

CLIENT / OWNER

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MRS DISNEY MARTINEZ

PROJECT / LOCATION:

8965 S W 63RD COURT
PINECREST, FL 33156

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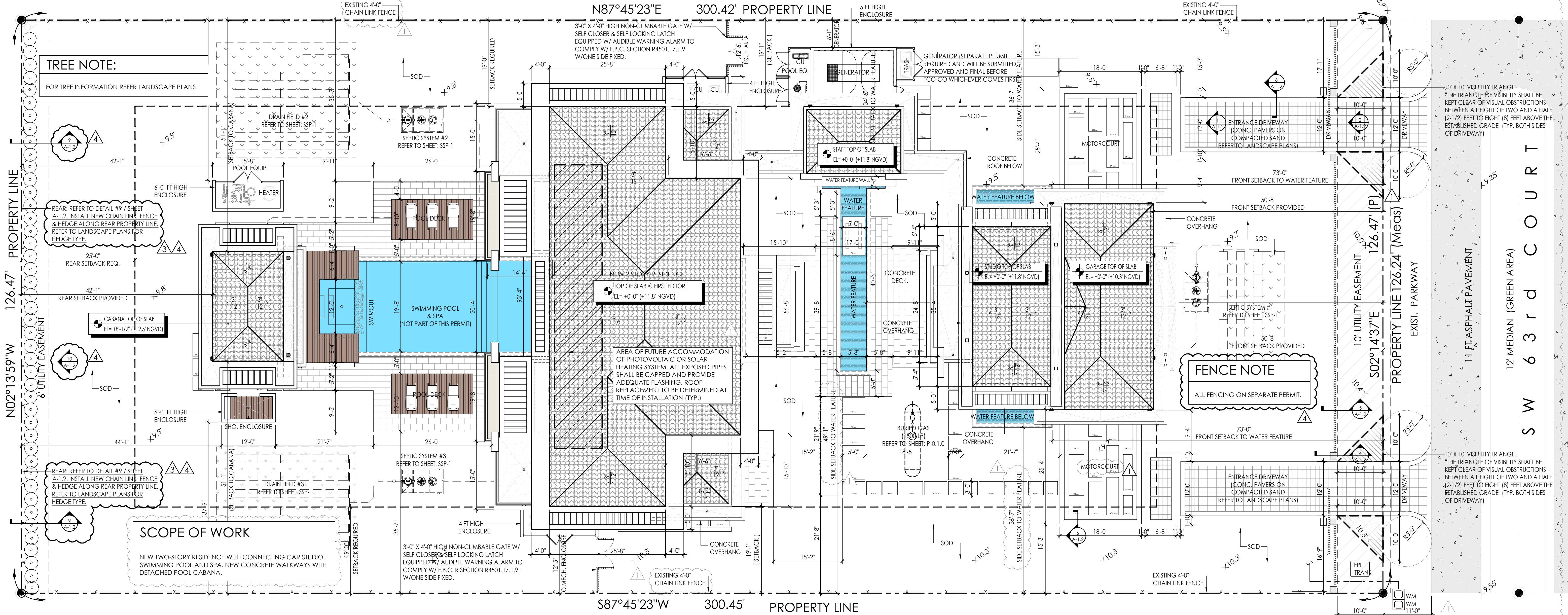
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Raymond Pacheco
Digitally signed by Raymond Pacheco
Date: 2025.11.26 10:18:17 -05'00'

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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 1 662, AT PAGE 97, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SETBACK REQUIREMENTS

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

GENERAL NOTES

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

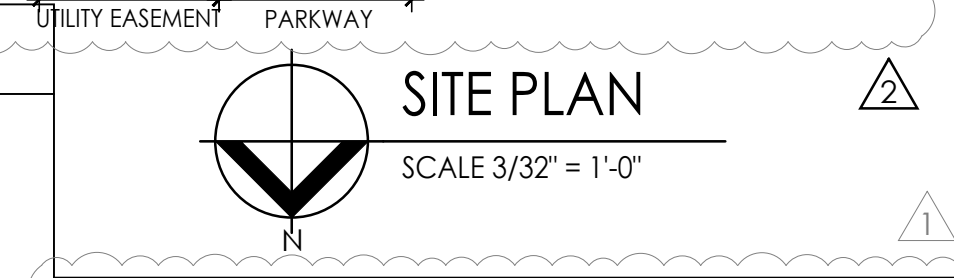
SITE NOTES

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

- FIELD WITHIN THE PROPERTY. IF A SEPTIC TANK & DRAIN FIELD IS PRESENT, IT SHALL BE ABANDONED AS RECOMMENDED PER FBC R 2023 8TH ED AND AS PER MIAMI-DADE COUNTY H.R.S. REQUIREMENTS PRIOR TO STARTING NEW CONSTRUCTION.
- APPROVED NUMBER OR ADDRESS SHALL BE PROVIDED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY AS PER FBC R319.1.1 2023 8TH ED.
- 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

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

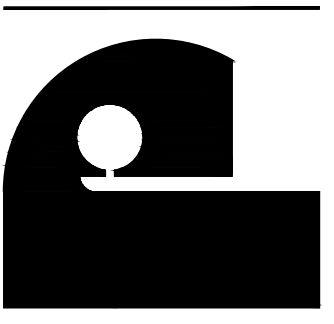
- NO FILL MATERIAL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE R.O.W. OUTSIDE THE BUILDING FOOTPRINT.
- EXISTING SIDEWALKS WILL BE MAINTAINED AT ALL TIMES FREE OF ANY LOOSE MATERIALS AND OPEN TO PEDESTRIAN TRAFFIC AT ALL TIMES. NO VEHICLES CAN PARK ON THE SIDEWALK AT ANY TIMES.
- NO MATERIALS OF ANY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



NOTES

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

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

NEW RESIDENCE FOR:

revisions

1	05-20-25 COM.
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3	09-17-25 COM.
4	10-22-25 COM.

date 10.26.2021

issued

drawn

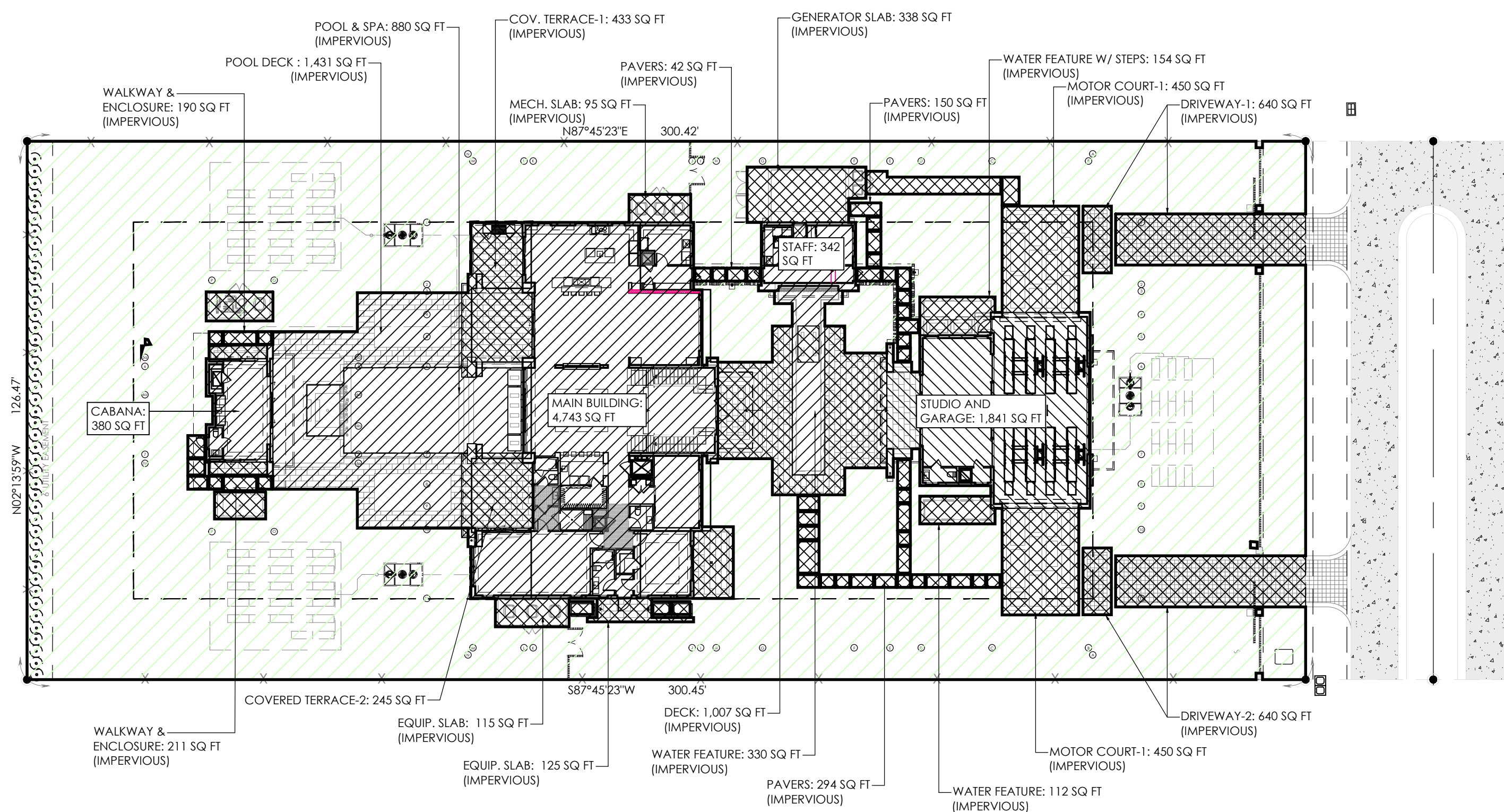
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project no.

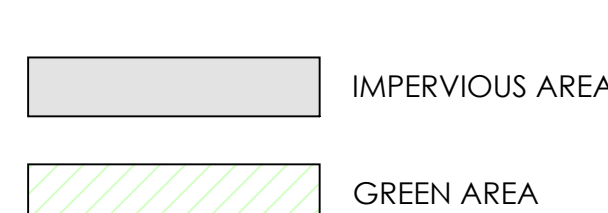
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STATE OF FLORIDA
REGISTERED ARCHITECT
AR000412

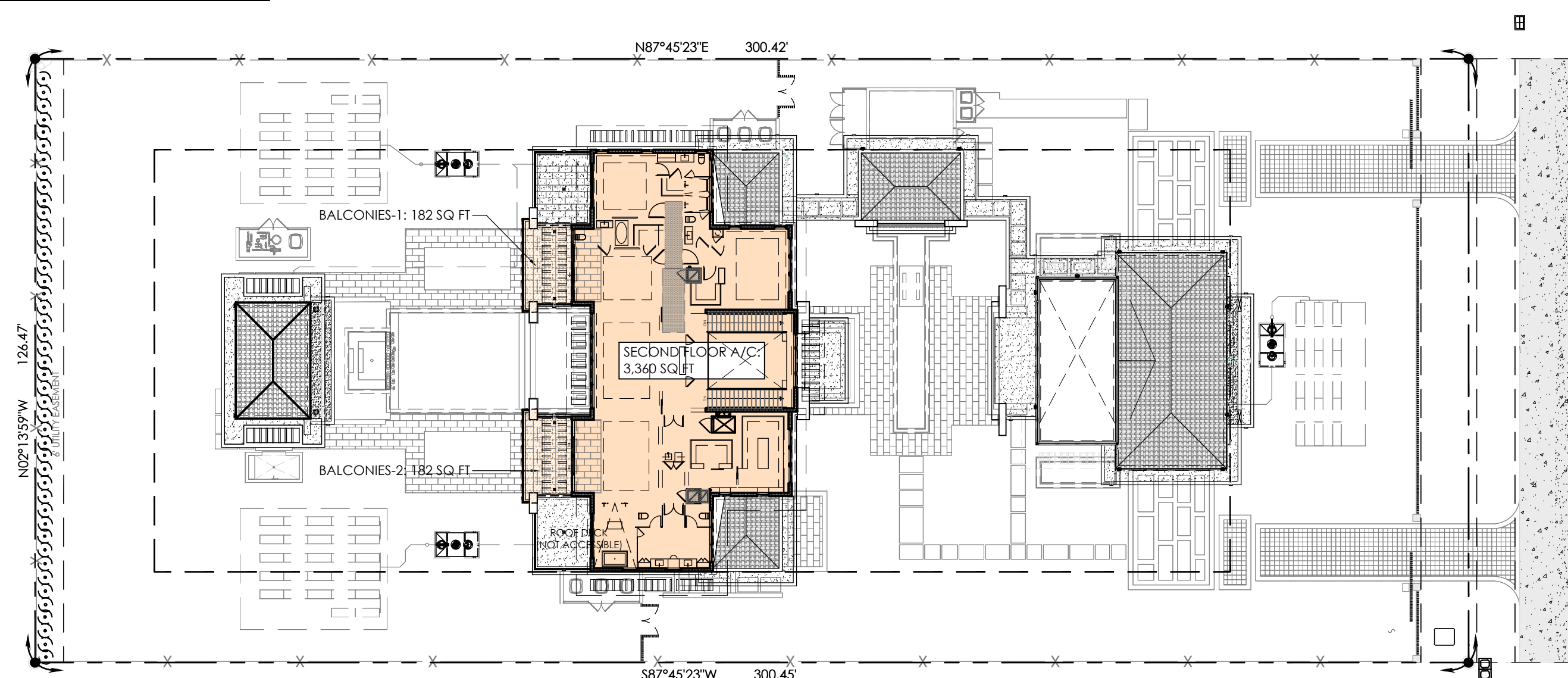


IMPERVIOUS AREA	
TOTAL LOT SIZE:	37,996 SQ FT
MAIN BUILDING:	4,743 SQ FT
DRIVEWAY-1:	640 SQ FT
DRIVEWAY-2:	640 SQ FT
MOTOR COURT-1:	450 SQ FT
MOTOR COURT-2:	450 SQ FT
WATER FEATURES (3):	596 SQ FT
STUDIO / GARAGE:	1,842 SQ FT
STAFF:	342 SQ FT
GENERATOR SLAB:	383 SQ FT
MECH. SLAB:	95 SQ FT
ENTRY DECK:	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%)



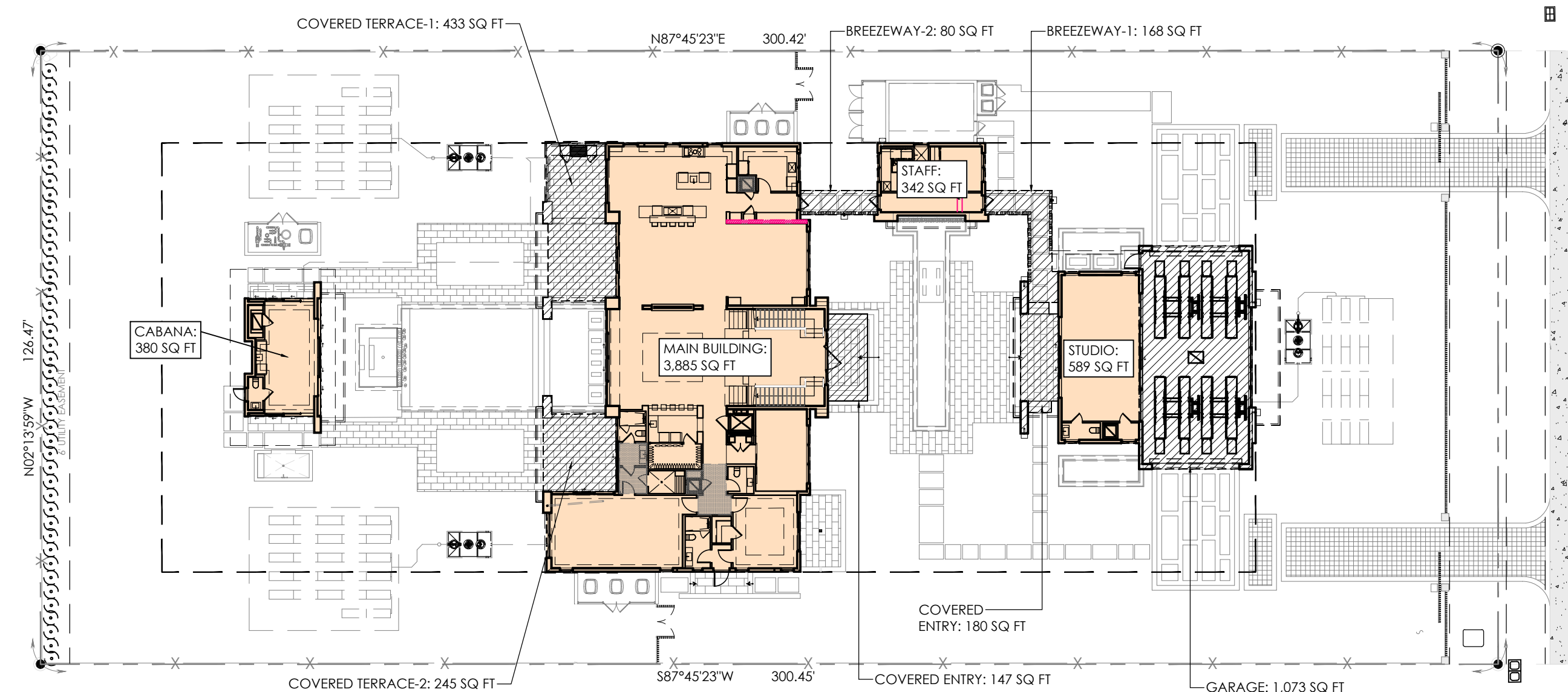
PERVIOUS / IMPERVIOUS CALCULATION

SCALE N.T.S.



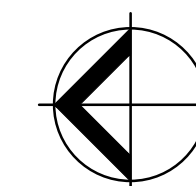
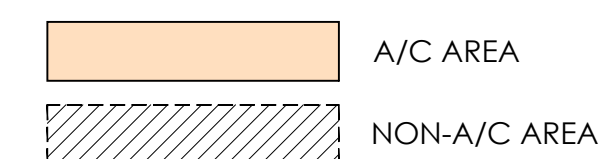
2ND FLOOR AREA CALCULATION

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%)



1ST FLOOR AREA CALCULATION

SCALE N.T.S.

ZONING AREA ANALYSIS:

(EU-1) ESTATE SINGLE FAMILY DISTRICT

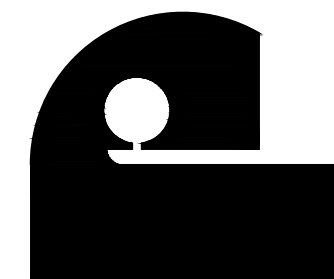
LOT AREA =	37,996	SQ. FT.
<u>LOT COVERAGE</u>		
MAXIMUM BUILDING COVERAGE ALLOWED (.20) =	7,599	SQ. FT.
BUILDING COVERAGE PROVIDED =	7,547	SQ. FT. (19.8 %)
MAXIMUM IMPERVIOUS AREA ALLOWED (0.45) =	17,097	SQ. FT.
IMPERVIOUS AREA PROVIDED =	15,447	SQ. FT. (40 %)
MINIMUM GREEN AREA ALLOWED (0.55) =	20,897	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 %)

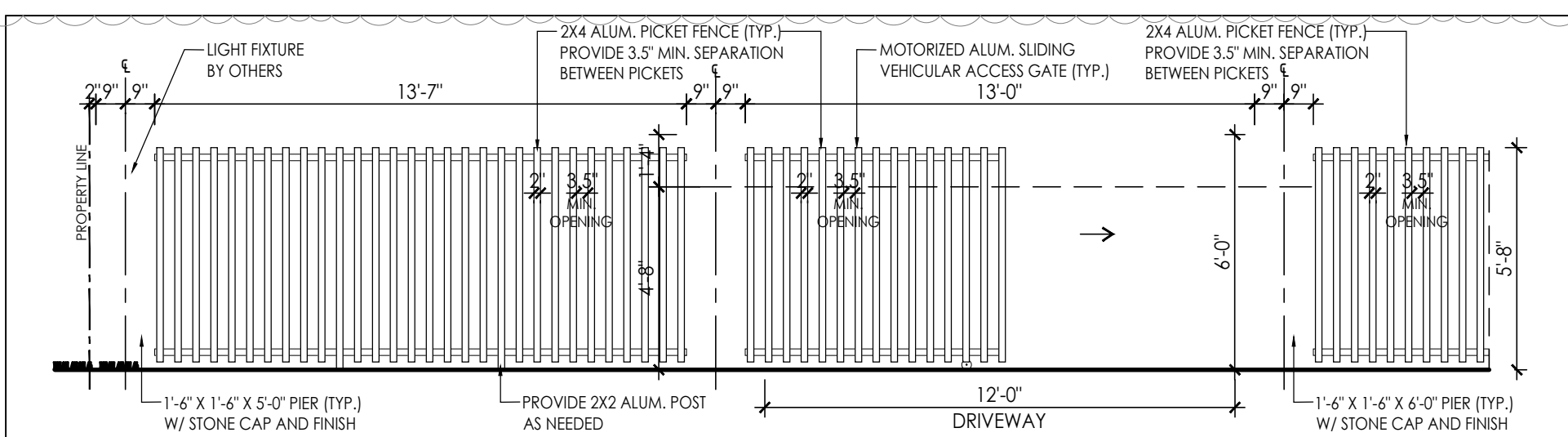
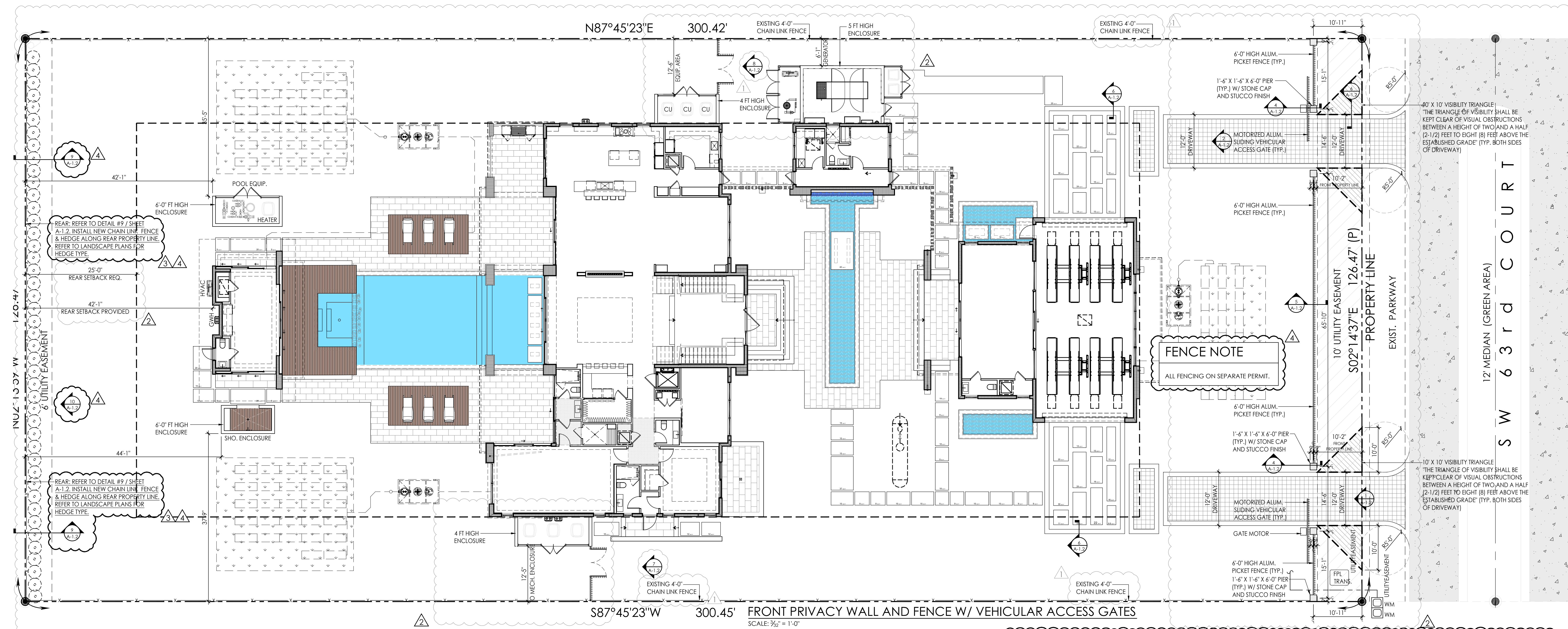
CONSTRUCTION AREA ANALYSIS:

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.

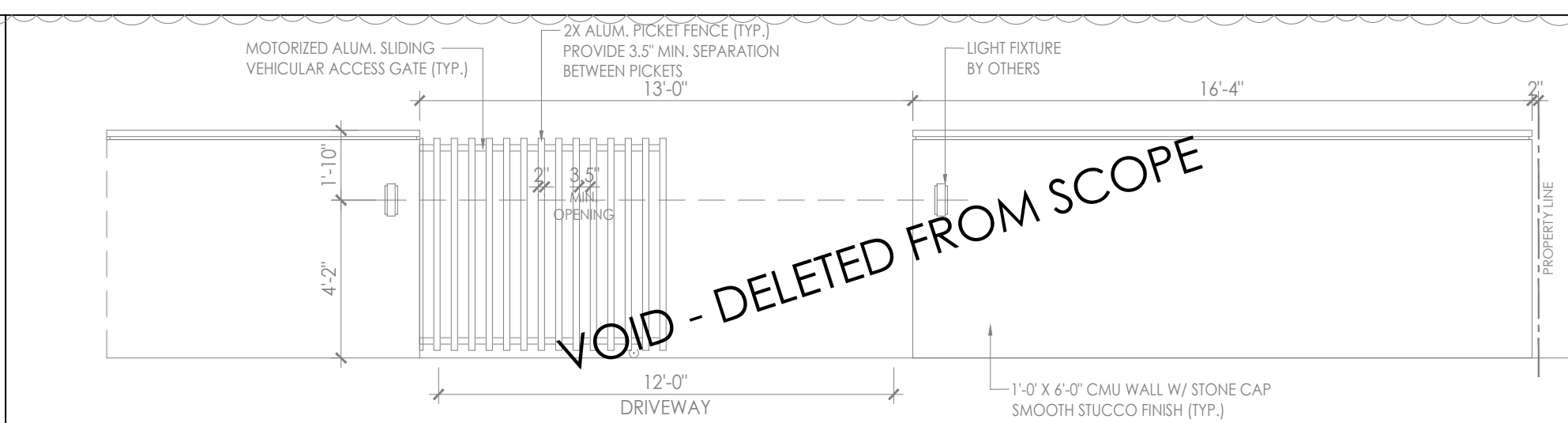


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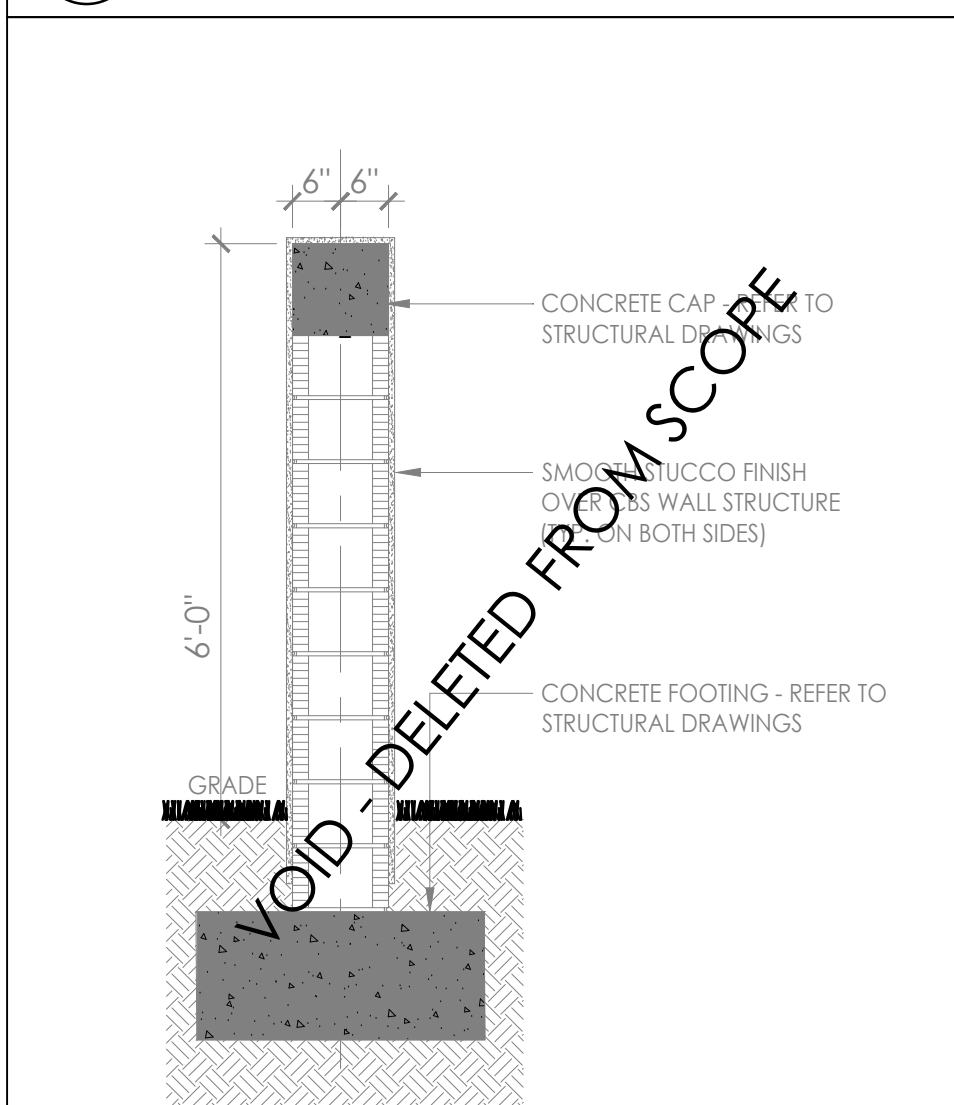
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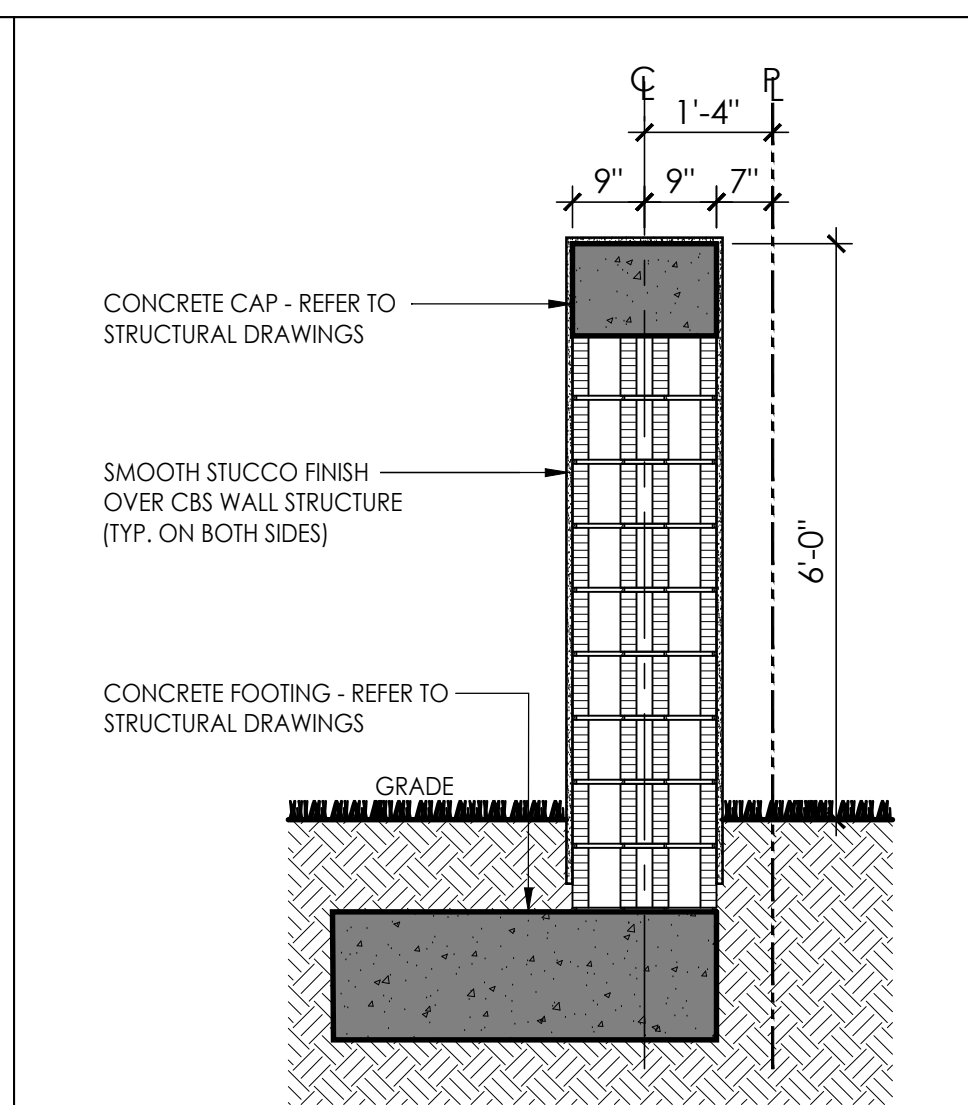
1 PRIVACY FENCE ELEVATION W/ VEHICULAR ACCESS GATES
SCALE: 1/4" = 1'-0"



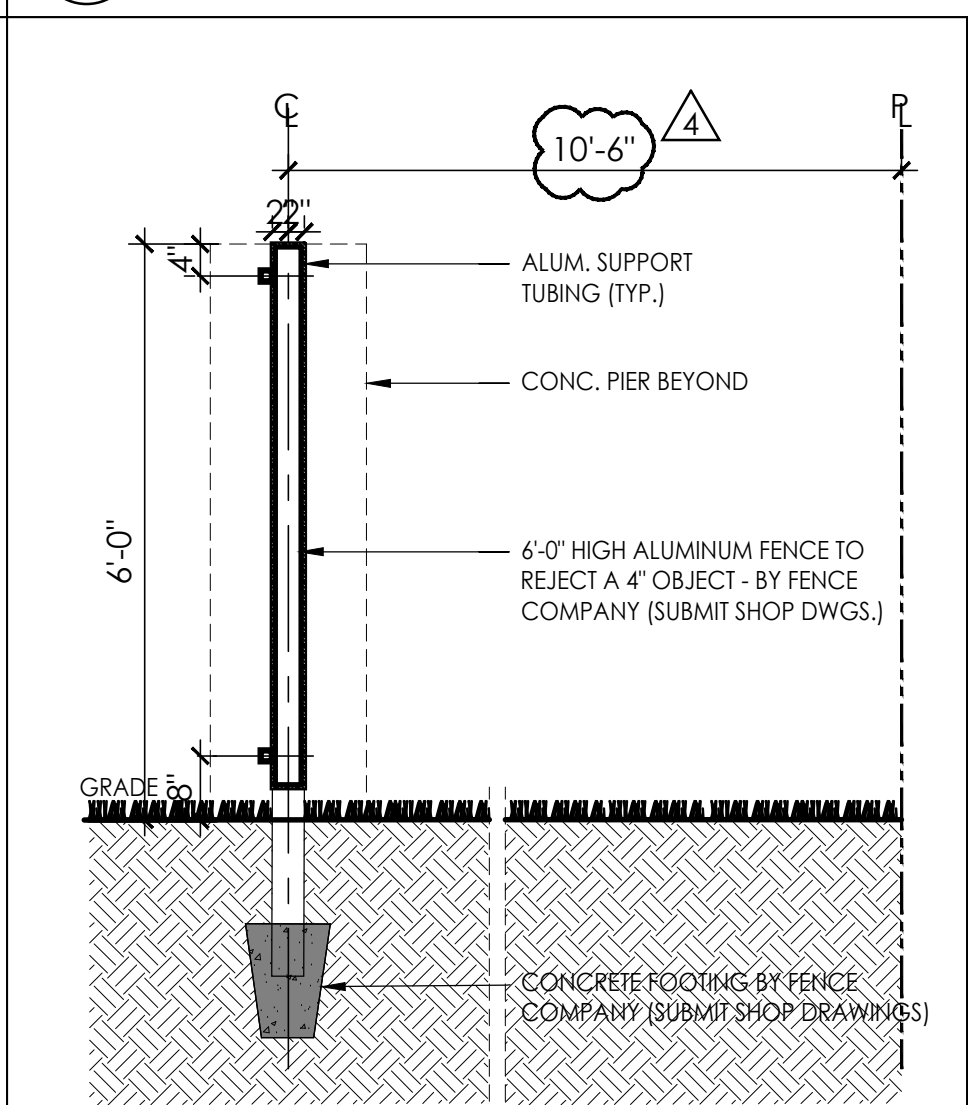
2 PRIVACY WALL ELEVATION W/ VEHICULAR ACCESS GATES
SCALE: 1/4" = 1'-0"



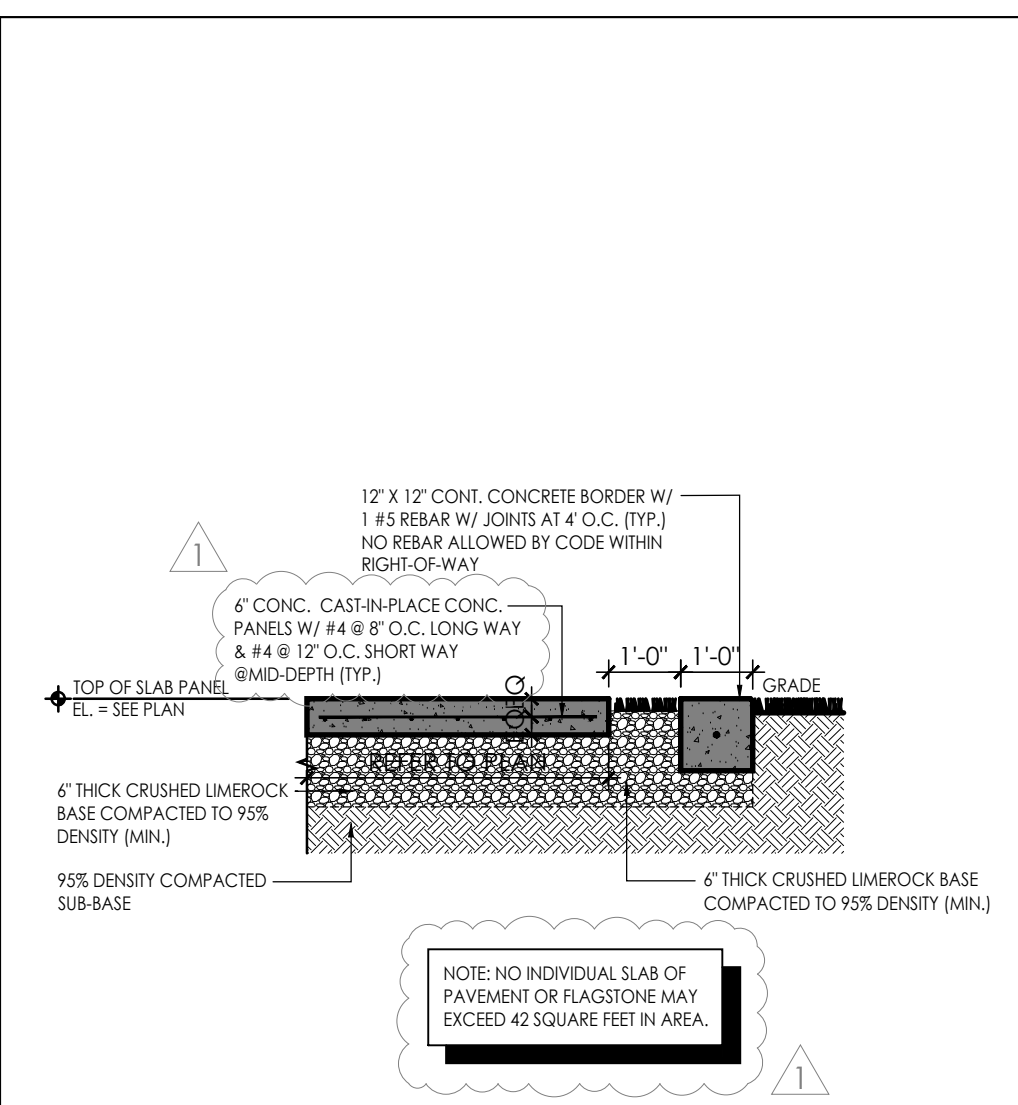
3 LOW WALL
SCALE: 1/2" = 1'-0"



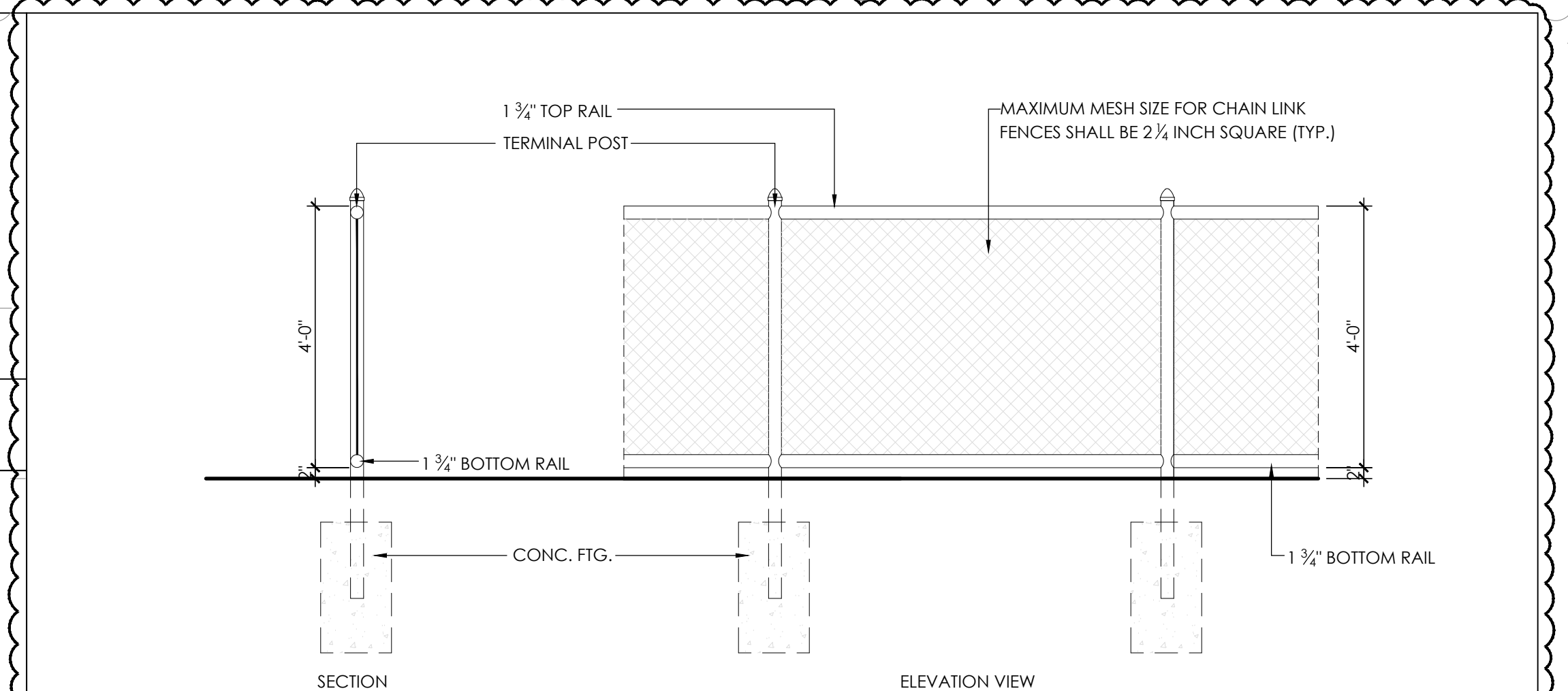
4 PIER SECTION
SCALE: 1/2" = 1'-0"



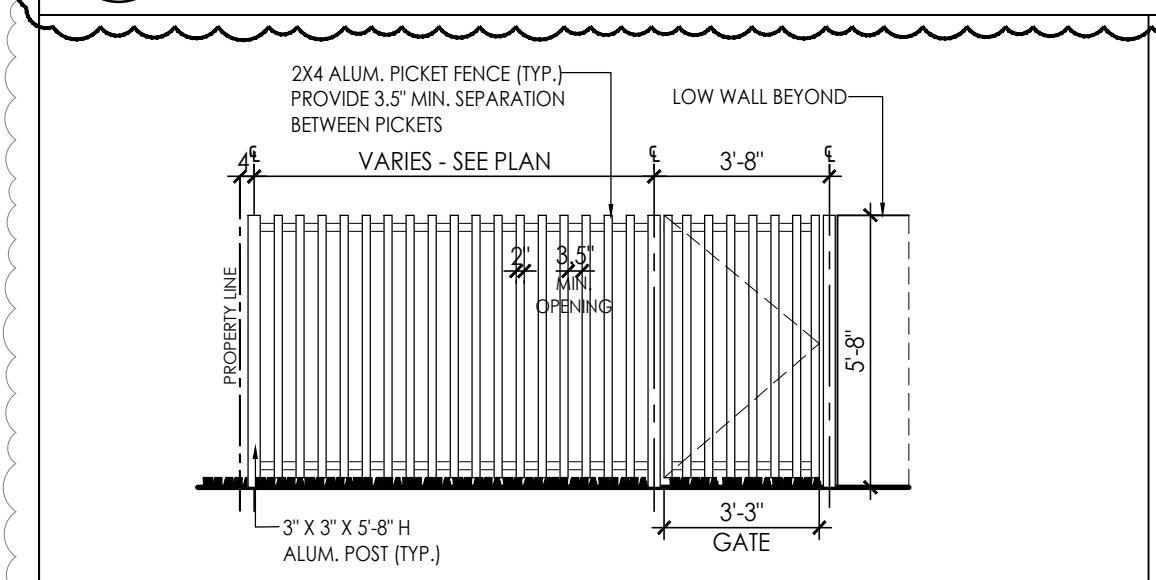
5 ALUM. FENCE DETAIL
SCALE: 1/2" = 1'-0"



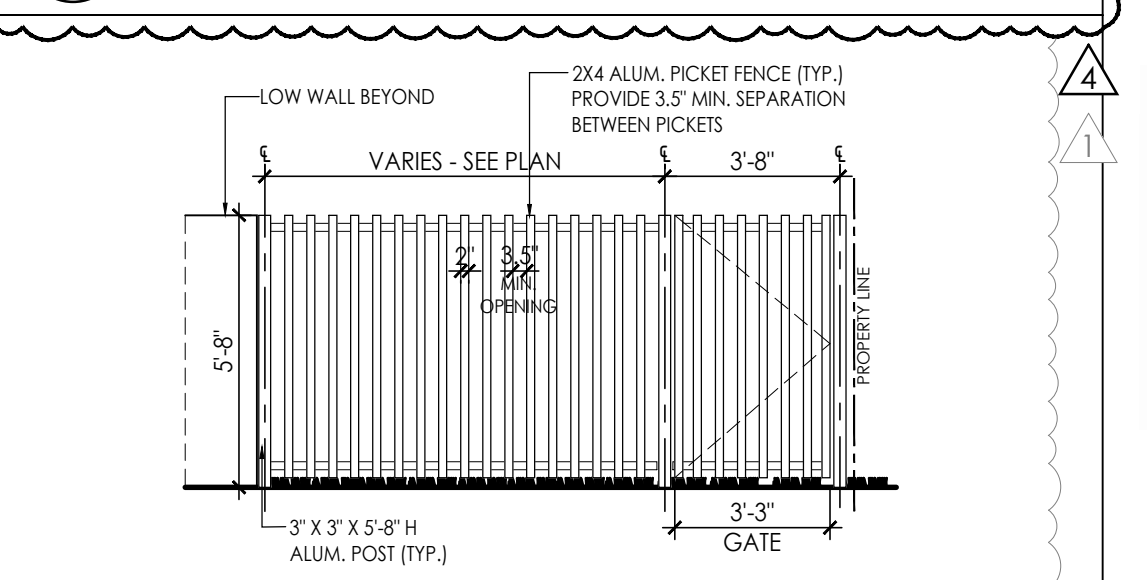
6 DRIVEWAY BORDER DETAIL
SCALE: 3/8" = 1'-0"



9 CHAIN LINK FENCE DETAIL (TYP.)
SCALE: 1/2" = 1'-0"



7 SIDE ACCESS GATE ELEV.
SCALE: 1/4" = 1'-0"



8 SIDE ACCESS GATE ELEV.
SCALE: 1/4" = 1'-0"

PACHECO ARCHITECTURE

PACHECO ARCHITECTURE, LLC.
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MR & MRS DE LA CONCEPCION

NEW RESIDENCE FOR:
MR & MRS DE LA CONCEPCION
8945 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions

1	05-20-25 COM.
2	08-18-25 COM.
3	09-17-25 COM.
4	10-22-25 COM.

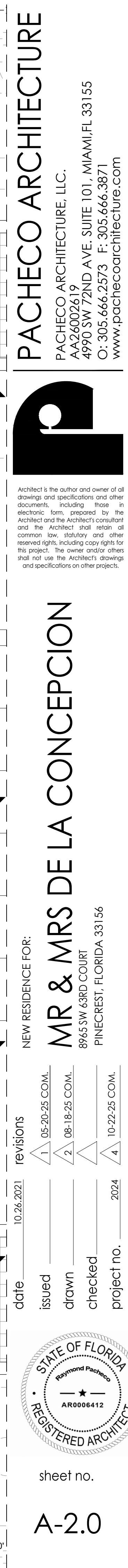
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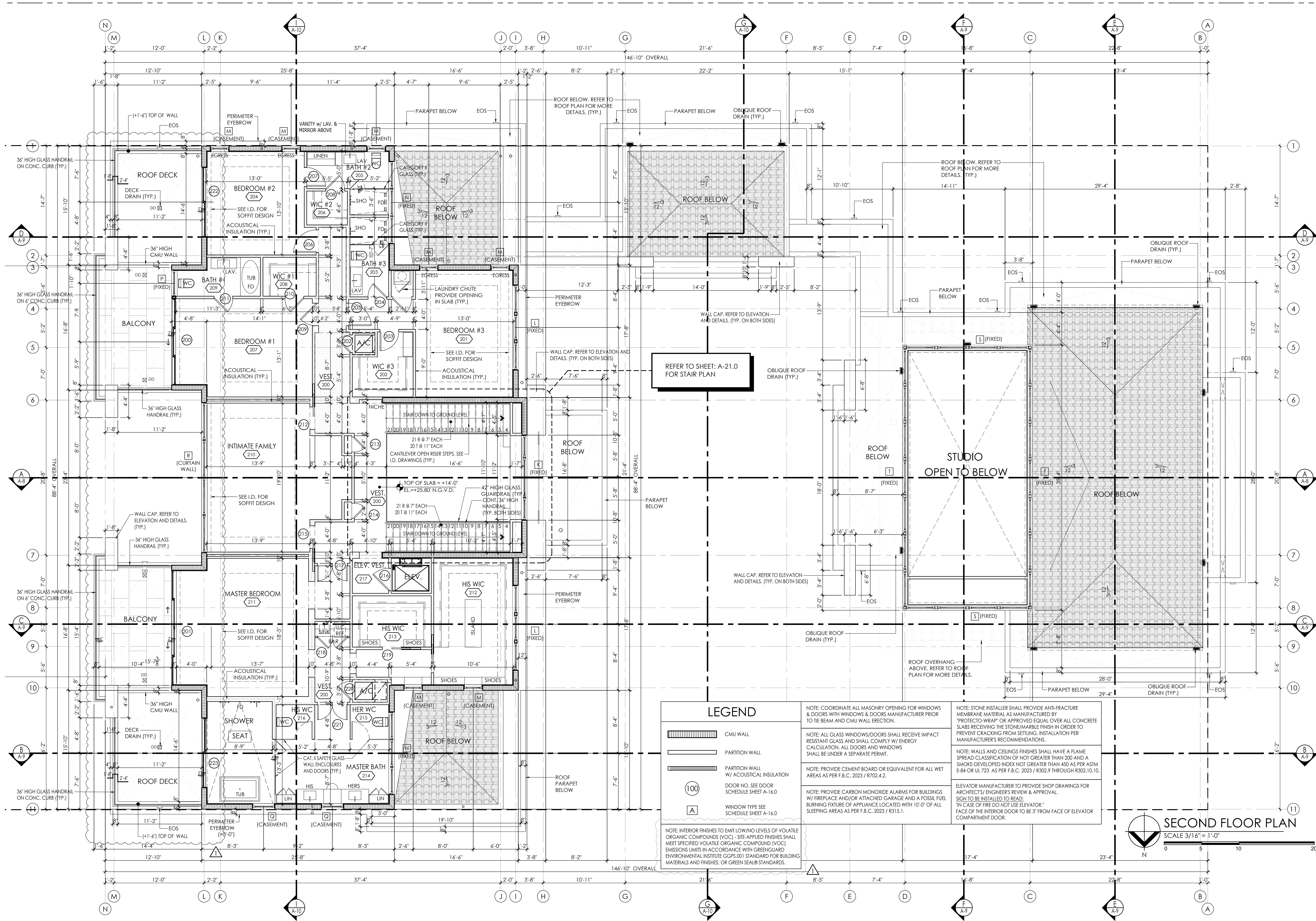
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REGISTERED ARCHITECT
AR0006412

sheet no.

A-1.2



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MR & MRS DE LA CONCEPCION
8965 SW 43RD COURT
PINECREST, FLORIDA 33156

NEW RESIDENCE FOR:

10.26.2021
1. 05-20-25 COM.
2. 08-18-25 COM.

10.26.2021
1. 05-20-25 COM.
2. 08-18-25 COM.

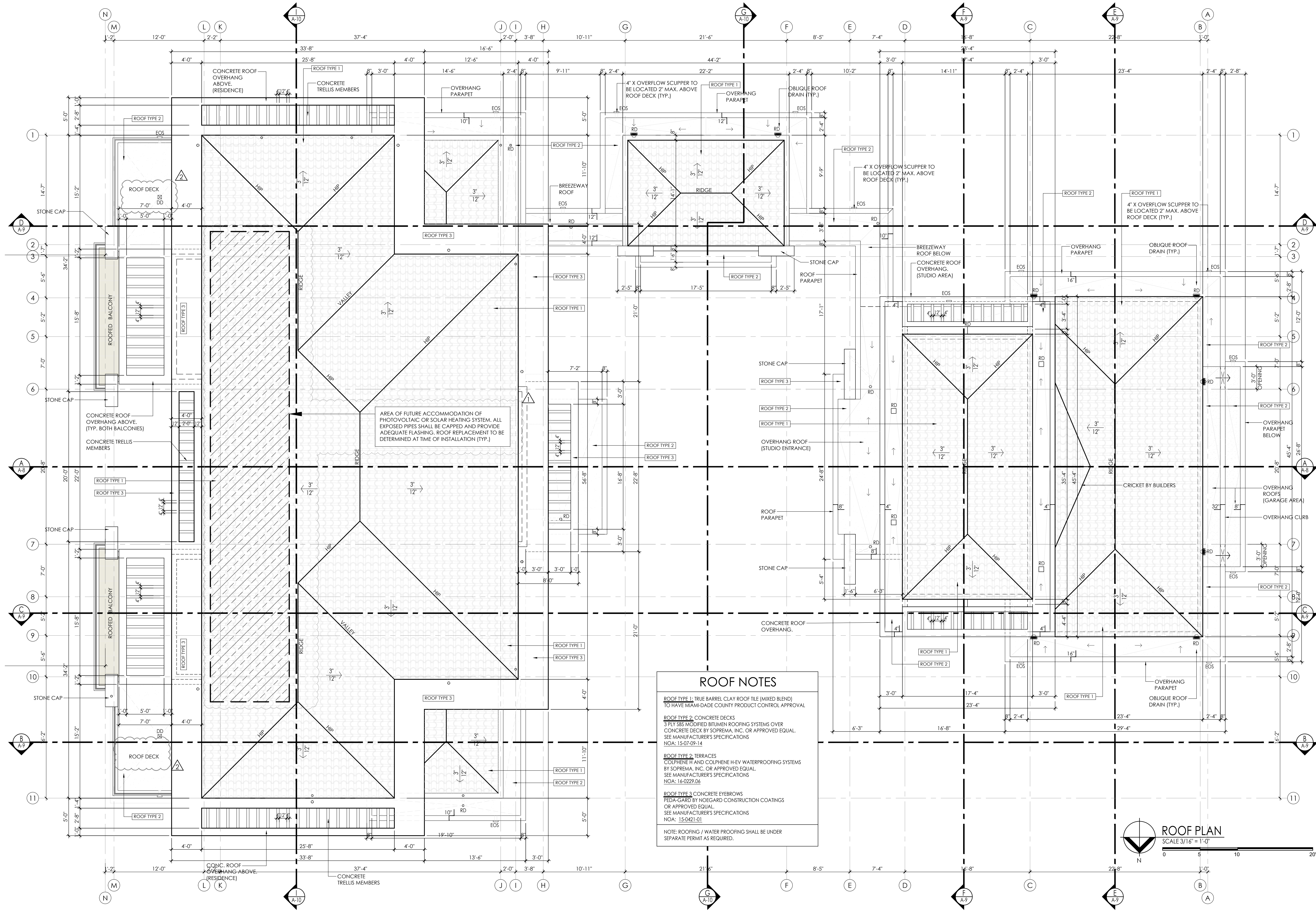
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2. 08-18-25 COM.

10.26.2021
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2. 08-18-25 COM.

STATE OF FLORIDA
REGISTERED ARCHITECT
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sheet no.
A-3.0

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ROOF NOTES

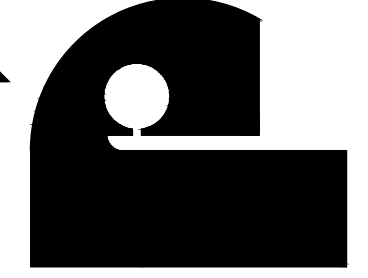
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TO HAVE MIAMI-DADE COUNTY PRODUCT CONTROL APPROVAL

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

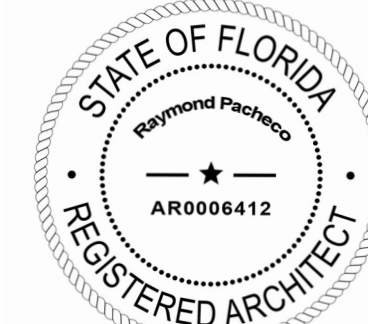
ROOF TYPE 3: CONCRETE EYEBROWS
PEDA-GARD BY NOEGARD CONSTRUCTION COATINGS
OR APPROVED EQUAL.
SEE MANUFACTURER'S SPECIFICATIONS
NOA: 15-0421-01

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



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and specifications on other projects.

date	revisions
10.26.2021	1. 05-20-25 COM.
	2. 08-18-25 COM.
issued	
drawn	
checked	
project no.	2024



ROOF NOTES

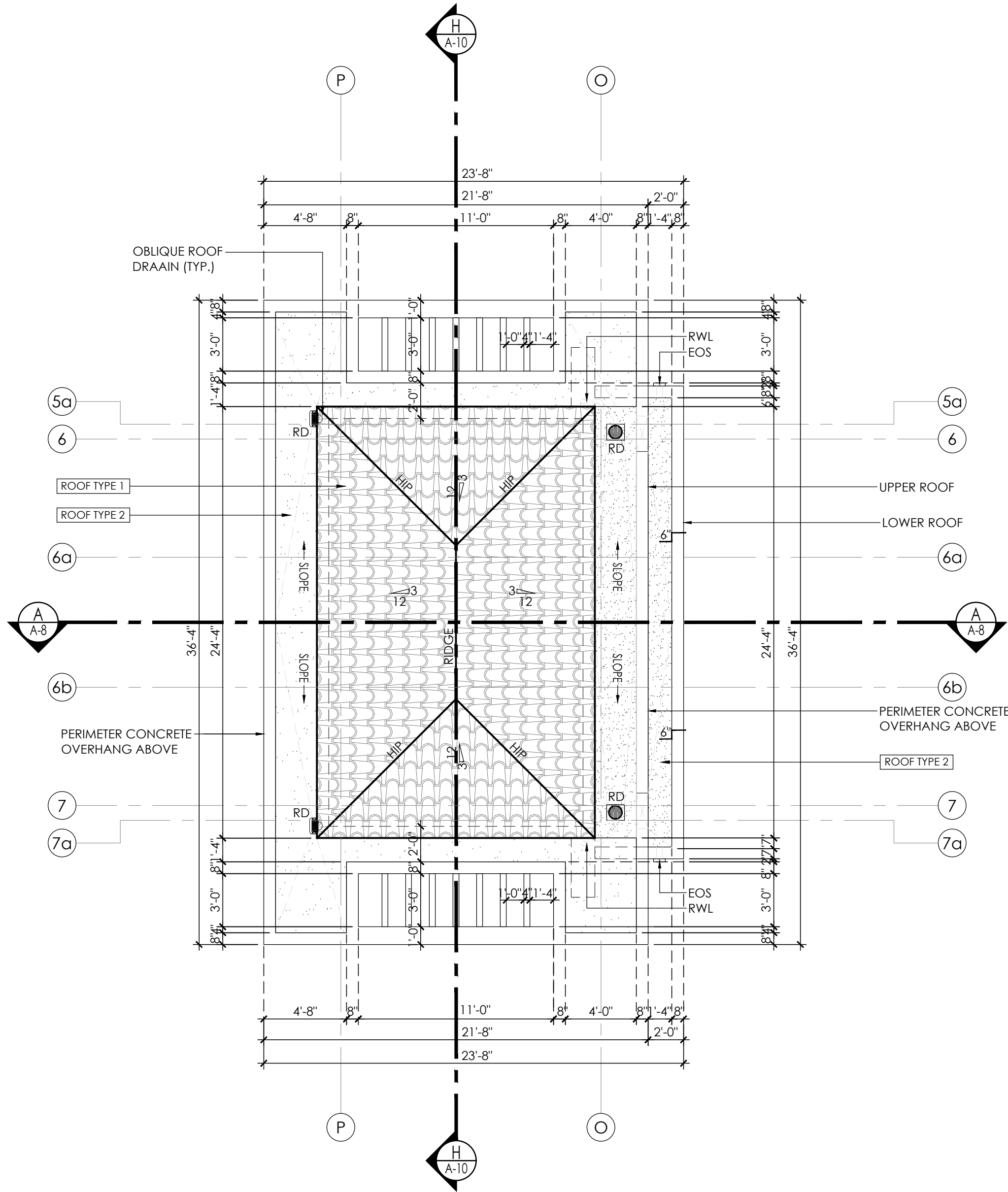
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TO HAVE MIAMI-DADE COUNTY PRODUCT CONTROL APPROVAL

ROOF TYPE 2: CONCRETE DECKS
3 PLY SBS MODIFIED BITUMEN ROOFING SYSTEMS OVER
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SEE MANUFACTURER'S SPECIFICATIONS
NOA: 15-07-09-14

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

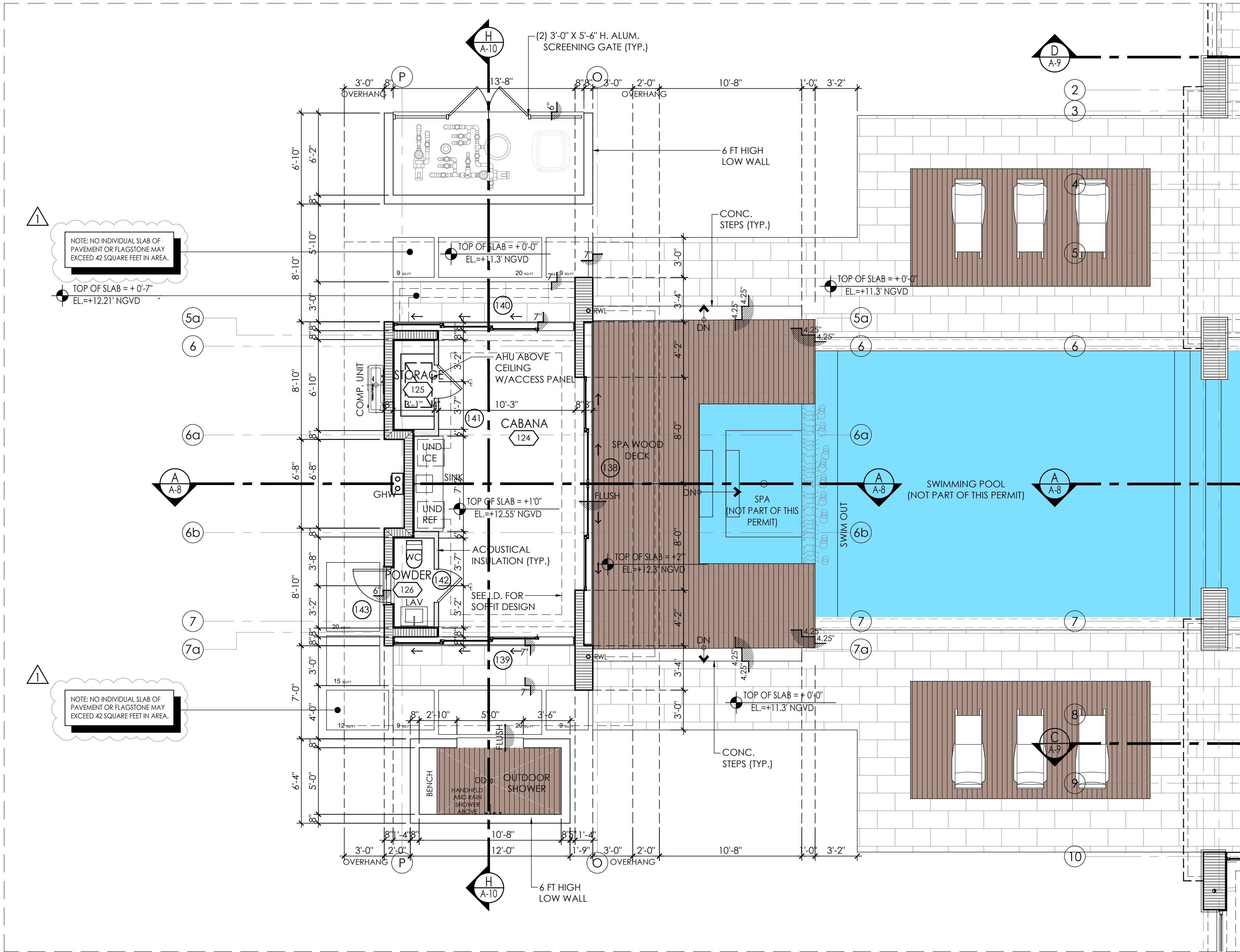
NOTE: ROOFING / WATER PROOFING SHALL BE UNDER
SEPARATE PERMIT AS REQUIRED.



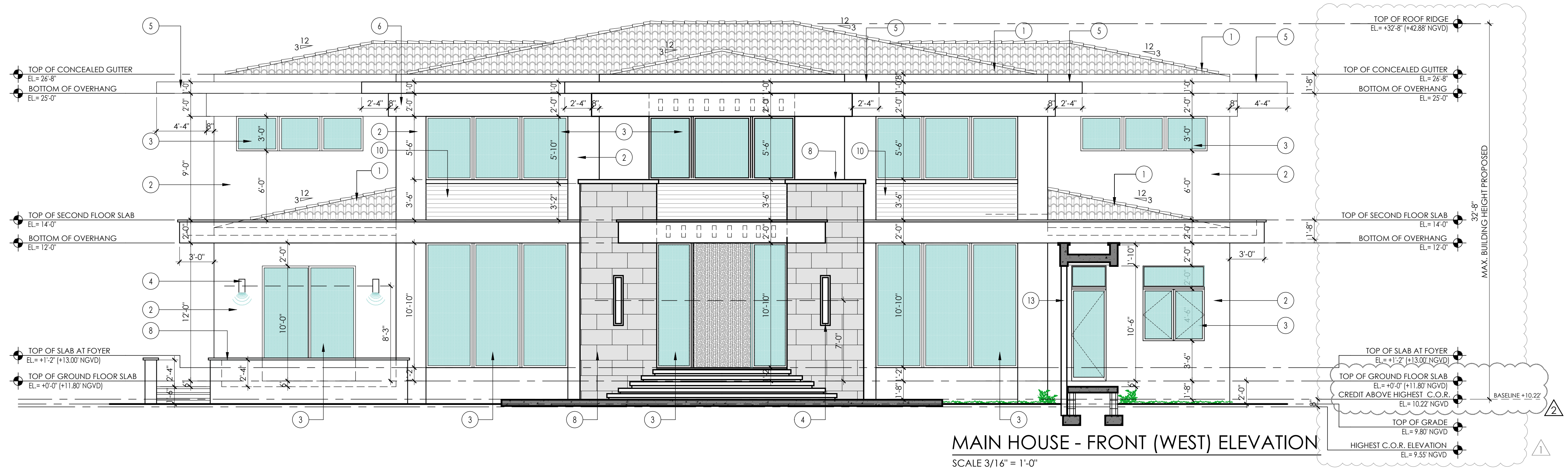
CABANA
ROOF PLAN
SCALE 3/16" = 1'-0"
0 5 10 20'

LEGEND		NOTE: COORDINATE ALL MASONRY OPENING FOR WINDOWS & DOORS WITH WINDOWS & DOORS MANUFACTURER PRIOR TO TIE BEAM AND CMU WALL ERECTION.	NOTE: STONE INSTALLER SHALL PROVIDE ANTI-FRACTURE MEMBRANE MATERIAL AS MANUFACTURED BY "PROTECTO-WRAP" OR APPROVED EQUAL OVER ALL CONCRETE SLABS RECEIVING THE STONE/MARBLE FINISH IN ORDER TO PREVENT CRACKING FROM SETTLING. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.
	CMU WALL	NOTE: ALL GLASS WINDOWS/DOORS SHALL RECEIVE IMPACT RESISTANT GLASS AND SHALL COMPLY W/ ENERGY CALCULATION. ALL DOORS AND WINDOWS SHALL BE UNDER A SEPARATE PERMIT.	NOTE: WALLS AND CEILINGS FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 723 AS PER F.B.C. 2023 / R302.9 THROUGH R302.10.10.
	PARTITION WALL	NOTE: PROVIDE CEMENT BOARD OR EQUIVALENT FOR ALL WET AREAS AS PER F.B.C. 2023 / R702.4.2.	ELEVATOR MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR ARCHITECTS/ ENGINEER'S REVIEW & APPROVAL.
	PARTITION WALL W/ ACOUSTICAL INSULATION	NOTE: PROVIDE CARBON MONOXIDE ALARMS FOR BUILDINGS W/ FIREPLACE AND/OR ATTACHED GARAGE AND A FOSSIL FUEL BURNING FIXTURE OF APPLIANCE LOCATED WITH 10'-0" OF ALL SLEEPING AREAS AS PER F.B.C. 2023 / R315.1.	"IN CASE OF FIRE DO NOT USE ELEVATOR."
	DOOR NO. SEE DOOR SCHEDULE SHEET A-16.0		FACE OF THE INTERIOR DOOR TO BE 3' FROM FACE OF ELEVATOR COMPARTMENT DOOR.
	WINDOW TYPE SEE SCHEDULE SHEET A-16.0		

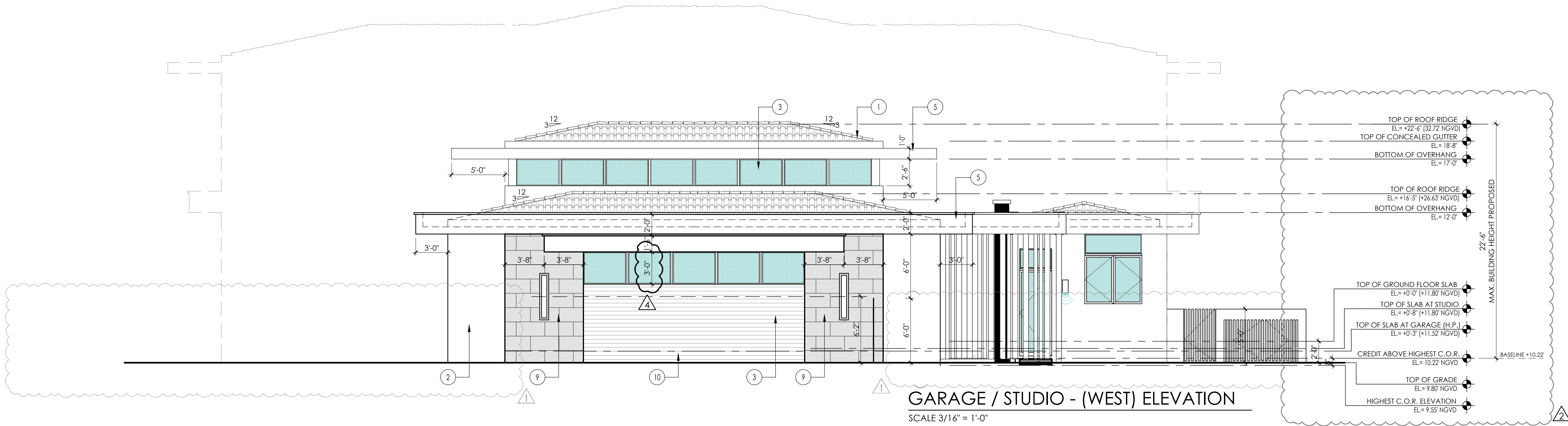
NOTE: INTERIOR FINISHES TO EMIT LOW/NO LEVELS OF VOLATILE ORGANIC COMPOUNDS (VOC). SITE-APPLIED FINISHES SHALL MEET SPECIFIED VOLATILE ORGANIC COMPOUND (VOC) EMISSIONS LIMITS IN ACCORDANCE WITH GREENGUARD ENVIRONMENTAL INSTITUTE GGPS.001 STANDARD FOR BUILDING MATERIALS AND FINISHES; OR GREEN SEAL® STANDARDS.



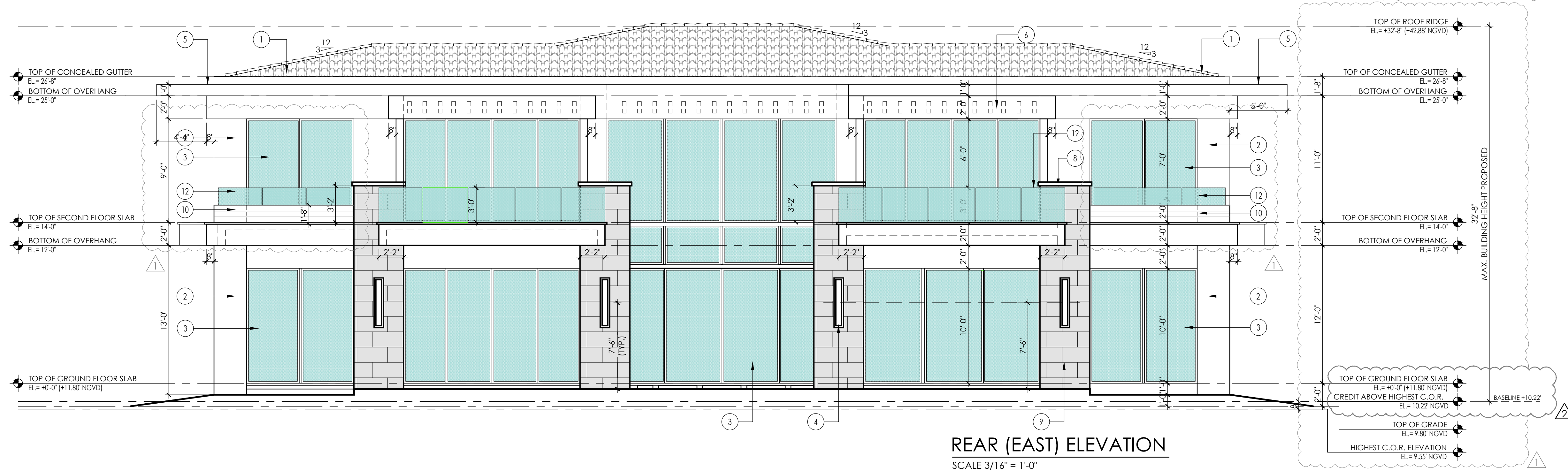
CABANA GROUND
FLOOR PLAN
SCALE 3/16" = 1'-0"
0 5 10 20'



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



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



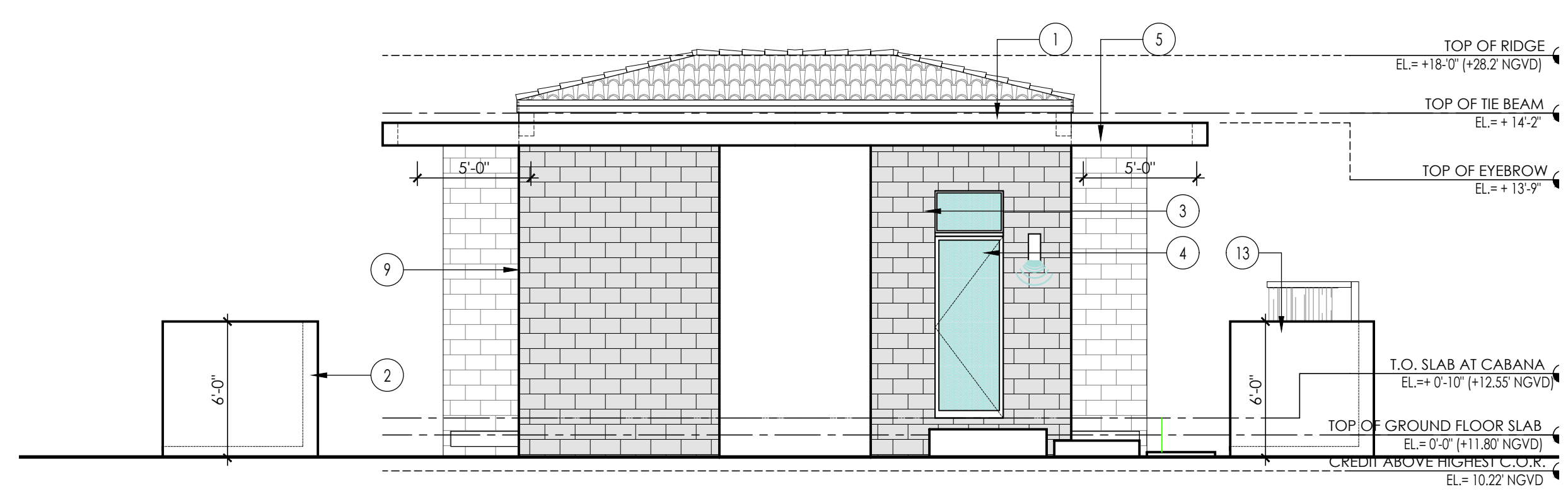
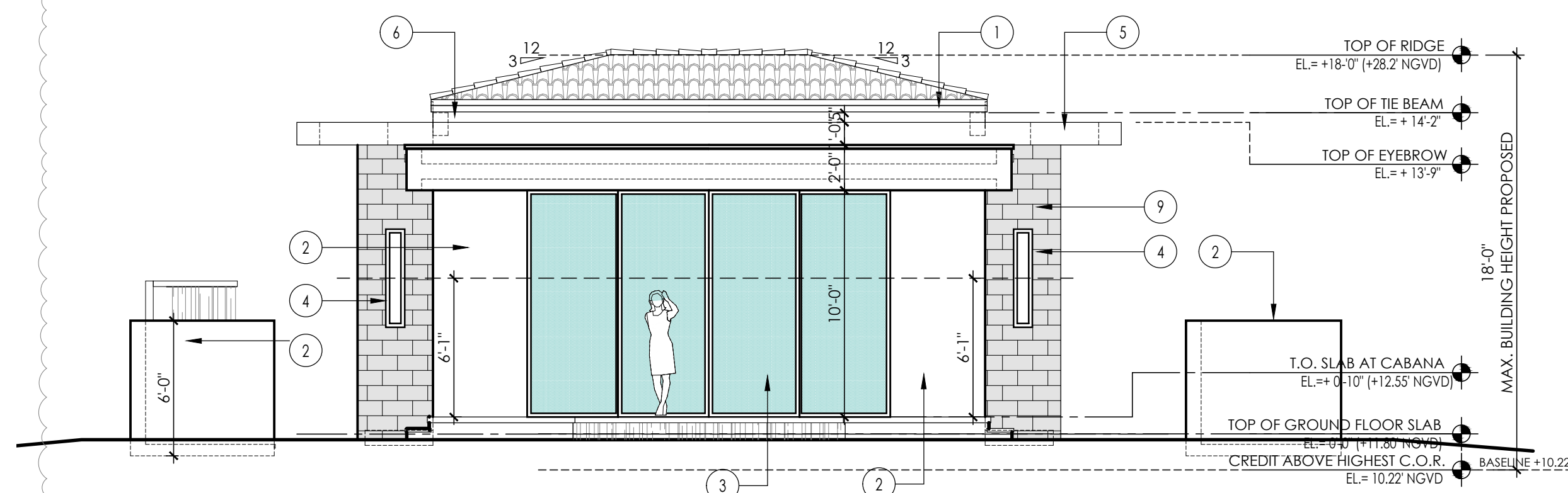
REAR (EAST) ELEVATION
SCALE 3/16" = 1'-0"

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 VENER BY 'REYSISTA' AS A DECORATIVE ELEMENT ON ITS OWN. PROVIDE WATERPROOFING BEHIND VENER WALL (TYP.)
11	GARAGE DOORS UNDER A SEPARATE PERMIT (SUBMIT SHOP DRAWINGS FOR REVIEW)
12	GLASS RAILING (TYP.)
13	ALUM. VERTICAL LOUVERS (TYP.) PAINTED TO MATCH WINDOW FRAME
14	WATER FEATURE WALL

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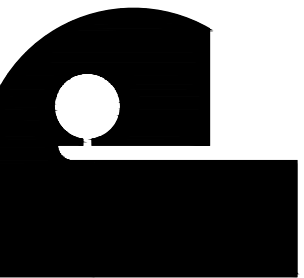
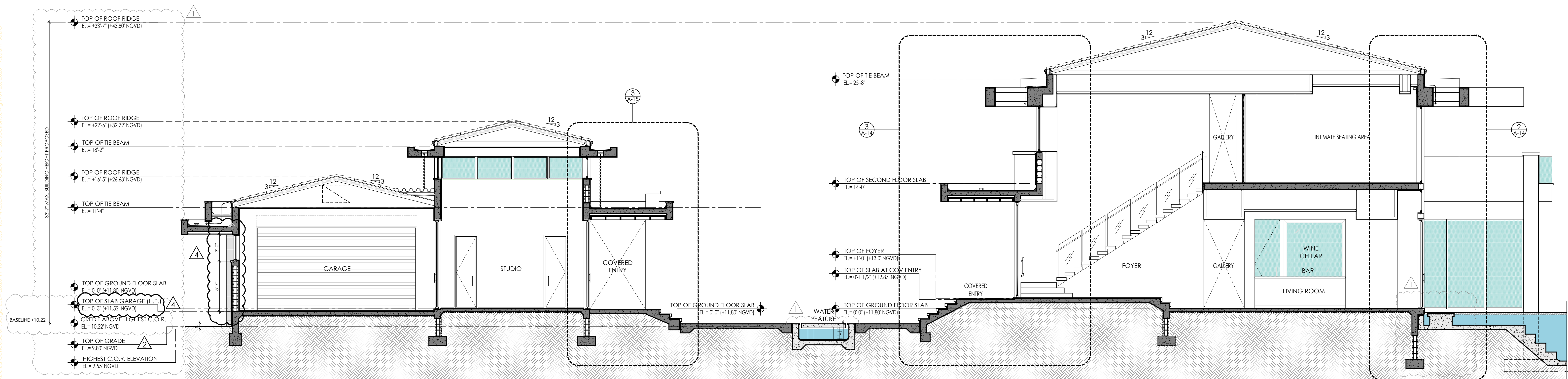
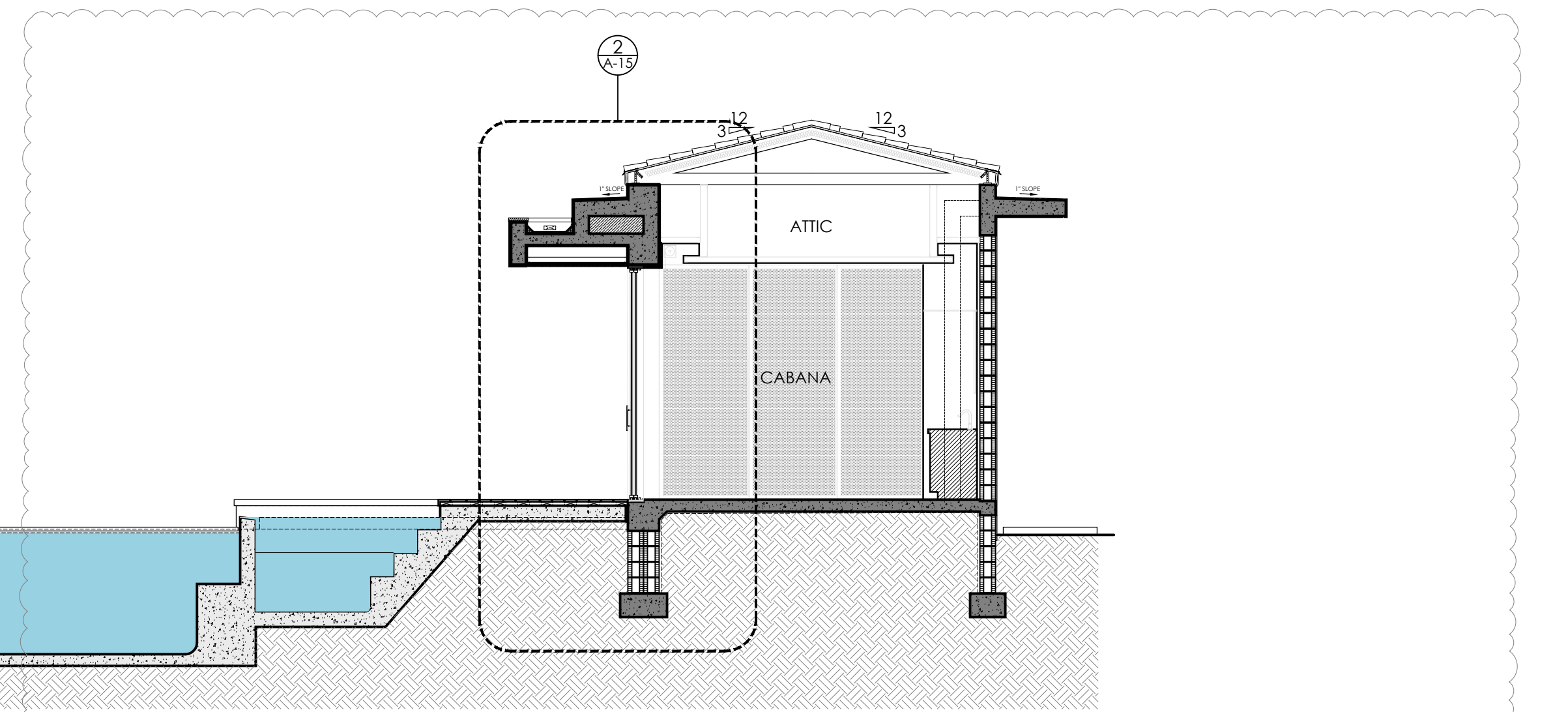
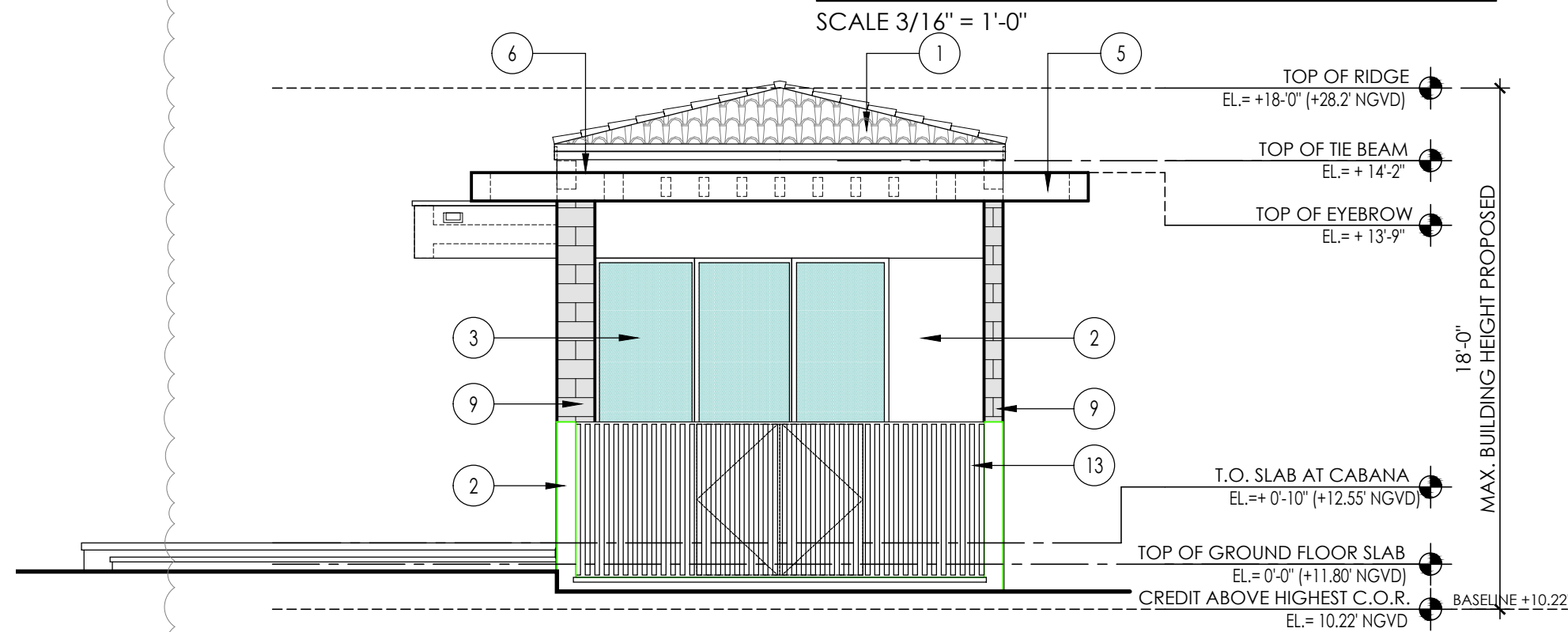
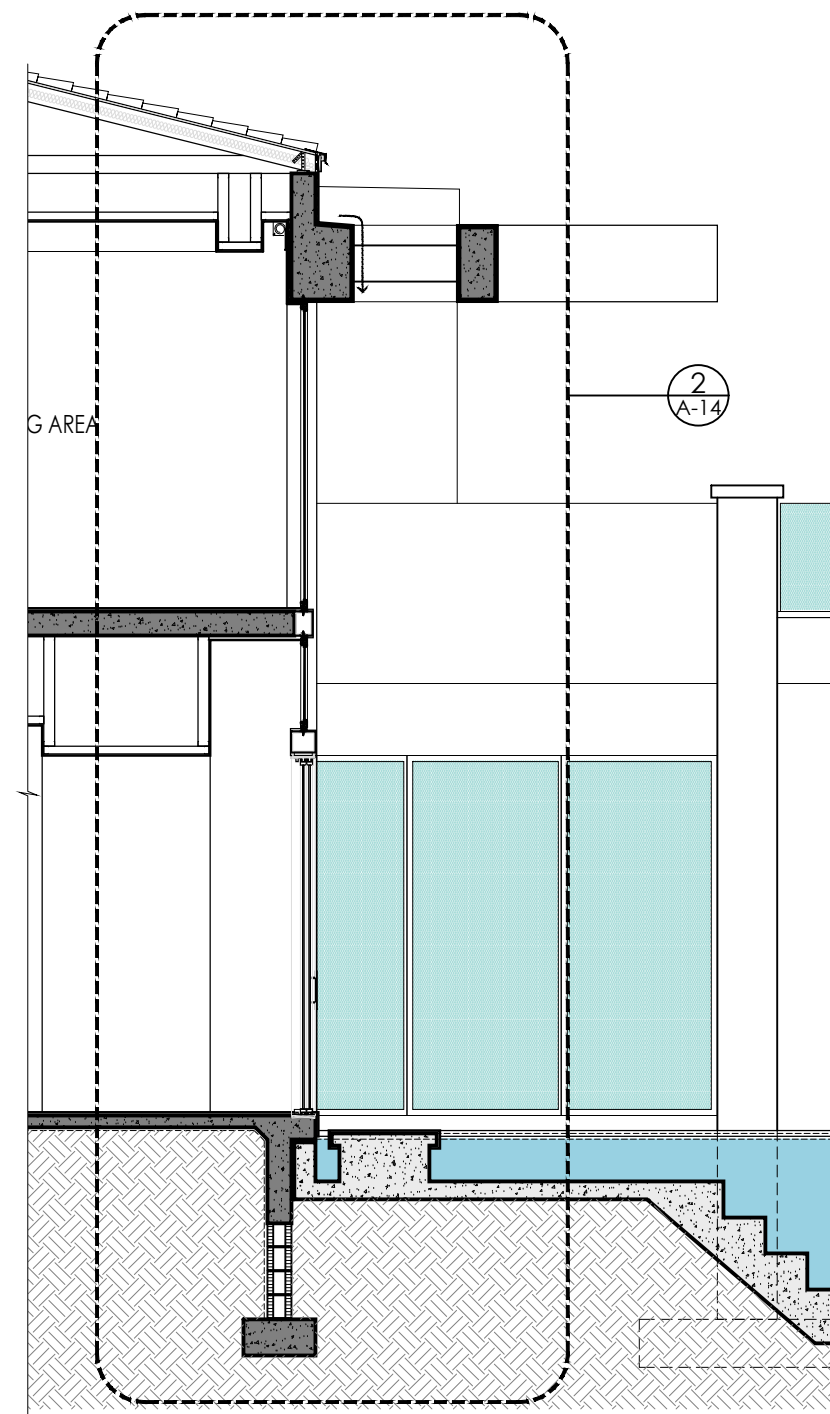
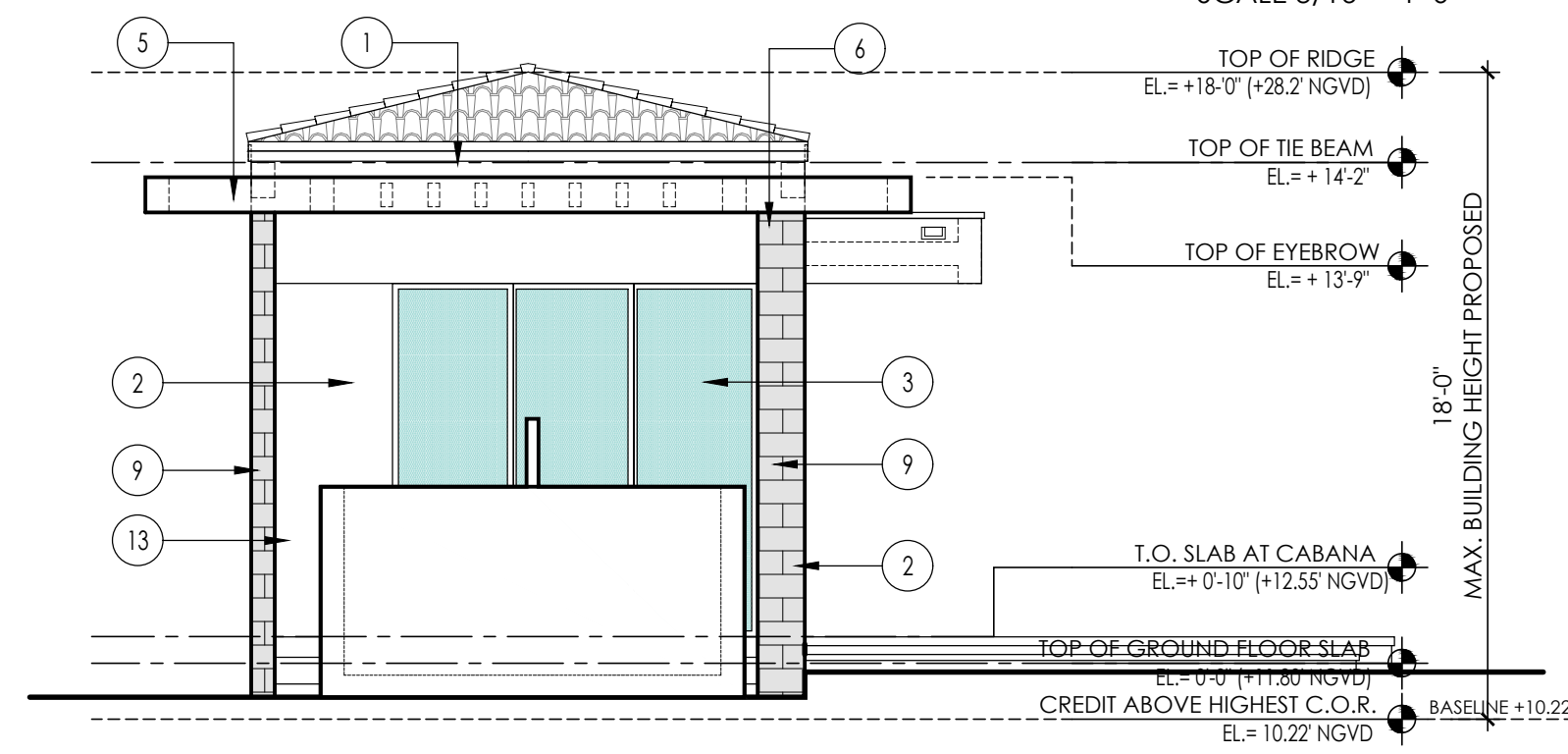


FINISH LEGEND	
1	CLAY BARREL ROOF TILE (TYP.)
2	SMOOTH STUCCO FINISH (TYP.)
3	IMPACT RESISTANT WINDOWS / DOORS, UNDER A SEPARATE PERMIT (SUBMIT SHOP DRAWINGS FOR REVIEW)
4	LIGHT FIXTURE TO BE SELECTED BY OWNER / ARCHITECT
5	SMOOTH STUCCO EYEBROW (TYP.)
6	SMOOTH STUCCO HEADER (TYP.)
7	STONE FINISH (TYP.)
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



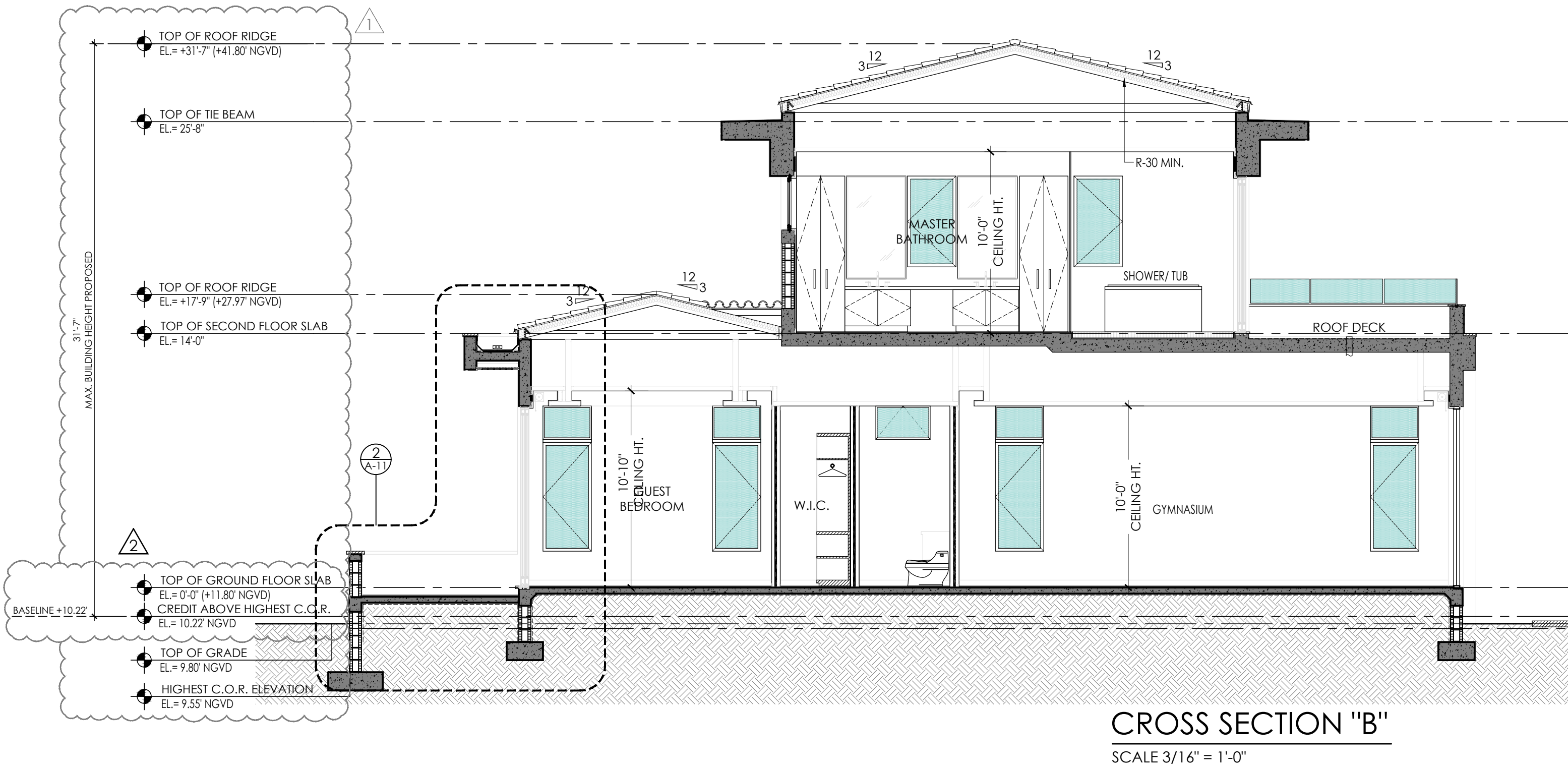
FINISH LEGEND

- 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 'REYSTIA' AS A
DECORATIVE ELEMENT ON ITS OWN.
PROVIDE WATERPROOFING BEHIND VENEER
WALL [TYP.]
- 11 GARAGE DOORS (UNDER A SEPARATE PERMIT
(SUBMIT SHOP DRAWINGS FOR REVIEW))
- 12 GLASS RAILING [TYP.]
- 13 ALUM. VERTICAL LOUVERS [TYP.]
- 14 PAINTED TO MATCH WINDOW FRAME
WALL FEATURE WALL

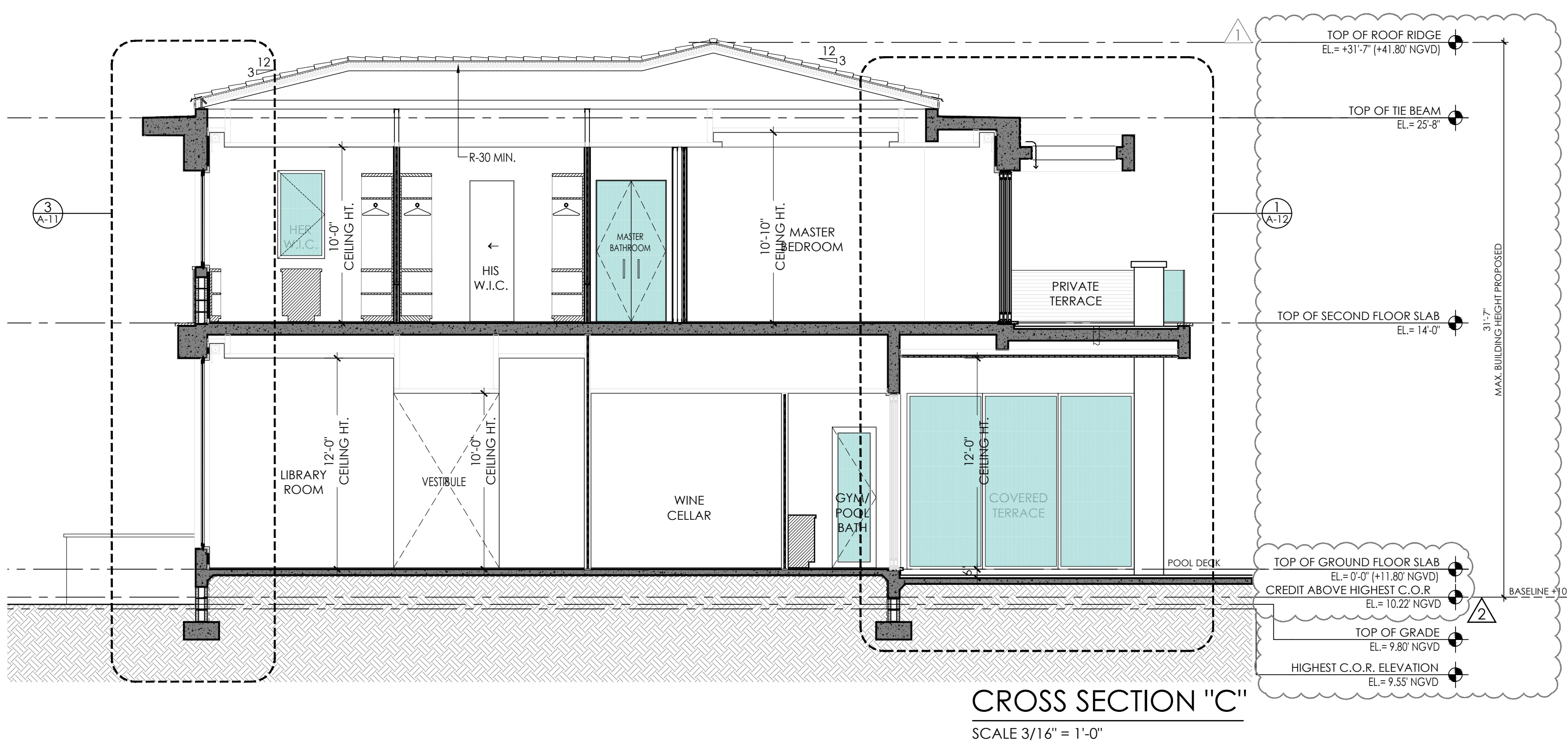


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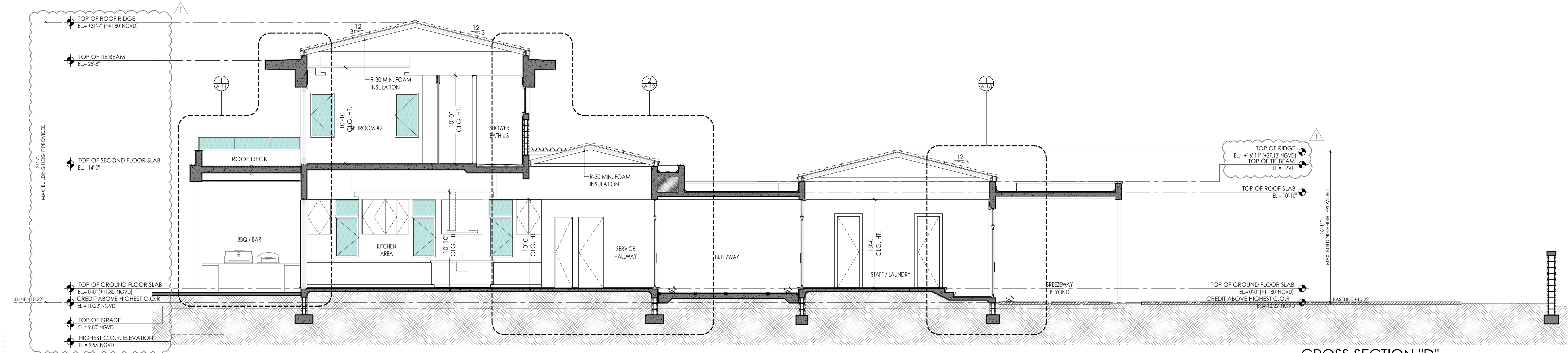
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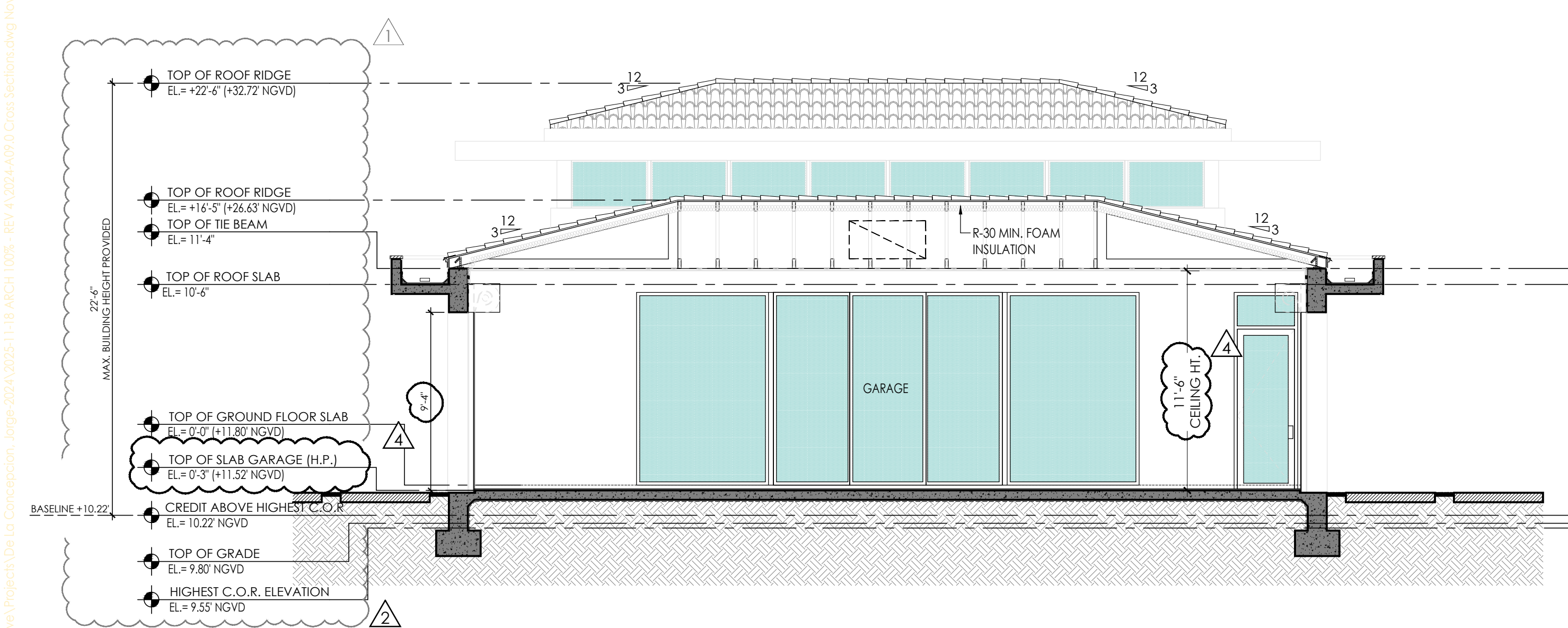
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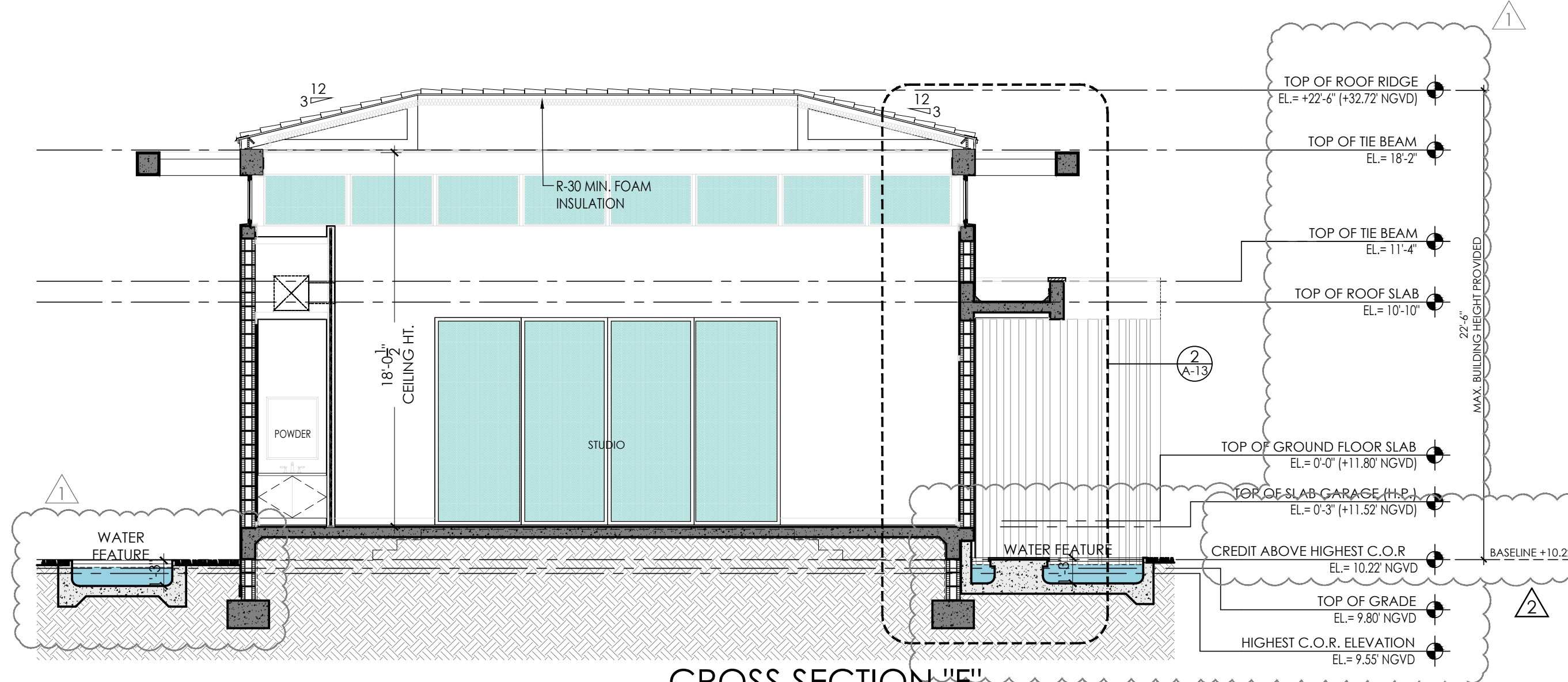
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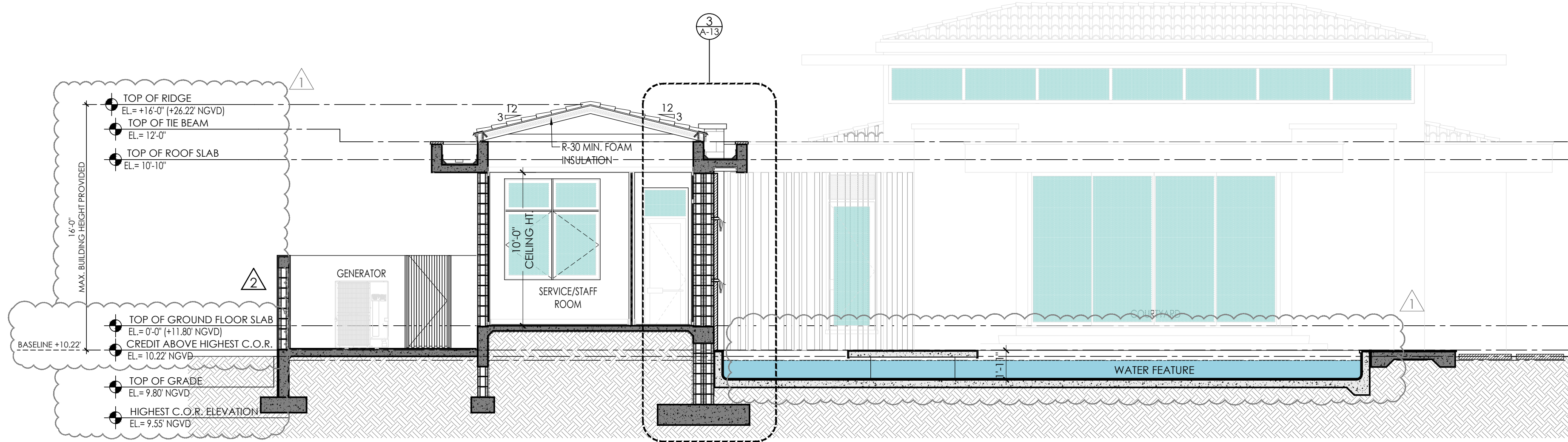


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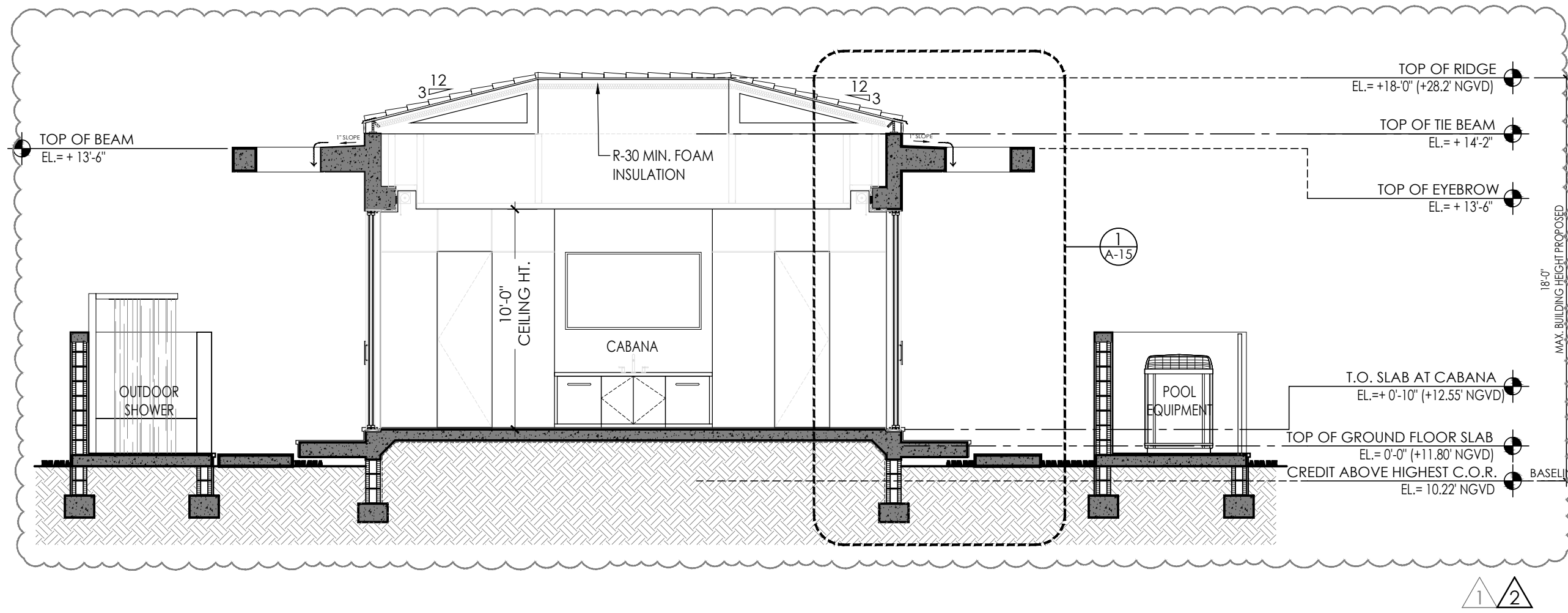


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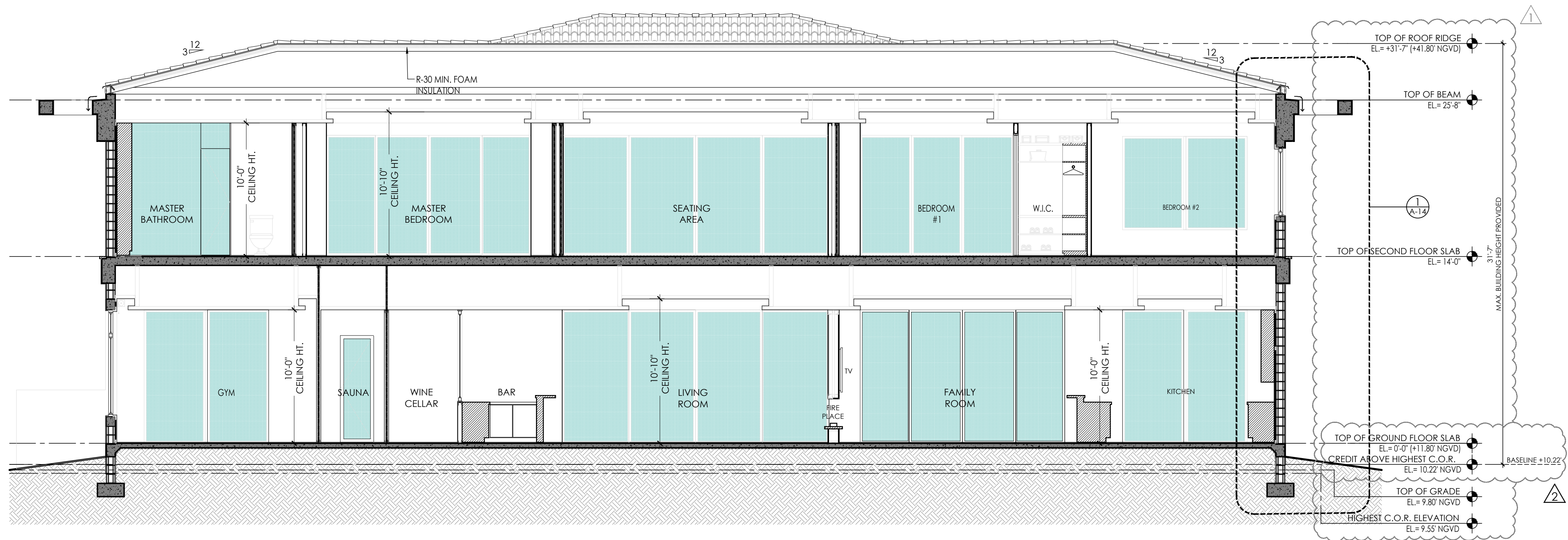
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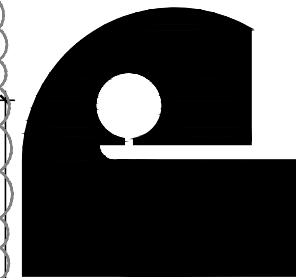
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CROSS SECTION "I"
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NEW RESIDENCE FOR:

revisions

10/26/2021

date

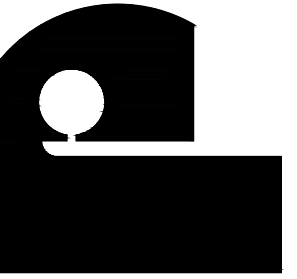
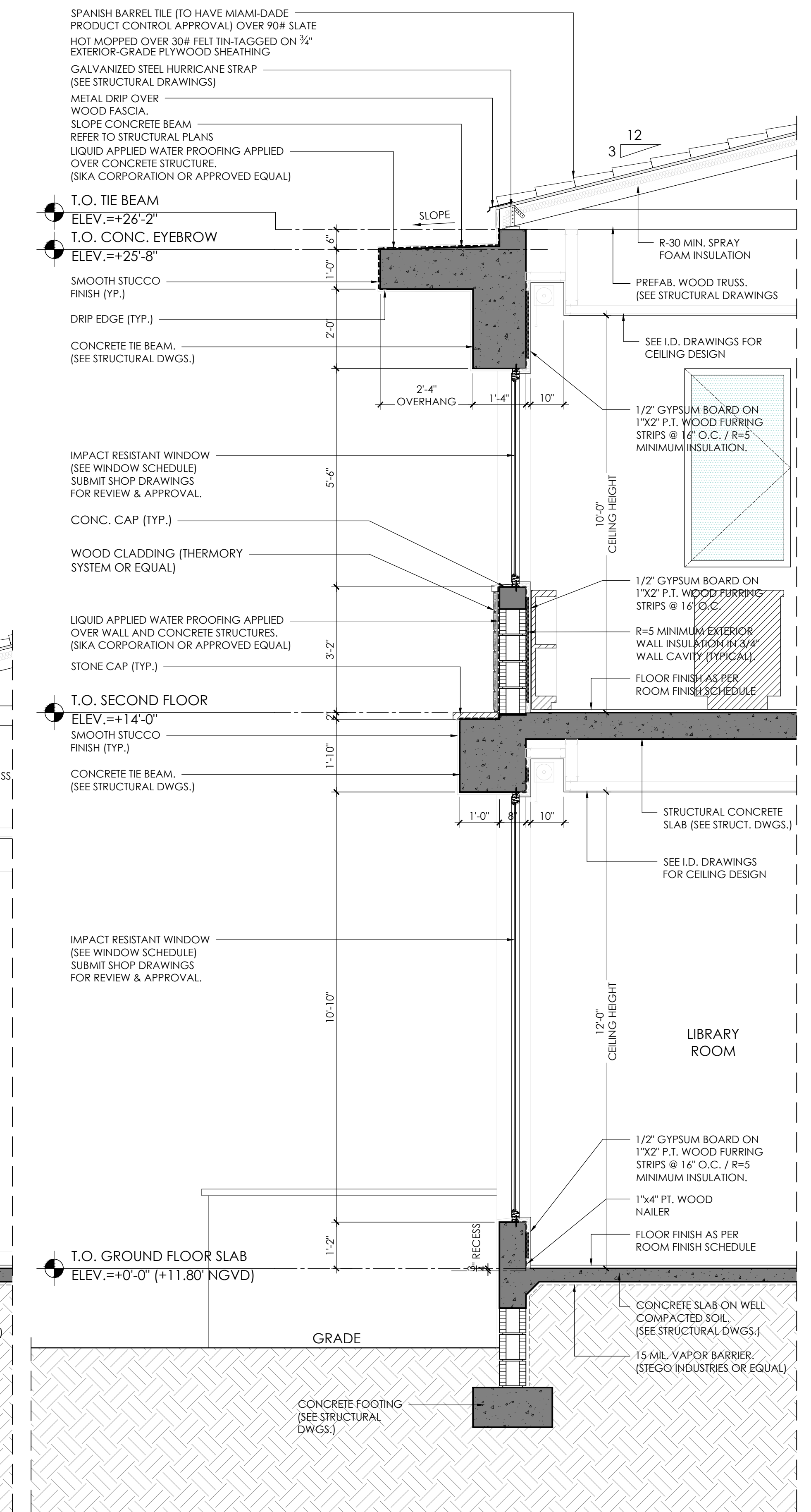
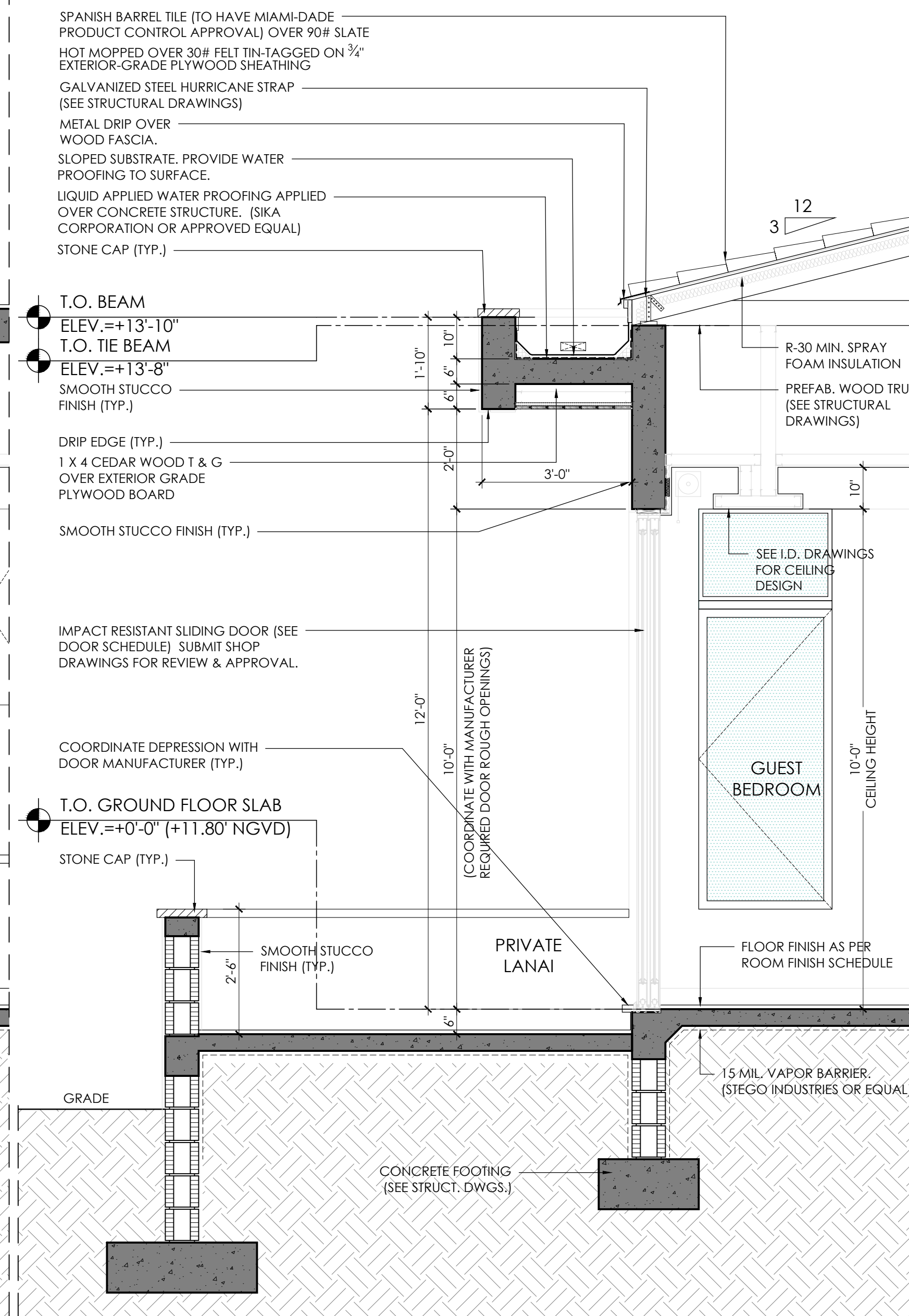
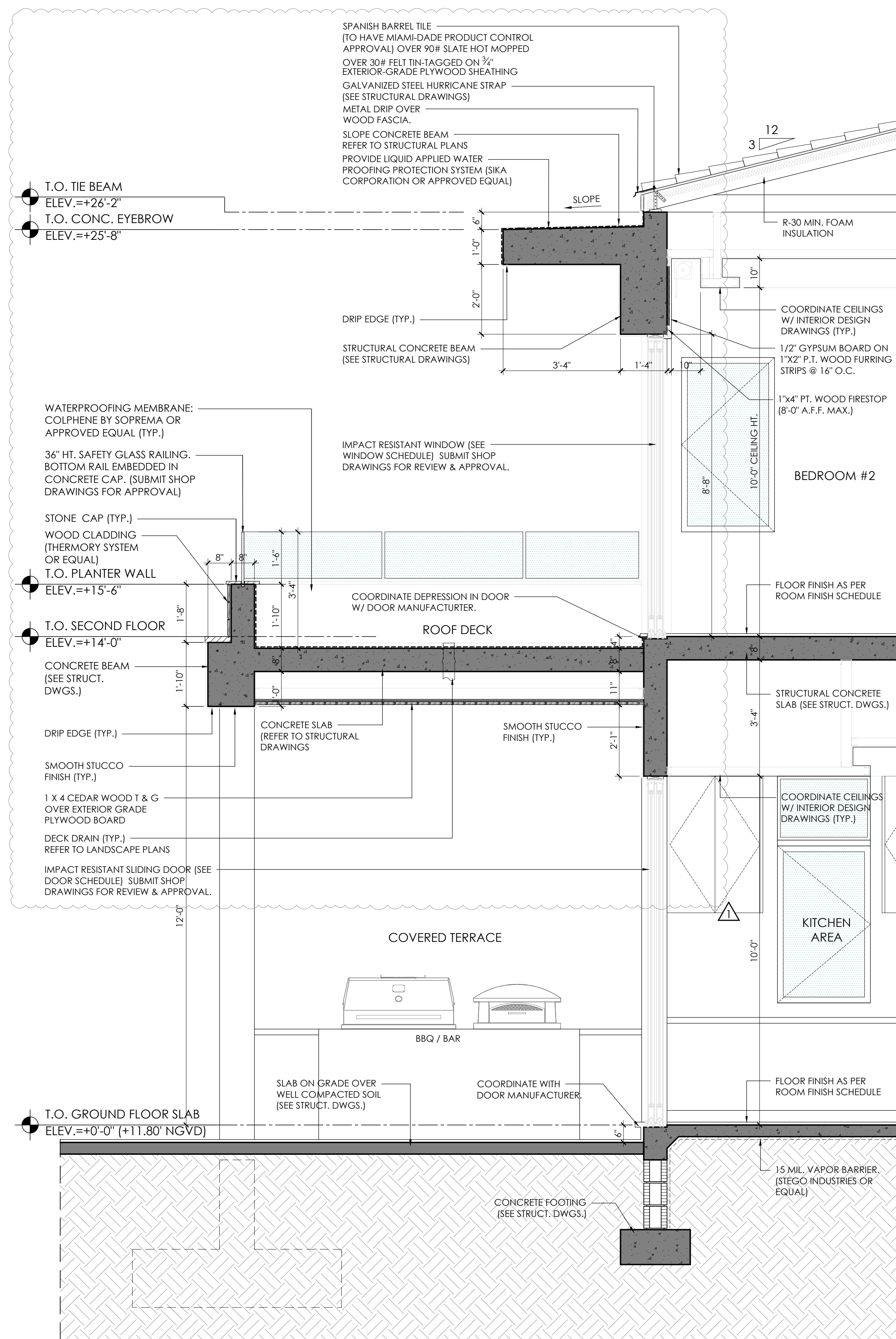
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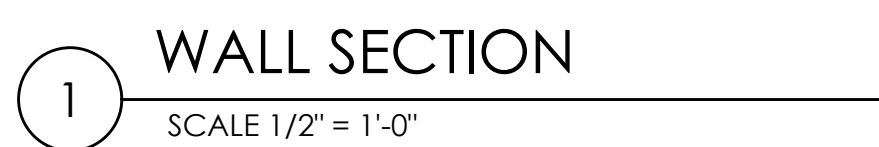
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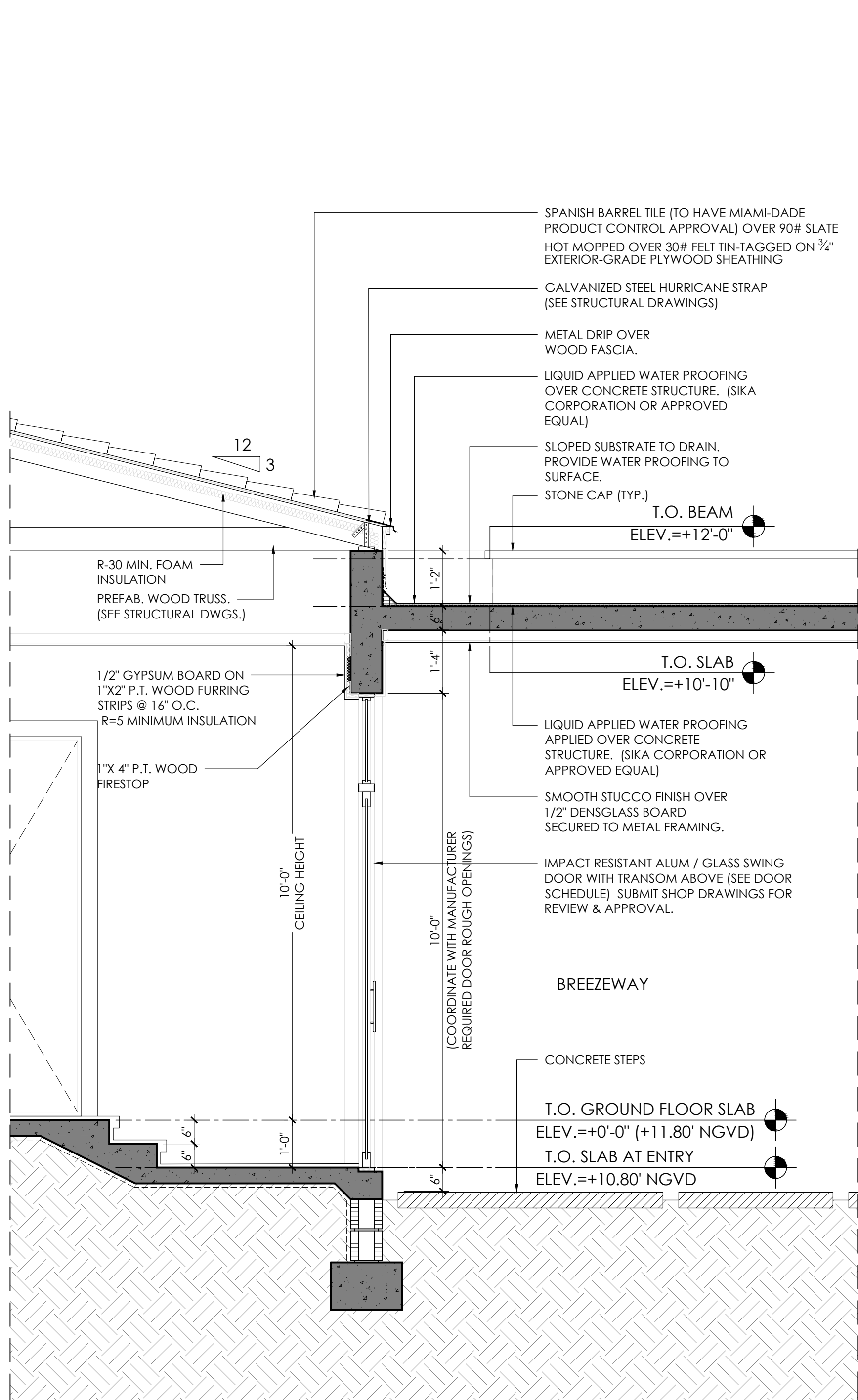


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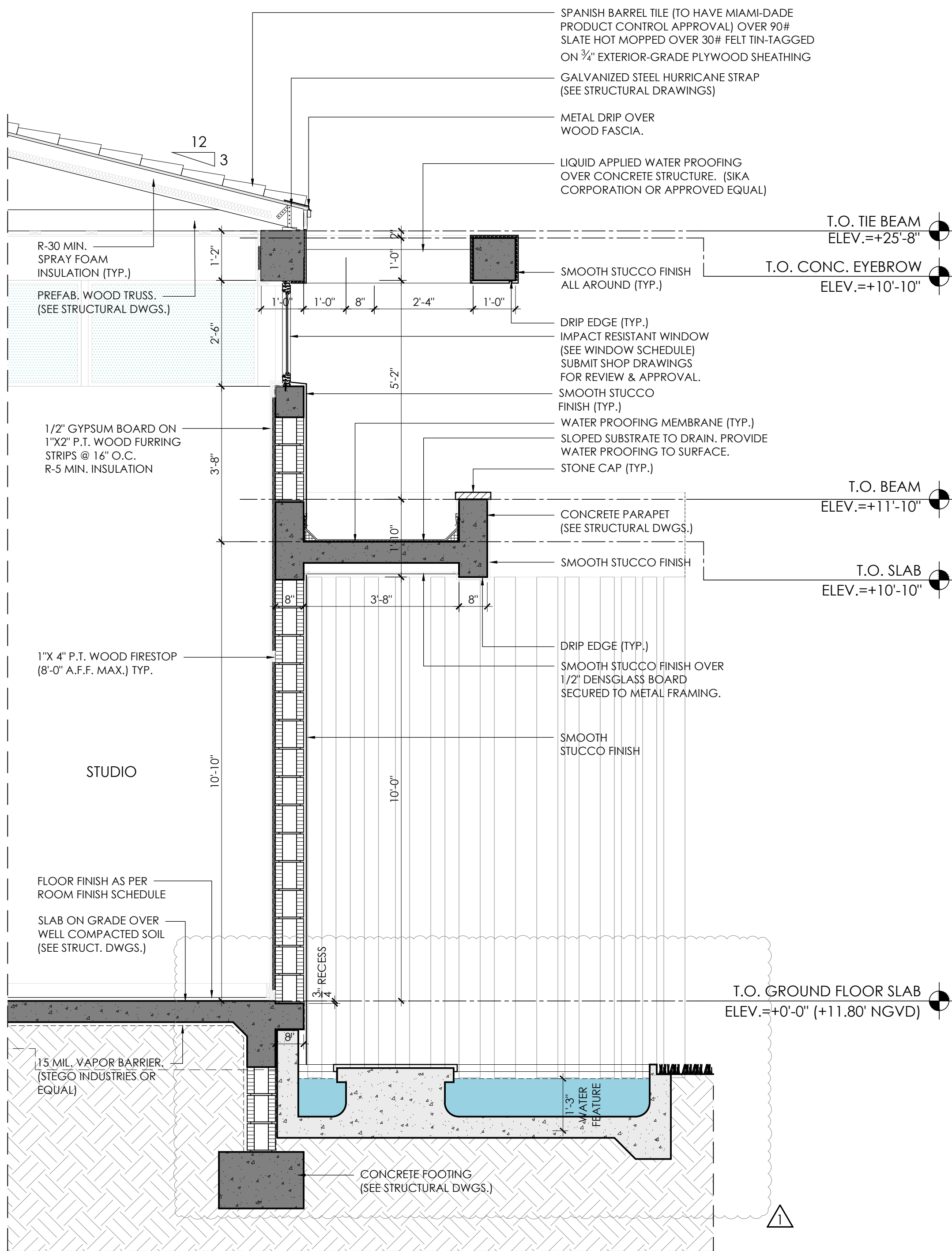




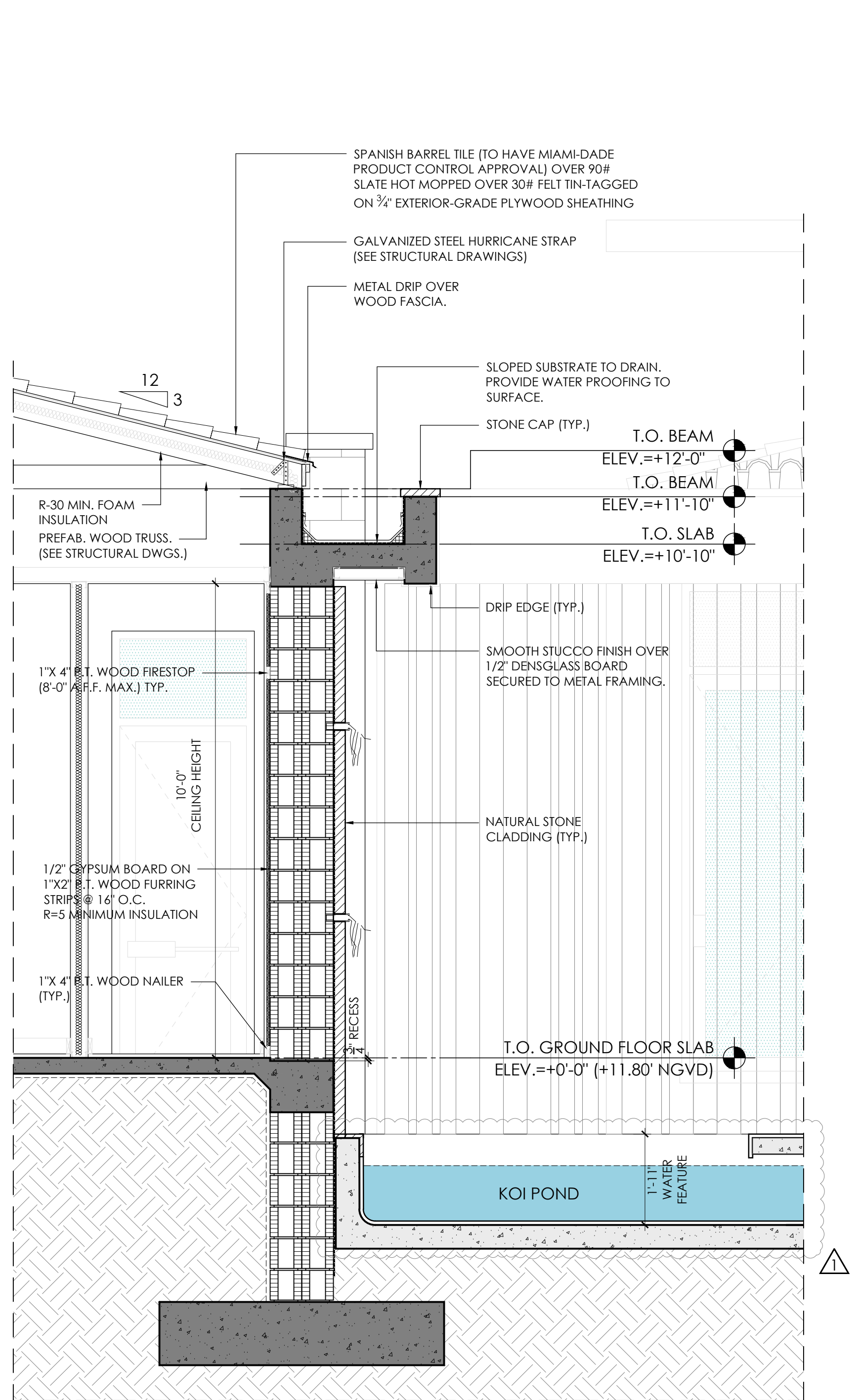
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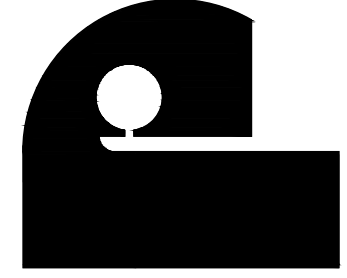
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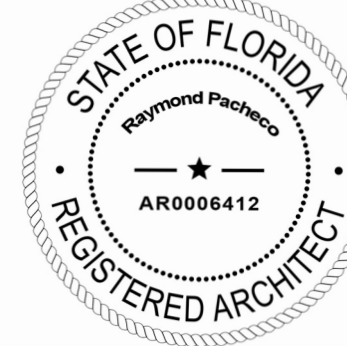


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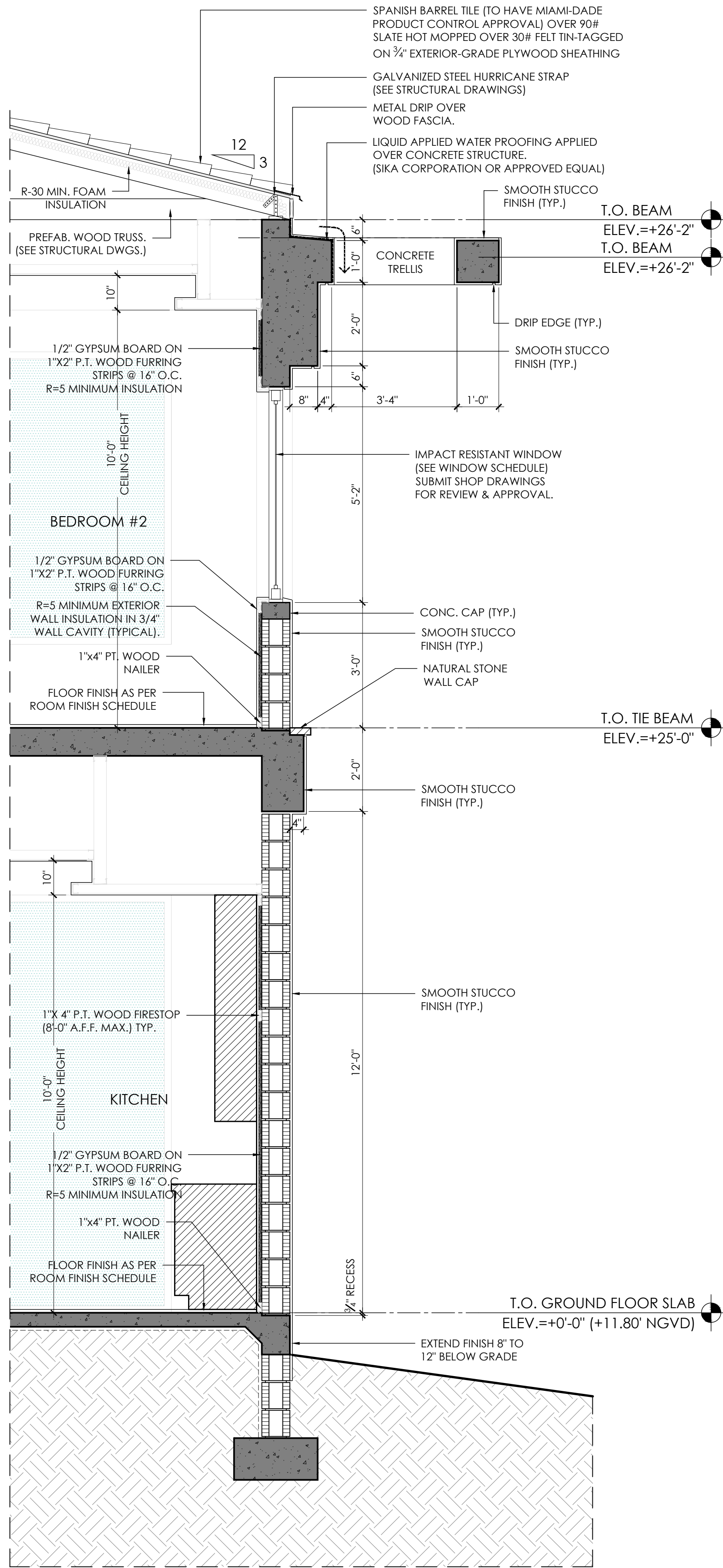


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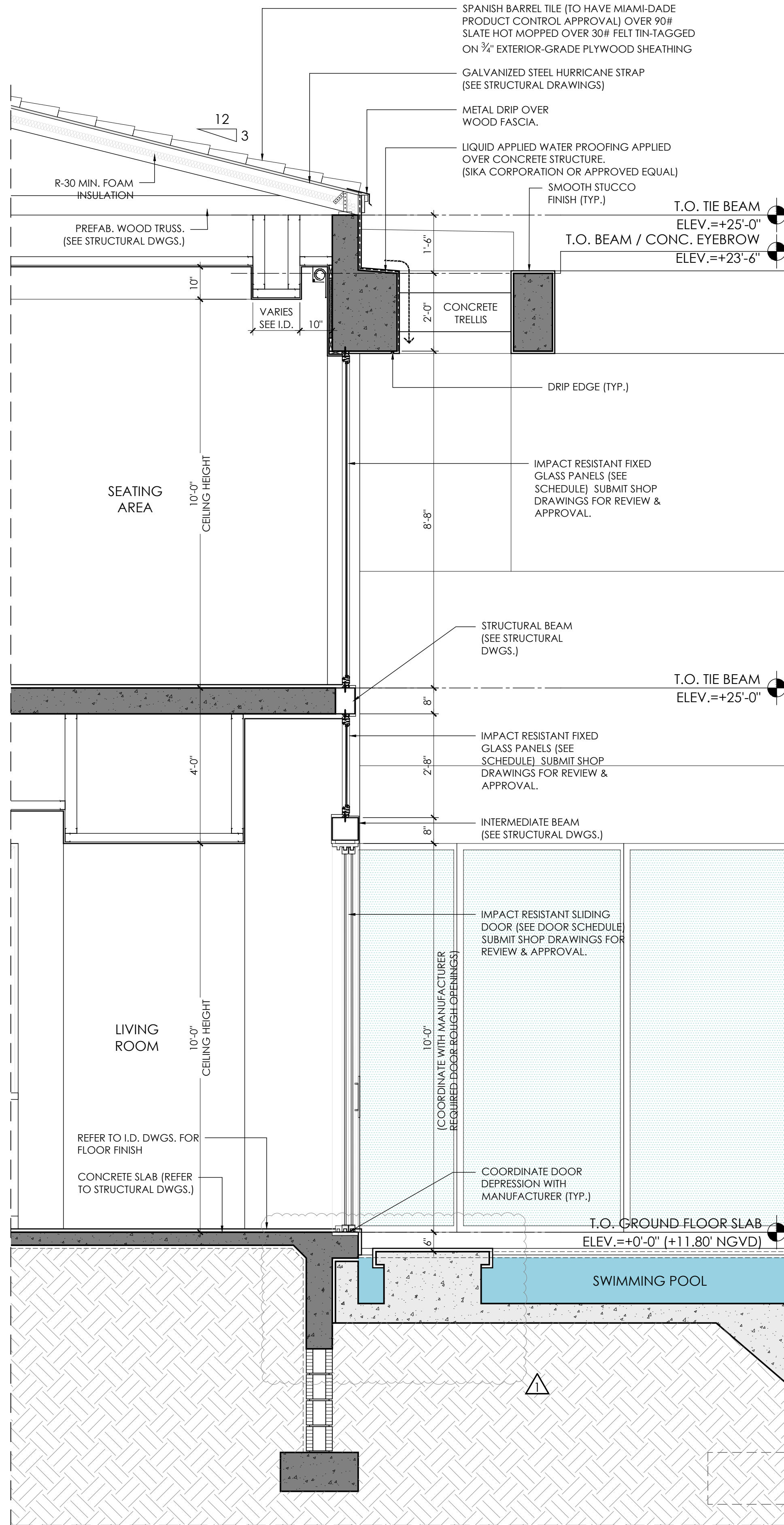
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issued		2. 08-18-25 COM.	
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checked			
project no.			2024



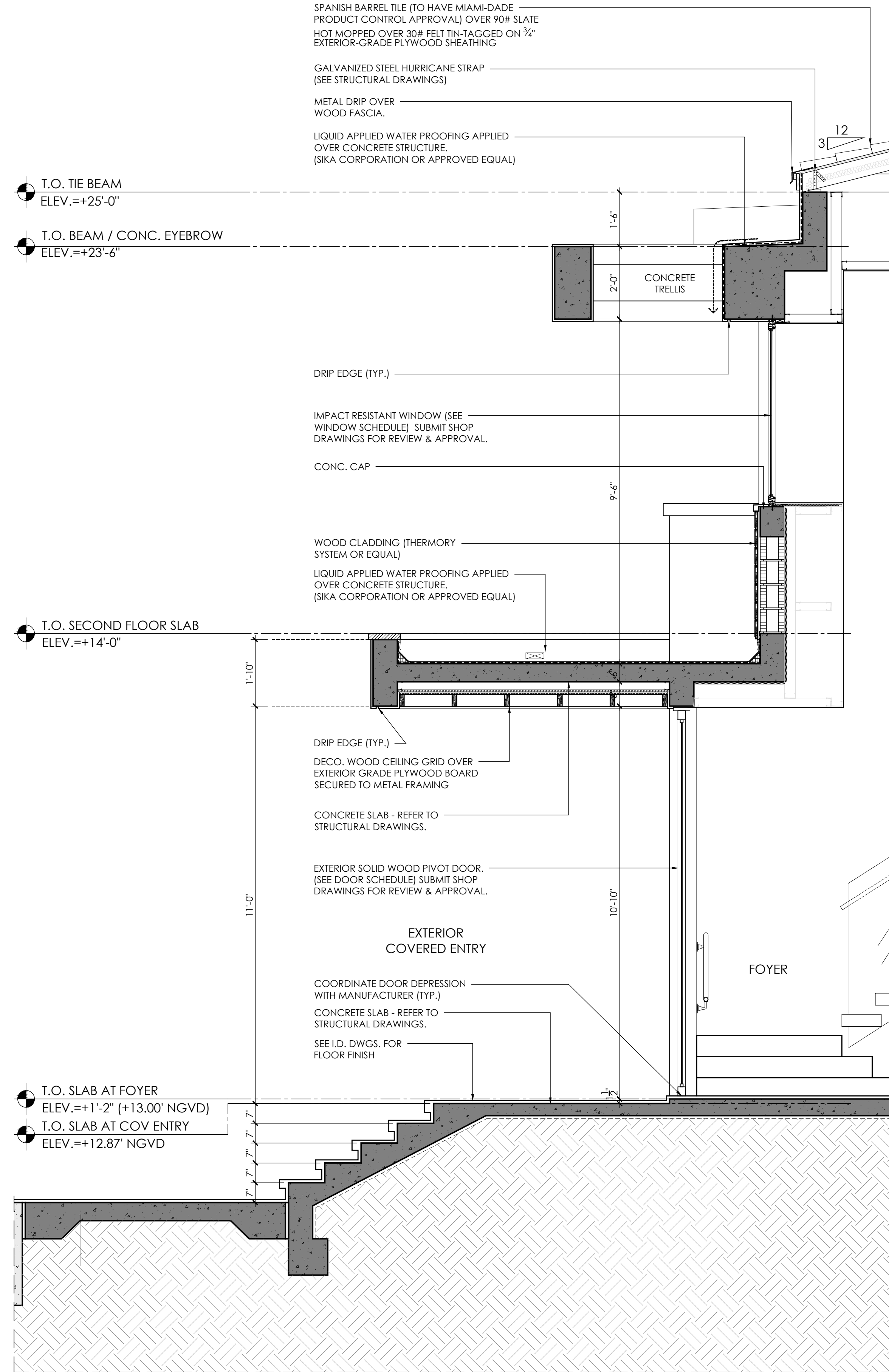
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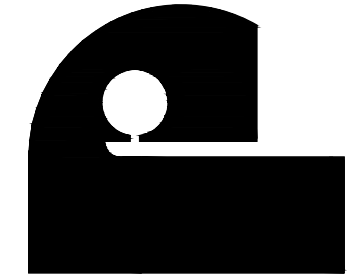
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2 WALL SECTION
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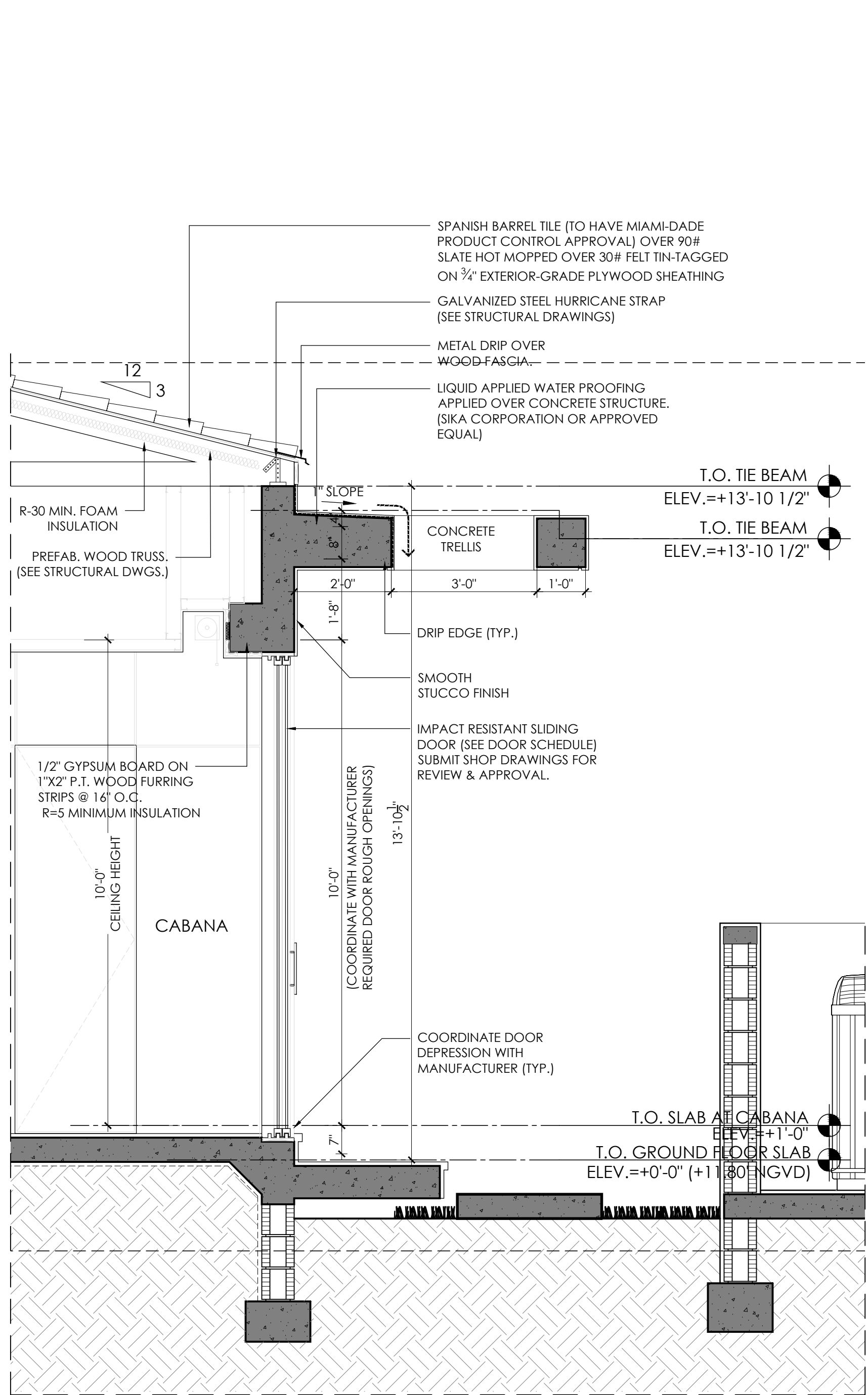


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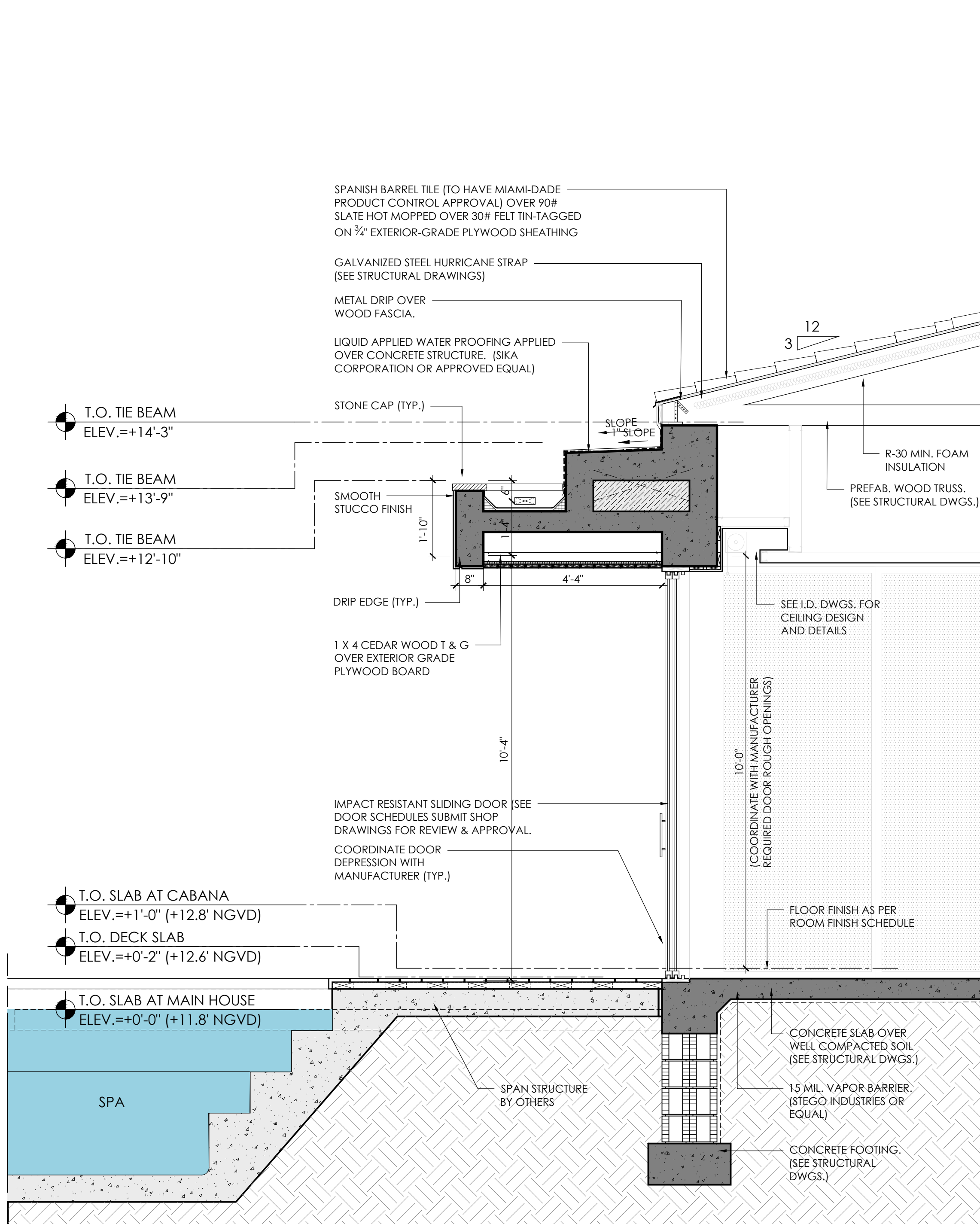
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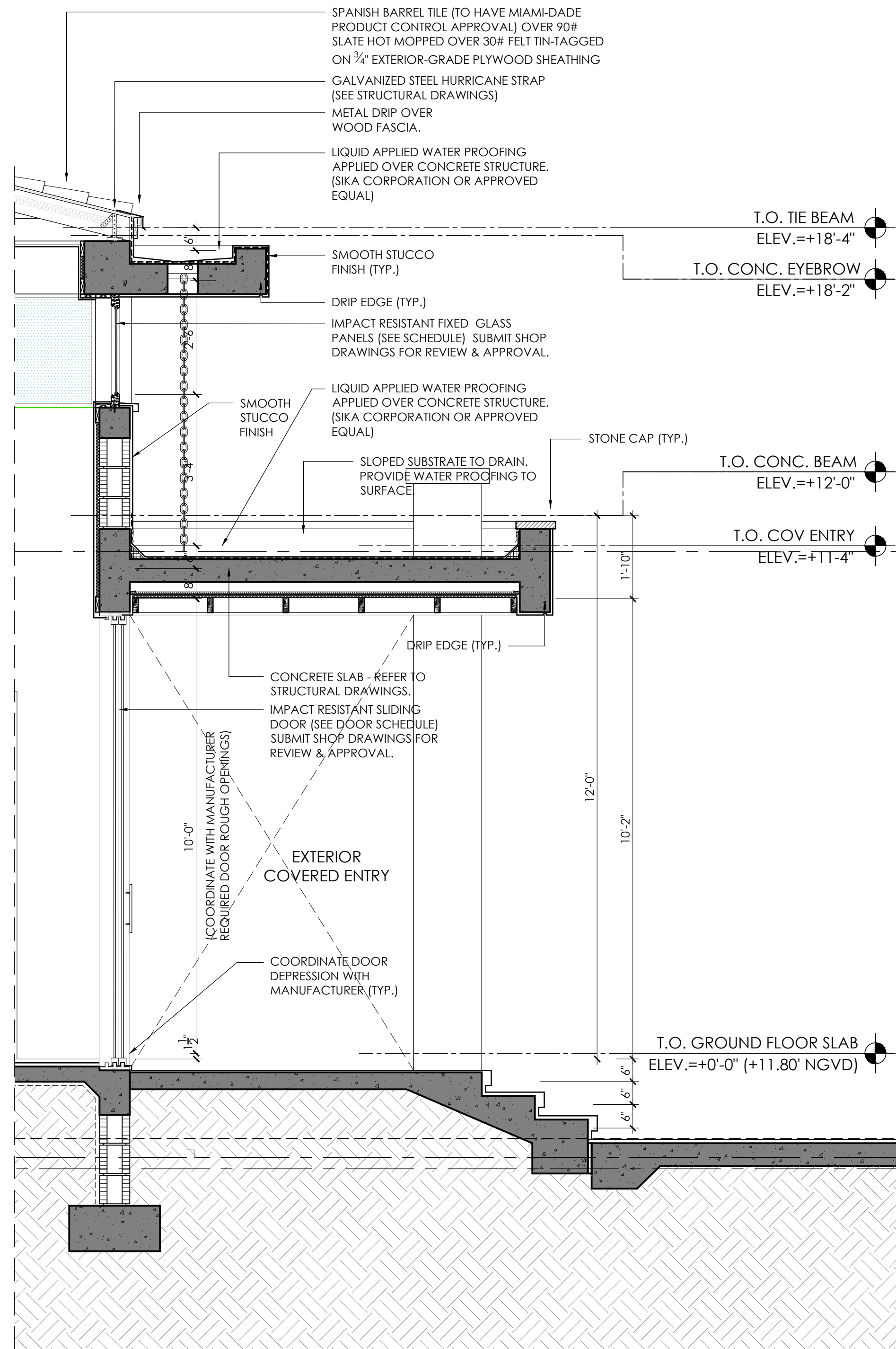
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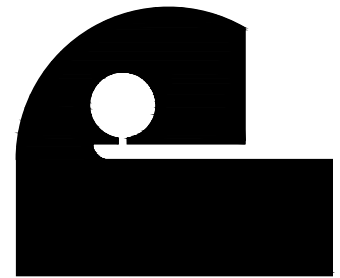
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2 WALL SECTION
SCALE 1/2" = 1'-0"



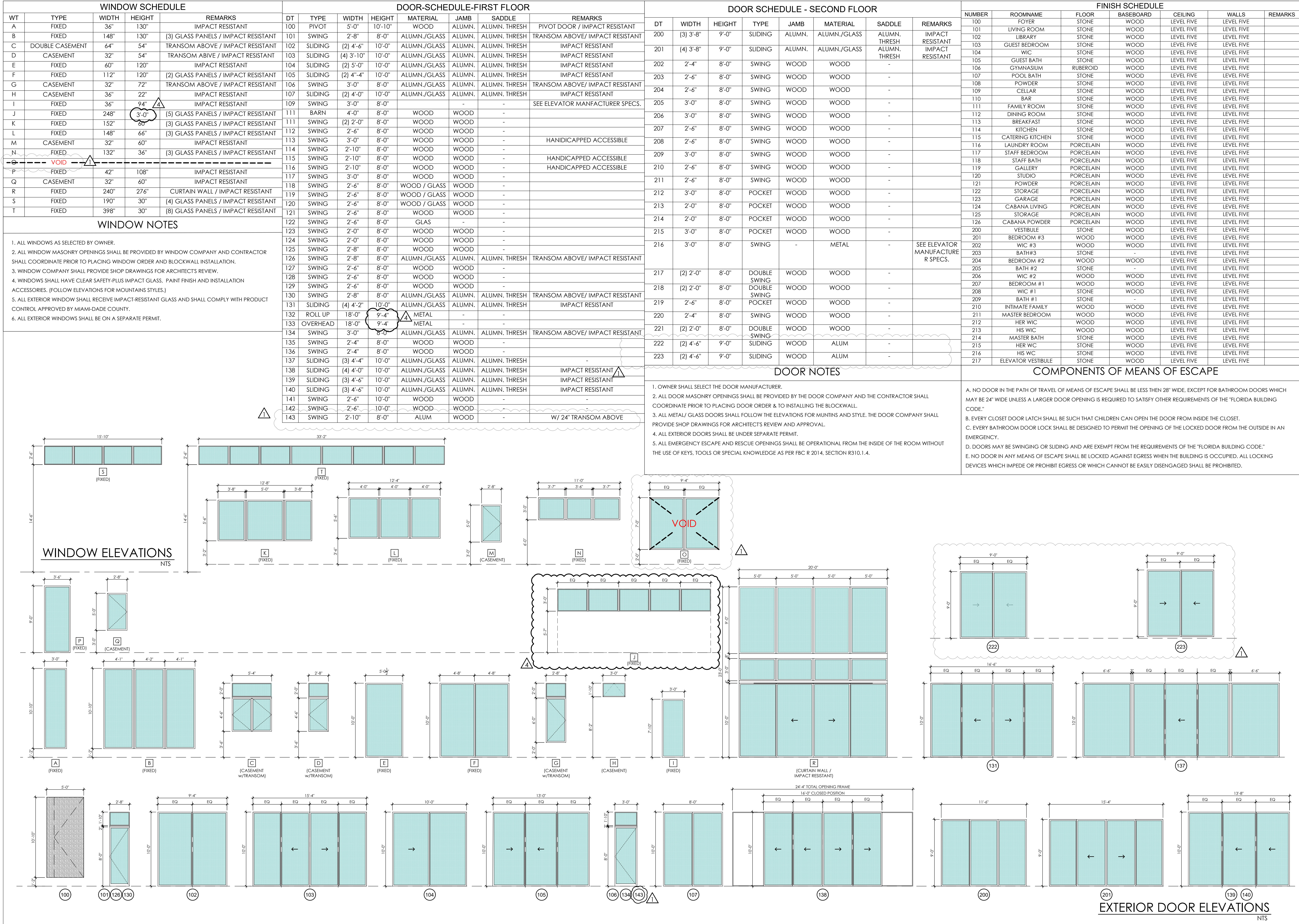
3 WALL SECTION
SCALE 1/2" = 1'-0"



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WINDOW ELEVATIONS

NTS

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 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.

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.

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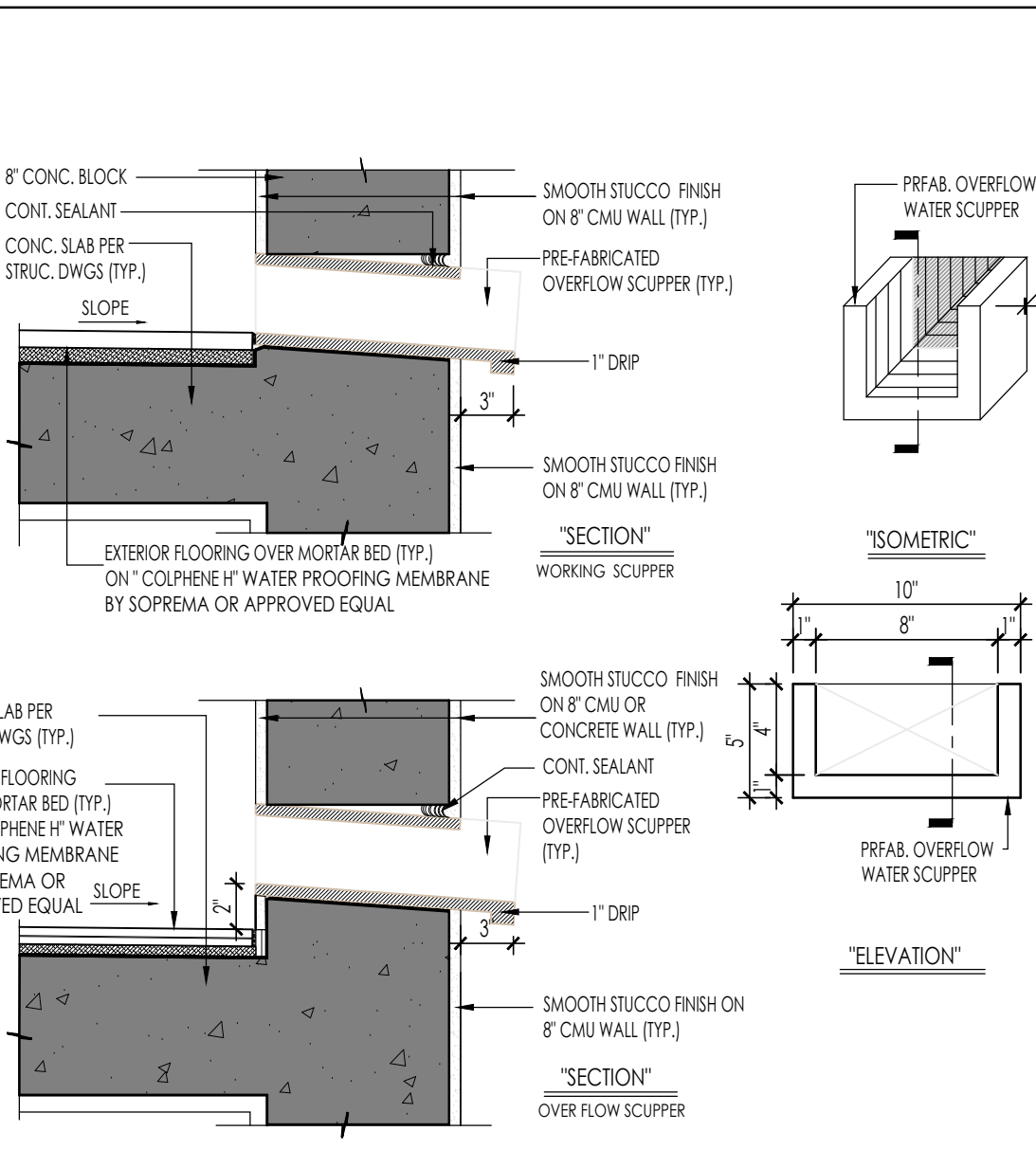
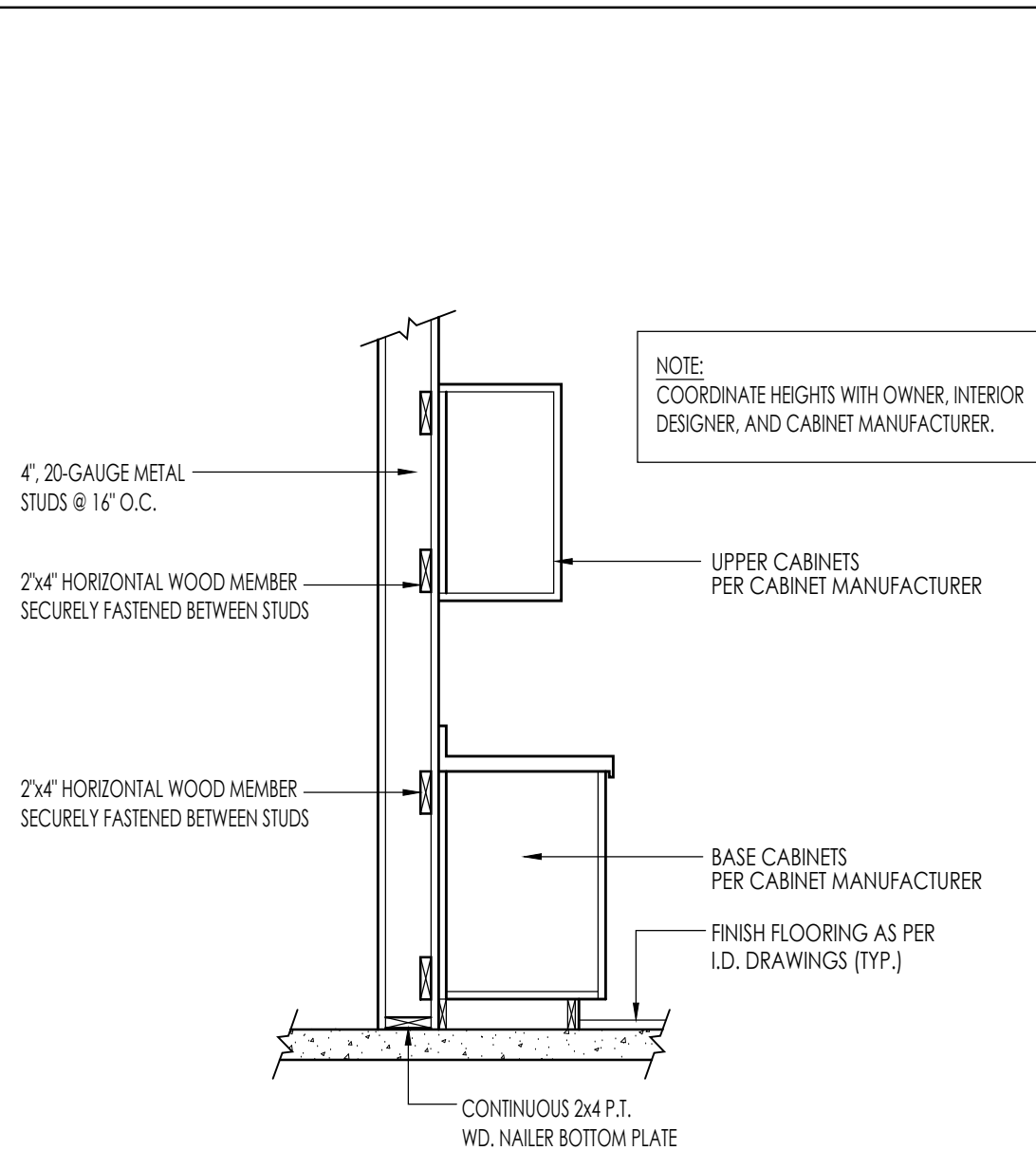
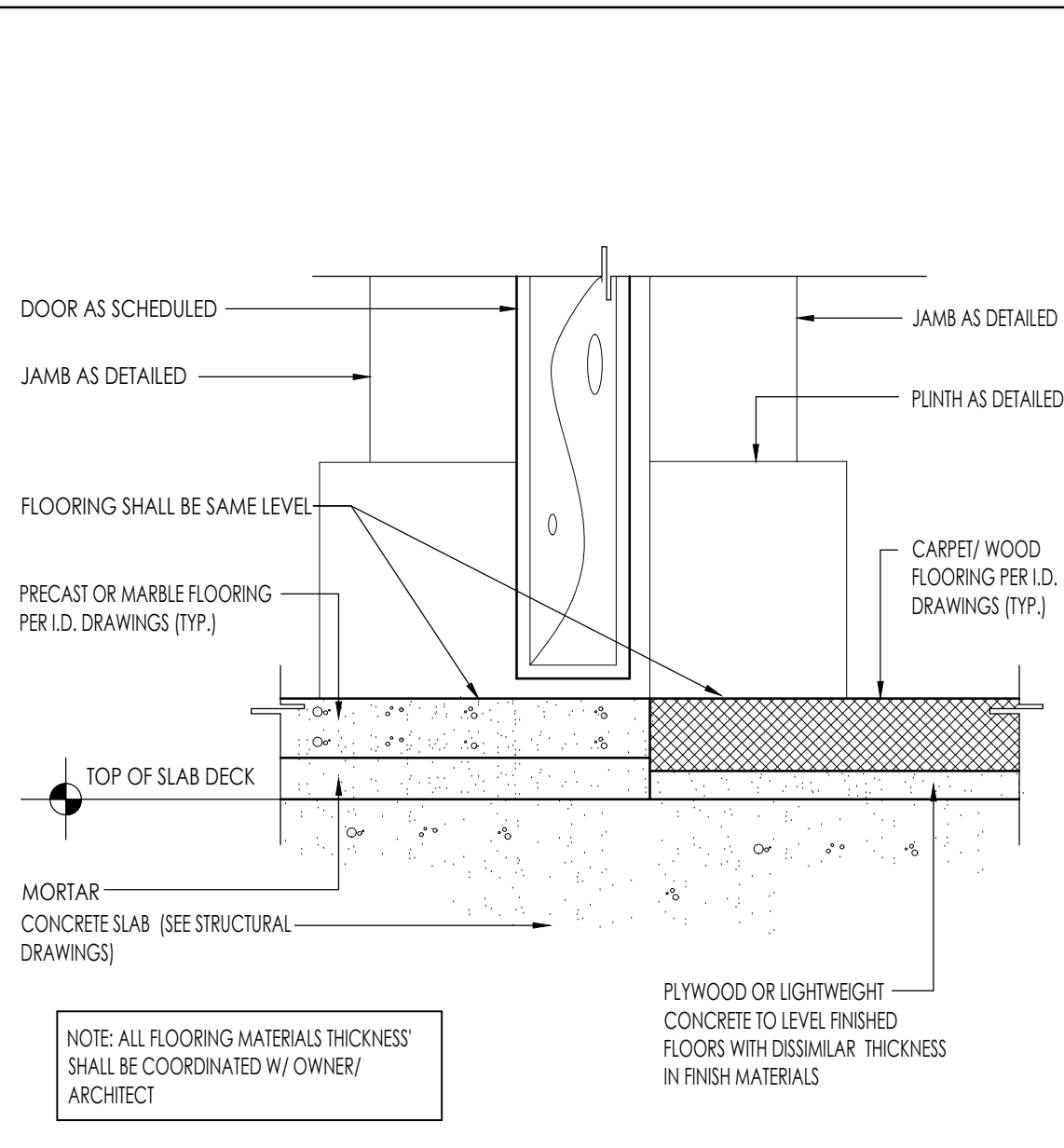
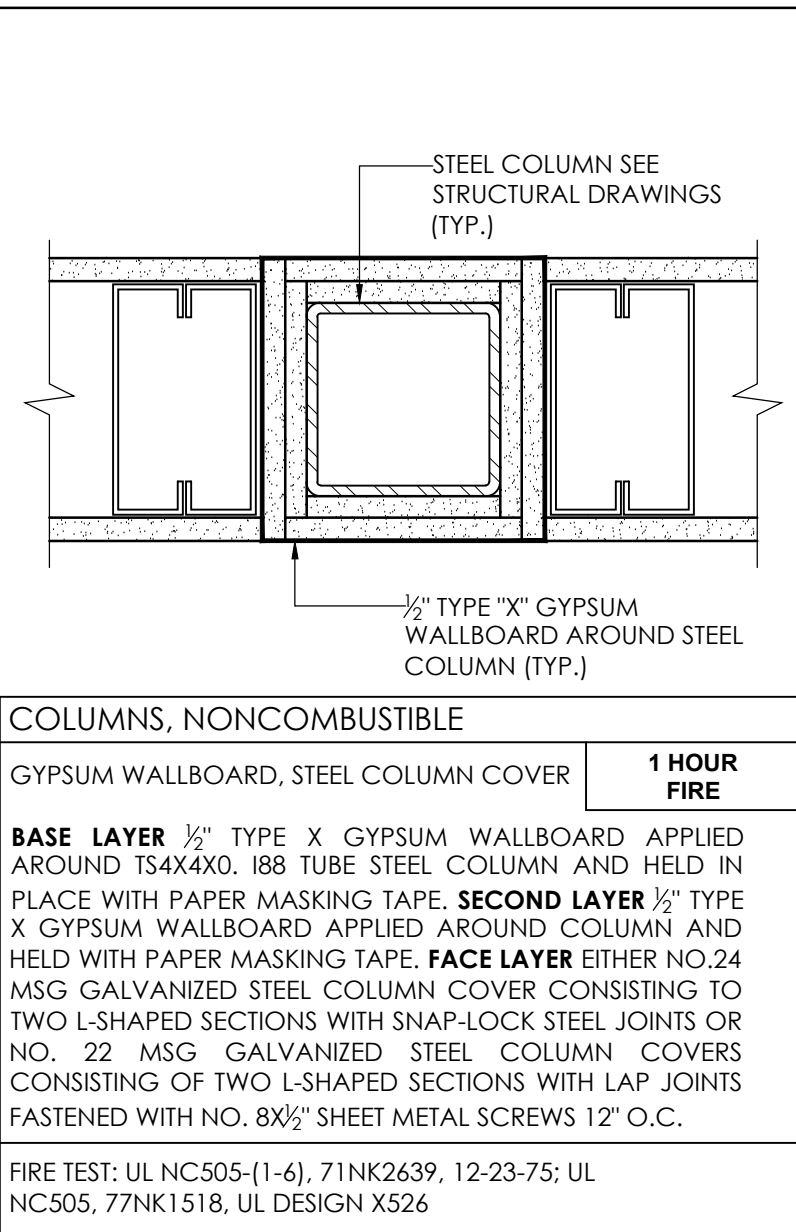
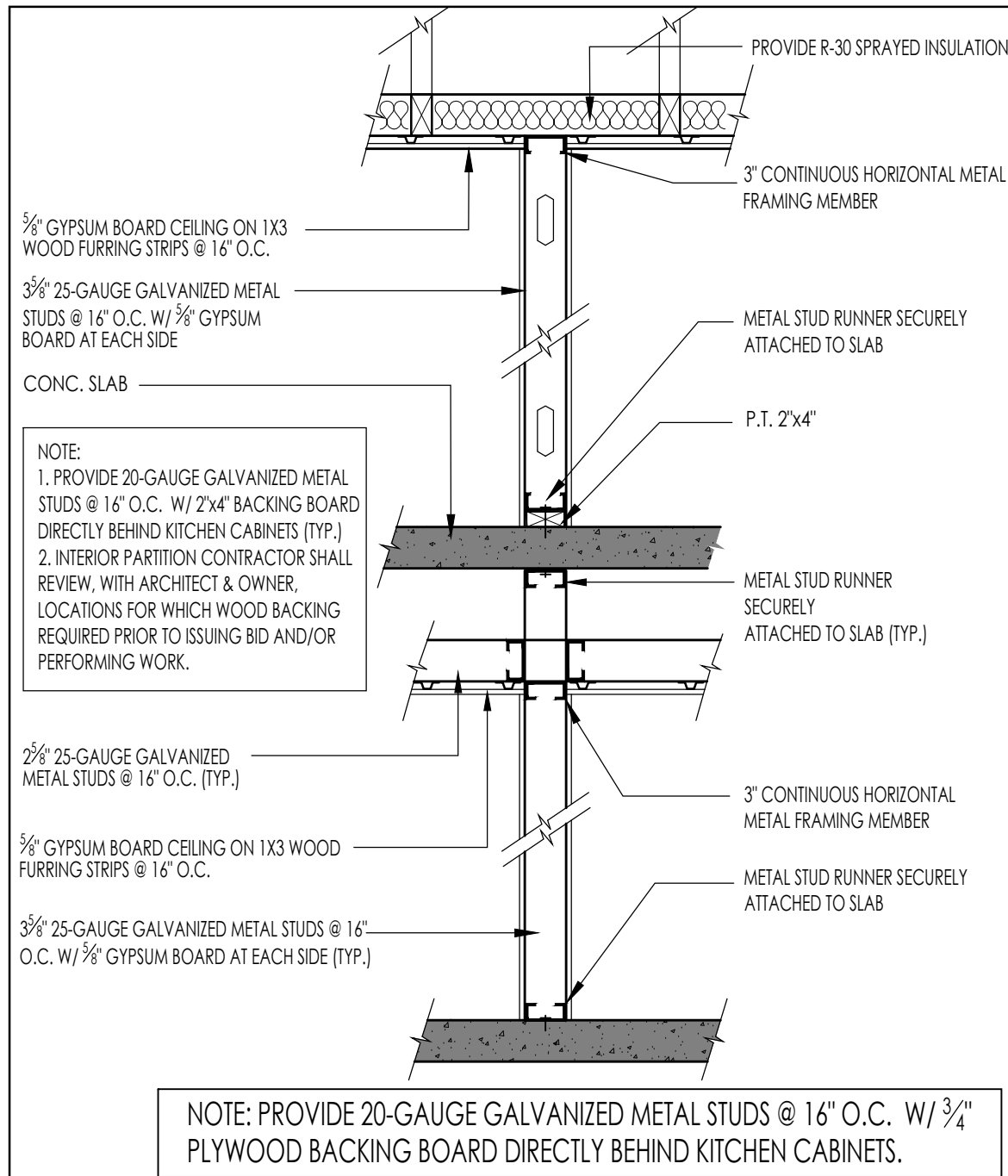
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1 INTERIOR PARTITION SECTION (TYP.)

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

2 STEEL COLUMN DETAIL (TYP.)

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

3 LEVELING OF DISIMILAR FLOORING MATERIALS (TYP.)

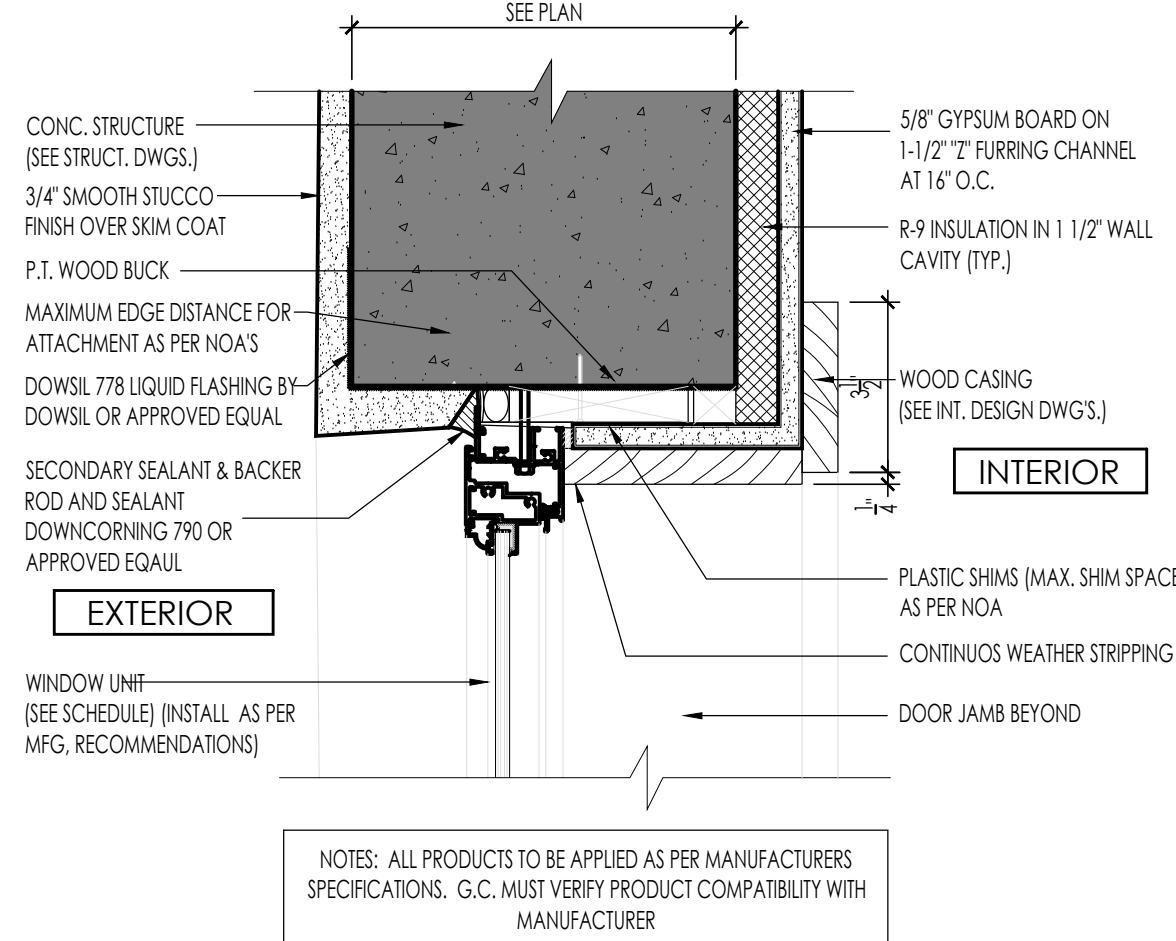
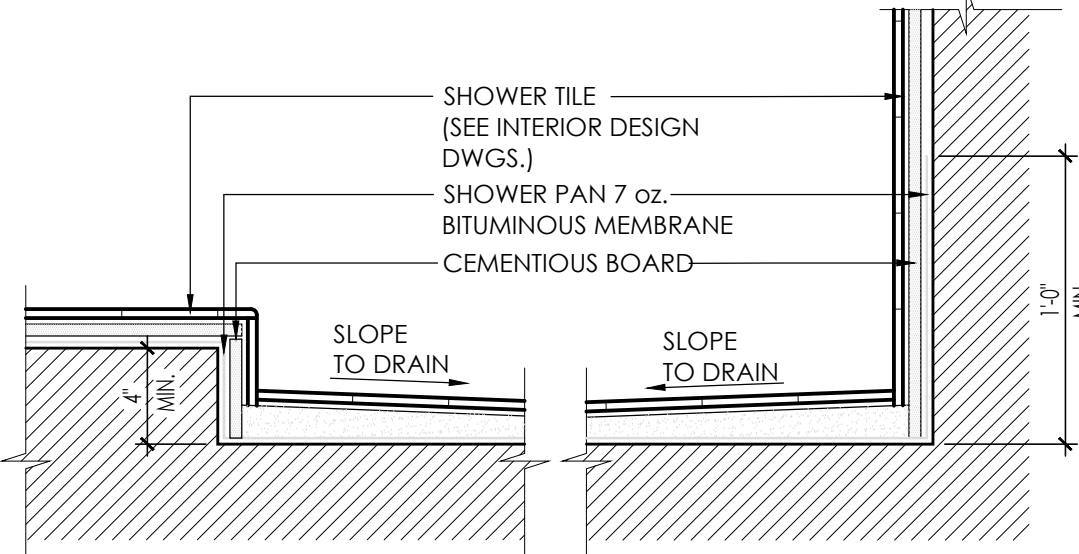
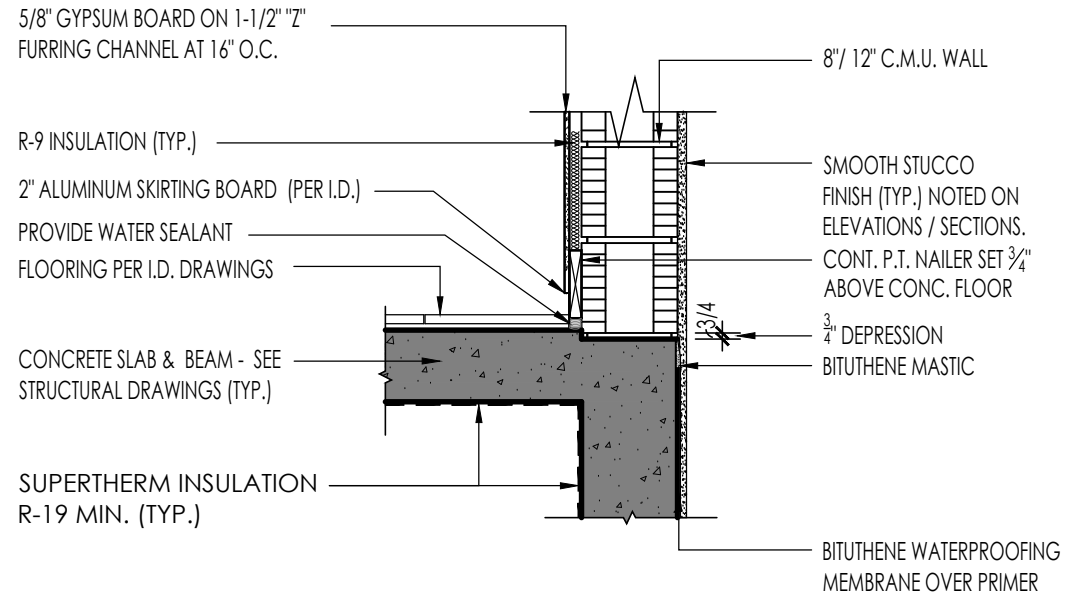
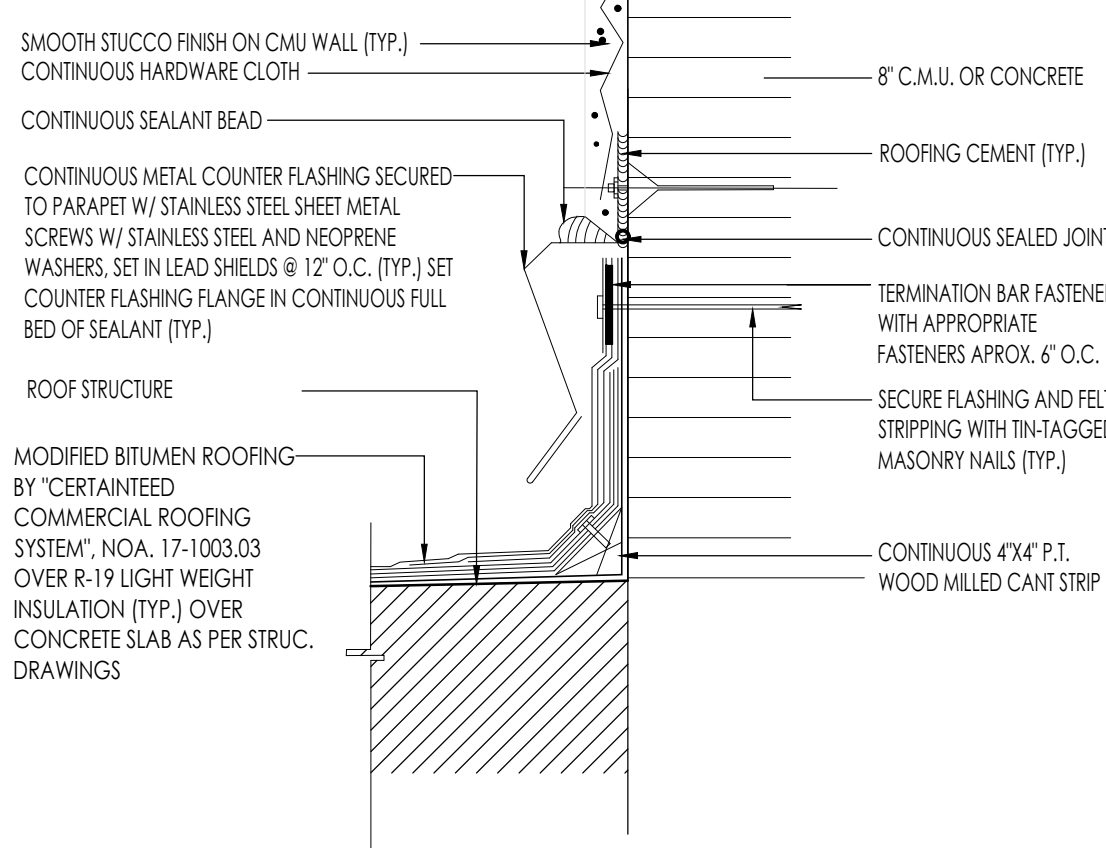
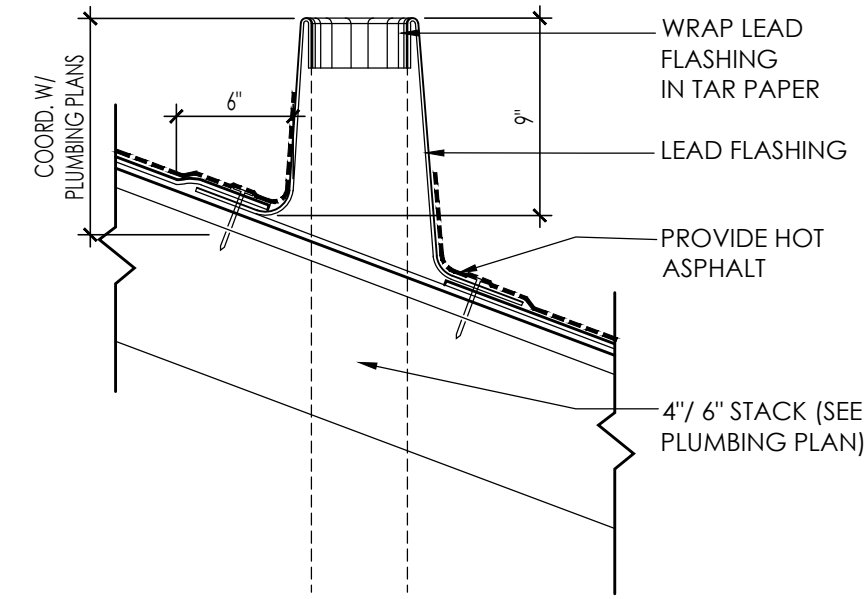
SCALE: 3/4"=1'-0"

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

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

5 SCUPPER & OVERFLOW SCUPPER DETAIL (TYP.)

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



6 VENT PENETRATION DETAIL (TYP.)

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

7 COUNTER FLASHING DETAIL (TYP.)

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

8 EXTERIOR WALL DETAIL (TYP.)

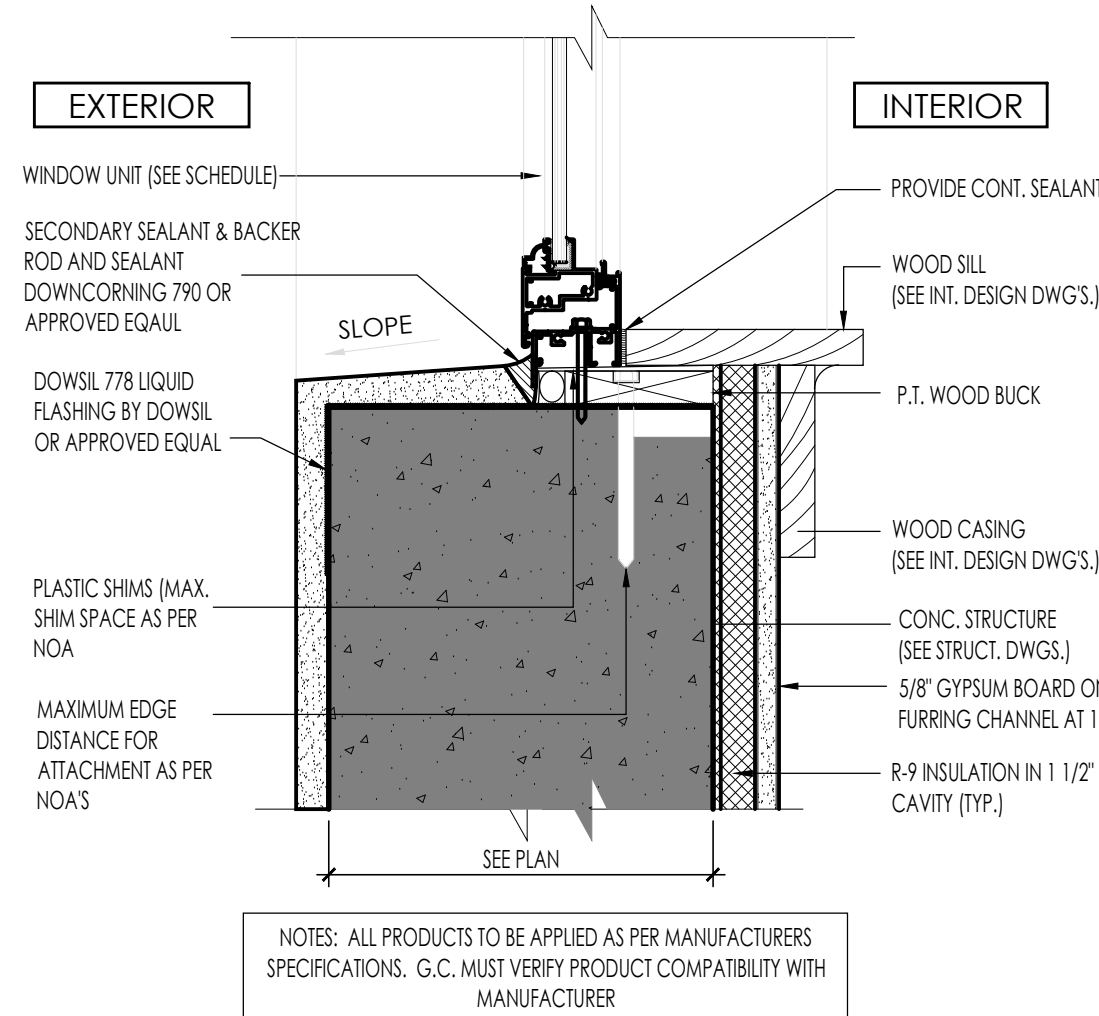
SCALE: 1/4"=1'-0"

9 RECESS SHOWER DETAIL (TYP.)

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

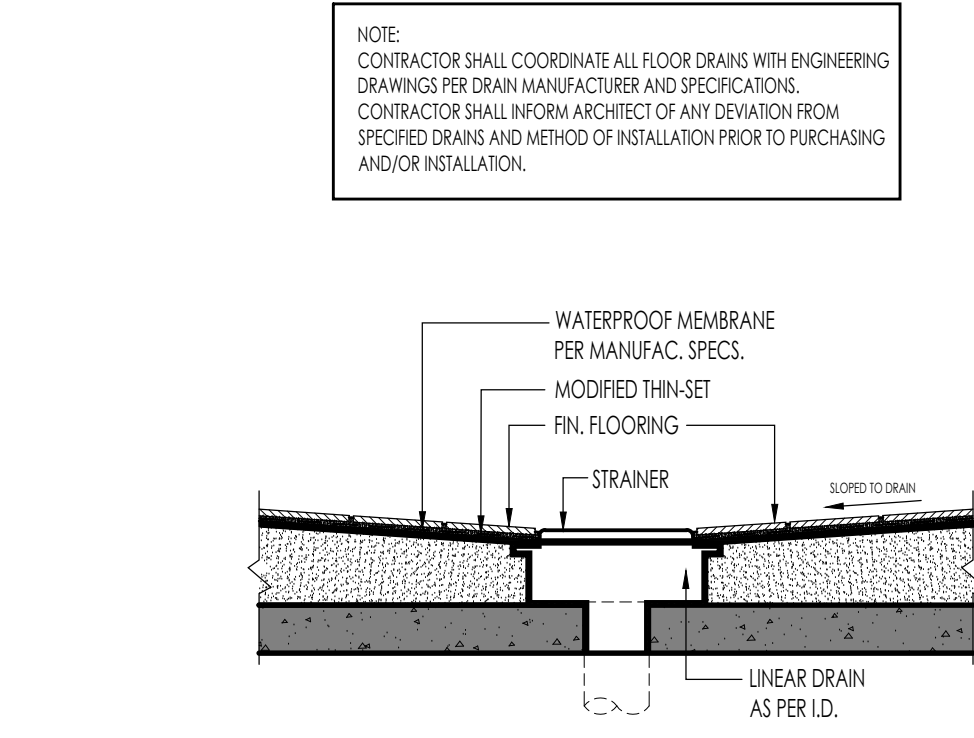
10 WINDOW HEADER DETAIL (TYP.)

SCALE: 3"=1'-0"



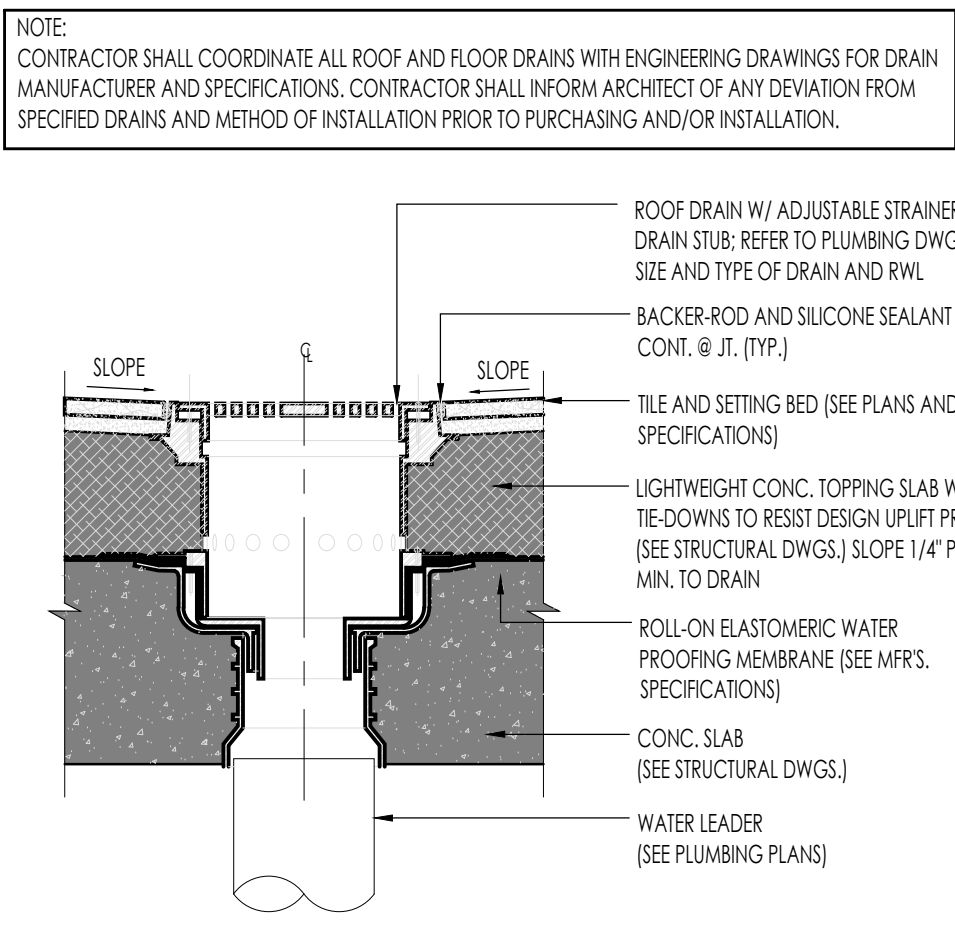
11 WINDOW SILL DETAIL (TYP.)

SCALE: 3"=1'-0"



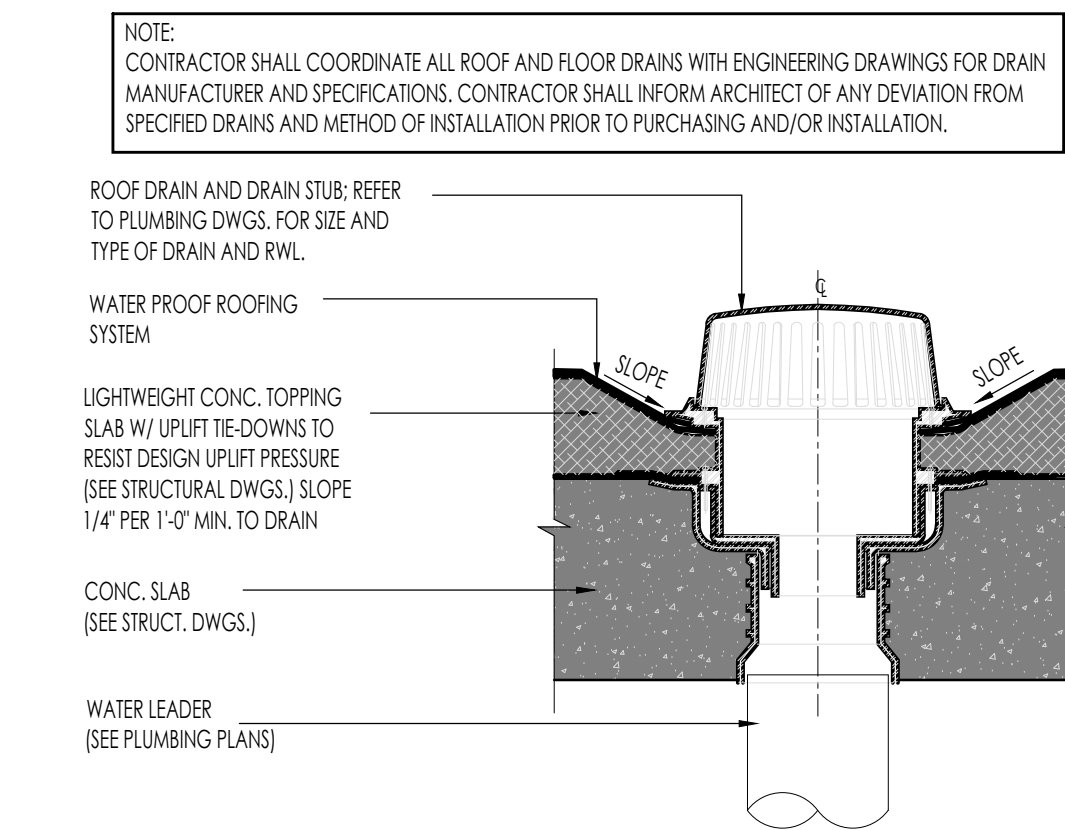
12 LINEAR FLOOR DRAIN AT MID-FLOOR DETAIL (TYP.)

SCALE: 3"=1'-0"



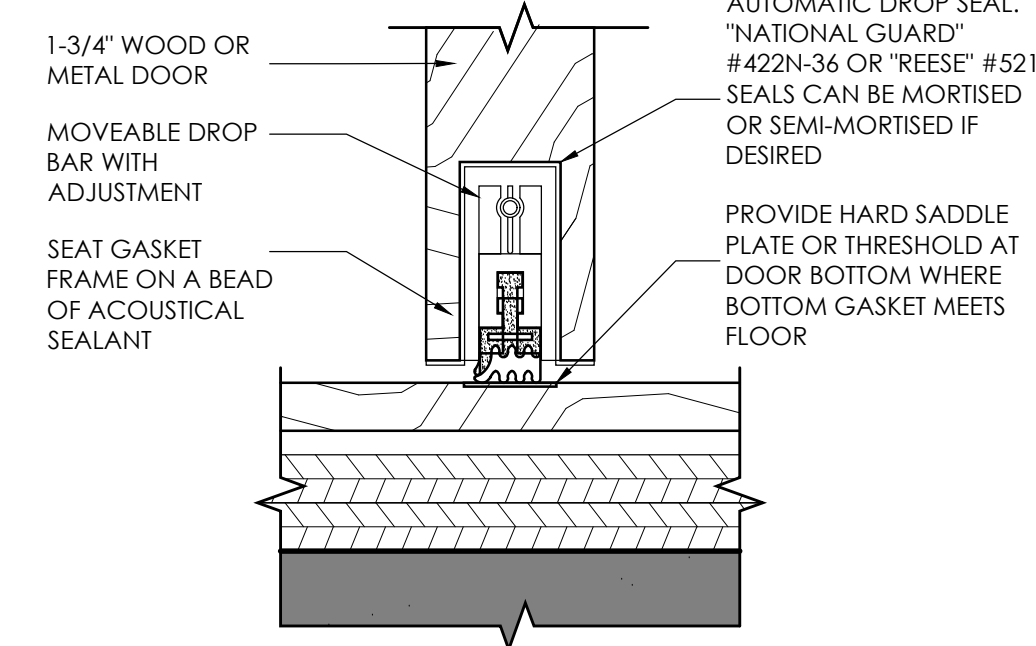
13 FLOOR DRAIN DETAIL (TYP.)

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



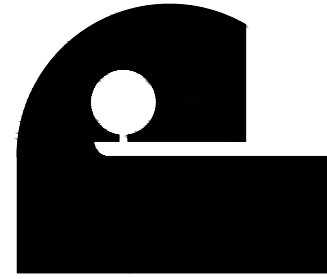
14 ROOF DRAIN DETAIL (TYP.)

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

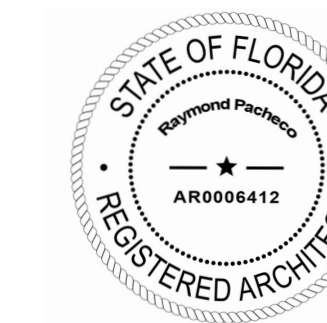


15 DOOR MORTISED DROP SEAL

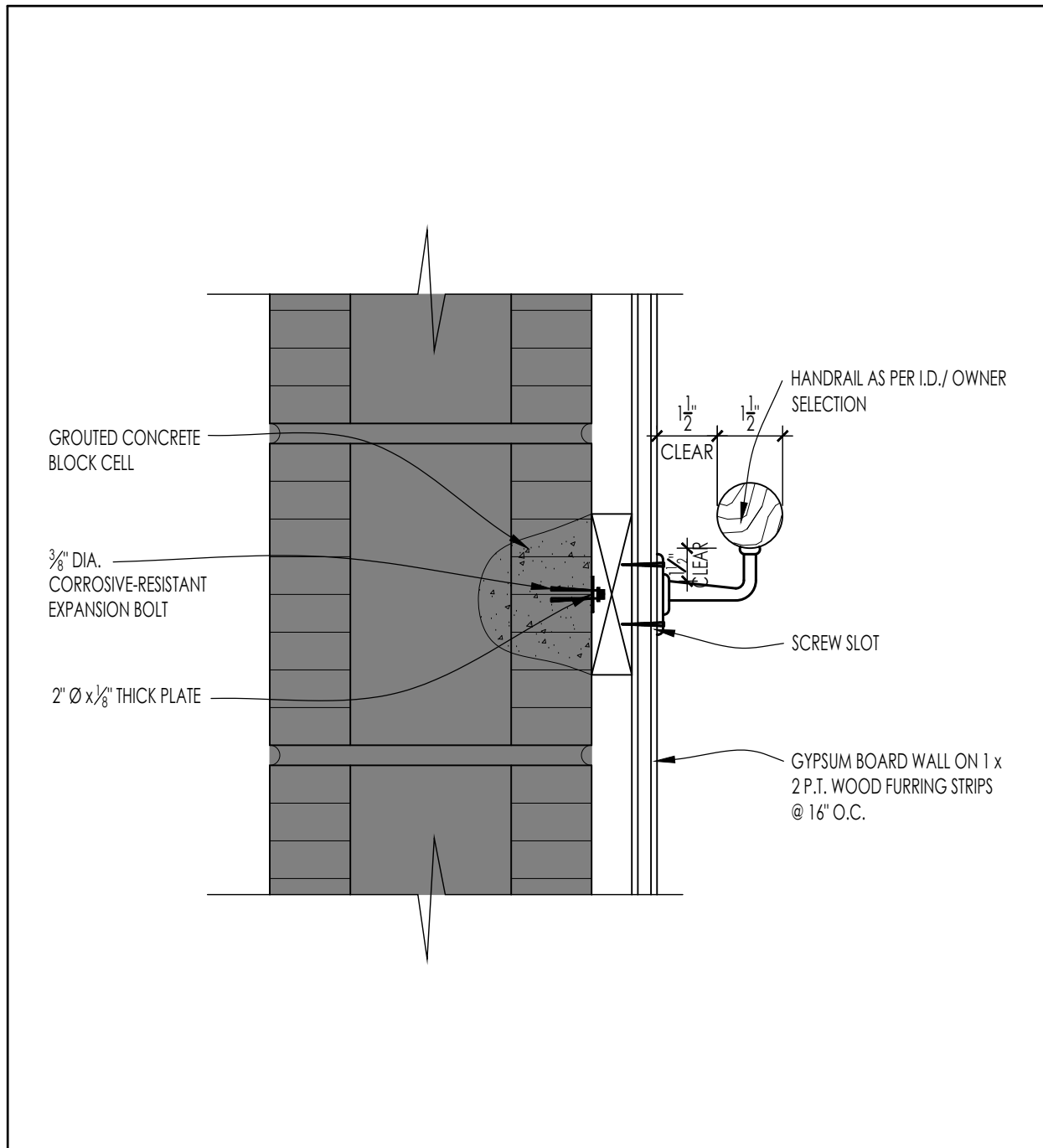
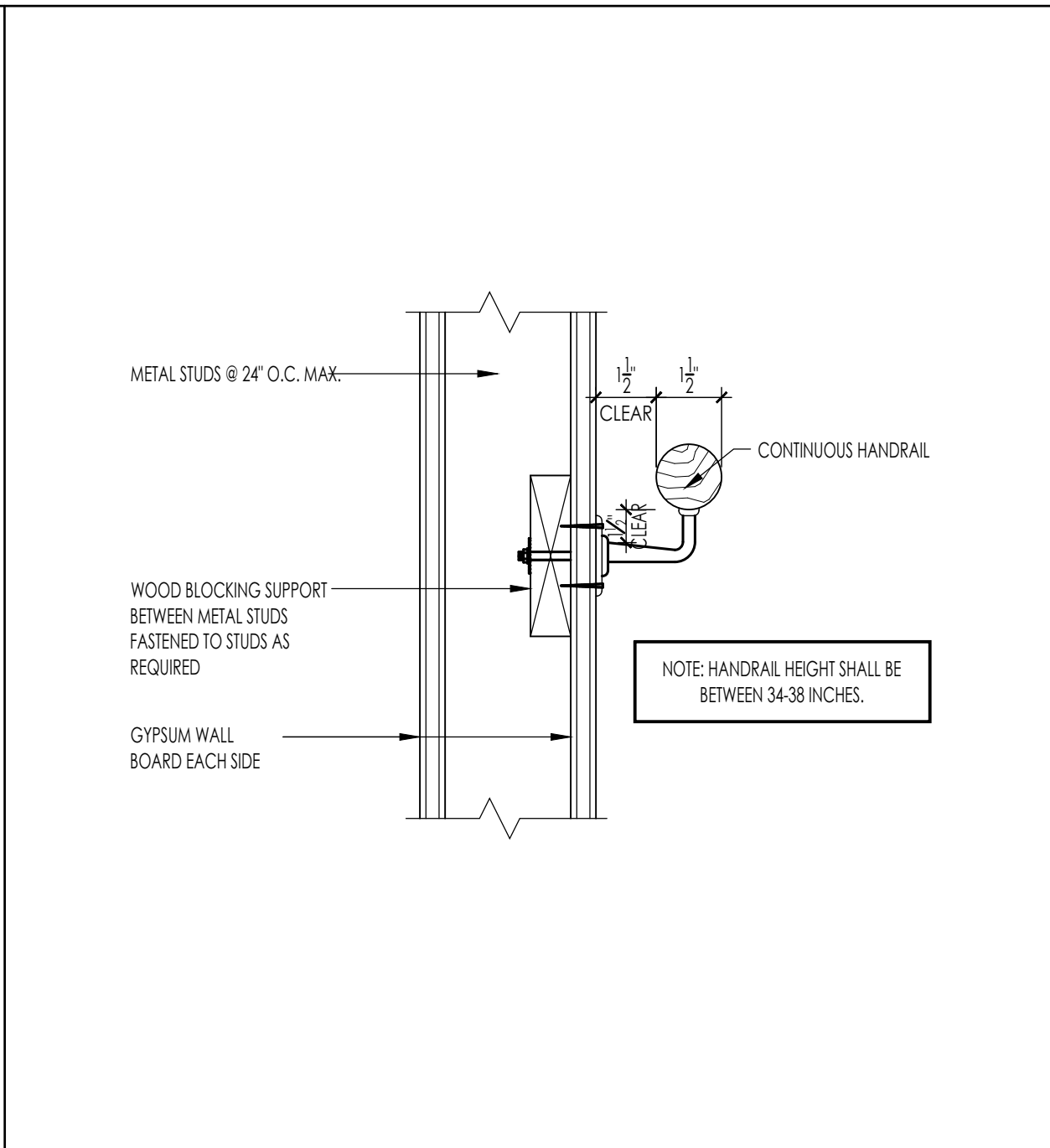
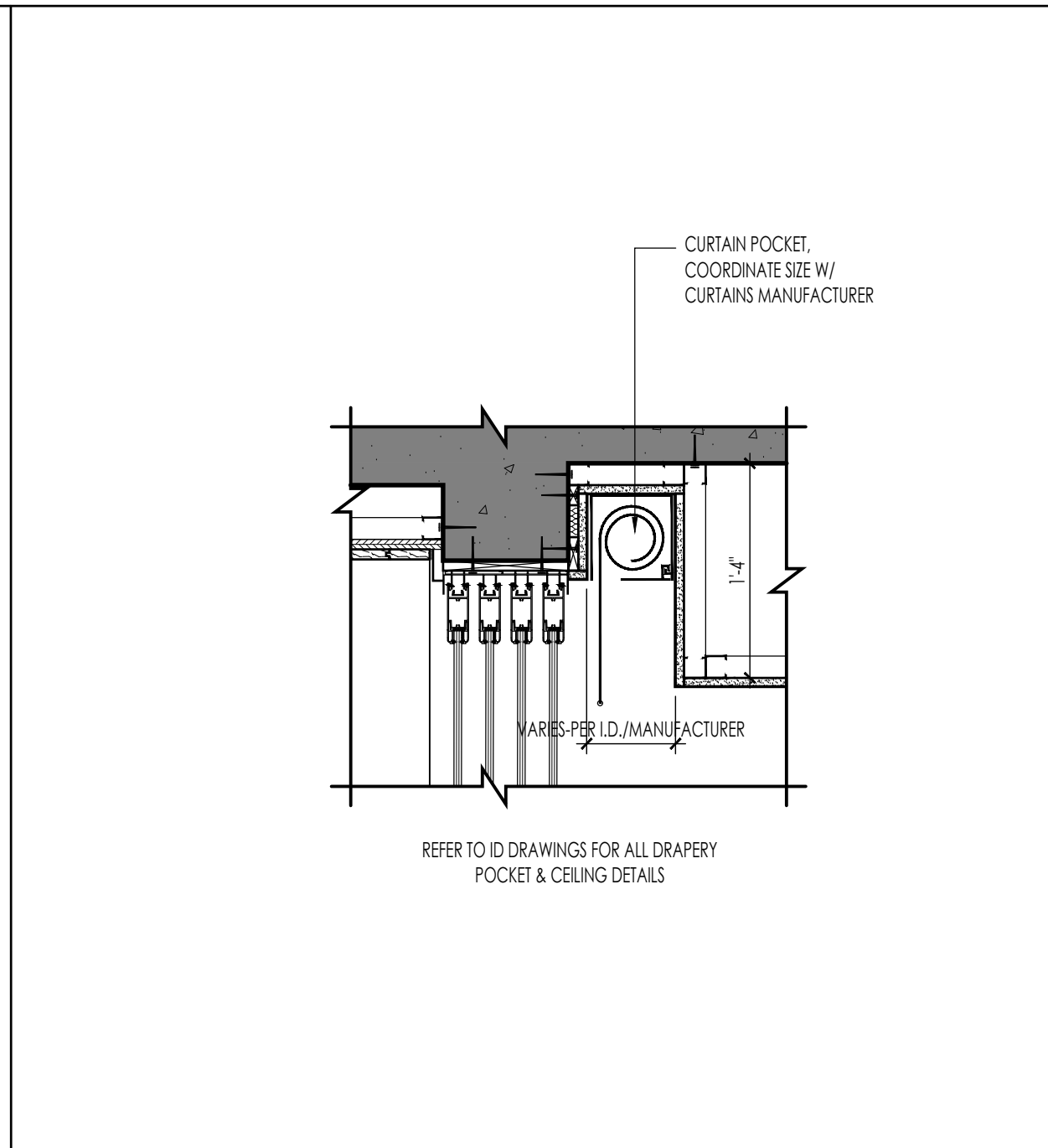
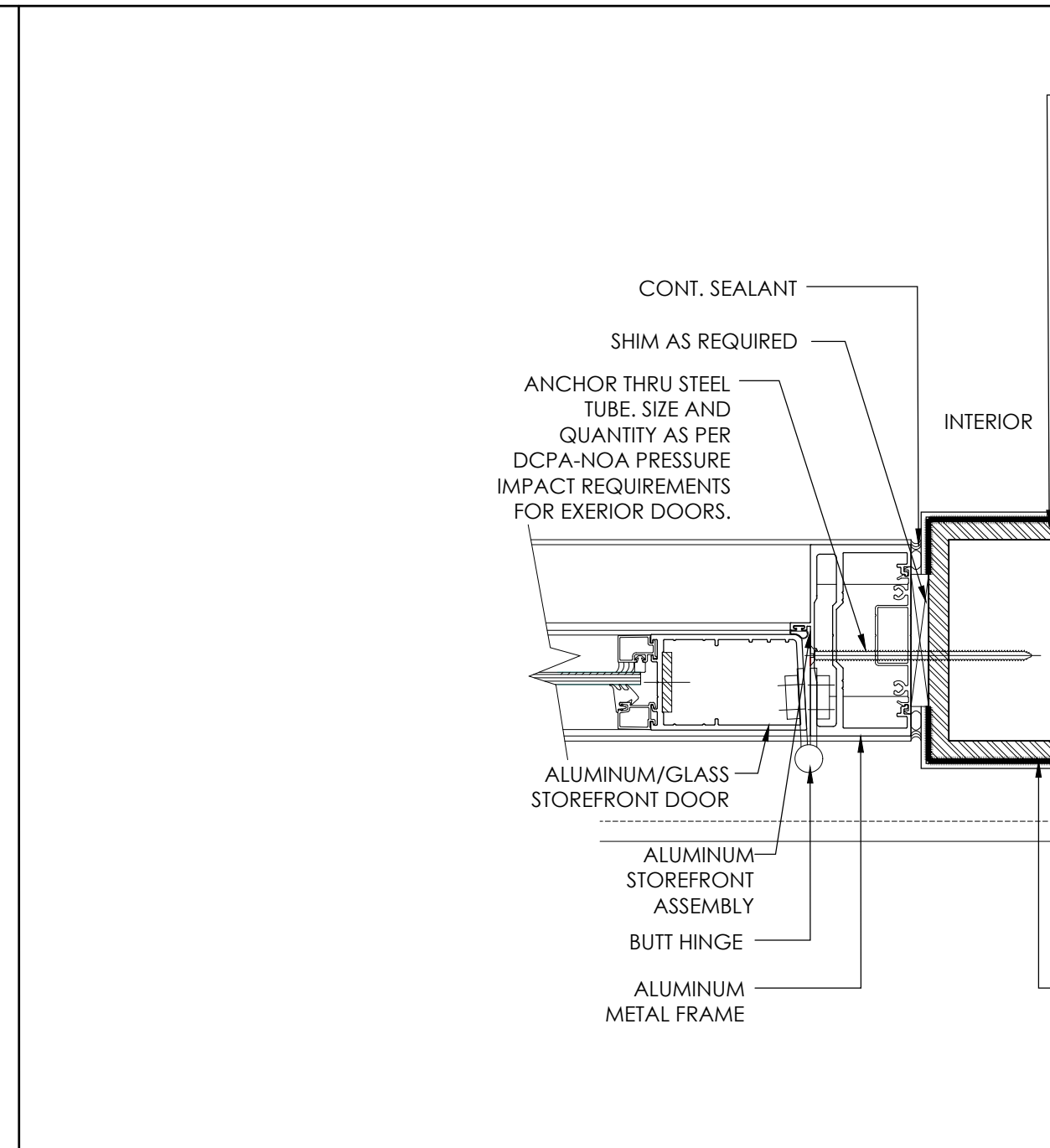
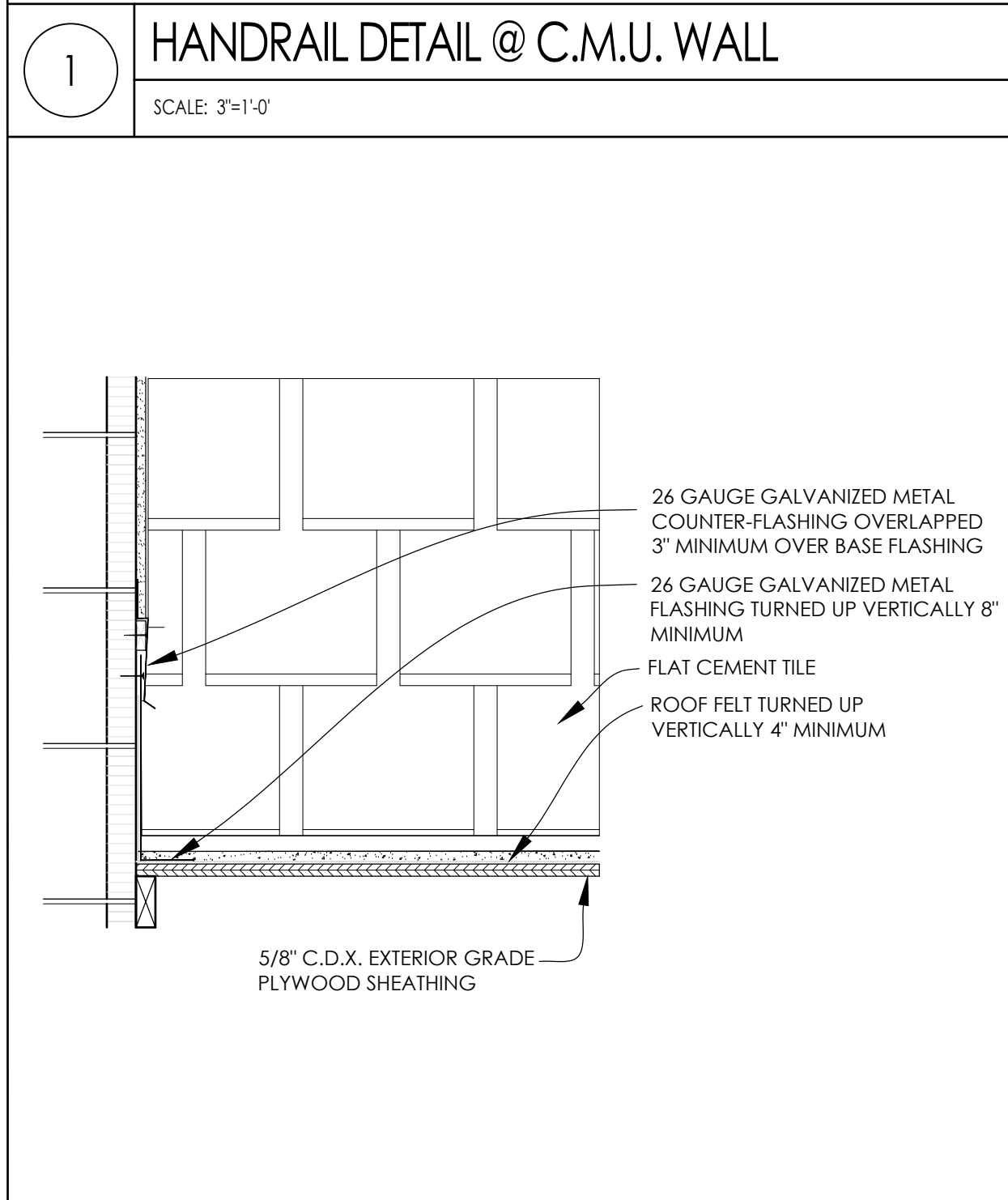
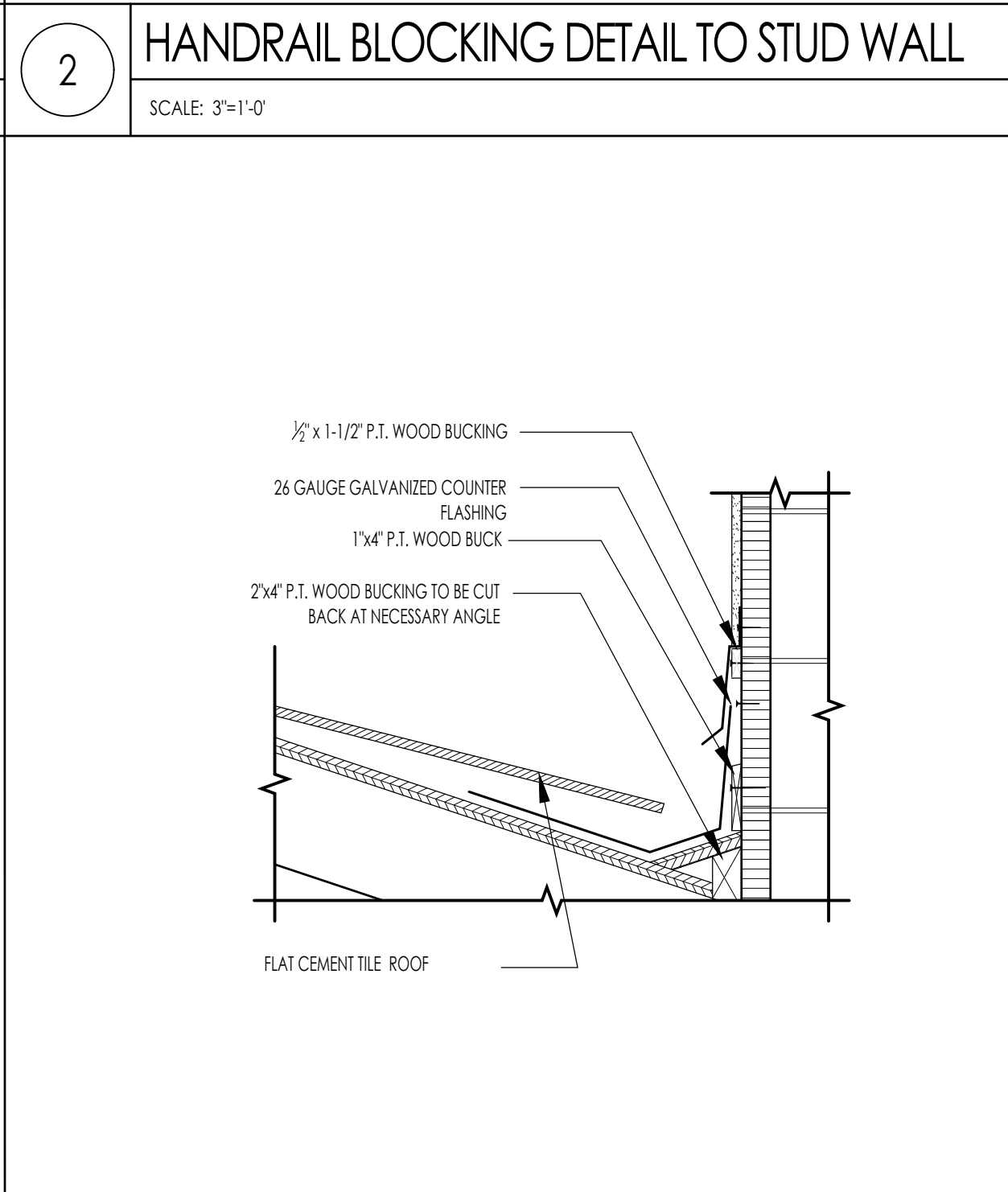
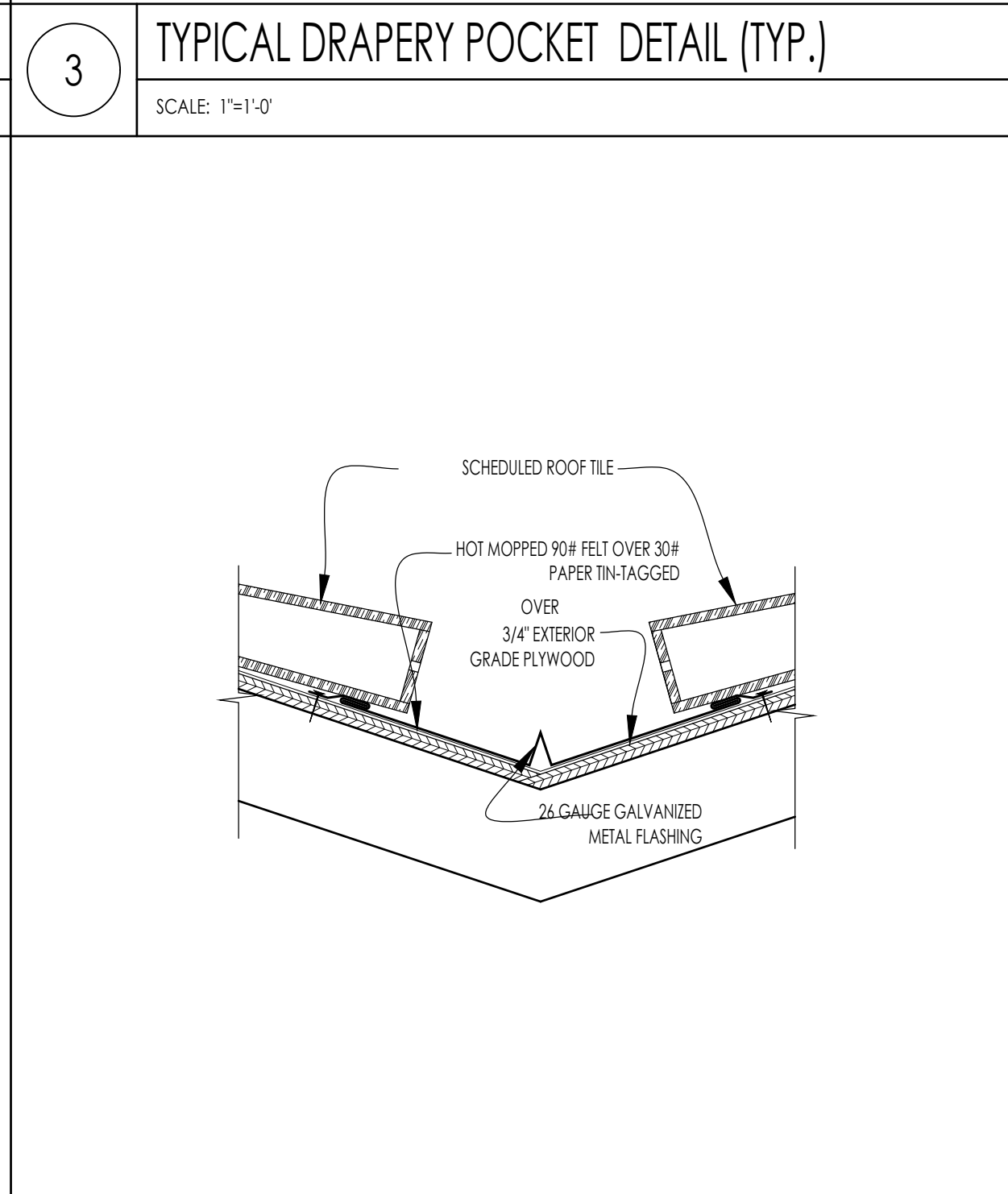
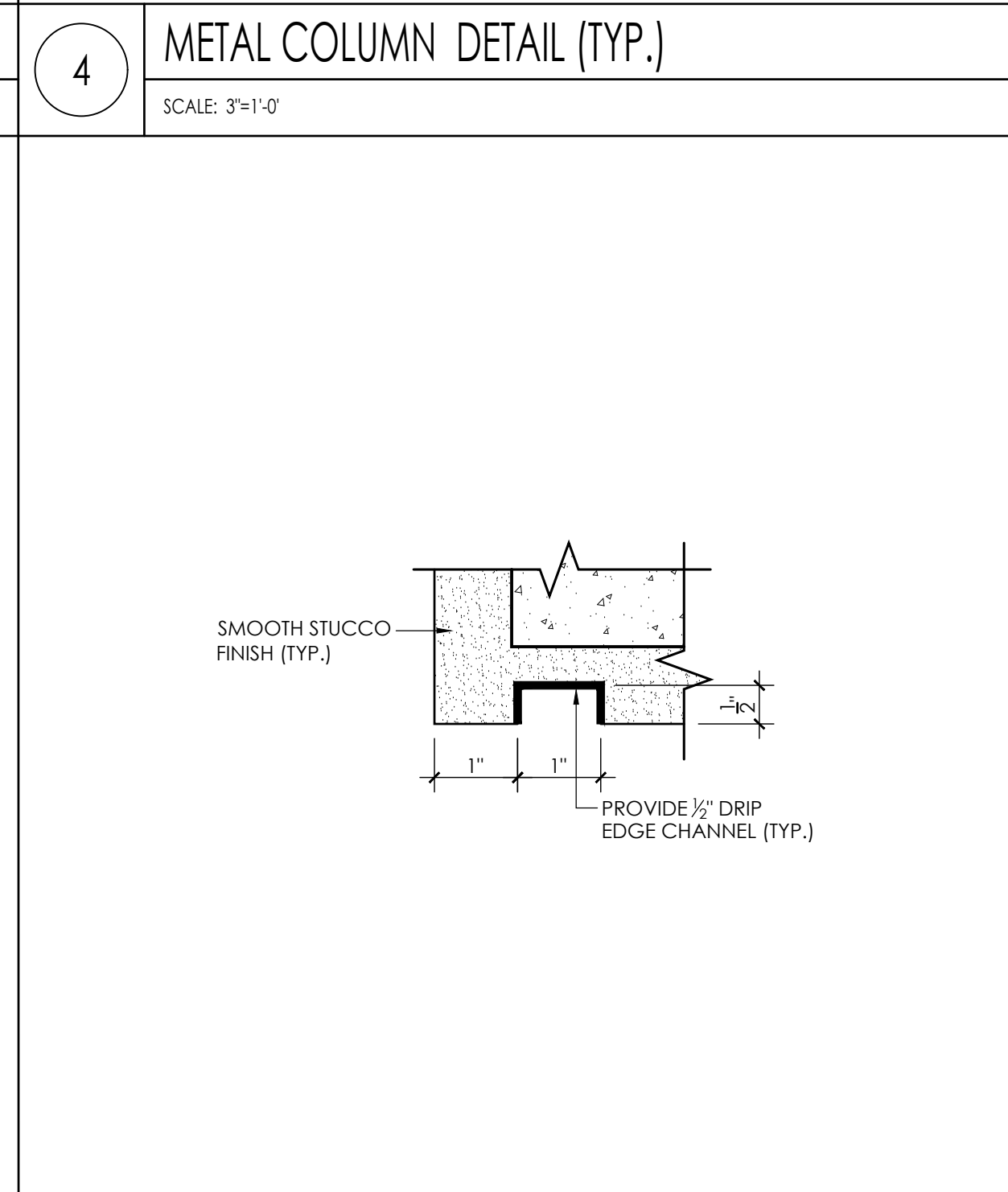
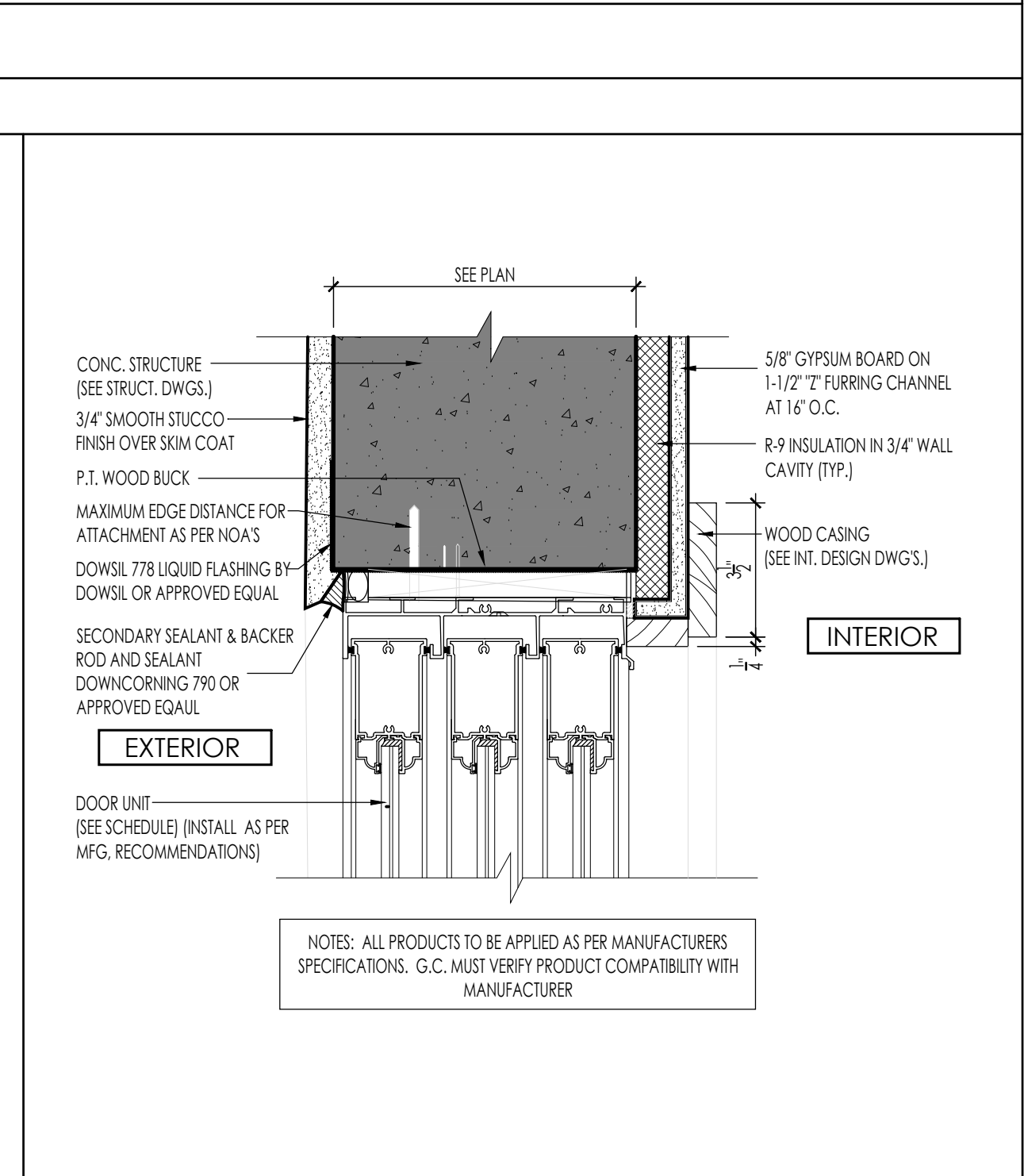
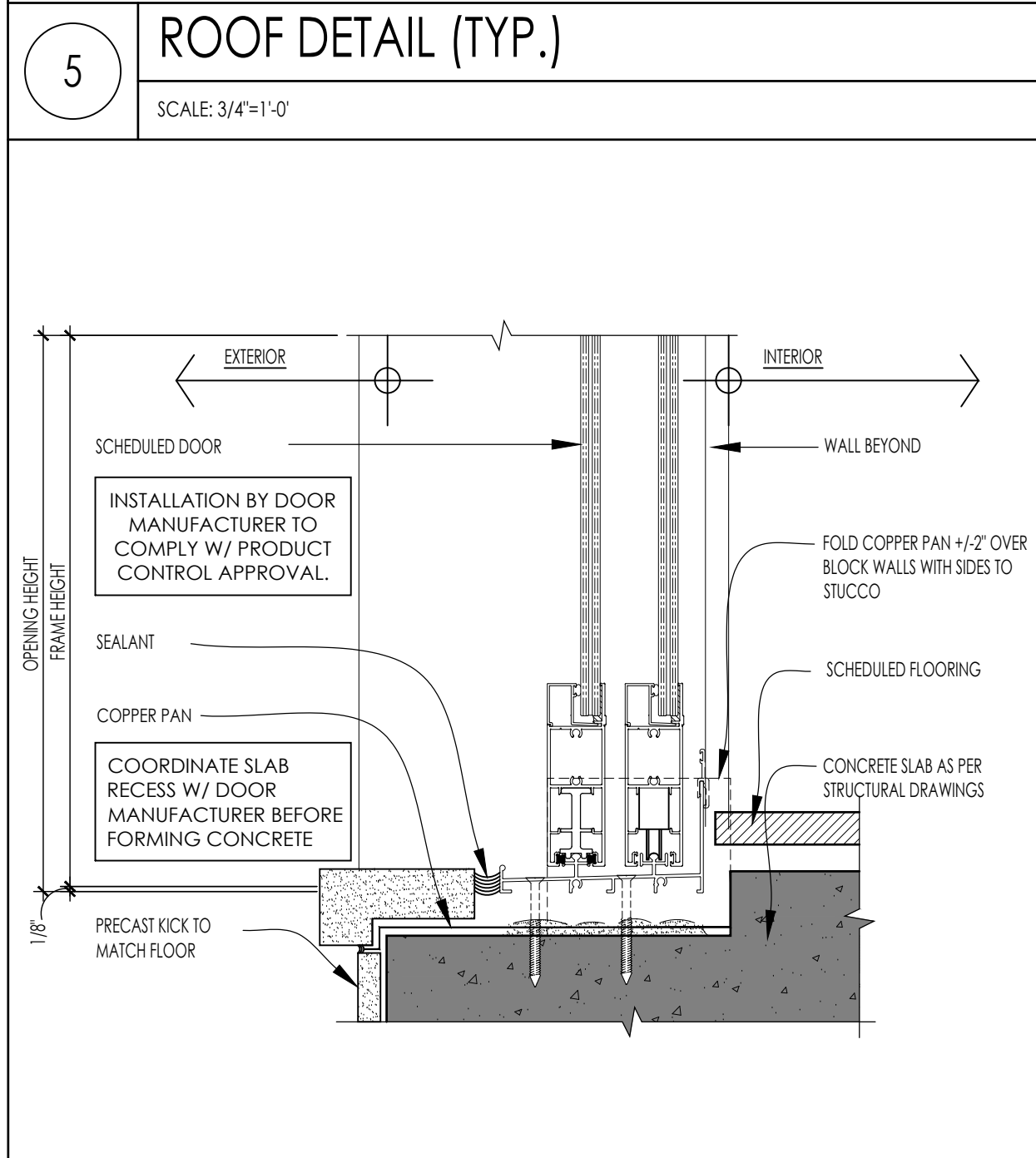
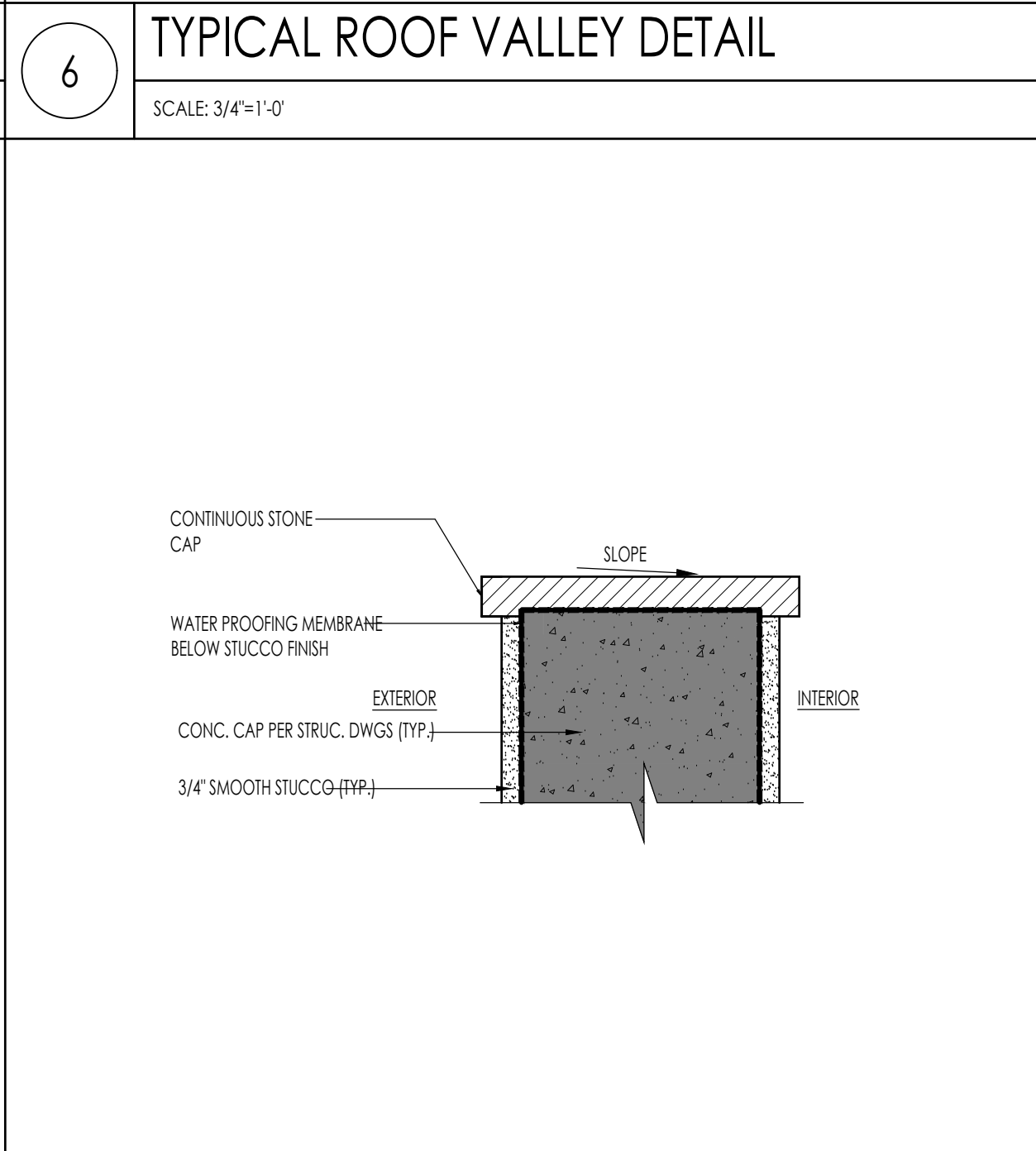
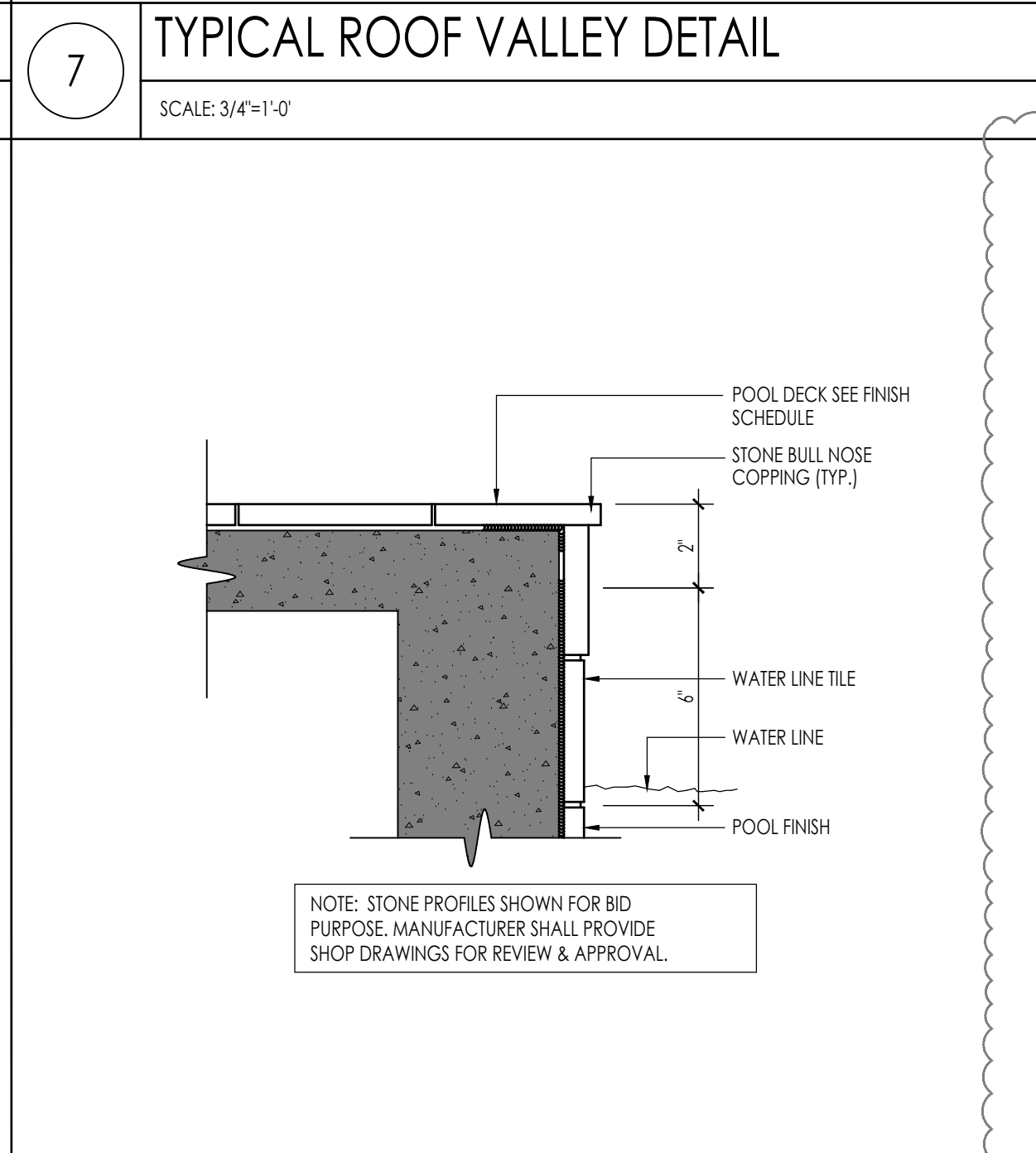
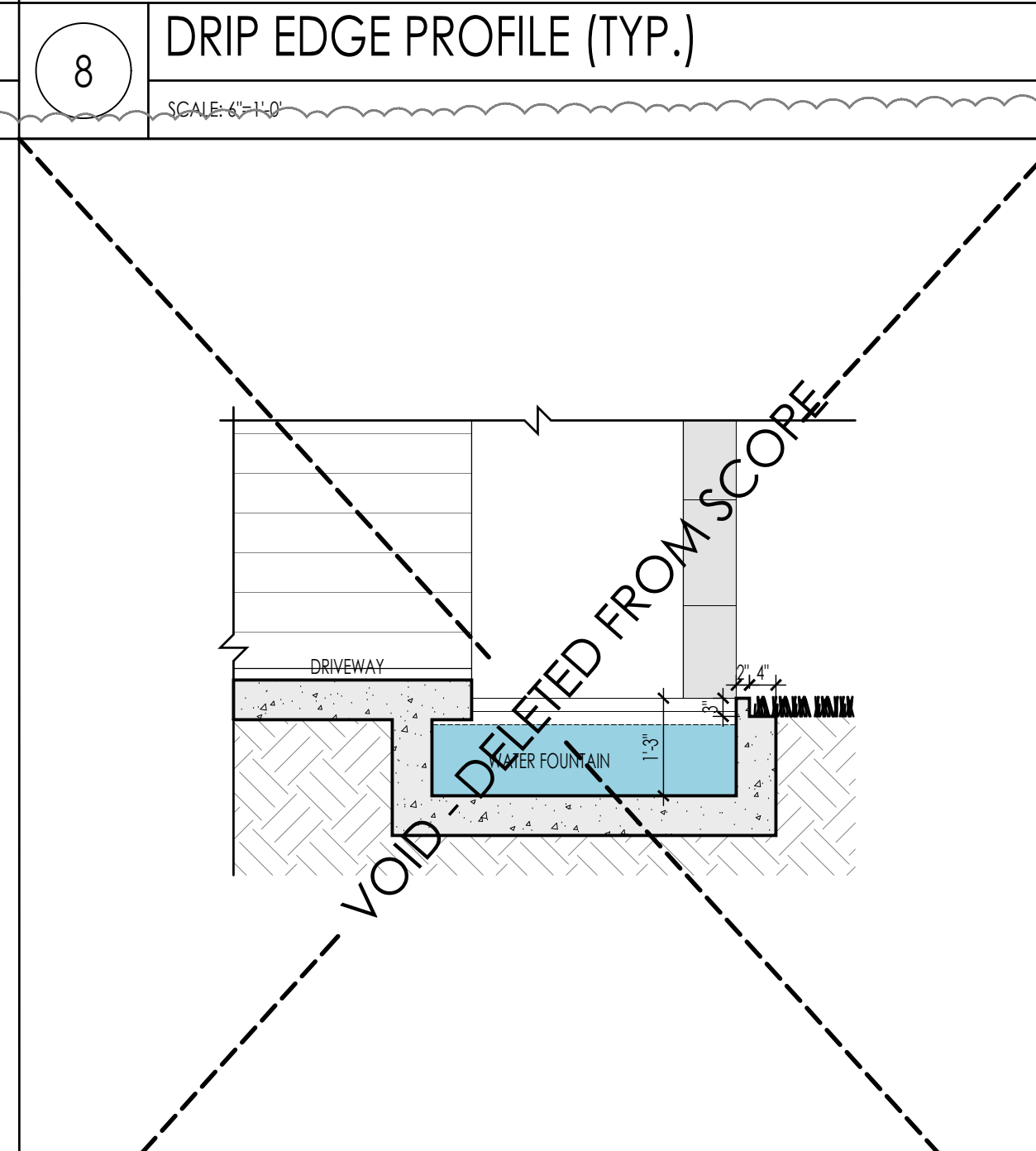
SCALE: 6"=1'-0"



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1 HANDRAIL DETAIL @ C.M.U. WALL SCALE: 3"=1'-0"	2 HANDRAIL BLOCKING DETAIL TO STUD WALL SCALE: 3"=1'-0"	3 TYPICAL DRAPERY POCKET DETAIL (TYP.) SCALE: 1"=1'-0"	4 METAL COLUMN DETAIL (TYP.) SCALE: 3"=1'-0"	5 ROOF DETAIL (TYP.) SCALE: 3/4"=1'-0"	6 TYPICAL ROOF VALLEY DETAIL SCALE: 3/4"=1'-0"	7 TYPICAL ROOF VALLEY DETAIL SCALE: 3/4"=1'-0"	8 DRIP EDGE PROFILE (TYP.) SCALE: 6"=1'-0"	9 EXT. DOOR HEADER @ SLIDING DOORS N.T.S.
				10 EXT. DOOR THRESHOLD @ SLIDING DOORS N.T.S.	11 PARAPET CAP DETAIL (TYP.) SCALE: 3/4"=1'-0"	12 POOL COPING DETAIL (TYP.) SCALE: 1/4"=1'-0"	13 WATER FOUNTAIN DETAIL SCALE: 1/2"=1'-0"	14 NOT USED