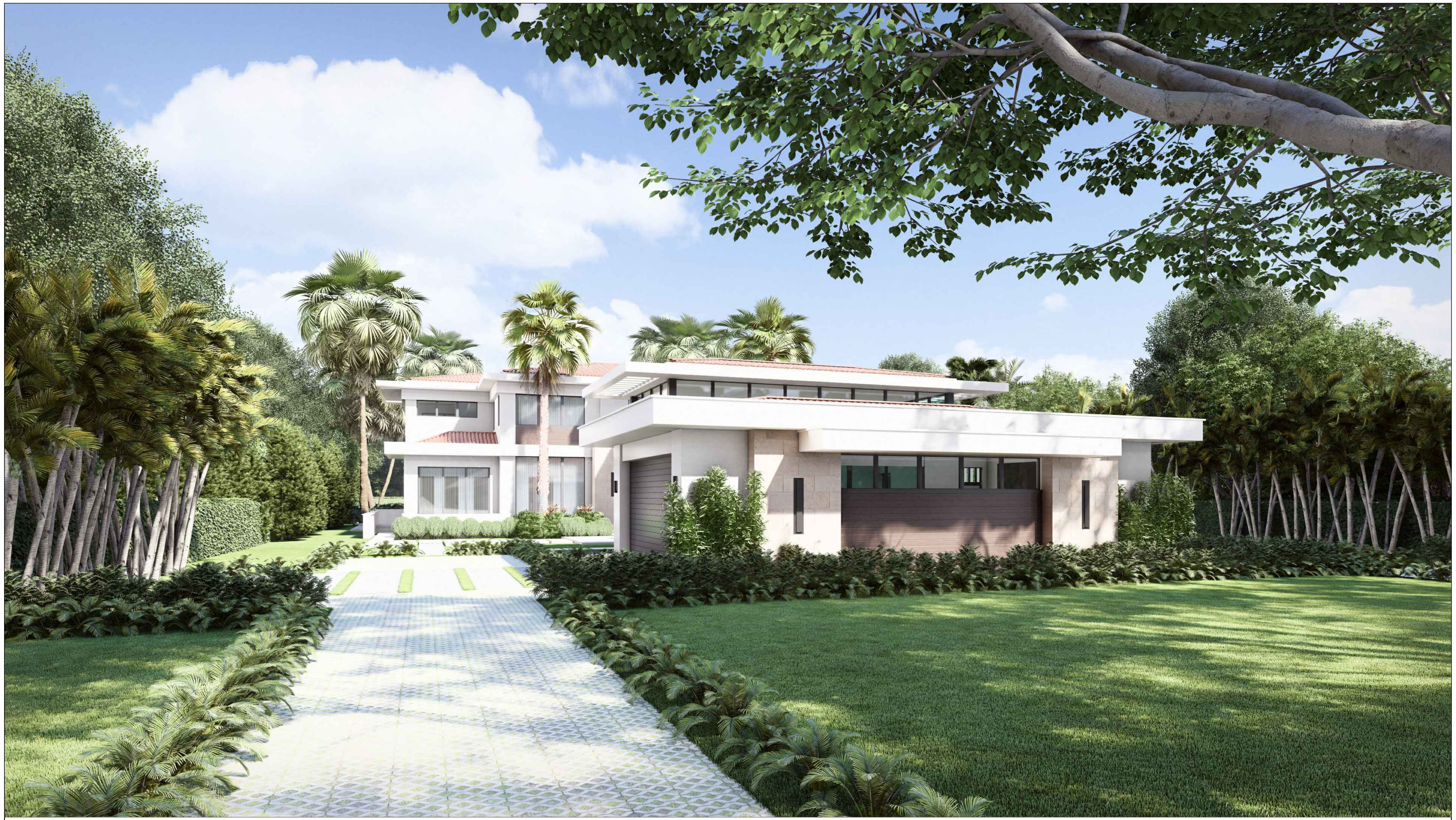

DE LA CONCEPCION RESIDENCE

8965 S W 63RD COURT
PINECREST, FL 33156

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Raymond Pacheco

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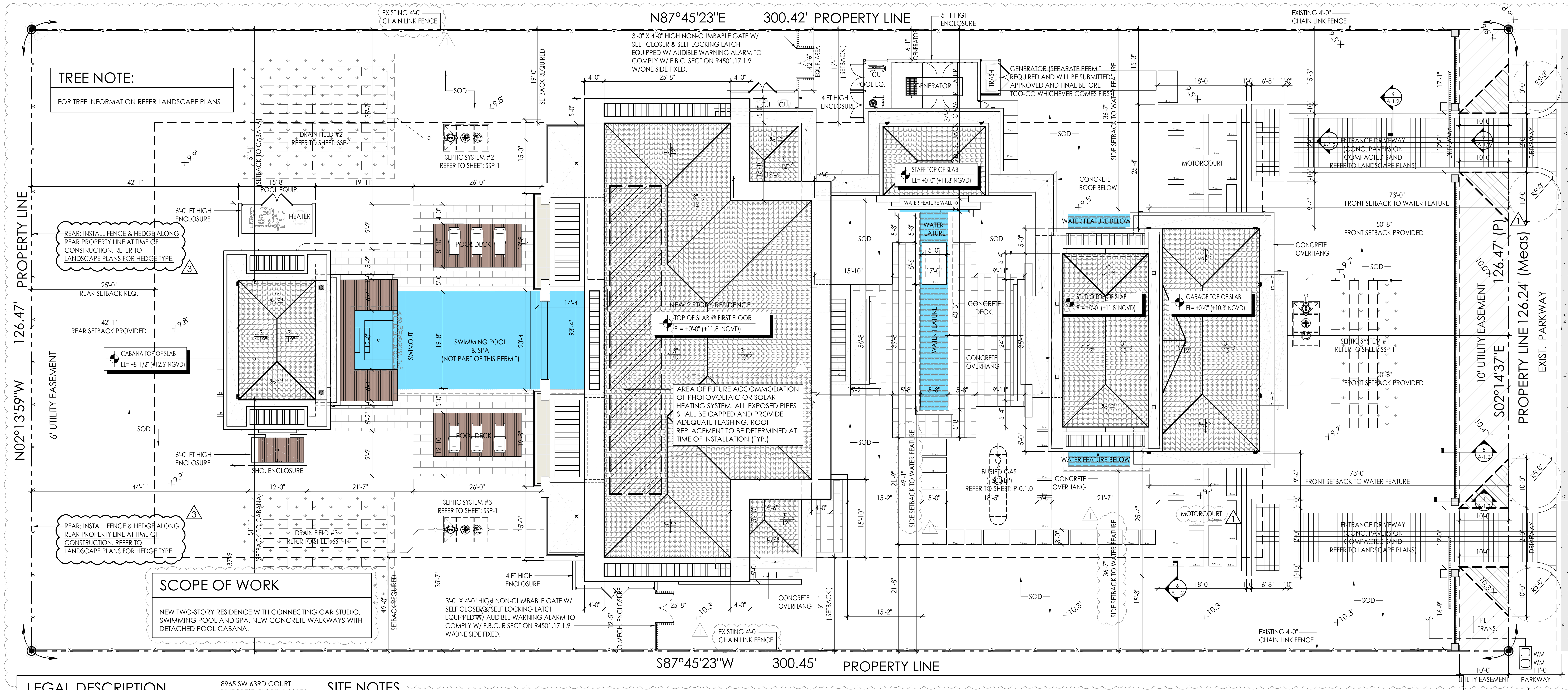
N87°45'23"E 300.42' PROPERTY LINE
S87°45'23"W 300.45' PROPERTY LINE
N02°13'59"W 126.47' PROPERTY LINE
S02°14'37"E 126.47' (P) PROPERTY LINE 126.24' (Meas)
SW 63rd COURT
12' MEDIAN (GREEN AREA)
11 FT ASPHALT PAVEMENT
EXIST. PARKWAY
10' UTILITY EASEMENT
6' UTILITY EASEMENT
NEW 2 STORY RESIDENCE
TOP OF SLAB @ FIRST FLOOR EL= +0'-0" (+11.8' NGVD)
SWIMMING POOL & SPA (NOT PART OF THIS PERMIT)
POOL DECK
CABANA TOP OF SLAB EL= +8-1/2" (+12.5' NGVD)
STUDIO TOP OF SLAB EL= +0'-0" (+11.8' NGVD)
GARAGE TOP OF SLAB EL= +0'-0" (+10.3' NGVD)
STAFF TOP OF SLAB EL= +0'-0" (+11.8' NGVD)
WATER FEATURE
CONCRETE DECK
ENTRANCE DRIVEWAY (CONC. PAVERS ON COMPACTED SAND REFER TO LANDSCAPE PLANS)
MOTORCOURT
GENERATOR
POOL EQ.
TRASH
SEPTIC SYSTEM #1 REFER TO SHEET: SSP-1
SEPTIC SYSTEM #2 REFER TO SHEET: SSP-1
SEPTIC SYSTEM #3 REFER TO SHEET: SSP-1
DRAIN FIELD #2 REFER TO SHEET: SSP-1
DRAIN FIELD #3 REFER TO SHEET: SSP-1
BURIED GAS (500 LP) REFER TO SHEET: P-0.1.0
EXISTING 4'-0" CHAIN LINK FENCE
3'-0" X 4'-0" HIGH NON-CLIMBABLE GATE W/ SELF CLOSER & SELF LOCKING LATCH EQUIPPED W/ AUDIBLE WARNING ALARM TO COMPLY W/ F.B.C. SECTION R4501.17.1.9 W/ONE SIDE FIXED.
GENERATOR (SEPARATE PERMIT REQUIRED AND WILL BE SUBMITTED, APPROVED AND FINAL BEFORE TCO-CO WHICHEVER COMES FIRST)
AREA OF FUTURE ACCOMMODATION OF PHOTOVOLTAIC OR SOLAR HEATING SYSTEM. ALL EXPOSED PIPES SHALL BE CAPPED AND PROVIDE ADEQUATE FLASHING. ROOF REPLACEMENT TO BE DETERMINED AT TIME OF INSTALLATION (TYP.)
REAR: INSTALL FENCE & HEDGE ALONG REAR PROPERTY LINE AT TIME OF CONSTRUCTION. REFER TO LANDSCAPE PLANS FOR HEDGE TYPE.
10' X 10' VISIBILITY TRIANGLE "THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2-1/2) FEET TO EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE" (TYP. BOTH SIDES OF DRIVEWAY)
25'-0" REAR SETBACK REQ.
42'-1" REAR SETBACK PROVIDED
73'-0" FRONT SETBACK TO WATER FEATURE
50'-8" FRONT SETBACK PROVIDED
SOD
6'-0" FT HIGH ENCLOSURE
4 FT HIGH ENCLOSURE
5 FT HIGH ENCLOSURE
HEATER
SHO. ENCLOSURE
CONCRETE OVERHANG
CONCRETE ROOF BELOW
FPL TRANS.
WM

TREE NOTE:

FOR TREE INFORMATION REFER LANDSCAPE PLANS

SCOPE OF WORK

NEW TWO-STORY RESIDENCE WITH CONNECTING CAR STUDIO, SWIMMING POOL AND SPA. NEW CONCRETE WALKWAYS WITH DETACHED POOL CABANA.

SITE PLAN

SCALE 3/32" = 1'-0"

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"

SITE NOTES

1. ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY.
2. ALL APPROACHES TO BE COORDINATED WITH RIGHT-OF-WAY CONDITIONS SUCH AS, BUT NOT LIMITED TO: STREET TREES, STREET LIGHTS, FIRE HYDRANTS, ETC.
3. LANDSCAPING SHALL COMPLY WITH ALL LANDSCAPING REGULATIONS AS REQUIRED BY THE VILLAGE OF PINECREST.
4. ALL AREAS MARKED "SOD" TO BE SODDED PER LANDSCAPING PLANS.
5. 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
6. SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE "FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES." CONTRACTOR SHALL VERIFY IF THERE IS AN EXISTING SEPTIC TANK & DRAIN
7. 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.
8. 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 2023 8TH ED.
9. CONTRACTOR TO INSTALL IRRIGATION WELLS 75 FT FROM NEIGHBOR'S DRAIN FIELD. DRINKING WELLS AT 100 FT FROM NEIGHBOR'S DRAIN FIELD; IF APPLICABLE
10. CONTRACTOR TO INSTALL DRAIN FIELD AT 75 FT FROM NEIGHBOR'S IRRIGATION WELL AND 100 FT FROM NEIGHBOR'S DRINKING WELL; IS APPLICABLE.
11. CONTRACTOR SHALL COORDINATE STREET APPROACH WITH LIGHTS, FIRE HYDRANTS, STREET TREES, ETC..
12. THE MINIMUM FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NOT LESS THAN 16 INCHES ABOVE THE ESTABLISHED GRADE.
13. THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MY AFFECT SYSTEMS INSTALLATION.
14. NO FILL MATERIAL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE R.O.W. OUTSIDE THE BUILDING FOOTPRINT.
15. 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.
16. NO MATERIALS OF ANY KIND WILL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALES.
17. ENTRY GATES AND FENCES UNDER SEPARATE PERMIT.
18. FOR ALL TREES AND LANDSCAPE INFORMATION REFER TO LANDSCAPE PLANS INCLUDED HEREIN.

GENERAL NOTES

1. 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.
2. CONCRETE SHALL HAVE 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED (U.O.N.)
3. 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.
4. ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36,000 PSI, AND MEET ASTM A-36 SPECS.
5. ALL DETAILING, FABRICATION AND PLACING OF REINFORCING BARS MUST FOLLOW THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", (U.O.N.).
6. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH THE ARCHITECTURAL, A/C, ELECTRICAL AND MECHANICAL DRAWINGS., TO LOCATE OPENINGS, DRAINS, SLEEVES, SLOPES, DEPRESSED SLABS, BOLTS, CURBS, ETC.
7. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI-301ETC. "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
8. REMOVAL OF FORM-WORK SHALL BE IN ACCORDANCE WITH ACI-347 RECOMMENDED PRACTICE FOR CONCRETE FORM-WORK."
9. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
10. RE-BARS SHOWN ON SECTIONS ARE FOR PLACEMENT DETAIL ONLY, SIZE AND QUANTITY OF RE-BARS ARE AS PER STRUCTURAL DRAWINGS, SCHEDULES.
11. NO TIE BEAMS SHALL BE FORMED/POURED PRIOR TO TRUSS SHOP DRAWINGS APPROVAL.
12. WINDOW & DOOR MANUFACTURER TO VERIFY ALL WINDOW & DOOR OPENINGS AT ON SITE PRIOR TO PRODUCING SHOP DRAWINGS AND INSTALLATION.
13. 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.
14. 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.
15. 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.
16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE RESIDENTIAL 2023 8TH ED. ALL LOCAL CODES SHALL PREVAIL.
17. 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.
18. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO HIM FOR INSTALLATION.
19. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER, FOLLOWED BY A CHANGE ORDER.
20. 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.
21. DO NOT SUBSTITUTE MATERIALS, EQUIPMENTS OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER / ARCHITECT / ENGINEER.
22. 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.
23. 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.
24. CONTRACTOR SHALL DELIVER THE ANNOTATED JOB RECORD SET TO THE OWNER UPON COMPLETION OF THE WORK AS A CONDITION OF ACCEPTANCE.
25. 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.
26. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
27. 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.
28. 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.
29. THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB.
30. 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.
31. ANY OMISSION OF EQUIPMENT INSTALLATIONS AND MATERIALS SHALL BE PROMPTLY RECTIFIED BY CONTRACTOR UPON NOTIFICATION BY ARCHITECT / ENGINEER / OWNER.
32. 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.
33. CONTRACTOR SHALL SUBMIT TO ARCHITECT / ENGINEER & BUILDING DEPARTMENT ALL REQUIRED SHOP DRAWINGS NECESSARY FOR REVIEW AND APPROVAL AS REQUIRED.
34. ALL GLASS SHOWER AND TUB ENCLOSURES SHALL BE RECEIVE CATEGORY II - SAFETY GLAZING.
35. ALL FIXED GLASS SHALL BE 1/4" THICK, TEMPERED (U.O.N.).
36. ALL CEILINGS SHALL BE SEALED SO THAT AIR FLOW FROM SHAFTS, WALL CHASES, CAVITIES AND BETWEEN CONDITIONED AND UNCONDITIONED ATTIC SPACE IS STOPPED.
37. 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.
38. 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.
39. 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.
40. SEAL ALL CEILING SPACES BETWEEN THE CONDITIONED FLOORS FROM OUTSIDE AIR.
41. PROVIDE THE ABSOLUTE MINIMUM ATTIC VENTILATION, LOCATE THE NECESSARY SOFFIT VENTS ON THE EXPOSURE AWAY FROM THE LOCAL PREVAILING BREEZE.
42. INSURE THAT ALL INSULATION IS PROPERLY DISTRIBUTES AND INSTALLED WITHOUT GAPS OR IN CONTACT WITH SURFACES THAT TRANSFER AIR.
43. DO NOT VENTILATE THE ATTIC BY FORCED VENTILATION.
44. ASSURE THAT ALL FIREPLACE DAMPERS ARE TIGHTLY CLOSED.
45. INSURE THAT THERE IS NO DUCT LEAKAGE.
46. KEEP ALL DUCTWORK SEPARATE FROM ALL OTHER DUCTWORK, ATTIC INSULATION, AND BUILDING CONSTRUCTION MATERIALS.
47. 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.
48. EXTERIOR AND ADJACENT WALLS SHALL BE SEALED AT THE FOLLOWING LOCATIONS AS PER FLORIDA BUILDING CODE R 2023 8TH ED.
    1.1. BETWEEN WINDOWS AND DOORS AND THEIR FRAMES,
    1.2. BETWEEN WINDOWS AND DOOR FRAMES AND THE SURROUNDING WALL,
    1.3. BETWEEN THE FOUNDATION AND WALL ASSEMBLY SILL-PLATES,
    1.4. JOINTS BETWEEN EXTERIOR WALL PANELS AT CHANGES IN PLANE, SUCH AS WITH EXTERIOR SHEATHING AT CORNERS AND CHANGES IN ORIENTATION.
    1.5. OPENINGS AND CRACKS AROUND ALL PENETRATIONS THROUGH THE WALL ENVELOPE SUCH AS UTILITY SERVICES AND PLUMBING,
    1.6. 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)
    1.7. BETWEEN WALLS AND FLOOR WHERE THE FLOOR PENETRATES THE WALL.
2. 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.
50. ARCHITECT'S SPECIFICATIONS SHALL BECOME PART OF THE CONSTRUCTION DOCUMENTS.
51. 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.
52. 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.
53. STONE INSTALLER SHALL PROVIDE AN ANTI-FRACUTURE 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.

NOTES

1. NO FILL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE R.O.W. OUTSIDE OF THE BUILDING FOOTPRINT.

2. NO RUNOFF GENERATED FROM THE DRIVEWAY IS PERMITTED TO DISCHARGE DIRECTLY TO THE R.O.W. OR ADJACENT PROPERTIES.

3. THE R.O.W. SWALE IS TO BE GRADED USING THE VILLAGE OF PINECREST PW STANDARD.

4. NO TREES ARE TO BE PLANTED IN THE R.O.W. BEFORE A CONDITIONAL APPROVAL OF THE ROUGH GADDING OF THE SWALE HAS BEEN APPROVED BY PUBLIC WORKS.

5. NO SHRUBS ARE TO BE PLANTED IN THE R.O.W. AND ANY EXISTING SHRUBS ARE TO BE REMOVED.

6. NO IRRIGATION, LIGHTING, OR ELECTRICAL COMPONENTS OF ANY KIND MAY BE INSTALLED IN THE R.O.W.

7. 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.

8. 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.

9. NO MATERIALS OF ANY KIND WILL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALE.

10. 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.

11. 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 PREEMINENTLY 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.

12. ALL WORK CONDUCTED IN THE R.O.W. WILL IMPLEMENT THE APPLICABLE FDOT STANDARD INDEX 600 SERIES FOR MOT.

13. 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.

14. NO PORTION OF THE PUBLIC ROW CAN BE ENCLOSED BY THE CONTRACTOR'S FENCE AT ANY TIME.

15. ALL SOD IN THE R.O.W. WILL BE SAND GROWN, "EMPIRE ZOYSIA" - 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 AGAINST WHAT THE FAC REQUIRES FOR WATER COURSE.

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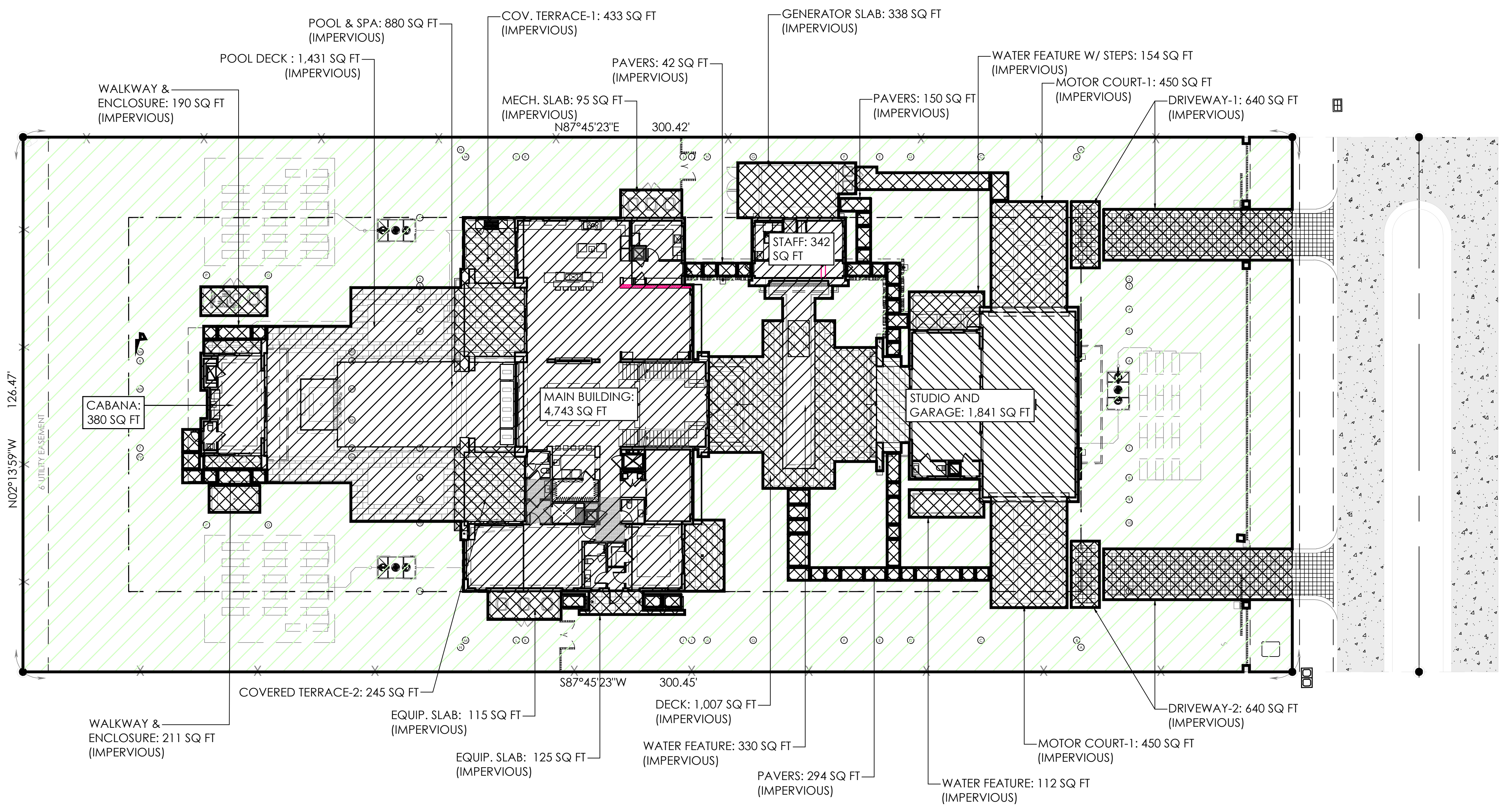

POOL & SPA: 880 SQ FT (IMPERVIOUS)
POOL DECK : 1,431 SQ FT (IMPERVIOUS)
WALKWAY & ENCLOSURE: 190 SQ FT (IMPERVIOUS)
COV. TERRACE-1: 433 SQ FT (IMPERVIOUS)
PAVERS: 42 SQ FT (IMPERVIOUS)
MECH. SLAB: 95 SQ FT (IMPERVIOUS)
GENERATOR SLAB: 338 SQ FT (IMPERVIOUS)
PAVERS: 150 SQ FT (IMPERVIOUS)
WATER FEATURE W/ STEPS: 154 SQ FT (IMPERVIOUS)
MOTOR COURT-1: 450 SQ FT (IMPERVIOUS)
DRIVEWAY-1: 640 SQ FT (IMPERVIOUS)
N87°45'23"E 300.42'
STAFF: 342 SQ FT
CABANA: 380 SQ FT
MAIN BUILDING: 4,743 SQ FT
STUDIO AND GARAGE: 1,841 SQ FT
126.47'
N02°13'59"W
6' UTILITY EASEMENT
S87°45'23"W 300.45'
COVERED TERRACE-2: 245 SQ FT
WALKWAY & ENCLOSURE: 211 SQ FT (IMPERVIOUS)
EQUIP. SLAB: 115 SQ FT (IMPERVIOUS)
EQUIP. SLAB: 125 SQ FT (IMPERVIOUS)
DECK: 1,007 SQ FT (IMPERVIOUS)
WATER FEATURE: 330 SQ FT (IMPERVIOUS)
PAVERS: 294 SQ FT (IMPERVIOUS)
WATER FEATURE: 112 SQ FT (IMPERVIOUS)
MOTOR COURT-1: 450 SQ FT (IMPERVIOUS)
DRIVEWAY-2: 640 SQ FT (IMPERVIOUS)

IMPERVIOUS AREA

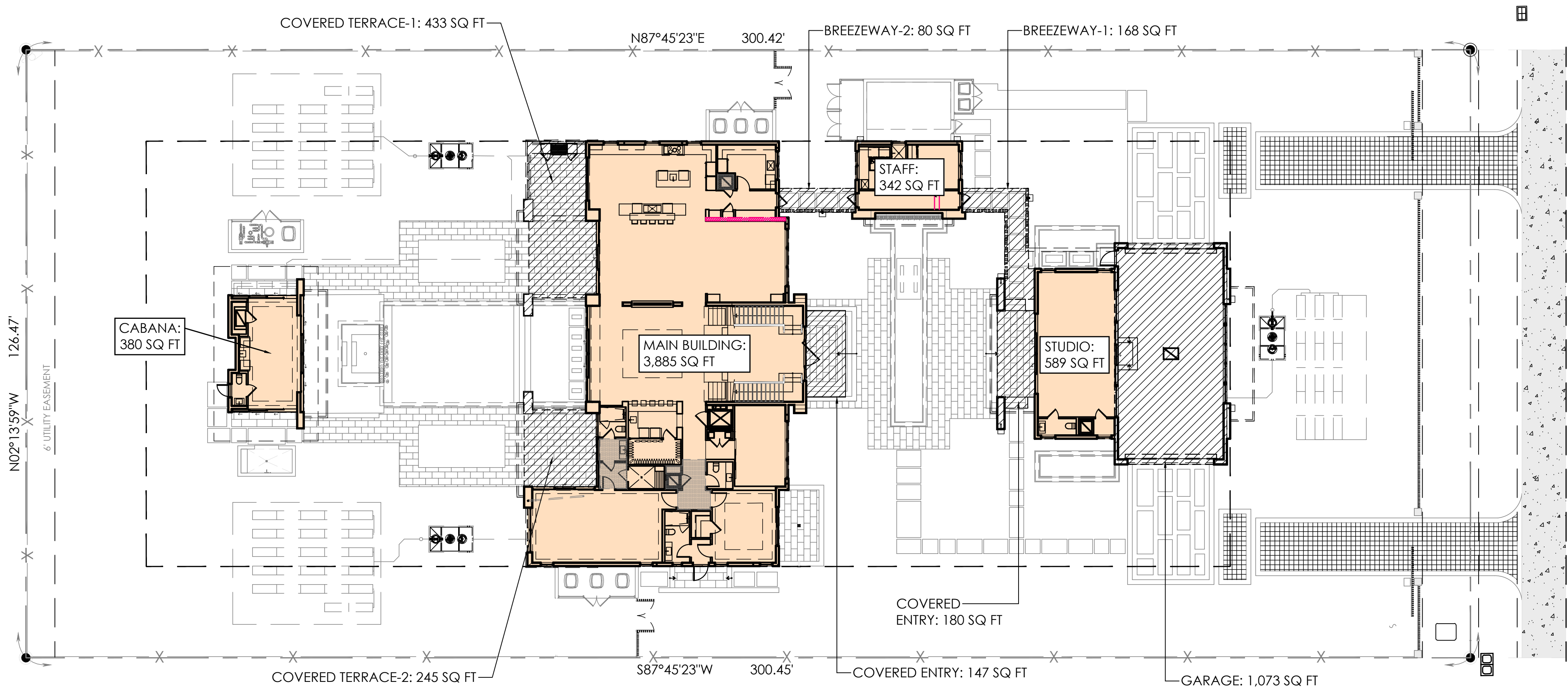
TOTAL LOT SIZE:	37,996 SQ FT
MAIN BUILDING:	4,743 SQ FT
DRIVEWAY-1:	640 SQ FT
DRIVEWAY-2:	640 SQ FT
MOTOR COURT-1:	450 SQ FT
MOTOR COURT-2:	450 SQ FT
WATER FEATURES (3):	596 SQ FT
STUDIO / GARAGE:	1,842 SQ FT
STAFF:	342 SQ FT
GENERATOR SLAB:	338 SQ FT
MECH. SLAB:	95 SQ FT
ENTRY DECK:	1,007 SQ FT
PAVERS:	294 SQ FT
EQUIP. SLAB / PAVERS:	125 SQ FT
EQUIP. SLAB/:	115 SQ FT
POOL & SPA:	880 SQ FT
POOL DECK:	1,431 SQ FT
COV. TERRACE-1:	433 SQ FT
COV. TERRACE-2:	245 SQ FT
CABANA:	380 SQ FT
EQUIP. ENCLOSURE:	401 SQ FT
TOTAL IMPERVIOUS AREA:	15,447 SQ FT (40%)
TOTAL GREEN AREA:	22,712 SQ FT (59.7%)

▨ IMPERVIOUS AREA

▨ GREEN AREA

PERVIOUS / IMPERVIOUS CALCULATION

SCALE N.T.S.



FIRST FLOOR AREAS

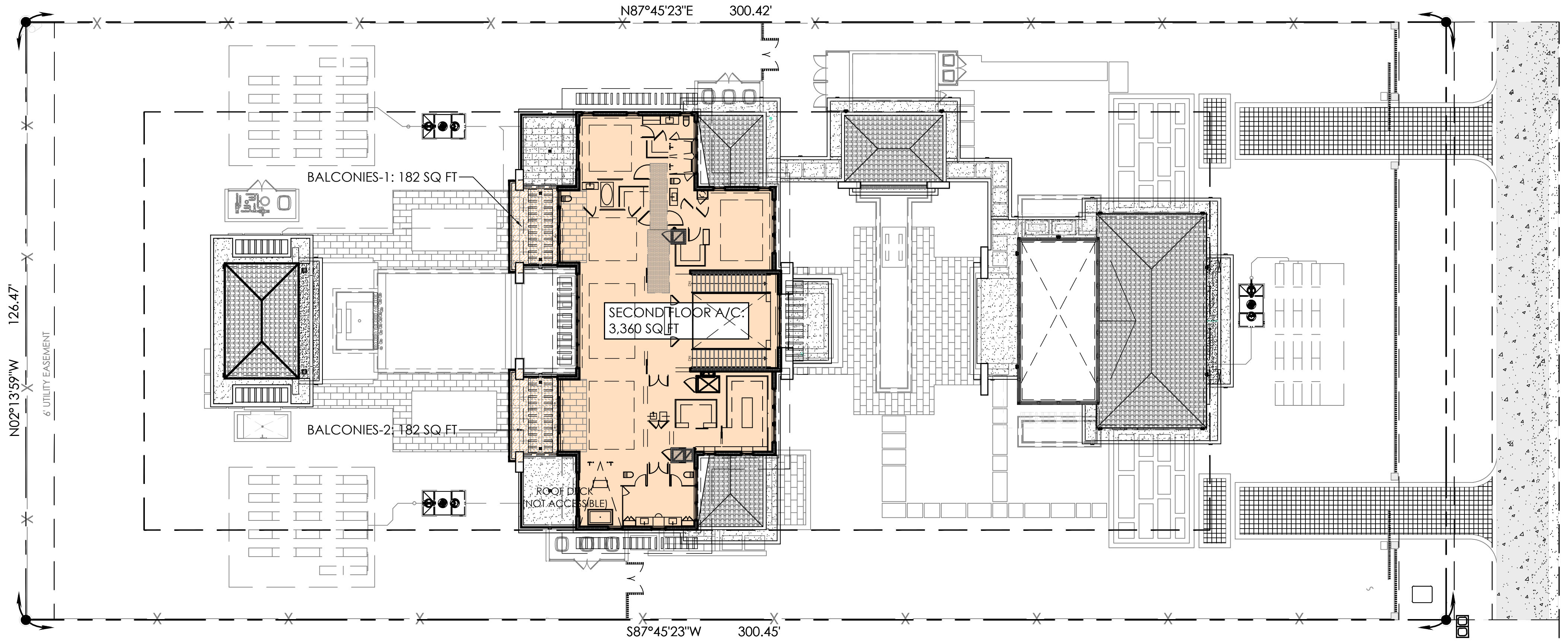
TOTAL LOT SIZE:	37,996 SQ FT
FIRST FLOOR:	3,885 SQ FT
GARAGE:	1,073 SQ FT
STUDIO:	589 SQ FT
COV. ENTRY STUDIO:	180 SQ FT
COV. ENTRY HOUSE:	147 SQ FT
BREEZEWAY-1:	168 SQ FT
BREEZEWAY-2:	80 SQ FT
STAFF:	342 SQ FT
COV. TERRACE-1:	433 SQ FT
COV. TERRACE-2:	245 SQ FT
CABANA:	380 SQ FT
PROVIDED =	7,547 SQ FT (19.8%)

🟧 A/C AREA

▨ NON-A/C AREA

1ST FLOOR AREA CALCULATION

SCALE N.T.S.



SECOND FLOOR AREAS

TOTAL LOT SIZE:	37,996 SQ FT
SECOND FLOOR A/C:	3,360 SQ FT
BALCONY-1:	182 SQ FT
BALCONY-2:	182 SQ FT
F.A.R. PROVIDED =	3,724 SQ FT (9.8%)

🟧 A/C AREA

2ND FLOOR AREA CALCULATION

SCALE N.T.S.

ZONING AREA ANALYSIS:

(EU-1) ESTATE SINGLE FAMILY DISTRICT

LOT AREA =	37,996	SQ. FT.	
LOT COVERAGE			
MAXIMUM BUILDING COVERAGE ALLOWED (.20) =	7,599	SQ. FT.	
BUILDING COVERAGE PROVIDED =	7,547	SQ. FT.	(19.8 %)
MAXIMUM IMPERVIOUS AREA ALLOWED (0.45) =	17,097	SQ. FT.	
IMPERVIOUS AREA PROVIDED =	15,447	SQ. FT.	(40 %)
MINIMUM GREEN AREA ALLOWED (0.55) =	20,897	SQ. FT.	
GREEN AREA PROVIDED =	22,712	SQ. FT.	(59.7 %)
FLOOR AREA RATIO (F.A.R.)			
MAXIMUM F.A.R. ALLOWED AT FIRST FLOOR (0.20) =	7,599	SQ. FT.	
F.A.R. FIRST FLOOR PROVIDED =	7,547	SQ. FT.	(19.8 %)
MAXIMUM F.A.R. ALLOWED AT SECOND FLOOR (0.10) =	3,799	SQ. FT.	
F.A.R. SECOND FLOOR PROVIDED =	3,724	SQ. FT.	(9.8 %)

CONSTRUCTION AREA ANALYSIS:

1ST FLOOR A/C =	4,816	SQ. FT.
CABANA A/C =	380	SQ. FT.
2ND FLOOR A/C =	3,360	SQ. FT.
TOTAL A/C:	8,553	SQ. FT.
GARAGE =	1,073	SQ. FT.
COVERED ENTRIES =	328	SQ. FT.
BREEZEWAY =	247	SQ. FT.
FIRST FLOOR COVERED TERRACES =	703	SQ. FT.
SECOND FLOOR BALCONIES =	364	SQ. FT.
TOTAL GROSS AREA:	11,271	SQ. FT.

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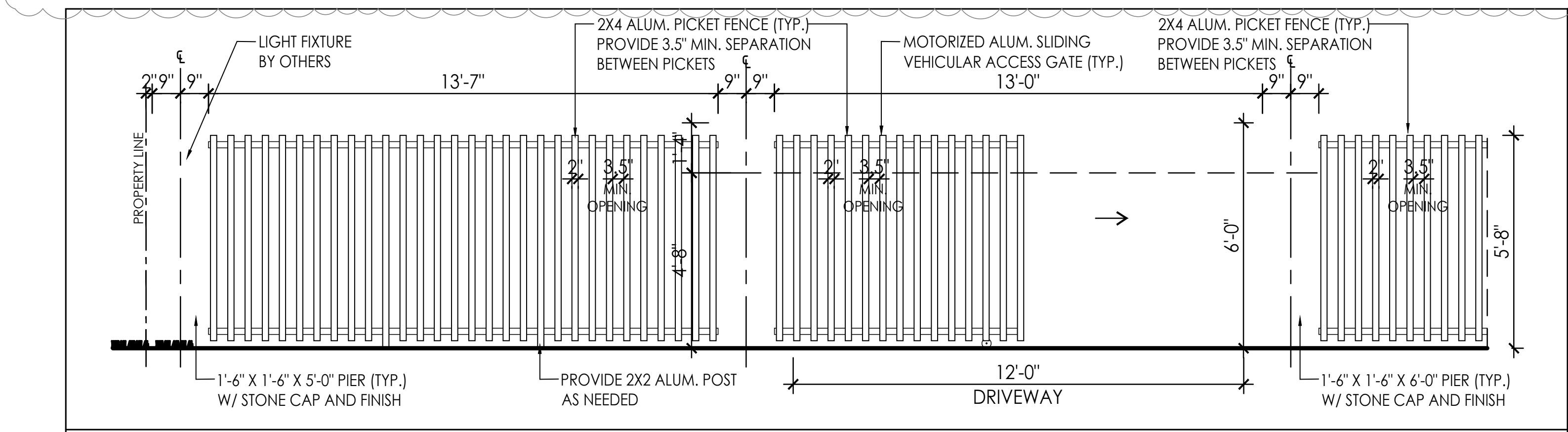
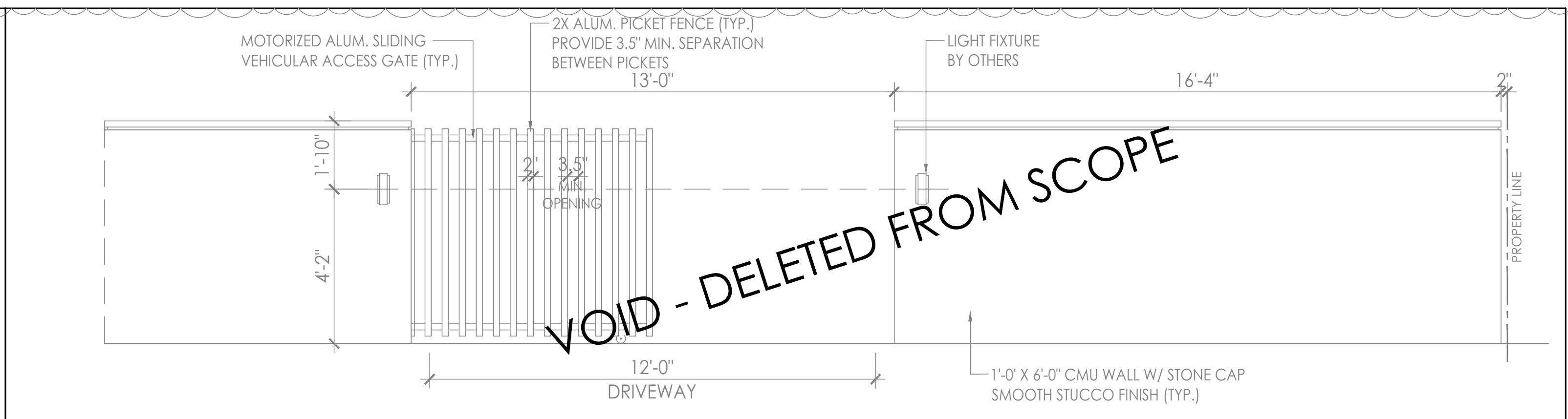
FRONT PRIVACY WALL AND FENCE W/ VEHICULAR ACCESS GATES

SCALE: 3/32" = 1'-0"


LIGHT FIXTURE BY OTHERS
2X4 ALUM. PICKET FENCE (TYP.) PROVIDE 3.5" MIN. SEPARATION BETWEEN PICKETS
MOTORIZED ALUM. SLIDING VEHICULAR ACCESS GATE (TYP.)
2"
9"
9"
13'-7"
13'-0"
3.5" MIN. OPENING
PROPERTY LINE
4'-8"
6'-0"
5'-8"
1'-6" X 1'-6" X 5'-0" PIER (TYP.) W/ STONE CAP AND FINISH
PROVIDE 2X2 ALUM. POST AS NEEDED
12'-0"
DRIVEWAY
1'-6" X 1'-6" X 6'-0" PIER (TYP.) W/ STONE CAP AND FINISH

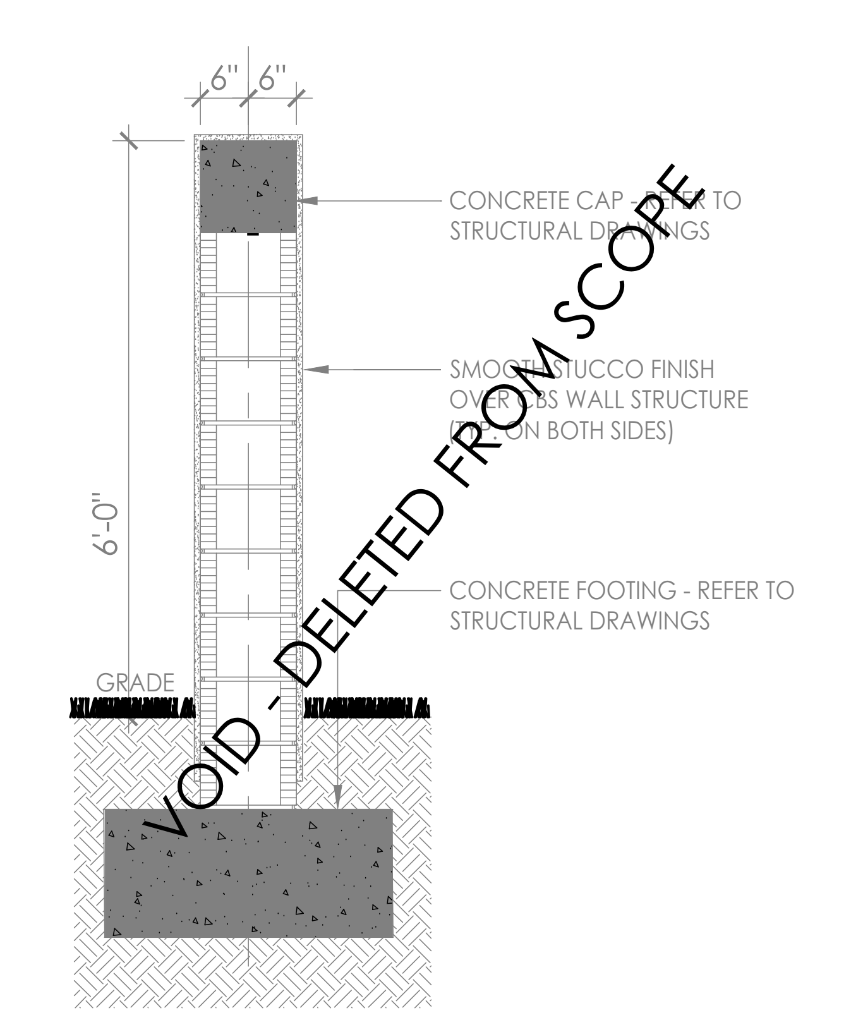
① PRIVACY FENCE ELEVATION W/ VEHICULAR ACCESS GATES

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


MOTORIZED ALUM. SLIDING VEHICULAR ACCESS GATE (TYP.)
2X ALUM. PICKET FENCE (TYP.) PROVIDE 3.5" MIN. SEPARATION BETWEEN PICKETS
LIGHT FIXTURE BY OTHERS
13'-0"
16'-4"
1'-10"
4'-2"
PROPERTY LINE
12'-0"
DRIVEWAY
1'-0' X 6'-0" CMU WALL W/ STONE CAP SMOOTH STUCCO FINISH (TYP.)
VOID - DELETED FROM SCOPE

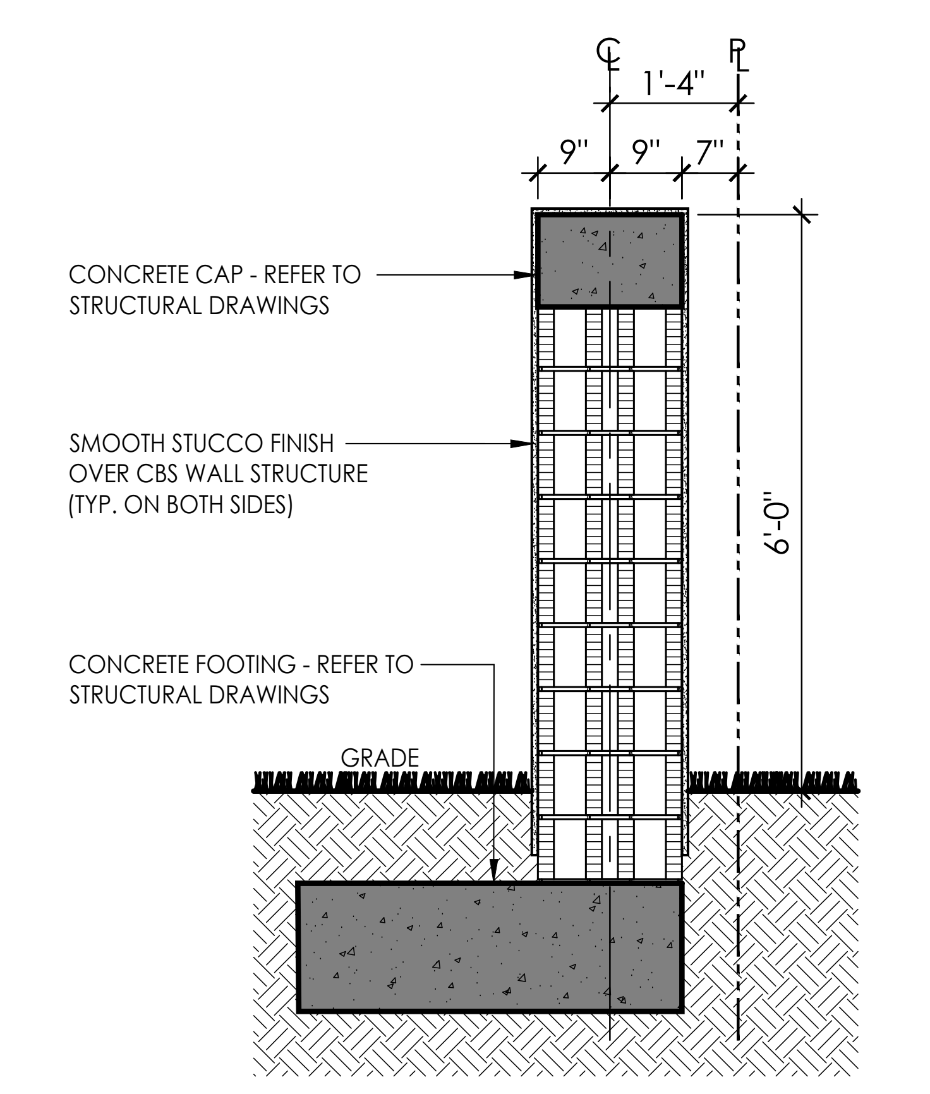
② PRIVACY WALL ELEVATION W/ VEHICULAR ACCESS GATES

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


6"
6"
CONCRETE CAP - REFER TO STRUCTURAL DRAWINGS
SMOOTH STUCCO FINISH OVER CBS WALL STRUCTURE (TYP. ON BOTH SIDES)
CONCRETE FOOTING - REFER TO STRUCTURAL DRAWINGS
6'-0"
GRADE
VOID - DELETED FROM SCOPE

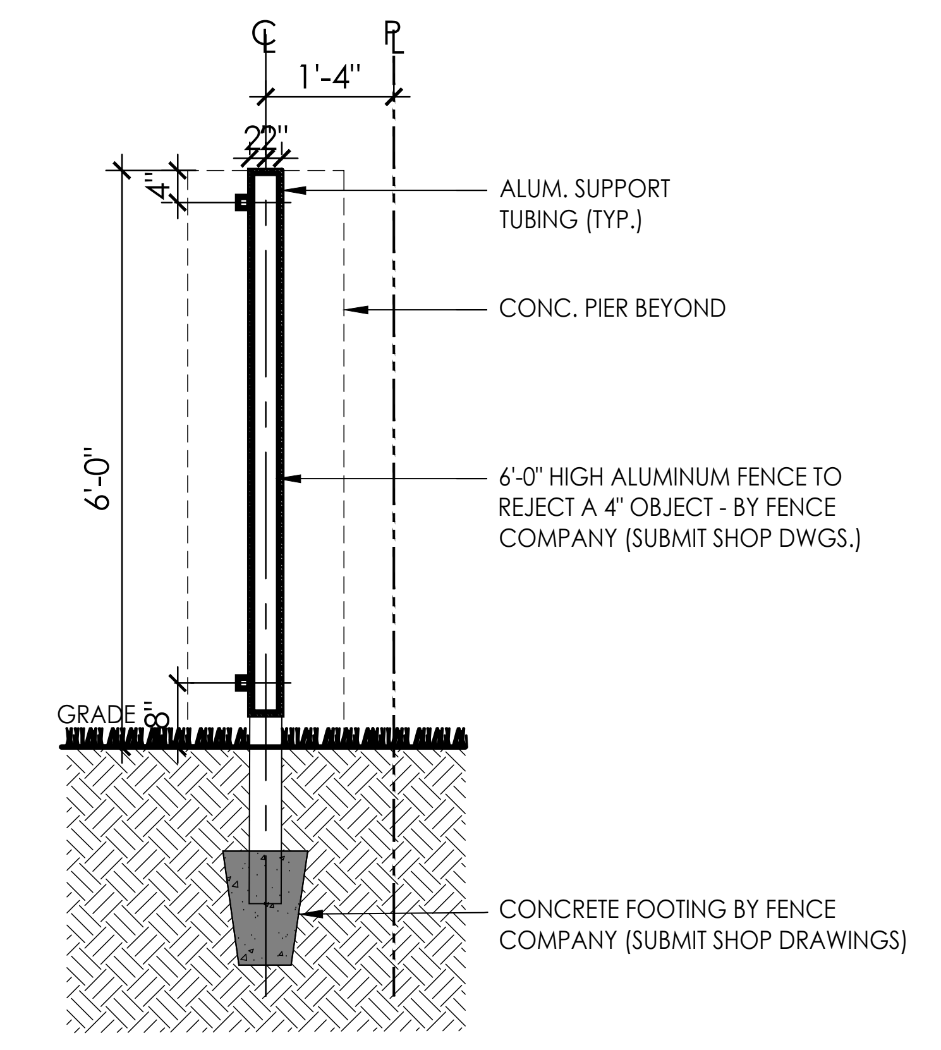
③ LOW WALL

SCALE: 1/2" = 1'-0"


1'-4"
9"
9"
7"
CONCRETE CAP - REFER TO STRUCTURAL DRAWINGS
SMOOTH STUCCO FINISH OVER CBS WALL STRUCTURE (TYP. ON BOTH SIDES)
CONCRETE FOOTING - REFER TO STRUCTURAL DRAWINGS
GRADE
6'-0"

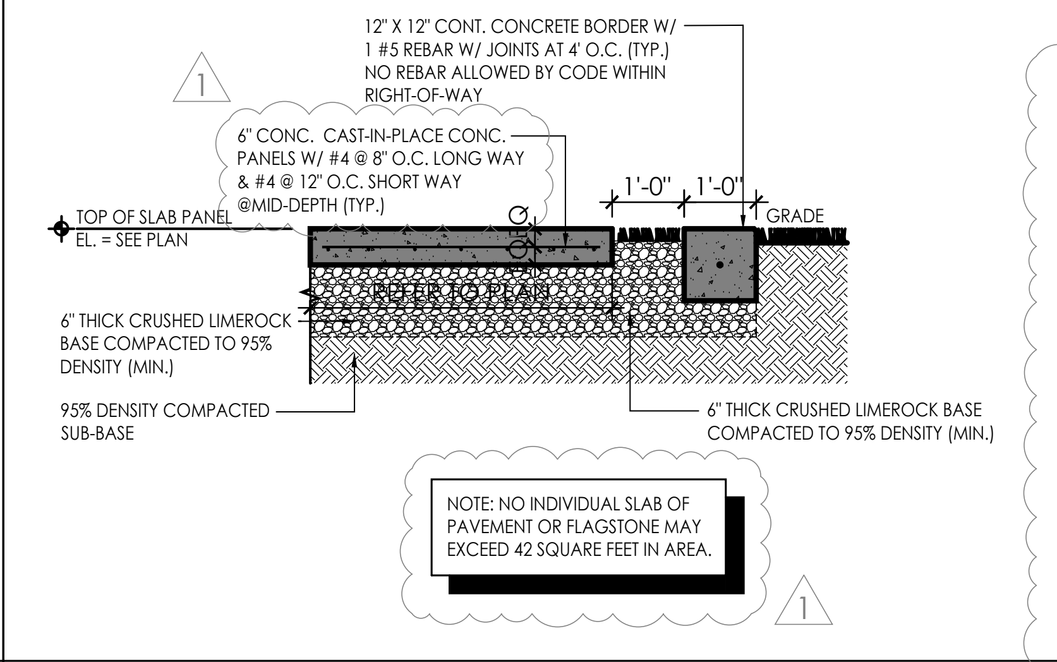
④ PIER SECTION

SCALE: 1/2" = 1'-0"


1'-4"
2"
4"
6'-0"
ALUM. SUPPORT TUBING (TYP.)
CONC. PIER BEYOND
6'-0" HIGH ALUMINUM FENCE TO REJECT A 4" OBJECT - BY FENCE COMPANY (SUBMIT SHOP DWGS.)
GRADE
CONCRETE FOOTING BY FENCE COMPANY (SUBMIT SHOP DRAWINGS)

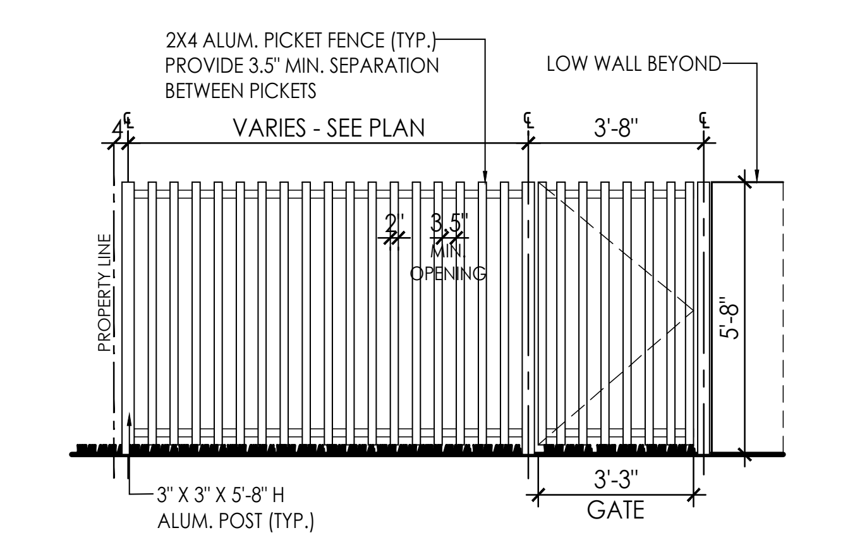
⑤ ALUM. FENCE DETAIL

SCALE: 1/2" = 1'-0"


12" X 12" CONT. CONCRETE BORDER W/ 1 #5 REBAR W/ JOINTS AT 4' O.C. (TYP.) NO REBAR ALLOWED BY CODE WITHIN RIGHT-OF-WAY
6" CONC. CAST-IN-PLACE CONC. PANELS W/ #4 @ 8" O.C. LONG WAY & #4 @ 12" O.C. SHORT WAY @MID-DEPTH (TYP.)
TOP OF SLAB PANEL EL. = SEE PLAN
1'-0"
1'-0"
GRADE
REFER TO PLAN
6" THICK CRUSHED LIMEROCK BASE COMPACTED TO 95% DENSITY (MIN.)
95% DENSITY COMPACTED SUB-BASE
6" THICK CRUSHED LIMEROCK BASE COMPACTED TO 95% DENSITY (MIN.)
NOTE: NO INDIVIDUAL SLAB OF PAVEMENT OR FLAGSTONE MAY EXCEED 42 SQUARE FEET IN AREA.

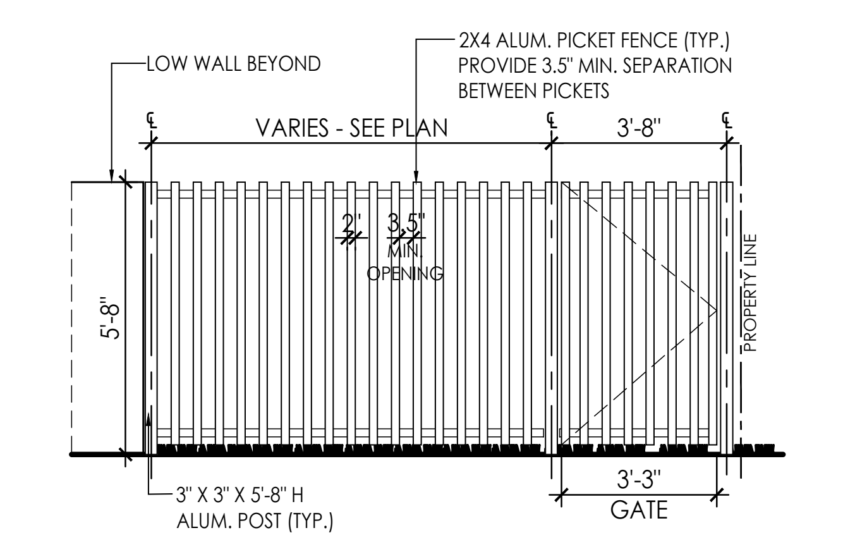
⑥ DRIVEWAY BORDER DETAIL

SCALE: 3/8" = 1'-0"


2X4 ALUM. PICKET FENCE (TYP.) PROVIDE 3.5" MIN. SEPARATION BETWEEN PICKETS
LOW WALL BEYOND
4"
VARIES - SEE PLAN
3'-8"
2"
3.5" MIN. OPENING
PROPERTY LINE
5'-8"
3" X 3" X 5'-8" H ALUM. POST (TYP.)
3'-3"
GATE

⑦ SIDE ACCESS GATE ELEV.

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


LOW WALL BEYOND
2X4 ALUM. PICKET FENCE (TYP.) PROVIDE 3.5" MIN. SEPARATION BETWEEN PICKETS
VARIES - SEE PLAN
3'-8"
2"
3.5" MIN. OPENING
5'-8"
PROPERTY LINE
3" X 3" X 5'-8" H ALUM. POST (TYP.)
3'-3"
GATE

⑧ SIDE ACCESS GATE ELEV.

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

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3'-0" W. X 4'-0" H. NON-CLIMBABLE GATE W/ SELF CLOSER & SELF LOCKING LATCH EQUIPPED W/ AUDIBLE WARNING ALARM TO COMPLY W/ F.B.C. R SECTION R4501.17.1.9 W/ONE SIDE FIXED.
(4) 2'-6" W. X 4'-0" H. ALUM. LOUVERED GATES W/ SIDE PANELS (TYP.)
(2) 2'-6" W. X 4'-0" H. ALUM. LOUVERED GATES W/ SIDE PANELS (TYP.)
5FT HIGH LOW WALL
TOP OF SLAB EL.=+10.33' NGVD
RAIN WATER LEADER TO BE CONNECTED TO DRAINAGE SYSTEM. REFER TO CIVIL DWGS. FOR CONTINUATION. (TYP. FOR ALL RWL)
36" HIGH COUNTER OVER 8" CMU WALL BELOW
4 FT HIGH LOW WALL
ACOUSTICAL INSULATION (TYP.)
TANKLESS GAS W/H
CU-1.1
CU-2.1
CU-1.4
TOP OF SLAB EL.=+10'-4" N.G.V.D.
UPPER AND LOWER CABINETS
146'-10" OVERALL
GENERATOR
(SEPARATE PERMIT REQUIRED AND WILL BE SUBMITTED, APPROVED AND FINAL BEFORE TCO-CO WHICHEVER COMES FIRST)
FOUNTAIN EQUIP.
UND REF
ICE MKR
GAS B.B.Q. w/EXHAUST HOOD ABOVE
BBQ / BAR
BUFFET
UPPER AND LOWER CABINETS
RANGE W/ EXHAUST HOOD ABOVE
SINK W/DISPOSAL
BREAKFAST 113
36" HIGH COUNTERTOP
KITCHEN 114
REF
FRE.
AHU-1.1
PREP KITCHEN 115
SINK w/ DISPOSAL
DW
C (FIXED)
LAUNDRY 116
AHU-1.4
SHO
FD
STAFF BATH 118
CAT. II SAFETY GLASS SHOWER ENCLOSURE AND DOOR (TYP.)
STAFF BEDOOM 117
EGRESS
T.O. FIRST FLOOR CONC. SLAB EL.=+0'-0" (+11.80' NGVD)
TOP OF WALKWAY EL.=+10.3' NGVD
STONE VENEER
36" HT. COUNTERTOP
SINK W/ DISPOSAL
DOUB. OVEN
BUILT-IN PANTRY
LAUNDRY CHUTE
BREEZEWAY
GALLERY 119
TOP OF SLAB EL.=+11.80' NGVD
RWL FROM ABOVE
TOP OF WALKWAY EL.=+11.21' NGVD
WATERFALL
ALUM. VERTICAL SCREENING LOUVERS (TYP.)
T.O. WALKWAY EL.=+10.17' NGVD
TOP OF SLAB EL.=+10.83' NGVD
WATER FEATURE
BREEZEWAY
MOTOR COURT
NOTE: NO INDIVIDUAL SLAB OF PAVEMENT OR FLAGSTONE MAY EXCEED 42 SQUARE FEET IN AREA.
TOP OF SLAB @ LP EL.=+10.00' NGVD
TOP OF SLAB @ LP EL.=+10.13' NGVD
COVERED TERRACE
T.O. SLAB AT COV. TERRACE EL.=-0'-6" (+11.3' NGVD)
POOL DECK
FAMILY ROOM 111
DINING ROOM 112
REFER TO SHEET: A-21.0 FOR STAIR PLAN
B (FIXED)
FLOATING STEP
WATER FEATURE
KOI POND
TV
CH.
CONT. 36" HIGH HANDRAIL (TYP. BOTH SIDES)
FIREPLACE (SMOKELESS - VENT-LESS)
CANTILEVER OPEN RISER STEPS. SEE I.D. DRAWINGS (TYP.)
22 R @ 7" EACH
21 T @ 11" EACH
SWIMMING POOL (UNDER SEPARATE PERMIT)
88'-4" OVERALL
FLOATING STEPS (TYP.)
STEPS DOWN
SHALLOW AREA
LIVING ROOM 101
FOYER 100
COVERED ENTRY
A (FIXED)
TOP OF LANDING EL.=+12.8' NGVD
TOP OF DECK EL.=+10.29' NGVD
SEE I.D. FOR SOFFIT DESIGN
42" HIGH GLASS GUARDRAIL (TYP.)
TOP OF SLAB = +1'-2" EL.=+13'-0" N.G.V.D.
21 R @ 7" EACH
20 T @ 11" EACH
RESIDENTIAL ELEVATOR - SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION AND/OR INSTALLATION (TYP.)
TOP OF LANDING EL.=+11.67' NGVD
TOP OF DECK EL.=+10.17' NGVD
COVERED ENTRY
STUDIO 120
T.O. FIRST FLOOR CONC. SLAB EL.=+0'-0" (+11.80' NGVD)
(4) CAR GARAGE 123
TOP OF LANDING EL.=+11.3' NGVD
TOP OF SLAB @ HP EL.=+10.3' NGVD
AHU-1.6
J (FIXED)
ACOUSTICAL INSULATION (TYP.)
POWDER 121
AHU-1.5
STORAGE 122
I (FIXED)
MTWS
ART
SHO
FD
SINK
BAR 110
E (FIXED)
GYM / POOL BATH 107
CELLAR 109
ELEV.
14" PIT
A/V
VEST.
LIBRARY 102
STONE VENEER (TYPICAL BOTH ENDS)
SAUNA
AHU-1.2
POWDER 108
36" HIGH CMU LOW WALL
GYMNASIUM 106
RETURN AIR PLENUM (TYP.)
ACOUSTICAL INSULATION (TYP.)
F (FIXED)
H.C. ACCESSIBLE
GUEST BEDROOM 103
WIC 104
GUEST BATH 105
MIRRORED WALL
CAT. II SAFETY GLASS SHOWER ENCLOSURE AND DOOR (TYP.)
VANITY w/ LAV. & MIRROR ABOVE
PRIVATE LANAI
FD
EOS
CU-2.2
CU-1.2
TANKLESS GAS W/H
EQUIP DECK
4 FT HIGH LOW WALL
4'-0" HIGH ALUMINUM LOUVERED FENCE
TOP OF SLAB EL.=+10'-4" N.G.V.D.
(2) 2'-6" W. X 4'-0" H. ALUM. LOUVERED GATES (TYP.)
3'-0" W. X 4'-0" H. NON-CLIMBABLE GATE W/ SELF CLOSER & SELF LOCKING LATCH EQUIPPED W/ AUDIBLE WARNING ALARM TO COMPLY W/ F.B.C. R SECTION R4501.17.1.9 W/ONE SIDE FIXED.
GROUND FLOOR PLAN
SCALE 3/16" = 1'-0"
0 5 10 20'

LEGEND

▥	CMU WALL
▭	PARTITION WALL
▨	PARTITION WALL W/ ACOUSTICAL INSULATION
(100)	DOOR NO. SEE DOOR SCHEDULE SHEET A-16.0
A	WINDOW TYPE SEE SCHEDULE SHEET A-16.0

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1

NOTE: COORDINATE ALL MASONRY OPENING FOR WINDOWS & DOORS WITH WINDOWS & DOORS MANUFACTURER PRIOR TO TIE BEAM AND CMU WALL ERECTION.

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STATE OF FLORIDA
Raymond Pacheco
AR0006412
REGISTERED ARCHITECT

sheet no.

A-2.0

Z:\Active\Projects\De La Concepcion, Jorge-2024\2025-10-15 ARCH 100% - REV 3\2024-A02.0 Ground Floor Plan.dwg Oct 15, 2025 - 1:54pm JULIO

ROOF DECK
BEDROOM #2 204
BATH #2 205
WIC #2 206
BATH #4 209
WIC #1 208
BATH #3 203
BEDROOM #1 207
BEDROOM #3 201
WIC #3 202
A/C
BALCONY
INTIMATE FAMILY 210
VEST. 200
STAIR DOWN TO GROUND LEVEL
21 R @ 7" EACH
20 T @ 11" EACH
CANTILEVER OPEN RISER STEPS. SEE I.D. DRAWINGS (TYP.)
TOP OF SLAB = +14'-0"
EL.=+25.80' N.G.V.D.
42" HIGH GLASS GUARDRAIL (TYP.)
CONT. 36" HIGH HANDRAIL (TYP. BOTH SIDES)
MASTER BEDROOM 211
ELEV. VEST. 217
ELEV.
HIS WIC 212
ISLAND
HIS WIC 213
SHOES
HIS WC 216
HER WC 215
SHOWER
SEAT
MASTER BATH 214
TUB
HIS
HERS
LIN
ROOF BELOW
REFER TO SHEET: A-21.0 FOR STAIR PLAN
STUDIO
OPEN TO BELOW
PARAPET BELOW
OBLIQUE ROOF DRAIN (TYP.)
EOS
PERIMETER EYEBROW
WALL CAP. REFER TO ELEVATION AND DETAILS. (TYP. ON BOTH SIDES)
36" HIGH GLASS HANDRAIL ON CONC. CURB (TYP.)
36" HIGH CMU WALL
DECK DRAIN (TYP.)
SEE I.D. FOR SOFFIT DESIGN
ACOUSTICAL INSULATION (TYP.)
LAUNDRY CHUTE PROVIDE OPENING IN SLAB (TYP.)
CATEGORY II GLASS (TYP.)
CAT. II SAFETY GLASS WALL ENCLOSURES AND DOORS (TYP.)
ROOF OVERHANG ABOVE. REFER TO ROOF PLAN FOR MORE DETAILS.
ROOF BELOW. REFER TO ROOF PLAN FOR MORE DETAILS. (TYP.)
146'-10" OVERALL
88'-4" OVERALL

LEGEND

▥	CMU WALL
▭	PARTITION WALL
▨	PARTITION WALL W/ ACOUSTICAL INSULATION
(100)	DOOR NO. SEE DOOR SCHEDULE SHEET A-16.0
A	WINDOW TYPE SEE SCHEDULE SHEET A-16.0

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SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"

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CONCRETE ROOF OVERHANG ABOVE. (RESIDENCE)
CONCRETE TRELLIS MEMBERS
OVERHANG PARAPET
4" X OVERFLOW SCUPPER TO BE LOCATED 2" MAX. ABOVE ROOF DECK (TYP.)
OBLIQUE ROOF DRAIN (TYP.)
ROOF TYPE 1
ROOF TYPE 2
ROOF TYPE 3
EOS
RD
DD
ROOF DECK
STONE CAP
BREEZEWAY ROOF
BREEZEWAY ROOF BELOW
CONCRETE ROOF OVERHANG. (STUDIO AREA)
ROOF PARAPET
ROOFED BALCONY
CONCRETE ROOF OVERHANG ABOVE. (TYP. BOTH BALCONIES)
HIP
RIDGE
VALLEY
3" / 12"
AREA OF FUTURE ACCOMMODATION OF PHOTOVOLTAIC OR SOLAR HEATING SYSTEM. ALL EXPOSED PIPES SHALL BE CAPPED AND PROVIDE ADEQUATE FLASHING. ROOF REPLACEMENT TO BE DETERMINED AT TIME OF INSTALLATION (TYP.)
OVERHANG ROOF (STUDIO ENTRANCE)
OVERHANG PARAPET BELOW
OVERHANG ROOFS (GARAGE AREA)
OVERHANG CURB
CRICKET BY BUILDERS
OPENING
CONCRETE ROOF OVERHANG.
CONC. ROOF OVERHANG ABOVE. (RESIDENCE)
N
M
L
K
J
I
H
G
F
E
D
C
B
A
1
2
3
4
5
6
7
8
9
10
11
A-8
A-9
A-10
33'-8"
37'-4"
44'-2"
23'-4"
22'-8"
21'-6"
N

ROOF NOTES

ROOF TYPE 1: TRUE BARREL CLAY ROOF TILE (MIXED BLEND)
TO HAVE MIAMI-DADE COUNTY PRODUCT CONTROL APPROVAL

ROOF TYPE 2: CONCRETE DECKS
3 PLY SBS MODIFIED BITUMEN ROOFING SYSTEMS OVER
CONCRETE DECK BY SOPREMA, INC. OR APPROVED EQUAL.
SEE MANUFACTURER'S SPECIFICATIONS
NOA: 15-07-09-14

ROOF TYPE 2: TERRACES
COLPHENE H AND COLPHENE H-EV WATERPROOFING SYSTEMS
BY SOPREMA, INC. OR APPROVED EQUAL.
SEE MANUFACTURER'S SPECIFICATIONS
NOA: 16-0229.06

ROOF TYPE 3 CONCRETE EYEBROWS
PEDA-GARD BY NOEGARD CONSTRUCTION COATINGS
OR APPROVED EQUAL.
SEE MANUFACTURER'S SPECIFICATIONS
NOA: 15-0421-01

NOTE: ROOFING / WATER PROOFING SHALL BE UNDER
SEPARATE PERMIT AS REQUIRED.

ROOF PLAN

SCALE 3/16" = 1'-0"
0 5 10 20'

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SEE MANUFACTURER'S SPECIFICATIONS
NOA: 15-0421-01

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▭	PARTITION WALL
▨	PARTITION WALL W/ ACOUSTICAL INSULATION
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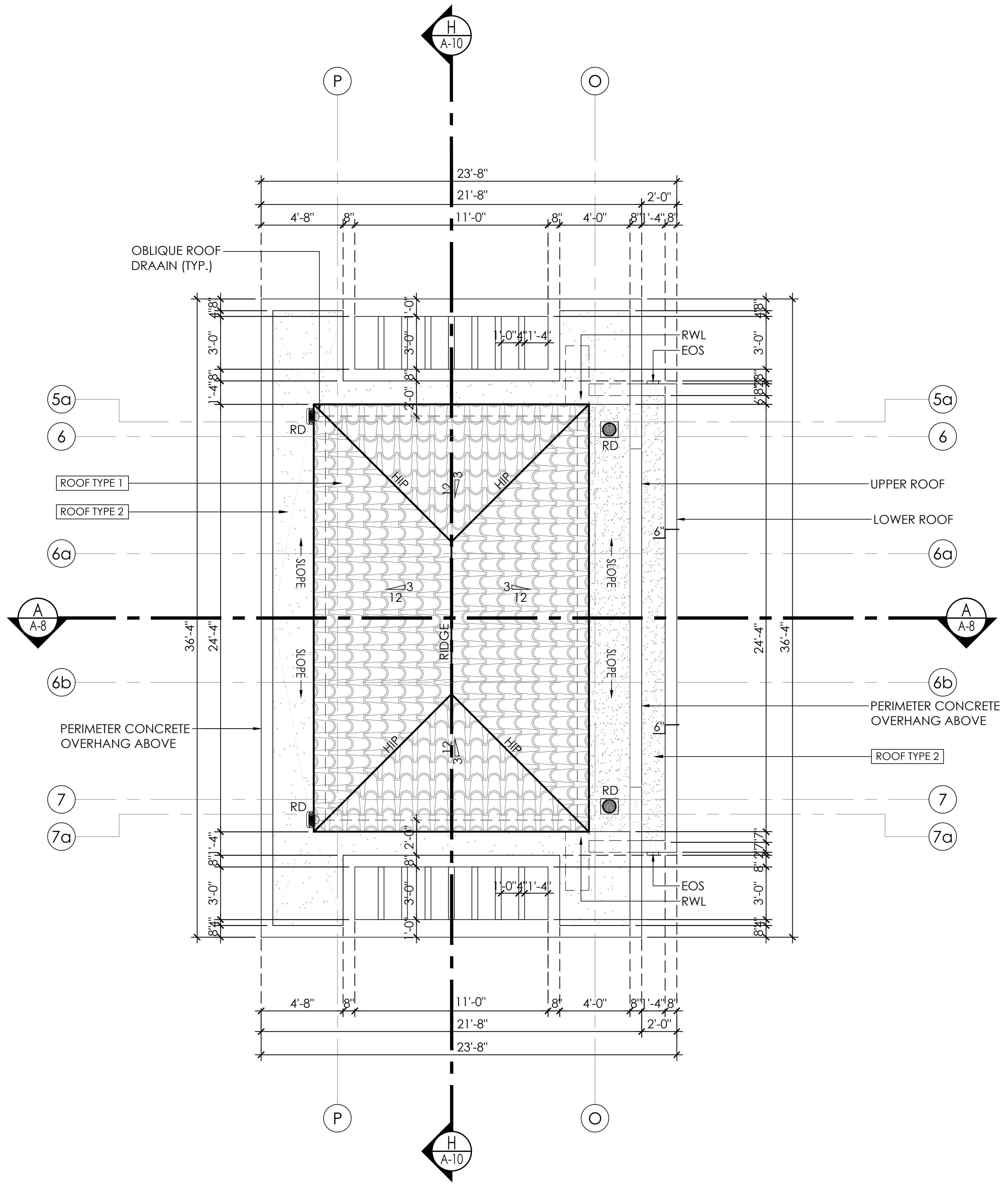
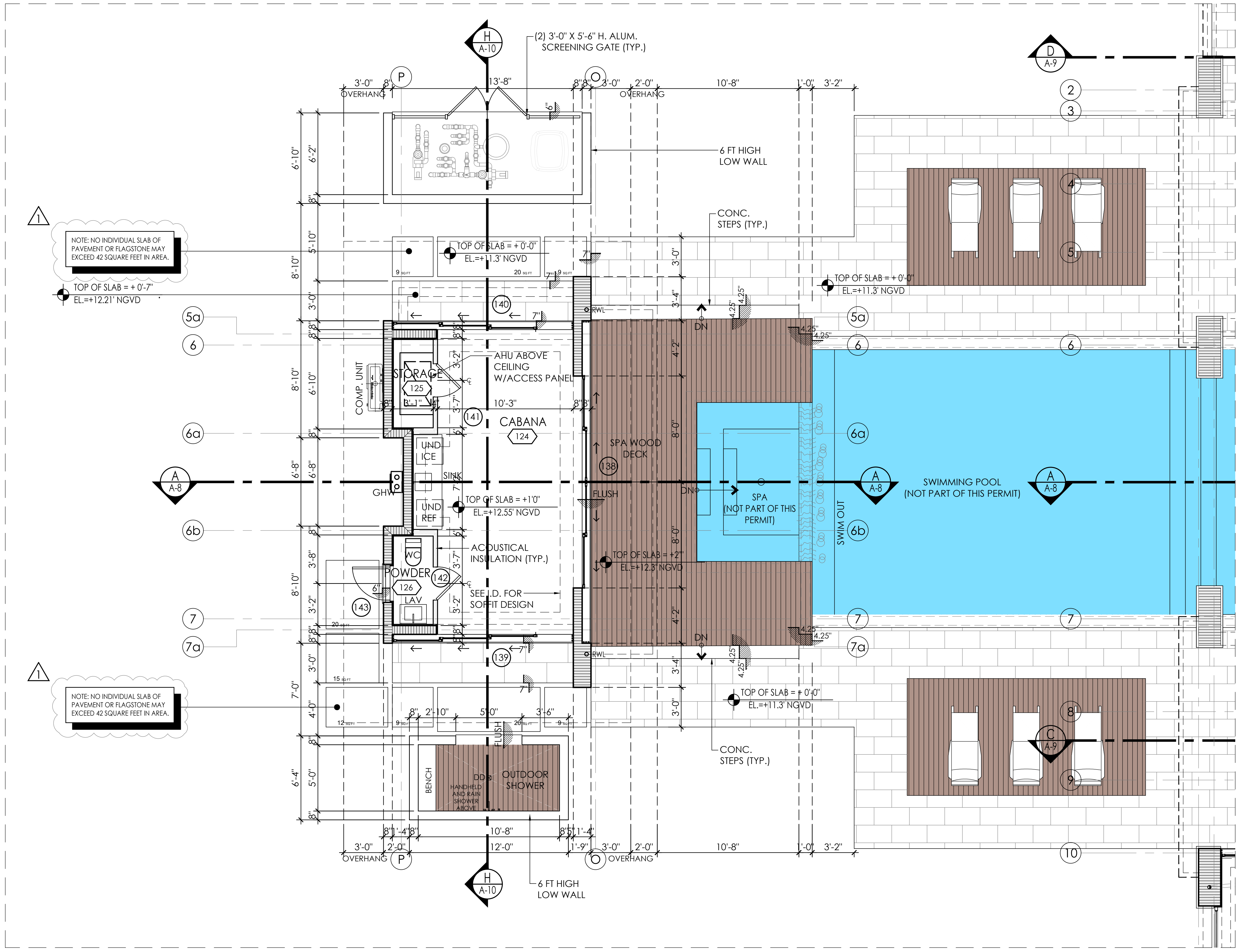


CABANA ROOF PLAN

SCALE 3/16" = 1'-0"

0 5 10 20'

N



CABANA GROUND FLOOR PLAN

SCALE 3/16" = 1'-0"

0 5 10 20'

N

2

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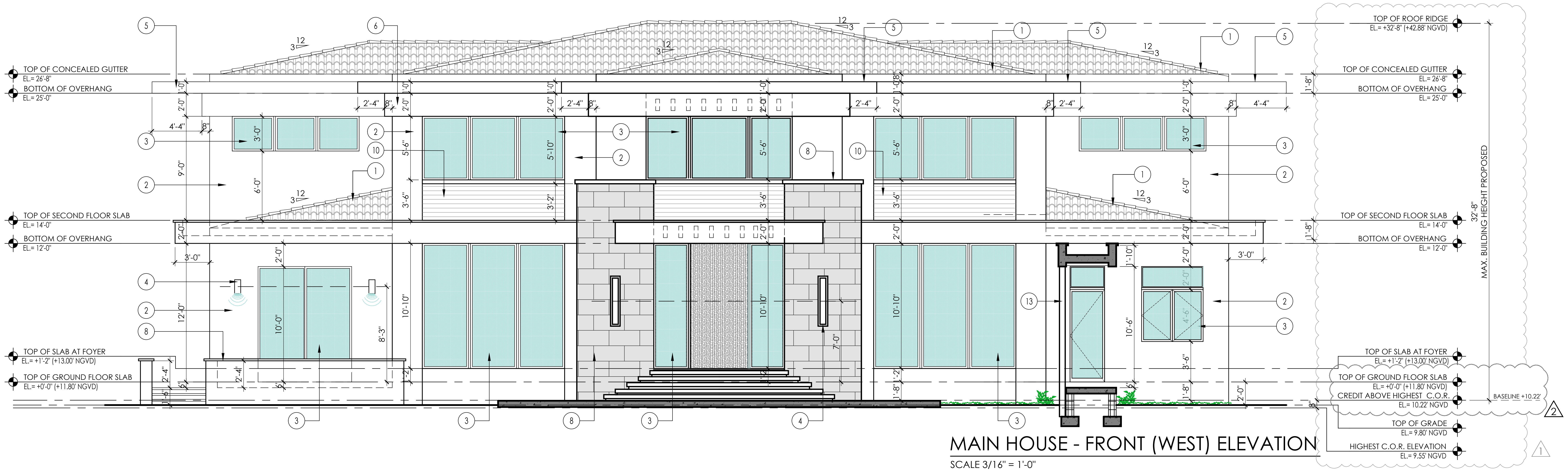
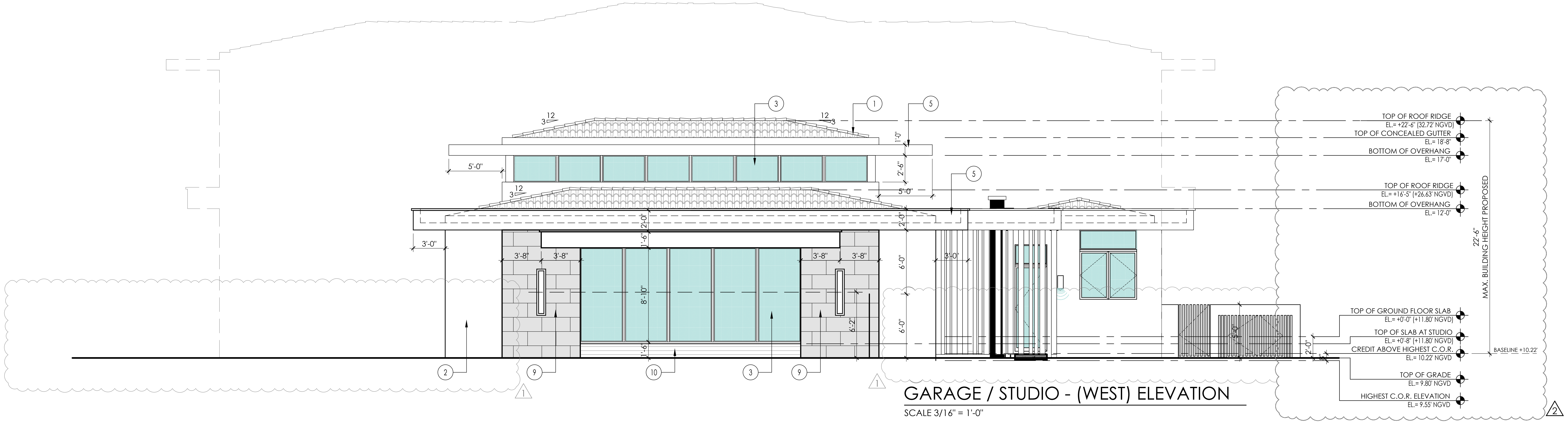


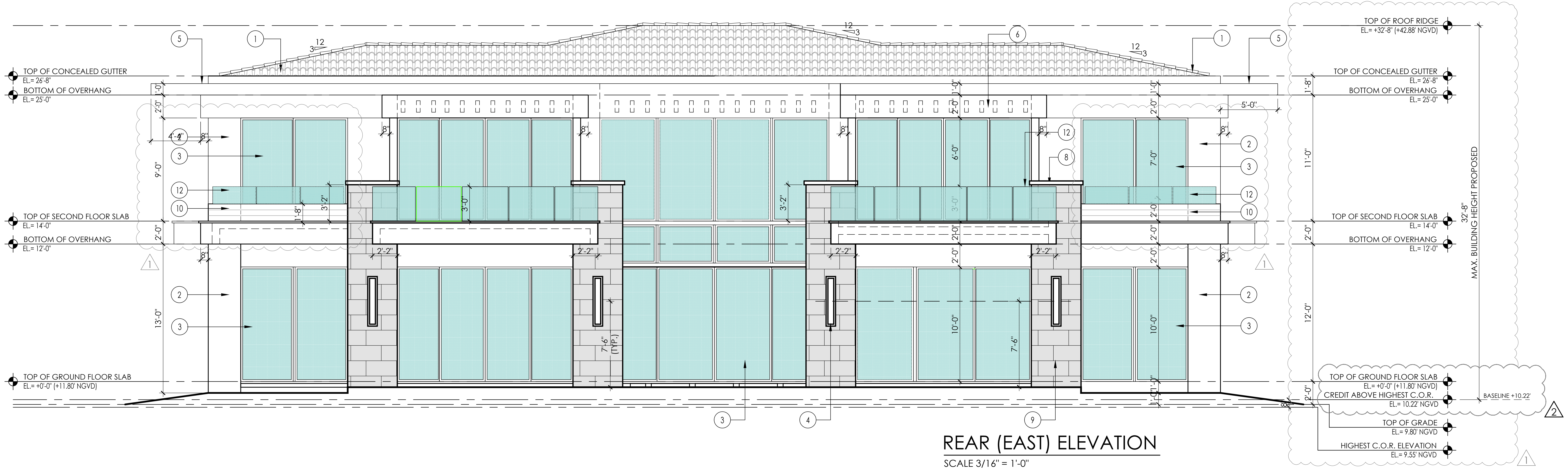
MAIN HOUSE - FRONT (WEST) ELEVATION

SCALE 3/16" = 1'-0"



GARAGE / STUDIO - (WEST) ELEVATION

SCALE 3/16" = 1'-0"



REAR (EAST) ELEVATION

SCALE 3/16" = 1'-0"

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 "RESYSTA" 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.) PAINTED TO MATCH WINDOW FRAME
⑭	WATER FEATURE WALL

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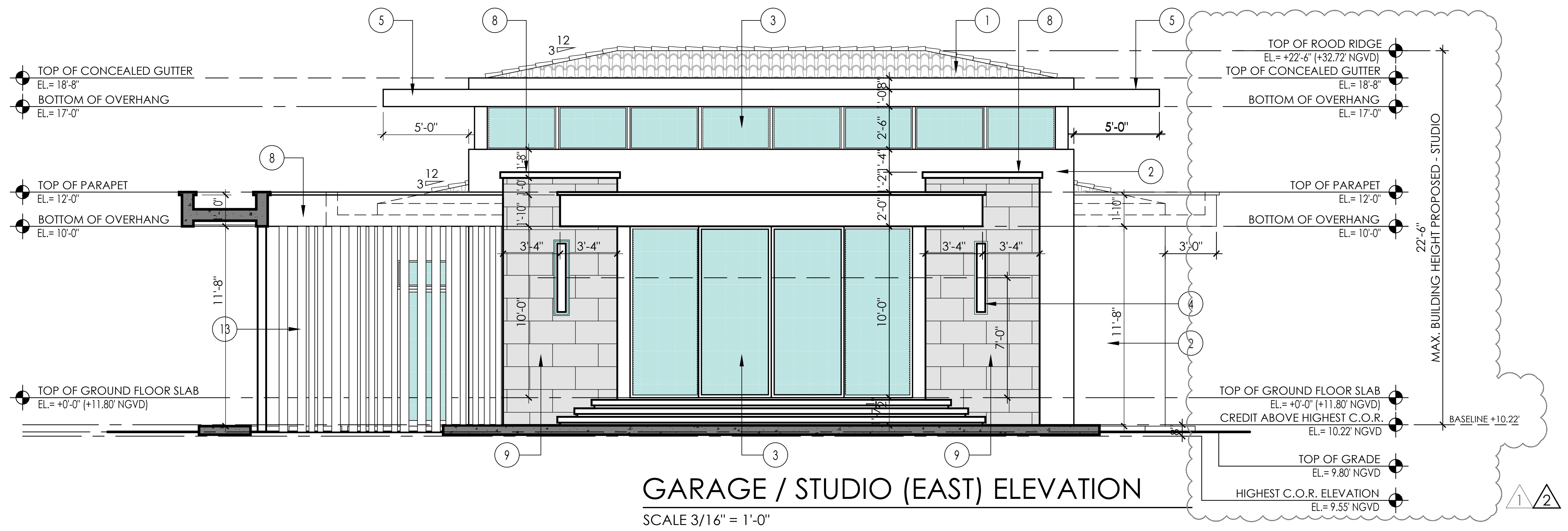

GARAGE / STUDIO (EAST) ELEVATION

SCALE 3/16" = 1'-0"

SIDE (NORTH) ELEVATION

SCALE 3/16" = 1'-0"

SIDE (SOUTH) ELEVATION

SCALE 3/16" = 1'-0"

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.)
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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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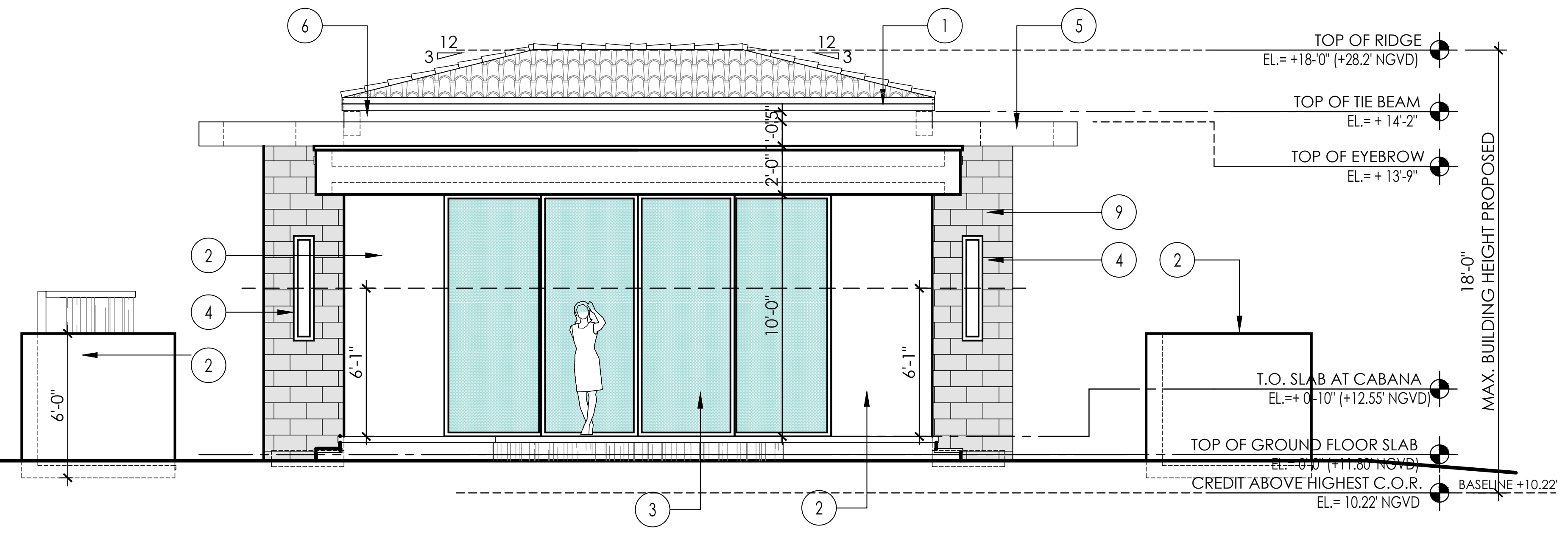
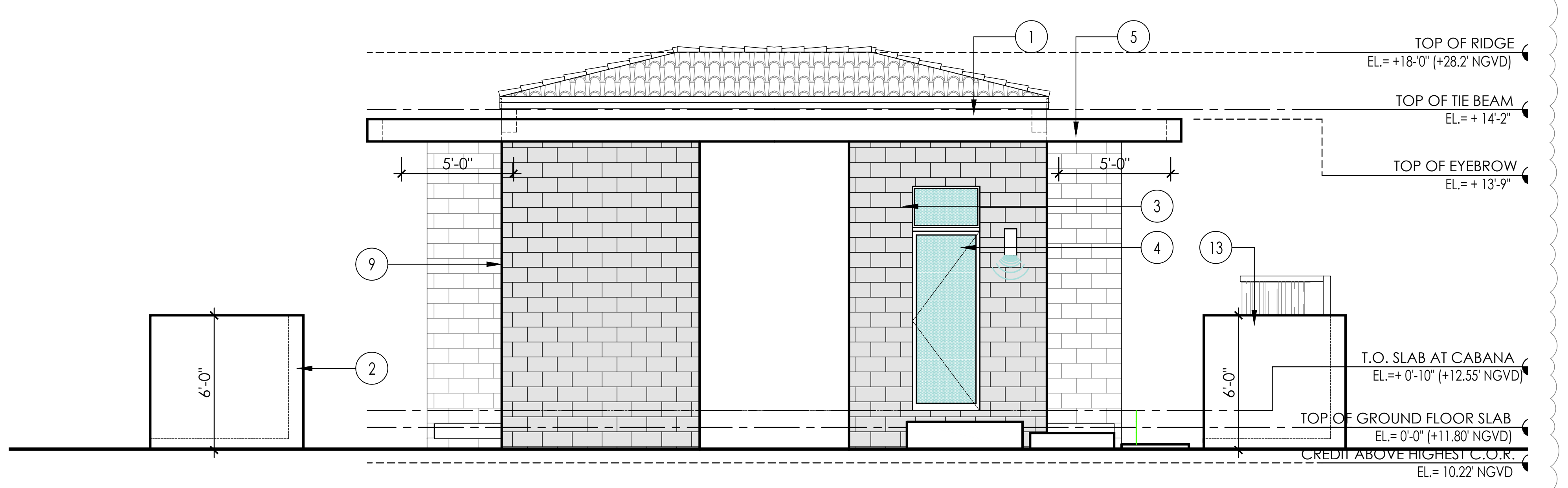


CABANA (WEST) ELEVATION

SCALE 3/16" = 1'-0"



CABANA (EAST) ELEVATION

SCALE 3/16" = 1'-0"

FINISH LEGEND

①	CLAY BARREL ROOF TILE (TYP.)
②	SMOOTH STUCCO FINISH (TYP.)
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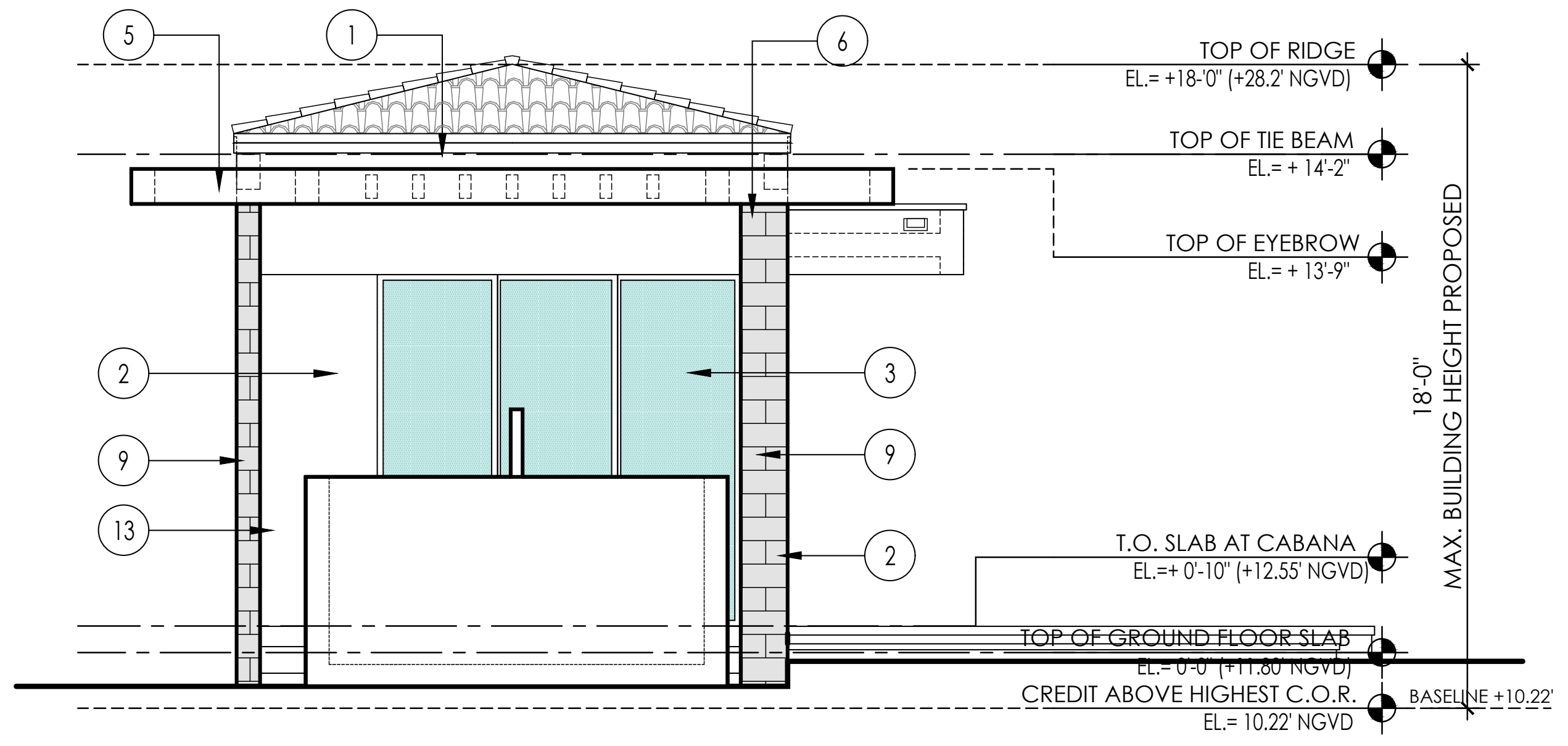
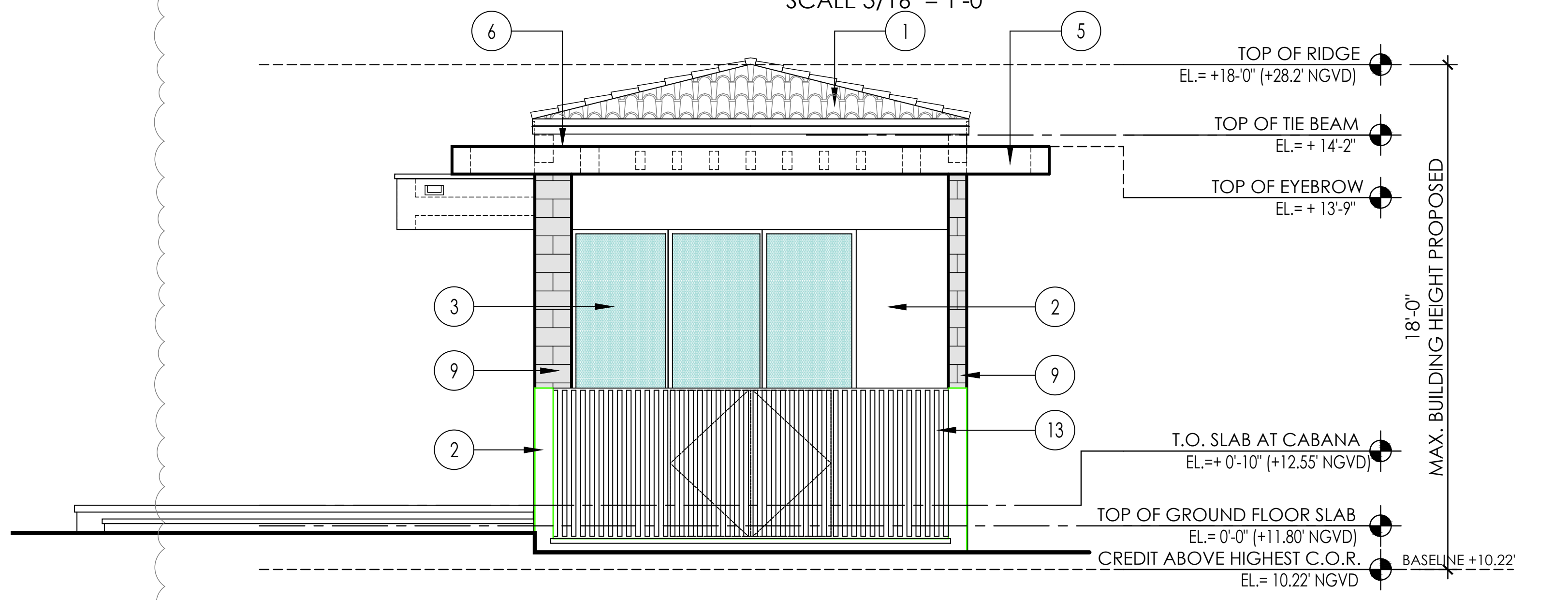
④	LIGHT FIXTURE TO BE SELECTED BY OWNER / ARCHITECT
⑤	SMOOTH STUCCO EYEBROW (TYP.)
⑥	SMOOTH STUCCO HEADER (TYP.)
⑦	STONE FINISH (TYP.)
⑧	STONE CAP FINISH (TYP.)
⑨	EXPOSED ARCHITECTURAL CONCRETE SURFACE. (TYP.)
⑩	DECORATIVE VENEER BY "RESYSTA" AS A DECORATIVE ELEMENT ON ITS OWN. PROVIDE WATERPROOFING 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.) PAINTED TO MATCH WINDOW FRAME
⑭	WATER FEATURE WALL

1 2



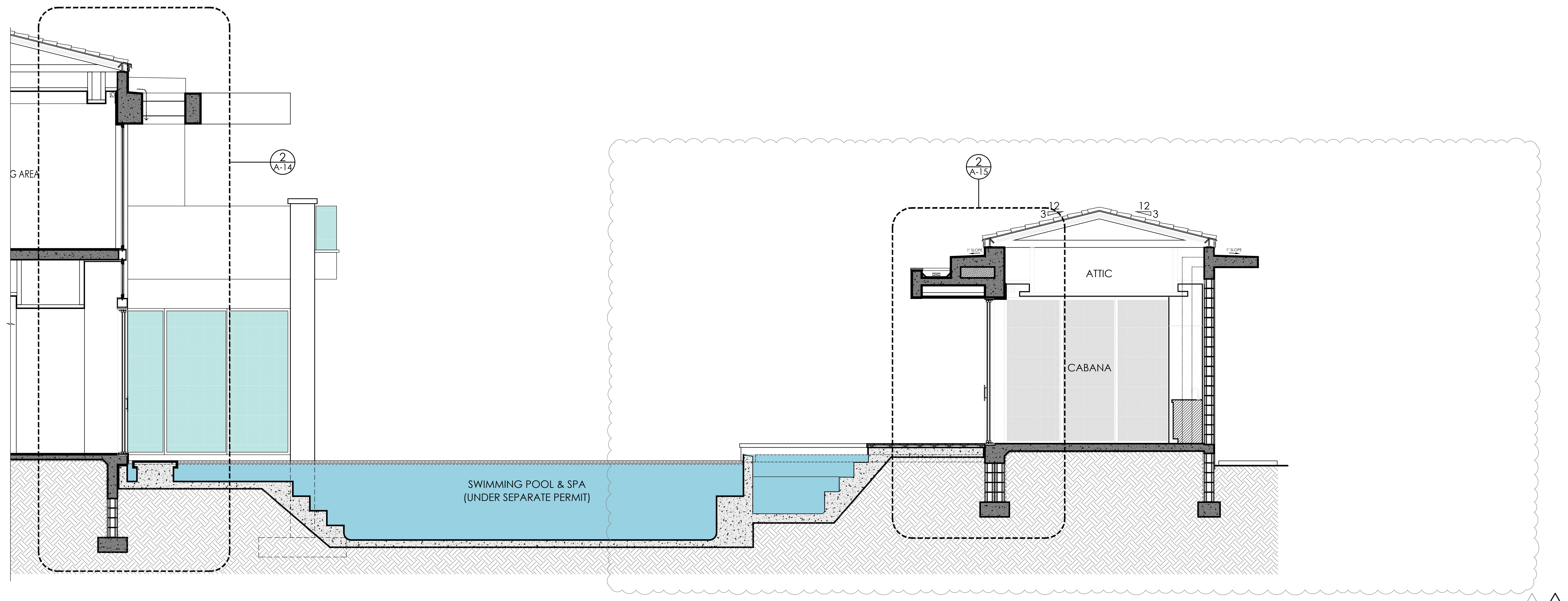
CABANA (NORTH) ELEVATION

SCALE 3/16" = 1'-0"



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"

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2 6-18-25 COM.

STATE OF FLORIDA
Raymond Pacheco
AR0006412
REGISTERED ARCHITECT

sheet no.

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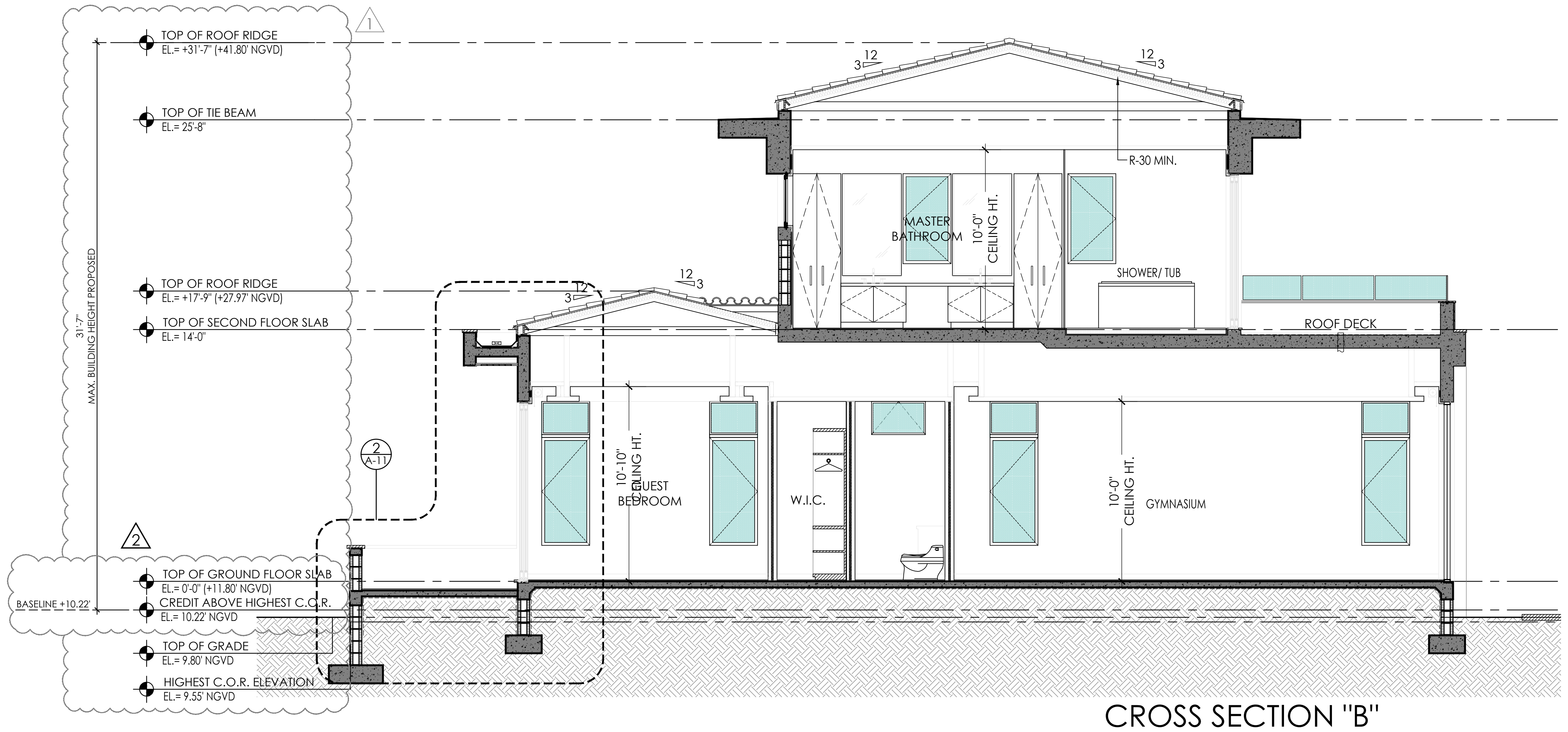

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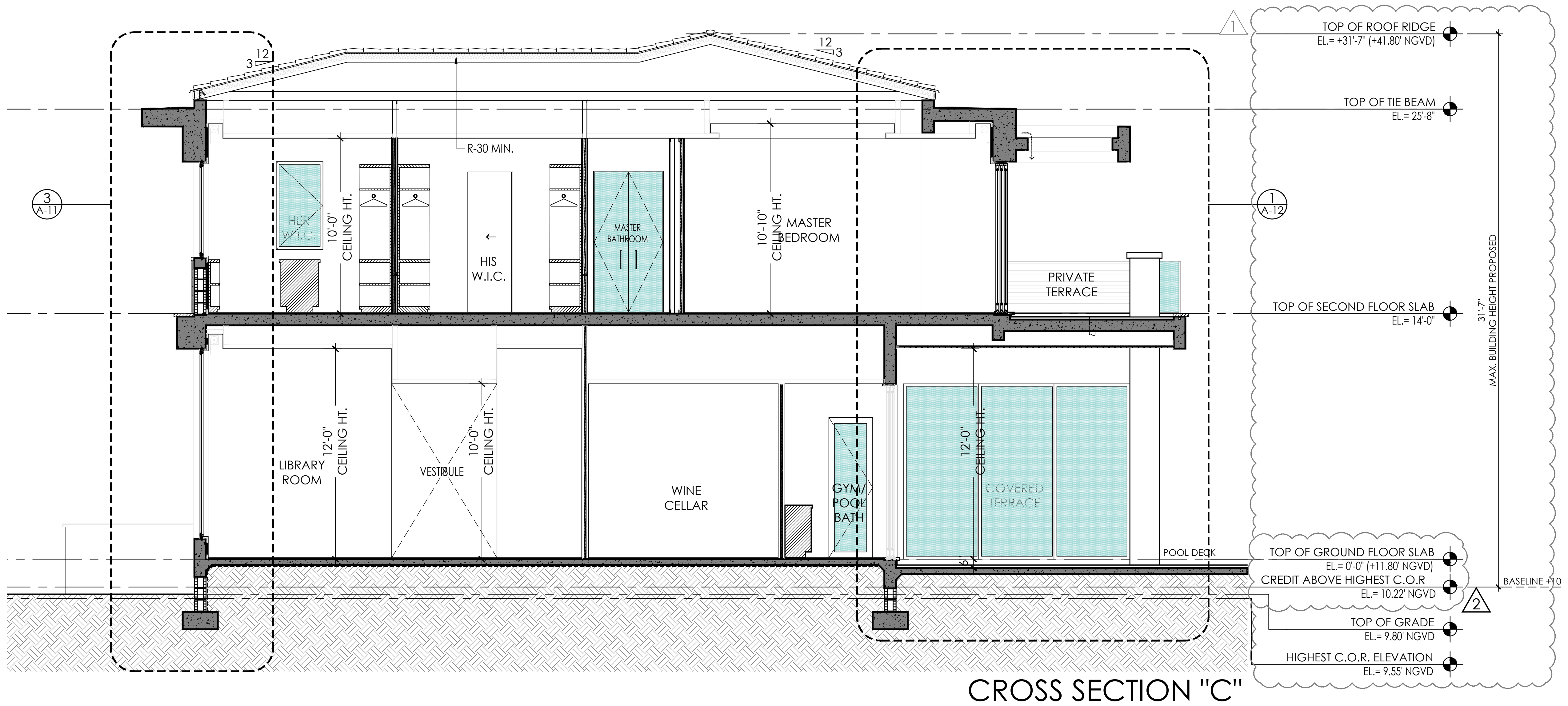
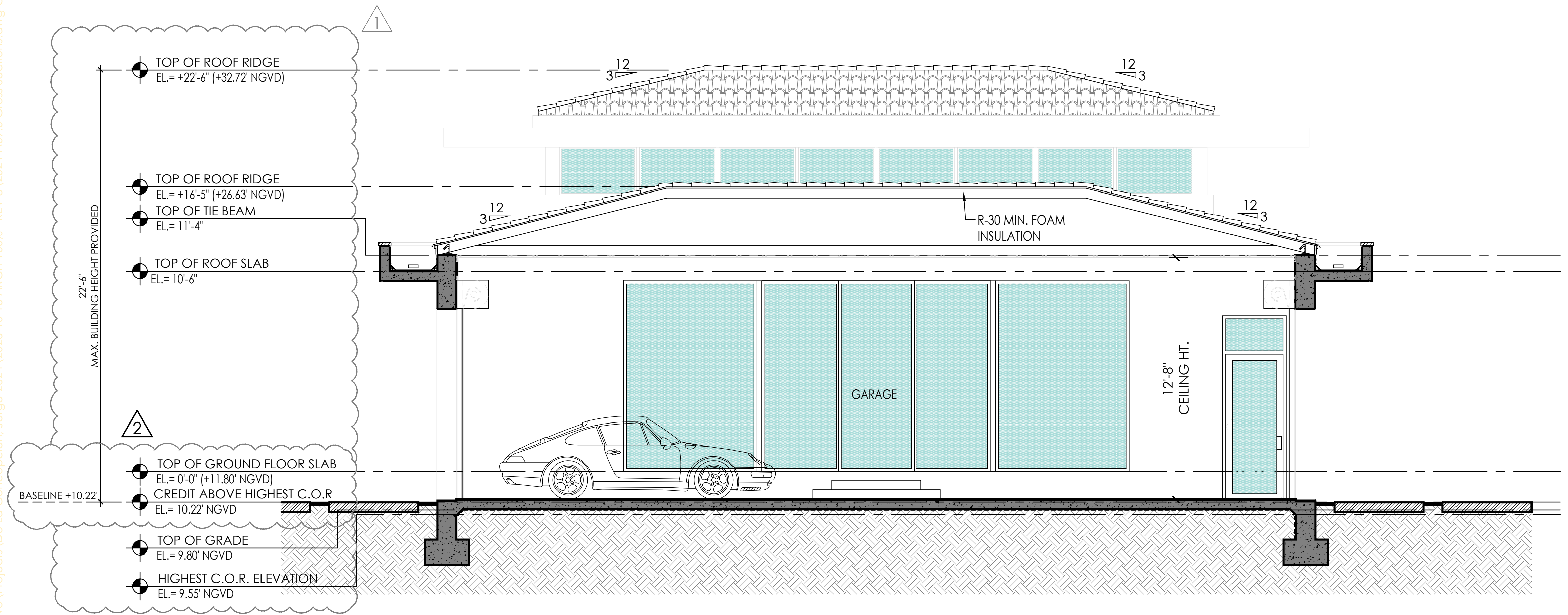


CROSS SECTION "C"

SCALE 3/16" = 1'-0"

CROSS SECTION "D"

SCALE 3/16" = 1'-0"



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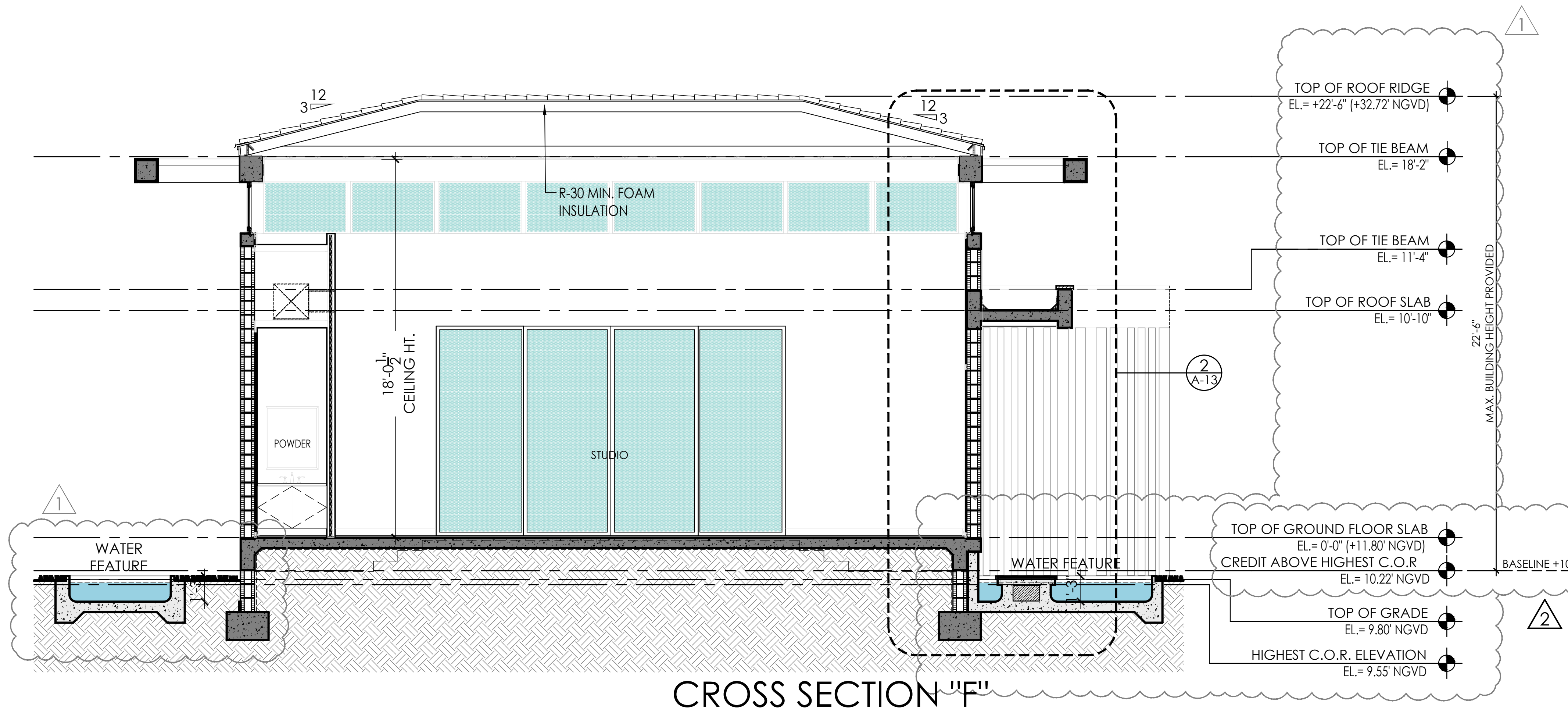

CROSS SECTION "F"

SCALE 3/16" = 1'-0"

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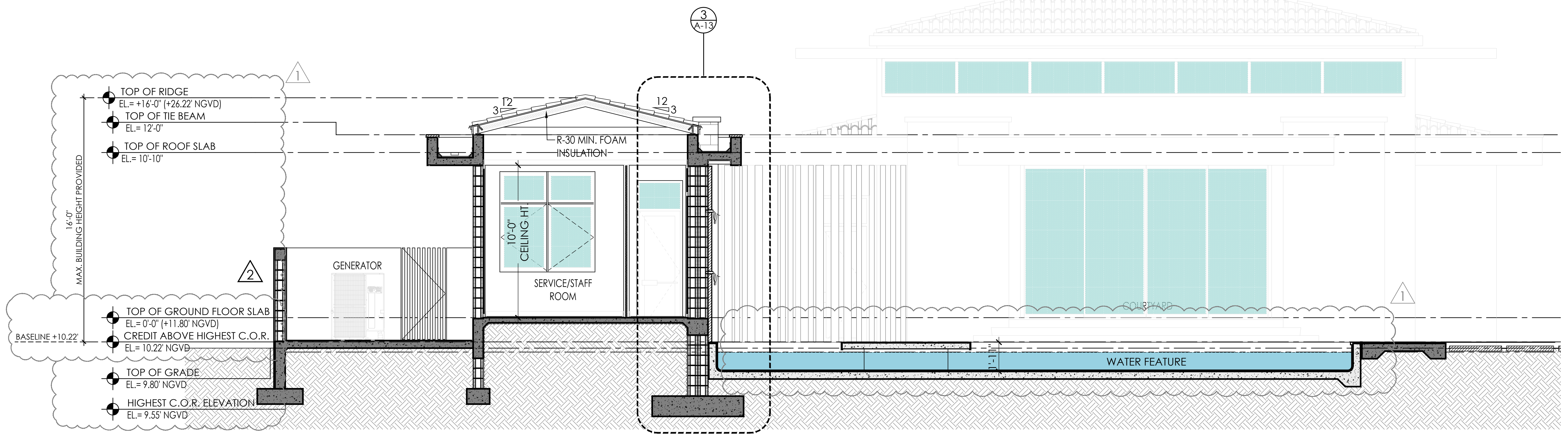

CROSS SECTION "G"

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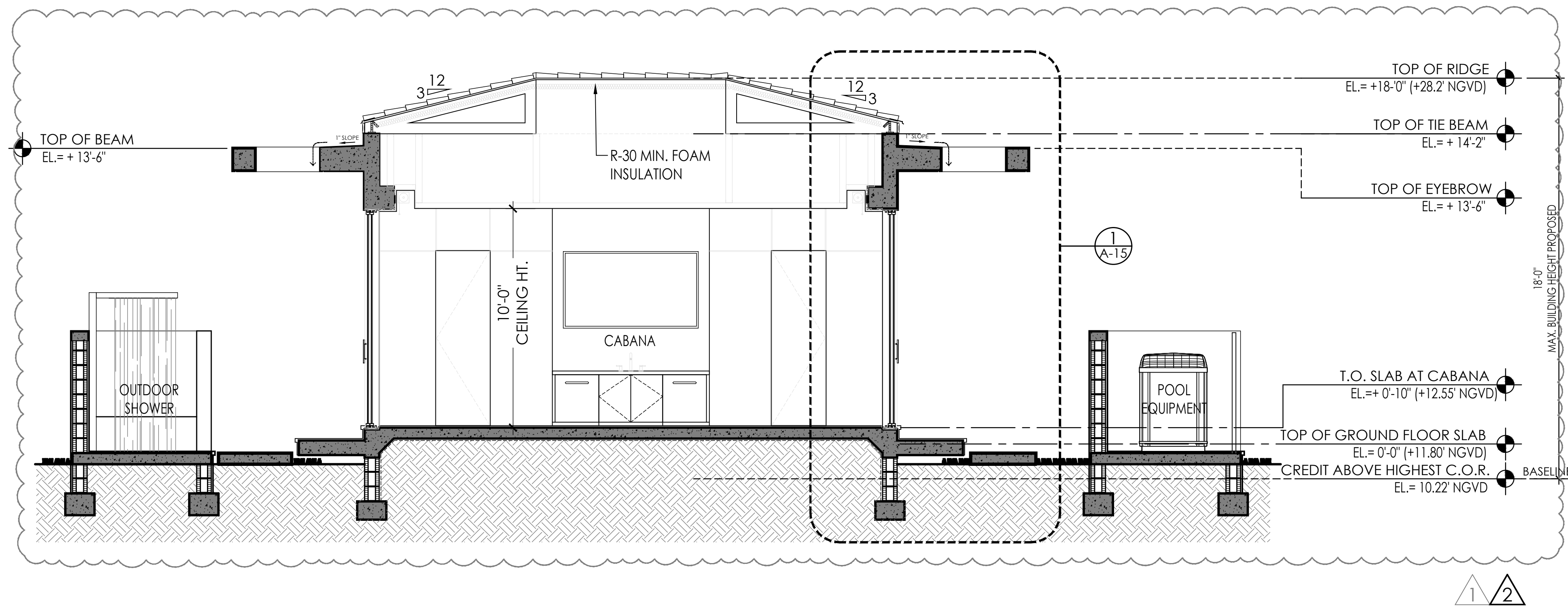
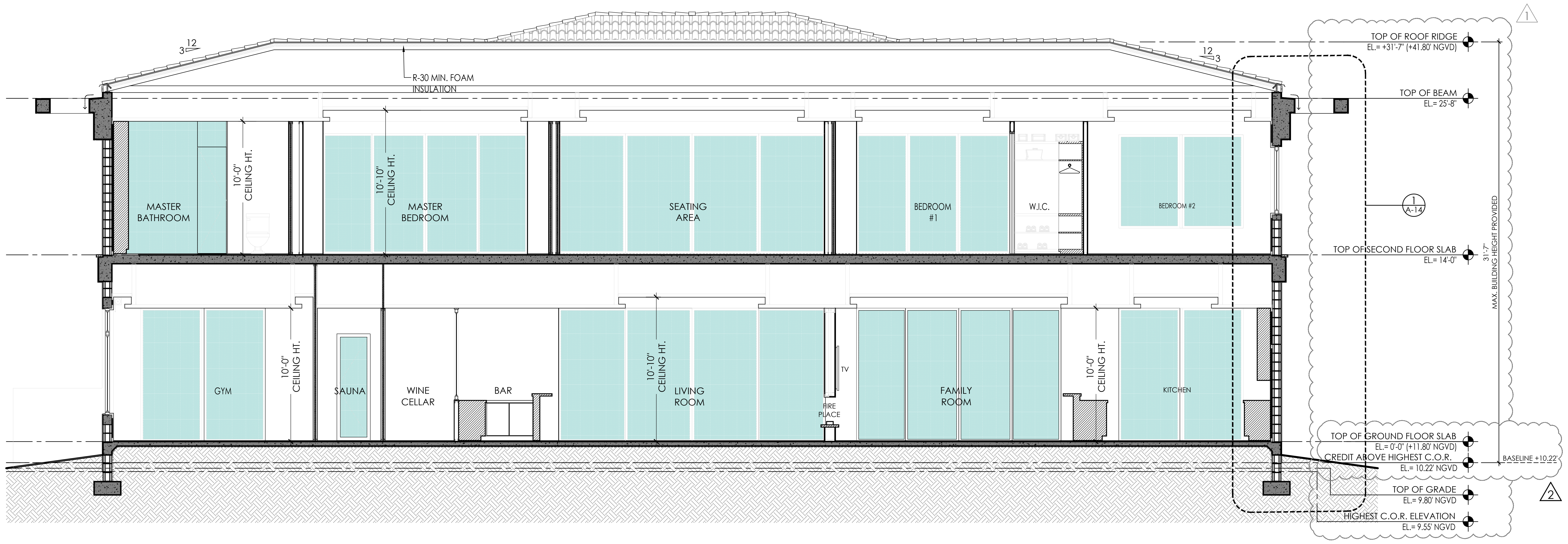


CROSS SECTION "H"

SCALE 3/16" = 1'-0"



CROSS SECTION "I"

SCALE 3/16" = 1'-0"

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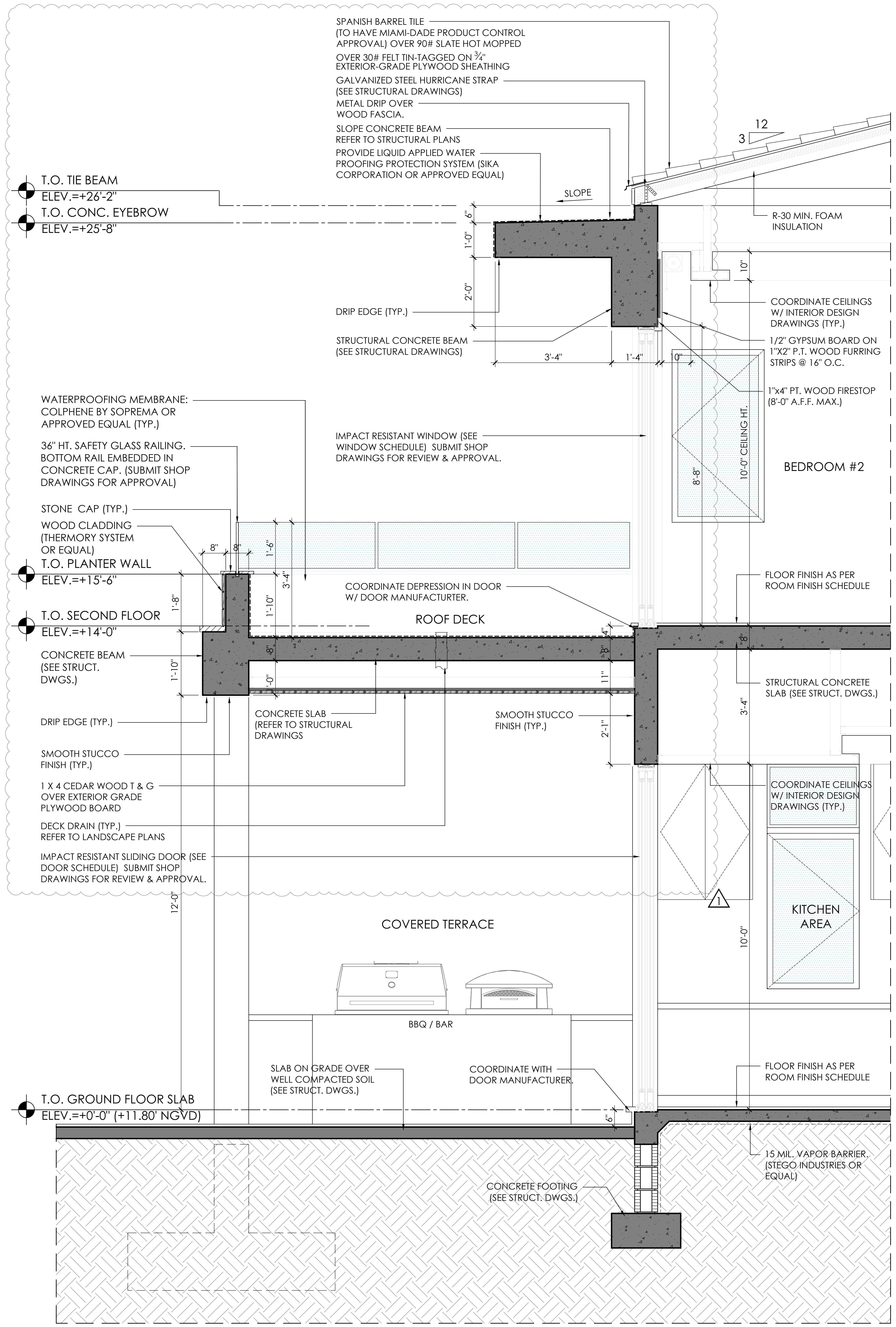
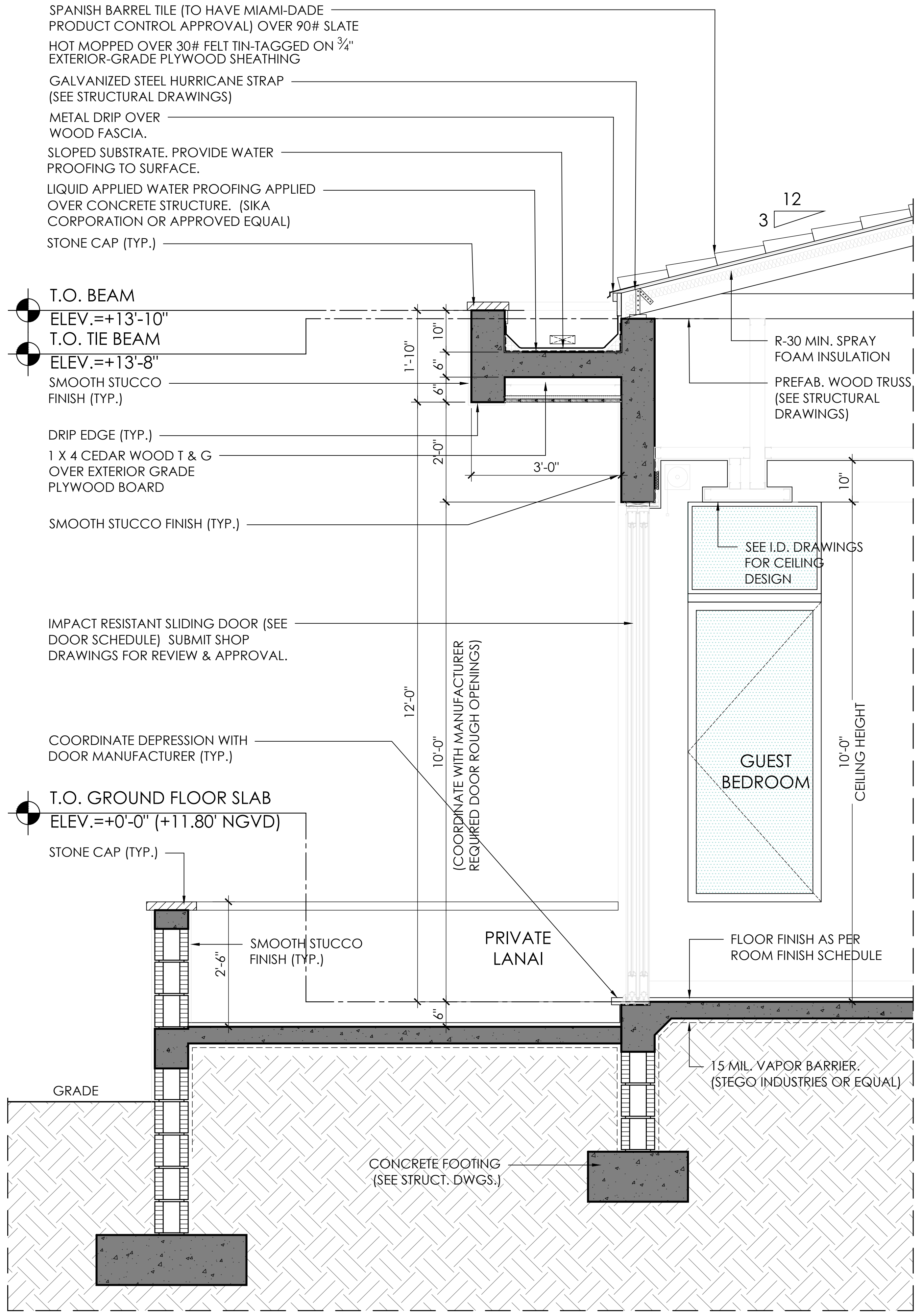


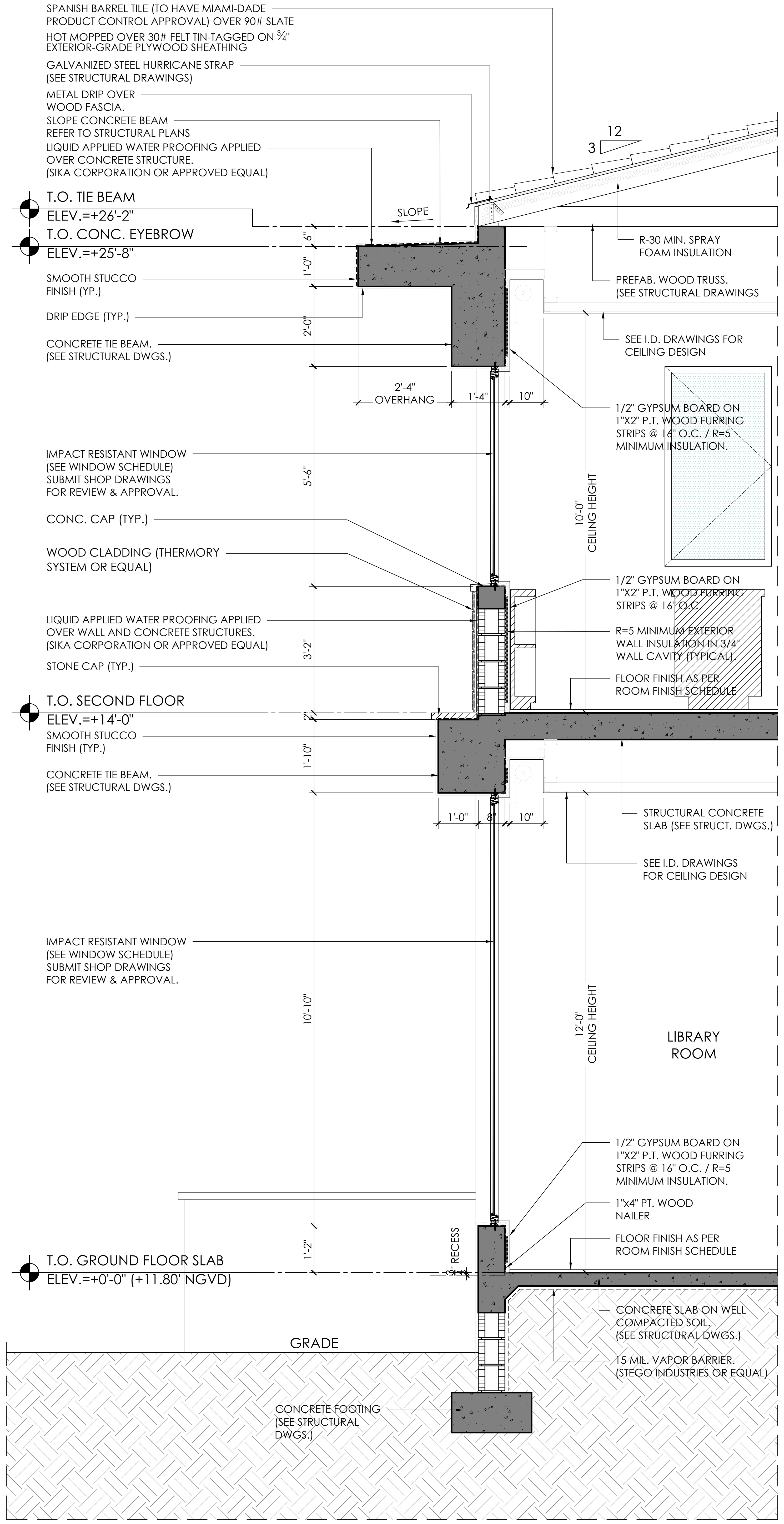
1 WALL SECTION

SCALE 1/2" = 1'-0"



2 WALL SECTION

SCALE 1/2" = 1'-0"



3 WALL SECTION

SCALE 1/2" = 1'-0"

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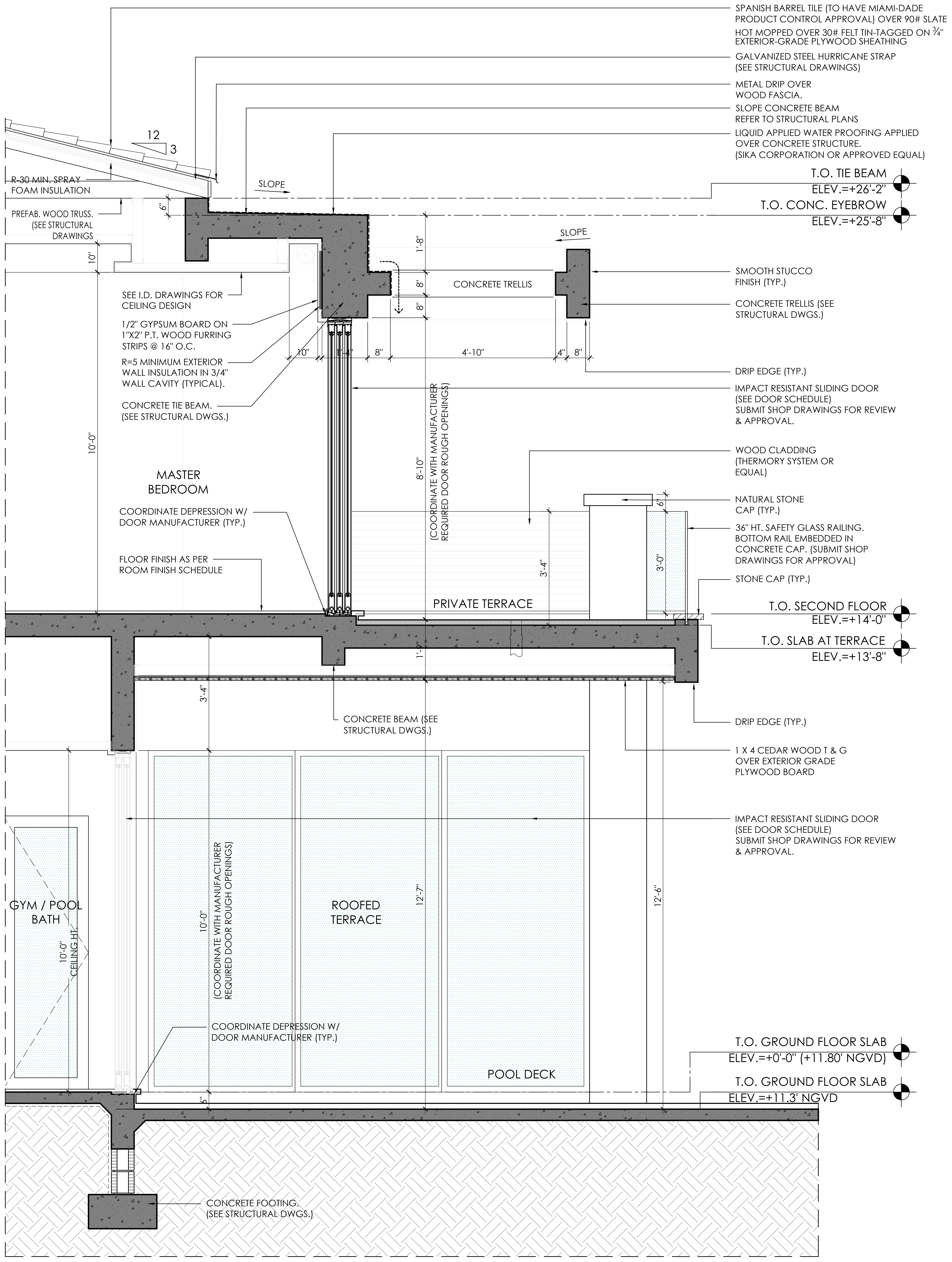
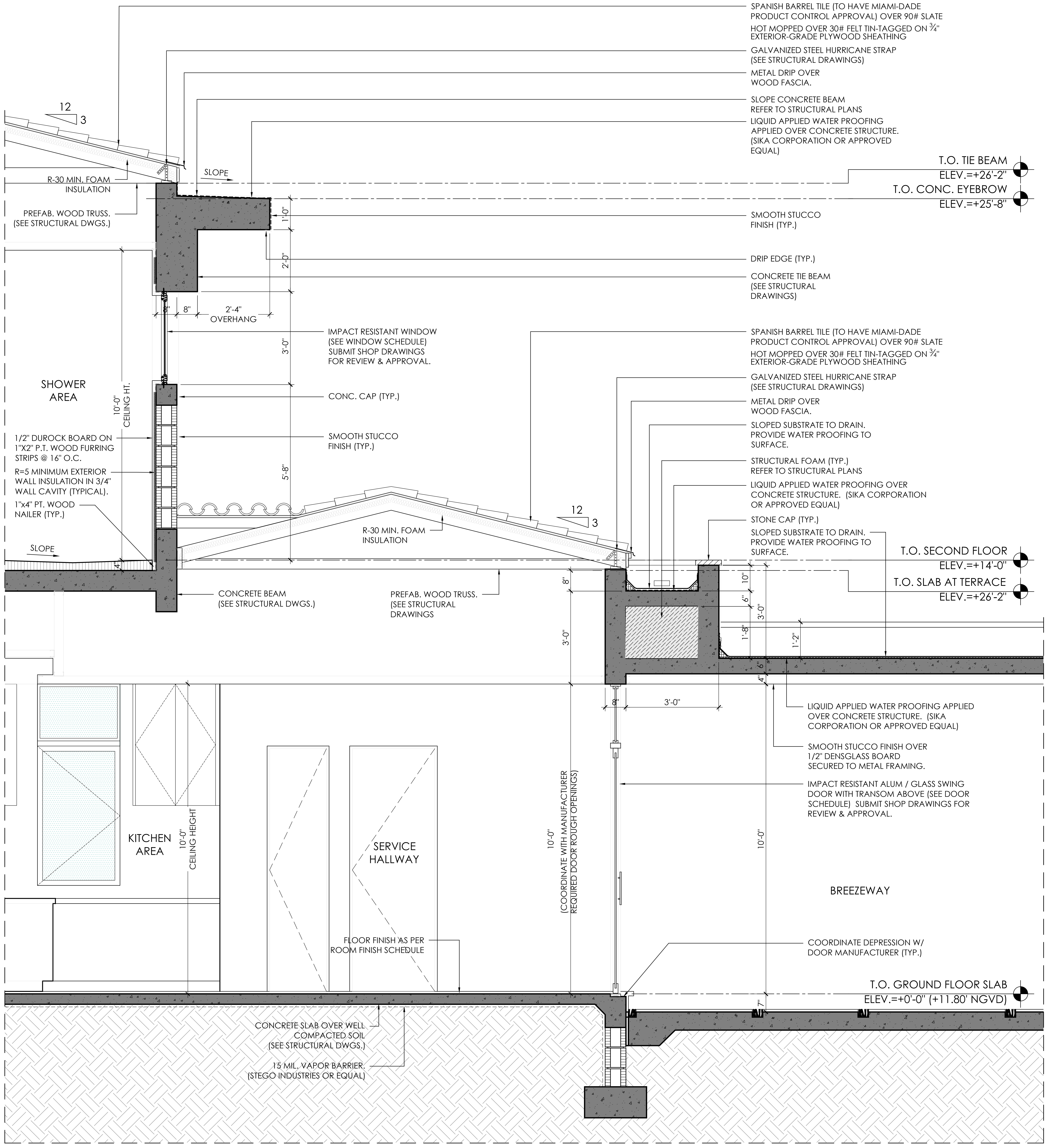

SPANISH BARREL TILE (TO HAVE MIAMI-DADE PRODUCT CONTROL APPROVAL) OVER 90# SLATE
HOT MOPPED OVER 30# FELT TIN-TAGGED ON ¾" EXTERIOR-GRADE PLYWOOD SHEATHING
GALVANIZED STEEL HURRICANE STRAP (SEE STRUCTURAL DRAWINGS)
METAL DRIP OVER WOOD FASCIA.
SLOPE CONCRETE BEAM REFER TO STRUCTURAL PLANS
LIQUID APPLIED WATER PROOFING APPLIED OVER CONCRETE STRUCTURE. (SIKA CORPORATION OR APPROVED EQUAL)
12
3
R-30 MIN. SPRAY FOAM INSULATION
SLOPE
T.O. TIE BEAM
ELEV.=+26'-2"
T.O. CONC. EYEBROW
ELEV.=+25'-8"
6"
PREFAB. WOOD TRUSS. (SEE STRUCTURAL DRAWINGS)
10"
1'-8"
8"
8"
SLOPE
CONCRETE TRELLIS
SMOOTH STUCCO FINISH (TYP.)
CONCRETE TRELLIS (SEE STRUCTURAL DWGS.)
SEE I.D. DRAWINGS FOR CEILING DESIGN
1/2" GYPSUM BOARD ON 1"X2" P.T. WOOD FURRING STRIPS @ 16" O.C.
R=5 MINIMUM EXTERIOR WALL INSULATION IN 3/4" WALL CAVITY (TYPICAL).
CONCRETE TIE BEAM. (SEE STRUCTURAL DWGS.)
10"
1'-4"
8"
4'-10"
4"
8"
DRIP EDGE (TYP.)
IMPACT RESISTANT SLIDING DOOR (SEE DOOR SCHEDULE) SUBMIT SHOP DRAWINGS FOR REVIEW & APPROVAL.
10'-0"
8'-10"
(COORDINATE WITH MANUFACTURER REQUIRED DOOR ROUGH OPENINGS)
WOOD CLADDING (THERMORY SYSTEM OR EQUAL)
MASTER BEDROOM
NATURAL STONE CAP (TYP.)
6"
36" HT. SAFETY GLASS RAILING. BOTTOM RAIL EMBEDDED IN CONCRETE CAP. (SUBMIT SHOP DRAWINGS FOR APPROVAL)
COORDINATE DEPRESSION W/ DOOR MANUFACTURER (TYP.)
3'-4"
3'-0"
FLOOR FINISH AS PER ROOM FINISH SCHEDULE
STONE CAP (TYP.)
PRIVATE TERRACE
T.O. SECOND FLOOR
ELEV.=+14'-0"
T.O. SLAB AT TERRACE
ELEV.=+13'-8"
1'-9"
3'-4"
CONCRETE BEAM (SEE STRUCTURAL DWGS.)
DRIP EDGE (TYP.)
1 X 4 CEDAR WOOD T & G OVER EXTERIOR GRADE PLYWOOD BOARD
IMPACT RESISTANT SLIDING DOOR (SEE DOOR SCHEDULE) SUBMIT SHOP DRAWINGS FOR REVIEW & APPROVAL.
GYM / POOL BATH
10'-0" CEILING HT.
10'-0"
(COORDINATE WITH MANUFACTURER REQUIRED DOOR ROUGH OPENINGS)
ROOFED TERRACE
12'-7"
12'-6"
COORDINATE DEPRESSION W/ DOOR MANUFACTURER (TYP.)
POOL DECK
T.O. GROUND FLOOR SLAB
ELEV.=+0'-0" (+11.80' NGVD)
T.O. GROUND FLOOR SLAB
ELEV.=+11.3' NGVD
5"
CONCRETE FOOTING. (SEE STRUCTURAL DWGS.)

① WALL SECTION

SCALE 1/2" = 1'-0"


SPANISH BARREL TILE (TO HAVE MIAMI-DADE PRODUCT CONTROL APPROVAL) OVER 90# SLATE
HOT MOPPED OVER 30# FELT TIN-TAGGED ON ¾" EXTERIOR-GRADE PLYWOOD SHEATHING
GALVANIZED STEEL HURRICANE STRAP (SEE STRUCTURAL DRAWINGS)
METAL DRIP OVER WOOD FASCIA.
SLOPE CONCRETE BEAM REFER TO STRUCTURAL PLANS
LIQUID APPLIED WATER PROOFING APPLIED OVER CONCRETE STRUCTURE. (SIKA CORPORATION OR APPROVED EQUAL)
12
3
R-30 MIN. FOAM INSULATION
SLOPE
T.O. TIE BEAM
ELEV.=+26'-2"
T.O. CONC. EYEBROW
ELEV.=+25'-8"
PREFAB. WOOD TRUSS. (SEE STRUCTURAL DWGS.)
1'-0"
SMOOTH STUCCO FINISH (TYP.)
2'-0"
DRIP EDGE (TYP.)
CONCRETE TIE BEAM (SEE STRUCTURAL DRAWINGS)
8"
8"
2'-4" OVERHANG
IMPACT RESISTANT WINDOW (SEE WINDOW SCHEDULE) SUBMIT SHOP DRAWINGS FOR REVIEW & APPROVAL.
3'-0"
SHOWER AREA
10'-0" CEILING HT.
CONC. CAP (TYP.)
SMOOTH STUCCO FINISH (TYP.)
5'-8"
1/2" DUROCK BOARD ON 1"X2" P.T. WOOD FURRING STRIPS @ 16" O.C.
R=5 MINIMUM EXTERIOR WALL INSULATION IN 3/4" WALL CAVITY (TYPICAL).
1"x4" PT. WOOD NAILER (TYP.)
SPANISH BARREL TILE (TO HAVE MIAMI-DADE PRODUCT CONTROL APPROVAL) OVER 90# SLATE
HOT MOPPED OVER 30# FELT TIN-TAGGED ON ¾" EXTERIOR-GRADE PLYWOOD SHEATHING
GALVANIZED STEEL HURRICANE STRAP (SEE STRUCTURAL DRAWINGS)
METAL DRIP OVER WOOD FASCIA.
SLOPED SUBSTRATE TO DRAIN. PROVIDE WATER PROOFING TO SURFACE.
STRUCTURAL FOAM (TYP.) REFER TO STRUCTURAL PLANS
LIQUID APPLIED WATER PROOFING OVER CONCRETE STRUCTURE. (SIKA CORPORATION OR APPROVED EQUAL)
12
3
STONE CAP (TYP.)
SLOPED SUBSTRATE TO DRAIN. PROVIDE WATER PROOFING TO SURFACE.
R-30 MIN. FOAM INSULATION
SLOPE
4"
T.O. SECOND FLOOR
ELEV.=+14'-0"
T.O. SLAB AT TERRACE
ELEV.=+26'-2"
CONCRETE BEAM (SEE STRUCTURAL DWGS.)
PREFAB. WOOD TRUSS. (SEE STRUCTURAL DRAWINGS
8"
10"
6"
3'-0"
1'-8"
1'-2"
3'-0"
6"
4"
8"
3'-0"
LIQUID APPLIED WATER PROOFING APPLIED OVER CONCRETE STRUCTURE. (SIKA CORPORATION OR APPROVED EQUAL)
SMOOTH STUCCO FINISH OVER 1/2" DENSGLASS BOARD SECURED TO METAL FRAMING.
IMPACT RESISTANT ALUM / GLASS SWING DOOR WITH TRANSOM ABOVE (SEE DOOR SCHEDULE) SUBMIT SHOP DRAWINGS FOR REVIEW & APPROVAL.
KITCHEN AREA
10'-0" CEILING HEIGHT
SERVICE HALLWAY
10'-0"
(COORDINATE WITH MANUFACTURER REQUIRED DOOR ROUGH OPENINGS)
10'-0"
BREEZEWAY
FLOOR FINISH AS PER ROOM FINISH SCHEDULE
COORDINATE DEPRESSION W/ DOOR MANUFACTURER (TYP.)
T.O. GROUND FLOOR SLAB
ELEV.=+0'-0" (+11.80' NGVD)
7"
CONCRETE SLAB OVER WELL COMPACTED SOIL (SEE STRUCTURAL DWGS.)
15 MIL. VAPOR BARRIER. (STEGO INDUSTRIES OR EQUAL)

② WALL SECTION

SCALE 1/2" = 1'-0"

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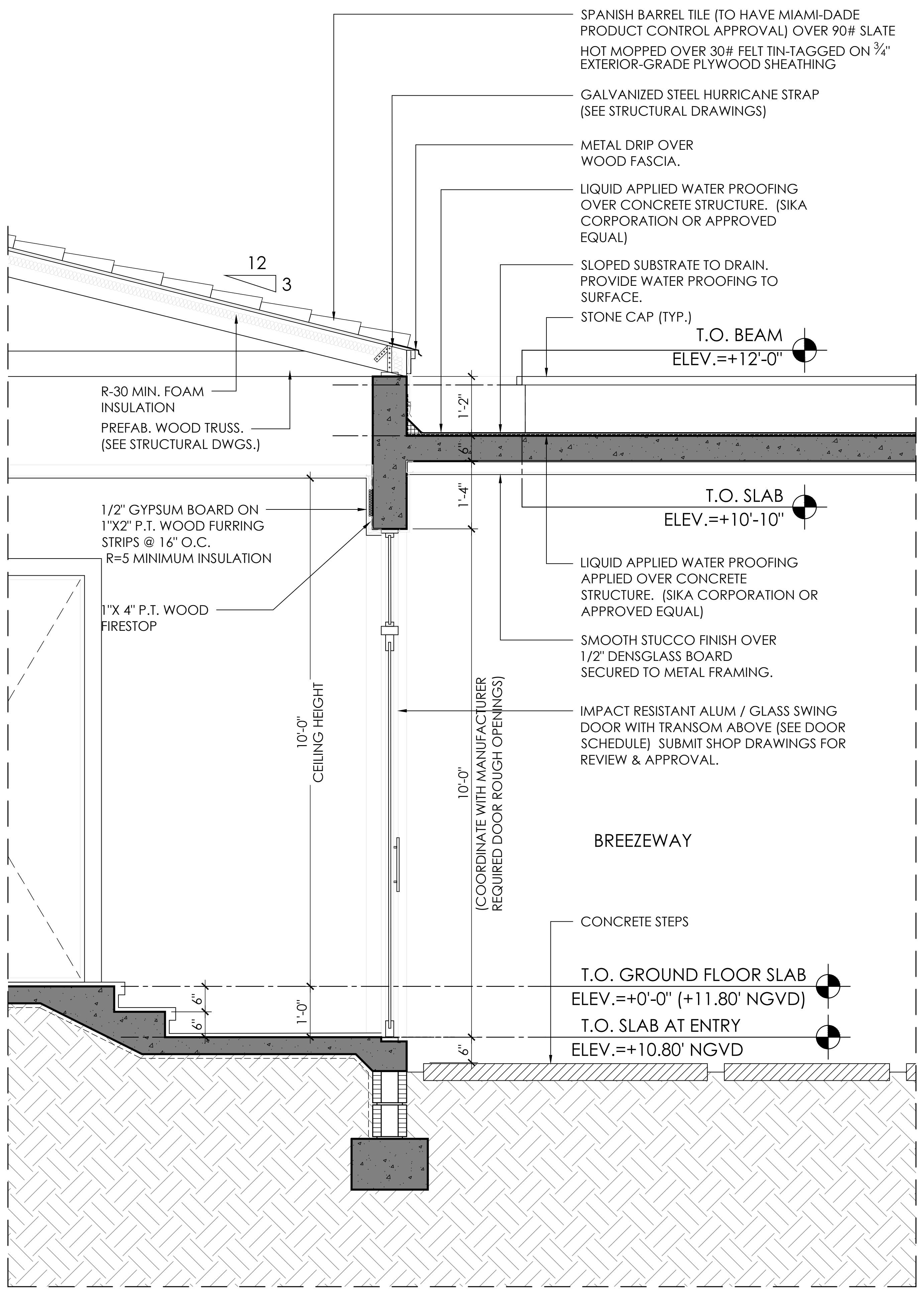
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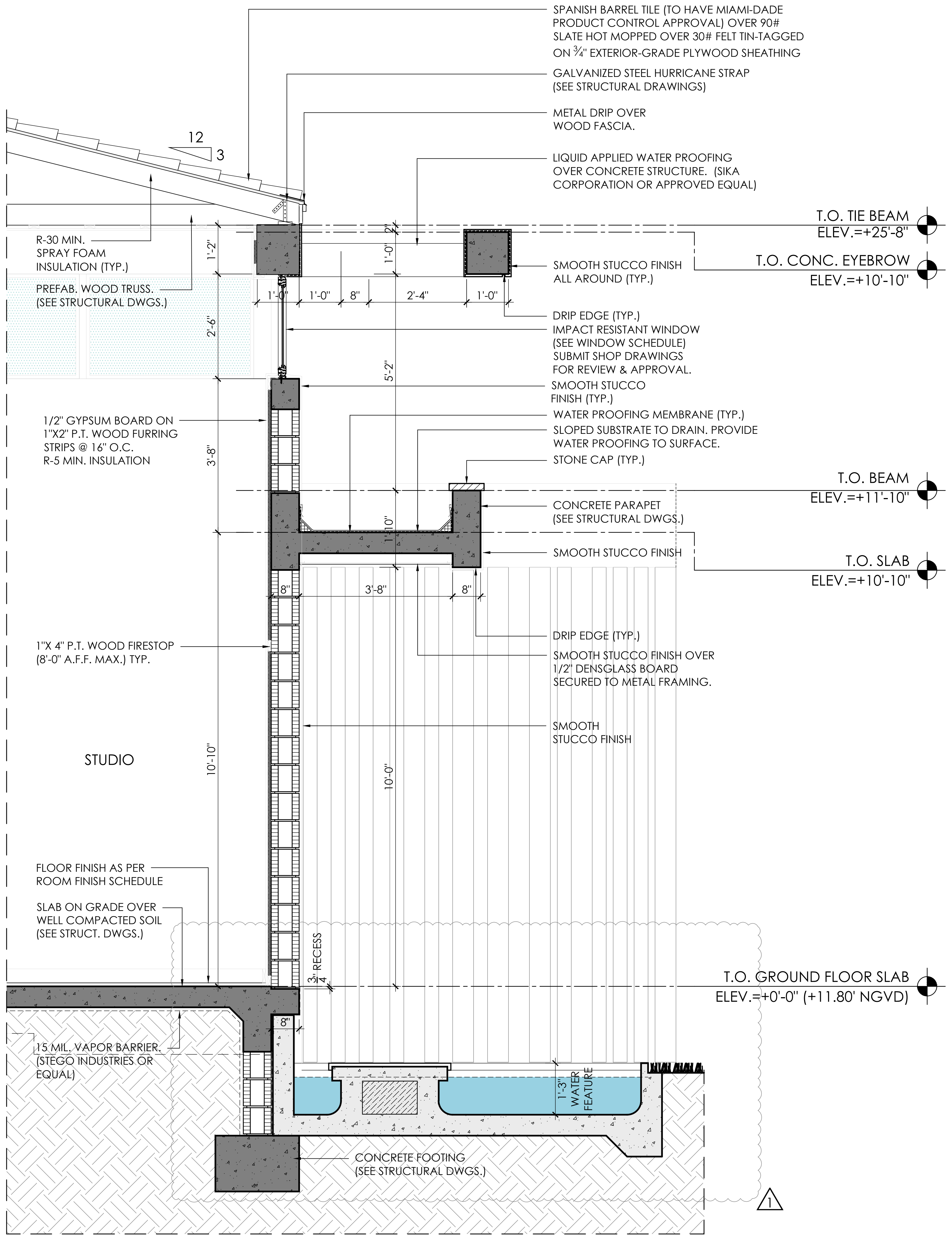
GALVANIZED STEEL HURRICANE STRAP (SEE STRUCTURAL DRAWINGS)
METAL DRIP OVER WOOD FASCIA.
LIQUID APPLIED WATER PROOFING OVER CONCRETE STRUCTURE. (SIKA CORPORATION OR APPROVED EQUAL)
SLOPED SUBSTRATE TO DRAIN. PROVIDE WATER PROOFING TO SURFACE.
STONE CAP (TYP.)
12
3
T.O. BEAM
ELEV.=+12'-0"
R-30 MIN. FOAM INSULATION
PREFAB. WOOD TRUSS. (SEE STRUCTURAL DWGS.)
1'-2"
6"
1'-4"
T.O. SLAB
ELEV.=+10'-10"
1/2" GYPSUM BOARD ON 1"X2" P.T. WOOD FURRING STRIPS @ 16" O.C. R=5 MINIMUM INSULATION
1"X 4" P.T. WOOD FIRESTOP
LIQUID APPLIED WATER PROOFING APPLIED OVER CONCRETE STRUCTURE. (SIKA CORPORATION OR APPROVED EQUAL)
SMOOTH STUCCO FINISH OVER 1/2" DENSGLASS BOARD SECURED TO METAL FRAMING.
IMPACT RESISTANT ALUM / GLASS SWING DOOR WITH TRANSOM ABOVE (SEE DOOR SCHEDULE) SUBMIT SHOP DRAWINGS FOR REVIEW & APPROVAL.
10'-0" CEILING HEIGHT
10'-0" (COORDINATE WITH MANUFACTURER REQUIRED DOOR ROUGH OPENINGS)
BREEZEWAY
CONCRETE STEPS
T.O. GROUND FLOOR SLAB
ELEV.=+0'-0" (+11.80' NGVD)
T.O. SLAB AT ENTRY
ELEV.=+10.80' NGVD
6"
6"
1'-0"
6"

① WALL SECTION

SCALE 1/2" = 1'-0"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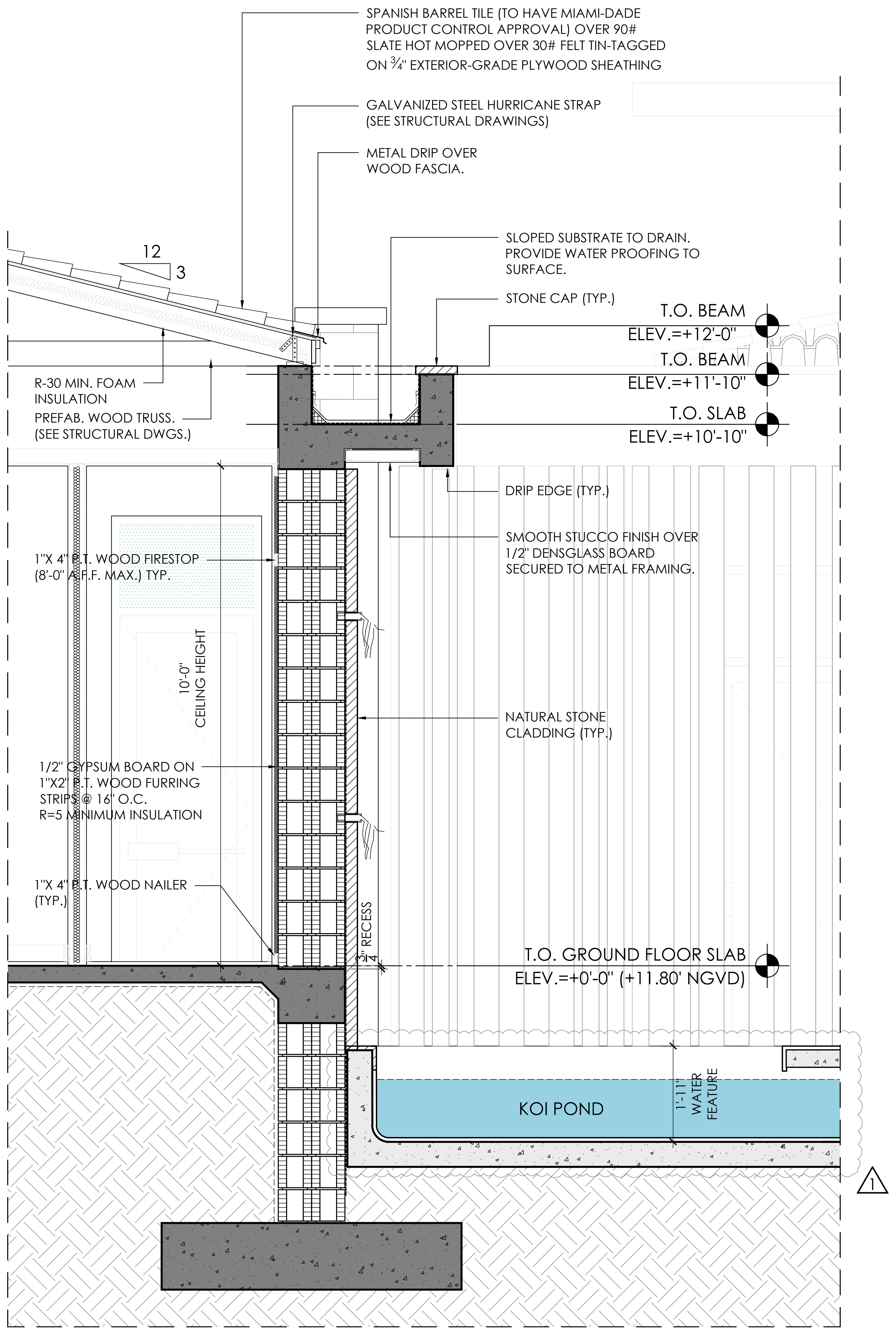
GALVANIZED STEEL HURRICANE STRAP (SEE STRUCTURAL DRAWINGS)
METAL DRIP OVER WOOD FASCIA.
LIQUID APPLIED WATER PROOFING OVER CONCRETE STRUCTURE. (SIKA CORPORATION OR APPROVED EQUAL)
12
3
T.O. TIE BEAM
ELEV.=+25'-8"
T.O. CONC. EYEBROW
ELEV.=+10'-10"
R-30 MIN. SPRAY FOAM INSULATION (TYP.)
PREFAB. WOOD TRUSS. (SEE STRUCTURAL DWGS.)
SMOOTH STUCCO FINISH ALL AROUND (TYP.)
1'-2"
2"
1'-0"
1'-0"
1'-0"
8"
2'-4"
1'-0"
2'-6"
5'-2"
DRIP EDGE (TYP.)
IMPACT RESISTANT WINDOW (SEE WINDOW SCHEDULE) SUBMIT SHOP DRAWINGS FOR REVIEW & APPROVAL.
SMOOTH STUCCO FINISH (TYP.)
1/2" GYPSUM BOARD ON 1"X2" P.T. WOOD FURRING STRIPS @ 16" O.C. R-5 MIN. INSULATION
WATER PROOFING MEMBRANE (TYP.)
SLOPED SUBSTRATE TO DRAIN. PROVIDE WATER PROOFING TO SURFACE.
STONE CAP (TYP.)
3'-8"
T.O. BEAM
ELEV.=+11'-10"
CONCRETE PARAPET (SEE STRUCTURAL DWGS.)
1'-10"
SMOOTH STUCCO FINISH
T.O. SLAB
ELEV.=+10'-10"
8"
3'-8"
8"
DRIP EDGE (TYP.)
1"X 4" P.T. WOOD FIRESTOP (8'-0" A.F.F. MAX.) TYP.
SMOOTH STUCCO FINISH OVER 1/2" DENSGLASS BOARD SECURED TO METAL FRAMING.
SMOOTH STUCCO FINISH
STUDIO
10'-10"
10'-0"
FLOOR FINISH AS PER ROOM FINISH SCHEDULE
SLAB ON GRADE OVER WELL COMPACTED SOIL (SEE STRUCT. DWGS.)
¾" RECESS
T.O. GROUND FLOOR SLAB
ELEV.=+0'-0" (+11.80' NGVD)
8"
15 MIL. VAPOR BARRIER. (STEGO INDUSTRIES OR EQUAL)
1'-3" WATER FEATURE
CONCRETE FOOTING (SEE STRUCTURAL DWGS.)
1

② WALL SECTION

SCALE 1/2" = 1'-0"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GALVANIZED STEEL HURRICANE STRAP (SEE STRUCTURAL DRAWINGS)
METAL DRIP OVER WOOD FASCIA.
SLOPED SUBSTRATE TO DRAIN. PROVIDE WATER PROOFING TO SURFACE.
STONE CAP (TYP.)
12
3
T.O. BEAM
ELEV.=+12'-0"
T.O. BEAM
ELEV.=+11'-10"
T.O. SLAB
ELEV.=+10'-10"
R-30 MIN. FOAM INSULATION
PREFAB. WOOD TRUSS. (SEE STRUCTURAL DWGS.)
DRIP EDGE (TYP.)
SMOOTH STUCCO FINISH OVER 1/2" DENSGLASS BOARD SECURED TO METAL FRAMING.
1"X 4" P.T. WOOD FIRESTOP (8'-0" A.F.F. MAX.) TYP.
10'-0" CEILING HEIGHT
NATURAL STONE CLADDING (TYP.)
1/2" GYPSUM BOARD ON 1"X2" P.T. WOOD FURRING STRIPS @ 16" O.C. R=5 MINIMUM INSULATION
1"X 4" P.T. WOOD NAILER (TYP.)
¾" RECESS
T.O. GROUND FLOOR SLAB
ELEV.=+0'-0" (+11.80' NGVD)
KOI POND
1'-11" WATER FEATURE
1

③ WALL SECTION

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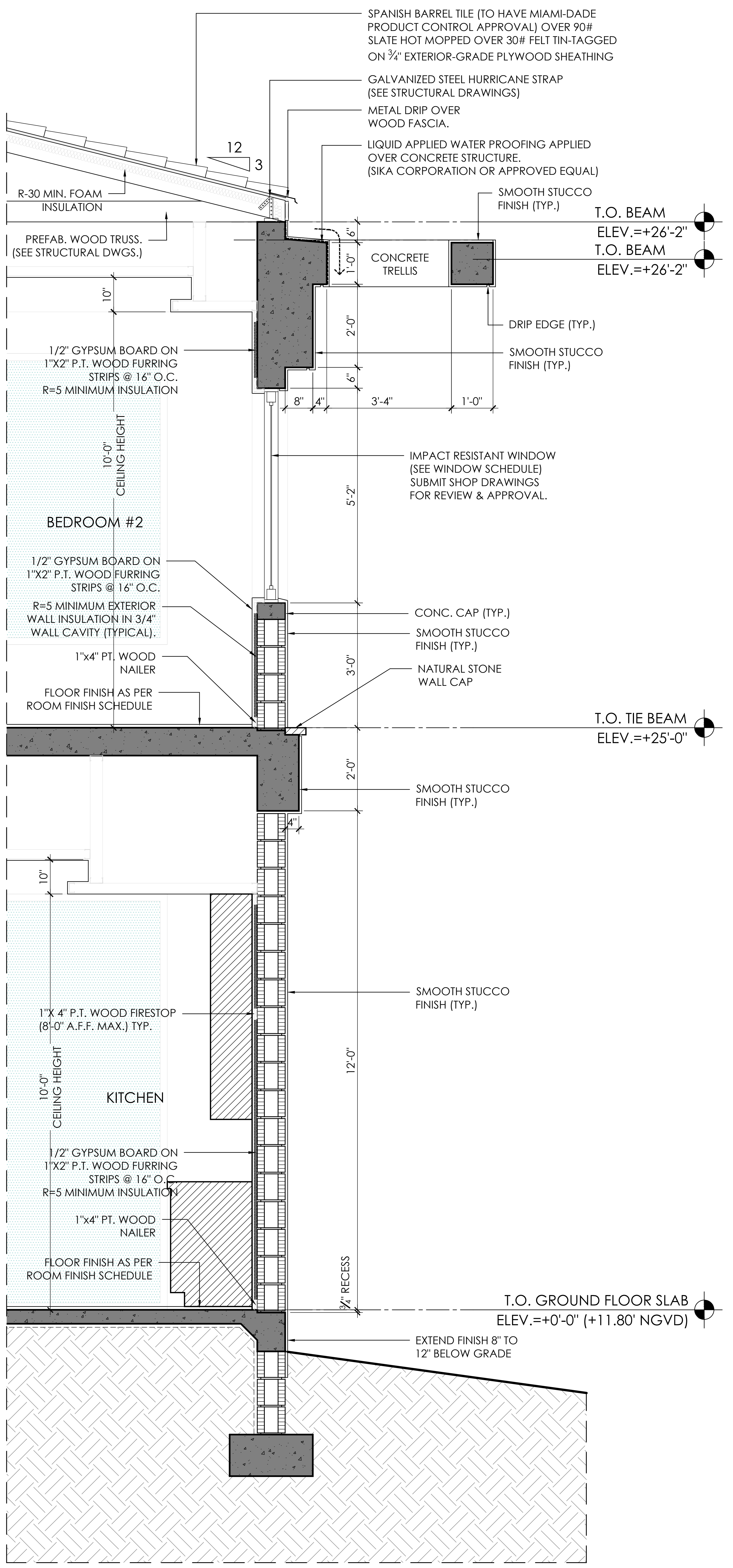
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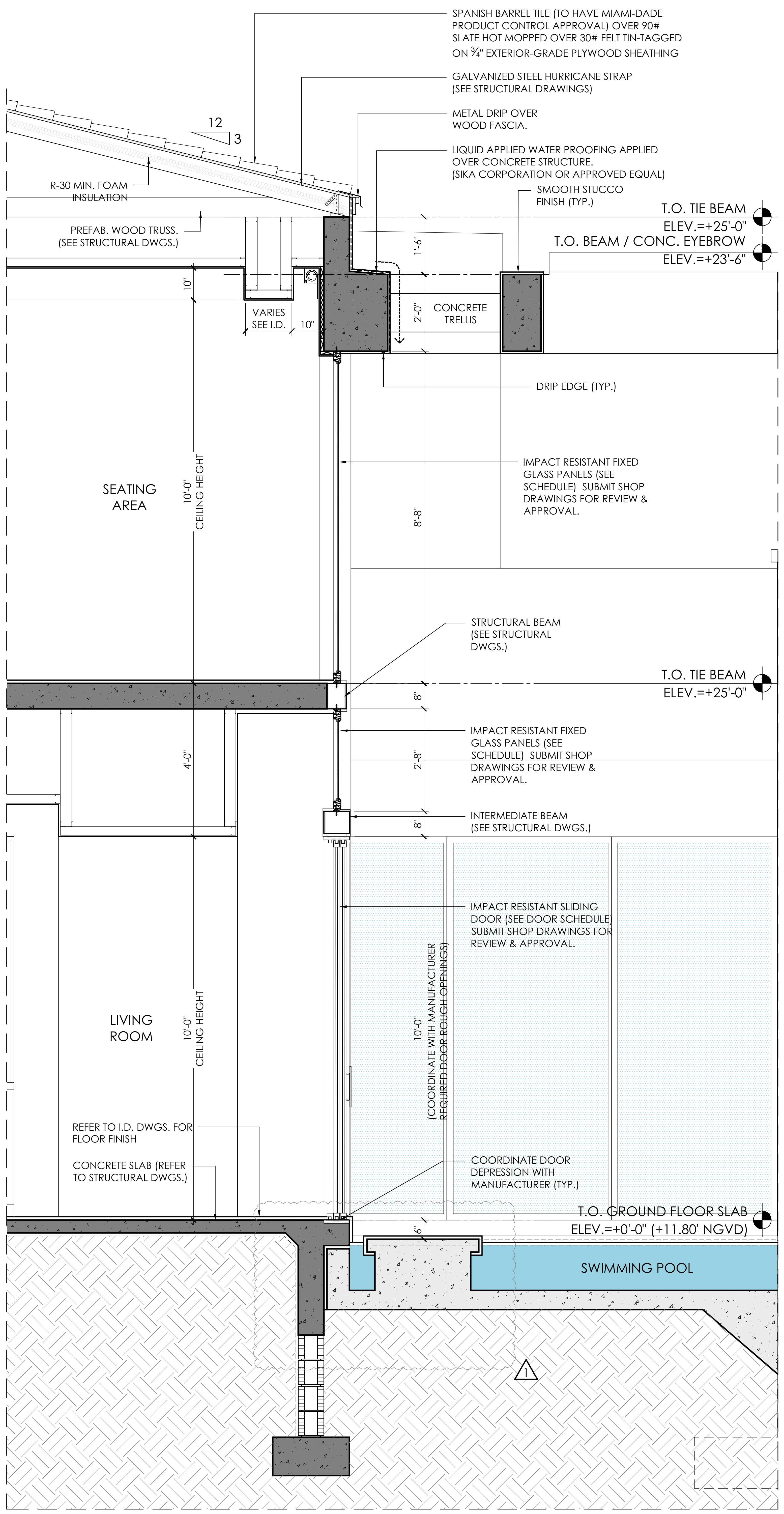
GALVANIZED STEEL HURRICANE STRAP (SEE STRUCTURAL DRAWINGS)
METAL DRIP OVER WOOD FASCIA.
LIQUID APPLIED WATER PROOFING APPLIED OVER CONCRETE STRUCTURE. (SIKA CORPORATION OR APPROVED EQUAL)
12
3
R-30 MIN. FOAM INSULATION
PREFAB. WOOD TRUSS. (SEE STRUCTURAL DWGS.)
SMOOTH STUCCO FINISH (TYP.)
T.O. BEAM
ELEV.=+26'-2"
CONCRETE TRELLIS
T.O. BEAM
ELEV.=+26'-2"
6"
1'-0"
2'-0"
6"
10"
DRIP EDGE (TYP.)
SMOOTH STUCCO FINISH (TYP.)
1/2" GYPSUM BOARD ON 1"X2" P.T. WOOD FURRING STRIPS @ 16" O.C. R=5 MINIMUM INSULATION
8"
4"
3'-4"
1'-0"
10'-0" CEILING HEIGHT
IMPACT RESISTANT WINDOW (SEE WINDOW SCHEDULE) SUBMIT SHOP DRAWINGS FOR REVIEW & APPROVAL.
5'-2"
BEDROOM #2
1/2" GYPSUM BOARD ON 1"X2" P.T. WOOD FURRING STRIPS @ 16" O.C.
R=5 MINIMUM EXTERIOR WALL INSULATION IN 3/4" WALL CAVITY (TYPICAL).
CONC. CAP (TYP.)
SMOOTH STUCCO FINISH (TYP.)
1"x4" PT. WOOD NAILER
NATURAL STONE WALL CAP
3'-0"
FLOOR FINISH AS PER ROOM FINISH SCHEDULE
T.O. TIE BEAM
ELEV.=+25'-0"
2'-0"
SMOOTH STUCCO FINISH (TYP.)
4"
10"
SMOOTH STUCCO FINISH (TYP.)
1"X 4" P.T. WOOD FIRESTOP (8'-0" A.F.F. MAX.) TYP.
12'-0"
10'-0" CEILING HEIGHT
KITCHEN
1/2" GYPSUM BOARD ON 1"X2" P.T. WOOD FURRING STRIPS @ 16" O.C. R=5 MINIMUM INSULATION
1"x4" PT. WOOD NAILER
FLOOR FINISH AS PER ROOM FINISH SCHEDULE
¾" RECESS
T.O. GROUND FLOOR SLAB
ELEV.=+0'-0" (+11.80' NGVD)
EXTEND FINISH 8" TO 12" BELOW GRADE

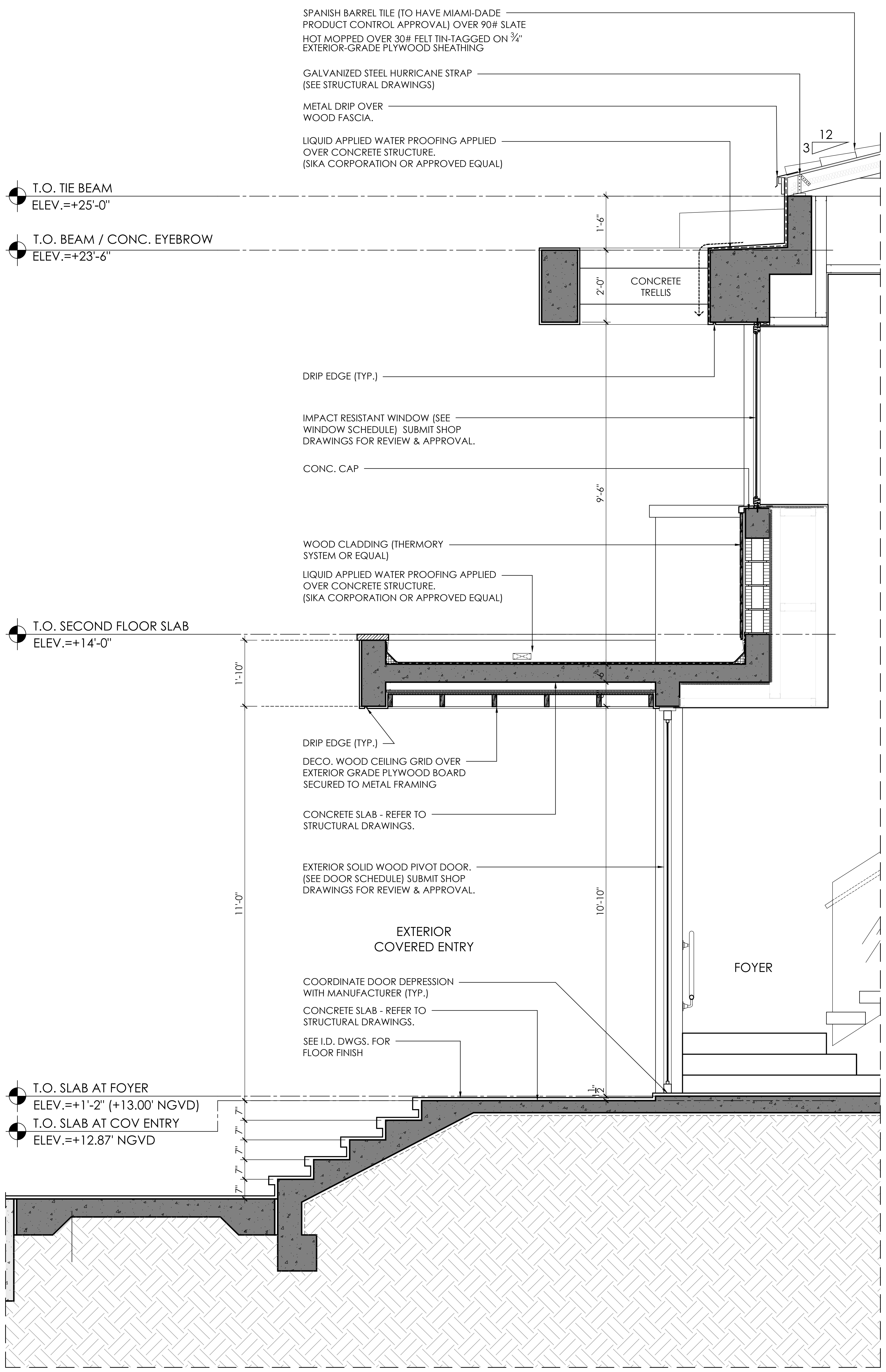
① WALL SECTION

SCALE 1/2" = 1'-0"


SPANISH BARREL TILE (TO HAVE MIAMI-DADE PRODUCT CONTROL APPROVAL) OVER 90# SLATE HOT MOPPED OVER 30# FELT TIN-TAGGED ON ¾" EXTERIOR-GRADE PLYWOOD SHEATHING
GALVANIZED STEEL HURRICANE STRAP (SEE STRUCTURAL DRAWINGS)
METAL DRIP OVER WOOD FASCIA.
LIQUID APPLIED WATER PROOFING APPLIED OVER CONCRETE STRUCTURE. (SIKA CORPORATION OR APPROVED EQUAL)
12
3
R-30 MIN. FOAM INSULATION
SMOOTH STUCCO FINISH (TYP.)
T.O. TIE BEAM
ELEV.=+25'-0"
PREFAB. WOOD TRUSS. (SEE STRUCTURAL DWGS.)
T.O. BEAM / CONC. EYEBROW
ELEV.=+23'-6"
1'-6"
10"
VARIES SEE I.D.
10"
2'-0"
CONCRETE TRELLIS
DRIP EDGE (TYP.)
IMPACT RESISTANT FIXED GLASS PANELS (SEE SCHEDULE) SUBMIT SHOP DRAWINGS FOR REVIEW & APPROVAL.
SEATING AREA
10'-0" CEILING HEIGHT
8'-8"
STRUCTURAL BEAM (SEE STRUCTURAL DWGS.)
T.O. TIE BEAM
ELEV.=+25'-0"
8"
IMPACT RESISTANT FIXED GLASS PANELS (SEE SCHEDULE) SUBMIT SHOP DRAWINGS FOR REVIEW & APPROVAL.
4'-0"
2'-8"
INTERMEDIATE BEAM (SEE STRUCTURAL DWGS.)
8"
IMPACT RESISTANT SLIDING DOOR (SEE DOOR SCHEDULE) SUBMIT SHOP DRAWINGS FOR REVIEW & APPROVAL.
LIVING ROOM
10'-0" CEILING HEIGHT
10'-0" (COORDINATE WITH MANUFACTURER REQUIRED DOOR ROUGH OPENINGS)
REFER TO I.D. DWGS. FOR FLOOR FINISH
CONCRETE SLAB (REFER TO STRUCTURAL DWGS.)
COORDINATE DOOR DEPRESSION WITH MANUFACTURER (TYP.)
T.O. GROUND FLOOR SLAB
ELEV.=+0'-0" (+11.80' NGVD)
6"
SWIMMING POOL
1

② WALL SECTION

SCALE 1/2" = 1'-0"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GALVANIZED STEEL HURRICANE STRAP (SEE STRUCTURAL DRAWINGS)
METAL DRIP OVER WOOD FASCIA.
LIQUID APPLIED WATER PROOFING APPLIED OVER CONCRETE STRUCTURE. (SIKA CORPORATION OR APPROVED EQUAL)
3
12
T.O. TIE BEAM
ELEV.=+25'-0"
1'-6"
T.O. BEAM / CONC. EYEBROW
ELEV.=+23'-6"
2'-0"
CONCRETE TRELLIS
DRIP EDGE (TYP.)
IMPACT RESISTANT WINDOW (SEE WINDOW SCHEDULE) SUBMIT SHOP DRAWINGS FOR REVIEW & APPROVAL.
CONC. CAP
9'-6"
WOOD CLADDING (THERMORY SYSTEM OR EQUAL)
LIQUID APPLIED WATER PROOFING APPLIED OVER CONCRETE STRUCTURE. (SIKA CORPORATION OR APPROVED EQUAL)
T.O. SECOND FLOOR SLAB
ELEV.=+14'-0"
1'-10"
6"
DRIP EDGE (TYP.)
DECO. WOOD CEILING GRID OVER EXTERIOR GRADE PLYWOOD BOARD SECURED TO METAL FRAMING
CONCRETE SLAB - REFER TO STRUCTURAL DRAWINGS.
EXTERIOR SOLID WOOD PIVOT DOOR. (SEE DOOR SCHEDULE) SUBMIT SHOP DRAWINGS FOR REVIEW & APPROVAL.
11'-0"
10'-10"
EXTERIOR COVERED ENTRY
FOYER
COORDINATE DOOR DEPRESSION WITH MANUFACTURER (TYP.)
CONCRETE SLAB - REFER TO STRUCTURAL DRAWINGS.
SEE I.D. DWGS. FOR FLOOR FINISH
½"
T.O. SLAB AT FOYER
ELEV.=+1'-2" (+13.00' NGVD)
T.O. SLAB AT COV ENTRY
ELEV.=+12.87' NGVD
7"
7"
7"
7"
7"

③ WALL SECTION

SCALE 1/2" = 1'-0"

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MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

date 10.26.2021
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Raymond Pacheco
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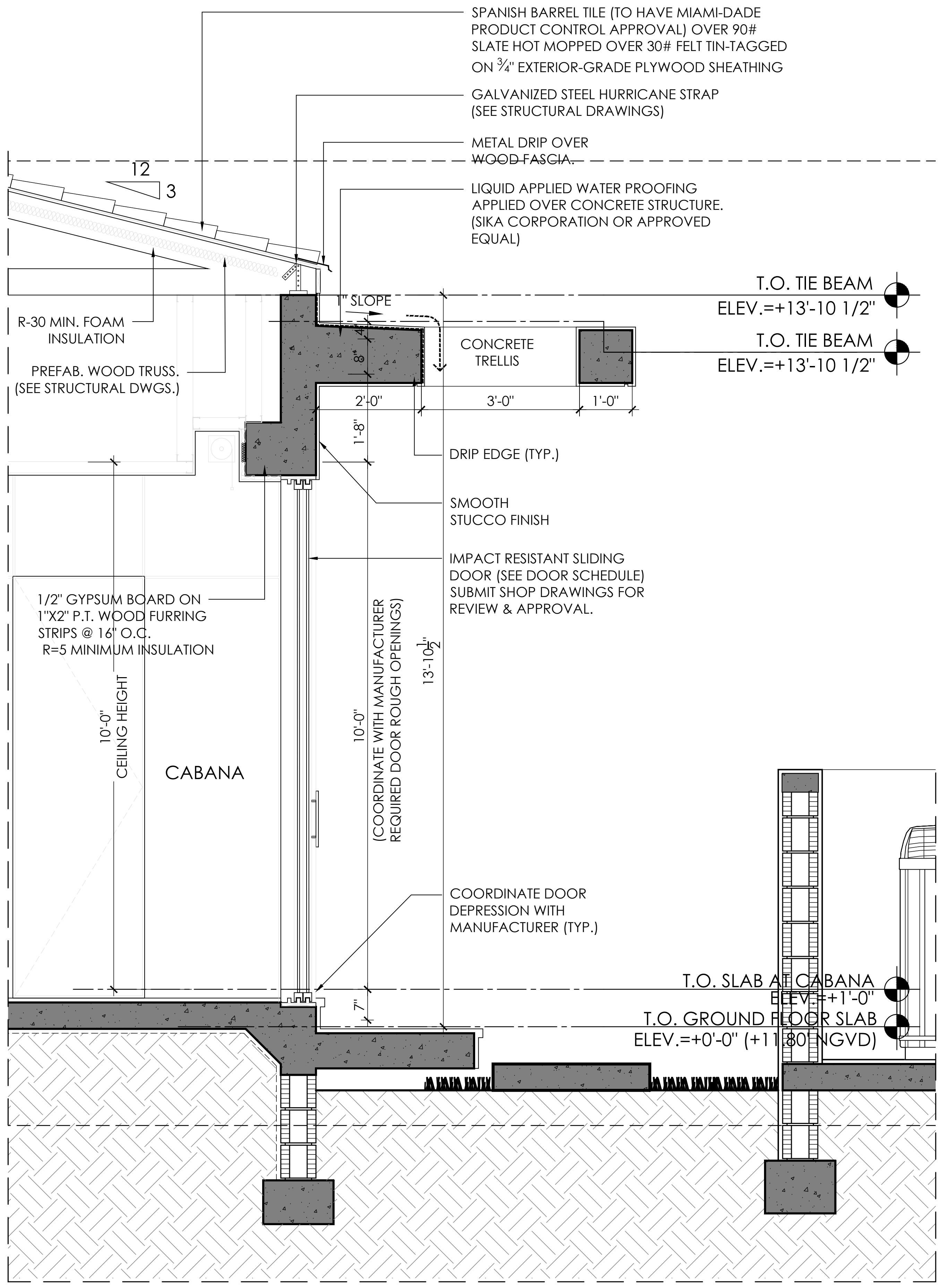
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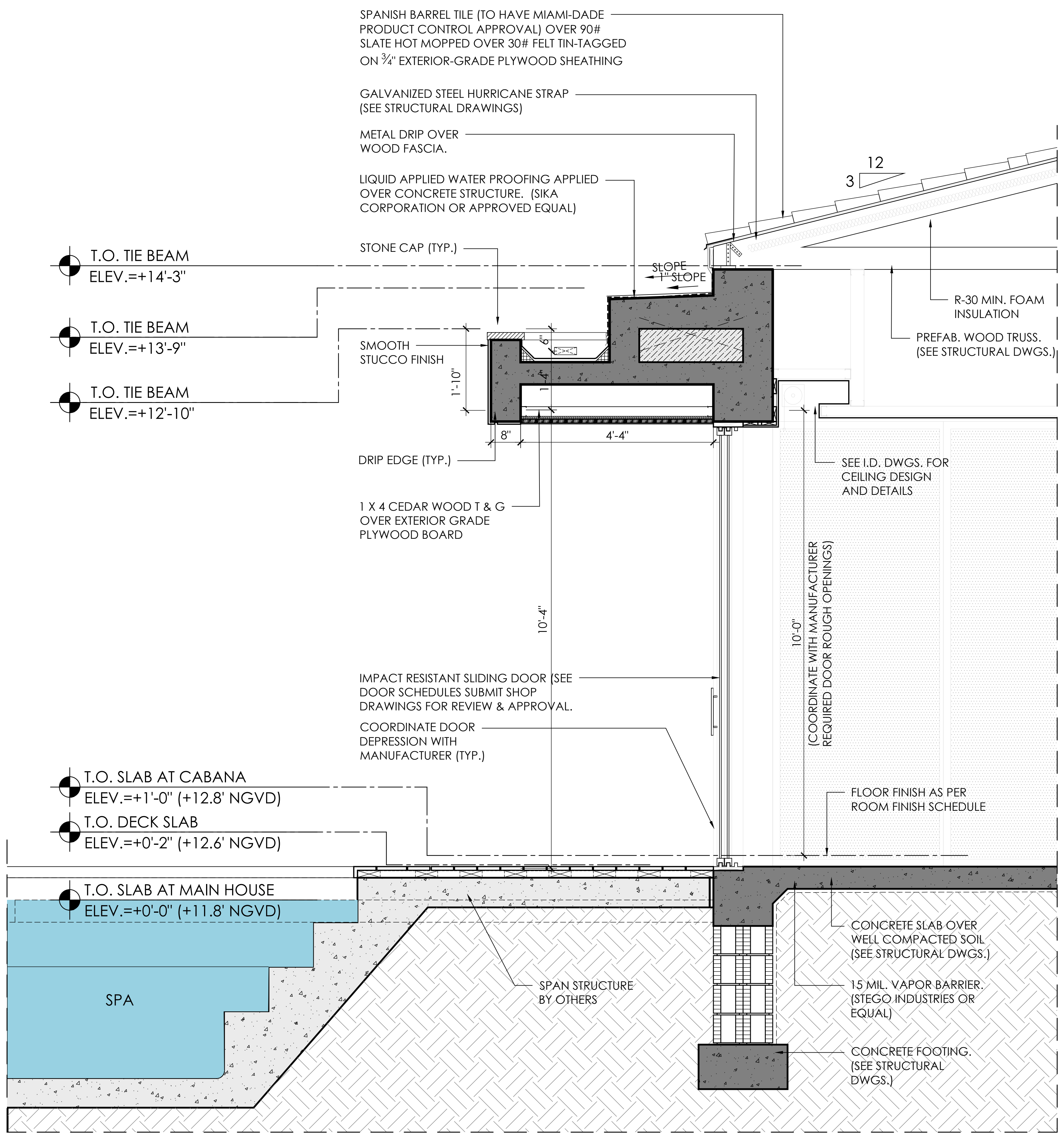
GALVANIZED STEEL HURRICANE STRAP (SEE STRUCTURAL DRAWINGS)
METAL DRIP OVER WOOD FASCIA.
LIQUID APPLIED WATER PROOFING APPLIED OVER CONCRETE STRUCTURE. (SIKA CORPORATION OR APPROVED EQUAL)
12
3
1" SLOPE
T.O. TIE BEAM
ELEV.=+13'-10 1/2"
T.O. TIE BEAM
ELEV.=+13'-10 1/2"
R-30 MIN. FOAM INSULATION
PREFAB. WOOD TRUSS. (SEE STRUCTURAL DWGS.)
CONCRETE TRELLIS
4"
8"
2'-0"
3'-0"
1'-0"
1'-8"
DRIP EDGE (TYP.)
SMOOTH STUCCO FINISH
IMPACT RESISTANT SLIDING DOOR (SEE DOOR SCHEDULE) SUBMIT SHOP DRAWINGS FOR REVIEW & APPROVAL.
1/2" GYPSUM BOARD ON 1"X2" P.T. WOOD FURRING STRIPS @ 16" O.C. R=5 MINIMUM INSULATION
10'-0" CEILING HEIGHT
CABANA
10'-0" (COORDINATE WITH MANUFACTURER REQUIRED DOOR ROUGH OPENINGS)
13'-10½"
COORDINATE DOOR DEPRESSION WITH MANUFACTURER (TYP.)
7"
T.O. SLAB AT CABANA
ELEV.=+1'-0"
T.O. GROUND FLOOR SLAB
ELEV.=+0'-0" (+11.80' NGVD)

1 WALL SECTION

SCALE 1/2" = 1'-0"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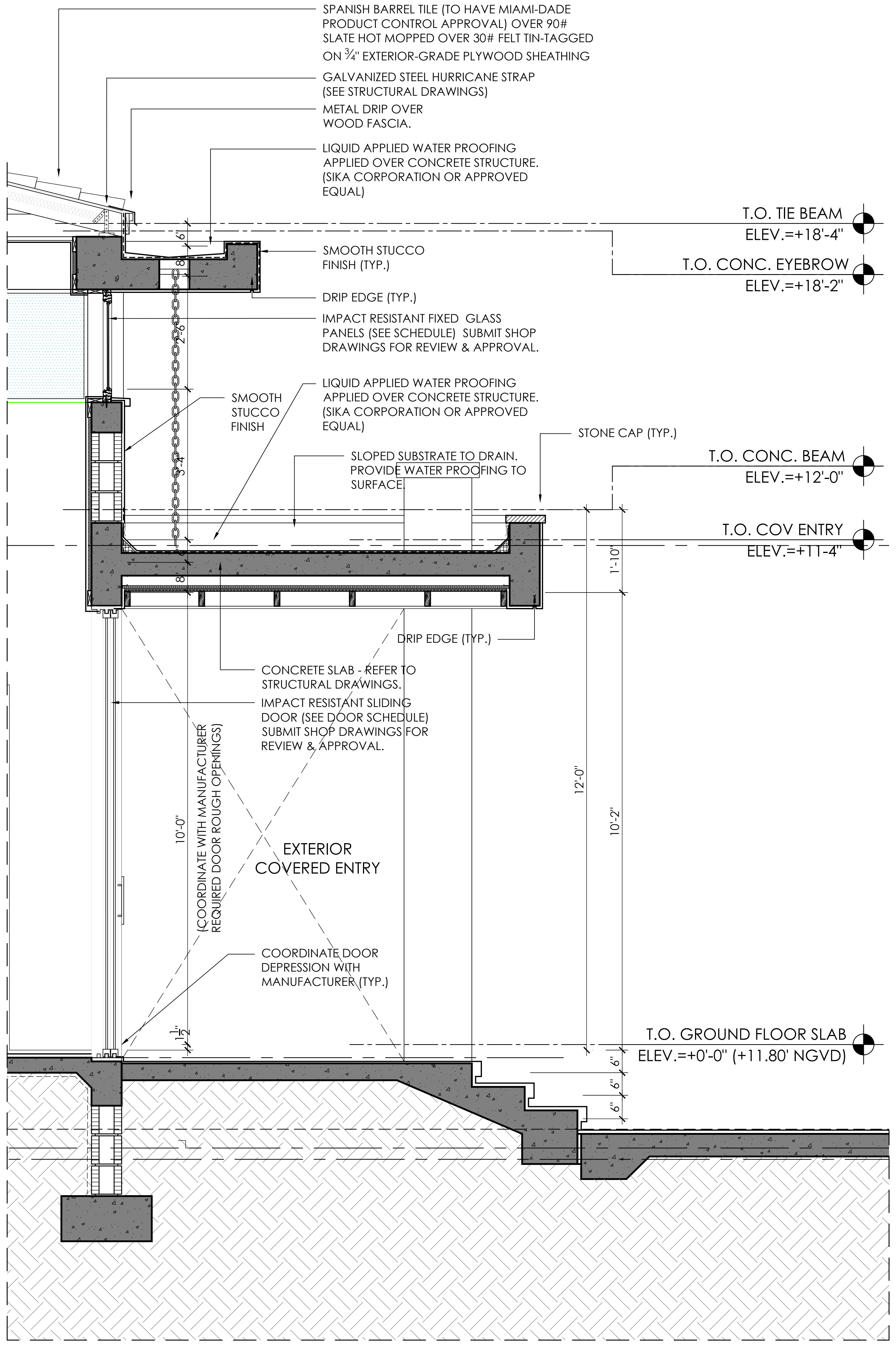
GALVANIZED STEEL HURRICANE STRAP (SEE STRUCTURAL DRAWINGS)
METAL DRIP OVER WOOD FASCIA.
LIQUID APPLIED WATER PROOFING APPLIED OVER CONCRETE STRUCTURE. (SIKA CORPORATION OR APPROVED EQUAL)
STONE CAP (TYP.)
12
3
SLOPE
1" SLOPE
T.O. TIE BEAM
ELEV.=+14'-3"
T.O. TIE BEAM
ELEV.=+13'-9"
T.O. TIE BEAM
ELEV.=+12'-10"
SMOOTH STUCCO FINISH
6"
4"
1'-10"
8"
4'-4"
R-30 MIN. FOAM INSULATION
PREFAB. WOOD TRUSS. (SEE STRUCTURAL DWGS.)
DRIP EDGE (TYP.)
1 X 4 CEDAR WOOD T & G OVER EXTERIOR GRADE PLYWOOD BOARD
SEE I.D. DWGS. FOR CEILING DESIGN AND DETAILS
10'-4"
10'-0" (COORDINATE WITH MANUFACTURER REQUIRED DOOR ROUGH OPENINGS)
IMPACT RESISTANT SLIDING DOOR (SEE DOOR SCHEDULES SUBMIT SHOP DRAWINGS FOR REVIEW & APPROVAL.
COORDINATE DOOR DEPRESSION WITH MANUFACTURER (TYP.)
T.O. SLAB AT CABANA
ELEV.=+1'-0" (+12.8' NGVD)
T.O. DECK SLAB
ELEV.=+0'-2" (+12.6' NGVD)
T.O. SLAB AT MAIN HOUSE
ELEV.=+0'-0" (+11.8' NGVD)
FLOOR FINISH AS PER ROOM FINISH SCHEDULE
SPA
SPAN STRUCTURE BY OTHERS
CONCRETE SLAB OVER WELL COMPACTED SOIL (SEE STRUCTURAL DWGS.)
15 MIL. VAPOR BARRIER. (STEGO INDUSTRIES OR EQUAL)
CONCRETE FOOTING. (SEE STRUCTURAL DWGS.)

2 WALL SECTION

SCALE 1/2" = 1'-0"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GALVANIZED STEEL HURRICANE STRAP (SEE STRUCTURAL DRAWINGS)
METAL DRIP OVER WOOD FASCIA.
LIQUID APPLIED WATER PROOFING APPLIED OVER CONCRETE STRUCTURE. (SIKA CORPORATION OR APPROVED EQUAL)
T.O. TIE BEAM
ELEV.=+18'-4"
T.O. CONC. EYEBROW
ELEV.=+18'-2"
6"
8"
SMOOTH STUCCO FINISH (TYP.)
DRIP EDGE (TYP.)
2'-6"
IMPACT RESISTANT FIXED GLASS PANELS (SEE SCHEDULE) SUBMIT SHOP DRAWINGS FOR REVIEW & APPROVAL.
SMOOTH STUCCO FINISH
LIQUID APPLIED WATER PROOFING APPLIED OVER CONCRETE STRUCTURE. (SIKA CORPORATION OR APPROVED EQUAL)
3'-4"
STONE CAP (TYP.)
SLOPED SUBSTRATE TO DRAIN. PROVIDE WATER PROOFING TO SURFACE.
T.O. CONC. BEAM
ELEV.=+12'-0"
T.O. COV ENTRY
ELEV.=+11-4"
1'-10"
8"
DRIP EDGE (TYP.)
CONCRETE SLAB - REFER TO STRUCTURAL DRAWINGS.
IMPACT RESISTANT SLIDING DOOR (SEE DOOR SCHEDULE) SUBMIT SHOP DRAWINGS FOR REVIEW & APPROVAL.
10'-0" (COORDINATE WITH MANUFACTURER REQUIRED DOOR ROUGH OPENINGS)
EXTERIOR COVERED ENTRY
12'-0"
10'-2"
COORDINATE DOOR DEPRESSION WITH MANUFACTURER (TYP.)
1½"
T.O. GROUND FLOOR SLAB
ELEV.=+0'-0" (+11.80' NGVD)
6"
6"
6"

3 WALL SECTION

SCALE 1/2" = 1'-0"

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STATE OF FLORIDA
Raymond Pacheco
AR0006412
REGISTERED ARCHITECT

sheet no.

A-15.0

WINDOW SCHEDULE

WT	TYPE	WIDTH	HEIGHT	REMARKS
A	FIXED	36"	130"	IMPACT RESISTANT
B	FIXED	148"	130"	(3) GLASS PANELS / IMPACT RESISTANT
C	DOUBLE CASEMENT	64"	54"	TRANSOM ABOVE / IMPACT RESISTANT
D	CASEMENT	32"	54"	TRANSOM ABIVE / IMPACT RESISTANT
E	FIXED	60"	120"	IMPACT RESISTANT
F	FIXED	112"	120"	(2) GLASS PANELS / IMPACT RESISTANT
G	CASEMENT	32"	72"	TRANSOM ABOVE / IMPACT RESISTANT
H	CASEMENT	36"	22"	IMPACT RESISTANT
I	FIXED	36"	94"	IMPACT RESISTANT
J	FIXED	248"	106"	(5) GLASS PANELS / IMPACT RESISTANT
K	FIXED	152"	60"	(3) GLASS PANELS / IMPACT RESISTANT
L	FIXED	148"	66"	(3) GLASS PANELS / IMPACT RESISTANT
M	CASEMENT	32"	60"	IMPACT RESISTANT
N	FIXED	132"	36"	(3) GLASS PANELS / IMPACT RESISTANT
~~O~~	VOID 1			
P	FIXED	42"	108"	IMPACT RESISTANT
Q	CASEMENT	32"	60"	IMPACT RESISTANT
R	FIXED	240"	276"	CURTAIN WALL / IMPACT RESISTANT
S	FIXED	190"	30"	(4) GLASS PANELS / IMPACT RESISTANT
T	FIXED	398"	30"	(8) GLASS PANELS / IMPACT RESISTANT

WINDOW NOTES

1. ALL WINDOWS AS SELECTED BY OWNER.
2. ALL WINDOW MASONRY OPENINGS SHALL BE PROVIDED BY WINDOW COMPANY AND CONTRACTOR SHALL COORDINATE PRIOR TO PLACING WINDOW ORDER AND BLOCKWALL INSTALLATION.
3. WINDOW COMPANY SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW.
4. WINDOWS SHALL HAVE CLEAR SAFETY-PLUS IMPACT GLASS, PAINT FINISH AND INSTALLATION ACCESSORIES. (FOLLOW ELEVATIONS FOR MOUNTAINS STYLES.)
5. ALL EXTERIOR WINDOW SHALL RECEIVE IMPACT-RESISTANT GLASS AND SHALL COMPLY WITH PRODUCT CONTROL APPROVED BY MIAMI-DADE COUNTY.
6. ALL EXTERIOR WINDOWS SHALL BE ON A SEPARATE PERMIT.

DOOR-SCHEDULE-FIRST FLOOR

DT	TYPE	WIDTH	HEIGHT	MATERIAL	JAMB	SADDLE	REMARKS
100	PIVOT	5'-0"	10'-10"	WOOD	ALUMN.	ALUMN. THRESH	PIVOT DOOR / IMPACT RESISTANT
101	SWING	2'-8"	8'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	TRANSOM ABOVE/ IMPACT RESISTANT
102	SLIDING	(2) 4'-6"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	IMPACT RESISTANT
103	SLIDING	(4) 3'-10"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	IMPACT RESISTANT
104	SLIDING	(2) 5'-0"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	IMPACT RESISTANT
105	SLIDING	(2) 4"-4"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	IMPACT RESISTANT
106	SWING	3'-0"	8'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	TRANSOM ABOVE/ IMPACT RESISTANT
107	SLIDING	(2) 4'-0"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	IMPACT RESISTANT
109	SWING	3'-0"	8'-0"		-	-	SEE ELEVATOR MANFACTURER SPECS.
111	BARN	4'-0"	8'-0"	WOOD	WOOD	-	
111	SWING	(2) 2'-0"	8'-0"	WOOD	WOOD	-	
112	SWING	2'-6"	8'-0"	WOOD	WOOD	-	
113	SWING	3'-0"	8'-0"	WOOD	WOOD	-	HANIDICAPPED ACCESSIBLE
114	SWING	2'-10"	8'-0"	WOOD	WOOD	-	
115	SWING	2'-10"	8'-0"	WOOD	WOOD	-	HANDICAPPED ACCESSIBLE
116	SWING	2'-10"	8'-0"	WOOD	WOOD	-	HANDICAPPED ACCESSIBLE
117	SWING	3'-0"	8'-0"	WOOD	WOOD	-	
118	SWING	2'-6"	8'-0"	WOOD / GLASS	WOOD	-	
119	SWING	2'-6"	8'-0"	WOOD / GLASS	WOOD	-	
120	SWING	2'-6"	8'-0"	WOOD / GLASS	WOOD	-	
121	SWING	2'-6"	8'-0"	WOOD	WOOD	-	
122	SWING	2'-6"	8'-0"	GLAS	-	-	
123	SWING	2'-0"	8'-0"	WOOD	WOOD	-	
124	SWING	2'-0"	8'-0"	WOOD	WOOD	-	
125	SWING	2'-8"	8'-0"	WOOD	WOOD	-	
126	SWING	2'-8"	8'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	TRANSOM ABOVE/ IMPACT RESISTANT
127	SWING	2'-6"	8'-0"	WOOD	WOOD	-	
128	SWING	2'-6"	8'-0"	WOOD	WOOD	-	
129	SWING	2'-6"	8'-0"	WOOD	WOOD	-	
130	SWING	2'-8"	8'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	TRANSOM ABOVE/ IMPACT RESISTANT
131	SLIDING	(4) 4'-2"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	IMPACT RESISTANT
132	ROLL UP	18'-0"	10'-0"	METAL	-	-	
133	OVERHEAD	18'-0"	10'-0"	METAL	-	-	
134	SWING	3'-0"	8'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	TRANSOM ABOVE/ IMPACT RESISTANT
135	SWING	2'-4"	8'-0"	WOOD	WOOD	-	
136	SWING	2'-4"	8'-0"	WOOD	WOOD	-	
137	SLIDING	(3) 4'-4"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	-
138	SLIDING	(4) 4'-0"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	IMPACT RESISTANT 1
139	SLIDING	(3) 4'-6"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	IMPACT RESISTANT
140	SLIDING	(3) 4'-6"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	IMPACT RESISTANT
141	SWING	2'-6"	10'-0"	WOOD	WOOD	-	-
142	SWING	2'-6"	10'-0"	WOOD	WOOD	-	-
143	SWING	2'-10"	8'-0"	ALUM	WOOD	-	W/ 24" TRANSOM ABOVE

1

DOOR SCHEDULE - SECOND FLOOR

DT	WIDTH	HEIGHT	TYPE	JAMB	MATERIAL	SADDLE	REMARKS
200	(3) 3'-8"	9'-0"	SLIDING	ALUMN.	ALUMN./GLASS	ALUMN. THRESH	IMPACT RESISTANT
201	(4) 3'-8"	9'-0"	SLIDING	ALUMN.	ALUMN./GLASS	ALUMN. THRESH	IMPACT RESISTANT
202	2'-4"	8'-0"	SWING	WOOD	WOOD	-	
203	2'-6"	8'-0"	SWING	WOOD	WOOD	-	
204	2'-6"	8'-0"	SWING	WOOD	WOOD	-	
205	3'-0"	8'-0"	SWING	WOOD	WOOD	-	
206	3'-0"	8'-0"	SWING	WOOD	WOOD	-	
207	2'-6"	8'-0"	SWING	WOOD	WOOD	-	
208	2'-6"	8'-0"	SWING	WOOD	WOOD	-	
209	3'-0"	8'-0"	SWING	WOOD	WOOD	-	
210	2'-6"	8'-0"	SWING	WOOD	WOOD	-	
211	2'-6"	8'-0"	SWING	WOOD	WOOD	-	
212	3'-0"	8'-0"	POCKET	WOOD	WOOD	-	
213	2'-0"	8'-0"	POCKET	WOOD	WOOD	-	
214	2'-0"	8'-0"	POCKET	WOOD	WOOD	-	
215	3'-0"	8'-0"	POCKET	WOOD	WOOD	-	
216	3'-0"	8'-0"	SWING	-	METAL	-	SEE ELEVATOR MANUFACTURER SPECS.
217	(2) 2'-0"	8'-0"	DOUBLE SWING	WOOD	WOOD	-	
218	(2) 2'-0"	8'-0"	DOUBLE SWING	WOOD	WOOD	-	
219	2'-6"	8'-0"	POCKET	WOOD	WOOD	-	
220	2'-4"	8'-0"	SWING	WOOD	WOOD	-	
221	(2) 2'-0"	8'-0"	DOUBLE SWING	WOOD	WOOD	-	
222	(2) 4'-6"	9'-0"	SLIDING	WOOD	ALUM	-	
223	(2) 4'-6"	9'-0"	SLIDING	WOOD	ALUM	-	

DOOR NOTES

1. OWNER SHALL SELECT THE DOOR MANUFACTURER.
2. ALL DOOR MASONRY OPENINGS SHALL BE PROVIDED BY THE DOOR COMPANY AND THE CONTRACTOR SHALL COORDINATE PRIOR TO PLACING DOOR ORDER & TO INSTALLING THE BLOCKWALL.
3. ALL METAL/ GLASS DOORS SHALL FOLLOW THE ELEVATIONS FOR MUNTINS AND STYLE. THE DOOR COMPANY SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL.
4. ALL EXTERIOR DOORS SHALL BE UNDER SEPARATE PERMIT.
5. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE AS PER FBC R 2014, SECTION R310.1.4.

FINISH SCHEDULE

NUMBER	ROOMNAME	FLOOR	BASEBOARD	CEILING	WALLS	REMARKS
100	FOYER	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
101	LIVING ROOM	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
102	LIBRARY	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
103	GUEST BEDROOM	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
104	WIC	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
105	GUEST BATH	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
106	GYMNASIUM	RUBEROID	WOOD	LEVEL FIVE	LEVEL FIVE	
107	POOL BATH	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
108	POWDER	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
109	CELLAR	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
110	BAR	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
111	FAMILY ROOM	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
112	DINING ROOM	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
113	BREAKFAST	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
114	KITCHEN	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
115	CATERING KITCHEN	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
116	LAUNDRY ROOM	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
117	STAFF BEDROOM	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
118	STAFF BATH	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
119	GALLERY	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
120	STUDIO	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
121	POWDER	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
122	STORAGE	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
123	GARAGE	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
124	CABANA LIVING	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
125	STORAGE	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
126	CABANA POWDER	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
200	VESTIBULE	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
201	BEDROOM #3	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
202	WIC #3	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
203	BATH#3	STONE	-	LEVEL FIVE	LEVEL FIVE	
204	BEDROOM #2	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
205	BATH #2	STONE	-	LEVEL FIVE	LEVEL FIVE	
206	WIC #2	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
207	BEDROOM #1	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
208	WIC #1	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
209	BATH #1	STONE	-	LEVEL FIVE	LEVEL FIVE	
210	INTIMATE FAMILY	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
211	MASTER BEDROOM	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
212	HER WIC	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
213	HIS WIC	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
214	MASTER BATH	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
215	HER WC	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
216	HIS WC	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
217	ELEVATOR VESTIBULE	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	

COMPONENTS OF MEANS OF ESCAPE

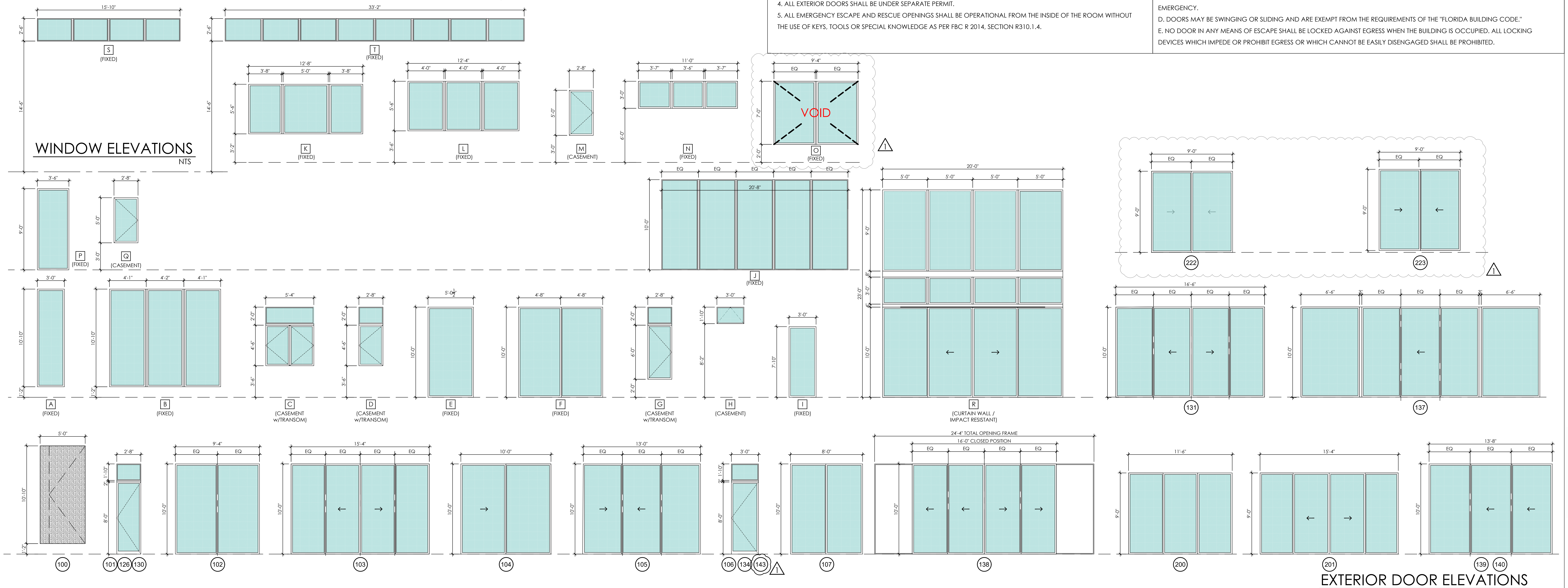
A. NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THEN 28" WIDE, EXCEPT FOR BATHROOM DOORS WHICH MAY BE 24" WIDE UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY OTHER REQUIREMENTS OF THE "FLORIDA BUILDING CODE."

B. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.

C. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.

D. DOORS MAY BE SWINGING OR SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS OF THE "FLORIDA BUILDING CODE."

E. 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.



WINDOW ELEVATIONS
NTS

EXTERIOR DOOR ELEVATIONS
NTS

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date 10.26.2021
issued
drawn
checked
project no. 2024

revisions
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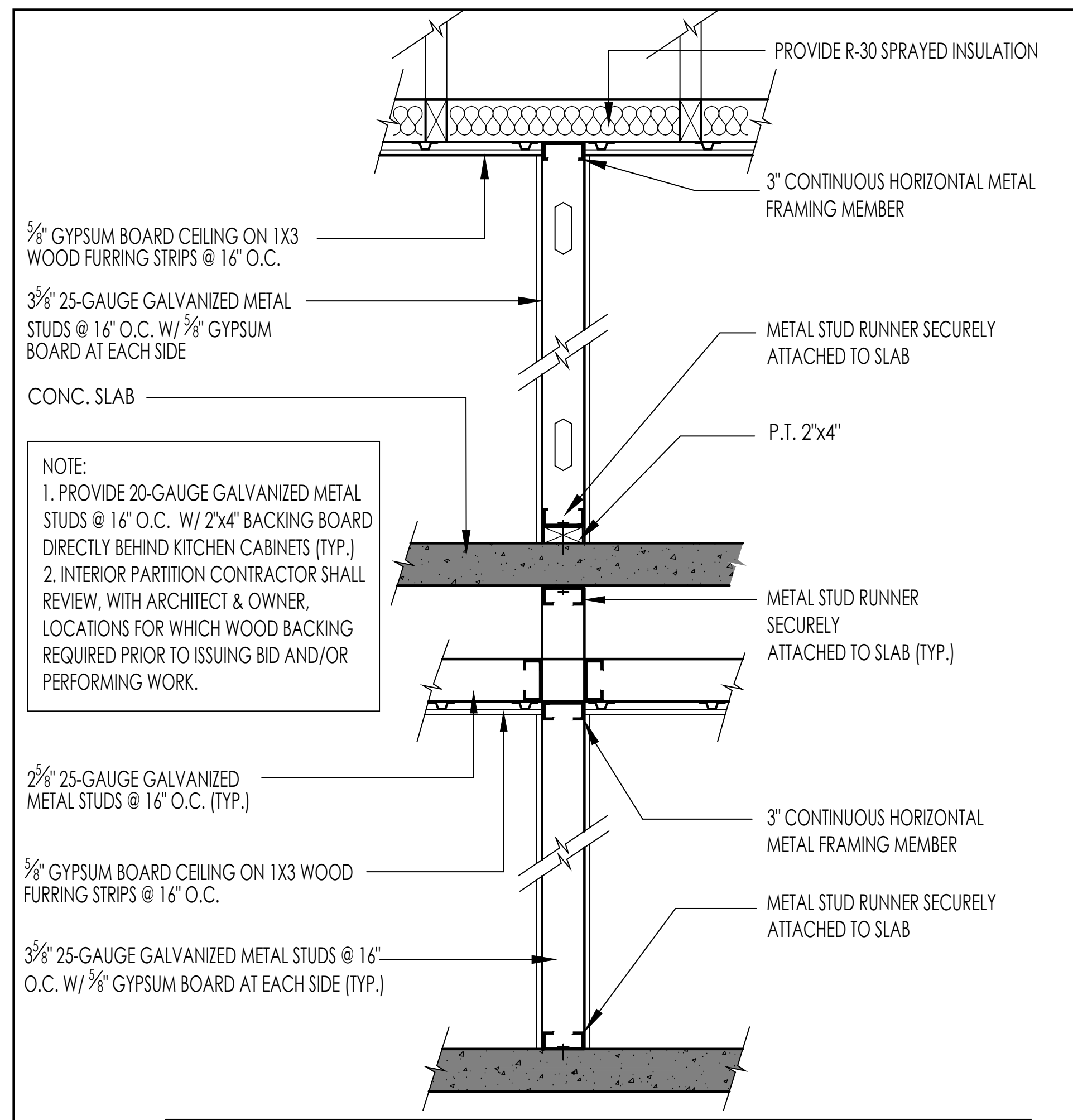
Raymond Pacheco
AR0006412

sheet no.
A-16.0

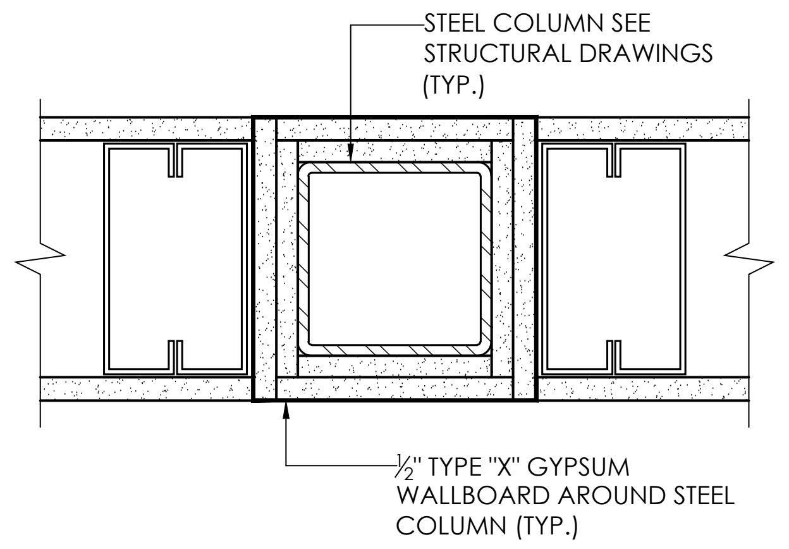

PROVIDE R-30 SPRAYED INSULATION
3" CONTINUOUS HORIZONTAL METAL FRAMING MEMBER
5/8" GYPSUM BOARD CEILING ON 1X3 WOOD FURRING STRIPS @ 16" O.C.
3 5/8" 25-GAUGE GALVANIZED METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD AT EACH SIDE
METAL STUD RUNNER SECURELY ATTACHED TO SLAB
CONC. SLAB
P.T. 2"x4"
METAL STUD RUNNER SECURELY ATTACHED TO SLAB (TYP.)
2 5/8" 25-GAUGE GALVANIZED METAL STUDS @ 16" O.C. (TYP.)
3" CONTINUOUS HORIZONTAL METAL FRAMING MEMBER
5/8" GYPSUM BOARD CEILING ON 1X3 WOOD FURRING STRIPS @ 16" O.C.
METAL STUD RUNNER SECURELY ATTACHED TO SLAB
3 5/8" 25-GAUGE GALVANIZED METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD AT EACH SIDE (TYP.)

NOTE:
1. PROVIDE 20-GAUGE GALVANIZED METAL STUDS @ 16" O.C. W/ 2"x4" BACKING BOARD DIRECTLY BEHIND KITCHEN CABINETS (TYP.)
2. INTERIOR PARTITION CONTRACTOR SHALL REVIEW, WITH ARCHITECT & OWNER, LOCATIONS FOR WHICH WOOD BACKING REQUIRED PRIOR TO ISSUING BID AND/OR PERFORMING WORK.

NOTE: PROVIDE 20-GAUGE GALVANIZED METAL STUDS @ 16" O.C. W/ 3/4" PLYWOOD BACKING BOARD DIRECTLY BEHIND KITCHEN CABINETS.

1 INTERIOR PARTITION SECTION (TYP.)

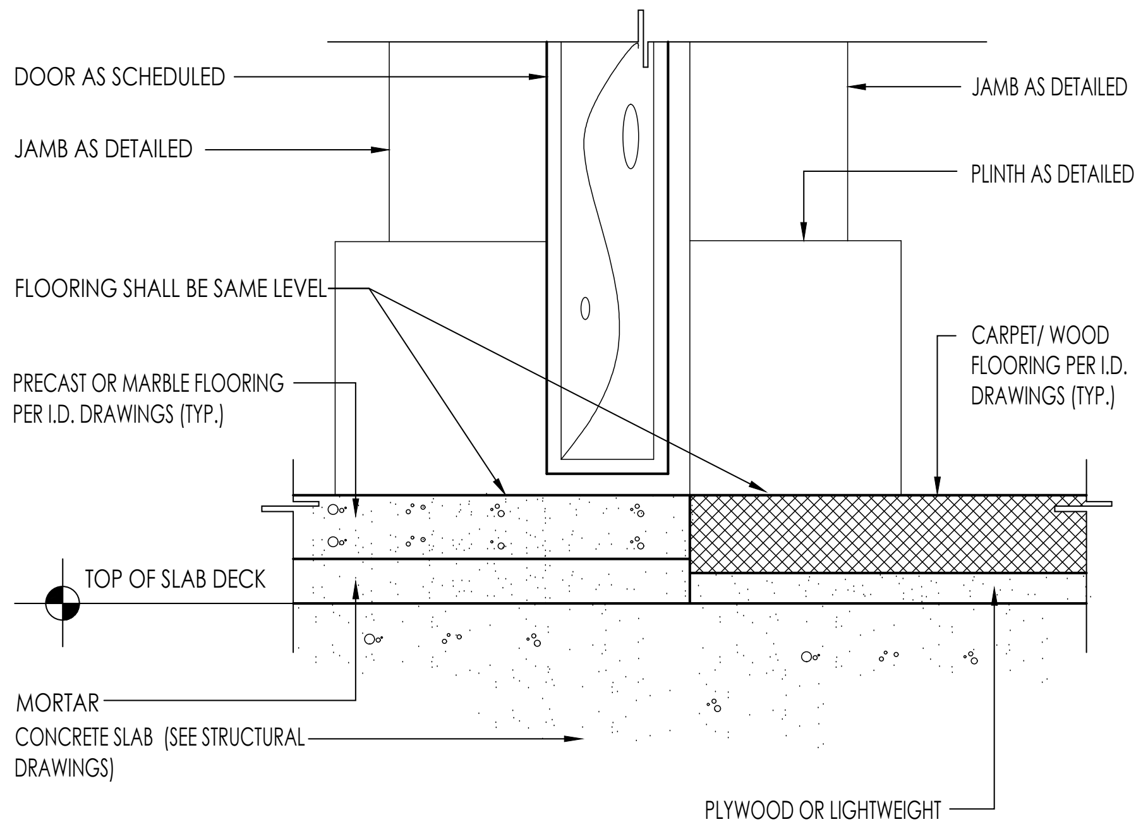
SCALE: 3/4"=1'-0"


STEEL COLUMN SEE STRUCTURAL DRAWINGS (TYP.)
1/2" TYPE "X" GYPSUM WALLBOARD AROUND STEEL COLUMN (TYP.)

COLUMNS, NONCOMBUSTIBLE	
GYPSUM WALLBOARD, STEEL COLUMN COVER	**1 HOUR FIRE**
BASE LAYER 1/2" TYPE X GYPSUM WALLBOARD APPLIED AROUND TS4X4X0. I88 TUBE STEEL COLUMN AND HELD IN PLACE WITH PAPER MASKING TAPE. **SECOND LAYER** 1/2" TYPE X GYPSUM WALLBOARD APPLIED AROUND COLUMN AND HELD WITH PAPER MASKING TAPE. **FACE LAYER** EITHER NO.24 MSG GALVANIZED STEEL COLUMN COVER CONSISTING TO TWO L-SHAPED SECTIONS WITH SNAP-LOCK STEEL JOINTS OR NO. 22 MSG GALVANIZED STEEL COLUMN COVERS CONSISTING OF TWO L-SHAPED SECTIONS WITH LAP JOINTS FASTENED WITH NO. 8X1/2" SHEET METAL SCREWS 12" O.C.	
FIRE TEST: UL NC505-(1-6), 71NK2639, 12-23-75; UL NC505, 77NK1518, UL DESIGN X526	

2 STEEL COLUMN DETAIL (TYP.)

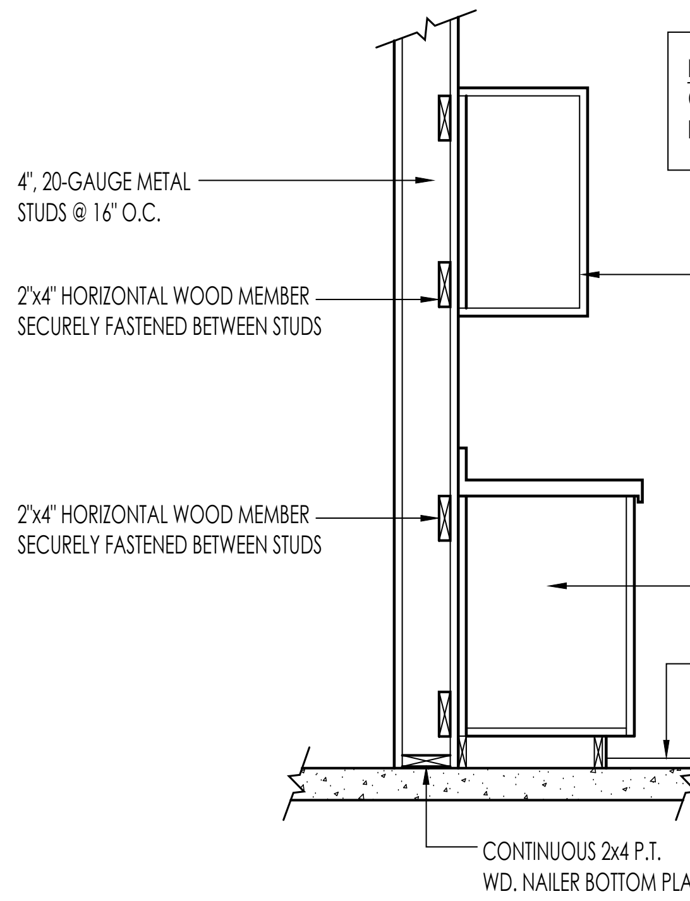
SCALE: 3/4"=1'-0"


DOOR AS SCHEDULED
JAMB AS DETAILED
JAMB AS DETAILED
PLINTH AS DETAILED
FLOORING SHALL BE SAME LEVEL
CARPET/ WOOD FLOORING PER I.D. DRAWINGS (TYP.)
PRECAST OR MARBLE FLOORING PER I.D. DRAWINGS (TYP.)
TOP OF SLAB DECK
MORTAR
CONCRETE SLAB (SEE STRUCTURAL DRAWINGS)
PLYWOOD OR LIGHTWEIGHT CONCRETE TO LEVEL FINISHED FLOORS WITH DISSIMILAR THICKNESS IN FINISH MATERIALS

NOTE: ALL FLOORING MATERIALS THICKNESS' SHALL BE COORDINATED W/ OWNER/ ARCHITECT

3 LEVELING OF DISIMILAR FLOORING MATERIALS (TYP.)

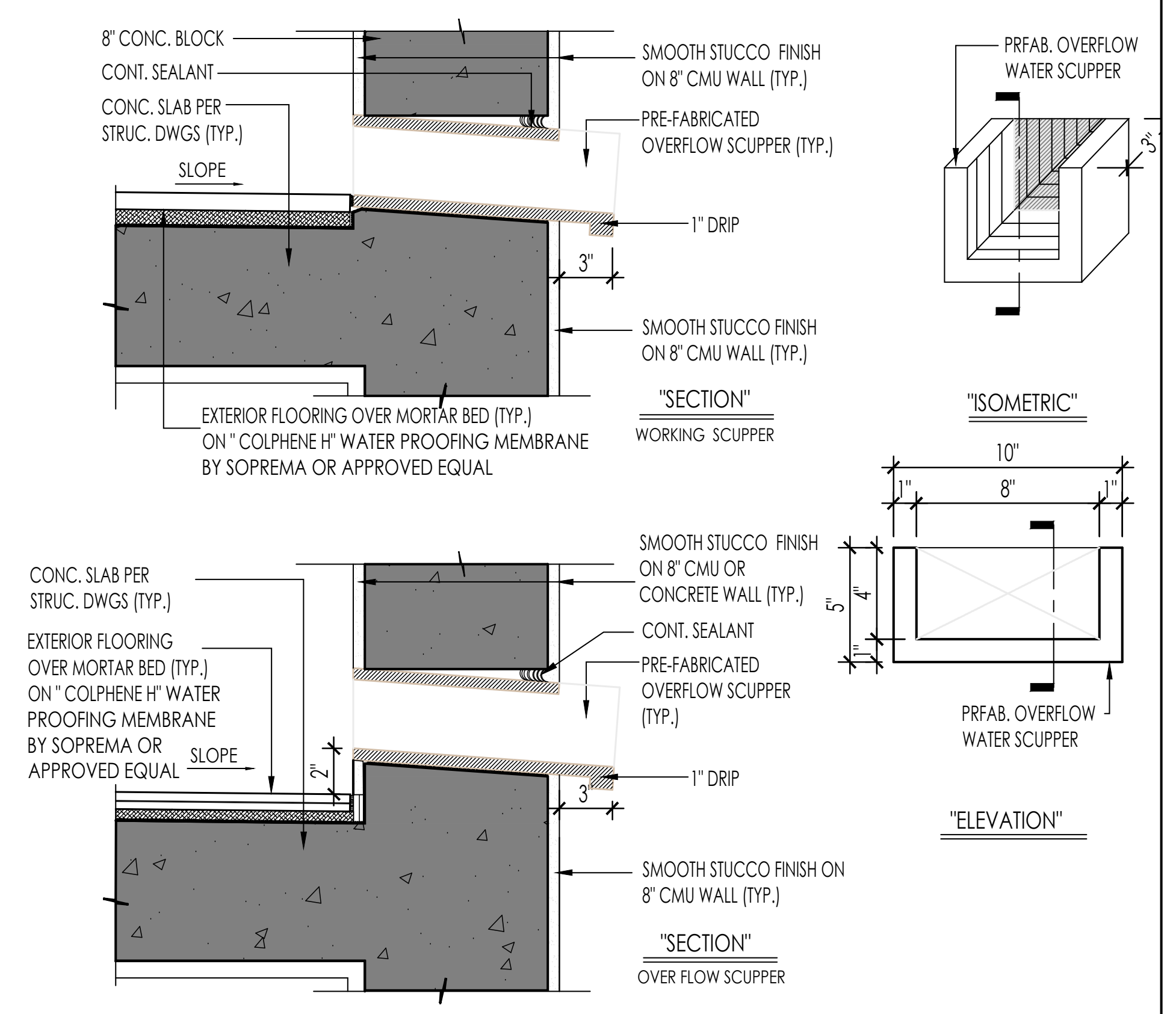
SCALE: 3/4"=1'-0"


4", 20-GAUGE METAL STUDS @ 16" O.C.
2"x4" HORIZONTAL WOOD MEMBER SECURELY FASTENED BETWEEN STUDS
UPPER CABINETS PER CABINET MANUFACTURER
2"x4" HORIZONTAL WOOD MEMBER SECURELY FASTENED BETWEEN STUDS
BASE CABINETS PER CABINET MANUFACTURER
FINISH FLOORING AS PER I.D. DRAWINGS (TYP.)
CONTINUOUS 2x4 P.T. WD. NAILER BOTTOM PLATE

NOTE:
COORDINATE HEIGHTS WITH OWNER, INTERIOR DESIGNER, AND CABINET MANUFACTURER.

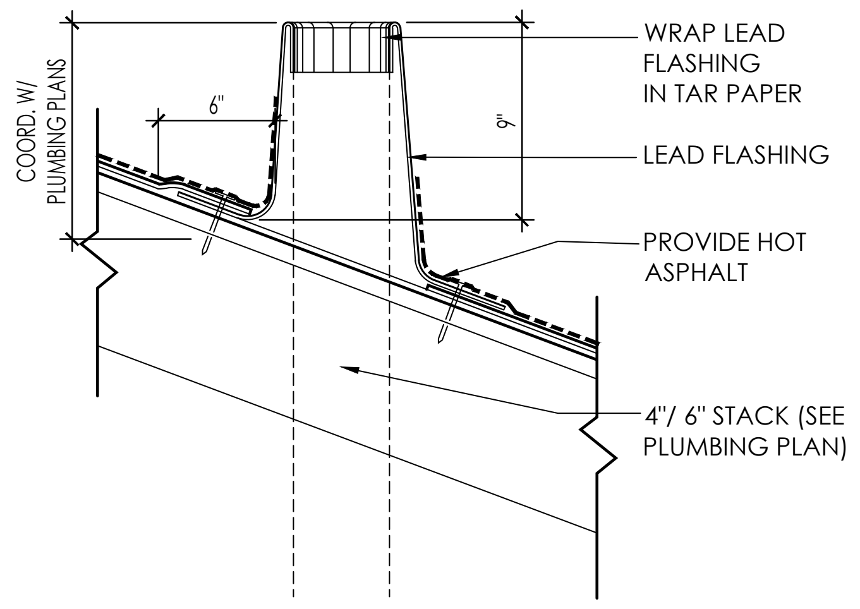
4 KITCHEN CABINET @ STUD WALL ASSEMBLY DETAIL (TYP.)

SCALE: 3/4"=1'-0"


8" CONC. BLOCK
CONT. SEALANT
CONC. SLAB PER STRUC. DWGS (TYP.)
SLOPE
SMOOTH STUCCO FINISH ON 8" CMU WALL (TYP.)
PRE-FABRICATED OVERFLOW SCUPPER (TYP.)
1" DRIP
3"
SMOOTH STUCCO FINISH ON 8" CMU WALL (TYP.)
EXTERIOR FLOORING OVER MORTAR BED (TYP.) ON " COLPHENE H" WATER PROOFING MEMBRANE BY SOPREMA OR APPROVED EQUAL
"SECTION"
WORKING SCUPPER
PRFAB. OVERFLOW WATER SCUPPER
3"
"ISOMETRIC"
10"
1"
8"
1"
5"
4"
1"
PRFAB. OVERFLOW WATER SCUPPER
"ELEVATION"
CONC. SLAB PER STRUC. DWGS (TYP.)
EXTERIOR FLOORING OVER MORTAR BED (TYP.) ON " COLPHENE H" WATER PROOFING MEMBRANE BY SOPREMA OR APPROVED EQUAL
SLOPE
2"
SMOOTH STUCCO FINISH ON 8" CMU OR CONCRETE WALL (TYP.)
CONT. SEALANT
PRE-FABRICATED OVERFLOW SCUPPER (TYP.)
1" DRIP
3"
SMOOTH STUCCO FINISH ON 8" CMU WALL (TYP.)
"SECTION"
OVER FLOW SCUPPER

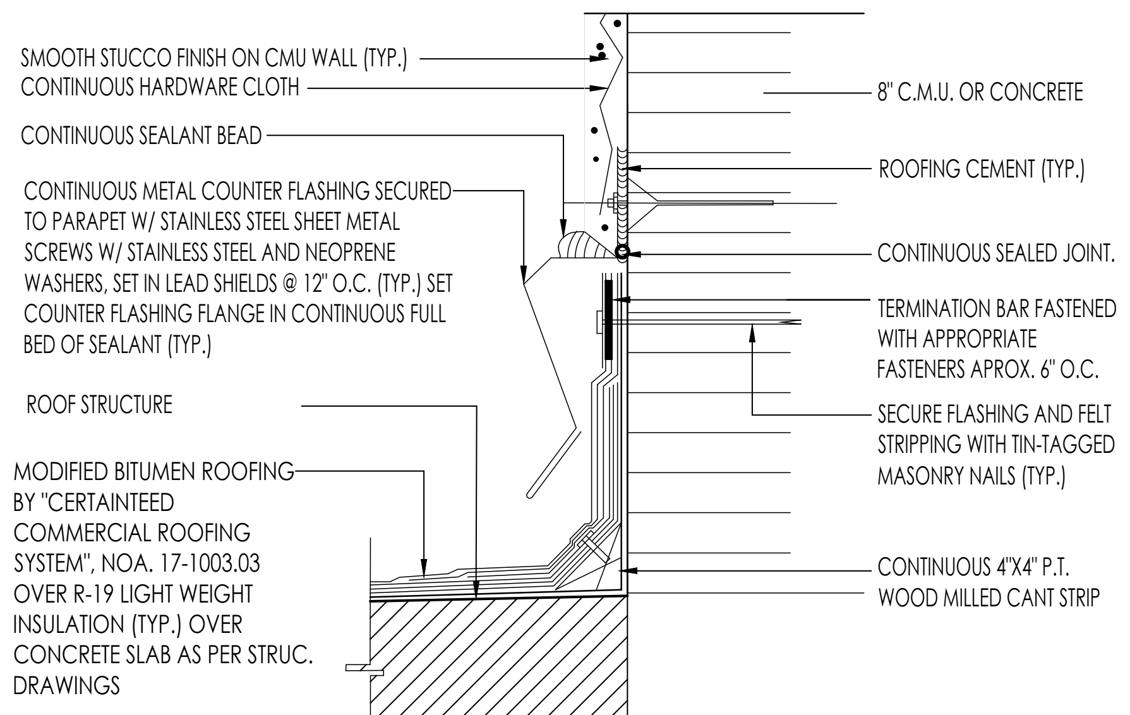
5 SCUPPER & OVERFLOW SCUPPER DETAIL (TYP.)

SCALE: 1 1/2"=1'-0"


COORD. W/ PLUMBING PLANS
6"
9"
WRAP LEAD FLASHING IN TAR PAPER
LEAD FLASHING
PROVIDE HOT ASPHALT
4"/ 6" STACK (SEE PLUMBING PLAN)

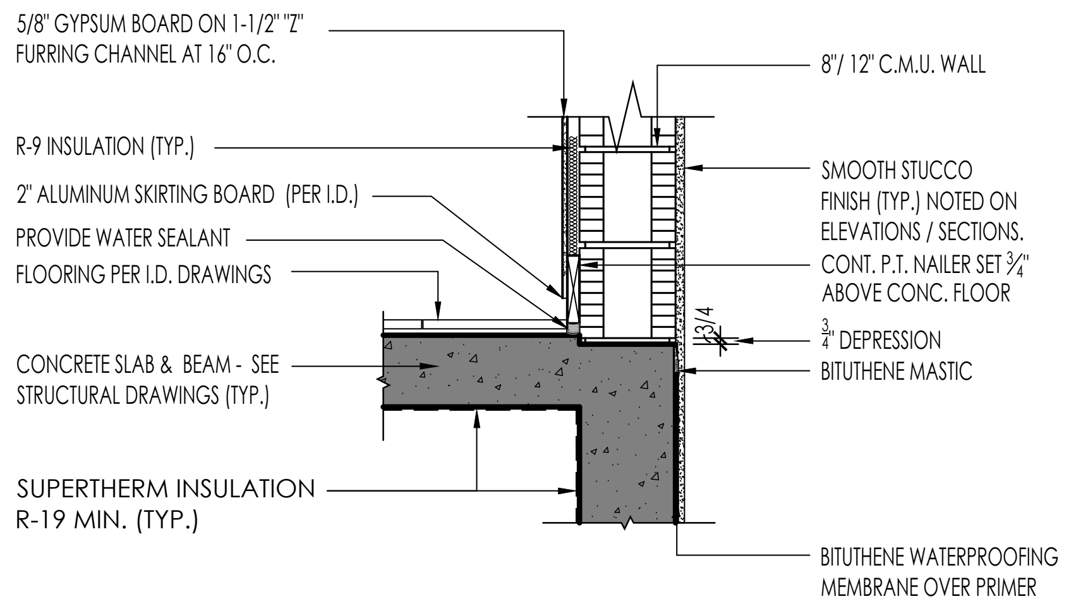
6 VENT PENETRATION DETAIL (TYP.)

SCALE: 3/4"=1'-0"


SMOOTH STUCCO FINISH ON CMU WALL (TYP.)
CONTINUOUS HARDWARE CLOTH
CONTINUOUS SEALANT BEAD
CONTINUOUS METAL COUNTER FLASHING SECURED TO PARAPET W/ STAINLESS STEEL SHEET METAL SCREWS W/ STAINLESS STEEL AND NEOPRENE WASHERS, SET IN LEAD SHIELDS @ 12" O.C. (TYP.) SET COUNTER FLASHING FLANGE IN CONTINUOUS FULL BED OF SEALANT (TYP.)
ROOF STRUCTURE
MODIFIED BITUMEN ROOFING BY "CERTAINTEED COMMERCIAL ROOFING SYSTEM", NOA. 17-1003.03 OVER R-19 LIGHT WEIGHT INSULATION (TYP.) OVER CONCRETE SLAB AS PER STRUC. DRAWINGS
8" C.M.U. OR CONCRETE
ROOFING CEMENT (TYP.)
CONTINUOUS SEALED JOINT.
TERMINATION BAR FASTENED WITH APPROPRIATE FASTENERS APROX. 6" O.C.
SECURE FLASHING AND FELT STRIPPING WITH TIN-TAGGED MASONRY NAILS (TYP.)
CONTINUOUS 4"X4" P.T. WOOD MILLED CANT STRIP

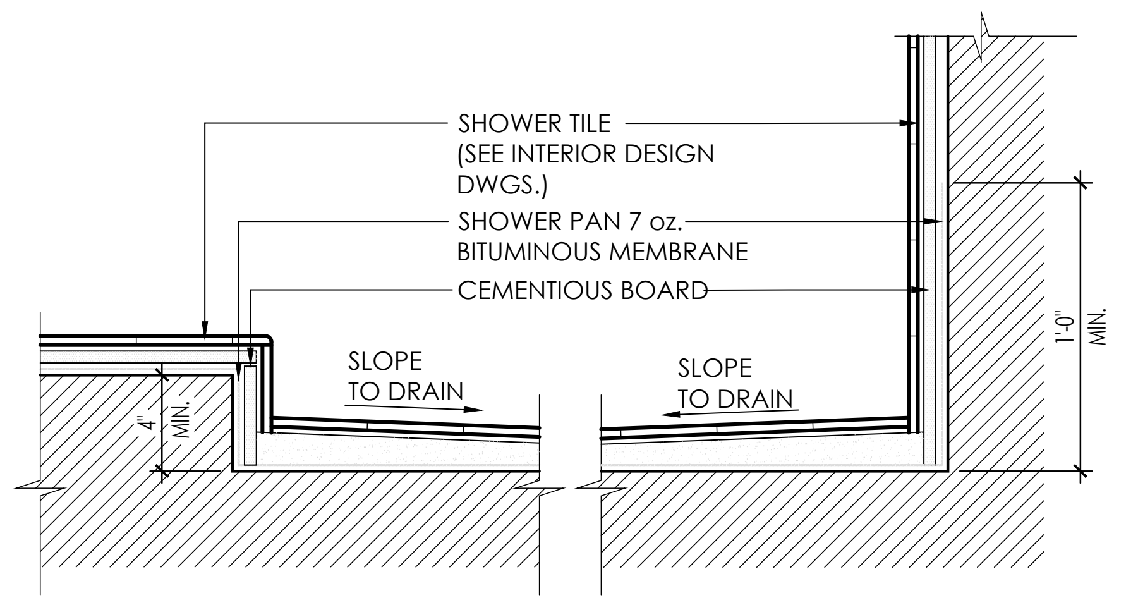
7 COUNTER FLASHING DETAIL (TYP.)

SCALE: 3/4"=1'-0"


5/8" GYPSUM BOARD ON 1-1/2" "Z" FURRING CHANNEL AT 16" O.C.
R-9 INSULATION (TYP.)
2" ALUMINUM SKIRTING BOARD (PER I.D.)
PROVIDE WATER SEALANT
FLOORING PER I.D. DRAWINGS
CONCRETE SLAB & BEAM - SEE STRUCTURAL DRAWINGS (TYP.)
SUPERTHERM INSULATION R-19 MIN. (TYP.)
8"/ 12" C.M.U. WALL
SMOOTH STUCCO FINISH (TYP.) NOTED ON ELEVATIONS / SECTIONS.
CONT. P.T. NAILER SET 3/4" ABOVE CONC. FLOOR
3/4
3/4" DEPRESSION
BITUTHENE MASTIC
BITUTHENE WATERPROOFING MEMBRANE OVER PRIMER

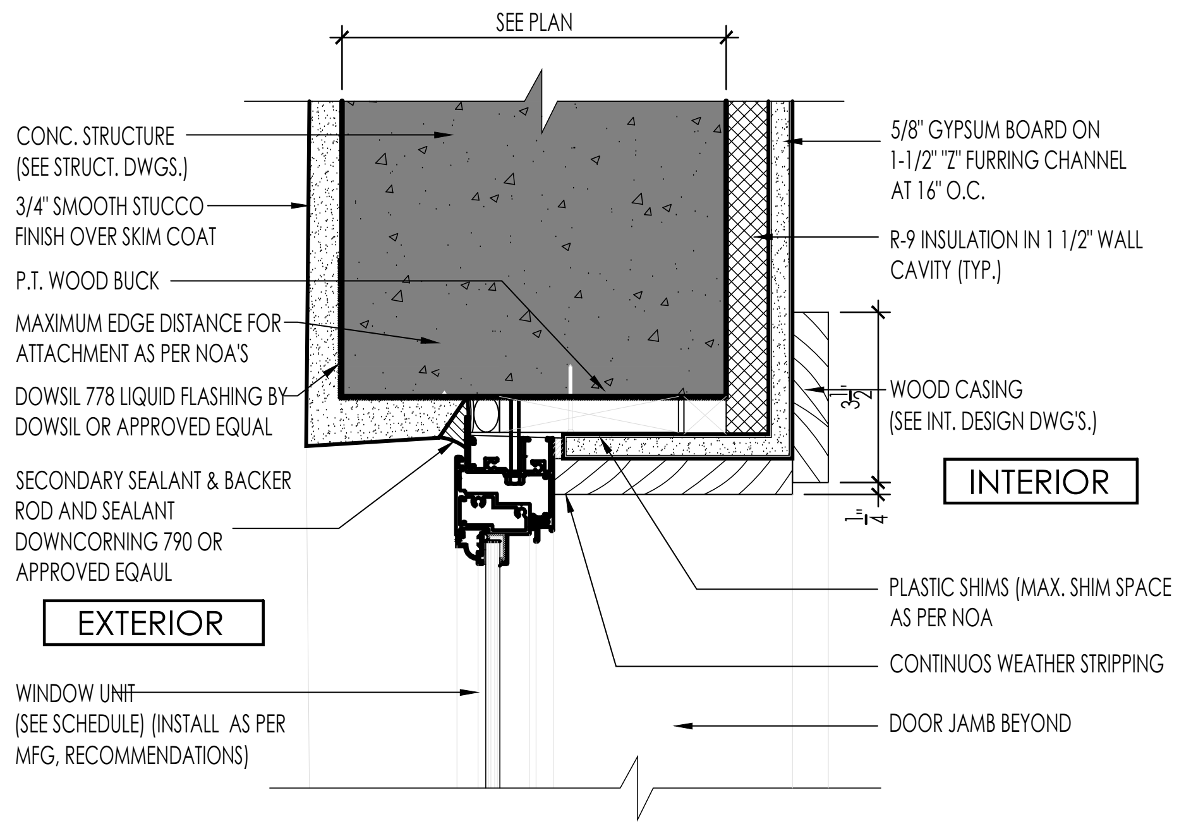
8 EXTERIOR WALL DETAIL (TYP.)

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


SHOWER TILE (SEE INTERIOR DESIGN DWGS.)
SHOWER PAN 7 oz. BITUMINOUS MEMBRANE
CEMENTIOUS BOARD
SLOPE TO DRAIN
SLOPE TO DRAIN
4" MIN.
1'-0" MIN.

9 RECESS SHOWER DETAIL (TYP.)

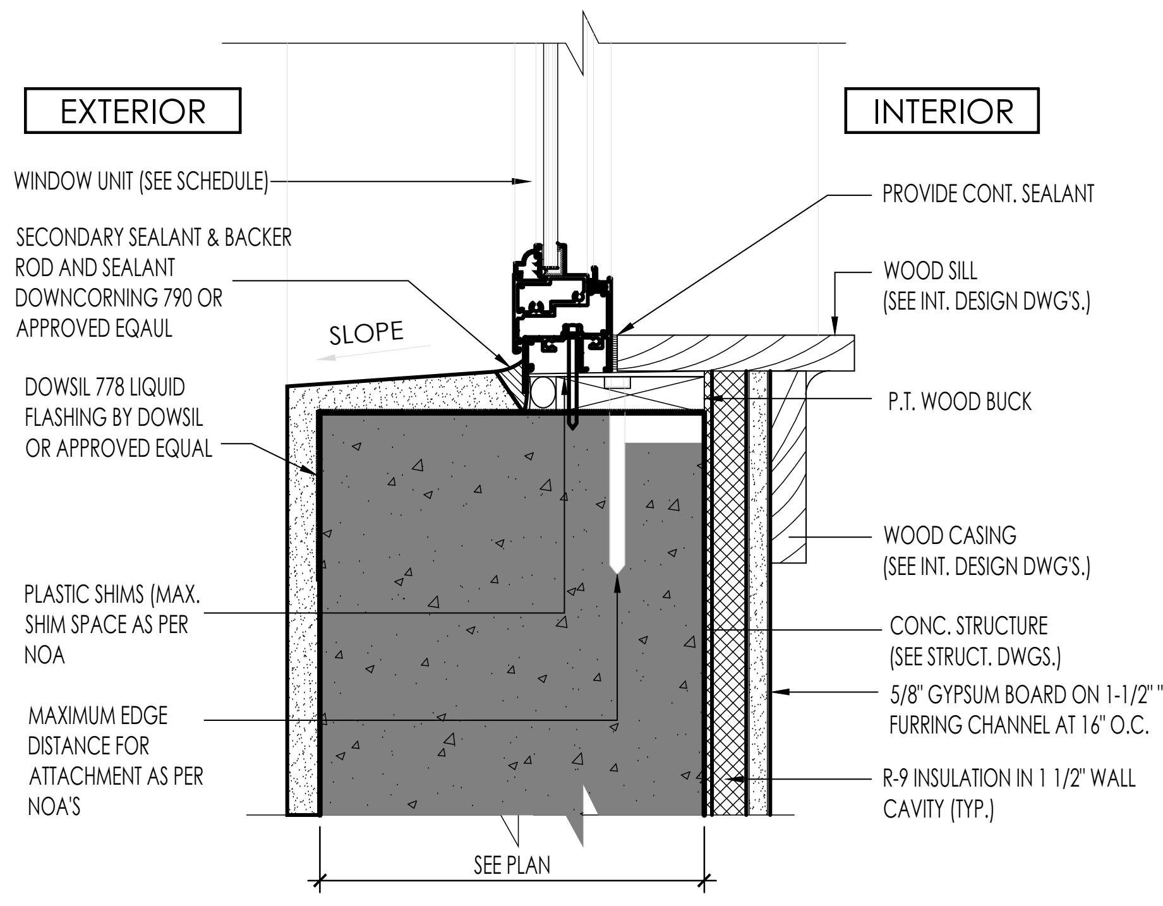
SCALE: 1 1/2"=1'-0"


SEE PLAN
CONC. STRUCTURE (SEE STRUCT. DWGS.)
3/4" SMOOTH STUCCO FINISH OVER SKIM COAT
P.T. WOOD BUCK
MAXIMUM EDGE DISTANCE FOR ATTACHMENT AS PER NOA'S
DOWSIL 778 LIQUID FLASHING BY DOWSIL OR APPROVED EQUAL
SECONDARY SEALANT & BACKER ROD AND SEALANT DOWNCORNING 790 OR APPROVED EQAUL
EXTERIOR
WINDOW UNIT (SEE SCHEDULE) (INSTALL AS PER MFG, RECOMMENDATIONS)
5/8" GYPSUM BOARD ON 1-1/2" "Z" FURRING CHANNEL AT 16" O.C.
R-9 INSULATION IN 1 1/2" WALL CAVITY (TYP.)
3 1/2"
WOOD CASING (SEE INT. DESIGN DWG'S.)
INTERIOR
1/4"
PLASTIC SHIMS (MAX. SHIM SPACE AS PER NOA
CONTINUOS WEATHER STRIPPING
DOOR JAMB BEYOND

NOTES: ALL PRODUCTS TO BE APPLIED AS PER MANUFACTURERS SPECIFICATIONS. G.C. MUST VERIFY PRODUCT COMPATIBILITY WITH MANUFACTURER

10 WINDOW HEADER DETAIL (TYP.)

SCALE: 3"=1'-0"

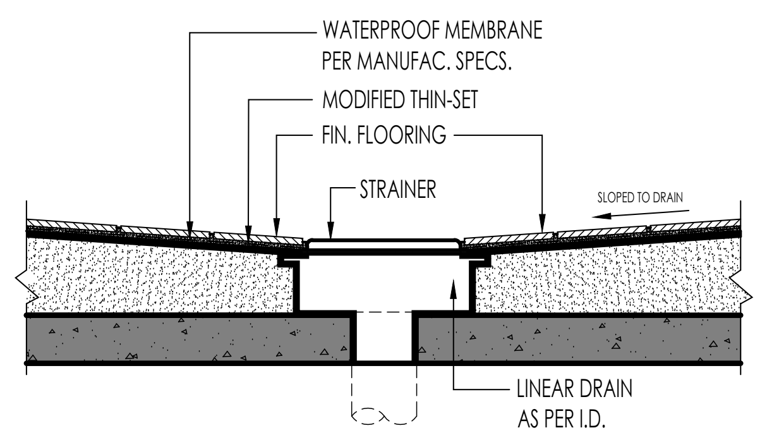

EXTERIOR
INTERIOR
WINDOW UNIT (SEE SCHEDULE)
SECONDARY SEALANT & BACKER ROD AND SEALANT DOWNCORNING 790 OR APPROVED EQAUL
SLOPE
DOWSIL 778 LIQUID FLASHING BY DOWSIL OR APPROVED EQUAL
PLASTIC SHIMS (MAX. SHIM SPACE AS PER NOA
MAXIMUM EDGE DISTANCE FOR ATTACHMENT AS PER NOA'S
SEE PLAN
PROVIDE CONT. SEALANT
WOOD SILL (SEE INT. DESIGN DWG'S.)
P.T. WOOD BUCK
WOOD CASING (SEE INT. DESIGN DWG'S.)
CONC. STRUCTURE (SEE STRUCT. DWGS.)
5/8" GYPSUM BOARD ON 1-1/2" "Z" FURRING CHANNEL AT 16" O.C.
R-9 INSULATION IN 1 1/2" WALL CAVITY (TYP.)

NOTES: ALL PRODUCTS TO BE APPLIED AS PER MANUFACTURERS SPECIFICATIONS. G.C. MUST VERIFY PRODUCT COMPATIBILITY WITH MANUFACTURER

11 WINDOW SILL DETAIL (TYP.)

SCALE: 3"=1'-0"

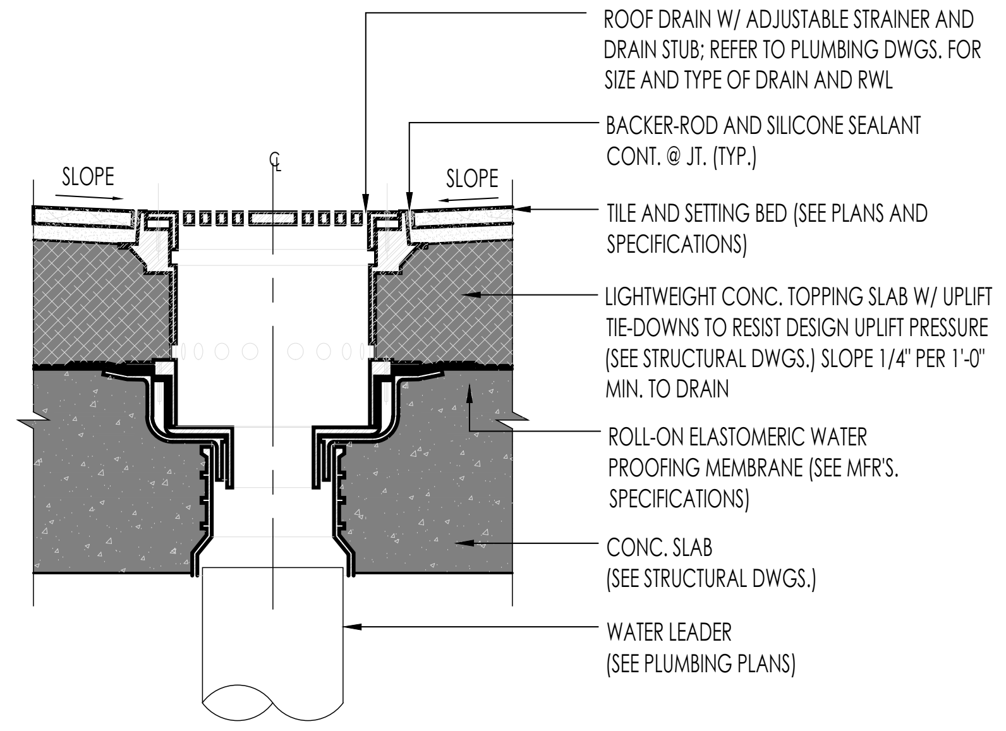
NOTE:
CONTRACTOR SHALL COORDINATE ALL FLOOR DRAINS WITH ENGINEERING DRAWINGS PER DRAIN MANUFACTURER AND SPECIFICATIONS. CONTRACTOR SHALL INFORM ARCHITECT OF ANY DEVIATION FROM SPECIFIED DRAINS AND METHOD OF INSTALLATION PRIOR TO PURCHASING AND/OR INSTALLATION.



12 LINEAR FLOOR DRAIN AT MID-FLOOR DETAIL (TYP.)

SCALE: 3"=1'-0"

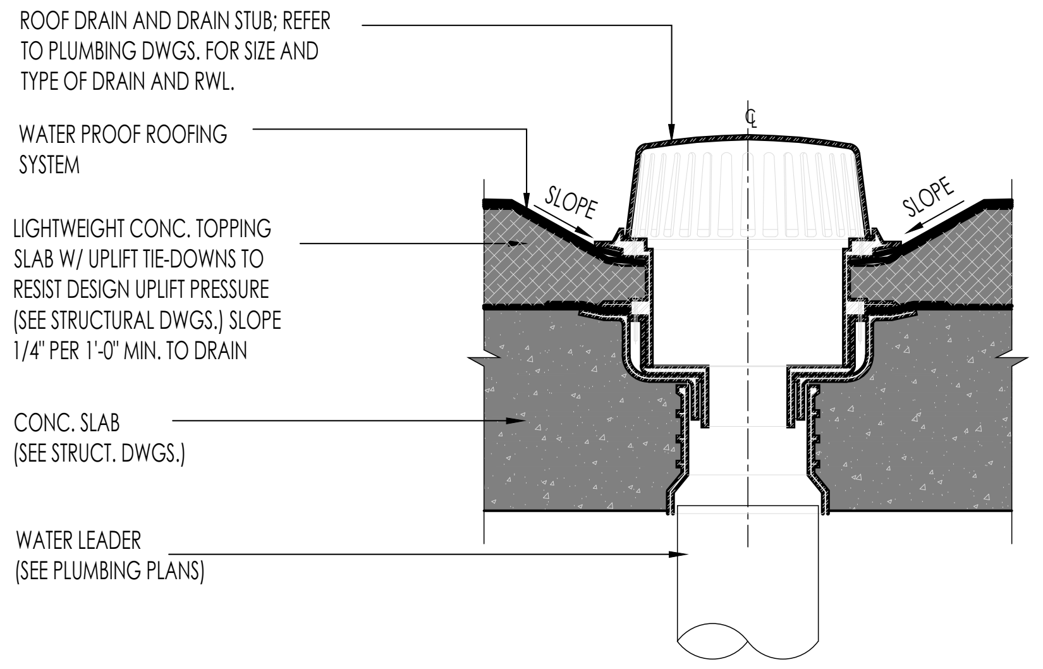
NOTE:
CONTRACTOR SHALL COORDINATE ALL ROOF AND FLOOR DRAINS WITH ENGINEERING DRAWINGS FOR DRAIN MANUFACTURER AND SPECIFICATIONS. CONTRACTOR SHALL INFORM ARCHITECT OF ANY DEVIATION FROM SPECIFIED DRAINS AND METHOD OF INSTALLATION PRIOR TO PURCHASING AND/OR INSTALLATION.


SLOPE
℄
SLOPE
ROOF DRAIN W/ ADJUSTABLE STRAINER AND DRAIN STUB; REFER TO PLUMBING DWGS. FOR SIZE AND TYPE OF DRAIN AND RWL
BACKER-ROD AND SILICONE SEALANT CONT. @ JT. (TYP.)
TILE AND SETTING BED (SEE PLANS AND SPECIFICATIONS)
LIGHTWEIGHT CONC. TOPPING SLAB W/ UPLIFT TIE-DOWNS TO RESIST DESIGN UPLIFT PRESSURE (SEE STRUCTURAL DWGS.) SLOPE 1/4" PER 1'-0" MIN. TO DRAIN
ROLL-ON ELASTOMERIC WATER PROOFING MEMBRANE (SEE MFR'S. SPECIFICATIONS)
CONC. SLAB (SEE STRUCTURAL DWGS.)
WATER LEADER (SEE PLUMBING PLANS)

13 FLOOR DRAIN DETAIL (TYP.)

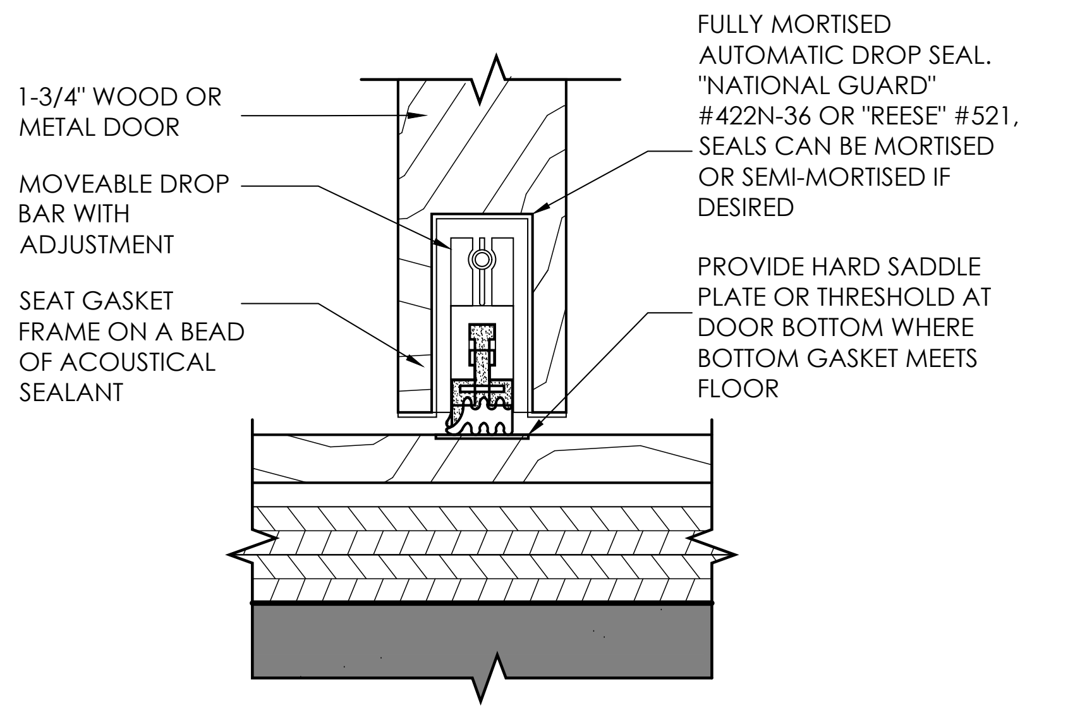
SCALE: 1 1/2"=1'-0"

NOTE:
CONTRACTOR SHALL COORDINATE ALL ROOF AND FLOOR DRAINS WITH ENGINEERING DRAWINGS FOR DRAIN MANUFACTURER AND SPECIFICATIONS. CONTRACTOR SHALL INFORM ARCHITECT OF ANY DEVIATION FROM SPECIFIED DRAINS AND METHOD OF INSTALLATION PRIOR TO PURCHASING AND/OR INSTALLATION.


ROOF DRAIN AND DRAIN STUB; REFER TO PLUMBING DWGS. FOR SIZE AND TYPE OF DRAIN AND RWL.
WATER PROOF ROOFING SYSTEM
LIGHTWEIGHT CONC. TOPPING SLAB W/ UPLIFT TIE-DOWNS TO RESIST DESIGN UPLIFT PRESSURE (SEE STRUCTURAL DWGS.) SLOPE 1/4" PER 1'-0" MIN. TO DRAIN
CONC. SLAB (SEE STRUCT. DWGS.)
WATER LEADER (SEE PLUMBING PLANS)
℄
SLOPE
SLOPE

14 ROOF DRAIN DETAIL (TYP.)

SCALE: 1 1/2"=1'-0"


1-3/4" WOOD OR METAL DOOR
MOVEABLE DROP BAR WITH ADJUSTMENT
SEAT GASKET FRAME ON A BEAD OF ACOUSTICAL SEALANT
FULLY MORTISED AUTOMATIC DROP SEAL. "NATIONAL GUARD" #422N-36 OR "REESE" #521, SEALS CAN BE MORTISED OR SEMI-MORTISED IF DESIRED
PROVIDE HARD SADDLE PLATE OR THRESHOLD AT DOOR BOTTOM WHERE BOTTOM GASKET MEETS FLOOR

15 DOOR MORTISED DROP SEAL

SCALE: 6" = 1'-0"

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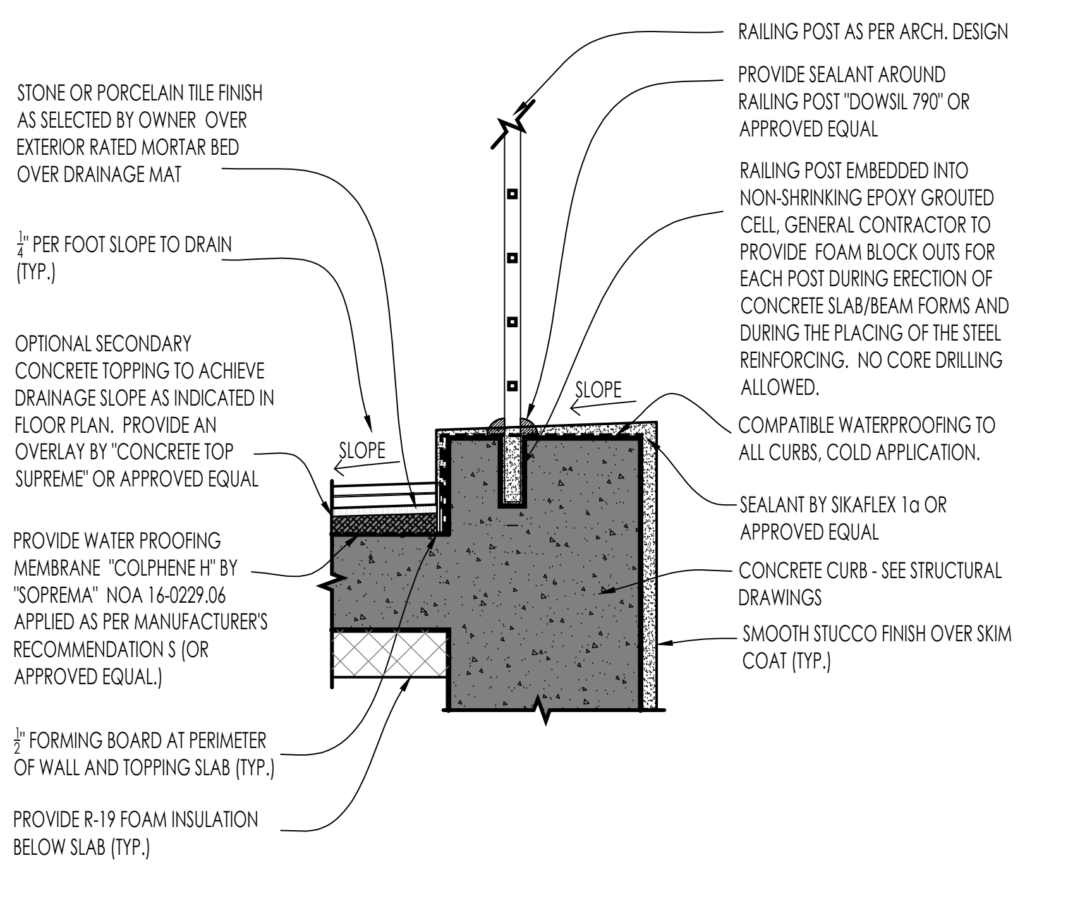
revisions

date 10.26.2021
issued
drawn
checked
project no. 2024

Raymond Pacheco
AR0006412

sheet no.
A-17.0

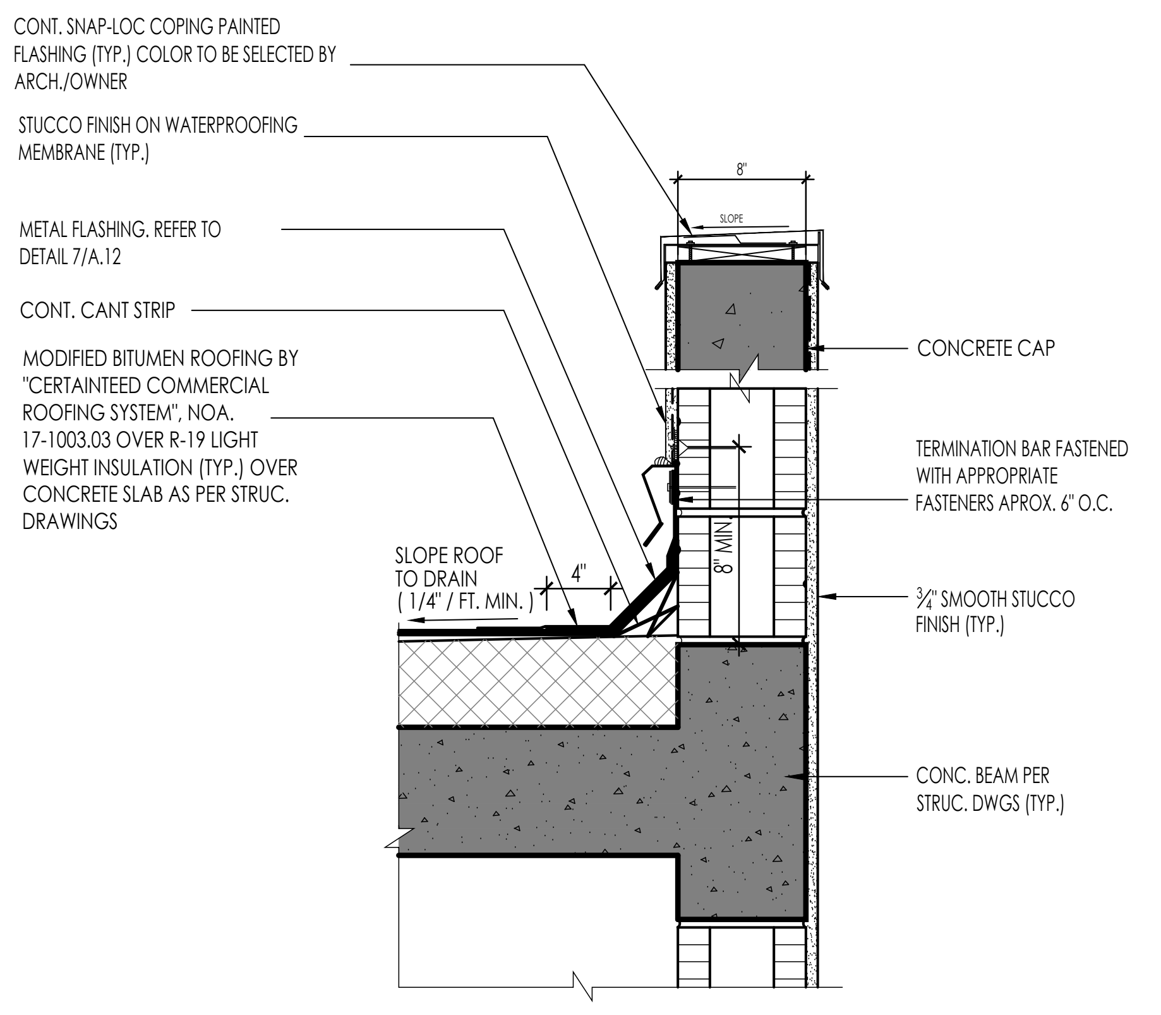
Z:\Active\Projects\De La Concepcion, Jorge-2024\2025-10-15 ARCH 100% - REV 3\2024-A-17.0 Details.dwg Oct 15, 2025 - 2:19pm JULIO


RAILING POST AS PER ARCH. DESIGN
PROVIDE SEALANT AROUND RAILING POST "DOWSIL 790" OR APPROVED EQUAL
STONE OR PORCELAIN TILE FINISH AS SELECTED BY OWNER OVER EXTERIOR RATED MORTAR BED OVER DRAINAGE MAT
RAILING POST EMBEDDED INTO NON-SHRINKING EPOXY GROUTED CELL, GENERAL CONTRACTOR TO PROVIDE FOAM BLOCK OUTS FOR EACH POST DURING ERECTION OF CONCRETE SLAB/BEAM FORMS AND DURING THE PLACING OF THE STEEL REINFORCING. NO CORE DRILLING ALLOWED.
1/4" PER FOOT SLOPE TO DRAIN (TYP.)
OPTIONAL SECONDARY CONCRETE TOPPING TO ACHIEVE DRAINAGE SLOPE AS INDICATED IN FLOOR PLAN. PROVIDE AN OVERLAY BY "CONCRETE TOP SUPREME" OR APPROVED EQUAL
SLOPE
SLOPE
COMPATIBLE WATERPROOFING TO ALL CURBS, COLD APPLICATION.
SEALANT BY SIKAFLEX 1a OR APPROVED EQUAL
PROVIDE WATER PROOFING MEMBRANE "COLPHENE H" BY "SOPREMA" NOA 16-0229.06 APPLIED AS PER MANUFACTURER'S RECOMMENDATION S (OR APPROVED EQUAL.)
CONCRETE CURB - SEE STRUCTURAL DRAWINGS
SMOOTH STUCCO FINISH OVER SKIM COAT (TYP.)
1/2" FORMING BOARD AT PERIMETER OF WALL AND TOPPING SLAB (TYP.)
PROVIDE R-19 FOAM INSULATION BELOW SLAB (TYP.)

NOTE:
GUARDRAIL SHALL COMPLY W/ F.B.C. R 2014 AND SHALL REJECT A 4" SPHERE AND SHALL WITHSTAND A LOAD FORCE OF NOT LESS THAN 200 LB. IN ANY DIRECTION - MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.

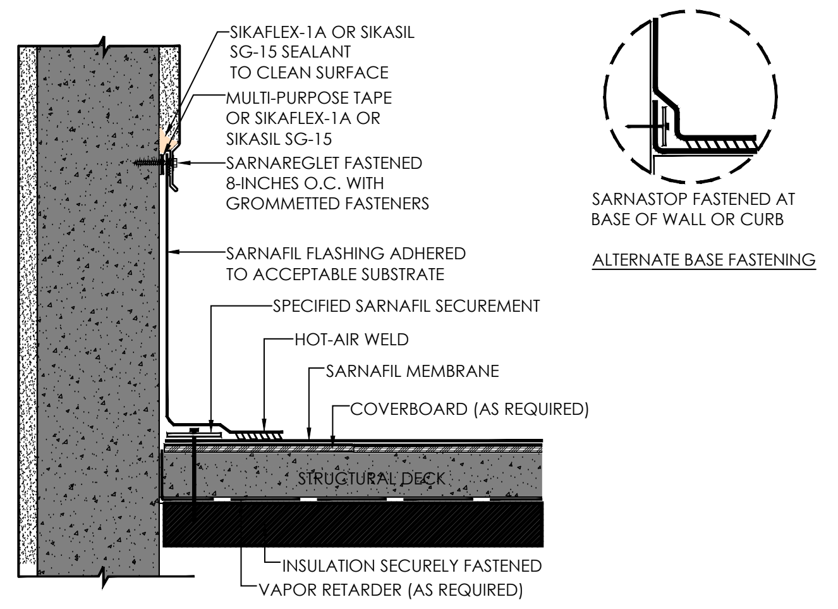
1 TERRACE CURB DETAIL (TYP.)

SCALE: 1"=1'-0'


CONT. SNAP-LOC COPING PAINTED FLASHING (TYP.) COLOR TO BE SELECTED BY ARCH./OWNER
STUCCO FINISH ON WATERPROOFING MEMBRANE (TYP.)
METAL FLASHING. REFER TO DETAIL 7/A.12
CONT. CANT STRIP
MODIFIED BITUMEN ROOFING BY "CERTAINTEED COMMERCIAL ROOFING SYSTEM", NOA. 17-1003.03 OVER R-19 LIGHT WEIGHT INSULATION (TYP.) OVER CONCRETE SLAB AS PER STRUC. DRAWINGS
8"
SLOPE
CONCRETE CAP
TERMINATION BAR FASTENED WITH APPROPRIATE FASTENERS APROX. 6" O.C.
8" MIN.
SLOPE ROOF TO DRAIN (1/4" / FT. MIN.)
4"
3/4" SMOOTH STUCCO FINISH (TYP.)
CONC. BEAM PER STRUC. DWGS (TYP.)

2 PARAPET DETAIL (TYP.)

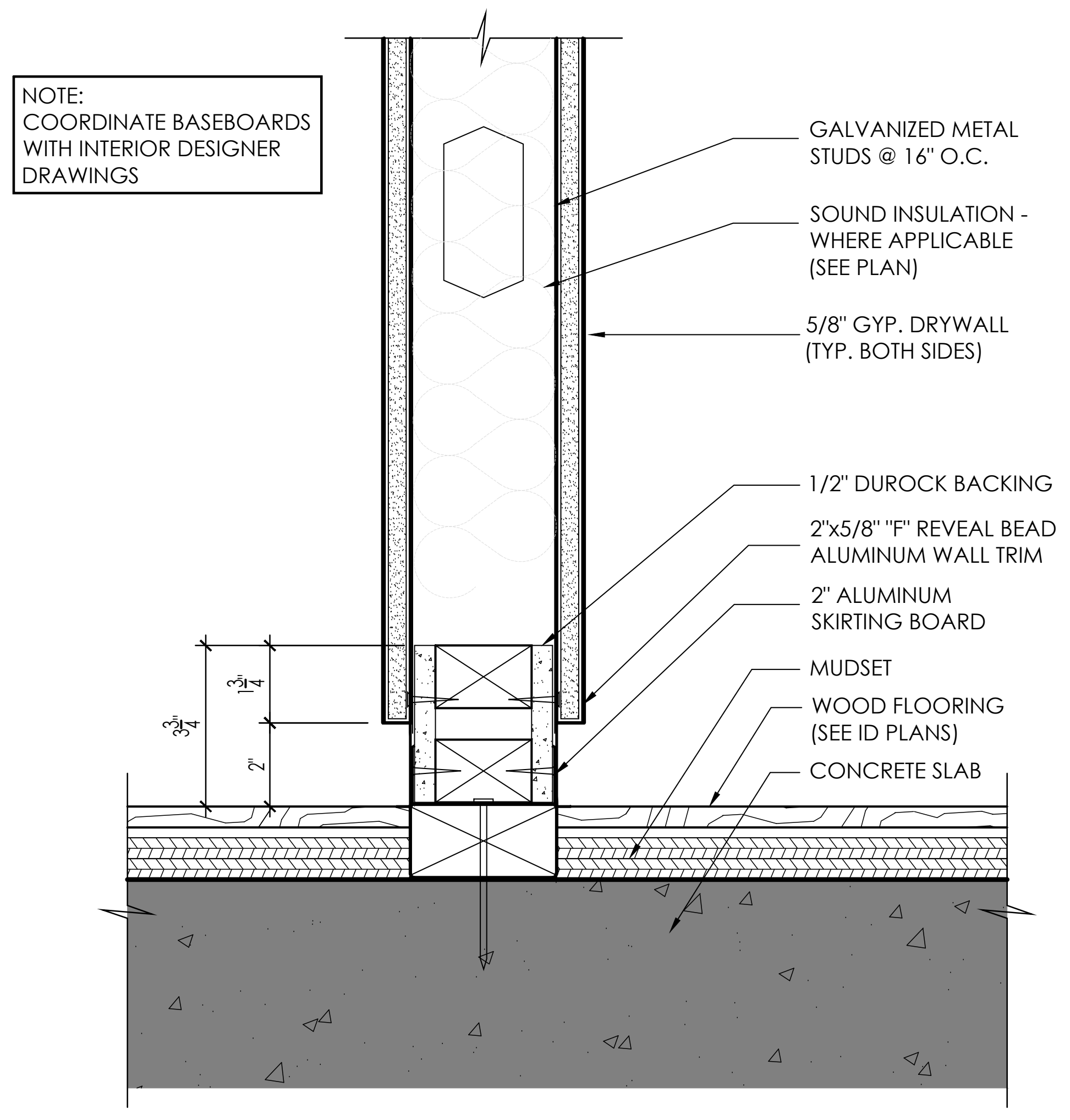
SCALE: 1"=1'-0'


SIKAFLEX-1A OR SIKASIL SG-15 SEALANT TO CLEAN SURFACE
MULTI-PURPOSE TAPE OR SIKAFLEX-1A OR SIKASIL SG-15
SARNAREGLET FASTENED 8-INCHES O.C. WITH GROMMETTED FASTENERS
SARNAFIL FLASHING ADHERED TO ACCEPTABLE SUBSTRATE
SPECIFIED SARNAFIL SECUREMENT
HOT-AIR WELD
SARNAFIL MEMBRANE
COVERBOARD (AS REQUIRED)
STRUCTURAL DECK
INSULATION SECURELY FASTENED
VAPOR RETARDER (AS REQUIRED)
SARNASTOP FASTENED AT BASE OF WALL OR CURB
ALTERNATE BASE FASTENING

NOTES:
1) SEALANT IS A TWO STEP APPLICATION:
   A) BEHIND TOP OF SARNAFIL FLASHING.
   B) TOP OF SARNAREGLET.
2) SEALANT SHALL BE APPLIED TO CLEAN ACCEPTABLE SURFACES.
3) SEALANT IS A MAINTENANCE ITEM. MAINTENANCE IS NOT COVERED UNDER THE SARNAFIL WARRANTY.
4) SARNAREGLET SHALL BE SECURELY ANCHORED WITH GROMMETTED FASTENERS AND PROVIDE ADEQUATE COMPRESSION OF MEMBRANE FLASHING AND SEALANT.
5) VAPOR RETARDER SHALL BE SEALED AT EDGES.

3 FLASHING DETAIL (TYP.)

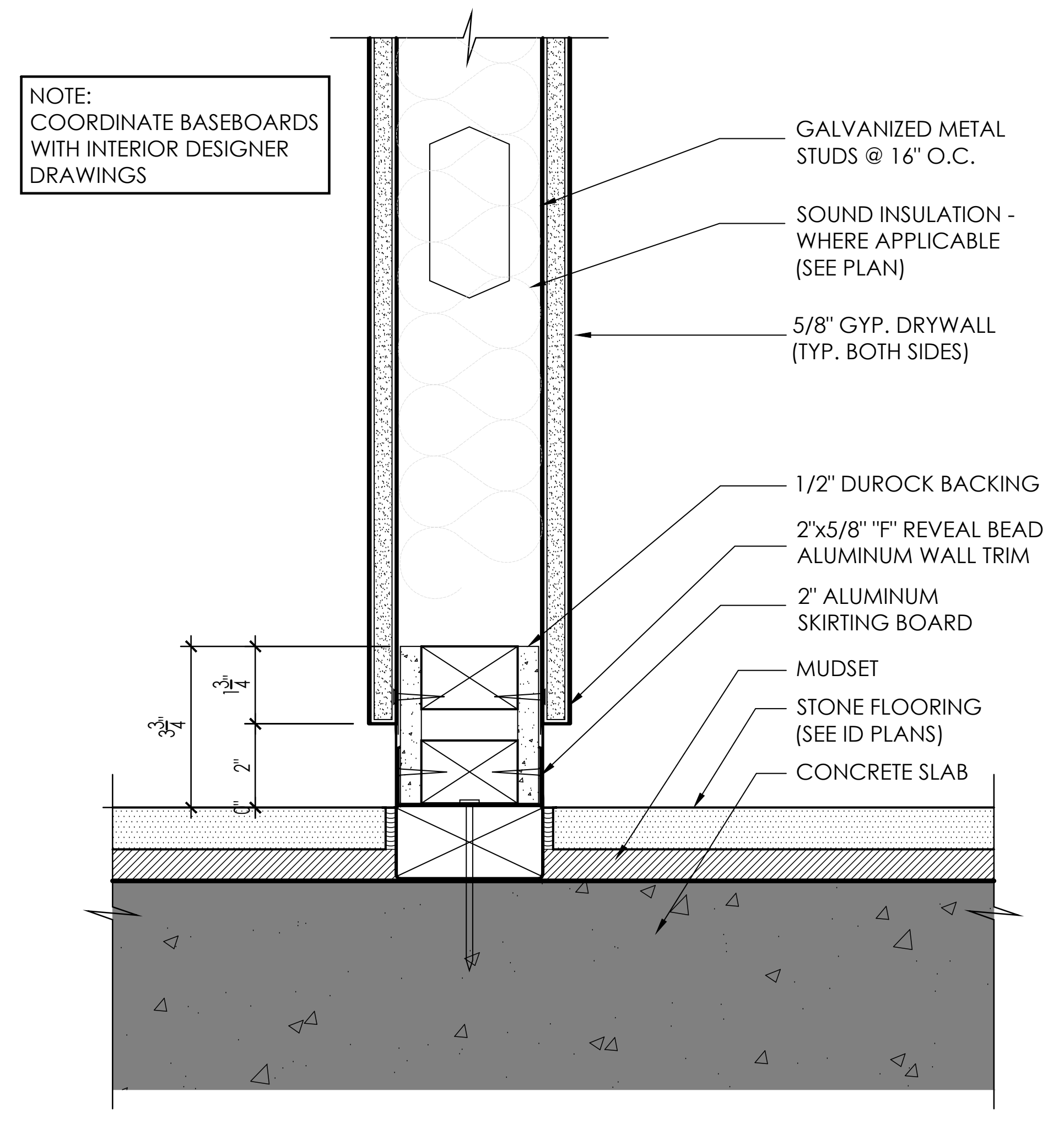
SCALE: 1/4"=1'-0'


GALVANIZED METAL STUDS @ 16" O.C.
SOUND INSULATION - WHERE APPLICABLE (SEE PLAN)
5/8" GYP. DRYWALL (TYP. BOTH SIDES)
1/2" DUROCK BACKING
2"x5/8" "F" REVEAL BEAD ALUMINUM WALL TRIM
2" ALUMINUM SKIRTING BOARD
MUDSET
WOOD FLOORING (SEE ID PLANS)
CONCRETE SLAB
3 3/4"
1 3/4"
2"

NOTE:
COORDINATE BASEBOARDS WITH INTERIOR DESIGNER DRAWINGS

4 BASEBOARD DETAIL (TYP.)

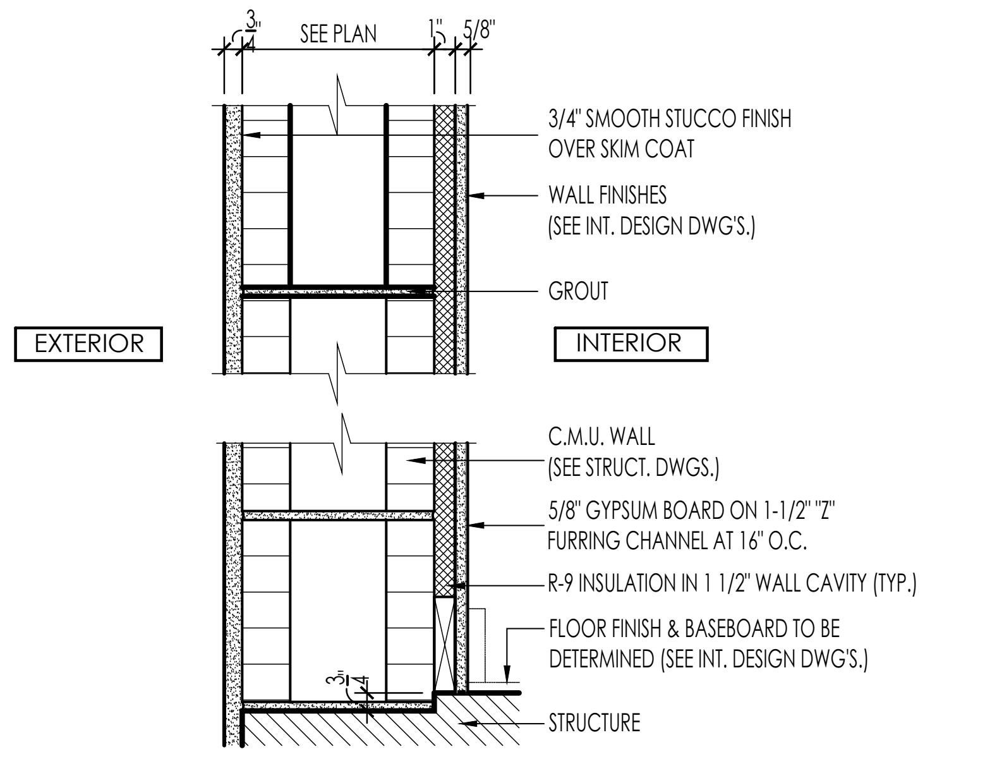
SCALE: 3"=1'-0'


GALVANIZED METAL STUDS @ 16" O.C.
SOUND INSULATION - WHERE APPLICABLE (SEE PLAN)
5/8" GYP. DRYWALL (TYP. BOTH SIDES)
1/2" DUROCK BACKING
2"x5/8" "F" REVEAL BEAD ALUMINUM WALL TRIM
2" ALUMINUM SKIRTING BOARD
MUDSET
STONE FLOORING (SEE ID PLANS)
CONCRETE SLAB
3 3/4"
1 3/4"
2"
0"

NOTE:
COORDINATE BASEBOARDS WITH INTERIOR DESIGNER DRAWINGS

5 BASEBOARD DETAIL (TYP.)

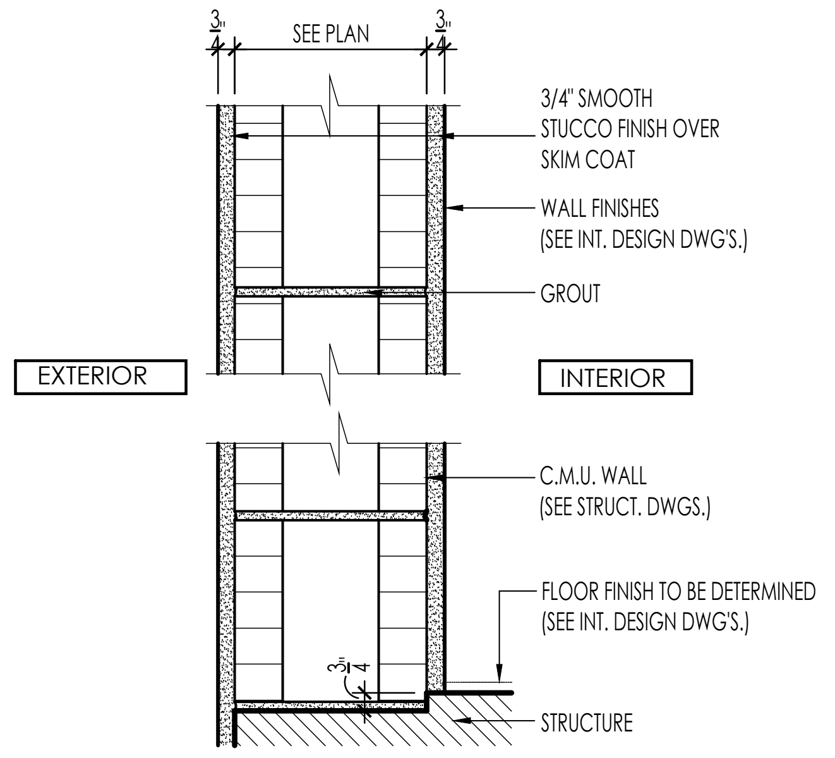
SCALE: 3"=1'-0'


3/4"
SEE PLAN
1"
5/8"
3/4" SMOOTH STUCCO FINISH OVER SKIM COAT
WALL FINISHES (SEE INT. DESIGN DWG'S.)
GROUT
EXTERIOR
INTERIOR
C.M.U. WALL (SEE STRUCT. DWGS.)
5/8" GYPSUM BOARD ON 1-1/2" "Z" FURRING CHANNEL AT 16" O.C.
R-9 INSULATION IN 1 1/2" WALL CAVITY (TYP.)
FLOOR FINISH & BASEBOARD TO BE DETERMINED (SEE INT. DESIGN DWG'S.)
3/4"
STRUCTURE

* SAME INTERIOR FINISH ON EXTERIOR WALLS ON LIEU OF DRYWALL/STUCCO/ PAINT (TYP. ON BOTH SIDES)

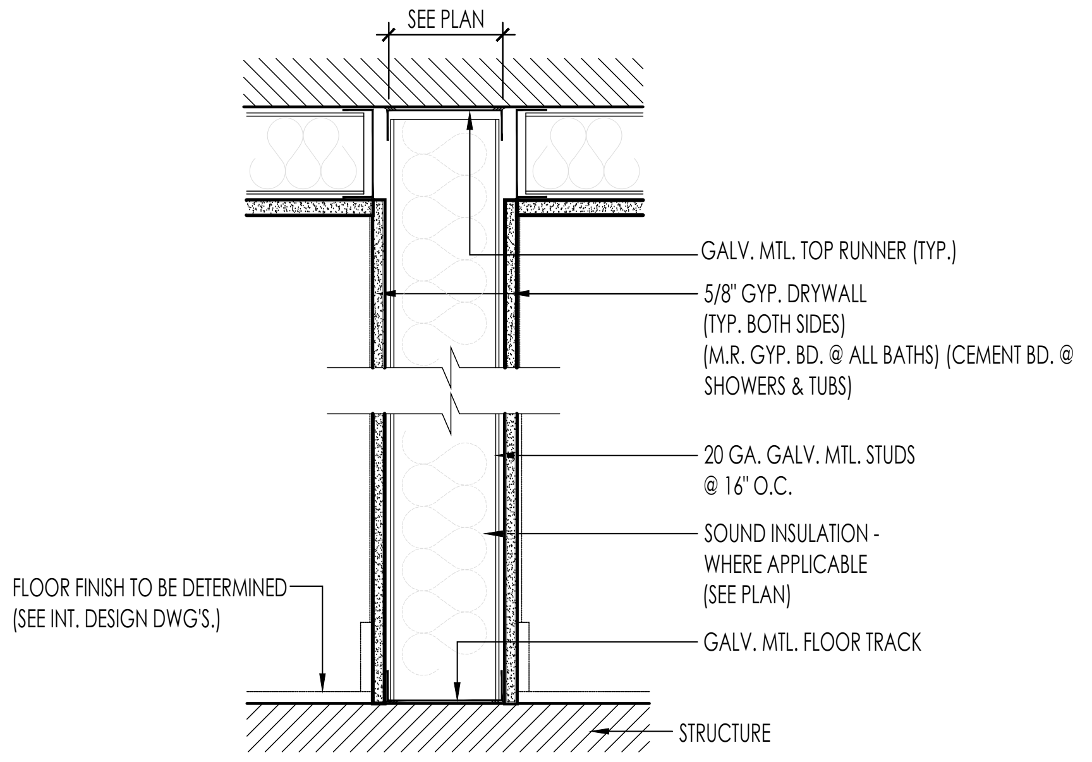
6 EXTERIOR WALL (TYP.)

SCALE: 1 1/2"=1'-0'


3/4"
SEE PLAN
3/4"
3/4" SMOOTH STUCCO FINISH OVER SKIM COAT
WALL FINISHES (SEE INT. DESIGN DWG'S.)
GROUT
EXTERIOR
INTERIOR
C.M.U. WALL (SEE STRUCT. DWGS.)
FLOOR FINISH TO BE DETERMINED (SEE INT. DESIGN DWG'S.)
3/4"
STRUCTURE

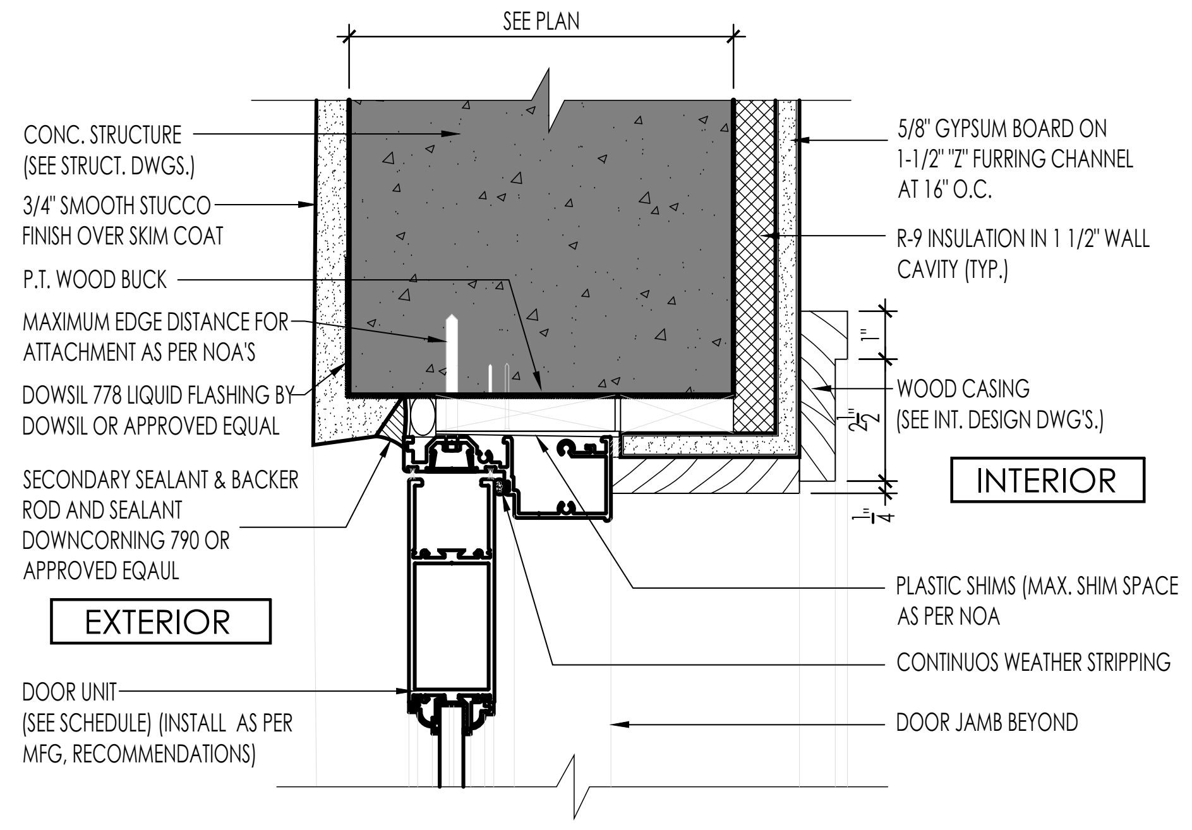
7 EXTERIOR WALL (TYP.)

SCALE: 1 1/2"=1'-0'


SEE PLAN
GALV. MTL. TOP RUNNER (TYP.)
5/8" GYP. DRYWALL (TYP. BOTH SIDES) (M.R. GYP. BD. @ ALL BATHS) (CEMENT BD. @ SHOWERS & TUBS)
20 GA. GALV. MTL. STUDS @ 16" O.C.
SOUND INSULATION - WHERE APPLICABLE (SEE PLAN)
FLOOR FINISH TO BE DETERMINED (SEE INT. DESIGN DWG'S.)
GALV. MTL. FLOOR TRACK
STRUCTURE

8 INTERIOR PARTITION (TYP.)

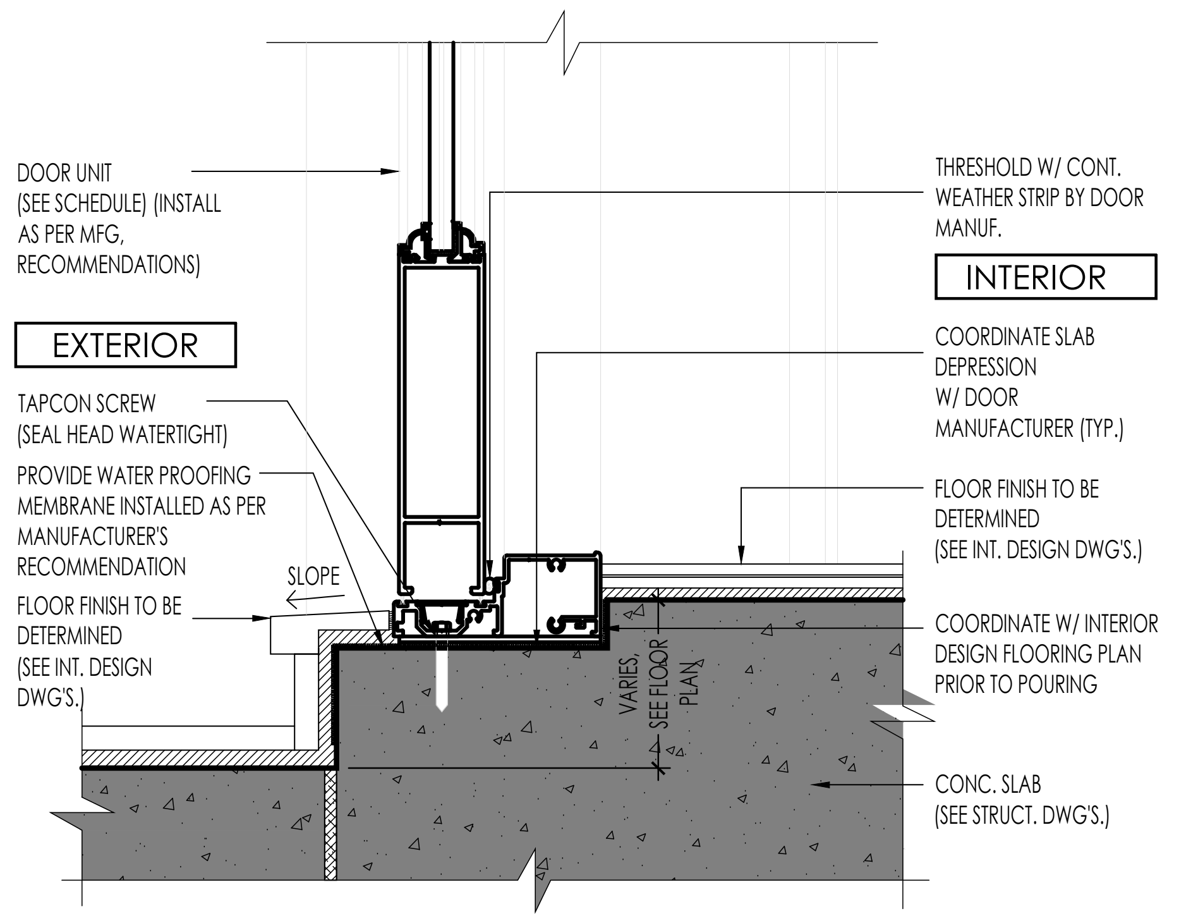
SCALE: 1 1/2"=1'-0'


SEE PLAN
CONC. STRUCTURE (SEE STRUCT. DWGS.)
3/4" SMOOTH STUCCO FINISH OVER SKIM COAT
P.T. WOOD BUCK
MAXIMUM EDGE DISTANCE FOR ATTACHMENT AS PER NOA'S
DOWSIL 778 LIQUID FLASHING BY DOWSIL OR APPROVED EQUAL
SECONDARY SEALANT & BACKER ROD AND SEALANT DOWNCORNING 790 OR APPROVED EQAUL
EXTERIOR
DOOR UNIT (SEE SCHEDULE) (INSTALL AS PER MFG, RECOMMENDATIONS)
5/8" GYPSUM BOARD ON 1-1/2" "Z" FURRING CHANNEL AT 16" O.C.
R-9 INSULATION IN 1 1/2" WALL CAVITY (TYP.)
1"
2 1/2"
1/4"
WOOD CASING (SEE INT. DESIGN DWG'S.)
INTERIOR
PLASTIC SHIMS (MAX. SHIM SPACE AS PER NOA
CONTINUOS WEATHER STRIPPING
DOOR JAMB BEYOND

NOTES: ALL PRODUCTS TO BE APPLIED AS PER MANUFACTURERS SPECIFICATIONS. G.C. MUST VERIFY PRODUCT COMPATIBILITY WITH MANUFACTURER

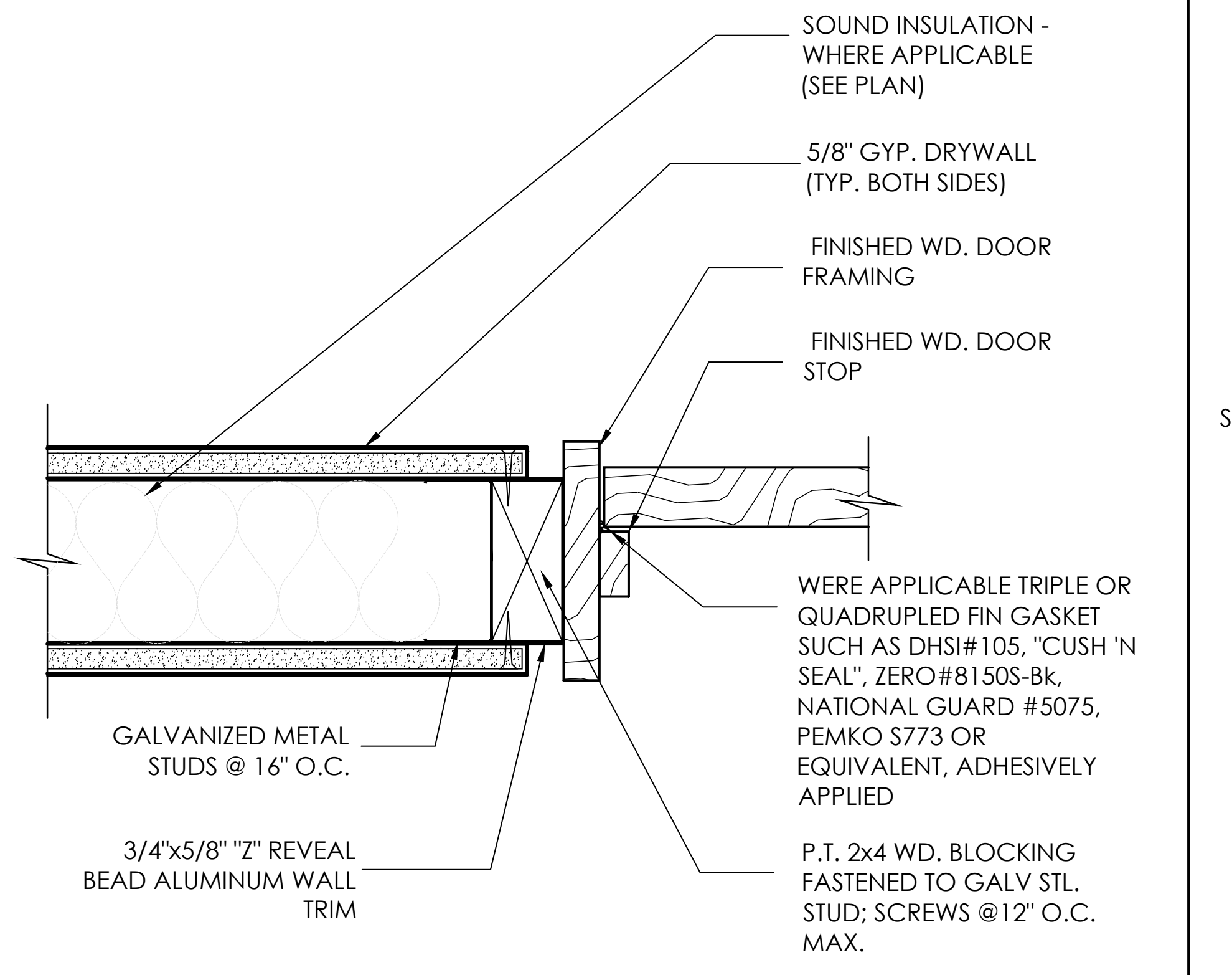
9 EXTERIOR DOOR HEAD JAMB DETAIL (TYP.)

SCALE: 3"=1'-0'


DOOR UNIT (SEE SCHEDULE) (INSTALL AS PER MFG, RECOMMENDATIONS)
EXTERIOR
TAPCON SCREW (SEAL HEAD WATERTIGHT)
PROVIDE WATER PROOFING MEMBRANE INSTALLED AS PER MANUFACTURER'S RECOMMENDATION
SLOPE
FLOOR FINISH TO BE DETERMINED (SEE INT. DESIGN DWG'S.)
THRESHOLD W/ CONT. WEATHER STRIP BY DOOR MANUF.
INTERIOR
COORDINATE SLAB DEPRESSION W/ DOOR MANUFACTURER (TYP.)
FLOOR FINISH TO BE DETERMINED (SEE INT. DESIGN DWG'S.)
COORDINATE W/ INTERIOR DESIGN FLOORING PLAN PRIOR TO POURING
VARIES, SEE FLOOR PLAN
CONC. SLAB (SEE STRUCT. DWG'S.)

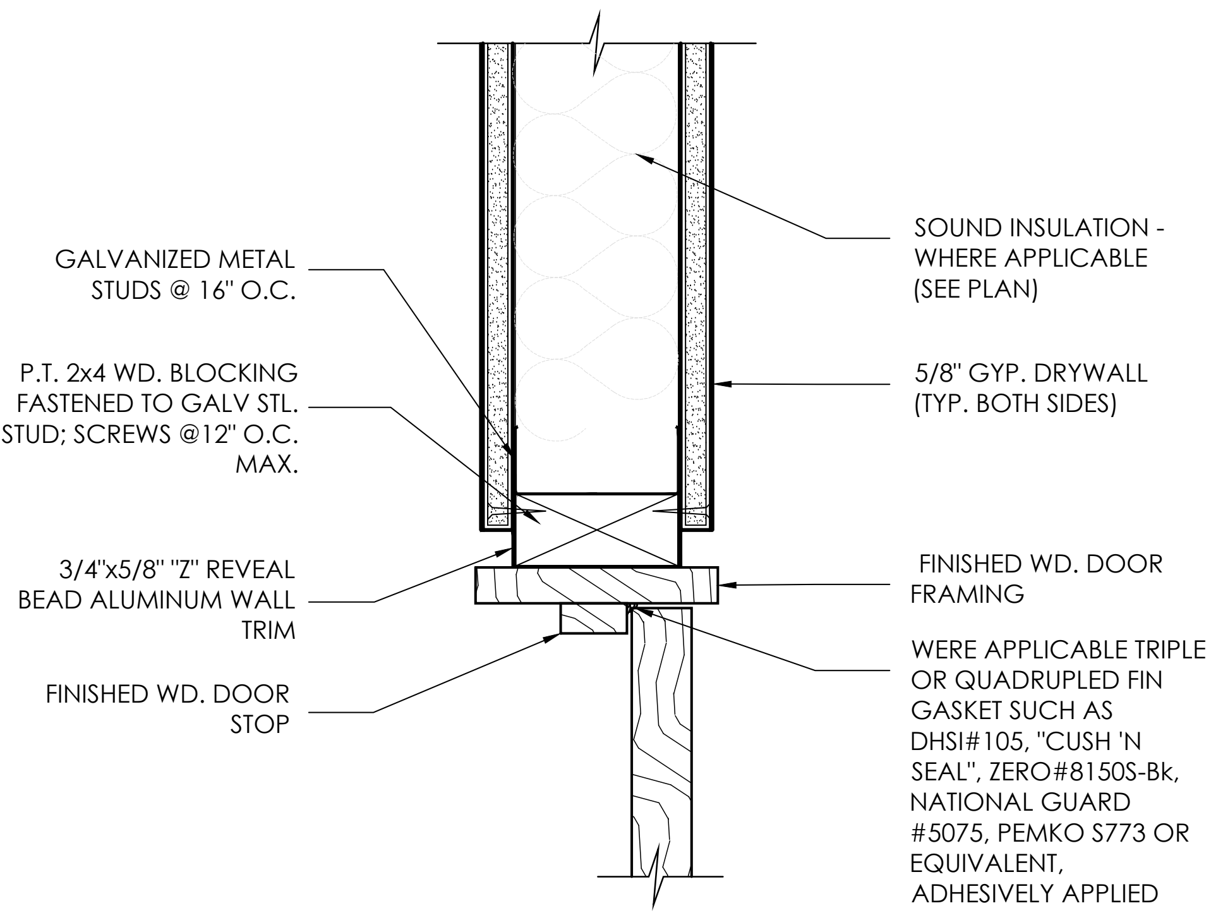
10 EXTERIOR DOOR THRESHOLD DETAIL (TYP.)

SCALE: 3"=1'-0'


SOUND INSULATION - WHERE APPLICABLE (SEE PLAN)
5/8" GYP. DRYWALL (TYP. BOTH SIDES)
FINISHED WD. DOOR FRAMING
FINISHED WD. DOOR STOP
WERE APPLICABLE TRIPLE OR QUADRUPLED FIN GASKET SUCH AS DHSI#105, "CUSH 'N SEAL", ZERO#8150S-Bk, NATIONAL GUARD #5075, PEMKO S773 OR EQUIVALENT, ADHESIVELY APPLIED
GALVANIZED METAL STUDS @ 16" O.C.
3/4"x5/8" "Z" REVEAL BEAD ALUMINUM WALL TRIM
P.T. 2x4 WD. BLOCKING FASTENED TO GALV STL. STUD; SCREWS @12" O.C. MAX.

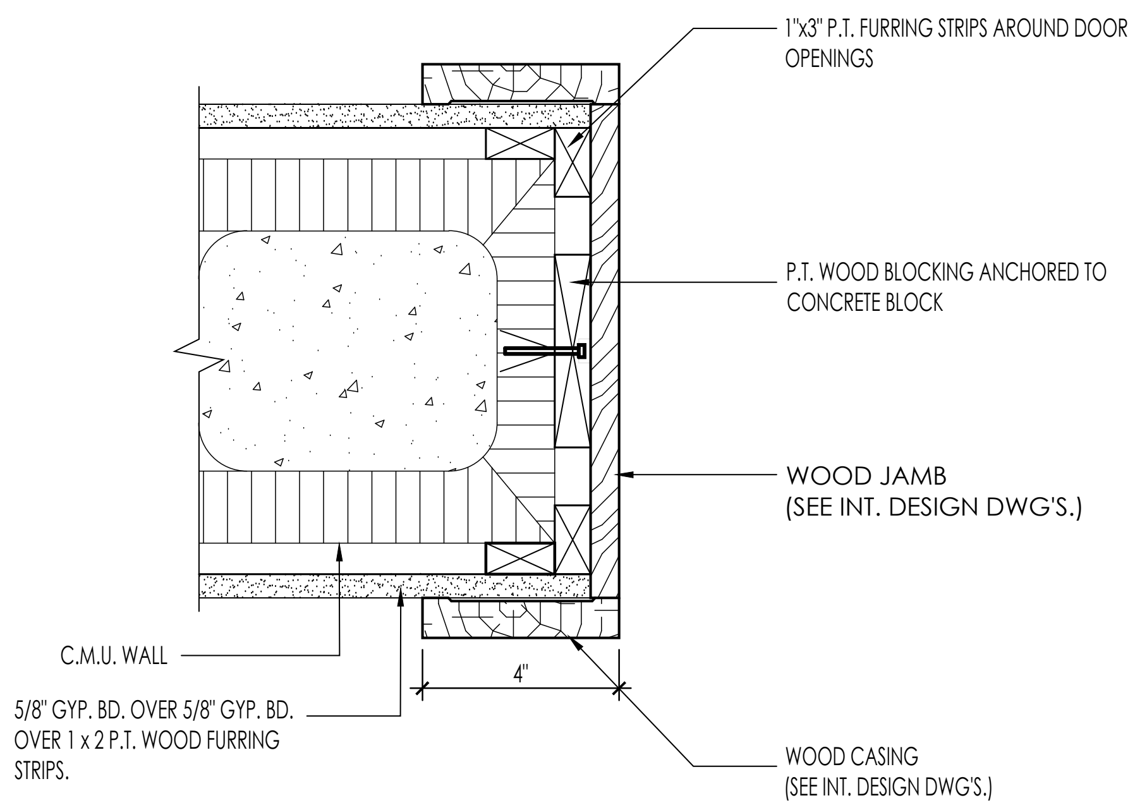
11 INTERIOR DOOR JAMB DETAIL (TYP.)

SCALE: 3"=1'-0'


GALVANIZED METAL STUDS @ 16" O.C.
P.T. 2x4 WD. BLOCKING FASTENED TO GALV STL. STUD; SCREWS @12" O.C. MAX.
3/4"x5/8" "Z" REVEAL BEAD ALUMINUM WALL TRIM
FINISHED WD. DOOR STOP
SOUND INSULATION - WHERE APPLICABLE (SEE PLAN)
5/8" GYP. DRYWALL (TYP. BOTH SIDES)
FINISHED WD. DOOR FRAMING
WERE APPLICABLE TRIPLE OR QUADRUPLED FIN GASKET SUCH AS DHSI#105, "CUSH 'N SEAL", ZERO#8150S-Bk, NATIONAL GUARD #5075, PEMKO S773 OR EQUIVALENT, ADHESIVELY APPLIED

12 INTERIOR DOOR HEAD DETAIL (TYP.)

SCALE: 3"=1'-0'

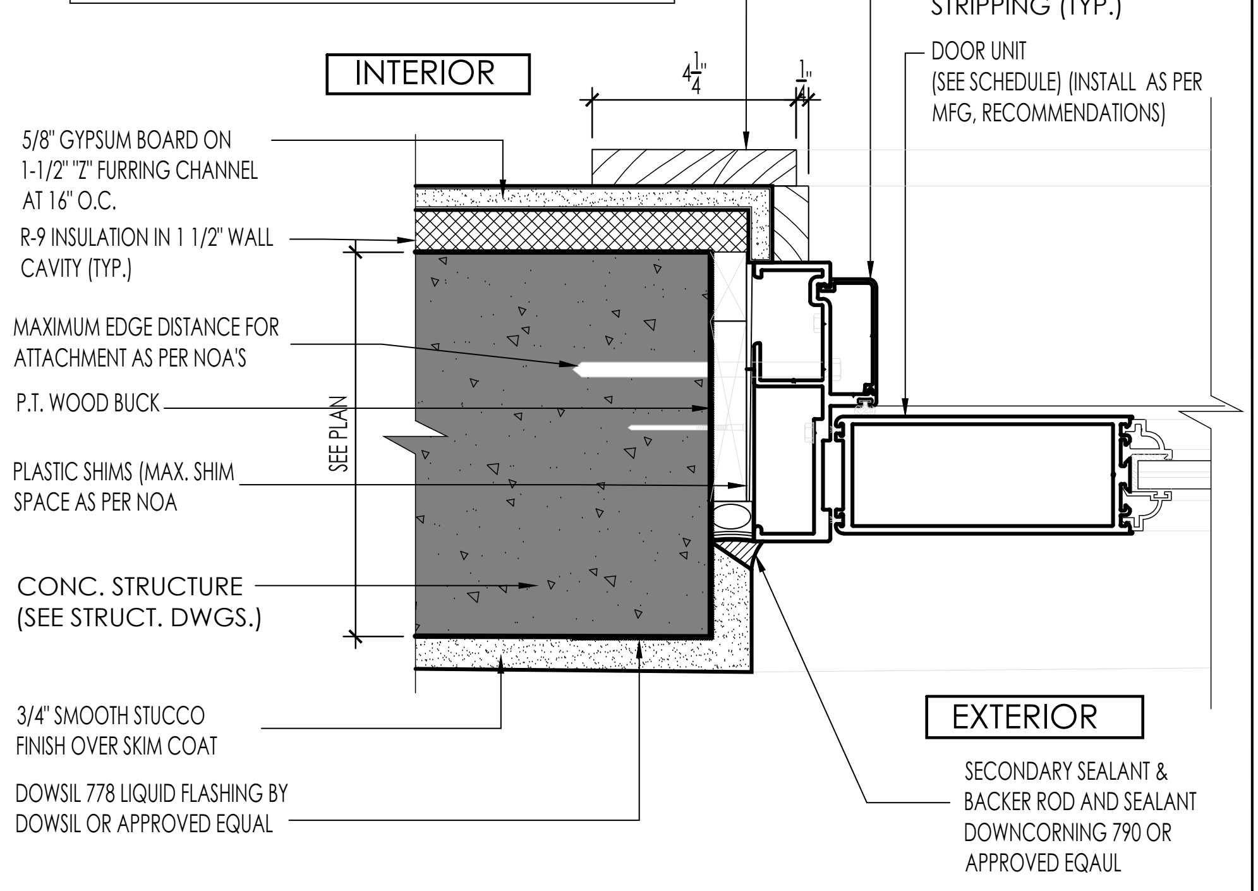

1"x3" P.T. FURRING STRIPS AROUND DOOR OPENINGS
P.T. WOOD BLOCKING ANCHORED TO CONCRETE BLOCK
WOOD JAMB (SEE INT. DESIGN DWG'S.)
C.M.U. WALL
4"
5/8" GYP. BD. OVER 5/8" GYP. BD. OVER 1 x 2 P.T. WOOD FURRING STRIPS.
WOOD CASING (SEE INT. DESIGN DWG'S.)

NOTE:
COORDINATE ALL CASINGS WITH INTERIOR DESIGNER DRAWINGS

13 DRIP EDGE PROFILE (TYP.)

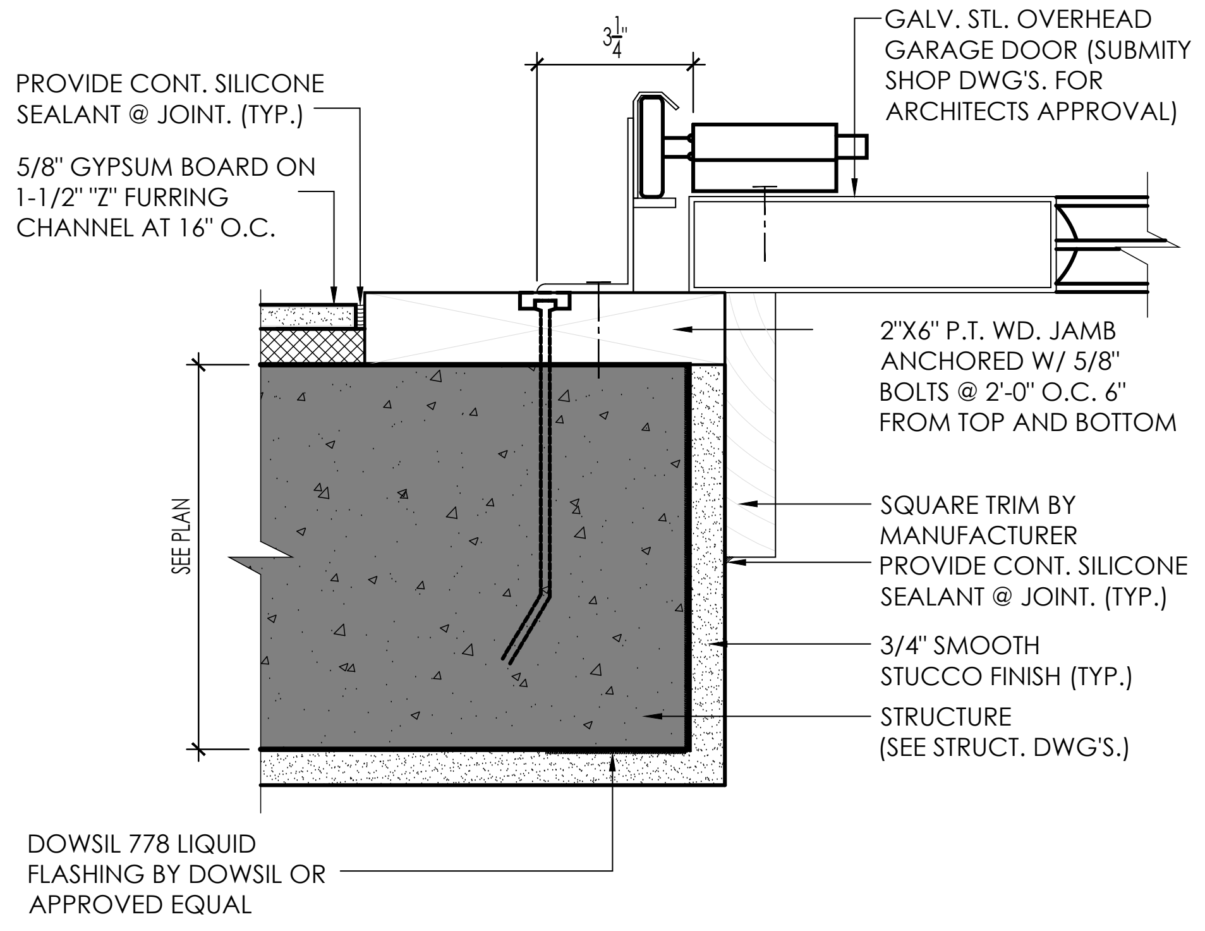
SCALE: 6"=1'-0'

NOTES: ALL PRODUCTS TO BE APPLIED AS PER MANUFACTURERS SPECIFICATIONS. G.C. MUST VERIFY PRODUCT COMPATIBILITY WITH MANUFACTURER


WOOD CASING (SEE INT. DESIGN DWG'S.)
CONTINUOUS WEATHER STRIPPING (TYP.)
DOOR UNIT (SEE SCHEDULE) (INSTALL AS PER MFG, RECOMMENDATIONS)
INTERIOR
4 1/4"
1/4"
5/8" GYPSUM BOARD ON 1-1/2" "Z" FURRING CHANNEL AT 16" O.C.
R-9 INSULATION IN 1 1/2" WALL CAVITY (TYP.)
MAXIMUM EDGE DISTANCE FOR ATTACHMENT AS PER NOA'S
P.T. WOOD BUCK
SEE PLAN
PLASTIC SHIMS (MAX. SHIM SPACE AS PER NOA
CONC. STRUCTURE (SEE STRUCT. DWGS.)
3/4" SMOOTH STUCCO FINISH OVER SKIM COAT
DOWSIL 778 LIQUID FLASHING BY DOWSIL OR APPROVED EQUAL
EXTERIOR
SECONDARY SEALANT & BACKER ROD AND SEALANT DOWNCORNING 790 OR APPROVED EQAUL

14 EXTERIOR DOOR JAMB DETAIL (TYP.)

SCALE: 3"=1'-0'


PROVIDE CONT. SILICONE SEALANT @ JOINT. (TYP.)
5/8" GYPSUM BOARD ON 1-1/2" "Z" FURRING CHANNEL AT 16" O.C.
3 1/4"
GALV. STL. OVERHEAD GARAGE DOOR (SUBMITY SHOP DWG'S. FOR ARCHITECTS APPROVAL)
2"X6" P.T. WD. JAMB ANCHORED W/ 5/8" BOLTS @ 2'-0" O.C. 6" FROM TOP AND BOTTOM
SEE PLAN
SQUARE TRIM BY MANUFACTURER
PROVIDE CONT. SILICONE SEALANT @ JOINT. (TYP.)
3/4" SMOOTH STUCCO FINISH (TYP.)
STRUCTURE (SEE STRUCT. DWG'S.)
DOWSIL 778 LIQUID FLASHING BY DOWSIL OR APPROVED EQUAL

15 GARAGE DOOR JAMB DETAIL (TYP.)

SCALE: 3"=1'-0'

PACHECO ARCHITECTURE

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NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

date 10.26.2021
issued
drawn
checked
project no. 2024

revisions

Raymond Pacheco
AR0006412

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A-18.0

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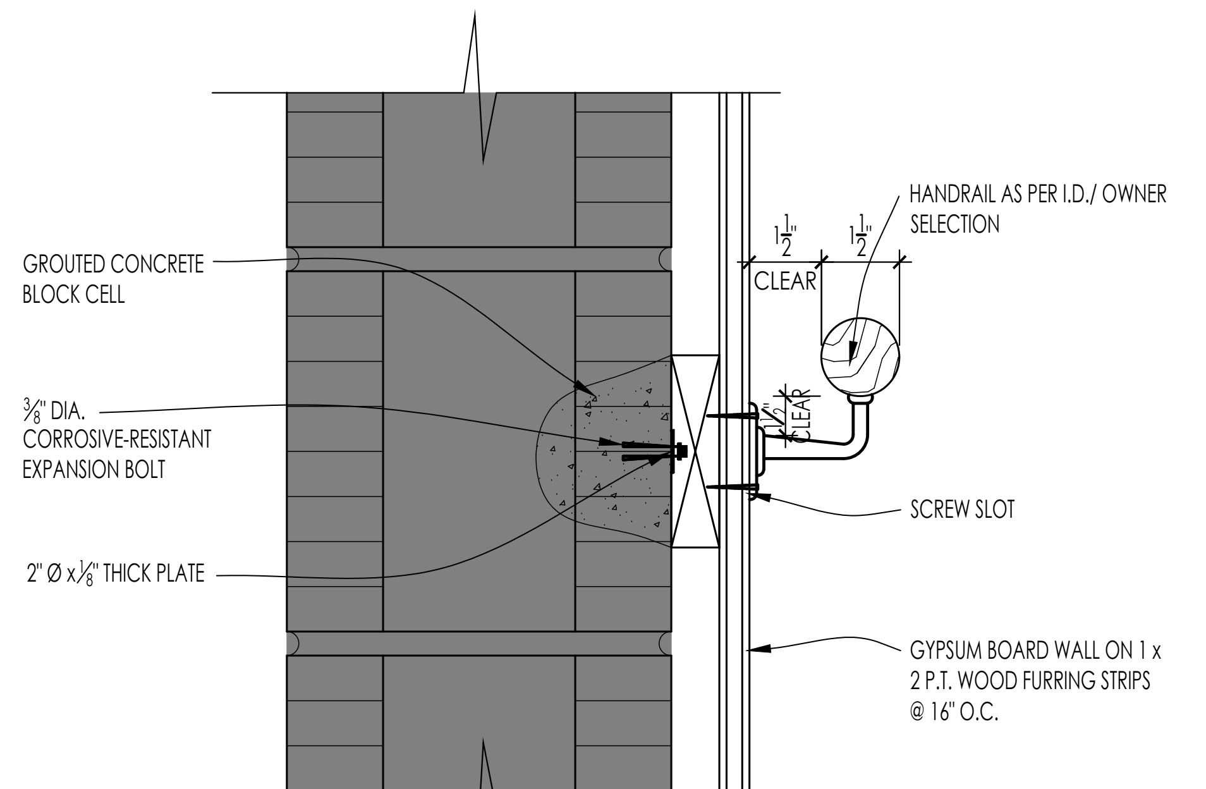
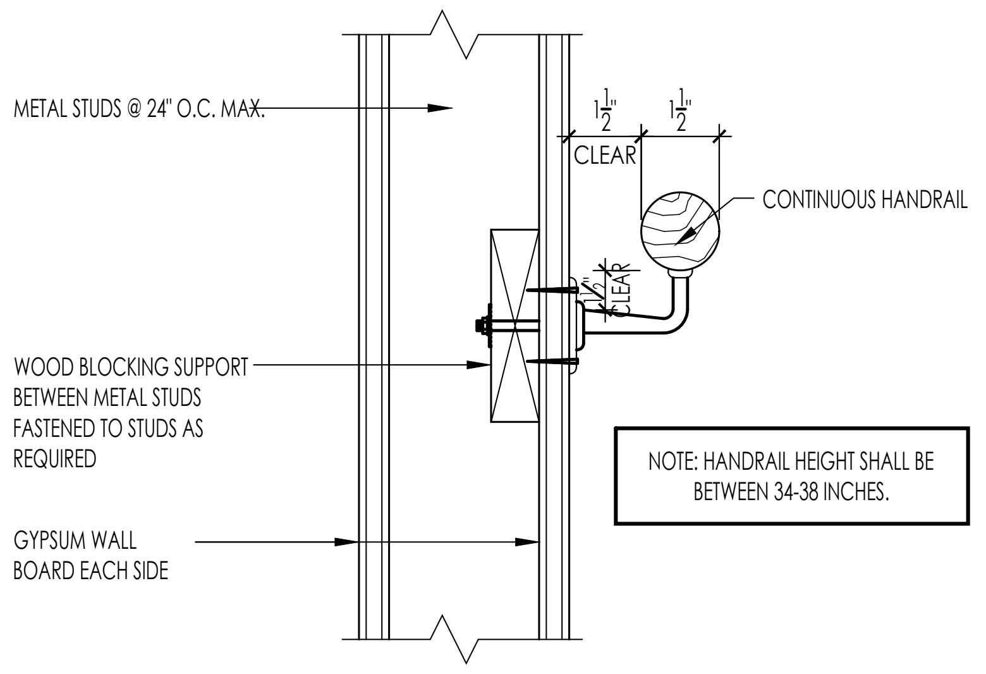

GROUTED CONCRETE BLOCK CELL
3/8" DIA. CORROSIVE-RESISTANT EXPANSION BOLT
2" Ø x 1/8" THICK PLATE
1 1/2" CLEAR
1 1/2"
1 1/2" CLEAR
HANDRAIL AS PER I.D./ OWNER SELECTION
SCREW SLOT
GYPSUM BOARD WALL ON 1 x 2 P.T. WOOD FURRING STRIPS @ 16" O.C.

1 HANDRAIL DETAIL @ C.M.U. WALL

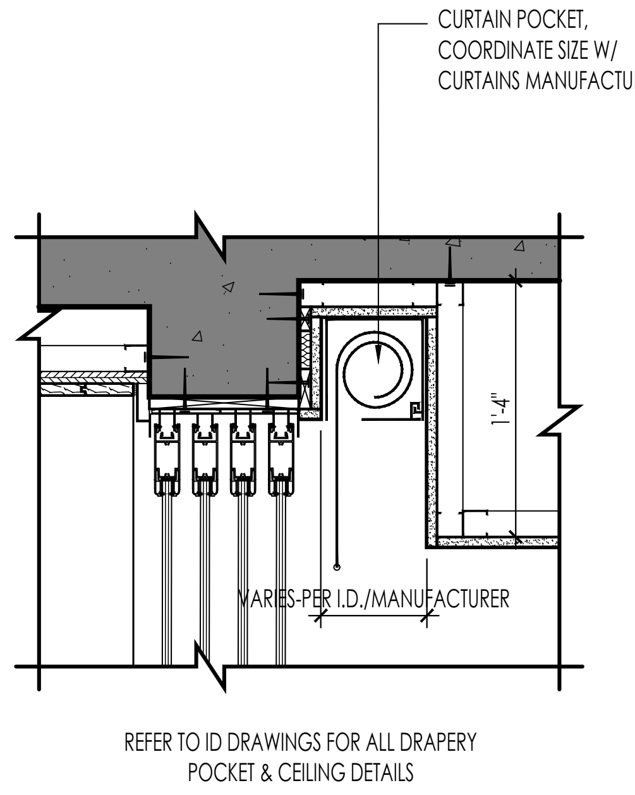
SCALE: 3"=1'-0"


METAL STUDS @ 24" O.C. MAX.
1 1/2" CLEAR
1 1/2"
CONTINUOUS HANDRAIL
1 1/2" CLEAR
WOOD BLOCKING SUPPORT BETWEEN METAL STUDS FASTENED TO STUDS AS REQUIRED
GYPSUM WALL BOARD EACH SIDE

NOTE: HANDRAIL HEIGHT SHALL BE BETWEEN 34-38 INCHES.

2 HANDRAIL BLOCKING DETAIL TO STUD WALL

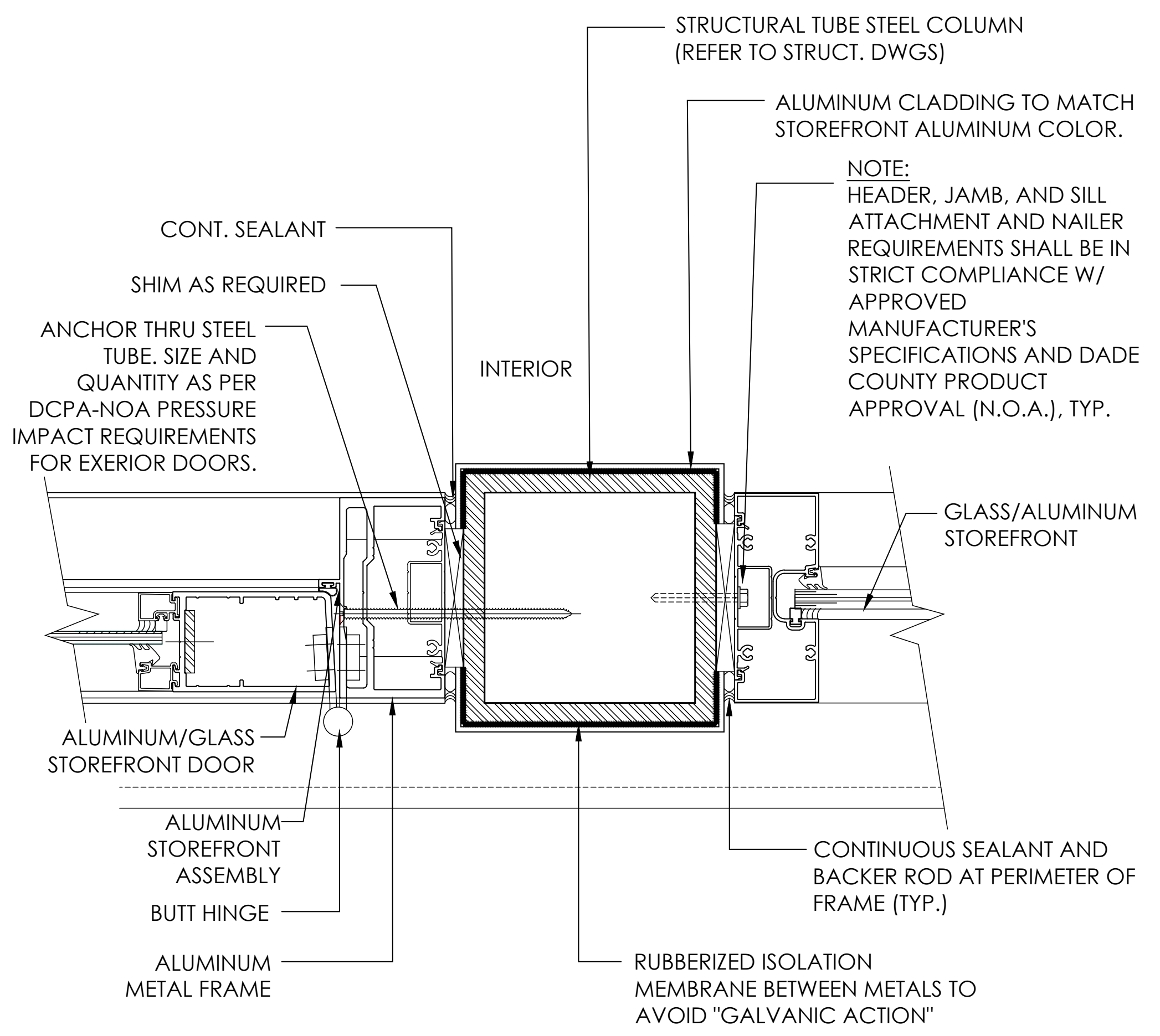
SCALE: 3"=1'-0"


CURTAIN POCKET, COORDINATE SIZE W/ CURTAINS MANUFACTURER
1'-4"
VARIES-PER I.D./MANUFACTURER

REFER TO ID DRAWINGS FOR ALL DRAPERY POCKET & CEILING DETAILS

3 TYPICAL DRAPERY POCKET DETAIL (TYP.)

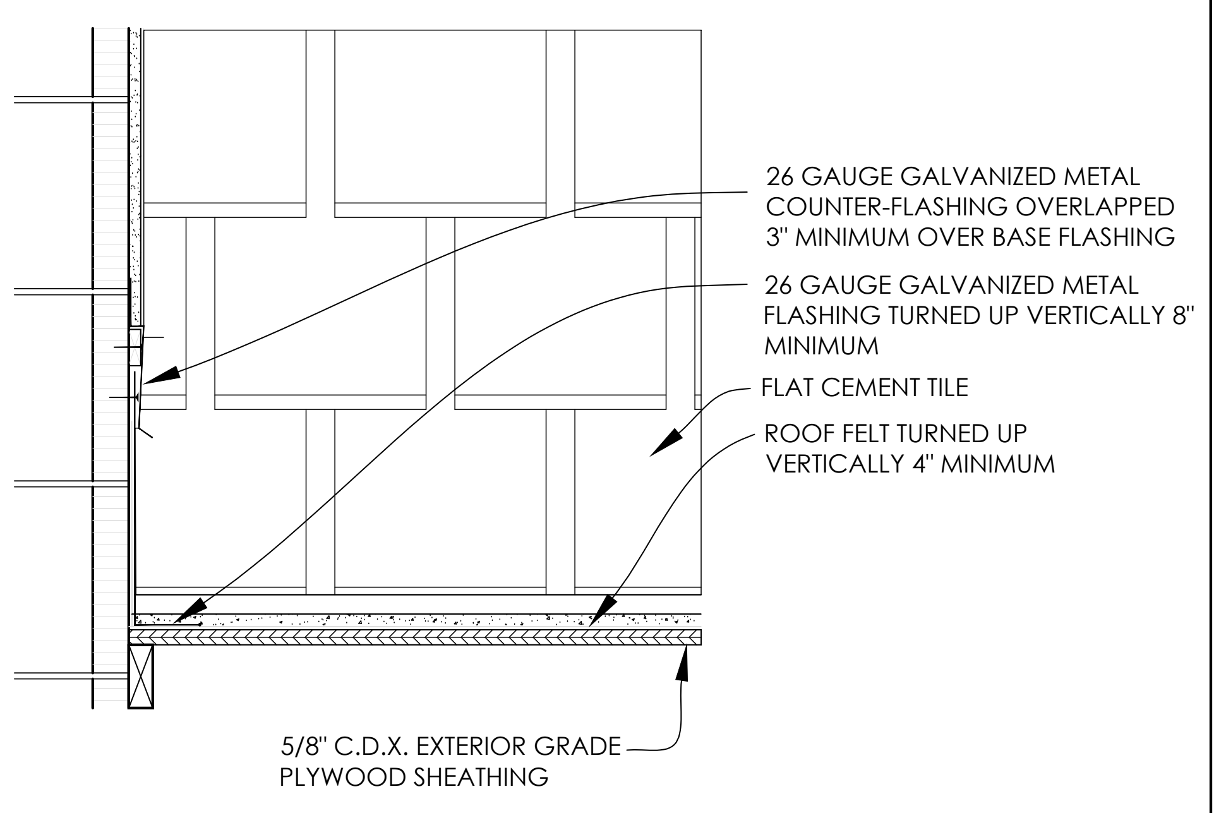
SCALE: 1"=1'-0"


STRUCTURAL TUBE STEEL COLUMN (REFER TO STRUCT. DWGS)
ALUMINUM CLADDING TO MATCH STOREFRONT ALUMINUM COLOR.
CONT. SEALANT
SHIM AS REQUIRED
ANCHOR THRU STEEL TUBE. SIZE AND QUANTITY AS PER DCPA-NOA PRESSURE IMPACT REQUIREMENTS FOR EXERIOR DOORS.
INTERIOR
GLASS/ALUMINUM STOREFRONT
ALUMINUM/GLASS STOREFRONT DOOR
ALUMINUM STOREFRONT ASSEMBLY
BUTT HINGE
ALUMINUM METAL FRAME
CONTINUOUS SEALANT AND BACKER ROD AT PERIMETER OF FRAME (TYP.)
RUBBERIZED ISOLATION MEMBRANE BETWEEN METALS TO AVOID "GALVANIC ACTION"

NOTE:
HEADER, JAMB, AND SILL ATTACHMENT AND NAILER REQUIREMENTS SHALL BE IN STRICT COMPLIANCE W/ APPROVED MANUFACTURER'S SPECIFICATIONS AND DADE COUNTY PRODUCT APPROVAL (N.O.A.), TYP.

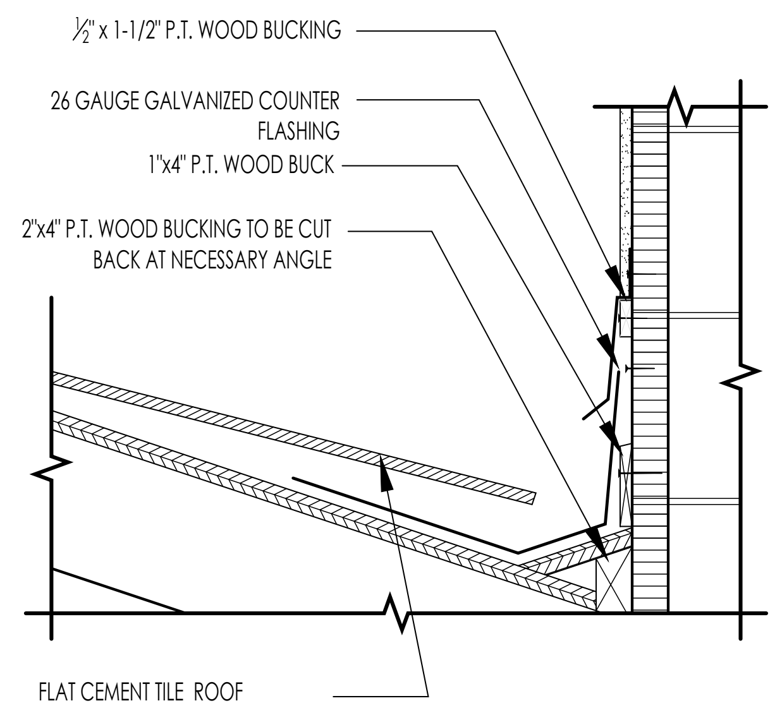
4 METAL COLUMN DETAIL (TYP.)

SCALE: 3"=1'-0"


26 GAUGE GALVANIZED METAL COUNTER-FLASHING OVERLAPPED 3" MINIMUM OVER BASE FLASHING
26 GAUGE GALVANIZED METAL FLASHING TURNED UP VERTICALLY 8" MINIMUM
FLAT CEMENT TILE
ROOF FELT TURNED UP VERTICALLY 4" MINIMUM
5/8" C.D.X. EXTERIOR GRADE PLYWOOD SHEATHING

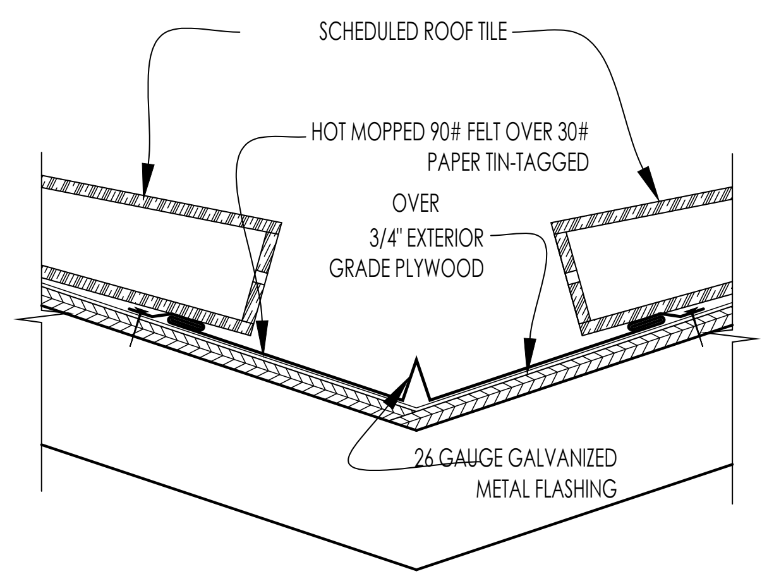
5 ROOF DETAIL (TYP.)

SCALE: 3/4"=1'-0"


1/2" x 1-1/2" P.T. WOOD BUCKING
26 GAUGE GALVANIZED COUNTER FLASHING
1"x4" P.T. WOOD BUCK
2"x4" P.T. WOOD BUCKING TO BE CUT BACK AT NECESSARY ANGLE
FLAT CEMENT TILE ROOF

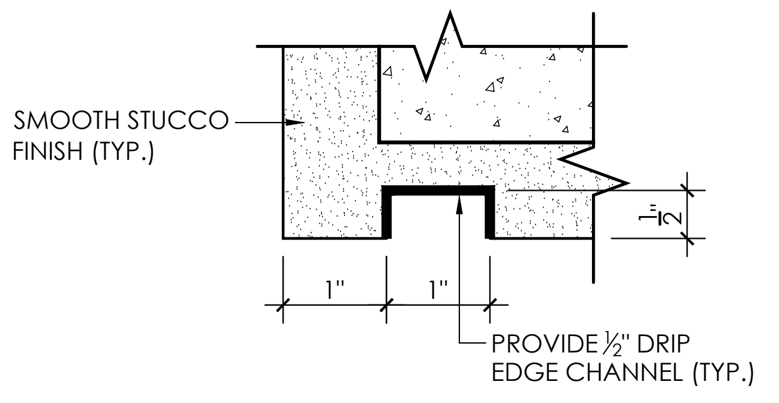
6 TYPICAL ROOF VALLEY DETAIL

SCALE: 3/4"=1'-0"


SCHEDULED ROOF TILE
HOT MOPPED 90# FELT OVER 30# PAPER TIN-TAGGED
OVER
3/4" EXTERIOR GRADE PLYWOOD
26 GAUGE GALVANIZED METAL FLASHING

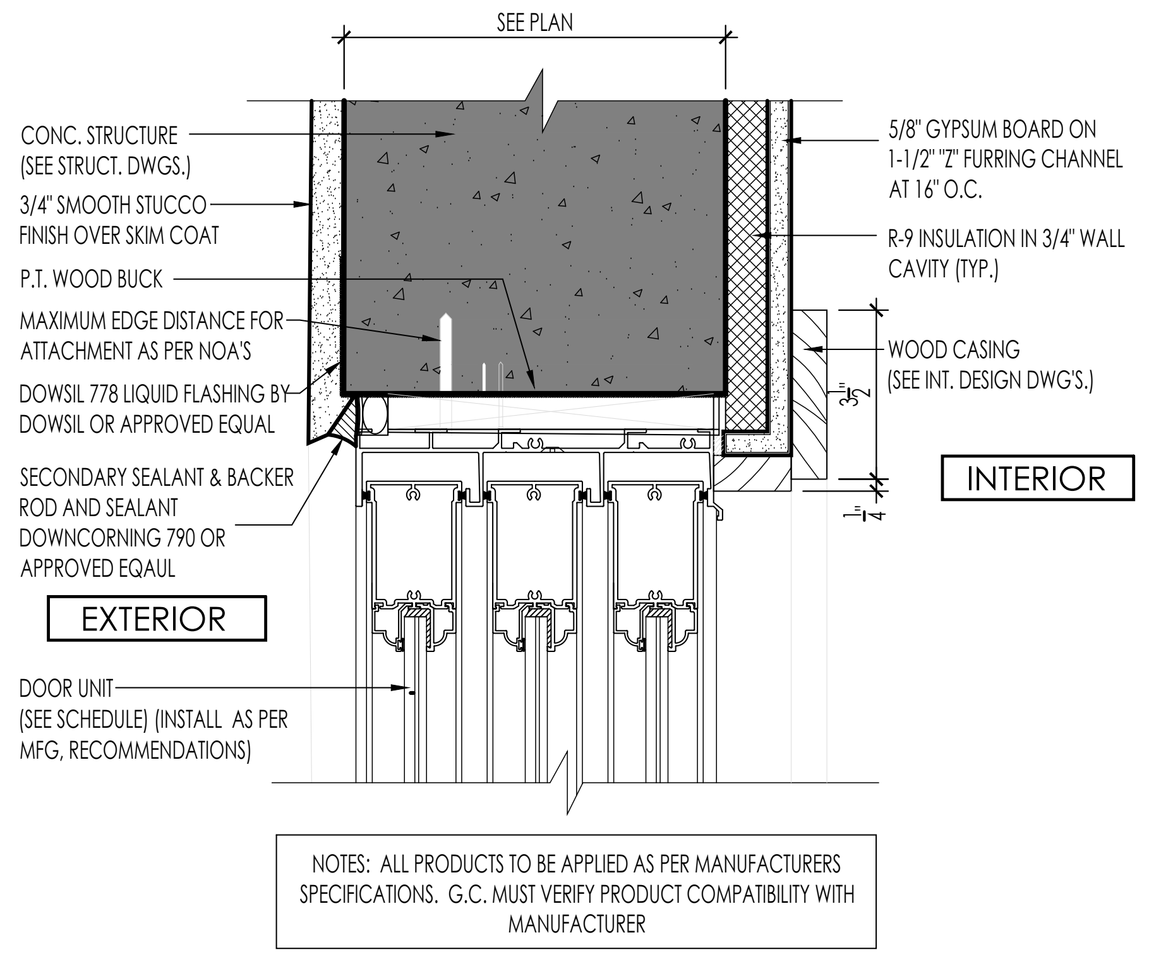
7 TYPICAL ROOF VALLEY DETAIL

SCALE: 3/4"=1'-0"


SMOOTH STUCCO FINISH (TYP.)
1/2"
1"
1"
PROVIDE 1/2" DRIP EDGE CHANNEL (TYP.)

8 DRIP EDGE PROFILE (TYP.)

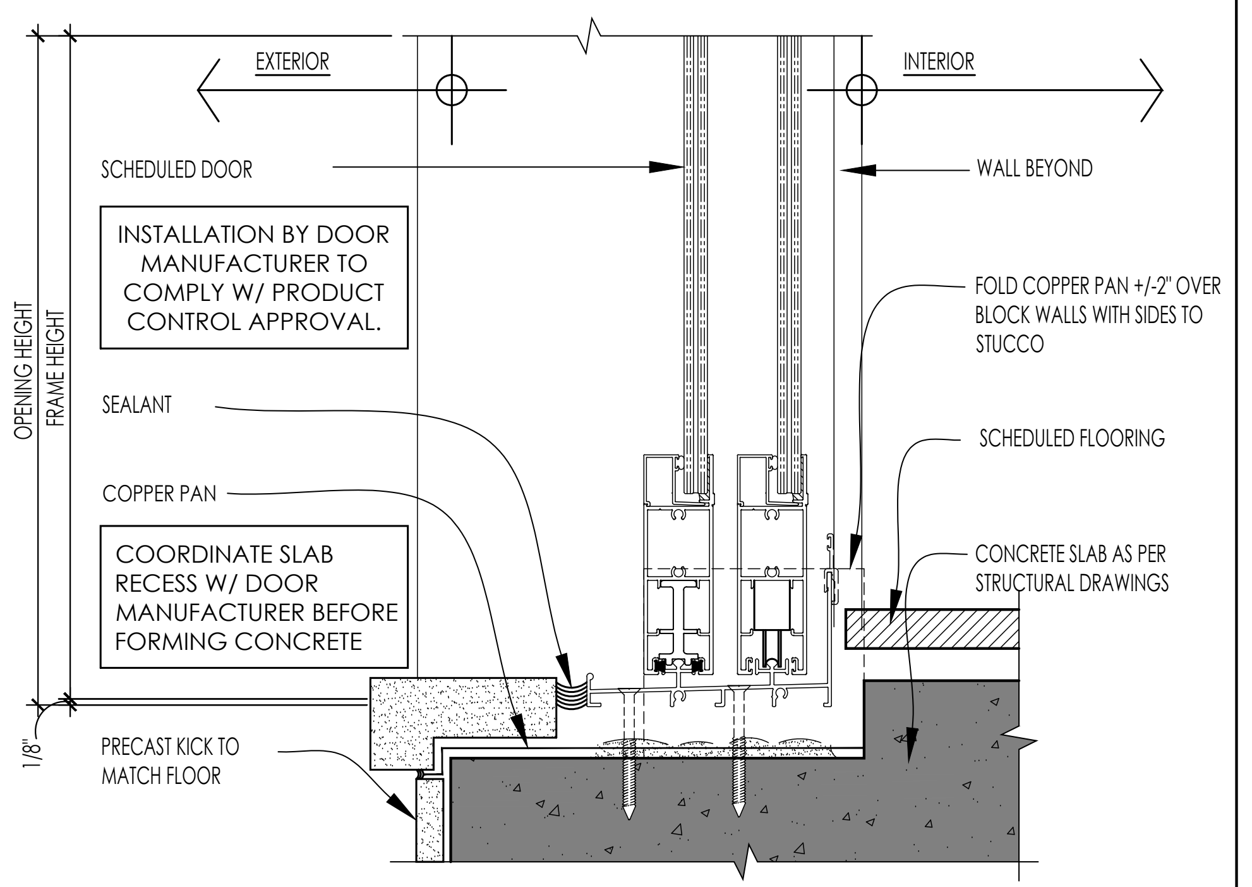
SCALE: 6"=1'-0"


SEE PLAN
CONC. STRUCTURE (SEE STRUCT. DWGS.)
3/4" SMOOTH STUCCO FINISH OVER SKIM COAT
P.T. WOOD BUCK
MAXIMUM EDGE DISTANCE FOR ATTACHMENT AS PER NOA'S
DOWSIL 778 LIQUID FLASHING BY DOWSIL OR APPROVED EQUAL
SECONDARY SEALANT & BACKER ROD AND SEALANT DOWNCORNING 790 OR APPROVED EQAUL
EXTERIOR
DOOR UNIT (SEE SCHEDULE) (INSTALL AS PER MFG, RECOMMENDATIONS)
5/8" GYPSUM BOARD ON 1-1/2" "Z" FURRING CHANNEL AT 16" O.C.
R-9 INSULATION IN 3/4" WALL CAVITY (TYP.)
WOOD CASING (SEE INT. DESIGN DWG'S.)
3 1/2"
1/4"
INTERIOR

NOTES: ALL PRODUCTS TO BE APPLIED AS PER MANUFACTURERS SPECIFICATIONS. G.C. MUST VERIFY PRODUCT COMPATIBILITY WITH MANUFACTURER

9 EXT. DOOR HEADER @ SLIDING DOORS

N.T.S.

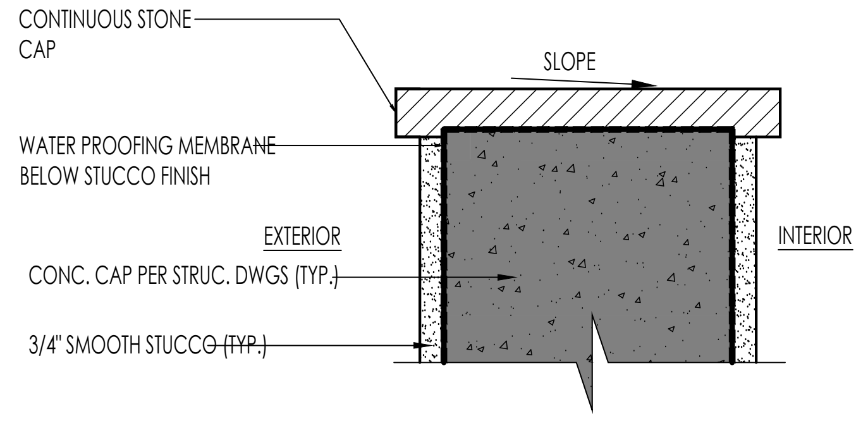

EXTERIOR
INTERIOR
SCHEDULED DOOR
WALL BEYOND
OPENING HEIGHT
FRAME HEIGHT
SEALANT
COPPER PAN
FOLD COPPER PAN +/-2" OVER BLOCK WALLS WITH SIDES TO STUCCO
SCHEDULED FLOORING
CONCRETE SLAB AS PER STRUCTURAL DRAWINGS
1/8"
PRECAST KICK TO MATCH FLOOR

INSTALLATION BY DOOR MANUFACTURER TO COMPLY W/ PRODUCT CONTROL APPROVAL.

COORDINATE SLAB RECESS W/ DOOR MANUFACTURER BEFORE FORMING CONCRETE

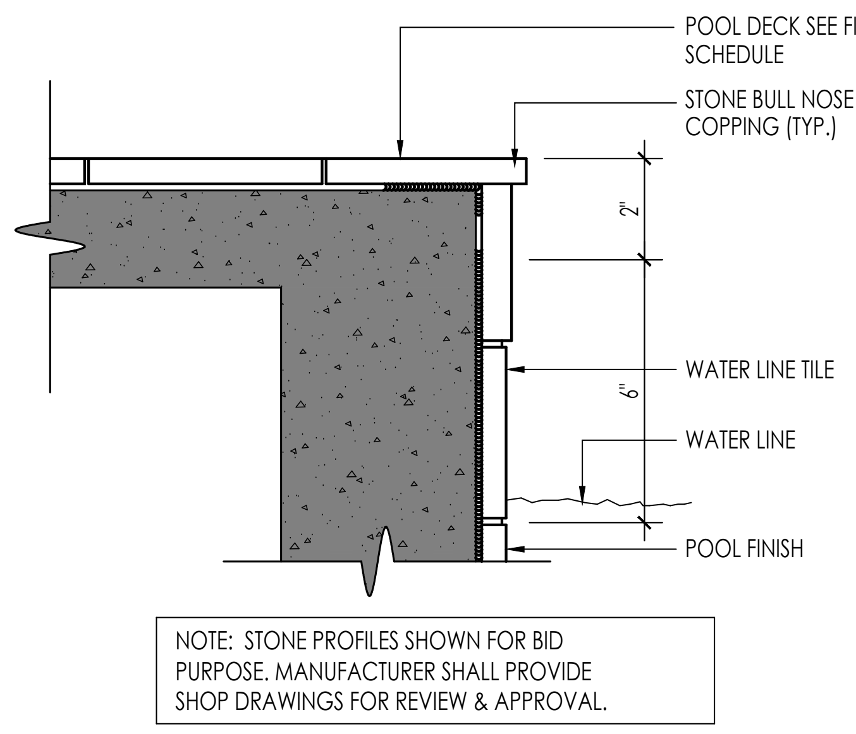
10 EXT. DOOR THRESHOLD @ SLIDING DOORS

N.T.S.


CONTINUOUS STONE CAP
SLOPE
WATER PROOFING MEMBRANE BELOW STUCCO FINISH
EXTERIOR
INTERIOR
CONC. CAP PER STRUC. DWGS (TYP.)
3/4" SMOOTH STUCCO (TYP.)

11 PARAPET CAP DETAIL (TYP.)

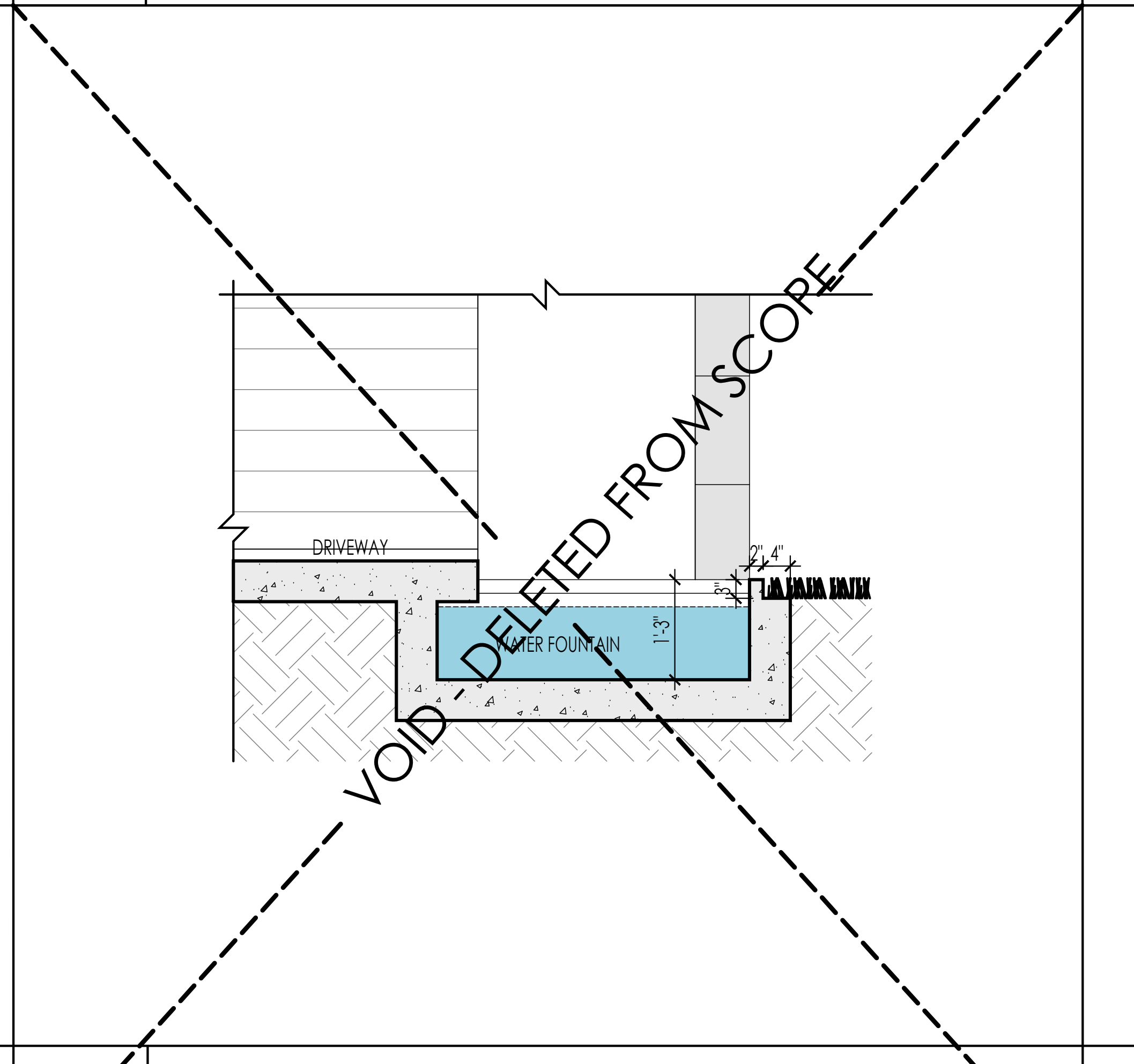
SCALE: 3/4"=1'-0"



NOTE: STONE PROFILES SHOWN FOR BID PURPOSE. MANUFACTURER SHALL PROVIDE SHOP DRAWINGS FOR REVIEW & APPROVAL.

12 POOL COPING DETAIL (TYP.)

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



13 WATER FOUNTAIN DETAIL

SCALE: 1/2"=1'-0"

14 NOT USED

PACHECO ARCHITECTURE

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NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

date 10.26.2021
issued
drawn
checked
project no. 2024

revisions
1 05/01/2024 REV.

STATE OF FLORIDA
Raymond Pacheco
AR0006412
REGISTERED ARCHITECT

sheet no.
A-19.0

Projects\De La Concepcion, Jorge-2024\2025-10-15 ARCH 100% - REV 3\2024-A-19.0 Details.dwg Oct 15, 2025 - 2:20pm JULIO