

ZONING CALCULATIONS

EU-1 LOW DENSITY SINGLE FAMILY

REF: NEW TWO STORY SINGLE FAMILY

ZONING REQUIREMENTS EU-1

	MAXIMUM REQUIRED	PROPOSED
MIN. LOT SIZE (NET LOT AREA)	-	65,014 SF.
MIN. SETBACK: FRONT	50'-0"	76'-2"
MIN. SETBACK: STREET SIDE	30'-0"	-
MIN. SETBACK: INTERIOR SIDE	20'-0"	33'-10" & 27'-11"
MIN. SETBACK: REAR	25'-0"	112'-4"
MIN. BUILDING HEIGHT	29'-6" ft. (To Parapet)	28'-6"
MAX. BUILDING COVERAGE	20%	10,313 SF
MAX. BUILDING 2ND FL (F.A.R)	10%	6,290 SF

FOLIO NUMBER: 20-5011-000-0390 ADDRESS: 11041 SW 77TH AVENUE PINECREST, FL 33156.

FLOOD ZONE:X

CITY FLOOR CRITERIA:-

BASE FLOOD ELEVATION: -

HIGHEST CROWN OF ROAD: 13.40'

ELEVATION	LOWEST FLOOR	GARAGE/STORAGE	ADJ. GRADE
PROPOSED	14.90'	13.61'	11.00'

AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (11C3-3D3)

LEGAL DESCRIPTION :

THE NORTH 1/2, OF THE WEST 1/2, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4, LESS THE NORTH 1/5 FEET, AND NORTH 1/2, OF THE WEST 66 FEET, OF THE EAST 1/2, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4, LESS THE NORTH 1/5 FEET THEREOF, SECTION 11, TOWNSHIP 55 SOUTH, RANGE 40 EAST, AND LESS THE WEST 35 FEET THEREOF, FOR ROAD PURPOSES LYING AND BEGING IN MIAMI -DADE COUNTRY, FLORIDA.

NOTES :

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

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

3. THE ROW SWALE IS TO BE GRADED USING THE VILLAGE PW STANDARD.

4. NO TREES ARE TO BE PLANTED IN THE ROW BEFORE A CONDITIONAL APPROVAL OF THE ROUGH GRADING OF THE SWALE HAS BEEN APPROVED BY PUBLIC WORKS.

5. NO SHRUBS ARE TO BE PLANTED IN THE ROW AND ANY EXISTING SHRUBS ARE TO BE REMOVED.

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

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

8. EXISTING SIDEWALKS WILL BE MAINTAINED AT ALL TIMES, FREE OF ANY LOOSE MATERIAL, AND OPEN TO PEDESTRIAN TRAFFIC AT ALL TIMES. NO VEHICLES CAN PARK ON THE SIDEWALK AT ANY TIME.

9. ANY SIDEWALK CROSSED BY A D/W APPROACH MUST BE REPLACED WITH 6" THICK SIDEWALK AND EXTEND TO THE NEXT ADJACENT WHOLE FLAG ON EITHER SIDE OF THE NEW APPROACH. LONGITUDINAL SLOPE CANNOT EXCEED 5% AND MAXIMUM CROSS SLOPE IS 2%. ALL SIDEWALK CONSTRUCTION THAT INTERSECTS WITH A CROSSWALK MUST BE PARALLEL WITH THAT CROSS WALK AND WILL HAVE DETECTABLE WARNING SURFACE PLACED PERMANENTLY IN CONCRETE - NO SCREW-DOWN DETECTABLE WARNING SURFACE IS PERMITTED. ALL SIDEWALK IN THE ROW WILL BE A MINIMUM OF 10' FROM THE NEAREST EDGE OF PAVEMENT AND MARKED AS SUCH IN THE SIGNED AND SEALED PLANS.

10. ALL WORK CONDUCTED IN THE ROW WILL IMPLEMENT THE APPLICABLE FOOT STANDARD INDEX 600 SERIES FOR MOT.

11. ALL SIDEWALK REPLACEMENT WILL BE OPEN TO TRAFFIC WITHIN 48 HOURS OF THE SIDEWALK BEING CLOSED FOR DEMO. THIS INCLUDES DEMOLITION OF EXISTING SIDEWALK, PLACING FORMS, PLACING AND FINISHING CONCRETE AND STRIPPING FORMS.

GENERAL NOTES:

1. CONCRETE SHALL HAVE 2,500 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED (U.O.W.).

2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS, AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI GRADE 60, AND MEET ASTM A-36 SPECS.

3. ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36,000 PSI, AND MEET ASTM A-36 SPECS.

4. ALL DETAILING, FABRICATION AND PLACING OF REINFORCING BARS MUST FOLLOW THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", U.O.N.

5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE STARTING WORK. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

6. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL AND MECHANICAL DWGS., TO LOCATE OPENINGS, DRAINS, SLOPES, DEPRESSED SLABS, BOLTS, CURBS, ETC.

7. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI-301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"

8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT/ENGINEER'S APPROVAL.

9. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.

10. CONTRACTOR SHALL OBTAIN LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE STARTING CONSTRUCTION.

11. NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

12. THIS OFFICE DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE INTERPRETATION OF THESE PLANS BY OTHERS, UNLESS REQUESTED IN WRITING, AND IT IS GIVEN THE AUTHORITY TO CHECK AND APPROVE SHOP DRAWINGS, AND TO VERIFY THE ACTUAL PLACING OF REBARS IN THE FIELD

13. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF LOCAL ORDINANCES AND THE "FLORIDA BUILDING CODE", CURRENT EDITION.

LEGEND:

A. 4" CONC. SLAB REINF. WITH 6"x6"-WI. 4XW1.4 W.W.M

B. VAPOR BARRIER

C. WELL COMPACTED FILL

D. #5 CONT.

E. CONT. CONCRETE SLAB STRIP

F. EXISTING ASPHALT PAVEMENT

LEGEND:

A. 4" CONC. SLAB REINF. WITH 6"x6"-WI. 4XW1.4 W.W.M

B. VAPOR BARRIER

C. WELL COMPACTED FILL

D. #5 CONT.

02

A-0.2

1 1/2" = 1'-0"

TYPICAL CONCRETE SLAB /ASPHALT TRANSITION DETAIL

03

A-0.2

1 1/2" = 1'-0"

TYPICAL CONCRETE SLAB DETAIL

MIAMI DADE NOTICE OF ACCEPTANCE (NOAs) PRODUCT APPROVAL AND SEPARATED PERMITS:

CONTRACTOR SHALL BE REQUIRED TO OBTAIN SEPARATE PERMIT AND PROVIDE MIAMI-DADE PRODUCT APPROVAL FOR WINDOWS, DOORS, OVERHEAD DOORS, SHUTTERS, TRUSSES, LOUVERS, STOREFRONTS, ROOFING SYSTEMS AND WATERPROOFING AND ANY OTHER FEATURES REQUIRED BY CODE OR CITY/COUNTY/STATE ORDINANCE

NOA No. 16-0319.09 OR APPROVED EQUAL - ALUMINUM/GLASS DOORS (EXP. DEC.12/4/2023)

NOA No. 16-0116.04 OR APPROVED EQUAL - ALUMINUM/GLASS WINDOWS (EXP. APRIL.103/2023)

NOA No. 20-0731.03 OR APPROVED EQUAL - WATERPROOFING FOR CONCRETE DECKS AND BALCONIES (EXP. FEB.120/2025)

NOA No. 21-0419.07 OR APPROVED EQUAL - PIVOT WOOD DOOR (EXP. AUGUST.116/2023)

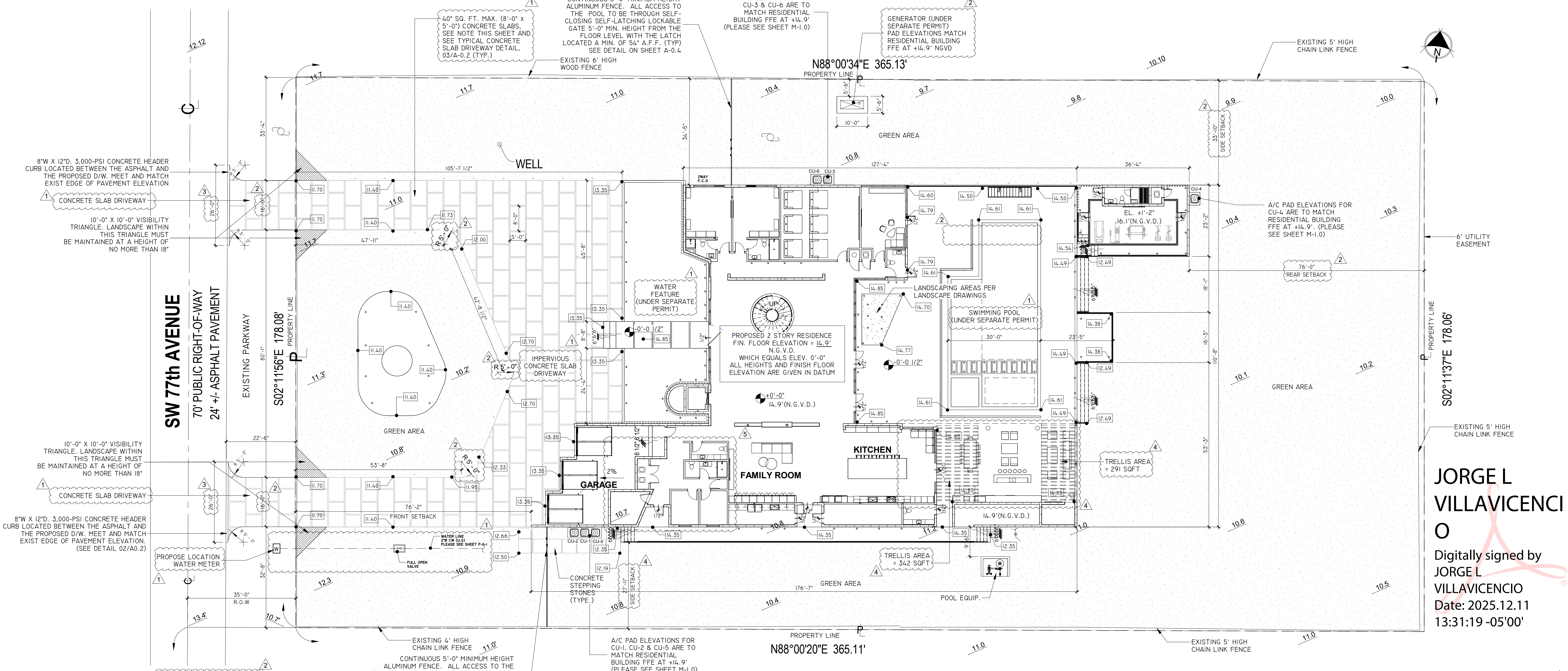
NOA No. 16-0312.03 OR APPROVED EQUAL - GLASS RAILING SYSTEM (EXP. APRIL.126/2023)

SEPTIC TANK NOTE:

FOR SEPTIC TANK AND DRAIN FIELD DETAIL TECHNICAL INFORMATION REFER TO SHEET S-2.00 AND P-0-1

SHOP DRAWINGS (ADDITIONAL PLANS) AND PRODUCT APPROVALS WHICH ARE TO BE SUBMITTED AT A LATER DATE IN CONNECTION WITH THIS PERMIT:

SWIMMING POOL, POOL DECK, WATER FEATURE, OUTDOOR SHOWER, SEPTIC TANK, DRIVEWAY, GENERATOR, ALUMINUM TRELLIS, MANUAL GATES/FENCING, GLASS RAILING, GYM, SHORING, WINDOWS/DOORS & GARAGE DOORS



REVISIONS

Rev	Date	Description
1	03-22-2023	Building comment
2	03-27-2024	Zoning Comment
3	06-07-2024	Zoning Comment
4	11-24-2025	Correction
5		

FIDANZA'S FAMILY HOUSE

NEW CONSTRUCTION

11041 SW 77TH AVE, VILLAGE OF PINECREST, FL 33156

DATE:

10-20-2022

SCALE:

AS SHOWN

PROJECT NO:

SITE PLAN

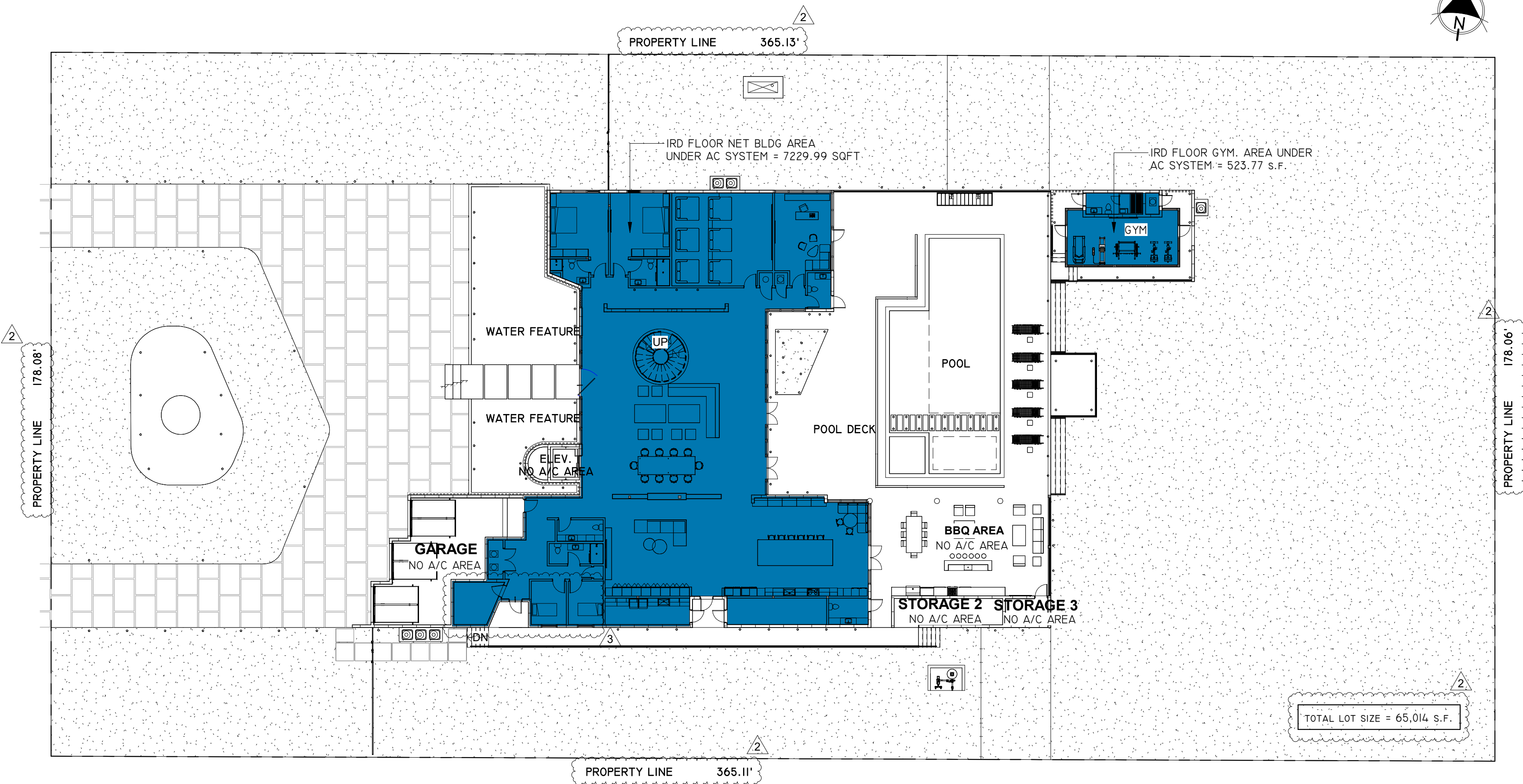
DRAWING NO :

A-0.2

JORGE L VILLAVICENCI

Digitally signed by JORGE L VILLAVICENCI

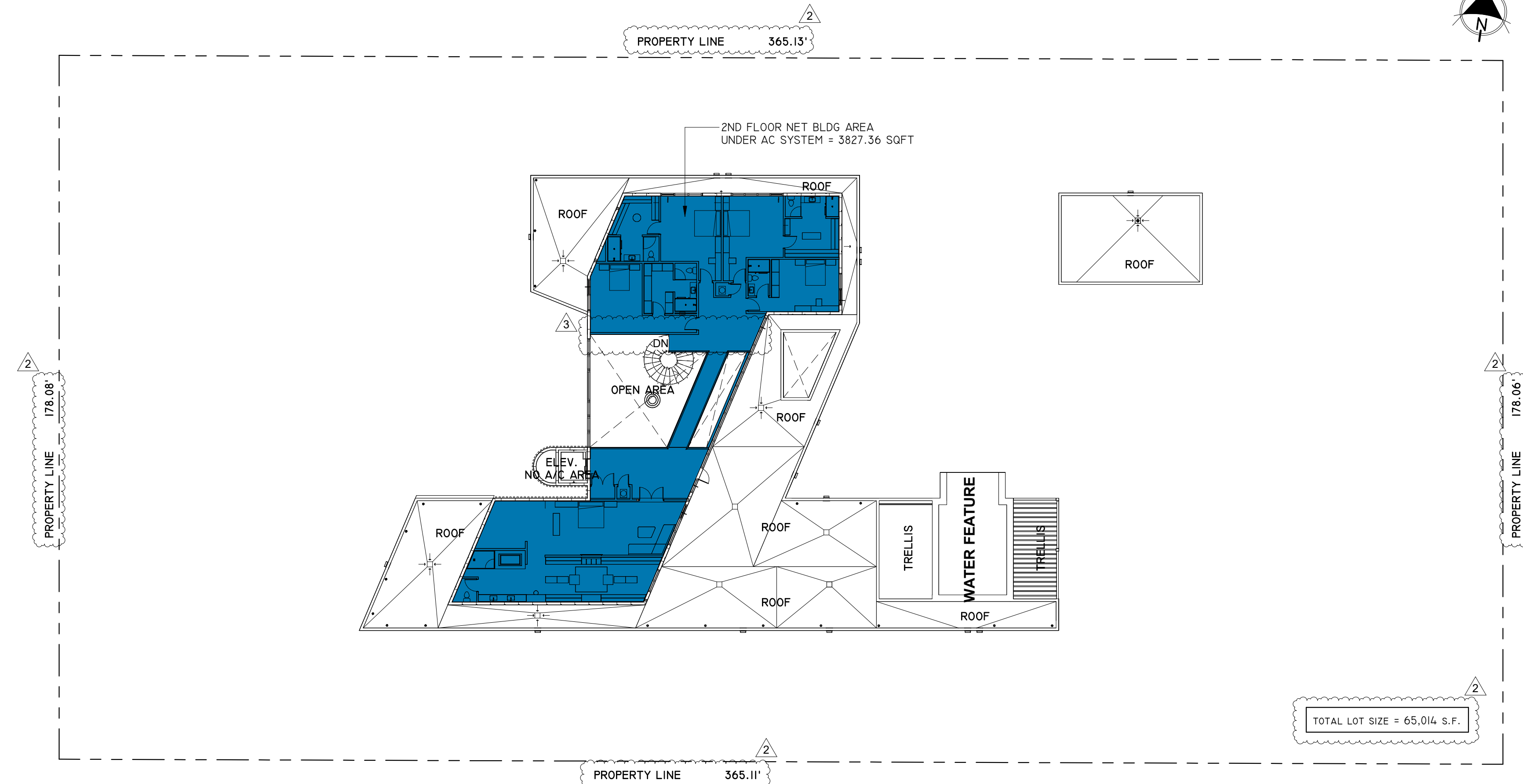
Date: 2025.12.11 13:31:19 -05'00'



3 GROUND FLOOR A/C AREA

A-0.3, 3/64" = 1'-0"

TOTAL GROUND FLOOR A/C AREA = 7,753.76 S.F.



1 SECOND FLOOR A/C AREA

A-0.3, 3/64" = 1'-0"

TOTAL SECOND FLOOR A/C AREA= 3,827.36 S.F.

A/C AREA SCHEDULE GROUND FLOOR			
Number	Name	Area	Level
1	LIVING & DINNING ROOM	2569.29 ft²	GROUND FLOOR
2	FAMILY ROOM	792.05 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	108.50 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	160.11 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	

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 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	

NON A/C AREA SCHEDULE SECOND FLOOR			
Number	Name	Area	Level
37	ELEV.	72.39 ft²	SECOND FLOOR
Total: 1		72.39 ft²	

LEGEND

A/C AREA

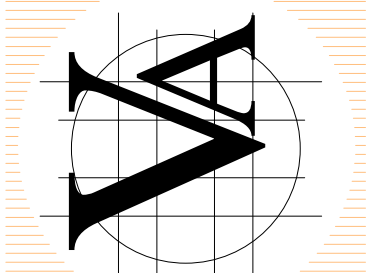
TOTAL GROUND FLOOR A/C AREA = 7,753.76 S.F.
TOTAL SECOND FLOOR A/C AREA= 3,827.14 S.F.
TOTAL A/C AREA= 11,580.09 S.F.

REVISIONS		Date	Description
Rev			
1		09-27-2024	Zoning Comment
2		06-07-2024	Zoning Comment
3		11-24-2025	Coordination

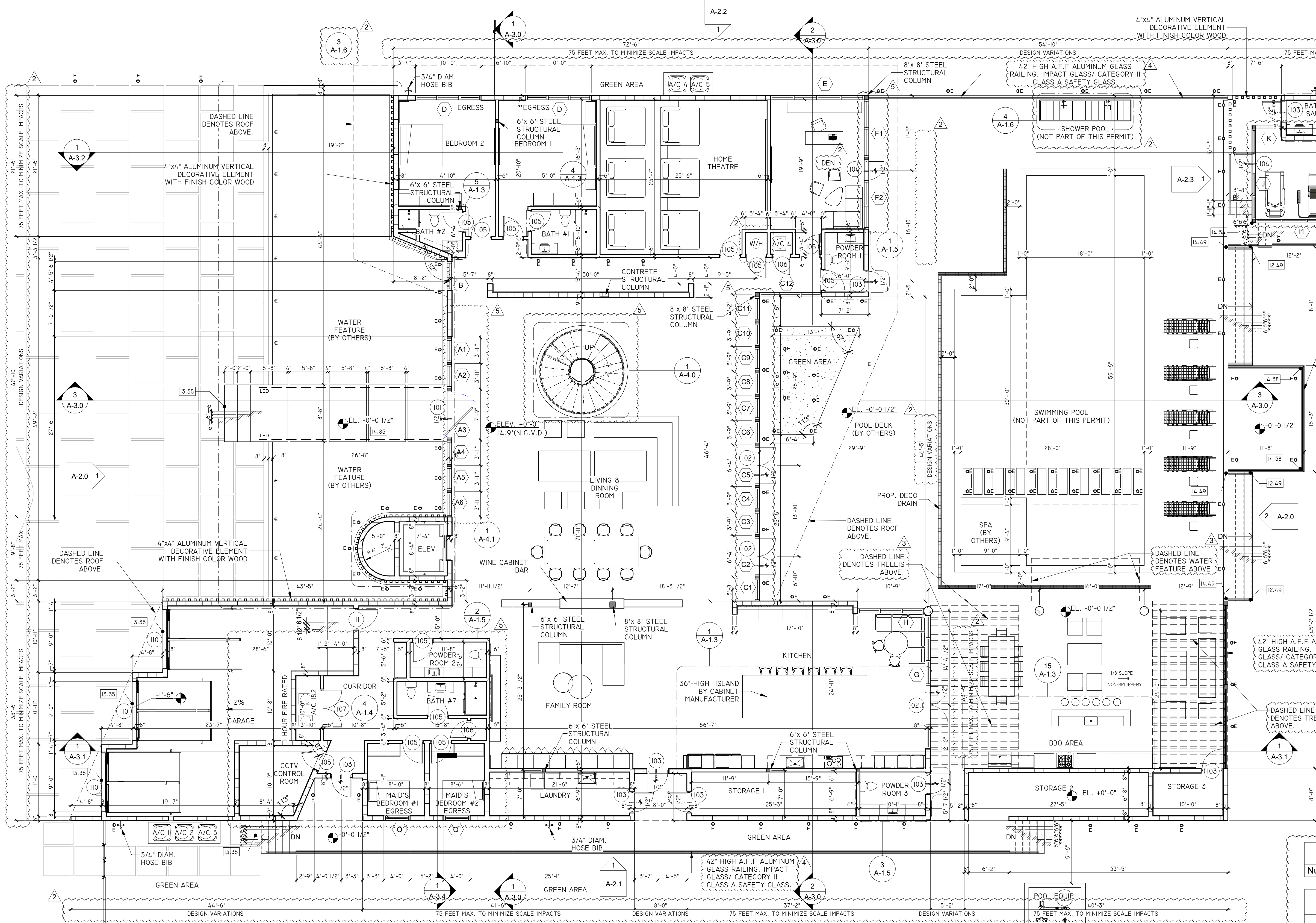
FIDANZA'S FAMILY HOUSE
NEW CONSTRUCTION
11041 SW 77TH AVE, VILLAGE OF
PINECREST, FL 33156

Corporation Licence
#A4003355
Architectural Seal
JORGE L VILLAVICENCIO
NO. AR001210

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:
SITE PLAN-ZONING DATA
DRAWING NO:
A-0.3.1



1 GROUND FLOOR
A-1.0 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

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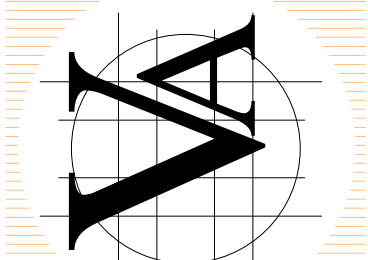
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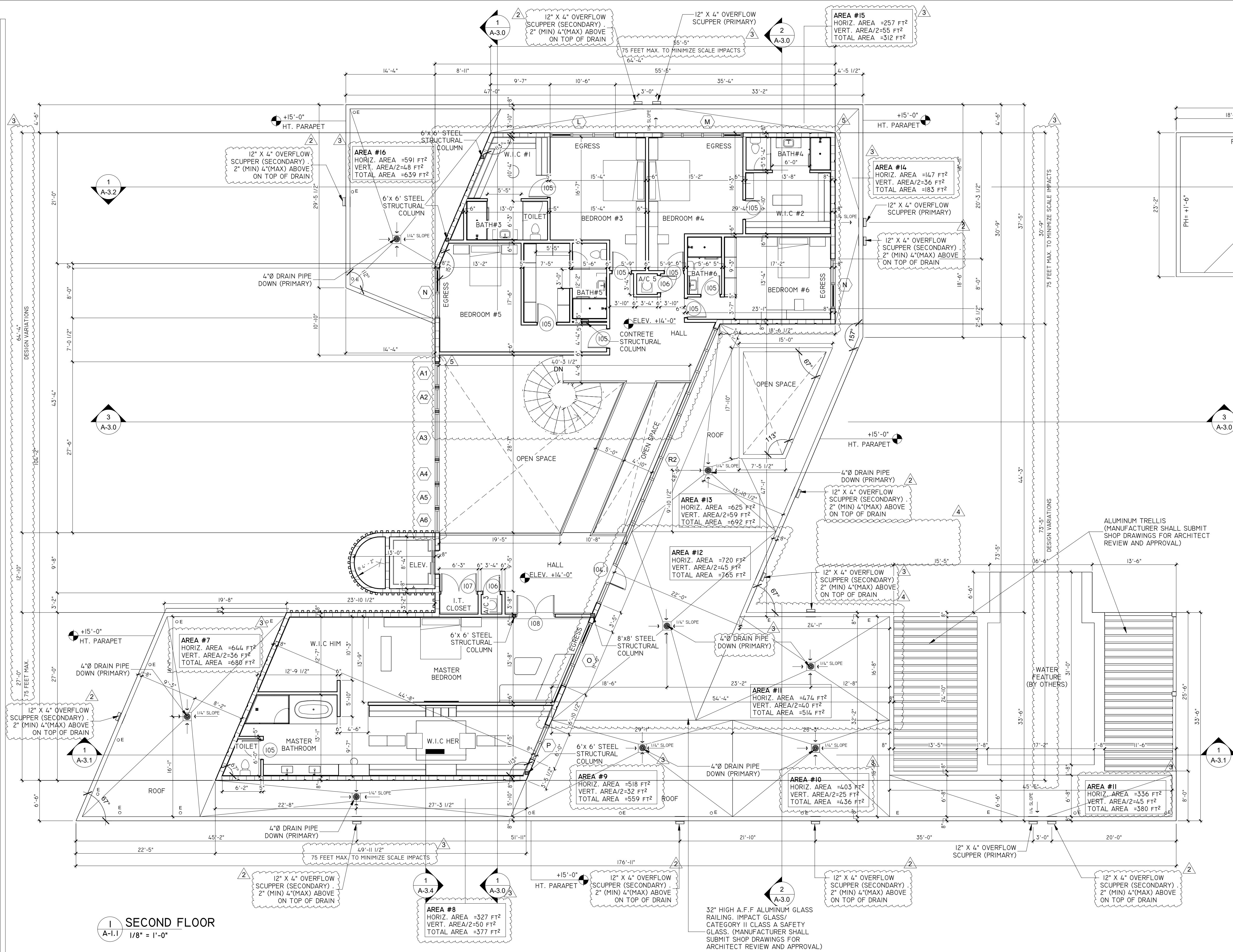
CONSULTANT: ARCHI-TEK STUDIO CORP.
TEL. 305-799-8016 - E-Mail: maguilar@architekstudio.com



DATE: 10-20-2022
SCALE: AS SHOWN

PROJECT NO:
GROUND FLOOR PLAN

DRAWING NO:
A-1.0



SECOND FLOOR

1/8" = 1'-0"

WALL LEGEND

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

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:

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.

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

TABLE 1106.2
STORM DRAIN PIPE SIZING

PIPE SIZE (inches)	VERTICAL DRAIN	CAPACITY (gpm)			
		1/4 inch per foot	1/2 inch per foot	3/4 inch per foot	1 inch per foot
2	34	15	22	31	44
3	87	39	55	79	111
4	180	81	115	163	231
5	311	117	165	234	331
6	538	243	344	487	689
8	1,117	505	714	1,010	1,429
10	2,050	927	1,311	1,855	2,623
12	3,272	1,480	2,093	2,960	4,187
15	5,543	2,508	3,546	5,016	7,093

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.

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
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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
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41	A/C 3	13.10 ft²	SECOND FLOOR
42	TOILET	27.95 ft²	SECOND FLOOR
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44	TOILET	24.55 ft²	SECOND FLOOR
45	TOILET	36.15 ft²	SECOND FLOOR
Total: 21		3827.14 ft²	

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

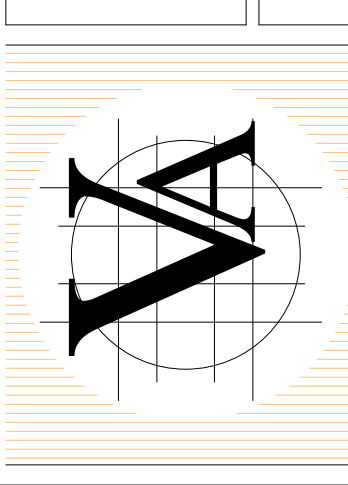
GPM=AREA 7 x 0.052, FBC P 1101.7 C GPM=680 SQ. FT. x 0.052 GPM=36.0	GPM=AREA 12 x 0.052, FBC P 1101.7 C GPM=692 SQ. FT. x 0.052 GPM=36
GPM=AREA 8 x 0.052, FBC P 1101.7 C GPM=377 SQ. FT. x 0.052 GPM=20	GPM=AREA 13 x 0.052, FBC P 1101.7 C GPM=183 SQ. FT. x 0.052 GPM=10
GPM=AREA 9 x 0.052, FBC P 1101.7 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	

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	11-24-2026	Correction

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

Corporation Licence
#A0003589
Architectural Seal
JORGE L VILLAVICENCIO
NO. AR001210

VILLA & ASSOCIATES INC.
ARCHITECTURE PLANNING INTERIOR DESIGN
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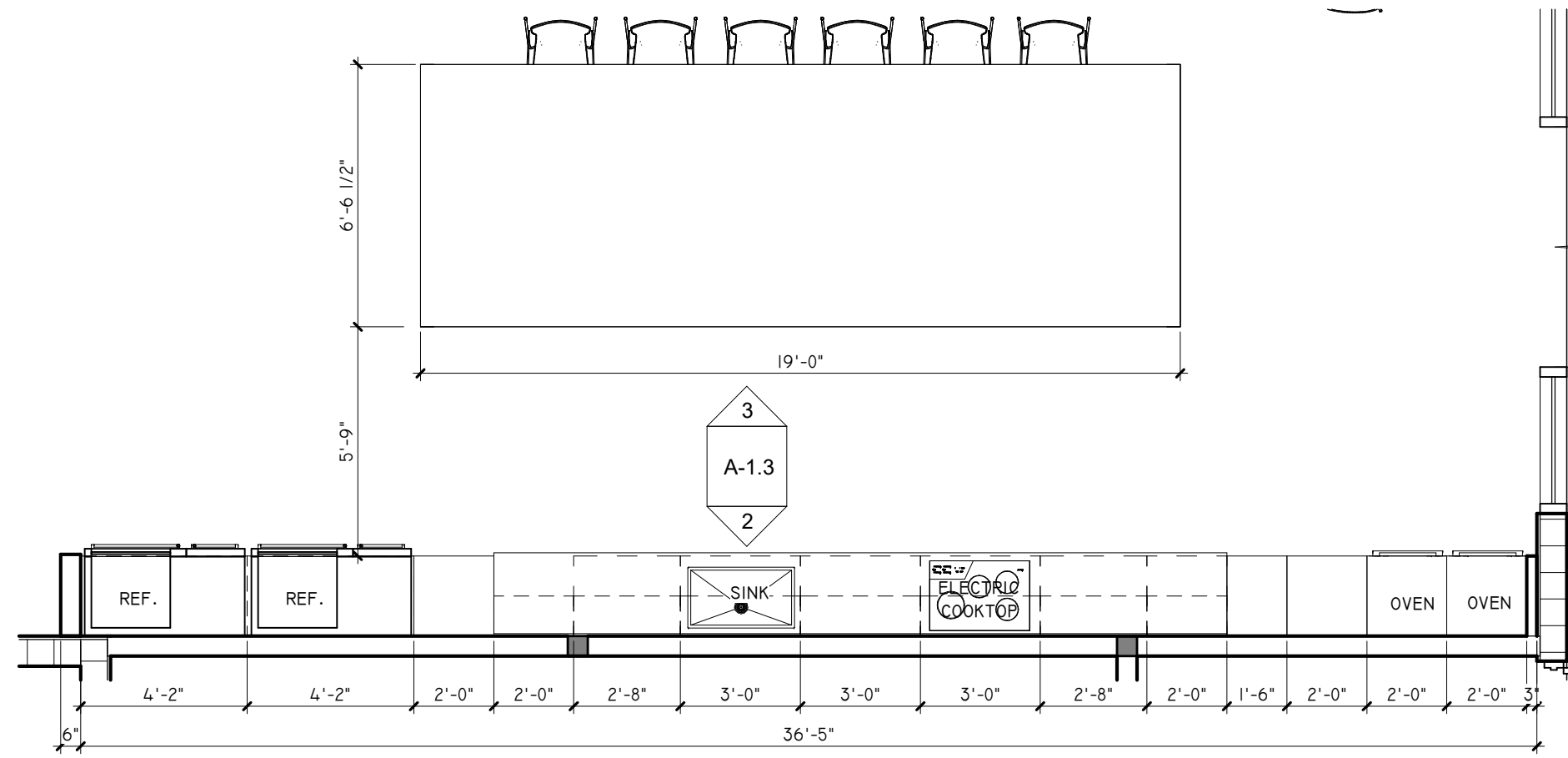


DATE:
10-20-2022

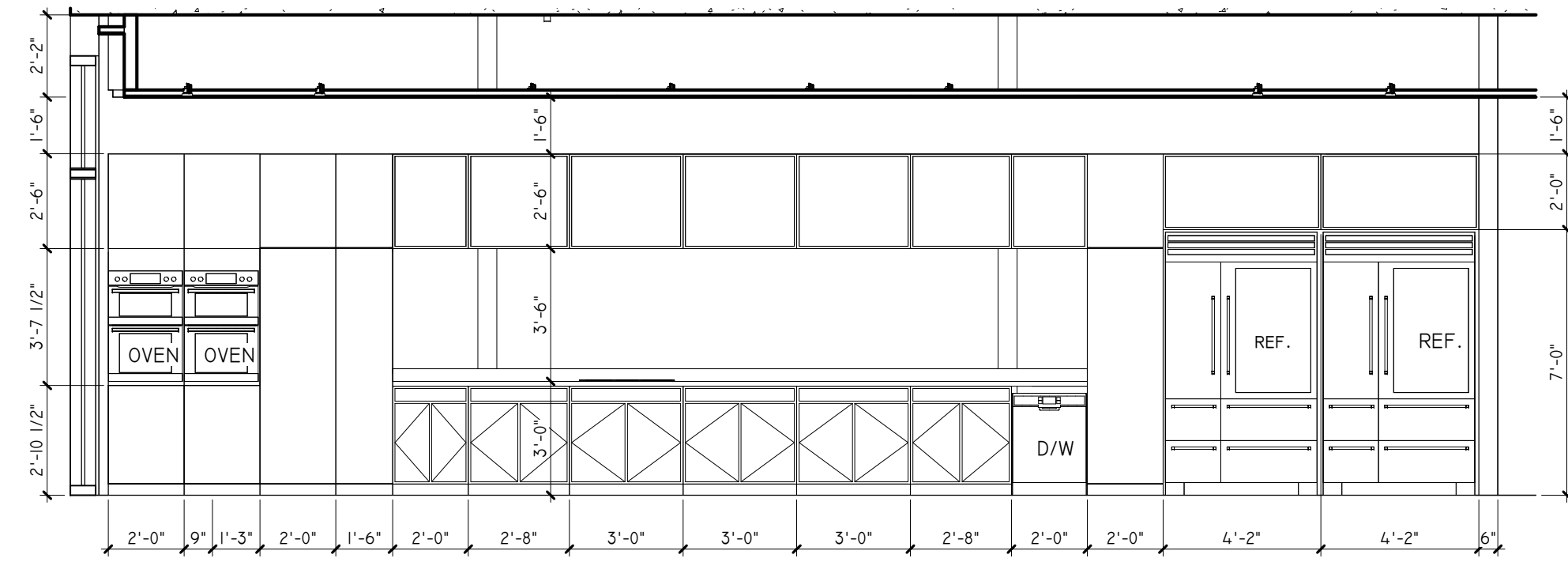
PROJECT NO:
SECOND FLOOR PLAN

DRAWING NO :
A-1.1

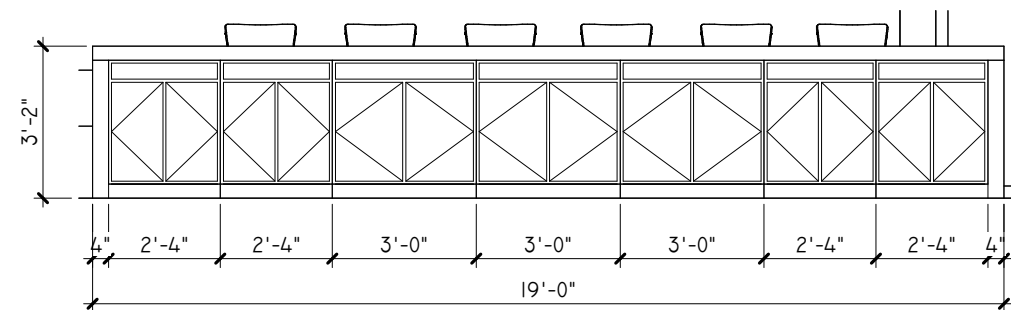
SCALE:
AS SHOWN



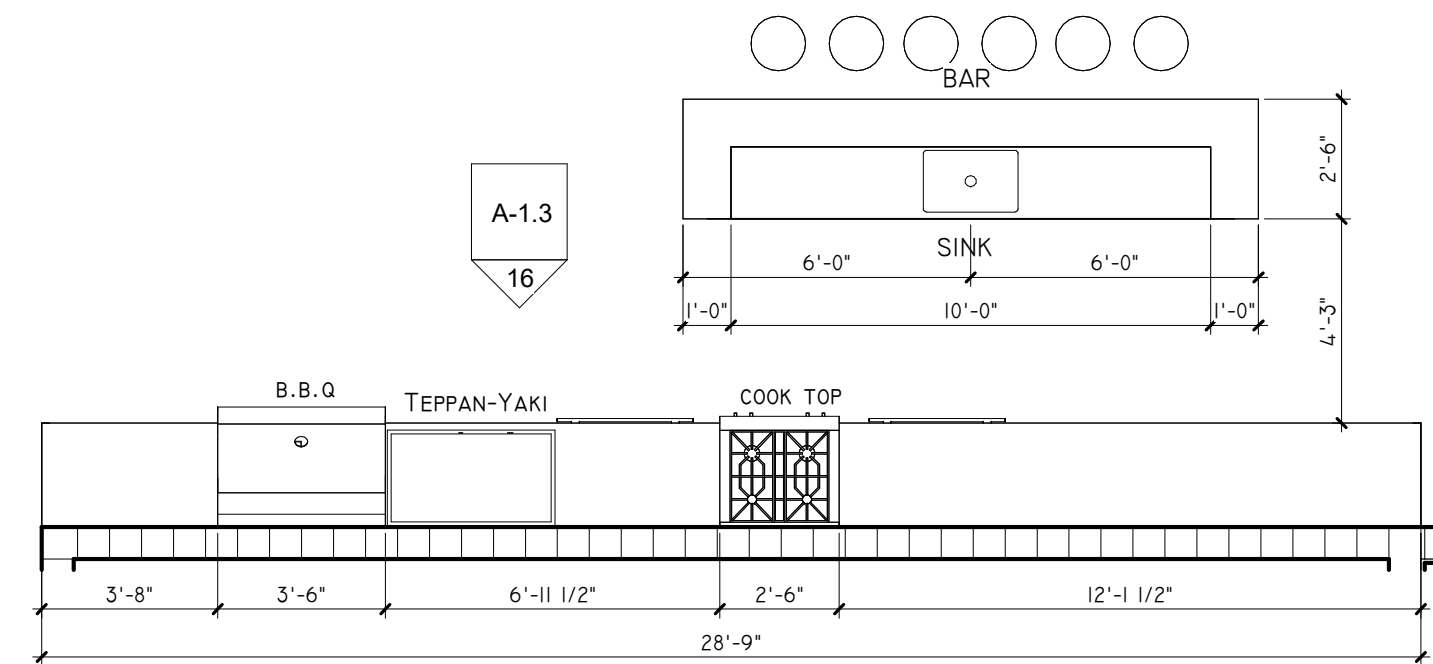
1 KITCHEN -FLOOR PLAN
A-1.3 1/4" = 1'-0"



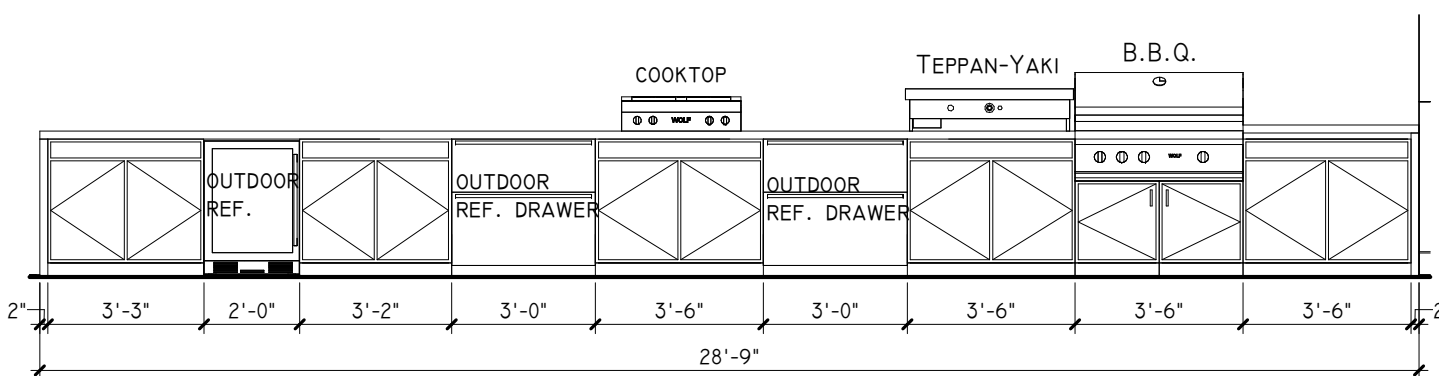
2 KITCHEN-ELEVATION 1
A-1.3 1/4" = 1'-0"



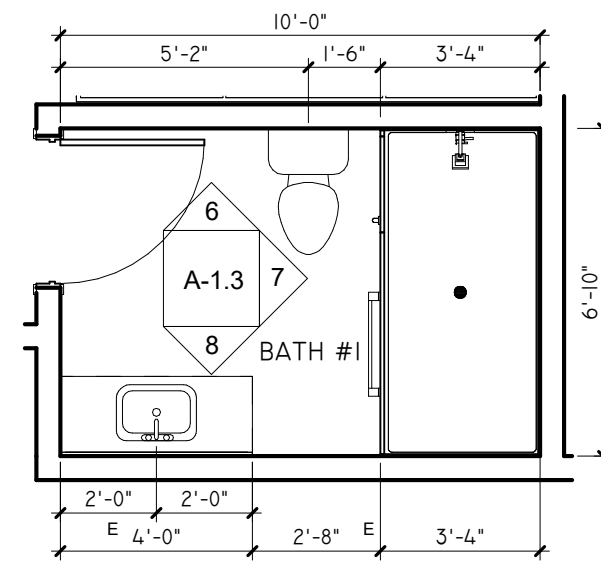
3 KITCHEN-ELEVATION 2
A-1.3 1/4" = 1'-0"



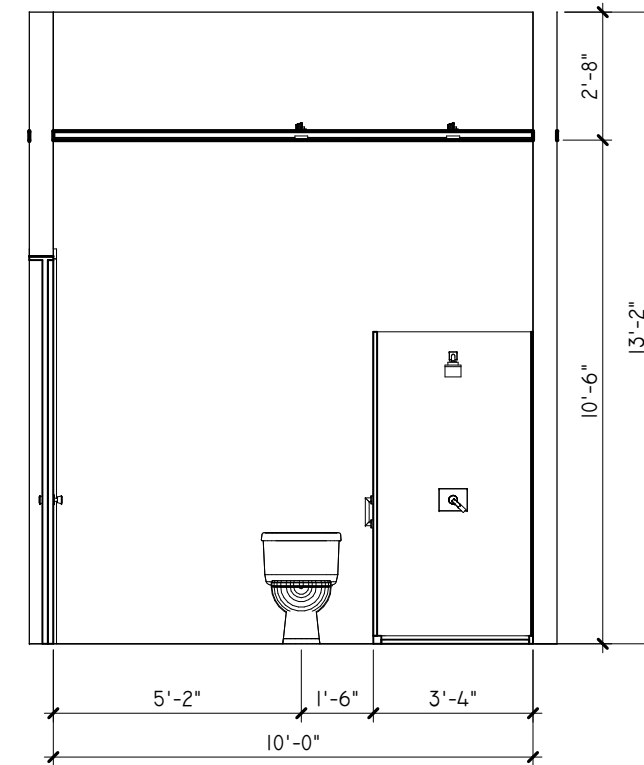
15 OUTDOOR KITCHEN- FLOOR PLAN
A-1.3 1/4" = 1'-0"



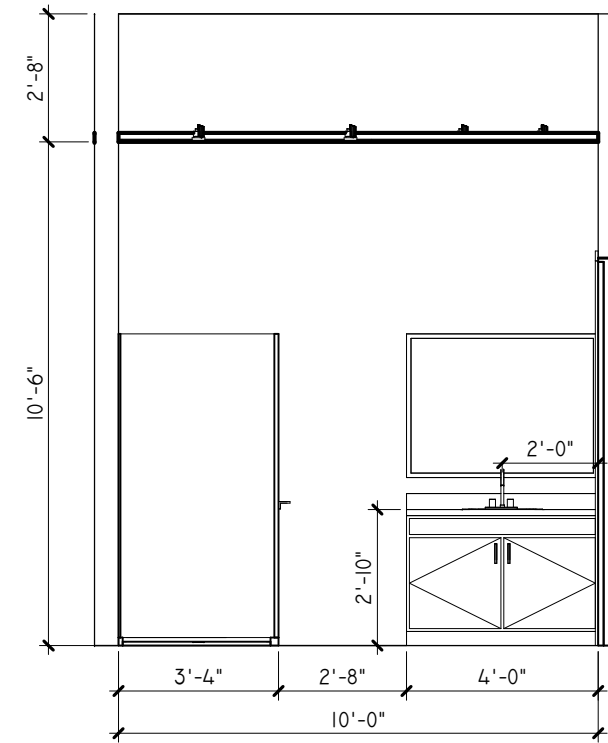
16 OUTDOOR KITCHEN- ELEVATION
A-1.3 1/4" = 1'-0"



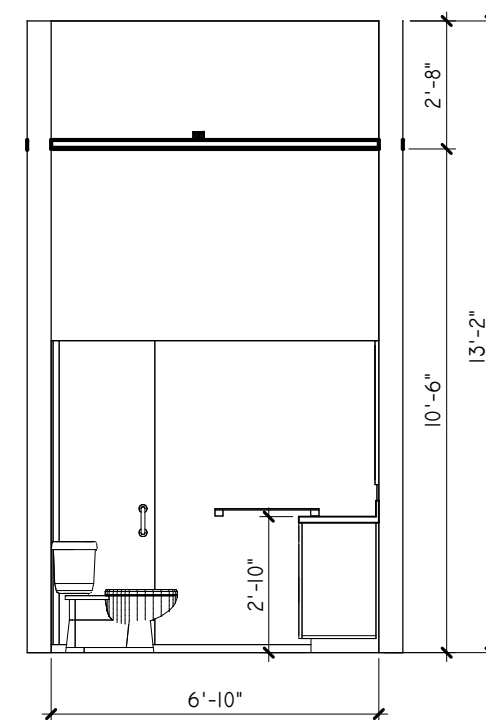
4 BATH #1- FLOOR PLAN
A-1.3 1/4" = 1'-0"



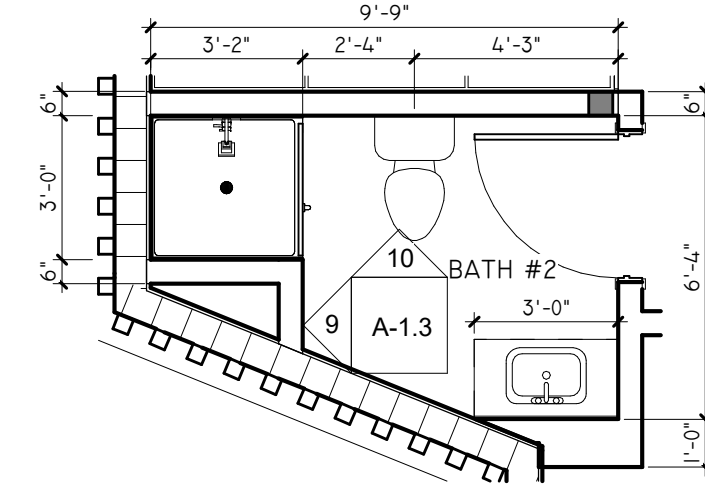
6 BATH #1-ELEVATION 1
A-1.3 1/4" = 1'-0"



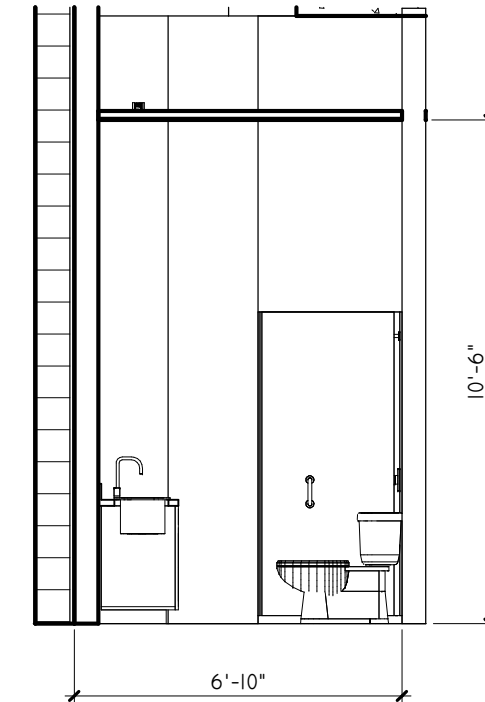
8 BATH #1-ELEVATION 3
A-1.3 1/4" = 1'-0"



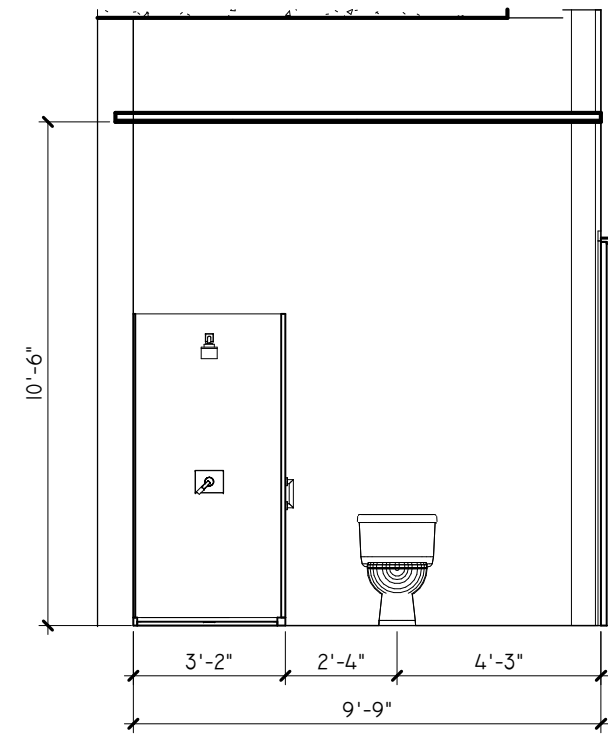
7 BATH #1-ELEVATION 2
A-1.3 1/4" = 1'-0"



5 BATH #2- FLOOR PLAN
A-1.3 1/4" = 1'-0"

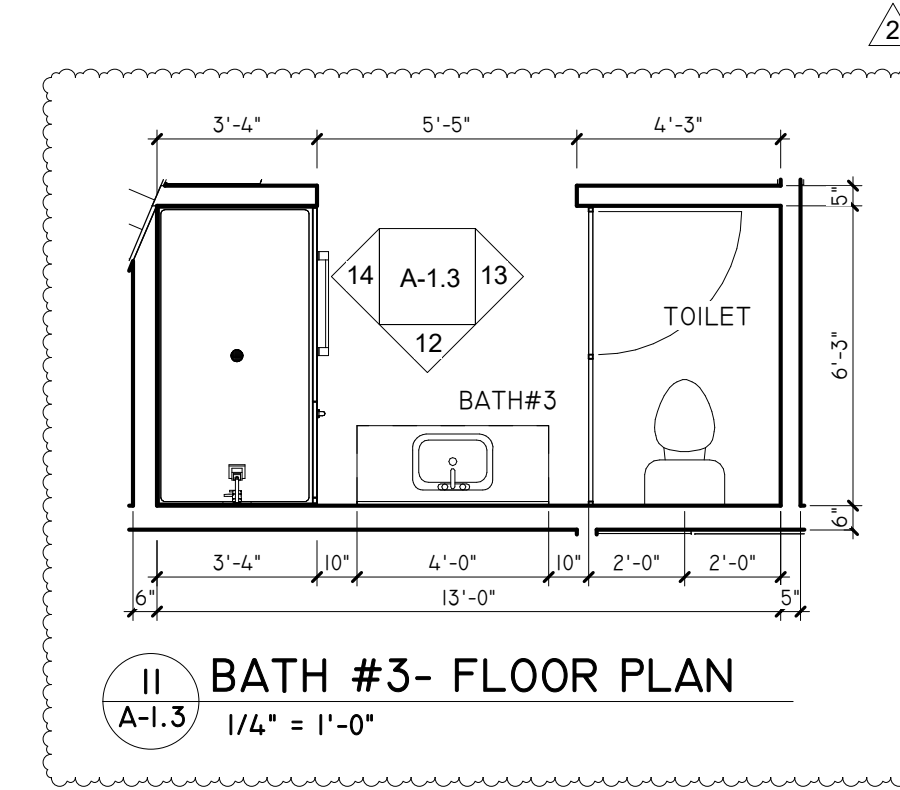


9 BATH #2-ELEVATION 1
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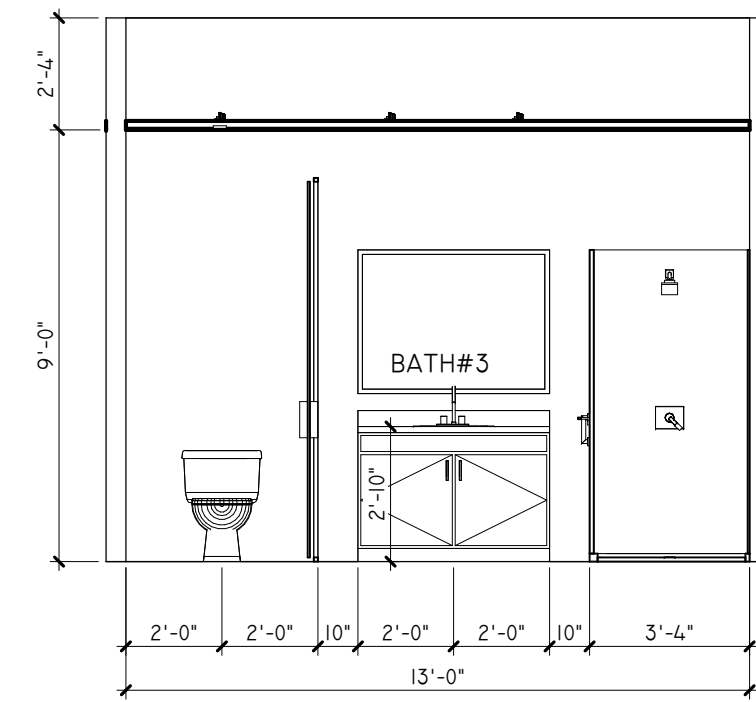


10 BATH #2-ELEVATION 2
A-1.3 1/4" = 1'-0"

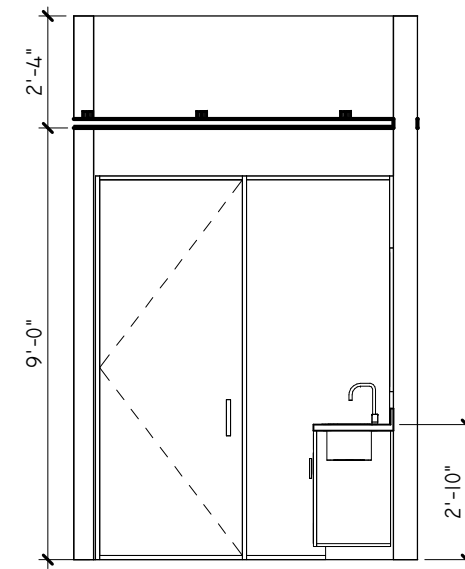
1. SHOWER/BATHTUB COMPARTMENT MUST HAVE FLOOR AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NON ABSORBENT WATER-RESISTANT MATERIAL TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE COMPARTMENT FLOOR AT THE DRAIN AS PER FBC 2020.
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4. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.



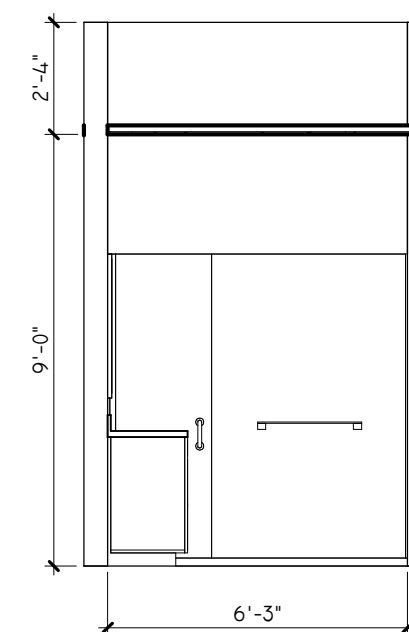
11 BATH #3- FLOOR PLAN
A-1.3 1/4" = 1'-0"



12 BATH #3-ELEVATION 1
A-1.3 1/4" = 1'-0"



13 BATH #3-ELEVATION 2
A-1.3 1/4" = 1'-0"



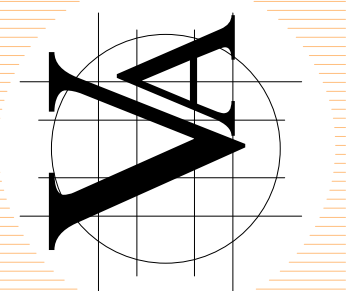
14 BATH #3-ELEVATION 3
A-1.3 1/4" = 1'-0"

REVISIONS		Date	Description
Rev		10-20-2023	Building comment
1		11-24-2025	Coordination
2			

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

Corporation Licence #A4003589	Architectural Seal
JORGE L VILLAVICENCIO NO. AR001210	

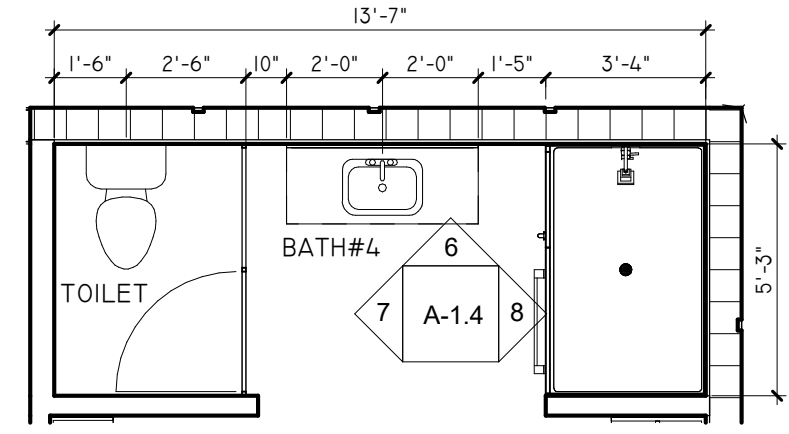
VILLA & ASSOCIATES INC.
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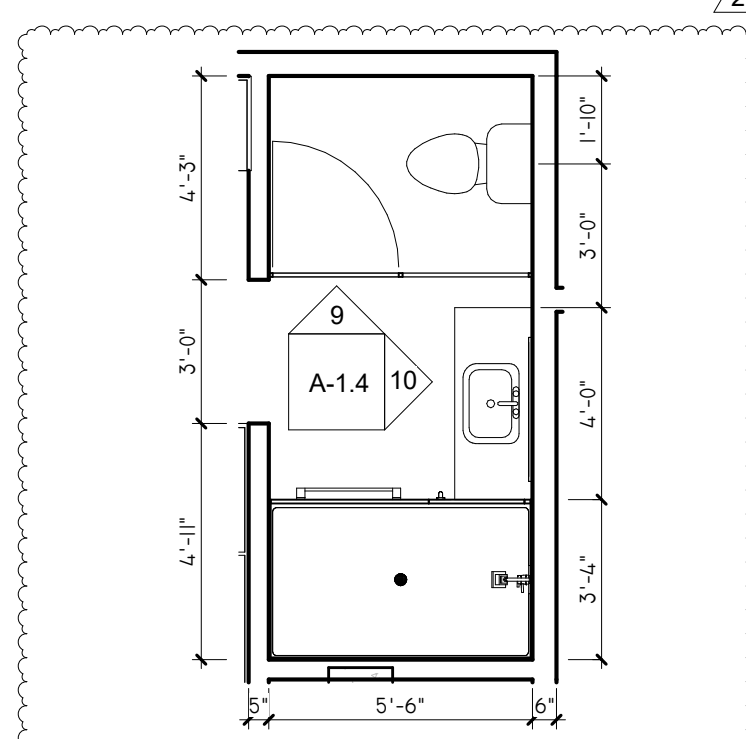
DATE: 10-20-2022	SCALE: AS SHOWN
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PROJECT NO: KITCHEN & BATH

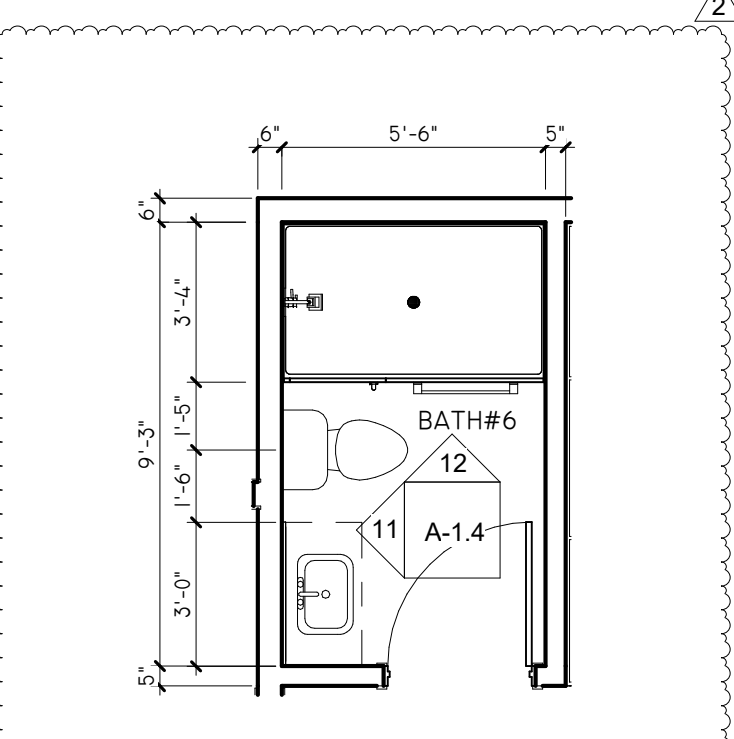
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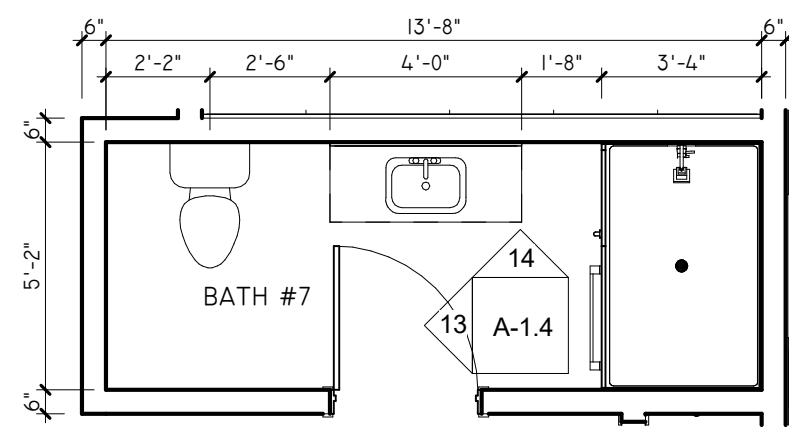
1 BATH #4- FLOOR PLAN
A-1.4 1/4" = 1'-0"



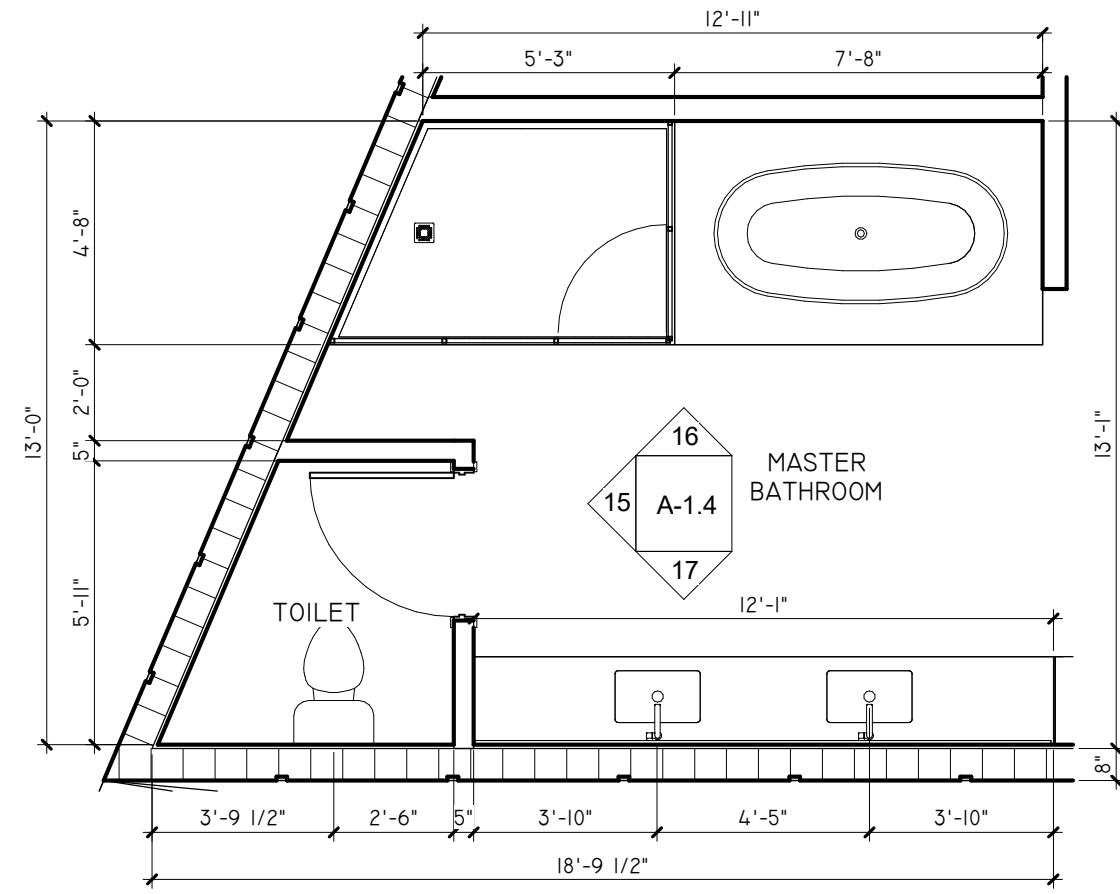
2 BATH #5- FLOOR PLAN
A-1.4 1/4" = 1'-0"



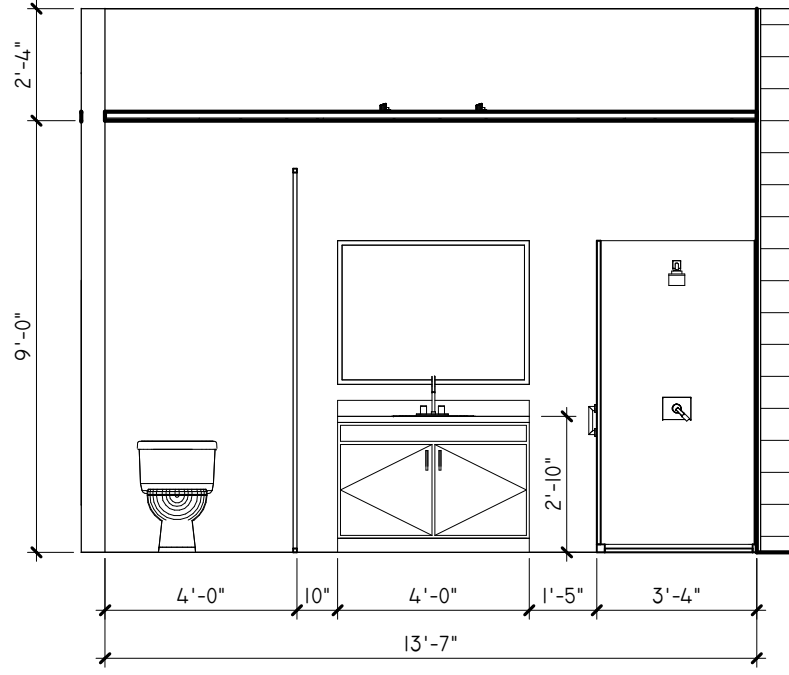
3 BATH #6- FLOOR PLAN
A-1.4 1/4" = 1'-0"



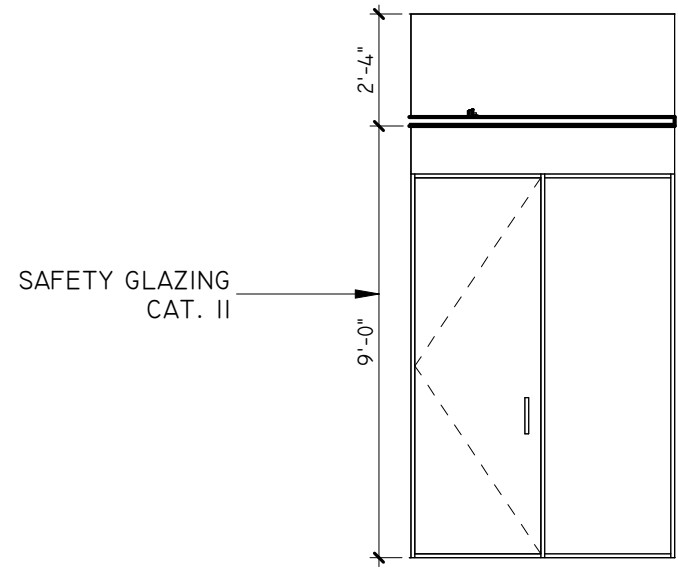
4 BATH #7- FLOOR PLAN
A-1.4 1/4" = 1'-0"



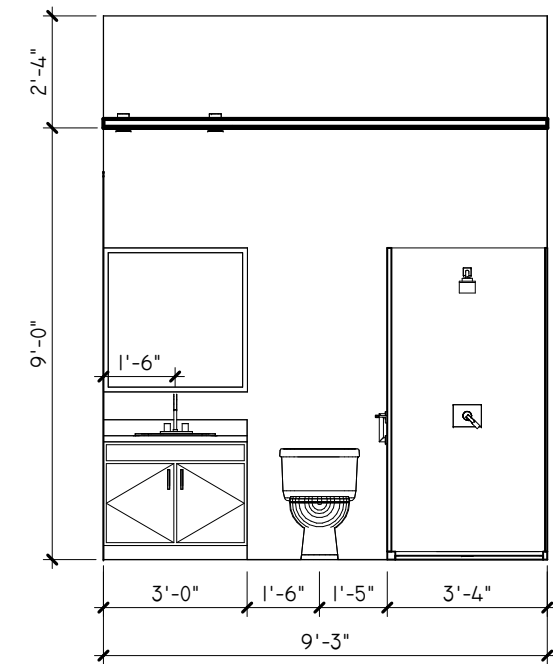
5 MASTER BATHROOM- FLOOR PLAN
A-1.4 1/4" = 1'-0"



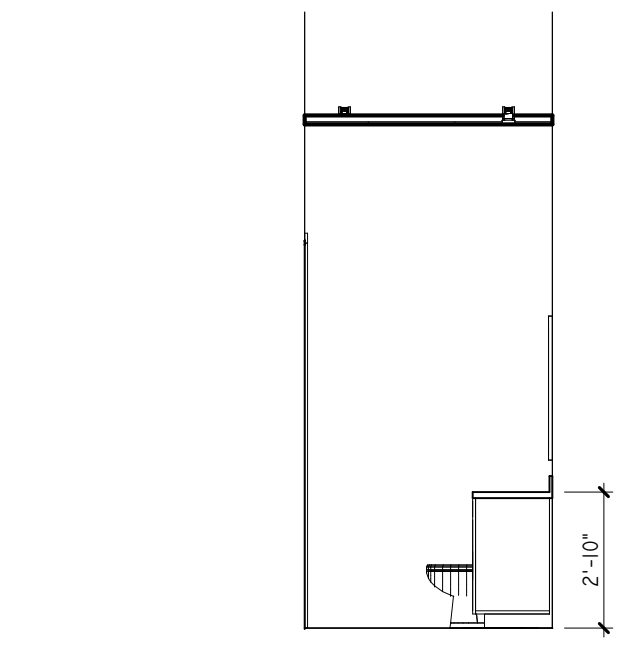
6 BATH #4-ELEVATION I
A-1.4 1/4" = 1'-0"



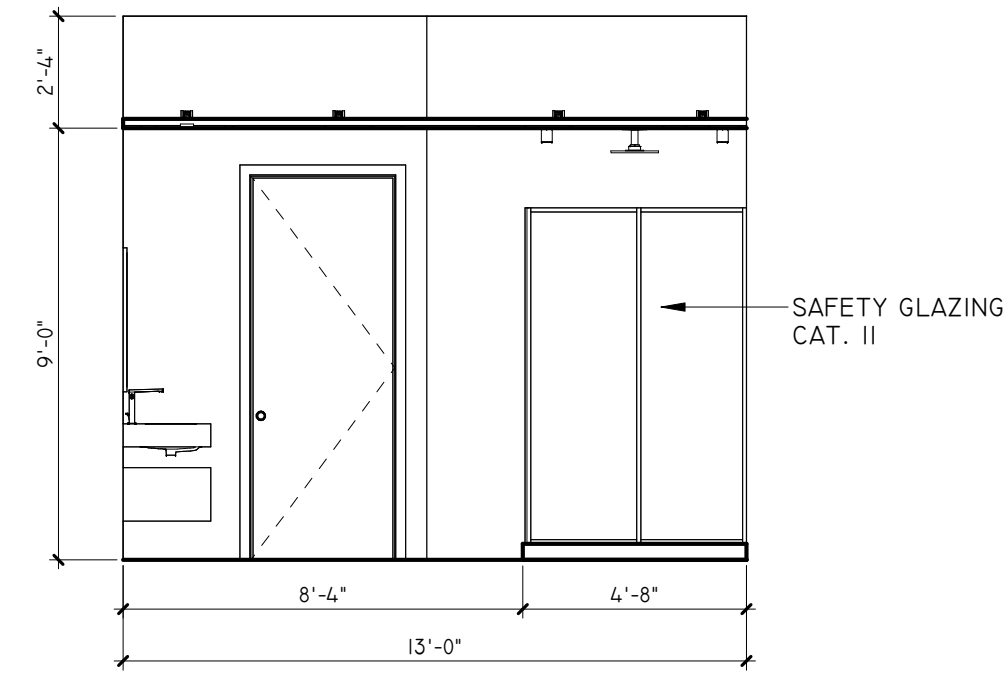
9 BATH #5-ELEVATION I
A-1.4 1/4" = 1'-0"



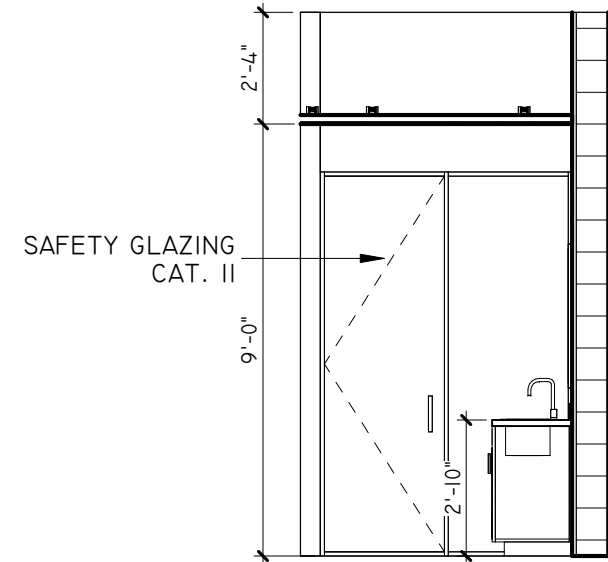
11 BATH #6-ELEVATION I
A-1.4 1/4" = 1'-0"



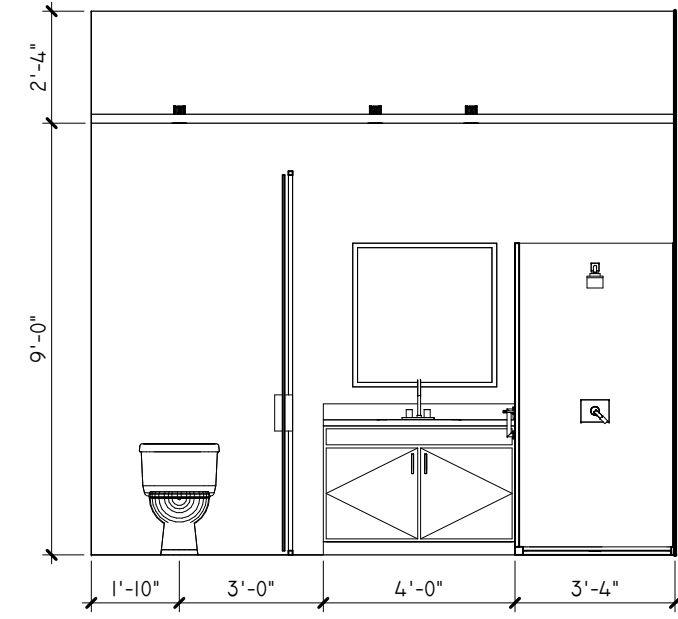
13 BATH #7-ELEVATION I
A-1.4 1/4" = 1'-0"



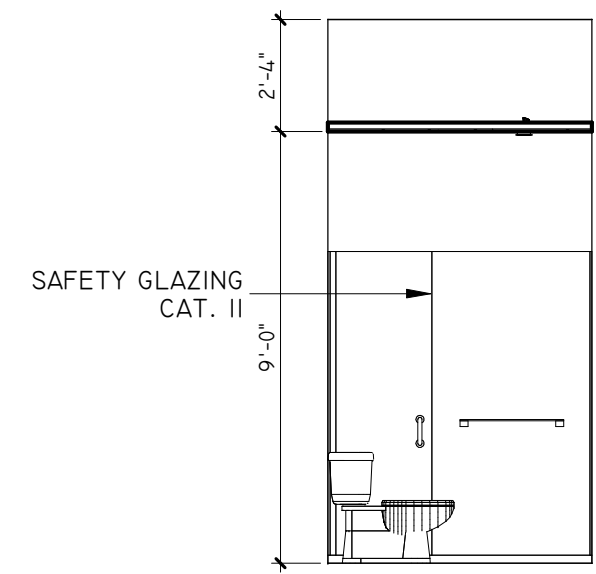
15 MASTER BATHROOM -ELEVATION I
A-1.4 1/4" = 1'-0"



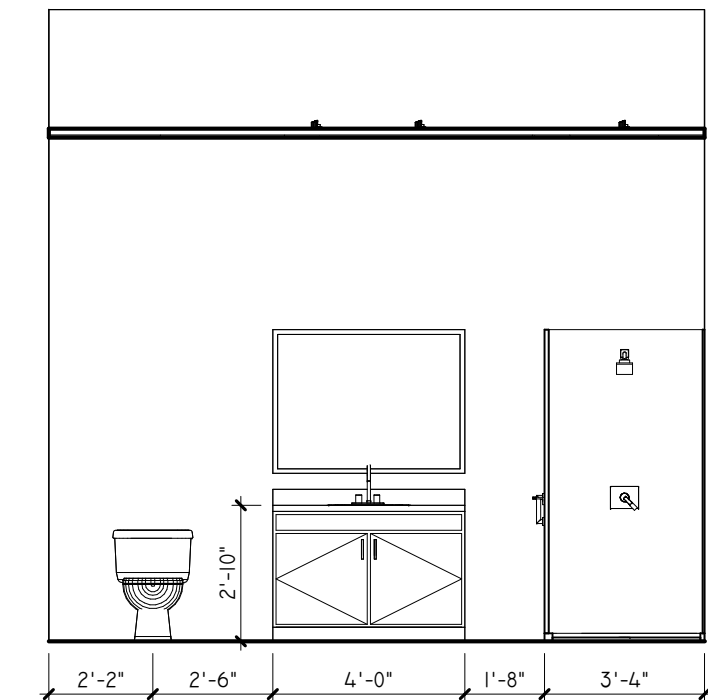
7 BATH #4-ELEVATION 2
A-1.4 1/4" = 1'-0"



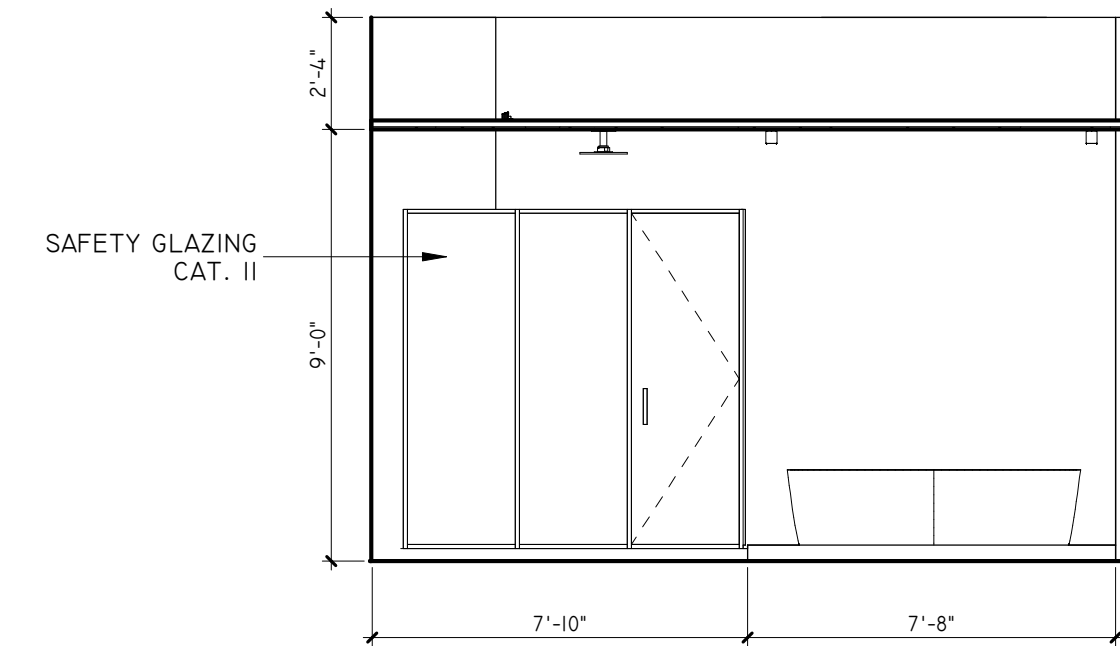
10 BATH #5-ELEVATION 2
A-1.4 1/4" = 1'-0"



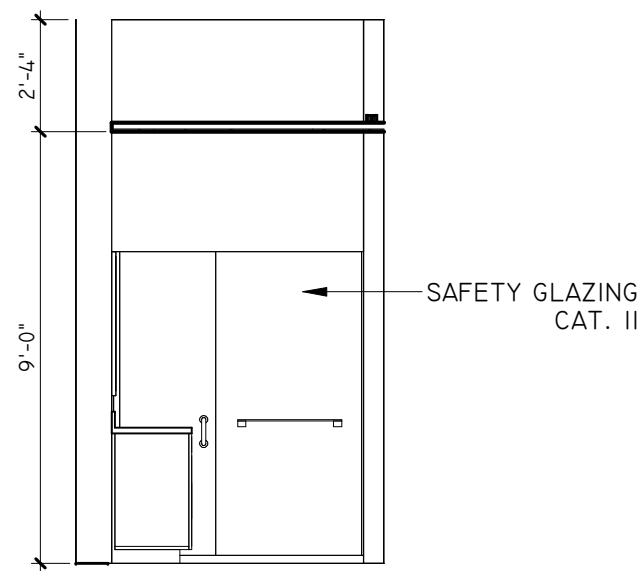
12 BATH #6-ELEVATION 2
A-1.4 1/4" = 1'-0"



14 BATH #7-ELEVATION 2
A-1.4 1/4" = 1'-0"

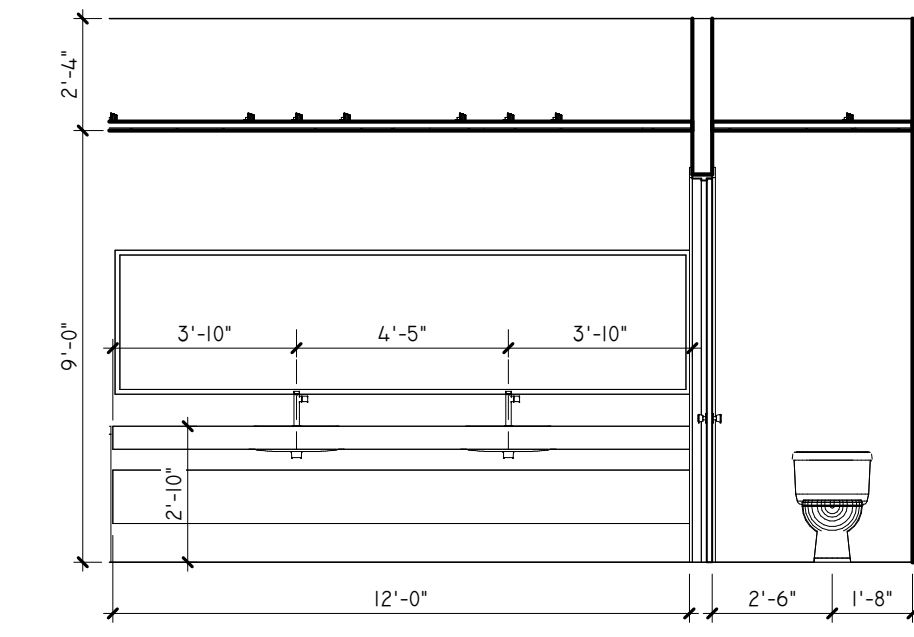


16 MASTER BATHROOM -ELEVATION 2
A-1.4 1/4" = 1'-0"



8 BATH #4-ELEVATION 3
A-1.4 1/4" = 1'-0"

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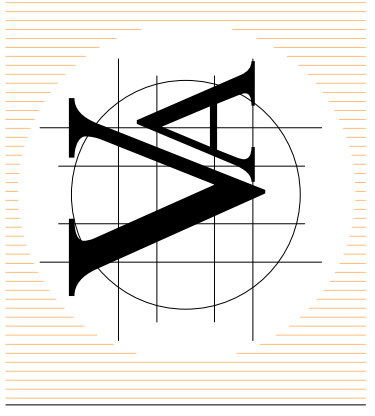
17 MASTER BATHROOM -ELEVATION 3
A-1.4 1/4" = 1'-0"

REVISIONS		Date	Description
Rev	Building comment	10-20-2022	Coordination
1		11-24-2025	
2			

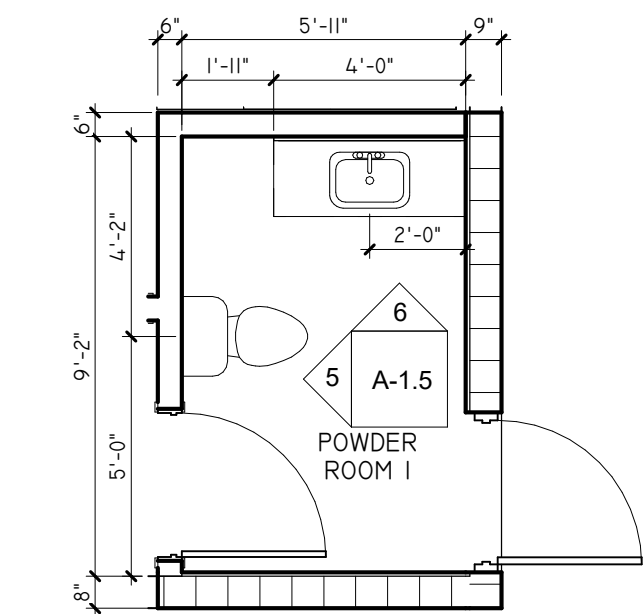
FIDANZA'S FAMILY HOUSE
NEW CONSTRUCTION
11041 SW 77TH AVE, VILLAGE OF PINECREST, FL 33156

Corporation Licence
#A0003589
Architectural Seal
JORGE L VILLAVIGENCIO
NO. AR0012110

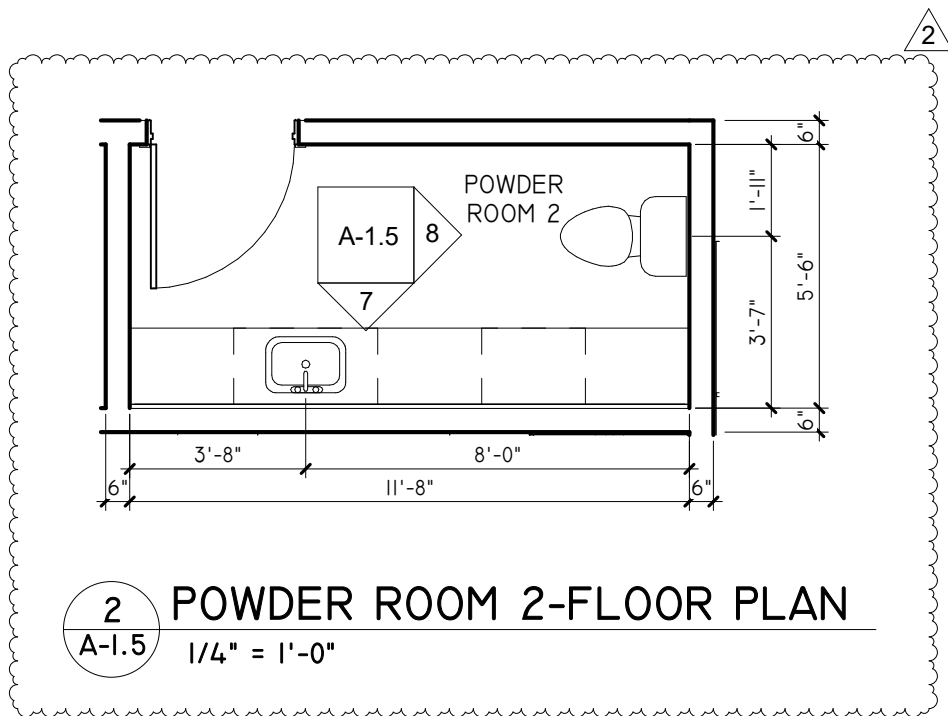
VILLA & ASSOCIATES INC.
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TEL. 305-613-0865 - E-Mail Jvillarchitect@gmail.com
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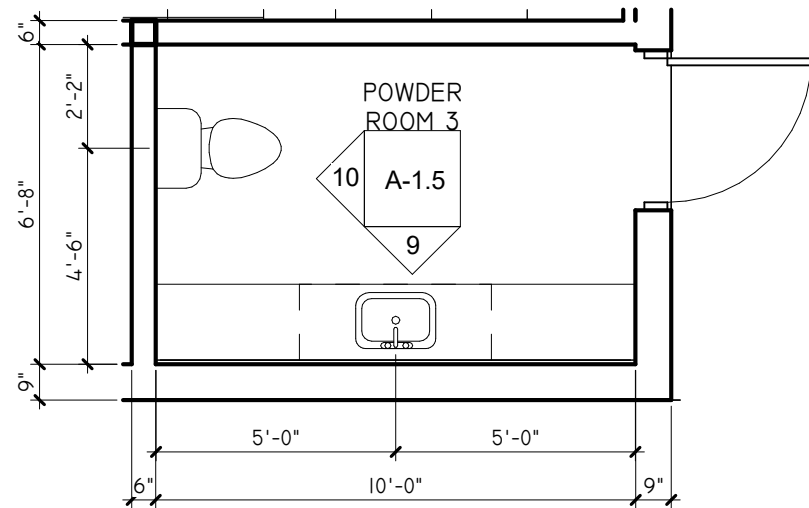
DATE: 10-20-2022	SCALE: AS SHOWN
PROJECT NO: BATH	
DRAWING NO: A-1.4	



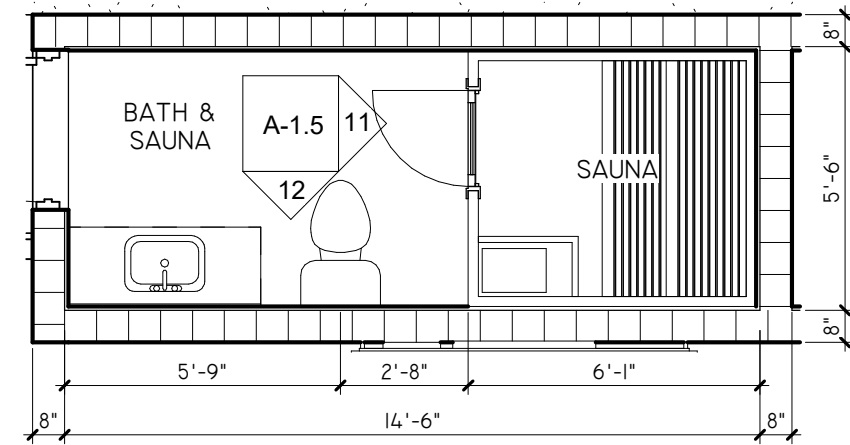
1 POWDER ROOM I-FLOOR PLAN
1/4" = 1'-0"



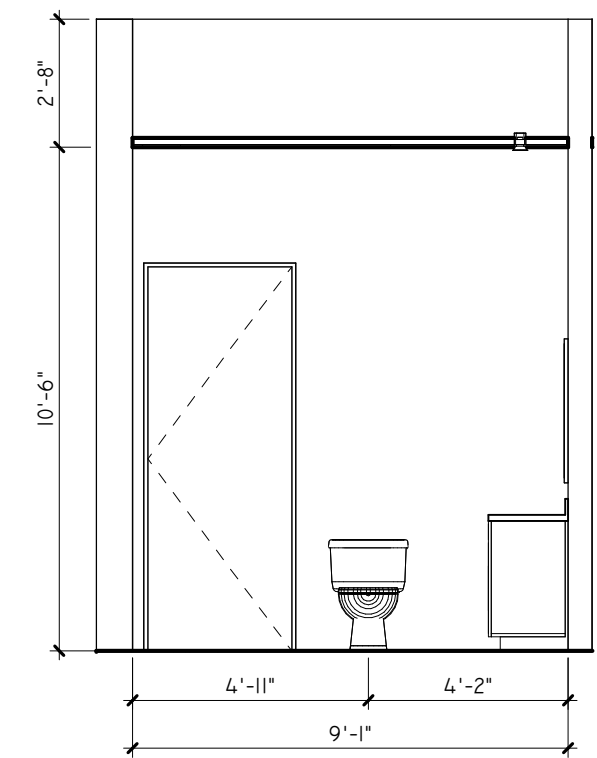
2 POWDER ROOM 2-FLOOR PLAN
1/4" = 1'-0"



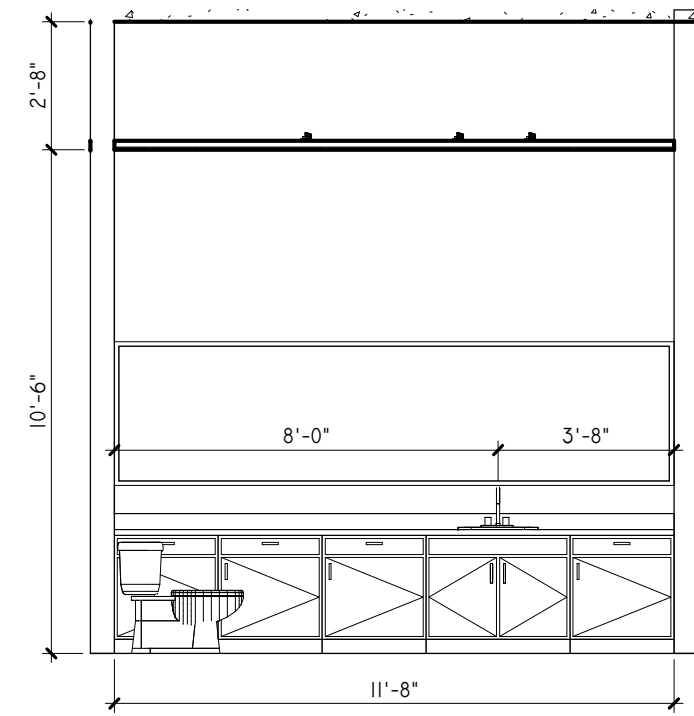
3 POWDER ROOM 3-FLOOR PLAN
1/4" = 1'-0"



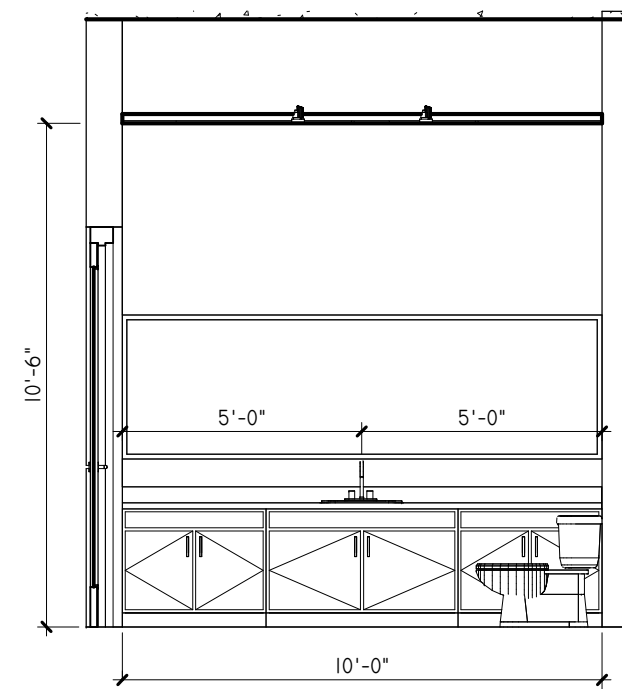
4 BATH & SAUNA- FLOOR PLAN
1/4" = 1'-0"



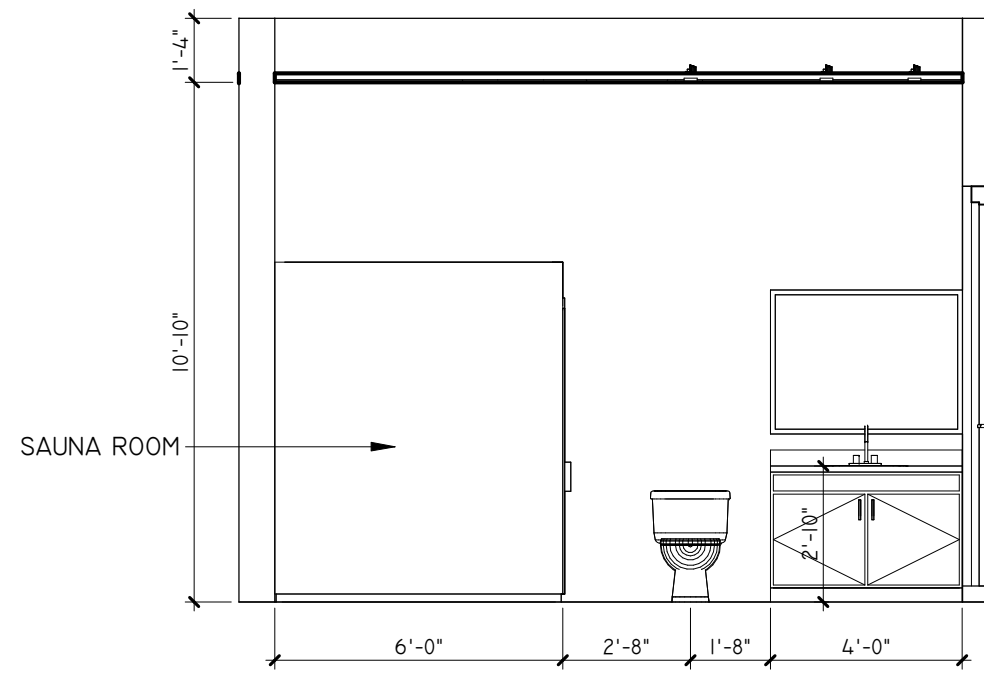
5 POWDER ROOM I-ELEVATION 1
1/4" = 1'-0"



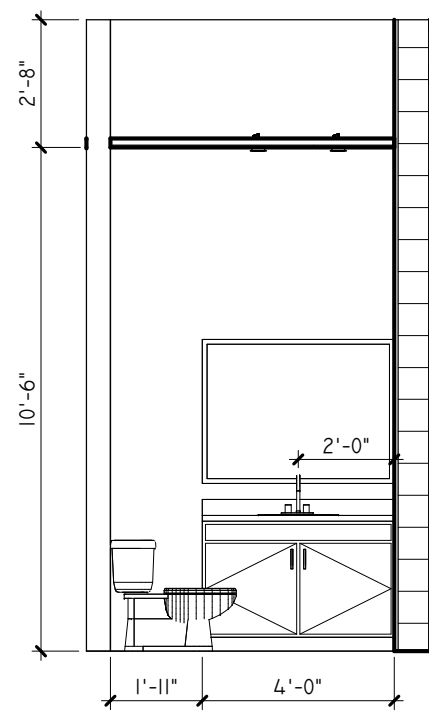
7 POWDER ROOM 2-ELEVATION 1
1/4" = 1'-0"



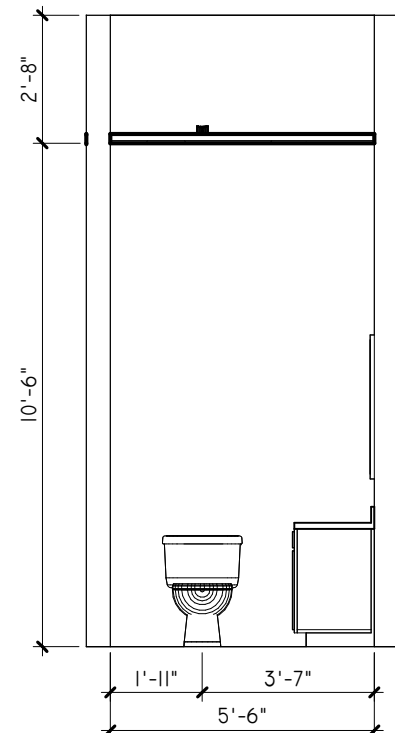
9 POWDER ROOM 3-ELEVATION 1
1/4" = 1'-0"



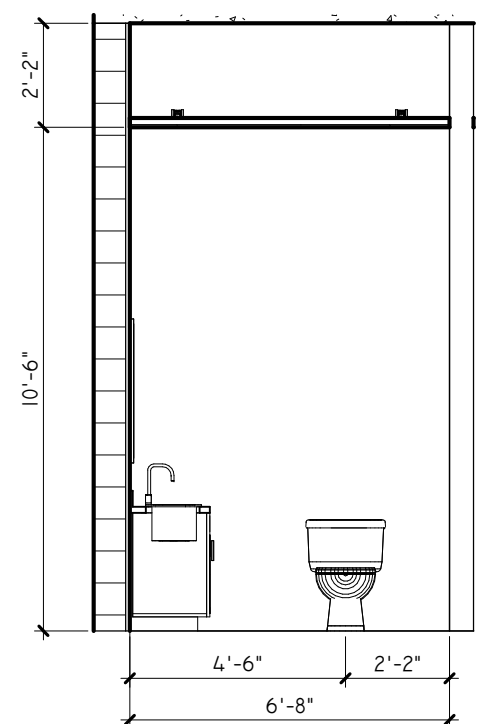
12 BATH & SAUNA -ELEVATION 1
1/4" = 1'-0"



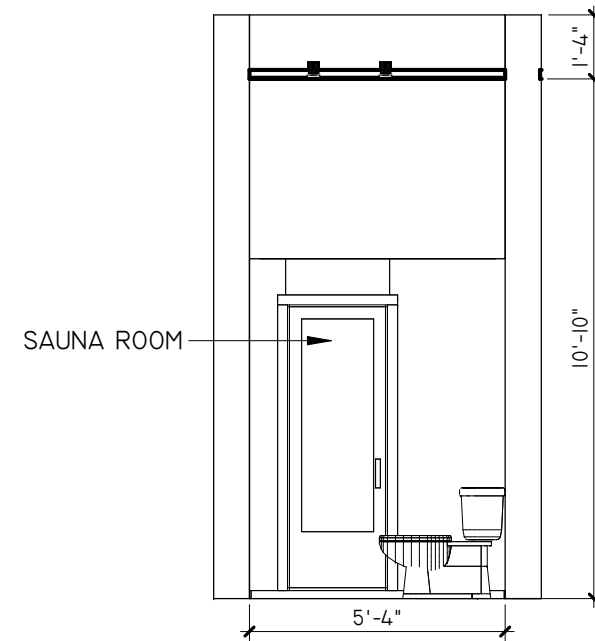
6 POWDER ROOM I-ELEVATION 2
1/4" = 1'-0"



8 POWDER ROOM 2-ELEVATION 2
1/4" = 1'-0"



10 POWDER ROOM 3-ELEVATION 2
1/4" = 1'-0"



11 BATH & SAUNA -ELEVATION 2
1/4" = 1'-0"

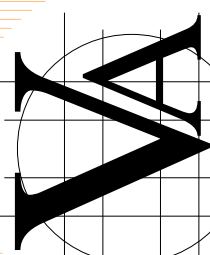
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REVISIONS		Date	Description
Rev			Building comment
1		10-20-2023	Coordination
2		11-24-2025	

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

Corporation Licence #A4003355	Architectural Seal
JORGE L VILLAVIGENCIO NO. AR001210	

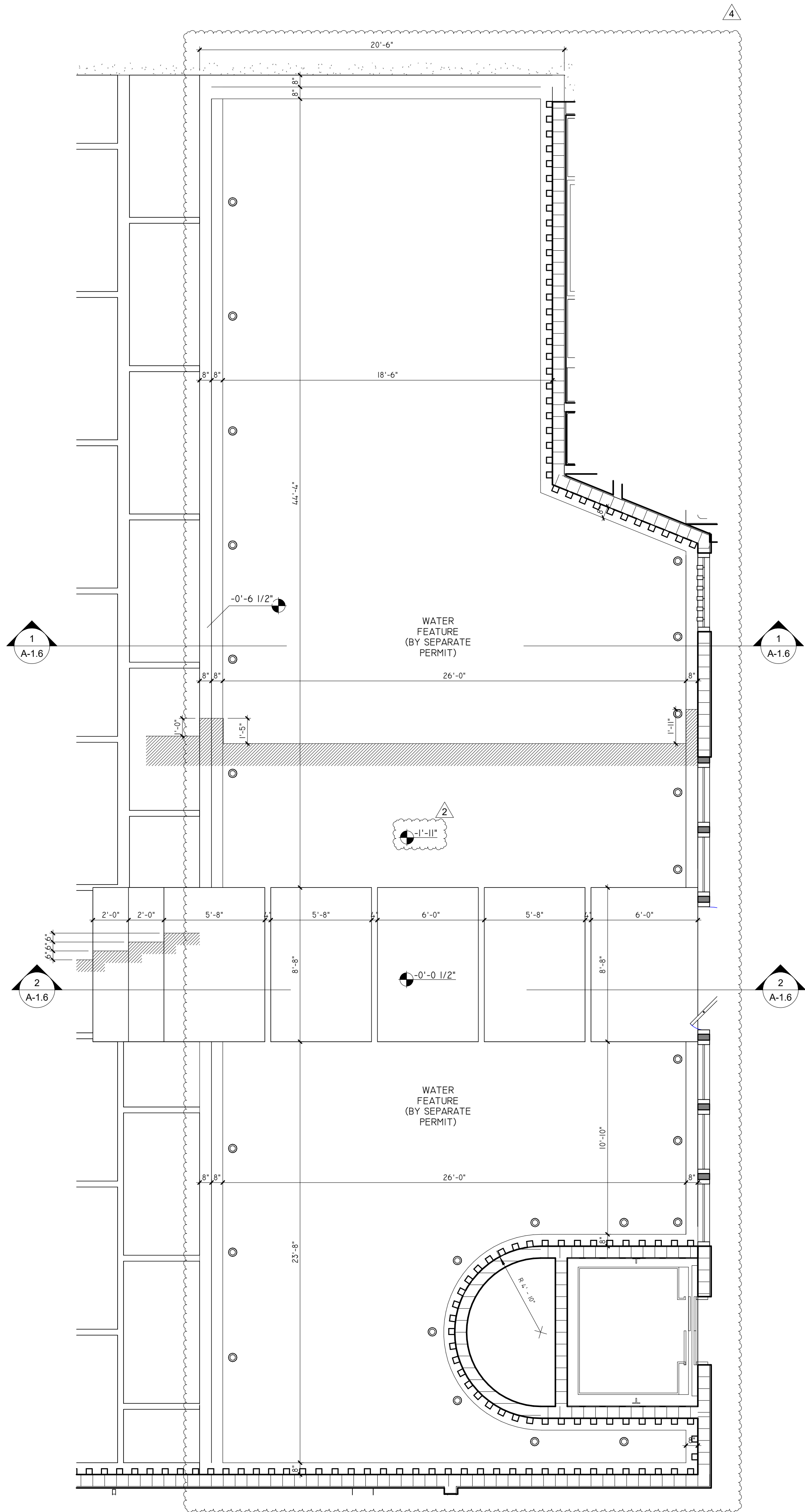
VILLA & ASSOCIATES INC.
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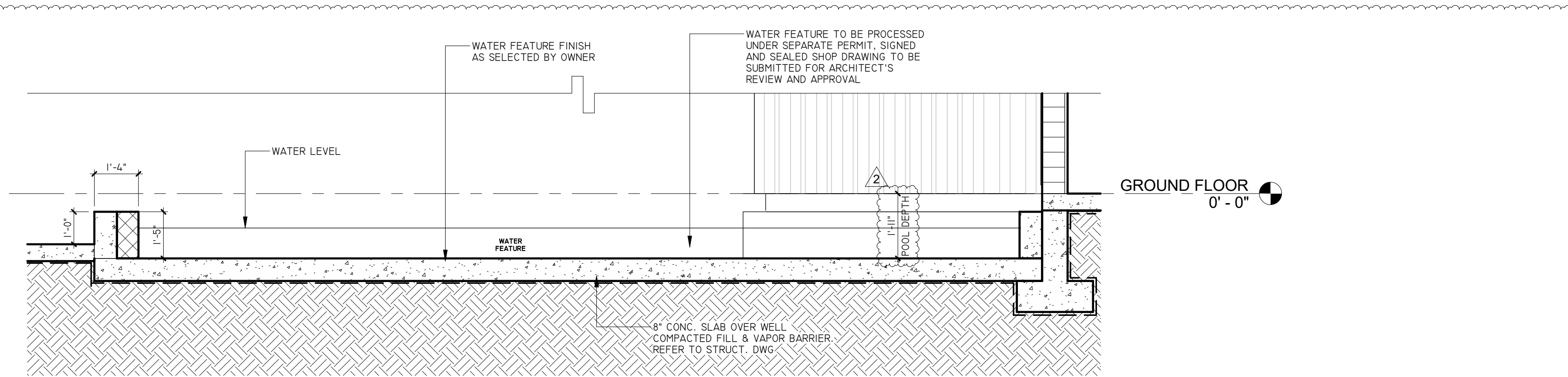
DATE: 10-20-2022	SCALE: AS SHOWN
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PROJECT NO: BATH

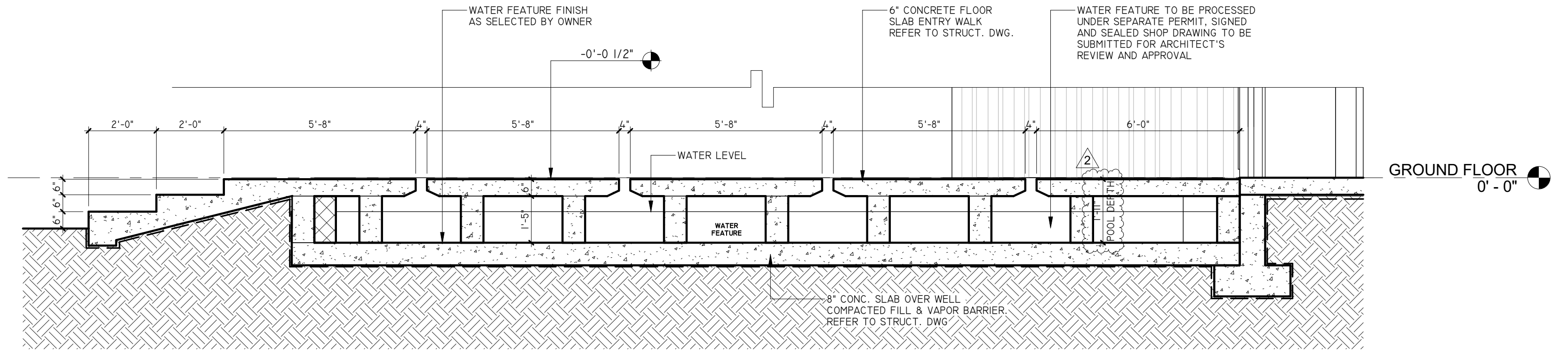
DRAWING NO : A-1.5



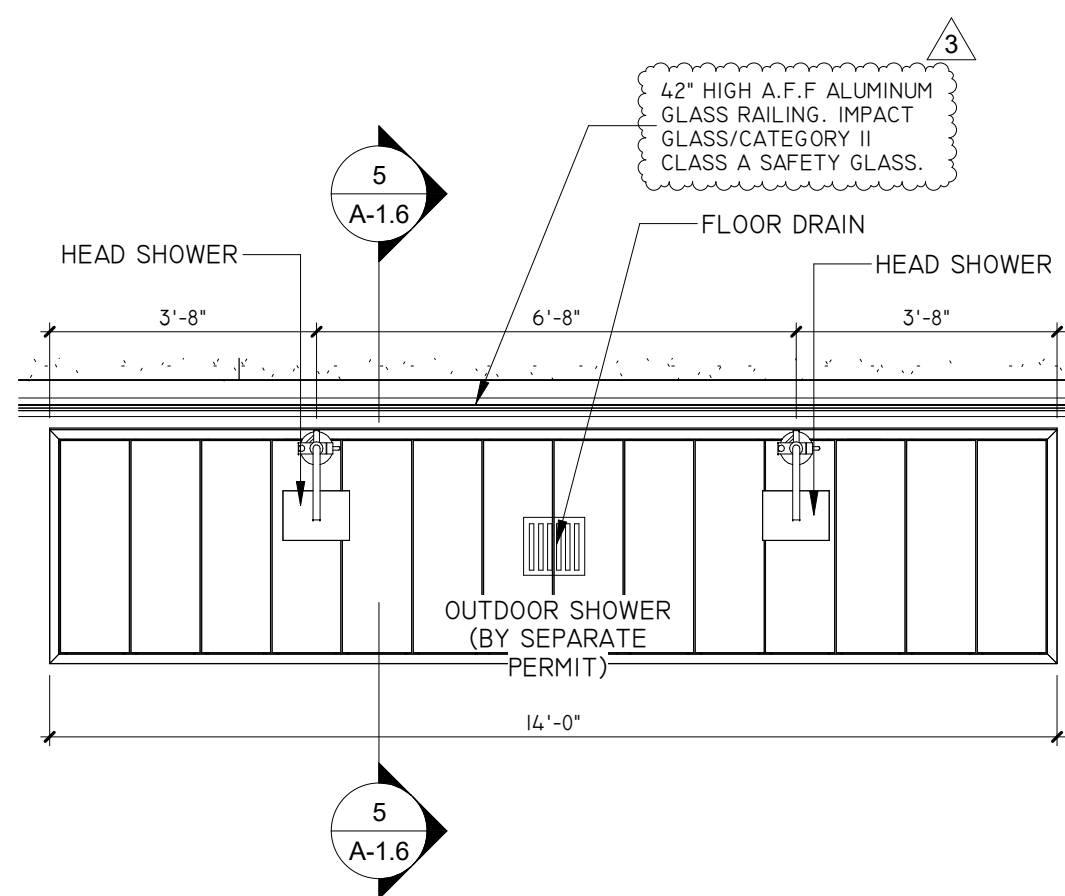
3
A-1.6
GROUND FLOOR - WATER FEATURE
1/4" = 1'-0"



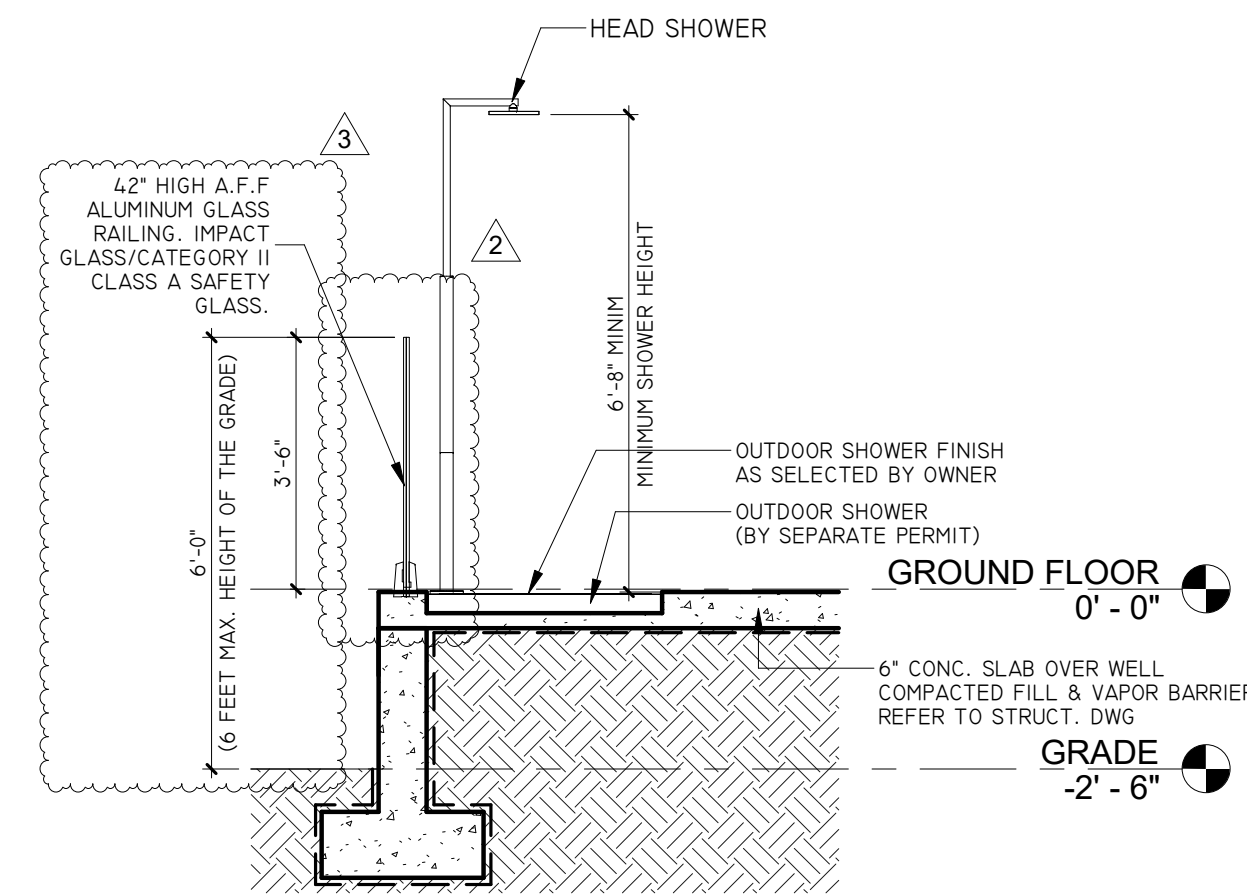
1
A-1.6
SECTION - WATER FEATURE
3/8" = 1'-0"



2
A-1.6
SECTION - WATER FEATURE
3/8" = 1'-0"



4
A-1.6
GROUND FLOOR - OUTDOOR SHOWER
3/8" = 1'-0"



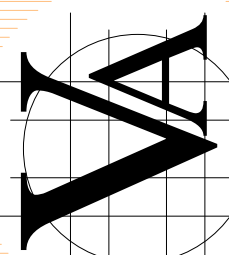
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A-1.6
SECTION - OUTDOOR SHOWER
3/8" = 1'-0"

REVISIONS		Date	Description
1	Rev.	03-27-2024	Zoning Comment
2		07-07-2024	Zoning Comment
3		08-05-2024	Zoning Comment
4		11-27-2025	Continuation

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

Corporation Licence #A4003589	Architectural Seal
JORGE L VILLAVICENCIO NO. AR001210	

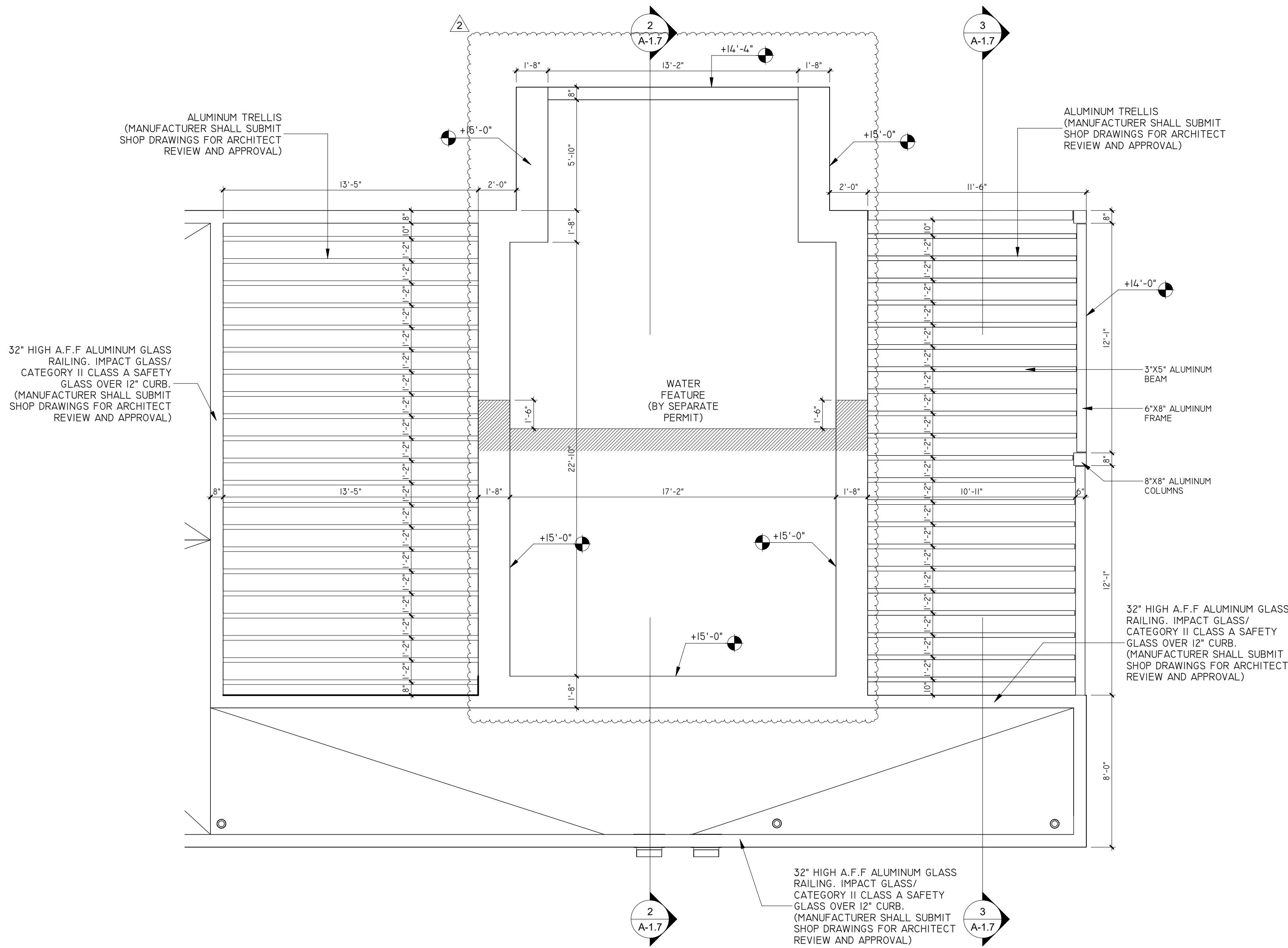
VILLA & ASSOCIATES INC.
ARCHITECTURE PLANNING INTERIOR DESIGN
5801 SW 69 AVENUE MIAMI, FLORIDA 33155
TEL. 305-613-0865 - E-Mail Jvillarchitect@gmail.com
CONSULTANT: ARCHI-TEK STUDIO CORP.
TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com



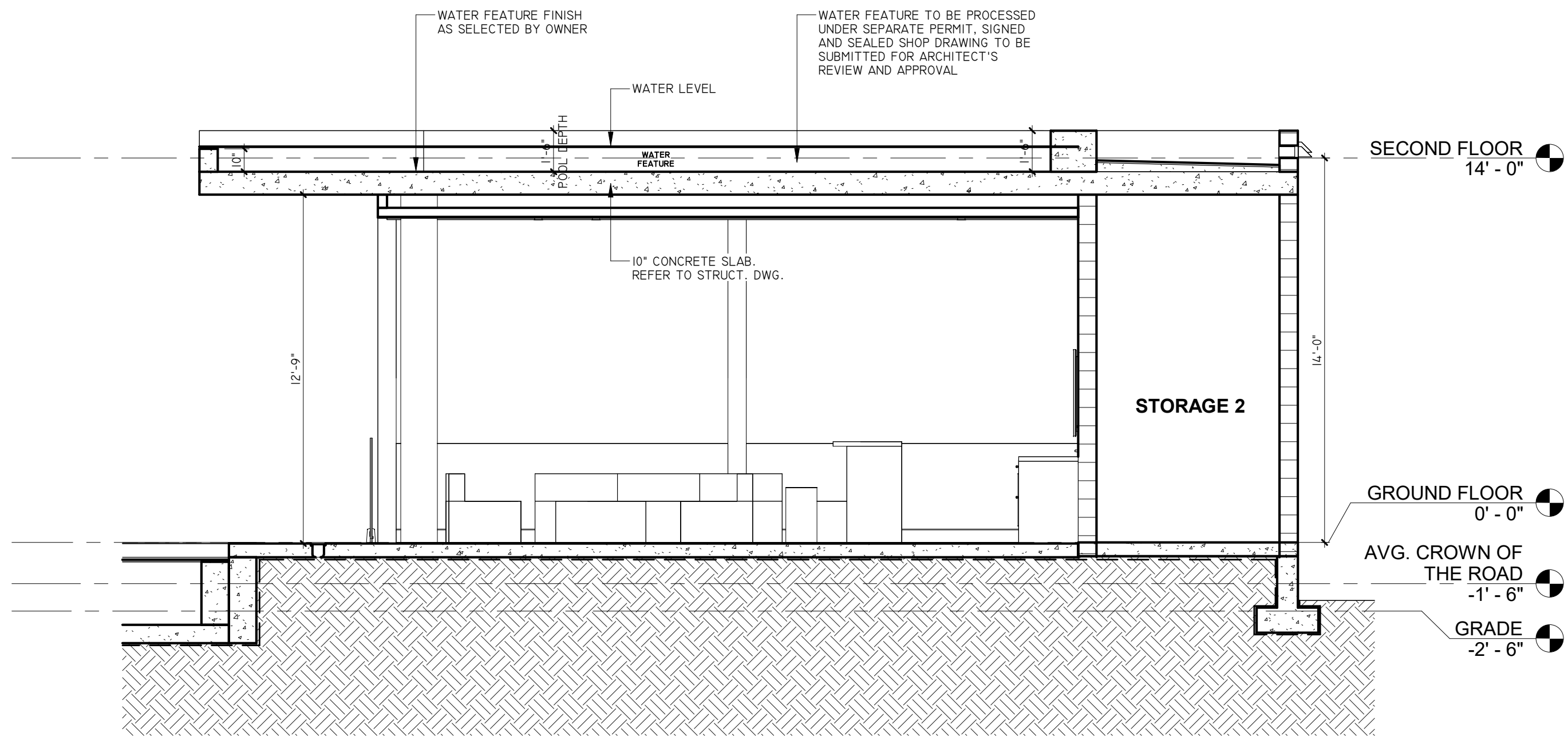
DATE: 10-20-2022	SCALE: AS SHOWN
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PROJECT NO: WATER FEATURE & POOL SHOWER

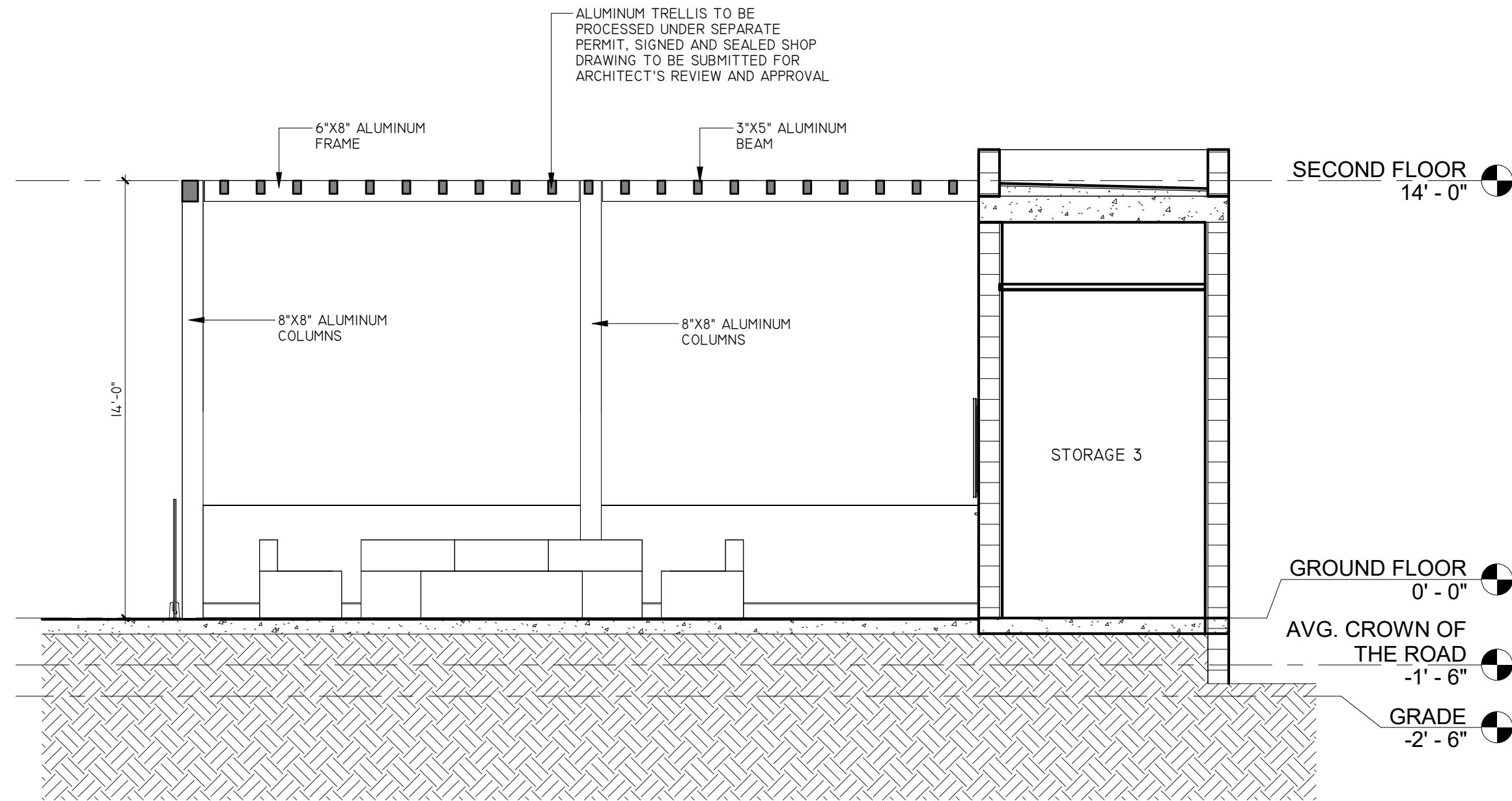
DRAWING NO: A-1.6



1
A-1.7
SECOND FLOOR - WATER FEATURE & TRELLIS
1/4" = 1'-0"



2
A-1.7
SECTION - WATER FEATURE
1/4" = 1'-0"



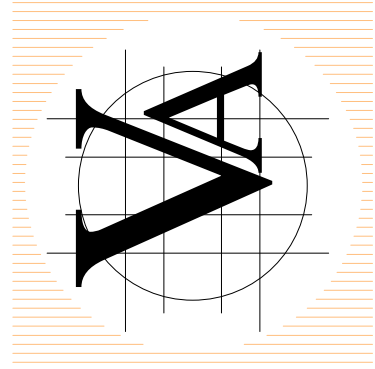
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A-1.7
SECTION - TRELLIS
1/4" = 1'-0"

REVISIONS		Date	Description
Rev.		03-27-2024	Zoning Comment
1		11-24-2025	Coordination
2			

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

Corporation Licence #A4003589	Architectural Seal
JORGE L VILLAVIGENCIO NO. AR001210	

VILLA & ASSOCIATES INC. ARCHITECTURE 5801 SW 69 AVENUE TEL. 305-613-0865	PLANNING	INTERIOR DESIGN
	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: WATER FEATURE & TRELLIS	

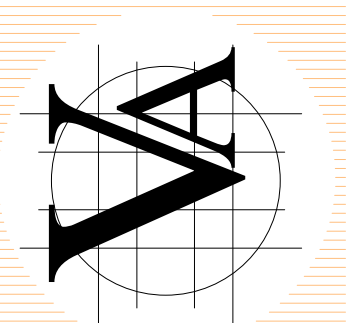
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REVISIONS		Date	Description
Rev			
1		10-20-2023	Building comment
2		03-27-2024	Zoning Comment
3		06-07-2024	Zoning Comment
4		11-24-2025	Coordination
5			Coordination

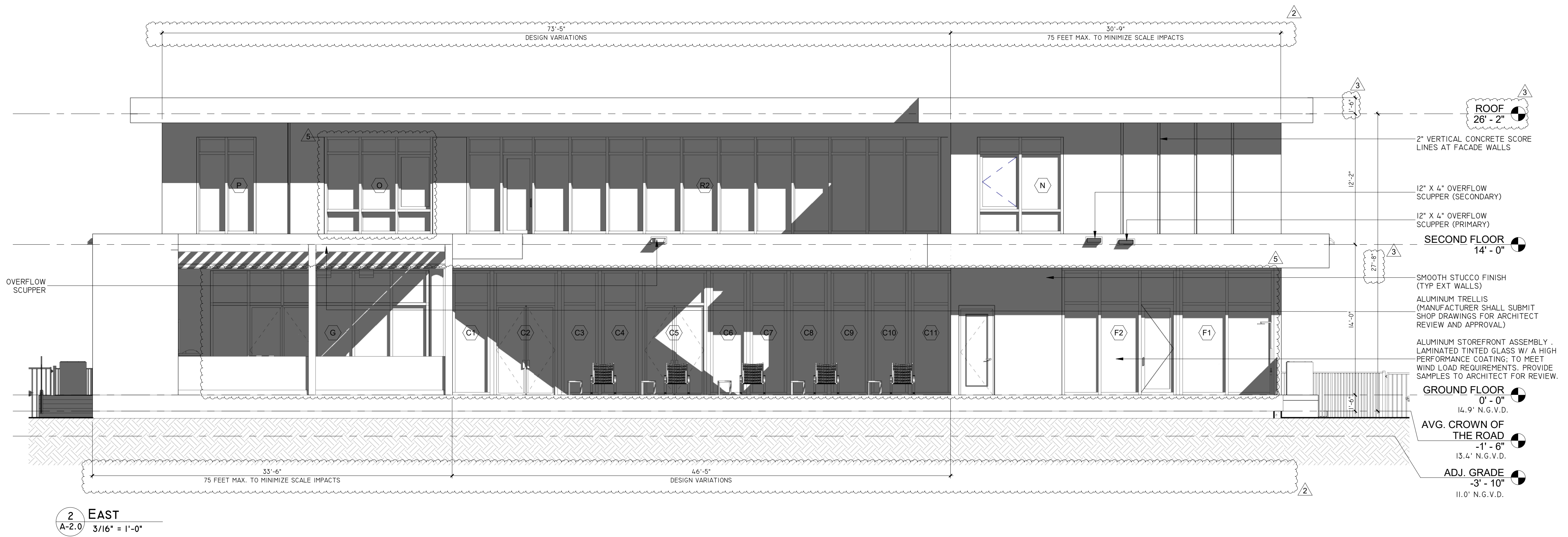
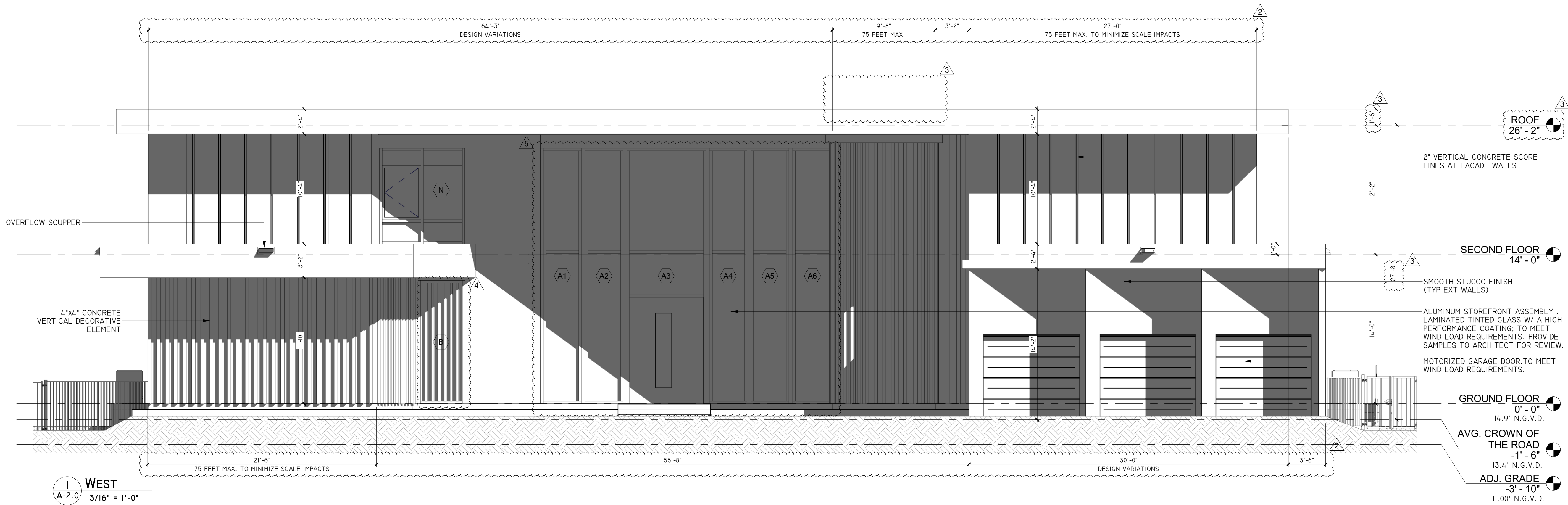
FIDANZAS FAMILY HOUSE
NEW CONSTRUCTION
11041 SW 77TH AVE, VILLAGE OF
PINECREST, FL 33156

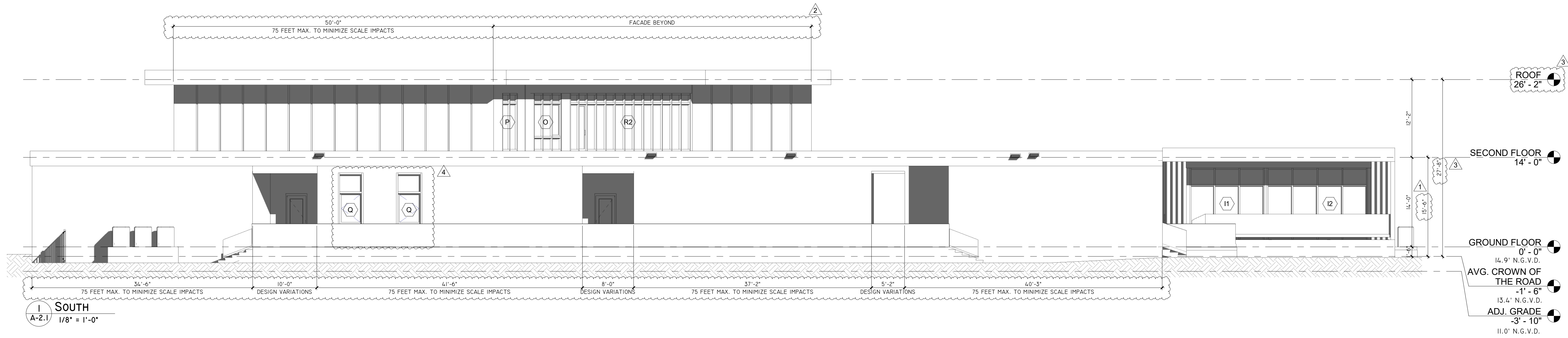
Corporation Licence
#A00033559
Architectural Seal
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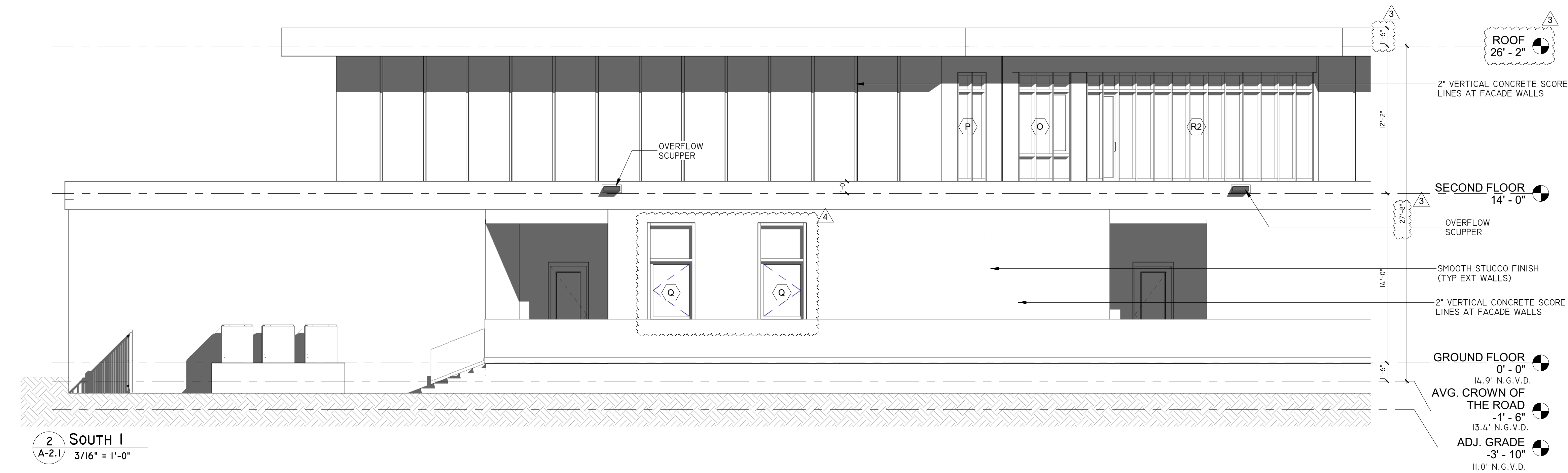


DATE: 10-20-2022	SCALE: AS SHOWN
PROJECT NO: ELEVATION EAST & WEST	
DRAWING NO: A-2.0	

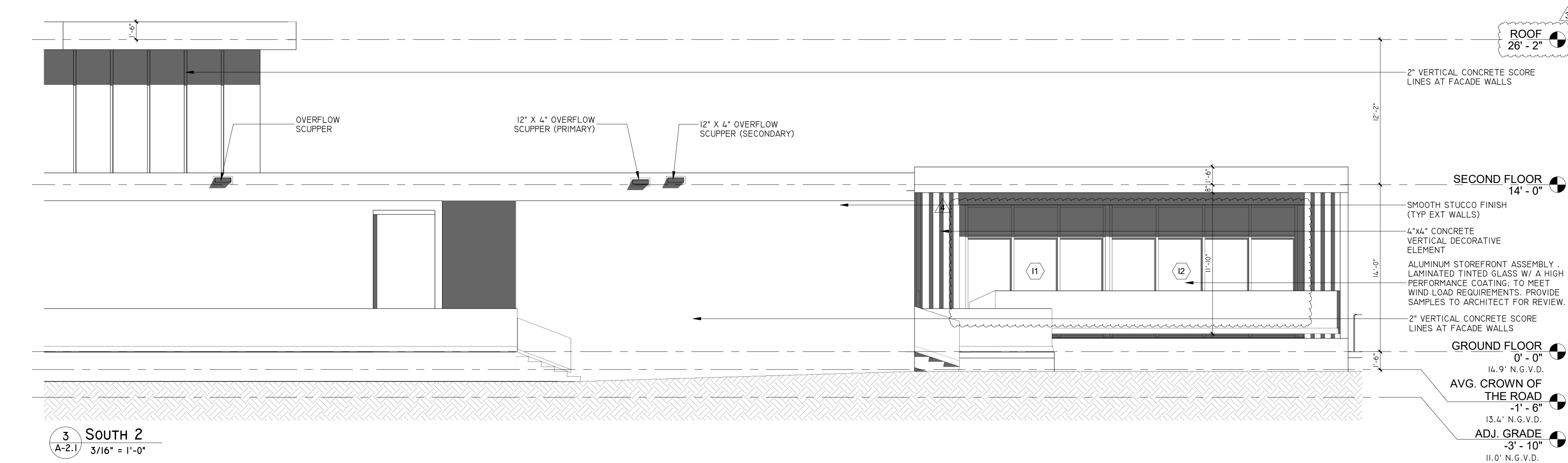




1 SOUTH
1/8" = 1'-0"



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



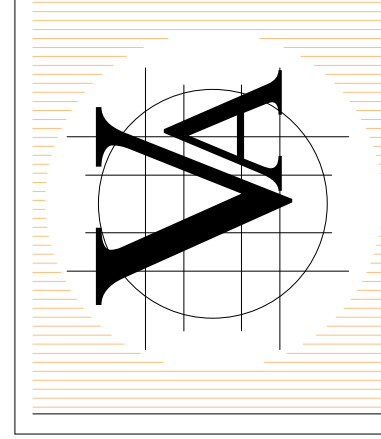
3 SOUTH 2
3/16" = 1'-0"

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

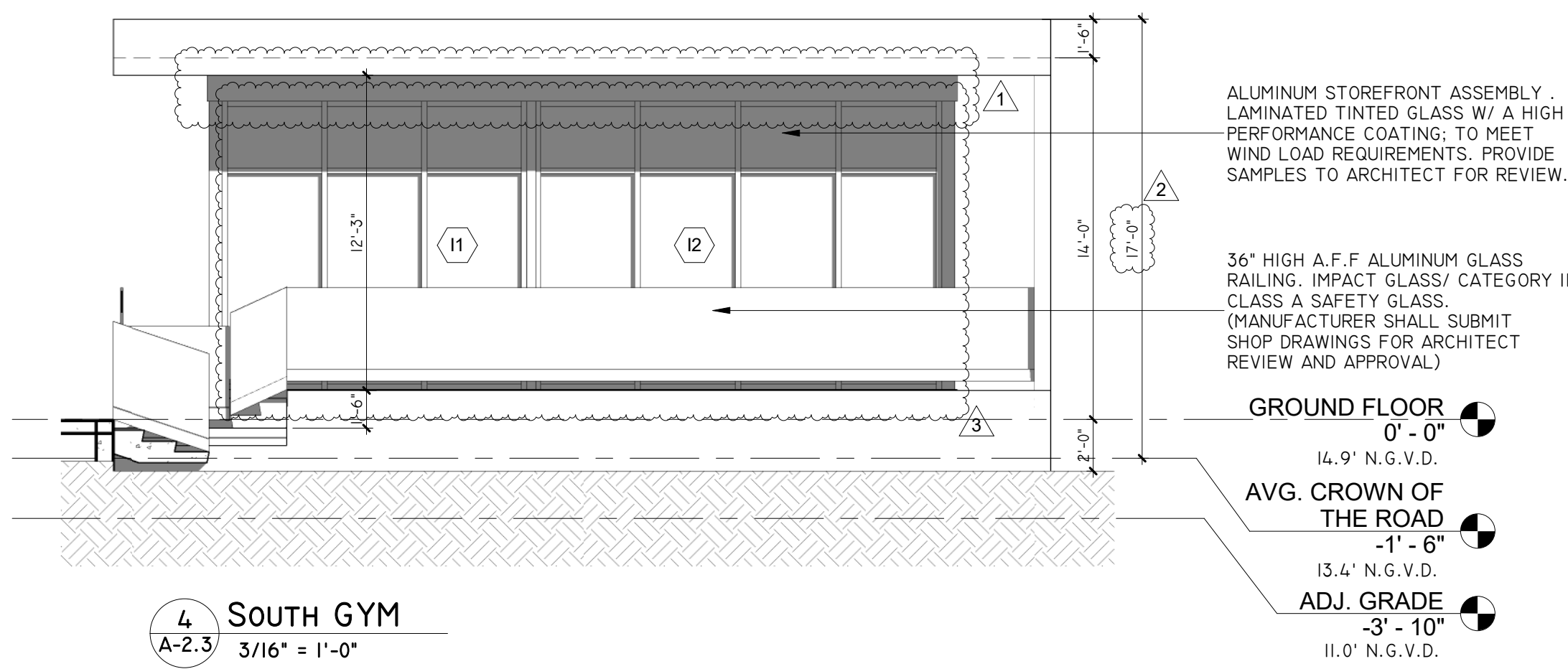
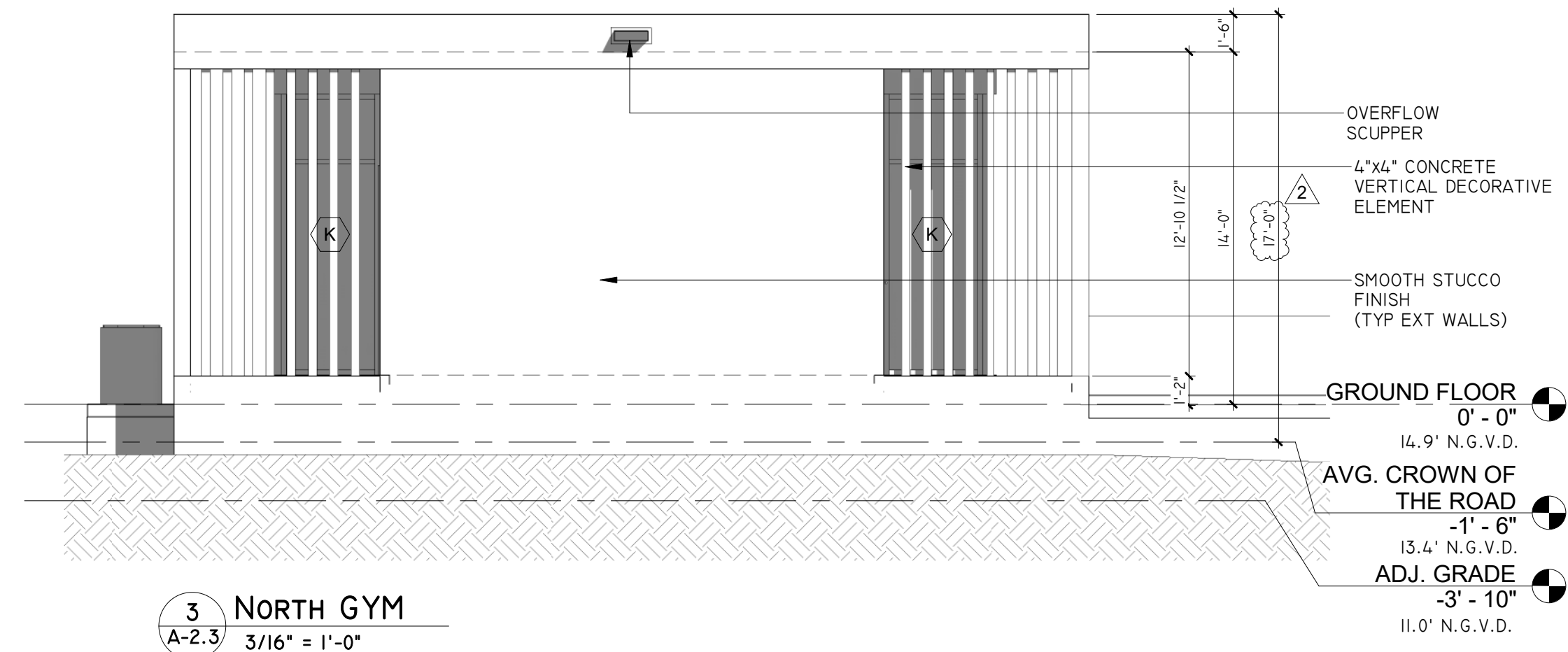
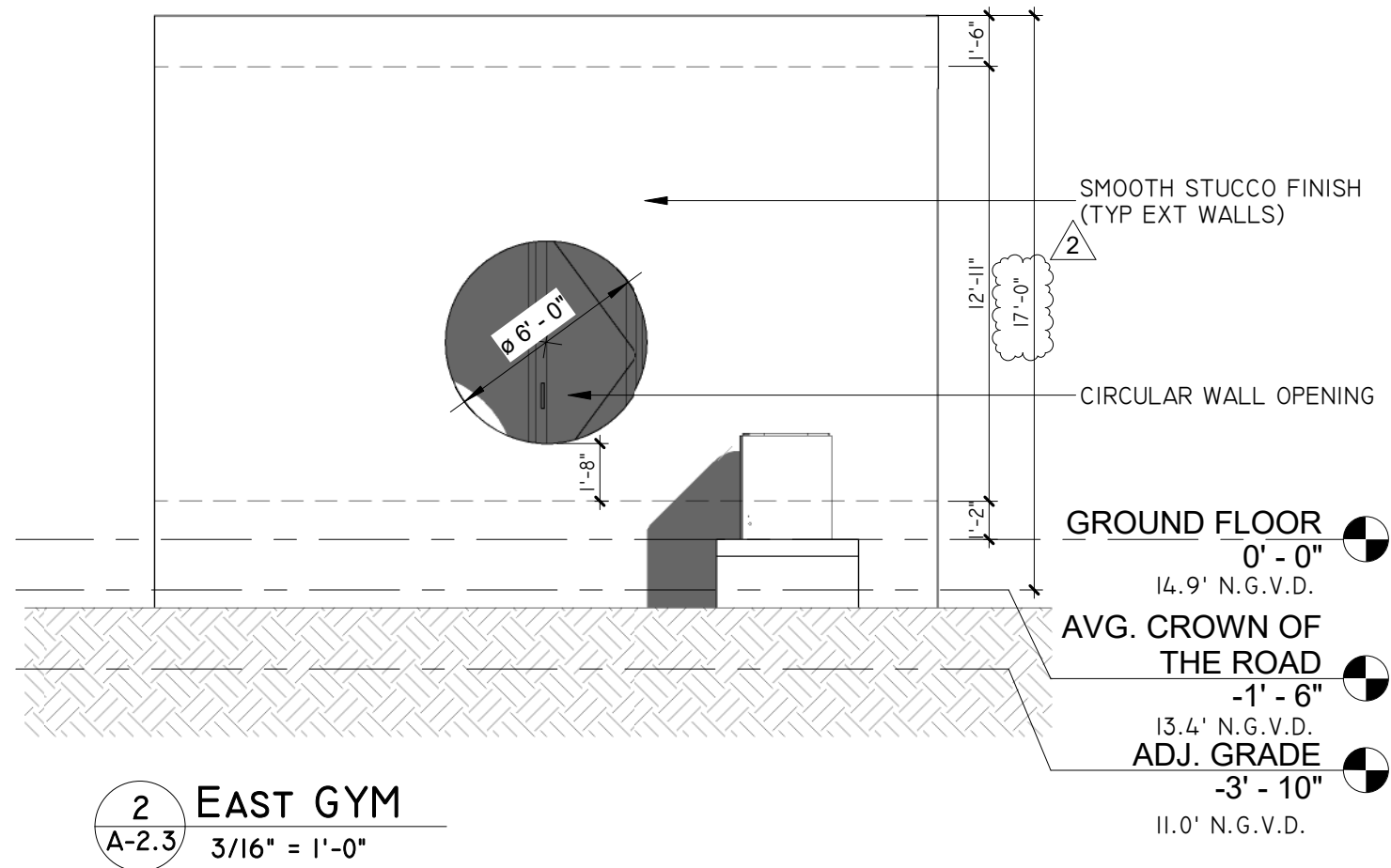
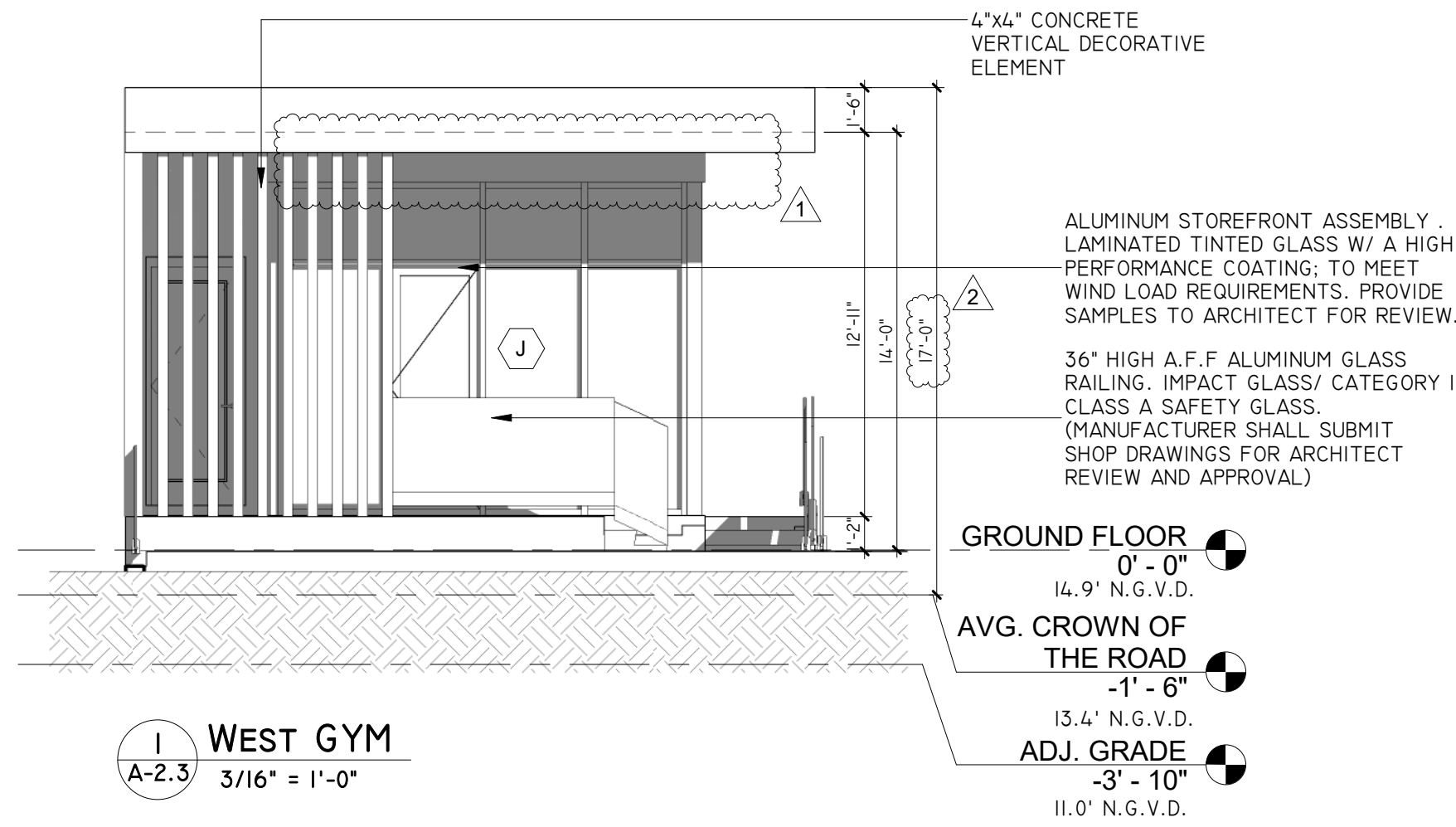
FIDANZA'S FAMILY HOUSE
NEW CONSTRUCTION
11041 SW 77TH AVE, VILLAGE OF
PINECREST, FL 33156

Corporation Licence
#A4003589
Architectural Seal
JORGEL VILLAVIGENCIO
NO. AR0012110

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



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		10-20-2022	Building comment
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2		11-24-2025	Coordination
3			

FIDANZA'S FAMILY HOUSE
NEW CONSTRUCTION
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Corporation Licence #A40033559	Architectural Seal
JORGE L VILLAVICENCIO NO. AR0012110	

VILLA & ASSOCIATES INC.

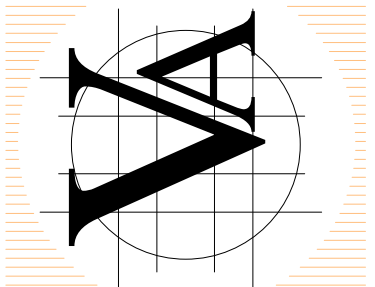
ARCHITECTURE PLANNING INTERIOR DESIGN

5801 SW 69 AVENUE MIAMI, FLORIDA 33155

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CONSULTANT : ARCHI-TEK STUDIO CORP.

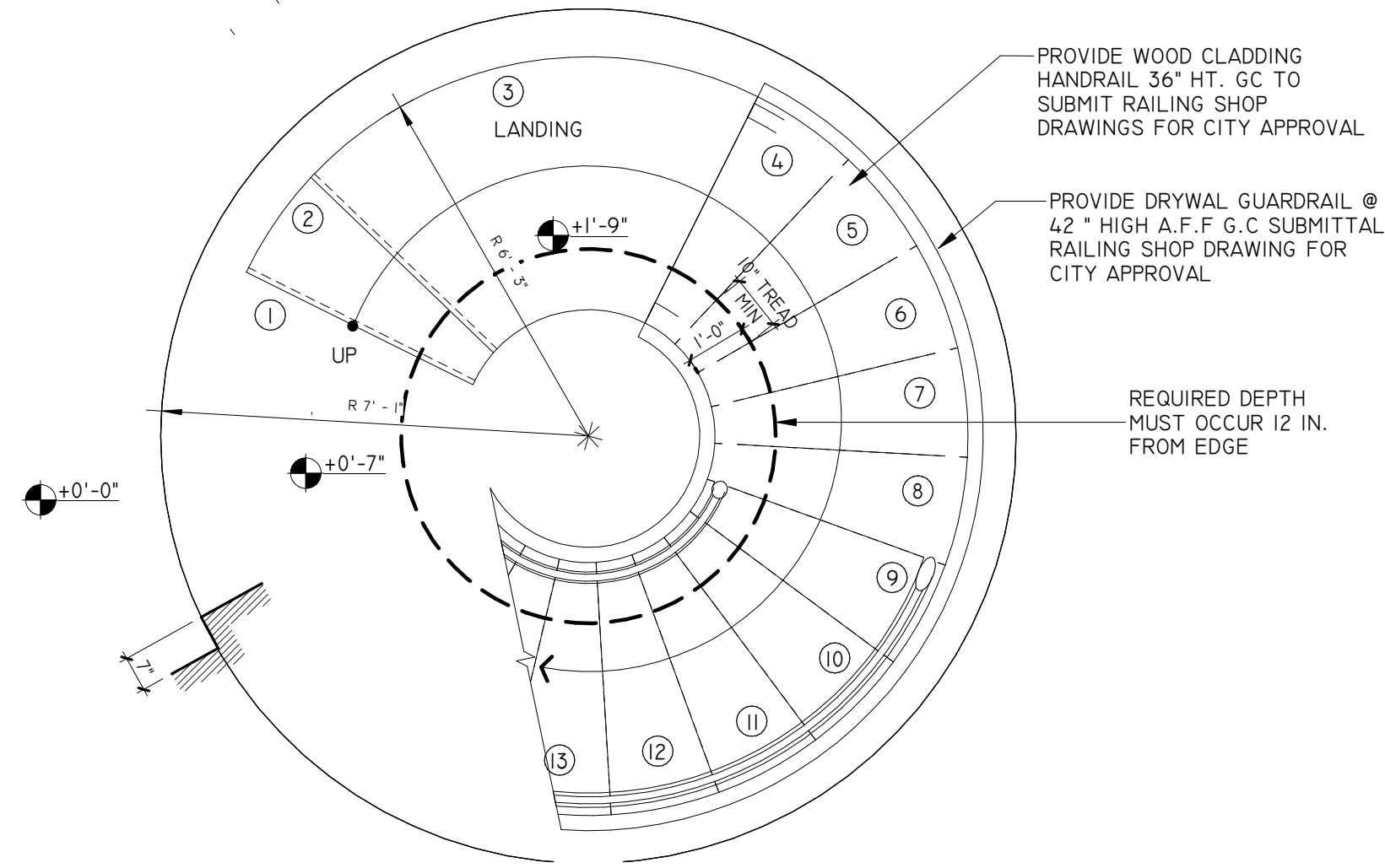
TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com



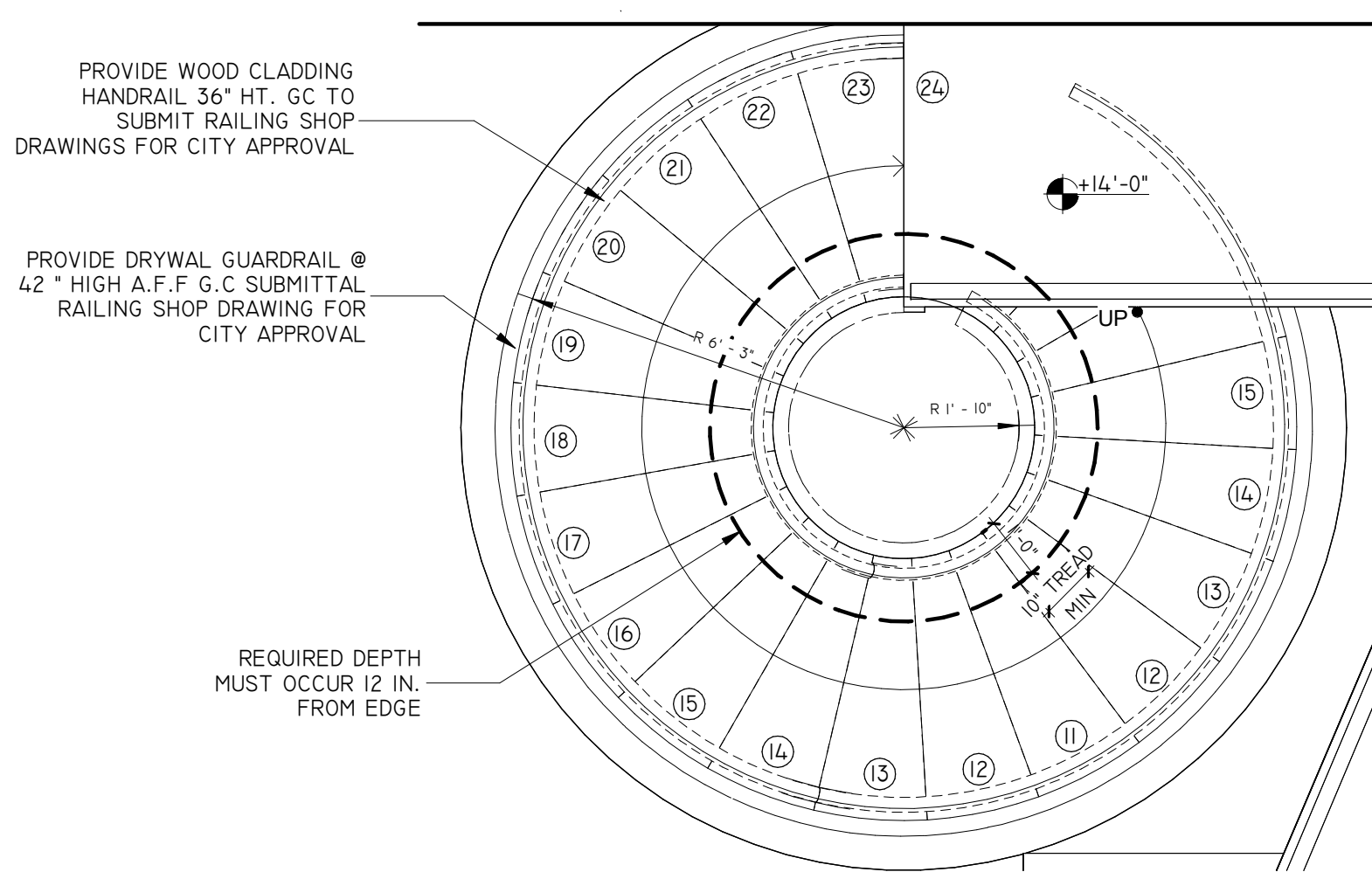
DATE: 10-20-2022	SCALE: AS SHOWN
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PROJECT NO:
ELEVATION GYM

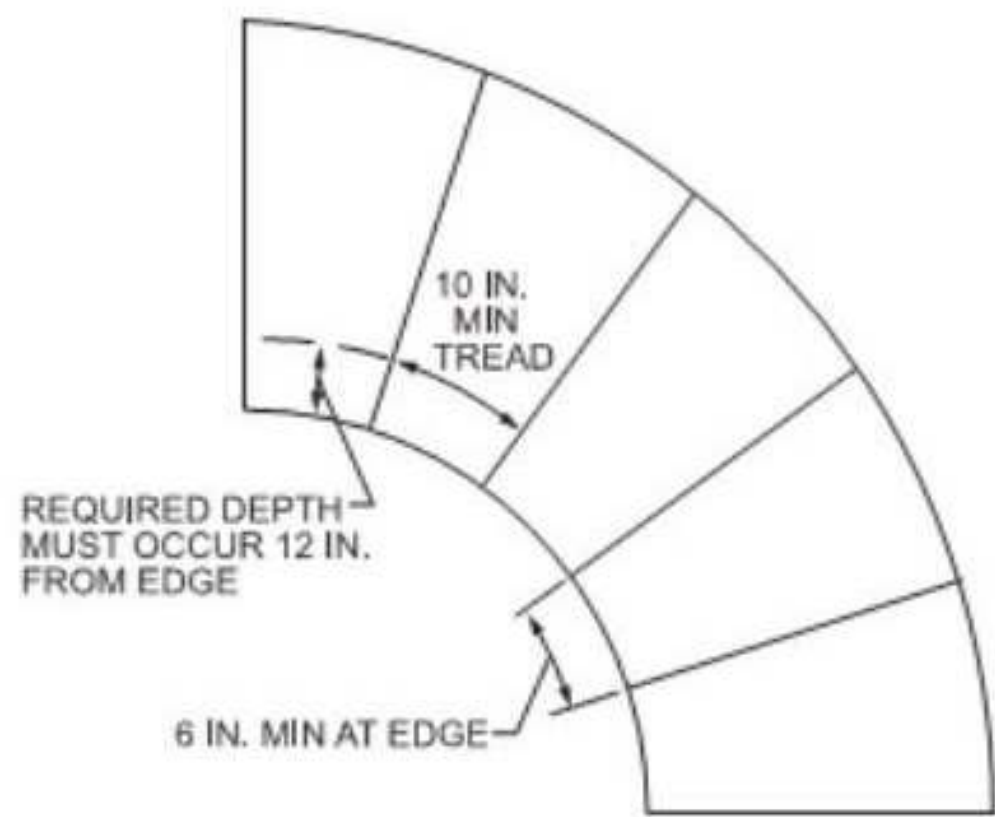
DRAWING NO :
A-2.3



1 GROUND FLOOR - CIRCULAR STAIR
A-4.0 3/8" = 1'-0"

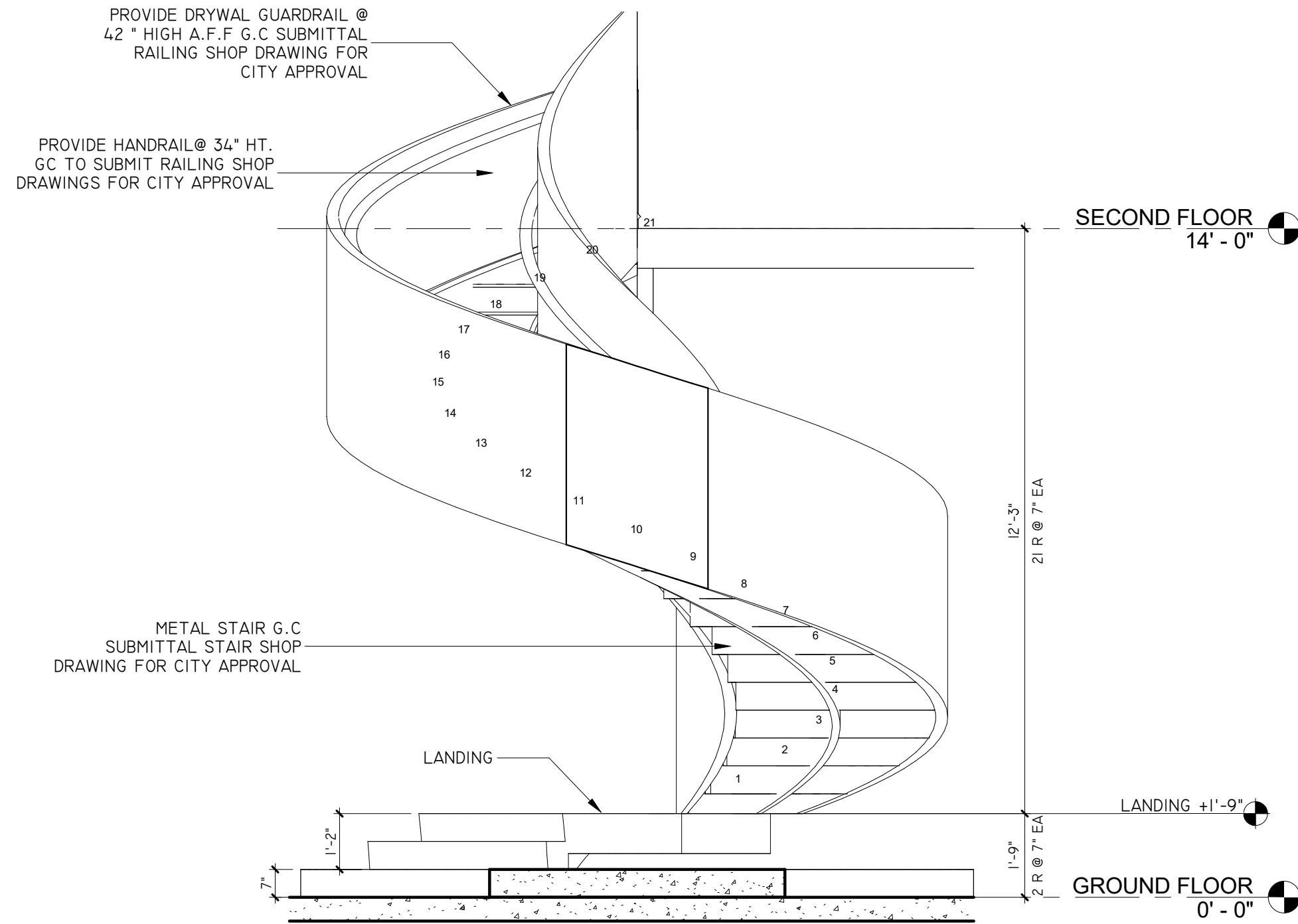


2 SECOND FLOOR - CIRCULAR STAIR
A-4.0 3/8" = 1'-0"

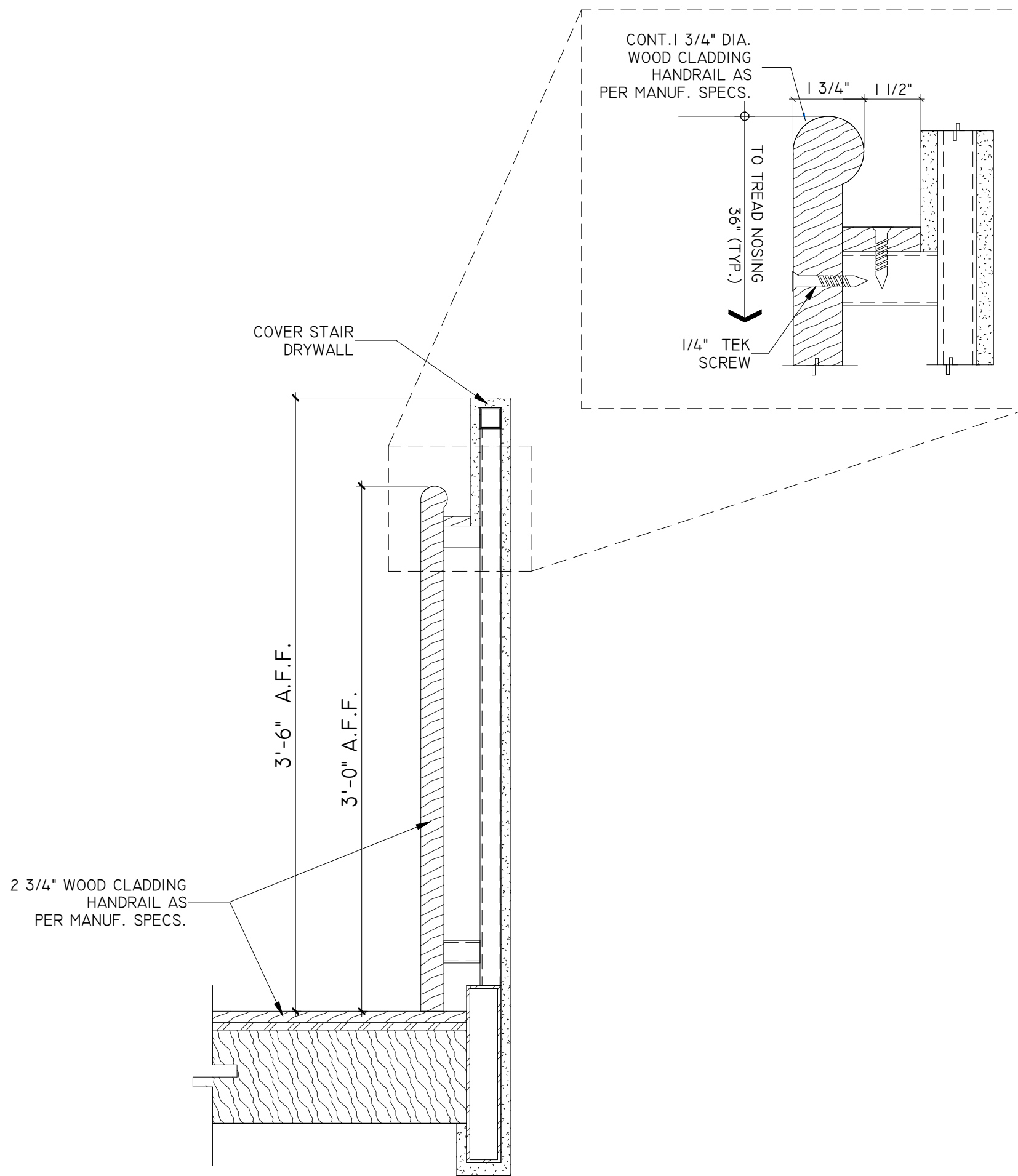


RS11.7.5.2.(2)WINDERS USED FOR CIRCULAR STAIRWAY

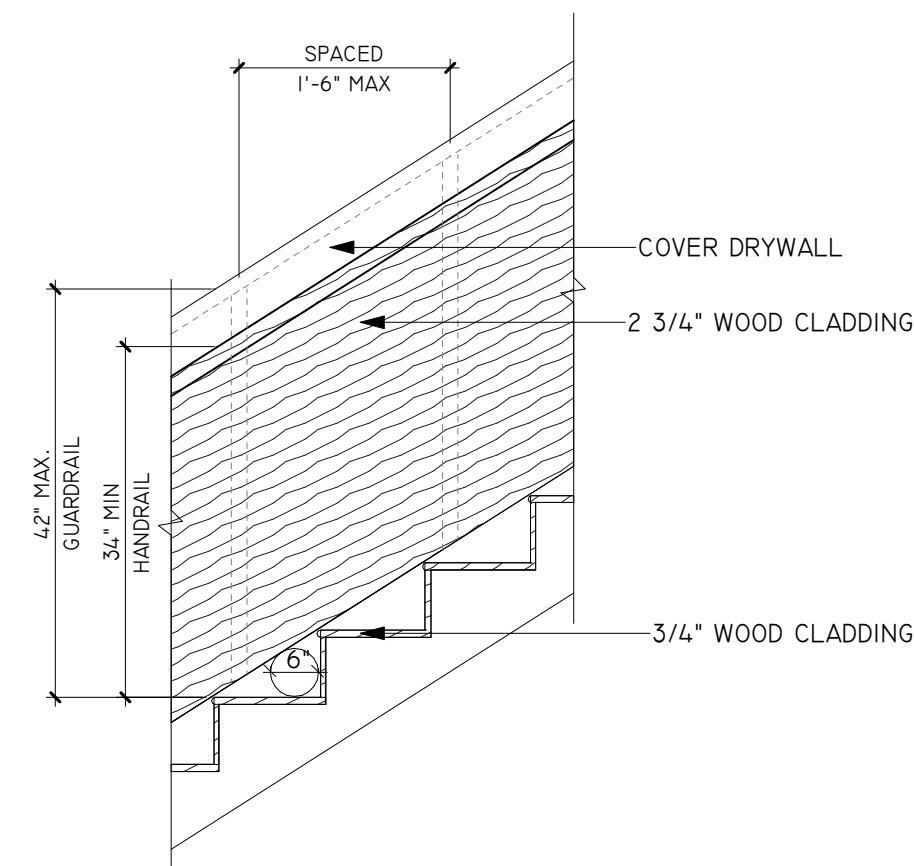
3 WINDERS USED FOR CIRCULAR STAIRWAY
A-4.0 1/4" = 1'-0"



7 SECTION 3
A-4.0 3/8" = 1'-0"



6 TYPE I CIRCULAR HANDRAIL
A-4.0 1/2" = 1'-0"



5 STAIR RAILING DETAILS
A-4.0 1/4" = 1'-0"

STAIR NOTES:

RAILING DESIGN AND CONSTRUCTION FBC. 2020.

NOTE:
STAIRS TO COMPLY WITH NFPA 101
SIGN AND SEAL CALCULATIONS AND SHOP DRAWINGS FOR STAIRS
AND RAILING TO BE PROVIDED BY MANUFACTURER.

1)RAILING SHOULD SUSTAIN A 50 PLF HORIZONTAL LOAD APPLIED
IN ANY DIRECTION AT THE TOP OF THE RAILING.

2)HANDRAILS SHOULD RESIST A LOAD OF NOT LESS THAN 200 LB
APPLIED IN ANY DIRECTION AND AT ANY POINT ON THE REAIL. ---
F.B.C. 2020

3)GUARDRAILS SHOULD RESIST A LOAD OF NOT LESS THAN 200 LB
APPLIED IN ANY DIRECTION AND AT ANY POINT ON THE REAIL. ---
F.B.C. 2020

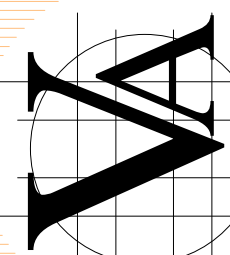
REVISIONS		Date	Description
1	Rev	10-20-2023	Building comment
2		02-20-2024	Building comment
3		7-11-2025	Coordination
4		11-24-2025	Coordination

FIDANZA'S FAMILY HOUSE
NEW CONSTRUCTION
11041 SW 77TH AVE, VILLAGE OF
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Corporation Licence #A40033559	Architectural Seal
JORGE L VILLAVIGENCIO NC. AR0012110	

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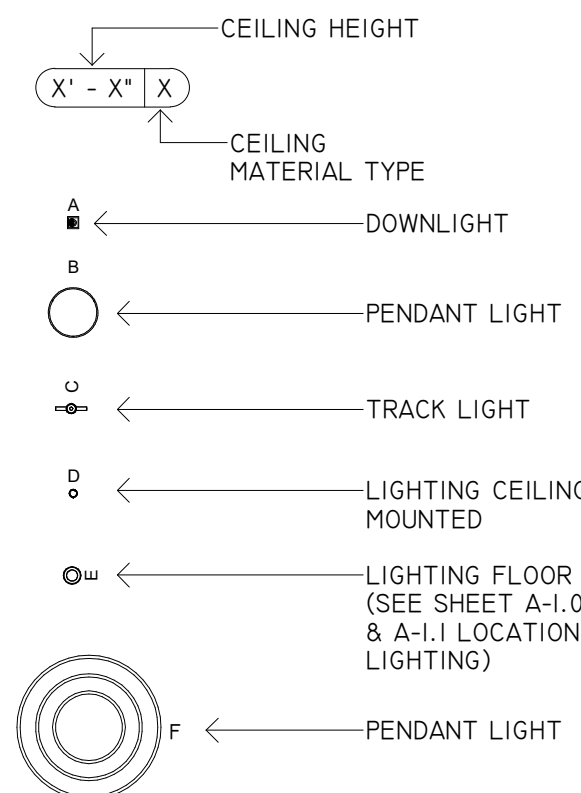
DATE: 10-20-2022	SCALE: AS SHOWN
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PROJECT NO:
STAIR

DRAWING NO:
A-4.0

I
A-5.0
R.F.C. GROUND FLOOR
1/8" = 1'-0"

CEILING MATERIAL LEGEND



SEE ELECTRICAL DRAWINGS FOR LOCATION OF ADDITIONAL WALL-MOUNTED LIGHTING

INTERIOR WALL - CEILING FINISH NOTE:

AS PER NFPA 30.3.3.2, INTERIOR WALL AND CEILING FINISH MATERIALS COMPLYING WITH 10.2.3 SHALL BE PERMITTED AS FOLLOWS:

- (1) EXIT ENCLOSURES - CLASS A
(2) LOBBIES AND CORRIDORS - CLASS A OR CLASS B
(3) OTHER SPACES - CLASS A, CLASS B, OR CLASS C

NOTE:

METAL RUNNERS AT CEILING SOFFITS SHALL BE ATTACHED TO SLAB, ANCHOR WITH (2) .145" SHANK DIA. POWDER DRIVEN FASTENER X 3/4" (0.75") EMBED @ EACH STUD, TYPICAL.

DEPTH OF EMBEDMENT SHOULD BE LIMITED TO 0.75". PENETRATIONS ARE TO BE DRY DRILLED ONLY. PRIOR TO DRILLING OR USING POWDER ACTUATED FASTENERS, THE PROPOSED LOCATION OF THE FASTENER PENETRATION ON THE UNDERSIDE OR TOPSIDE OF THE SLAB IS TO BE SCANNED USING A HAND HELD METAL DETECTOR SUITABLE TO DETECT METAL IN CONCRETE UP TO DEPTH OF 2". IF METAL IS DETECTED AT THE PROPOSED PENETRATION RELOCATE THE PENETRATION TO AN AREA OF NOT DETECTED METAL.

CEILING SCHEDULE GROUND FLOOR			
Type Mark	Type Comments	Level	Height Offset From Level
1	PAINTED GYPSUM BOARD	GROUND FLOOR	9' - 0"
1	PAINTED GYPSUM BOARD	GROUND FLOOR	9' - 4"
1	PAINTED GYPSUM BOARD	GROUND FLOOR	10' - 6"
1	PAINTED GYPSUM BOARD	GROUND FLOOR	12' - 0"
1	PAINTED GYPSUM BOARD	GROUND FLOOR	12' - 2"
1	PAINTED GYPSUM BOARD	GROUND FLOOR	12' - 10"
2	PAINTED 5/8" DENS GLASS BOARD	GROUND FLOOR	11' - 6"
2	PAINTED 5/8" DENS GLASS BOARD	GROUND FLOOR	11' - 10"

NOTE:

REFER TO INTERIOR DESIGN DRAWINGS FOR DETAILS AND REST OF INFORMATION.

REVISIONS

Rev	Date	Description
1	10-20-2023	Building comment
2	11-24-2025	Coordination

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

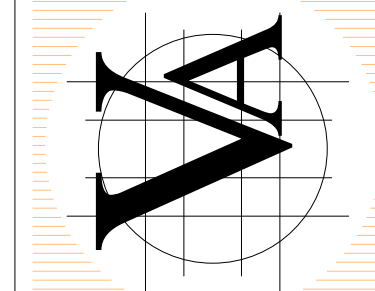
Corporation Licence
#A4003589

Architectural Seal

JORGE L VILLAVICENCIO
NO. AR001210

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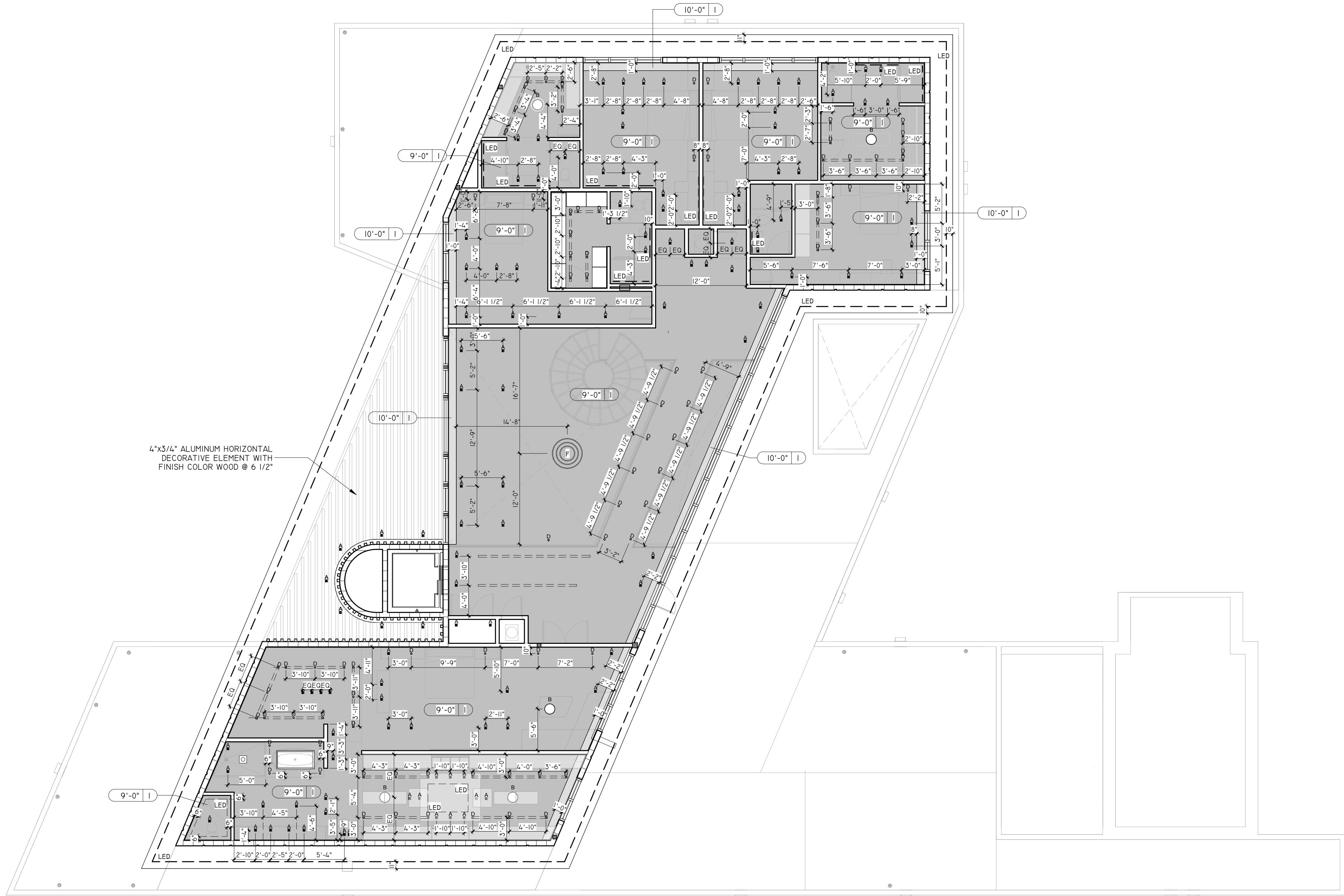


DATE:
10-20-2022

SCALE:
AS
SHOWN

PROJECT NO:
R.F.C GROUND FLOOR PLAN

DRAWING NO :
A-5.0



R.F. F. SECOND FLOOR
1/8" = 1'-0"

CEILING MATERIAL LEGEND	
	CEILING HEIGHT
	CEILING MATERIAL TYPE
	DOWNLIGHT
	PENDANT LIGHT
	TRACK LIGHT
	LIGHTING CEILING MOUNTED
	LIGHTING FLOOR (SEE SHEET A-1.0 & A-1.1 LOCATION LIGHTING)
	PENDANT LIGHT
SEE ELECTRICAL DRAWINGS FOR LOCATION OF ADDITIONAL WALL-MOUNTED LIGHTING	

INTERIOR WALL - CEILING FINISH NOTE:	
AS PER NFPA 30.3.3.2, INTERIOR WALL AND CEILING FINISH MATERIALS COMPLYING WITH 10.2.3 SHALL BE PERMITTED AS FOLLOWS:	
(1) EXIT ENCLOSURES - CLASS A	
(2) LOBBIES AND CORRIDORS - CLASS A OR CLASS B	
(3) OTHER SPACES - CLASS A, CLASS B, OR CLASS C	

NOTE:
METAL RUNNERS AT CEILING SOFFITS SHALL BE ATTACHED TO SLAB. ANCHOR WITH (2) .145" SHANK DIA. POWDER DRIVEN FASTENER x 3/4" (0.75") EMBED @ EACH STUD, TYPICAL.
DEPTH OF EMBEDMENT SHOULD BE LIMITED TO 0.75". PENETRATIONS ARE TO BE DRY DRILLED ONLY. PRIOR TO DRILLING OR USING POWDER ACTUATED FASTENERS, THE PROPOSED LOCATION OF THE FASTENER PENETRATION ON THE UNDERSIDE OR TOPSIDE OF THE SLAB IS TO BE SCANNED USING A HAND HELD METAL DETECTOR SUITABLE TO DETECT METAL IN CONCRETE UP TO DEPTH OF 2". IF METAL IS DETECTED AT THE PROPOSED PENETRATION RELOCATE THE PENETRATION TO AN AREA OF NOT DETECTED METAL

CEILING SCHEDULE 2ND FLOOR			
Type Mark	Type Comments	Level	Height Offset From Level
1	PAINTED GYPSUM BOARD	SECOND FLOOR	9'-0"
1	PAINTED GYPSUM BOARD	SECOND FLOOR	10'-0"

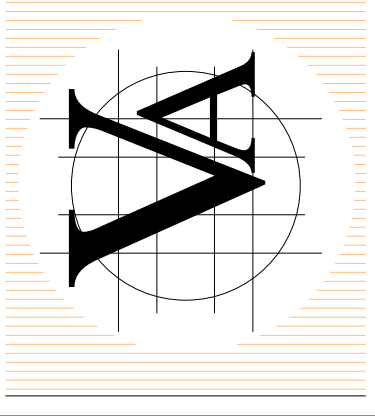
NOTE:
REFER TO INTERIOR DESIGN DRAWINGS FOR DETAILS AND REST OF INFORMATION.

REVISIONS		Description
Rev	Date	Building comment
1	10-20-2022	

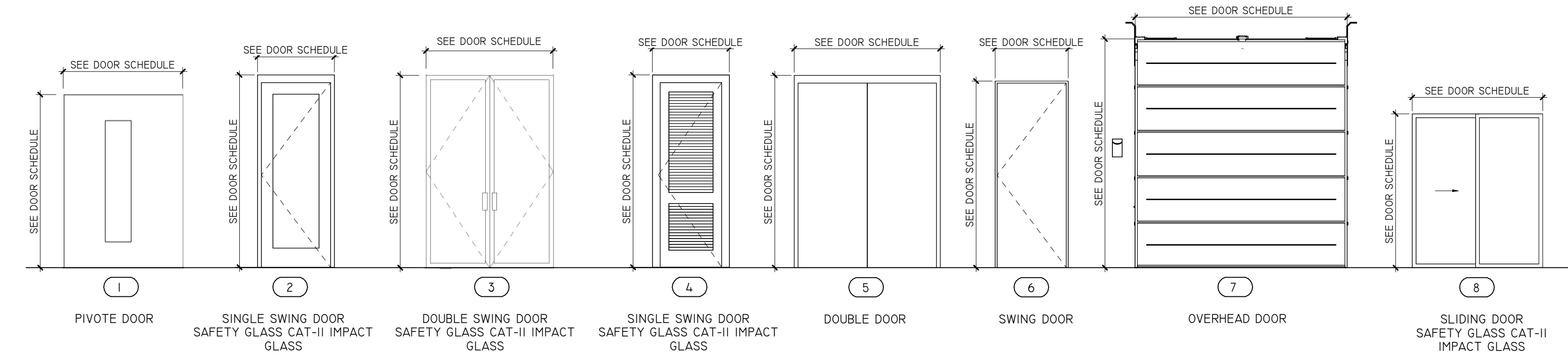
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DATE: 10-20-2022
SCALE: AS SHOWN
PROJECT NO: R.F.C SECOND FLOOR PLAN
DRAWING NO: A-5.1



Door Schedule									
Type Mark	size			Type Door	Finish	Frame Material	Color	Comments	MARK
	Width	Height	Thickness						
101	6' - 11"	10' - 0"	0' - 2"	PIVOT DOOR	Painted*	WOOD	Selected by owner	Impact Resistant	1
102	5' - 6"	8' - 4"	0' - 2"	DOUBLE SWING DOOR	Painted*	ALUM.	Selected by owner	CAT II, Safety. GL, Impact Resistant	3
102.1	6' - 0"	8' - 4"		DOUBLE SWING DOOR	Painted*	ALUM.	Selected by owner	CAT II, Safety. GL, Impact Resistant	3
103	3' - 0"	8' - 0"	0' - 1 3/4"	SWING DOOR	Painted*	ALUM.	Selected by owner	CAT II, Safety. GL, Impact Resistant	2
104	3' - 0"	8' - 2"	0' - 1 3/4"	SWING DOOR	Painted*	ALUM.	Selected by owner	CAT II, Safety. GL, Impact Resistant	2
104.1	3' - 0"	7' - 4"		SWING DOOR	Painted*	ALUM.	Selected by owner	CAT II, Safety. GL, Impact Resistant	8
105	3' - 0"	8' - 0"	0' - 1 3/8"	SWING DOOR	Painted*	WOOD	Selected by owner		6
106	2' - 8"	8' - 0"	0' - 1 3/8"	SWING DOOR	Painted*	WOOD	Selected by owner	Louver	4
107	5' - 8"	6' - 8"	0' - 1 3/4"	DOUBLE SWING DOOR	Painted*	WOOD	Selected by owner		5
108	6' - 0"	8' - 0"	0' - 1 3/4"	DOUBLE SWING DOOR	Painted*	WOOD	Selected by owner		5
110	9' - 0"	8' - 0"	0' - 1 3/4"	GARAGE DOOR	Painted*	METAL	Selected by owner		7
111	3' - 0"	8' - 0"	0' - 1 3/8"	GARAGE DOOR	Painted*	METAL	Selected by owner	20 min fire-rated	6
112	2' - 8"	8' - 0"	0' - 1 3/8"	SWING DOOR	Painted*	METAL	Selected by owner	Louver	4

* EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC.
* EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
* ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC 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.

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2020.

ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6" O.C. E.A. WAY, IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.

AS PER F.B.C. 2020, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

DOOR NOTES COMPONENTS OF MEANS OF ESCAPE

A. NO DOOR IN THE PATH OF MEANS OF ESCAPE SHALL BE LESS THAN 28" WIDE EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE UNLESS A LAGER DOOR OPENING IS REQUIRED TO SATISFY REQUIREMENTS OF THE FLORIDA BUILDING CODE.

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

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

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

E. NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROH.BIT EGRESS OR WH.CH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.

VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER.

SECOND MEANS OF SCAPE WINDOWS

EGRESS WINDOW AS SECOND MEANS OF ESCAPE TO HAVE AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 IN. IN WIDTH, 24 IN. IN HEIGHT AND 5.7 SQ.FT. IN AREA, AS PER SECTION R310.1.3 F.B.C 2020

MAXIMUM HEIGHT FROM FLOOR:

THE EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR AS PER SECTION R310 F.B.C 2020

F.F.P.C. (6TH EDITION)

EVERY SLEEPING ROOM AND LIVING AREA SHALL HAVE ACCESS TO A PRIMARY MEANS OF ESCAPE (AS PER 33.2.2.2-NEW CONSTRUCTION, OR 33.2.2.2-EXISTING CONSTRUCTION) - PRIMARY MEAS OF ESCAPE

(32.2.2.3-NEW OR 33.2.2.3-EXIST. CONSTR.)SECONDARY MEANS OF ESCAPE

EXTRACT:

(F.F.P.C. 32.2.2.3.1-NEW, OR 33.2.2.3.1 EXIST. CONSTR.) SLEEPING ROOMS AND LIVING AREAS, OTHER THAN THOSE HAVING A DOOR LEADING DIRECTLY TO THE OUTSIDE OF THE BUILDING OR AN EXTERIOR STAIRWAY WITH ACCESS TO FINISH GROUND LEVEL, IN FACILITIES WITHOUT A SPRINKLER SYSTEM IN ACCORDANCE WITH THE APPLICABLE CODES, SHALL HAVE A SECOND MEANS OF ESCAPE CONSISTING OF ONE OF THE FOLLOWING:

3. OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS, OR SPECIAL EFFORT, THAT PROVIDES A CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.53 SQUARE METERS) WITH THE WIDTH NOT LESS THAN 20" INCHES (51 CENTIMETERS) AND THE HEIGHT NOT LESS THAN 24" INCHES (61 CENTIMETERS) AND THE BOTTOM OF THE OPENING NOT MORE THAN 44" INCHES (112 CENTIMETERS) ABOVE THE FINISHED FLOOR. NO PART OF THE OPERATING MECHANISM SHALL BE MORE THAN 54" INCHES (137 CENTIMETERS) ABOVE THE FINISHED FLOOR. SUCH MEANS OF ESCAPE SHALL BE ACCEPTABLE IF:

(A) THE WINDOW IS WITHIN 20' FEET (6.1 METERS) OF GRADE, OR:

(B) THE WINDOW IS DIRECTLY ACCESSIBLE TO FIRE DEPARTMENT RESCUE APPARATUS AS PROVIDED BY THE AUTHORITY HAVING JURISDICTION, OR:

(C) THE WINDOW OR DOOR OPENS DIRECTLY ONTO AN EXTERIOR BALCONY.

GENERAL DOOR & HARDWARE NOTES:

1. PROVIDE OPAQUE PRIVACY GLAZING AT BATHROOM LOCATIONS AND WHERE SELECTED BY OWNER.

2. ALL EXTERIOR DOORS, STOREFRONTS, FIXED GLASS AND WINDOW ASSEMBLIES SHALL BE IMPACT RESISTANT RATED, WITH CATEGORY II SAFETY TEMPERED GLASS, AND SHALL HAVE AN APPROVED N.O.A. IMPACT RESISTANT LABEL TO MEET F.B.C. 2014 (HVHZ) CRITERIA REQUIREMENTS. PROVIDE APPROVAL SUBMITTALS FOR ARCHITECT'S REVIEW.

3. G.C. TO VERIFY ALL OPENINGS PRIOR TO ORDERING AND/OR FABRICATION. FINAL IMPACT RESISTANT DOOR STYLE/TYPE TO BE AS SELECTED BY OWNER.

4. ALL DOOR STYLES, FINISH, COLOR, CASINGS, TRIMS WITHIN RESIDENCE AS SELECTED BY OWNER.

5. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. (N.F.P.A. 101-21-2.4.3)

6. EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED (N.F.P.A. 101-21-2.4.4)

7. NO DOUBLE CYLINDER KEY LOCKS OR KEY OPERATED CHAIN LOCKS SHALL BE INSTALLED ON THE FRONT ENTRANCE DOOR (N.F.P.A. 101-21-2.4.6)

8. ALL FINISH HARDWARE AS SELECTED BY OWNER.

9. COORDINATE FINAL OVERALL DOOR HEIGHTS AND DOOR THRESHOLD TRACKS WITH SLAB DEPRESSION. AND/OR FLOORING FINISHES (TYPICAL)

10.PROVIDE WEATHER STRIP AROUND EACH EXTERIOR DOOR, RESISTANT TO WATER PENETRATION.

11. PROVIDE SEAL STRIP AROUND DOOR.

12. PERSONNEL DOOR BETWEEN GARAGE AND RESIDENCE SHALL BE SOLID WOOD, SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1-3/8 INCHES IN THICKNESS, OR A 20-MINUTE FIRE-RATED DOOR. IT SHALL HAVE AN APPROVED AUTOMATIC OR SELF-CLOSING DEVICE.

13. USE CAT. II SAFETY GLASS AT DOORS AND ADJACENT PANELS WITHIN 48", AND BATHROOM LOCATIONS.

GENERAL WINDOWS NOTES:

GENERAL GLAZING NOTES :

1. ALL SIZES SHOWN (UNLESS OTHERWISE NOTED) ARE ROUGH OPENINGS.

2. G.C. SHALL BE RESPONSIBLE TO FIELD VERIFY ALL MASONRY AND ROUGH OPENING OPENINGS PRIOR TO FABRICATION OF ANY STOREFRONT GLAZING SYSTEM.

3. ALL TRANSPARENT GLAZING SHALL BE CLEAR.

4. ALL TRANSPARENT GLAZING SHALL BE LAMINATED 9/16" MIN. GLASS, MEETING CODE REQUIRED WIND PRESSURES AND IMPACT RESISTANCE.

5. ALL SPANDREL GLAZING SHALL BE LAMINATED 9/16" MIN. GLASS, MEETING CODE REQUIRED WIND PRESSURES AND IMPACT RESISTANCE.

6. MANUFACTURERS SHALL SUBMIT ENGINEERED CALCULATIONS OF DESIGN LOADS W/ SHOP DRAWINGS PREPARED BY FLORIDA REGISTERED PROFESSIONAL ENGINEER OR VALID DADE COUNTY NOTICE OF ACCEPTANCE LETTERS FOR ARCHITECT'S REVIEW.

7. WHERE DISSIMILAR METALS ARE USED THEY SHALL BE COATED OR SEPARATED WITH APPROVED MATERIAL TO PREVENT ELECTROLYSIS.

8. ALL GLAZING W/ FRAMES SHALL BE TESTED FOR AIR AND WATER INFILTRATION.

9. PROVIDE ALUMINUM BREAK METAL AT ALL STEEL BEAMS & COLUMNS, TYPICAL. AT INTERIOR & EXTERIOR, FINISH OF BREAK METAL TO MATCH THAT OF STOREFRONT ASSEMBLY.

10. FINISH OF ALL GLAZING ASSEMBLIES TO BE CLEAR ANODIZED ALUMINUM FINISH.

11. ALL DOORS AND WINDOWS SYSTEM GLAZING SHALL BE CATEGORY II SAFETY TEMPERED GLASS PER F.B.C. SECTIONS 2406 & 2411.

12. IMPACT RESISTANT DOORS AND WINDOWS SHALL BE RESISTANT AND MEET DEFLECTION & IMPACT LOAD REQUIRED AS PER LATEST EDITION OF THE F.B.C.. DOORS AND WINDOWS SHALL HAVE PRODUCT APPROVAL OR N.O.A.S. SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVIEW. SEPARATE PERMIT REQUIRED.

13. GLASS IN WINDOWS ADJACENT TO TUBS/SHOWERS AND GLASS IN SHOWER AND TUB COMPARTMENT SHALL BE CATEGORY II SAFETY GLAZING PER FBC. R308.4.5.

14. GLAZING WITHIN 60 INCHES HORIZONTALLY OF THE POOL WATER'S EDGE AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE WALKING SURFACE SHALL BE CATEGORY II SAFETY GLAZING PER FBC

NOTE:

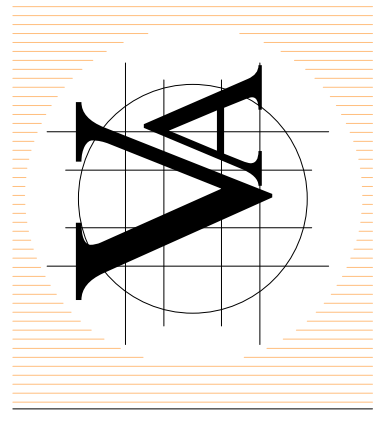
REFER TO N.O.A.'s FOR ACTUAL SHOP DRAWING SPECIFICATIONS AND DETAILS FOR WINDOW AND DOOR ANCHORAGE AND CONSTRUCTION CONNECTIONS.

REVIEWS	Rev	Date	Description	Building comment	Coordination
1		10-20-2023			
2		11-24-2025			

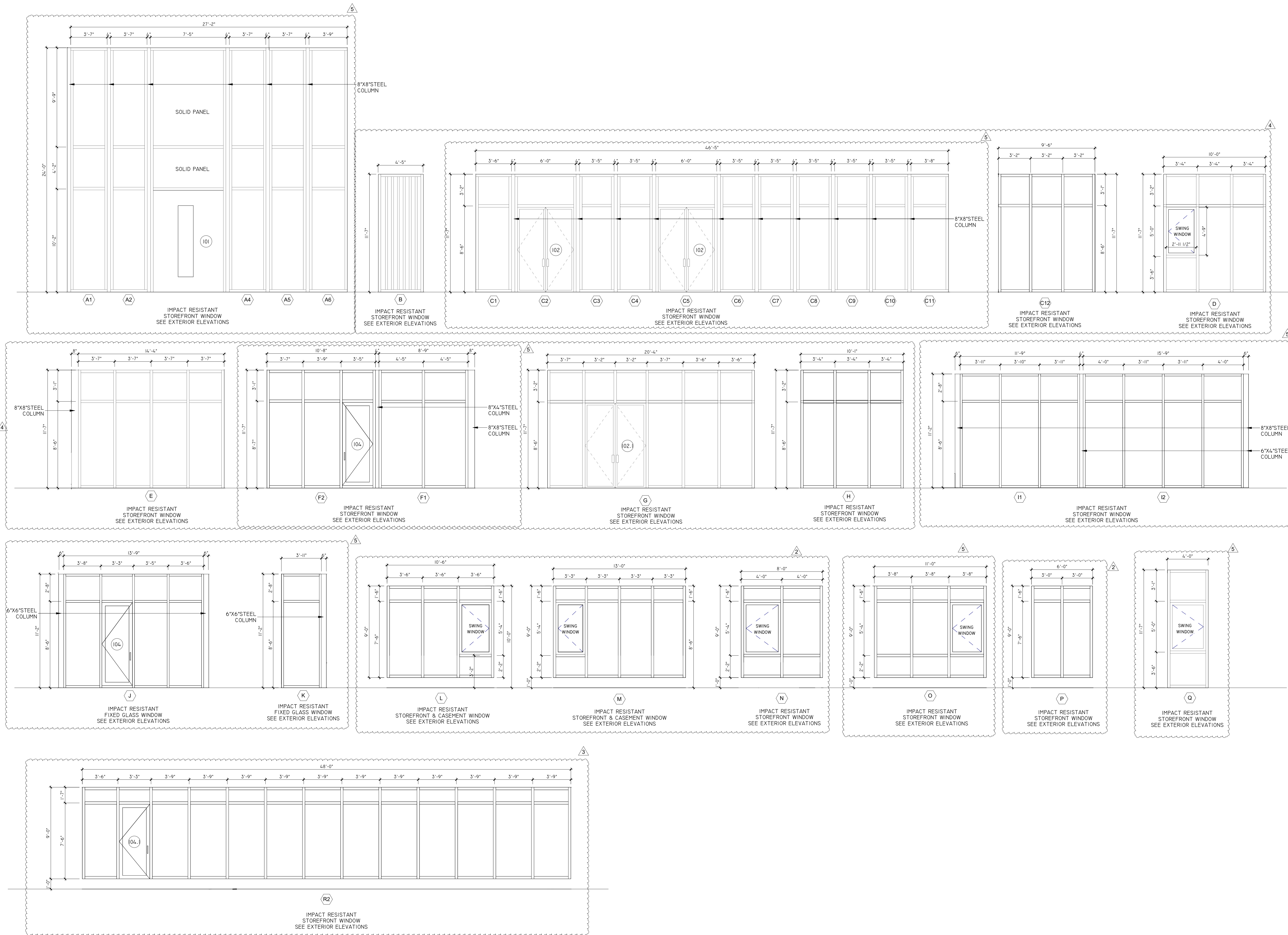
FIDANZA'S FAMILY HOUSE	NEW CONSTRUCTION	11041 SW 77TH AVE, VILLAGE OF PINECREST, FL 33156

Corporation Licence #A00033559	Architectural Seal	JORGE L VILLAVICENCIO NO. AR0012110
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DATE: 10-20-2022	SCALE: AS SHOWN
PROJECT NO: SCHEDULES DOOR & FINISH	
DRAWING NO : A-6.0	

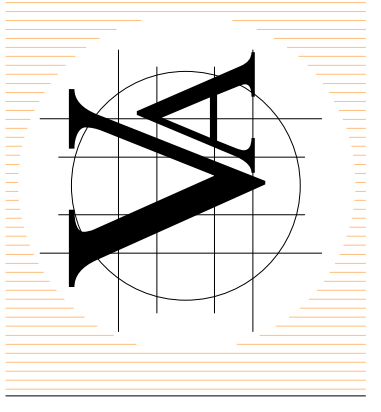


REVISIONS		Date	Description
1	Rev	10-20-2022	Building comment
2		09-27-2024	Zoning comment
3		06-07-2024	Zoning comment
4		11-24-2025	Coordination
5			Coordination

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

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DATE: 10-20-2022	SCALE: AS SHOWN
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PROJECT NO: SCHEDULES STORE FRONT

DRAWING NO : A-6.1

STOREFRONT SCHEDULE					
TYPE MARK	WIDTH	HEIGHT	TYPE	MATERIAL	REMARKS
A1	3' - 7"	24' - 0"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
A2	3' - 7"	24' - 0"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
A3	7' - 5"	24' - 0"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
A4	3' - 7"	24' - 0"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
A5	3' - 7"	24' - 0"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
A6	3' - 9"	24' - 0"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
B	4' - 5"	11' - 7"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
C1	3' - 11"	11' - 7"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
C2	6' - 0"	11' - 7"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
C3	3' - 5"	11' - 7"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
C4	3' - 5"	11' - 7"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
C5	6' - 0"	11' - 7"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
C7	3' - 5"	11' - 7"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
C8	3' - 5"	11' - 7"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
C9	3' - 5"	11' - 7"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
C10	3' - 5"	11' - 7"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
C11	3' - 8"	11' - 7"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
C12	9' - 9"	11' - 7"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
D	10' - 0"	11' - 7"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant, Egrees
E	14' - 4"	11' - 7"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
F1	8' - 9"	11' - 7"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
F2	10' - 8"	11' - 7"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
G	20' - 4"	11' - 7"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
H	10' - 6"	11' - 7"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
I1	11' - 9"	11' - 2"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
I2	15' - 9"	11' - 2"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
K	3' - 11"	11' - 2"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
L	10' - 6"	9' - 0"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant, Egrees
M	13' - 0"	9' - 0"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant, Egrees
N	8' - 0"	9' - 0"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
O	11' - 0"	9' - 0"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant, Egrees
P	6' - 0"	9' - 0"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
Q	4' - 0"	11' - 7"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant
R2	48' - 0"	9' - 0"	STOREFRONT GLASS	ALUMINUM & GLASS	CAT II, Safety. GL, Impact Resistant

FINISH SCHEDULE					
Number	Name	Floor Finish	Wall Finish	Ceiling Finish	Level
1	LIVING & DINNING ROOM	Porcelain or Marble Tile	Painted Moisture resistant	Painted Moisture Gypsum Board.	GROUND FLOOR
2	FAMILY ROOM	Porcelain or Marble Tile	Painted Moisture resistant	Painted Moisture Gypsum Board.	GROUND FLOOR
3	KITCHEN	Porcelain or Marble Tile	Painted Moisture resistant	Painted Moisture Gypsum Board.	GROUND FLOOR
4	BEDROOM 1	Porcelain or Marble Tile	Painted Moisture resistant	Painted Moisture Gypsum Board.	GROUND FLOOR
5	BEDROOM 2	Porcelain or Marble Tile	Painted Moisture resistant	Painted Moisture Gypsum Board.	GROUND FLOOR
6	HOME THEATRE	Porcelain or Marble Tile or Carpet	Painted Moisture resistant	Painted Moisture Gypsum Board.	GROUND FLOOR
7	DEN	Porcelain or Marble Tile	Painted Moisture resistant	Painted Moisture Gypsum Board.	GROUND FLOOR
8	BATH #1	Porcelain or Marble Tile	Ceramic Tile & Painted Moisture resistant	Painted Moisture Gypsum Board.	GROUND FLOOR
9	BATH #2	Porcelain or Marble Tile	Ceramic Tile & Painted Moisture resistant	Painted Moisture Gypsum Board.	GROUND FLOOR
10	POWDER ROOM 1	Porcelain or Marble Tile	Ceramic Tile & Painted Moisture resistant	Painted Moisture Gypsum Board.	GROUND FLOOR
11	POWDER ROOM 2	Porcelain or Marble Tile	Ceramic Tile & Painted Moisture resistant	Painted Moisture Gypsum Board.	GROUND FLOOR
12	MAID'S BEDROOM #2	Porcelain or Marble Tile	Painted Moisture resistant	Painted Moisture Gypsum Board.	GROUND FLOOR
13	BATH #7	Porcelain or Marble Tile	Ceramic Tile & Painted Moisture resistant	Painted Moisture Gypsum Board.	GROUND FLOOR
14	STORAGE 1	Porcelain or Marble Tile	Painted Moisture resistant	Painted Moisture Gypsum Board.	GROUND FLOOR
15	POWDER ROOM 3	Porcelain or Marble Tile	Ceramic Tile & Painted Moisture resistant	Painted Moisture Gypsum Board.	GROUND FLOOR
17	A/C 1&2	Porcelain or Marble Tile	Painted Moisture resistant	Painted Moisture Gypsum Board.	GROUND FLOOR
18	A/C 4	Porcelain or Marble Tile	Painted Moisture resistant	Painted Moisture Gypsum Board.	GROUND FLOOR
19	LAUNDRY	Porcelain or Marble Tile	Painted Moisture resistant	Painted Moisture Gypsum Board.	GROUND FLOOR
20	GYM	Porcelain or Marble Tile	Painted Moisture resistant	Painted Moisture Gypsum Board.	GROUND FLOOR
22	CORRIDOR	Porcelain or Marble Tile	Painted Moisture resistant	Painted Moisture Gypsum Board.	GROUND FLOOR
24	BEDROOM #3	Porcelain or Marble Tile	Painted Moisture resistant	Painted Moisture Gypsum Board.	SECOND FLOOR
24	BATH & SAUNA				GROUND FLOOR
25	W.I.C #1	Porcelain or Marble Tile	Painted Moisture resistant	Painted Moisture Gypsum Board.	SECOND FLOOR
25	A/C 6				GROUND FLOOR
26	BEDROOM #4	Porcelain or Marble Tile	Painted Moisture resistant	Painted Moisture Gypsum Board.	SECOND FLOOR
27	BATH#4	Porcelain or Marble Tile	Ceramic Tile & Painted Moisture resistant	Painted Moisture Gypsum Board.	SECOND FLOOR
28	BATH#3	Porcelain or Marble Tile	Ceramic Tile & Painted Moisture resistant	Painted Moisture Gypsum Board.	SECOND FLOOR
29	BEDROOM #5	Porcelain or Marble Tile	Painted Moisture resistant	Painted Moisture Gypsum Board.	SECOND FLOOR
30	BATH#5	Porcelain or Marble Tile	Ceramic Tile & Painted Moisture resistant	Painted Moisture Gypsum Board.	SECOND FLOOR
31	BEDROOM #6	Porcelain or Marble Tile	Painted Moisture resistant	Painted Moisture Gypsum Board.	SECOND FLOOR
32	BATH#6	Porcelain or Marble Tile	Ceramic Tile & Painted Moisture resistant	Painted Moisture Gypsum Board.	SECOND FLOOR
33	MASTER BEDROOM	Porcelain or Marble Tile	Painted Moisture resistant	Painted Moisture Gypsum Board.	SECOND FLOOR
34	W.I.C #2	Porcelain or Marble Tile	Painted Moisture resistant	Painted Moisture Gypsum Board.	SECOND FLOOR
35	W.I.C HER	Porcelain or Marble Tile	Painted Moisture resistant	Painted Moisture Gypsum Board.	SECOND FLOOR
36	W.I.C HIM	Porcelain or Marble Tile	Painted Moisture resistant	Painted Moisture Gypsum Board.	SECOND FLOOR
38	HALL	Porcelain or Marble Tile	Painted Moisture resistant	Painted Moisture Gypsum Board.	SECOND FLOOR
39	MASTER BATHROOM	Porcelain or Marble Tile	Ceramic Tile & Painted Moisture resistant	Painted Moisture Gypsum Board.	SECOND FLOOR
40	A/C 5	Porcelain or Marble Tile	Painted Moisture resistant	Painted Moisture Gypsum Board.	SECOND FLOOR
41	A/C 3	Porcelain or Marble Tile	Painted Moisture resistant	Painted Moisture Gypsum Board.	SECOND FLOOR
42	TOILET	Porcelain or Marble Tile	Ceramic Tile & Painted Moisture resistant	Painted Moisture Gypsum Board.	SECOND FLOOR
43	I.T. CLOSET	Porcelain or Marble Tile	Painted Moisture resistant	Painted Moisture Gypsum Board.	SECOND FLOOR
44	TOILET	Porcelain or Marble Tile	Ceramic Tile & Painted Moisture resistant	Painted Moisture Gypsum Board.	SECOND FLOOR
45	TOILET	Porcelain or Marble Tile	Ceramic Tile & Painted Moisture resistant	Painted Moisture Gypsum Board.	SECOND FLOOR

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

- WOOD TRUSSES
- DOORS
- ROOFING
- POOLS
- FENCES
- AWNINGS
- WATER-FEATURES
- WINDOWS

- 1.- COORDINATE MASONRY OPENING W/ DOOR MANUFACTURER PRIOR TO WALL ERECTION (SUBMIT SHOP DRAWING FOR APPROVAL).
- 2.- ALL EXTERIOR DOORS TO RECEIVE SILL TO MATCH FLOOR FINISH.

THIS FINISH SCHEDULE IS FOR REFERENCE ONLY, ALL FINAL INTERIOR FINISHES & MATERIALS SHALL BE SELECTED AND COORDINATED BETWEEN GENERAL CONTRACTOR AND OWNER.

R702.4 CERAMIC TILE.

R702.4.1 GENERAL. CERAMIC TILE SURFACES SHALL BE INSTALLED IN ACCORDANCE WITH ANSI A108.1, A108.4, A108.5, A108.6, A108.11, A118.1, A118.3, A136.1 AND A137.1.

R702.4.2 FIBER-CEMENT, FIBER-MAT REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS AND FIBER-REINFORCED GYPSUM BACKERS.

FIBER-CEMENT, FIBER-MAT REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1288, C 1325, C 1178 OR C 1278, RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.

F.B.C. R307.2 BATHTUB & SHOWER FINISHES
BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH NONABSORBENT SURFACE. SUCH WALL SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

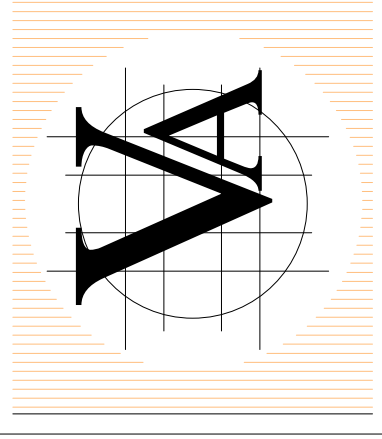
F.B.C. R702.4.2 BATHTUB & SHOWER WALLS
FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325, C 1178 OR C 1278, RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.

REVISONS		Date	Description
Rev.	1	10-5-2023	Building comment
	2	06-07-2024	Zoning comment
	3	11-24-2025	Coordination

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

Corporation Licence #A4003589	Architectural Seal	JORGE L VILLAVIGENCIO NO. AR0012110
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DATE: 10-20-2022	SCALE: AS SHOWN
PROJECT NO: SCHEDULES	
DRAWING NO : A-6.2	