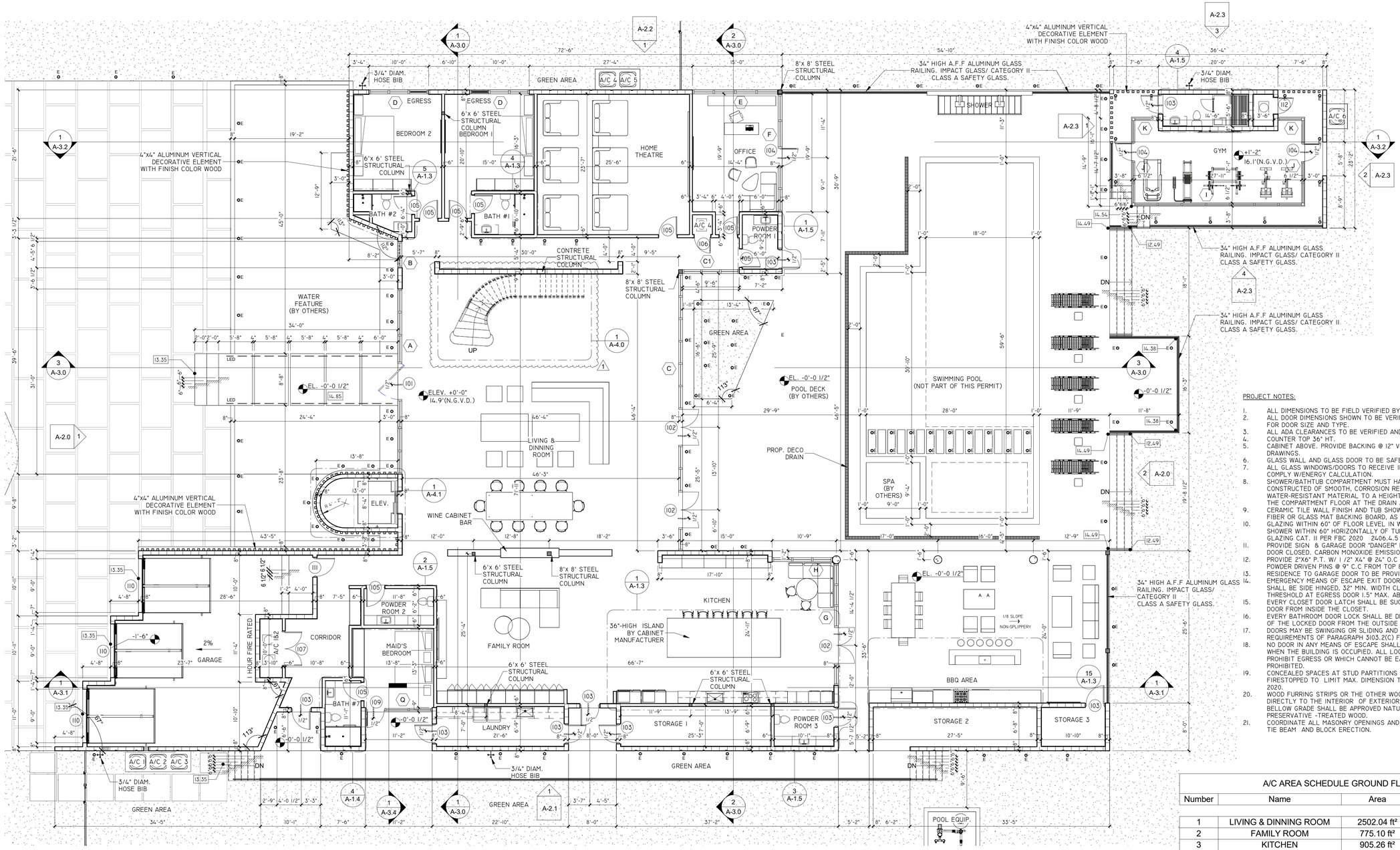

JORGE L VILLAVI CENCIO

Digitally signed by JORGE L VILLAVICENCIO
Date: 2023.11.06 09:52:05 -05'00'

FIDANZA'S FAMILY HOUSE
NEW CONSTRUCTION
11041 SW 77TH AVE, PINECREST, FL 33156

REVISIONS

Rev.	Date	Description
1	10-9-2023	Building comment

STATE OF FLORIDA — JORGE L VILLAVICENCIO — REGISTERED ARCHITECT — Registration Number AR0003587 — Architectural Seal 00012110

PROJECT NOTES:

1. ALL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR.
2. ALL DOOR DIMENSIONS SHOWN TO BE VERIFIED BY GC. REFER TO SCHEDULE FOR DOOR SIZE AND TYPE.
3. ALL ADA CLEARANCES TO BE VERIFIED AND ADHERED TO BY G.C.
4. COUNTER TOP 36" HT.
5. CABINET ABOVE. PROVIDE BACKING @ 12" VERTICAL. GC TO SUBMIT SHOP DRAWINGS.
6. GLASS WALL AND GLASS DOOR TO BE SAFETY CATEGORY II.
7. ALL GLASS WINDOWS/DOORS TO RECEIVE IMPACT RESISTANT GLASS AND TO COMPLY W/ENERGY CALCULATION.
8. SHOWER/BATHTUB COMPARTMENT MUST HAVE FLOOR AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NON ABSORBENT WATER-RESISTANT MATERIAL TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE COMPARTMENT FLOOR AT THE DRAIN AS PER FBC 2020.
9. CERAMIC TILE WALL FINISH AND TUB SHOWER AREAS SHALL HAVE CEMENT FIBER OR GLASS MAT BACKING BOARD, AS PER F.B.C. R702.4.2.
10. GLAZING WITHIN 60" OF FLOOR LEVEL IN WALLS SURROUNDING TUB OR SHOWER WITHIN 60" HORIZONTALLY OF TUB OR SHOWER SHALL BE SAFETY GLAZING CAT. II PER FBC 2020 2406.4.5 & R 308.4. 5 F.B.C. 2020.
11. PROVIDE SIGN & GARAGE DOOR "DANGER" DO NOT OPERATE ENGINES WITH DOOR CLOSED. CARBON MONOXIDE EMISSION IS LETHAL, 1/2" MIN. LETTER.
12. PROVIDE 2"X6" P.T. W/ 1 /2" X4" @ 24" O.C FROM TOP & BOT. OR 3 /16" X3" POWDER DRIVEN PINS @ 9" C.C FROM TOP & BOT. (SEE DOOR MFR SPEC'S)
13. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE.
14. EMERGENCY MEANS OF ESCAPE EXIT DOOR. ACCORDING FBC'17 R310.4. DOOR SHALL BE SIDE HINGED, 32" MIN. WIDTH CLEARANCE & 78" MIN. CLEAR HT. THRESHOLD AT EGRESS DOOR 1.5" MAX. ABOVE INTERIOR FINISH FL. R311.3.1.
15. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
16. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
17. DOORS MAY BE SWINGING OR SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS OF PARAGRAPH 3103.2(C) F.B.C. 2020
18. NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.
19. CONCEALED SPACES AT STUD PARTITIONS AND FURRED SPACES SHALL BE FIRESTOPPED TO LIMIT MAX. DIMENSION TO 8' AS PER R4409.7.2.I F.B.C.- 2020.
20. WOOD FURRING STRIPS OR THE OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELLOW GRADE SHALL BE APPROVED NATURALLY DURABLE OR PRESERVATIVE -TREATED WOOD.
21. COORDINATE ALL MASONRY OPENINGS AND DOORS MANUFACTURER PRIOR TO TIE BEAM AND BLOCK ERECTION.

VILLA & ASSOCIATES INC.
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CONSULTANT : ARCHI-TEK STUDIO CORP.
TEL: 305-799-8016 - E-Mail magullar@architekstudio.com

DATE: 10-20-2022
SCALE: AS SHOWN
PROJECT NO: GROUND FLOOR PLAN
DRAWING NO : A-1.0

I A-1.0 GROUND FLOOR
1/8" = 1'-0"

ELEVATOR NOTES:

1. ELEVATOR MANUFACTURER SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT'S/ ENGINEER'S REVIEW & APPROVAL.
2. SIGN TO BE INSTALLED SHALL READ: "IN CASE OF FIRE DO NOT USE ELEVATOR".
3. FACE OF THE INTERIOR DOOR SHALL BE .3"-0"FROM ELEVATOR COMPARTMENT DOOR.

WALL LEGEND

- CMU 8"
- PARTITION 6" NON RATED PARTITION
- PARTITION 4" NON RATED PARTITION
- X — WALL TYPE (SEE DETAILS)

NOTE :
ALL EGRESS WINDOWS TO COMPLY W/ FBC 7TH EDITION 2020: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

WALL AND CEILING FINISHES NOTE:

1. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN 200 PER F.B.C. R302.9.1

2. WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX NOT GREATER THAN 450 AS PER F.B.C. R302.9.2

3. INSULATION MATERIALS SHALL HAVE A FLAME SPEAD INDEX OF NOT MORE THAN 25 & A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450 PER R302.10.1 F.B.C.

A/C AREA SCHEDULE GROUND FLOOR

Number	Name	Area	Level
1	LIVING & DINNING ROOM	2502.04 ft²	GROUND FLOOR
2	FAMILY ROOM	775.10 ft²	GROUND FLOOR
3	KITCHEN	905.26 ft²	GROUND FLOOR
4	BEDROOM 1	263.13 ft²	GROUND FLOOR
5	BEDROOM 2	259.15 ft²	GROUND FLOOR
6	HOME THEATRE	599.25 ft²	GROUND FLOOR
7	OFFICE	295.58 ft²	GROUND FLOOR
8	BATH #1	68.33 ft²	GROUND FLOOR
9	BATH #2	48.53 ft²	GROUND FLOOR
10	POWDER ROOM 1	53.74 ft²	GROUND FLOOR
11	POWDER ROOM 2	71.94 ft²	GROUND FLOOR
12	MAID'S BEDROOM	171.08 ft²	GROUND FLOOR
13	BATH #7	66.00 ft²	GROUND FLOOR
14	STORAGE 1	167.78 ft²	GROUND FLOOR
15	POWDER ROOM 3	66.67 ft²	GROUND FLOOR
16	STORAGE 2	186.89 ft²	GROUND FLOOR
17	A/C 1&2	36.88 ft²	GROUND FLOOR
18	A/C 4	11.11 ft²	GROUND FLOOR
19	LAUNDRY	142.22 ft²	GROUND FLOOR
20	GYM	353.48 ft²	GROUND FLOOR
21	ELEV.	100.87 ft²	GROUND FLOOR
22	CORRIDOR	249.80 ft²	GROUND FLOOR
23	STORAGE 3	69.33 ft²	GROUND FLOOR
Total: 23		7464.16 ft²	