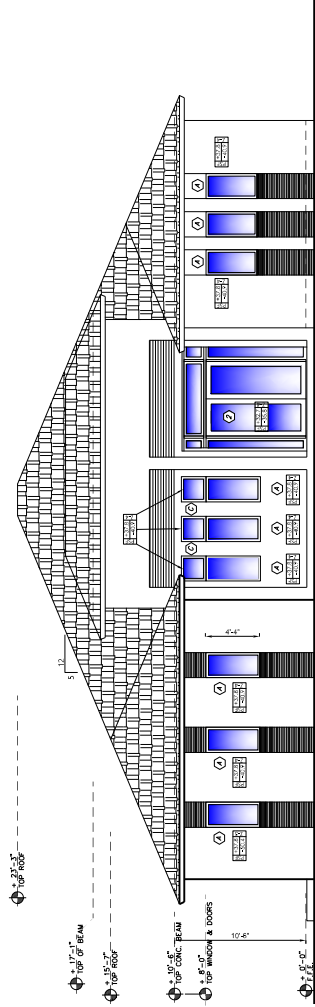




15755 SW 90 AVE PALMETTO

BAY FL 33157

FOLIO: 33-5028-000-0164

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- 1-1-1: COVER SHEET
 - 2-SR-1: SITE PLAN
 - 3-L5-100: LANDSCAPING PLAN
 - 4-G-100: GRADING PLAN
 - 5-A-100: PROPOSED FLOOR PLAN
 - 6-A-101: GENERAL DETAILS
 - 7-A-102: TYPICAL SECTIONS PLAN
 - 8-A-103: ELEVATIONS PLAN
 - 9-A-104: ELEVATIONS PLAN
 - 10-A-105: ROOF PLAN
- STRUCTURAL
- 11-S-1: GENERAL NOTES & SPECIFICATIONS
 - 12-S-2: FOUNDATION PLAN
 - 13-S-3: ROOF FRAMING PLAN
 - 14-S-4: STRUCTURAL DETAILS
 - 15-S-5: STRUCTURAL DETAILS
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- ELECTRICAL
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- MECHANICAL
- 19-M-100: MECHANICAL FLOOR PLAN
 - 20-M-200: MECHANICAL DETAILS
- PLUMBING
- 21-P-100: SANITARY PLUMBING PLAN
 - 22-P-200: PLUMBING DETAILS
 - 23-P-300: PLUMBING GAS

REVISIONS	
No.	

THESE DRAWING & SPECIFICATIONS ARE PREPARED BY THE ARCHITECT FOR THE SMALL TRADING PROPERTY OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

COVER SHEET

OWNER: CARL HOLDCO LLC
ADDRESS INFORMATION: 15755 SW 90 AVE PALMETTO BAY FL 33157

PROJECT: NEW HOUSE

SHEET TITLE

Digitally signed by
Fausto E
Guerrero
Date: 2025.06.22
20:21:59
-0400'

FAUSTO
GUERRERO P.E.
PROFESSIONAL ENGINEER
P.E. 50465

1302 SW 9 AVE.
PALMETTO BAY FL.
(888) 445-8865

DATE	6/2/2025
DRAWN BY	M. GULLEN
CHECKED BY	FG
SCALE	AS SHOWN

T-1

SHEET NUMBER: 1 of 23 1025

REVISIONS	
No.	

THESE DRAWINGS & SPECIFICATIONS SHALL REMAIN THE PROPERTY OF FAUSTO E. GUERRERO P.E. FOR WHICH THEY HAVE BEEN PREPARED. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR USED IN ANY MANNER OR FOR ANY PROJECT WITHOUT THE WRITTEN CONSENT OF FAUSTO E. GUERRERO P.E.

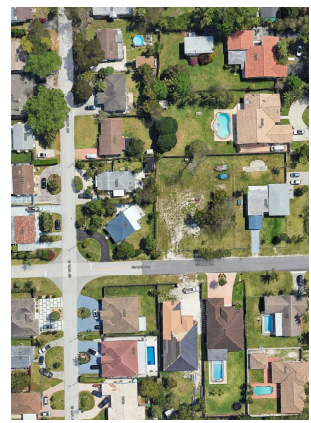
OWNER: CARL HOLDCO LLC
ADDRESS INFORMATION: 15755 SW 90 AVE PALMETTO BAY FL 33157
PROJECT: NEW HOUSE
SHEET TITLE: SITE PLAN

Digitally signed by FAUSTO E. GUERRERO P.E. Date: 2023.06.22 20:22:25 -04'00'

FAUSTO GUERRERO P.E.
PROFESSIONAL ENGINEER
P.E. 50465
11002 SW 9 AVE.
PALMETTO BAY FL
33157-1405

DATE: 6/2/2025
DRAWN BY: M. GULLEN
CHECKED BY: FG
SCALE: AS SHOWN

SP-1
SHEET NUMBER: 2 of 23 1605



LOCATION MAP
N.T.S.

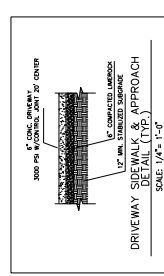
PROPERTY ADDRESS:
15755 SW 90 AVE
PALMETTO BAY, FL 33157
FOLIO No. 33-0028-000-0164
LEGAL DESCRIPTION:
THE NTH 1/4 OF THE PARCEL DESIG AS PER 380PT OF NE 1/4 OF SW 1/4 SE 1/4 & 1/2 PT OF E 1/2 & EXT AREA 1/2 AC. IN THE 1/4 SECTION 16, T12N, R18W, S17E, AKA PARCELA A PER MAP 24-2488 OR 65852-5718 OR 65852-5719 PAL 33-0028-000-0164
CERTIFY TO:
CARL HOLDCO LLC

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FAUSTO E. GUERRERO ON THE DATE INDICATED TO THE RIGHT. ANY REVISIONS TO THESE DRAWINGS ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SCOPE OF WORK	
*NEW SINGLE FAMILY HOME	

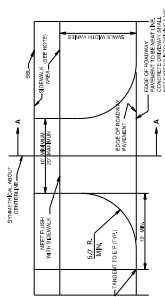
FLOOD INFORMATION	
FLOOD ZONE:	AC-10
BASE FLOOD ELEVATION (BFE):	N/A
COMMUNITY NUMBER:	120687
FLUW PANEL NUMBER:	0602 SUFFIX L
DATE:	09/11/2009

ZONING LEGEND	
SINGLE FAMILY-GENERAL R-1	
REQUIRED	PROVIDED
LOT AREA	16,570 Sq.Ft.
LOT WIDTH	116.38 FT.
LOT DEPTH	4,181.94 SQ.FT.
HEIGHT TO RIDGE OF ROOF	23'-5"
BUILDING SETBACKS	
FRONT	15' FOR 50K 25'-0"
REAR	15' FOR 50K 25'-0"
SIDE	5' FOR 50K 15'-0"
PARKING SPACES	2 PARKING PER DWELING UNIT



FLOOD LEGEND

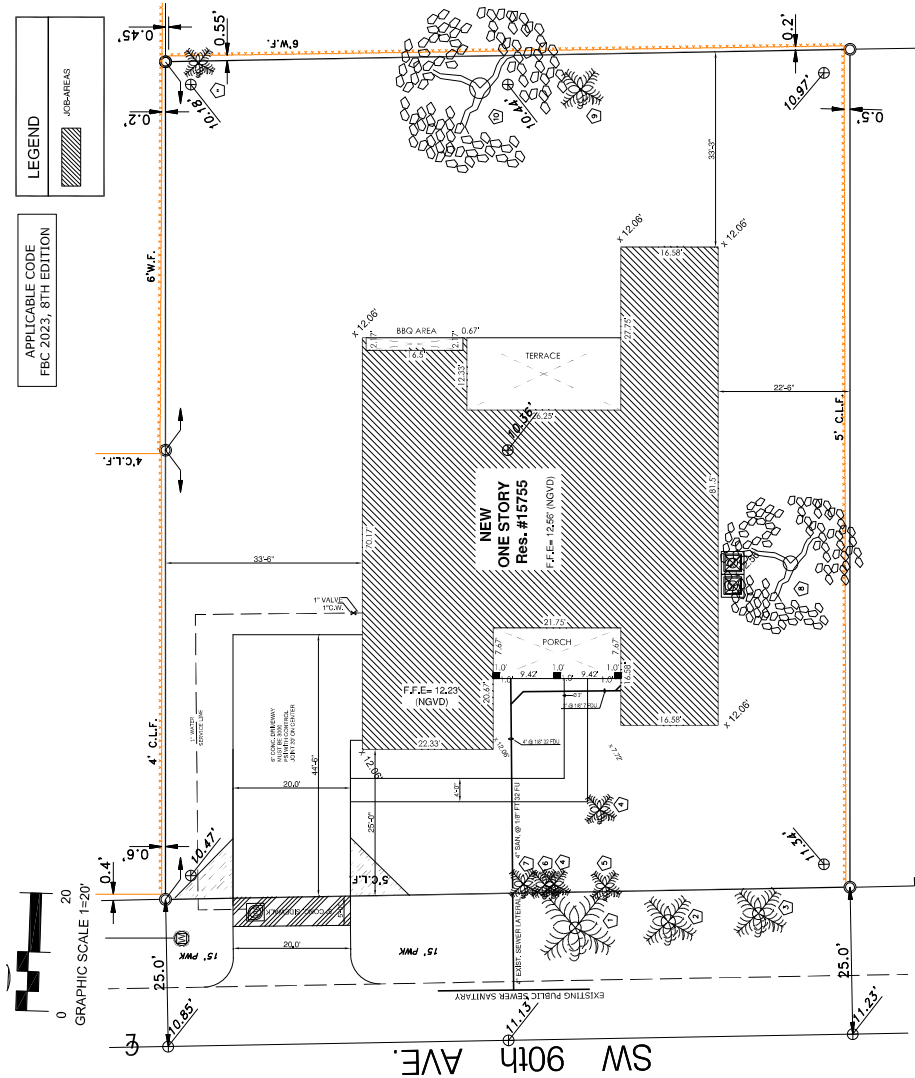
FOLIO: 33-0028-000-0164 ADDRESS: 15755 SW 90 AVE PALMETTO BAY FL 33157
LOT: BLOCK: SUBDIVISION: PLAT BOOK: PAGE: METS & BOUNDS:
CROWN OF ROAD ELEV: 11.23' FT NGVD. CROWN OF ROAD ELEV WAS TAKEN FROM A CERTIFIED SURVEY PREPARED BY: ARBELL & ARBELL, P.S. P.L. 364
PLANS SHALL BE ATTACHED: SP-160- ENVIRONMENTAL RESOURCES PERMIT
TOTAL IMPERVIOUS AREA: YES (LUMP) NO
UNDERGROUND PARKING: YES (LUMP) NO
HAVE THIS SITE OR OTHER PORTIONS OF THIS PROPERTY BEEN GRANTED A CLOUT OR FINAL LUMP? (LUMP) YES (LUMP) NO
FINAL LUMP (LUMP) YES (LUMP) NO
EXISTING 11.25' FT. NGVD.
PROPOSED 12.56' FT. NGVD.



SECTION "A-A" APPROACH DETAIL



CALCULATIONS AREA	
LIVING AREA	3,177.78 S/F
TERRACE	35.76 S/F
PORCH	324.29 S/F
GARAGE	188.08 S/F
TOTAL AREA*	4,565.91 S/F



SITE PLAN
SCALE: 1"=10'

NO.	REVISIONS

THE ENGINEER'S RESPONSIBILITY IS TO PREPARE THE PLANS AND SPECIFICATIONS FOR THE PROJECT AND TO VERIFY THAT THE PROJECT COMPLETION IS IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE ENGINEER IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE SAFETY OF THE PROJECT. THE ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OF THE PROJECT OR FOR THE SAFETY OF THE PROJECT. THE ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OF THE PROJECT OR FOR THE SAFETY OF THE PROJECT.

PROPOSED PLAN
OWNER: CARL HOLDCO LLC
ADDRESS INFORMATION: 15755 SW 90 AVE PALMETTO BAY FL 33157
PROJECT: NEW HOUSE
SHEET TITLE

Digitally signed by
Fausto E Guerrero
Date: 2025.06.22
20:23:36 -04'00'

FAUSTO GUERRERO P.E.
PROFESSIONAL ENGINEER
P.E. 54065
1902 SW 8th Ave.
Palm Beach, FL 33411
(786) 462-9885

DATE: 6/17/2025
DRAWN BY: M. GALLIN
CHECKED BY: FG
SCALE: AS SHOWN

A-100
SHEET NUMBER: 5 of 23

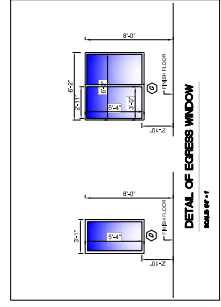
GENERAL NOTES:

- 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 appropriate authorities.
- The Contractor shall be responsible for obtaining all necessary materials and labor for the project.
- The Contractor shall be responsible for the safety of the project and for the safety of the public.
- The Contractor shall be responsible for the quality of the work and for the completion of the project.
- The Contractor shall be responsible for the payment of all bills and for the completion of the project.



APPLICABLE CODE: IRC 2023, 8TH EDITION

CONCRETE WALLS SHALL BE REINFORCED WITH #4 BARS AT 16\"/>



CALCULATIONS AREA

LIVING AREA	3,177.76 S/F
TERRACE	35.76 S/F
PORCH	324.29 S/F
GARAGE	180.08 S/F
TOTAL AREA	4,580.05 S/F

WALL & CEILING FINISHES:
 *FRAME SPREAD INDEX NOT GREATER THAN 200 PER 303.9.1
 *FRAME SPREAD INDEX NOT GREATER THAN 450 PER 303.9.2
 *INSULATION:
 *FRAME SPREAD INDEX NOT GREATER THAN 25
 *SHOULDER DEVELOPED INDEX NOT GREATER THAN 450 PER 302.10.1

WINDOW SCHEDULE

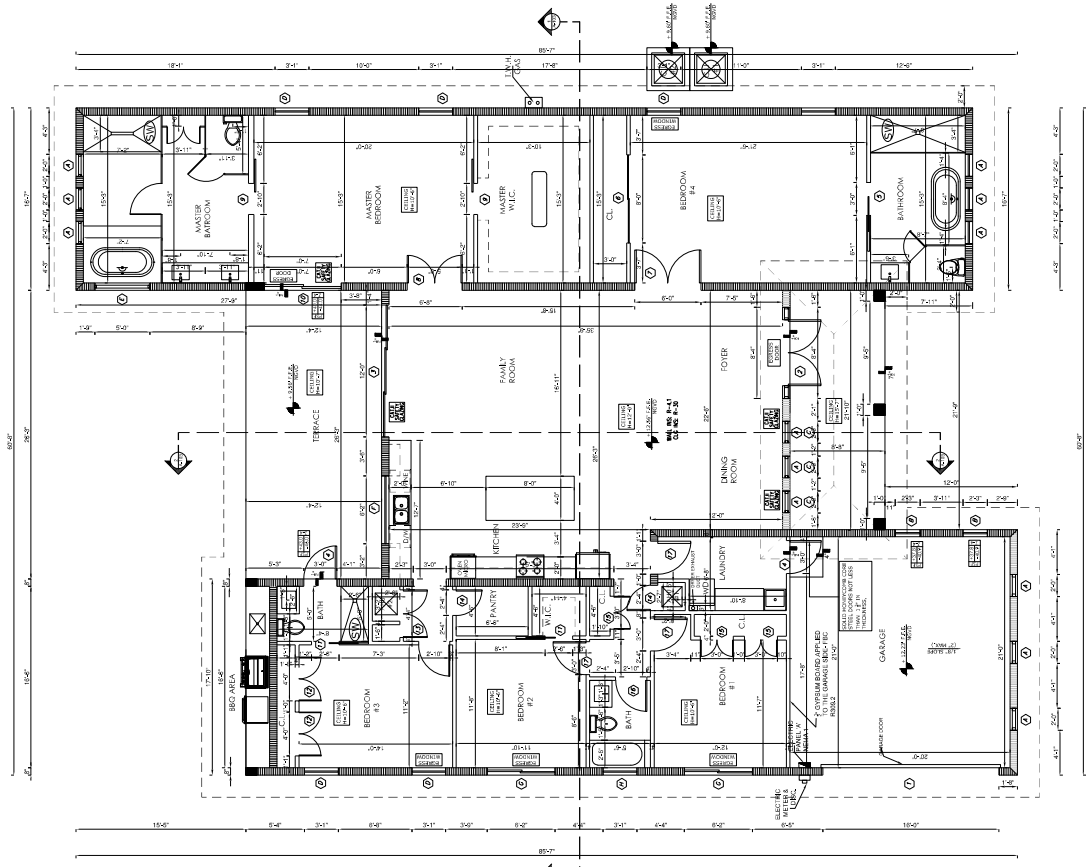
NO.	DESCRIPTION	WIDTH	HEIGHT	GLASS	FRAME	FINISH	AREA	U-VALUE
1	CASEMENT	36"	50"	1/2"	ALUM	EXT/INT	18.00	0.35
2	FIXED WINDOW	36"	50"	1/2"	ALUM	EXT/INT	18.00	0.35
3	FIXED WINDOW	36"	50"	1/2"	ALUM	EXT/INT	18.00	0.35
4	CASEMENT	36"	50"	1/2"	ALUM	EXT/INT	18.00	0.35
5	FIXED WINDOW	36"	50"	1/2"	ALUM	EXT/INT	18.00	0.35
6	FIXED WINDOW	36"	50"	1/2"	ALUM	EXT/INT	18.00	0.35
7	FIXED WINDOW	36"	50"	1/2"	ALUM	EXT/INT	18.00	0.35
8	CASEMENT	36"	50"	1/2"	ALUM	EXT/INT	18.00	0.35

1. All windows to be installed in accordance with the 2023 IBC, Forced Entry Provisions.
 2. All windows to be installed in accordance with the 2023 IBC, Forced Entry Provisions.
 3. All windows to be installed in accordance with the 2023 IBC, Forced Entry Provisions.
 4. All windows to be installed in accordance with the 2023 IBC, Forced Entry Provisions.
 5. All windows to be installed in accordance with the 2023 IBC, Forced Entry Provisions.
 6. All windows to be installed in accordance with the 2023 IBC, Forced Entry Provisions.
 7. All windows to be installed in accordance with the 2023 IBC, Forced Entry Provisions.
 8. All windows to be installed in accordance with the 2023 IBC, Forced Entry Provisions.

DOOR SCHEDULE

NO.	DESCRIPTION	WIDTH	HEIGHT	GLASS	FRAME	FINISH	AREA	U-VALUE
1	CASEMENT	36"	80"	1/2"	ALUM	EXT/INT	28.80	0.35
2	FIXED WINDOW	36"	80"	1/2"	ALUM	EXT/INT	28.80	0.35
3	FIXED WINDOW	36"	80"	1/2"	ALUM	EXT/INT	28.80	0.35
4	CASEMENT	36"	80"	1/2"	ALUM	EXT/INT	28.80	0.35
5	FIXED WINDOW	36"	80"	1/2"	ALUM	EXT/INT	28.80	0.35
6	FIXED WINDOW	36"	80"	1/2"	ALUM	EXT/INT	28.80	0.35
7	FIXED WINDOW	36"	80"	1/2"	ALUM	EXT/INT	28.80	0.35
8	CASEMENT	36"	80"	1/2"	ALUM	EXT/INT	28.80	0.35

1. All doors to be installed in accordance with the 2023 IBC, Forced Entry Provisions.
 2. All doors to be installed in accordance with the 2023 IBC, Forced Entry Provisions.
 3. All doors to be installed in accordance with the 2023 IBC, Forced Entry Provisions.
 4. All doors to be installed in accordance with the 2023 IBC, Forced Entry Provisions.
 5. All doors to be installed in accordance with the 2023 IBC, Forced Entry Provisions.
 6. All doors to be installed in accordance with the 2023 IBC, Forced Entry Provisions.
 7. All doors to be installed in accordance with the 2023 IBC, Forced Entry Provisions.
 8. All doors to be installed in accordance with the 2023 IBC, Forced Entry Provisions.



PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

REVISIONS	
NO.	DESCRIPTION

THESE DRAWING & SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF FAUSTO GUERRERO. ANY REUSE OR MODIFICATION OF THIS PROJECT IS PROHIBITED. ANY REUSE OR MODIFICATION OF THIS PROJECT IS PROHIBITED. ANY REUSE OR MODIFICATION OF THIS PROJECT IS PROHIBITED.

PROJECT: NEW HOUSE

OWNER: CARL HOLDCO LLC

ADDRESS INFORMATION: 15755 SW 90 AVE PALMETTO BAY FL 33157

ELEVATION PLAN

SHEET 11/12

Digitally signed by Fausto E Guerrero
Date: 2025.06.22 20:24:49 -0400

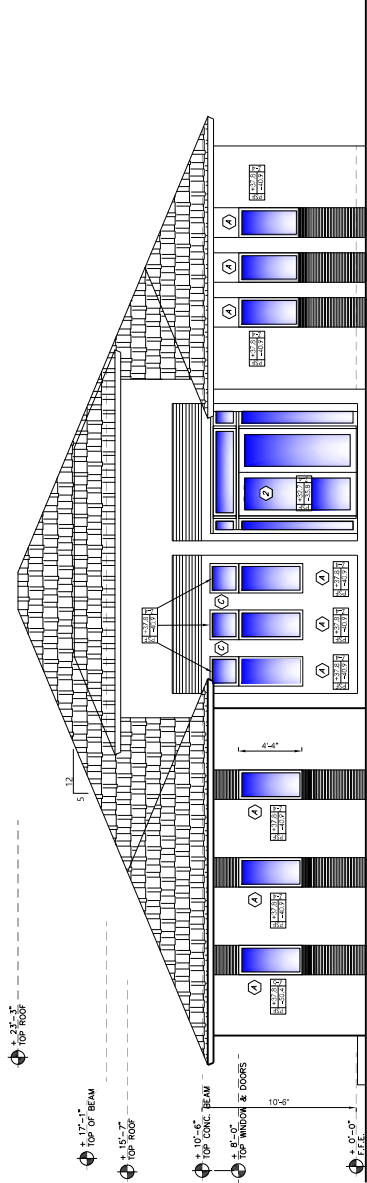
FAUSTO E. GUERRERO
PROFESSIONAL ENGINEER
P.E. 50465

15555 SW 133 AVE.
MIAMI FL 33177
(786) 442-1855

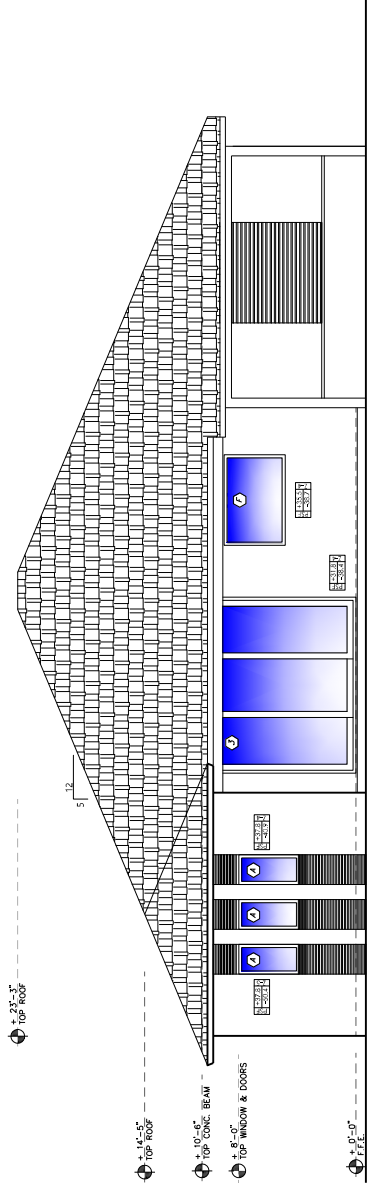
DATE: 6/17/2025
DRAWN BY: M. GALLIN
CHECKED BY: FG
SCALE: AS SHOWN

A-103

SHEET NUMBER: 8 of 23 1825



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



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

REVISIONS	
NO.	

THESE DRAWINGS & SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND FAUSTO GUERRERO ARCHITECT, P.C. PROJECT NO. 2025.06.22-041007. ANY REVISIONS TO THESE DRAWINGS OR SPECIFICATIONS SHALL BE MADE BY A REVISION TO THESE DRAWINGS OR SPECIFICATIONS. ANY REVISIONS TO THESE DRAWINGS OR SPECIFICATIONS SHALL BE MADE BY A REVISION TO THESE DRAWINGS OR SPECIFICATIONS. ANY REVISIONS TO THESE DRAWINGS OR SPECIFICATIONS SHALL BE MADE BY A REVISION TO THESE DRAWINGS OR SPECIFICATIONS.

PROJECT: NEW HOUSE

OWNER: CARL HOLDCO LLC

ADDRESS INFORMATION: 15755 SW 90 AVE PALMETTO BAY FL 33157

SHEET TITLE: ELEVATION PLAN

Digitally signed by Fausto E Guerrero



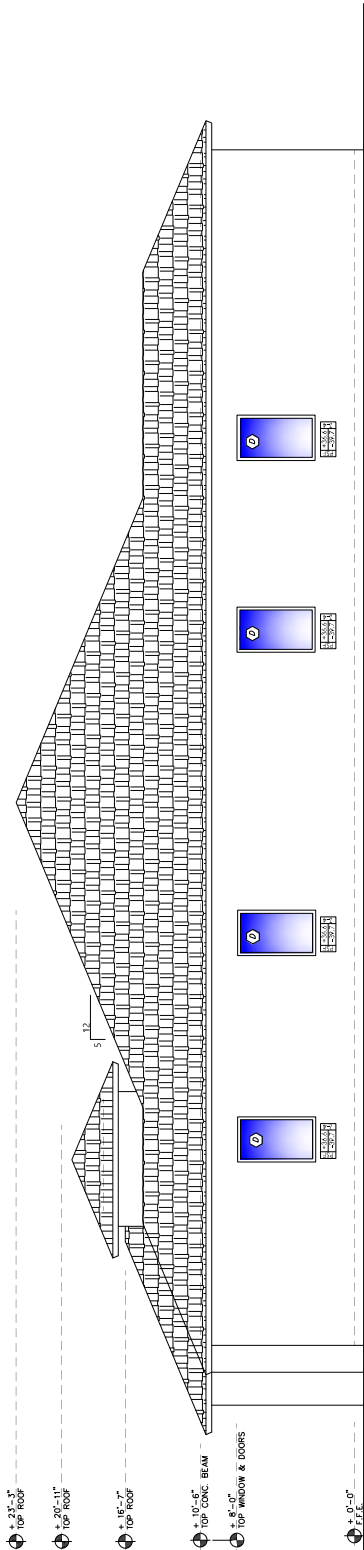
Date: 2025.06.22 20:53:07 -0400

FAUSTO GUERRERO, P.C.
PROFESSIONAL ENGINEER
P.E. 15755
19502 SW 133 AVE.
MIAMI, FL 33177
(786) 442-8886

DATE	6/3/2025
DRAWN BY	M. GALEN
CHECKED BY	FG
SCALE	AS SHOWN

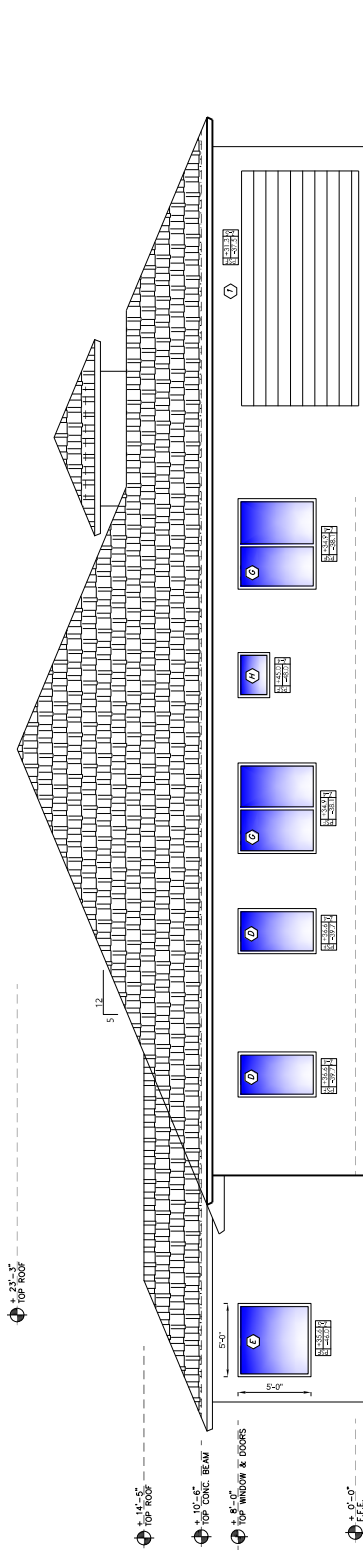
A-104

SHEET NUMBER: 9 of 23 11255



SOUTH ELEVATION

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



NORTH ELEVATION

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

REVISIONS	
No.	

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PROJECT: NEW HOUSE

OWNER: CARL HOLDOO LLC

ADDRESS INFORMATION: 15755 SW 90 AVE PALMETTO BAY FL 33157

SHEET TITLE: ROOF PLAN

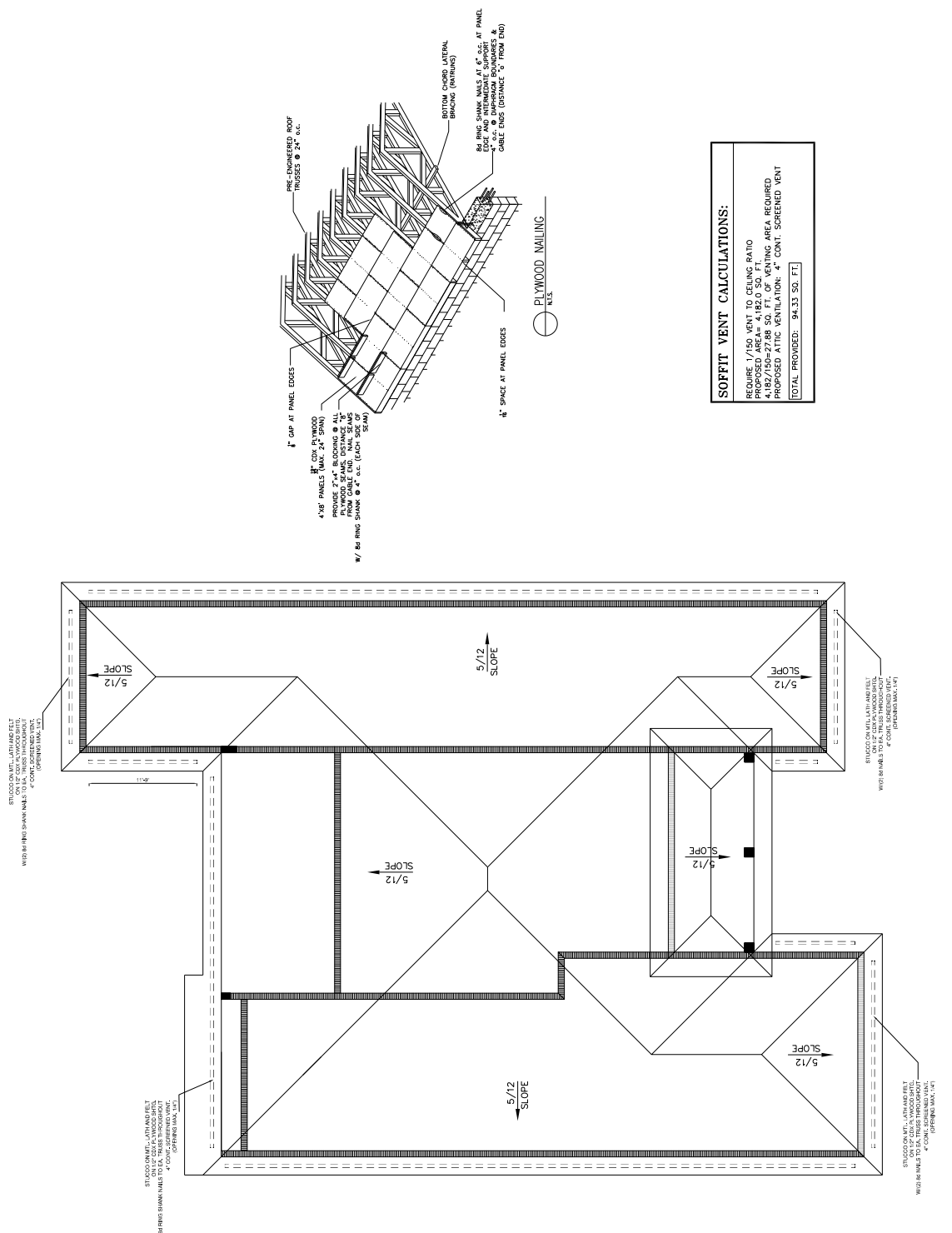
Digitally signed by Fausto E Guerrero

Date: 2025.06.22 20:53:40 -0400

FAUSTO GUERRERO P.E.
PROFESSIONAL ENGINEER
P.E. 50465
15552 SW 133 AVE
MIAMI FL 33177
(305) 442-3885

DATE:	6/3/2025
DRAWN BY:	M. GALLIN
CHECKED BY:	FG
SCALE:	AS SHOWN

A-105
SHEET NUMBER: 10 of 10 1025



SOFFIT VENT CALCULATIONS:
REQUIRE 1/150 VENT TO CEILING RATIO
PROPOSED ATTIC VENT: 4" CONT. SCREENED VENT
PROPOSED ATTIC VENT: 4" CONT. SCREENED VENT
TOTAL PROVIDED: 94.33 SQ. FT.