VILLAGE OF PINECREST
Building & Planning Department

Plans – Requirements for Permit Submission

(Florida Building Code 2020) Edition – Effective 12/31/20

Minimum requirements for drawings submitted for permit as per **Sec. 8-10. – Permits** of Miami-Dade Code of Ordinance. Sheet sizes 30" x 42" maximum.

SITE PLAN INFORMATION

Site Plan information:	Legal description. Lot dimensions and bearings, easements.
Orientation:	North arrow
Site information:	Street/Water Way Names
Site Features:	Existing, to be removed or new. Topographical date; existing and new finish floor elevation of existing and new elements
Utilities:	Existing or new (Water Service, meter, sanitary sewer or septic tank, electrical.)
Project:	New Buildings or additions to existing. Setbacks.
	Lowest finish floor elevation.
	Equipment (pool, a/c, and similar). Other improvements (pool decks docks paving walks slabs, walls, fences, planters)

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SITE PLAN – ZONING INFORMATION

Site Plan Information:	Setbacks, Lot Coverage, 2nd Floor Area
	Accessory Structures
	Impervious vs. Pervious Area
	Flood Zone & Finish Floor Elevation
	Overall Height, Building Elevation & Stories
Other Documentation:	Signed and sealed perimeter line drawing for lot coverage, second floor area, as well as impervious and pervious area.
	Solar Ready Construction
	Recorded Covenants
	Auxiliary Power Source
	Landscape Plan
	Tree Removal Plan (Separate permit)
	Pool barrier/ Perimeter Fence / Self-closing, self-latching gate detail
	Driveway Information

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Minimum information requirements for construction documents:

EXTERIOR ELEVATION INFORMATION

Scale:	Same as Plans
Dimensions:	Vertical features and horizontal projections.
Envelope:	Exterior doors, windows, skylights, hatches, wall finish, roof material and pitch, and similar. Design pressures for wind.
Floor:	Elevations above grade and distance between floors.

BUILDING SECTION AND DETAIL INFORMATION

Scale:	¼" = 1'-0" Wall Sections. and ¾"—1'-0" Main Details, (or metric)
Dimensions:	Vertical features and horizontal projections.
	All structural elements, their size and reinforcing, insulation, connectors, and similar. Wind design pressures for openings
Finishes:	Exterior and interior wall finishes and construction roof and ceiling finishes and construction.
Schedules:	Items such as footings, slabs, columns, beams, may be coded and listed on a schedule.

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FLOOR PLAN INFORMATION (Recommend that same orientation as Site Plan be used)

Scale:	¼" = 1'0" minimum for all buildings of less that 500 sq. ft. or equivalent metric scale
Dimensions:	All required to define design and required to build.
Rooms:	Room names and finishes.
Floor:	Floor finishes, elevations, steps, ramps, curbs, dashed outline of structures occurring below this floor.
Wall/Partitions:	Materials or construction. Section cuts, fire rated walls or partitions, all structural columns and load bearing partitions.
Ceiling:	Attic access, fold down ladders, skylights, dashed outline of structures occurring above this floor.
Doors/Windows:	Door type and size, swing, code required hardware;
	Window type and size egress requirements.
Vertical Access:	Stairs with number of risers, elevators, chutes.
Equipment/Fixtures:	Indicate and label all kitchen equipment, toilet fixtures, laundry equipment, water heaters, a/c equipment, electrical panels, fireplaces, built in cabinets, and similar.
Ventilation:	All through the wall ventilation, (garage vents, dryer vents, exhaust fans Kitchen exhausts, and similar.
Schedules:	Items such as finishes, doors, windows, fixed glass, fixtures equipment, partition construction, may be coded and listed on a schedule.

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FRAMING PLAN INFORMATION

(Required that same orientation as Floor Plan be used)

EXPAND

Scale:	¼" = 1'-0" minimum for all buildings of less that 5,000 sq. ft.
Dimensions:	All structural elements, their sizes and reinforcing (rafters, trusses bracing, beams, girders, and similar). Columns occurring below beam level, roof mounted equipment, skylights, hatches, dashed outline of structures below this level, Section cuts, roof chimneys, and similar.
Design:	Pressures for wind design. Loads and load transfer calculations required by the Code.
Drainage:	Roof slope, drains, gutters, crickets, overflow scupper calculations required by the Code.
Material:	Roofing and sheathing material (Including Product Approval Number).
Ventilation:	Attic ventilation calculations.

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FOUNDATION PLAN INFORMATION

Recommend that same orientation as Floor Plan be used

Scale:	¼" = 1'0" minimum required by all buildings of less than 5,000 sq. ft. or equivalent metric scale.
Dimensions:	All required.
Site:	Topography/fill requirements.
Structure:	All structural elements, their size and reinforcing (footings, slabs, filled cells, poured columns, bearing partitions, and similar) Slab elevation depression, changes in level, section cuts, and similar.
Underground:	Major slab items (cook-top vents, drainage and/or sanitary lines, and similar.
Design:	Soil bearing values, as per geo-technical engineer's reports or based on known soil properties at the site.
Schedules:	Items such as footings, slabs, columns, may be coded and listed on corresponding schedules.

ELECTRICAL, PLUMBING AND H.V.A.C. INFORMATION

Scale:	¼" = 1'-0" minimum for all buildings of less than 5,000 sq. ft. or equivalent metric scale.
	½" = 1'-0" minimum for designated electrical equipment rooms and elevation shall be provided.

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Dimensions	Non-typical outlets, fixtures and conditions.
Outlets/Fixtures System:	Electrical Show all interior and exterior receptacles, fixtures, switches, electrical exhaust and ceiling fans, attic fans, or roof top receptacles, fixtures or equipment, all electrical equipment, (water heaters, a/c equip., pumps, and similar).
	Plumbing Show all fixtures, sanitary drainage, vents, water supply, water heaters, and similar.
	H.V.A.C. All ducts and diffuser sizes, fan coil and condensing unit location, specifications, and CFM's per outlet.
Service/Panel:	Electrical All items circuited as the code.
Schedules/Riser	Panel size, all circuits with use, load, wire, breaker and conduit size indicated. Diagram with size of service, meter, ground, disconnect switches, feeders, and panels.
	Plumbing Diagram with size of all lines and location of all fixtures and the number of fixtures units of the fixture groups they serve. In commercial work provide isometric drawings of the sanitary drainage, water supply and the storm drainage piping.
	H.V.A.C. Equipment may be coded and have their specifications listed on a schedule.
Calculation:	Electrical. Load calculation per N.E.C.
	H.V.A.C. As required per Energy Code, including heat and cooling load calculations.

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Must also include schedule as required by **Sec. 8-10. (a)(iv) – Permits** of Miami-Dade Code of Ordinance.

HVAC DESIGN REQUIRES	YES	NO
DUCT SMOKE DETECTOR		
FIRE DAMPER(S)		
SMOKE DAMPER(S)		
FIRE RATED ENCLOSURE		
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		
FIRE STOPPING		
SMOKE CONTROL		

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