SCOPE OF PROJECT:

NEW TWO STORY RESIDENCE

PROJECT TEAM:

ARCHITECT:
BALLI-TRAUTMAN ARCHITECTS
1533 SUNSET DRIVE SUITE 101
CORAL GABLES, FLORIDA 33143
305-669-5160

STRUCTURAL ENGINEER:
TOM BELFRANIN
4836 SW 74 CT
MIAMI, FL 33155
305-669-0255

MEP ENGINEER:
DFG CONSULTING ENGINEERS
13233 SW 85TH LANE
MIAMI, FLORIDA 33173
786-499-4167

LANDSCAPE ARCHITECT:
HL MARTIN
5965 SW 38TH STREET
MIAMI, FLORIDA 33155
305-790-4372
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CIVIL ENGINEER:
TSUR CONSULTING, INC
21011 NE 32ND AVE.
AVENTURA, FLORIDA 33180
305-332-8881
TSURCONSULTING@AOL.COM

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GENERAL NOTES:

1. THE CONTRACTOR SHALL VISIT THE PREMISES AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL DETAILS OF THE WORK AND WORKING CONDITIONS. VERIFY ALL DIMENSIONS IN THE FIELD, AND ADVISE THE ARCHITECT / ENGINEER OF ANY DISCREPANCY BEFORE PERFORMING THE WORK.

2. THE CONTRACTOR SHALL PERFORM ALL WORK REQUIRED UNDER THIS CONTRACT FOR A COMPLETE INSTALLATION AND IN SUCH MANNER THAT SURFACES NOT AFFECTED BY REMOVAL OF EXISTING OR FROM NEW WORK SHALL REMAIN UNDISTURBED AND NORMAL ACTIVITIES AT THE INSTALLATION MAY CONTINUE WITH THE LEAST POSSIBLE INTERFERENCE. ALL DEBRIS SHALL BE REMOVED FROM THE SITE OF THE WORK AT THE END OF EACH WORKING DAY. MATERIALS AND EQUIPMENT SHALL BE STORED ONLY AT LOCATIONS APPROVED BY THE ARCHITECT / ENGINEER AND OWNER'S REPRESENTATIVE.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE STRUCTURES AND PERSONNEL DURING THE WORK UNDER THIS CONTRACT. ALL ALTERING, CUTTING, DRILLING OF PAVEMENT, FLOOR AND OTHER MODIFICATIONS SHALL BE NEATLY AND CAREFULLY DONE BY SKILLED MECHANICS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING WORK, MATERIALS, AND EQUIPMENT AS A RESULT OF HIS OPERATIONS. ALL DAMAGED WORK SHALL BE REPAIRED OR REPLACED WITH MATERIALS OF LIKE TYPE, QUALITY AND FINISH BY SKILLED MECHANICS OF THE TRADES INVOLVED AT NO ADDITIONAL COST TO THE OWNER AND TO THE FULL SATISFACTION OF THE ARCHITECT / ENGINEER.

5. DISPOSAL OF ALL MATERIAL NOT SPECIFIED OR SHOWN TO BE SALVAGED AND / OR REUSED RESULTING FROM REMOVAL OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL COSTS IN CONNECTION WITH DISPOSING OF THE MATERIALS WILL BE AT THE CONTRACTOR'S EXPENSE. ALL LIABILITY OF ANY NATURE RESULTING FROM THE DISPOSAL OF THE MATERIALS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

6. CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO ALL EXISTING FACILITIES AND THOSE UNDER CONSTRUCTION IN THE IMMEDIATE VICINITY, AT ALL TIMES DURING CONSTRUCTION OF PROPOSED PROJECT.

7. CONTRACTOR SHALL INSTALL SECURITY FENCING AND BARRICADES AS REQUIRED BY THE LOCAL AUTHORITIES, AND/OR DIRECTED BY ARCHITECT / ENGINEER.

8. VERIFICATION OF EXISTING CONDITIONS:
EACH CONTRACTOR SHALL DETERMINE AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE AND SHALL BE RESPONSIBLE FOR SAME BEFORE COMMENCING THE WORK. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND/OR ENGINEER AND SHALL BE RESOLVED BEFORE RESUMING THE WORK. DIMENSIONS SHALL BE READ AND NEVER SCALED OR ESTIMATED FROM THE ARCHITECTURAL DRAWINGS.

9. CODE COMPLIANCE:
EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (R) 2023 8TH ED., AND WITH ALL OTHER CODES AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER HIS PORTION OF THE WORK. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH HIS PORTION OF THE WORK.

10. EXAMINATION OF THE CONTRACT DOCUMENTS AND SITE:
EACH CONTRACTOR FOR THIS PROJECT SHALL STUDY AND FAMILIARIZE HIMSELF WITH THE SITE AND WITH ALL THE DRAWINGS FOR ALL TRADES AND PARTS OF THE WORK. SHOULD ANY CONTRACTOR HAVE THE OPINION THAT THERE EXISTS IN THE ARCHITECTURAL DRAWINGS ANY ERRORS OR DISCREPANCIES, OR THAT CONDITIONS OF THE WORK OF ANY OTHER CONTRACTOR IS SUCH THAT IT WILL PREVENT HIM FROM COMPLETING HIS WORK IN A COMPETENT MANNER, HE SHALL NOTIFY THE ARCHITECT OF SUCH BEFORE PROCEEDING WITH HIS WORK.

    THE CONTRACTOR SHALL HAVE AT THE BUILDING SITE, FROM START TO FINISH OF CONSTRUCTION, A RESPONSIBLE FOREMAN. IN ADDITION, THE CONTRACTOR SHALL GIVE HIS PERSONAL SUPERVISION TO THE WORK. THE FOREMAN SHALL BE ON DUTY DURING ALL WORKING HOURS. ANY INSTRUCTIONS OR NOTICES GIVEN TO HIM SHALL HAVE THE SAME IMPORTANCE AS IF GIVEN TO THE CONTRACTOR IN PERSON.

    THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY PROVISIONS SUCH AS TOILETS, WATER SUPPLY, LIGHT AND POWER AS WELL AS ANY OTHER DEEMED NECESSARY FOR THE COMPLETION OF THE BUILDING.

    ANY ITEM OF WORK NECESSARY TO THE PROPER COMPLETION OF CONSTRUCTION WHICH IS NOT SPECIFICALLY COVERED IN THESE DOCUMENTS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.

11. PERMITS, FEES AND TAXES:
THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES LICENSES AND DEPOSITS AND BE LIABLE FOR ALL STATE AND FEDERAL SALES TAXES, AND ALL OBLIGATION UNDER THE FEDERAL SECURITY ACT. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN CERTIFICATES OF COMPLIANCE, APPROVAL OR ACCEPTANCE FROM ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK AND DELIVER THESE CERTIFICATES TO THE OWNER ALONG WITH OFFICIAL RECEIPTS FOR SAME.
12. PERFORMANCE OF WORK:
NO SUBCONTRACTOR SHALL BEGIN HIS WORK UNLESS THE PREVIOUS TRADES, UPON WHOM HE IS DEPENDENT, HAS PERFORMED THEIR WORK SATISFACTORILY ACCORDING TO THE PLANS AND SPECIFICATIONS. ONCE THE CONTRACTOR HAS STARTED HIS WORK, HE ASSUMES FULL RESPONSIBILITY FOR THAT WORK, BOTH FOR MATERIALS AND LABOR PERFORMED. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REMOVING DEBRIS RESULTING FROM THEIR WORK FROM THE PREMISES.
13. CLEANUP:
IN ADDITION TO THE REMOVAL OF ALL CONSTRUCTION DEBRIS FROM THE PREMISES, IT IS THE FINAL RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL SMUDGES, SPOTS OF PLASTER, PUTTY, CAULKING COMPOUND, ADHESIVE, PAINT AND PENCIL MARKINGS, TAGS AND DESTINATION LABELS NOT CALLED FOR AS BEING PERMANENT. THE CONTRACTOR SHALL ALSO CLEAN EACH AREA SEPARATELY, INCLUDING THE WASHING OF ALL WINDOWS AND VACUUMING OR WAXING OF ALL FLOORS, PRIOR TO HANDING THE COMPLETED PROJECT OVER TO THE OWNER.
14. MATERIALS:
ALL MATERIALS SHALL BE NEW, AS CALLED FOR IN THE DRAWINGS, AND THE BEST OF THEIR RESPECTIVE KINDS. NO SUBSTITUTIONS SHALL BE MADE BY THE CONTRACTOR WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER, UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS. FOR PORTIONS OF THE WORK NOT SHOWN IN DETAIL, BUT WHICH ARE SHOWN GENERALLY, OR ARE REASONABLY INFERABLE AS BEING REQUIRED FOR A COMPETENT AND COMPLETE INSTALLATION, THE MATERIAL METHODS AND WORKMANSHIP SHALL CONFORM AS A MINIMUM TO THE TYPICAL OR REPRESENTATIVE.
15. FIRE RESISTANCE / UNDERWRITERS LABORATORY RATINGS:
WHERE ASSEMBLIES OR THEIR VARIOUS COMPONENTS, MATERIALS OR CONSTRUCTION SYSTEMS ARE INDICATED TO HAVE FIRE RESISTANCE RATINGS / UNDERWRITERS LABORATORY RATINGS., ALL SUCH SHALL BE COMPOSED OF MATERIALS AND BE ASSEMBLED SO AS TO CONFORM TO THE STANDARDS ESTABLISHED IN GOVERNING CODES IN ORDER TO ACHIEVE THE REQUIRED RATING IN THE COMPLETED WORK.
16. CUTTING AND PATCHING:
EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING, PATCHING AND MATCHING OF HIS NEW WORK TO EXISTING WORK WHERE APPLICABLE AND INDICATED IN THE DRAWINGS. NO CONTRACTOR SHALL ENDANGER ANY WORK OF ANY OTHER CONTRACTOR BY EXCAVATING CUTTING OR OTHERWISE ALTERING ANY WORK OF ANY OTHER CONTRACTORS.
17. NOTE: ALL NEW FINISHES (WALL/CEILING/FLOOR) OTHER THAN PAINT, TO COMPLY WITH FBC 803 AND FBC 804: WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION.

    NOTE: INSULATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME-SPREAD CLASS OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 PER ASTM E-84 OR UL 273 PER FBCR 302.10
18. NOTE: FIRE BLOCKING SHALL BE PROVIDED IN WALLS EVERY 8', AT INTERCONNECTIONS,
BETWEEN STAIR STRINGERS, AT OPENINGS AND AROUND DOOR POCKETS.
19. NOTE: ALL GLASS IN WET OR HAZARD AREAS TO BE CAT 2 SAFETY GLASS. ALL EXTERIOR DOORS AND WINDOWS TO BE CAT 2 SAFETY GLASS. GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, SHALL BE CAT 2 SAFETY GLAZING
20. NOTE: SHOWER PAN MEMBRANE MUST SLOPE A MINOF 1/4" PER FOOT TOWARD DRAIN WITH NO PENETRATION LESS THAN 1" ABOVE THRESHOLD FPC 2709.3
21. ALL SHOWERS SHALL HAVE NON-POROUS TILE ON ALL WALLS UP TO A MIN. OF 8'
22. FIBER CEMENT BOARD SHALL BE USED AS BACKERS FOR WALL TILES IN TUB AND SHOWER AREAS FBC 2023 8TH ED. R302
23. NOTE: 1/2" MAX THRESHOLD (FLOOR TRANSITIONS) TO COMPLY WITH FBC 1008.1.7

TERMITE PROTECTION NOTES

TERMITE PROTECTION. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, THE INITIAL CHEMICAL SOIL TREATMENT INSIDE THE FOUNDATION PERIMETER SHALL BE DONE AFTER ALL EXCAVATION, BACKFILLING AND COMPACTION IS COMPLETE.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SOIL AREA DISTURBED AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE RETREATED WITH A CHEMICAL SOIL TREATMENT, INCLUDING SPACES BOXED OR FORMED.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SPACE IN CONCRETE FLOORS BOXED OUT OR FORMED FOR THE SUBSEQUENT INSTALLATION OF PLUMBING TRAPS, DRAINS OR ANY OTHER PURPOSE SHALL BE CREATED BY USING PLASTIC OR METAL PERMANENTLY PLACED FORMS OF SUFFICIENT DEPTH TO ELIMINATE ANY PLANNED SOIL DISTURBANCE AFTER INITIAL CHEMICAL SOIL TREATMENT.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH A MINIMUM 6 MIL VAPOR RETARDER TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. ANY WORK, INCLUDING PLACEMENT OF REINFORCING STEEL, DONE AFTER CHEMICAL TREATMENT UNTIL THE CONCRETE FLOOR IS POURED, SHALL BE DONE IN SUCH MANNER AS TO AVOID PENETRATING OR DISTUBING

TREATED SOIL.
IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CONCRETE OVERPOUR OR MORTAR ACCUMULATED ALONG THE EXTERIOR FOUNDATION PERIMETER SHALL BE REMOVED PRIOR TO EXTERIOR CHEMICAL SOIL TREATMENT, TO ENHANCE VERTICAL PENETRATION OF THE CHEMICALS.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICAL SOIL TREATMENTS SHALL ALSO BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1 FOOT (305 MM) OF THE PRIMARY STRUCTURE SIDEWALLS. ALSO, A VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION IS COMPLETED, INCLUDING INITIAL LANDSCAPING AND IRRIGATION/SPRINKLER INSTALLATION. ANY SOIL DISTURBED AFTER THE CHEMICAL VERTICAL BARRIER IS APPLIED SHALL BE PROMPTLY RETREATED.

PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED TERMITE PROTECTION. ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST 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."

PENETRATION. PROTECTIVE SLEEVES AROUND METALLIC PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL NOT BE OF CELLULOSE-CONTAINING

MATERIALS AND SHALL RECEIVE APPLICATION OF A TERMITICIDE IN ANNULAR SPACE BETWEEN SLEEVE AND PIPE.

SECURITY NOTES:

APPLICABLE ITEMS FBC
RE: INTRUSION AND BURGLARY SECURITY

1.) ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LB. APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN METRO CODE 36C.

2.) ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM EXTERIOR WITH A MIN. OF 6,000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY

3.) THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF THESE PAIRS OF DOORS SHALL HAVE MULTIPLE POINT LOCKS WITH 3/8" MIN. THROW BOLTS WITH INSERTS.

4.) HINGES ON EXTERIOR OUT-SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.

5.) JAMBS OF ALL EXTERIOR OFFSET TYPE IN-SWING DOORS BE RABBETED, OR OF SIMILAR FABRICATION, TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.

6. SINGLE, SWINGING, EXTERIOR DOORS, IF USED SHALL BE SOLID CORE OF NO LESS THAN 1 3/4" THICK.

7.) GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE'S STANDARD 297.1.

8.) VISION PANELS IN EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40" OF THE INSIDE LOCKING ACTIVATING DEVICE OF LOOSE AND SWINGING DOORS SHALL COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE'S- STANDARD 297.1.

9.) SLIDING GLASS DOORS AND WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM MFG'S ASSOCIATION STANDARDS FOR FORCED ENTRY RESISTANCE, AAMA 1303.3.

10.) FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANEL.

11.) DOOR AND WINDOWS BY P.G.T. PRODUCTS (OR EQUAL)

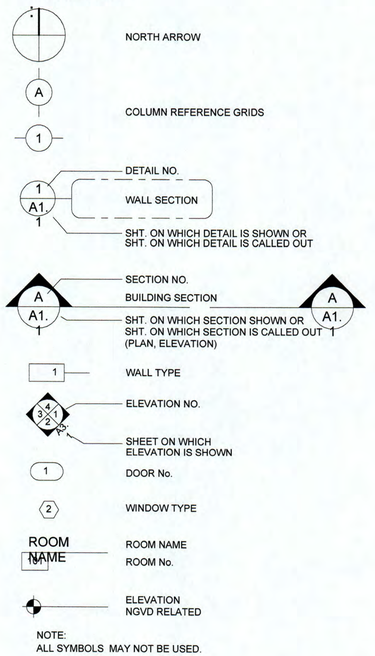
NOTE: CONTRACTOR SHALL SUBMIT AN UNDER-CONSTRUCTION ELEVATION CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. FBC B110.3.1.1

NOTE: OWNER OR CONTRACTOR SHALL SUBMIT A FINISHED CONSTRUCTION ELEVATION CERTIFICATE, PRIOR TO BUILDING FINAL INSPECTION. FBC B110.3.5.1

ACCESORY, SECONDARY PERMITS NOTE:

CONTRACTOR TO PROVIDE SEPARATE PERMITS AND SHOP DRAWINGS FOR THE FOLLOWING ITEMS:
-GENERATOR AND GAS TANK
-PRE-FAB CHIMENY
-EXTERIOR DOORS AND WINDOWS
-RAILINGS AND FENCES
-POOL AND POOL DECK
-ALUM. TRELLIS
-DRIVEWAYS
-ROOF WATERPROOFING
-GLASS RAILINGS
-METAL STAIRS
-EXTERIOR LOUVERS
-SEPTIC TANK
-FOUNTAIN

SYMBOLS



NOTE:
ALL SYMBOLS MAY NOT BE USED.

PINE

RESIDENCE: GS JPD 10635 LLC

10635 SW 63 AV
MIAMI, FL

SEAL

giorgio balli — Digitally signed by giorgio balli Date: 2024.12.02 18:09:32 -05'00'

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE

SCHEMATIC SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

JOB NUMBER:	
CHECKED BY:	GB
ISSUE DATE:	11/11/2024
SCALE:	AS NOTED

SHEET TITLE

COVER

SHEET NUMBER

000

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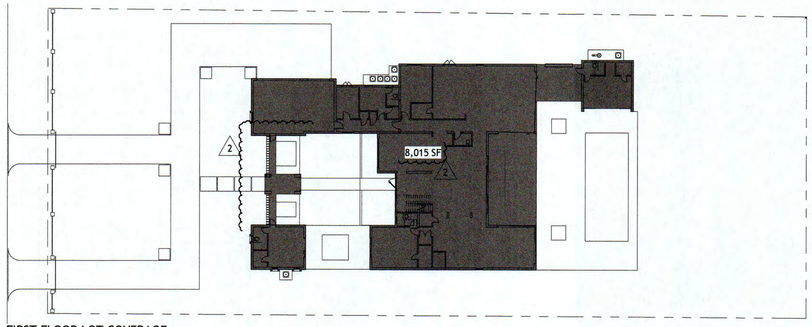
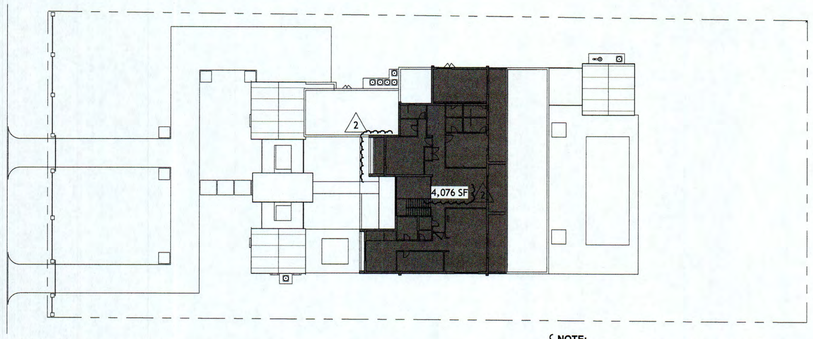
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143

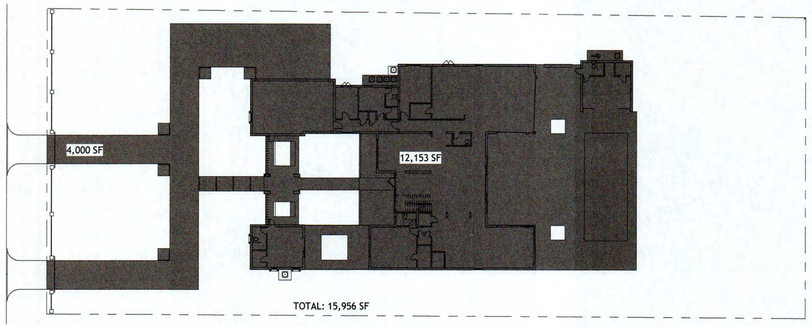


1 FIRST FLOOR LOT COVERAGE
1" = 30'-0"

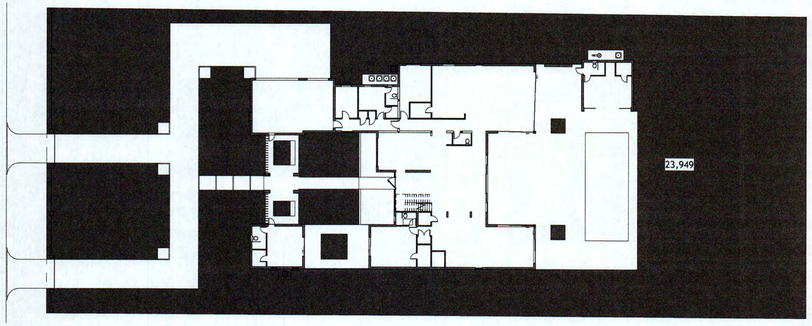


2 LOT COVERAGE SECOND FLOOR
1" = 30'-0"

3 NOTE:
ALL BALCONIES AREAS ON SECOND FLOOR AREA ARE INCLUDED IN LOT COVERAGE CALCULATIONS



3 IMPERVIOUS LOT COVERAGE
1" = 30'-0"



4 TOTAL GREEN SPACE
1" = 30'-0"

ZONING INFORMATION

DESCRIPTION			REQUIRED	PROVIDED	REMARKS
ZONING DISTRICT		EU-1			
SETBACKS	FRONT		50.0'	85'-2 1/2"	
	REAR		25.0'	72'-3 1/2"	
	INT SIDE (N)		127.04' x 15% = 19.0'	19'-0"	Lots whose frontage is less than 135 feet in width shall have an interior side yard setback on each side of 15 percent of the width with a setback of not less than 15 feet.
	INT SIDE (S)		127.04' x 15% = 19.0'	19'-0"	
BUILDING HEIGHT			35.0'	34.5'	
FLOOD ZONE			X		
CROWN OF THE ROAD ELEV.			10.8'		

5

ZONING DATA

DESCRIPTION	ALLOW / REQD.	AREA PROVIDED	% OF LOT AREA	REMARKS
LOT AREA		40,321 SF	100%	
LOT COVERAGE 1ST FL (MAX. 20% LOT AREA)	8,065 SF	8,015 SF	19.8%	(+ 50 SF) TRANSFERED TO SECOND FLOOR
LOT COVERAGE 2ND FL (MAX. 10% LOT AREA)	4,032 SF (+ 50 SF)	4,076 SF	10.1%	
GREEN AREA (MIN. 55% LOT AREA)	MIN. 22,177 SF	24,147 SF	60.2%	
IMPERVIOUS AREA (MAX. 45% LOT AREA)	18,144 SF	15,956 SF	39.7%	

2

BUILDING DATA

DESCRIPTION		ALLOW / REQ.	AREA PROVIDED	%	REMARKS
	1ST FL. A/C LIVING AREA		5,973.98 SF		
	2ND FL A/C LIVING AREA		3,412.35 SF		
	TOTAL LIVING AREA		**9,386.33 SF**		
NON A/C	GARAGE		798 SF		
	ENTRY PAVILLION		121 SF		
	COVERED TERRACE		1,109 SF		
	GROSS BUILDING AREA		**11,414.33 SF**		

2

RESIDENCE: GS JPD 10635 LLC

10635 SW 63 AV
MIAMI, FL

SEAL

David Scott Trautman
Digitally signed by David Scott Trautman
Date: 2025.06.19 10:55:31 -04'00'

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
2	Pinecrest	2-21-25
3	Pinecrest	4-11-25
5	Pinecrest-Tree Permit	6-16-25

SCHEMATIC SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

JOB NUMBER:
CHECKED BY: GB
ISSUE DATE: 03/12/2025
SCALE: AS NOTED

SHEET TITLE

ZONING GRAPHICS

SHEET NUMBER

A100.1

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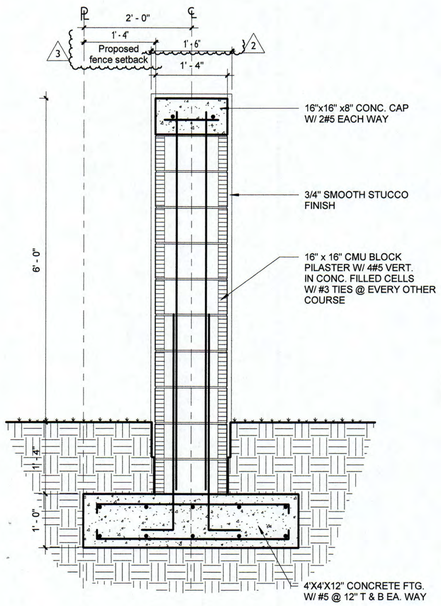
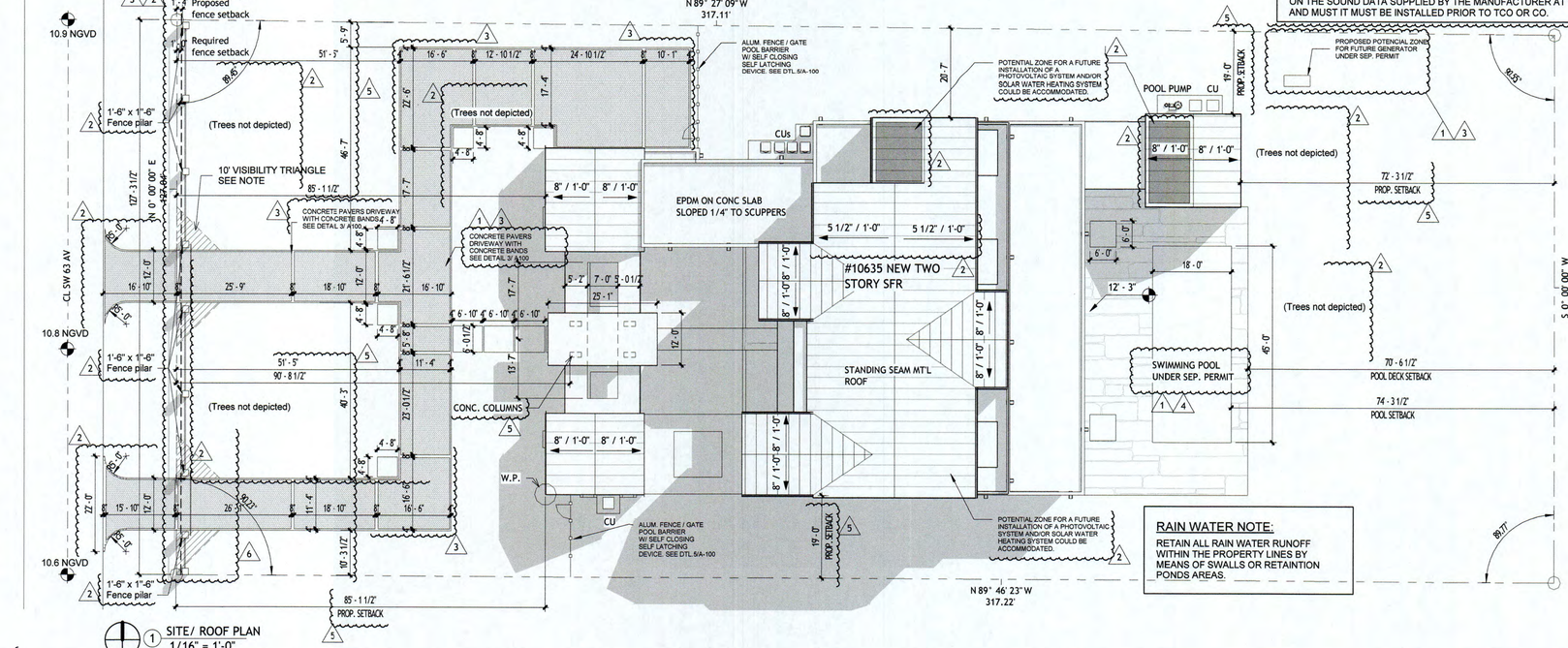
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143

VISIBILITY TRIANGLE NOTE:
"MATERIAL IMPEDIMENT TO VISIBILITY" CONSTRUED.
IT IS THE INTENT OF THESE REGULATIONS TO PROVIDE PROTECTION FROM TRAFFIC HAZARDS AT INTERSECTIONS FOR AUTOMOTIVE VEHICLES AND THEIR PASSENGERS, AND FOR CYCLISTS AND PEDESTRIANS, INCLUDING SMALL CHILDREN. GIVEN THIS INTENT, THE PHRASE "MATERIAL IMPEDIMENT TO VISIBILITY," AS USED HERE, IS TO BE CONSTRUED AS ANY MATERIAL OBSTRUCTION TO VISIBILITY WHICH WOULD RESULT IN CONCEALMENT OF A CHILD OVER TWO AND ONE-HALF (2 1/2) FEET IN HEIGHT APPROACHING AN INTERSECTION, OR WOULD CONCEAL AN APPROACHING AUTOMOTIVE VEHICLE OR CYCLIST FROM SUCH A CHILD. IN DETERMINATIONS AS TO WHETHER OR NOT THERE IS MATERIAL IMPEDIMENT TO VISIBILITY, THE SPEED, DIRECTION, AND DURATION OF MOVEMENT TO POINT OF POTENTIAL COLLISION OR CONTACT SHALL BE CONSIDERED.



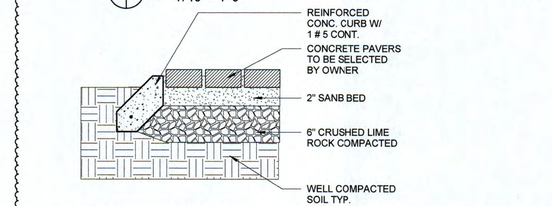
6 PILAR DETAIL
3/4" = 1'-0"



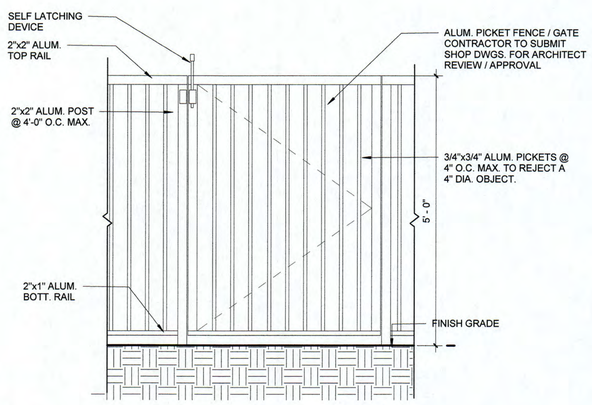
1 SITE/ ROOF PLAN
1/16" = 1'-0"

GENERATOR NOTE:
THE FINAL LOCATION OF THE STAND-ALONE GENERATOR WILL BE DETERMINED BASED ON THE SOUND DATA SUPPLIED BY THE MANUFACTURER AT THE TIME OF PERMITTING AND MUST IT MUST BE INSTALLED PRIOR TO TCO OR CO.

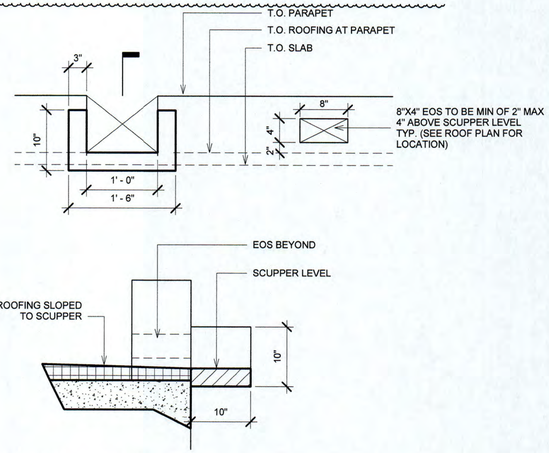
RAIN WATER NOTE:
RETAIN ALL RAIN WATER RUNOFF WITHIN THE PROPERTY LINES BY MEANS OF SWALLS OR RETAINTION PONDS AREAS.



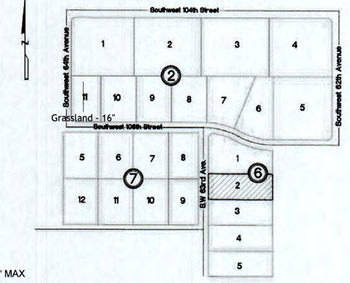
3 CONCRETE PAVERS DETAIL
1/8" = 1'-0"



5 LATERAL FENCE/GATE
3/4" = 1'-0"



4 SCUPPER AND EOS DETAILS
1" = 1'-0"



LEGAL DESCRIPTION

Lot 2, Block 6, of: " HELMS COUNTRY ESTATES ADDITION ", according to the Plat Thereof as Recorded in Plat Book 51, Page 64, of the Public Records of Miami-Dade County, Florida.

ACCESORY, SECONDARY PERMITS NOTE:

CONTRACTOR TO PROVIDE SEPARATE PERMITS AND SHOP DRAWINGS FOR THE FOLLOWING ITEMS:
-GENERATOR AND GAS TANK
-PRE-FAB CHIMENY
-EXTERIOR DOORS AND WINDOWS
-RAILINGS AND FENCES
-POOL AND POOL DECK
-ALUM. TRELLIS
-DRIVEWAYS
-ROOF WATERPROOFING
-GLASS RAILINGS
-METAL STAIRS
-EXTERIOR LOUVERS
-SEPTIC TANK
-FOUNTAIN

THESE PLANS COMPLY TO THE BEST OF MY KNOWLEDGE WITH ALL APPLICABLE BUILDING AND ZONING CODES.

Fences and walls that obstruct vision may not exceed 2-1/2 feet in height when located within 10 feet of the edge of any driveway leading to a public right-of-way or within the "safe sight distance triangle."

Any fence or wall erected in an easement or right-of-way may require removal, at the owner's expense, if access to the area is required for any purpose.

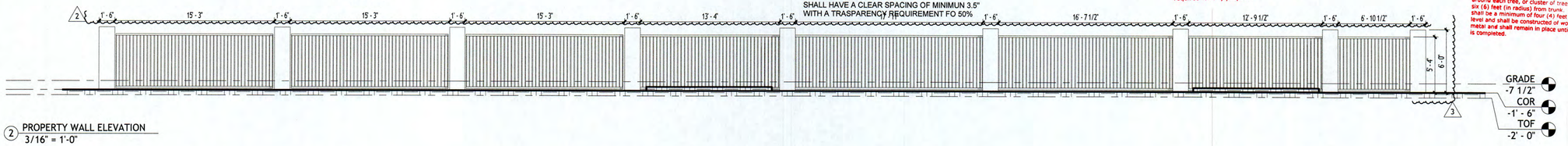
Pool Requirements:
Self-Locking/ Self-closing Gates Required
Fence: 4' high (Min) and Non-Climbable From Outside

POOL EQUIPMENT, A/C UNITS and OTHER MECHANICAL EQUIPMENT MUST BE SCREENED WITH SHRUBS PLANTED AT A MINIMUM OF 36 INCHES IN HEIGHT

TREE PROTECTION REQUIREMENTS DURING CONSTRUCTION

Protective barriers shall be in place prior to the start of any construction. Protective barrier shall be placed around each tree, or cluster of trees no less than six (6) feet (in radius) from trunk. Protective barrier shall be a minimum of four (4) feet above ground level and shall be constructed of wood, plastic or metal and shall remain in place until development is completed.

FENCE / GATE NOTE:
VERTICAL BARS ALONG PROPERTY LINES
SHALL HAVE A CLEAR SPACING OF MINIMUN 3.5"
WITH A TRASPARENCY REQUIREMENT FO 50%



2 PROPERTY WALL ELEVATION
3/16" = 1'-0"

PINE CREST

RESIDENCE: GS JPD 10635 LLC

10635 SW 63 AV
MIAMI, FL

SEAL

David Scott Trautman
Digitally signed by David Scott Trautman
Date: 2025.08.25 10:14:21 -04'00'

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
1	Pinecrest	1-16-25
2	Pinecrest	2-21-25
3	Pinecrest	4-11-25
4	Pinecrest	6-16-25
5	Pinecrest- Tree Permit	6-16-25
6	Pinecrest	8-21-25

SCHEMATIC SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

JOB NUMBER:	
CHECKED BY:	GB
ISSUE DATE:	03/12/2025
SCALE:	AS NOTED

SHEET TITLE

SITE PLAN

SHEET NUMBER

A100

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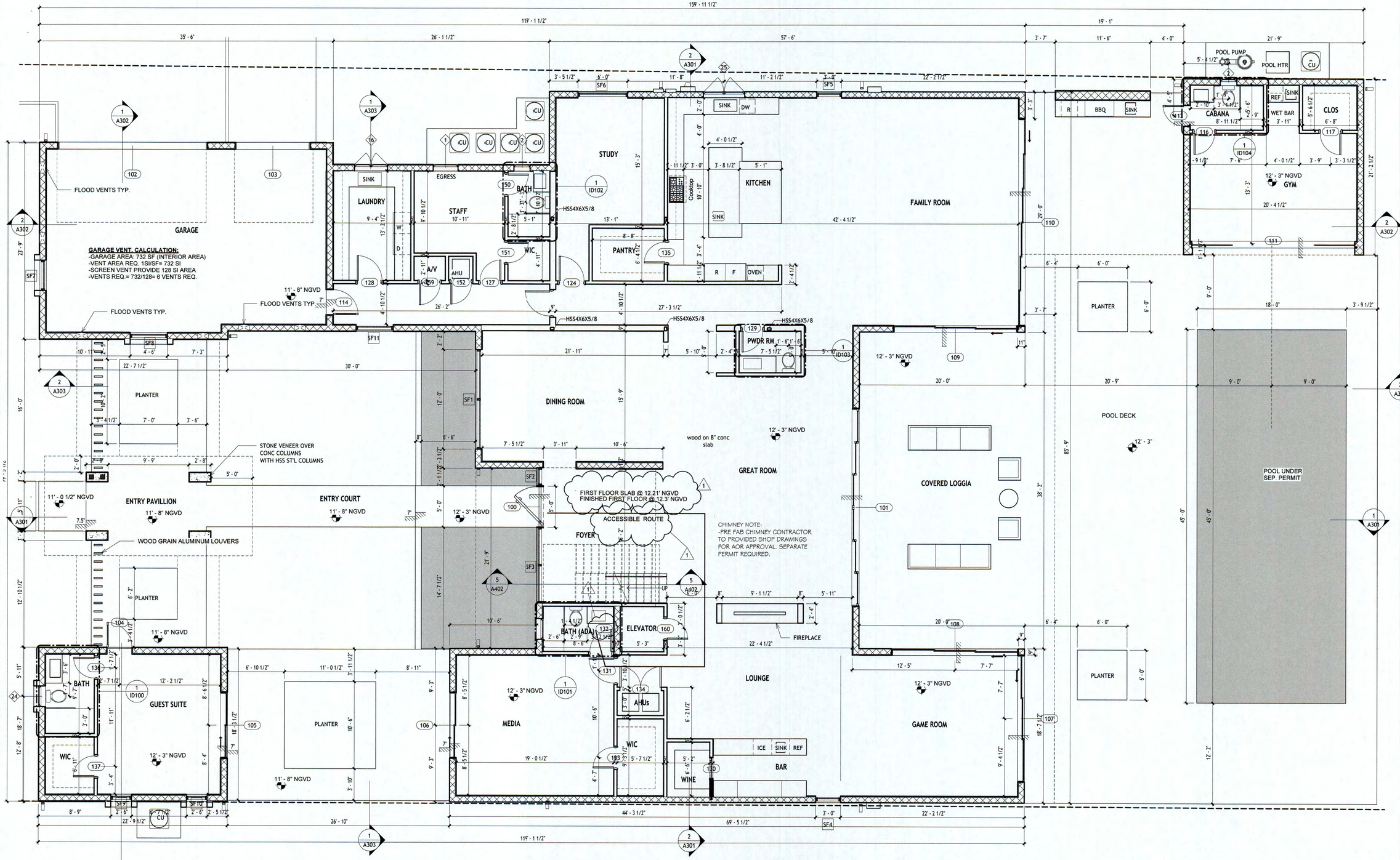
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



1 FIRST FLOOR PLAN
3/16" = 1'-0"

NOTE:
Interior finishes that emit low/no levels of volatile organic compounds (VOC) - Site-applied finishes, including, paints, stains and varnishes, shall meet specified volatile organic compound (VOC) emissions limits in accordance with GREENGUARD Environmental Institute GGP5.001 standard for building materials and finishes; or Green Seal® standards.

EXTERIOR DOORS AND WINDOWS NOTE:
-ALL EXTERIOR DOORS AND WINDOWS SHALL BE MIAMI DADE NOA IMPACT RESISTANT.
-CONTRACTOR TO PROVIDE SHOP DRAWINGS / NOAs FOR AOR/EOR APPROVAL.
-CONTRACTOR TO FIELD VERIFY MASONRY OPENING BEFORE PLACING ORDERS
-SEPARATE PERMIT REQUIRED FOR ALL EXTERIOR DOORS AND WINDOWS.
-ALL GLASS ON EXTERIOR DOORS AND WINDOWS ARE SHGC=0.41 U FACTOR=0.98 EXCEPT ON MASTER BEDROOM/BATH/SITTING SHALL BE SHGC=0.32 U FACTOR=0.49

FLOOR PLAN NOTES

1. ANY CHANGE OF INTERIOR FINISHES BY OWNER/G.C. SHALL BE COORDINATE W/ THE ARCHITECT.
2. INTERIOR PARTITION OF 3 5/8"-5 5/8" METAL STUDS @ 24" O.C. REFER TO FLOOR PLAN FOR DIM./LOCATION.
3. PROVIDE M.R./G.W.B. ON WET WALLS ONLY.
4. BATH DOORS SHALL BE OPERABLE FROM OUTSIDE IN EMERGENCY SITUATIONS.
5. CLOSET DOORS SHALL BE OPERABLE BY CHILDREN FROM INSIDE.
6. GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATHTUB OR SHOWER ENCLOSURE SHALL BE SAFETY GLAZING WHERE THE GLASS OR MIRRORS ARE LESS THAN 60 INCHES (1.5 M) ABOVE THE FLOOR OF THE TUB OR THE SHOWER.
7. SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 72 INCHES (6'-0") ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.
8. ALL WINDOWS AT BEDROOMS SHALL BE "EGRESS" TYPE, U.O.N. THE EGRESS WINDOW SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH, 24" IN HEIGHT, AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION DOES NOT REQUIRE THE USE OF A KEY, TOOL , SPECIAL KNOWLEDGE, OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

RESIDENCE: GS JPD 10635 LLC

10635 SW 63 AV
MIAMI, FL

SEAL

David Scott Trautman
Digitally signed by David Scott Trautman
Date: 2025.01.27 11:17:26 -05'00'

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
1	Pinecrest-Building	1-16-25

SCHEMATIC SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

JOB NUMBER:	
CHECKED BY:	GB
ISSUE DATE:	11/11/2024
SCALE:	AS NOTED

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101

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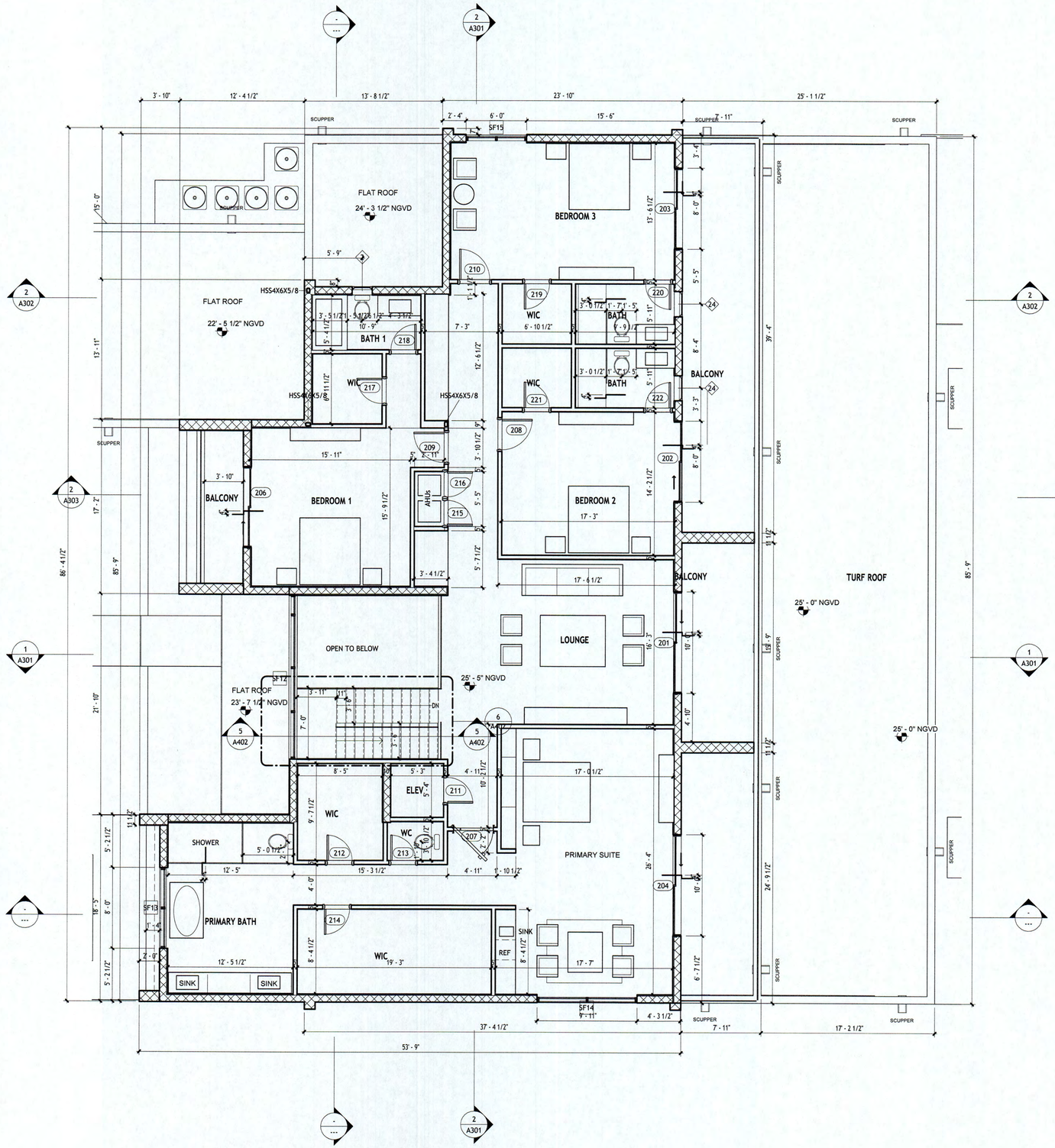
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143

EXTERIOR DOORS AND WINDOWS NOTE:
-ALL EXTERIOR DOORS AND WINDOWS SHALL BE MIAMI DADE NOA IMPACT RESISTANT.
-CONTRACTOR TO PROVIDE SHOP DRAWINGS / NOAs FOR AOR/EOR APPROVAL.
-CONTRACTOR TO FIELD VERIFY MASONRY OPENING BEFORE PLACING ORDERS
-SEPARATE PERMIT REQUIRED FOR ALL EXTERIOR DOORS AND WINDOWS.
-ALL GLASS ON EXTERIOR DOORS AND WINDOWS ARE SHGC=0.41 U FACTOR=0.98
EXCEPT ON MASTER BEDROOM/BATH/SITTING SHALL BE SHGC=0.32 U FACTOR=0.49



1 SECOND FLOOR PLAN
3/16" = 1'-0"

RESIDENCE: GS JPD 10635 LLC

10635 SW 63 AV
MIAMI, FL

SEAL

giorgio balli
Digitally signed by giorgio balli
Date: 2024.12.02 18:11:38 -05'00'

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE

SCHEMATIC SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

JOB NUMBER:	
CHECKED BY:	GB
ISSUE DATE:	11/11/2024
SCALE:	AS NOTED

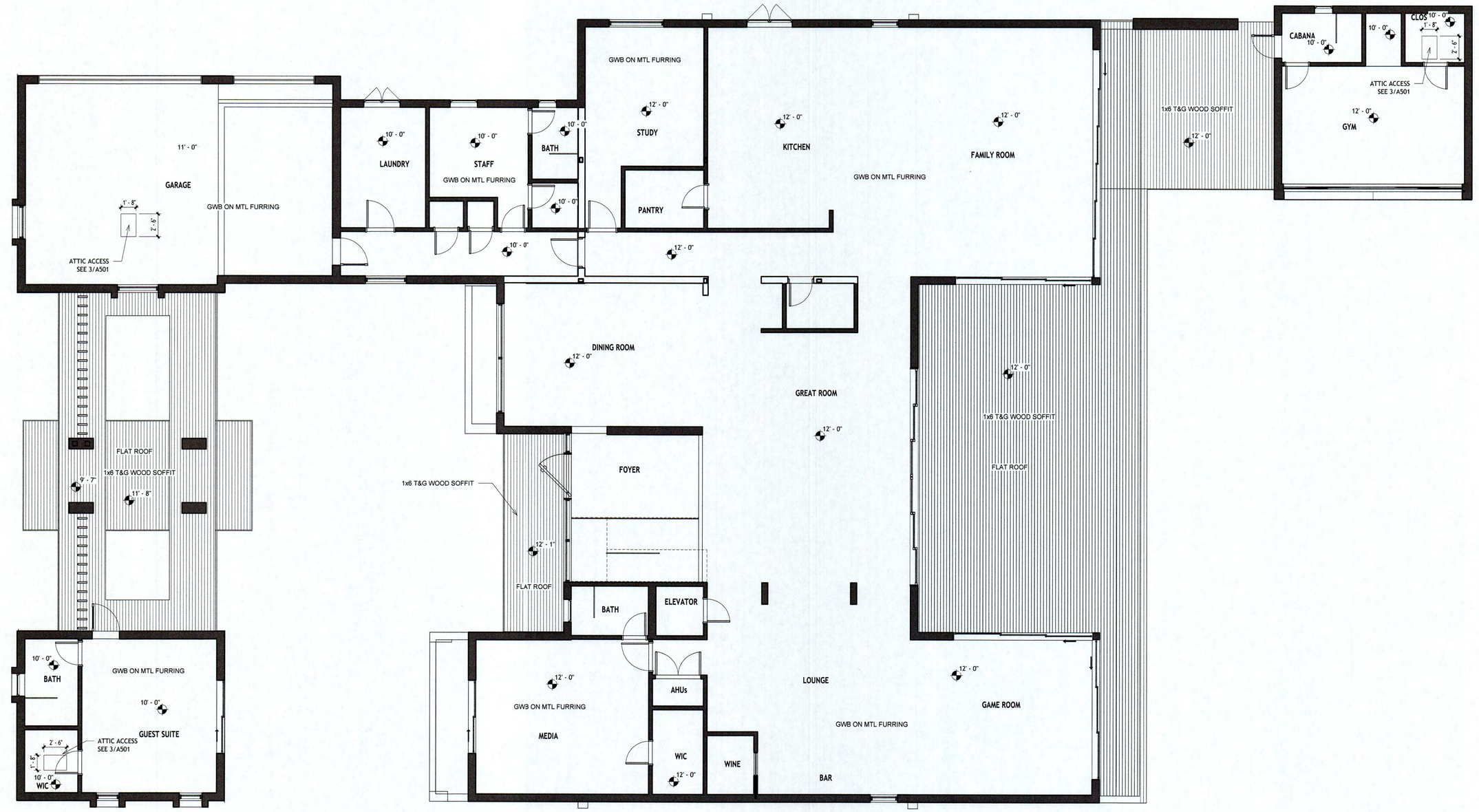
SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A102

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



1 FIRST FLOOR RCP
3/16" = 1'-0"

RESIDENCE: GS JPD 10635 LLC

10635 SW 63 AV
MIAMI, FL

SEAL

giorgio balli

Digitally signed by giorgio balli
Date: 2024.12.02 18:12:06 -05'00'

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE

SCHEMATIC SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

JOB NUMBER:	
CHECKED BY:	GB
ISSUE DATE:	11/11/2024
SCALE:	AS NOTED

SHEET TITLE

FIRST FLOOR RCP

SHEET NUMBER

A103

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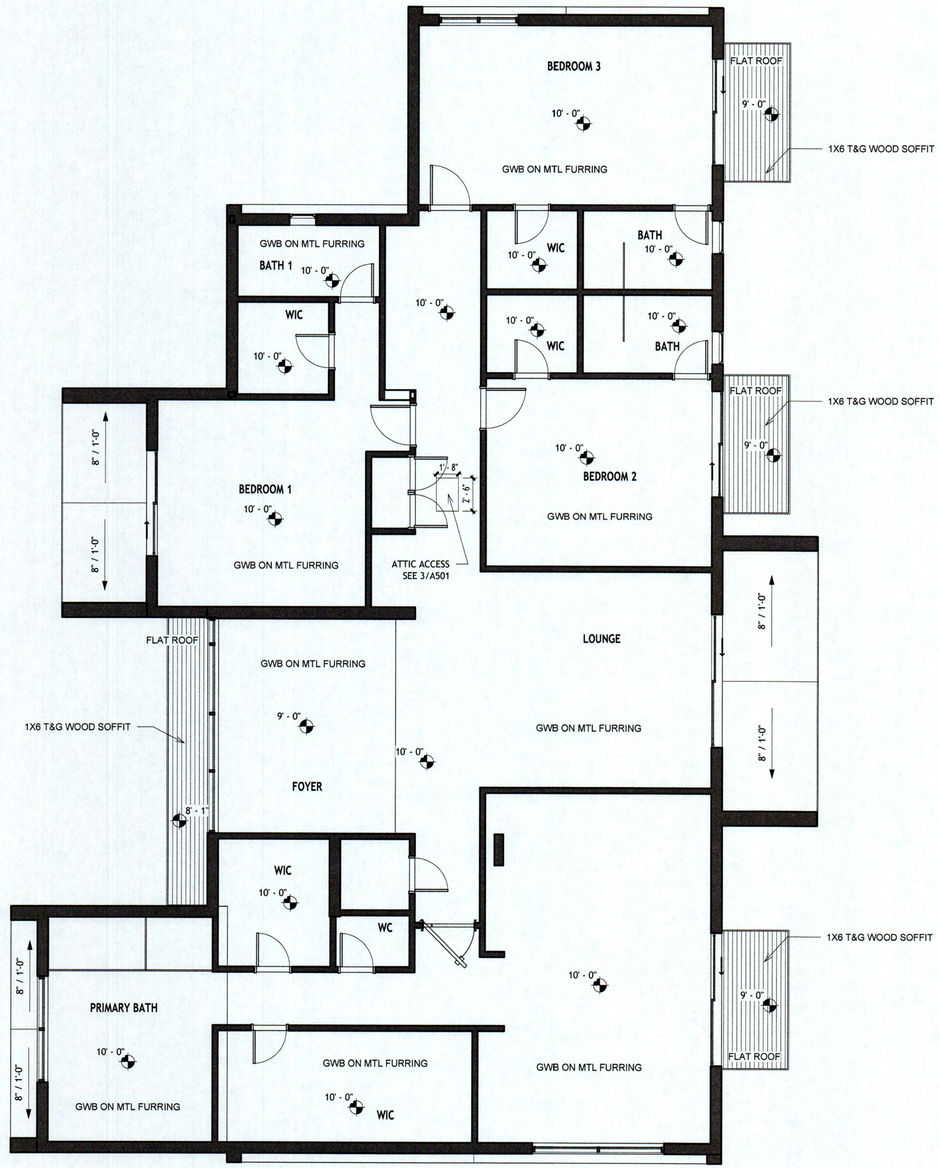
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



1 SECOND FLOOR RCP
3/16" = 1'-0"

RESIDENCE:
GS JPD 10635 LLC

10635 SW 63 AV
MIAMI, FL

SEAL

giorgio balli

Digitally signed by giorgio balli
Date: 2024.12.02 18:12:31 -05'00'

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE

SCHEMATIC SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

JOB NUMBER:	
CHECKED BY:	GB
ISSUE DATE:	11/11/2024
SCALE:	AS NOTED

SHEET TITLE

SECOND FLOOR RCP

SHEET NUMBER

A104

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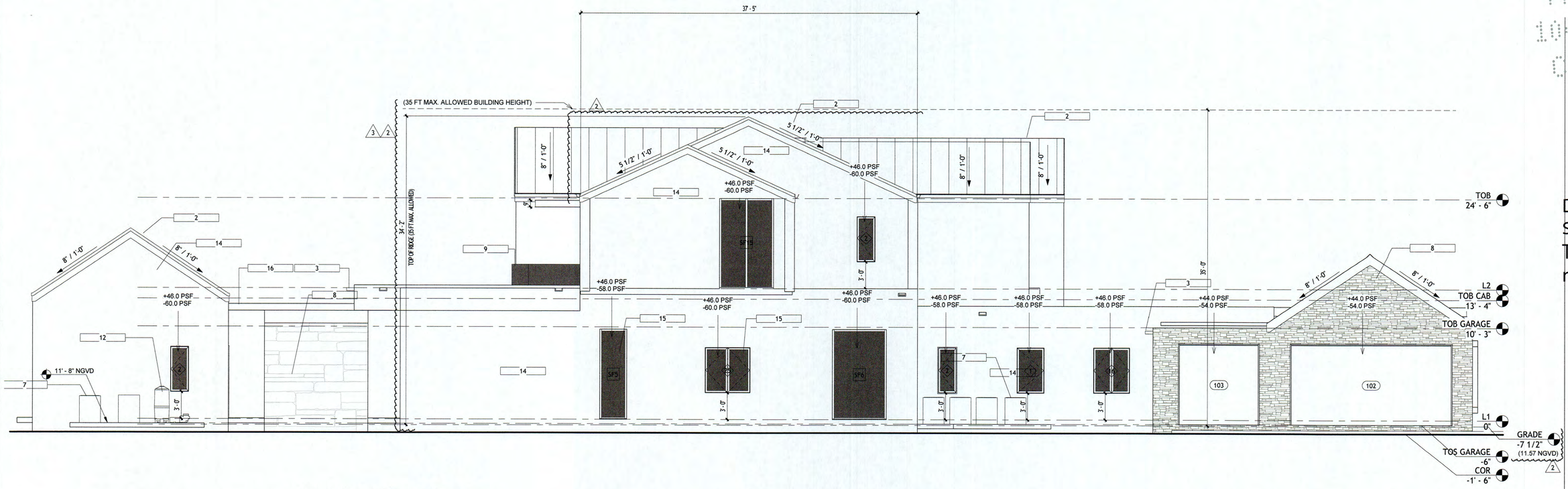
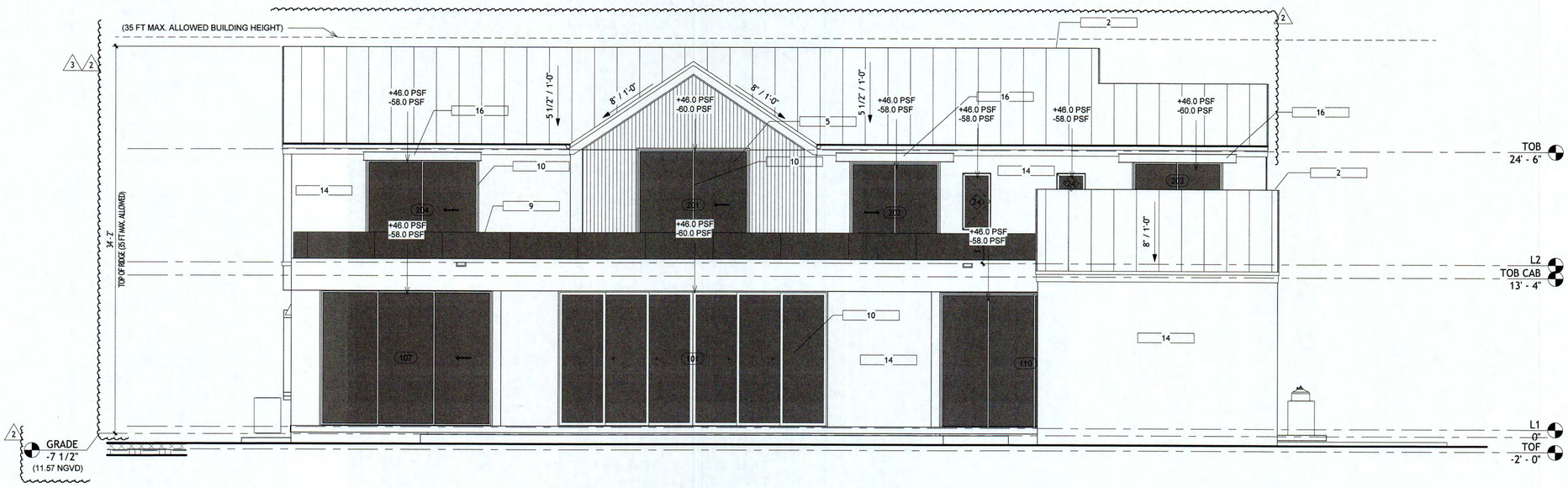
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



1 North Architectural Building Elevation
3/16" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
1	DECORATIVE STEEL CHANNEL HEADER
2	STANDING SEAM METAL ROOF
3	GALV. METAL ROOF SCUPPER
4	SOLID WOOD PIVOT DOOR. CONTRACTOR TO PROVIDE NOA
5	WOOD VERTICAL SIDING
7	A/C EQUIPMENT OVER CONCRETE SLAB
8	STONE VENEER FINISH
9	42 INCH HIGH GLASS RAILING
10	IMPACT RESISTANT SLIDING ALUM./GLASS DOORS
12	POOL EQUIPMENT OVER CONCRETE SLAB
14	SMOOTH STUCCO FINISH
15	IMPACT RESISTANT ALUMN./GLASS WINDOWS
16	STEEL CHANNEL FASCIA AROUND CONCRETE EYEBROW



2 East Architectural Building Elevation
3/16" = 1'-0"

RESIDENCE: GS JPD 10635 LLC

10635 SW 63 AV
MIAMI, FL

SEAL

David Scott Trautman
Digitally signed by David Scott Trautman
Date: 2025.05.13 17:27:45 -04'00'

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
2	Pinecrest	2-21-25
3	Pinecrest	4-11-25

SCHEMATIC SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

JOB NUMBER:	
CHECKED BY:	GB
ISSUE DATE:	03/12/2025
SCALE:	AS NOTED

SHEET TITLE

NORTH AND EAST ELEVATIONS

SHEET NUMBER

A201

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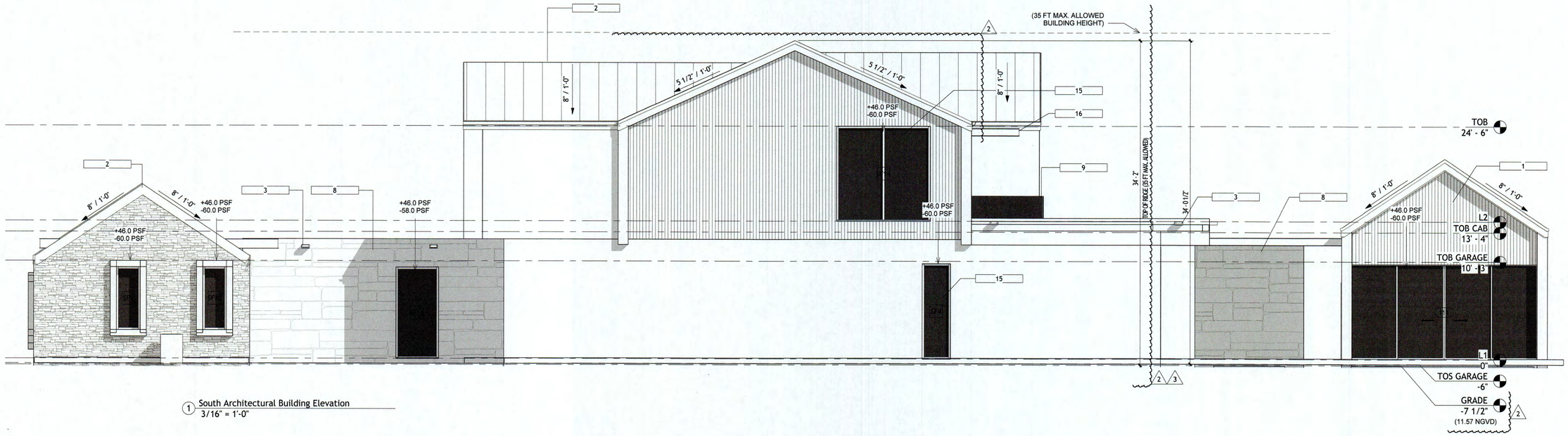
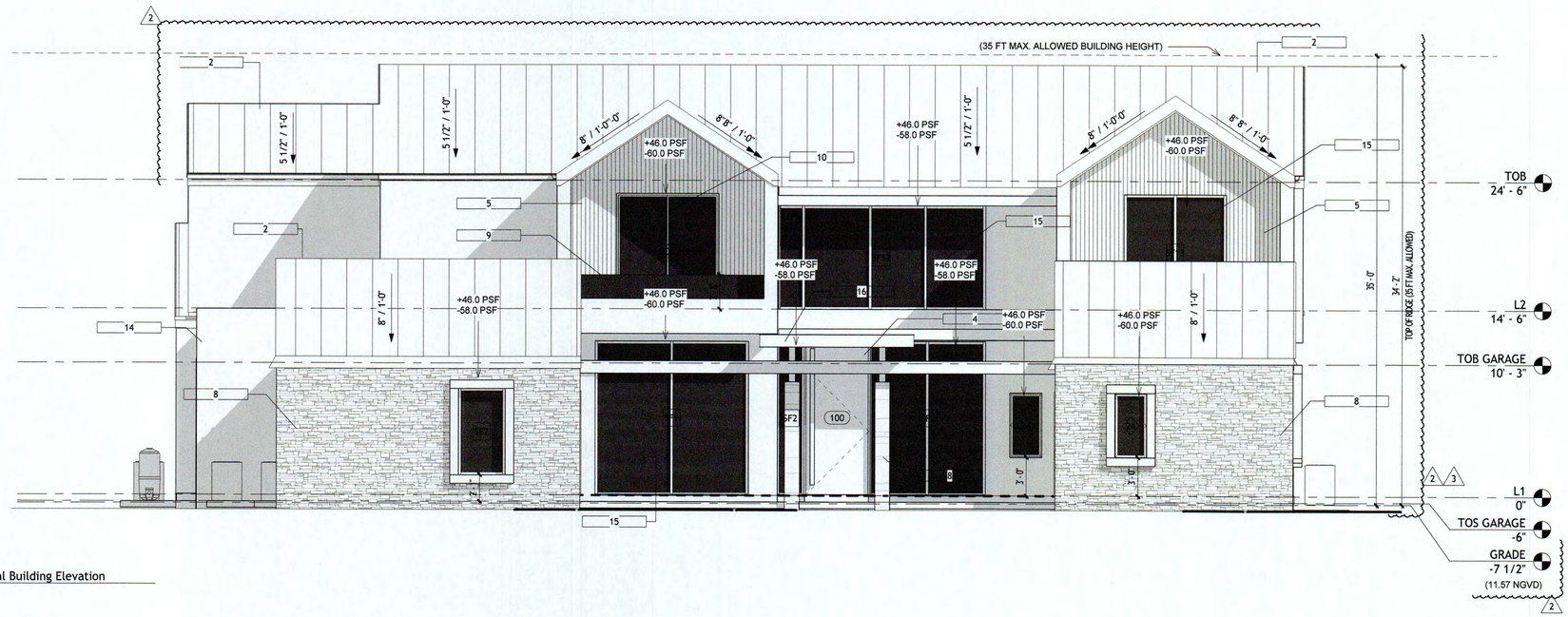
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



1 South Architectural Building Elevation
3/16" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
1	DECORATIVE STEEL CHANNEL HEADER
2	STANDING SEAM METAL ROOF
3	GALV. METAL ROOF SCUPPER
4	SOLID WOOD PIVOT DOOR. CONTRACTOR TO PROVIDE NOA
5	WOOD VERTICAL SIDING
7	A/C EQUIPMENT OVER CONCRETE SLAB
8	STONE VENEER FINISH
9	42 INCH HIGH GLASS RAILING
10	IMPACT RESISTANT SLIDING ALUM./GLASS DOORS
12	POOL EQUIPMENT OVER CONCRETE SLAB
14	SMOOTH STUCCO FINISH
15	IMPACT RESISTANT ALUMN./GLASS WINDOWS
16	STEEL CHANNEL FASCIA AROUND CONCRETE EYEBROW



2 West Architectural Building Elevation
3/16" = 1'-0"

RESIDENCE: GS JPD 10635 LLC

10635 SW 63 AV
MIAMI, FL

SEAL

David Scott Trautman
Digitally signed by David Scott Trautman
Date: 2025.05.13 17:28:11 -04'00'

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
2	Pinecrest	2-21-25
3	Pinecrest	4-11-25

SCHEMATIC SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

JOB NUMBER:	
CHECKED BY:	GB
ISSUE DATE:	03/12/2025
SCALE:	AS NOTED

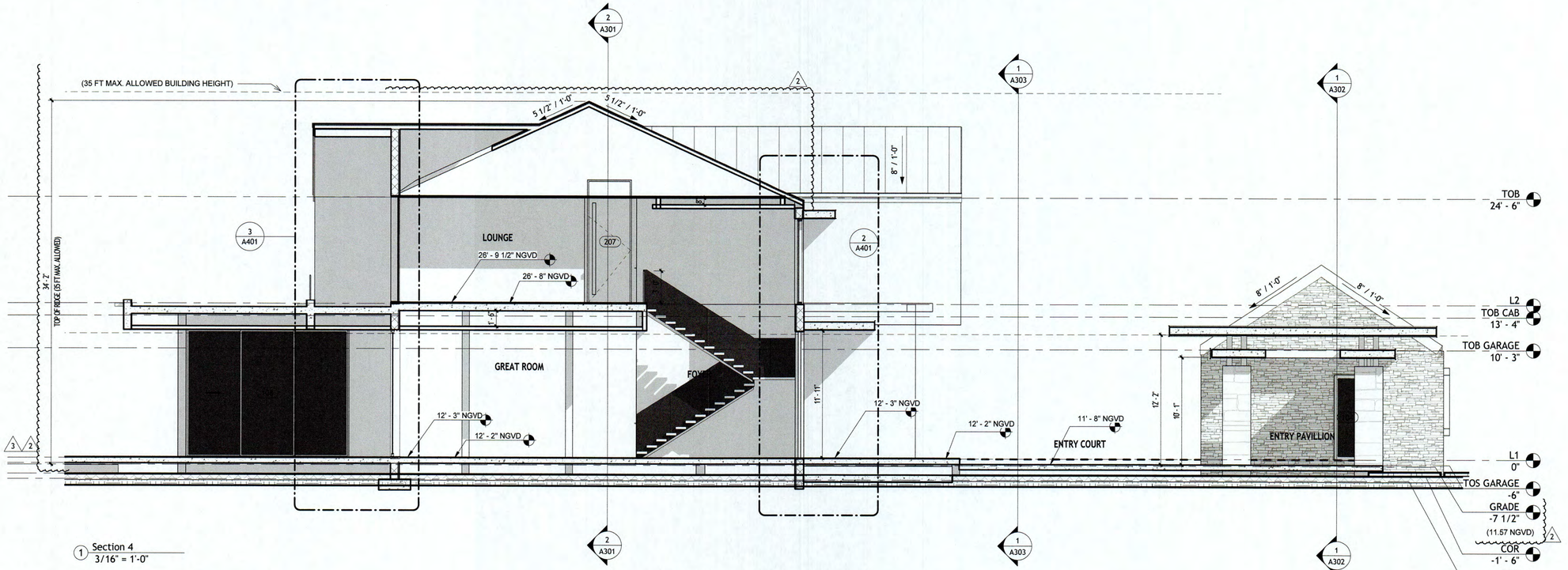
SHEET TITLE

SOUTH AND WEST ELEVATIONS

SHEET NUMBER

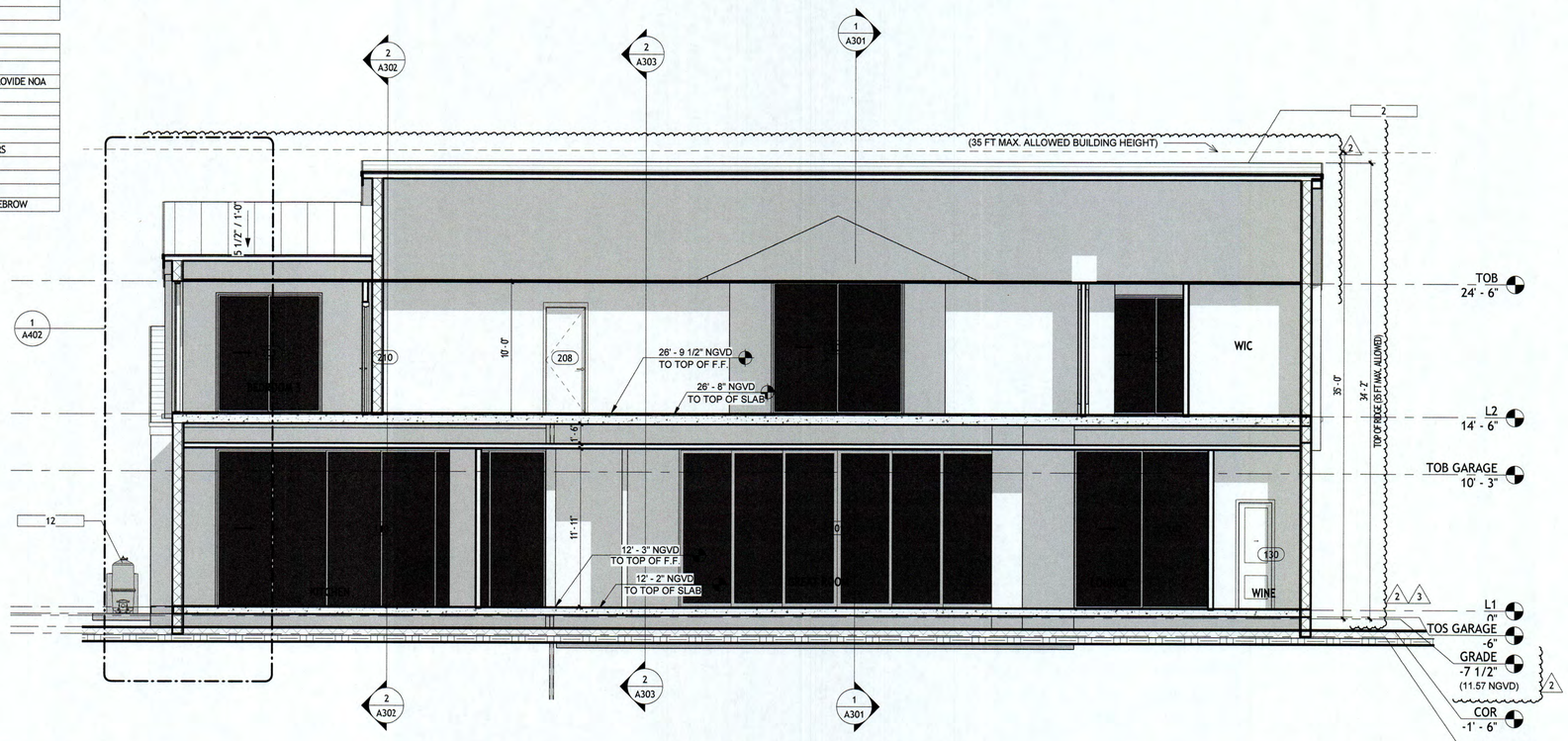
A202

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



1 Section 4
3/16" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
1	DECORATIVE STEEL CHANNEL HEADER
2	STANDING SEAM METAL ROOF
3	GALV. METAL ROOF SCUPPER
4	SOLID WOOD PIVOT DOOR. CONTRACTOR TO PROVIDE NOA
5	WOOD VERTICAL SIDING
7	A/C EQUIPMENT OVER CONCRETE SLAB
8	STONE VENEER FINISH
9	42 INCH HIGH GLASS RAILING
10	IMPACT RESISTANT SLIDING ALUM. /GLASS DOORS
12	POOL EQUIPMENT OVER CONCRETE SLAB
14	SMOOTH STUCCO FINISH
15	IMPACT RESISTANT ALUMN. /GLASS WINDOWS
16	STEEL CHANNEL FASCIA AROUND CONCRETE EYEBROW



2 Section 8
3/16" = 1'-0"

RESIDENCE: GS JPD 10635 LLC

10635 SW 63 AV
MIAMI, FL

SEAL

David Scott Trautman
Digitally signed by David Scott Trautman
Date: 2025.05.13 17:28:44 -04'00'

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
2	Pinecrest	2-21-25
3	Pinecrest	4-11-25

SCHEMATIC SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

JOB NUMBER:	
CHECKED BY:	GB
ISSUE DATE:	03/12/2025
SCALE:	AS NOTED

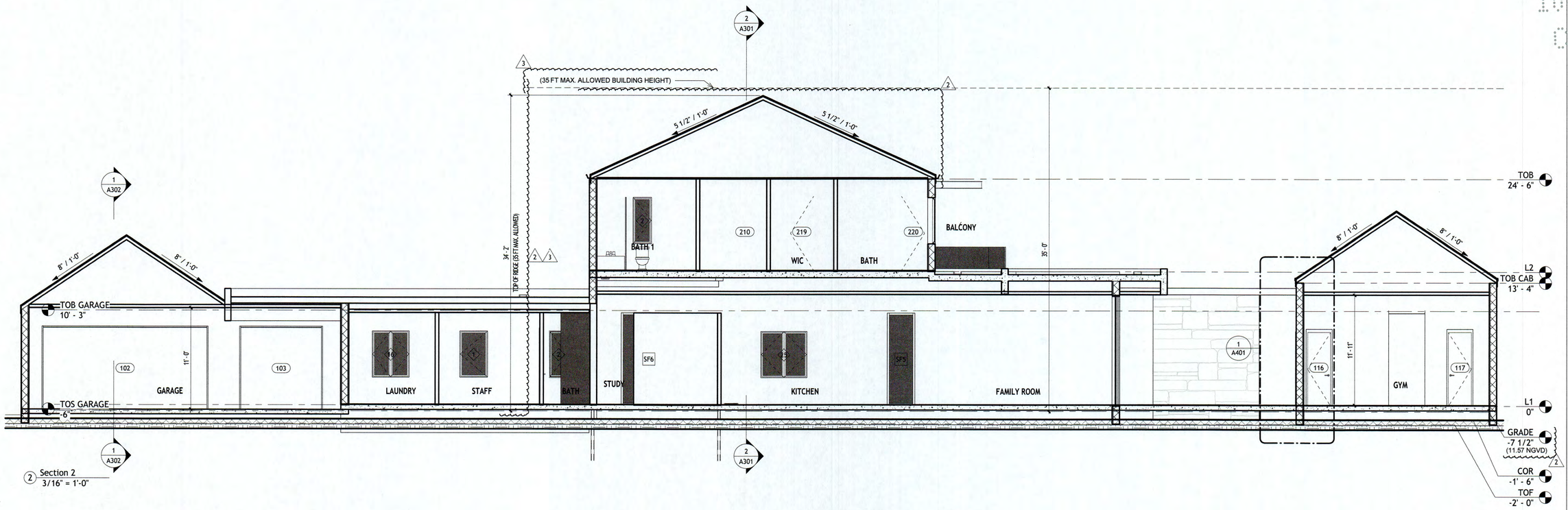
SHEET TITLE

SECTIONS

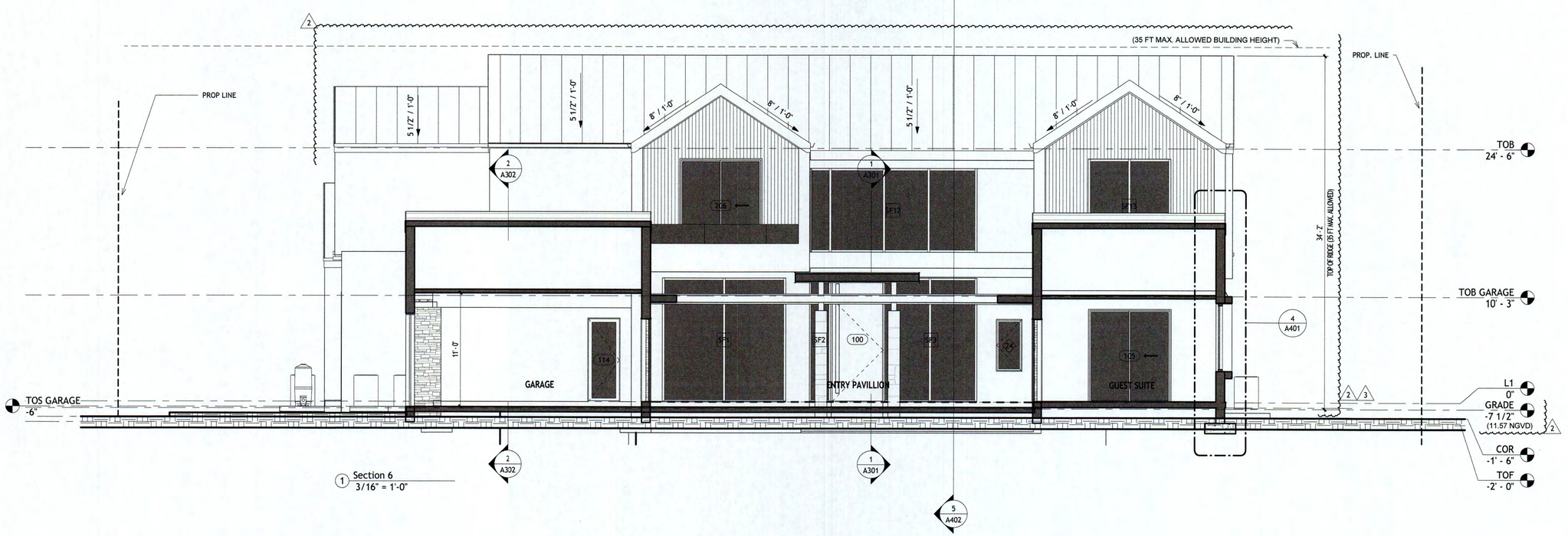
SHEET NUMBER

A301

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



2 Section 2
3/16" = 1'-0"



1 Section 6
3/16" = 1'-0"

PINE
10635 SW 63 AV
CREST

RESIDENCE:
GS JPD 10635 LLC

10635 SW 63 AV
MIAMI, FL

SEAL

David Scott Trautman
Digitally signed by David Scott Trautman
Date: 2025.05.13 17:29:10 -04'00'

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
2	Pinecrest	2-21-25
3	Pinecrest	4-11-25

SCHEMATIC SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

JOB NUMBER:	
CHECKED BY:	GB
ISSUE DATE:	03/12/2025
SCALE:	AS NOTED

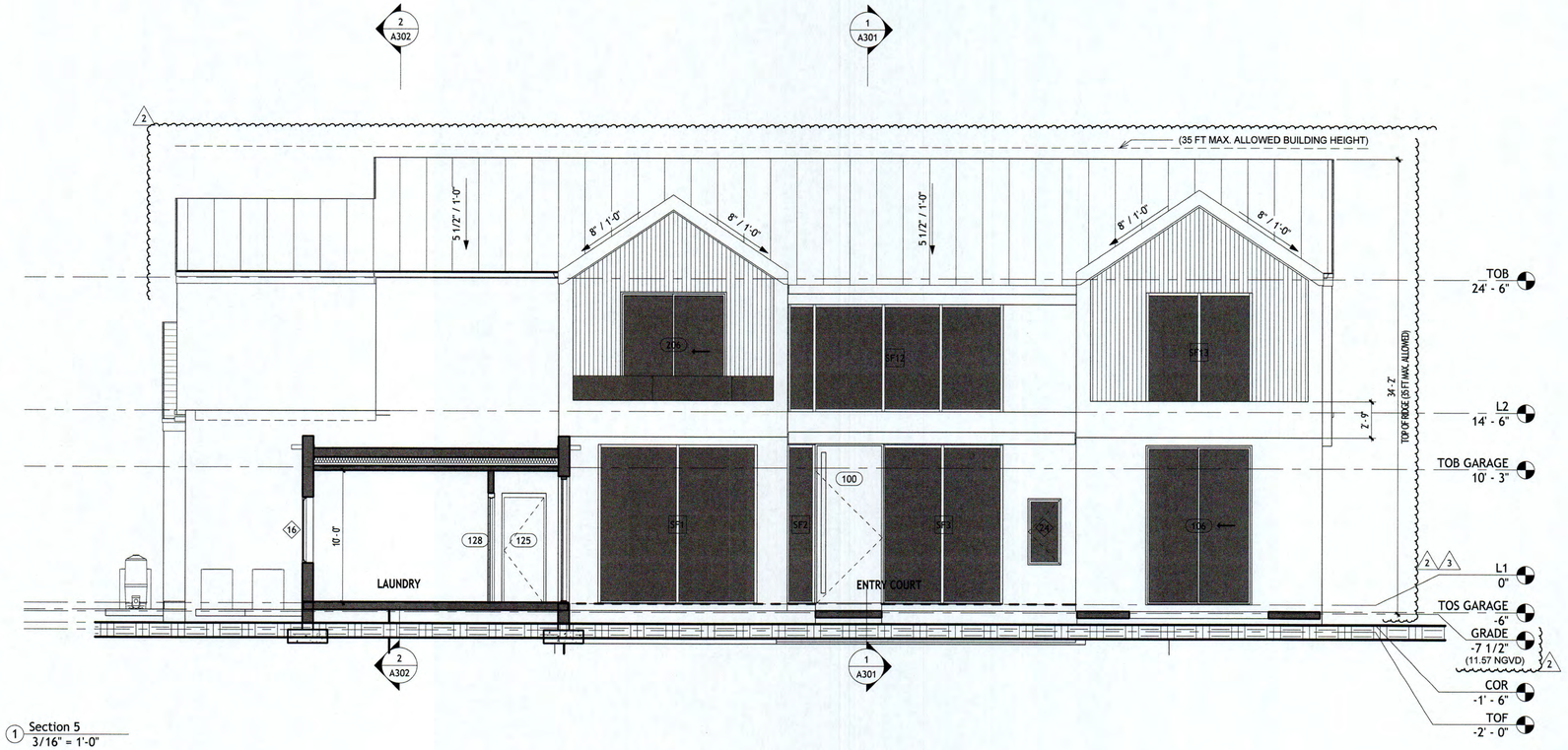
SHEET TITLE

SECTIONS

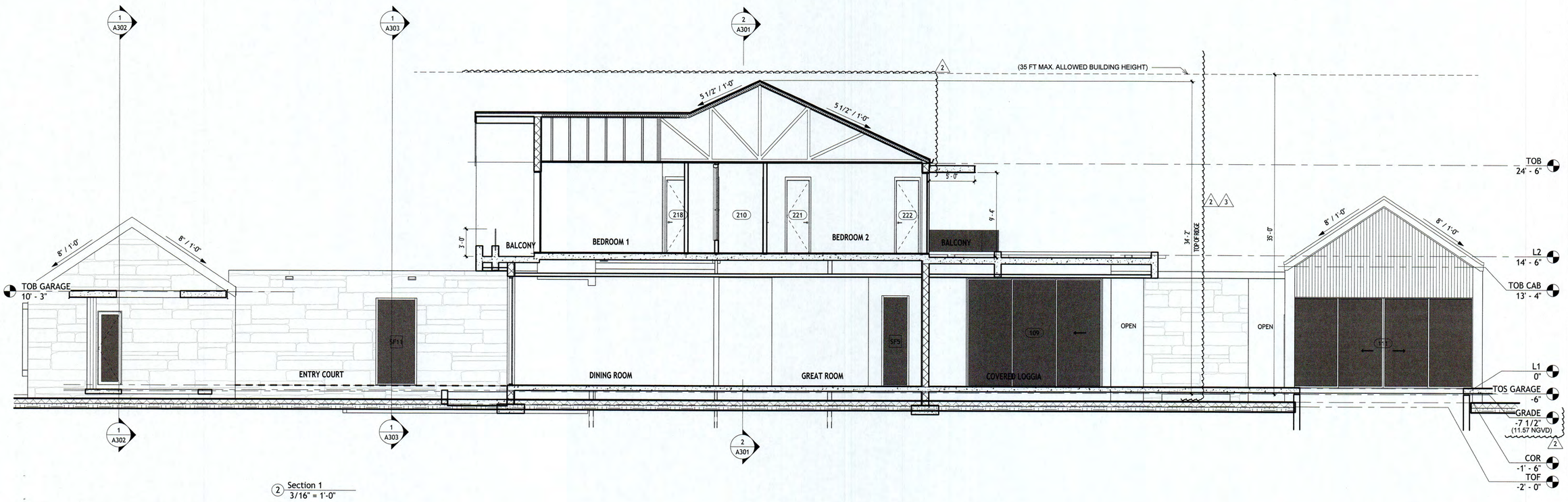
SHEET NUMBER

A302

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



1 Section 5
3/16" = 1'-0"



2 Section 1
3/16" = 1'-0"

PINE CREST

RESIDENCE: GS JPD 10635 LLC

10635 SW 63 AV
MIAMI, FL

SEAL

David Scott Trautman

Digitally signed by David Scott Trautman
Date: 2025.05.13 17:29:38 -04'00'

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
2	Pinecrest	2-21-25
3	Pinecrest	4-11-25

SCHEMATIC SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

JOB NUMBER:	
CHECKED BY:	GB
ISSUE DATE:	03/12/2025
SCALE:	AS NOTED

SHEET TITLE

SECTIONS

SHEET NUMBER

A303

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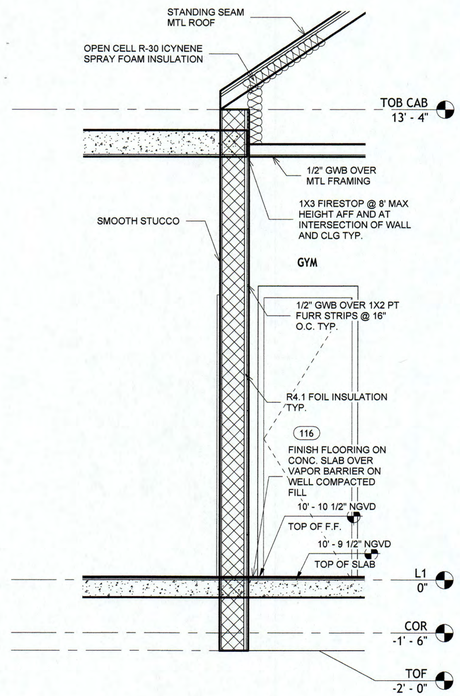
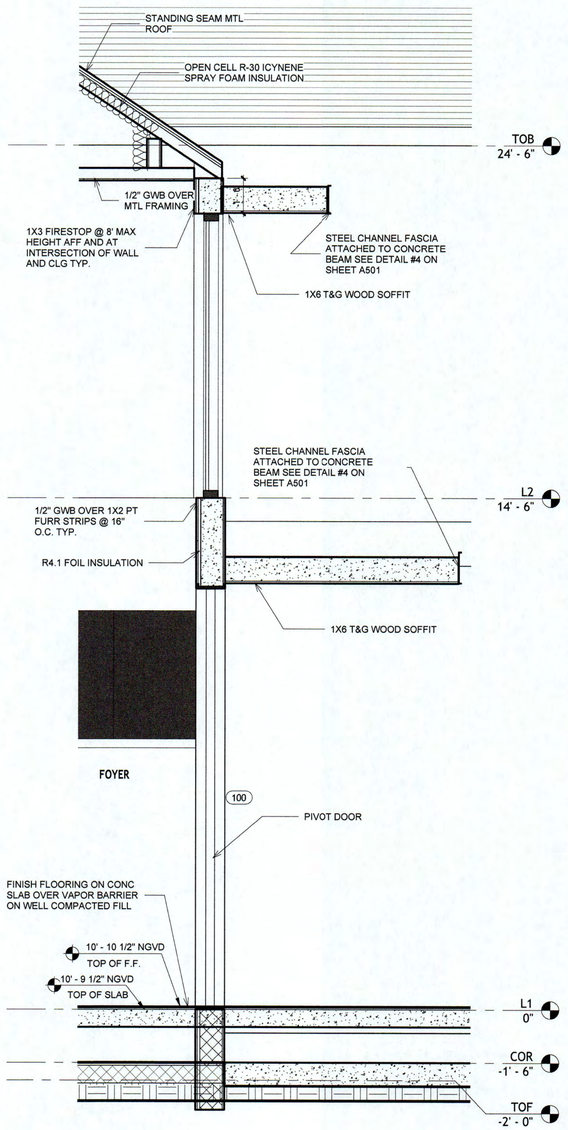
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



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



2 WALL SECTION 2
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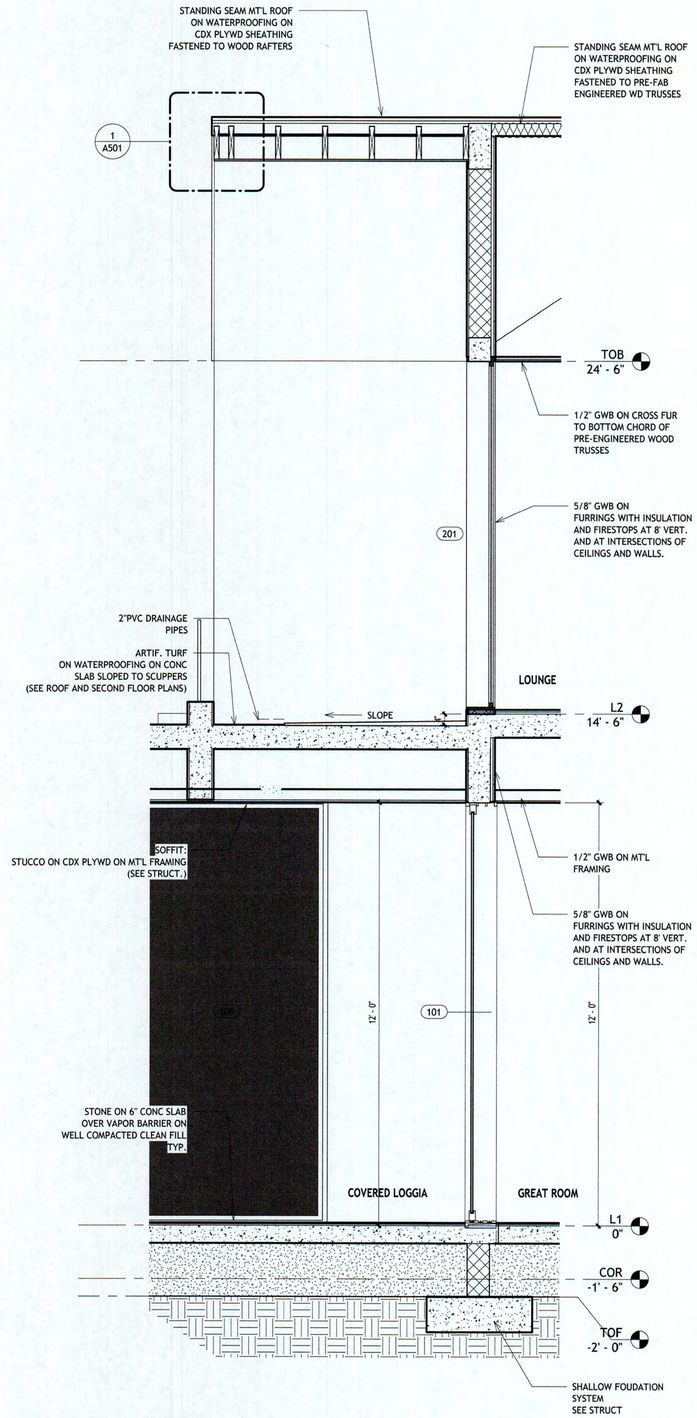
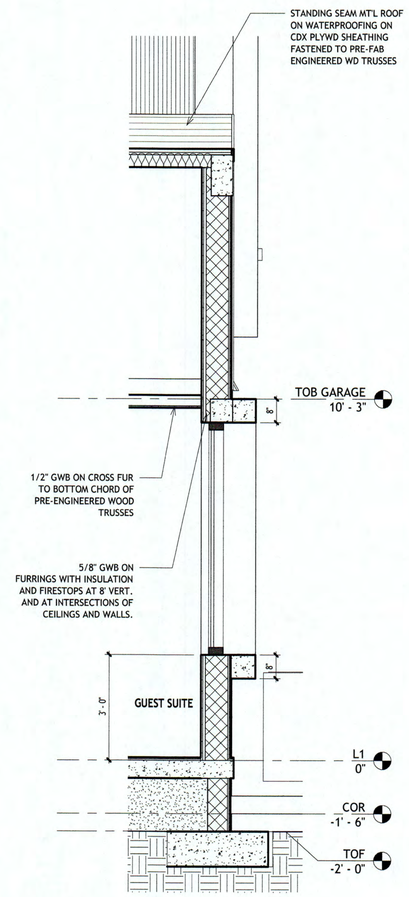


3 WALL SECTION 3
1/2" = 1'-0"



4 WALL SECTION 4
1/2" = 1'-0"

PINE

RESIDENCE: GS JPD 10635 LLC

10635 SW 63 AV
MIAMI, FL

SEAL

giorgio balli
Digitally signed by giorgio balli
Date: 2024.12.02 18:15:54 -05'00'

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE

SCHEMATIC SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

JOB NUMBER:	
CHECKED BY:	GB
ISSUE DATE:	11/11/2024
SCALE:	AS NOTED

SHEET TITLE

WALL SECTIONS

SHEET NUMBER

A401

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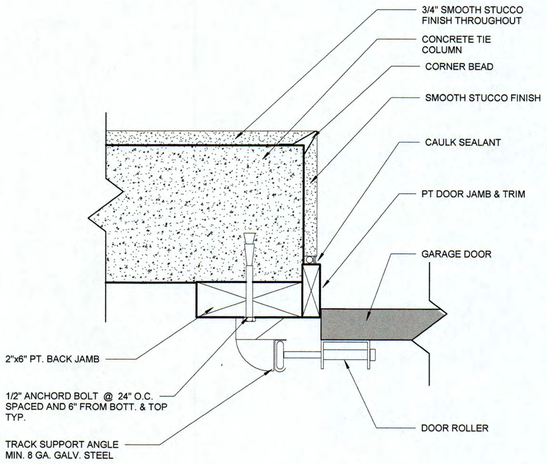
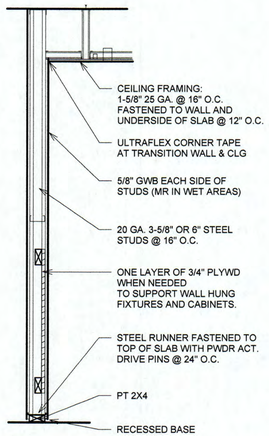
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



3 GARAGE DOOR JAM DETAIL
3" = 1'-0"



NOTE: ALL NEW FINISHED (WALL/CEILING/FLOOR) OTHER THAN PAINT, TO COMPLY WITH FBC 803 AND FBC 804: WALL AND CEILING FINISHED SHALL HAVE A FLAME SPREAD CLASSIFICATION.

NOTE: FIRE BLOCKING SHALL BE PROVIDED IN WALLS EVERY 8', AT INTERCONNECTIONS, BETWEEN STAIR STRINGERS, AT OPENINGS AND AROUND DOOR POCKETS

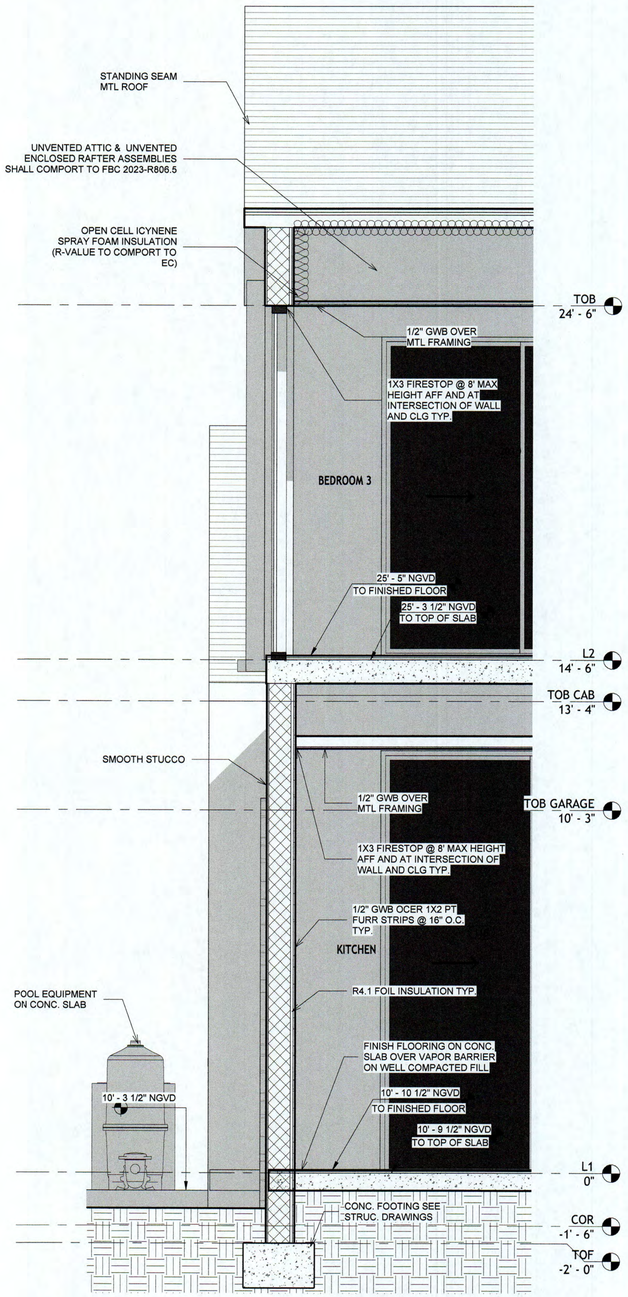
NOTE: INSULATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME-SPREAD CLASS OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 PER ASTM E-84 OR UL 273 PER FBCR 302.10

NOTE: THERE ARE NO LOAD BEARING PARTITIONS

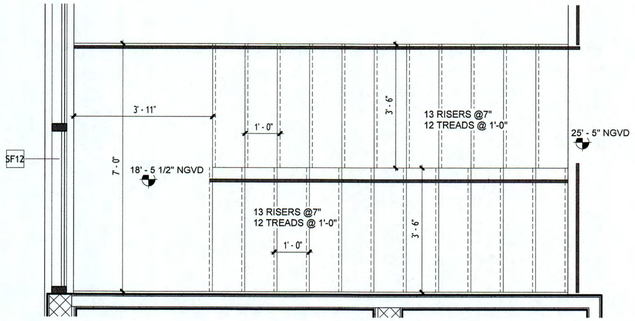
NOTE: ALL BATHTUBS, SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH DURROCK TO A HEIGHT OF NOT LESS THAN 72" A.F.F. AS PER FBC '04 R307.2
-SEE NOTE 15 ON A100 FOR FLAME SPREAD

NOTE: FLAME SPREAD FOR WALL CEILING FINISHES MAX. 200, SMOKE DEVELOPED MAX. 450
FBC 14 R302

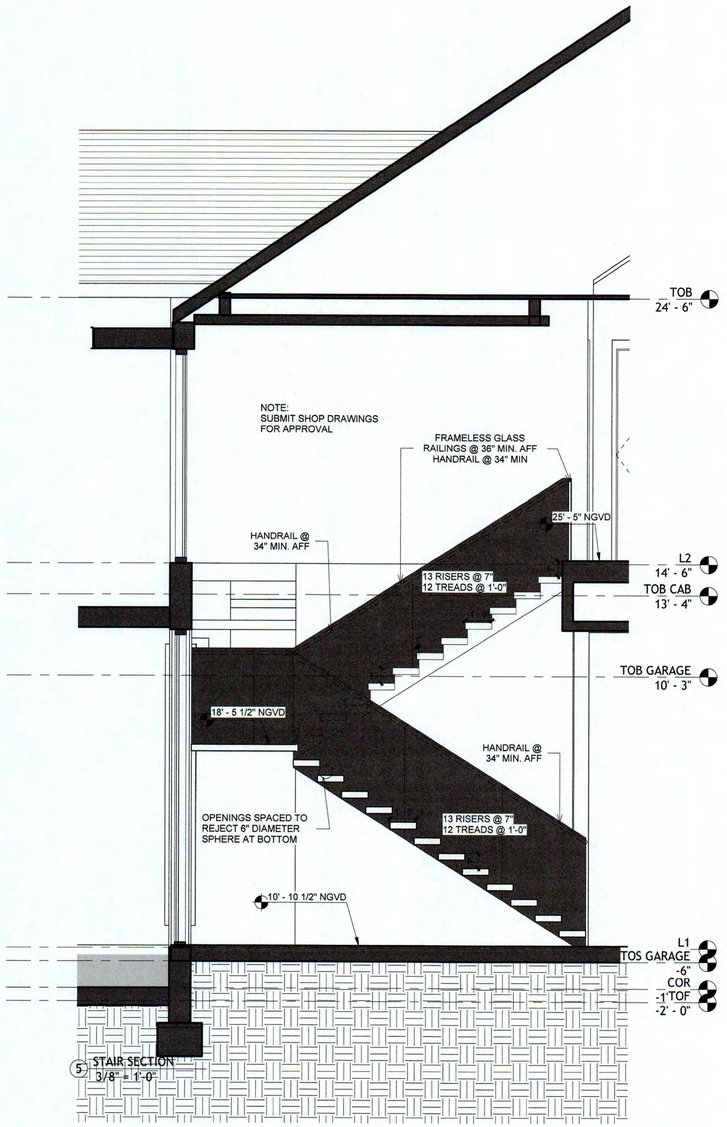
2 TYP PARTITION SECTION
3/4" = 1'-0"



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



6 STAIR PLAN
1/2" = 1'-0"



5 STAIR SECTION
3/8" = 1'-0"

PINE

RESIDENCE: GS JPD 10635 LLC

10635 SW 63 AV
MIAMI, FL

SEAL

giorgio balli

Digitally signed by giorgio balli
Date: 2024.12.02 18:16:20 -05'00'

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE

SCHEMATIC SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

JOB NUMBER:	
CHECKED BY:	GB
ISSUE DATE:	11/11/2024
SCALE:	AS NOTED

SHEET TITLE

WALL SECTIONS

SHEET NUMBER

A402

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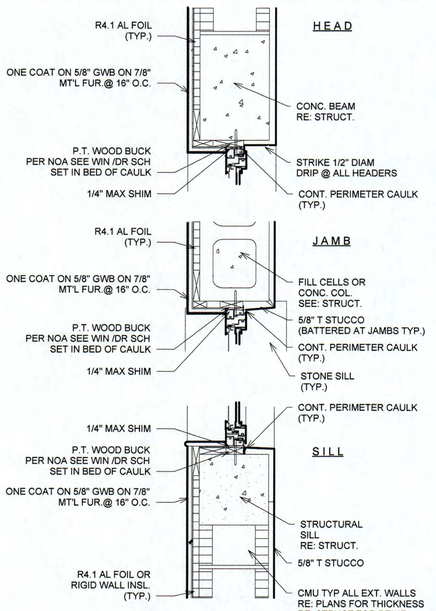
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



6 WINDOW AND DOOR DETAILS
1 1/2" = 1'-0"

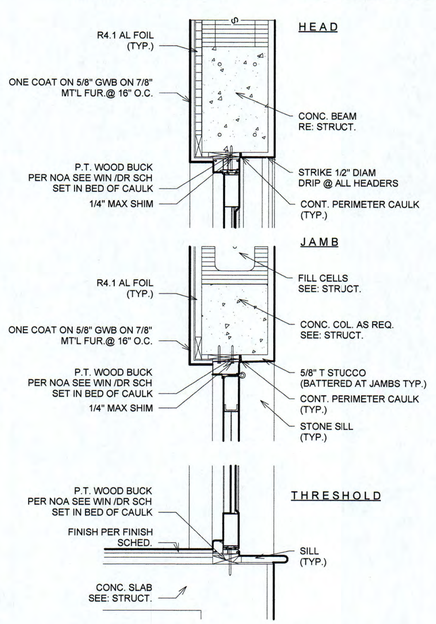


TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY[a]

GROUP	SPRINKLERED[j]			NONSPRINKLERED		
	Exit enclosures and exit passageways[a,j]	Corridors	Rooms and enclosed spaces[c]	Exit enclosures and exit passageways[a,j]	Corridors	Rooms and enclosed spaces[c]
A-1 & A-2	B	B	C	A	A[g]	B[g]
A-3[f], A-4, A-5	B	B	C	A	A[g]	C
B, E, M, R-1, R-4	B	C	C	A	B	C
F	C	C	C	B	C	C
H	B	B	C[g]	A	A	B
I-1	B	C	C	A	B	B
I-2	B	B	B[h,i]	A	A	B
I-3	A	A[i]	C	A	A	B
I-4	B	B	B[h,i]	A	A	B
R-2	C	C	C	B	B	C
R-3	C	C	C	C	C	C
S	C	C	C	B	B	C
U	No restrictions			No restrictions		

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929 m².

a. Class C interior finish materials shall be permitted for wainscotting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.4.1.

b. In exit enclosures of buildings less than three stories in height of other than Group I-3, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted.

c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.

d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.

e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.

f. For places of religious worship, wood used for ornamental purposes, trusses, paneling or chancel furnishing shall be permitted.

g. Class B material is required where the building exceeds two stories.

h. Class C interior finish materials shall be permitted in administrative spaces.

i. Class C interior finish materials shall be permitted in rooms with a capacity of four persons or less.

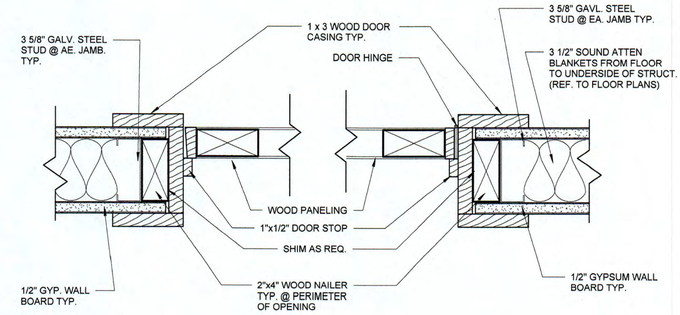
j. Class B materials shall be permitted as wainscotting extending not more than 48 inches above the finished floor in corridors.

k. Finish materials as provided for in other sections of this code.

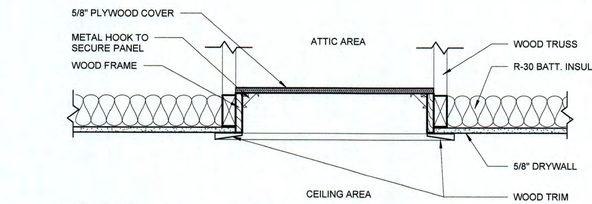
l. Applies when the exit enclosures, exit passageways, corridors or rooms and enclosed spaces are protected by a sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

INTERIOR WALLS, FLOOR, TRIM, DECOR AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES. CLASS C=FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450.
FLAME SPREAD AND SMOKE DEVELOPMENT INDEX FOR INSULATION SHALL BE FLAME SPREAD NOT TO EXCEED 25 AND SMOKE DEVELOPMENT INDEX NOT TO EXCEED 450

7 FINISH TABLE
1 1/2" = 1'-0"



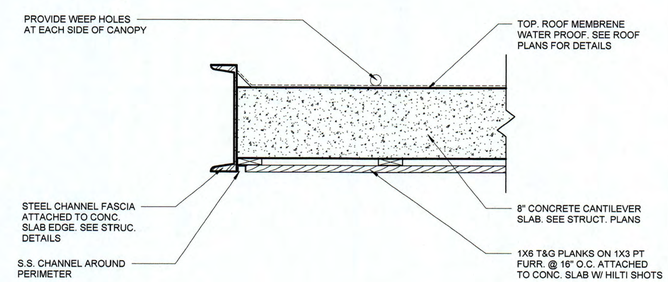
8 TYP DOOR JAMB
3" = 1'-0"



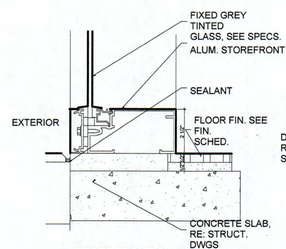
ATTIC ACCESS NOTE:

-MINIMUM ACCESS PANEL SIZE 22" x 36"
-PROVIDE R-30 BATT. INSULATION AND SIDE WEATHER STRIPPED.
-AT GARAGE LOCATION PROVIDE 26 GA MIN. METAL CLA BACK-UP ONE HOUR FIRE RATED.

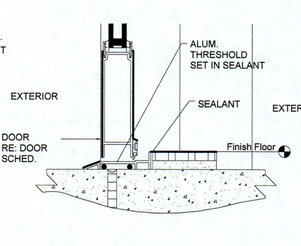
3 ATTIC ACCESS
1 1/2" = 1'-0"



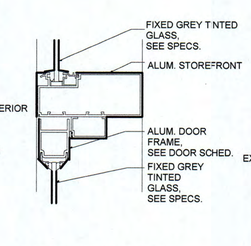
4 CANOPY EDGE DETAIL
1 1/2" = 1'-0"



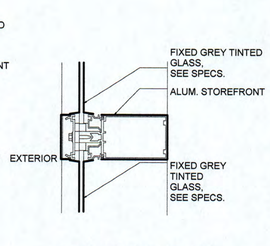
1 STOREFRONT-SILL



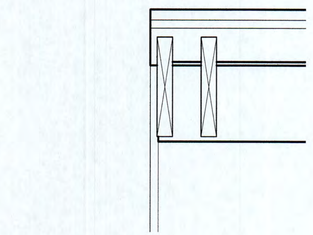
2 STOREFRONT DOOR THRESHOLD



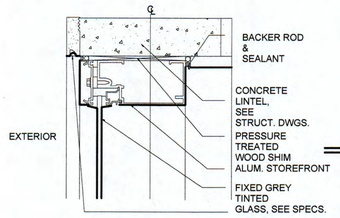
3 STOREFRONT-TRANSOM



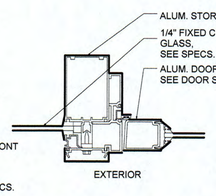
4 STOREFRONT-INTERMED.



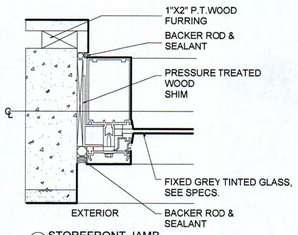
1 ROOF FASCIA DETAIL
1 1/2" = 1'-0"



5 STOREFRONT-HEADER

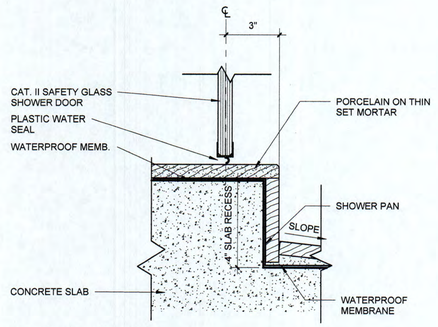


6 STOREFRONT-DOORJAMB

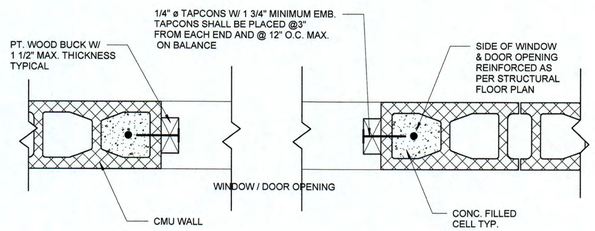


7 STOREFRONT-JAMB

2 STOREFRONT DETAILS
3" = 1'-0"



5 SHOWER DEPRESSION DETAIL
3" = 1'-0"



9 WINDOWS BUCKS DETAIL
1 1/2" = 1'-0"

RESIDENCE: GS JPD 10635 LLC

10635 SW 63 AV
MIAMI, FL

SEAL

giorgio balli
Digitally signed by giorgio balli
Date: 2024.12.02 18:16:51 -05'00'

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

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REVISIONS

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SHEET TITLE

DETAILS

SHEET NUMBER

A501

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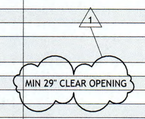
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143

Door Schedule

Level	Door Mark	Size Width	Size Height	Family	SHGC	U Value	NOA	Comments
TOS GARAGE	103	9' - 0"	9' - 0"	GARAGE DOOR - simple				
TOS GARAGE	102	18' - 0"	9' - 0"	GARAGE DOOR - simple				
L1	110	25' - 0"	12' - 0"	MULTIPANEL SGD	0.24	1.04		
L1	111	19' - 8"	10' - 0"	Four_Panel_Sliding_door_11160				
L1	109	15' - 0"	12' - 0"	MULTIPANEL SGD	0.24	1.04		
L1	108	15' - 4"	12' - 0"	MULTIPANEL SGD	0.24	1.04		
L1	107	15' - 4"	12' - 0"	MULTIPANEL SGD	0.24	1.04		
L1	100	5' - 0"	12' - 0"	Pivot_Door_SOLID 11'				
L1	106	8' - 0"	12' - 0"	2 PANEL SGD	0.24	1.04		
L1	105	8' - 0"	9' - 0"	2 PANEL SGD	0.24	1.04		
L1	112	2' - 6"	8' - 0"	Single-Glass 1	0.24	1.04	FL 21835	
L1	114	3' - 0"	8' - 0"	Single-Glass 1			FL 21835	
L1	104	3' - 0"	8' - 0"	Single-Glass 1	0.24	1.04	FL 21835	
L1	116	2' - 6"	8' - 0"	Door-Passage-Single-Flush				
L1	117	2' - 6"	8' - 0"	Door-Passage-Single-Flush				
L1	124	3' - 0"	8' - 0"	Door-Passage-Single-Flush				
L1	125	3' - 0"	8' - 0"	Door-Passage-Single-Flush				
L1	127	2' - 6"	8' - 0"	Door-Passage-Single-Flush				
L1	128	3' - 0"	8' - 0"	Door-Passage-Single-Flush				
L1	129	2' - 6"	8' - 0"	Door-Passage-Single-Flush				
L1	130	2' - 6"	8' - 0"	Door-Interior-Single-Pocket-2_Panel-Wood				
L1	131	3' - 0"	8' - 0"	Door-Passage-Single-Flush				
L1	132	2' - 8"	8' - 0"	Door-Passage-Single-Flush				
L1	133	2' - 6"	8' - 0"	Door-Passage-Single-Flush				
L1	134	5' - 0"	8' - 0"	Door-Double- wout frame				
L1	135	2' - 6"	8' - 0"	Door-Passage-Single-Flush				
L1	136	2' - 6"	8' - 0"	Door-Passage-Single-Flush				
L1	137	2' - 6"	8' - 0"	Door-Passage-Single-Flush				
L1	150	2' - 6"	8' - 0"	Door-Passage-Single-Flush				
L1	151	2' - 6"	8' - 0"	Door-Passage-Single-Flush				
L1	152	2' - 6"	8' - 0"	Door-Passage-Single-Flush				
L1	159	2' - 6"	8' - 0"	Door-Passage-Single-Flush				
L1	160	2' - 6"	8' - 0"	Door-Passage-Single-Flush				
L1	101	23' - 10 1/2"	11' - 11 1/2"	Door-Sliding-Marvin-Multi_Slide_Stacked_Bi_Parting-Modern	0.24	1.04		
L2	206	8' - 0"	9' - 0"	2 PANEL SGD	0.24	1.04		
L2	203	8' - 0"	9' - 0"	2 PANEL SGD	0.24	1.04		
L2	202	8' - 0"	9' - 0"	2 PANEL SGD	0.24	1.04		
L2	201	10' - 0"	10' - 0"	2 PANEL SGD	0.24	1.04		
L2	204	10' - 0"	9' - 0"	2 PANEL SGD	0.24	1.04		
L2	207	4' - 0"	10' - 0"	Pivot_Door_SOLID 11'				
L2	210	3' - 0"	8' - 0"	Door-Passage-Single-Flush				
L2	209	3' - 0"	8' - 0"	Door-Passage-Single-Flush				
L2	208	3' - 0"	8' - 0"	Door-Passage-Single-Flush				
L2	218	2' - 6"	8' - 0"	Door-Passage-Single-Flush				
L2	217	2' - 6"	8' - 0"	Door-Passage-Single-Flush				
L2	221	2' - 6"	8' - 0"	Door-Passage-Single-Flush				
L2	219	2' - 6"	8' - 0"	Door-Passage-Single-Flush				
L2	220	2' - 6"	8' - 0"	Door-Passage-Single-Flush				
L2	222	2' - 6"	8' - 0"	Door-Passage-Single-Flush				
L2	215	2' - 6"	8' - 0"	Door-Passage-Single-Flush				
L2	216	2' - 6"	8' - 0"	Door-Passage-Single-Flush				
L2	212	2' - 6"	8' - 0"	Door-Passage-Single-Flush				
L2	214	2' - 6"	8' - 0"	Door-Passage-Single-Flush				
L2	213	2' - 6"	8' - 0"	Door-Passage-Single-Flush				
L2	211	2' - 6"	8' - 0"	Door-Passage-Single-Flush				



Window Schedule

Count	Type Mark	Size Width	Size Height	Sill Height	SHGC	U Value	NOA
1	1	3' - 0"	5' - 0"	3' - 0"	0.24	1.04	NOA 18-1220.07
3	2	2' - 0"	5' - 0"	3' - 0"	0.24	1.04	NOA 18-1220.07
1	16	4' - 0"	5' - 0"	3' - 0"	0.24	1.04	
4	24	2' - 6"	5' - 0"	3' - 0"	0.24	1.04	NOA 18-1220.07
1	25	5' - 0"	5' - 0"	3' - 0"	0.24	1.04	

SHOWER NOTE:

SHOWER DRAIN 2" DIA. HOLE WHERE TILE SHOWER DRAIN WILL BE POSITIONED. APPLY CEMENT MIXTURE MORTAR BED OVER THE SUBFLOOR AT 1/4" PER FOOT SLOPE FROM WALL FRAMING TO THE TOP OF, BUT NOT OVER, THE DRAIN BASE. PAN LINER DIMENSION SHOULD BE SUFFICIENT TO COMPLETY COVER THE FLOOR, TURN UP ALL SIDEWALLS AT LEAST 12 ABOVE THE FINISH CURB HEIGHT. FOLD CORNER AND NAIL LINER TO THE SIDEWALL FRAMIING OR WALL STUDS 1/2" THE UPPER EDGE OF THE MATERIAL. 1 NAIL. SCREW OR STAPLE 12" APART FROM EACH OTHER. WATER TEST THE INSTALLATION WITH A PNEUMATIC ON MECHANICAL TEST PLUG. FILL THE SHOWER FLOOR WITH WATER JUST BELOW THE TOP OF THE CURB AND LET AT LEAST (4) HOURS. A MINIMUM OF 1 1/2" REINFORCEMENT MORTAR BED OF CONCRETE WILL BE LAID OVER THE PAN LINER FROM WALL TO THE DRAIN BARREL, LEAVING ENOUGHROOM FOR THE FINAL THINSET AND TILE APPLICATION. 30 MIL LINER

1 RECESS SHOWER DETAIL
3" = 1'-0"

Room Finish Schedule

Room Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish
FAMILY ROOM	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
KITCHEN	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
STUDY	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
GREAT ROOM	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
DINING ROOM	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
FOYER	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
GAME ROOM	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
LOUNGE	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
BAR	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
MEDIA	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
GUEST SUITE	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
GARAGE	POLISHED CEMENT	N/A	DRYWALL PAINTED	PLASTER OVER GWD
LAUNDRY	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
STAFF	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
BATH	PORCELAIN TILE	N/A	STONE/TILE/DRYWALL PAINTED	PLASTER OVER GWD
WIC	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
PANTRY	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
GYM	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
CABANA	PORCELAIN TILE	N/A	STONE/TILE/DRYWALL PAINTED	PLASTER OVER GWD
CLOS	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
WIC	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
WINE	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
AHUs	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
BATH (ADA)	PORCELAIN TILE	N/A	DRYWALL PAINTED	PLASTER OVER GWD
ELEVATOR	BY MANUFACTURER	N/A	BY MANUFACTURER	BY MANUFACTURER
BATH	PORCELAIN TILE	N/A	STONE/TILE/DRYWALL PAINTED	PLASTER OVER GWD
WIC	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
ENTRY PAVILLION	PORCELAIN TILE	N/A	N/A	WOOD
ENTRY COURT	POLISHED CEMENT	N/A	N/A	N/A
BEDROOM 3	PORCELAIN TILE	N/A	DRYWALL PAINTED	PLASTER OVER GWD
BATH	PORCELAIN TILE	N/A	STONE/TILE/DRYWALL PAINTED	PLASTER OVER GWD
BATH	PORCELAIN TILE	N/A	STONE/TILE/DRYWALL PAINTED	PLASTER OVER GWD
WIC	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
WIC	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
BEDROOM 2	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
LOUNGE	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
WIC	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
ELEV	BY MANUFACTURER	N/A	BY MANUFACTURER	BY MANUFACTURER
WC	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
PRIMARY SUITE	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
WIC	PORCELAIN TILE	WOOD PAINTED	STONE/TILE/DRYWALL PAINTED	PLASTER OVER GWD
PRIMARY BATH	PORCELAIN TILE	N/A	STONE/TILE/DRYWALL PAINTED	PLASTER OVER GWD
TURF ROOF		N/A	N/A	N/A
BALCONY		N/A	N/A	WOOD
BALCONY		N/A	N/A	WOOD
BALCONY		N/A	N/A	WOOD
BEDROOM 1	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
WIC	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
BATH 1	PORCELAIN TILE	N/A	STONE/TILE/DRYWALL PAINTED	PLASTER OVER GWD
BALCONY		N/A	N/A	WOOD
PWDR RM	PORCELAIN TILE	N/A	STONE/TILE/DRYWALL PAINTED	PLASTER OVER GWD
A/V	PORCELAIN TILE	WOOD PAINTED	DRYWALL PAINTED	PLASTER OVER GWD
COVERED LOGGIA		N/A	N/A	WOOD

RESIDENCE: GS JPD 10635 LLC

10635 SW 63 AV
MIAMI, FL

SEAL

David Scott Trautman

Digitally signed by David Scott Trautman
Date: 2025.01.27 11:19:19 -05'00'

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
1	Pinecrest-Building	1-16-25

SCHEMATIC SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

JOB NUMBER:	
CHECKED BY:	GB
ISSUE DATE:	11/11/2024
SCALE:	AS NOTED

SHEET TITLE

SCHEDULES

SHEET NUMBER

A601

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1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143