



# Village of Palmetto Bay

## Certificate of Occupancy

This certificate of Occupancy is issued to the Applicant named below for the building at the location specified only upon the express condition that the applicant will abide by and comply with all the provisions of the Village in its ordinances and with the Florida Building Code. This certificate is issued based on the plans permitted and inspected for said location.

**Applicant:** ASN & N Investment Group, LLC.

**Building Address:** 17555 S Dixie Hwy  
(17571 S Dixie Hwy)

**Code Edition:** F.B.C. 2017

**Type of Construction:** Building

**Occupancy permitted:** DUV

**Flood Zone:** X

**Project Description:**

*New Tenant/ Interior Alteration of Office Space  
(Angels Special Care)*

**Master Permit Number:** BLD-2019-3869

**Permit Type:** Building (New Tenant)  
(Angels Special Care)

**Parcel Number:** 33-5033-000-0640

**Lot:** Block:      Plat Book:      Page:

**Historical Structure:**

**Lowest Floor Elevation Permitted:**

**Description of work:**

*New Tenant/ Interior Alteration of Office Space  
(Angels Special Care)*

**Sprinkler System required**  **Sprinkler system provided**

**Special Conditions:**

**Date of Issuance:** February 26, 2020

**Building Official:** Mr. Wesley C. Matthy, C.B.O.

**Signature**



Village of Palmetto Bay  
 Department of Building & Capital Projects  
 9705 E Hibiscus Street  
 Palmetto Bay, FL 33157  
 305-259-1250

**APPLICATION FOR CERTIFICATE OF OCCUPANCY OR COMPLETION**

FOLIO NUMBER: 33.50330000640 DATE: 2/26/20  
 BUILDING DEPT: \_\_\_\_\_ SQUARE FT: \_\_\_\_\_  
 PERMIT NO: BUD 2019 3869 PHONE NO: \_\_\_\_\_  
 Contracting Company: Figaro Construction + Rest

Owner/Tenant: \_\_\_\_\_  
 Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Street Address: 17555 SD IXIEWAY

Signature of applicant verifies above information is true and correct. The Certificate of Occupancy/Completion is issued to the above named location only upon the express provisions that the applicant will abide by and comply with all the conditions of the Zoning ordinances and all Ordinances or Building Codes of the Village of Palmetto Bay pertaining to the erection, construction, or remodeling of building or structures. This also certifies that the electrical wiring and/or equipment, and the plumbing work has been inspected and approved.

\_\_\_\_\_  
 Print Name of Applicant or Qualifier

\_\_\_\_\_  
 Signature of Applicant/Owner

**For Office Use Only:**

C/O Number: 2020-0779 Fee: 190-  
 C/C Number: \_\_\_\_\_ Inspection Fee: \_\_\_\_\_  
 Total: \_\_\_\_\_

Approved Use of Occupancy: New Tenant/Interior Alterations

Remarks: BUD 2019.3869

**Final Inspections:**

Zoning: Yes \_\_\_ No \_\_\_  
 Building: Yes \_\_\_ No \_\_\_  
 Electrical: Yes \_\_\_ No \_\_\_  
 Mechanical: Yes \_\_\_ No \_\_\_  
 Plumbing: Yes \_\_\_ No \_\_\_  
 Fire: Yes \_\_\_ No \_\_\_

\_\_\_\_\_  
 Building Official/ Designee



**DEPARTMENT OF BUILDING & PERMITTING DIVISION  
CERTIFICATE OF COMPLETION CHECKLIST  
Florida Building Code**

*The Following checklist must be completed and the permit card submitted at the time of applying for a Certificate of Completion.*

<b>C.O. Number: 2020-0779</b>	<b>Date of Inspection</b>	<b>Inspector's Name</b>	<b>Office Use Only Verified By:</b>
<b>Permit Number: BLD-2019-3869</b>			
<b>Address: 17555 S Dixie Hwy</b>			
<b>Approved Use of Occupancy: New Tenant/ Interior Alterations (Angels Special Care)</b>			
<b>Building Final Inspection    BLD-2019-3869</b>	08.23.19	Ralph Kassner	gb
Partial Demo Permit	N/A	N/A	N/A
Windows/Doors Final	N/A	N/A	N/A
Wood Fence	N/A	N/A	N/A
Plumbing Final	N/A	N/A	N/A
Electrical Final	N/A	N/A	N/A
Electrical Final	N/A	N/A	N/A
Electrical Final	N/A	N/A	N/A
Plumbing Final	N/A	N/A	N/A
<b>Zoning Final                    BLD-2019-3869</b>	08.21.19	Allan White	gb
Mechanical Final	N/A	N/A	N/A
Final Survey (signed & sealed by surveyor)	N/A	N/A	N/A
Elevation Certificate	N/A	N/A	N/A
Soil Certificate	N/A	N/A	N/A
Termite Treatment (Final)	N/A	N/A	N/A
<b>Miami-Dade County Fire    #2019-074041</b>	08.16.19	Carla Crook	gb
<b>Miami-Dade County Fire    #19126-01696</b>	08.22.19	Juan Yanes	gb
<b>Fee Paid:</b>			
<b>Receipt Number:</b>			
<b>Check Number:</b>			
<b>Date Paid:</b>			

PERMIT CARD



PERMIT TYPE REMODELING INTERIOR/EXTERIOR R PERMIT NUMBER BLD-2019-3869

OWNER INVESTMENT GROUP LLC, ASN AND N ISSUE DATE 06/17/2019

ADDRESS 17555 S DIXIE HWY EXPIRATION DATE 12/14/2019

CONTRACTOR FIGARO CONSTRUCTION & RESTOR

DESCRIPTION Interior Alteration of Office Space (Angels Special Care) 6th Edition F.B.C. 2017  
 Note: M#2019011862), (17571 S. Dixie Highway)

*duv X*

INSPECTION TYPE	INSPECTOR	DATE	COMMENTS
100 SETBACK			
115 FINAL ELEVATION CERTIFICATE			
121 FINAL ZONING	<i>White</i>	<i>9.21.2019</i>	<i>-OK</i>
200 ROUGH-MECH			
216 FINAL MECHANICAL			
302 TEMP TOILET			
304 GROUND ROUGH			
327 FINAL PLUMBING			
604 ELECTRICAL ROUGH			
628 FINAL ELECTRICAL			
700 <i>✗</i> NOC <i>for Final</i>	<i>Kessner</i>	<i>7.16.19</i>	<i>app</i>
711 TIE BEAM 1 ST FLOOR			
712 POURED CELLS 1ST FLOOR	<i>Kessner</i>	<i>7.9.19</i>	<i>app</i>
719 DRYWALL			
727 FRAMING	<i>Kessner</i>	<i>7.16.19</i>	<i>app</i>
729 INSULATION / CERTIFICATE			
752 ACCESSIBILITY	<i>Kessner</i>	<i>8.23.19</i>	<i>app</i>
758 FINAL STRUCTURAL BUILDING	<i>Kessner</i>	<i>8.23.19</i>	<i>app</i>
774 WINDOW/DOOR WOOD BUCKS			
775 DEMOLITION FINAL	<i>Kessner</i>	<i>8.23.19</i>	<i>app</i>

*Need NOC for next inspection - Final*  
*Slab pour back need 24 bar 12" o.c*  
*709-1130 & Correction completed - App Kessner 7.2.19*  
*Kessner 7.9.19*

No inspections will be made unless Permit Card is displayed and approved plans are available

Warning to owner: Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or an attorney before recording your Notice of Commencement. For inspection, call 305-259-1250. Please ensure that your license and insurance remain current. No inspection will be provided if a lapse in coverage is discovered.



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 2/26/2020

Property Information	
Folio:	33-5033-000-0640
Property Address:	17555 S DIXIE HWY Palmetto Bay, FL 33157-5435
Owner	ASN AND N INVESTMENT GROUP LLC
Mailing Address	7408 SW 168 TER PALMETTO BAY, FL 33157 USA
PA Primary Zone	4200 MULTI-FAMILY - 1 STORY
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	15,568 Sq.Ft
Lot Size	47,772 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2019	2018	2017
Land Value	\$1,767,564	\$1,433,160	\$1,337,616
Building Value	\$1,002,436	\$787,198	\$799,458
XF Value	\$0	\$28,999	\$29,413
Market Value	\$2,770,000	\$2,249,357	\$2,166,487
Assessed Value	\$2,770,000	\$2,243,186	\$2,039,260

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction		\$6,171	\$127,227

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
33 55 40 1.10 AC M/L
S1/2 OF S1/2 OF SW1/4 OF SW1/4 OF
NW1/4 LESS E210FT & LESS R/W
LOT SIZE 330.000 X 144
OR 20426-2282 0502 1

Taxable Value Information			
	2019	2018	2017
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,770,000	\$2,243,186	\$2,039,260
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,770,000	\$2,249,357	\$2,166,487
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,770,000	\$2,243,186	\$2,039,260
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,770,000	\$2,243,186	\$2,039,260

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/17/2018	\$3,285,000	31198-0655	Qual by exam of deed
03/01/2004	\$2,350,000	22109-2830	Sales which are qualified
05/01/2002	\$600,000	20426-2282	Sales which are qualified
04/01/1993	\$1,250,000	15957-2943	Other disqualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

**e-Permitting**

Search:



**MIAMI-DADE**

[miamidade.gov](http://miamidade.gov)

Resident

Visitor

Business

Employee

**Permit History Inquiry**

Permit Number:	2019074041	Issue Date:	08/15/2019
Process Number:	M2019017700	CO/CC Release Date:	
Permit Type:	MELE	Master Permit Number:	0
Building Code:		Bldg CO Release Date:	
Categories:	MUNICIPAL FIRE ALARM		
Address:	17571 S DIXIE HWY		
Owner's Name:	ASN AND N INVESTMENT GROUP LL		
Folio Number:	33-5033-000-0640		
Proposed Use:	RETAIL SALES		
Contractor:	EF20000866	ALARM SERVICE & FIRE INC	
Tradesman:	BERTOT ALEX		
Permit expired (Y/N):		Expiration Date:	
New Issue Date:		Revision Date:	
Extension Date:		Last Inspection Date:	08/16/2019
Inspection Type:	FIRE FINAL	Inspection Disposition:	APPROVED
Request Date:	08/15/2019	Inspection Date:	08/16/2019
Last Approved Inspection Date:			
Inspection Comments:			

**INQUIRY SUCCESSFUL**

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### Inspection History

Important Information  
Inspection History page.

**Permit Number: 2019074041**

Select	Request Date	Inspection Date	Inspection Type	Inspector Name
	8/15/2019	8/16/2019	FIRE FINAL	CROOK, CARLA

**Selected Details**

Inspector Name: CROOK, CARLA  
 Inspection Type: FIRE FINAL  
 Disposition: 001 APPROVED  
 Clerk Name: FIRE WEB APPLICATION  
 Request Date: 8/15/2019  
 Inspection Date: 8/16/2019  
 Result Date: 8/16/2019  
 Inspection Time: 16:05  
 Inspection Comments: [Print Comments](#)

ANGEL 2019074041 17571 S DIXIE HWY PALMETTO BAY  
 FIRE ALARM FINAL APPROVE  
 D

Reset



# MIAMI-DADE FIRE RESCUE DEPARTMENT - INSPECTION REPORT



FIRE PREVENTION DIVISION  
 9300 NW 41 STREET, DORAL, FLORIDA 33178  
 PHONE 786.331.4800 FAX 786.331.4801



**PERMIT #** 19126-01696

**Business Address:** (District 45)  
 ANGELS SPECIAL CARE INC  
 17571- S DIXIE HWY SUITE  
 PALMETTO BAY, FL 33157

**Billing Address:**  
 ANGELS SPECIAL CARE INC  
 17571 S DIXIE HWY S SUITE  
 PALMETTO BAY, FL 33157

**RESULT: Reinspected Approved**

**Resulted Date:** 8/22/19

**Permit Type:** Business / Business Offices. Inspection

**Month:** September

**Inspector:**

JUAN YANES

(786) 331-4831

yanesjc@miamidade.gov

**NOTICE OF VIOLATION AND ORDER TO CORRECT**

The hazards noted herein are in violation of the Florida Fire Prevention Code and/or Miami-Dade County Code and are deemed to be threats to life safety and/or property. You are hereby ordered to comply with the corrective measures prescribed. Nothing in this report supersedes any previously written, still existing violations for this occupancy.

**APPEALS**

Any person who believes they were incorrectly issued a notice of violation or that the violation cited is not applicable to their occupancy classification or believes aggrieved by any action or decision of this code may appeal to the Miami- Dade County Fire Prevention and Safety Appeals Board by filing a written notice **within 30 days** of receiving the Notice of Violation and Order to Correct. The appeal request must be submitted in writing to the Secretary of the Board. Information on filing an appeal can be obtained on the web at: <http://www.miamidade.gov/fire/request-appeal.asp>. Filing of a written notice of appeal shall not stay the effect of any such action or decision which is the subject to the appeal. Section 14-36, Code of Miami-Dade County

Please Note: A Life Safety Permit required by Section 14-39, Code of Miami-Dade County, to operate the above named occupancy will be issued upon correction of all outstanding violations and payment of fees assessed. **Failure to obtain the required Life Safety Permit will result in enforcement actions including fines, citations, liens and/or orders to cease and desist operation.**

Viol.	Date Created	Comply by Date	<b>Violation, Correction &amp; Comments</b>
0			<b>Failure to comply with below violations will result in issuance of a citation</b>

CUSTOMER SIGNATURE

Title: Agency  
 Name: JUAN GALVIS

**Please Note:** A life safety permit will be issued upon compliance of outstanding violations and payment of fees assessed. One (1) re-inspection will be performed at no additional cost. All subsequent re-inspections will be billed at one-half the original permit fee amount.



We would like feedback on your experience with your Life Safety Inspection. Please take a minute to complete our survey at:  
[http://bit.ly/mdfr\\_2tcSXHm](http://bit.ly/mdfr_2tcSXHm)



Rush x 2

**PLANS PROCESSING**

Process Number: BD 2019-3869  
 Description of Work: Int. Alteration Office space (Angels special care)  
 Property Address: 17571 S. Dixie Hwy

Department	Date In	Date Out	Total Business Days	Approved	Denied	Comments
Planning & Zoning	4-17-19	4/17/19		✓	✓	
Building	5/29/19 4/10/19	6/3/19 4-17-19		✓	✓	
FLOOD REVIEW	6-5-19	6-7-19		✓	✓	
ADA Review		6-13-19		✓		
Structural		04/10/19		✓		
Electrical		4.16.19 4.29.19		✓	✓	Pending Fire Review.
Mechanical	4-11-19	4-16-19		✓		
Plumbing	4-11-19 6-3-19	4/11/19 6-5-19		✓	✓	Derin & WASD
Public Works	6-12-19					NEW PI Sheet.
Pending Corrections	4-17-19	6-7-19				
Code Enforcement Verification						
Job Cost/ Value of Work (Inspector Approval)						
Building Official approval	6/14/19					
Final Signature						
Pricing						
Call for Pick up						

M30/19



# 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

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

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.

**APPLICATION:**

Clerk's Initials <i>CS</i>	Plan Process Number <i>BDD2019-38109</i>	Master Permit Number	Subsidiary Permit Number(s)	Expiration Date
Job Address: <i>17571 S. Dixie Hwy</i>	Address	Unit number	City <i>Palmetto Bay</i>	State <i>FL</i>
			Zip Code <i>33157</i>	

Folio Number: <i>33-5033-000-D640</i>	Block: _____	Linear Feet: _____	Units: _____	Stories: _____
Subdivision: _____	PB: _____	PG: _____	Tax Assessed Value: _____	Value of Proposed Work: <i>\$2000</i> Est. Bldg. Value: _____
Current Use of Property: _____	Proposed Use of Property: _____	Flood Zone: _____	Base Floor Elev.: _____	Homeowner's Association: _____
Description of Work: <i>REMODELING</i>	Dumpster permit to be included? Yes _____ NO <input checked="" type="checkbox"/>	<p><b>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.</b></p>		
Zoning: _____	Square Feet: <i>3000</i>			
Tenant Information: _____	Unit Number: _____			

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
LP/GX	Supplement	Detached Addition
Roofing	Re-inspection Fee	Repair
Fence	<b>FACE Program</b>	Repair due to Fire
Sign		Demolish
Public Works		Screen Enclosure
Other		Driveway
		Fence
		Pool
		Deck/Concrete flatwork
		Window Replacement
		Shutters
		Garage Doors
		Storage Shed
		Railings
		Stairs
		Windows/Doors
		Roofing
		Re-Roof
		Seal-cote
		Other

*6/17/19*  
*CS*

*[Handwritten signature]*

Architect Information		Engineer Information	
Name:		Name:	
License Number:		License Number:	
Address:		Address:	
Telephone Number:		Telephone Number:	
Email address:		Email address:	

Property Owner		Contractor	
Name:	ANAVAT HUSSAINI	Company Name:	FERRELL CONSTRUCTION & ASSOCIATES
Address:	7418 SW 168th Ter Palmetto Bay FL 33157	Qualifier:	FERRERES FERRERES
Home Telephone:	305 710 9003	License Number:	CC 1506481
Business Telephone:	SAR	Address:	8724 SW 72nd ST Miami FL 33173
Email Address:	ahussaini@ah.net	Telephone Number:	786 933-9990
Fax Number:		Fax Number:	305 578 7683

Plans Processing Contact Person	
Name:	Juan O. Galvez
Telephone Number:	786 816 0106
Email:	angelis.SpecialCare@gmail.com
	afecht@a gmail.com

Bond Company (if applicable)		Mortgage Lender	
Name:		Name:	
Address:		Address:	
City:		City:	
State:		State:	
Zip:		Zip:	
Does Property have Homestead Exemption		Email Address:	

Classification Of Proposed Work	
Residential <input 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**

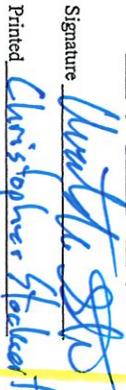
Application is hereby made to obtain a permit to do the work and installation as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL, MECHANICAL, PLUMBING, SIGNS, WELLS, POOLS, ROOMINGS, 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.

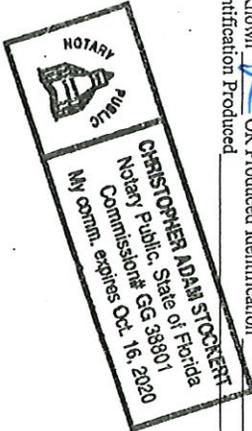
I, the owner of the property, have disclosed all information related to any work that has been performed in the prior twelve months to the Building Division as part of this application. Further, I am fully aware that if the cumulative cost of work to my home or business under this and any other permit 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 IMPROVEMENTS 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 (Owner)  Printed Anavath Hussaini FOR AN OATH OR AFFIRMATION: STATE OF FLORIDA COUNTY OF Miami Sworn to (or affirmed) and subscribed before me this 16 day of March 20 19, by (Name of person making statement).	Signature (Contractor)  Printed Fernando Figueroa FOR AN OATH OR AFFIRMATION: STATE OF FLORIDA COUNTY OF Dade Sworn to (or affirmed) and subscribed before me this 9th day of April 20 19, by (Name of person making statement).
Signature  Printed Christopher Stockert Personally Known <input checked="" type="checkbox"/> OR Produced Identification _____ Type of Identification Produced _____	Signature  Printed David Oliva Personally Known <input checked="" type="checkbox"/> OR Produced Identification _____ 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 7:00 p.m., Monday thru Saturday and from the hours of 9:00 a.m. to 6:00 p.m. on Sundays and Federal holidays.
- 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 for 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 type="checkbox"/> PERMIT CLERK REVIEW<br>By: _____  |
| <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: _____                                | <input type="checkbox"/> OTHER (Specify and Attach)                            | <input type="checkbox"/> FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION APPROVAL (RESTAURANTS) |

**PERMIT FEES (OFFICE USE ONLY)**

Village of Palmetto Bay Permit Fees	400.00	Art in Public Places	
Miami-Dade County Fees (sq. ft. x \$65/1000X0.60)	480	Certificate of Use and Occupancy	
Flood Zone Review		Zoning Inspection Fee (\$50.00 per application)	45.00
Radon-Inspector State Educational Fund and DCA State fee	400	Administration Fee	110.00
Code Enforcement Fine	400	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)	2285.89
Rework Fee		Other	191.78

740.18

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>MA</i>	<i>6/2/19</i>	<i>MA 4/24/19</i>		
ZONING	<i>MA</i>	<i>6/2/19</i>	<i>MA 4/24/19</i>		
ELECTRICAL	<i>MA</i>	<i>6/2/19</i>	<i>MA 4/24/19</i>		
MECHANICAL	<i>MA</i>	<i>6/2/19</i>	<i>MA 4/24/19</i>		
PLUMBING	<i>MA</i>	<i>6/2/19</i>	<i>MA 4/24/19</i>		
FIRE					
ROOFING					
PUBLIC WORKS					
PLANNING					
STRUCTURAL	<i>MA</i>	<i>6/10/19</i>			
BUILDING	<i>MA</i>	<i>6-19-19</i>	<i>MA 4-17-19</i>	<i>MA 5-7-19</i>	
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(d) 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: \_\_\_\_\_ DATE: \_\_\_\_\_

CONDITIONS OF APPROVAL

PLAN TRACKING

Plans Checked out	Date	Clerk	Plans Checked in	Date	Clerk
Juan Gava	4/18/19				
Juan Gava	6/7/19				

*8/1/19*

*8/1/19*



**EXPRESS PERMIT FEE-REVIEW ONLY**

I understand that an additional fee of \$25.00 (Per-Review ) will be applied to my permit at final fee.

Authorization: \_\_\_\_\_ Date: \_\_\_\_\_

**EXPEDITED PLAN REVIEW-PER TRADE, PER REVIEW**

I understand that an additional fee of \$85.89(per trade & review only) will be applied to a RUSH review for permits with plans. (For Example: New Construction, Additions, and Remodeling & Revisions to plans).

Authorization:  \_\_\_\_\_ Date: 4/10/19 \_\_\_\_\_

**BUILDING**

6-7-19

**ORESTES R. GARCIA**

**BLD2019-3869**

**17571 S. Dixie Hwy.**

**COMMENTS**

THE FOLLOWING ITEMS FROM 4-17-19 REVIEW HAVE NOT BEEN SATISFACTORILY ADDRESSED:

- 5- Show door sizes  
*OK*  
*OK 6-13-19*  
(Door numbers shown on revised sheet A-2 do not match door marks on door schedule)
- 6- Doors to comply w/ maneuvering clearances per Florida Building Code(2017)- Accessibility Section 404. Show clearance dimensions on plan.  
(See marks on revised sheet A-2 for push and pull minimum dimensions at patient accessible bath)

**BUILDING**

4-17-19

**ORESTES R. GARCIA**

**BLD2019-3869**

**17571 S. Dixie Hwy.**

**COMMENTS**

ALL REVISIONS MUST BE CLEARLY IDENTIFIED ON PLAN, MECHANICALLY REPRODUCED, SIGNED, SEALED AND DATED BY PROFESSIONAL OF RECORD. NO HAND WRITTEN MODIFICATIONS WILL BE ACCEPTED. VOIDED SHEETS MUST BE MARKED VOID AND RETURNED WITH REVISED SHEETS.  
PROVIDE NARRATIVE EXPLAINING CORRECTIONS & LOCATION OF REVISIONS FOR EACH COMMENT.

- 1- ~~DERM & Health Department stamps required.~~
- 2- ~~Need fire department approval stamp on permit plans.~~
- 3- ~~Provide construction details for exterior door closure.~~
- 4- ~~Provide details showing patient wheel chair accessible toilet compartment performance with Florida Building Code(2017) - Accessibility Section 604.8.~~
- 5- ~~Show door sizes~~
- 6- ~~Doors to comply w/ maneuvering clearances per Florida Building Code(2017)- Accessibility Section 404. Show clearance dimensions on plan.~~
- 7- ~~Show on demolition plan area of slab that will be cut to accommodate for new plumbing fixture layout.~~
- 8- ~~Provide a slab repair detail per F.B.C.(2017) section 1816 for areas where slab is being removed.~~
- 9- ~~Provide notes addressing work affecting the integrity of the existing fire rated demising wall and provide repair details if wall will be disturbed in any way.~~

**Liuvina Diaz**

---

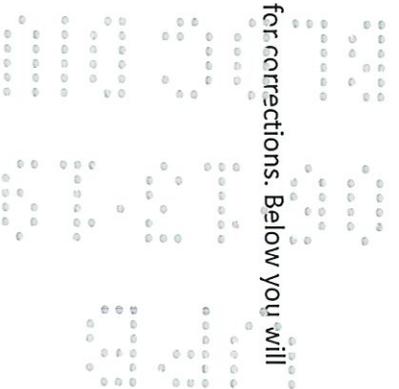
**From:** Juan Galvez <angelsspecialcare@gmail.com>  
**Sent:** Thursday, June 13, 2019 10:28 AM  
**To:** Liuvina Diaz  
**Subject:** Re: BLD-2019-3869  
**Attachments:** image001.png

Good morning Liuvina, I will like to send my plans with building rush. Thanks and have a beautiful day. BLD- 2019-3869.

On Fri, Jun 7, 2019, 9:07 AM Liuvina Diaz <[ldiaz@palmmettobay-fl.gov](mailto:ldiaz@palmmettobay-fl.gov)> wrote:

Good morning:

BLD-2019-3869 was denied by our building reviewer; and it is available to be picked up for corrections. Below you will find the comments.



**COMMENTS**

THE FOLLOWING ITEMS FROM 4-17-19 REVIEW HAVE NOT BEEN SATISFACTORILY ADDRESSED:

- 5- Show door sizes  
*(Door numbers shown on revised sheet A-2 do not match door marks on door schedule)*
- 6- Doors to comply w/ maneuvering clearances per Florida Building Code(2017)- Accessibility Section 404.  
Show clearance dimensions on plan.  
*(See marks on revised sheet A-2 for push and pull minimum dimensions at patient accessible bath)*

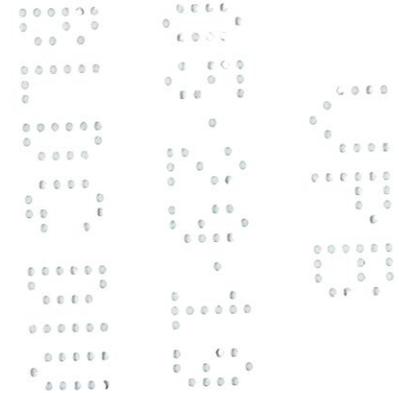
Permit #: BLD-2019-3869  
Master permit #:

Permit type: binext - REMODELING INTERIOR/EXT  
Routing queue: b10 - NEW CONSTRUCTION RESIDEI

Address: 17555 S DIXIE HWY  
PALMETTO BAY, FL 33157

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
1 - PERMIT COUNTER	intake	APPLICATION INTAKE	4/10/2019		csotolongo	
1 - PERMIT COUNTER	cuff	COLLECT UPFRONT FEE	4/10/2019		csotolongo	
2 - PLANS PROCESSING	routeplans	ROUTE PLANS FOR REVIEW	4/10/2019		csotolongo	
3 - ZONING REVIEW	zrev	ZONING REVIEW	4/17/2019	denied	mrodriguez	1- PROVIDE PARKING CALCULATIONS FOR SPACE/ USE (PARKING RATIO 1/400 MEDICAL USE) 2- PROVIDE DERM APPROVAL (STAMP) 3- PROVIDE ALL DIMENSIONS ON PLANS 4- FUTURE COMMENTS MAY BE ADDRESS LATER
3 - ZONING REVIEW	zrev	ZONING REVIEW	4/17/2019	pend	mrodriguez	

New page A-1, A-2, A-3  
A/C-1, E-1, E-2, P-1,  
P-2,





# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 4/10/2019

<b>Property Information</b>	
Folio:	33-5033-000-0640
Property Address:	17555 S DIXIE HWY Palmetto Bay, FL 33157-5435
Owner	ASN AND N INVESTMENT GROUP LLC
Mailing Address	7408 SW 168 TER PALMETTO BAY, FL 33157 USA
PA Primary Zone	4200 MULT-FAMILY - 1 STORY
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	15,568 Sq.Ft
Lot Size	47,772 Sq.Ft
Year Built	Multiple (See Building Info.)

<b>Assessment Information</b>			
Year	2018	2017	2016
Land Value	\$1,433,160	\$1,337,616	\$1,050,984
Building Value	\$787,198	\$799,458	\$773,064
XF Value	\$28,999	\$29,413	\$29,825
Market Value	\$2,249,357	\$2,166,487	\$1,853,873
Assessed Value	\$2,243,186	\$2,039,260	\$1,853,873

<b>Benefits Information</b>			
Benefit	Type	2018	2017
Non-Homestead Cap	Assessment Reduction	\$6,171	\$127,227
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).			

<b>Short Legal Description</b>	
33 55 40 1.10 AC M/L	
S1/2 OF S1/2 OF SW1/4 OF SW1/4 OF	
NW1/4 LESS E210FT & LESS R/W	
LOT SIZE 330,000 X 144	
OR 20426-2282 0502 1	



<b>Taxable Value Information</b>			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,243,186	\$2,039,260	\$1,853,873
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,249,357	\$2,166,487	\$1,853,873
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,243,186	\$2,039,260	\$1,853,873
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,243,186	\$2,039,260	\$1,853,873

<b>Sales Information</b>			
Previous Sale	Price	OR Book-Page	Qualification Description
10/17/2018	\$3,285,000	31198-0655	Qual by exam of deed
03/01/2004	\$2,350,000	22109-2830	Sales which are qualified
05/01/2002	\$600,000	20426-2282	Sales which are qualified
04/01/1993	\$1,250,000	15957-2943	Other disqualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/discclaimer.asp>

Version:



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company  
ASN & N INVESTMENT GROUP, LLC

### Filing Information

Document Number	L18000057798
FEI/EIN Number	83-0947501
Date Filed	03/05/2018
Effective Date	03/01/2018
State	FL
Status	ACTIVE

### Principal Address

7408 SW 168 TERRACE  
PALMETTO BAY, FL 33157

### Mailing Address

7408 SW 168 TERRACE  
PALMETTO BAY, FL 33157

### Registered Agent Name & Address

HUSSAINI, ANAYAT  
7408 SW 168 TERRACE  
PALMETTO BAY, FL 33157

### Authorized Person(s) Detail

#### Name & Address

Title Manager

HUSSAINI, ANAYAT  
7408 SW 168 TERRACE  
PALMETTO BAY, FL 33157

Title AMBR

HUSSAINI, SHEILA M  
7408 SW 168 TERRACE  
PALMETTO BAY, FL 33157

Title AR

HUSSAINI, NICKAN S

7408 SW 168 TERRACE  
PALMETTO BAY, FL 33157 UN

Title Authorized Member

Hussaini, Nathasha  
7408 SW 168 Terr.

Palmetto Bay, FL 33157

Annual Reports

Report Year	Filed Date
2019	02/17/2019

Document Images

[02/17/2019 -- ANNUAL REPORT](#)

[View Image in PDF format](#)

[03/05/2018 -- Florida Limited Liability](#)

[View Image in PDF format](#)



# Village of Palmetto Bay

## Certificate of Occupancy

This certificate of Occupancy is issued to the Applicant named below for the building at the location specified only upon the express condition that the applicant will abide by and comply with all the provisions of the Village in its ordinances and with the Florida Building Code. This certificate is issued based on the plans permitted and inspected for said location.

**Applicant:** ASN & N Investment Group, LLC.

**Master Permit Number:** BLD-2019-3869

**Building Address:** 17555 S Dixie Hwy  
(17571 S Dixie Hwy)

**Permit Type:** Building (New Tenant)  
(Angels Special Care)

**Code Edition:** F.B.C. 2017

**Parcel Number:** 33-5033-000-0640

**Type of Construction:** Building

**Lot:**    **Block:**        **Plat Book:**    **Page:**

**Occupancy permitted:** DUV

**Historical Structure:**

**Flood Zone:** X

**Lowest Floor Elevation Permitted:**

**Project Description:**

*New Tenant/ Interior Alteration of Office Space  
(Angels Special Care)*

**Description of work:**

*New Tenant/ Interior Alteration of Office Space  
(Angels Special Care)*

**Sprinkler System required**  **Sprinkler system provided**

**Special Conditions:**

**Date of Issuance:** February 26, 2020

**Building Official:** Mr. Wesley C. Maltby, C.B.O.

**Signature** 



Village of Palmetto Bay  
 Department of Building & Capital Projects  
 9705 E Hibiscus Street  
 Palmetto Bay, FL 33157  
 305-259-1250

**APPLICATION FOR CERTIFICATE OF OCCUPANCY OR COMPLETION**

FOLIO NUMBER: 33-5033000064 DATE: 2/20/20  
 BUILDING DEPT: \_\_\_\_\_ SQUARE FT: \_\_\_\_\_  
 PERMIT NO: PD 2019 3869 PHONE NO: \_\_\_\_\_  
 Contracting Company: igaro construction + test

Owner/Tenant: \_\_\_\_\_  
 Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Street Address: 17855 SD Yachtway

Signature of applicant verifies above information is true and correct. The Certificate of Occupancy/Completion is issued to the above named location only upon the express provisions that the applicant will abide by and comply with all the conditions of the Zoning ordinances and all Ordinances or Building Codes of the Village of Palmetto Bay pertaining to the erection, construction, or remodeling of building or structures. This also certifies that the electrical wiring and/or equipment, and the plumbing work has been inspected and approved.

\_\_\_\_\_  
 Print Name of Applicant or Qualifier  
 \_\_\_\_\_  
 Signature of Applicant/Owner

**For Office Use Only:**

C/O Number: 2020-0779 Fee: 190-  
 C/C Number: \_\_\_\_\_ Inspection Fee: \_\_\_\_\_  
 Total: \_\_\_\_\_

Approved Use of Occupancy: New Smart/Antenn Cellular  
 Remarks: PD 2019.3869

**Final Inspections:**

Zoning: Yes  No   
 Building: Yes  No   
 Electrical: Yes  No   
 Mechanical: Yes  No   
 Plumbing: Yes  No   
 Fire: Yes  No

\_\_\_\_\_  
 Building Official/ Designee



**DEPARTMENT OF BUILDING & PERMITTING DIVISION  
CERTIFICATE OF COMPLETION CHECKLIST  
Florida Building Code**

*The following checklist must be completed and the permit card submitted at the time of applying for a Certificate of Completion.*

C.O. Number: 2020-0779	Date of Inspection	Inspector's Name	Office Use Only Verified By:
Permit Number: BLD-2019-3869			
Address: 17555 S Dixie Hwy			
<b>Approved Use of Occupancy: New Tenant/ Interior Alterations (Angels Special Care)</b>			
Building Final Inspection    BLD-2019-3869	08.23.19	Ralph Kassner	gb
Partial Demo Permit	N/A	N/A	N/A
Windows/Doors Final	N/A	N/A	N/A
Wood Fence	N/A	N/A	N/A
Plumbing Final	N/A	N/A	N/A
Electrical Final	N/A	N/A	N/A
Electrical Final	N/A	N/A	N/A
Electrical Final	N/A	N/A	N/A
Plumbing Final	N/A	N/A	N/A
Zoning Final            BLD-2019-3869	08.21.19	Allan White	gb
Mechanical Final	N/A	N/A	N/A
Final Survey (signed & sealed by surveyor)	N/A	N/A	N/A
Elevation Certificate	N/A	N/A	N/A
Soil Certificate	N/A	N/A	N/A
Territe Treatment (Final)	N/A	N/A	N/A
Miami-Dade County Fire    #2019-074041	08.16.19	Carla Crook	gb
Miami-Dade County Fire    #19126-01696	08.22.19	Juan Yanes	gb
<b>Fee Paid:</b>			
Receipt Number:			
Check Number:			
Date Paid:			

Village of Palmetto Bay  
PERMIT CARD



PERMIT TYPE REMODELING INTERIOR/EXTERIOR R PERMIT NUMBER BLD-2019-3869  
 OWNER INVESTMENT GROUP LLC, ASN AND N ISSUE DATE 06/17/2019  
 ADDRESS 17555 S DIXIE HWY EXPIRATION DATE 12/14/2019

CONTRACTOR FIGARO CONSTRUCTION & RESTOR

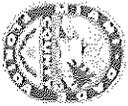
DESCRIPTION Interior Alteration of Office Space (Angels Special Care) 6th Edition F.B.C. 2017  
 Note: M#2019011862, (17571 S. Dixie Highway)

INSPECTION TYPE	INSPECTOR	DATE	COMMENTS
100 SETBACK			
115 FINAL ELEVATION CERTIFICATE			
121 FINAL ZONING	White	8.21.2019	-OK
200 ROUGH-MECH			
216 FINAL MECHANICAL			
302 TEMP TOILET			
304 GROUND ROUGH			
327 FINAL PLUMBING			
604 ELECTRICAL ROUGH			
628 FINAL ELECTRICAL			
700 NOC	Kassam	7-16-19	OK
711 TIE BEAM 1 ST FLOOR			
712 POURED CELLS 1ST FLOOR	Kassam	7-1-19	OK
719 DRYWALL			
727 FRAMING	Kassam	7-16-19	OK
729 INSULATION / CERTIFICATE			
752 ACCESSIBILITY	Kassam	8-23-19	OK
758 FINAL STRUCTURAL BUILDING	Kassam	8-23-19	OK
774 WINDOW/DOOR WOOD BUCKS			
775 DEMOLITION FINAL	Kassam	8-23-19	OK

*Hand NDC for next inspection - Final*  
*Slk for back need 214 bar 12" o.c.*  
*355-M 3-2-20 Condition completed - OK*  
*No inspections will be made unless Permit Card is displayed and approved plans are available*  
*Kassam 7-2-19*  
*Kassam 8-1-19*

Warning to owner: Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or an attorney before recording your Notice of Commencement. For inspection, call 305-259-1250. Please ensure that your license and insurance remain current. No inspection will be provided if a lapse in coverage is discovered.

INSPECTION REQUEST LINE (305) 259-1253 3:00PM DEADLINE



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

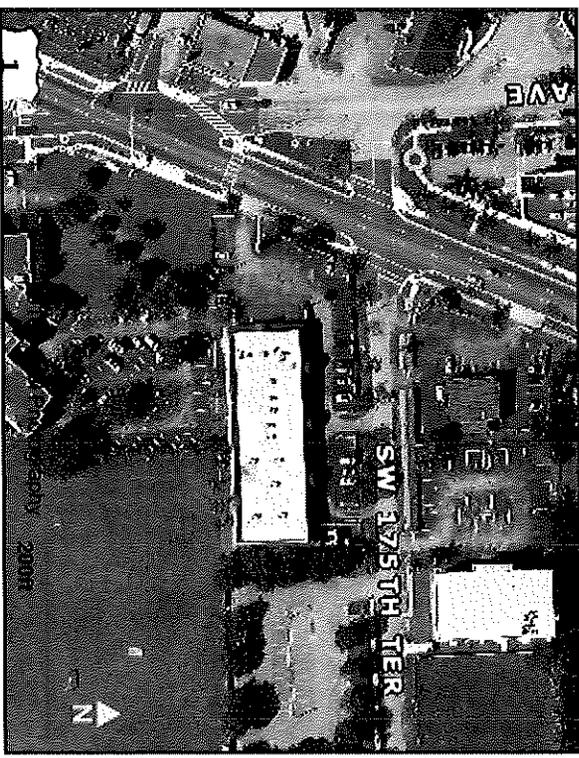
Generated On : 2/26/2020

<b>Property Information</b>	
Folio:	33-5033-000-0640
Property Address:	17555 S DIXIE HWY Palmetto Bay, FL 33157-5435
Owner	ASN AND N INVESTMENT GROUP LLC
Mailing Address	7408 SW 168 TER PALMETTO BAY, FL 33157 USA
PA Primary Zone	4200 MULTI-FAMILY - 1 STORY
Primary Land Use	1111 STORE : RETAIL OUTLET
Bed / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	15,568 Sq.Ft
Lot Size	47,772 Sq.Ft
Year Built	Multiple (See Building Info.)

<b>Assessment Information</b>			
Year	2019	2018	2017
Land Value	\$1,767,564	\$1,433,160	\$1,337,616
Building Value	\$1,002,436	\$787,198	\$799,458
XF Value	\$0	\$28,999	\$29,413
Market Value	\$2,770,000	\$2,249,357	\$2,166,487
Assessed Value	\$2,770,000	\$2,243,186	\$2,039,260

<b>Benefits Information</b>				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction		\$6,171	\$127,227
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

<b>Short Legal Description</b>	
33 55 40 1.10 AC ML	
S1/2 OF S1/2 OF SW1/4 OF SW1/4 OF	
NW1/4 LESS E210FT & LESS R/W	
LOT SIZE 330,000 X 144	
OR 20426-2282 0502 1	



<b>Taxable Value Information</b>			
	2019	2018	2017
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,770,000	\$2,243,186	\$2,039,260
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,770,000	\$2,249,357	\$2,166,487
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,770,000	\$2,243,186	\$2,039,260
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,770,000	\$2,243,186	\$2,039,260

<b>Sales Information</b>			
Previous Sale	Price	OR Book-Page	Qualification Description
10/7/2018	\$3,285,000	31198-0655	Qual by exam of deed
03/01/2004	\$2,350,000	22109-2830	Sales which are qualified
05/01/2002	\$600,000	20426-2282	Sales which are qualified
04/01/1993	\$1,250,000	15957-2943	Other disqualified

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Version:

e-Permitting

Search:



Resident

Visitor

Business

Employee



Permit History Inquiry

Permit Number:	2019074041	Issue Date:	08/15/2019
Process Number:	M2019017700	CO/CC Release Date:	
Permit Type:	MELE	Master Permit Number:	0
Building Code:		Bldg CO Release Date:	
Categories:	MUNICIPAL FIRE ALARM		
Address:	17571 S DIXIE HWY		
Owner's Name:	ASN AND N INVESTMENT GROUP LL		
Folio Number:	33-5033-000-0640		
Proposed Use:	RETAIL SALES		
Contractor:	EF20000866	ALARM SERVICE & FIRE INC	
Tradesman:	BERTOT ALEX		
Permit expired (Y/N):		Expiration Date:	
New Issue Date:		Revision Date:	
Extension Date:		Last Inspection Date:	08/16/2019
Inspection Type:	FIRE FINAL	Inspection Disposition:	APPROVED
Request Date:	08/15/2019	Inspection Date:	08/16/2019
Last Approved Inspection Date:			

**INQUIRY SUCCESSFUL**

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

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E-mail your comments, questions and suggestions to [Webmaster](#)  
 This page was last edited on: February 23, 2004

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### Inspection History

Important Information

[Inspection History page.](#)

**Permit Number: 2019074041**

Request Date	Inspection Date	Inspection Type	Inspector Name
<a href="#">Select</a> 8/15/2019	8/16/2019	FIRE FINAL	CROOK, CARLA

#### Selected Details

Inspector Name: CROOK, CARLA  
 Inspection Type: FIRE FINAL  
 Disposition: 001 APPROVED  
 Clerk Name: FIRE WEB APPLICATION  
 Request Date: 8/15/2019  
 Inspection Date: 8/16/2019  
 Result Date: 8/16/2019  
 Inspection Time: 16:05  
 Inspection Comments: [Print Comments](#)  
 ANGEL 2019074041 17571 S DIXIE HWY PALMETTO BAY  
 FIRE ALARM FINAL APPROVE  
 D



# MIAMI-DADE FIRE RESCUE DEPARTMENT - INSPECTION REPORT



FIRE PREVENTION DIVISION  
9300 NW 41 STREET, DORAL, FLORIDA 33178  
PHONE 786.331.4800 FAX 786.331.4801



**PERMIT #** 19126-01696

**Business Address: (District 45)**  
ANGELS SPECIAL CARE INC  
17571- S DIXIE HWY SUITE  
PALMETTO BAY, FL 33157

**Billing Address:**  
ANGELS SPECIAL CARE INC  
17571 S DIXIE HWY S SUITE  
PALMETTO BAY, FL 33157

**RESULT: Reinspected Approved**  
Resulted Date: 8/22/19

**Permit Type:** Business / Business Offices. **Inspection**  
**Month:** September  
**Inspector:**  
JUAN YANES  
(786) 331-4831  
yanesjc@miamidadade.gov

### NOTICE OF VIOLATION AND ORDER TO CORRECT

The hazards noted herein are in violation of the Florida Fire Prevention Code and/or Miami-Dade County Code and are deemed to be threats to life safety and/or property. You are hereby ordered to comply with the corrective measures prescribed. Nothing in this report supersedes any previously written, still existing violations for this occupancy.

### APPEALS

Any person who believes they were incorrectly issued a notice of violation or that the violation cited is not applicable to their occupancy classification or believes aggrieved by any action or decision of this code may appeal to the Miami- Dade County Fire Prevention and Safety Appeals Board by filing a written notice **within 30 days** of receiving the Notice of Violation and Order to Correct. The appeal request must be submitted in writing to the Secretary of the Board. Information on filing an appeal can be obtained on the web at: <http://www.miamidadade.gov/fire/request-appeal.asp>. Filing of a written notice of appeal shall not stay the effect of any such action or decision which is the subject to the appeal. Section 14-36, Code of Miami-Dade County

Please Note: A Life Safety Permit required by Section 14-39, Code of Miami-Dade County, to operate the above named occupancy will be issued upon correction of all outstanding violations and payment of fees assessed. Failure to obtain the required Life Safety Permit will result in enforcement actions including fines, citations, liens and/or orders to cease and desist operation.

Viol.	Date Created	Comply by Date	Violation, Correction & Comments
0			Failure to comply with below violations will result in issuance of a citation

### CUSTOMER SIGNATURE

Title: Agency  
Name: JUAN GALVIS

Please Note: A life safety permit will be issued upon compliance of outstanding violations and payment of fees assessed. One (1) re-inspection will be performed at no additional cost. All subsequent re-inspections will be billed at one-half the original permit fee amount.



We would like feedback on your experience with your Life Safety Inspection.  
Please take a minute to complete our survey at:  
[http://bit.ly/midftr\\_2tcsXHM](http://bit.ly/midftr_2tcsXHM)

Department of Regulatory and Economic Resources  
Miami-Dade County  
Plan Review Summary

Process Number: M2019011862

FINAL CORE REVIEW DATE: 5/9/2019

OVERALL STATUS: Overall Disapproval

**PROJECT DETAILS:**

**CONTACT DETAILS:**

FOLIO: 33-5033-000-0640

NAME: JUAN GALVEZ

ADDRESS: 17571 S DIXIE HWY, MIAMI, FL

EMAIL:

PERMIT TYPE DESC.: REMODELING

PHONE #: 7868160106

**DISAPPROVAL CODES:**

Disapproval Code 01: 0231 - Water & Sewer verification form is required from the Water & Sewer Utility Company serving the property. (Also referred to as Plumbing Section Form).

TASK	REVIEWED BY	STATUS DATE	STATUS
------	-------------	-------------	--------

Initial Core Review	Cynthia Palermo	05/03/2019	Reviewed
---------------------	-----------------	------------	----------

Comments: INT. ALT. FOR PROPOSED MEDICAL OFFICE (MEASURED ON PLANS: 1,809 SF) FOR ANGELES SPECIAL CARE, INC. PLANS SHOW SPEACH, PHYSICAL, AND OCCUPATIONAL THERAPY USES. ALLOCATION LETTER W/O CONDITION DONE AS PART OF REVIEW.

ASBES Review	Roberto Abrahamte	05/08/2019	Approved
--------------	-------------------	------------	----------

Comments: Scope of work is plumbing and electrical with no demo shown on plans or described in scope of work. RA

Final Core Review	Cynthia Palermo	05/09/2019	Overall Disapproval
-------------------	-----------------	------------	---------------------

Comments: CODE 0231:  
WATER AND SEWER VERIFICATION FORM FROM WASD REQUIRED. APPLY FOR WATER AND SEWER VERIFICATION FORM AT MIAMI DADE WATER & SEWER DEPARTMENT (NEW BUSINESS SECTION AT 11805 SW 26TH STREET).

Please do not hesitate to email me with any question(s) you may have regarding the review comments for this project. While I may not respond immediately to your email, because I may be assisting another customer at the time I receive your email, I will reply within 24 hours of receiving your email unless I am out of the office. My email address and that of my direct supervisor are as follows:

My Email: palerc@miamidade.gov

My Supervisors Email: guerrch@miamidade.gov

**PLAN CONDITIONS:**

**NO CONDITIONS**

**PLAN REVIEW FEES (FEES ARE SUBJECT TO CHANGE PENDING FINAL APPROVAL):**

FEE CODE	DESCRIPTION	USER	DATE	UNIT	TOTAL
D034	FastTrack Fee	ADMIN	04/26/2019	1	\$80.00
D034R	FastTrack Fee	ADMIN	04/26/2019	1	(\$80.00)
<b>Total</b>					<b>\$0.00</b>

**FOR MORE INFORMATION PLEASE CONTACT:**



5/9/2019

Issued Date: 5/9/2019

ASN AND N INVESTMENT GROUP LLC  
7408 SW 168 TERR  
MIAMI, FL 33157

JUAN GALVEZ  
10160 NW 41 ST  
DORAL, FL 33178

RE: Sanitary Sewer Certification of Adequate Capacity

The Miami-Dade County Department of Regulatory and Economic Resources (RER) has received your application for approval of additional sewer flows for the following project which is more specifically described in the attached project summary.

Project Name: ANGELES SPECIAL CARE INC (M2019011862)  
Project Location: 17571 S DIXIE HWY, MIAMI, FL  
Previous Use: RETAIL SPACE (2016-OL-00971) ON SEPTIC.  
Proposed Use: MEDICAL OFFICE (1,809 SF) CONNECTING TO PUBLIC SEWER.  
Previous Flow: 0 GPD  
Total Calculated Flow: 362 GPD  
Allocated Flow (additional sewer flows): 362 GPD  
Sewer Utility: UNINCORPORATED DADE COUNTY  
Receiving Pump Station: 30 - 1143

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

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

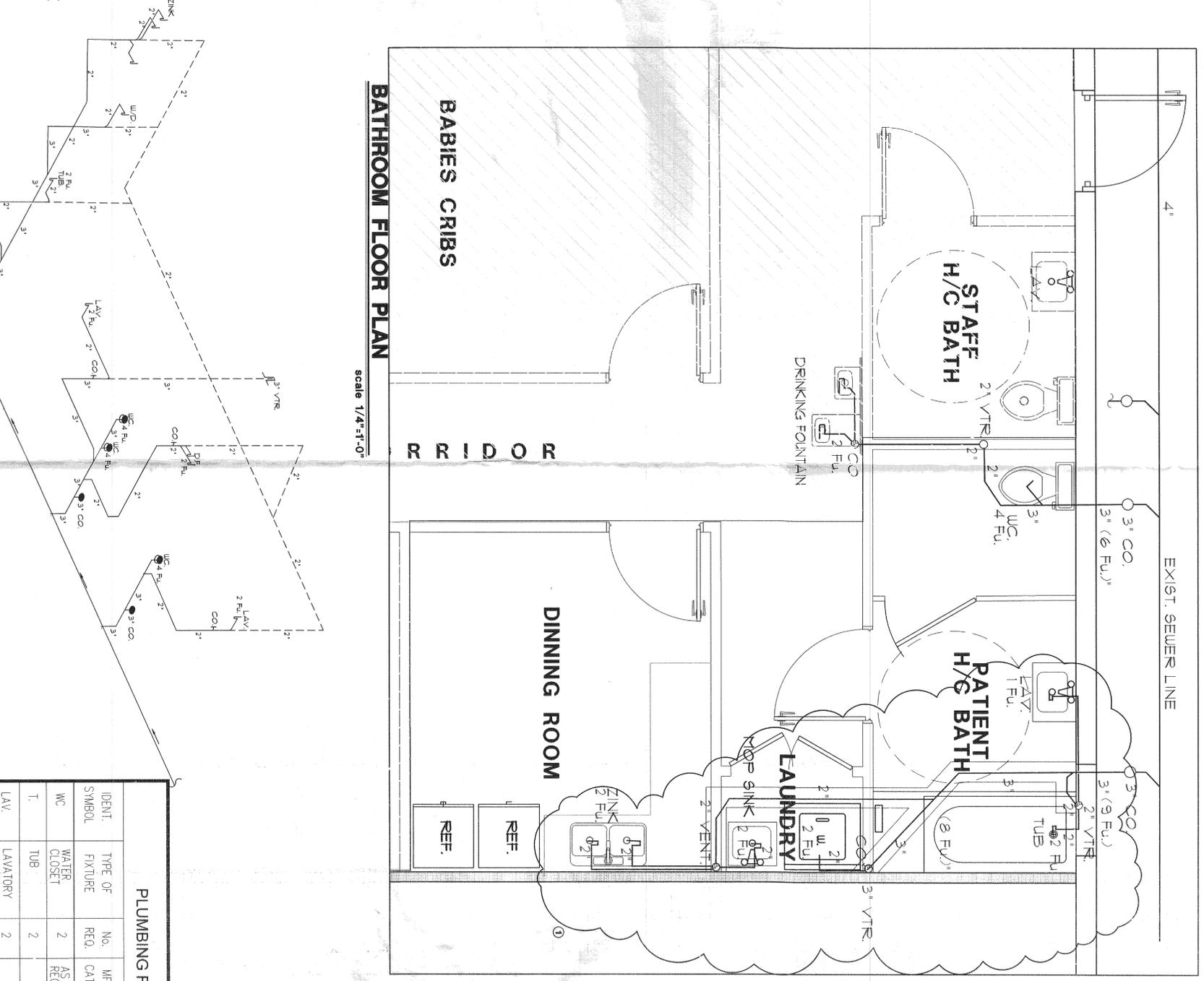
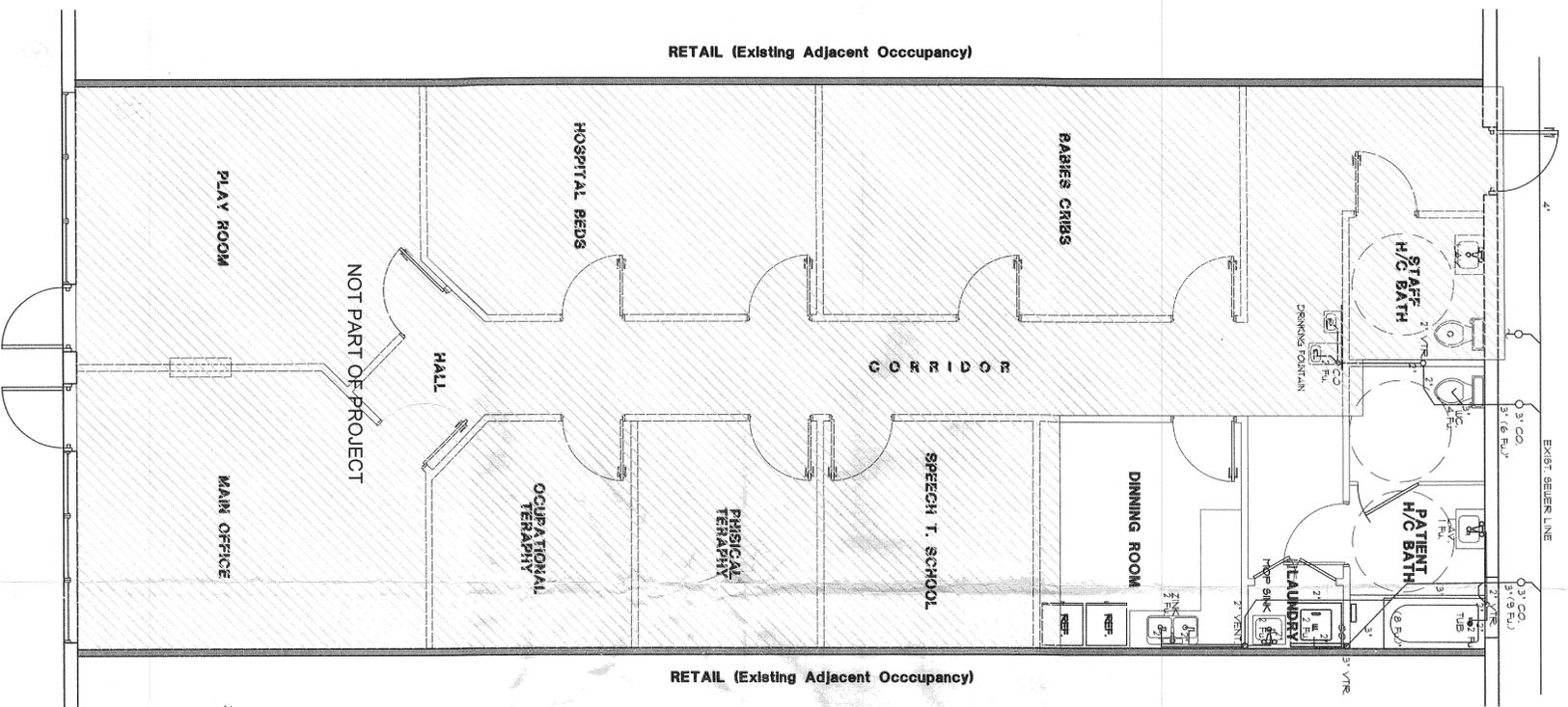
Be advised that this Sanitary Sewer Certification of Adequate Capacity (this letter) will expire within 90 days of the issue date if the applicant does not obtain a building process number from the corresponding building official. However, if the building process number has already been obtained, this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

Should you have any questions regarding this matter, please contact the Miami-Dade Permitting and Inspecting Center (MDPIC) (786) 315-2800 or RER Office of Plan Review Services, Downtown Office (305) 372-6789.

Sincerely,

Lee N. Hefty  
Director of Environmental Resources Management

For/By: \_\_\_\_\_  
Yuly Hernandez, Engineer III - Environmental Plan Review.  
Department of Regulatory and Economic Resources.



**PLUMBING FLOOR PLAN**  
Scale 1/4"=1'-0"

**SANITARY ISOMETRIC**  
NTS

**PLUMBING NOTES**

- 10 GENERAL
- 11 PROVIDE (FINISH AND INSTALL) ALL NECESSARY MATERIALS AND LABOR FOR A COMPLETELY OPERATIONAL PLUMBING SYSTEM AS SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED, INSTALL IN ACCORDANCE WITH THE SOUTH FLORIDA BUILDING CODE AND LOCAL ORDINANCES.
- 12 SCOPE OF WORK:
  - A. SANITARY COLLECTION.
  - B. DOMESTIC HOT (or REDD) AND COLD WATER.
  - C. AIR CONDITIONING CONDENSATE.
- 13 PAY FOR ALL FEES, INSPECTIONS AND CONNECTION CHARGES REQUIRED.
- 14 VERIFY AT JOB SITE ALL SPACE CONDITIONS, DIMENSIONS WITH PIPE, FIXTURES, AND EQUIPMENT SIZES PRIOR TO FABRICATION OR INSTALLATION TO AVOID INTERFERENCE WITH OTHER TRADES.
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- 22 PROVIDE DIELECTRIC FITTINGS TO CONNECT PIPING TO EQUIPMENT OF DISSIMILAR METALS. USE CLAMPS AND FASTENERS OF SIMILAR METALS OR ISOLATE THEM FROM PIPING AND SLABS TO PREVENT CORROSION.
- 23 PIPING
  - 2.31 COLD WATER: COPPER TUBING DOMESTIC HOT AND TYPE "K" OR "L" WITH SOLDER JOINTS OR SIMILAR INSTALLATION W/CG BRONZE VALVES 125 P.S.I. MIN. PROVIDE PRE-INSULATED FIBERGLASS INSULATION FOR HOT WATER LINES.
  - 2.32 SANITARY WASTE AND VENT: CAST IRON PIPING OR SIMILAR INSTALLATION UNDER SLABS, CAST IRON NO-HUB OR COPPER D.W.V. ABOVE P.V.C. DRAIN PIPE AND FITTINGS MAY BE USED WHEN ALLOWED BY THE LOCAL JURISDICTION.
  - 2.33 A/C CONDENSATE: PVC SCHEDULE 40 PIPE AND FITTINGS.

**PLUMBING FIXTURE SCHEDULE (PER UNIT)**

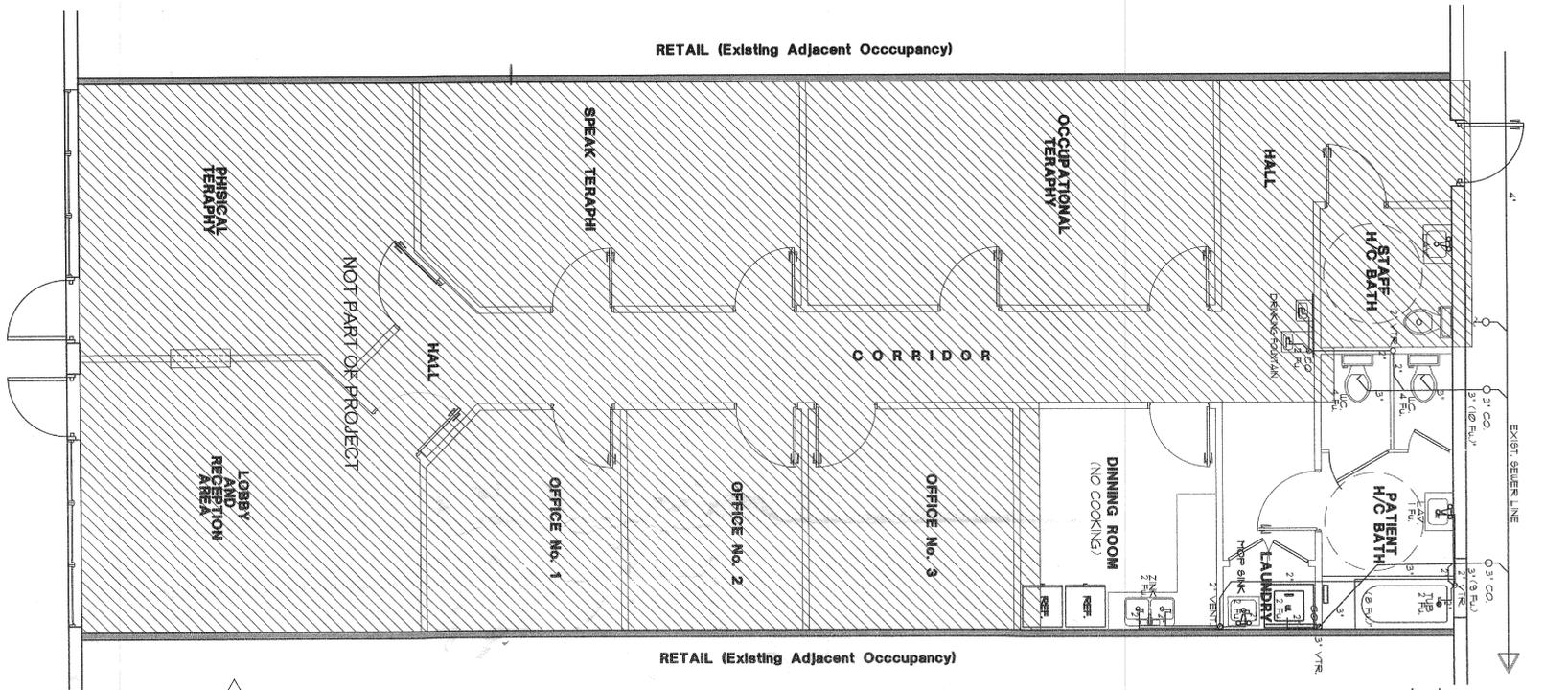
IDENT. SYMBOL	TYPE OF FIXTURE	NO. REQ.	MFR. AND CATALOG NO.	PIPE CONNECTION SIZES	TRAP	REMARKS
WC	WATER CLOSET	2	AS PER OWNER REQUEST	1/2" CW, 1/2" HW, 3" S & W VENT	3"	-
T	TUB	2		1/2" CW, 1/2" HW, 2" S & W VENT	2"	1 1/2" PROVIDE W. MACH. BOX
LAV	LAVATORY	2		1/2" CW, 1/2" HW, 2" S & W VENT	2"	1 1/2"
EMH	WATER HEATER	1		3/4" CW, 3/4" HW, - S & W VENT	-	PROVIDE W. MACH. BOX
W.	WASHER	1		1/2" CW, 1/2" HW, 2" S & W VENT	2"	
SINK	SINK	1		1/2" CW, 1/2" HW, 1 1/2" S & W VENT	2"	1 1/2"
D/W	DISHWASHER	1		1/2" CW, 1 1/2" HW, 2" S & W VENT	1 1/2"	

**PROPOSE ALTERATION FOR: ANGELES SPECIAL CARE INC.**  
17571 S DIXIE HWY MIAMI, FL. 33157-5435

**JOE G. DOMINGUEZ**  
Professional Engineer  
18817 S.W. 80th Street, Miami Florida. (786) 678-8087  
Florida License No. 10994

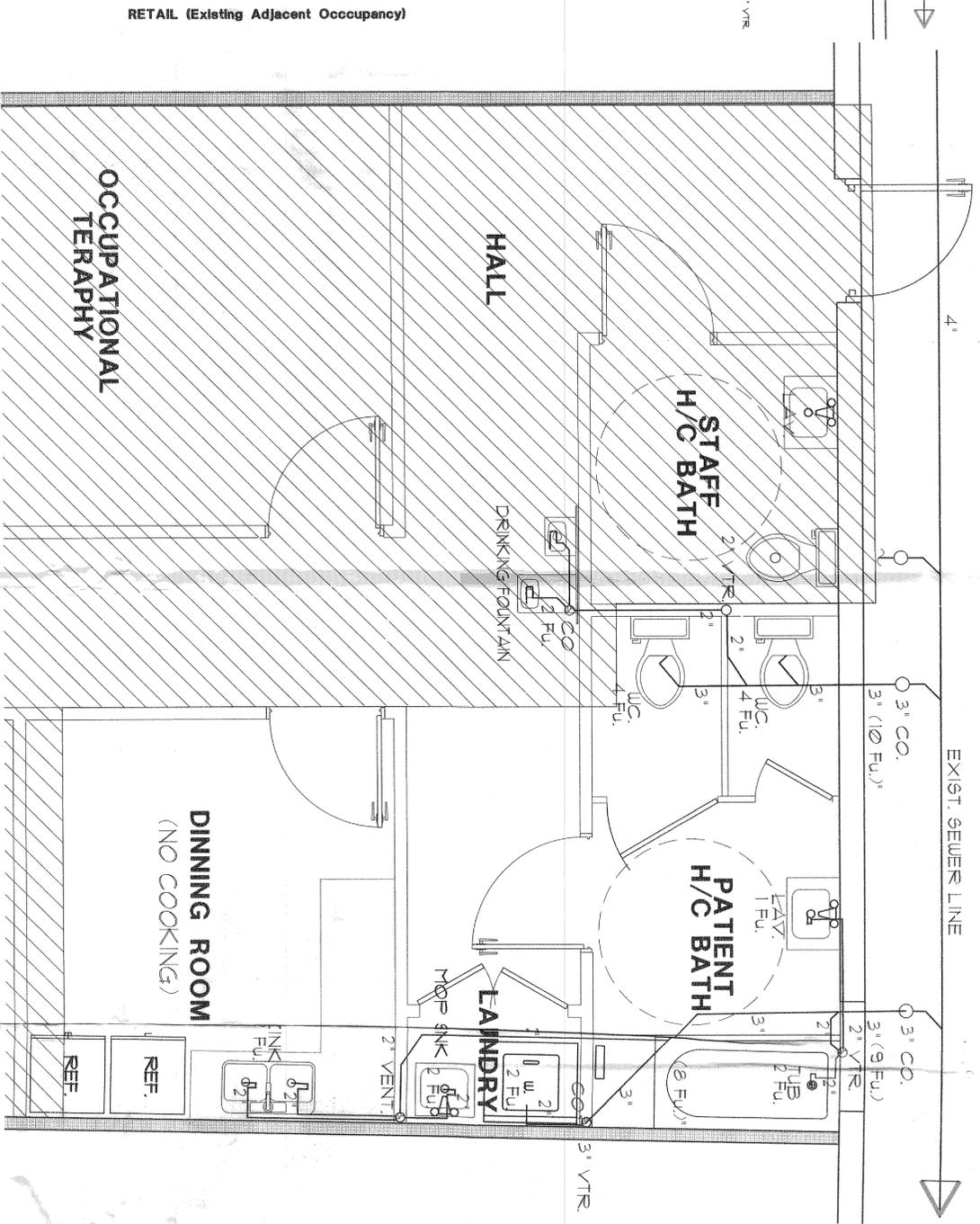
IF THESE DRAWINGS OR ANY PARTS THEREOF ARE APPROVED BY THE AUTHORITY OF THE ARCHITECT, THE PERSON SIGNING SHALL BE LIABLE TO THE ARCHITECT FOR HIS FULL COMMISSION. ALL REVISIONS, CHANGES AND PREPARED DRAWINGS AND THE PARTS OF THE SAME SHALL BE THE PROPERTY OF THE ARCHITECT. EXCEPT THE ONE FOR WHICH THEY ARE SPECIFICALLY APPROVED.

Date: 03-28-2019  
Drawn by:  
Checked by: J.D.  
Revisions:  
① 04-30-2019  
② 06-07-2019  
Comm. no. 0904  
Sheet P-1  
of 2 of 2



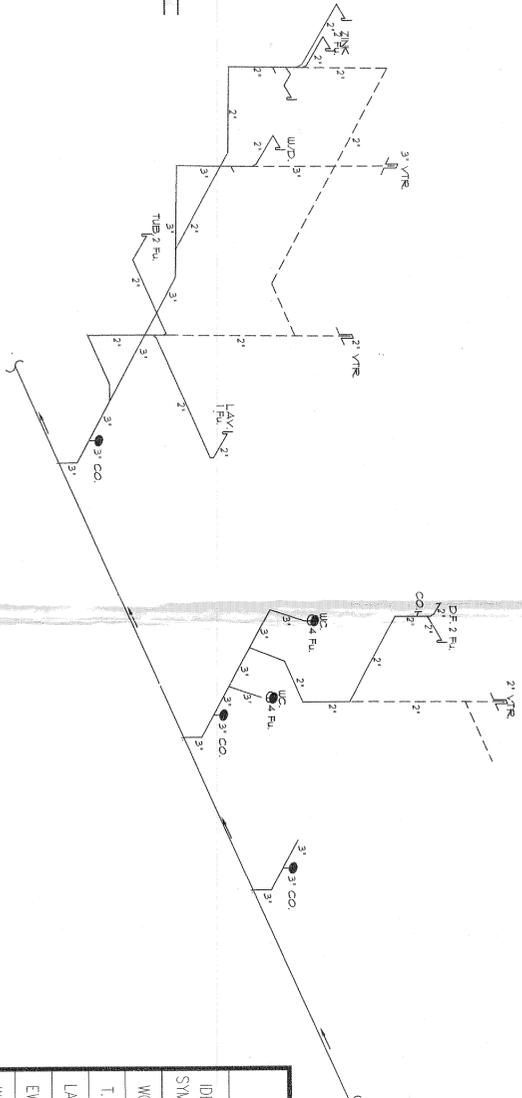
**PLUMBING FLOOR PLAN**

Scale 1/4"=1'-0"



**BATHROOM FLOOR PLAN**

Scale 1/4"=1'-0"



**SANITARY ISOMETRIC**

NTS

**PLUMBING NOTES**

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ID#	TYPE OF FIXTURE	No. REQ'D	MFR. AND CATALOG No.	PIPE CONNECTION SIZES	TRAP	REMARKS
WC	WATER CLOSET	2	AS PER OWNER REQUEST	1/2" CW 1/2" HW 3" S & W VENT	3"	
T	TUB	2		1/2" CW 1/2" HW 2" S & W VENT	1 1/2"	PROVIDE W. MACH. BOX
LAV	LAVATORY	2		1/2" CW 1/2" HW 2" S & W VENT	1 1/2"	
EMH	WATER HEATER	1		3/4" CW 3/4" HW -	-	
W	WASHER	1		1/2" CW 1/2" HW 2" S & W VENT	2"	PROVIDE MACH. BOX
SINK	SINK	1		1/2" CW 1/2" HW 2" S & W VENT	1 1/2"	
D/W	DISHWASHER	1		1/2" CW 1 1/2" HW 2" S & W VENT	1 1/2"	

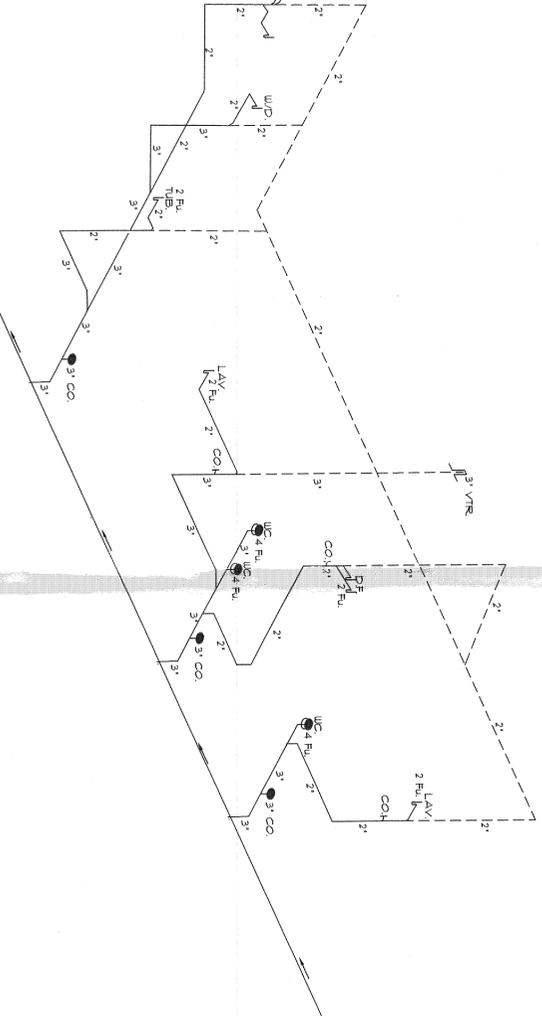
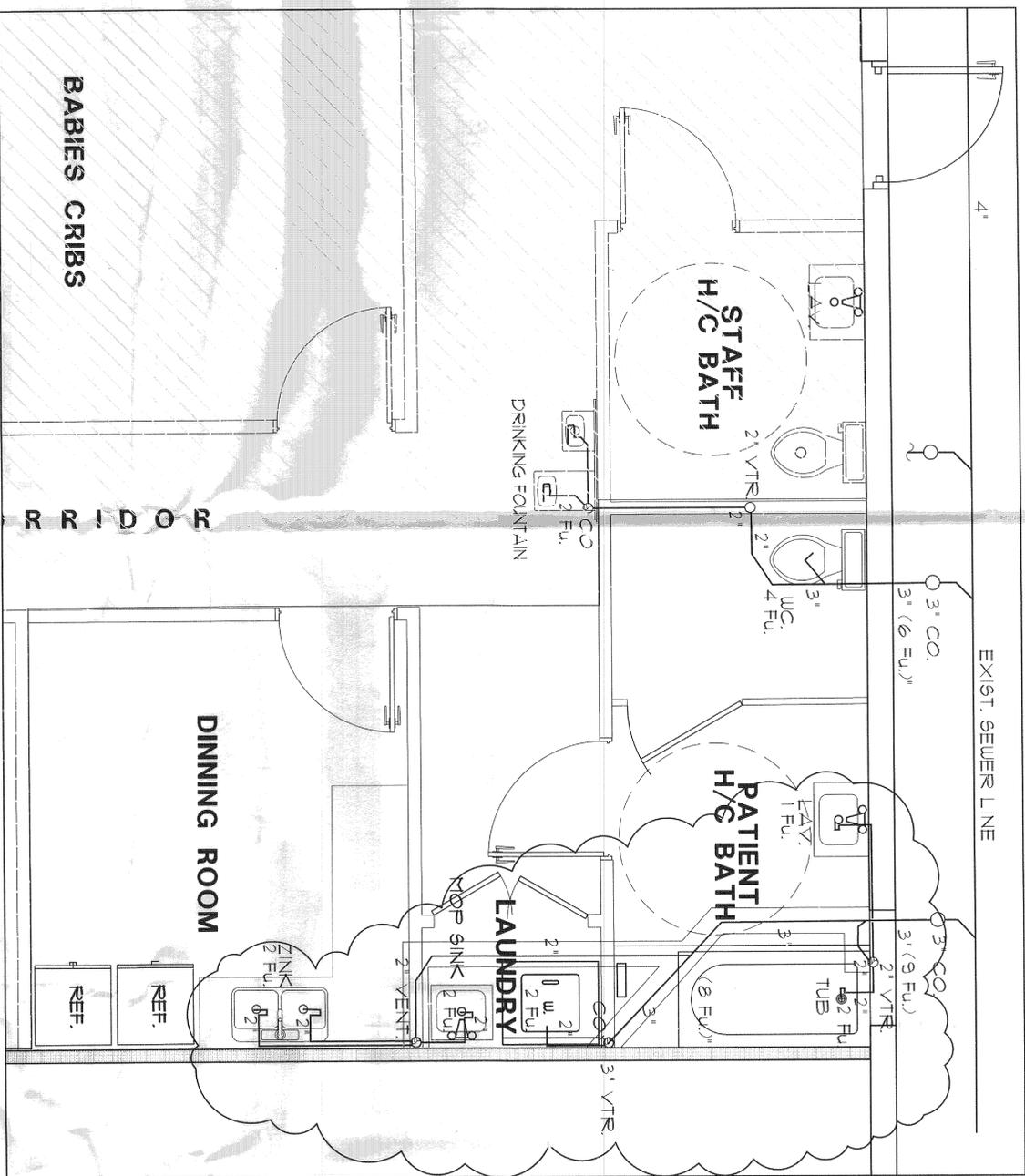
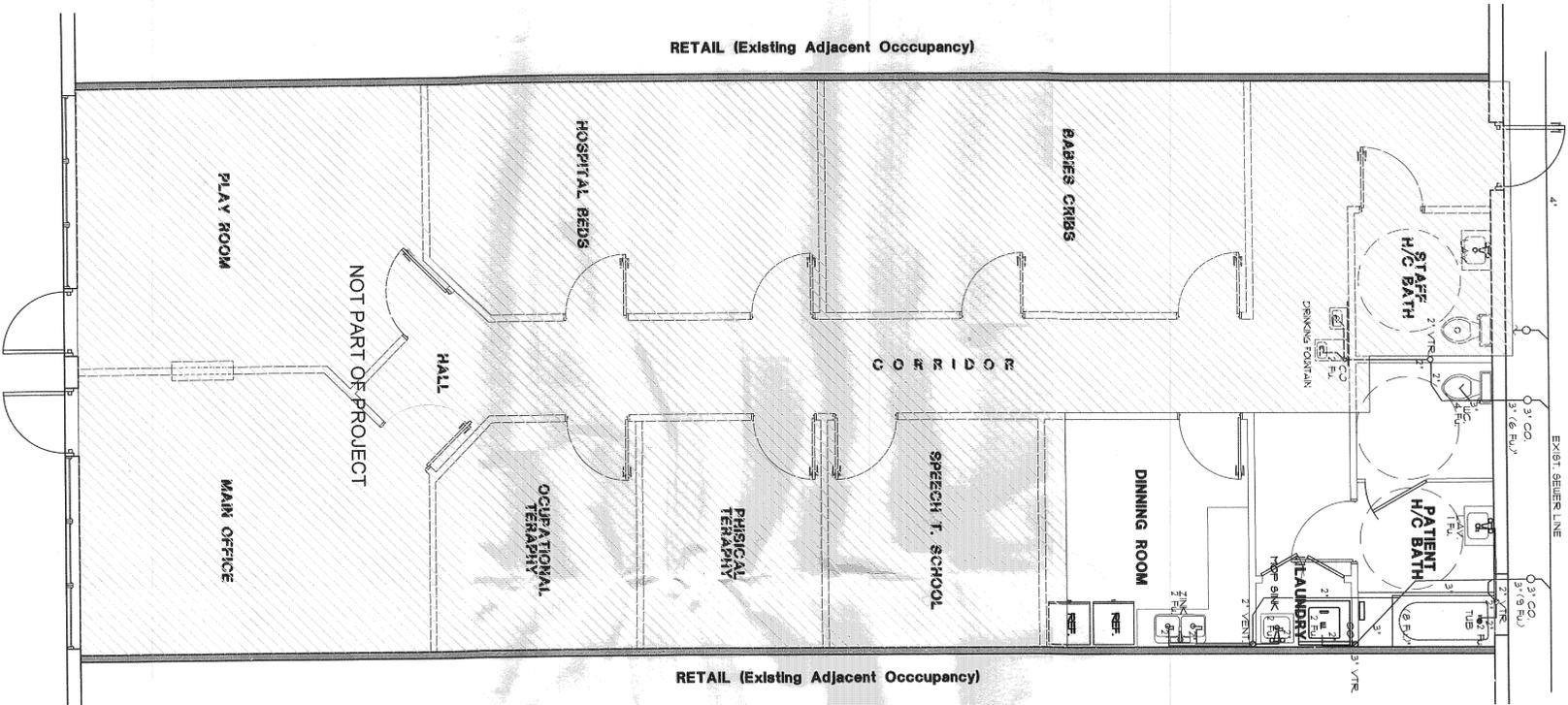
**PROPOSE ALTERATION FOR: ANGELES SPECIAL CARE INC.**  
 17571 S DIXIE HWY MIAMI, FL. 33157-5435

Date: 08-28-2019  
 Drawn by: JD  
 Checked by: JD  
 Revisions:

IF THESE DRAWINGS OR ANY PARTS THEREOF ARE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT OR ENGINEER, THE ARCHITECT OR ENGINEER SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES, LOSSES AND EXPENSES INCURRED BY THE REPRODUCER. ALL RIGHTS ARE RESERVED AND WILL NOT BE WAIVED BY ANY OTHER ACTION OR INACTION.

*Jose G. Dominguez*  
 8/28/2019  
 License No. 0001

**JOB CONSULTANTS**  
**JOSE G. DOMINGUEZ**  
 18817 S.W. 80th Street, Miami Florida, (305) 678-5007



- ### PLUMBING NOTES
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  - 22 PIPING
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  - 231 SANITARY WASTE AND VENT: CAST IRON. PIPING UNDER SLABS. CAST IRON NO-HUB OR COPPER D.W.V. ABOVE P.V.C. DRAIN PIPE AND FITTINGS. MAY BE USED WHEN ALLOWED BY THE LOCAL JURISDICTION.
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  - 233

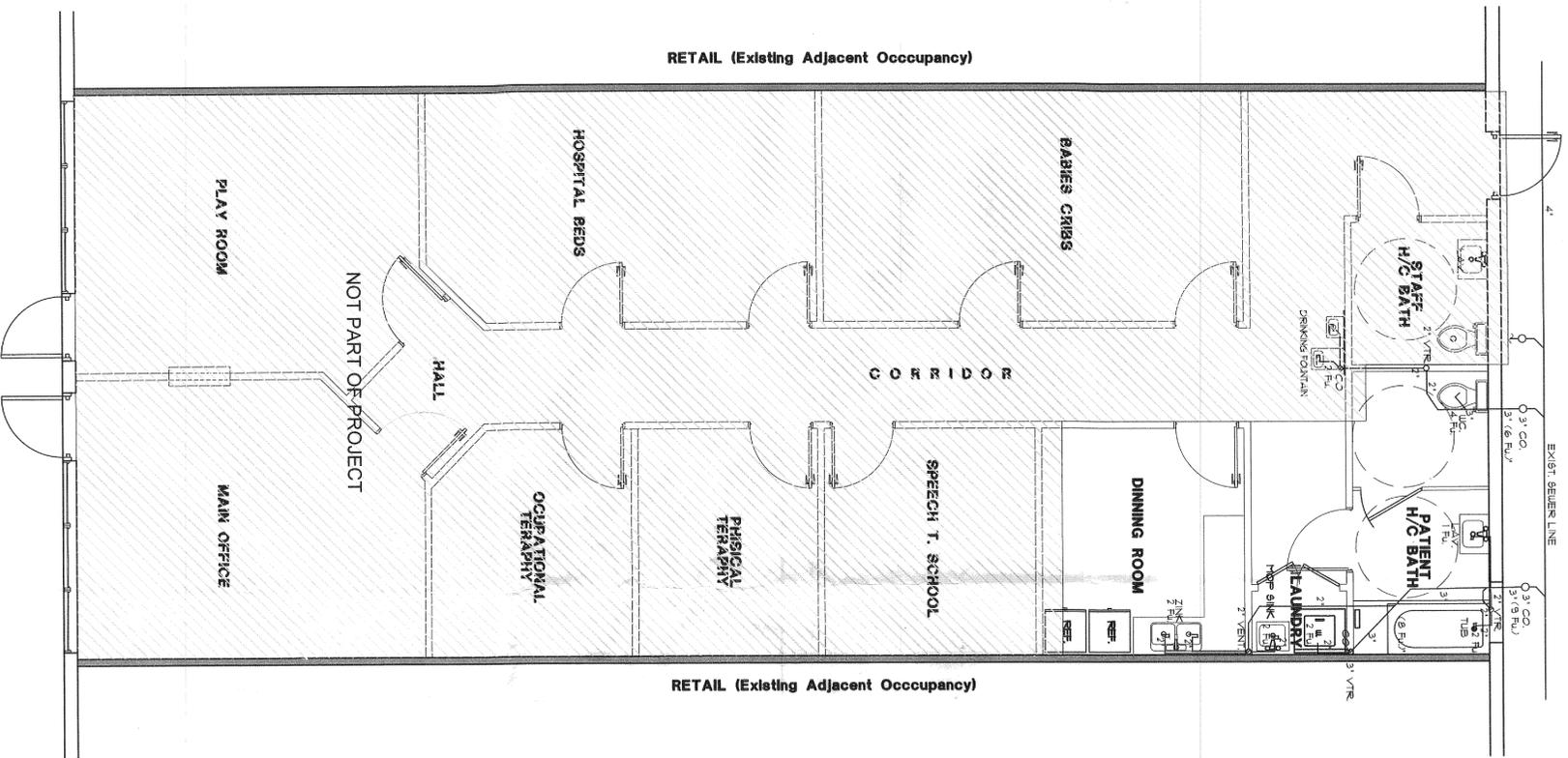
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IDENT. SYMBOL	TYPE OF FIXTURE	NO. REQ.	MFR. AND CATALOG NO.	PIPE CONNECTION SIZES CW HW S & W VENT	TRAP	REMARKS
WC	WATER CLOSET	2	AS PER OWNER REQUEST	1/2" CW 3" HW 3" S & W VENT	-	PROVIDE W. MACH. BOX
T.	TUB	2		1/2" CW 2" HW 2" S & W VENT	1 1/2"	PROVIDE W. MACH. BOX
LAV.	LAVATORY	2		1/2" CW 1 1/2" HW 2" S & W VENT	1 1/2"	
EMH	WATER HEATER	1		3/4" CW 3/4" HW -	-	PROVIDE W. MACH. BOX
W.	WASHER	1		1/2" CW 2" HW 2" S & W VENT	2"	PROVIDE W. MACH. BOX
SINK	SINK	1		1/2" CW 1 1/2" HW 2" S & W VENT	1 1/2"	
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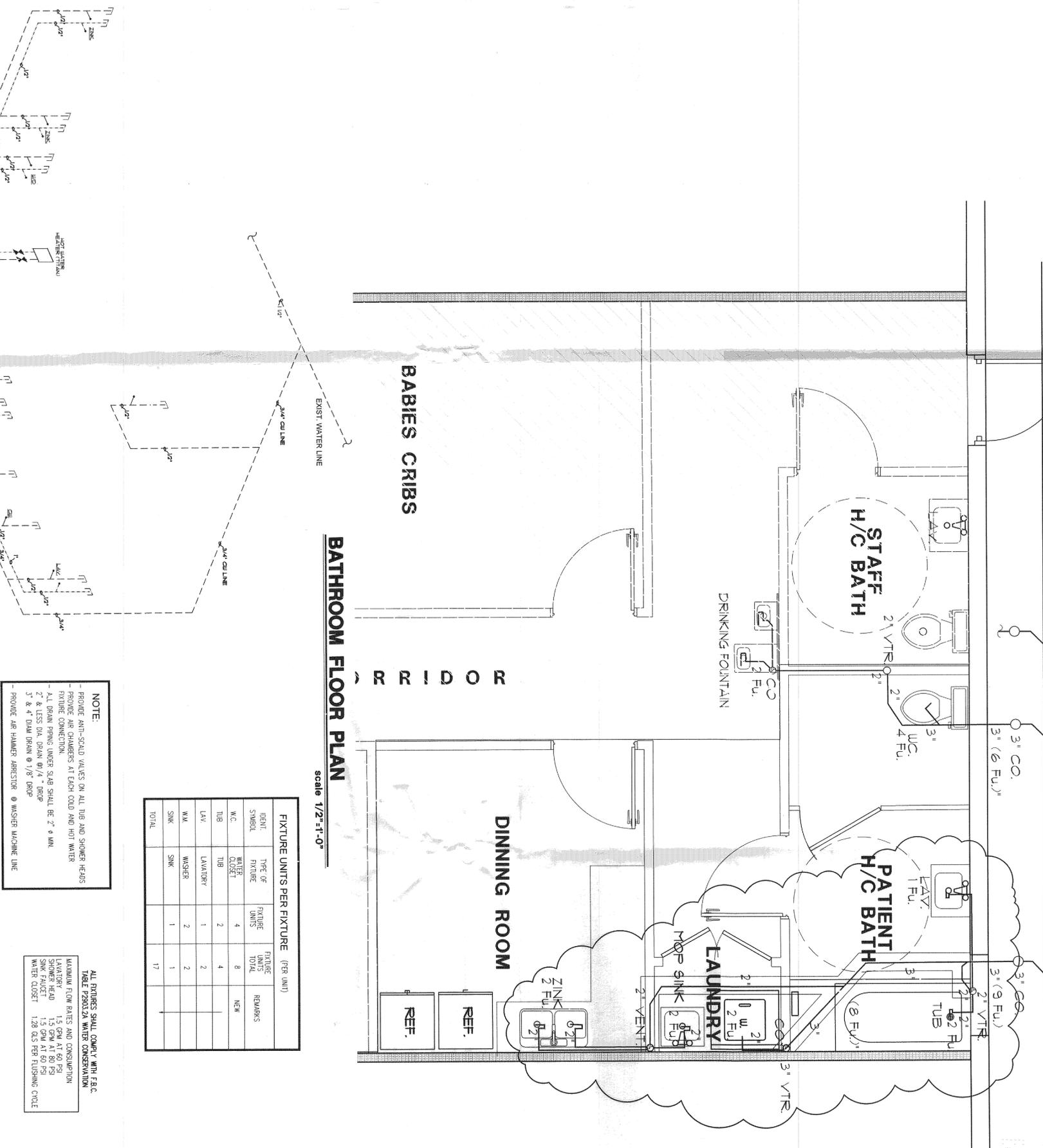
**PLUMBING FLOOR PLAN**  
scale 1/4"=1'-0"

**BATHROOM FLOOR PLAN**  
scale 1/4"=1'-0"

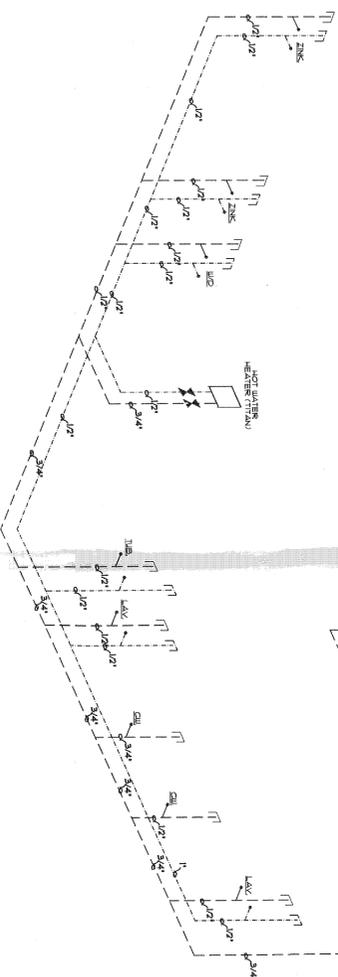
**SANITARY ISOMETRIC**  
NTS



**PLUMBING FLOOR PLAN**  
scale 1/4"=1'-0"



**BATHROOM FLOOR PLAN**  
scale 1/2"=1'-0"



EXISTING WATER DISTRIBUTION ISOMETRIC

FIXTURE UNITS PER FIXTURE (PER UNIT)			
IDENT. SYMBOL	TYPE OF FIXTURE	FIXTURE UNITS	FIXTURE TOTAL
W.C.	WATER CLOSET	4	8
TUB	TUB	2	4
LAV.	LAVATORY	1	2
W.M.	WASHER	2	2
SINK	SINK	1	1
TOTAL			17

**NOTE:**  
 - PROVIDE ANTI-SQUAB VALVES ON ALL TUB AND SHOWER HEADS  
 - PROVIDE AIR CHAMBERS AT EACH COLD AND HOT WATER FIXTURE CONNECTION  
 - ALL DRAIN PIPING UNDER SLAB SHALL BE 2" Ø MIN  
 - 2" & LESS DIA. DRAIN @ 1/4" DROP  
 - 3" & 4" DIA. DRAIN @ 1/8" DROP  
 - PROVIDE AIR DAMPER ARRESTOR @ WASHER MACHINE LINE

**ALL FIXTURES SHALL COMPLY WITH F.B.C. TABLE 728.2.2 WATER CONSERVATION**  
 MAXIMUM FLOW RATES AND CONSUMPTION  
 LAVATORY 1.5 GPM AT 60 PSI  
 SHOWER HEAD 1.5 GPM AT 80 PSI  
 SINK FAUCET 1.5 GPM AT 80 PSI  
 WATER CLOSET 1.28 GLS PER FLUSHING CYCLE

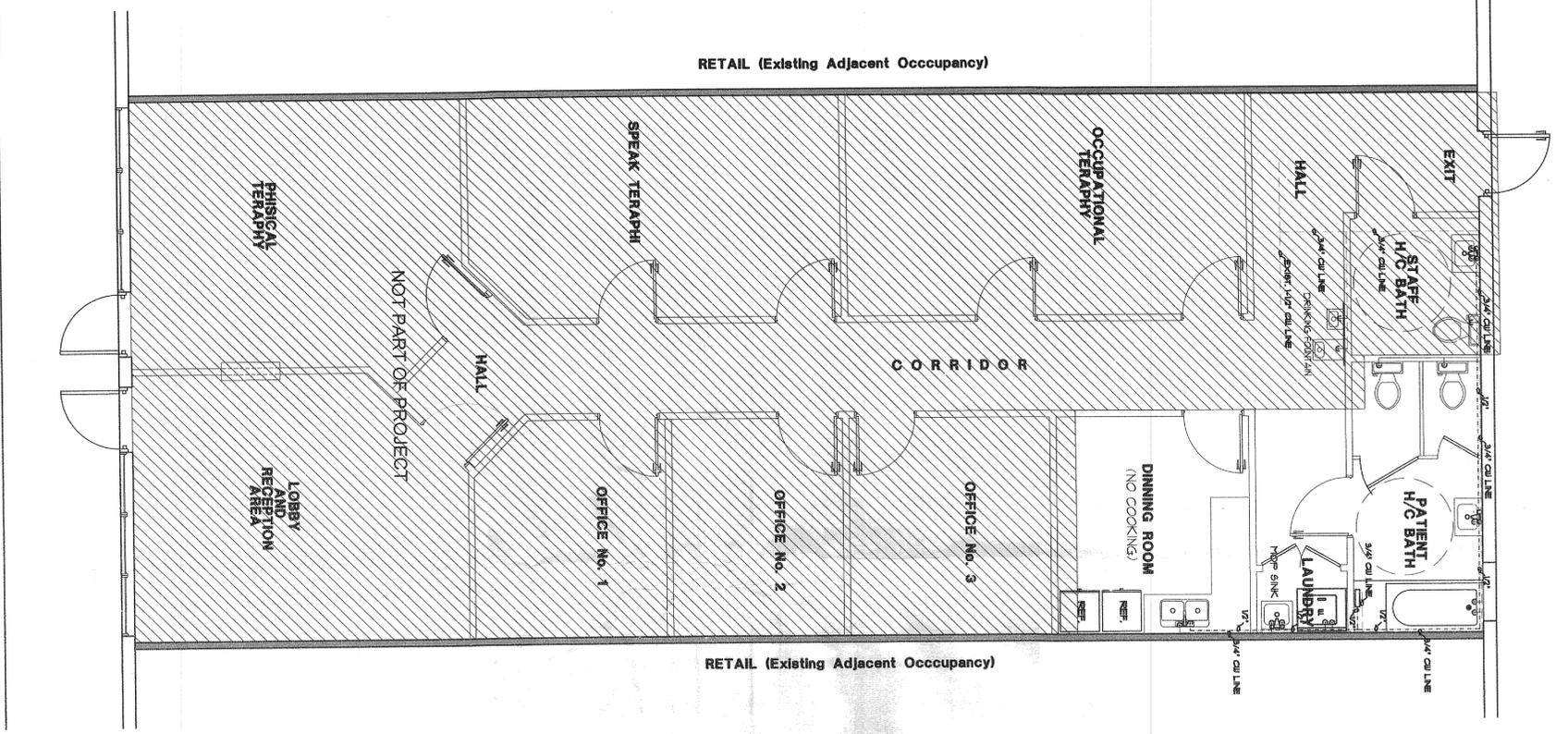
PROPOSE ALTERATION FOR: ANGELES SPECIAL CARE INC.  
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Florida License No. 4994

**JOB CONSULTANTS**  
 JOSE G. DOMINGUEZ  
 Professional Engineer  
 18817 S.W. 208 Street, Miami Florida. (756) 676-8087

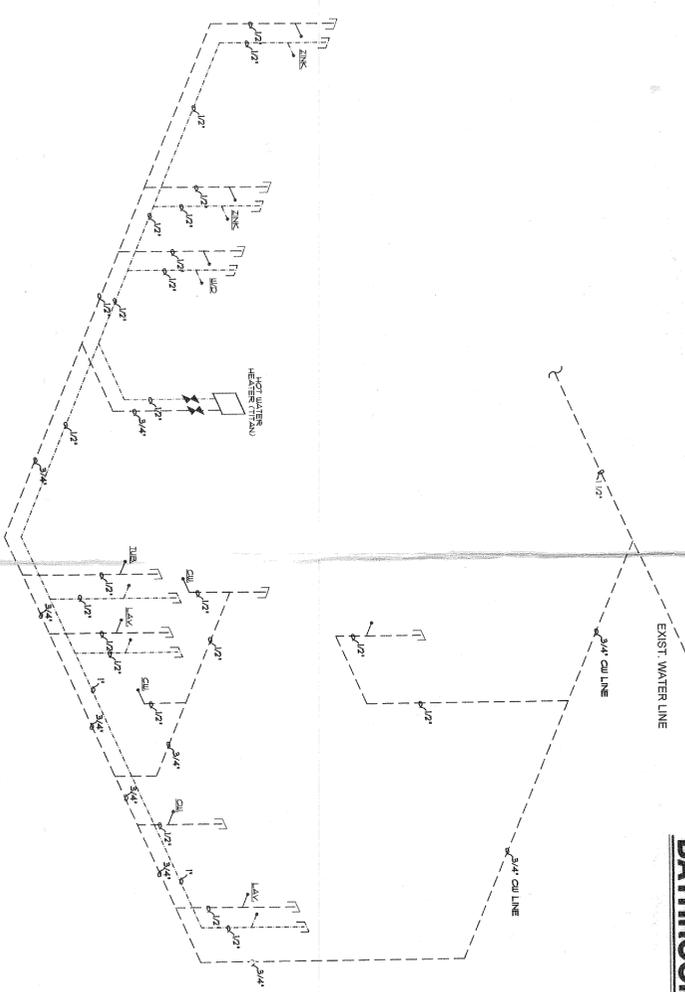
Date: 08-28-2018  
 Drawn by:  
 Checked by: J.D.  
 Revisions: 04-30-2018  
 Comm. no. 0904  
 Sheet P-2  
 of 2 of 2



**PLUMBING FLOOR PLAN**  
Scale 1/4"=1'-0"



**BATHROOM FLOOR PLAN**  
Scale 1/2"=1'-0"



EXISTING WATER DISTRIBUTION ISOMETRIC  
NTS

FIXTURE UNITS PER FIXTURE (PER UNIT)			
IDENT. SYMBOL	TYPE OF FIXTURE	FIXTURE UNITS	FIXTURE TOTAL
W.C. <td>WATER CLOSET <td>4</td> <td>8</td> </td>	WATER CLOSET <td>4</td> <td>8</td>	4	8
TUB <td>TUB <td>2</td> <td>4</td> </td>	TUB <td>2</td> <td>4</td>	2	4
LAV. <td>LABATORY <td>1</td> <td>2</td> </td>	LABATORY <td>1</td> <td>2</td>	1	2
W.M. <td>WASHER <td>2</td> <td>2</td> </td>	WASHER <td>2</td> <td>2</td>	2	2
SINK <td>SINK <td>1</td> <td>1</td> </td>	SINK <td>1</td> <td>1</td>	1	1
TOTAL			17

**NOTE:**  
PROVIDE ANTI-SCALD VALVES ON ALL TUB AND SHOWER HEADS  
PROVIDE AIR CHARGERS AT EACH COLD AND HOT WATER  
FIXTURE CONNECTION.  
ALL DRAIN PIPING UNDER SLAB SHALL BE 2" Ø MIN.  
3" & 4" DIA DRAIN Ø 1/8" DROP  
PROVIDE AIR HAMMER ARRESTOR @ WASHER MACHINE LINE

ALL FIXTURES SHALL COMPLY WITH F.P.C.  
TABLE 222.2.2.2 WATER CONSERVATION  
MAXIMUM FLOW RATES AND CONSUMPTION  
SHOWER HEAD 1.5 GPM AT 80 PSI  
SINK FAUCET 1.5 GPM AT 80 PSI  
WATER CLOSET 1.29 GALS PER FLUSHING CYCLE

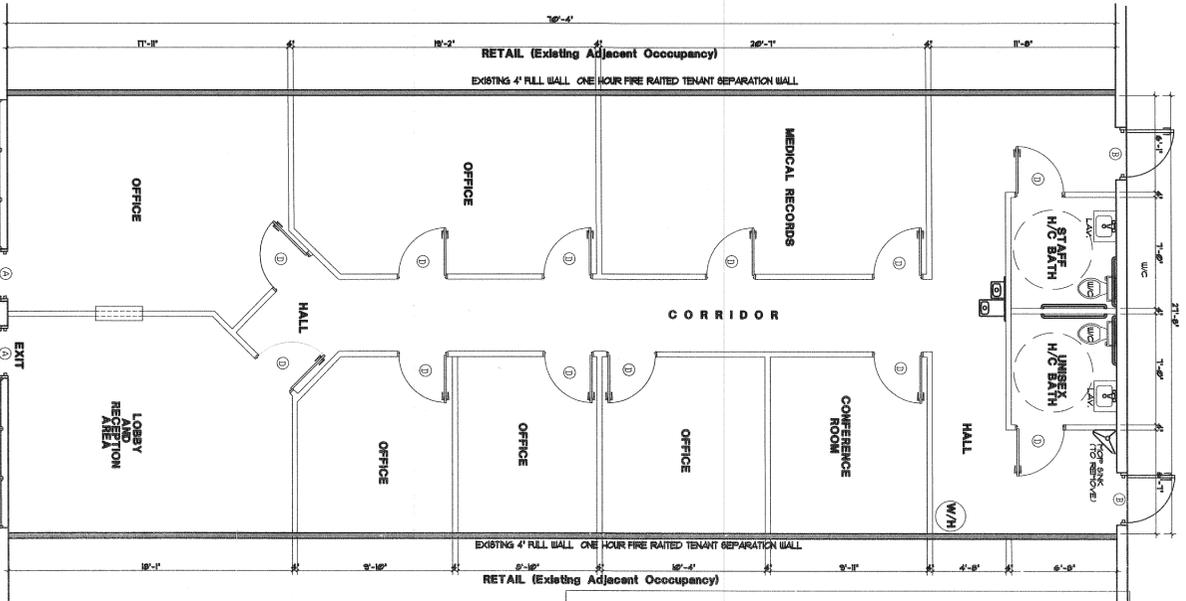
**PROPOSE ALTERATION FOR: ANGELES SPECIAL CARE INC.**  
17571 S DIXIE HWY MIAMI, FL. 33157-5435

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*Jose G. Dominguez*  
1/22/2019  
Jose G. Dominguez  
License No. 6994

**JOB CONSULTANTS**  
**JOSE G. DOMINGUEZ**  
Professional Engineer  
18817 S.W. 808 Street, Miami Florida. (786) 678-8087

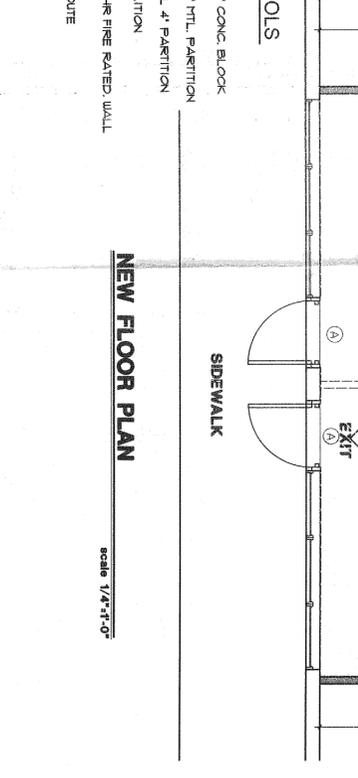
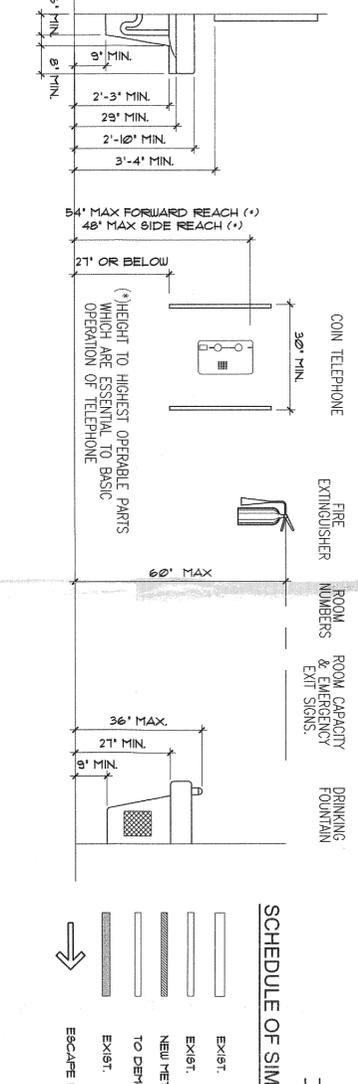
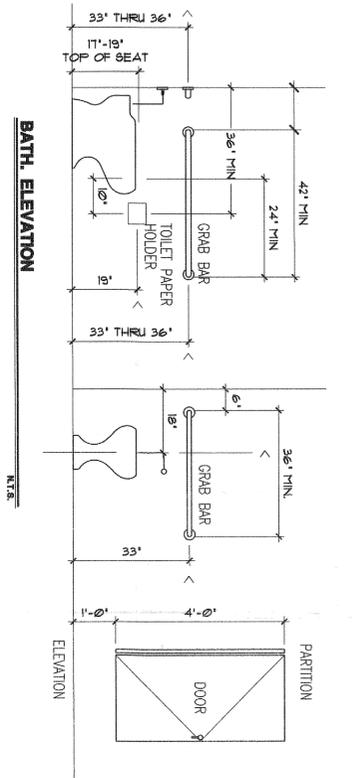
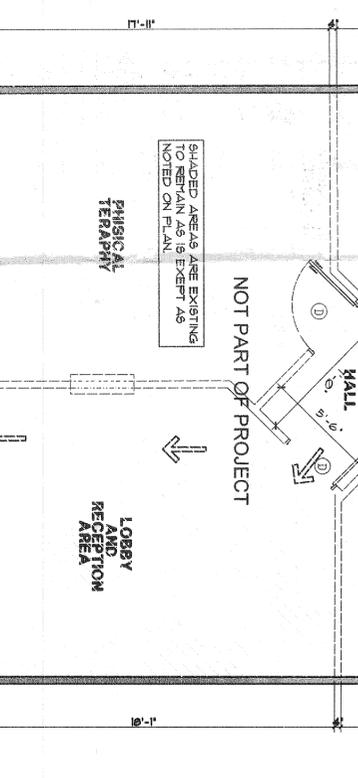
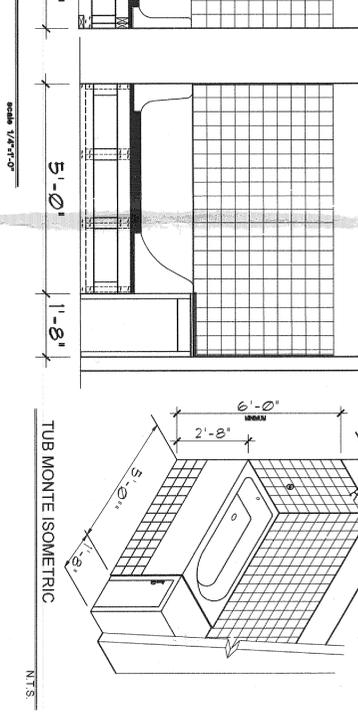
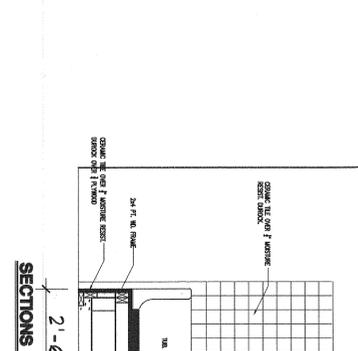
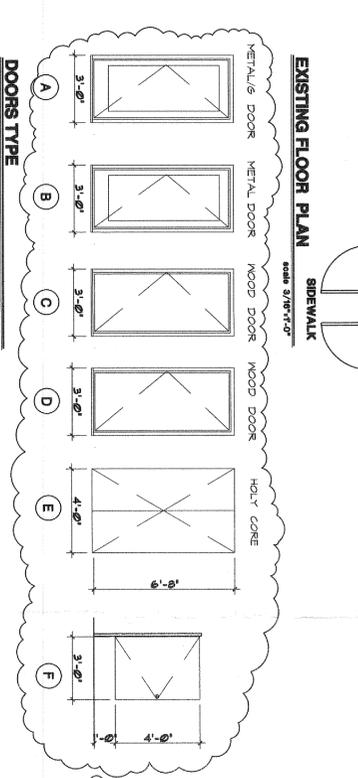
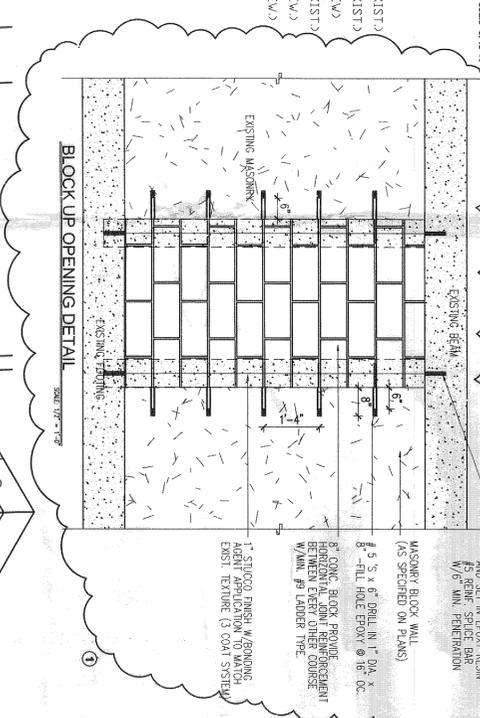
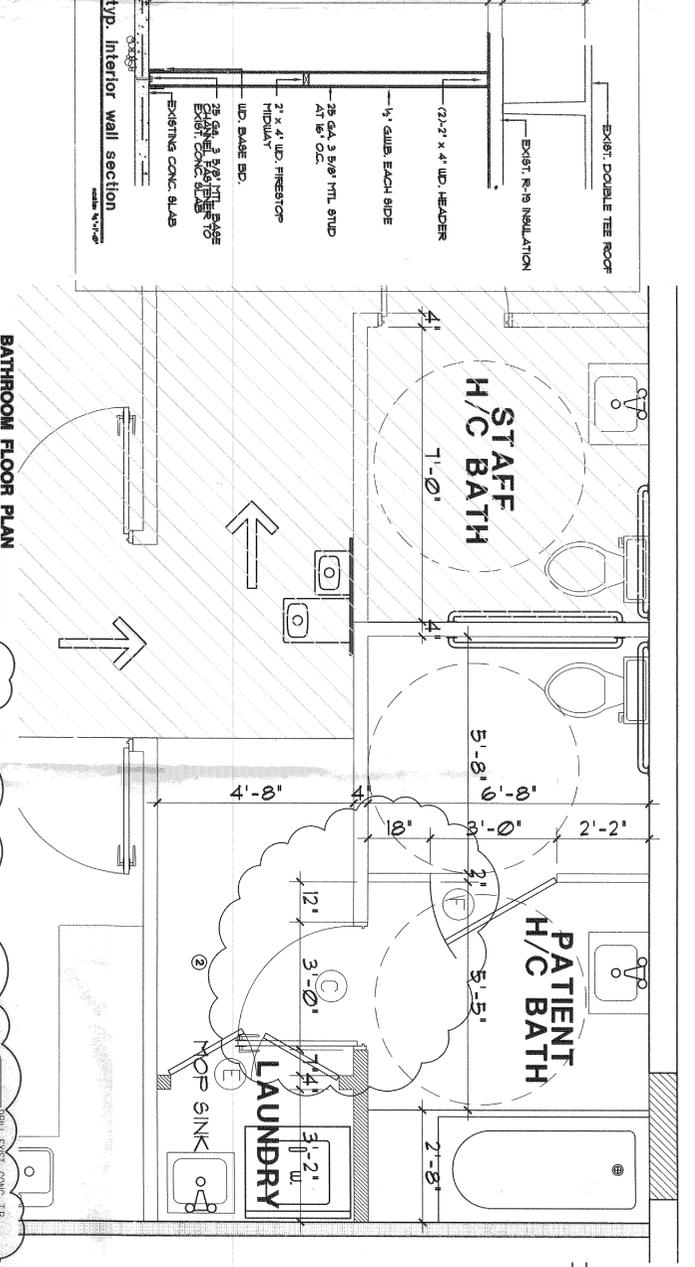
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Checked by: **J.D.**  
Revisions:  
Comm. no. 0904  
Sheet **P-2**  
of 2 of 2

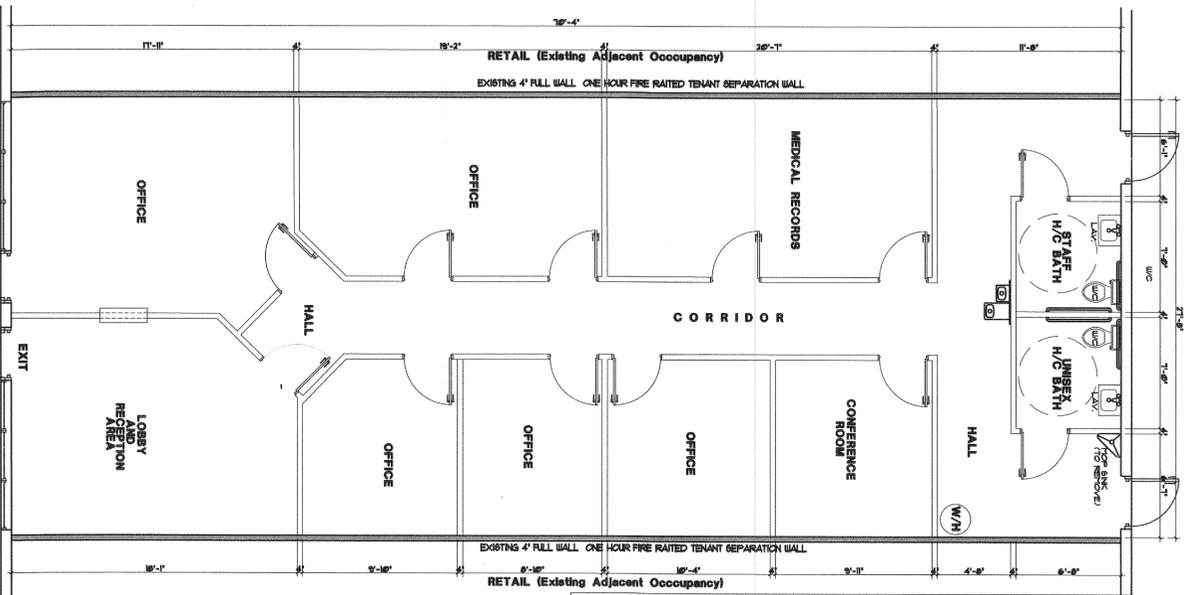


### DOOR SCHEDULE

MARK	DESCRIPTION	SIZE	DOOR	FRAME	MATERIAL	REMARKS
(A)	SINGLE ACTION	3'-0" x 6'-8 1/2" 1 3/4"	METAL/GL	METAL	NOTE-1,2,5	(EXIST'G)
(B)	SINGLE ACTION	3'-0" x 6'-8 1/2" 1 3/4"	METAL	METAL	NOTE-1,2,5	(EXIST'G)
(C)	SINGLE ACTION	3'-0" x 6'-8 1/2" 1 3/4"	WOOD	WOOD	NOTE-5	(NEW)
(D)	SINGLE ACTION	3'-0" x 6'-8 1/2" 1 3/4"	WOOD	WOOD	NOTE-5	(EXIST'G)
(E)	SINGLE ACTION	4'-0" x 6'-8 1/2" 1"	WOOD	WOOD	NOTE-5	(NEW)
(F)	SINGLE ACTION	3'-0" x 5'-0" 1"	WOOD	WOOD	NOTE-5	(NEW)

NOTES:  
 1. OPEN TO OUTSIDE  
 2. ONE HOUR FIRE RATED W/ METAL CLAD BACKING  
 3. GLASS 1" THICK SAFETY GLASS CATEGORY CLASS II  
 4. FINISHED DOOR  
 5. HANDICAP ACCESS AND HARDWARE  
 6. OVERHEAD DOOR SLIGHT D.C. P.C. APPROVAL  
 7. CORRECT NFPA 01484 CHAPTER 21-2, 4, 6.  
**SAFETY NOTES FOR DOORS**  
 (1)-2-(A) BARRY (CLOSET AND BATHROOM) REVISION: CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET (1)-2-(A) EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.





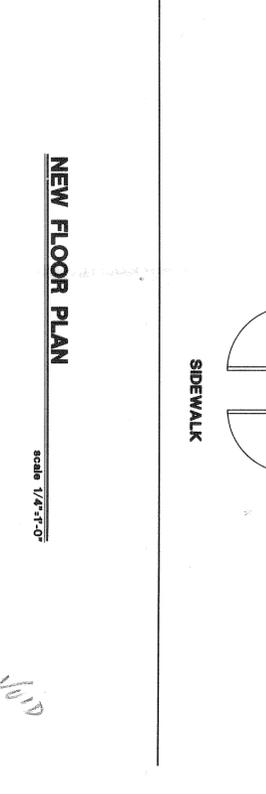
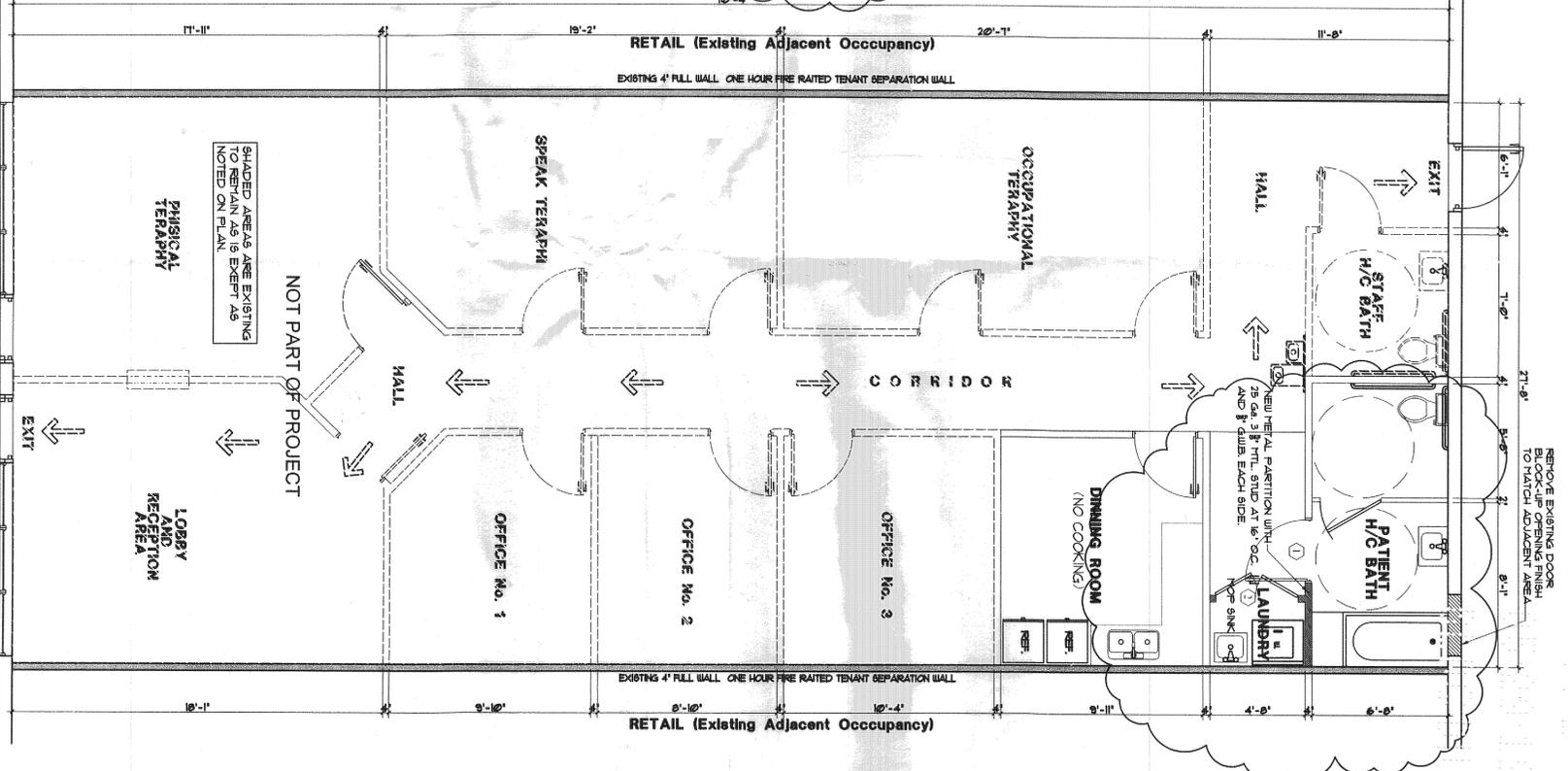
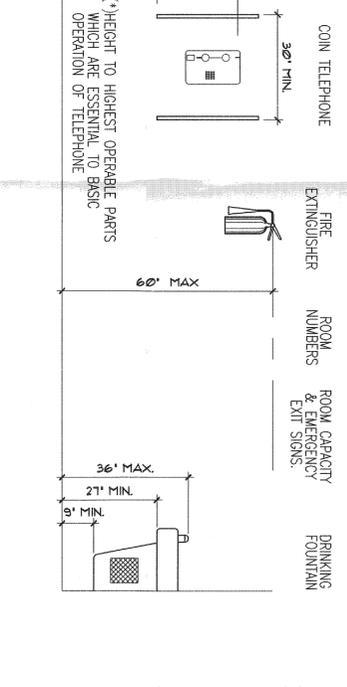
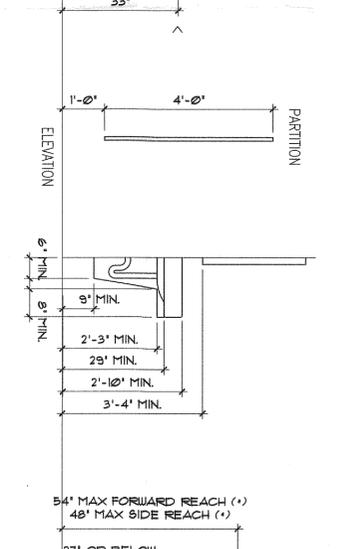
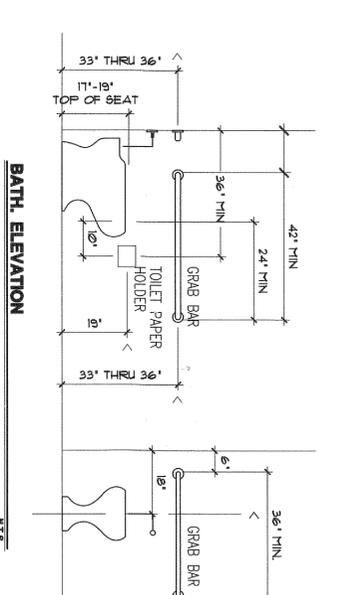
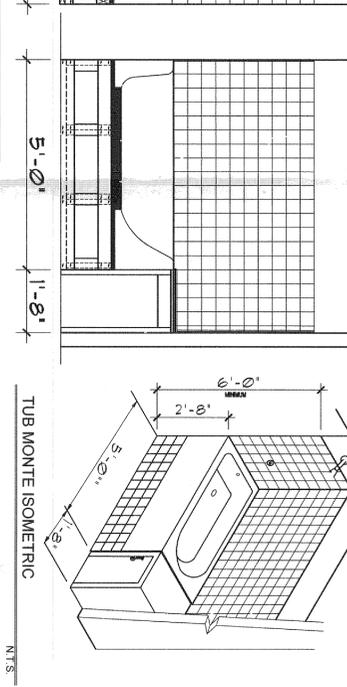
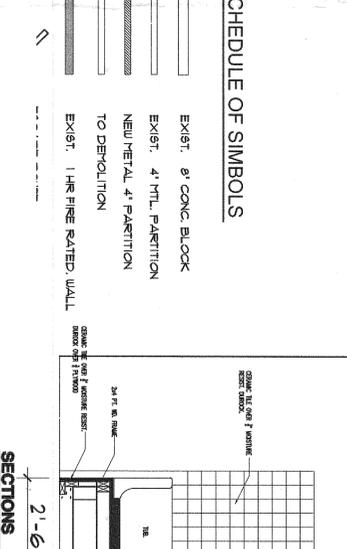
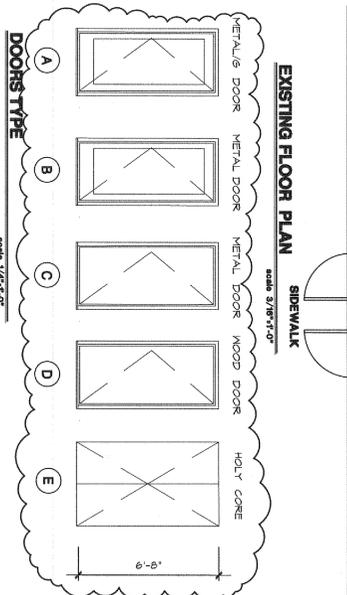
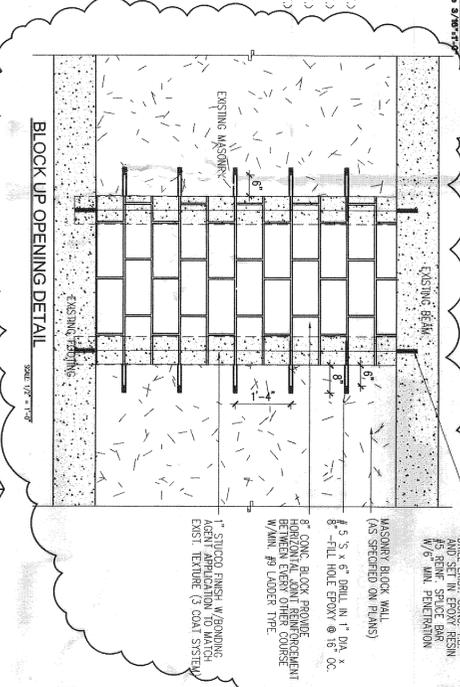
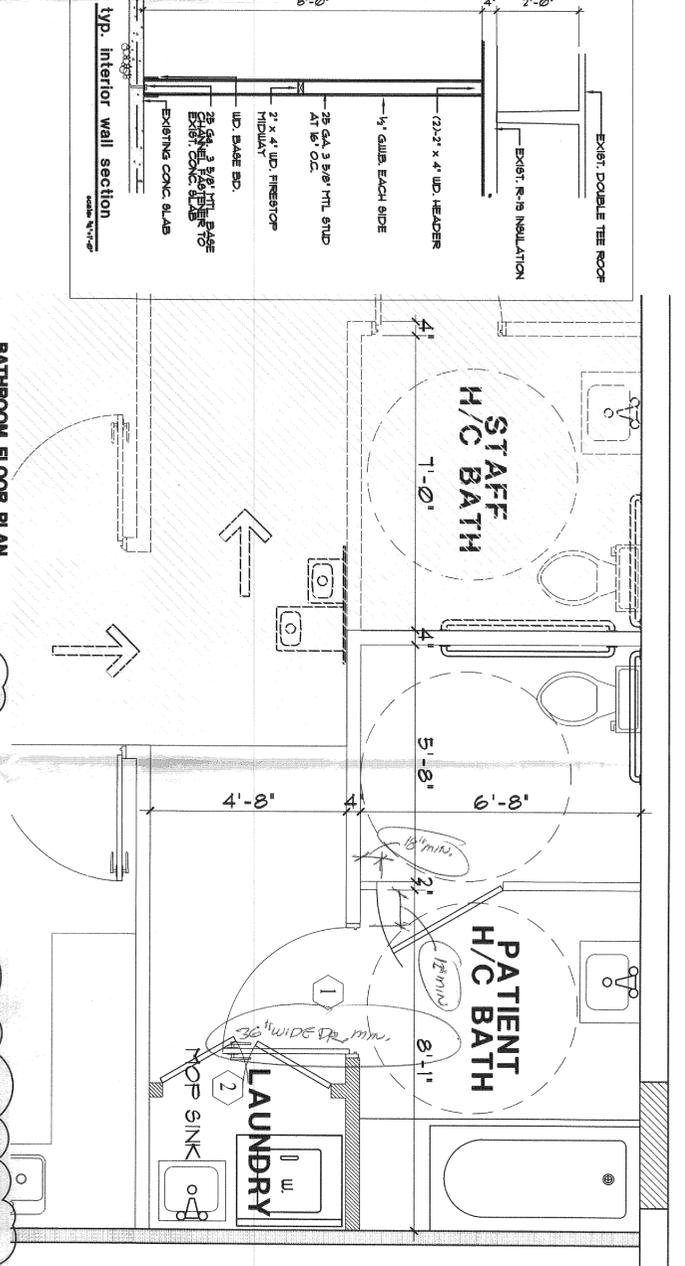
### DOOR SCHEDULE

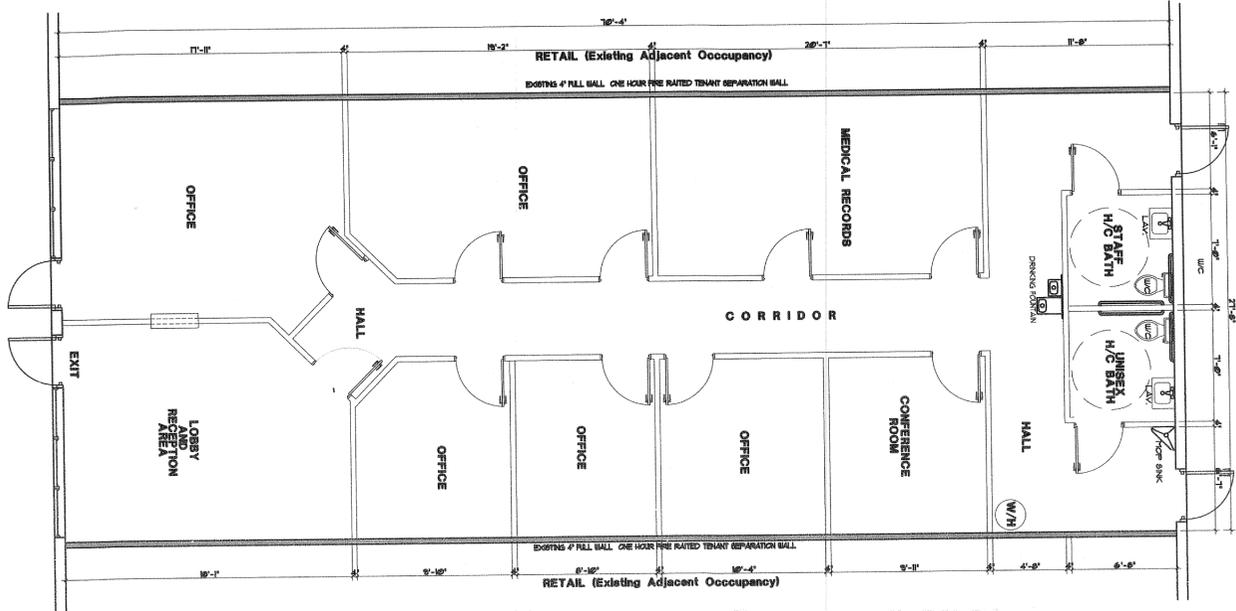
MARK	DESCRIPTION	SIZE	DOOR	MATERIAL	REMARKS
1	SINGLE ACTION	3'-0" x 6'-8"	1/2"	METAL GL	METAL NOTE-1,2,5 (EXISTS)
2	SINGLE ACTION	3'-0" x 6'-8"	1/2"	METAL	METAL NOTE-1,2,5 (EXISTS)
3	SINGLE ACTION	3'-0" x 6'-8"	1/2"	METAL	METAL NOTE-1,2,5 (EXISTS)
4	SINGLE ACTION	3'-0" x 6'-8"	1/2"	METAL	METAL NOTE-5 (EXISTS)
5	SINGLE ACTION	4'-0" x 6'-8"	1"	WOOD	WOOD NOTE-5 (NEW)

**NOTES:**

1. OPEN TO OUTSIDE
2. ONE HOUR FIRE RATED W/ METAL GLAD BACKING
3. GLASS 1" THICK SAFETY GLASS CATEGORY CLASS II
4. FULL LOUVERED DOOR
5. HANDICAP ACCESS AND HARDWARE
6. OVERHEAD DOOR SUBMIT D.C. P.C. APPROVAL
7. CONEPLY NFPA 101-1994 CHAPTER 21-2.4.6

**SAFETY NOTES FOR DOORS:**  
(1)-2,4,5) EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET (2)-2,4) EVERY BATHROOM DOOR LATCH SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.





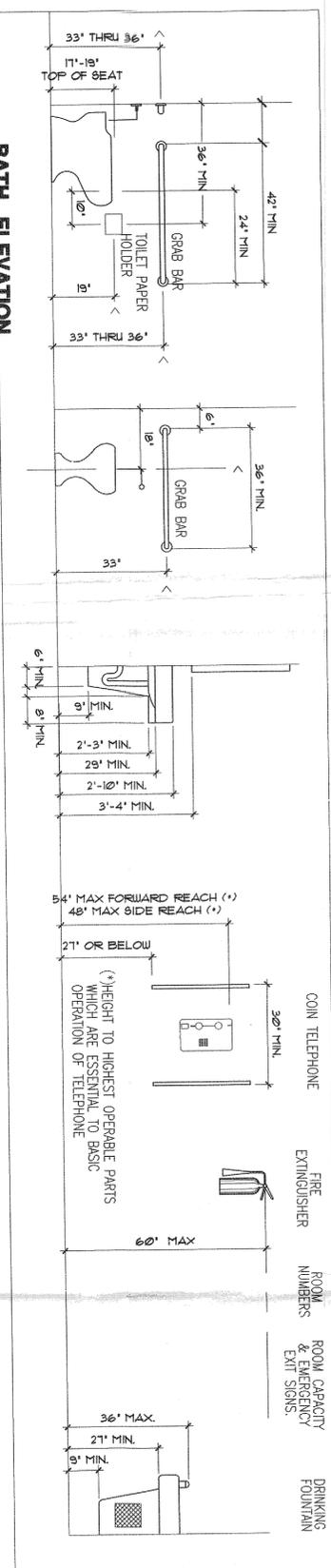
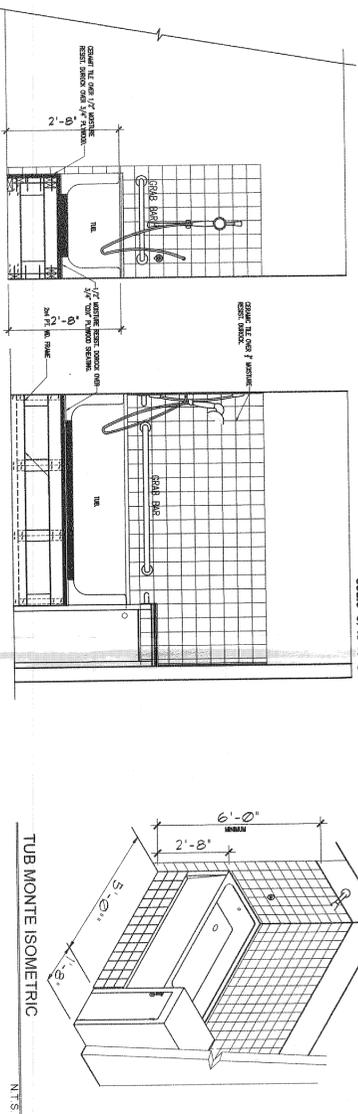
**DOOR SCHEDULE**

MARK	DESCRIPTION	GLASS	W	H	T	MATERIAL	U-FAC	SHGC	REMARK	NO.A
1	HOLLOW DOOR	—	36"	80"	1 3/4"	WOOD	—	—	TYPE "C"	—
2	HOLLOW DOOR	—	32"	80"	1 3/4"	WOOD	—	—	TYPE "C"	—

**SCHEDULE OF SYMBOLS**

- EXIST. 8" CONC BLOCK
- EXIST. 4" HTL. PARTITION
- NEW METAL PARTITION WITH 3"-5 1/2" HTL. STUD AT 16" O.C. W/STYP. BD BOTH SIDES
- EXIST. 1 HR FIRE RATED WALL
- ESCAPE ROUTE

**BATHROOM FLOOR PLAN**  
scale 3/16"=1'-0"



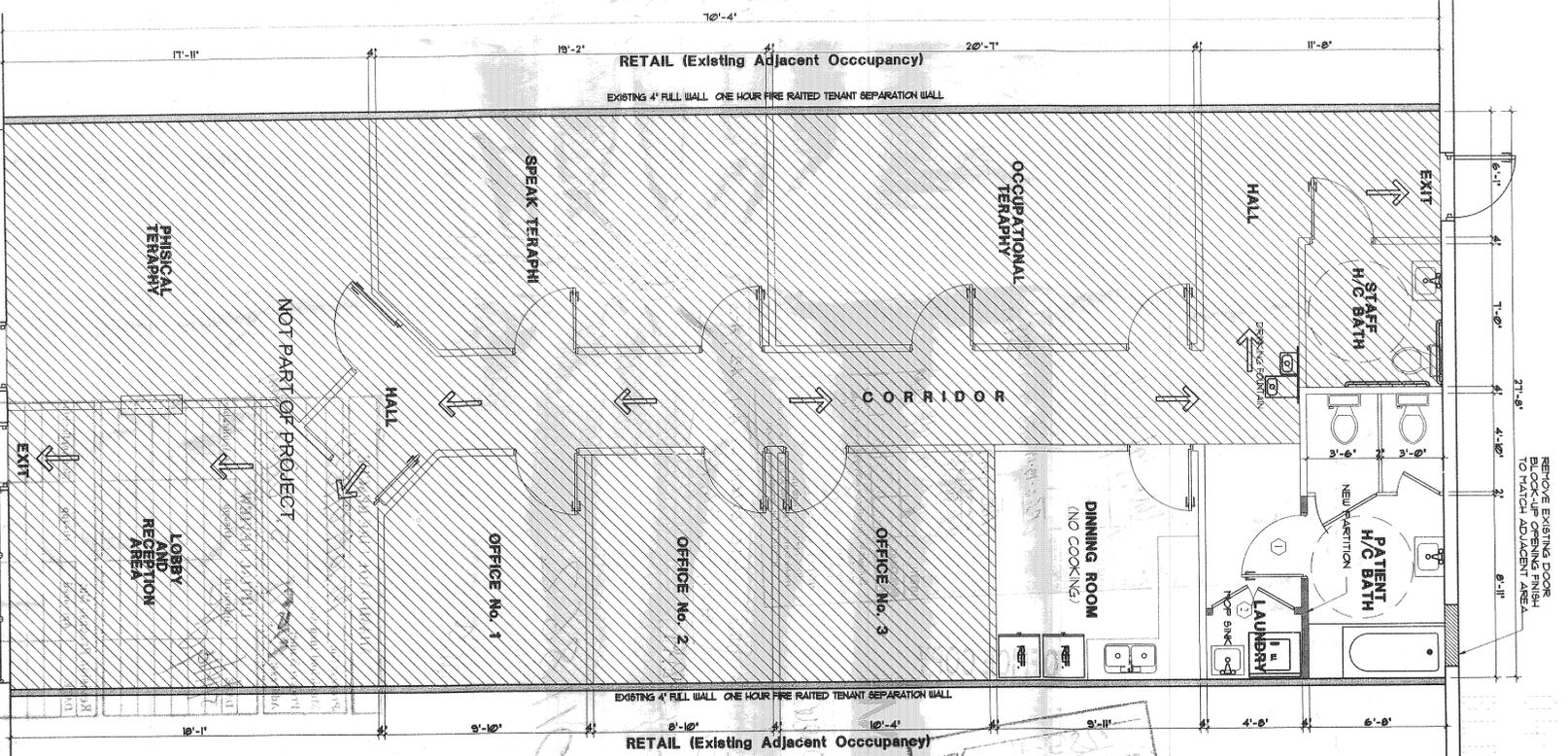
EXISTING PORTIONS OF BUILDINGS SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS AS SET FORTH IN THE FLORIDA FIRE PREVENTION CODE.

**APPROVED**  
MIAMI-DADE COUNTY FIRE DEPARTMENT  
BLOG BEMHT  
FIRE ALARM  
WATER MAIN DC  
DATE 5/11/19

**NEW FLOOR PLAN**  
scale 1/4"=1'-0"

VOID

THE FOLLOWING LIFE SAFETY FEATURES SHALL BE PROVIDED AT THE TIME OF OCCUPANCY:  
Bulb(s) is/are not fire sprinklered.



PROPOSE ALTERATION FOR: ANGELES SPECIAL CARE INC.  
17571 S DIXIE HWY MIAMI, FL. 33157-5435

Date: 05-28-2019  
Drawn by:  
Checked by: JD  
Revisions:  
Comm. No. 0916  
Sheet A-2  
of 2 of 2

**JOE CONSULTANTS**  
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4/9/2019

