

1. THIS STRUCTURE SHALL HAVE ALL EXTERIOR GLAZED OPENINGS INCLUDING GLASS BLOCK, SLIDING GLASS DOORS, AND FRENCH DOORS IMPACT GLASS RESISTANT. SEE ATTACHED MFR. AS PART OF THIS SET.
2. ALL WINDOWS GLASS SHALL BE SHGC = 0.31 & U-FACTOR 1.05
3. FRONT DOOR, GARAGE DOOR AND ANY SIDE SERVICE EXTERIOR DOOR SHALL BE IMPACT RESISTANT.
4. IN BUILDINGS WITH STONE APPLICATION, PRE-FABRICATED WOOD BRACKETS, AND/OR PRE-FABRICATED TRIMS, A STUCCO SCRATCH COAT SHALL BE PROVIDED ON THE MASONRY BLOCK WITH A WATERPROOFING SEALER (SUFER THOROSEAL OR APPROVED EQUIVALENT) ON TOP OF THE SCRATCH COAT, PRIOR TO THE STONE/PRE-FABRICATED TRIM OR BRACKET INSTALLATION.
5. STUCCO APPLIED TO CONCRETE OR MASONRY SHALL COMPLY WITH FLUORIDA BUILDING CODE 2011 - BUILDING, FIFTH EDITION, SECTION 2501.02 AND SECTION 2512.9, AND SHALL CONSIST OF AT LEAST TWO COATS AND THE TOTAL THICKNESS SHALL NOT BE LESS THAN 1/2".

* PROVIDE CAT. II LAMINATED GLASS WHERE THERE IS A DROP OF 4' OR MORE WITH A WINDOW SILL LESS THAN 36" AFF.

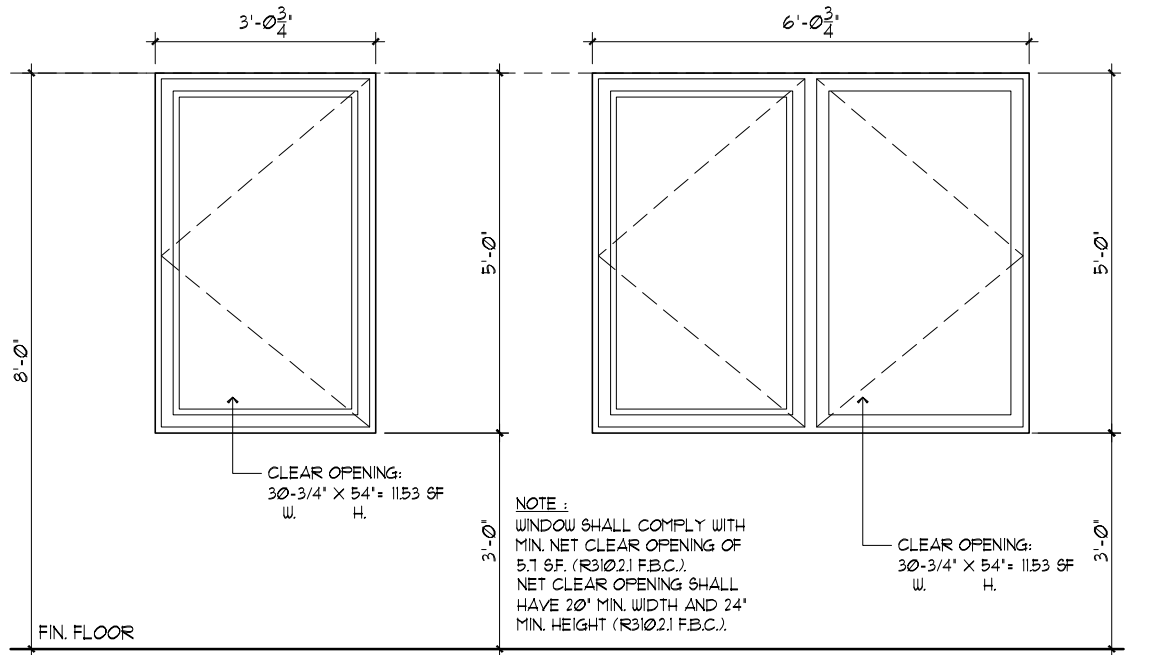
* AS PER VILLAGE OF PINECREST ZONING DEPARTMENT, THE MINIMUM F.F.E. OF RESIDENCE MUST BE 1033' NGVD. (HIGHEST CROWN OF ROAD + 0.67') WITH ALL BUILDING HEIGHTS BEING MEASURED FROM HIGHEST CROWN OF ROAD, 1134' NGVD, AS PER SURVEY.

GARAGE (LOWEST HABITABLE FLOOR) F.F.E. IS 1033' NGVD. PLEASE SEE ELEVATIONS OF THIS SHEET FOR BUILDING HEIGHTS AS PER VILLAGE OF ZONING CRITERIA.

- 1- TRUSS MANUFACTURER SHALL SUBMIT SHOP DUGS FOR ARCHITECT REVIEW PRIOR TO FABRICATION
- 2- TRUSS MANUFACTURER SHALL VERIFY ALL KNEE HEIGHTS
- 3- REFER TO TRUSS MANUFACTURER ENG. DRAWINGS FOR ALL ROOF TRUSSES REQUIRED TEMPORARY AND PERMANENT BRACING, GABLE END BRACING, DETAILS & REQUIRED GRAVITY BRACING.
- 4- CONC. BEAM DEPTH OVER DOOR/WINDOW OPENINGS MAY VARY AS PER MFR. DOOR/ WINDOW HGT. (FRENCH OR SLIDING DOORS AND WINDOWS UP TO 3' DEEPER)
- 5- PROVIDE 1/2" CDX, PLYDUM, FELT MTL. LATH AND STUCCO FINISH AT ALL COVERED TERRACE AND ENTRY CEILING / SOFFITS (TYP.)
- 6- ROOF VENTS TO ATTIC SPACE MUST BE COVERED WITH CORROSION RESISTANT SCREENING. SCREEN OPENINGS TO BE BETWEEN A MIN. OF 1/8" & MAX. OF 1/4" (TYP.) AS PER F.B.C. 2023 SECTION R806.1
- 7- RAINWATER DOWNSPOUTS SHALL DISCHARGE A MINIMUM OF 12' AWAY FROM THE WALL AS PER F.B.C. 2023 SECTION R310.5

CEMENT PLATE TILE ROOF ON PEEL AND STICK APPLICATION TO 1'-30" FELT TIN-TAGGED TO 19'-32" FLYWOOD SHEATHING. SPACING OF TIN-TAG SHEETS SHALL BE 1'-0" ON SHEETS, AND BOTH WAYS IN THE FIELD. BETWEEN LARS SHALL BE 6' 0" IN DIRECTION OF ROLL. 12' O.C. ACROSS WIDTH OF ROLL. AS PER F.B.C. SECTION 7, THE 1'-30" FELT IS ANCHORED TO THE FLYWOOD SHEATHING WITH SEMCO GALVANIZED DIAMOND POINTS, 1-1/4" x 120" DIAMETER. INSTALLATION SHALL BE PER PRODUCT CONTROL APPROVAL AND MANUFACTURER'S SPECS. WOOD SHEATHING ANCHORAGE SHALL BE NAILED IN ACCORDANCE WITH F.B.C. 2023.

19'-32" CDX FLYWOOD SHEATHING EXPOSURE 1 OVER TWO OR MORE SPAN WITH FACE GRAIN PERPENDICULAR TO SUPPORT ANCHORED TO FASCIA W/ 8d RING SHANK NAILS AT 4' O.C. ALL AROUND PERIMETER. 6" SPACING OF PLANE OF SHEATHING TO SUPPORT ANCHORAGE. 6" SPACING OF SHANK NAIL OR 12" COMMON NAILS THROUGHOUT AND 4' O.C. AT GABLE END TRUSSES AND DIAPHRAGM BOUND. AS PER F.B.C. 2023 SECTION 2322.2.4 THROUGH 2322.2.5.2



TYP. EGRESS WINDOWS DTL
NOT TO SCALE

- 1 CEMENT FLAT TILE ROOF - SEE ROOF COVERING NOTE ON THIS SHEET
- 2 2" X 8" SMOOTH FINISH WOOD FASCIA
- 3 DECORATIVE STONE VENEER
- 4 SMOOTH STUCCO FINISH
- 5 CONCRETE PLANTER, REFER TO STRUCTURAL DRAWINGS
- 6 COACH LIGHT
- 7 REINFORCED CONCRETE BEAM, REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
- 8 REINFORCED CONCRETE SLAB AND FOUNDATION, REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
- 9 PRE-FABRICATED ALUMINUM LOUVER - BY OTHERS
- 10 REINFORCED CANTILEVERED CONCRETE SLAB, REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
- 11 CONCRETE PRIVACY WALL, REFER TO STRUCTURAL DRAWINGS
- 12 1/2" THICK STUCCO BAND - SEE ELEVS. FOR WIDTHS

PASCUAL PEREZ STARR

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2 08.10.23 BLDG. DEPT. REV

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SUITE 1500
MIAMI, FL 33156
PHONE: 305.665.3077

NEW CONSTRUCTION AT PINECREST RESIDENCE.
BY HERITAGE HOME BUILDERS, LLC.
7725 SOUTHWEST 114 STREET
VILLAGE OF PINECREST, FL 33156

SEAL:  Digitally signed by
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Kiliddjian, Starr &
Associates", L=D
S=Florida, C=US
Date: 2023.08.23
09:57:14-0400

ELEVATIONS	
DATE :	01.16.2023
SCALE :	AS SHOWN
DRAWN :	SJP
CHECK BY:	EP
JOB NO. :	22-22

A-4

SHEET NO. :

