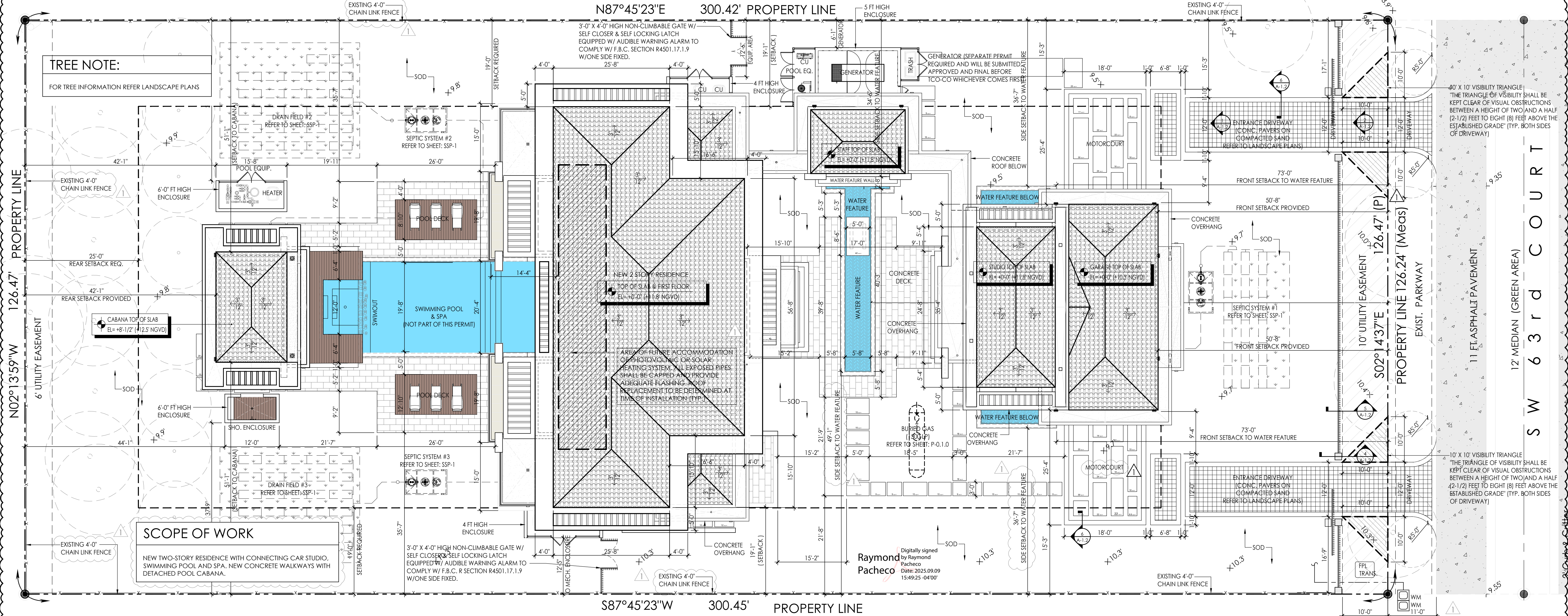




LEGAL DESCRIPTION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

LOT 6, BLOCK 2, "STRITTER ESTATES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1662, AT PAGE 97, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SETBACK REQUIREMENTS

	REQUIRED	PROVIDED
FRONT SETBACK	50'-0"	50'-8"
REAR SETBACK	25'-0"	30'-1"
SIDE SETBACK	19'-0"	19'-1"
SIDE SETBACK	19'-0"	19'-1"

GENERAL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ANY GOVERNMENTAL AGENCIES NECESSARY IN ORDER TO ESTABLISH ANY UTILITY EASEMENTS OR LINES PRESENT WITHIN THE PROPERTY PRIOR TO PERFORMING ANY WORK.
- CONCRETE SHALL HAVE 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED (U.O.N.).
- ALL REINFORCING STEEL SHALL BE DEFORMED BARS, AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI GRADE 60, AND MEET ASTM A-36 SPECS.
- ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36,000 PSI, AND MEET ASTM A-36 SPECS.
- ALL DETAILING, FABRICATION AND PLACING OF REINFORCING BARS MUST FOLLOW THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", (U.O.N.).
- STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH THE ARCHITECTURAL, A/C, ELECTRICAL AND MECHANICAL DRAWINGS, TO LOCATE OPENINGS, DRAINS, SLEEVES, SLOPES, DEPRESSIONED SLABS, BOLTS, CURBS, ETC.
- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI-301 ETC. "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
- REMOVAL OF FORM-WORK SHALL BE IN ACCORDANCE WITH ACI-347 RECOMMENDED PRACTICE FOR CONCRETE FORM-WORK."
- DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
- RE-BARS SHOWN ON SECTIONS ARE FOR PLACEMENT DETAIL ONLY. SIZE AND QUANTITY OF RE-BARS ARE AS PER STRUCTURAL DRAWINGS, SCHEDULES.
- NO TIE BEAMS SHALL BE FORMED/POURED PRIOR TO TRUSS SHOP DRAWINGS APPROVAL.
- WINDOW & DOOR MANUFACTURER TO VERIFY ALL WINDOW & DOOR OPENINGS AT ON SITE PRIOR TO PRODUCING SHOP DRAWINGS AND INSTALLATION.
- ARCHITECT, INTERIOR DESIGNER AND ENGINEER'S VISITS TO THE SITE DURING CONSTRUCTION SHALL BE SCHEDULED WITH CONTRACTOR BEFORE COMMENCING OF WORK AND DURING CONSTRUCTION. SITE VISITS SHALL BE COORDINATED AT LEAST 48 HOURS IN ADVANCE PRIOR TO INSPECTION.

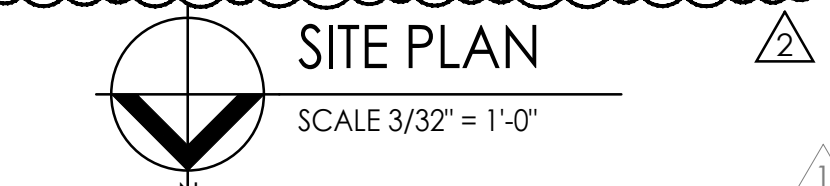
SITE NOTES

- ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY.
- ALL APPROACHES TO BE COORDINATED WITH RIGHT-OF-WAY CONDITIONS SUCH AS, BUT NOT LIMITED TO: STREET TREES, STREET LIGHTS, FIRE HYDRANTS, ETC.
- LANDSCAPING SHALL COMPLY WITH ALL LANDSCAPING REGULATIONS AS REQUIRED BY THE VILLAGE OF PINECREST.
- ALL AREAS MARKED "SOD" TO BE SODDED PER LANDSCAPING PLANS.
- TERMITE PROTECTION. ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST

- FIELD WITHIN THE PROPERTY. IF A SEPTIC TANK & DRAIN FIELD IS PRESENT, IT SHALL BE ABANDONED AS RECOMMENDED PER FBC R 2023 8TH ED AND AS PER MIAMI-DADE COUNTY H.R.S. REQUIREMENTS PRIOR TO STARTING NEW CONSTRUCTION.
- APPROVED NUMBER OR ADDRESS SHALL BE PROVIDED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY AS PER FBC R319.1.2 2023 8TH ED.

- CONTRACTOR TO INSTALL IRRIGATION WELLS 75 FT FROM NEIGHBOR'S DRAIN FIELD, DRINKING WELLS AT 100 FT FROM NEIGHBOR'S DRAIN FIELD; IF APPLICABLE.
- CONTRACTOR TO INSTALL DRAIN FIELD AT 75 FT FROM NEIGHBOR'S IRRIGATION WELL AND 100 FT FROM NEIGHBOR'S DRINKING WELL; IS APPLICABLE.
- CONTRACTOR SHALL COORDINATE STREET APPROACH WITH LIGHTS, FIRE HYDRANTS, STREET TREES, ETC..
- THE MINIMUM FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NOT LESS THAN 16 INCHES ABOVE THE ESTABLISHED GRADE.
- THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT SYSTEMS INSTALLATION.

- NO FILL MATERIAL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE R.O.W. OUTSIDE THE BUILDING FOOTPRINT.
- EXISTING SIDEWALKS WILL BE MAINTAINED AT ALL TIMES FREE OF ANY LOOSE MATERIALS AND OPEN TO PEDESTRIAN TRAFFIC AT ALL TIMES. NO VEHICLES CAN PARK ON THE SIDEWALK AT ANY TIMES.
- NO MATERIALS OF ANY KIND WILL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALES.
- ENTRY GATES AND FENCES UNDER SEPARATE PERMIT.
- FOR ALL TREES AND LANDSCAPE INFORMATION REFER TO LANDSCAPE PLANS INCLUDED HEREIN.



NOTES

- NO FILL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE R.O.W. OUTSIDE OF THE BUILDING FOOTPRINT.
- NO RUNOFF GENERATED FROM THE DRIVEWAY IS PERMITTED TO DISCHARGE DIRECTLY TO THE R.O.W. OR ADJACENT PROPERTIES.
- THE R.O.W. SWALE IS TO BE GRADED USING THE VILLAGE OF PINECREST PW STANDARD.
- NO TREES ARE TO BE PLANTED IN THE R.O.W. BEFORE A CONDITIONAL APPROVAL OF THE ROUGH GRADING OF THE SWALE HAS BEEN APPROVED BY PUBLIC WORKS.
- NO SHRUBS ARE TO BE PLANTED IN THE R.O.W. AND ANY EXISTING SHRUBS ARE TO BE REMOVED.
- NO IRRIGATION, LIGHTING, OR ELECTRICAL COMPONENTS OF ANY KIND MAY BE INSTALLED IN THE R.O.W.
- ALL PROPOSED TREES IN THE R.O.W. WILL BE PLANTED A MINIMUM OF 7" FROM THE EDGE OF THE PAVEMENT TO THE FACE OF THE TREE AND WILL BE OF A TYPE, KIND, AND SPACING AS APPROVED BY THE VILLAGE ARBORIST. ARBORIST CONTACT INFORMATION IS RICK CARR.
- ANY DECORATIVE D/W IN THE R.O.W. SHALL HAVE AN 8" W X 12" D, 3,000 PSI, FIBER MESH CONCRETE HEADER CURB LOCATED BETWEEN THE ASPHALT AND THE PROPOSED D/W. THE EDGE OF THE HEADER CURB WILL BE A MINIMUM OF 10" FROM THE CENTERLINE OR THE EDGE OF THE EXISTING ASPHALT EDGE.
- NO MATERIALS OF ANY KIND WILL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALE.
- EXISTING SIDEWALKS WILL BE MAINTAINED AT ALL TIMES. FREE OF ANY LOOSE MATERIAL AND OPEN TO PEDESTRIAN TRAFFIC AT ALL TIMES. NO VEHICLES CAN PARK ON THE SIDEWALK AT ANY TIME.
- ANY SIDEWALK CROSSED BY A D/W APPROACH MUST BE REPLACED WITH A 6" THICK SIDEWALK AND EXTEND TO THE NEXT ADJACENT WHOLE FLAG ON EITHER SIDE OF THE NEW APPROACH. LONGITUDINAL SLOPE CANNOT EXCEED 5% AND MAXIMUM CROSS SLOP OF 2%. ALL SIDEWALK CONSTRUCTION THAT INTERSECTS WITH THE CROSSWALK MUST BE PARALLEL WITH THAT CROSS WALK AND WILL DETECTABLE WARNING SURFACE PLACED PRELIMINARILY IN CONCRETE - NO SCREW-DOWN DETECTABLE WARNING SURFACE IS PERMITTED. ALL SIDEWALK IN THE R.O.W. WILL BE A MINIMUM OF 10' FROM THE NEAREST EDGE OF PAVEMENT AND MARKED AS SUCH IN THE SIGNED AND SEALED PLANS.
- ALL WORK CONDUCTED IN THE R.O.W. WILL IMPLEMENT THE APPLICABLE FOOT STANDARD INDEX 400 SERIES FOR MOT.
- ALL SIDEWALK REPLACEMENT WILL BE OPEN TO TRAFFIC WITHIN 48 HOURS OF THE SIDEWALK BEING CLOSED FOR DEMO. THIS INCLUDES DEMOLITION OF EXISTING SIDEWALK, PLACING FORMS, PLACING AND FINISHING CONCRETE AND STRIPPING FORMS.
- NO PORTION OF THE PUBLIC ROW CAN BE ENCLOSED BY THE CONTRACTOR'S FENCE AT ANY TIME.
- ALL SOD IN THE R.O.W. WILL BE SOWN GROWN, "EMPIRE ZOISIA" - B) RE-VISIT THE D/W PROFILES AS THEY ARE NOT GOING TO WORK WITH A "BELLY" IN THE MIDDLE OF THE SWALE. C) HAVING FRENCH DRAINS ON SITE REQUIRES A COVENANT AND THE DESIGN MUST SHOW THERE IS NO DIRECT DISCHARGE - THE CURRENT DESIGN DOES NOT. D) THE SECTION FOR DRAIN FIELDS GOES COMPLETELY AGAIN WHAT THE FAC REQUIRES FOR WATER COURSE.

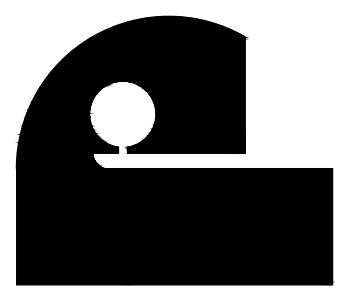
- VERIFY ALL DIMENSIONS ON DRAWINGS AND CONDITIONS AT JOB SITE PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT OR OWNER REPRESENTATIVE OF ANY DISCREPANCIES AND SECURE AN INTERPRETATION OR DECISION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
- OBTAIN THE LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE COMMENCING WORK. NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT, OWNER OR DESIGNER.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE RESIDENTIAL 2023 8TH ED. ALL LOCAL CODES SHALL PREVAIL.
- THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY FOR THE MISINTERPRETATION OF THESE PLANS BY OTHERS, THE REVIEW AND APPROVAL OF SHOP DRAWINGS OR PRODUCT CONTROL APPROVAL BY OTHERS.
- THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO HIM FOR INSTALLATION.
- THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER, FOLLOWED BY A CHANGE ORDER.
- THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL SANITARY FACILITIES, BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS OF CONSTRUCTION. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES.
- DO NOT SUBSTITUTE MATERIALS, EQUIPMENTS OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER / ARCHITECT / ENGINEER.
- THE ARCHITECT / INTERIOR DESIGNER / OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.
- CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB.

- CONTRACTOR SHALL DELIVER THE ANNOTATED JOB RECORD SET TO THE OWNER UPON COMPLETION OF THE WORK AS A CONDITION OF ACCEPTANCE.
- CLEANING AND DEBRIS REMOVAL - THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DUST. ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAKE EFFORT TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FORM MEALS CONSUMED ON PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
- THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN THE LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEM. CONTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING ANY CONCRETE BEAM IF INTERFERING WITH A/C DUCT OR PLUMBING FIXTURES EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL/ ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER AND APPROVED BY THE ARCHITECT / ENGINEER.
- THE CONTRACTOR SHALL PRODUCE, BY MEANS OF SHOP DRAWINGS, ALL ADDITIONAL DETAILS WHICH ARE INFERABLE FROM THESE PLANS AND WHICH ARE NECESSARY FOR THE EXECUTION AND COMPLETION OF THE CONSTRUCTION.
- THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB.
- UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCHLIST", INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN 14 CALENDAR WORKING DAYS.
- ANY OMISSION OF EQUIPMENT INSTALLATIONS AND MATERIALS SHALL BE PROMPTLY RECTIFIED BY CONTRACTOR UPON NOTIFICATION BY ARCHITECT / ENGINEER / OWNER.
- ANY OTHER SERVICES NECESSARY FOR THE COMPLETION OF THIS JOB THAT MAY BE INVOLUNTARY UNDER THE JURISDICTION OF THE FLORIDA BUILDING CODE AND NOT SPECIFIED IN THESE "GENERAL NOTES" AND/OR ARCHITECT'S "SPECIFICATIONS" ARE THE CONTRACTOR'S SOLE RESPONSIBILITY.
- CONTRACTOR SHALL SUBMIT TO ARCHITECT / ENGINEER & BUILDING DEPARTMENT

- ALL REQUIRED SHOP DRAWINGS NECESSARY FOR REVIEW AND APPROVAL AS REQUIRED.
- ALL GLASS SHOWER AND TUB ENCLOSURES SHALL BE RECEIVE CATEGORY II - SAFETY GLAZING.
- ALL FIXED GLASS SHALL BE 1/4" THICK, TEMPERED (U.O.N.).
- ALL CEILINGS SHALL BE SEALED SO THAT AIR FLOW FROM SHAFTS, WALL CHASES, CAVITIES AND BETWEEN CONDITIONED AND UNCONDITIONED ATTIC SPACE IS STOPPED.
- USE ONLY HIGH HAT LIGHTS WITH SEALED CANS OR SEAL THEM FROM THE ATTIC DRYWALL SO THAT COLD AIR DOES NOT GET INTO THE ATTIC.
- ALL DIFFUSERS AND GRILLS SHALL HAVE GASKETS AND THE FIBERGLASS BOOT CONNECTIONS SHALL BE TIGHT IN ORDER TO PREVENT COLD AIR TO LEAK OUT THROUGH THE DRYWALL OPENINGS ALLOWING CONDENSATION TO FORM.
- DRAFT STOPS SHALL BE SEALED AROUND PIPES AND CONDUITS AT THE TOPS OF ALL INTERIOR PARTITION WALLS SO THAT AIR CANNOT PENETRATE DOWN INTO THE WALLS.
- SEAL ALL CEILING SPACES BETWEEN THE CONDITIONED FLOORS FROM OUTSIDE AIR.
- PROVIDE THE ABSOLUTE MINIMUM ATTIC VENTILATION, LOCATE THE NECESSARY SOFFIT VENTS ON THE EXPOSURE AWAY FROM THE LOCAL PREVAILING BREEZE.
- INSURE THAT ALL INSULATION IS PROPERLY DISTRIBUTED AND INSTALLED WITHOUT GAPS OR IN CONTACT WITH SURFACES THAT TRANSFER AIR.
- DO NOT VENTILATE THE ATTIC BY FORCED VENTILATION.
- ASSURE THAT ALL FIREPLACE DAMPERS ARE TIGHTLY CLOSED.
- INSURE THAT THERE IS NO DUCT LEAKAGE.
- KEEP ALL DUCTWORK SEPARATE FROM ALL OTHER DUCTWORK, ATTIC INSULATION, AND BUILDING CONSTRUCTION MATERIALS.
- MAINTAIN CONDITIONS IN ATTIC SUCH THAT THE DEW POINT OF THE ATTIC AIR IS HIGHER THAN THE SKIN TEMPERATURE OF THE DUCTWORK AT ALL TIMES.

- EXTERIOR AND ADJACENT WALLS SHALL BE SEALED AT THE FOLLOWING LOCATIONS AS PER FLORIDA BUILDING CODE R 2023 8TH ED.
 - BETWEEN WINDOWS AND DOORS AND THEIR FRAMES
 - BETWEEN WINDOWS AND DOOR FRAMES AND THE SURROUNDING WALL
 - BETWEEN THE FOUNDATION AND WALL ASSEMBLY SILL-PLATES
 - JOINTS BETWEEN EXTERIOR WALL PANELS AT CHANGES IN PLANE, SUCH AS WITH EXTERIOR SHEATHING AT CORNERS AND CHANGES IN ORIENTATION, OPENINGS AND CRACKS AROUND ALL PENETRATIONS THROUGH THE WALL ENVELOPE SUCH AS UTILITY SERVICES AND PLUMBING
 - BETWEEN THE WALL PANELS AND TOP AND BOTTOM PLATES IN EXTERIOR AND ADJACENT WALLS. IN FRAME CONSTRUCTION, THE CRACK BETWEEN EXTERIOR AND ADJACENT WALL BOTTOM PLATES AND FLOORS SHALL BE SEALED WITH CAULKING OR GASKET MATERIAL. GYPSUM BOARD OR OTHER WALL PANELING ON THE INTERIOR SURFACE OF EXTERIOR AND ADJACENT WALL SHALL BE SEALED TO THE FLOOR, AND (WHEN APPLICABLE)
 - BETWEEN WALLS AND FLOOR WHERE THE FLOOR PENETRATES THE WALL
- ALL INSULATING MATERIALS SHALL HAVE A FLAME-SPREAD CLASSIFICATION NOT GREATER THAN 25, AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER A.S.T.M. E-84.
- ARCHITECT'S SPECIFICATIONS SHALL BECOME PART OF THE CONSTRUCTION DOCUMENTS.
- COORDINATE WITH THE ARCHITECT ALL A/C DUCTWORK LOCATION AND SIZES PRIOR TO FORMING CONCRETE BEAMS. CONSULT ARCHITECT, STRUCTURAL AND MECHANICAL ENGINEER IN THE EVENT OF ANY DISCREPANCIES. SUBMIT TRUSS SHOP DRAWINGS TO THE ARCHITECT, STRUCTURAL & H.V.A.C. ENGINEER FOR REVIEW APPROVAL PRIOR TO TRUSS PERMIT AND FABRICATION. DUE TO TIGHT CONDITIONS AT SOME PORTIONS OF THE ROOF, LINEAR DIFFUSERS MAY BE REPLACED FOR CONVENTIONAL DIFFUSERS AS APPROVED BY THE ARCHITECT & ENGINEER. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT & ENGINEER ON SITE BEFORE ORDERING A/C DIFFUSERS.
- THE DRAWINGS ARE GENERALLY DIAGRAMMATIC. THE MECHANICAL WORK SHALL BE COORDINATED WITH ALL FIELD CONDITIONS AND OTHER TRADES IN ORDER TO AVOID INTERFERENCE WITH PLUMBING, AIR CONDITIONING AND STRUCTURAL ELEMENTS.
- STONE INSTALLER SHALL PROVIDE AN ANTI-FRACTURE MEMBRANE MATERIAL AS MANUFACTURED BY "PROTECTO WRAP" OR APPROVED EQUAL OVER ALL CONCRETE SLAB RECEIVING THE STONE / MARBLE FINISH IN ORDER TO AVOID CRACKING FROM SETTLING. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.

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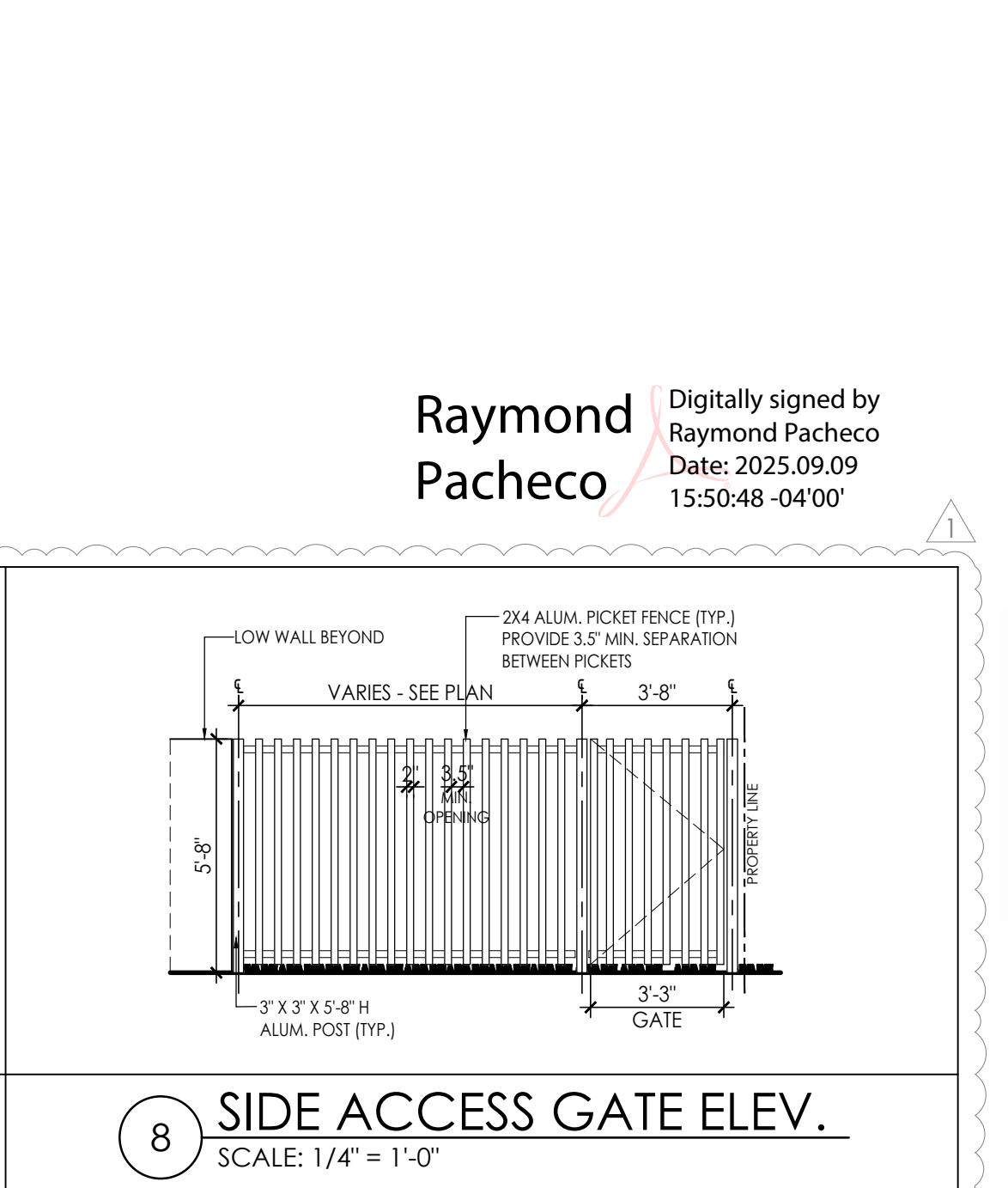
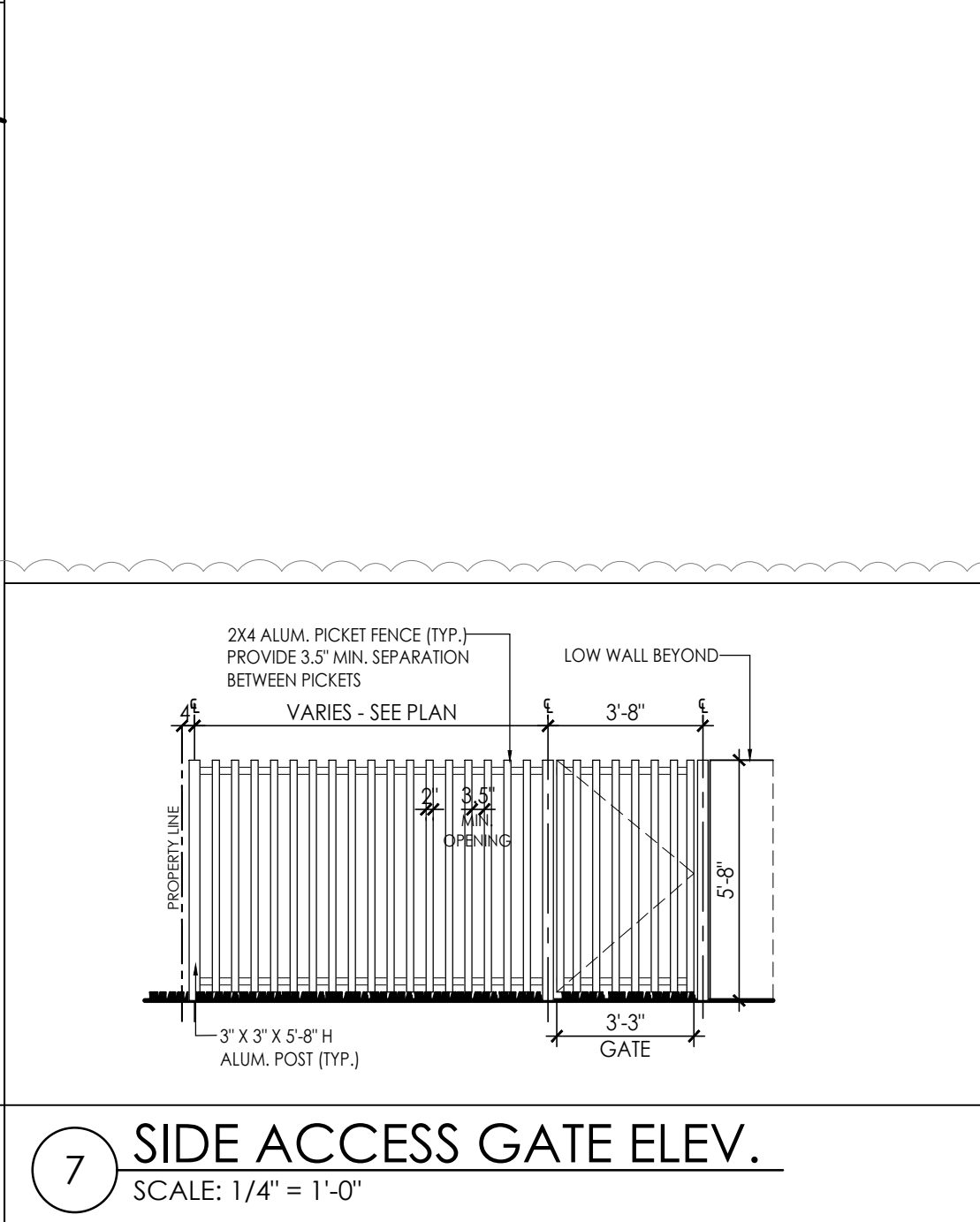
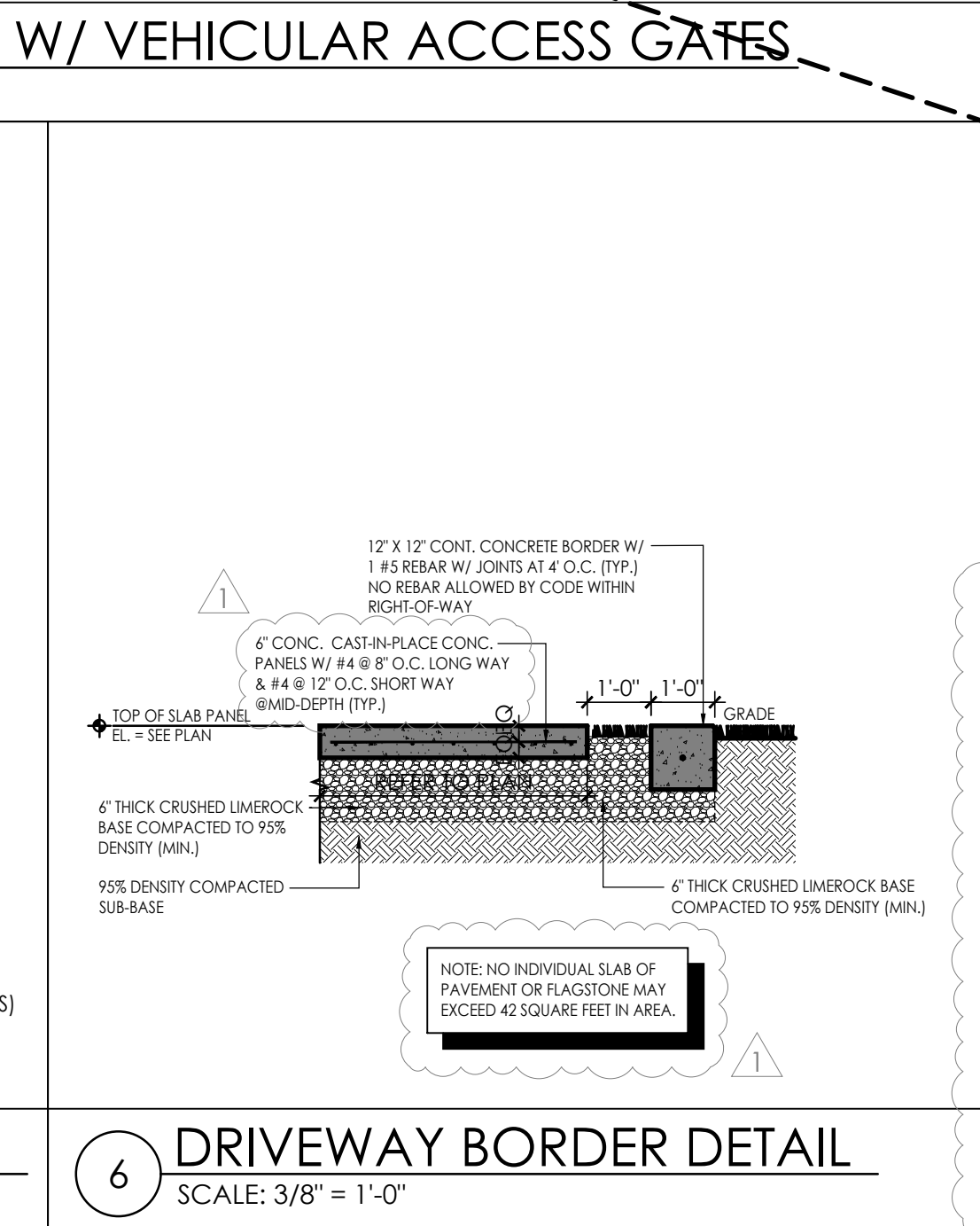
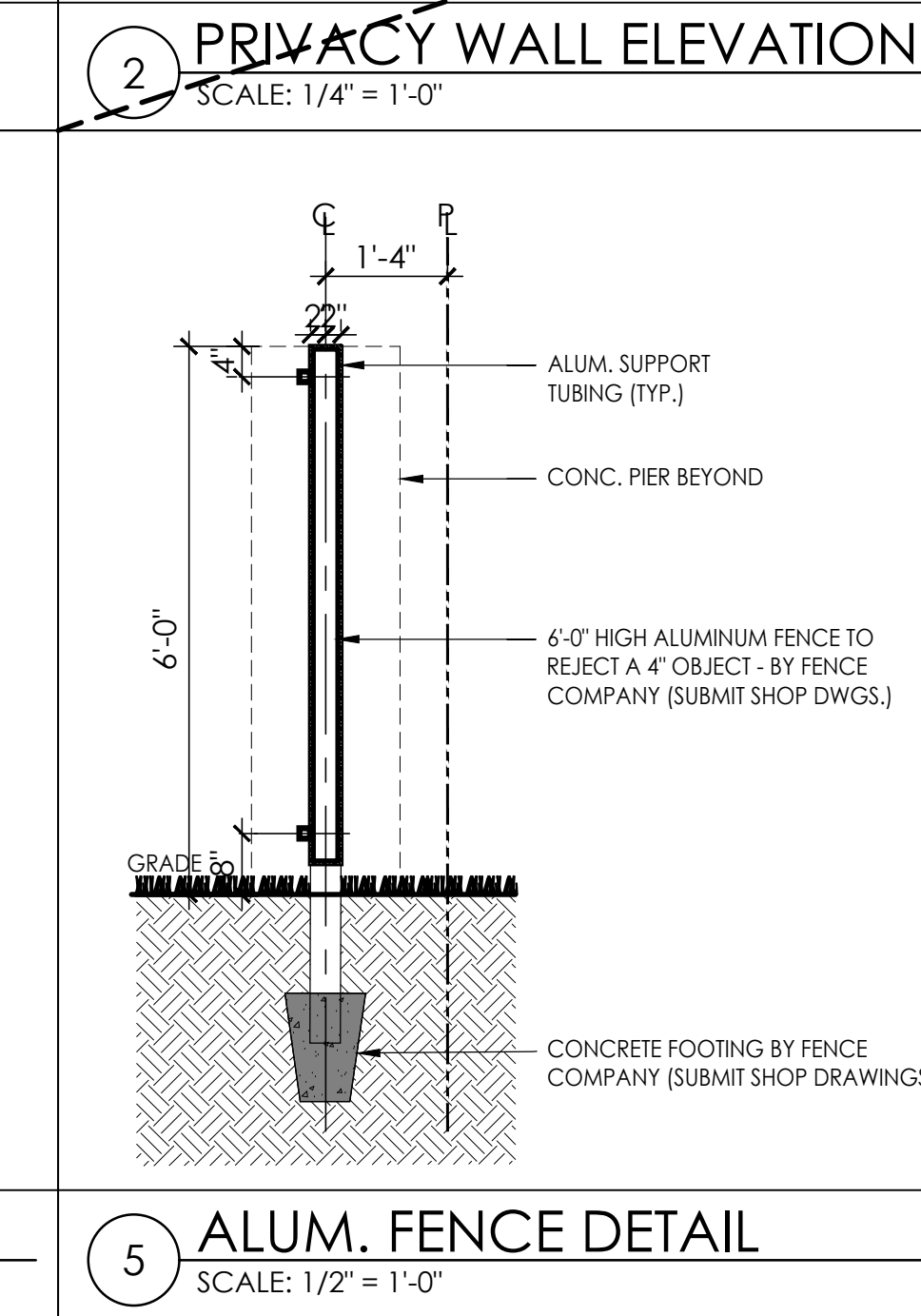
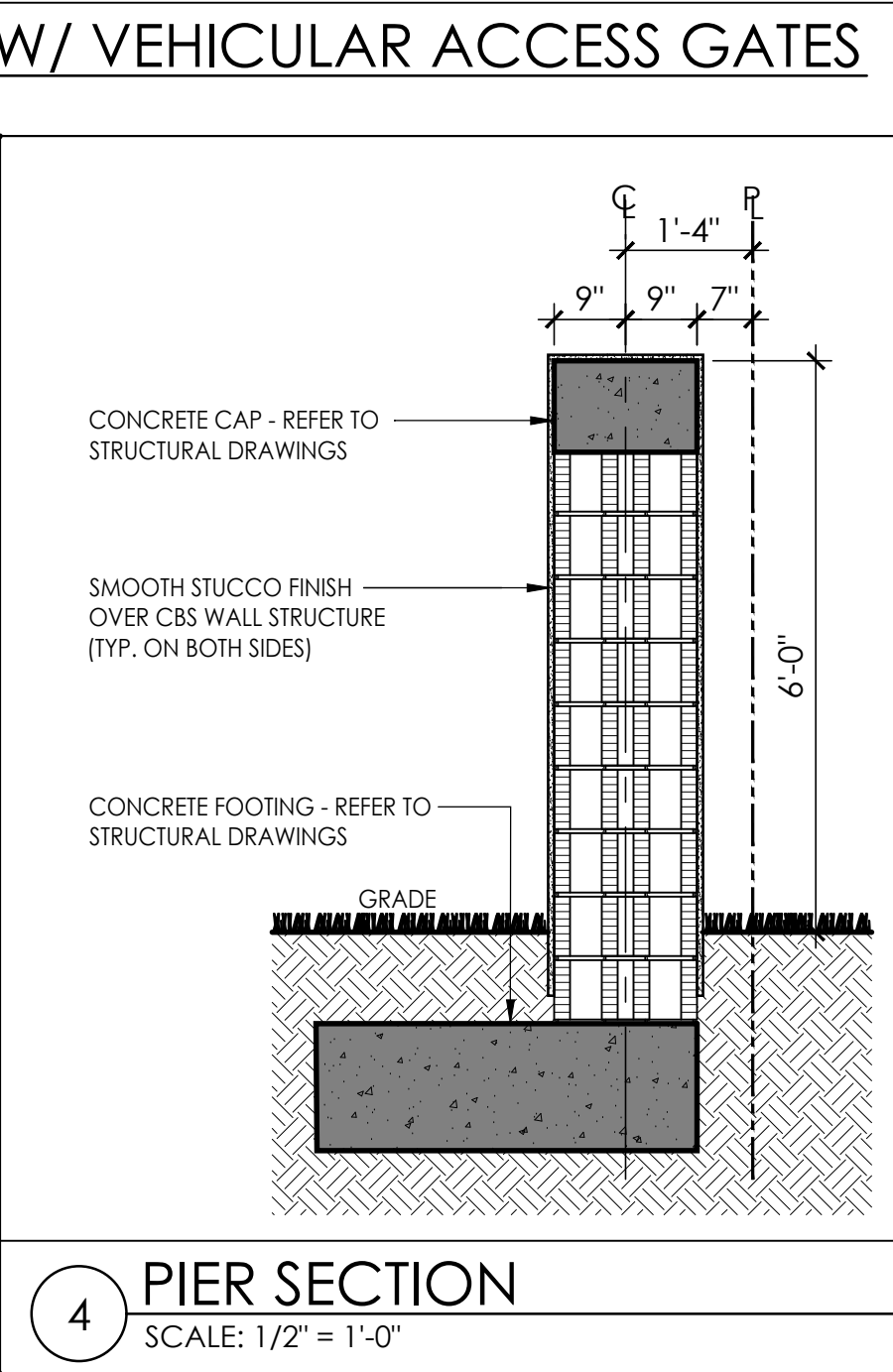
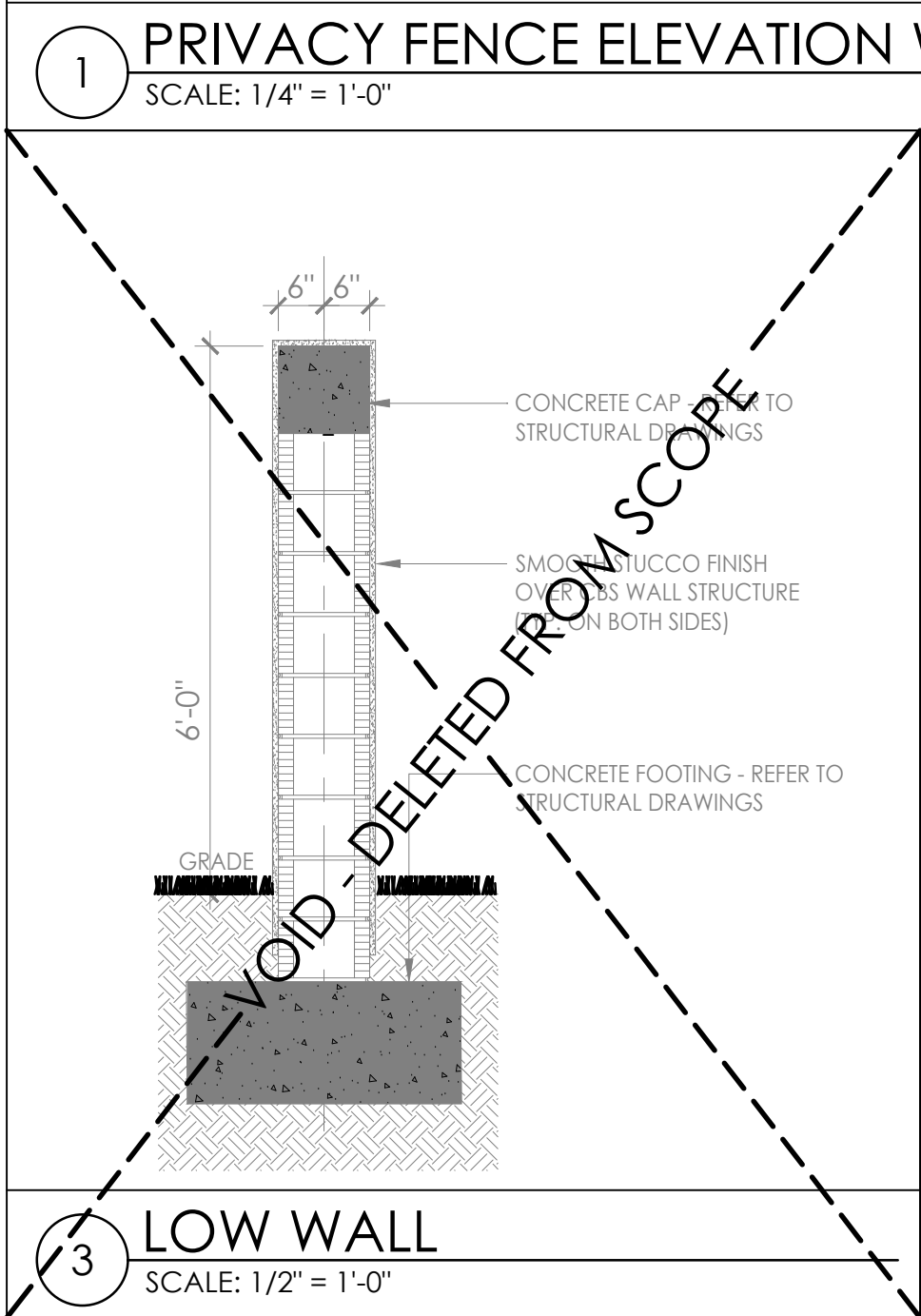
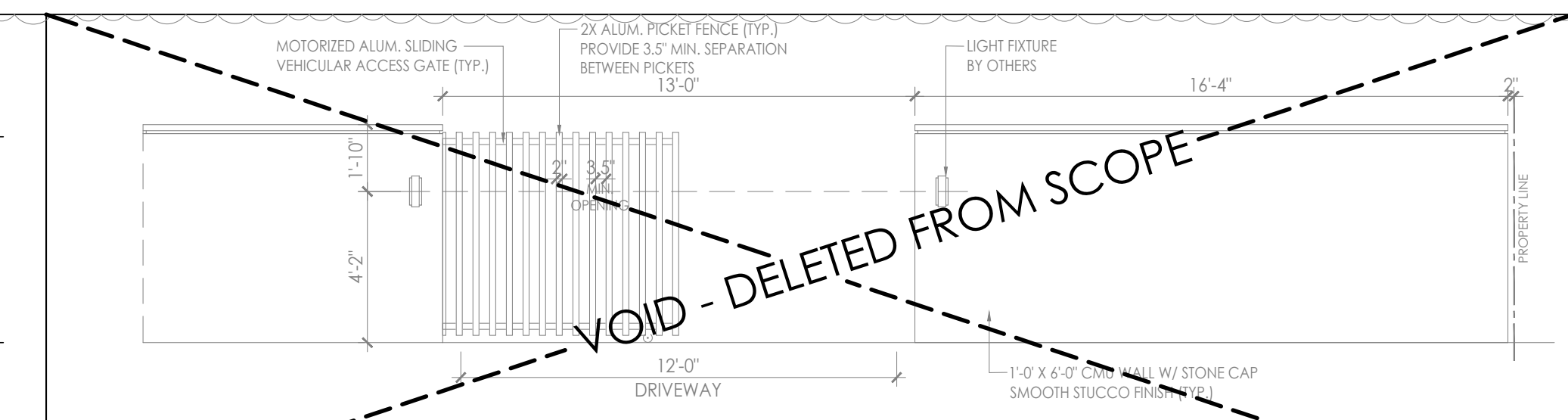
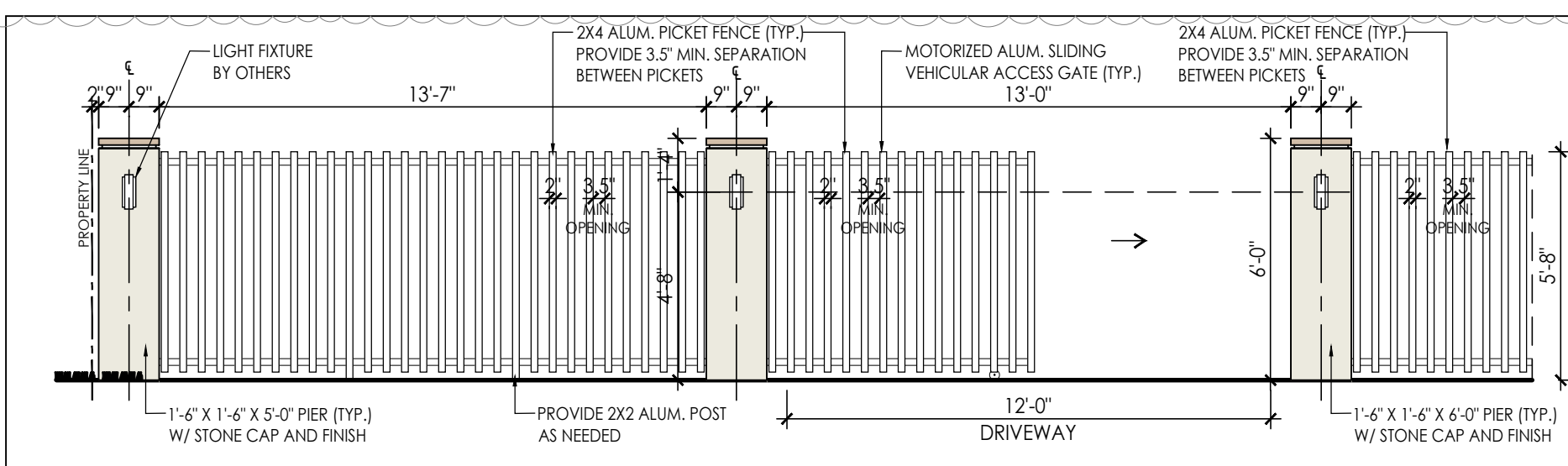
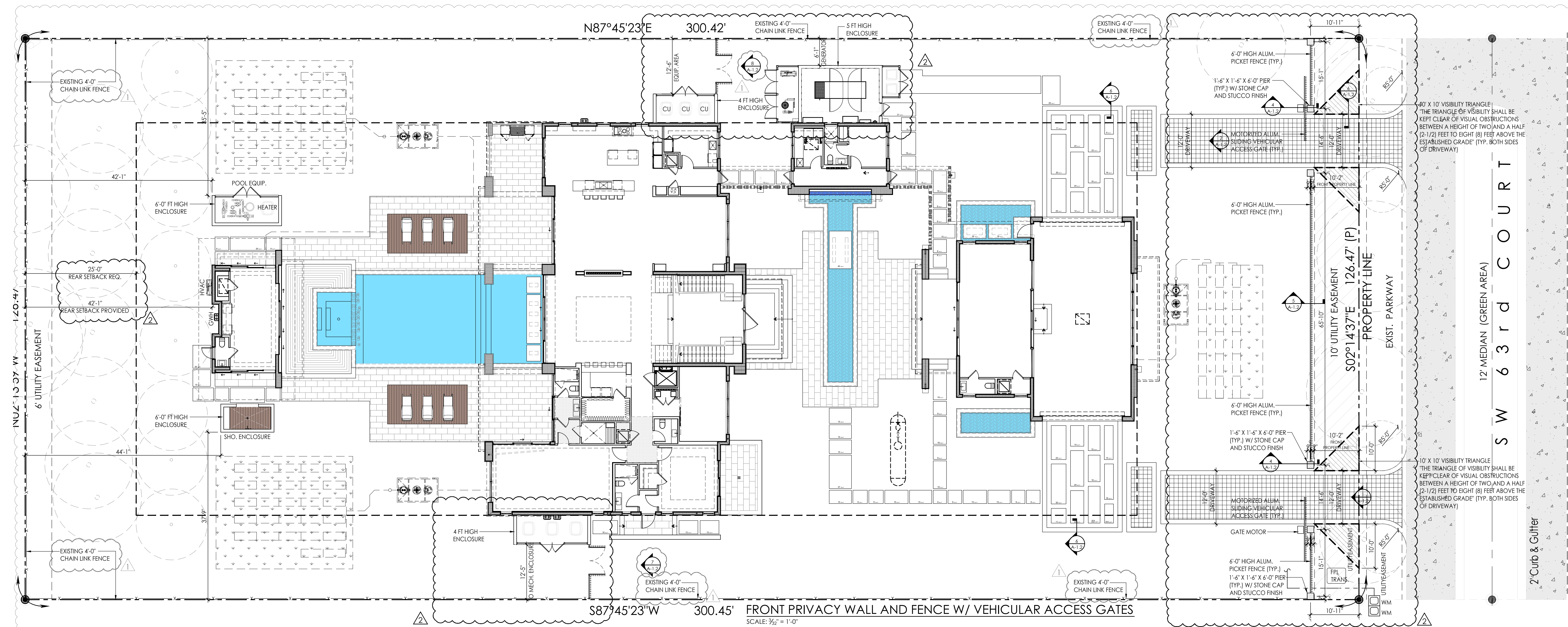
MR & MRS DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

NEW RESIDENCE FOR:
revisions
date
issued
drawn
checked
project no.

10.26.2021
05.20.25 COM.
08.18.25 COM.
2024

STATE OF FLORIDA
Raymond Pacheco
REGISTERED ARCHITECT
AR0006412

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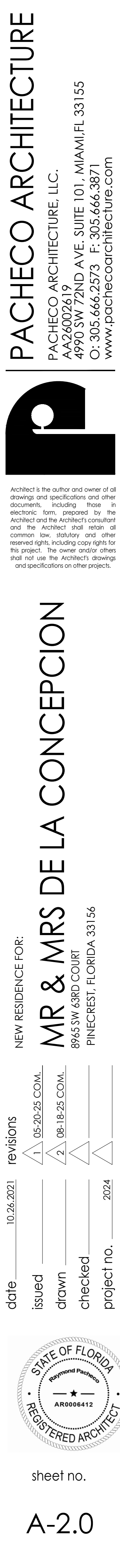
date 10/26/2021
issued 05/20/25 COM.
drawn 08/18/25 COM.
checked
project no. 2024

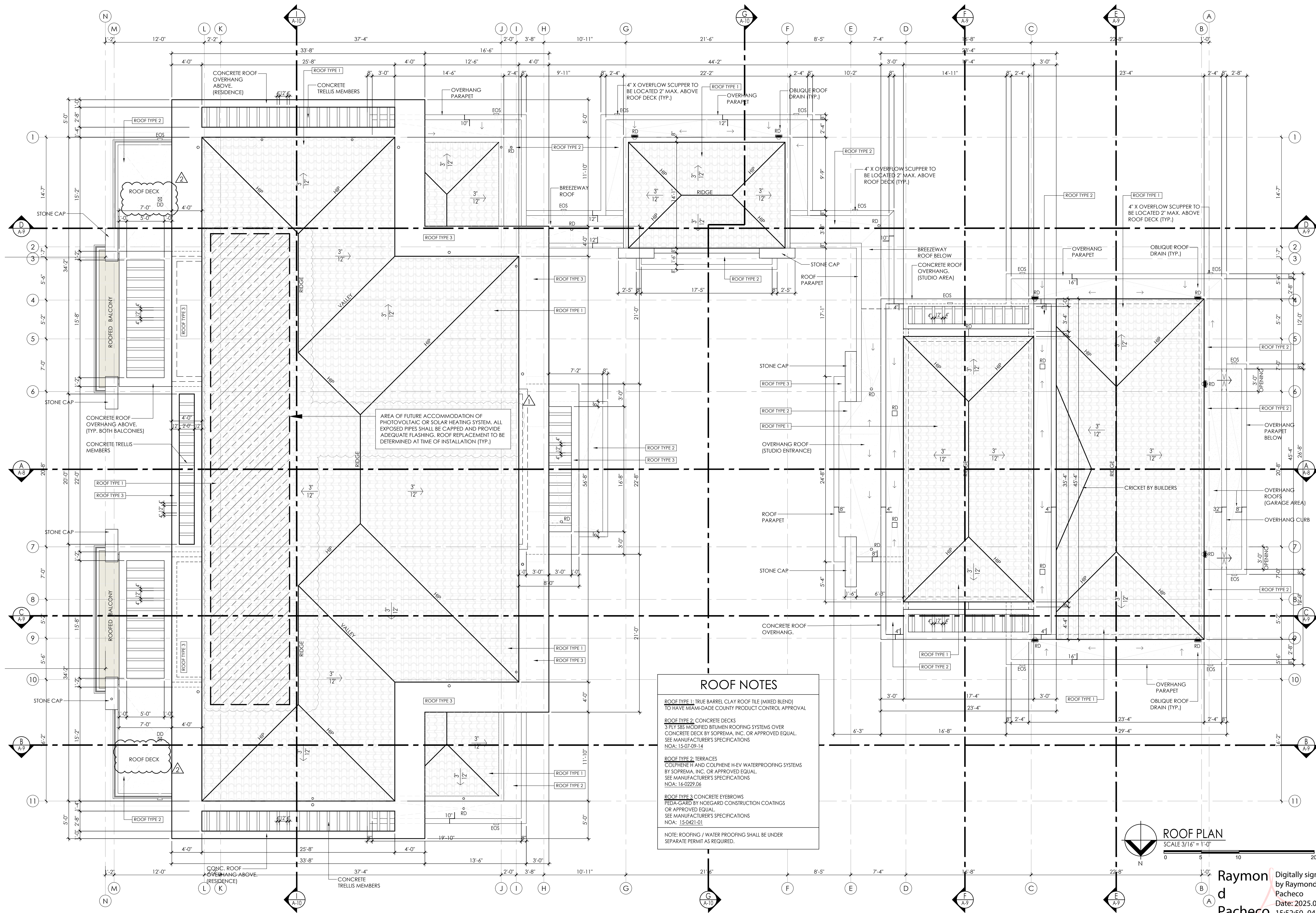
revisions
1. 05/20/25 COM.
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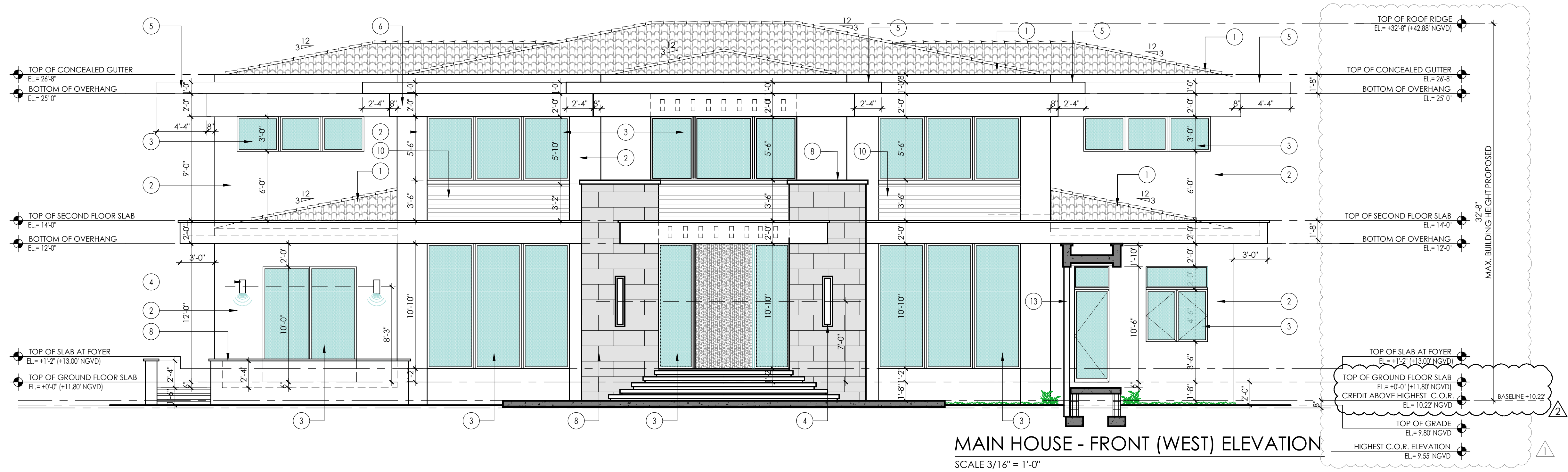
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STATE OF FLORIDA
REGISTERED ARCHITECT
AR0006412

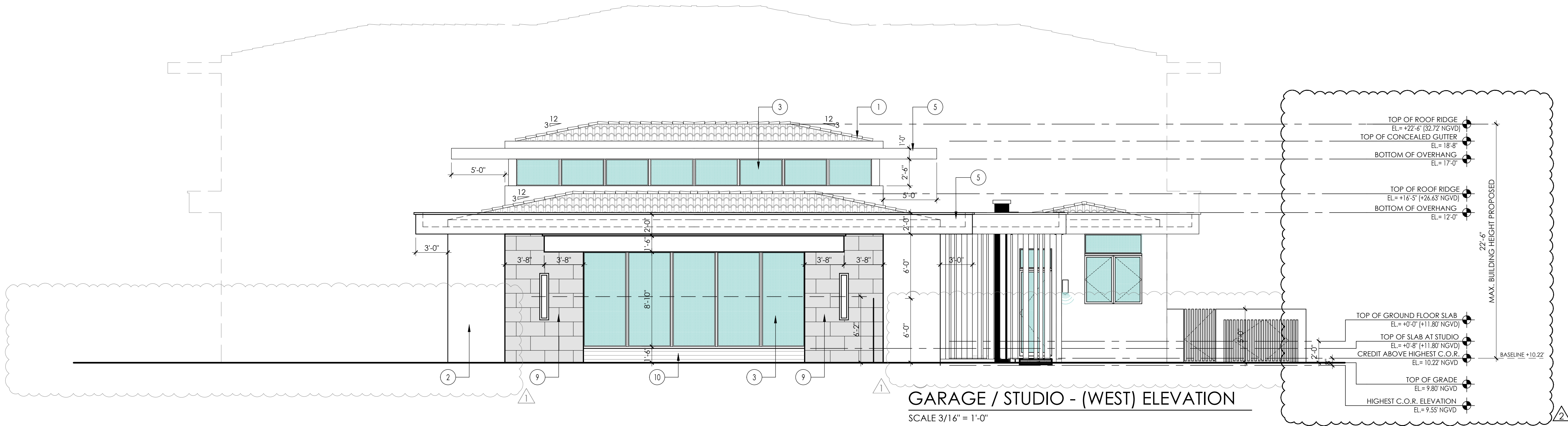
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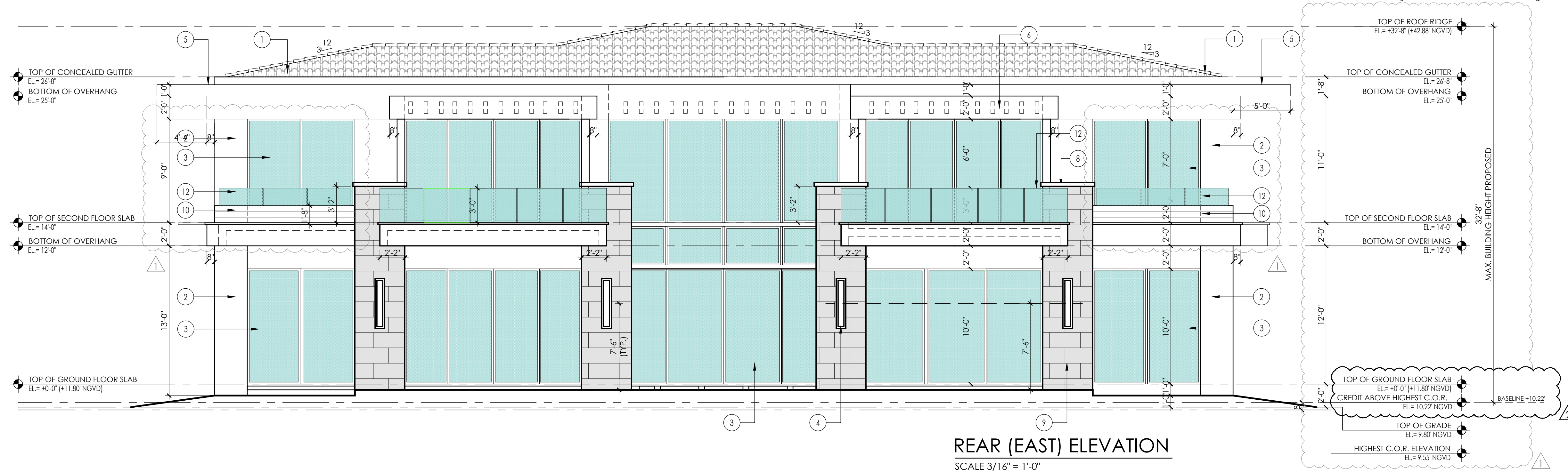




MAIN HOUSE - FRONT (WEST) ELEVATION
SCALE 3/16" = 1'-0"



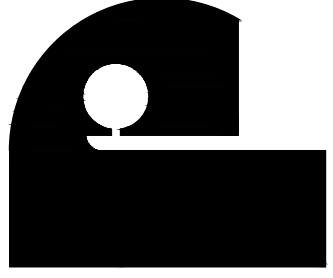
GARAGE / STUDIO - (WEST) ELEVATION
SCALE 3/16" = 1'-0"



REAR (EAST) ELEVATION
SCALE 3/16" = 1'-0"

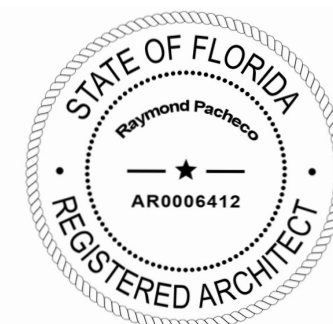
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FINISH LEGEND	
1	CLAY BARREL ROOF TILE (TYP.)
2	SMOOTH STUCCO FINISH (TYP.)
3	IMPACT RESISTANT WINDOWS / DOORS, UNDER A SEPARATE PERMIT (SUBMIT SHOP DRAWINGS FOR REVIEW)
4	LIGHT FIXTURE TO BE SELECTED BY OWNER / ARCHITECT
5	SMOOTH STUCCO EYEBROW (TYP.)
6	SMOOTH STUCCO HEADER (TYP.)
7	STONE FINISH (TYP.)
8	STONE CAP FINISH (TYP.)
9	EXPOSED ARCHITECTURAL CONCRETE SURFACE (TYP.)
10	DECORATIVE VENER BY 'RESYSTA' AS A DECORATIVE ELEMENT ON ITS OWN. PROVIDE WATERPROOFING BEHIND VENER WALL (TYP.)
11	GARAGE DOORS UNDER A SEPARATE PERMIT (SUBMIT SHOP DRAWINGS FOR REVIEW)
12	GLASS RAILING (TYP.)
13	ALUM. VERTICAL LOUVERS (TYP.) PAINTED TO MATCH WINDOW FRAME
14	WATER FEATURE WALL



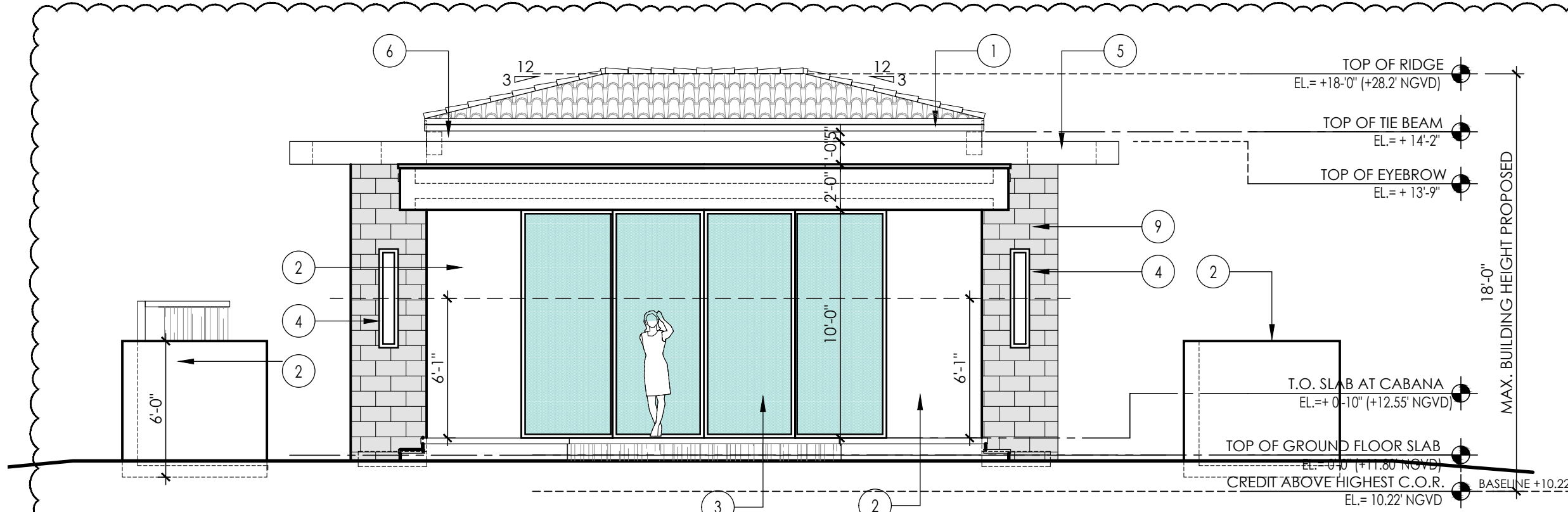
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revisions	
1	05-20-25 COM.
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checked	
project no.	



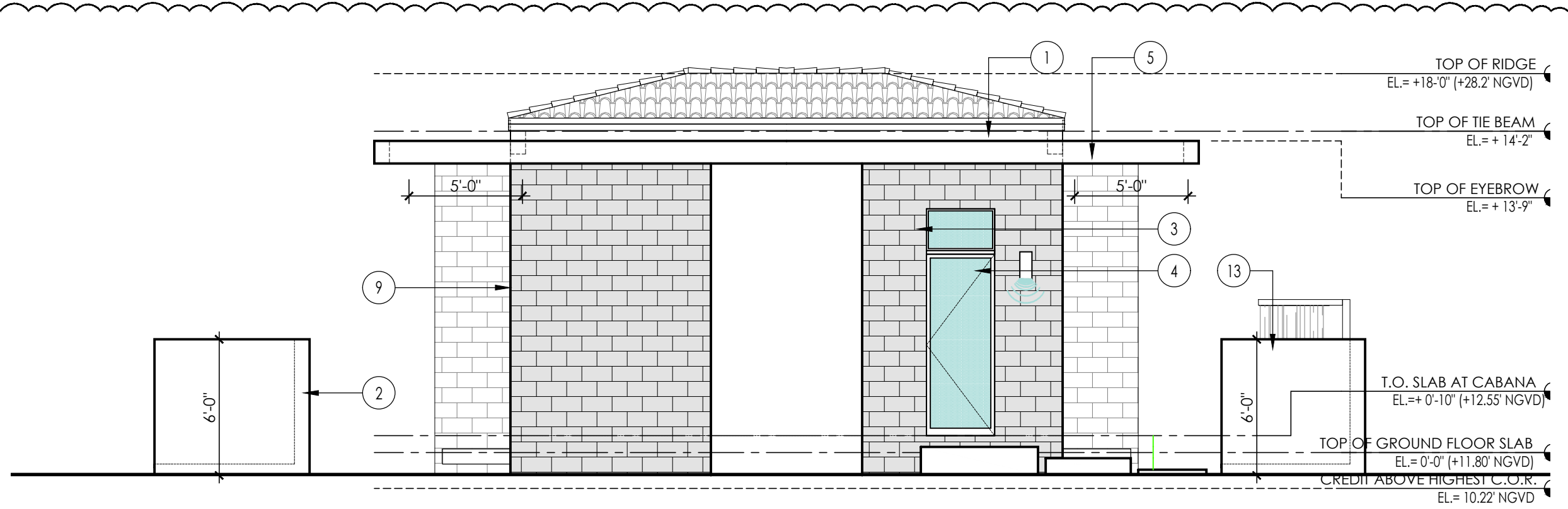
sheet no.

A-6.0



CABANA (WEST) ELEVATION

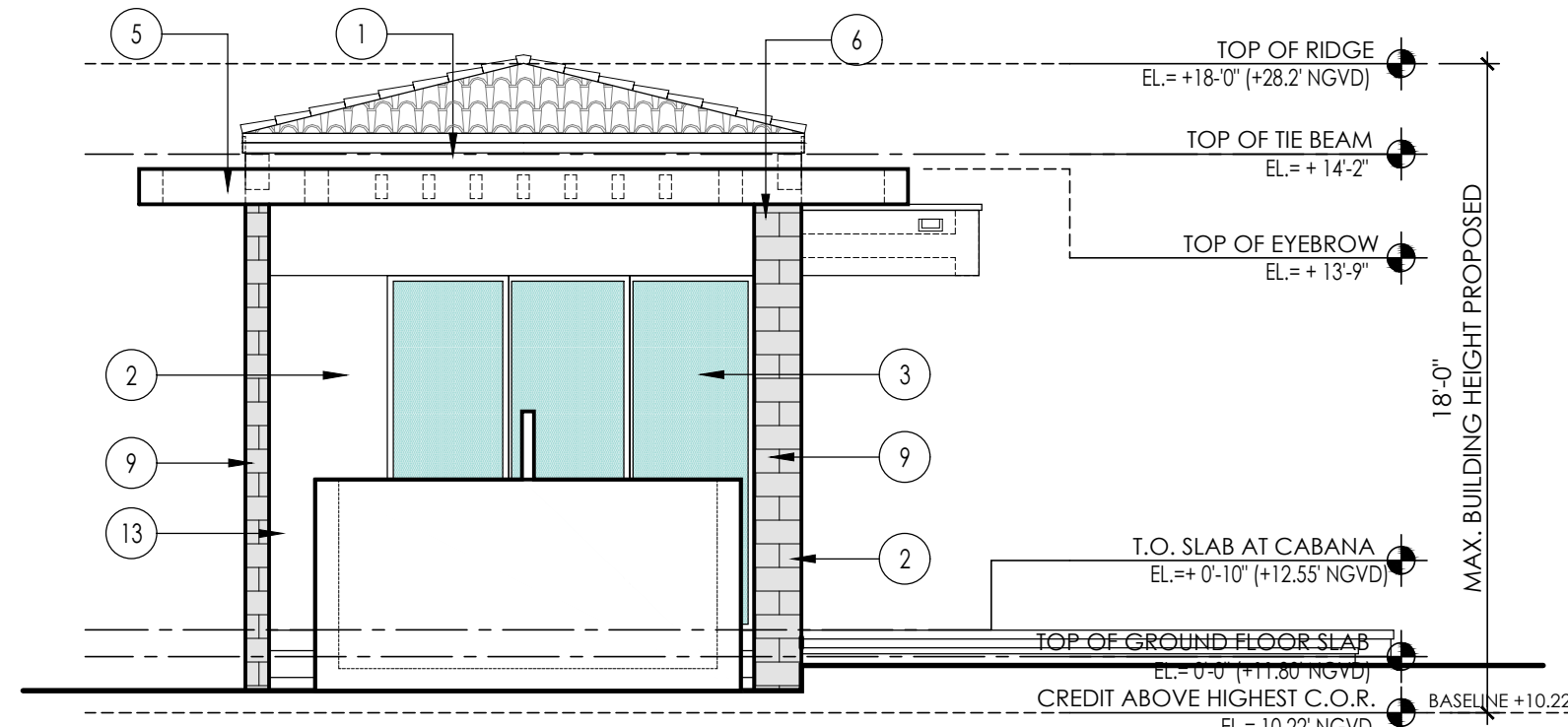
SCALE 3/16" = 1'-0"



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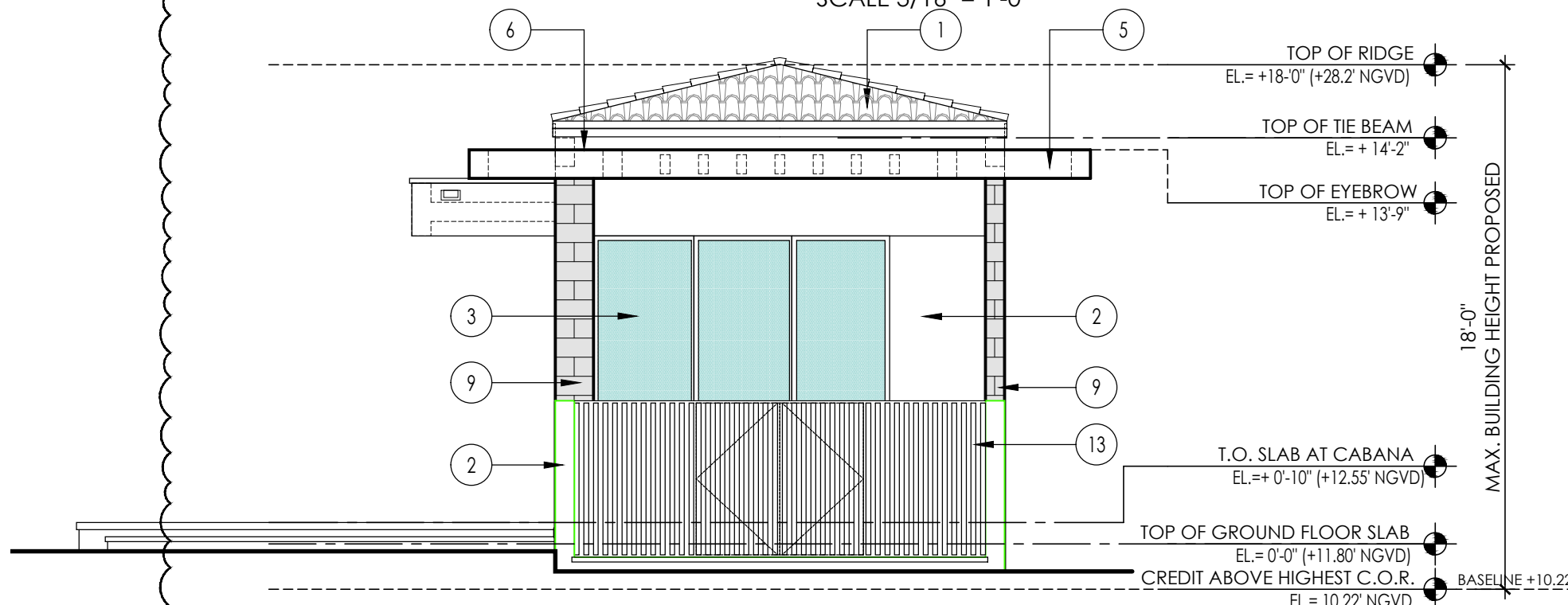
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FINISH LEGEND	
1	CLAY BARREL ROOF TILE (TYP.)
2	SMOOTH STUCCO FINISH (TYP.)
3	IMPACT RESISTANT WINDOWS / DOORS, UNDER A SEPARATE PERMIT (SUBMIT SHOP DRAWINGS FOR REVIEW)
4	LIGHT FIXTURE TO BE SELECTED BY OWNER / ARCHITECT
5	SMOOTH STUCCO EYEBROW (TYP.)
6	SMOOTH STUCCO HEADER (TYP.)
7	STONE FINISH (TYP.)
8	STONE CAP FINISH (TYP.)
9	EXPOSED ARCHITECTURAL CONCRETE SURFACE (TYP.)
10	DECORATIVE VENEER BY "REYSTAT" AS A DECORATIVE ELEMENT ON ITS OWN. PROVIDE WATERPROOFING BEHIND VENEER WALL (TYP.)
11	GARAGE DOORS UNDER A SEPARATE PERMIT (SUBMIT SHOP DRAWINGS FOR REVIEW)
12	GLASS RAILING (TYP.)
13	ALUM. VERTICAL LOUVERS (TYP.)
14	PAINTED TO MATCH WINDOW FRAME
15	WATER FEATURE WALL



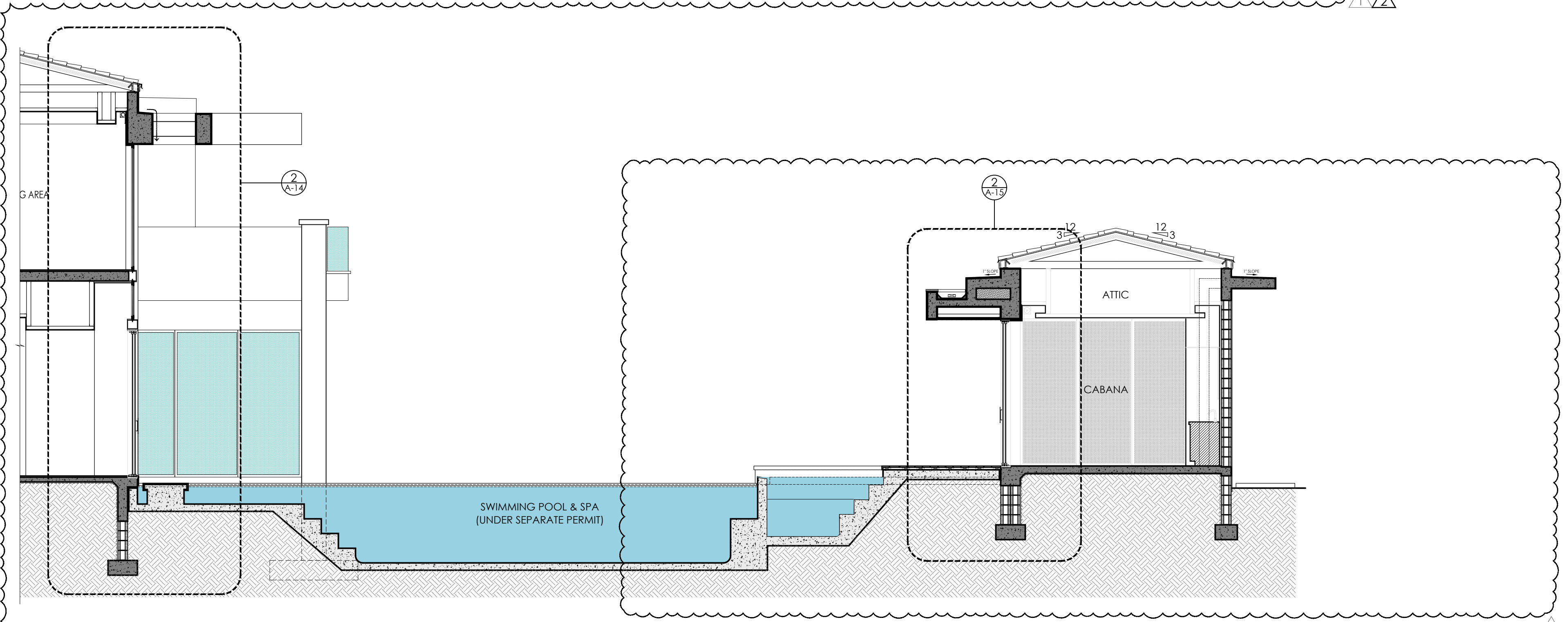
CABANA (NORTH) ELEVATION

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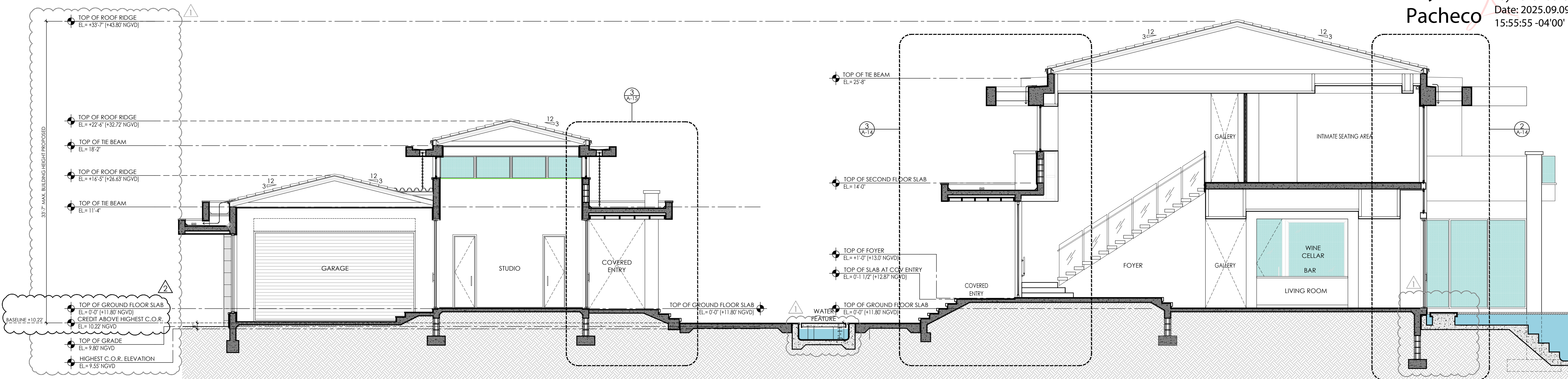
CABANA (SOUTH) ELEVATION

SCALE 3/16" = 1'-0"



CROSS SECTION "A", CABANA

SCALE 3/16" = 1'-0"



CROSS SECTION "A", MAIN HOUSE

SCALE 3/16" = 1'-0"

Raymond Pacheco
Digitally signed by Raymond Pacheco
Date: 2025.09.09 15:55:55 -04'00'

NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION
8945 SW 43RD COURT
PINECREST, FLORIDA 33156

revisions

1	05-20-25 COMM.
2	6-18-25 COM.

date

10.26.2021

issued

10.26.2021

drawn

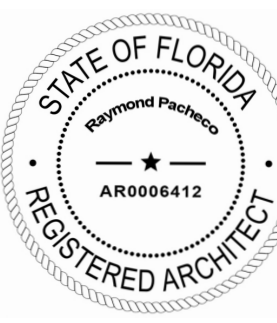
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checked

10.26.2021

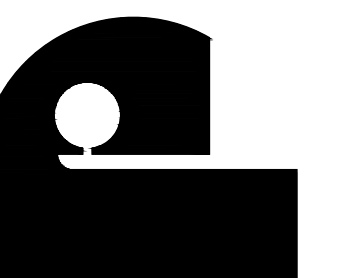
project no.

2024

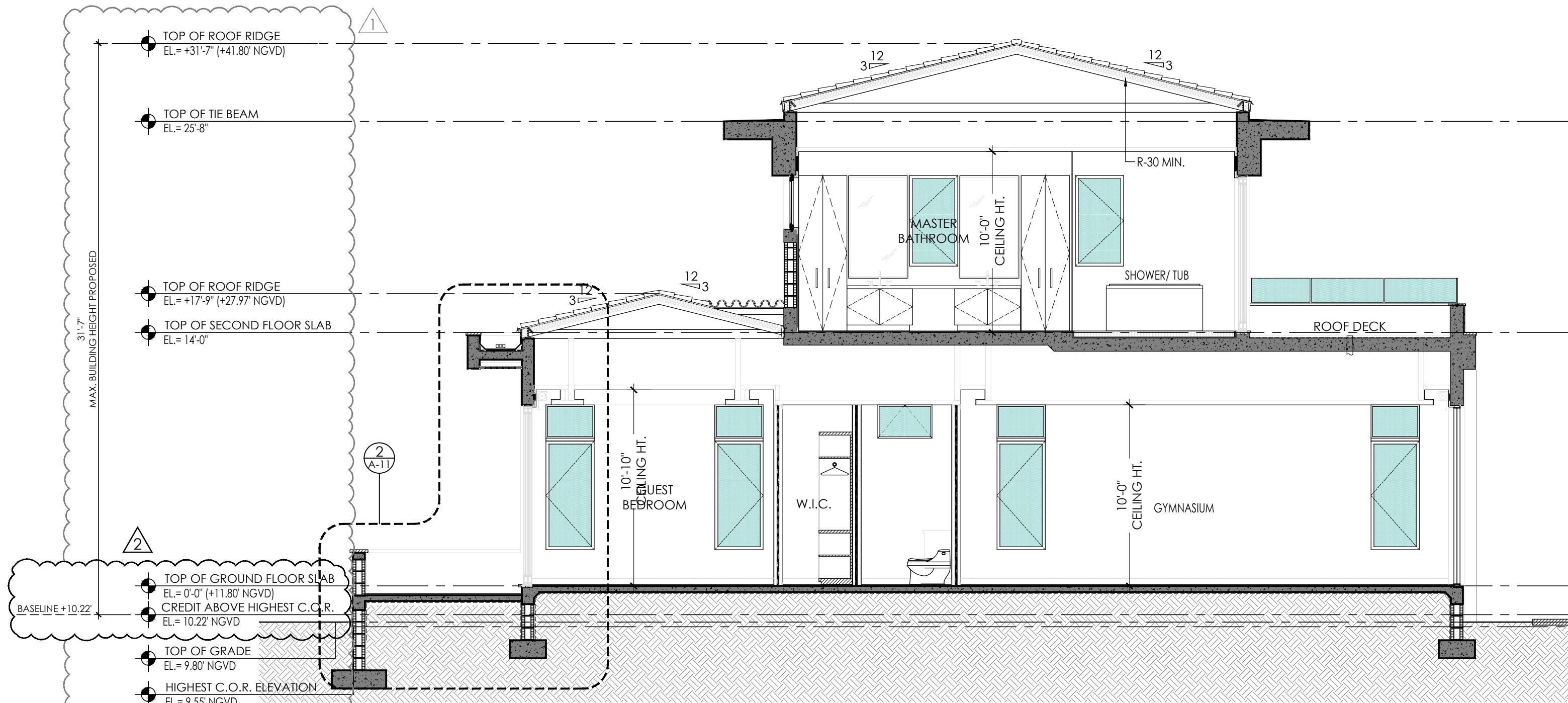


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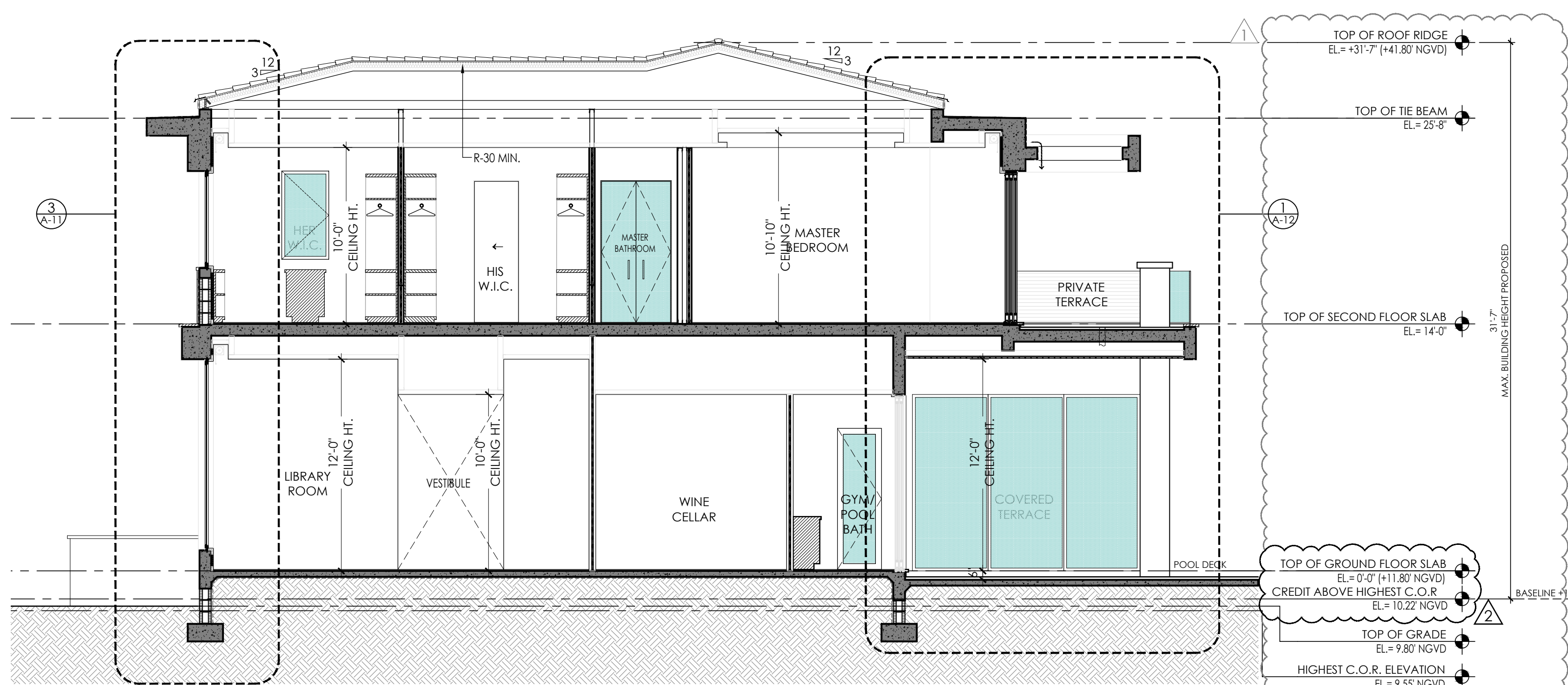
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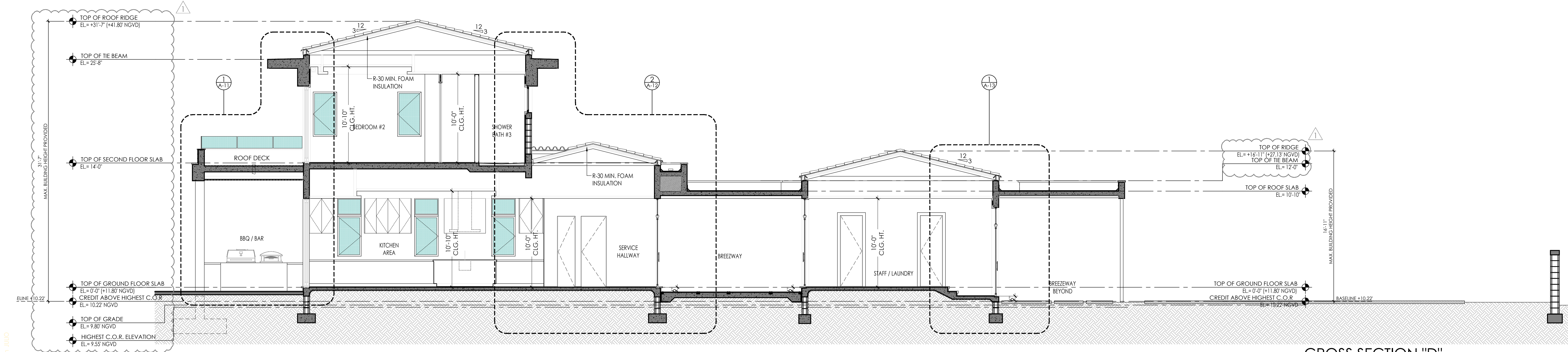
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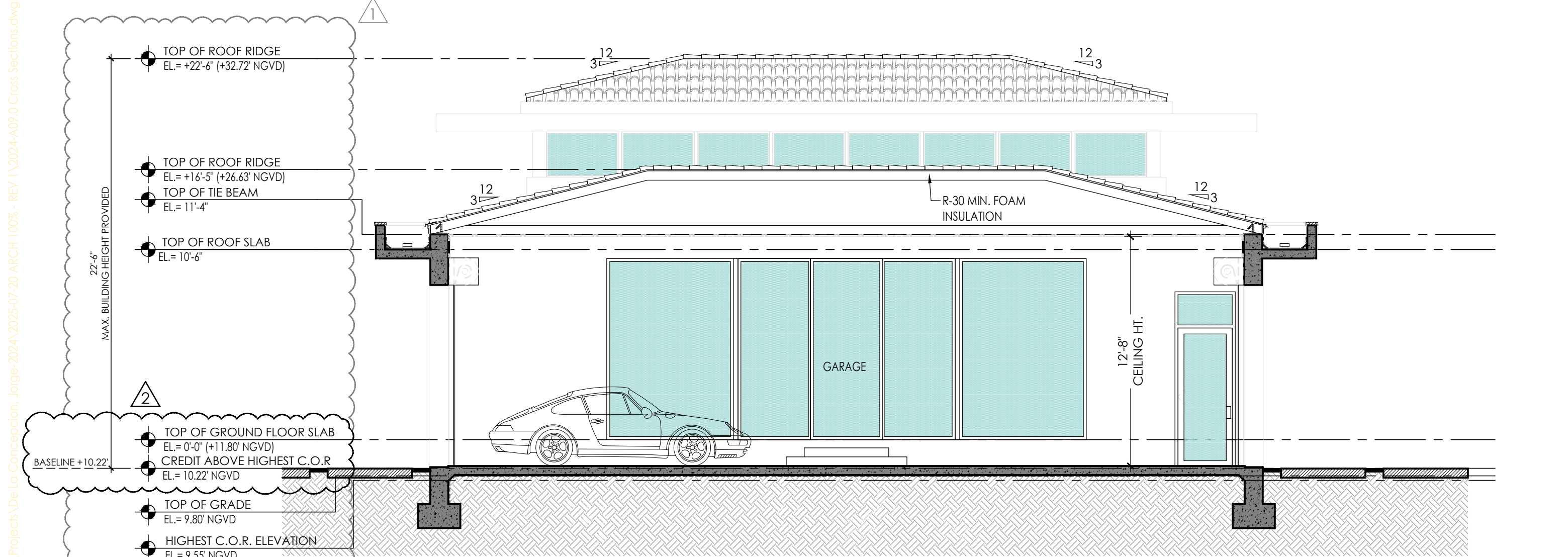
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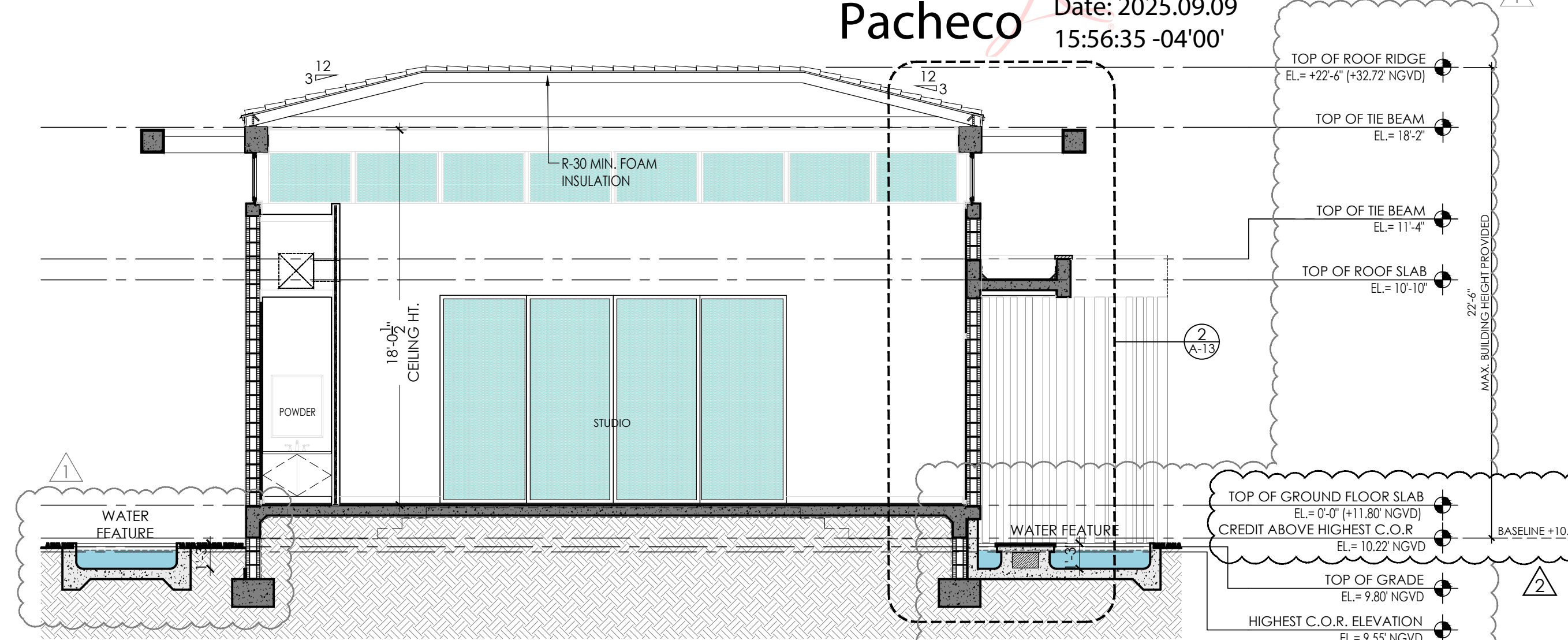
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SCALE 3/16" = 1'-0"



CROSS SECTION "D"
SCALE 3/16" = 1'-0"



CROSS SECTION "E"
SCALE 3/16" = 1'-0"



CROSS SECTION "F"
SCALE 3/16" = 1'-0"

PACHECO ARCHITECTURE
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8945 SW 43RD COURT
PINECREST, FLORIDA 33156

NEW RESIDENCE FOR:
MR & MRS DE LA CONCEPCION
8945 SW 43RD COURT
PINECREST, FLORIDA 33156

DATE: 10.26.2021

ISSUED: 05.20.25 COMM.

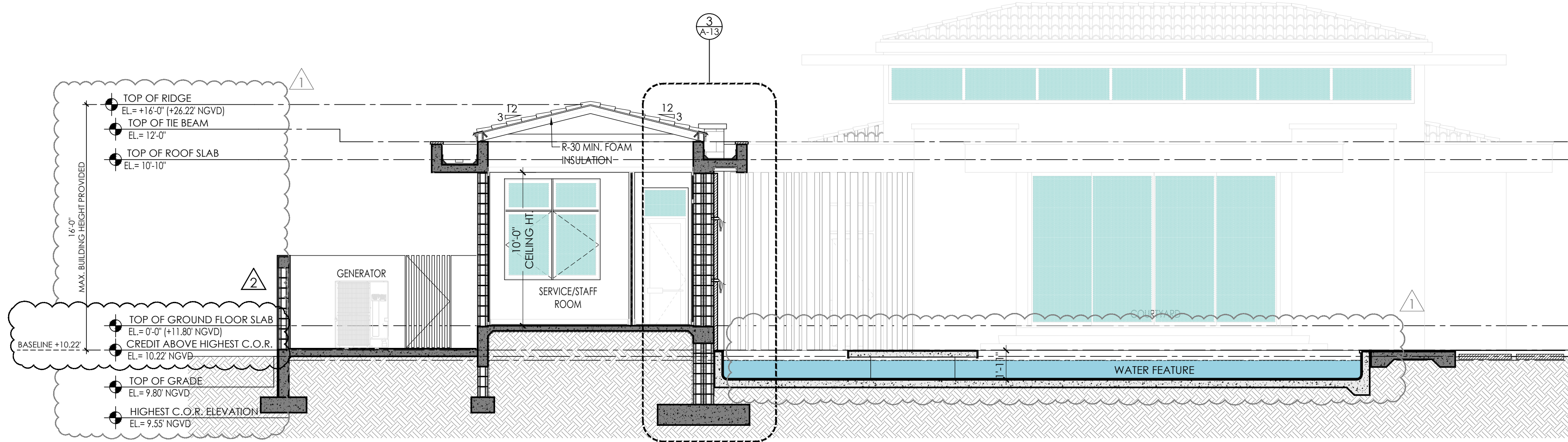
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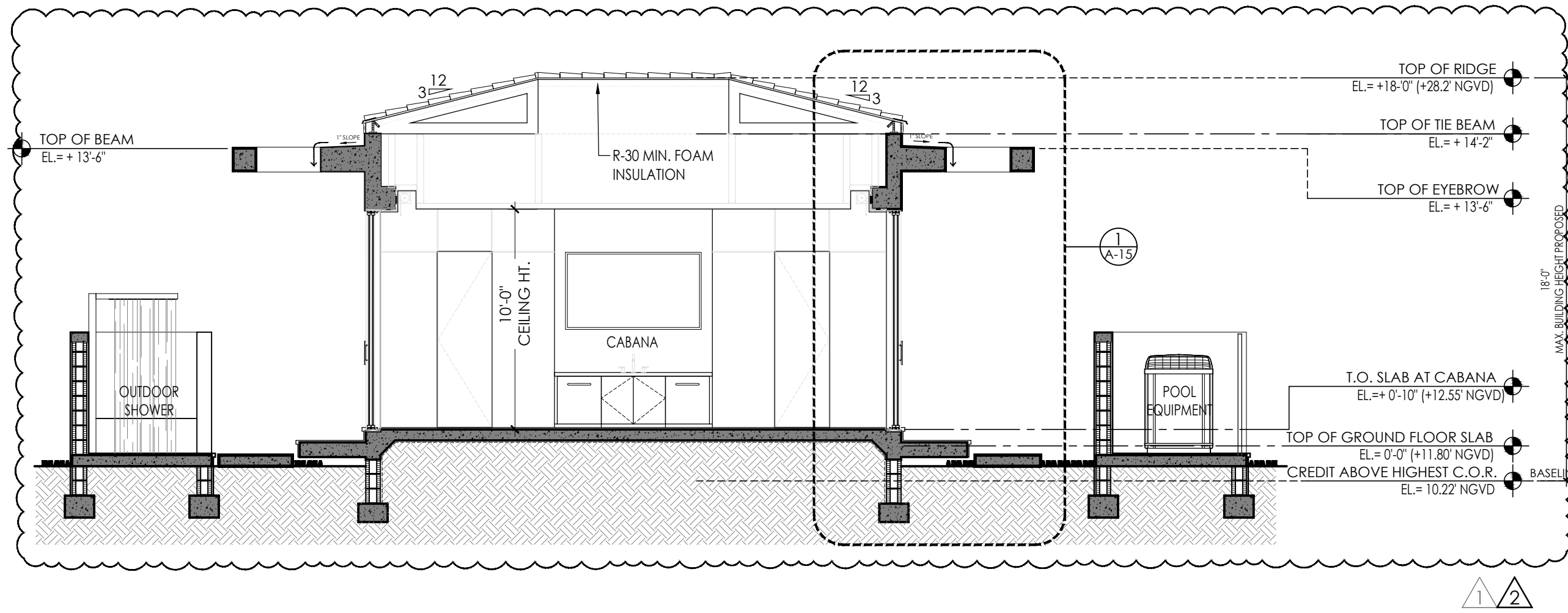
PROJECT NO.: 2024

SHEET NO.: A-9.0

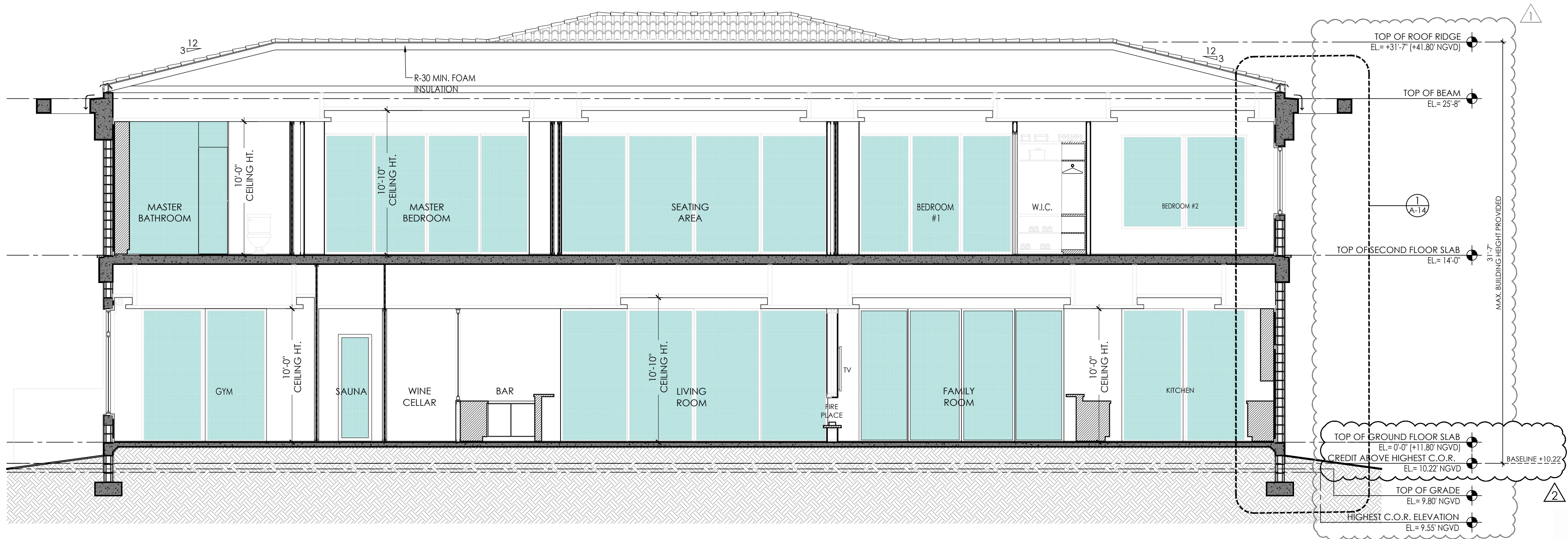
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SCALE 3/16" = 1'-0"



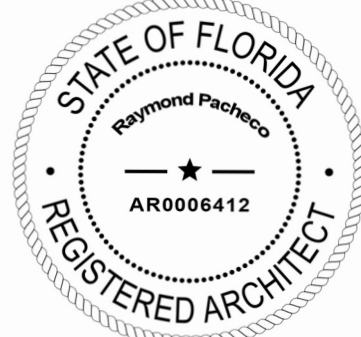
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CROSS SECTION "I"
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Raymond
Pacheco

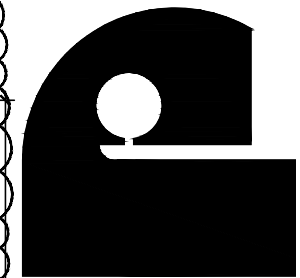
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Raymond Pacheco
Date: 2025.09.09
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sheet no.

A-10.0

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8965 SW 63RD COURT
PINECREST, FLORIDA 33156

NEW RESIDENCE FOR:

revisions

10/26/2021

date

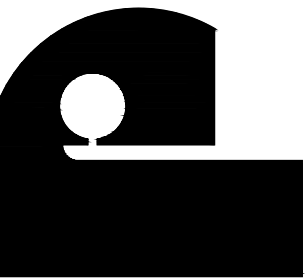
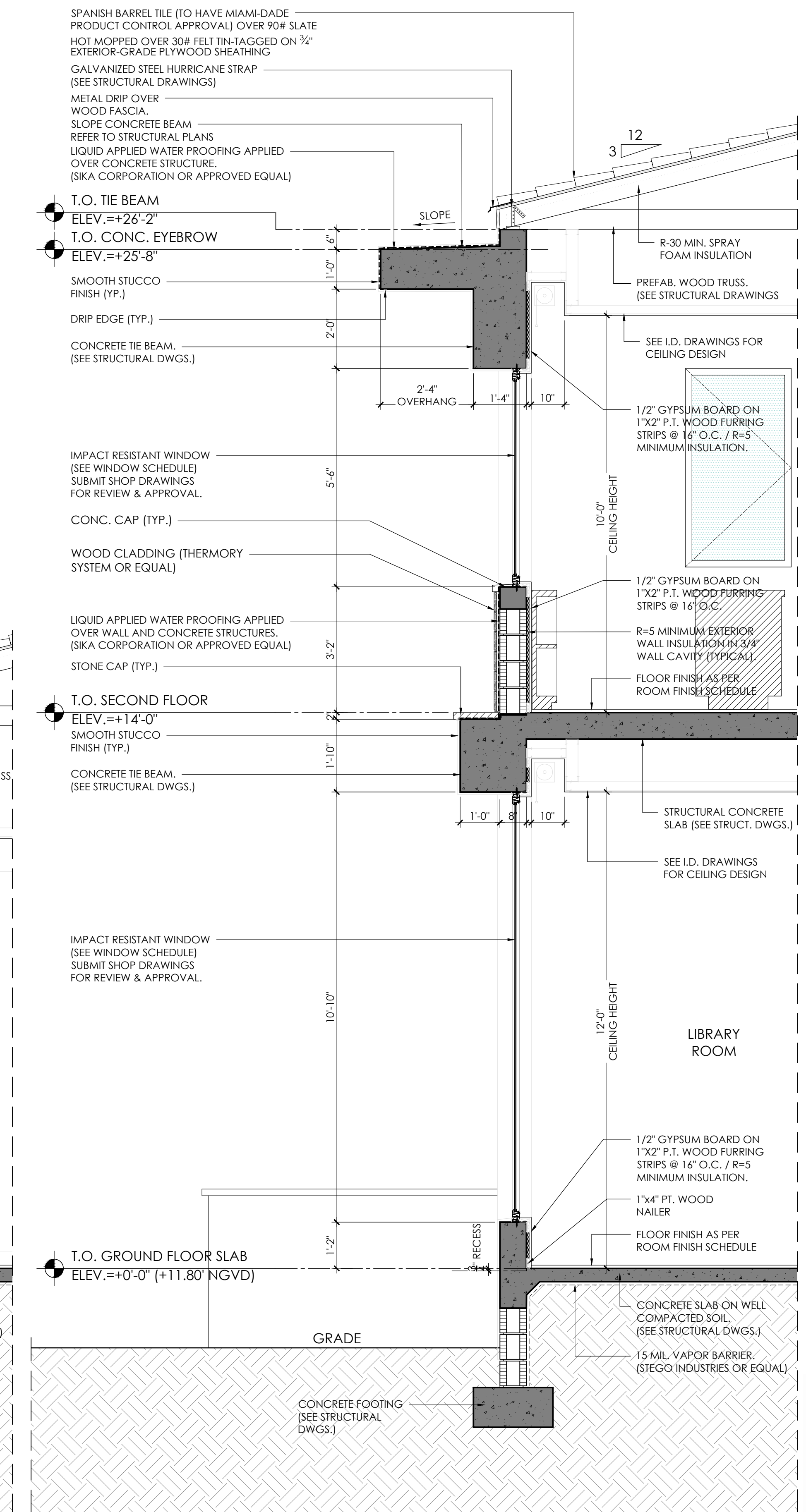
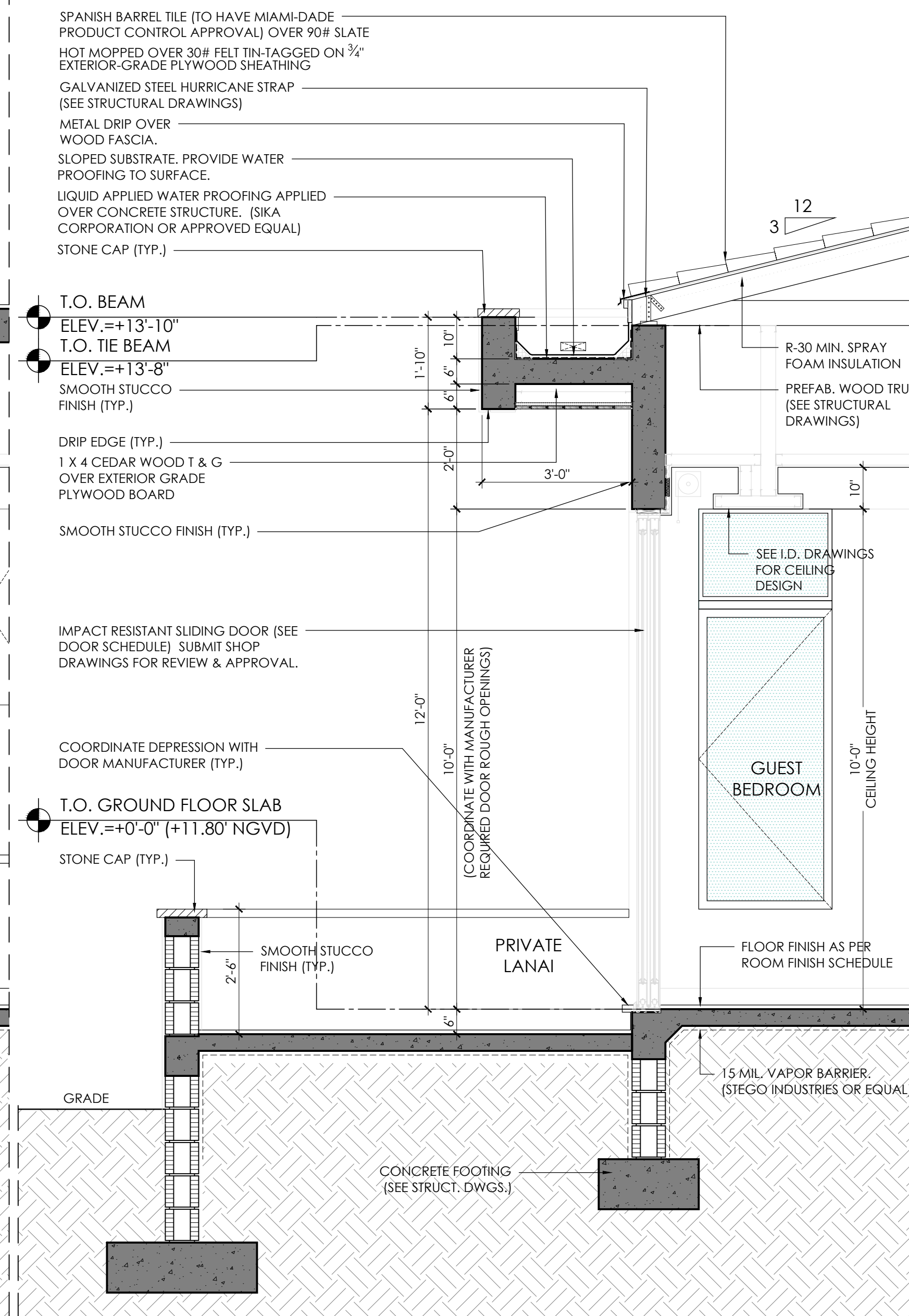
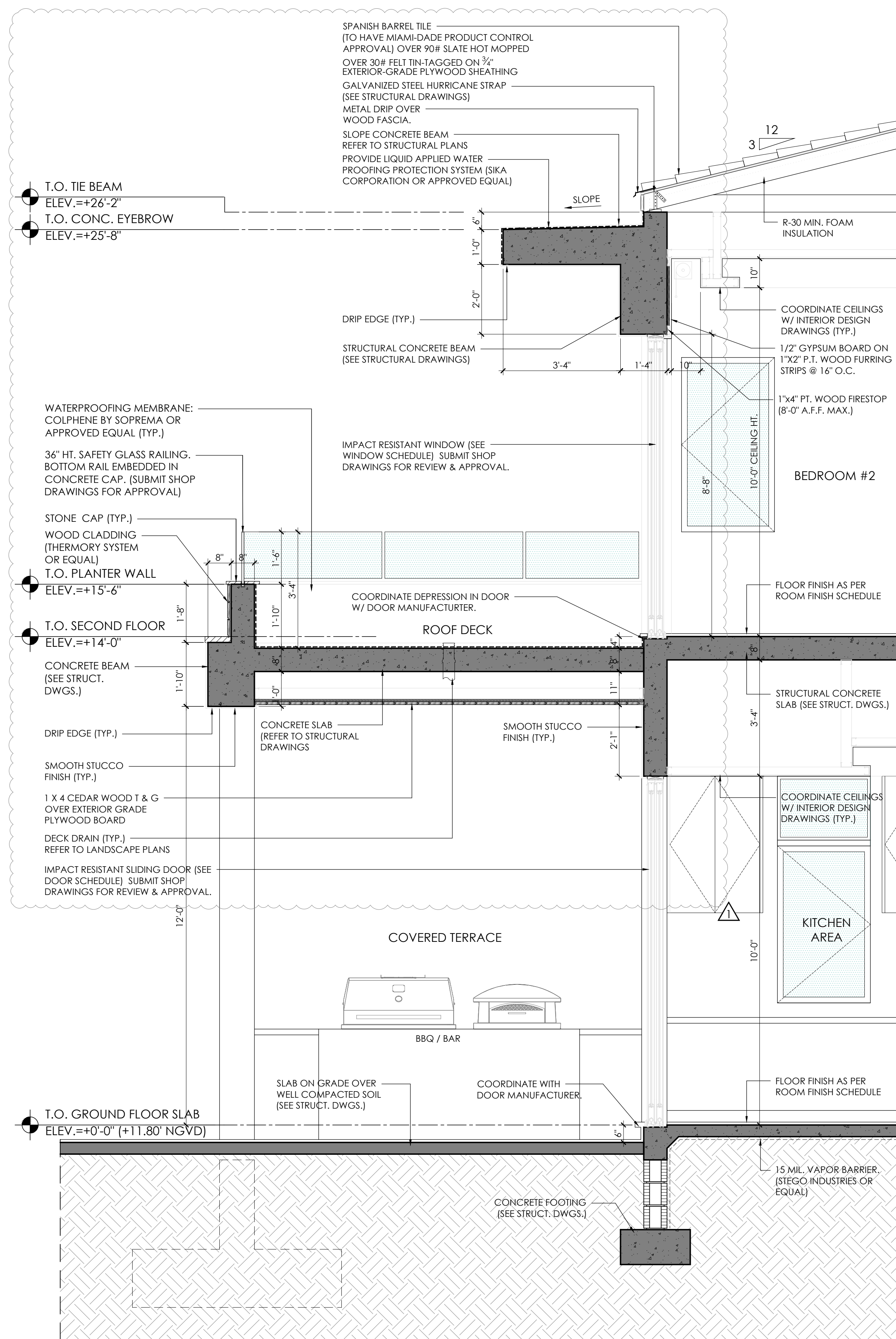
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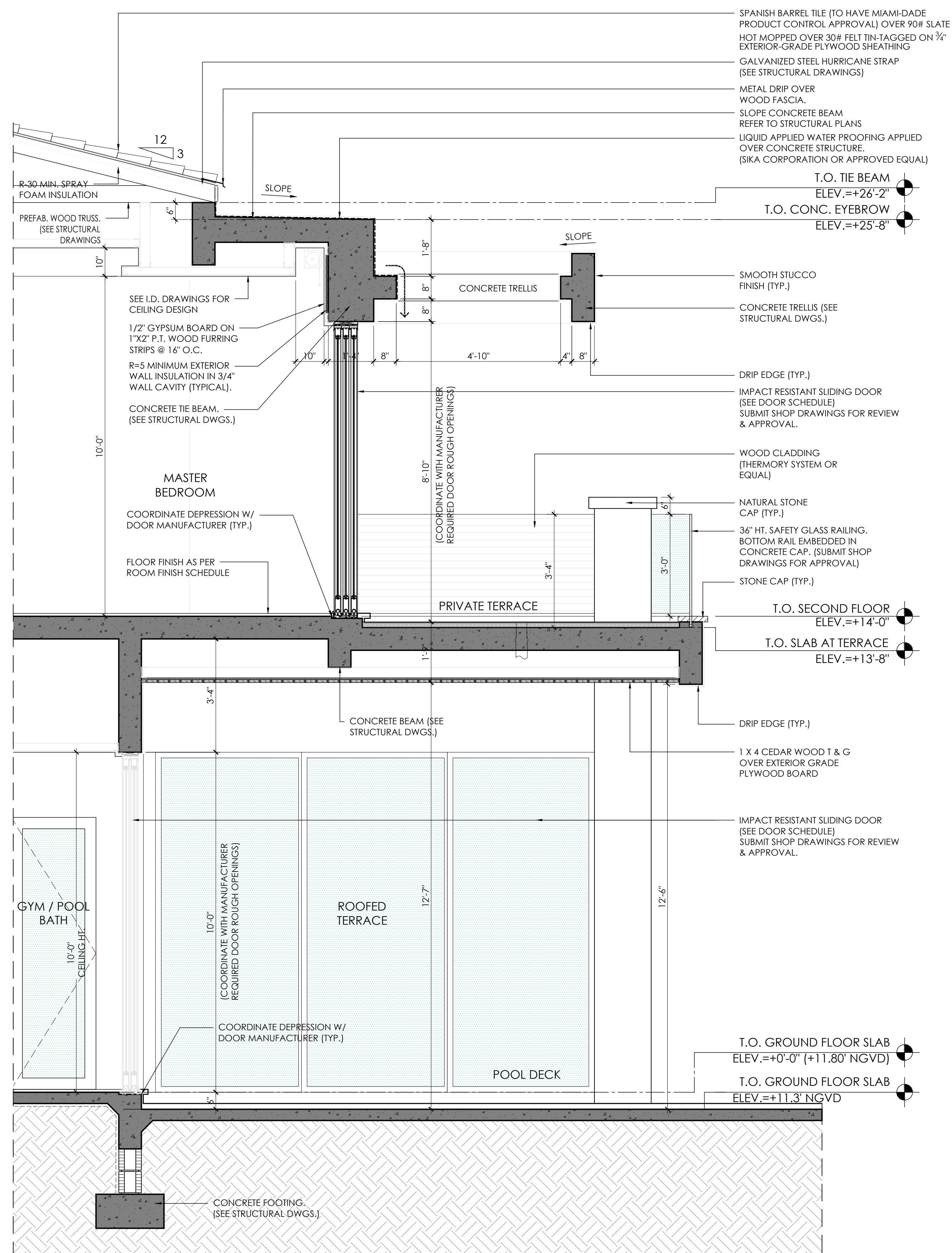
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2 08-18-25 COM.

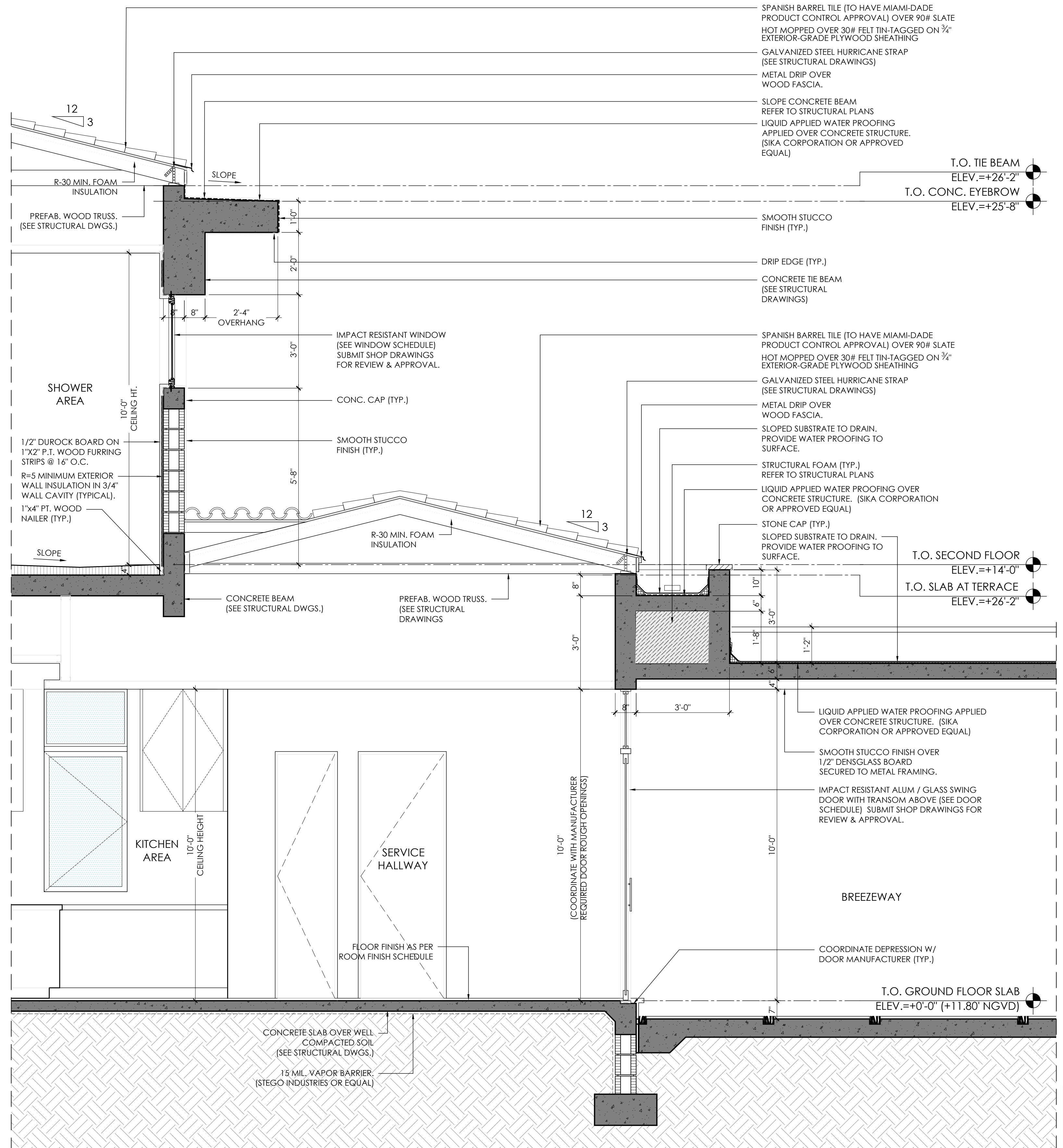


date 10.26.2021 revisions 1 05-01-24 COM.
 issued _____
 drawn _____
 checked _____
 project no. _____ 2024





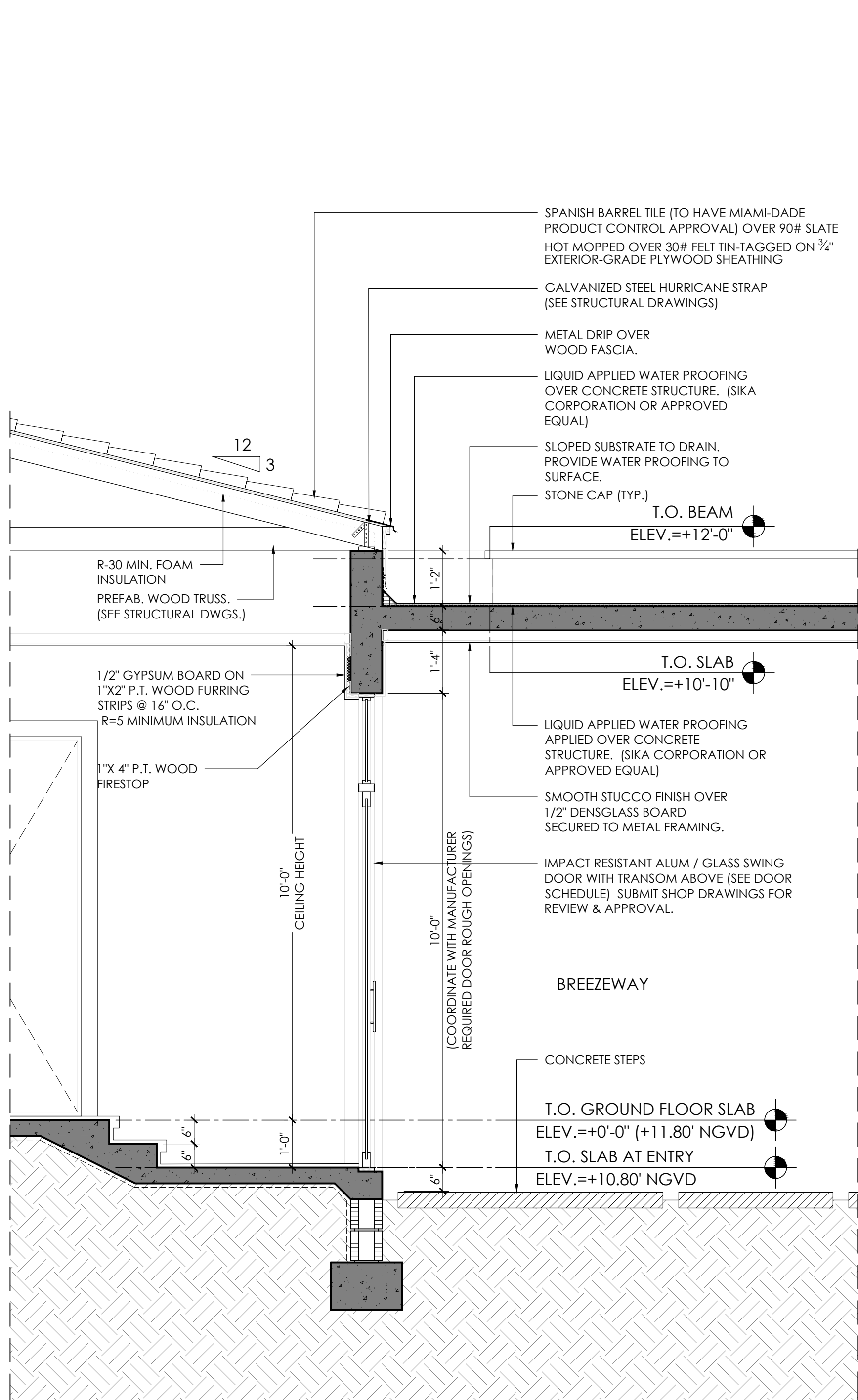
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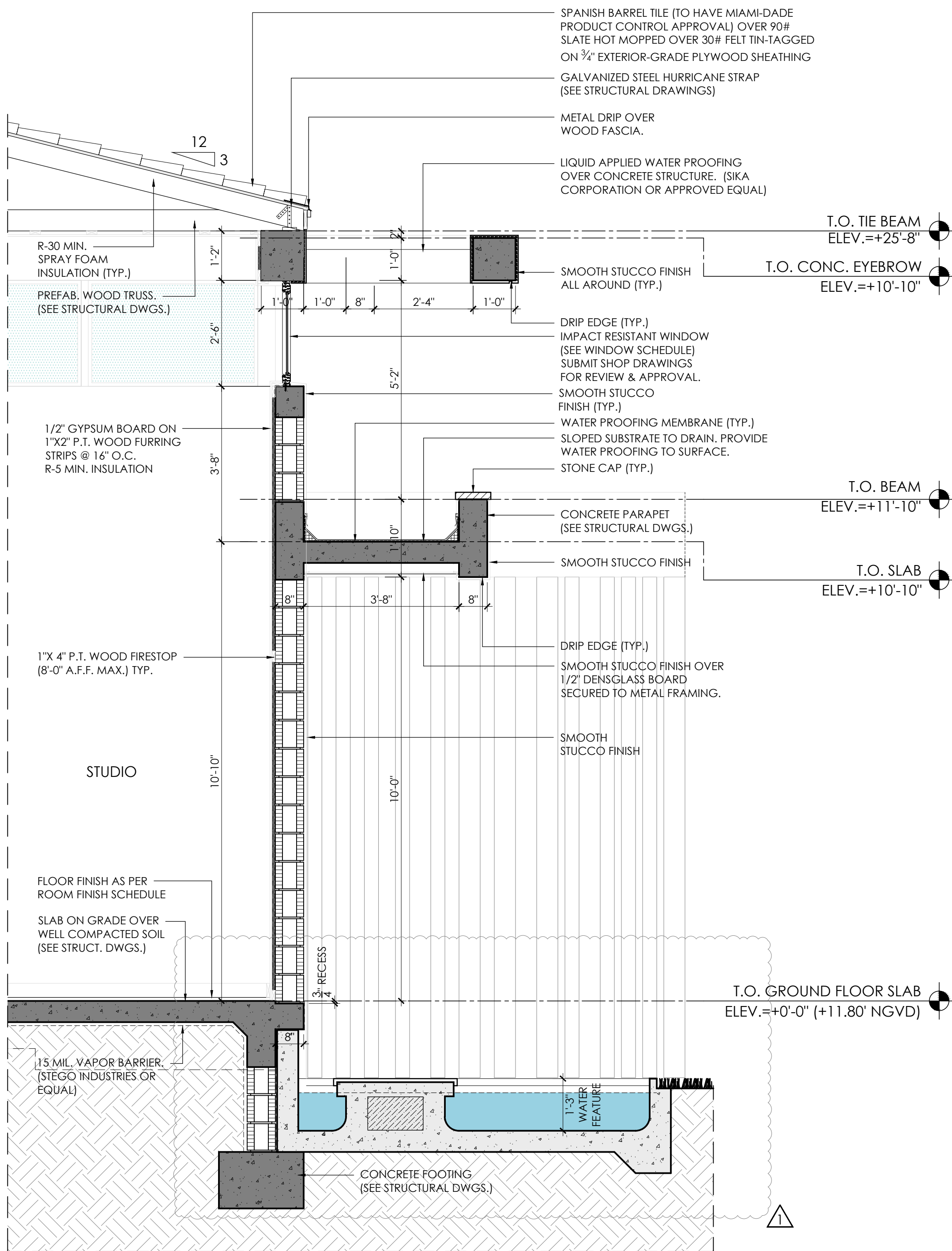
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Raymond Pacheco

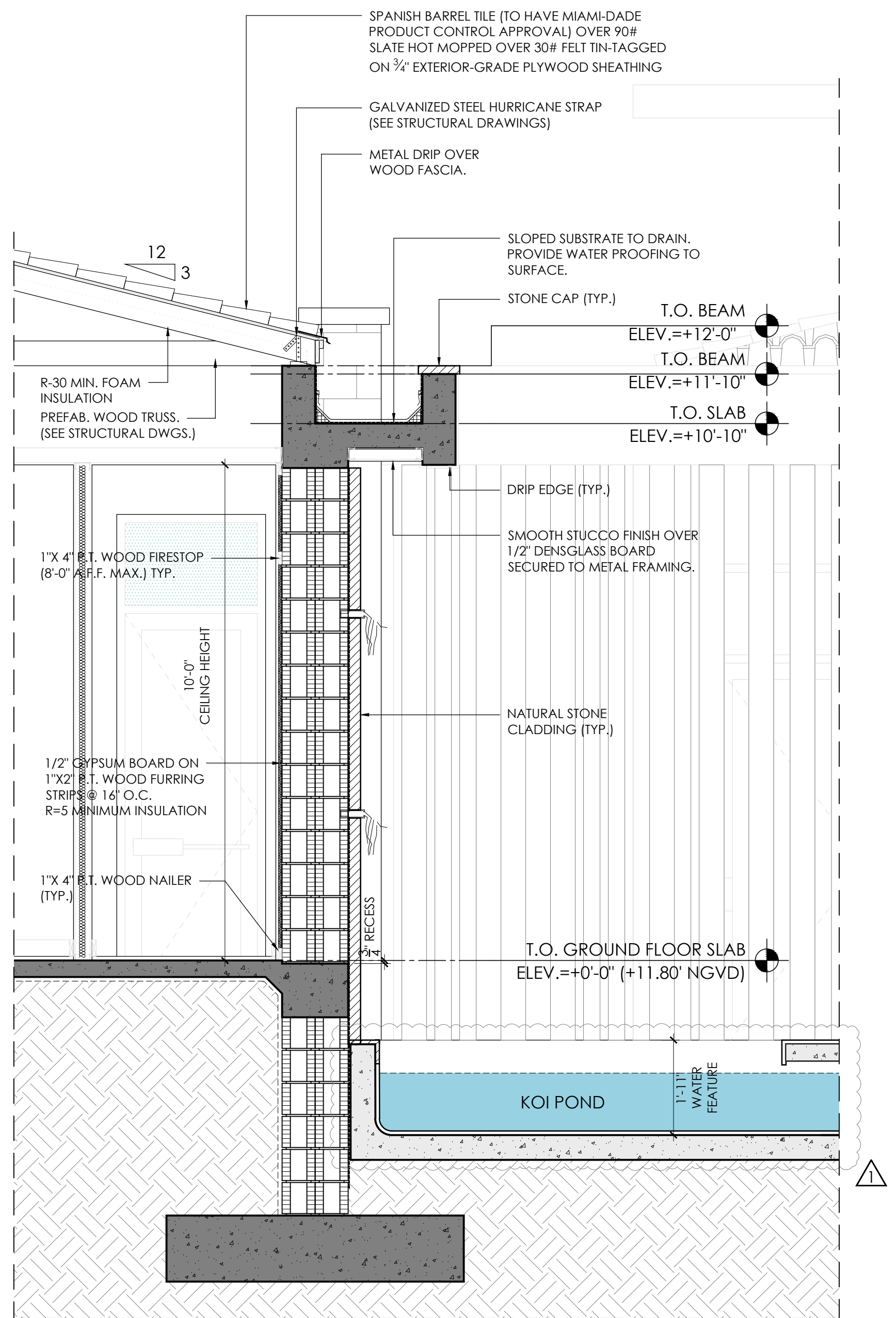
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1 WALL SECTION
SCALE 1/2" = 1'-0"



2 WALL SECTION
SCALE 1/2" = 1'-0"



3 WALL SECTION
SCALE 1/2" = 1'-0"

Raymond Pacheco
Date: 2025.09.09
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sheet no.

A-13.0

NEW RESIDENCE FOR:

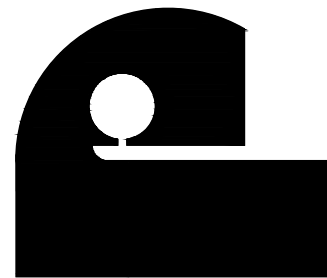
MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions

date	10.26.2021
issued	1. 05-01-24
drawn	2. 08-18-25 COM.
checked	
project no.	2024

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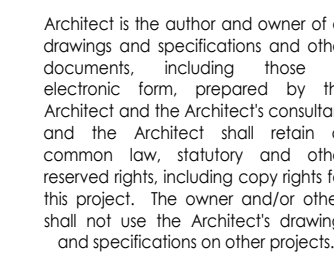
PACHECO ARCHITECTURE, LLC.

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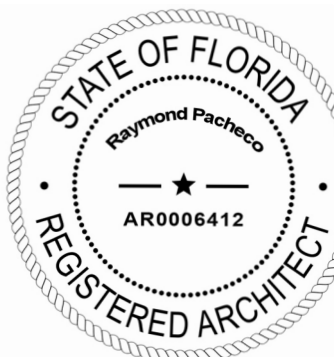
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revisions

date 10.26.2021
issued _____

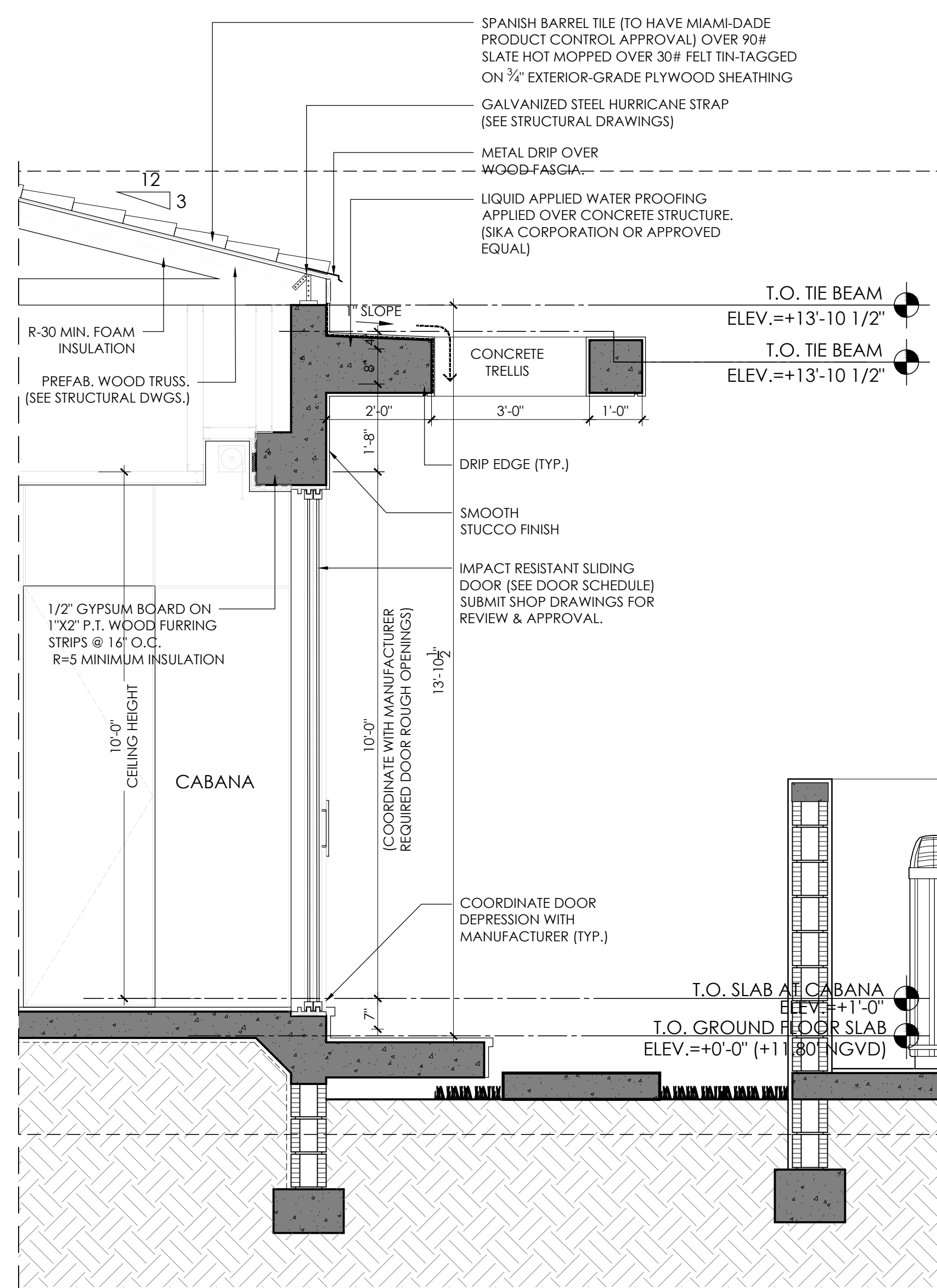


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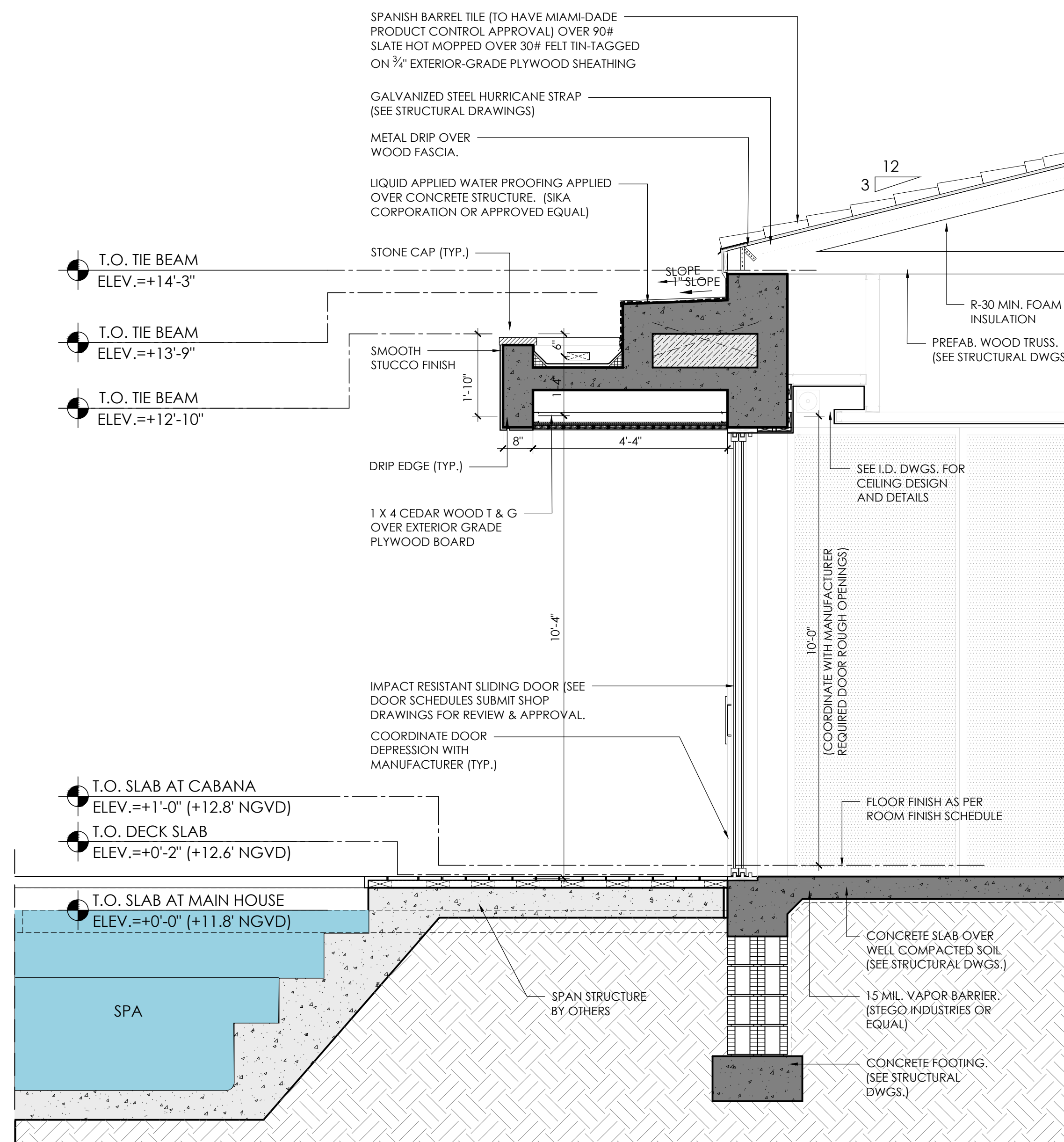
Raymond Pacheco

Digitally signed by
Raymond Pacheco
Date: 2025.09.09
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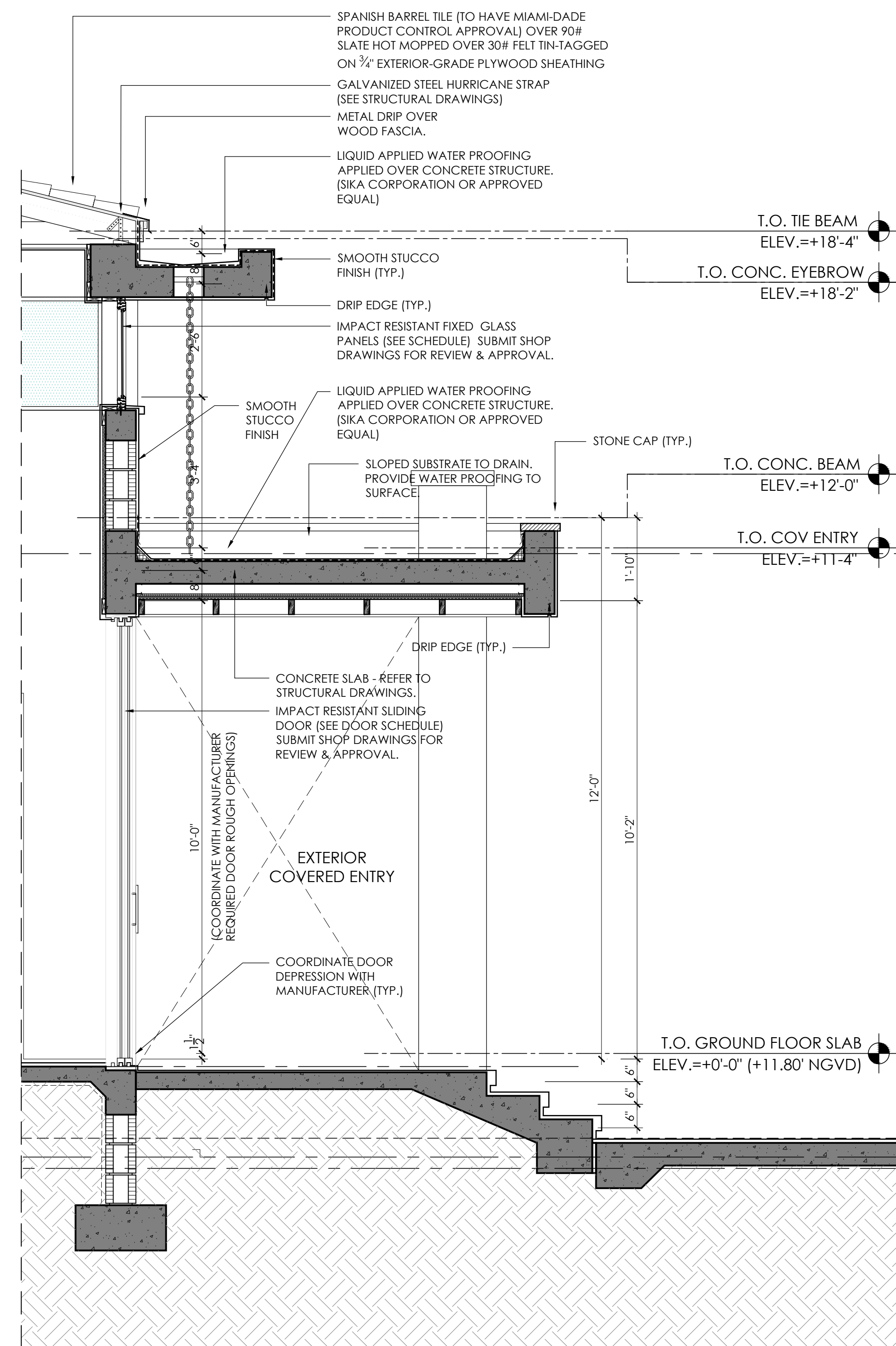
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1 WALL SECTION
SCALE 1/2" = 1'-0"



2 WALL SECTION
SCALE 1/2" = 1'-0"



3 WALL SECTION
SCALE 1/2" = 1'-0"