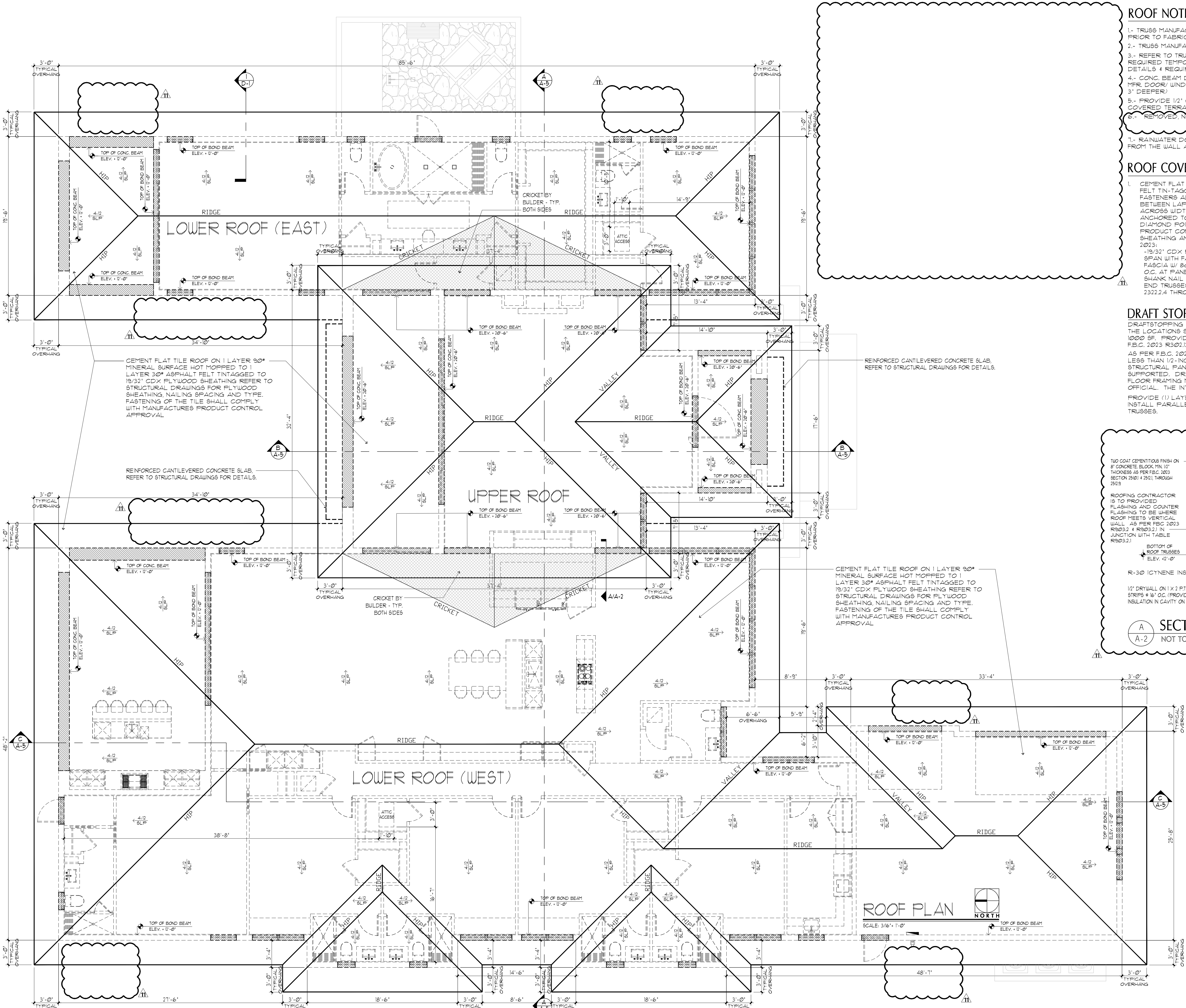




ROOF NOTES:

- 1.- TRUSS MANUFACTURER SHALL SUBMIT SHOP DWGS FOR ARCHITECT REVIEW PRIOR TO FABRICATION
- 2.- TRUSS MANUFACTURER SHALL VERIFY ALL KNEE HEIGHTS
- 3.- REFER TO TRUSS MANUFACTURER ENG. DRAWINGS FOR ALL ROOF TRUSSES REQUIRED TEMPORARY AND PERMANENT BRACING, GABLE END BRACING, DETAILS & REQUIRED GRAVITY BRACING.
- 4.- CONC. BEAM DEPTH OVER DOOR/WINDOW OPENINGS MAY VARY AS PER MFR. DOOR/ WINDOW HGT. (FRENCH OR SLIDING DOORS AND WINDOWS UP TO 3' DEEPER)
- 5.- PROVIDE 1/2" CDX. PLYWD. FELT MTL. LATH AND STUCCO FINISH AT ALL COVERED TERRACE AND ENTRY CEILING / SOFFITS (TYP.)
- 6.- REMOVED, NO LONGER APPLICABLE.

1.- RAINWATER DOWNSPOUTS SHALL DISCHARGE A MINIMUM OF 12" AWAY FROM THE WALL AS PER F.B.C. 2023 SECTION R302.5

ROOF COVERING SPECIFICATION

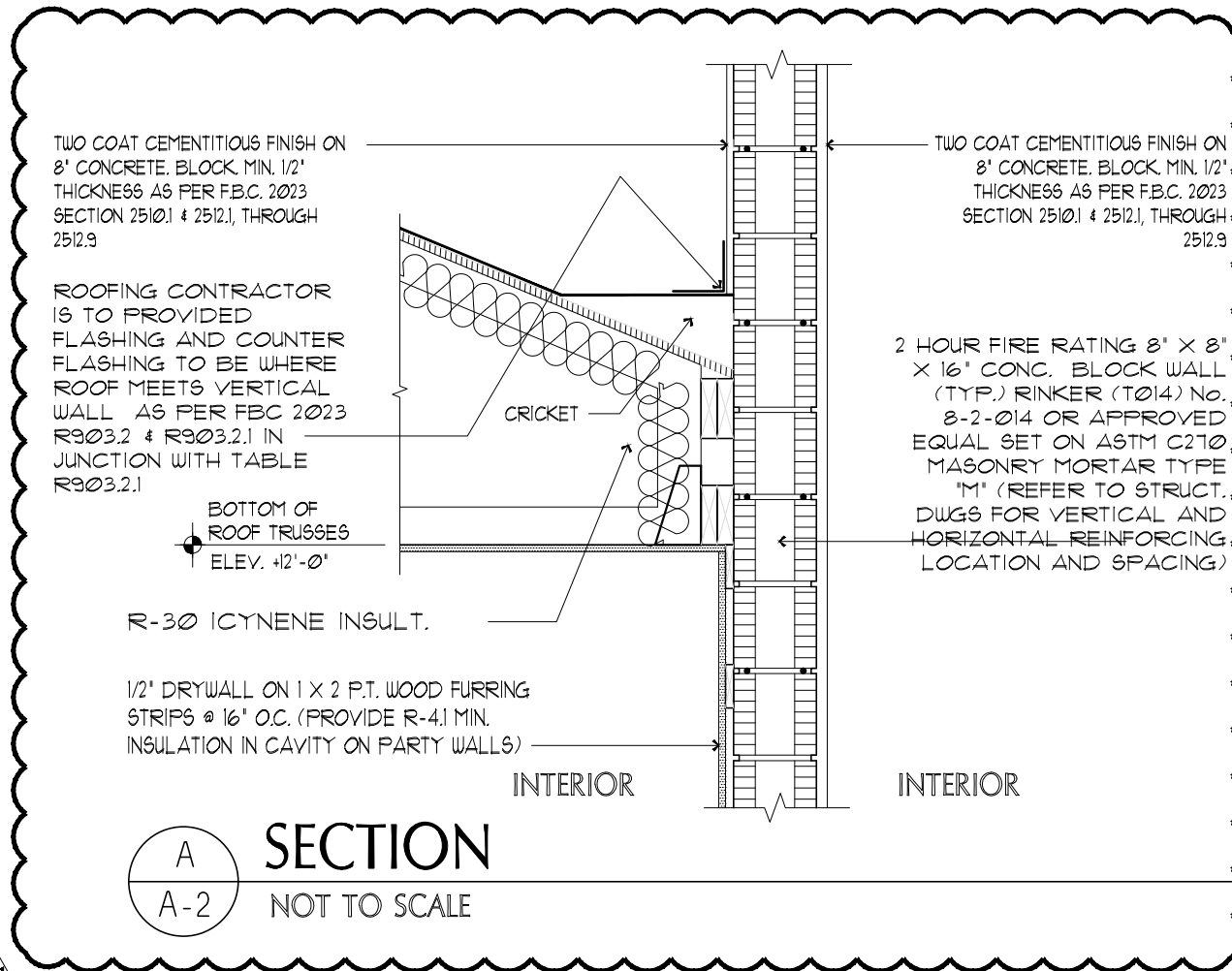
1. CEMENT FLAT TILE ROOF ON PEEL AND STICK APPLICATION TO 1-30" FELT TIN-TAGGED TO 19/32" PLYWOOD SHEATHING, SPACING OF TIN-TAG FASTENERS ALONG THE LAP OF SHEETS, AND BOTH WAYS IN THE FIELD ACROSS WIDTH OF ROLL, AS PER F.B.C. 2023, THE 1-30" FELT IS ANCHORED TO THE PLYWOOD SHEATHING WITH SEMCO GALVANIZED, DIAMOND POINTS, 1-1/4" X 120" DIAMETER. INSTALLATION SHALL BE PER PRODUCT CONTROL APPROVAL AND MANUFACTURER'S SPECS. WOOD SHEATHING ANCHORAGE SHALL BE NAILED IN ACCORDANCE WITH F.B.C. 2023.
2. 19/32" CDX PLYWOOD SHEATHING EXPOSURE 1 OVER TWO OR MORE SPAN WITH FACE GRAIN PERPENDICULAR TO SUPPORT ANCHORED TO FASCIA W/ 8d RING SHANK NAILS AT 4' O.C. ALL AROUND PERIMETER, 6' O.C. AT PANEL EDGES AND INTERMEDIATE SUPPORTS AND 8d RING SHANK NAIL OR 10d COMMON NAILS THROUGHOUT AND 4' O.C. AT GABLE END TRUSSES AND DIAPHRAGM BOUND, AS PER F.B.C. 2023 SECTION 2322.2.4 THROUGH 2322.2.5.2

DRAFT STOP:

DRAFTSTOPPING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE LOCATIONS SPECIFIED IN SECTIONS RT18.1 & R302.12 AND NOT EXCEED 1000 SF. PROVIDE (1) LAYER OF ANY DRAFTSTOP MATERIAL DESCRIBED IN F.B.C. 2023 R302.12

AS PER F.B.C. 2023 R302.12.1 DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2-INCH (12.7 MM) GYPSUM BOARD, 3/8-INCH (9.5MM) WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED.

PROVIDE (1) LAYER OF ANY ABOVE MENTIONED DRAFTSTOP MATERIAL AND INSTALL PARALLEL TO AND NAILED TO TOP AND BOTTOM CHORD OF TRUSSES.



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REVISIONS:

11.11.24 CLIENT REV.

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NEW CONSTRUCTION AT PINECREST RESIDENCE:
BY HERITAGE HOME BUILDERS, LLC.
7725 SOUTHWEST 114 STREET
VILLAGE OF PINECREST, FL 33156

SEAL:

ROOF PLAN

DATE: 01.16.2023
SCALE: AS SHOWN
DRAWN: SJF
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JOB NO.: 22-22

A-2

SHEET NO.:

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GENERAL NOTES

1. THIS STRUCTURE SHALL HAVE ALL EXTERIOR GLAZED OPENINGS INCLUDING GLASS BLOCK, SLIDING GLASS DOORS, AND FRENCH DOORS IMPACT GLASS RESISTANT. SEE ATTACHED MFR. AS PART OF THIS SET.
2. ALL WINDOWS GLASS SHALL BE SHGC = 0.31 & U-FACTOR 1.05
3. FRONT DOOR, GARAGE DOOR AND ANY SIDE SERVICE EXTERIOR DOOR SHALL BE IMPACT RESISTANT.
4. IN BUILDINGS WITH STONE APPLICATION, PRE-FABRICATED WOOD BRACKETS, AND/OR PRE-FABRICATED TRIMS, A STUCCO SCRATCH COAT SHALL BE PROVIDED ON THE MASONRY BLOCK WITH A WATERPROOFING SEALER (SUPER THOROSEAL OR APPROVED EQUIVALENT) ON TOP OF THE SCRATCH COAT, PRIOR TO THE STONE/PRE-FABRICATED TRIM OR BRACKET INSTALLATION.
5. STUCCO APPLIED TO CONCRETE OR MASONRY SHALL COMPLY WITH FLORIDA BUILDING CODE 2017 - BUILDING, FIFTH EDITION, SECTION 2510.1 AND SECTION 2512.9, AND SHALL CONSIST OF AT LEAST TWO COATS AND THE TOTAL THICKNESS SHALL NOT BE LESS THAN 1/2".

ADDITIONAL NOTE:

* PROVIDE CAT. II LAMINATED GLASS WHERE THERE IS A DROP OF 4' OR MORE WITH A WINDOW SILL LESS THAN 36" A.F.F.

* AS PER VILLAGE OF PINECREST ZONING DEPARTMENT, THE MINIMUM F.F.E. OF RESIDENCE MUST BE 1033' NGVD. (HIGHEST CROWN OF ROAD + 0.61') WITH ALL BUILDING HEIGHTS BEING MEASURED FROM HIGHEST CROWN OF ROAD, 1134' NGVD, AS PER SURVEY.

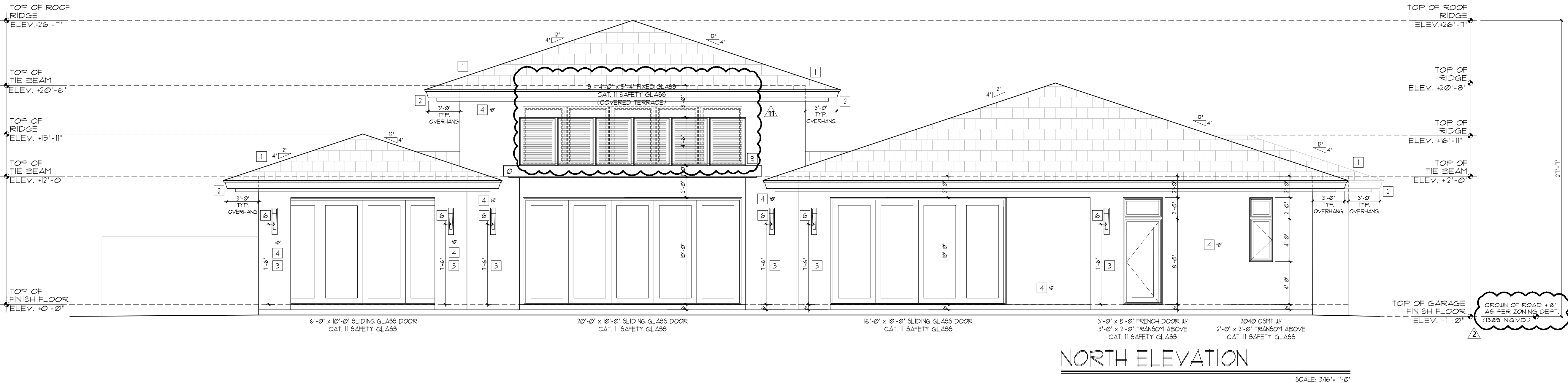
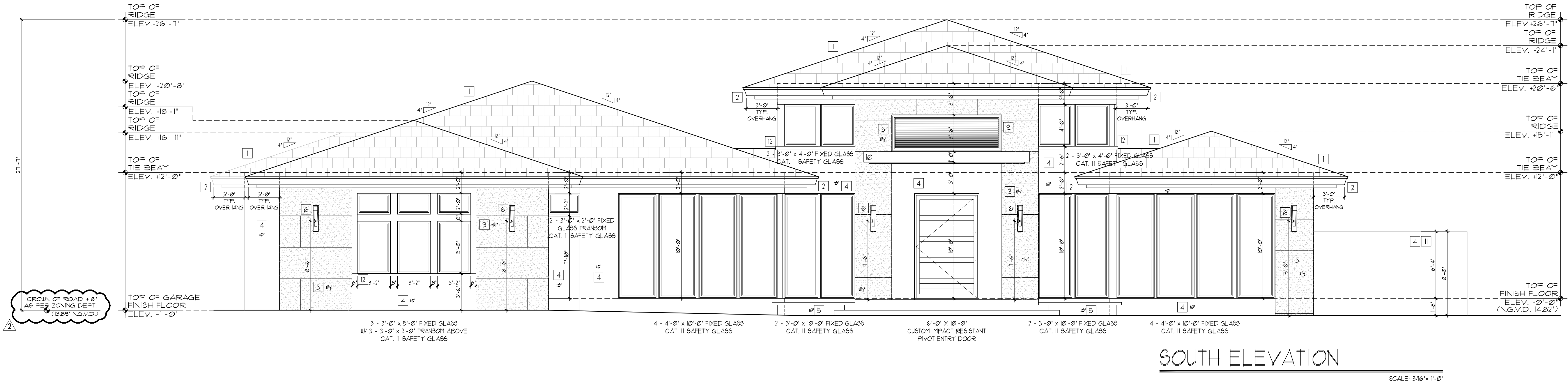
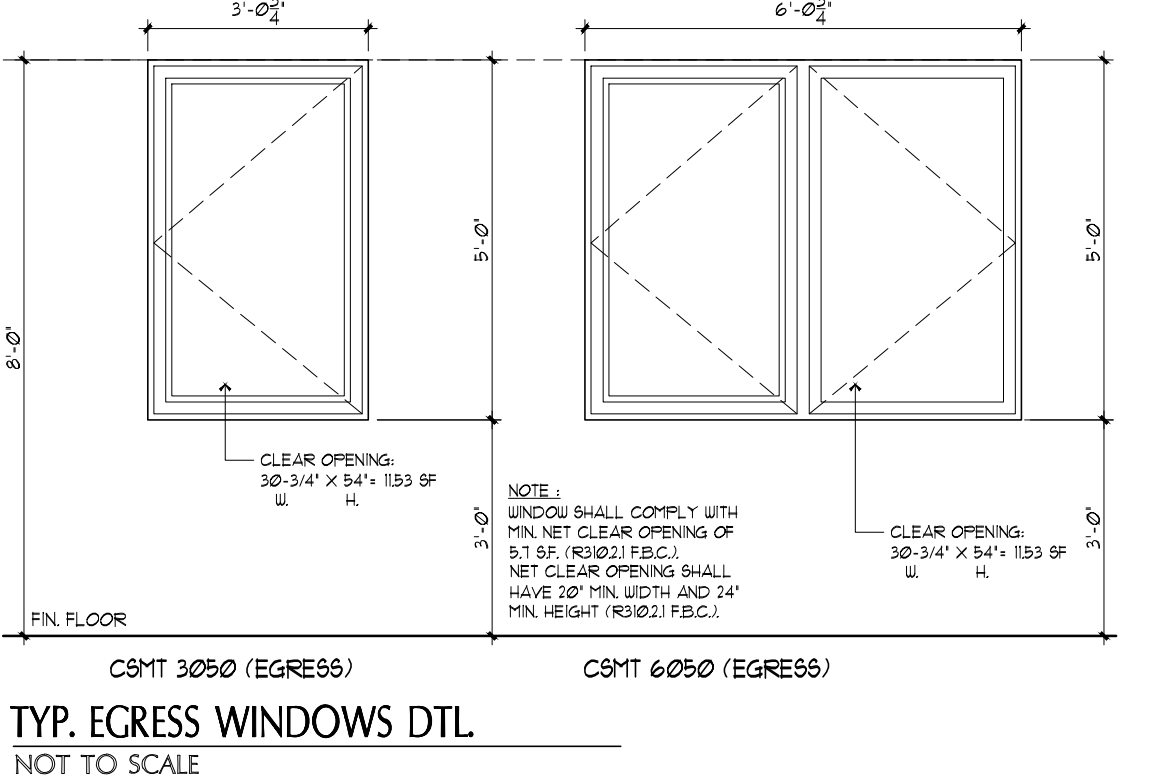
GARAGE (LOWEST HABITABLE FLOOR) F.F.E. IS 1033' NGVD. PLEASE SEE ELEVATIONS ON THIS SHEET FOR BUILDING HEIGHTS AS PER VILLAGE OF ZONING CRITERIA.

ROOF NOTES

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 - 5.- PROVIDE 1/2" CDX PLYWD, FELT MTL, LATH AND STUCCO FINISH AT ALL COVERED TERRACE AND ENTRY CEILING, EGRESS (TYP).
 - 6.- REMOVED, NO LONGER APPLICABLE.
- 11.
- 1.- RAINWATER DOWNSPOUTS SHALL DISCHARGE A MINIMUM OF 12' AWAY FROM THE WALL AS PER F.B.C. 2023 SECTION R310.5

ROOF COVERING SPECIFICATION

1. CEMENT FLAT TILE ROOF ON PEEL AND STICK APPLICATION TO 1-3/8" FELT TIN-TAGGED TO 19/32" PLYWOOD SHEATHING. SPACING OF TIN-TAG FASTENERS ALONG THE LAP OF SHEETS, AND BOTH WAYS IN THE FIELD BETWEEN LAPS, SHALL BE 6" O.C. IN DIRECTION OF ROLL, 12" O.C. ACROSS WIDTH OF ROLL, AS PER F.B.C. 2023. THE 1-3/8" FELT IS ANCHORED TO THE PLYWOOD SHEATHING WITH SEMCO GALVANIZED, DIAMOND POINTS, 1-1/4" X 120" DIAMETER. INSTALLATION SHALL BE PER PRODUCT CONTROL APPROVAL AND MANUFACTURER'S SPECS. WOOD SHEATHING ANCHORAGE SHALL BE NAILED IN ACCORDANCE WITH F.B.C. 2023:
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LEGEND:

- 1 CEMENT FLAT TILE ROOF - SEE ROOF COVERING NOTE ON THIS SHEET
- 2 1' X 8' SMOOTH FINISH WOOD FASCIA
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- 12 1/2" THICK STUCCO BAND - SEE ELEV. FOR WIDTHS

**PASCUAL
PEREZ
KLIDDJIAN
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ARCHITECTS + PLANNERS

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NEW CONSTRUCTION AT PINECREST RESIDENCE
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VILLAGE OF PINECREST, FL 33156

SEAL:

ELEVATIONS

DATE: 01.16.2023
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JOB NO.: 22-22

A-3

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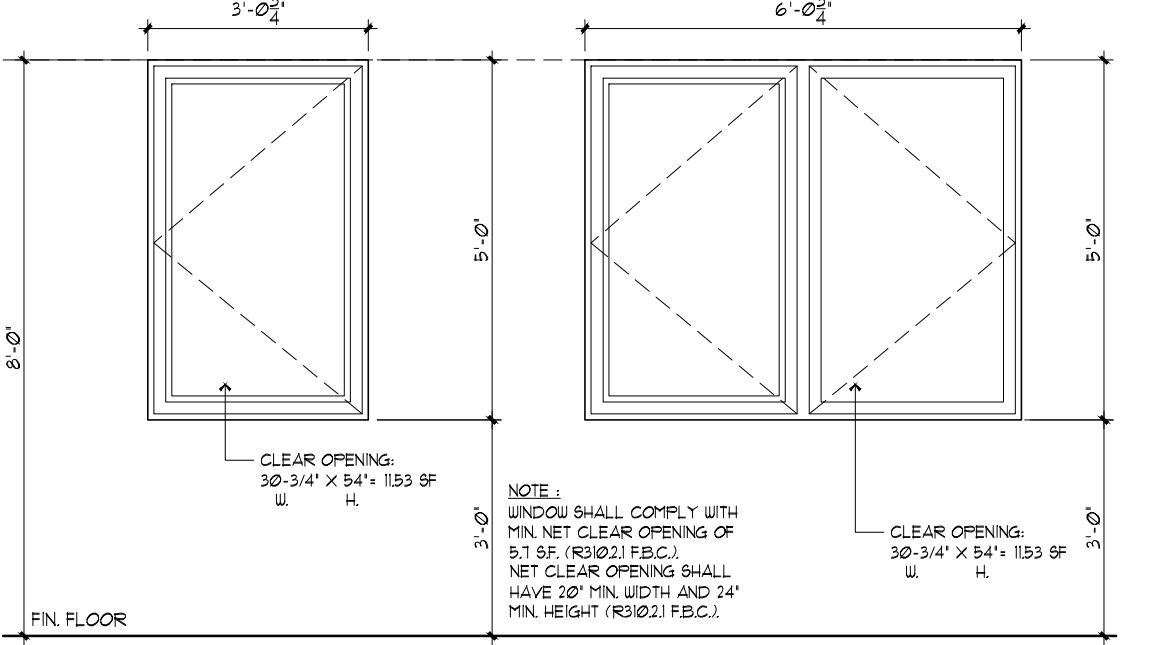
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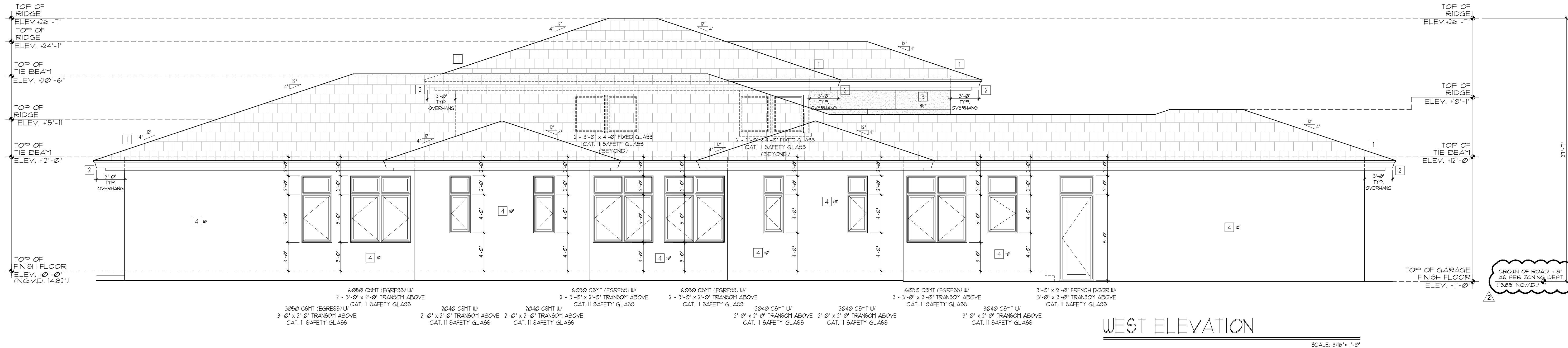
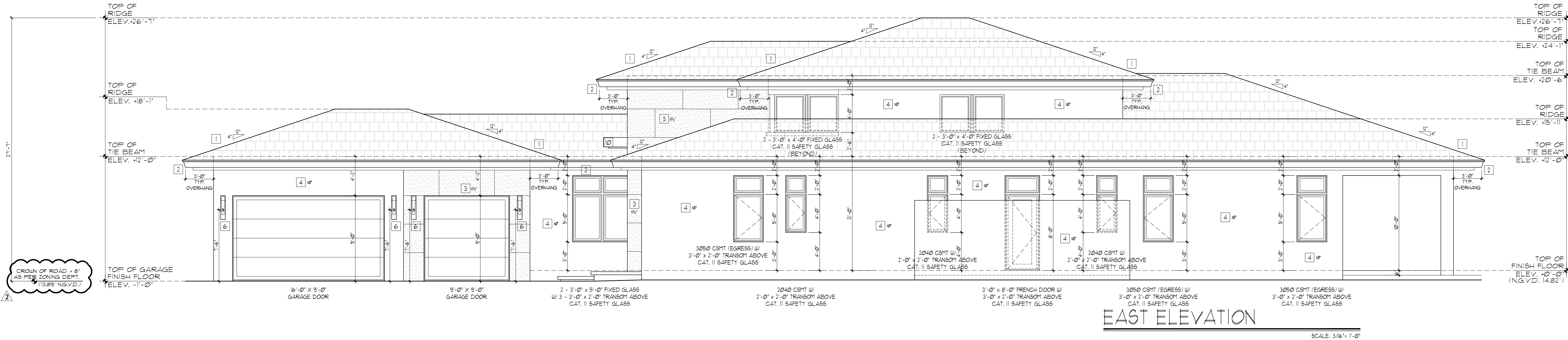
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TYP. EGRESS WINDOWS DTL
NOT TO SCALE

LEGEND:

- 1 CEMENT FLAT TILE ROOF - SEE ROOF COVERING NOTE ON THIS SHEET
- 2 1" X 8" SMOOTH FINISH WOOD FASCIA
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DATE: 01.16.2023
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GENERAL NOTES:

- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND ALL THE SUBCONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, DIMENSIONS AND COORDINATE EXISTING CONDITIONS AT THE JOB SITE WITH THE PLANS AND SPECIFICATIONS. THEY SHALL REPORT ANY ON CONSIDERENCIES OR ERRORS IN THE ABOVE TO THE ARCHITECT/ENGINEER BEFORE COMMENCING WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.
- IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, GENERAL NOTES OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF SUCH OMISSION OR ERROR PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTORS FAILING TO GIVE SUCH AN ADVANCED NOTICE, HE SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.
- ALL DIMENSIONS SHALL BE CONSIDER "NOMINAL" UNLESS OTHERWISE NOTED. DIMENSIONS ON LARGE SCALE DRAWINGS OR DTLS. WILL PREVAIL OVER SMALLER SCALED DRAWINGS.
- DO NOT SCALE DIMS. USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS & CONDITIONS, IN THE EVENT OF CONFLICT, NOTIFY THE ARCHITECT BEFORE PROCEEDING.
- SHOWER/BATH TUB COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBANT WATER-RESISTANT MATERIALS (GREEN BOARD NOT ACCEPTABLE) TO HEIGHT OF NOT LESS THAN 12" INCHES ABOVE THE COMPARTMENT FLOOR AT THE DRAIN BY SECTION R-302.2 FBC 2023
- EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EMERGENCY ESCAPE AND RESCUE OPENING OPERABLE FROM THE INSIDE. THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN WIDTH, AND 24" IN HEIGHT (5.7 SF. IN AREA). THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR. NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR. AS PER F.B.C. 2023 SECTION R301.1 THRU R301.4
- NUMBERS OF ADDRESS SHALL BE PLACED VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL BE 4" INCHES MIN. IN HEIGHT. AS PER FBC 2023 R301.8
- REFER TO FOUNDATION PLAN FOR CONCRETE FILLED BLOCK CELL LOCATION, SIZE & REINF.
- ALL FIXED GLASS PANELS SHALL BE ¾" SAFETY GLASS CAT. II MINIMUM.
- CAT. II SAFETY GLASS SHALL BE USED AT ALL SHOWER/TUB ENCLOSURES INCLUDING ANY GLAZING WITHIN 60" OF THE FINISH FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE AS PER TABLE R-308.4.5 FBC 2023
- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM THE INSIDE OF THE CLOSET. NFPA 21-2.4.4
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. NFPA 21-2.4.5
- ATTICS NOT USED FOR HABITATION PURPOSES SHALL HAVE PROVISIONS FOR THE EMISSION OF EXCESS HEAT. FBC-2023-2023.2
- TERMITE STATEMENT:
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, REGISTERED TERMITE. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, 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. AS PER R301.8"
- HEIGHT OF WINDOW SILL AT 2ND. FLOOR EGRESS WINDOWS SHALL BE A MIN. OF 36" ABOVE THE FINISH FLOOR AND SHALL NOT EXCEED A MAX. OF 44" ABOVE THE FINISH FLOOR.
- SHUTTERS USED TO PROTECT OPENINGS ABOVE THE FIRST STORY OF ANY BUILDING MUST BE PERMANENTLY INSTALLED AND CLOSABLE FROM THE INSIDE OF THE BUILDING AS PER SECTION 2413.6.1 FBC 2023
- FLAME SPREAD AND SMOKE DENSITY:
WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450. AS PER FBC. 2023 SECTION R302.3 INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS OR VAPOR PERMEABLE MEMBRANES INSTALLED WITH FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, SHALL ASSEMBLIES SHALL HAVE A FLAME SPREAD INDEX NOT EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450. AS PER FBC. 2023 SECTION R302.10
- ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. AS PER FBC 2023 R301.2
- GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PROVIDED WITH A MANUFACTURER'S OR INSTALLER'S LABEL, DESIGNATING TYPE AND THICKNESS OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES. IF VISIBLE IN THE FINAL INSTALLATION AS PER FBC R306.1 OPERATIVE WINDOW AND DOOR ASSEMBLIES SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION FBC 2023 2413.1.6
- IN BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION, AN ATTIC ACCESS OPENING SHALL BE PROVIDED WITH THE ROUGH-FRAMED OPENING NOT LESS THAN 22" BY 30" AS PER R801 FBC 2023. A 30" MIN. UNOBSTRUCTED HEADROOM IN THE ATTIC OPENING SHALL BE PROVIDED.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE, AND ANY SOFFITS PROTECTED ON THE ENCLOSED SPACE WITH 1/2" GYPSUM BOARD IN ACCORDANCE WITH SECTION R302.1 FBC 2023.
- PROTECTION FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS IN ACCORDANCE WITH SECTION R318.5 FBC 2023.
- HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS, LAUNDRY ROOMS, AND BATHMENTS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6" AS PER FBC 2023 SECTION 1008.2 FOR ROOMS WITH SLOPED CEILING, AT LEAST 50% OF THE REQUIRED FLOOR AREA OF THE ROOM MUST HAVE A CEILING HEIGHT OF AT LEAST 7 FEET AND NO PORTION OF THE REQUIRED FLOOR AREA MAY HAVE A CEILING HEIGHT OF LESS THAN 5 FEET. PER F.B.C. 2023 SECTION 1008.2 (EXCEPTION 2") BATHROOMS SHALL HAVE A MIN. CEILING HEIGHT OF 6'-8" AS PER FBC. 2023 SECTION 1008.2 (EXP. 4")
- COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3 INCHES (76 MM) FROM RECESSED LUMINAIRES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES. FBC 2023 SECTION R302.13
- ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED ABOVE BASE FLOOD ELEVATION AS PER FBC 2023 R322 OF THE FLORIDA MECHANICAL CODE, OR AT AN ELEVATION EQUAL TO THE FINISHED FLOOR OF THE HOUSE / BUILDING.
- DESIGNATE MEANS OF EGRESS AND EMERGENCY MEANS OF ESCAPE, LANDINGS OR FINISHED FLOORS AT THE REQUIRED MINIMUM 1 1/2" INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD AS PER FBC 2023 R301.3. ALSO THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL NOT BE MORE THAN 13/4 INCHES (76 MM) BELOW THE TOP OF THE THRESHOLD.
- BUILDING IS TO BE BUILT ABOVE MINIMUM BASE FLOOD ELEVATION IN ACCORDANCE WITH SECTION R322 FBC 2023. PLEASE SEE PLOT PLAN FOR BASE FLOOD HEIGHT AND FINISH FLOOR ELEVATION.
- IN BUILDINGS WITH STONE APPLICATION, PRE-FABRICATED WOOD BRACKETS, AND/OR PRE-FABRICATED TRIMS, A STUCCO SCRATCH COAT SHALL BE PROVIDED ON THE MASONRY BLOCK WITH A WATERPROOFING SEALER (SUPER THOROSEAL OR APPROVED EQUIVALENT) ON TOP OF THE SCRATCH COAT, PRIOR TO THE STONE/PRE-FABRICATED TRIM OR BRACKET INSTALLATION.
- STUCCO APPLIED TO CONCRETE OR MASONRY SHALL COMPLY WITH FLORIDA BUILDING CODE 2023 - BUILDING FIFTH EDITION, SECTION 2501, AND SECTION 2512.3, AND SHALL CONSIST OF AT LEAST TWO COATS AND THE TOTAL THICKNESS SHALL NOT BE LESS THAN 1/2".

FLOOR PLAN LEGEND:

- | | | | |
|---|---|-----|--|
| A | REFRIGERATOR/ FREEZER SPACE | S | LAUNDRY SINK W/ UPPER CABINETS |
| B | DOUBLE SINK WITH DISPOSAL | T | WASHER AND DRYER SPACE, VENT DRYER TO EXTERIOR |
| C | DISHWASHER | U | 8'-0" H PRIVACY WALL |
| D | GAS COOKTOP WITH HOOD | V | PANTRY SHELF |
| E | LINE OF CABINETS ABOVE - BY OTHERS | W | BATH TUB |
| F | 36" HGT. COUNTER | Z | REFRIGERATOR SPACE UNDER COUNTER |
| G | DOUBLE OVEN | A1 | ATTIC ACCESS |
| H | INSTANT GAS WATER HEATER | A2 | CAT. II SAFETY GLASS SHOWER ENCLOSURE W/ (2) 2'-0" DOORS |
| I | AIR HANDLER UNIT | A3 | 8' HIGH BENCH |
| J | A/C CONDENSING UNIT | A4 | CUSTOM BUILT-IN CABINERY - BY OTHERS |
| K | ELECT. PANEL, SURFACE MOUNTED | A5 | CE MAKER UNDER COUNTER |
| L | ELECTRICAL METER | A6 | GAS BBQ |
| M | SINGLE SINK ON 36" HGT COUNTER | A7 | OUTDOOR SHOWER |
| N | DRYWALL FINISHED LINEN CL. W/ SHELVES | A8 | DRYWALL FINISHED I.T. CL. W/ RACKS |
| O | SHOWER ENCLOSURE CAT. II SAFETY GLASS W/ (1) 2'-0" DOOR | A9 | CONC. PLANTER, REFER TO STR. DRAWINGS |
| P | CONCRETE SLAB, REFER TO STR. DRAWINGS | A10 | DRYWALL FINISHED PANTRY W/ SHELVES & CUSTOM CABINERY - BY OTHERS |
| Q | RESERVED | | |
| R | CUSTOM CLOSET SHELVING & STORAGE - BY OTHERS | | |

DOOR TYPE				GLASS	FRAME	REMARKS
No.	W	H	T	MAT.	MAT. DET.	
1	6'-0"	10'-8"	13/4"	ALUGL	FRENCH DOOR	CAT. II / 9FT GL. AL. AL
2	2'-0"	6'-0"	13/8"	MTL	RAISED PANEL SUNG, SOLID CORE	UD
3	2'-0"	6'-0"	13/8"	UD	RAISED PANEL SUNG	UD
4	2'-8"	6'-0"	13/8"	UD	RAISED PANEL SUNG	UD
5	2'-4"	6'-0"	13/8"	UD	RAISED PANEL POCKET	UD
6	2'-4"	6'-0"	13/8"	UD	RAISED PANEL SUNG	UD
7	12'-4"	6'-0"	13/4"	GL	RAISED PANEL POCKET	MTL THRESHOLD, AIR TIGHT
8	14'-4"	6'-0"	13/4"	ALUGL	SLIDING GLASS DOOR	CAT. II / 9FT GL. AL. AL
9	3'-0"	6'-0"	13/8"	UD	RAISED PANEL POCKET	UD
10	3'-0"	9'-0"	13/4"	ALUGL	FRENCH DOOR	CAT. II / 9FT GL. AL. AL
11	3'-0"	6'-0"	13/4"	ALUGL	FRENCH DOOR	CAT. II / 9FT GL. AL. AL
12	12'-4"	6'-0"	13/8"	UD	RAISED PANEL SUNG	UD
13	9'-0"	9'-0"		MTL	OH GARAGE DOOR	UD
14	6'-0"	9'-0"		MTL	OH GARAGE DOOR	UD
15	9'-4"	6'-0"	13/4"	ALUGL	SLIDING GLASS DOOR	CAT. II / 9FT GL. AL. AL
16	12'-4"	6'-0"	13/4"	ALUGL	SLIDING GLASS DOOR	CAT. II / 9FT GL. AL. AL
17	11'-4"	6'-0"	13/4"	ALUGL	SLIDING GLASS DOOR	CAT. II / 9FT GL. AL. AL

- * SELF CLOSER AT DOORS BETWEEN GARAGE AND RESIDENTIAL
- ** OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" THICK, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 10 MIN. FIRE RATED DOORS, REFER TO R301.3 FBC 2023
- ***EGRESS DOOR SHALL COMPLY WITH 32" MIN. CLEAR AS PER R301.2 FBC 2023
- ****DOOR FRAMES SHALL BE SOLID 2" x 4" RABBETED WOOD FRAME AS PER SPS6 R301.2

ELEVATION NOTES

- THIS STRUCTURE SHALL HAVE ALL EXTERIOR GLAZED OPENINGS INCLUDING GLASS BLOCK, SLIDING GLASS DOORS, AND FRENCH DOORS IMPACT GLASS RESISTANT. SEE ATTACHED MFR. AS PART OF THIS SET.
- ALL WINDOW GLASS SHALL BE SHGC = 0.31 & U-FACTOR 1.05
- FRONT DOOR, GARAGE DOOR AND ANY SIDE SERVICE EXTERIOR DOOR SHALL BE IMPACT RESISTANT.
- IN BUILDINGS WITH STONE APPLICATION, PRE-FABRICATED WOOD BRACKETS, AND/OR PRE-FABRICATED TRIMS, A STUCCO SCRATCH COAT SHALL BE PROVIDED ON THE MASONRY BLOCK WITH A WATERPROOFING SEALER (SUPER THOROSEAL OR APPROVED EQUIVALENT) ON TOP OF THE SCRATCH COAT, PRIOR TO THE STONE/PRE-FABRICATED TRIM OR BRACKET INSTALLATION.
- STUCCO APPLIED TO CONCRETE OR MASONRY SHALL COMPLY WITH FLORIDA BUILDING CODE 2011 - BUILDING, FIFTH EDITION, SECTION 2510.1 AND SECTION 2512.3, AND SHALL CONSIST OF AT LEAST TWO COATS AND THE TOTAL THICKNESS SHALL NOT BE LESS THAN 1/2".

ADDITIONAL NOTE:

* PROVIDE CAT. II LAMINATED GLASS WHERE THERE IS A DROP OF 4' OR MORE WITH A WINDOW SILL LESS THAN 36" AFF.

* AS PER VILLAGE OF PINECREST ZONING DEPARTMENT, THE MINIMUM FFE OF RESIDENCE MUST BE 10.33' NGVD. (HIGHEST CROWN OF ROAD + 0.617) WITH ALL BUILDING HEIGHTS BEING MEASURED FROM HIGHEST CROWN OF ROAD, 1134' NGVD, AS PER SURVEY.

GARAGE (LOWEST HABITABLE FLOOR) FFE. IS 10.33' NGVD. PLEASE SEE ELEVATIONS ON THIS SHEET FOR BUILDING HEIGHTS AS PER VILLAGE OF ZONING CRITERIA.

ROOF NOTES

- TRUSS MANUFACTURER SHALL SUBMIT SHOP DIMS FOR ARCHITECT REVIEW PRIOR TO FABRICATION
- TRUSS MANUFACTURER SHALL VERIFY ALL KNEE HEIGHTS
- REFER TO TRUSS MANUFACTURER ENG. DRAWINGS FOR ALL ROOF TRUSSES REQUIRED TEMPORARY AND PERMANENT BRACING, GABLE END BRACING, DETAILS & REQUIRED GRAVITY BRACING.
- CONC. BEAM DEPTH OVER DOOR/WINDOW OPENINGS MAY VARY AS PER MFR. DOORS/ WINDOW HGT. (FRENCH OR SLIDING DOORS AND WINDOWS UP TO 3' DEEPER)
- PROVIDE 1/2" CDX PLYWOOD FELT MTL LATH AND STUCCO FINISH AT ALL COVERED TERRACE AND ENTRY CEILING / SOFFITS (TYP).
- REMOVED, NO LONGER APPLICABLE.
- RAINWATER DOWNSPOUTS SHALL DISCHARGE A MINIMUM OF 12' AWAY FROM THE WALL AS PER F.B.C. 2023 SECTION R318.5

ROOF COVERING SPECIFICATION

- CEMENT FLAT TILE ROOF ON PEEL AND STICK APPLICATION TO 1-30" FELT TIN-TAGGED TO 19/32" PLYWOOD SHEATHING. SPACING OF TIN-TAG FASTENERS ALONG THE LAP OF SHEETS, AND BOTH WAYS IN THE FIELD BETWEEN LAPS, SHALL BE 6" O.C. IN DIRECTION OF ROLL, 12" O.C. IN CROSS DIRECTION OF ROLL. AS PER FBC 2023, THE 1-30" FELT IS ANCHORED TO THE PLYWOOD SHEATHING WITH 5/16" GALVANIZED DIAMOND POINTS, 1-1/4" X 1/20" DIAMETER. INSTALLATION SHALL BE PER PRODUCT CONTROL APPROVAL AND MANUFACTURER'S SPECS. WOOD SHEATHING ANCHORAGE SHALL BE NAILED IN ACCORDANCE WITH F.B.C. 2023.
- 19/32" CDX PLYWOOD SHEATHING EXPOSURE 1 OVER TWO OR MORE SPAN WITH FACE GRAIN PERPENDICULAR TO SUPPORT ANCHORED TO FASCIA W/ 8d RING SHANK NAILS AT 4" O.C. ALL AROUND PERIMETER, 6" O.C. AT PANEL EDGES AND INTERMEDIATE SUPPORTS AND 8d RING SHANK NAIL OR 10d COMMON NAILS THROUGHOUT AND 4" O.C. AT GABLE END TRUSSES AND DIAPHRAGM BOUND. AS PER F.B.C. 2023 SECTION 2322.2.4 THROUGH 2322.2.5.2

LEGEND:

- | | |
|----|--|
| 1 | CEMENT FLAT TILE ROOF - SEE ROOF COVERING NOTE ON THIS SHEET |
| 2 | 2" x 8" SMOOTH FINISH WOOD FASCIA |
| 3 | DECORATIVE STONE VENEER |
| 4 | SMOOTH STUCCO FINISH |
| 5 | CONCRETE PLANTER, REFER TO STRUCTURAL DRAWINGS |
| 6 | COACH LIGHT |
| 7 | REINFORCED CONCRETE BEAM, REFER TO STRUCTURAL DRAWINGS FOR DETAILS. |
| 8 | REINFORCED CONCRETE SLAB AND FOUNDATION, REFER TO STRUCTURAL DRAWINGS FOR DETAILS. |
| 9 | PRE-FABRICATED ALUMINUM LOUVER - BY OTHERS |
| 10 | REINFORCED CANTILEVERED CONCRETE SLAB, REFER TO STRUCTURAL DRAWINGS FOR DETAILS. |
| 11 | CONCRETE PRIVACY WALL, REFER TO STRUCTURAL DRAWINGS |
| 12 | 1/2" THICK STUCCO BAND - SEE ELEVS. FOR WIDTHS |

AREA CALCULATIONS

TOTAL A/C SPACE 548.61 SQUARE FEET
OF ACCESSORY STRUCTURE

WALL LEGEND:

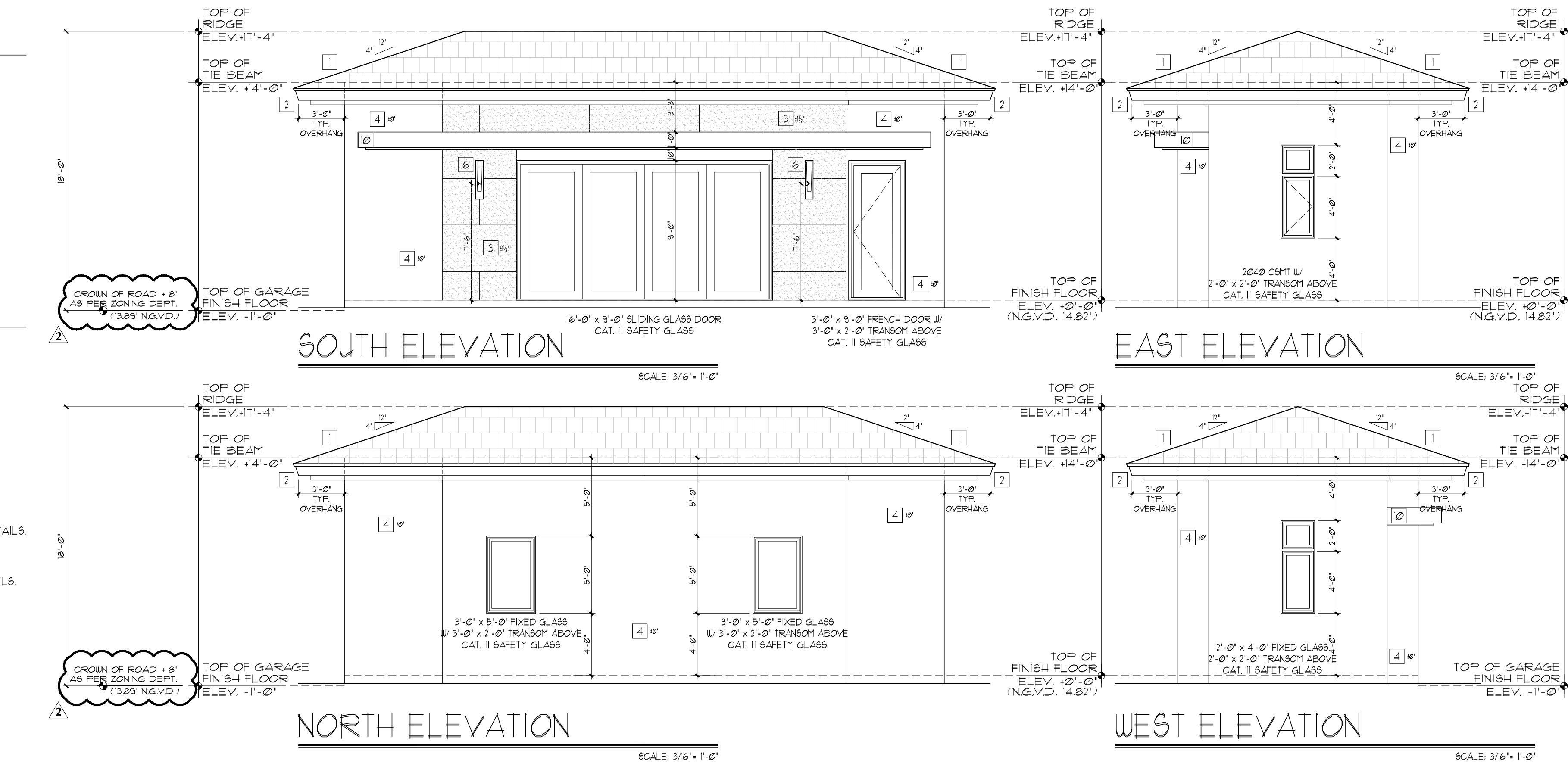
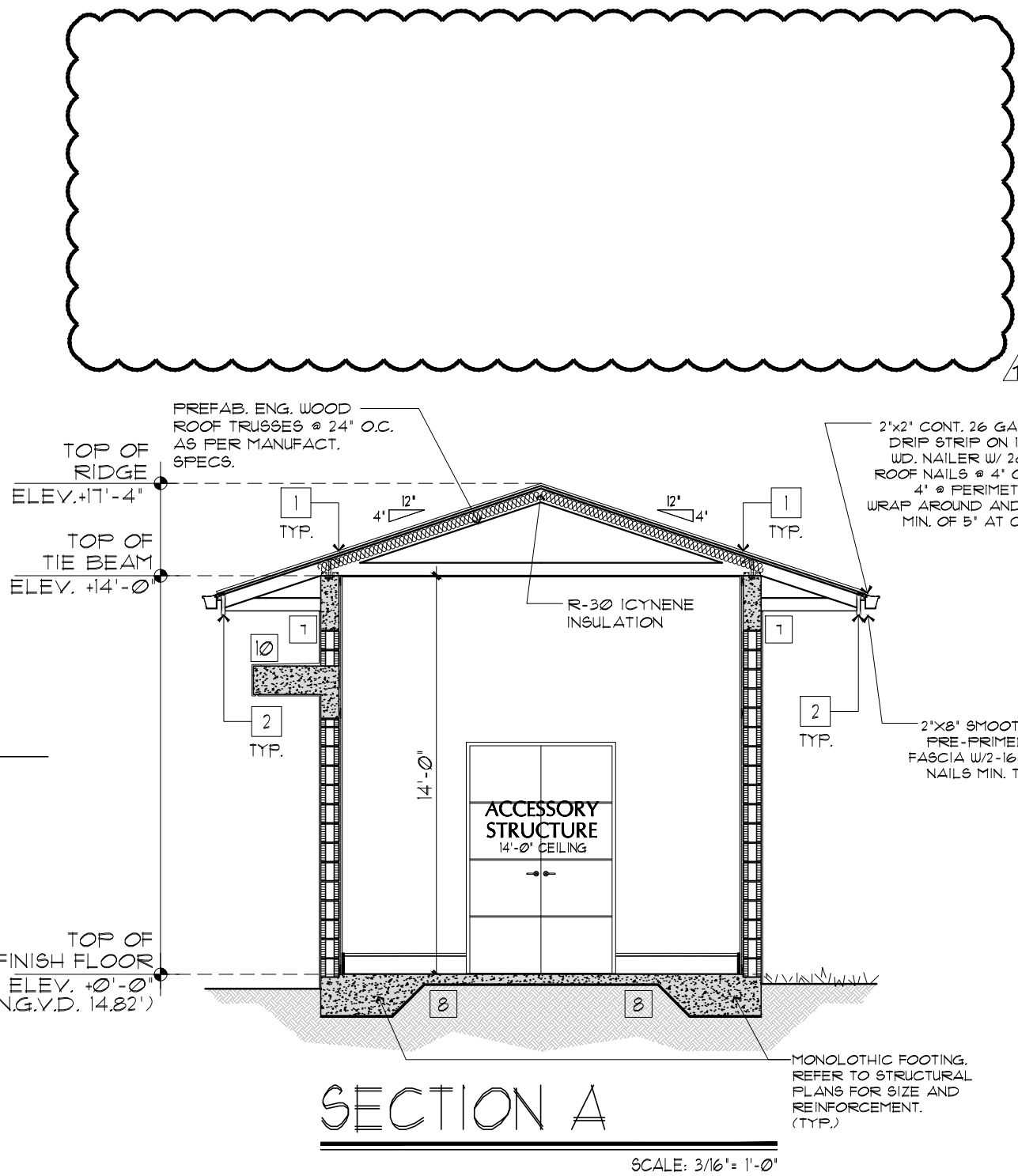
- INDICATES 8"x8"x16" MASONRY UNITS
- INDICATES 3'-5/8" METAL STUDS PARTITION 24" O.C. WITH 1/2" DRYWALL FINISH EACH SIDE
- NO. 25 GAUGE CHANNEL-SHAPED STUDS 16" O.C. WITH 1 FULL-LENGTH LAYERS OF 1/2" DRYWALL EACH SIDE AND R-13 INSULATION BETWEEN STUDS.

NOTE:

INTERIOR FINISHES SHALL MEET SPECIFIED VOC EMISSIONS LIMITS IN ACCORDANCE WITH GREENGUARD ENVIRONMENTAL INSTITUTE (GGP8.00) STANDARD FOR BUILDING MATERIAL AND FINISHES OR GREEN SEAL (R) STANDARD.

ELEVATION NOTES:

- CONDENSING UNIT T.O.S. ELEVATION SHALL BE NOT LESS THAN FFE.
- REFER APPROVED SITE PLAN FOR FINISH FLOOR ELEVATION.
- REFER APPROVED SITE PLAN FOR GARAGE FLOOR ELEVATION.



**PASCUAL
PEREZ
KILIDDJIAN
STARR**
ARCHITECTS + PLANNERS

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STARR ARCHITECTS - PLANNERS
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REVISIONS:

- | | |
|---|---------------------------|
| Δ | 08.10.23 BLDG. DEPT. REV. |
| Δ | 11.11.24 CLIENT REV. |

OWNER:
HERITAGE HOME BUILDERS, LLC
9350 SOUTH DIXIE HIGHWAY
SUITE 1500
MIAMI, FL 33156
PHONE: 305.665.3077

NEW CONSTRUCTION AT PINECREST RESIDENCE

BY HERITAGE HOME BUILDERS, LLC.

7725 SOUTHWEST 114 STREET
VILLAGE OF PINECREST, FL 33156

SEAL:

ACCESSORY STRUCTURE

DATE:	01.16.2023
SCALE:	AS SHOWN
DRAWN BY:	SJP
CHECK BY:	EP
JOB NO.:	22-22

A-5

SHEET NO.:

GENERAL NOTES

1. THIS STRUCTURE SHALL HAVE ALL EXTERIOR GLAZED OPENINGS INCLUDING GLASS BLOCK, SLIDING GLASS DOORS, AND FRENCH DOORS IMPACT GLASS RESISTANT. SEE ATTACHED MFR. AS PART OF THIS SET.
2. ALL WINDOWS GLASS SHALL BE SHGC = 0.31 & U-FACTOR 1.05
3. FRONT DOOR, GARAGE DOOR AND ANY SIDE SERVICE EXTERIOR DOOR SHALL BE IMPACT RESISTANT.
4. IN BUILDINGS WITH STONE APPLICATION, PRE-FABRICATED/WOOD BRACKETS, AND/OR PRE-FABRICATED TRIMS, A STUCCO SCRATCH COAT SHALL BE PROVIDED ON THE MASONRY BLOCK WITH A WATERPROOFING SEALER (SUPER THOROSEAL OR APPROVED EQUIVALENT) ON TOP OF THE SCRATCH COAT, PRIOR TO THE STONE/PRE-FABRICATED TRIM OR BRACKET INSTALLATION.
5. STUCCO APPLIED TO CONCRETE OR MASONRY SHALL COMPLY WITH FLORIDA BUILDING CODE 2017 - BUILDING, FIFTH EDITION, SECTION 2510.1 AND SECTION 2512.9, AND SHALL CONSIST OF AT LEAST TWO COATS AND THE TOTAL THICKNESS SHALL NOT BE LESS THAN 1/2".

ROOF NOTES

- 1.- TRUSS MANUFACTURER SHALL SUBMIT SHOP DWGS FOR ARCHITECT REVIEW PRIOR TO FABRICATION
- 2.- TRUSS MANUFACTURER SHALL VERIFY ALL KNEE HEIGHTS
- 3.- REFER TO TRUSS MANUFACTURER ENG. DRAWINGS FOR ALL ROOF TRUSSES REQUIRED TEMPORARY AND PERMANENT BRACING, GABLE END BRACING, DETAILS & REQUIRED GRAVITY BRACING.
- 4.- CONC. BEAM DEPTH OVER DOOR/WINDOW OPENINGS MAY VARY AS PER MFR. DOOR/ WINDOW HGT. (FRENCH OR SLIDING DOORS AND WINDOWS UP TO 3" DEEPER)
- 5.- PROVIDE 1/2" CDX PLYWD, FELT MTL, LATH AND STUCCO FINISH AT ALL COVERED TERRACE AND ENTRY CEILING JOISTS (TYP.)
- 6.- REMOVED, NO LONGER APPLICABLE.
- 7.- RAINWATER DOWNSPOUTS SHALL DISCHARGE A MINIMUM OF 12" AWAY FROM THE WALL AS PER F.B.C. 2023 SECTION R310.5

ROOF COVERING SPECIFICATION

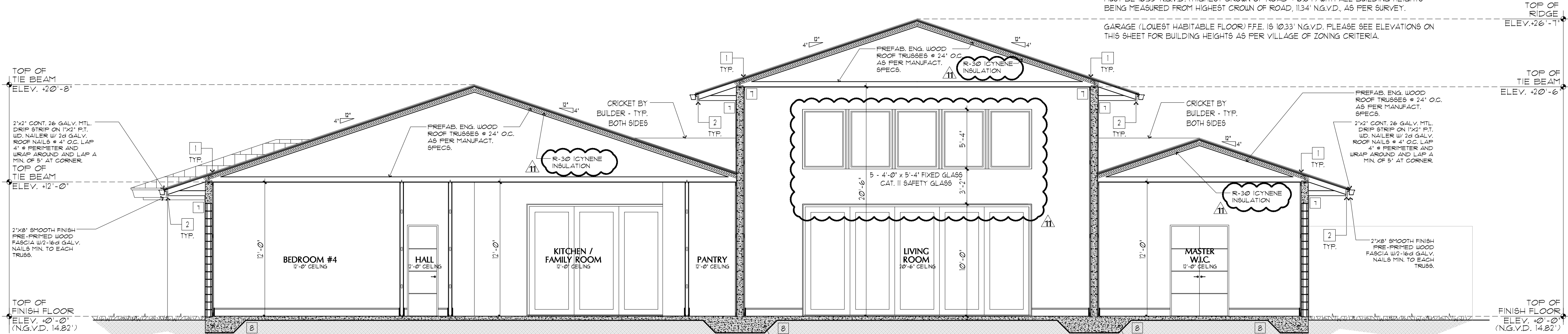
1. CEMENT FLAT TILE ROOF ON PEEL AND STICK APPLICATION TO 1-3/8" FELT TIN-TAGGED TO 19/32" PLYWOOD SHEATHING. SPACING OF TIN-TAG FASTENERS ALONG THE LAP OF SHEETS, AND BOTH WAYS IN THE FIELD BETWEEN LAPS, SHALL BE 6" O.C. IN DIRECTION OF ROLL, 12" O.C. ACROSS WIDTH OF ROLL, AS PER F.B.C. 2023. THE 1-3/8" FELT IS ANCHORED TO THE PLYWOOD SHEATHING WITH 8MCO GALVANIZED, DIAMOND POINTS, 1-1/4" X 120" DIAMETER. INSTALLATION SHALL BE PER PRODUCT CONTROL APPROVAL AND MANUFACTURER'S SPECS. WOOD SHEATHING ANCHORAGE SHALL BE NAILED IN ACCORDANCE WITH F.B.C. 2023.3.
19/32" CDX PLYWOOD SHEATHING EXPOSURE 1 OVER TWO OR MORE SPAN WITH FACE GRAIN PERPENDICULAR TO SUPPORT ANCHORED TO FASCIA W/ 8d RING SHANK NAILS AT 4" O.C. ALL AROUND PERIMETER. 6" O.C. AT PANEL EDGES AND INTERMEDIATE SUPPORTS AND 8d RING SHANK NAIL OR 10d COMMON NAILS THROUGHOUT AND 4" O.C. AT GABLE END TRUSSES AND DIAPHRAGM BOUND, AS PER F.B.C. 2023 SECTION 2322.2.4 THROUGH 2322.2.5.2

LEGEND:

- | | |
|--|--|
| 1 CEMENT FLAT TILE ROOF - SEE ROOF COVERING NOTE ON THIS SHEET | 7 REINFORCED CONCRETE BEAM, REFER TO STRUCTURAL DRAWINGS FOR DETAILS. |
| 2 2" X 8" SMOOTH FINISH WOOD FASCIA | 8 REINFORCED CONCRETE SLAB AND FOUNDATION, REFER TO STRUCTURAL DRAWINGS FOR DETAILS. |
| 3 DECORATIVE STONE VENEER | 9 PRE-FABRICATED ALUMINUM LOUVER - BY OTHERS |
| 4 SMOOTH STUCCO FINISH | 10 REINFORCED CANTILEVERED CONCRETE SLAB, REFER TO STRUCTURAL DRAWINGS FOR DETAILS. |
| 5 CONCRETE PLANTER, REFER TO STRUCTURAL DRAWINGS | 11 CONCRETE PRIVACY WALL, REFER TO STRUCTURAL DRAWINGS |
| 6 COACH LIGHT | 12 1/2" THICK STUCCO BAND - SEE ELEV. FOR WIDTHS |

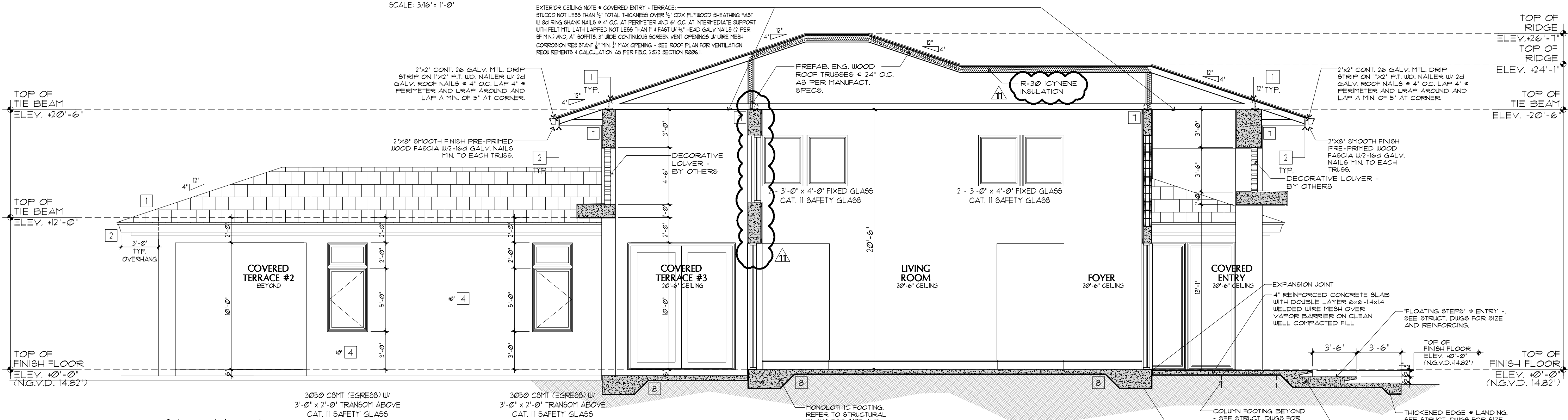
ADDITIONAL NOTE:

- * PROVIDE CAT. II LAMINATED GLASS WHERE THERE IS A DROP OF 4' OR MORE WITH A WINDOW SILL LESS THAN 36" AFF.
- * AS PER VILLAGE OF PINECREST ZONING DEPARTMENT, THE MINIMUM F.F.E. OF RESIDENCE MUST BE 1033' NGVD. (HIGHEST CROWN OF ROAD + 0.61') WITH ALL BUILDING HEIGHTS BEING MEASURED FROM HIGHEST CROWN OF ROAD, 1134' NGVD., AS PER SURVEY.
- GARAGE (LOWEST HABITABLE FLOOR) FFE IS 1033' NGVD. PLEASE SEE ELEVATIONS ON THIS SHEET FOR BUILDING HEIGHTS AS PER VILLAGE OF ZONING CRITERIA.



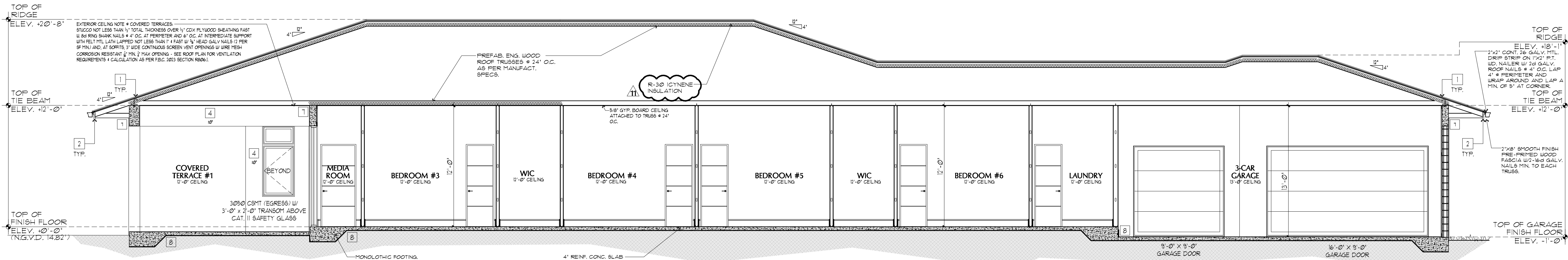
SECTION A

SCALE: 3/16" = 1'-0"



SECTION B

SCALE: 3/16" = 1'-0"



SECTION C

SCALE: 3/16" = 1'-0"

REVISIONS:

11.11.24 CLIENT REV.

OWNER:
HERITAGE HOME BUILDERS, LLC
9350 SOUTH DIXIE HIGHWAY
SUITE 1500
MIAMI, FL 33156
PHONE: 305.665.3077

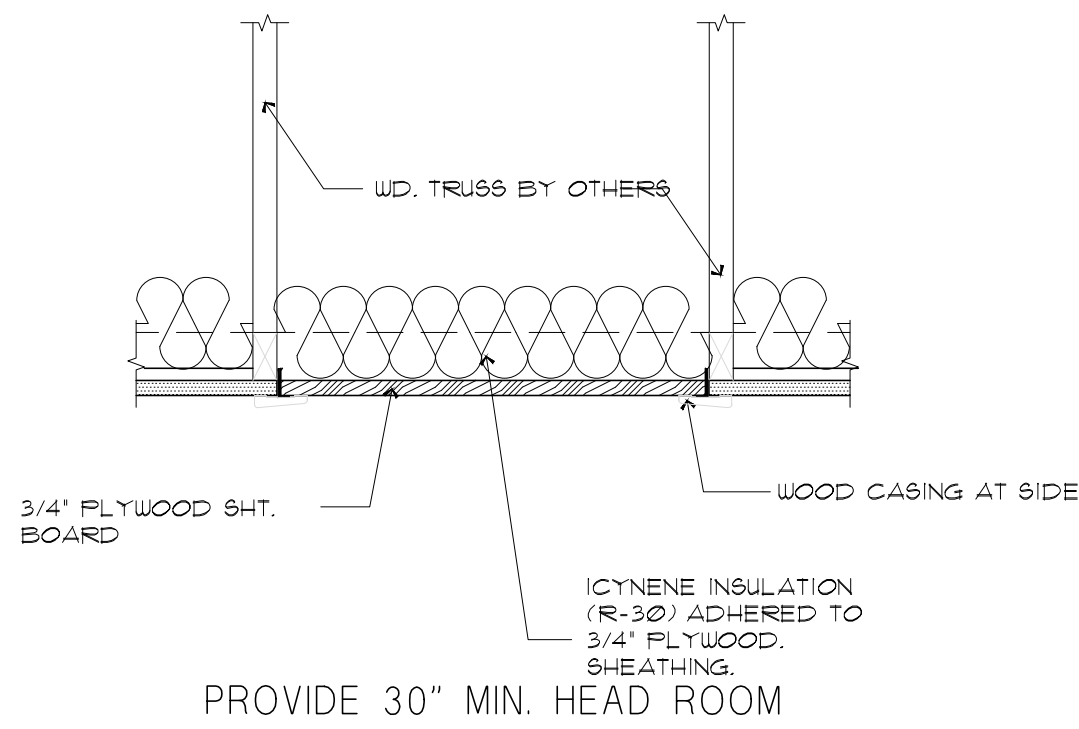
NEW CONSTRUCTION AT PINECREST RESIDENCE
BY HERITAGE HOME BUILDERS, LLC.
7725 SOUTHWEST 114 STREET
VILLAGE OF PINECREST, FL 33156

SEAL:

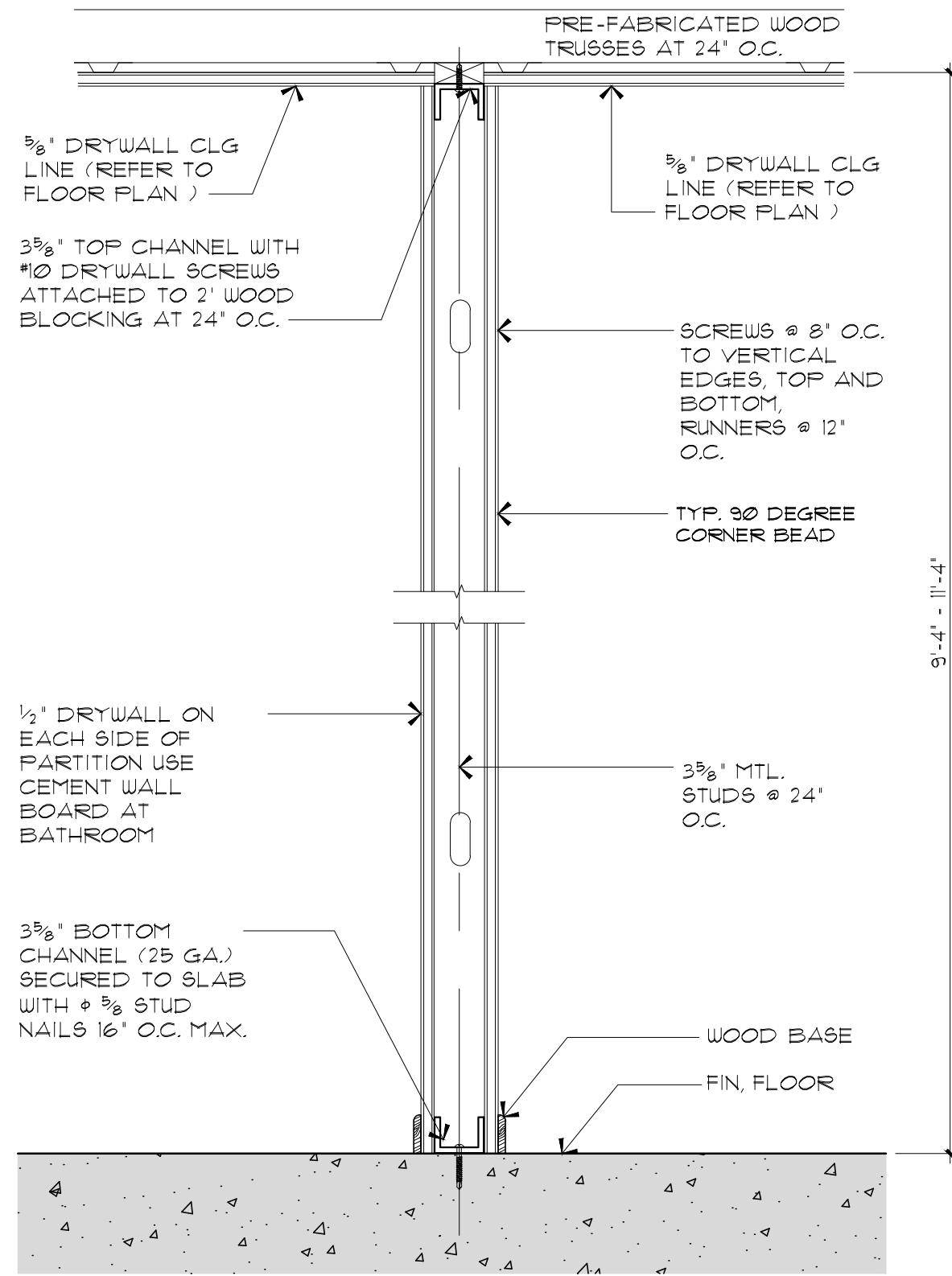
ACCESSORY
STRUCTURE #1
DATE: 01.16.2023
SCALE: AS SHOWN
DRAWN: SJF
CHECK BY: EP
JOB NO.: 22-22

A-6

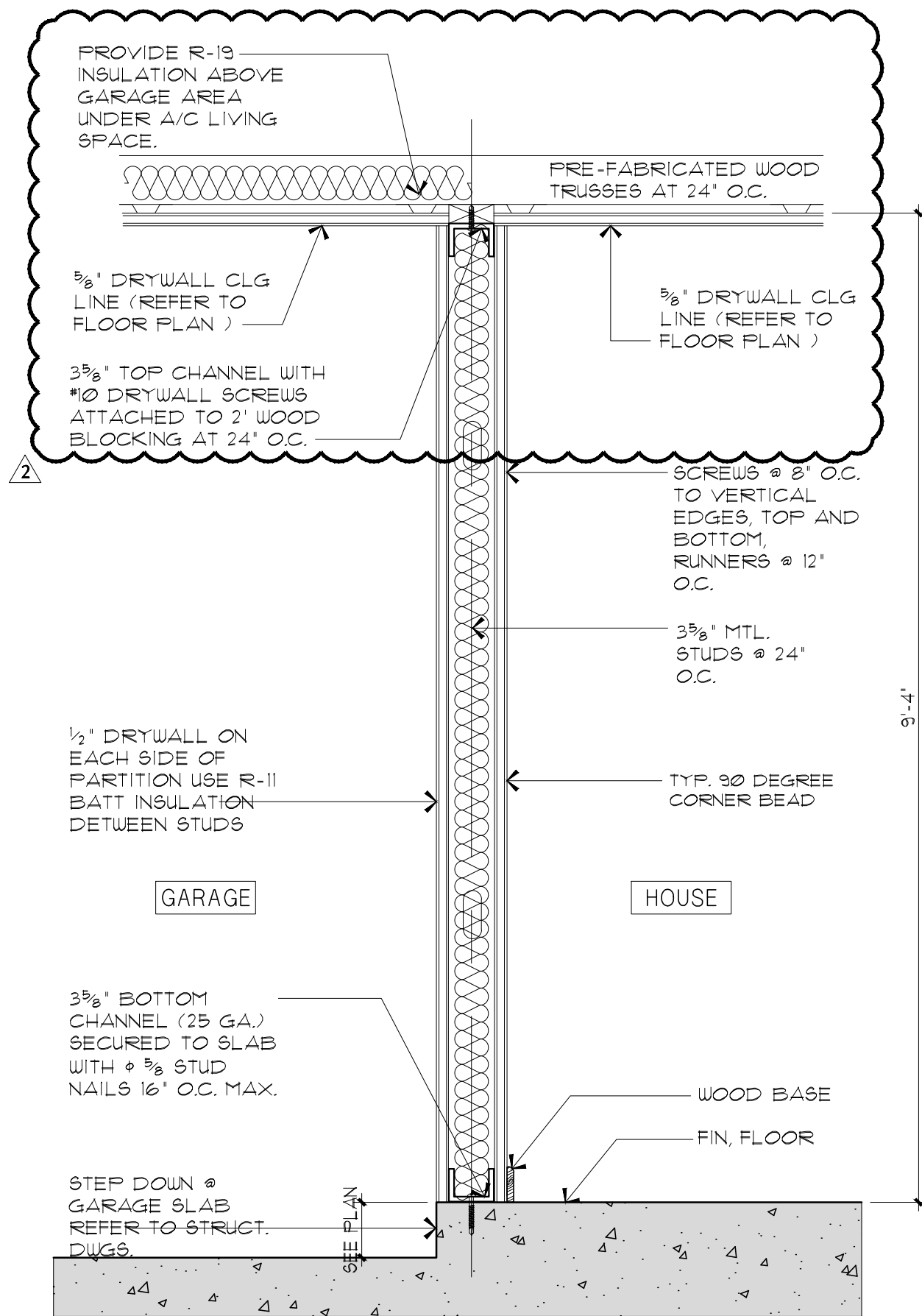
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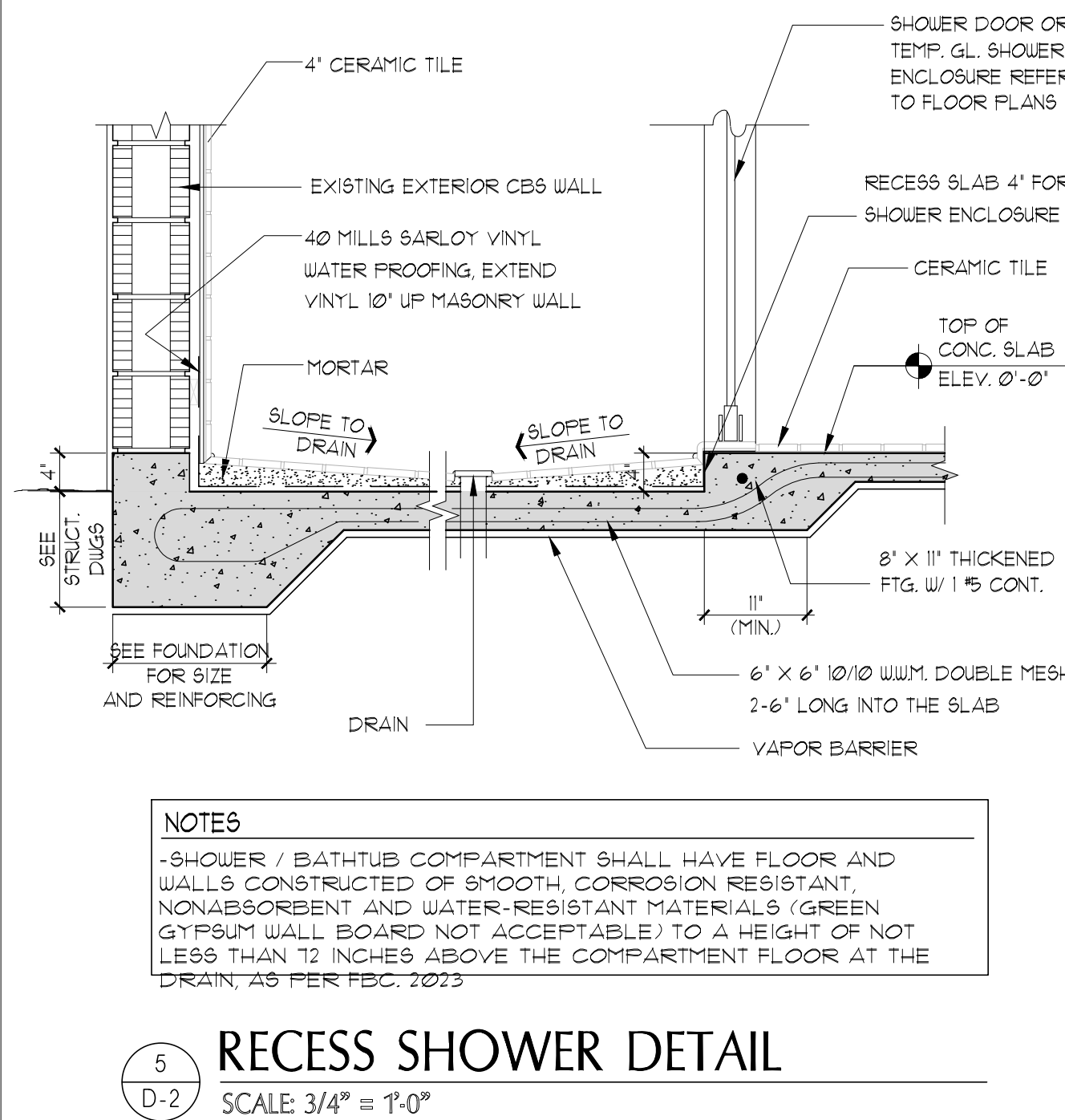
8 ATTIC ACCESS DETAIL
SCALE: 3/4" = 1'-0"



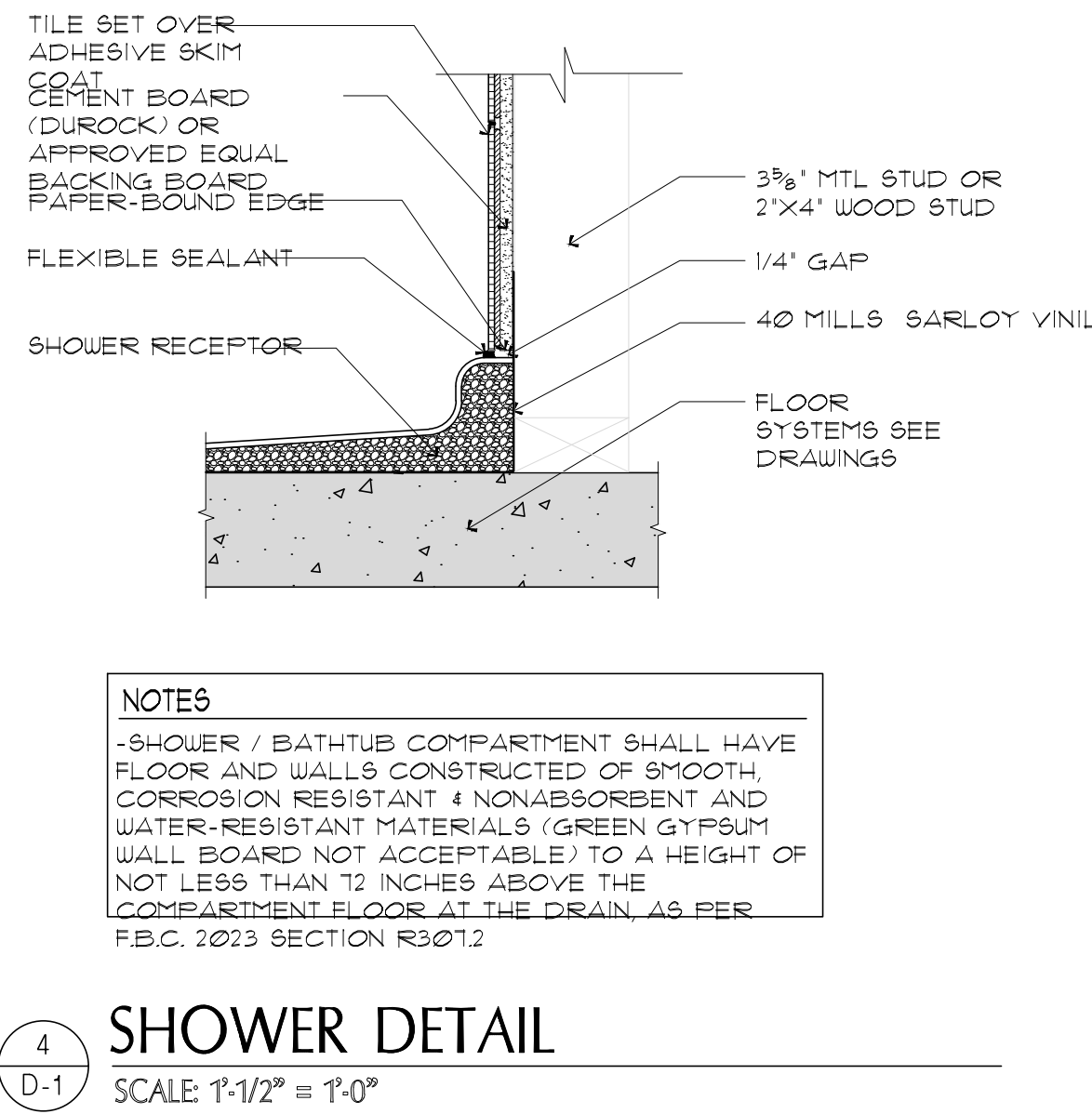
7 METAL STUD PARTITION DETAIL
SCALE: 3/4" = 1'-0"



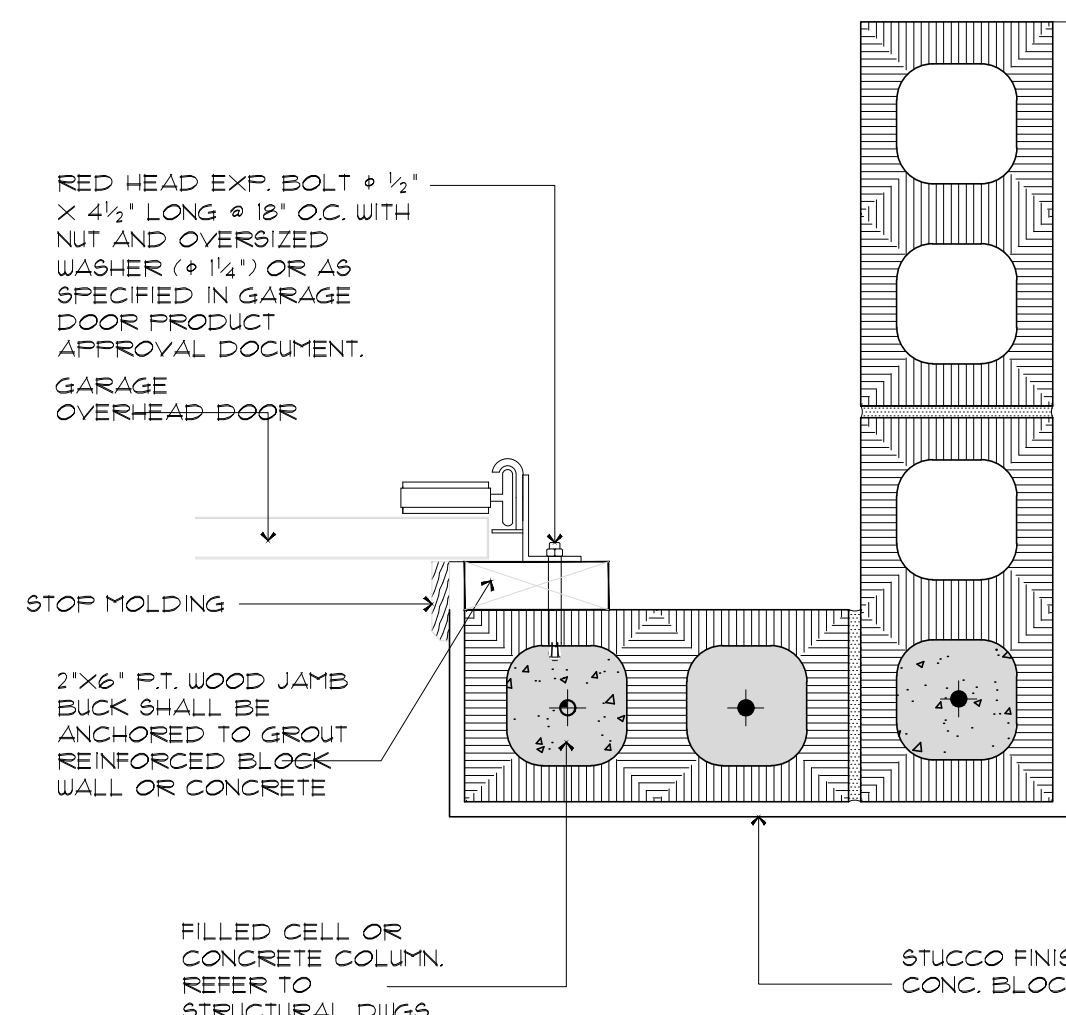
6 TYPICAL INSULATION AT GARAGE
SCALE: 3/4" = 1'-0"



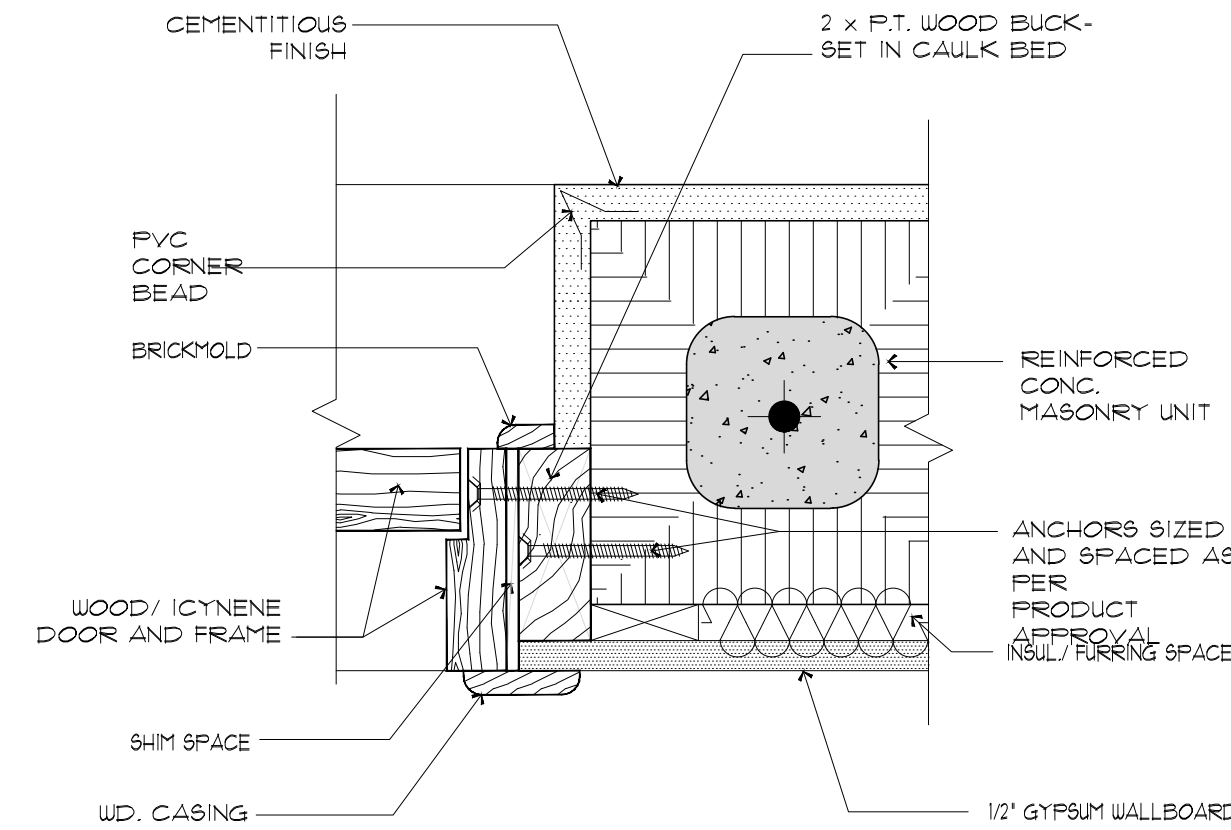
5 RECESS SHOWER DETAIL
SCALE: 3/4" = 1'-0"



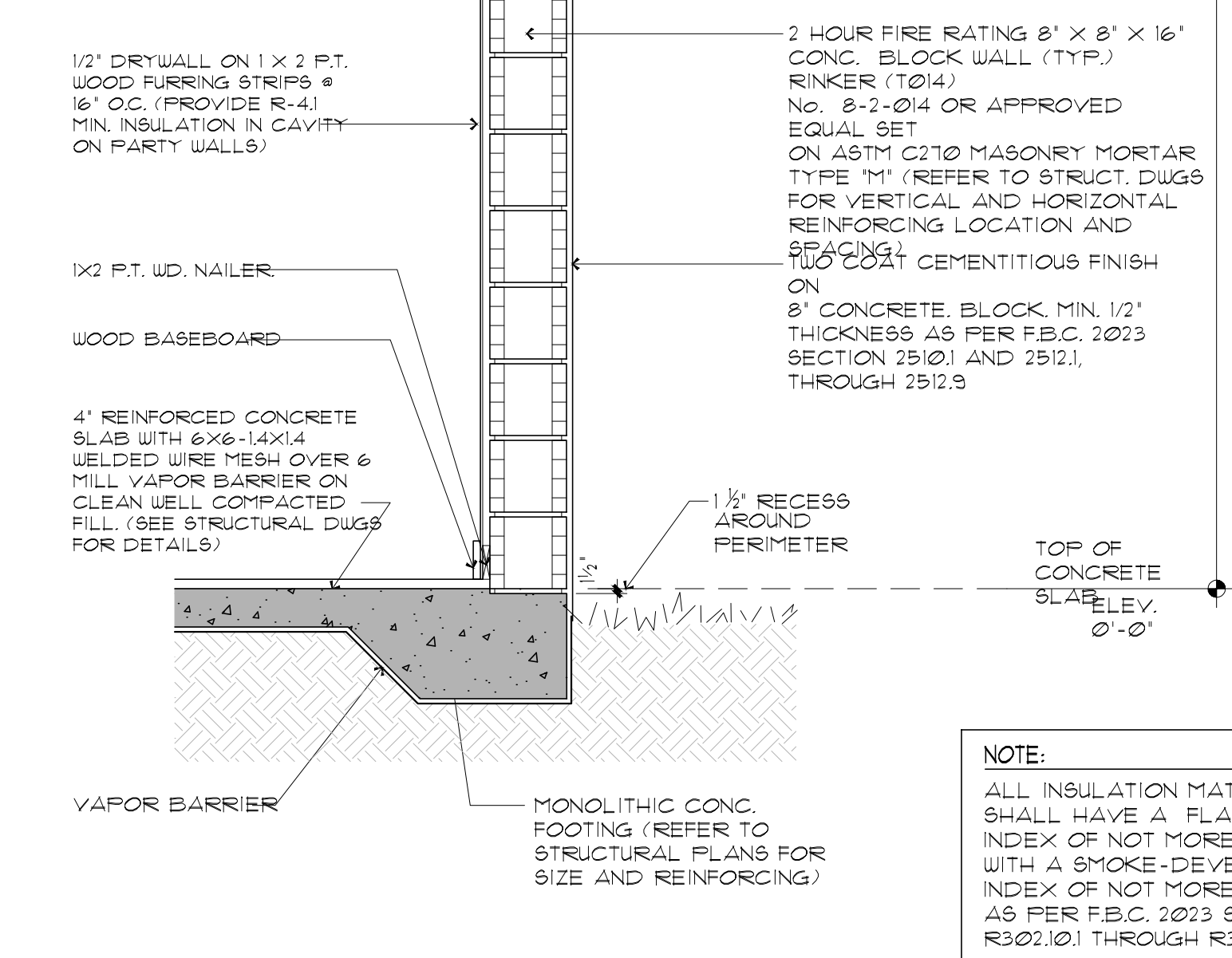
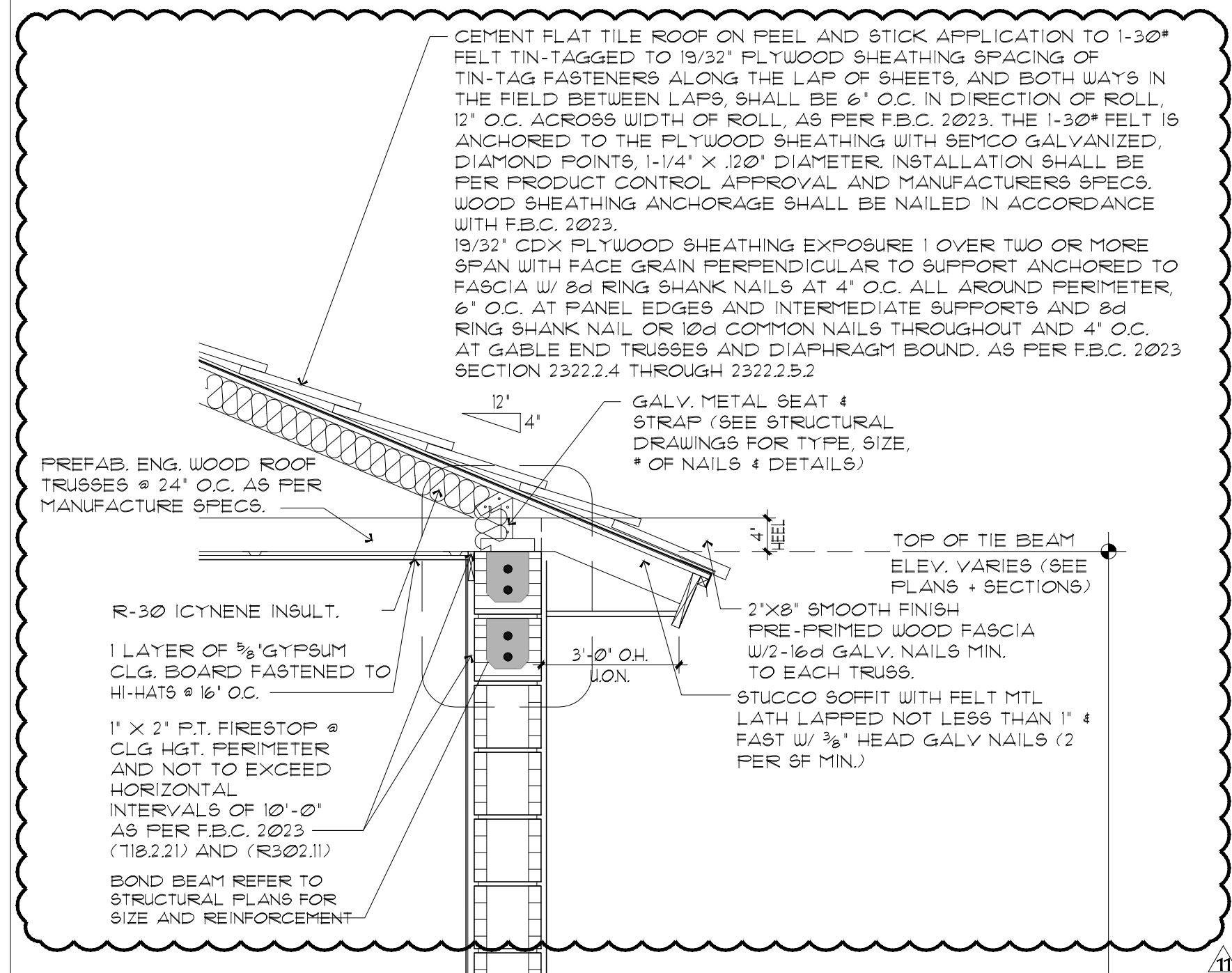
4 SHOWER DETAIL
SCALE: 1-1/2" = 1'-0"



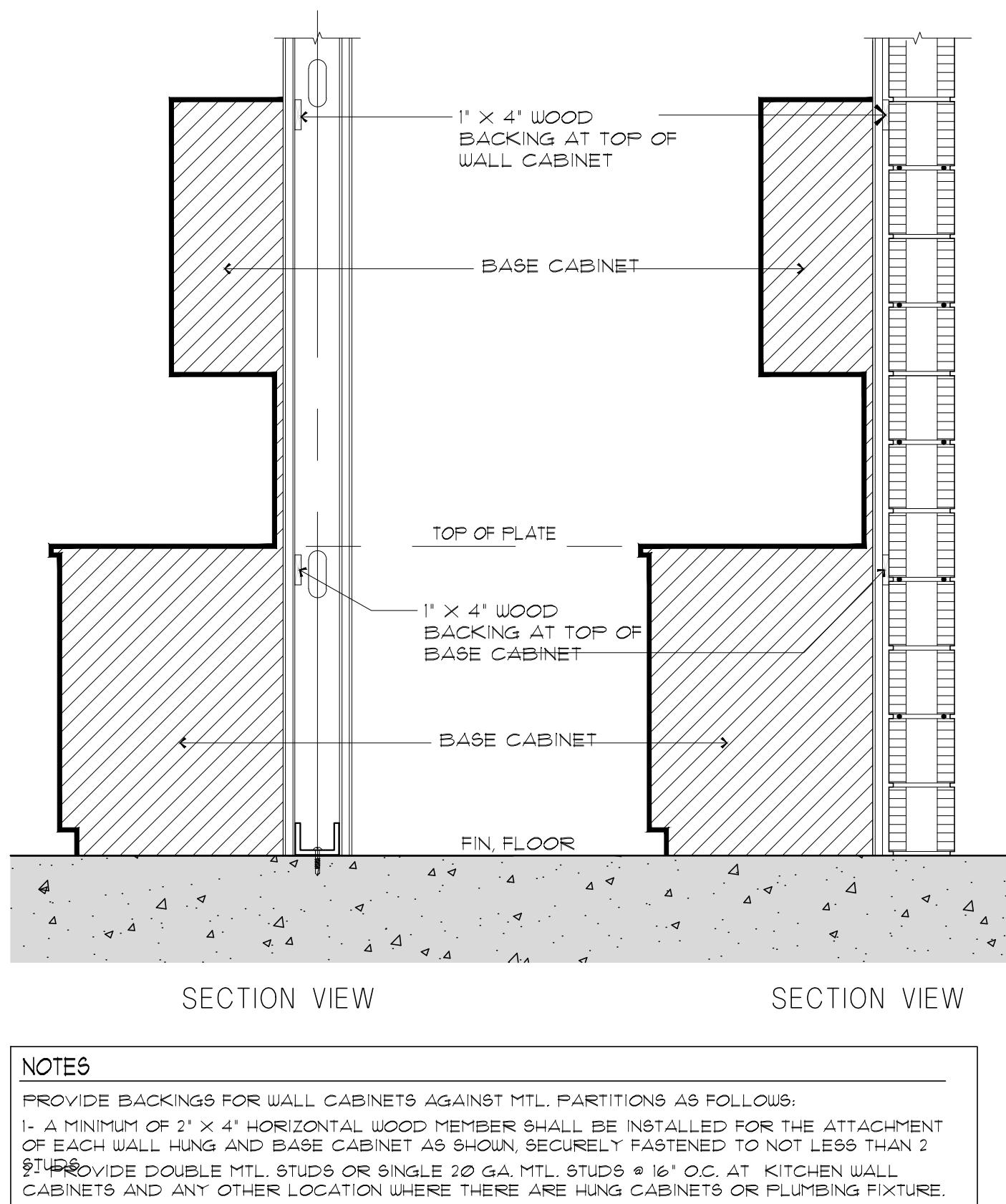
3 JAMB DETAIL AT GARAGE
SCALE: 1-1/2" = 1'-0"



2 ENTRY DOOR BUCK DETAIL
NOT TO SCALE



1 TYP. WALL SECTION DETAIL
SCALE: 3/4" = 1'-0"



10 WOOD BACKING DETAIL
SCALE: 3/4" = 1'-0"