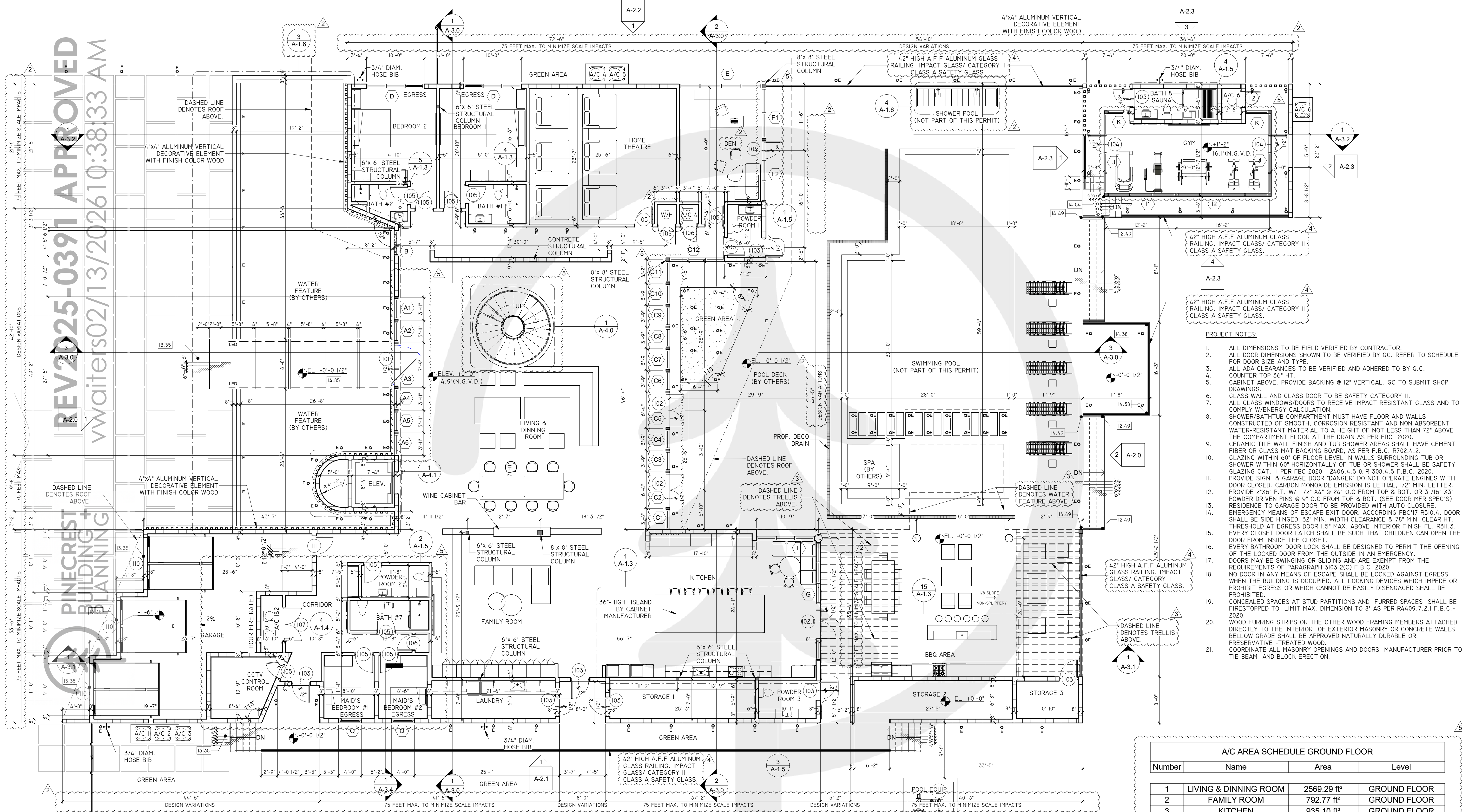




GROUND FLOOR
1/8" = 1'-0"

WALL LEGEND

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

ELEVATOR NOTES:

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

NOTE :

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

WALL AND CEILING FINISHES NOTE:

- WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN 200 PER F.B.C. R302.9.1
- WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX NOT GREATER THAN 450 AS PER F.B.C. R302.9.2
- INSULATION MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 & A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450 PER R302.10.1 F.B.C.

NON A/C AREA SCHEDULE GROUND FLOOR

Number	Name	Area	Level
16	STORAGE 2	208.42 ft²	GROUND FLOOR
21	ELEV.	72.39 ft²	GROUND FLOOR
23	STORAGE 3	82.77 ft²	GROUND FLOOR
51	GARAGE	764.57 ft²	GROUND FLOOR
Total: 4		1128.16 ft²	

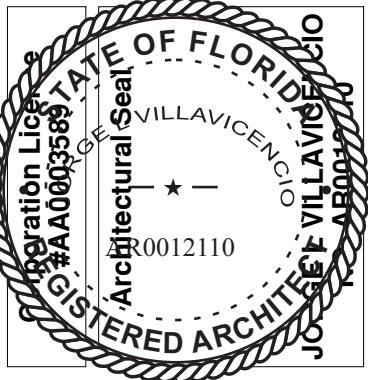
A/C AREA SCHEDULE GROUND FLOOR

Number	Name	Area	Level
1	LIVING & DINNING ROOM	2569.29 ft²	GROUND FLOOR
2	FAMILY ROOM	792.77 ft²	GROUND FLOOR
3	KITCHEN	935.10 ft²	GROUND FLOOR
4	BEDROOM 1	283.19 ft²	GROUND FLOOR
5	BEDROOM 2	281.15 ft²	GROUND FLOOR
6	HOME THEATRE	612.56 ft²	GROUND FLOOR
7	DEN	319.71 ft²	GROUND FLOOR
8	BATH #1	77.00 ft²	GROUND FLOOR
9	BATH #2	57.44 ft²	GROUND FLOOR
10	POWDER ROOM 1	63.51 ft²	GROUND FLOOR
11	POWDER ROOM 2	73.00 ft²	GROUND FLOOR
12	MAID'S BEDROOM #2	106.56 ft²	GROUND FLOOR
13	BATH #7	80.28 ft²	GROUND FLOOR
14	STORAGE 1	188.06 ft²	GROUND FLOOR
15	POWDER ROOM 3	77.47 ft²	GROUND FLOOR
17	A/C 1&2	46.48 ft²	GROUND FLOOR
18	A/C 4	14.69 ft²	GROUND FLOOR
19	LAUNDRY	161.33 ft²	GROUND FLOOR
20	GYM	353.48 ft²	GROUND FLOOR
22	CORRIDOR	319.75 ft²	GROUND FLOOR
24	BATH & SAUNA	73.66 ft²	GROUND FLOOR
25	A/C 6	18.22 ft²	GROUND FLOOR
61	W/H	14.69 ft²	GROUND FLOOR
63	MAID'S BEDROOM #1	109.31 ft²	GROUND FLOOR
64	CCTV CONTROL ROOM	125.04 ft²	GROUND FLOOR
Total: 25		7753.76 ft²	

REVISIONS

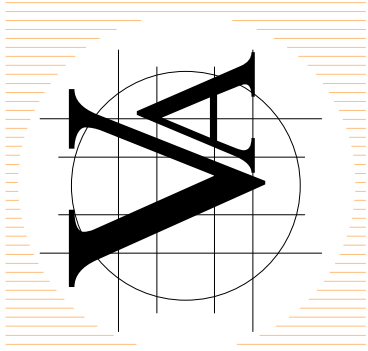
Rev	Date	Description
1	09-20-2023	Building comment
2	09-27-2024	Zoning Comment
3	07-07-2024	Zoning Comment
4	11-24-2026	Correction
5		

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



VILLA & ASSOCIATES INC.
ARCHITECTURE PLANNING INTERIOR DESIGN
5801 SW 69 AVENUE MIAMI, FLORIDA 33155
TEL. 305-613-0865 - E-Mail: jvillarchitect@gmail.com

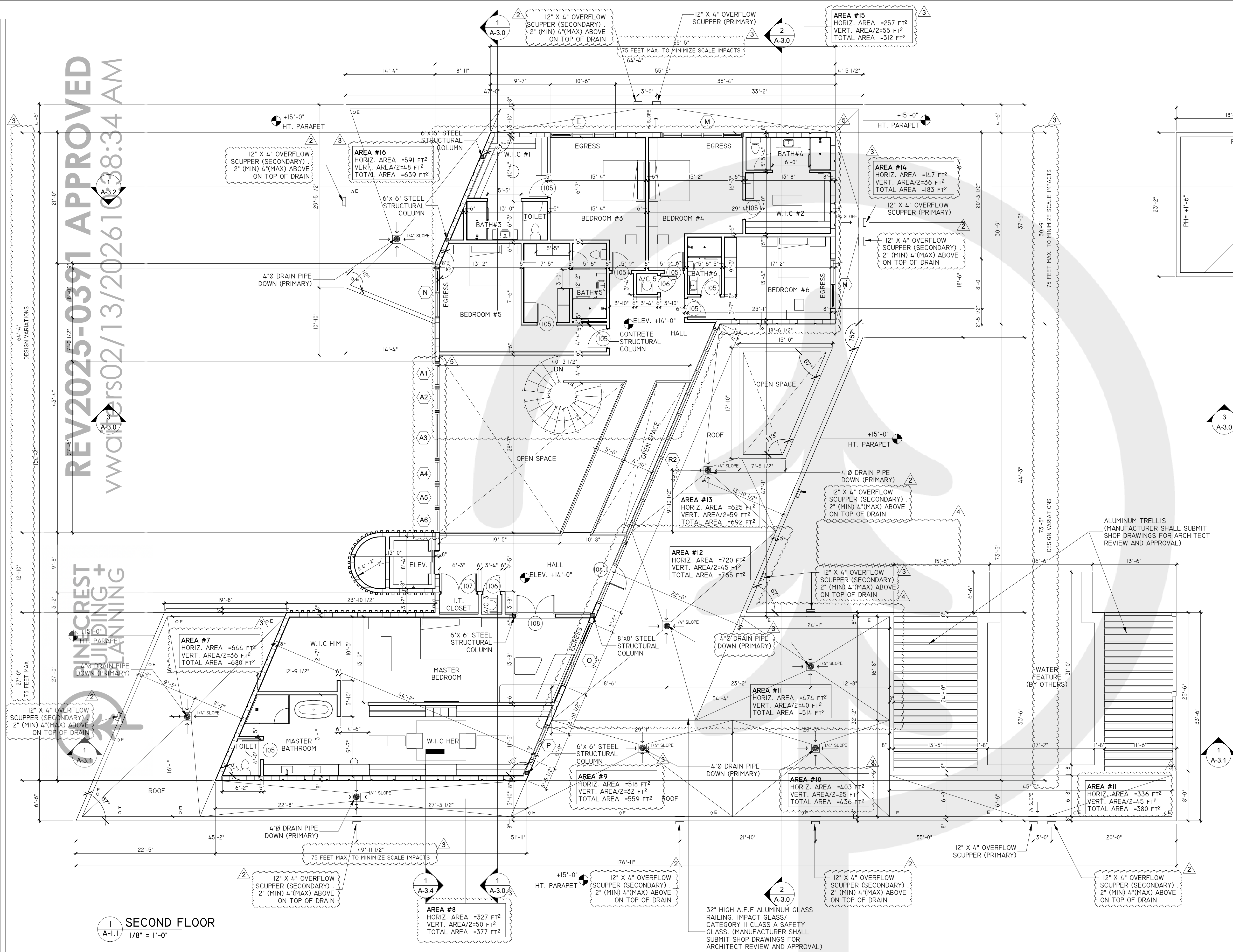
CONSULTANT: ARCHI-TEK STUDIO CORP.
TEL. 305-799-8016 - E-Mail: maguilar@architektstudio.com



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

REV2025-0391 APPROVED
VW02/13/2026 10:38:34 AM

PINECREST BUILDING + PLANNING



SECOND FLOOR

WALL LEGEND	
	CMU 8"
	PARTITION 6" NON RATED PARTITION
	PARTITION 4" NON RATED PARTITION
	WALL TYPE (SEE DETAILS)

TABLE 1106.7
SIZING SCUPPERS FOR A-5 INCH PER HOUR RATE OF RAINFALL

HEAD IN INCHES	HORIZONTALLY PROJECTED ROOF AREA (SQUARE FEET)					
	LENGTH OF WEIR IN INCHES					
	4	6	8	12	16	24
1	230	346	461	692	923	1384
2	641	961	1282	1923	2564	3846
3	1153	1730	2307	3461	4615	6923
4	1794	2692	3589	5384	7179	10769

WALL AND CEILING FINISHES NOTE:

1. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN 200 PER F.B.C. R302.9.1
2. WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX NOT GREATER THAN 450 AS PER F.B.C. R302.9.2
3. INSULATION MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 & A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450 PER R302.10.1 F.B.C.

PIPE SIZE (inches)	CAPACITY (gpm)			
	VERTICAL DRAIN	1/4 inch per foot	1/2 inch per foot	3/4 inch per foot
2	34	15	22	31
3	87	39	55	79
4	180	81	115	163
5	311	117	165	234
6	538	243	344	487
8	1,117	505	714	1,010
10	2,050	927	1,311	1,855
12	3,272	1,480	2,093	2,960
15	5,543	2,508	3,546	5,016

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

FLORIDA BUILDING CODE — PLUMBING, 7TH EDITION (2020)

TABLE 1106.3
VERTICAL LEADER SIZING

SIZE OF LEADER (inches)	CAPACITY (gpm)
2	30
2 x 2	30
1 1/2 x 2 1/2	30
2 1/2	54
2 1/2 x 2 1/2	54
3	92
2 x 4	92
2 1/2 x 3	92
4	192
3 x 4 1/2	192
3 1/2 x 4	192
5	360
4 x 5	360
4 1/2 x 4 1/2	360
6	563
5 x 6	563
5 1/2 x 5 1/2	563
8	1208
6 x 8	1208

For SI: 1 inch = 25.4 mm, 1 gallon per minute = 3.785 L/m.

NON A/C AREA SCHEDULE SECOND FLOOR

Number	Name	Area	Level
37	ELEV.	72.39 ft²	SECOND FLOOR
Total: 1		72.39 ft²	

ROOF AREAS

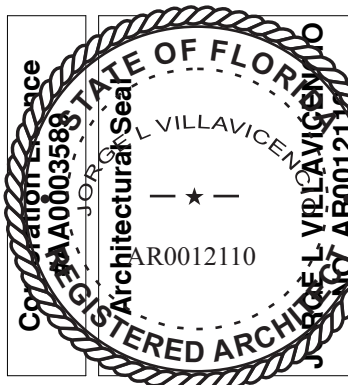
GPM=AREA 7 x 0.052, FBC P 1101.7 C GPM=680 SQ. FT. x 0.052 GPM=36.0	GPM=AREA 12 x 0.052, FBC P 1101.7 C GPM=692 SQ. FT. x 0.052 GPM=36
GPM=AREA 8 x 0.052, FBC P 1101.7 C GPM=377 SQ. FT. x 0.052 GPM=20	GPM=AREA 13 x 0.052, FBC P 1101.7 C GPM=183 SQ. FT. x 0.052 GPM=10
GPM=AREA 9 x 0.052, FBC P 1101.7 C GPM=559 SQ. FT. x 0.052 GPM=29	GPM=AREA 14 x 0.052, FBC P 1101.7 C GPM=312 SQ. FT. x 0.052 GPM=16
GPM=AREA 10 x 0.052, FBC P 1101.7 C GPM=436 SQ. FT. x 0.052 GPM=23	GPM=AREA 15 x 0.052, FBC P 1101.7 C GPM=639 SQ. FT. x 0.052 GPM=32
GPM=AREA 11 x 0.052, FBC P 1101.7 C GPM=380 SQ. FT. x 0.052 GPM=20	

A/C AREA SCHEDULE SECOND FLOOR

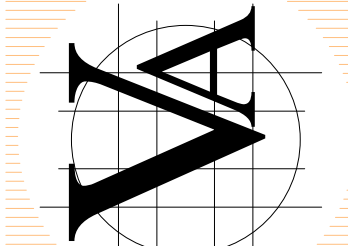
Number	Name	Area	Level
24	BEDROOM #3	298.99 ft²	SECOND FLOOR
25	W.I.C #1	116.84 ft²	SECOND FLOOR
26	BEDROOM #4	289.18 ft²	SECOND FLOOR
27	BATH#4	59.64 ft²	SECOND FLOOR
28	BATH#3	63.52 ft²	SECOND FLOOR
29	BEDROOM #5	309.31 ft²	SECOND FLOOR
30	BATH#5	152.46 ft²	SECOND FLOOR
31	BEDROOM #6	257.48 ft²	SECOND FLOOR
32	BATH#6	57.85 ft²	SECOND FLOOR
33	MASTER BEDROOM	472.40 ft²	SECOND FLOOR
34	W.I.C #2	145.41 ft²	SECOND FLOOR
35	W.I.C HER	329.50 ft²	SECOND FLOOR
36	W.I.C HIM	197.28 ft²	SECOND FLOOR
38	HALL	687.10 ft²	SECOND FLOOR
39	MASTER BATHROOM	251.98 ft²	SECOND FLOOR
40	A/C 5	14.53 ft²	SECOND FLOOR
41	A/C 3	13.10 ft²	SECOND FLOOR
42	TOILET	27.95 ft²	SECOND FLOOR
43	I.T. CLOSET	21.92 ft²	SECOND FLOOR
44	TOILET	24.55 ft²	SECOND FLOOR
45	TOILET	36.15 ft²	SECOND FLOOR
Total: 21		3827.14 ft²	

Rev	Date	Description
1	05-20-2023	Building comment
2	05-20-2024	Building comment
3	05-27-2024	Zoning comment
4	05-27-2024	Zoning comment
5	11-24-2025	Correction

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



VILLA & ASSOCIATES INC.
ARCHITECTURE PLANNING INTERIOR DESIGN
5801 SW 69 AVENUE MIAMI, FLORIDA 33155
TEL. 305-613-0865 - E-Mail: jvillarchitect@gmail.com
CONSULTANT: ARCHI-TEK STUDIO CORP.
TEL. 305-799-8016 - E-Mail: maguilar@architekstudio.com

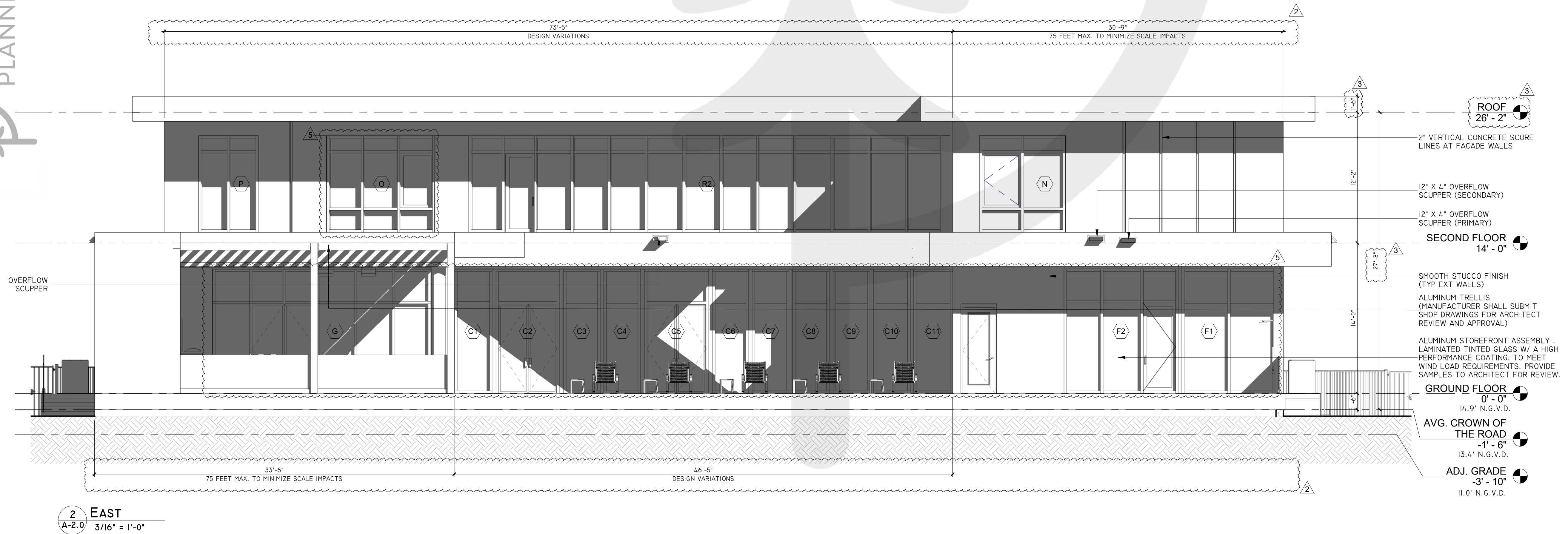
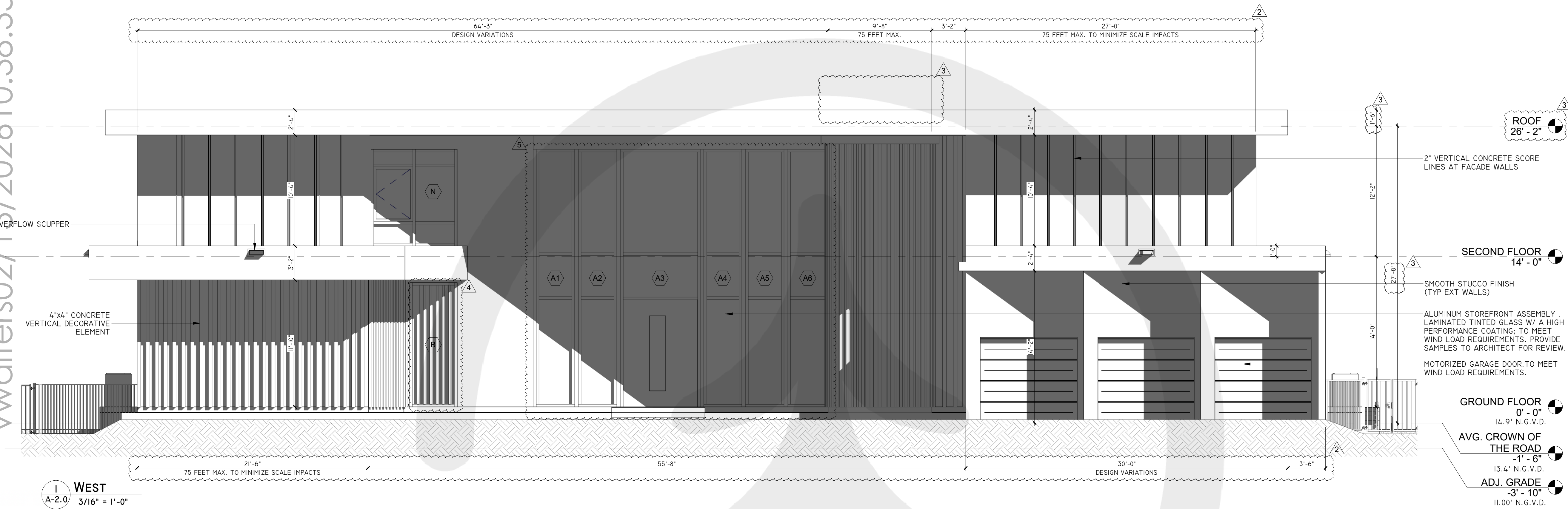


DATE:
10-20-2022

PROJECT NO:
SECOND FLOOR PLAN

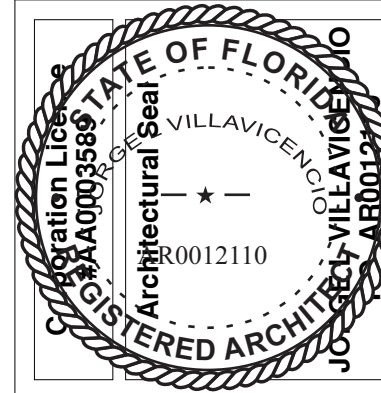
DRAWING NO:
A-1.1

REV2025-0391 APPROVED
vwaiters02/18/202610:38:35 AM

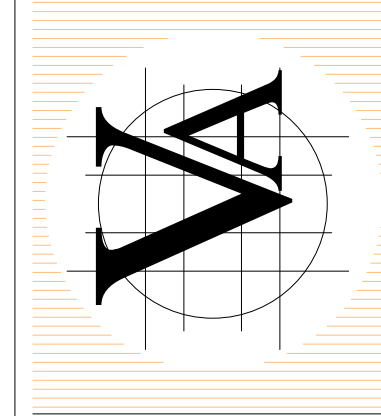


REVISIONS		Date	Description
1	Rev	10-20-2022	Building comment
2		03-27-2024	Zoning Comment
3		06-07-2024	Zoning Comment
4		11-24-2025	Coordination
5			Coordination

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



VILLA & ASSOCIATES INC.
ARCHITECTURE PLANNING INTERIOR DESIGN
5801 SW 69 AVENUE MIAMI, FLORIDA 33155
TEL. 305-613-0865 - E-Mail Jvillarchitect@gmail.com
CONSULTANT: ARCHI-TEK STUDIO CORP.
TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com



DATE: 10-20-2022	SCALE: AS SHOWN
PROJECT NO: ELEVATION EAST & WEST	
DRAWING NO: A-2.0	

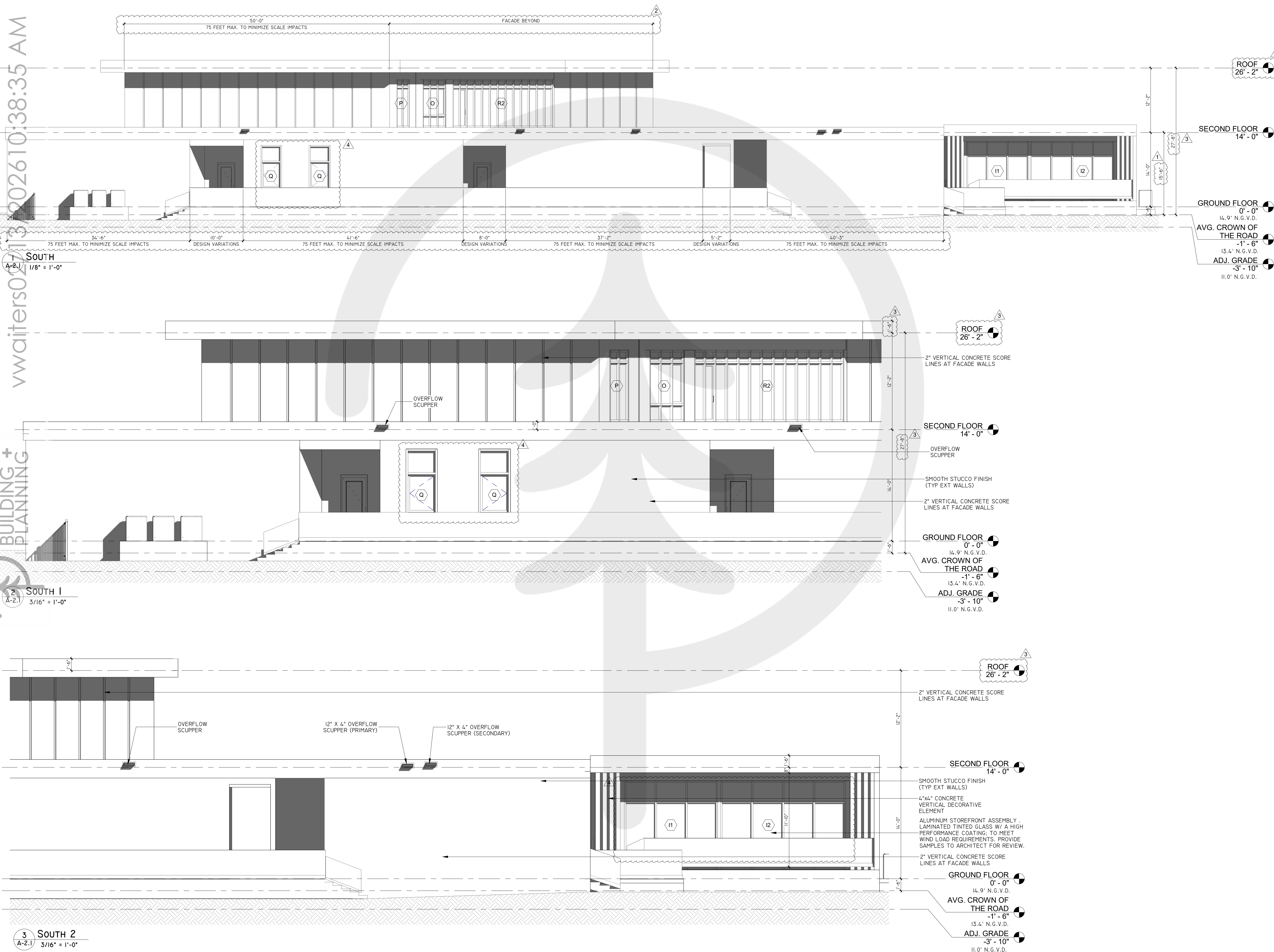


PINECREST
BUILDING +
PLANNING

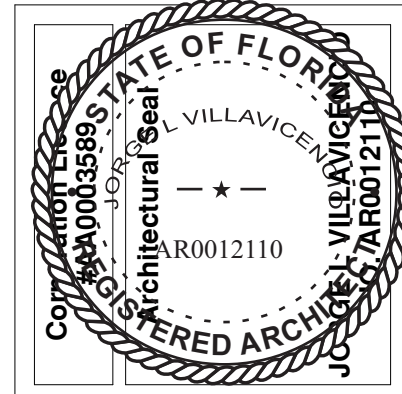
2
A-2.1

2 SOUTH I
A-2.1 3/16" = 1'-0"

3 SOUTH 2
A-2.1 3/16" = 1'-0"

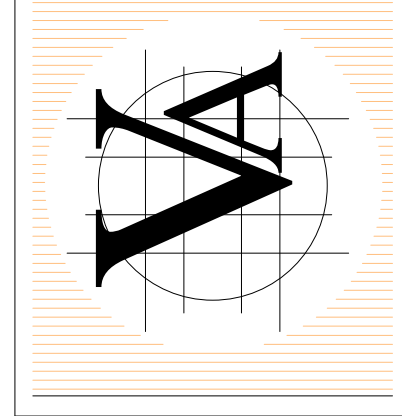
[illegible]

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



VILLA & ASSOCIATES INC.
ARCHITECTURE - PLANNING - INTERIOR DESIGN
5801 SW 69 AVENUE - MIAMI, FLORIDA 33155
TEL. 305-613-0665 - E-Mail JVllarchitect@gmail.com

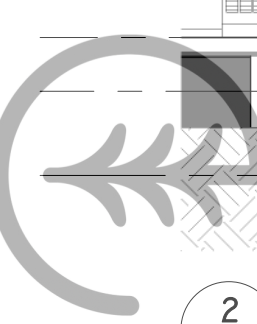
CONSULTANT : **ARCHI-TEK STUDIO CORP.**
TEL. 305-799-8016 E-Mail maguiara@architekstudio.com



DATE:	SCALE:
10-20-2022	AS SHOWN
PROJECT NO:	
ELEVATION SOUTH	
DRAWING NO :	
A-2.1	

REV2025-0391 APPROVED
waiters0213202610:38:35 AM

PINECREST
BUILDING +
PLANNING



2 NORTH 1
A-2.2 3/16" = 1'-0"

12" X 4" OVERFLOW
SCUPPER (PRIMARY)

12" X 4" OVERFLOW
SCUPPER (SECONDARY)

2" VERTICAL CONCRETE SCORE
LINES AT FACADE WALLS

SMOOTH STUCCO FINISH
(TYP EXT WALLS)

OVERFLOW
SCUPPER

12" X 4" OVERFLOW
SCUPPER (PRIMARY)

12" X 4" OVERFLOW
SCUPPER (SECONDARY)

2" VERTICAL CONCRETE SCORE
LINES AT FACADE WALLS

SMOOTH STUCCO FINISH
(TYP EXT WALLS)

OVERFLOW
SCUPPER

12" X 4" OVERFLOW
SCUPPER (PRIMARY)

12" X 4" OVERFLOW
SCUPPER (SECONDARY)

2" VERTICAL CONCRETE SCORE
LINES AT FACADE WALLS

SMOOTH STUCCO FINISH
(TYP EXT WALLS)

OVERFLOW
SCUPPER

12" X 4" OVERFLOW
SCUPPER (PRIMARY)

12" X 4" OVERFLOW
SCUPPER (SECONDARY)

2" VERTICAL CONCRETE SCORE
LINES AT FACADE WALLS

SMOOTH STUCCO FINISH
(TYP EXT WALLS)

OVERFLOW
SCUPPER

12" X 4" OVERFLOW
SCUPPER (PRIMARY)

12" X 4" OVERFLOW
SCUPPER (SECONDARY)

2" VERTICAL CONCRETE SCORE
LINES AT FACADE WALLS

SMOOTH STUCCO FINISH
(TYP EXT WALLS)

OVERFLOW
SCUPPER

12" X 4" OVERFLOW
SCUPPER (PRIMARY)

12" X 4" OVERFLOW
SCUPPER (SECONDARY)

2" VERTICAL CONCRETE SCORE
LINES AT FACADE WALLS

SMOOTH STUCCO FINISH
(TYP EXT WALLS)

OVERFLOW
SCUPPER

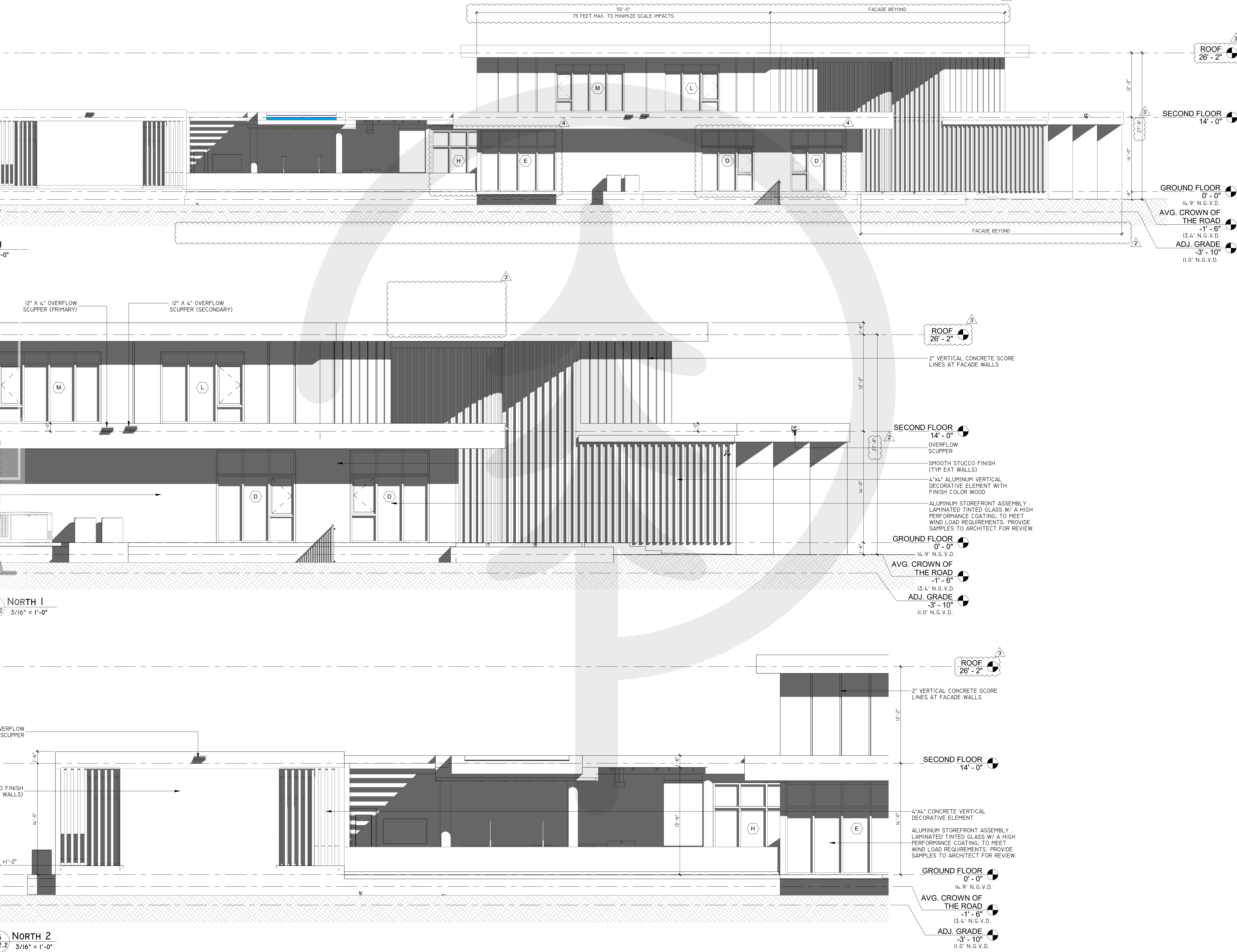
12" X 4" OVERFLOW
SCUPPER (PRIMARY)

12" X 4" OVERFLOW
SCUPPER (SECONDARY)

2" VERTICAL CONCRETE SCORE
LINES AT FACADE WALLS

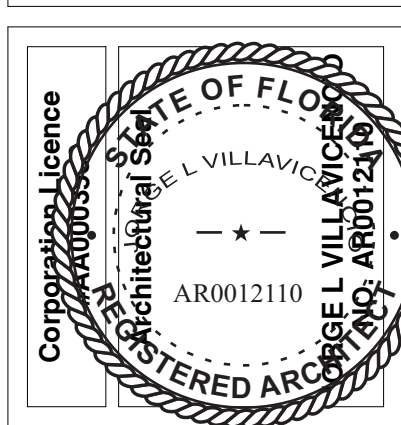
SMOOTH STUCCO FINISH
(TYP EXT WALLS)

OVERFLOW
SCUPPER

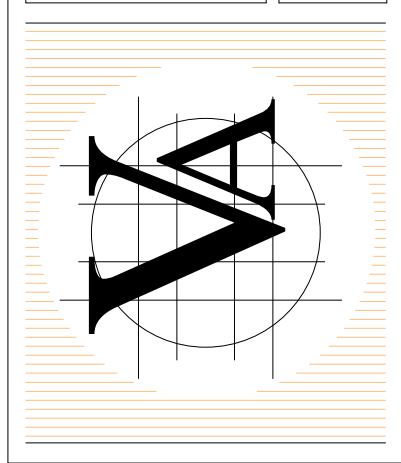


Rev	Date	Description
1	03-27-2024	Building comment
2	03-27-2024	Zoning comment
3	06-07-2024	Zoning comment
4	7-11-2025	Coordination

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



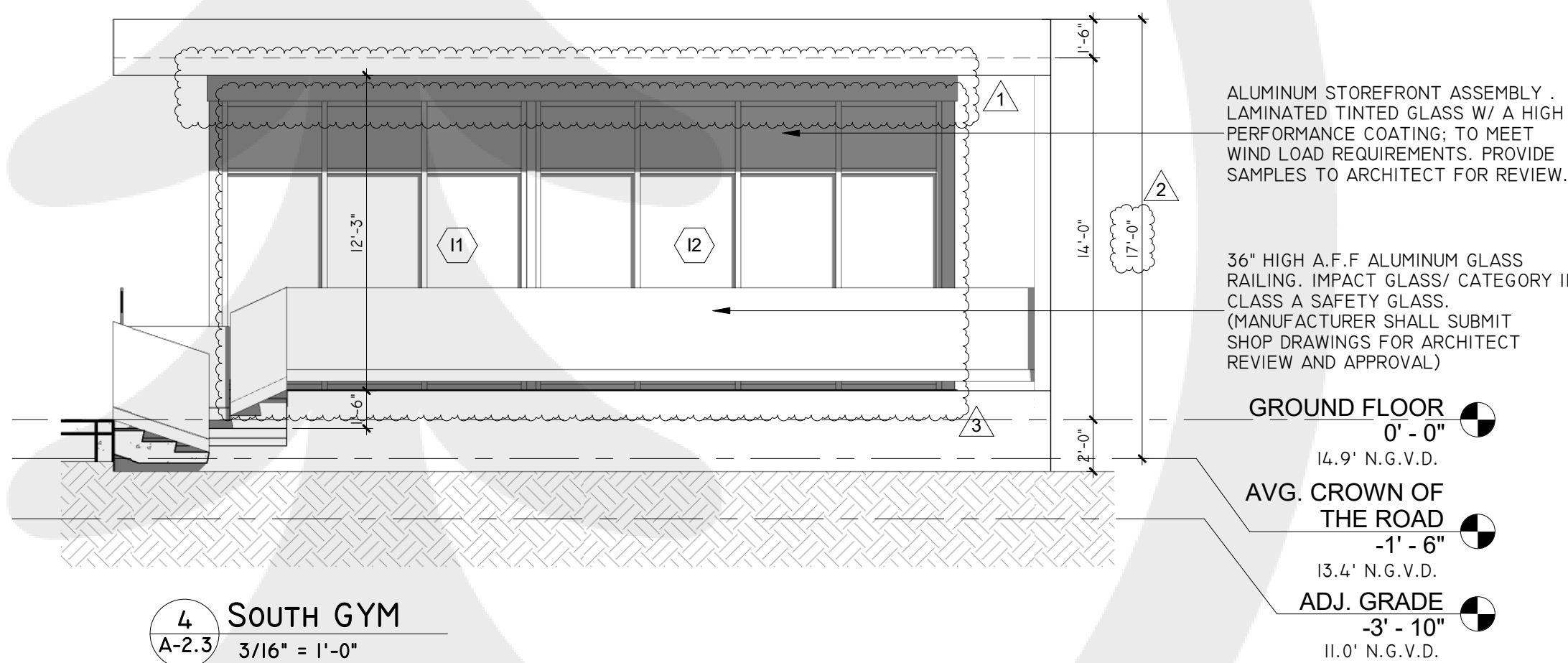
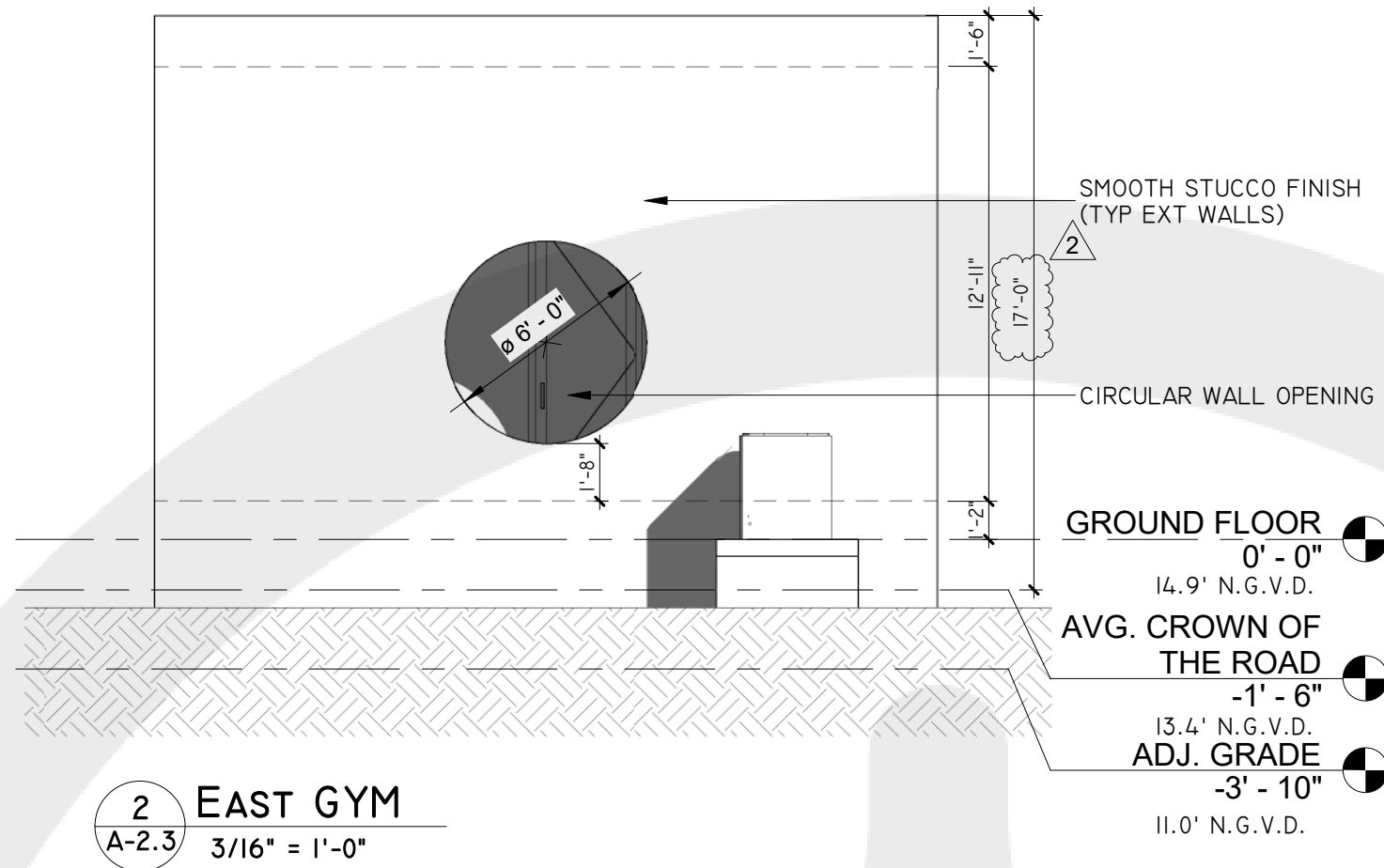
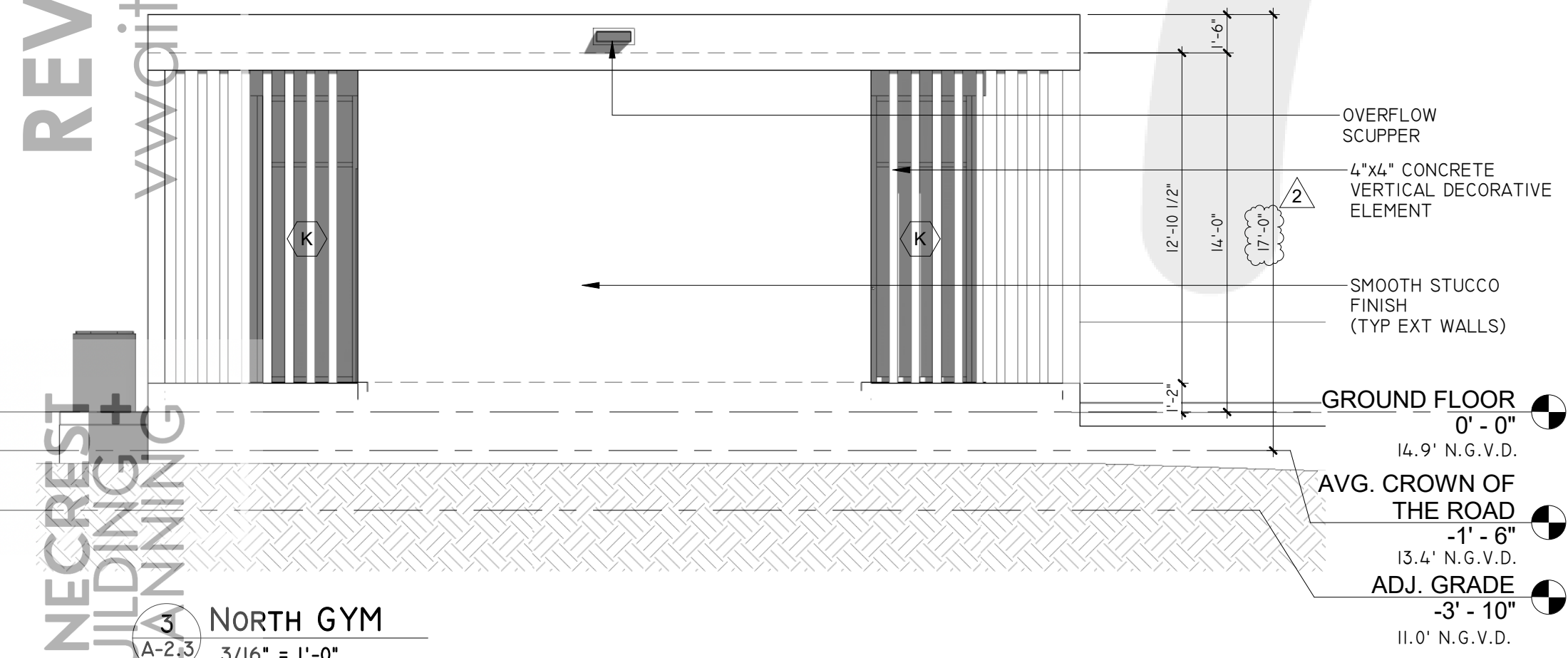
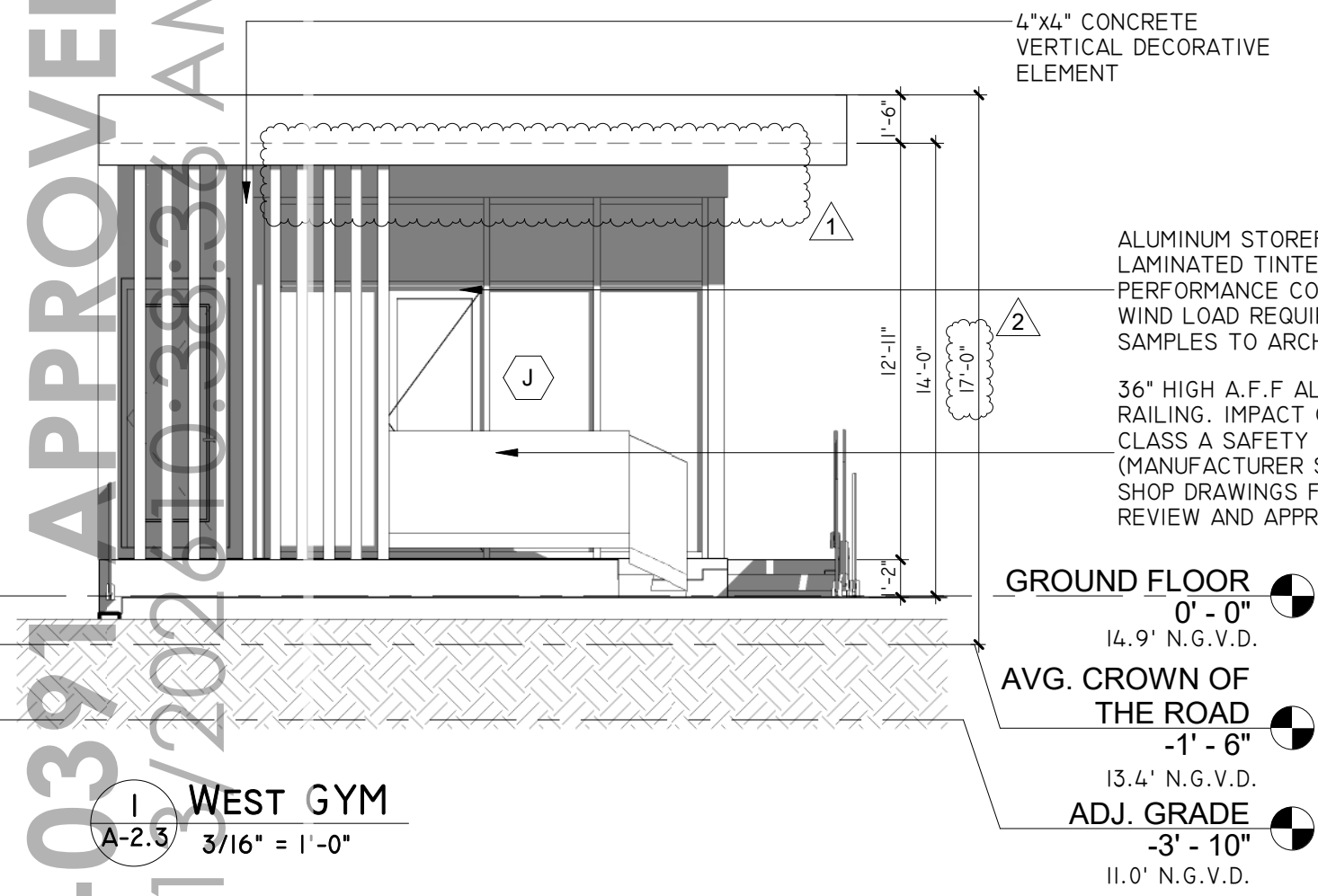
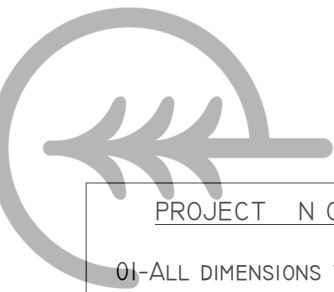
VILLA & ASSOCIATES INC.
ARCHITECTURE PLANNING INTERIOR DESIGN
5801 SW 69 AVENUE MIAMI, FLORIDA 33155
TEL. 305-613-0865 - E-Mail Jvillarchitect@gmail.com
CONSULTANT: ARCHI-TEK STUDIO CORP.
TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com



DATE: 10-20-2022	SCALE: AS SHOWN
PROJECT NO: ELEVATION NORTH	
DRAWING NO: A-2.2	

REV2025-0391 APPROVED
vwoiters02/11/2025 10:38:36 AM

PINECREST
BUILDING
PLANNING



PROJECT NOTES

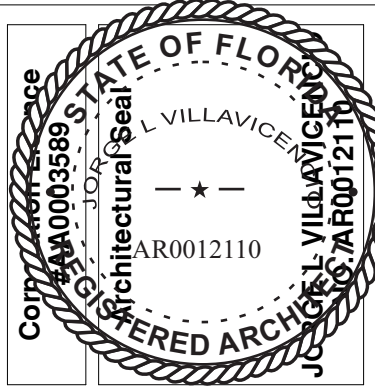
- 01-ALL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR.
- 02-ALL DOOR DIMENSIONS SHOWN TO BE VERIFIED BY GC. REFER TO SCHEDULE FOR DOOR SIZE AND TYPE.
- 03-ALL ADA CLEARANCES TO BE VERIFIED AND ADHERED TO BY G.C.
- 04-GLASS WALL AND GLASS DOOR TO BE SAFETY CATEGORY II.
- 05-ALL GLASS WINDOWS/DOORS TO RECEIVE IMPACT RESISTANT GLASS AND TO COMPLY W/ENERGY CALCULATION.
- 06-PROVIDE HANDRAIL AT 34"HT AND GUARD RAIL 42" HT .GC TO SUBMIT SHOP DRAWINGS.SEE DETAIL.
- 07-EMERGENCY MEANS OF ESCAPE EXIT DOOR, ACCORDING FBC'17 R310.4. DOOR SHALL BE SIDE HINGED, 32" MIN. WIDTH CLEARANCE & 78" MIN. CLEAR HT.
- 08-LANDING MUST NOT HAVE MORE THAN 1 1/2" LOWER THAN THE TOP OF THRESHOLD. (FBC'17 R 311.3.1).
- 09-COORDINATE ALL MASONRY OPENINGS FOR WINDOWS & DOORS WITH WINDOWS & DOOR MANUFACTURER PRIOR TO TIE BEAM AND BLOCK ERECTION.
- 10-ALL GLASS WINDOWS/ DOORS TO RECEIVE IMPACT RESISTANT GLASS AND TO COMPLY W/ ENERGY CALCULATIONS.
- 11-PLEASE SEE STRUCTURAL DRAWINGS FOR THE WIND PRESSURES CALCULATIONS.

HEAT ISLAND EFFECT SOLAR REFLECTANCE REQUIREMENTS:
ROOFING MATERIALS AND ALL ROOF EXTERIOR SURFACES AND BUILDING MATERIALS SHALL HAVE A MINIMUM SOLAR REFLECTANCE AS PER SECTIONS 13.2.c AND 3.13.2.d WHEN TESTED IN ACCORDANCE WITH ASTM E903 OR ASTM E1918 AS PER MIAMI 21 ARTICLE 3 SECTION 3.13.2 HEAT ISLAND EFFECT

SUSTAINABILITY REQUIREMENTS:
BUILDING SHALL COMPLY WITH SUSTAINABILITY REQUIREMENTS AS PER MIAMI 21 SECTION 3.13.1

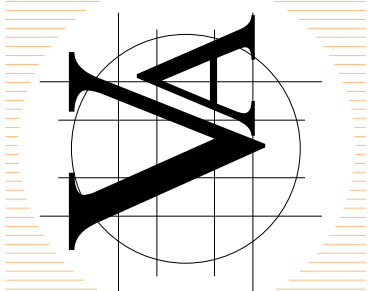
REVISIONS		Date	Description
Rev			
1		10-20-2023	Building comment
2		08-07-2024	Zoning comment
3		11-24-2025	Coordination

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



VILLA & ASSOCIATES INC.
ARCHITECTURE PLANNING INTERIOR DESIGN
5801 SW 69 AVENUE MIAMI, FLORIDA 33155
TEL. 305-613-0865 - E-Mail Jvillarchitect@gmail.com

CONSULTANT : ARCHI-TEK STUDIO CORP.
TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com



DATE: 10-20-2022	SCALE: AS SHOWN
PROJECT NO: ELEVATION GYM	
DRAWING NO : A-2.3	