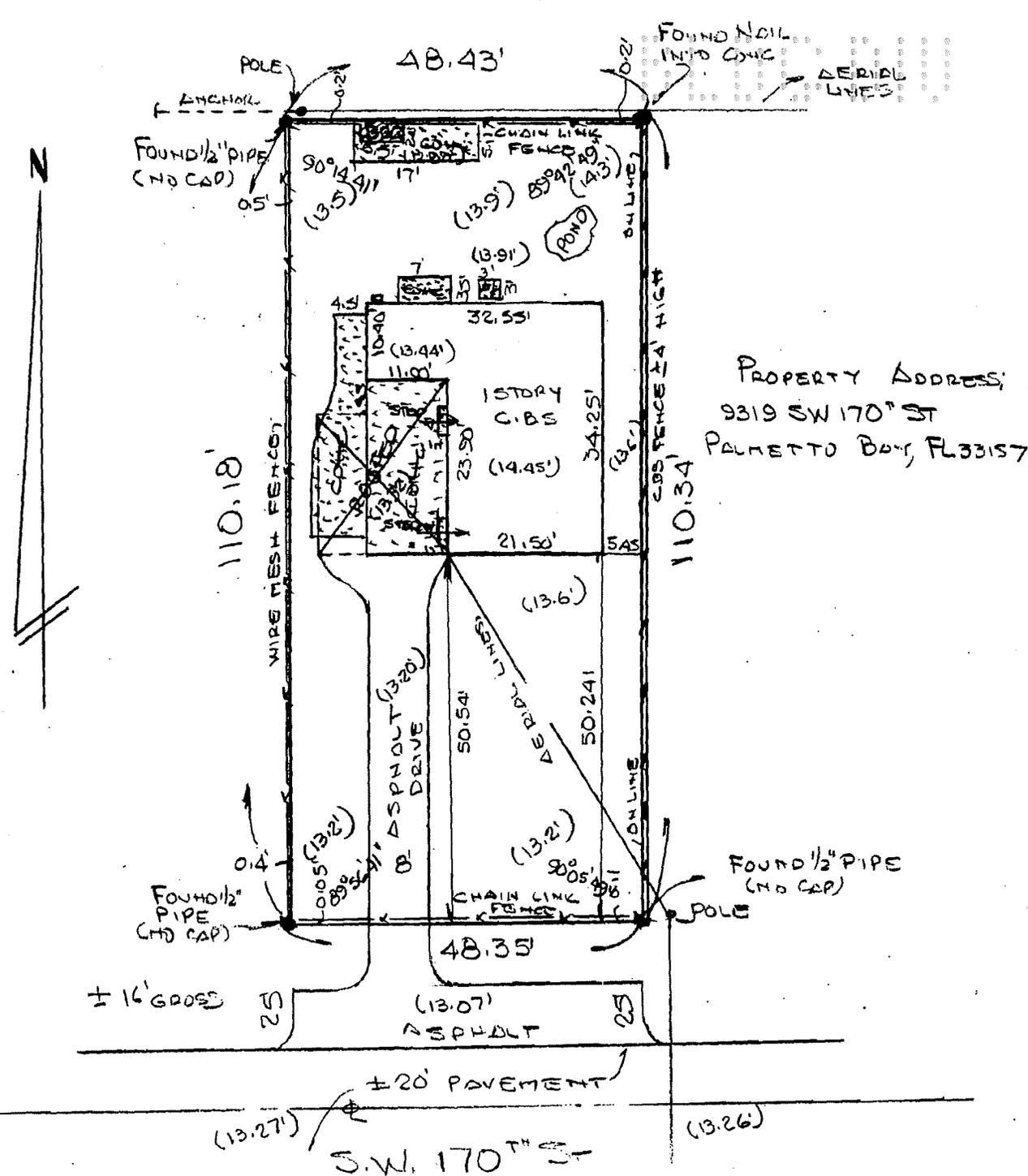


W.M.
F. 1952

CERTIFIED TRUE COPY OF THE ORIGINAL
DOCUMENT ON FILE WITH MIAMI-DADE
COUNTY DEPARTMENT OF REGULATORY
AND ECONOMIC RESOURCES FEB 12 2015
[Signature]
RECORDS CUSTODIAN DATE

PLAN OF SURVEY

SCALE 1" = 20'



PROPERTY ADDRESS:
9319 SW 170th ST
PALMETTO BAY, FL 33157

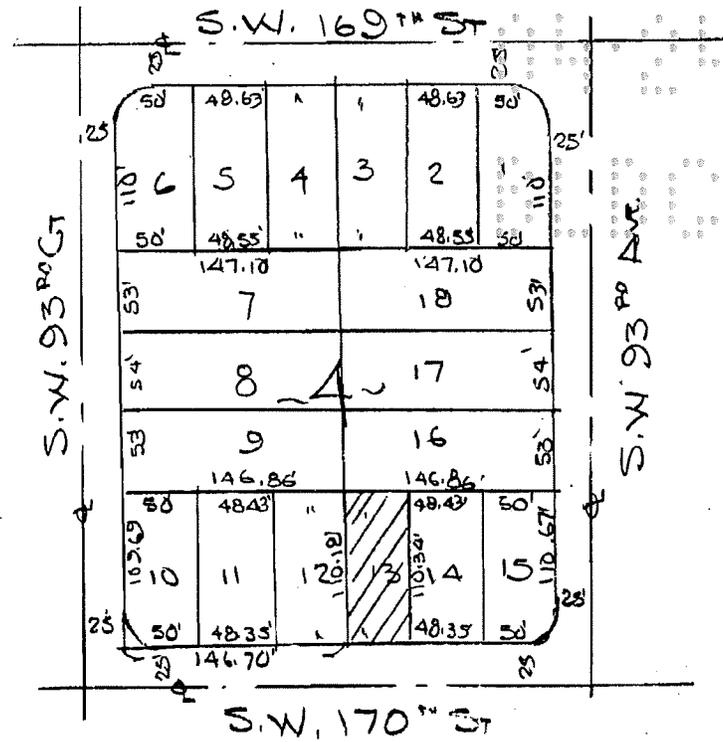
5
4
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1

A...ARC DISTANCE A/C...AIR CONDITIONING CBS...CONCRETE BLOCK STRUCTURE O.U.L...OVERHEAD UTILITY LINE CL...CLEAR C/L...CENTER LINE
 RAD...RADIAL ENC...ENCROACHMENT R/W...RIGHT OF WAY... F.I.P...FOUND IRON PIPE O.H...OVER HEAD W.M...WATER METER C.H...CHORD
 DISTANCE P/L...PROPERTY LINE CONC...CONCRETE F.H...FIRE HYDRANT UP...UTILITY POLE R...RADIUS U.E...UTILITY EASEMENT
 Δ...CENTRAL ANGLE R...RADIUS PL...PLANTER T...TANGENT C.B...CATCH BASIN M.H...MANHOLE CLF...CHAIN LINK FENCE W.F...WOOD FENCE
 BENCH MARK USED: Q FRONT HOUSE 16925 SW 93rd COURT, ELEVATION: 12.80'

JOB :13-7708

LOCATION SKETCH

SCALE 1"=100' SCALE



LEGAL DESCRIPTION: Lot 13, Block 4, **PERRINE HIGHTS**, according to the Plat thereof as recorded in Plat Book 14, Page 80 of the Public Records of Miami-Dade County, Florida.-

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CERTIFIED TO: EZ 2 Rent H0mes 7, LLC, Title Services of Dade County, LLC, **DATE:** Fidelity National Title Insurance Company September 23, 2013

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SURVEYING, INC
L.B. NO. 3333

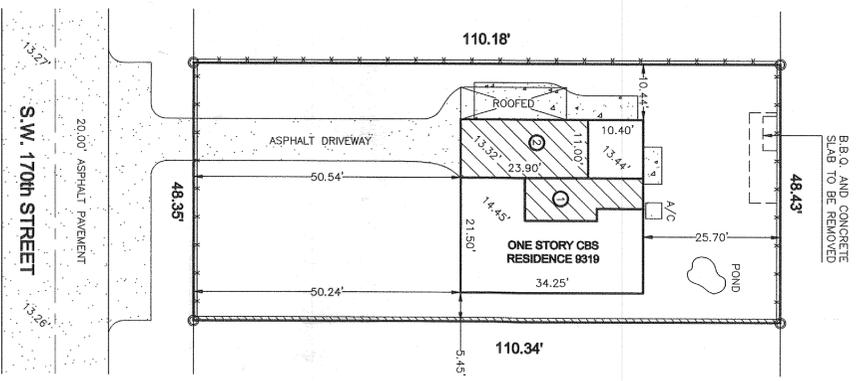
6187 NW 167TH STREET, H5
MIAMI, FLORIDA 33015
305/512-4940

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Lazaro D. Alonso
Professional Land Surveyor
Certificate No. 3590
State of Florida

THIS IS A BOUNDARY SURVEY

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL



SITE PLAN
SCALE: 1/16" = 1'-0"

SCOPE OF WORK

- INTERIOR REMODELING TO INCLUDE:
 - INTERIOR WALLS TO BE REMOVED AND REPAIRED.
 - BATHROOM REMODELED, ONLY TOILET SINK AND SHOWER WERE REMOVED AND REPLACED, NO PLUMBING WORK.
 - KITCHEN REMODELED, ONLY SINK AND STOVE WERE REMOVED AND REPLACED, NO PLUMBING WORK.
 - INTERIOR WALLS PAINTED.
- CARPET TO BE RETURNED TO ITS ORIGINAL CONDITION, ONLY WALLS TO BE REMOVED, COLUMNS AND ROOF TO REMAIN. ELECTRICAL, TO BE REMOVED AND CARPET AS REQUIRED. NO MECHANICAL AND NO PLUMBING. AFTER DEMOLITION, REMAINING HOLES WERE CLOSED AND PATCHED WITH EPOXY GROUT AS REQUIRED.

ZONING: SINGLE FAMILY

ADDITION SETBACKS:	
REQUIRED	PROPOSED
FRONT 25.00'	50.24'
SIDE 5.00'	5.45'
REAR 25.00'	10.44'
LANDSCAPE AREA = 4,183.54 SQ.FT.	25.70'

NET LAND AREA = 5,280.00 SQ.FT.
 LOT COVERAGE = 1,118.48 SQ.FT.
 EXISTING RESIDENCE = 893.96 SQ.FT.
 EXISTING CARPORT = 262.90 SQ.FT.
 LANDSCAPE AREA = 4,183.54 SQ.FT.

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL. LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER FROM THIS PROJECT. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

NOTICE:
 IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DADE COUNTY, SECTION 55379 (10), FLORIDA STATUTES, ERS/NE 7/10/97

APPLICANT:
 WILL COMPLY WITH THE ORDINANCE 80-80 (SECTION 13-131) OF THE MIAMI-DADE COUNTY CODE. NOTICE OF ROCK MINING OPERATIONS WHERE BLASTING IS PERMITTED) - PRIOR TO STARTING CONSTRUCTION.
 A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES APPROACHES ONTO PUBLIC ROAD. THIS PERMIT WILL BE REQUIRED PUBLIC WORKS DEPT. THE HEIGHT OF FENCES, WALL AND HEDGES SHALL NOT EXCEED 2.5 FEET IN HEIGHT WITHIN 10 FEET OF THE EDGE OF ANY DRIVEWAY HEADING TO A ELEVATION OF PUBLIC SIDEWALK OR CROWN OF ROAD.

WALL LEGEND

	EXISTING 8" CONCRETE WALL
	EXISTING 4" WOOD PARTITION WALL

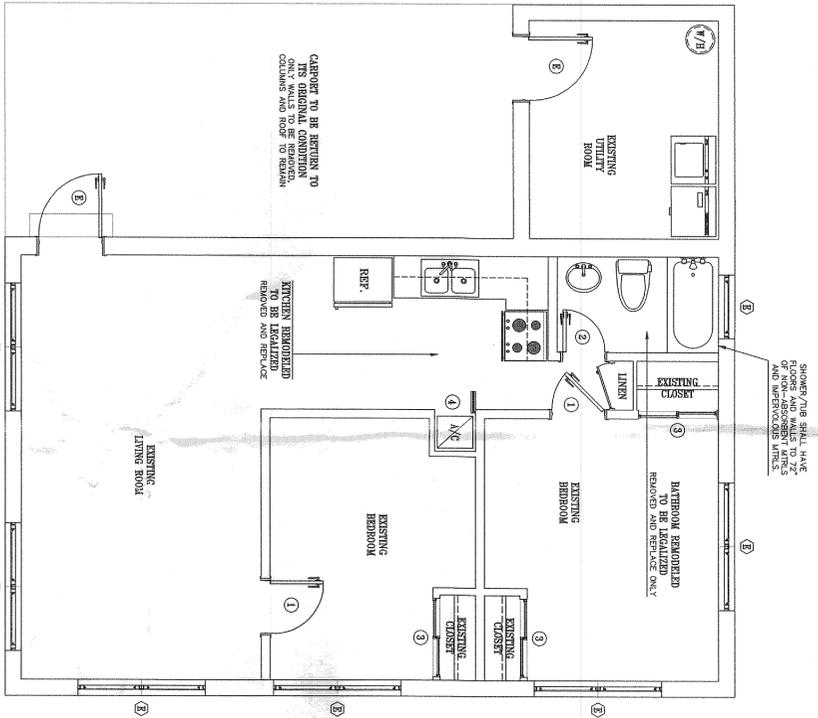
GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND ANGLES AND ALL OTHER EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI. THE CONTRACTOR SHALL NOTIFY ENGINEER BY CERTIFIED MAIL OF ANY CONFLICTS OR DISCREPANCIES, IF ANY.
- CONTRACTOR SHALL FINISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN FROM ALL SUBCONTRACTORS THE FINAL APPROVED SITE AND LOCATION OF ALL OPENINGS TO BE PROVIDED FOR RESPECTIVE TRADES. HE SHALL BE RESPONSIBLE FOR LOCATION AND DETAILS.
- ALL CONCRETE FOR FOUNDATIONS & SLABS ON GRADE SHALL REACH 4,000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS, AND ALL COLUMNS 3,000 P.S.I. COMPRESSIVE STRENGTH MINIMUM AT 28 DAYS UNLESS OTHERWISE NOTED.
- CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR VERIFYING REQUIRED GRADE & FINISHED FLOOR ELEVATIONS WITH RESPECT TO DADE COUNTY FLOOD CRITERIA, EXISTING CROWN OF ROAD ELEVATIONS, FEDERAL FLOOD CRITERIA OR ANY OTHER GOVERNING BODY.
- OWNER AND CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING, BY CERTIFIED MAIL UPON COMMENCEMENT OF PROJECT.
- THE OWNER SHALL BE SOLELY RESPONSIBLE FOR INVESTIGATION IN REFERENCE TO WHETHER STRUCTURE CAN BE BUILT ON SITE. PAYMENT OF THESE DRAWINGS CONSTITUTES ACCEPTANCE AND AGREEMENT WITH THE ASSUMED AND KNOWN LIMITS OF THE DESIGN PROFESSIONAL'S DESIGN. DESIGN PROFESSIONAL'S FEES SHALL BE LIMITED TO FEES PAID TO THE DESIGN PROFESSIONAL.

PLEASE NOTE - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS.

LEGAL DESCRIPTION

ADDRESS: 3319 S.W. 170th STREET, MIAMI, FLORIDA 33157
 LOT 13 BLOCK 4
 SUBDIVISION PERMANENT HEIGHTS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 AT PAGE 80 OF THE PUBLIC RECORDS OF CITY OF MIAMI, FLORIDA.



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

DOOR SCHEDULE

MARK	DESCRIPTION	W	H	T	DOOR	FRAME	REMARKS
1	SWING DOOR	2'-6"	6'-8"	1'-1"	WOOD	WOOD	INTERIOR
2	SWING DOOR	2'-0"	6'-8"	1'-1"	WOOD	WOOD	INTERIOR
3	SLIDING DOOR	3'-8"	6'-8"	1'-1"	WOOD	WOOD	INTERIOR
4	BI-FOLD DOOR	2'-0"	6'-8"	1'-1"	WOOD	WOOD	INTERIOR

EXISTING WINDOWS

MARK	DESCRIPTION	W	H	T	FRAME	REMARKS
1	EXISTING WINDOW	3'-0"	4'-0"	0'-0"	WOOD	REPLACE
2	EXISTING WINDOW	3'-0"	4'-0"	0'-0"	WOOD	REPLACE

SAFETY NOTES FOR DOORS
 (CLOSETS AND BATHROOMS)
 NFPA 101 - 1914 CHAPTER-21
 (21-2.2.3) EVERY CLOSE DOOR LATCH SHALL BE SIGNED THAT THE DOOR IS TO BE KEPT CLOSED AT ALL TIMES.
 (21-2.4.4) EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
 EGRESS DOOR TYPE OF LOCK OR LATCH MUST COMPLY W/IBC 3111.4.4.

NOTES

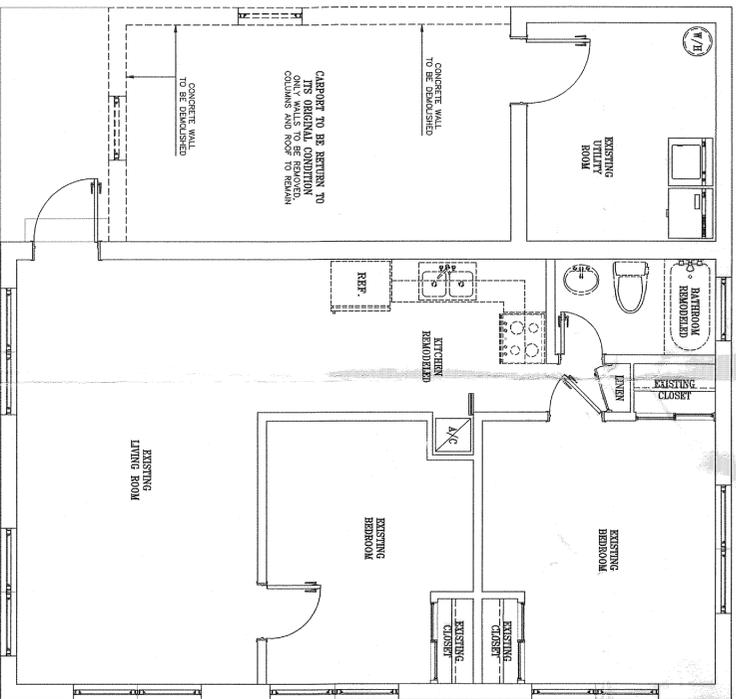
— AFTER DEMOLITION, REMAINING HOLES WERE CLOSED AND PATCHED WITH EPOXY GROUT AS REQUIRED.

DEMOLISH NOTES

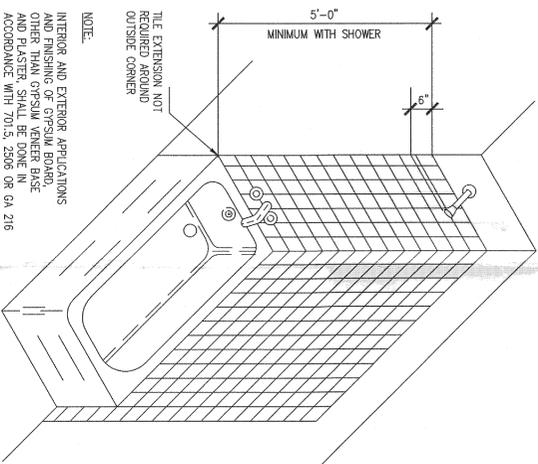
- CAREFULLY REMOVE, TOTALLY OR PARTIALLY, INDICATE WALLS / PARTITIONS, FILL OR CUT AREAS AS NECESSARY TO MAKE ENTIRE FINISH FLOOR FLUSH AND UNIFORM.
- WHERE WALL / PARTITIONS ARE TO BE REMOVED, FINISH DAMAGE SURFACES (CEILING & WALLS) TO MATCH EXISTING.
- WHERE RECKING OF OPENINGS AT EXTERIOR WALLS IS REQUIRED, MATCH EXISTING BOTH INSIDE AND OUTSIDE.
- BEFORE PAINTING EXISTING SURFACES, PROPERLY PREPARE SURFACES TO RECEIVE PAINT. PATCH TO MATCH ADJACENT SURFACES WHERE NECESSARY.
- TEMPORARILY BRACE ANY EXISTING WALLS / PARTITIONS AS REQUIRED TO ALLOW FOR CONSTRUCTION OF NEW WALLS, PARTITIONS OR INSTALLATIONS OF DOORS OR OTHER FIXTURES.

WALL LEGEND

- EXISTING 8" CONCRETE WALL
- EXISTING 4" PARTITION WALL
- - - - - DEMOTES TO BE DEMOLISHED

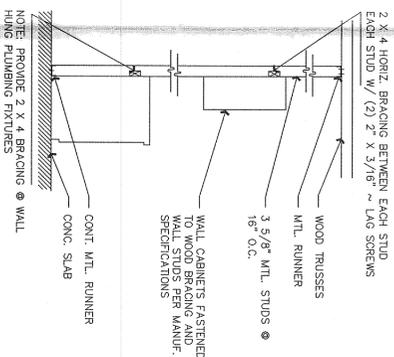


DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

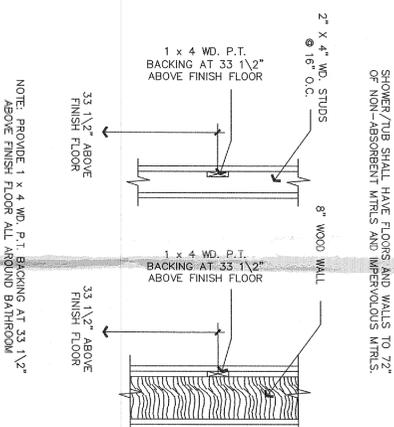


NOTE:
INTERIOR AND EXTERIOR APPLICATIONS AND FINISHING OF GIPSUM BOARD, GIPSUM BOARD WINDOW SILLS AND JAMBS IN SHOWER OR TUB ENCLOSURES SHALL BE COVERED TO A HEIGHT NOT LESS THAN AS SPECIFIED FOR THE WALL.

TILE IN BATH & SHOWER DETAIL
N.T.S.



WOOD BACKING FOR CABINETS
N.T.S.



BATHROOM BACKING DETAIL
N.T.S.

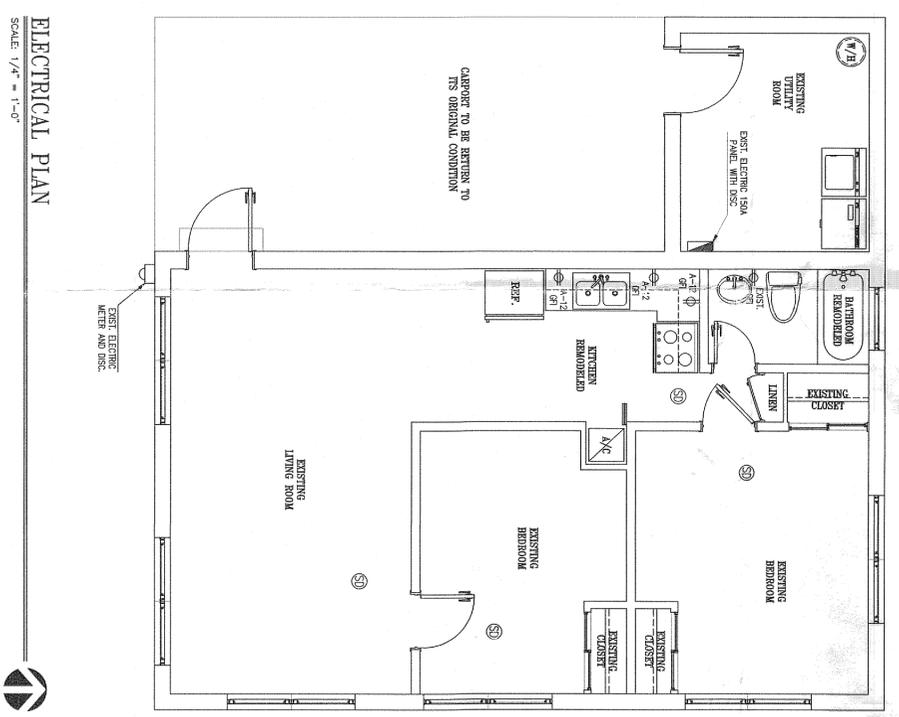
APPLICATION OF CERAMIC OR PLASTIC WALL TILE OR PLASTIC FINISHED WALL PANELS OVER FIBER CEMENT:

- A1.2.1 A SMOOTH COAT OF ADHESIVE COMPLYING WITH ANSI A 136.1, AMERICAN NATIONAL STANDARD FOR ORGANIC ADHESIVES FOR INSTALLATION OF CERAMIC TILE, TYPE I OR TYPE II, SHALL BE APPLIED OVER ALL APPLICATIONS OF TILE BEGINS.
- A1.2.2 CUT EDGES AND OPENINGS AROUND PIPES AND FITTINGS SHALL BE CALKED FLUSH WITH WATERPROOF, ELASTIC SEALANT OR ADHESIVE COMPLYING WITH ANSI A 136.1, AMERICAN NATIONAL STANDARD FOR ORGANIC ADHESIVES FOR INSTALLATION OF CERAMIC TILE, TYPE I OR TYPE II, THE TILE WALL PANEL, OR OTHER SURFACING MATERIAL MANUFACTURER'S SPECIFICATIONS SHALL BE FOLLOWED.
- A1.2.3 THE OR WALL PANELS SHALL BE APPLIED DOWN TO THE TOP SURFACE OR EDGE OF THE FINISHED SHOWER FLOOR, RETURN, OR TUB AND SHALL OVERLAP THE TOP UP OF THE RETURN, SUB-PAN, OR TUB AND SHALL COMPLETELY COVER THE AREAS SPECIFIED IN SECTIONS A1.2.3 (a) THROUGH A1.2.3 (g) (see figure)
- (a) TUBS WITHOUT SHOWERHEADS - SURFACING MATERIAL SHALL EXTEND NOT LESS THAN 6 IN ABOVE THE RIM OF THE TUB.
- (b) TUBS WITH SHOWERHEADS - SURFACING MATERIAL SHALL EXTEND NOT LESS THAN 5 FT ABOVE THE RIM OF THE TUB OR 6 IN ABOVE THE HEIGHT OF THE SHOWERHEAD, WHICHEVER IS HIGHER.
- (c) SHOWER STALLS - SURFACING MATERIAL SHALL EXTEND NOT LESS THAN 6 FT ABOVE THE SHOWER DAM OR 6 IN ABOVE THE HEIGHT OF THE SHOWERHEAD, WHICHEVER IS HIGHER.
- (d) GIPSUM BOARD WINDOW SILLS AND JAMBS IN SHOWER OR TUB ENCLOSURES SHALL BE COVERED TO A HEIGHT NOT LESS THAN AS SPECIFIED FOR THE WALL.
- (e) SURFACING MATERIAL SHALL BE APPLIED TO THE FULL SPECIFIED HEIGHT FOR A DISTANCE OF NOT LESS THAN 4 IN. (100 mm) BEYOND AN OUTSIDE CORNER ARE EXCLUDED.

<p>A-2</p> <p>2 OF 3</p>	<p>DEMOLITION & DETAILS PLAN</p>	<p>INTERIOR REMODELING AND DEMOLITION</p> <p>9319 S.W. 170th STREET, MIAMI, FLORIDA 33157</p>	<p>786-317-3067</p> <p>786-715-7125</p>	<p>EMILIANO OROZCO P.E.</p> <p>REG. No. 66341</p> <p>817 SW 122 Ave.</p> <p>MIAMI, FL 33184</p>
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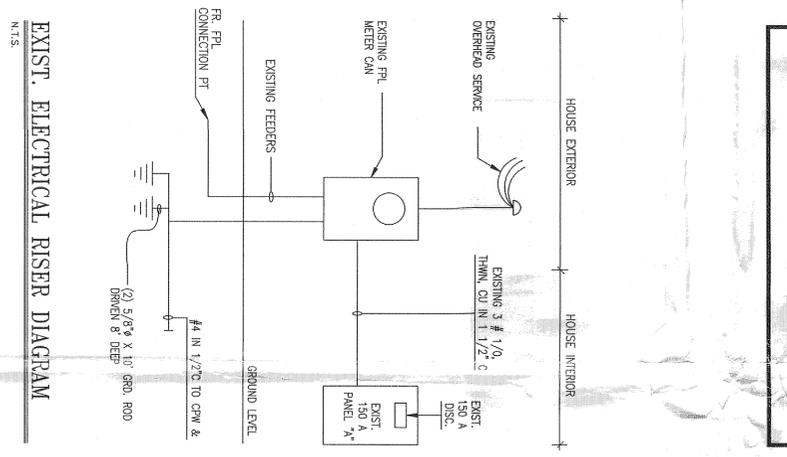
ITEM	PL. A
SQ. FT.	854
WATS @ 3W/SF.	2562
SMALL APPLIANCES	3000
REFRIGERATOR	1500
MICROWAVE	1500
WASHER	1500
DRYER	5000
WATER HEATER	5000
RANGE	10000
CONN. LOAD LESS A/C	30062
10 MW @ 100%	10000
REST @ 40%	8024
A/C OR H/N	10000
TOTAL DEMAND WATS	33024
AMP'S @ 240/120 VPH-3W	137.80

TYPE : SQUARE D QO (OR EQUAL)		PANEL "A"		MAIN BUS: 150A							
SERVICE: RESIDENCE		ALL 20 AMP'S, 1 POLE CIRCS, EXCEPT AS NOTED		NEUTRAL: 150A							
VOLTAGE: 240/120V 1-3W				A/C: 10000 A							
MOUNTING: FLUSH											
POLES	KVA LOAD	COND. SIZE	WIRE SIZE	LOAD SERVED	CT. NO.	CT. NO.	WIRE SIZE	COND. SIZE	KVA LOAD	POLE #	AMP
2	5000	10	10	WATER HEATER	1	2	14	14	10000	1	15
2	9000	6	6	400	3	4	14	14	10000	2	15
1	6000	10	10	CU	5	6	14	14	10000	1	15
2	5000	10	10	DRYER	7	8	14	14	10000	1	15
1	1500	12	12	WASHER	9	10	14	14	10000	1	15
1	1500	12	12	GENERAL LIGHTING	11	12	14	14	10000	1	15
1	1500	12	12	GENERAL LIGHTING	13	14	14	14	10000	1	15
1	1500	12	12	GENERAL LIGHTING	15	16	14	14	10000	1	15
1	1500	12	12	GENERAL LIGHTING	17	18	14	14	10000	1	15
1	1500	12	12	SMALL APPLIANCES	19	20	14	14	10000	1	15
1	1500	12	12	GENERAL LIGHTING	21	22	14	14	10000	1	15
1	1500	12	12	BATHROOM ST	23	24	14	14	10000	1	15



GENERAL ELECTRICAL NOTES

- ELECTRICAL OUTLETS (RECEPTACLES AND LIGHTING) BELOW BASE FLOOD ELEVATION SHALL BE INSTALLED AT THE HIGHEST PERMITTED ELEVATION AND SHALL BE INSTALLED ON (SEPARATE) INDEPENDENT CIRCUITS FROM THOSE IN THE HIGHEST AREAS.
- NO APPLIANCES OR APPLIANCE OUTLETS SHALL BE INSTALLED BELOW BASE FLOOD ELEVATION.
- A/C COMPRESSORS SHALL BE INSTALLED ABOVE BASE FLOOD ELEVATION.
- MAIN CIRCUIT BREAKER PANELS SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION.
- WE WILL CONFER WITH FLORIDA POWER & LIGHT TO LOCATE THE ELECTRIC METER TO COMPLY WITH FEDERAL EMERGENCY MANAGEMENT AGENCY REQUIREMENTS.
- ALL ELECTRICAL WORK PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH LOCAL CODES AND ORDINANCE & ALL STANDARDS OF CONSTRUCTION ESTABLISHED BY THE LANDLORD.
- FLEXIBLE CONDUIT SHALL BE USED FOR CONNECTION TO ALL VIBRATING EQUIPMENT SUCH AS MOTORS, ETC.
- ALL CONDUCTORS SHALL BE THIN OR THIN COPPER. ALL EXPOSED CONDUITS SHALL BE RIMULS NECA AS POSSIBLE AND SHALL BE INSTALLED TO PROTECT FROM DAMAGE AND SHALL ONLY BE USED IN SLAB OR UNDERGROUND AT A MINIMUM DEPTH OF 24".
- ALL WIRING DEVICES SHALL BE LEVITON "TECHRON" SERIES OR EQUIVALENT APPROVED BY ARCHITECT OR ENGINEER. COLOR SELECTED BY ARCHITECT.
- ALL RECEPTACLES SHALL BE INSTALLED AT 12" A.F.F. UNLESS OTHERWISE NOTED.
- ELECTRICAL POWER AND CONTROL WIRING FOR HVAC AND MECHANICAL EQUIPMENT SHALL BE FURNISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR.
- ELECTRICAL CONTRACTOR SHALL VERIFY THE CEILING RISERS AND SUSPENSION SYSTEM FOR SELECTION OF THE PROPER TRIM AND SUPPORT ARRANGEMENT OF THE FIXTURE.
- ELECTRICAL CONTRACTORS SHALL COORDINATE HIS WORK WITH THE ARCHITECT AND MECHANICAL CONTRACTOR FOR EXACT LOCATIONS, RECEPTACLES, SWITCHES AND EQUIPMENT FOR EXACT LOCATIONS.
- ALL ELECTRICAL EQUIPMENT MUST BE UL APPROVED.



SMOKE DETECTOR NOTE:

PROVIDE SMOKE DETECTORS INSIDE & OUTSIDE ALL SLEEPING AREAS AS PER FC 3162.1 OF THE EXISTING BUILDING CODE.

SYMBOL LEGEND

- ⊕ DUPLEX RECEPTACLE OUTLET 15A, 125V, 3 WIRE
- ⊕ MOUNTED 18" AFF SMALL APPLIANCE AND BATHROOM DUPLEX RECEPTACLES TO BE RATED FOR 20A, 125V, 3 WIRE. GROUND THE WALL MOUNTED.
- ⊕ SINGLE POLE LIGHT SWITCH, 120/277V, 20A
- ⊕ ELECTRICAL PANEL
- ⊕ CEILING MOUNTED LIGHT FIXTURE
- ⊕ WALL MOUNTED LIGHT FIXTURE
- ⊕ GROUND FAULT INTERRUPTER
- ⊕ SMOKE DETECTOR

E-1 SHEET NO.	ELECTRICAL PLAN	INTERIOR REMODELING AND DEMOLITION	EMILIANO OROZCO P.E. REG. No. 66341 817 SW 122 Ave. MIAMI, FL 33184	786-317-3067 786-715-7125

BUD 2015 7104
 9319 840170ST

9/15/14 New Sheets

A1

OFFICE COPY

2010 FLORIDA BUILDING CODE
 MARCH 15, 2012

VILLAGE OF PALMETTO BAY	
THIS COPY OF PLAN MUST BE AVAILABLE ON BUILDING SITE (ORIGINAL OR TRUE COPY)	
SECTION	BY DATE
PLANNING	MC 4/20/15
2-2.2	2-5-15
LANDSCAPING	MC 4/20/15
FLOOD ZONING	MC 4/20/15
PUBLIC WORKS	MC 4/20/15
BUILDING	MC 4/20/15
HANDICAP	MC 4/20/15
MECHANICAL	MC 4/20/15
ELECTRICAL	MC 4/20/15
PLUMBING	MC 4/20/15
HAZARDOUS WASTE	MC 4/20/15
RECORDS	MC 4/20/15
GENERAL	MC 4/20/15

Subject to approval by the Building Department, the applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies to complete the project. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies to complete the project. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies to complete the project.

SWITCH DELEGATIONS

4501 A S 012B
 9319 S W 1705F

