

GENERAL NOTES :

1. INSTRUCTIONS TO CONTRACTOR:

1.1. PLANS AND DETAILS ARE COMPLEMENTARY AND MUTUALLY EXPLANATORY AND WHAT IS REQUIRED BY ONE, SHALL BE AS BINDING AS IF REQUIRED BY ALL, AND ARE NOT INTENDED TO BE USED AS SHOP DRAWINGS, WHEN VARIANCES, DISCREPANCIES, ETC., OCCUR BETWEEN DRAWINGS AND SPECIFICATIONS, OR WITHIN EITHER DOCUMENTS ITSELF. THE ITEM OR ARRANGEMENT OF BETTER QUALITY AND OR HIGHER COST SHALL BE INCLUDED IN THE CONTRACT.

1.2. THE CONTRACTOR AGREES THAT HE, HIS MANAGEMENT TEAM (ESTIMATOR, PROJECT MANAGER, PROJECT ENGINEERS, SUPERINTENDENTS, AND SUBCONTRACTORS AND PRINCIPAL SUPERVISORY PERSONNEL) HAS VISITED THE SITE, EXAMINED THE SITE AND THE LOCATION OF THE PROPOSED WORK, AND EXISTING IMPROVEMENTS, AND CONDITIONS AND PHYSICAL CHARACTERISTICS OF THE JOB. THE CONTRACTOR(S) SHALL INCLUDE IN HIS BUDGET ALL COSTS ASSOCIATED WITH, AND PERTAINING TO, THE SATISFACTORY COMPLETION OF THE PROJECT AND THE COMPLETE INSTALLATION OF ALL ASSOCIATED SYSTEMS, INCLUDING THE REMOVAL AND RELOCATION OF ANY AND ALL OBJECTS OR OBSTRUCTIONS THAT MAY BE ENCOUNTERED IN THE COMPLETION OF THE WORK THAT MAY NOT HAVE BEEN PREVIOUSLY DOCUMENTED IN THE CONSTRUCTION DOCUMENTS.

1.3. THE WORK DESCRIBED HEREIN INVOLVES THE DESIGN FOR CONSTRUCTION OF A NEW RESIDENCE. THE CONTRACTOR SHALL CORRELATE ALL WORK DESCRIBED ON THE DRAWINGS WITH THE ACTUAL CONDITIONS IN THE FIELD. CONTRACTORS SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY SITUATION WHICH ENDANGERS THE INTEGRITY OF THE BUILDING OR PREVENTS HIM FROM SUCCESSFULLY ATTAINING THE DESIGN INTENT.

1.4. CONTRACTOR SHALL PREPARE A CONSTRUCTION SCHEDULE SUBJECT TO REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE

1.5. THE CONTRACTOR SHALL MAINTAIN A COPY OF ALL APPLICABLE CODES AND STANDARDS RELEVANT TO THIS PROJECT ON SITE AT ALL TIMES, AND SHALL COMPLY WITH ALL REQUIREMENTS OF THE CURRENT FLORIDA BUILDING CODE, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS, AND LAWS.

1.6. THE CONTRACTOR SHALL MAINTAIN A COMPLETE AND CURRENT SET OF PERMIT DRAWINGS ON-SITE AT ALL TIMES ALONG WITH ALL REVISIONS TO THE PERMIT, INCLUDING PERMITTED SHOP DRAWINGS AND CALCULATIONS. SAID DRAWINGS ALONG WITH ALL INSPECTION LOGS, AND PERMITS, SHOULD BE MAINTAINED IN AN EASILY ACCESSIBLE SPACE FOR THE OWNER, ARCHITECT, ENGINEERS, AND BUILDING OFFICIALS TO REVIEW.

1.7. THE CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS, PERMIT DOCUMENTS, DIMENSIONS, JOB-SITE CONDITIONS, AND COORDINATE WITH FIELD DIMENSIONS, AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAKE NOTE OF ANY AND ALL DISCREPANCIES THAT PREVENT THE INSTALLATION OF ANY ASPECT OF THE CONSTRUCTION TO ACHIEVE THE CHARACTER AND APPEARANCE DEFINED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL REPORT ANY AND ALL DISCREPANCIES REGARDLESS OF THEIR NATURE TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK, REASONABLY ASSESS THE CONDITION AND DETERMINE AN APPROPRIATE SOLUTION.

1.8. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE DRAWINGS. NO "CHANGE ORDERS" FOR MISSED ITEMS IN OTHER SECTIONS OF THE WORK WILL BE PERMITTED. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS.

1.9. THE CONTRACTOR SHALL PERFORM ALL WORK IN A FIRST CLASS WORKMANSHIP LIKE MANNER.

1.10. THE ARCHITECT AND OR ENGINEER(S) SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OR CHARGE OVER THE CONSTRUCTION MEANS, METHODS, SEQUENCES, OR PROCEDURES OR FOR THE SAFETY PRECAUTION PROGRAMS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGES OR INJURIES DUE TO HIS ACT OR NEGLECT.

1.11. NO UTILITIES, DATA OR COMMUNICATION CABLES, POWER OR BUILDING OPERATIONS SHALL BE INTERRUPTED WITHOUT PRIOR APPROVAL OF OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES CAUSED BY UNAUTHORIZED INTERRUPTION OF EXISTING UTILITIES, CONTROLS, COMPUTER LINES, ETC., CAUSED BY THE CONTRACTOR OR SUBCONTRACTOR AND SHALL MAKE IMMEDIATE REPAIR AND THEN NOTIFY THE OWNER'S REPRESENTATIVE.

1.12. PROTECT THE EXISTING BUILDING AND ADJACENT AREAS FROM DAMAGE AND BE LIABLE FOR DAMAGES THEY CAUSE. PROVIDE BARRICADES AND BARRIERS AS REQ'D TO PROTECT ADJACENT AREAS AND PERSONNEL AND PREVENT MIGRATION OF DUST AND EXCESS DEBRIS. PROVIDE FENCE & PROTECTION TO PROTECT ADJACENT BUILDINGS.

1.13. AS-BUILT CONDITIONS MAY NOT COINCIDE WITH THOSE INDICATED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION, BUT NOT LIMITED TO, ALL THE ITEMS LISTED FOR DEMOLITION IN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR DEMOLITION OF EXISTING WORK AS REQUIRED TO COMPLETE THE NEW WORK.

2. LICENSING:

THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA, AND VILLAGE OF PINECREST. LICENSES AND CLEARANCES SHALL CONFORM TO ALL BUILDING SECURITY POLICIES AND REGULATIONS.

3. ORDINANCES:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASCERTAINING THE REQUIREMENTS OF AND ADHERING TO ALL NOISE ORDINANCES OR OTHER ORDINANCES THAT MAY RESTRICT THE ACTIVITIES OF THE WORK ON THIS JOB.

4. PERMITS:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF WORK. THE REQUESTING AND COORDINATION OF ALL INSPECTIONS AND APPROVAL OF ALL ASPECTS OF HIS WORK, AND OBTAINING ALL TEMPORARY AND FINAL CERTIFICATES OF OCCUPANCY.

5. DEBRIS AND DISPOSAL:

THE CONTRACTOR SHALL REMOVE FROM THE SITE AND LEGALLY DISCARD IN A TIMELY MANNER ALL CONSTRUCTION DEBRIS THAT WILL NOT BE REUSED OR RELOCATED ELSEWHERE IN THE PROJECT.

6. HAZARDOUS MATERIALS:

IF ANY HAZARDOUS MATERIALS, INCLUDING ASBESTOS, ARE ENCOUNTERED DURING DEMOLITION WORK, STOP WORK IMMEDIATELY AND CONTACT MAIL MANAGEMENT CONTRACTOR TO VERIFY QUANTITIES AND LOCATIONS OF EXISTING TELEPHONE OUTLETS, CABLE-OUTS AND DRAINS AND CONFIRM AVAILABILITY OF REPLACEMENT ITEMS PRIOR TO DEMOLITION WORK.

7. MATERIALS AND EQUIPMENT:

THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS, EQUIPMENT, AND APPLIANCES THAT ARE TO BE USED. THE CONTRACTOR SHALL PROVIDE PROTECTION FROM VANDALISM, THEFT, WEATHER, DUST, NOISE, AND ANY OTHER SOURCE OF DAMAGE OR LOSS.

8. HURRICANE / WINDSTORM PLAN:

THE CONTRACTOR SHALL PREPARE AND MAINTAIN A HURRICANE PREPAREDNESS PLAN. THE CONTRACTOR SHALL MAINTAIN SAID PLAN IN A LOCATION THAT IS READILY ACCESSIBLE FOR REVIEW BY THE OWNER AND OR ARCHITECT.

8.1 THE HURRICANE PLAN SHALL INCLUDE A LIST OF CONTACTS IN THE EVENT THAT A HURRICANE WATCH IS POSTED AND WILL ALSO ADDRESS WHAT MEASURES ARE TO BE TAKEN TO SECURE THE CONSTRUCTION SITE IN THE EVENT OF NOTIFICATION BY THE NATIONAL WEATHER SERVICE OF AN IMPENDING HURRICANE OR WINDSTORM THAT MAY THREATEN THE JOB.

8.2 THE HURRICANE PLAN SHALL ADDRESS HOW THE CONTRACTOR WILL MOBILIZE THE PROJECT FOLLOWING A WIND OR HURRICANE EVENT AND DOCUMENTATION OF DAMAGES AND HOW REPAIRS WILL BE HANDLED IN THE EVENT OF A LOSS.

9. DAMAGES:

IN THE EVENT OF DAMAGES TO THE BUILDING WHICH REQUIRE ASSESSMENT FOR AN INSURANCE CLAIM, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER OF THE CIRCUMSTANCES SURROUNDING THE LOSS, DOCUMENT DAMAGES, DETERMINE AND PRICE REPAIRS, DETERMINE IMPACT TO THE PROJECT SCHEDULE, SUBMIT ALL INFORMATION TO THE OWNER WITHIN 72 HOURS OF A LOSS.

10. COORDINATION:

CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AT THE TIME THE WORK IS PERFORMED. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR THE CONTRACTOR'S FAILURE TO CORRECT CONFLICTING FIELD CONDITIONS AFTER THE WORK HAS BEEN COMPLETED.

11. SCHEDULING OF WORK:

THE CONTRACTOR SHALL WORK AND RETAIN COOPERATION WITH THE OWNER AND TENANT(S) IN SCHEDULING THEIR WORK IN ORDER TO CAUSE THE LEAST INCONVENIENCE TO PERSONNEL AND PROPERTY.

12. TESTS:

THE CONTRACTOR SHALL COORDINATE ALL REQUIRED TESTS. PAYMENT OF ALL TEST SHALL BE AS INDICATED IN THE AGREEMENT BETWEEN THE OWNER/CONTRACTOR OR GENERAL CONDITIONS. IF NOT SPECIFICALLY DEFINED, THESE COSTS SHALL BE BORNE BY THE CONTRACTOR.

13. TYPICAL DETAILS:

CONTRACTOR SHALL RESOLVE QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS WITH THE ARCHITECT/ENGINEER. DETAILS LABELED AS "TYPICAL DETAILS, OR (TYP.) ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED OR EXISTING AT THE SITE. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYS IN AT EACH LOCATION.

14. CLEANING:

PROVIDE CLEANING AS INDICATED IN THE CONTRACT FOR CONSTRUCTION BETWEEN THE OWNER/CONTRACTOR. THOROUGHLY CLEAN THE PREMISES TO MAKE READY FOR OPENING. CLEAN ALL SURFACES INTERIOR AND EXTERIOR, FREE OF ALL DIRT AND REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES INCLUDING:

- 14.1. POLISHING ALL HARDWARE.
- 14.2. THOROUGHLY CLEANING ALL CABINETS INSIDE AND OUT.
- 14.3. CLEANING SHELVES INSIDE AND OUT.
- 14.4. ALL MIRRORS, GLASS STOREFRONTS, AND TERRACES, WINDOWS AND, METAL FRAMING TO BE CLEANED INSIDE AND OUT, WHERE POSSIBLE.
- 14.5. REMOVE ANY SPOTS FROM AND CLEAN ALL CARPETING.
- 14.6. CLEAN STOREY FINISHES AND FLOORING THOROUGHLY INCLUDING BASES.
- 14.7. CLEAN OR TOUCH UP ALL PAINTED SURFACES WHICH ARE SOILED. THE GENERAL CONTRACTOR IS TO DELIVER TO THE OWNER A CLEAN BUILDING PRIOR TO OPENING TO THE PUBLIC.

15. EXISTING SURFACES / FINISHES:

15.1. WITHIN THE PROJECT SITE AND AT ALL OTHER AFFECTED AREAS, CLEAN PATCH, AND RESTORE ALL FLOOR AND WALL SURFACES INDICATED TO REMAIN, TO A "LIKE NEW" CONDITION.

15.2. WITHIN THE LIMITS OF THE WORK, CONTRACTOR IS TO REPLACE ALL DAM

DATE: 10-10-2022	SCALE: AS SHOWN
PROJECT NO: GENERAL NOTES	
DRAWING NO : A-0.1	

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 1/55 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 1/55 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.

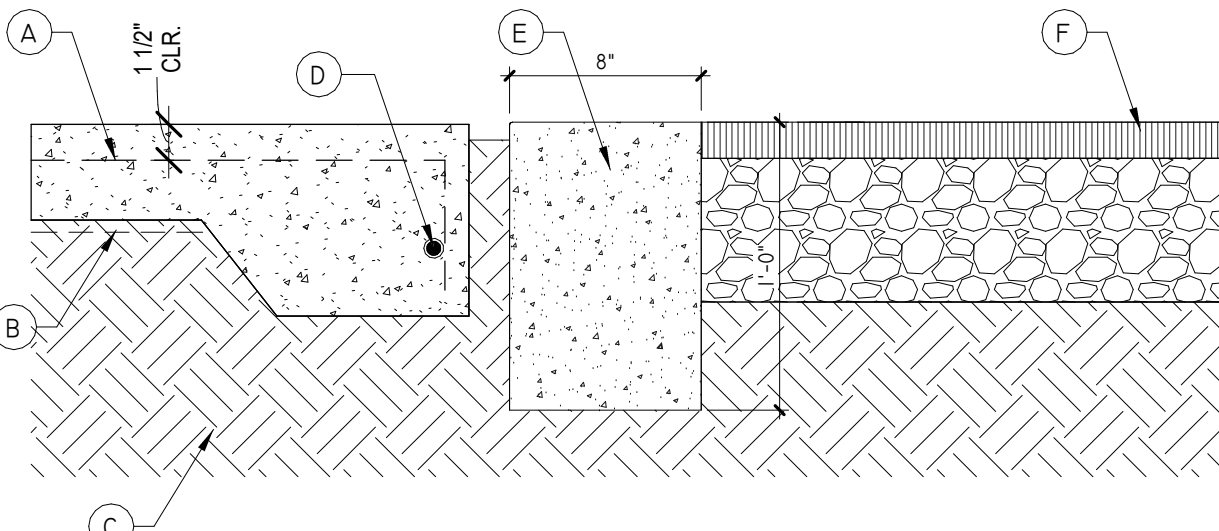
NOTES :

- NO FILL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE ROW OUTSIDE OF THE BUILDING FOOTPRINT.
- NO RUNOFF GENERATED FROM THE DRIVEWAY IS PERMITTED TO DISCHARGE DIRECTLY TO THE ROW OR ADJACENT PROPERTIES.
- THE ROW SWALE IS TO BE GRADED USING THE VILLAGE PW STANDARD.
- 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.
- NO SHRUBS ARE TO BE PLANTED IN THE ROW AND ANY EXISTING SHRUBS ARE TO BE REMOVED.
- NO IRRIGATION, LIGHTING, OR ELECTRICAL COMPONENTS OF ANY KIND MAY BE INSTALLED IN THE ROW.
- NO MATERIALS OF ANY KIND WILL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALE.
- EXISTING SIDEWALKS WILL BE MAINTAINED AT ALL TIMES, FREE OF ANY LOOSE MATERIAL, AND OPEN TO PEDESTRIAN TRAFFIC AT ALL TIMES. NO VEHICLES CAN PARK ON THE SIDEWALK AT ANY TIME.
- ANY SIDEWALK CROSSED BY A D/W APPROACH MUST BE REPLACED WITH 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.
- ALL WORK CONDUCTED IN THE ROW WILL IMPLEMENT THE APPLICABLE FOOT STANDARD INDEX 600 SERIES FOR MOT.
- 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:

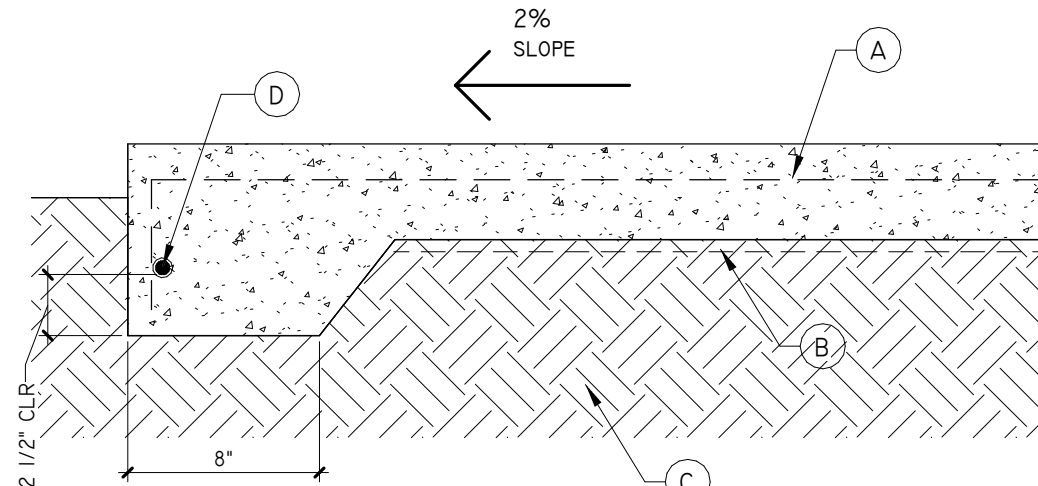
- CONCRETE SHALL HAVE 2,500 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED (U.O.W.).
- ALL REINFORCING STEEL SHALL BE DEFORMED BARS, AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI GRADE 60, AND MEET ASTM A-36 SPECS.
- ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36,000 PSI, AND MEET ASTM A-36 SPECS.
- ALL DETAILING, FABRICATION AND PLACING OF REINFORCING BARS MUST FOLLOW THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", U.O.N.
- 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.
- STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL AND MECHANICAL DWGS., TO LOCATE OPENINGS, DRAINS, SLOPES, DEPRESSED SLABS, BOLTS, CURBS, ETC.
- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI-301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT/ENGINEER'S APPROVAL.
- DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
- CONTRACTOR SHALL OBTAIN LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE STARTING CONSTRUCTION.
- NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
- 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
- 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



02 TYPICAL CONCRETE SLAB / ASPHALT TRANSITION DETAIL
A-0.2 1 1/2" = 1'-0"

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.



03 TYPICAL CONCRETE SLAB DETAIL
A-0.2 1 1/2" = 1'-0"

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:

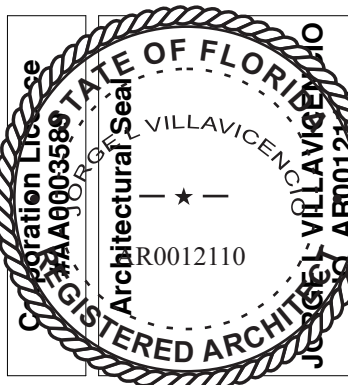
FOR SEPTIC TANK AND DRAIN FIELD DETAIL TECHNICAL INFORMATION REFER TO SHEET S-2.00 AND P-0-1

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

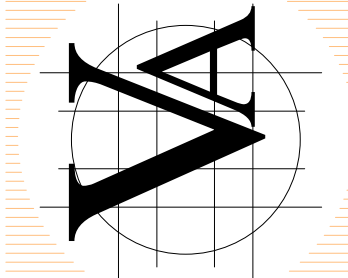
REV	DATE	DESCRIPTION
1	03-22-2023	Building comment
2	03-27-2024	Zoning Comment
3	06-07-2024	Zoning Comment
4	11-24-2025	Zoning Comment
5		Correction

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



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

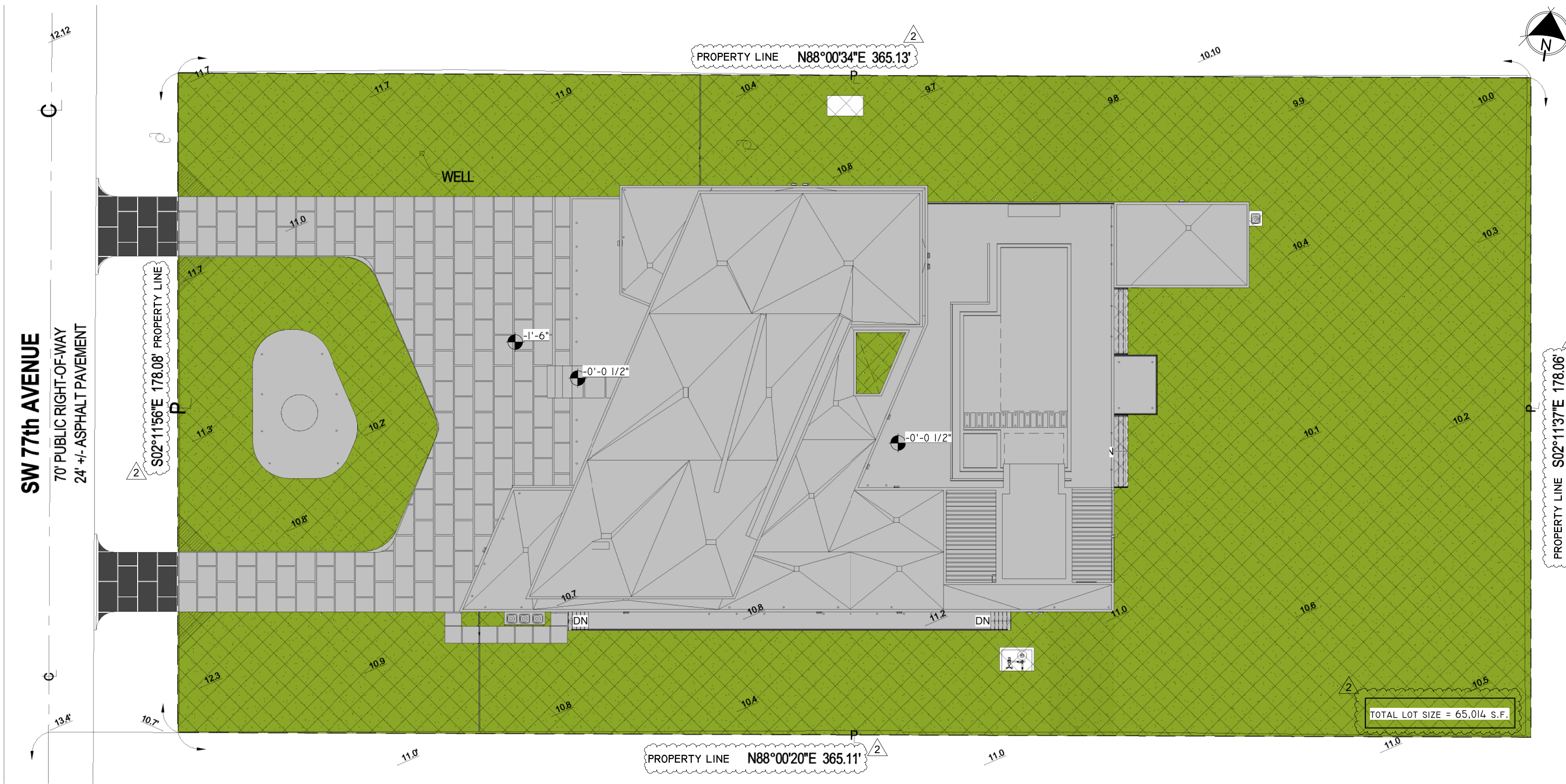
CONSULTANT: ARCHI-TEK STUDIO CORP.
TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com



DATE: 10-20-2022 SCALE: AS SHOWN

PROJECT NO: SITE PLAN

DRAWING NO: A-0.2



IMPERVIOUS/ PERVIOUS CALCULATION			
HOUSE FOOTPRINT	=	12,125 SQ. FT.	
GYM	=	840 SQ. FT.	
POOL	=	1,628 SQ. FT.	
POOL DECK	=	2,760 SQ. FT.	
WATER FEATURE	=	918 SQ. FT.	
DRIVEWAY	=	6,202 SQ. FT.	
CONCRETE PATH	=	1,927 SQ. FT.	
TOTAL IMPERVIOUS AREA =	26,400 SQ. FT.	(40.61%)	
TOTAL PERVIOUS AREA =	38,614 SQ. FT.	(59.39%)	
TOTAL LOT SIZE =	65,014 SQ. FT.	(100%)	

LEGEND

IMPERVIOUS AREA

PERVIOUS AREA (GRASS AREA)

3 SITE PLAN IMPERVIOUS / PERVIOUS

JORGE L VILLAVICENCIO

Digitally signed by JORGE L VILLAVICENCIO

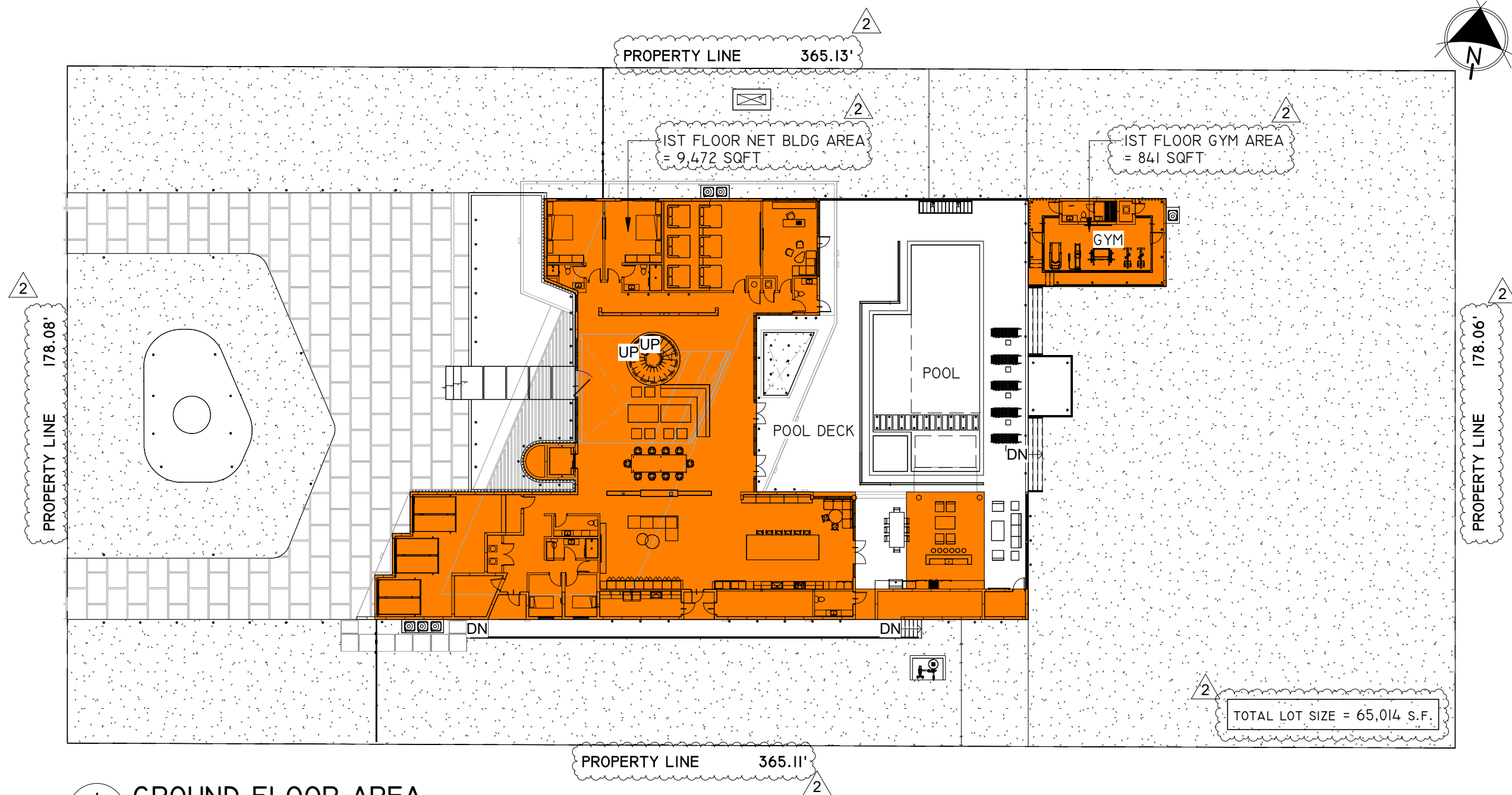
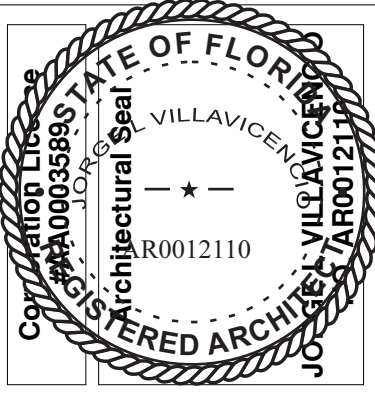
Date: 2026.01.14 12:20:37 -05'00'

REV	DATE	DESCRIPTION
1	05-20-2023	Building comment
2	06-07-2024	Zoning Comment
3	07-07-2024	Zoning Comment

FIDANZA'S FAMILY HOUSE

NEW CONSTRUCTION

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

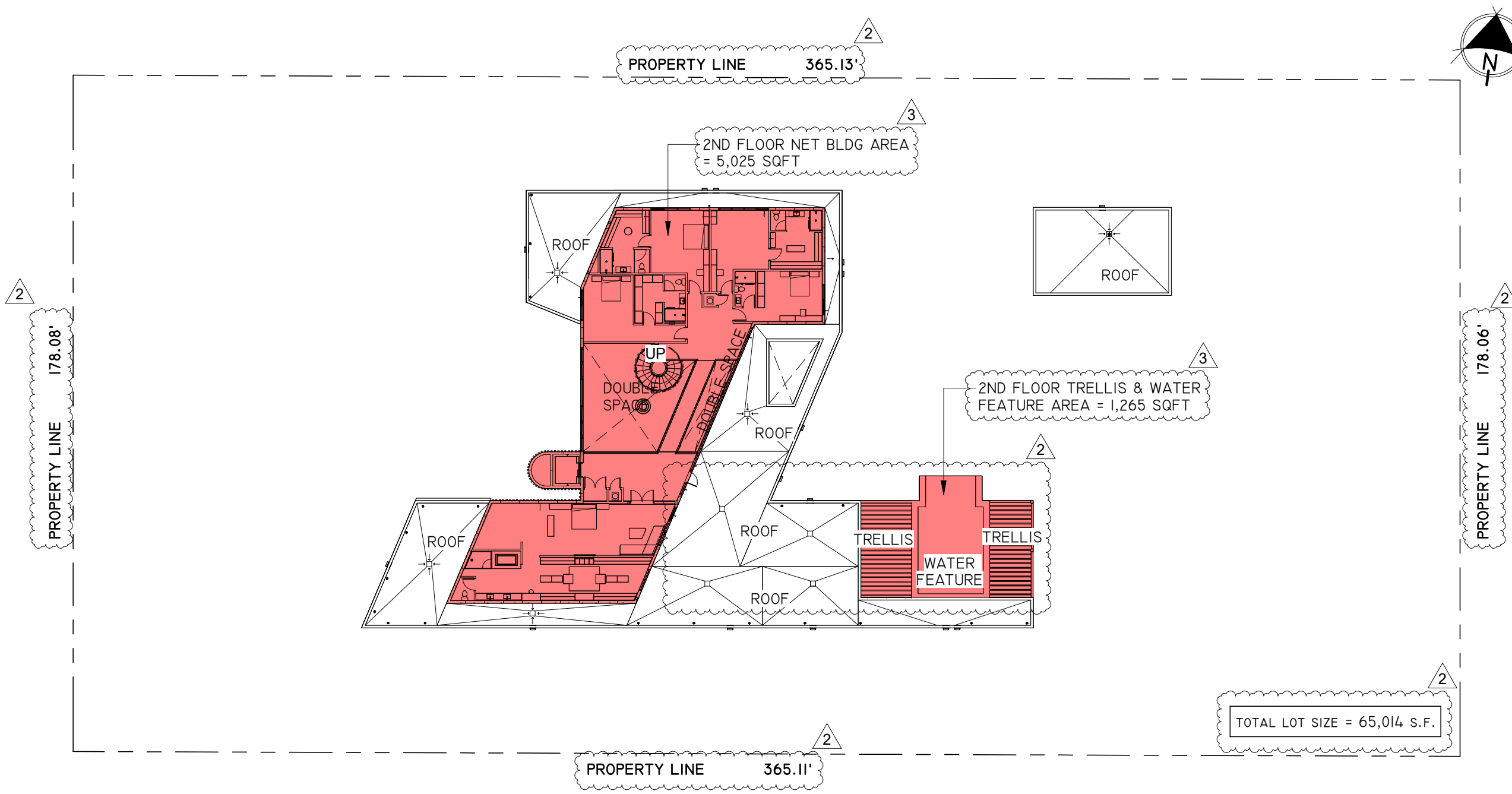


1 GROUND FLOOR AREA

TOTAL GROUND FLOOR (F.A.R.)= 10,313 S.F.

PROVIDED: 18.0% = 10,313 SQ. FT.

REQUIRED: TOTAL LOT SIZE 65,014 SQ. FT /20% MIN. = 13,002 SQ. FT. MIN.



2 SECOND FLOOR AREA

NET BLDG AREA = 5,025 SQFT

TRELLIS & WATER FEATURE AREA = 1,265 SQFT

TOTAL SECOND FLOOR (F.A.R.) = 6,290 S.F.

PROVIDED: 9.67% = 6,290 SQ. FT.

REQUIRED: TOTAL LOT SIZE 65,014 SQ. FT / 10% MIN. = 6,501 SQ. FT. MIN.

VILLA & ASSOCIATES INC.

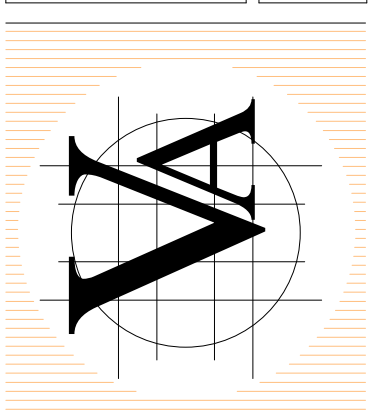
ARCHITECTURE PLANNING INTERIOR DESIGN

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

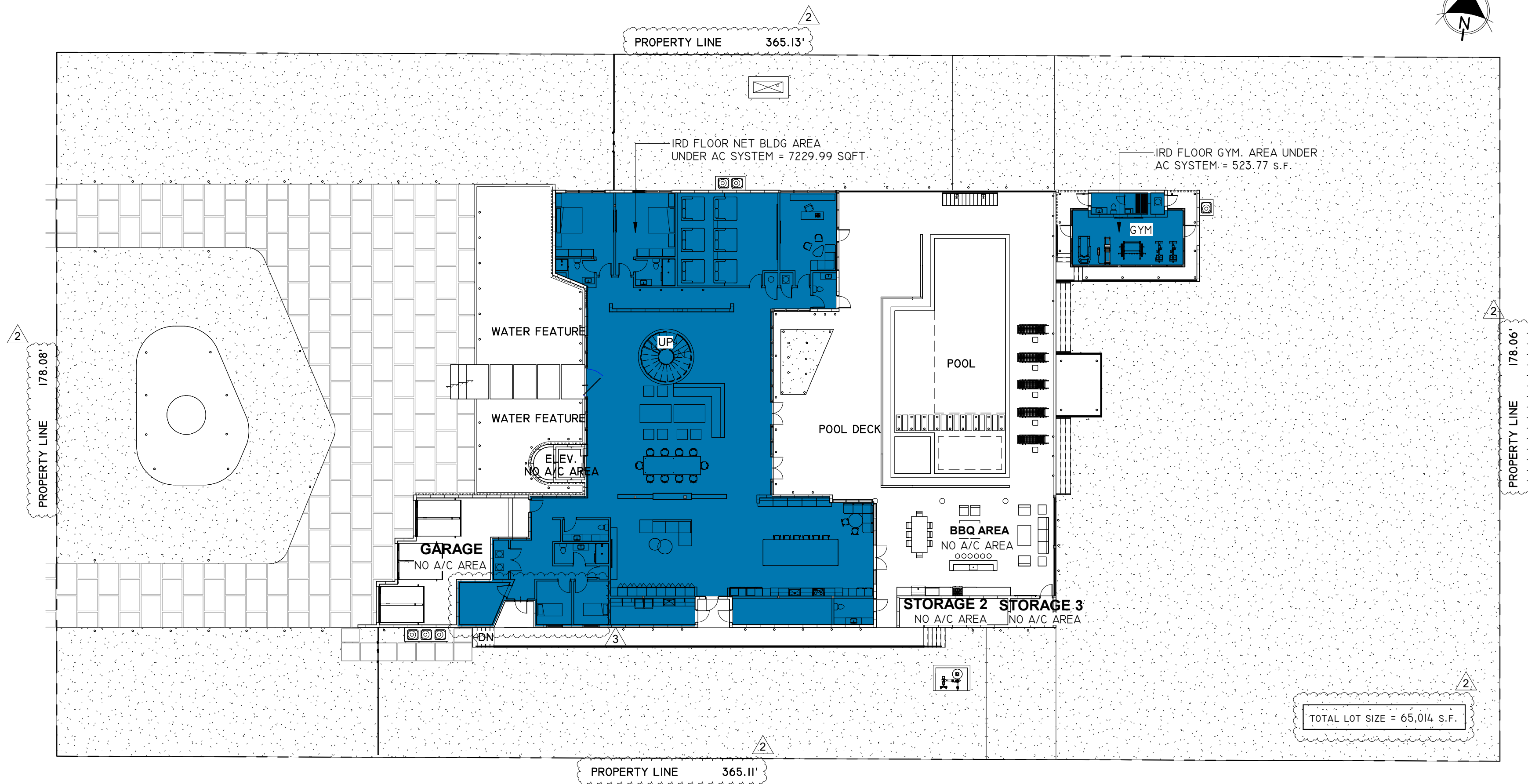


DATE: 10-20-2022

SCALE: AS SHOWN

PROJECT NO: SITE PLAN -ZONING DATA

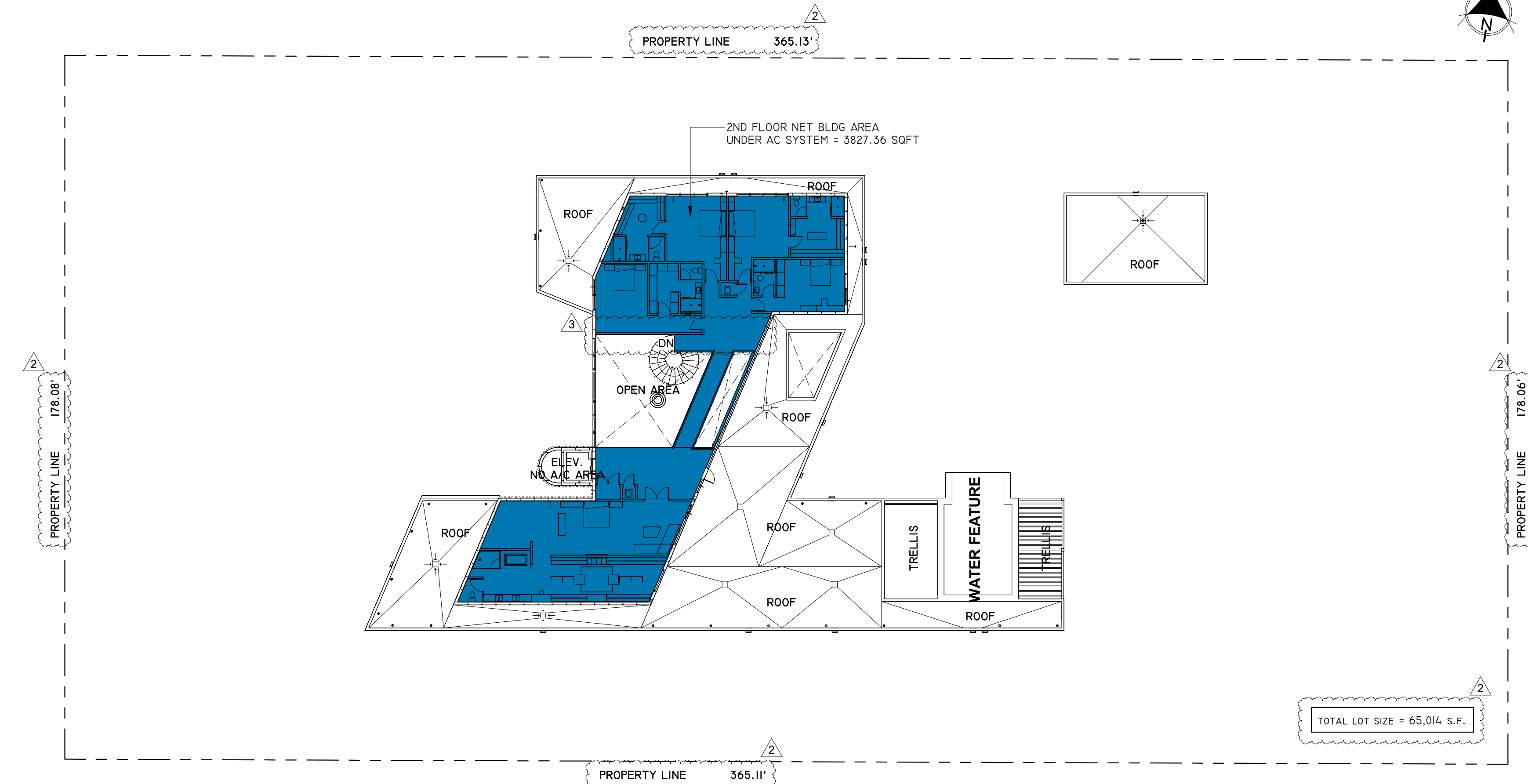
DRAWING NO: A-0.3



3 GROUND FLOOR A/C AREA

A-0.3.1 3/64" = 1'-0"

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



1 SECOND FLOOR A/C AREA

A-0.3.1 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	

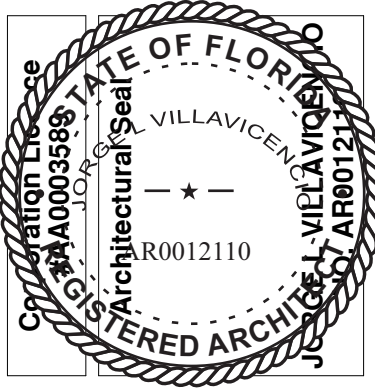
LEGEND

A/C AREA

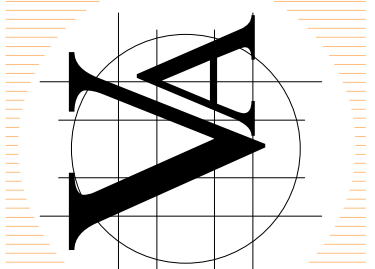
TOTAL GROUND FLOOR A/C AREA = 7,753.76 S.F.
TOTAL SECOND FLOOR A/C AREA= 3,827.14 S.F.
TOTAL A/C AREA= 11,580.09 S.F.

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

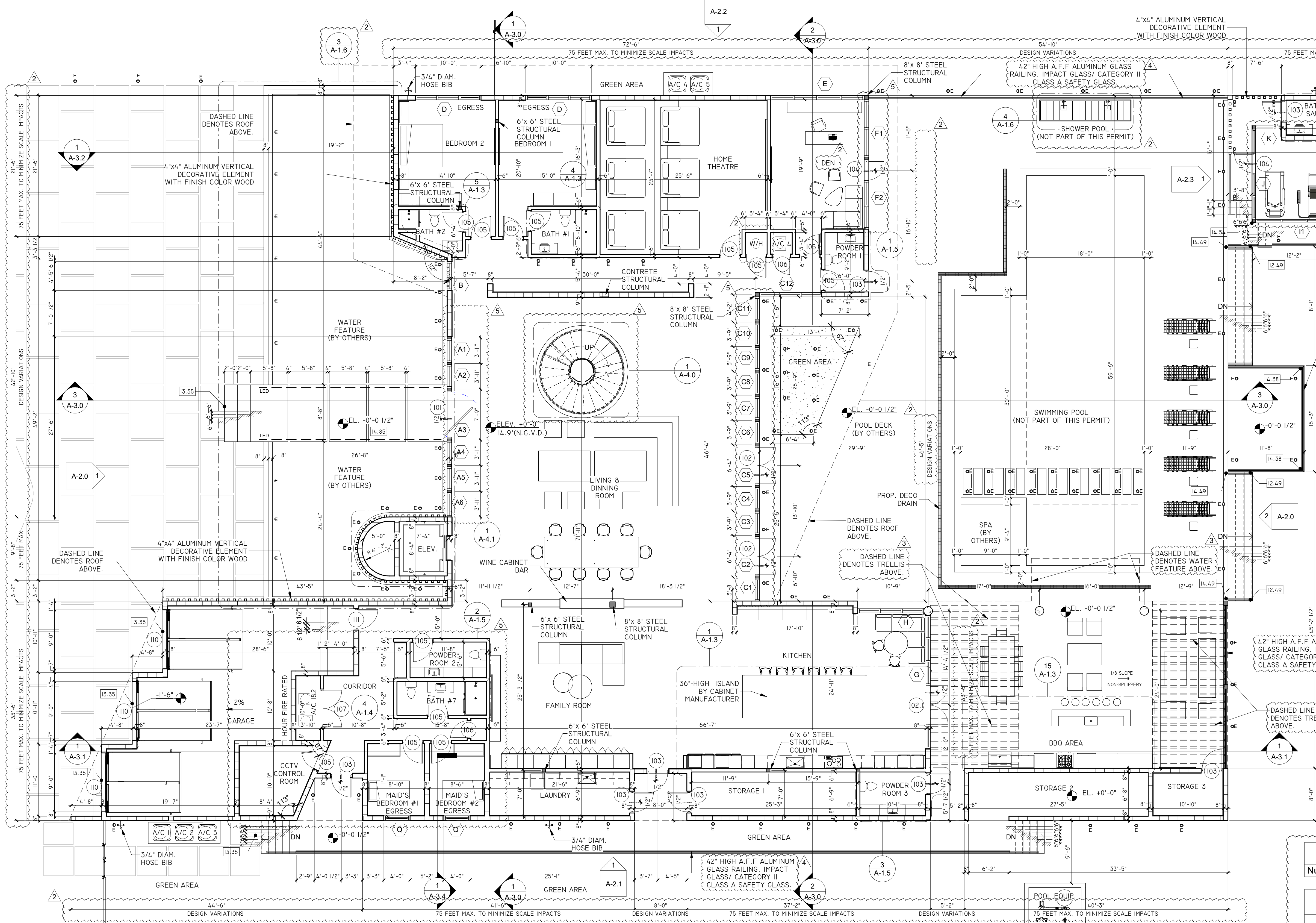
FIDANZA'S FAMILY HOUSE
NEW CONSTRUCTION
11041 SW 77TH AVE, VILLAGE OF
PINECREST, FL 33156



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



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

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

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

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

WALL AND CEILING FINISHES NOTE:

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

NON A/C AREA SCHEDULE GROUND FLOOR

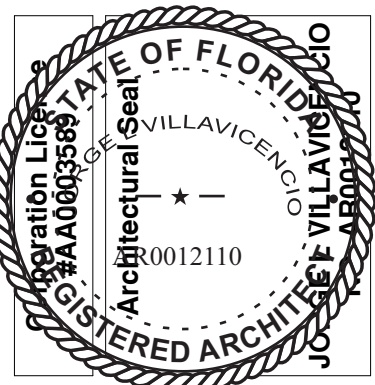
Number	Name	Area	Level
16	STORAGE 2	208.42 ft²	GROUND FLOOR
21	ELEV.	72.39 ft²	GROUND FLOOR
23	STORAGE 3	82.77 ft²	GROUND FLOOR
51	GARAGE	764.57 ft²	GROUND FLOOR
Total: 4		1128.16 ft²	

A/C AREA SCHEDULE GROUND FLOOR

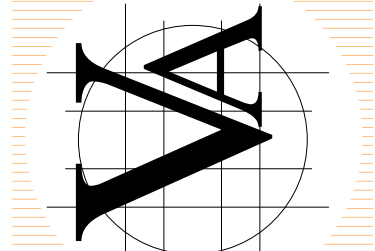
Number	Name	Area	Level
1	LIVING & DINNING ROOM	2569.29 ft²	GROUND FLOOR
2	FAMILY ROOM	792.77 ft²	GROUND FLOOR
3	KITCHEN	935.10 ft²	GROUND FLOOR
4	BEDROOM 1	283.19 ft²	GROUND FLOOR
5	BEDROOM 2	281.15 ft²	GROUND FLOOR
6	HOME THEATRE	612.56 ft²	GROUND FLOOR
7	DEN	319.71 ft²	GROUND FLOOR
8	BATH #1	77.00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

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

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



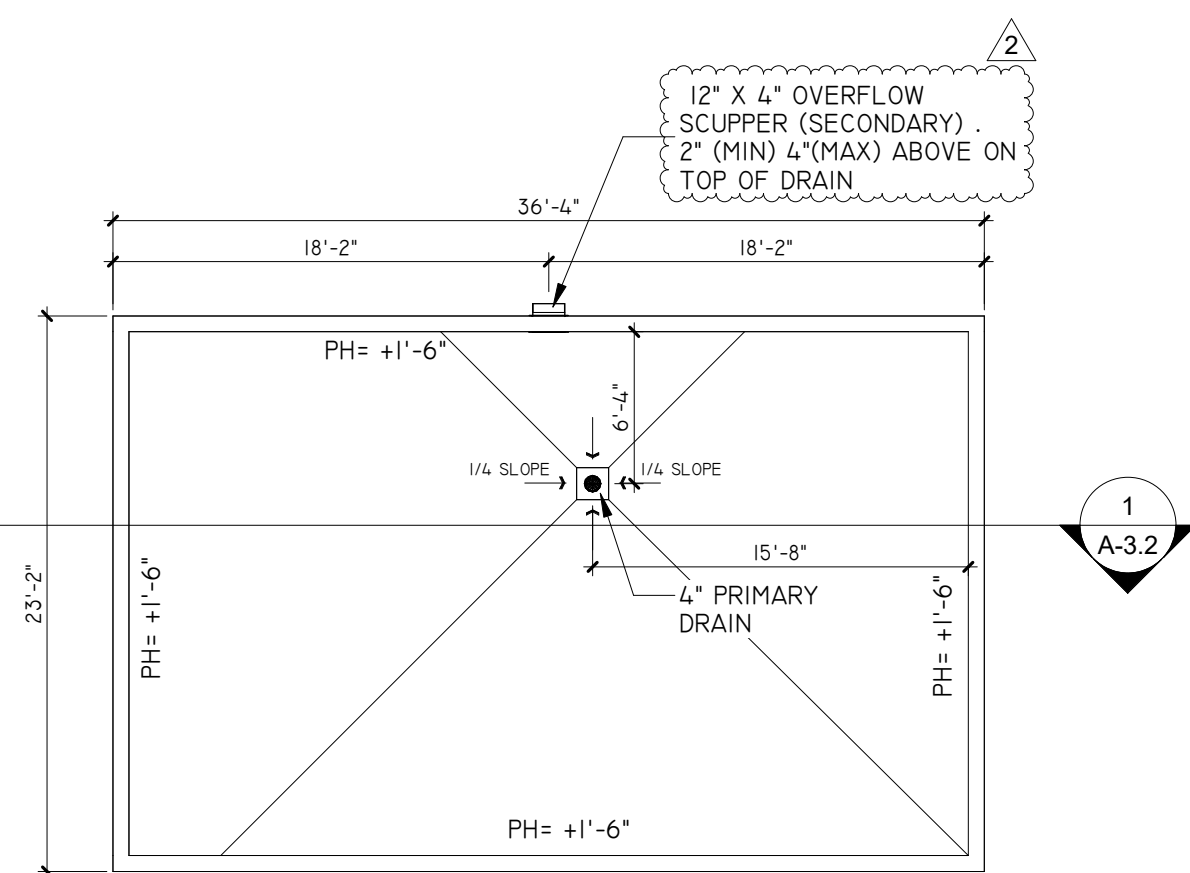
VILLA & ASSOCIATES INC.
ARCHITECTURE PLANNING INTERIOR DESIGN
5801 SW 69 AVENUE MIAMI, FLORIDA 33155
TEL. 305-613-0865 - E-Mail: villalvaarchitect@gmail.com
CONSULTANT: ARCHI-TEK STUDIO CORP.
TEL. 305-799-8016 - E-Mail: maguilar@architektstudio.com



DATE: 10-20-2022
SCALE: AS SHOWN

PROJECT NO: GROUND FLOOR PLAN

DRAWING NO: A-1.0



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

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 1/4	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.

PIPE SIZE (inches)	CAPACITY (gpm)				
	VERTICAL DRAIN	SLOPE OF HORIZONTAL DRAIN			
		$\frac{1}{8}$ inch per foot	$\frac{1}{4}$ inch per foot	$\frac{1}{2}$ 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

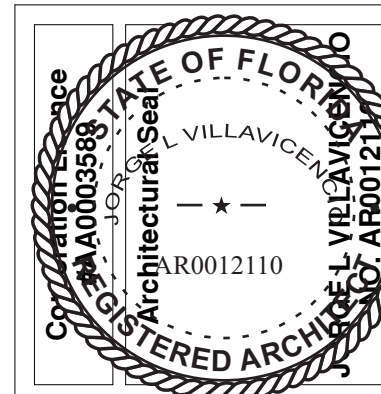
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m

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

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

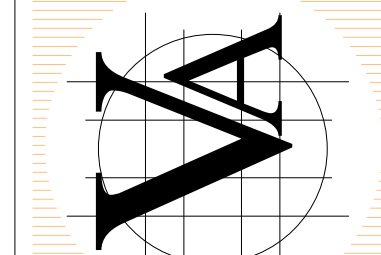
REVISIONS		
Rev.	Date	Description
1	10-5-2023	Building comment
2	02-20-2024	Building Comment
3	03-27-2024	Zoning Comment
4	06-07-2024	Zoning Comment
5	11-24-2025	Coordination

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



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

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



DATE: 10-20-2022	SCALE: AS SHOWN
PROJECT NO: SECOND FLOOR PLAN	

A-1.1

1 SECOND FLOOR
A-1.1 1/8" = 1'-0"

WALL LEGEND

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

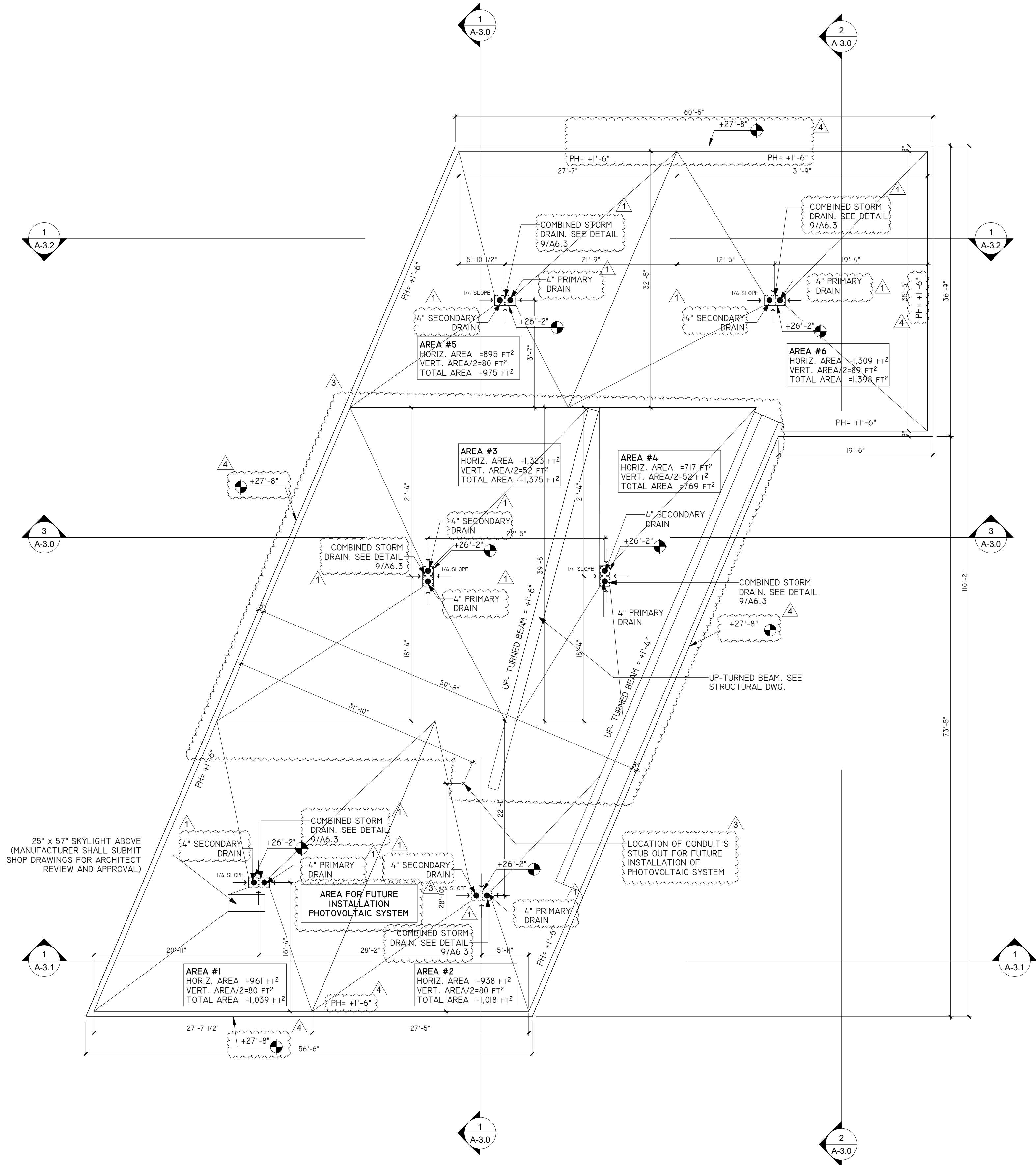
NOTE :
ALL EGRESS WINDOWS TO COMPLY W/ FBC 7TH EDITION 2020: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE 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	20	24
1	230	346	461	692	923	1153	1384
2	641	961	1282	1923	2564	3205	3846
3	1153	1730	2307	3461	4615	5769	6923
4	1794	2692	3589	5384	7179	8974	10,769



1 ROOF
A-1.2 1/8" = 1'-0"

NOTE:
FOR TYPICAL ARCHITECTURAL DETAILS REFER TO SHEET "A-6.2-DETAILS"
(ROOFING, WATER-PROOFING, PARAPETS, ROOF DRAINS, SCUPPERS, ETC.). REFER TO
MECHANICAL, PLUMBING AND ELECTRICAL DRAWING FOR ROOF PENETRATIONS,
ROOF DRAIN CALCULATIONS, AND OTHER DETAILS. REFER TO STRUCTURAL
DRAWINGS FOR STRUCTURAL DETAILS.

ROOFING INSULATION MATERIAL:
ROOF FINISH SHALL BE GAF RUBEROID MODIFIED BITUMEN ROOF SYSTEM (NOA NO. 18-0919.13) EXPIRES 11/06/2023 ON XCI FOIL, XCI CLASS A POYISO ROOF TAPERED INSULATION (NOA NO. 18-1024.06) EXPIRES 01/02/2024 OR APPROVED EQUAL.

ROOF SKYLIGHT:
MODEL DCM MOUNT & DSF SELF-FLASHING ALUMINUM SKYLIGHTS BY MAXIUM INDUSTRIES, INC. MIAMI-DADE NOA NO. 18-1217.13 WITH EXPIRATION DATE, 02/20/2024.

SOLAR REFLECTIVE EXTERIOR AREAS
ALL MATERIALS TO COMPLY WITH ARTICLE 3 OF THE MIAMI 21 CODE
ALL EXTERIOR WALKWAYS, VEHICULAR ENTRANCES AND HARDSCAPE SURFACE MUST BE USED A NEW GRAY CONCRETE WITH A SOLAR REFLECTIVE 0.35.
ROOF MATERIALS SHOULD BE LIGHT-COLORED, HIGH ALBEDO OR A PLANTED SURFACE AND SHALL COMPLY WITH ARTICLE 3, SECTION 3.13.2 OF THIS CODE

SOLAR REFLECTIVE ROOF AREAS
SOLAR REFLECTANCE INDEX TO BE SRI 78 REFER TO MECHANICAL DRAWINGS FOR ROOF TOP EQUIPMENTS & ROOF DRAINAGE PIPING & SIZES & LOCATION IN WALLS GENERAL CONTRACTOR TO PROVIDE FLAT ROOFING NOTE: GAF EVERGUARD TPO 60 MILL, SINGLE PLY ROOFING SYSTEM (OR APPROVED EQUAL) (W/ 20 YEAR WARRANTY) 2" TO 10" MAX. (1/4" PER FT.) OVER 2" RIGID INSULATION ON CONCRETE DECK AS RECOMMENDED BY MANUFACTURER AND COMPLYING WITH UPLIFT REQUIREMENTS AS LISTED IN THE STRUCTURAL DRAWINGS. ROOF SYSTEM SHALL COMPLY WITH SECTION 1507.11 OF THE FLORIDA BUILDING CODE 2020, BUILDING. NOTE: AVERAGE INSULATION R VALUE OF ROOF SYSTEM TO BE R=19. G.C. TO SUBMIT ROOFING SYSTEM TO ARCHITECT FOR APPROVAL. COLOR: WHITE

HEAT ISLAND EFFECT SOLAR REFLECTANCE REQUIREMENTS.
ROOFING MATERIALS AND ALL ROOF EXTERIOR SURFACES AND BUILDING MATERIALS SHALL HAVE A MINIMUM SOLAR REFLECTANCE AS PER SECTION 3.13.2.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 EFFEC

** 3/8" RAIN WATER LEADERS CAN HANDLE UP TO 1,760 SQ.FT. ** 1/2" RAIN WATER LEADERS CAN HANDLE UP TO 3,680 SQ.FT. OF HORIZONTALLY PROJECTED ROOF AREA.
THIS ROOF TO BE STRUCTURALLY CALCULATED FOR A MAXIMUM ACCUMULATION OF 6" OF WATER IN THE WORST-CASE SCENARIO OF CLOGGED ROOF DRAINS.2

FUTURE INSTALLATION OF PHOTOVOLTAIC SYSTEM: AN APPROPRIATE SIZED CONDUIT, A MINIMUM OF 1" DIAMETER, LEADING FROM AN EXTERIOR SOUTH FACING, WEST FACING OR EAST FACING ROOF, WHERE A MIN. OF 4 HOURS OF DIRECT SUNLIGHT IS ARCHIEVED, TO A STUBBED JUNCTION BOX ADJACENT TO THE ELECTRICAL METER, SHALL BE PROVIDED, AS SHOWN. ROOF REINFORCEMENTS SHALL BE ADDRESSED AT THE TIME OF INSTALLATION. ALSO SEE DETAIL FOR PIPE PENETRATION FLASHING DETAIL, 4/A-6.4 FOR PIPE PENETRATION FLASHING DETAIL.

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.

TABLE 1106.2 STORM DRAIN PIPE SIZING					
PIPE SIZE (inches)	VERTICAL DRAIN	CAPACITY (gpm)			
		1/4 inch per foot	1/8 inch per foot	1/4 inch per foot	1/8 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

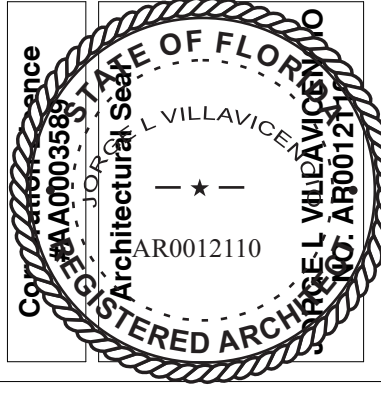
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

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

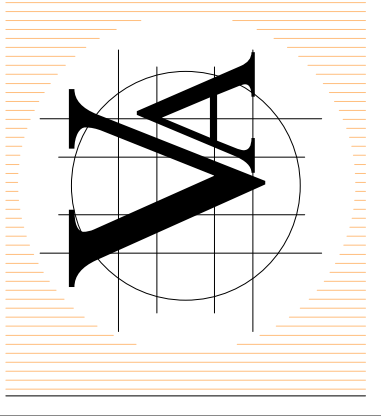
ROOF AREAS
GPM=AREA 1 x 0.052, FBC P 1101.7 C
GPM=1,039 SQ. FT. x 0.052
GPM=54.0
GPM=AREA 2 x 0.052, FBC P 1101.7 C
GPM=1,018 SQ. FT. x 0.052
GPM=52.9
GPM=AREA 3 x 0.052, FBC P 1101.7 C
GPM=1,375 SQ. FT. x 0.052
GPM=71.5
GPM=AREA 4 x 0.052, FBC P 1101.7 C
GPM=769 SQ. FT. x 0.052
GPM=39.9
GPM=AREA 5 x 0.052, FBC P 1101.7 C
GPM=975 SQ. FT. x 0.052
GPM=50.7
GPM=AREA 6 x 0.052, FBC P 1101.7 C
GPM=1,398 SQ. FT. x 0.052
GPM=72.89

REV	DATE	DESCRIPTION
1	10-20-2022	Building comment
2	02-20-2024	Building comment
3	03-27-2024	Zoning Comment
4	06-07-2024	Zoning Comment

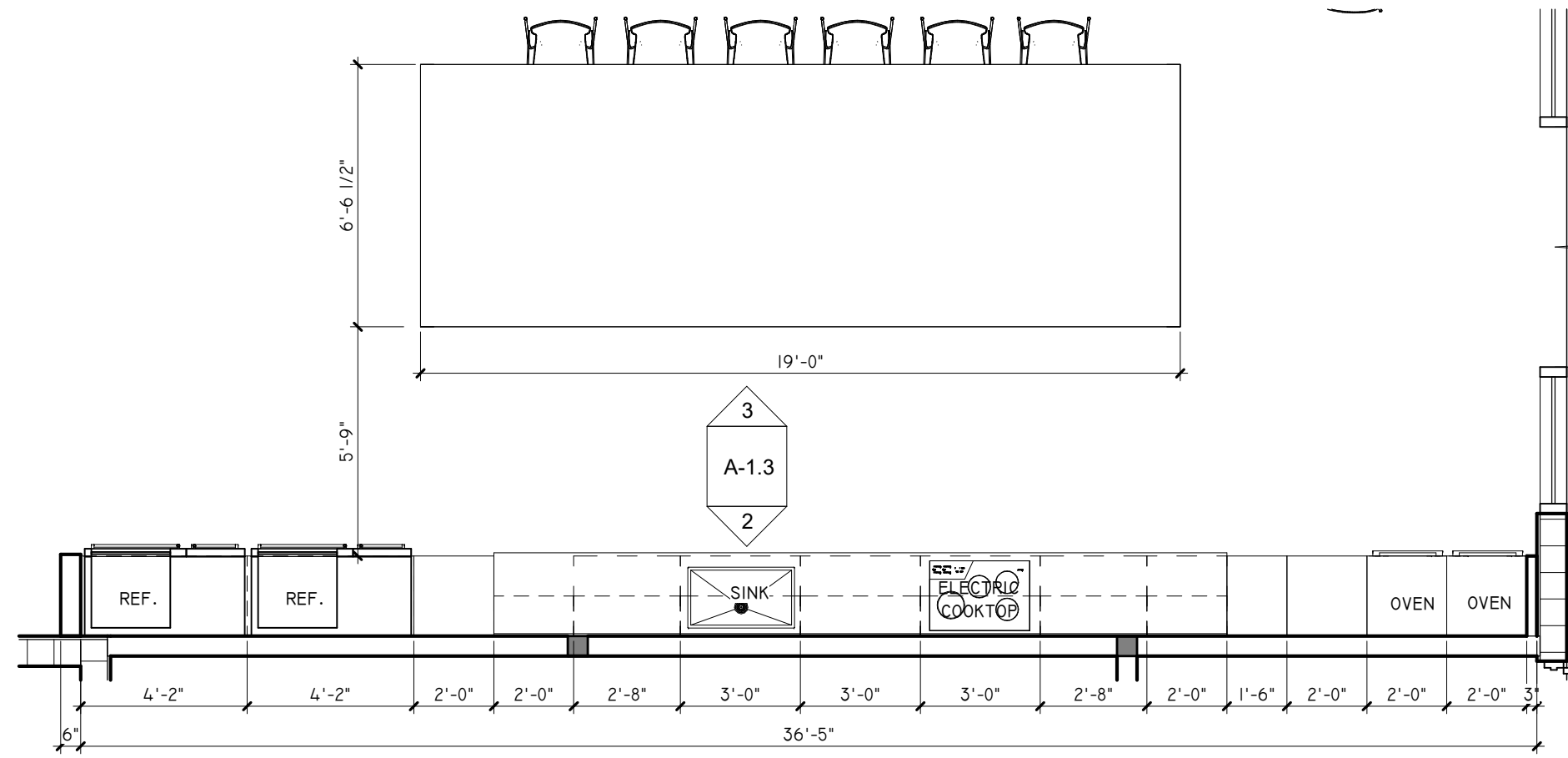
FIDANZAS FAMILY HOUSE
NEW CONSTRUCTION
11041 SW 77TH AVE, VILLAGE OF PINECREST, FL 33156



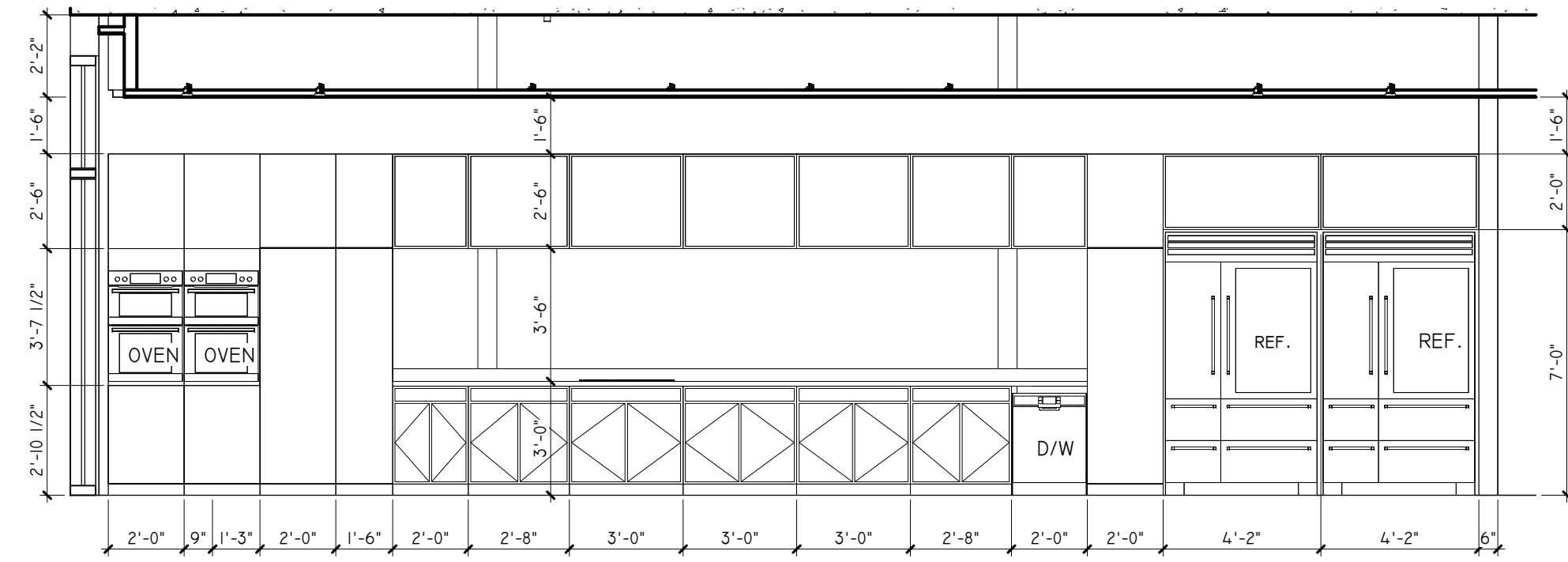
VILLA & ASSOCIATES INC.
ARCHITECTURE PLANNING INTERIOR DESIGN
5801 SW 69 AVENUE MIAMI, FLORIDA 33155
TEL. 305-613-0865 - E-Mail jvillarchitect@gmail.com
CONSULTANT: ARCHI-TEK STUDIO CORP.
TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com



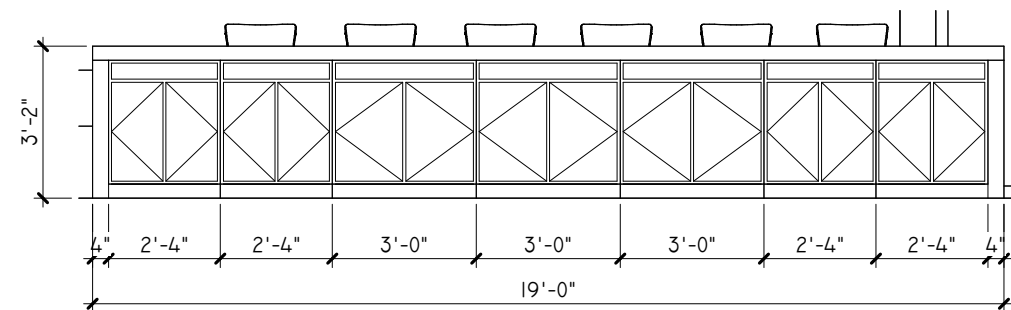
DATE: 10-20-2022 SCALE: AS SHOWN
PROJECT NO: ROOF PLAN
DRAWING NO: A-1.2



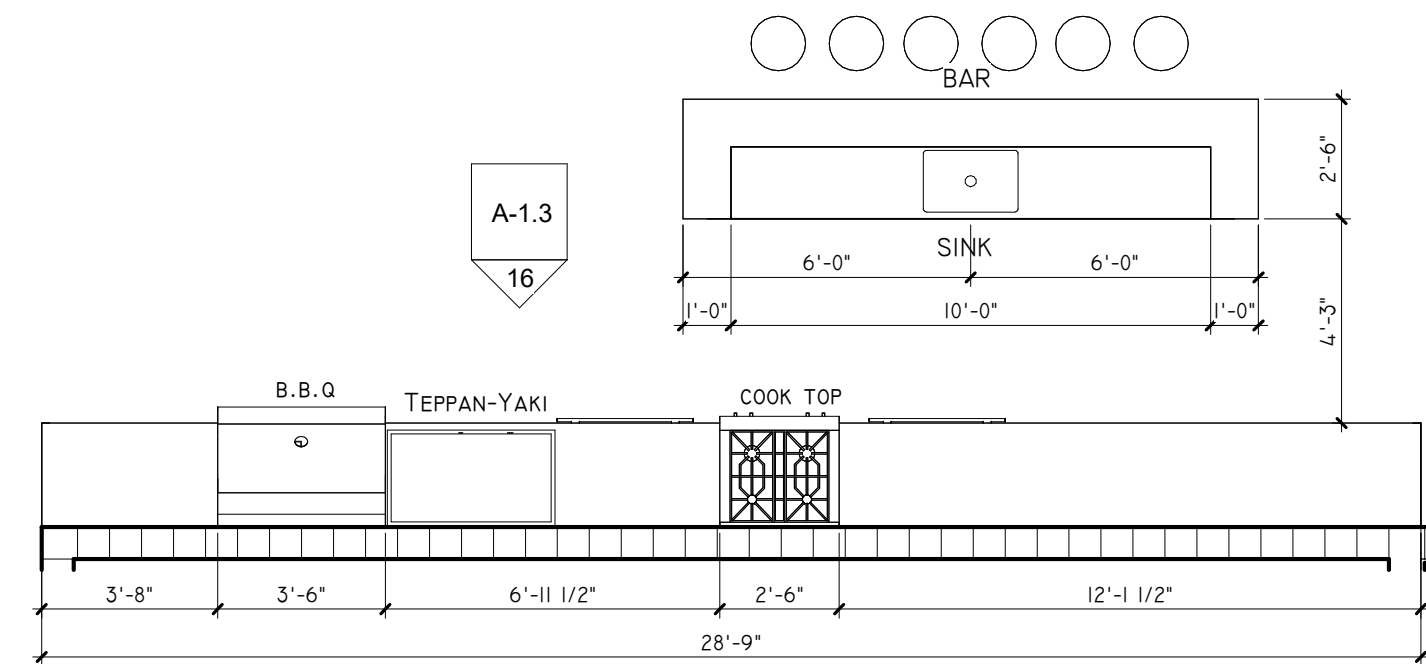
1 KITCHEN -FLOOR PLAN
1/4" = 1'-0"



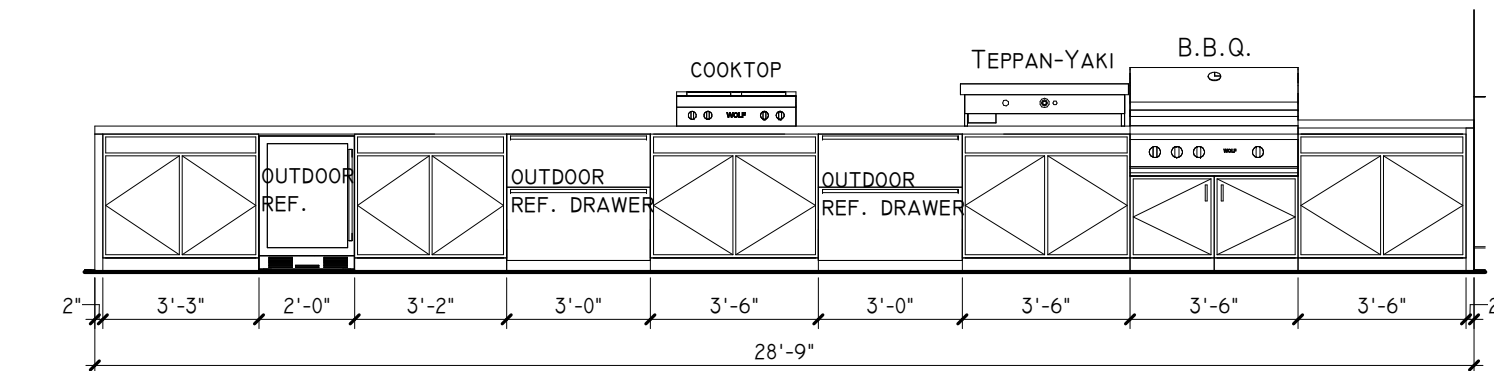
2 KITCHEN-ELEVATION 1
1/4" = 1'-0"



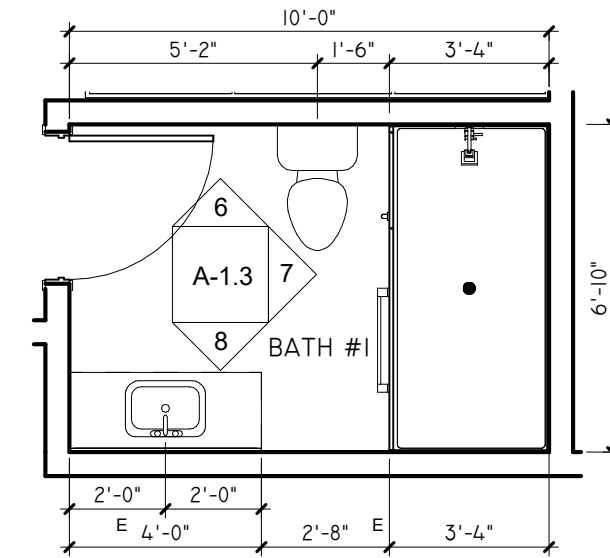
3 KITCHEN-ELEVATION 2
1/4" = 1'-0"



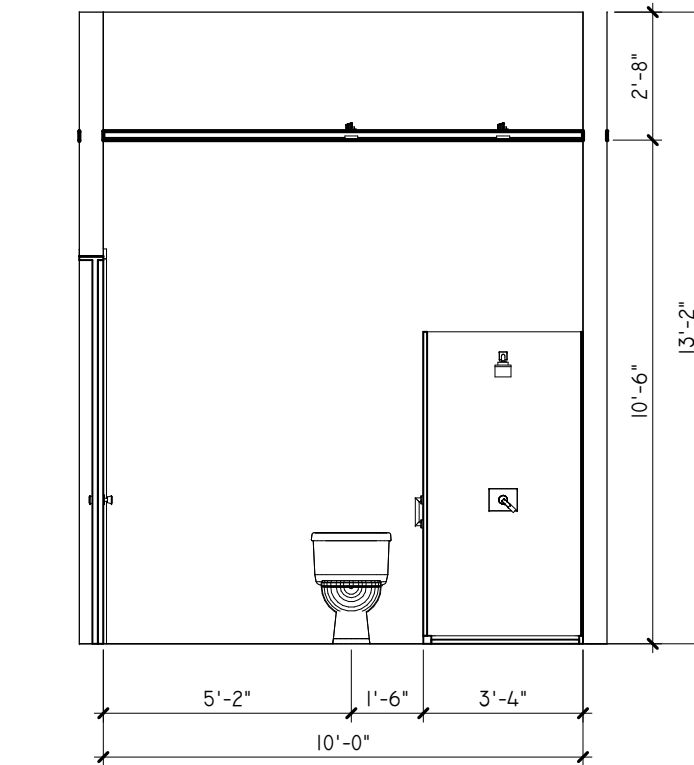
15 OUTDOOR KITCHEN- FLOOR PLAN
1/4" = 1'-0"



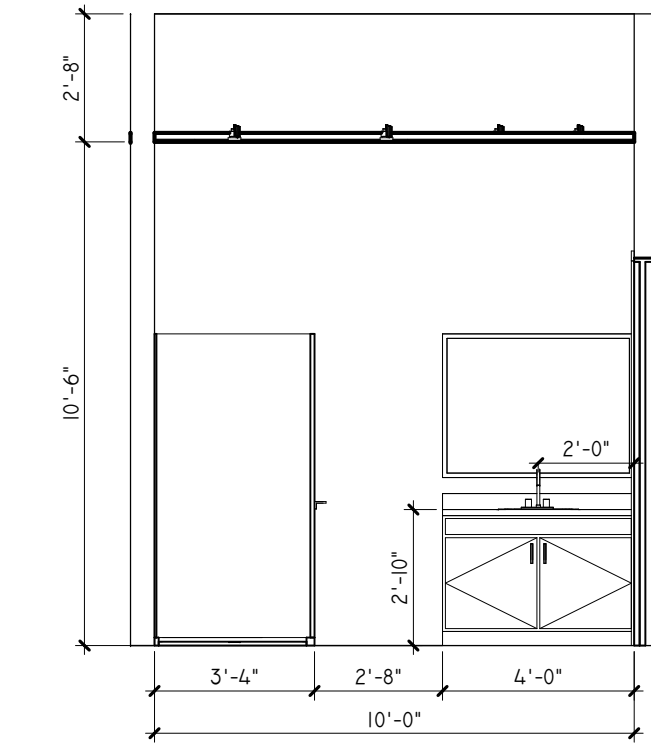
16 OUTDOOR KITCHEN- ELEVATION
1/4" = 1'-0"



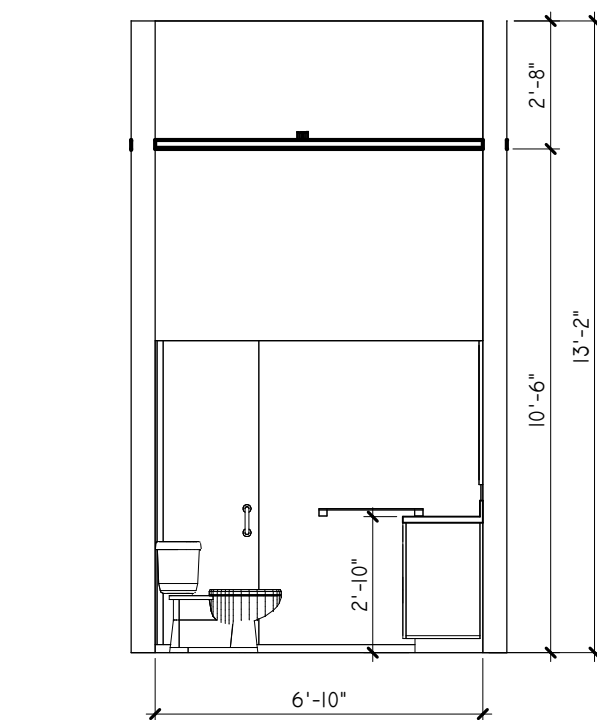
4 BATH #1- FLOOR PLAN
1/4" = 1'-0"



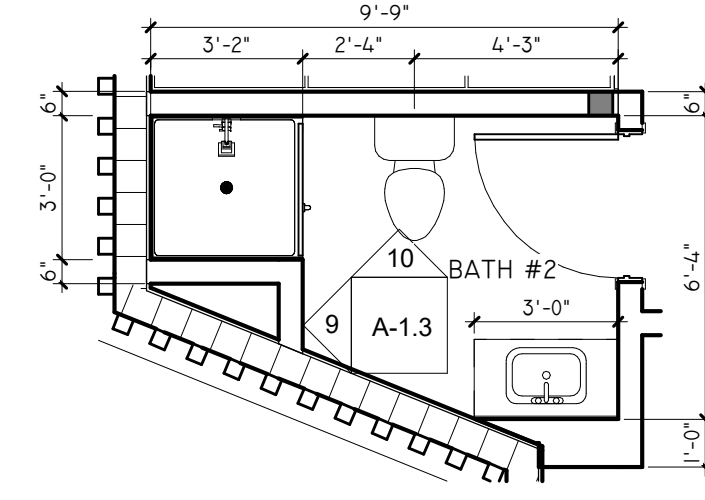
6 BATH #1-ELEVATION 1
1/4" = 1'-0"



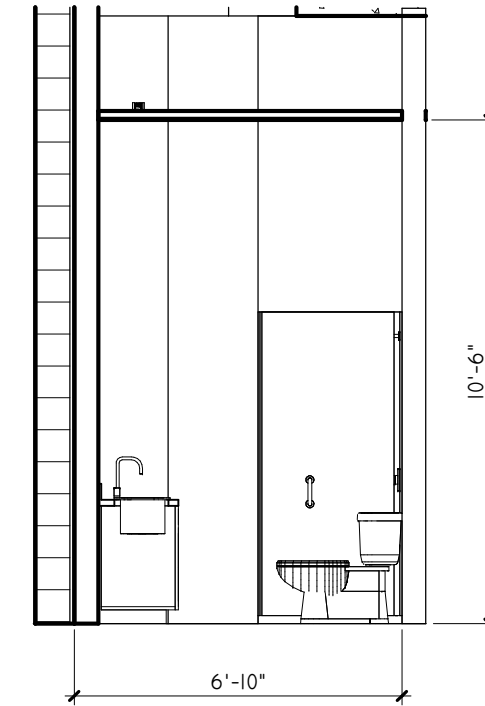
8 BATH #1-ELEVATION 3
1/4" = 1'-0"



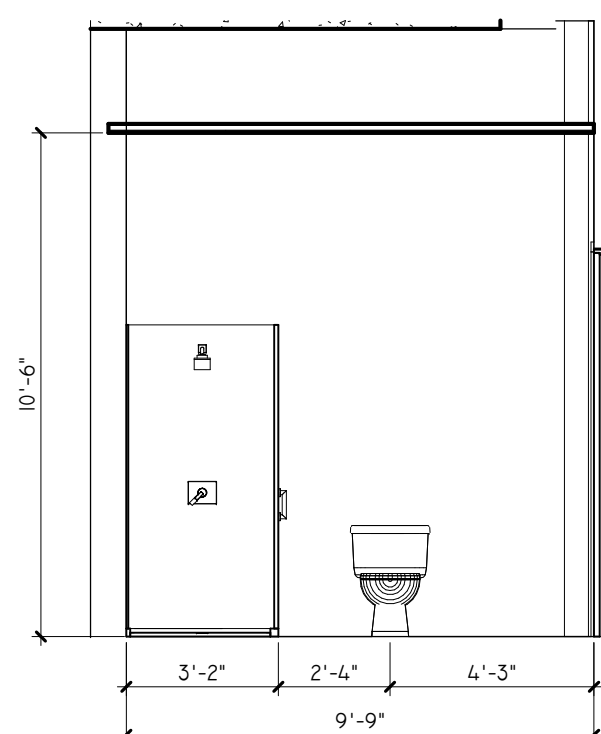
7 BATH #1-ELEVATION 2
1/4" = 1'-0"



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

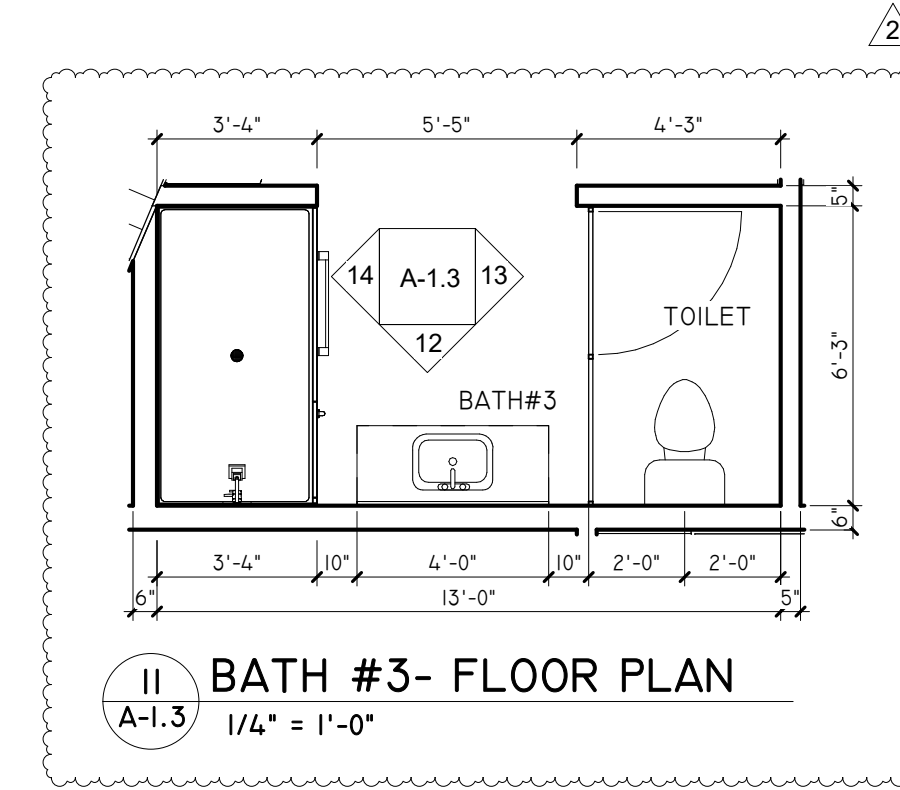


9 BATH #2-ELEVATION 1
1/4" = 1'-0"

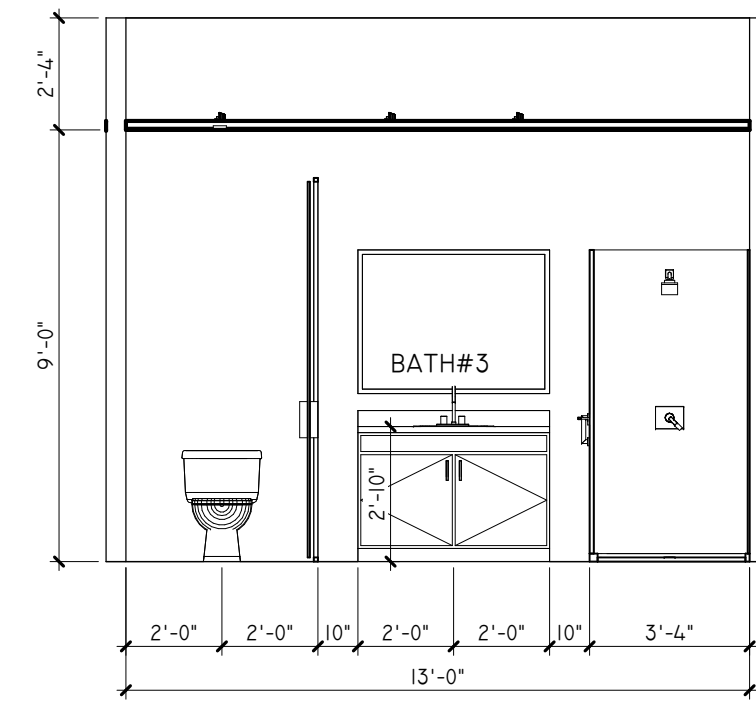


10 BATH #2-ELEVATION 2
1/4" = 1'-0"

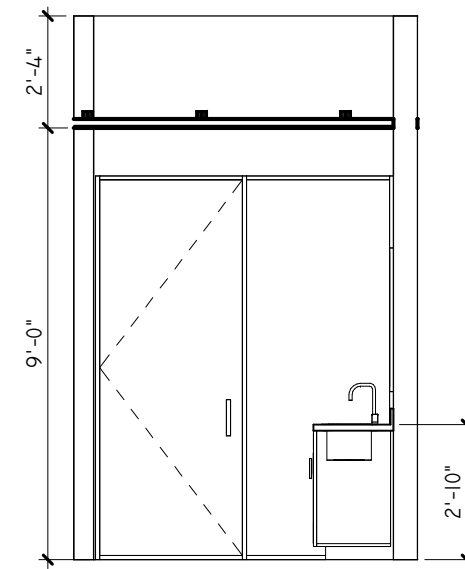
1. SHOWER/BATHTUB COMPARTMENT MUST HAVE FLOOR AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NON ABSORBENT WATER-RESISTANT MATERIAL TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE COMPARTMENT FLOOR AT THE DRAIN AS PER FBC 2020.
2. CERAMIC TILE WALL FINISH AND TUB SHOWER AREAS SHALL HAVE CEMENT FIBER OR GLASS MAT BACKING BOARD, AS PER F.B.C. R702.4.2.
3. GLAZING WITHIN 60" OF FLOOR LEVEL IN WALLS SURROUNDING TUB OR SHOWER WITHIN 60" HORIZONTALLY OF TUB OR SHOWER SHALL BE SAFETY GLAZING CAT. II PER FBC 2020 2406.4.5 & R 308.4.5 F.B.C. 2020.
4. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.



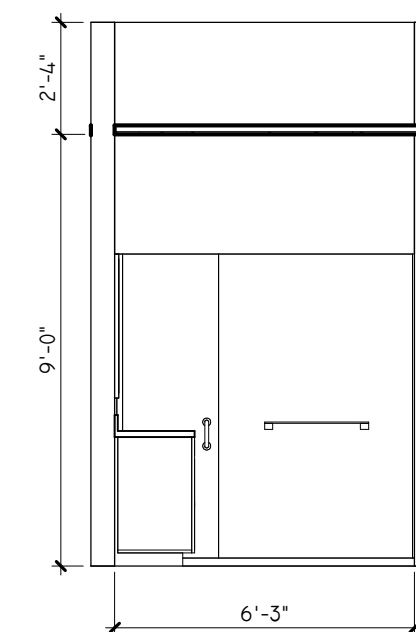
11 BATH #3- FLOOR PLAN
1/4" = 1'-0"



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



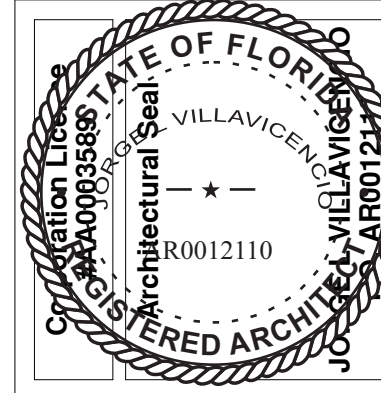
13 BATH #3-ELEVATION 2
1/4" = 1'-0"



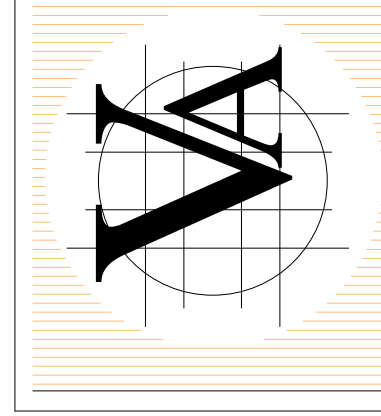
14 BATH #3-ELEVATION 3
1/4" = 1'-0"

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

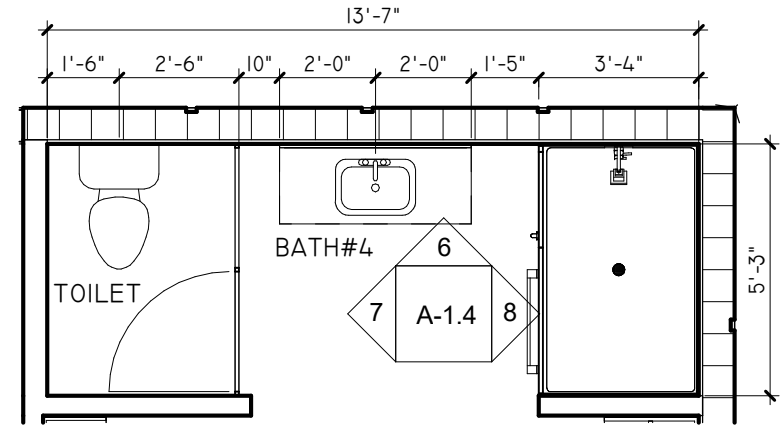
FIDANZA'S FAMILY HOUSE
NEW CONSTRUCTION
11041 SW 77TH AVE, VILLAGE OF
PINECREST, FL 33156



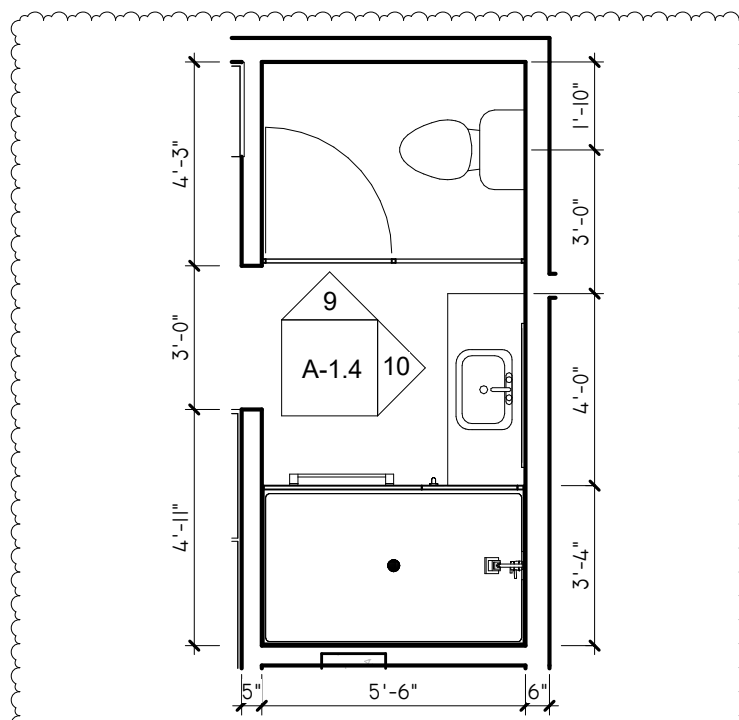
VILLA & ASSOCIATES INC.
ARCHITECTURE PLANNING INTERIOR DESIGN
5801 SW 69 AVENUE MIAMI, FLORIDA 33155
TEL. 305-613-0865 - E-Mail Jvillarchitect@gmail.com
CONSULTANT: ARCHI-TEK STUDIO CORP.
TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com



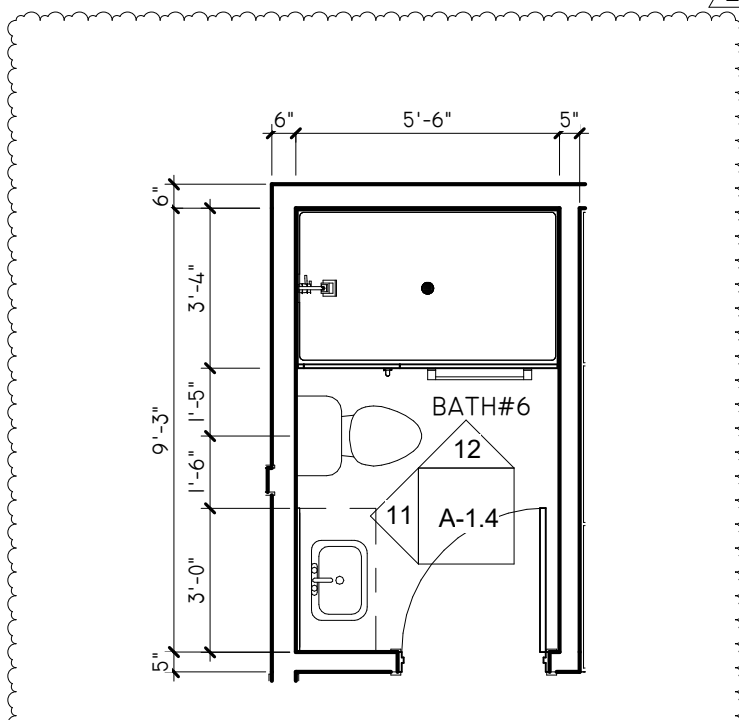
DATE: 10-20-2022	SCALE: AS SHOWN
PROJECT NO: KITCHEN & BATH	
DRAWING NO : A-1.3	



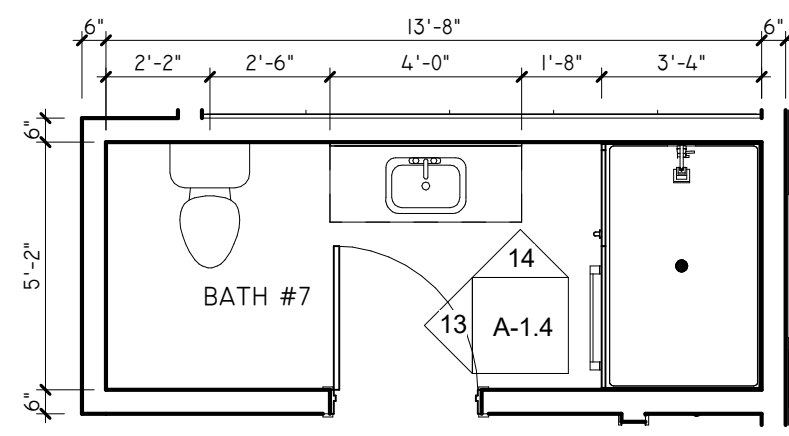
1 BATH #4- FLOOR PLAN
A-1.4 1/4" = 1'-0"



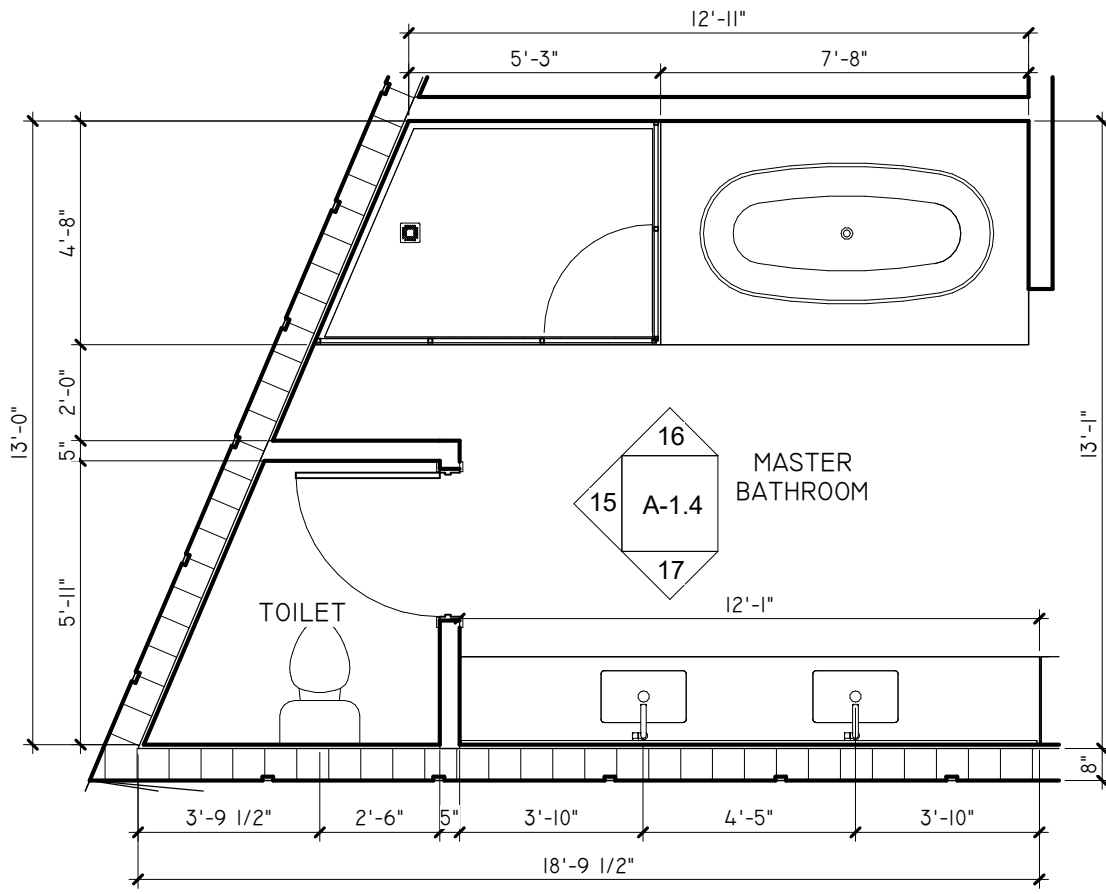
2 BATH #5- FLOOR PLAN
A-1.4 1/4" = 1'-0"



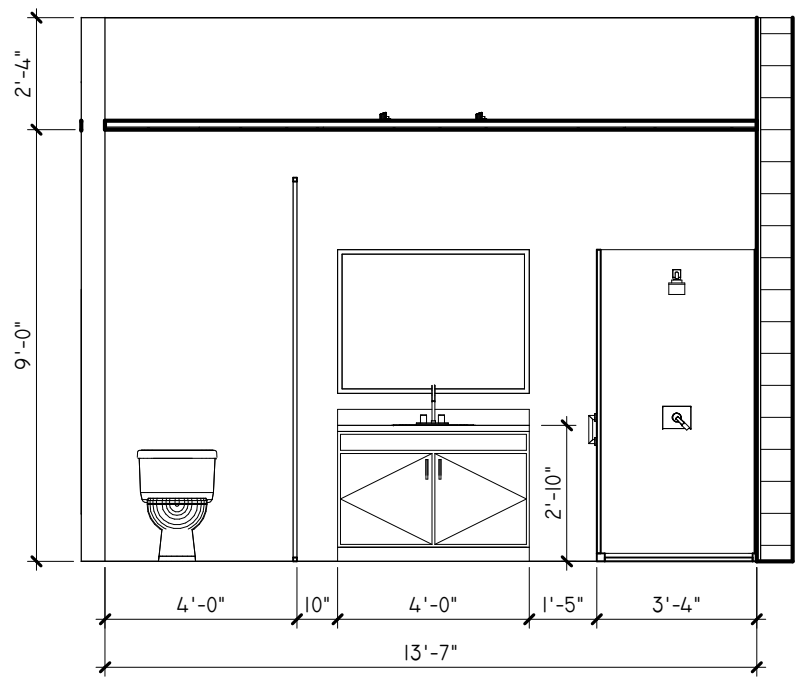
3 BATH #6- FLOOR PLAN
A-1.4 1/4" = 1'-0"



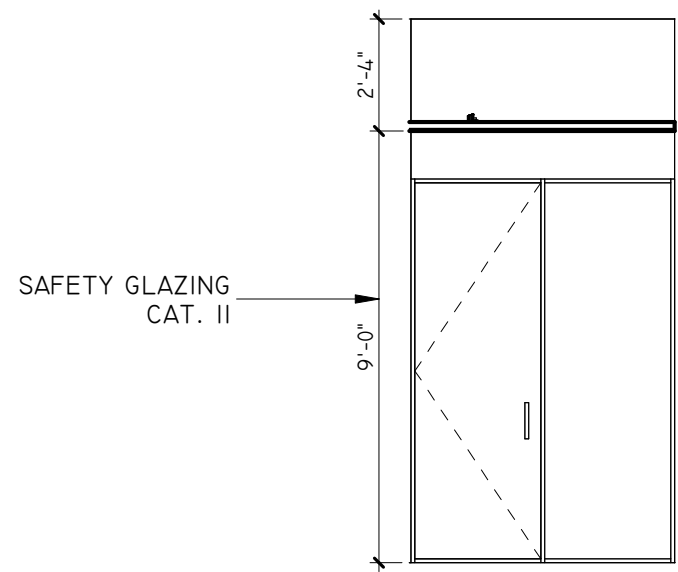
4 BATH #7- FLOOR PLAN
A-1.4 1/4" = 1'-0"



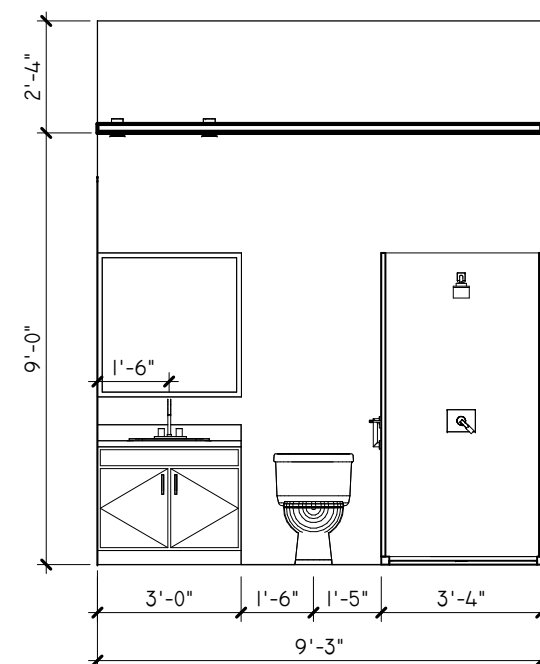
5 MASTER BATHROOM- FLOOR PLAN
A-1.4 1/4" = 1'-0"



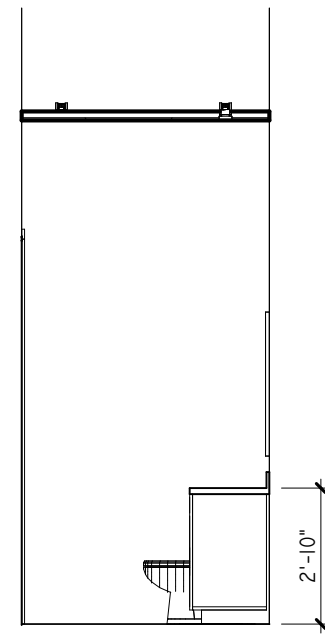
6 BATH #4-ELEVATION I
A-1.4 1/4" = 1'-0"



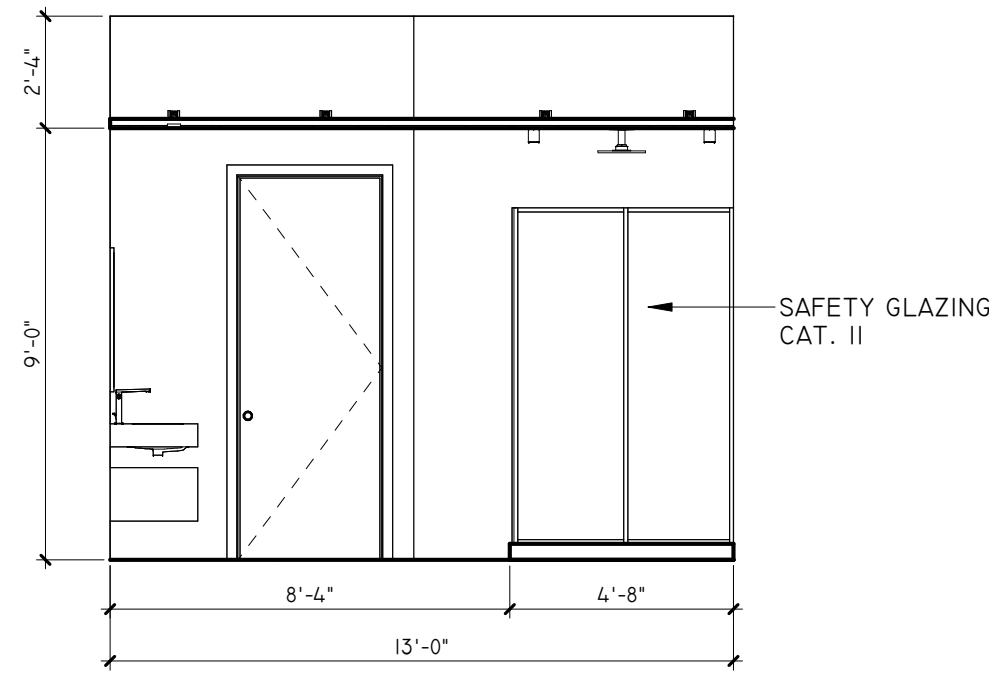
9 BATH #5-ELEVATION I
A-1.4 1/4" = 1'-0"



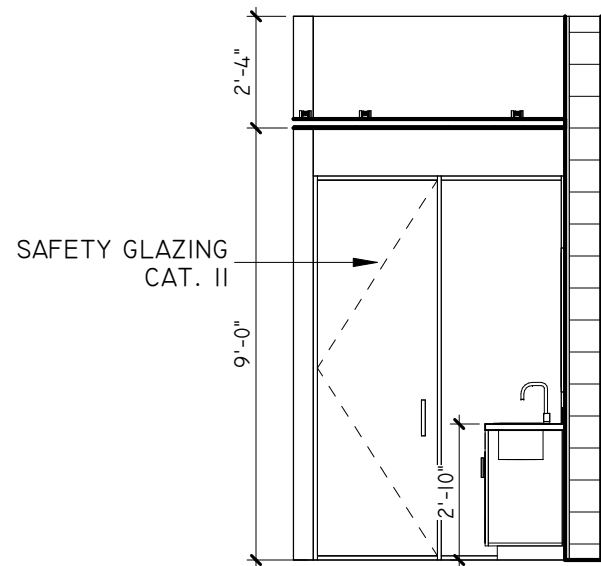
11 BATH #6-ELEVATION I
A-1.4 1/4" = 1'-0"



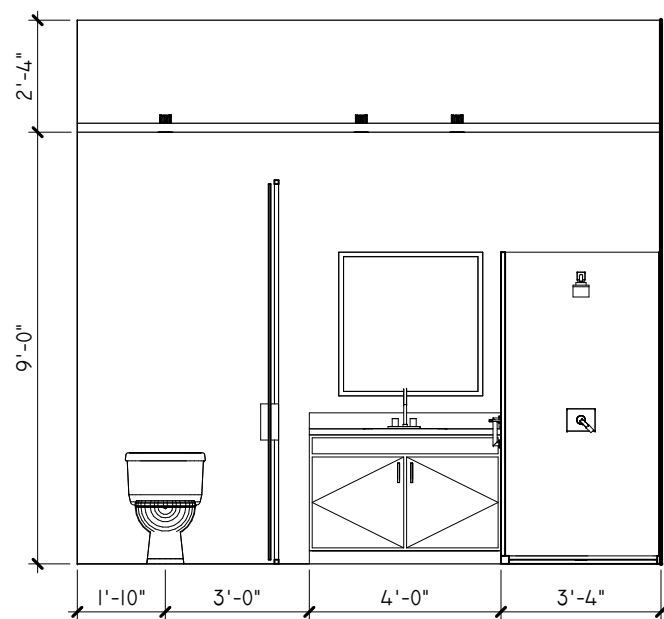
13 BATH #7-ELEVATION I
A-1.4 1/4" = 1'-0"



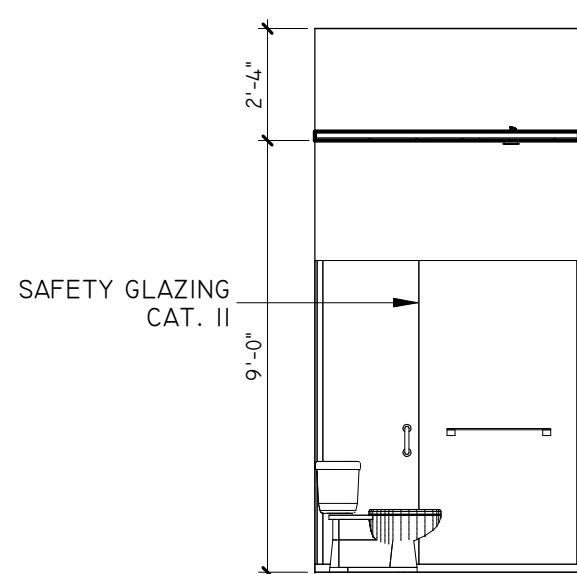
15 MASTER BATHROOM -ELEVATION I
A-1.4 1/4" = 1'-0"



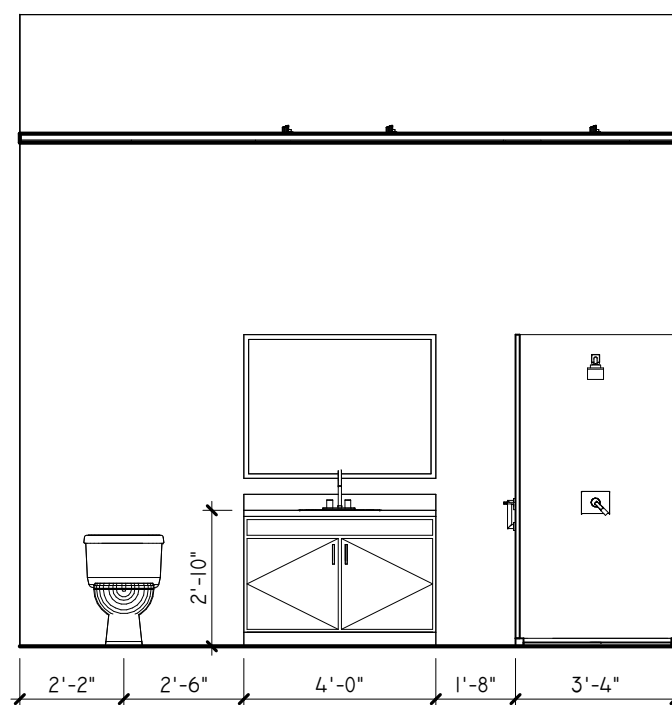
7 BATH #4-ELEVATION 2
A-1.4 1/4" = 1'-0"



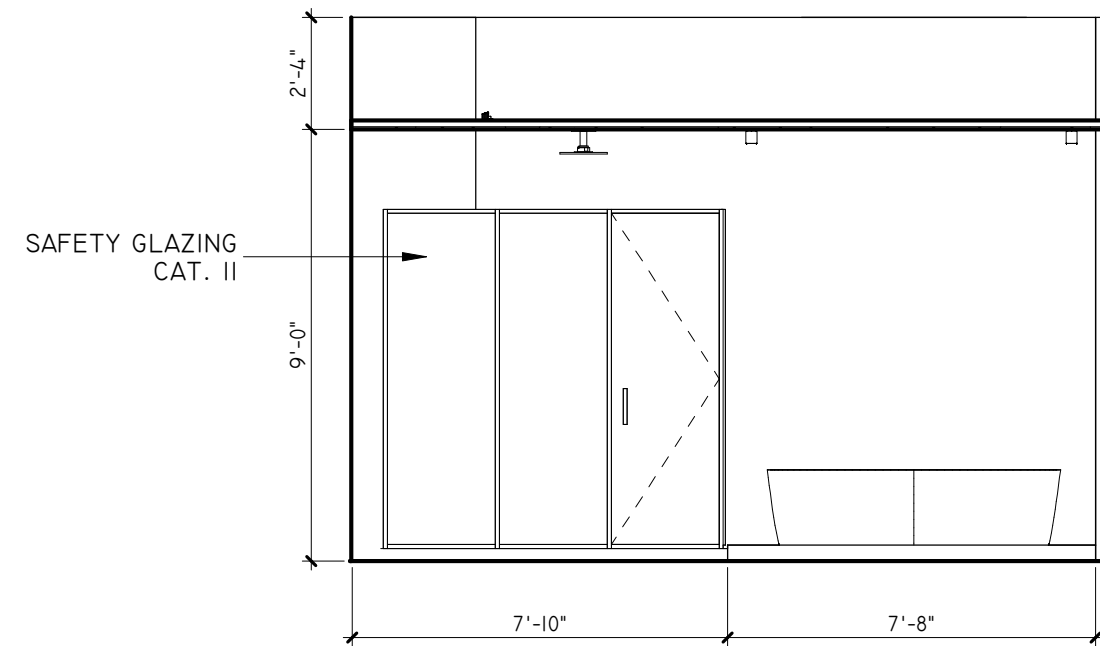
10 BATH #5-ELEVATION 2
A-1.4 1/4" = 1'-0"



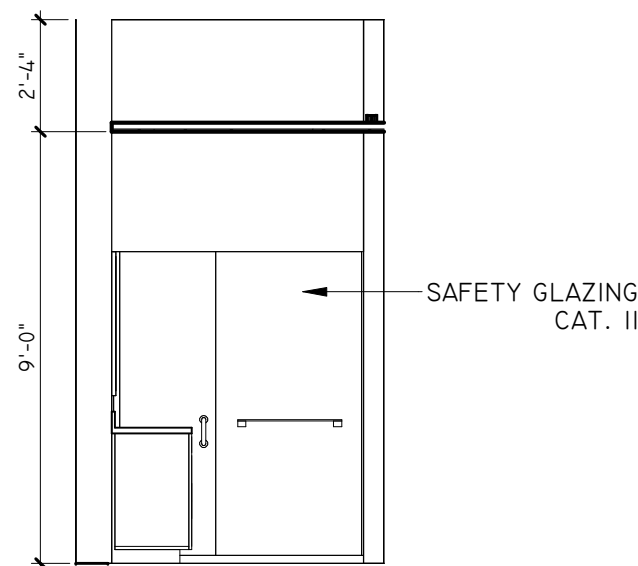
12 BATH #6-ELEVATION 2
A-1.4 1/4" = 1'-0"



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

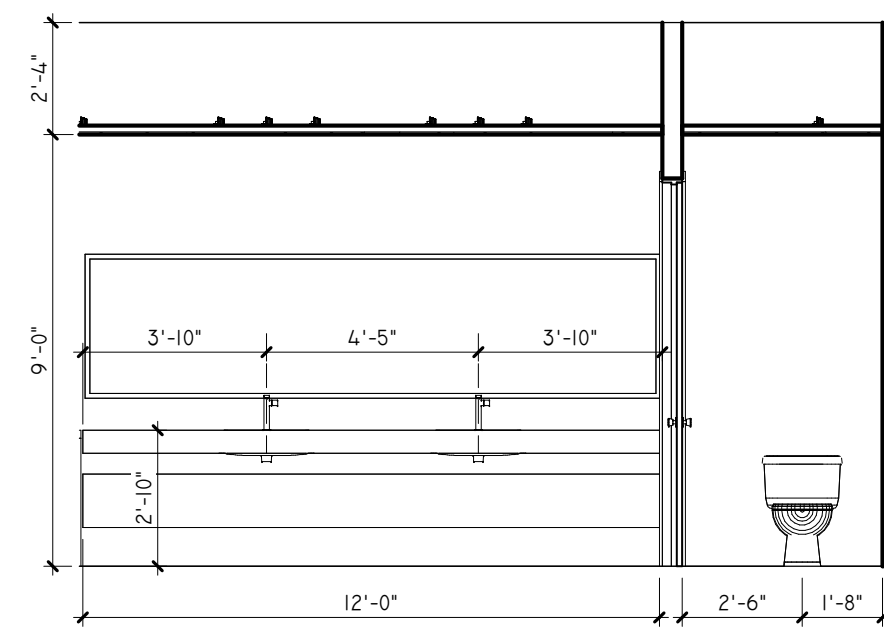


16 MASTER BATHROOM -ELEVATION 2
A-1.4 1/4" = 1'-0"



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

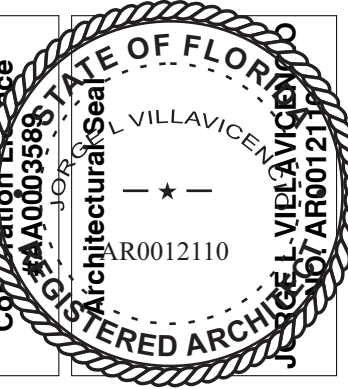
1. SHOWER/BATHTUB COMPARTMENT MUST HAVE FLOOR AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NON ABSORBENT WATER-RESISTANT MATERIAL TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE COMPARTMENT FLOOR AT THE DRAIN AS PER FBC 2020.
2. CERAMIC TILE WALL FINISH AND TUB SHOWER AREAS SHALL HAVE CEMENT FIBER OR GLASS MAT BACKING BOARD, AS PER F.B.C. R702.4.2.
3. GLAZING WITHIN 60" OF FLOOR LEVEL IN WALLS SURROUNDING TUB OR SHOWER WITHIN 60" HORIZONTALLY OF TUB OR SHOWER SHALL BE SAFETY GLAZING CAT. II PER FBC 2020 2406.4.5 & R 308.4.5 F.B.C. 2020.
4. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.



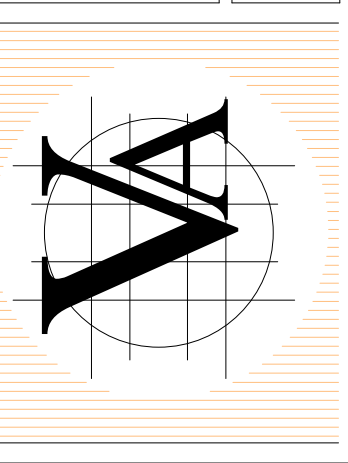
17 MASTER BATHROOM -ELEVATION 3
A-1.4 1/4" = 1'-0"

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

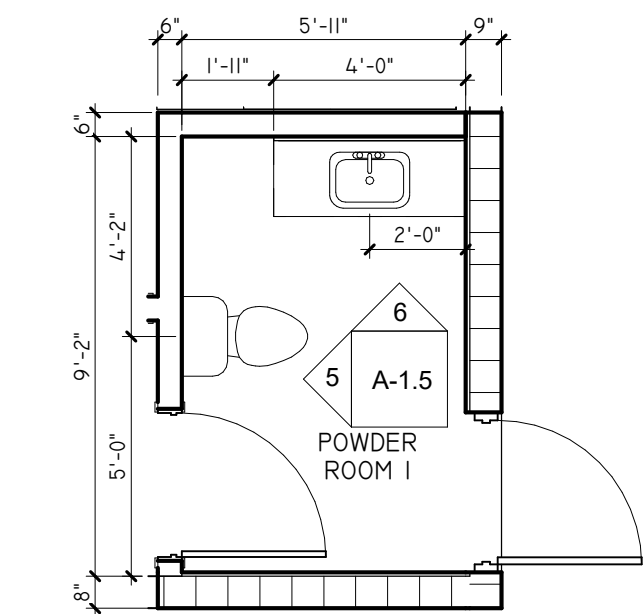
FIDANZA'S FAMILY HOUSE
NEW CONSTRUCTION
11041 SW 77TH AVE, VILLAGE OF
PINECREST, FL 33156



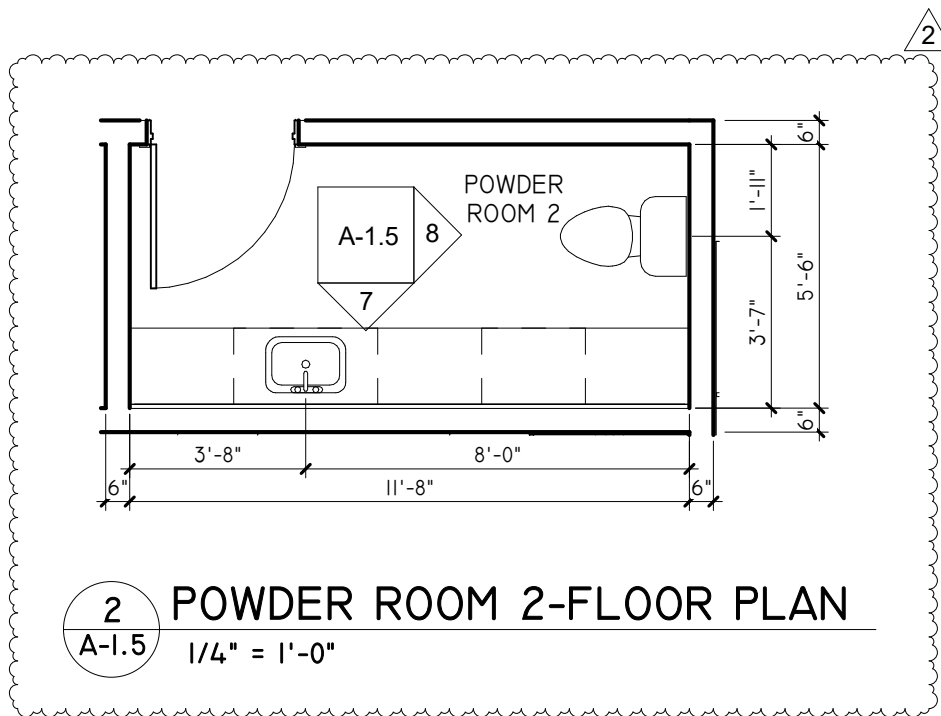
VILLA & ASSOCIATES INC.
ARCHITECTURE PLANNING INTERIOR DESIGN
5801 SW 69 AVENUE MIAMI, FLORIDA 33155
TEL. 305-613-0865 - E-Mail Jvillarchitect@gmail.com
CONSULTANT: ARCHI-TEK STUDIO CORP.
TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com



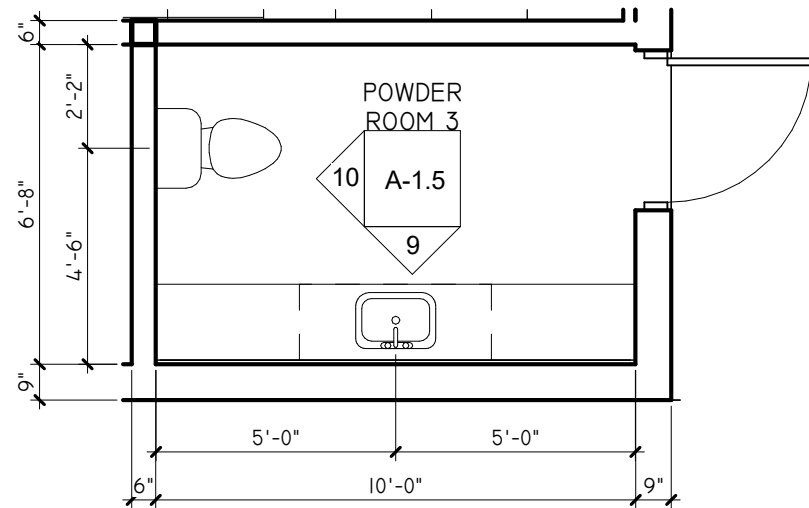
DATE: 10-20-2022	SCALE: AS SHOWN
PROJECT NO: BATH	
DRAWING NO: A-1.4	



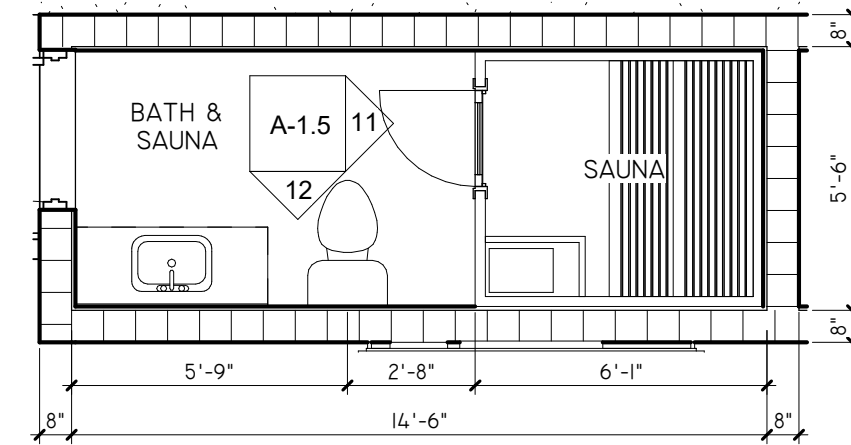
1 POWDER ROOM 1-FLOOR PLAN
A-1.5 1/4" = 1'-0"



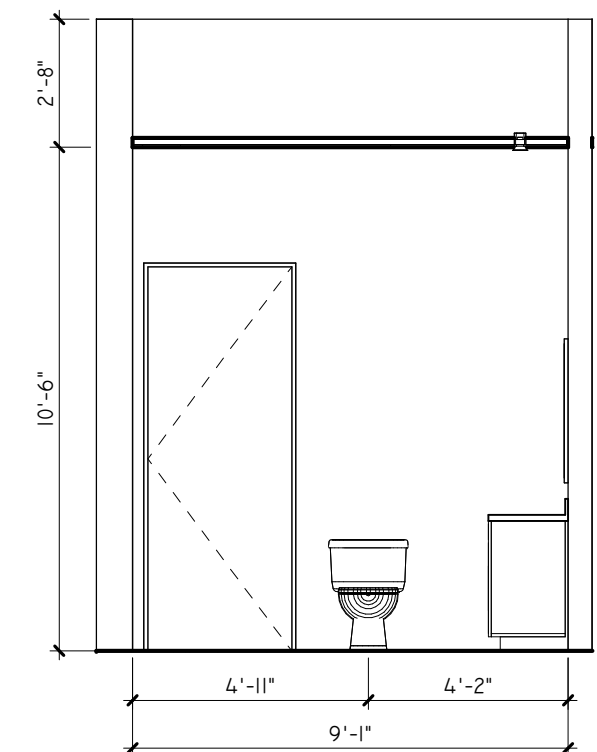
2 POWDER ROOM 2-FLOOR PLAN
A-1.5 1/4" = 1'-0"



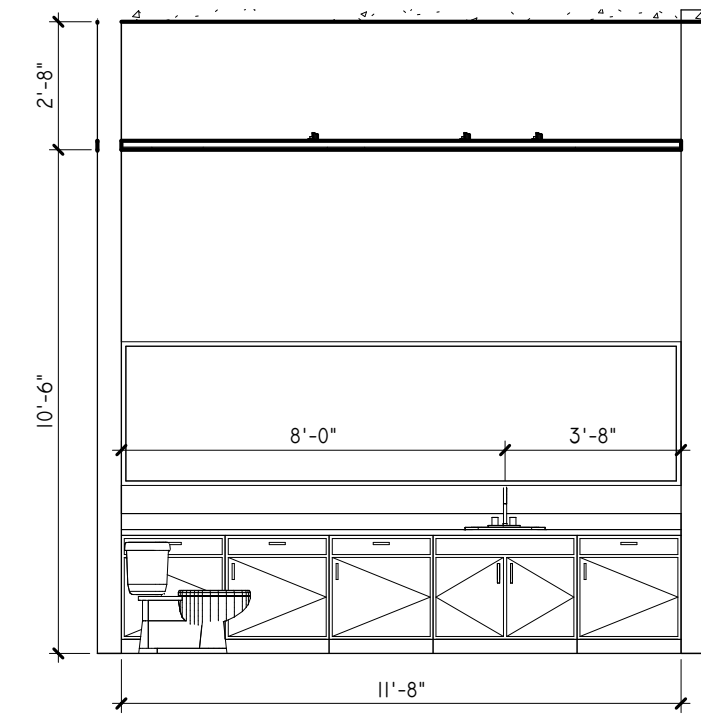
3 POWDER ROOM 3-FLOOR PLAN
A-1.5 1/4" = 1'-0"



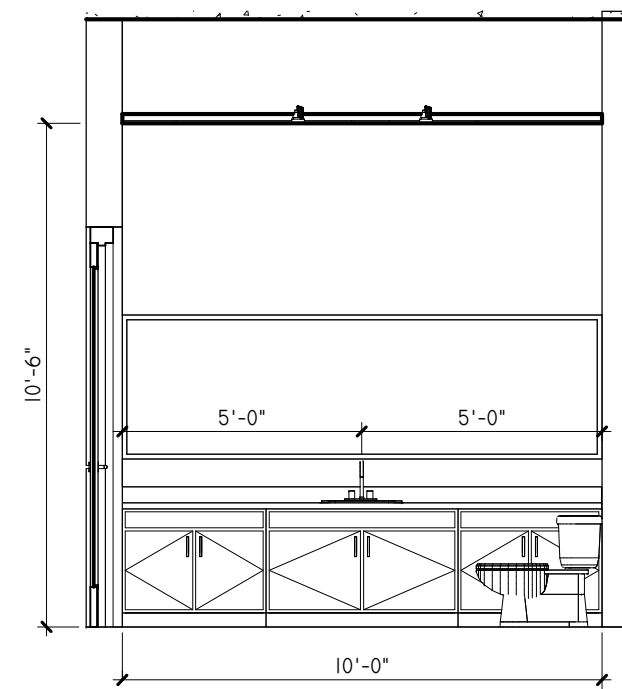
4 BATH & SAUNA- FLOOR PLAN
A-1.5 1/4" = 1'-0"



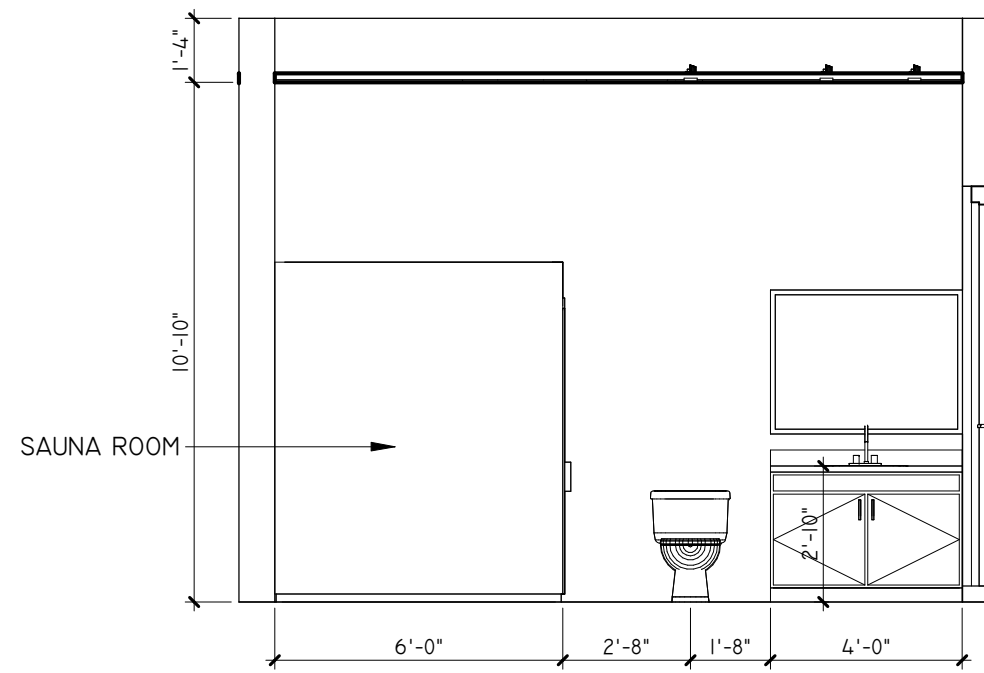
5 POWDER ROOM 1-ELEVATION 1
A-1.5 1/4" = 1'-0"



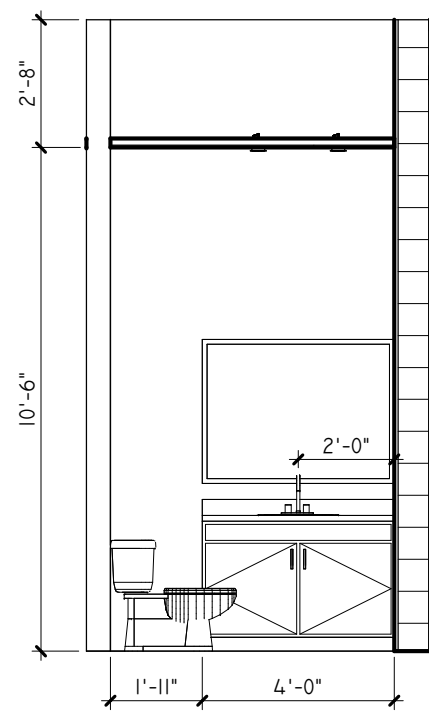
7 POWDER ROOM 2-ELEVATION 1
A-1.5 1/4" = 1'-0"



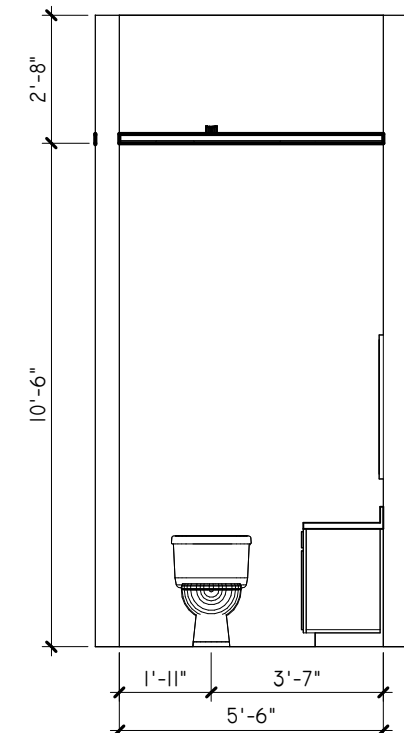
9 POWDER ROOM 3-ELEVATION 1
A-1.5 1/4" = 1'-0"



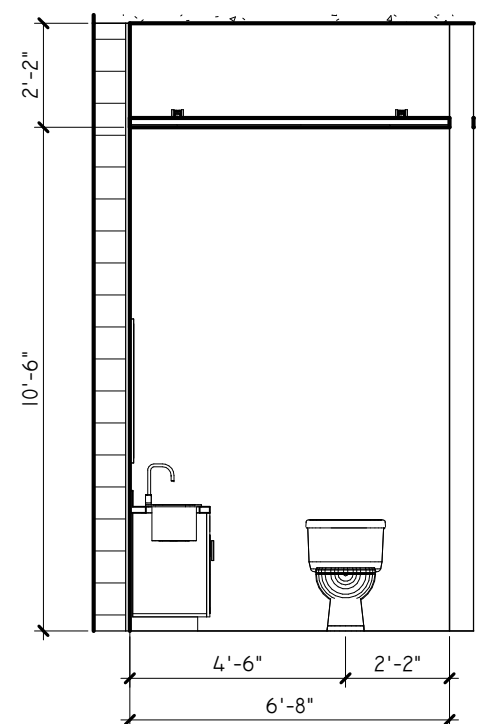
12 BATH & SAUNA -ELEVATION 1
A-1.5 1/4" = 1'-0"



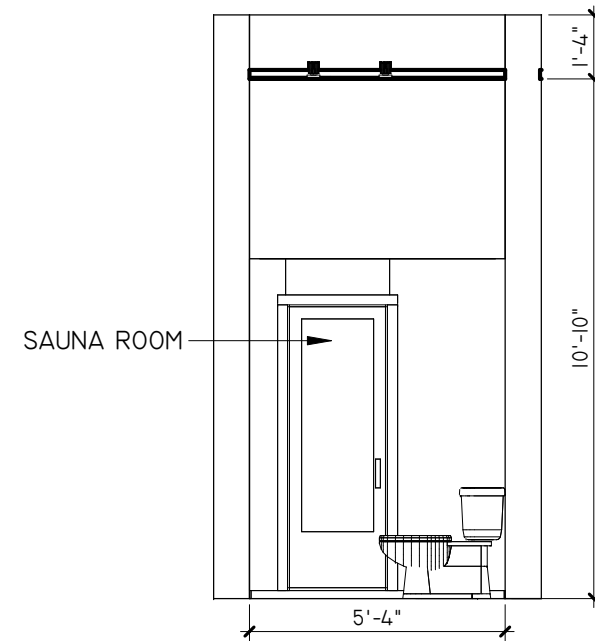
6 POWDER ROOM 1-ELEVATION 2
A-1.5 1/4" = 1'-0"



8 POWDER ROOM 2-ELEVATION 2
A-1.5 1/4" = 1'-0"



10 POWDER ROOM 3-ELEVATION 2
A-1.5 1/4" = 1'-0"

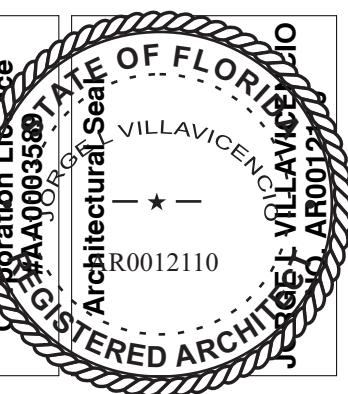


11 BATH & SAUNA -ELEVATION 2
A-1.5 1/4" = 1'-0"

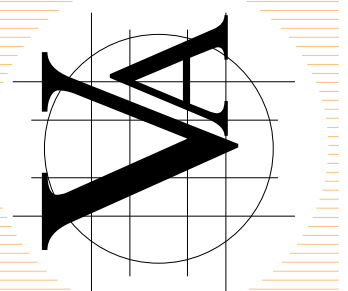
1. SHOWER/BATHTUB COMPARTMENT MUST HAVE FLOOR AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NON ABSORBENT WATER-RESISTANT MATERIAL TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE COMPARTMENT FLOOR AT THE DRAIN AS PER FBC 2020.
2. CERAMIC TILE WALL FINISH AND TUB SHOWER AREAS SHALL HAVE CEMENT FIBER OR GLASS MAT BACKING BOARD, AS PER F.B.C. R702.4.2.
3. GLAZING WITHIN 60" OF FLOOR LEVEL IN WALLS SURROUNDING TUB OR SHOWER WITHIN 60" HORIZONTALLY OF TUB OR SHOWER SHALL BE SAFETY GLAZING CAT. II PER FBC 2020 2406.4.5 & R 308.4.5 F.B.C. 2020.
4. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.

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



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

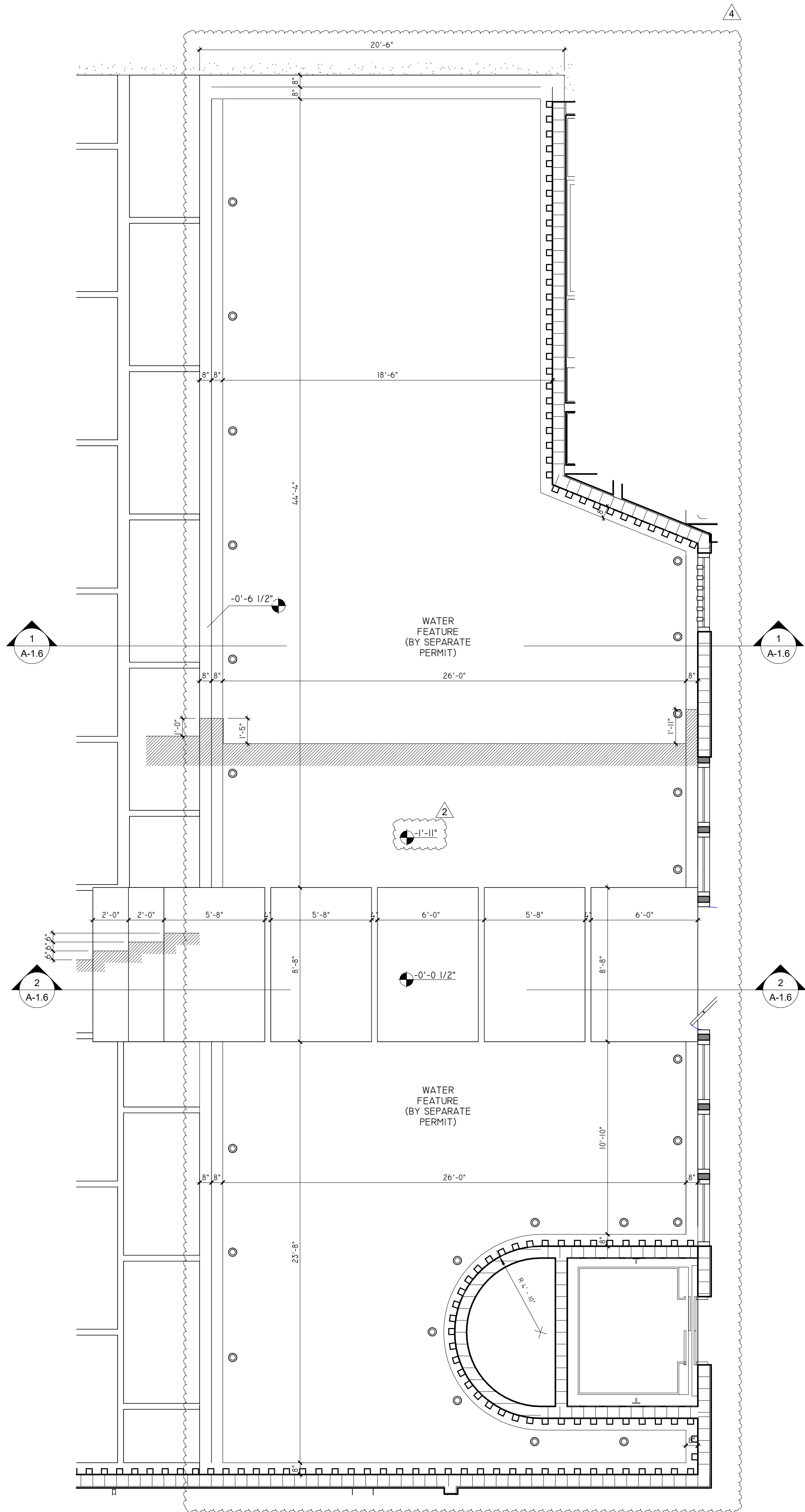


DATE:
10-20-2022

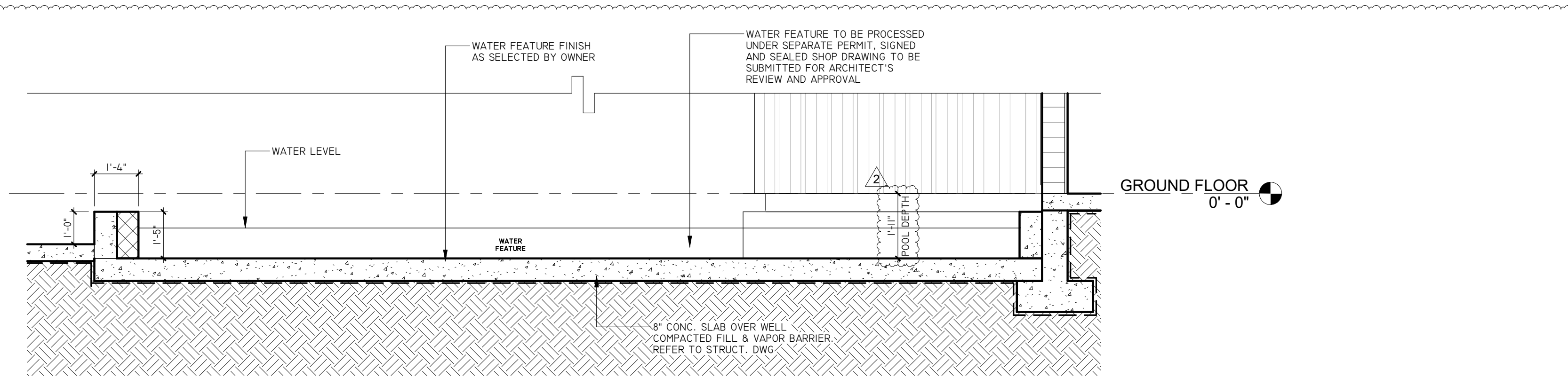
SCALE:
AS
SHOWN

PROJECT NO:
BATH

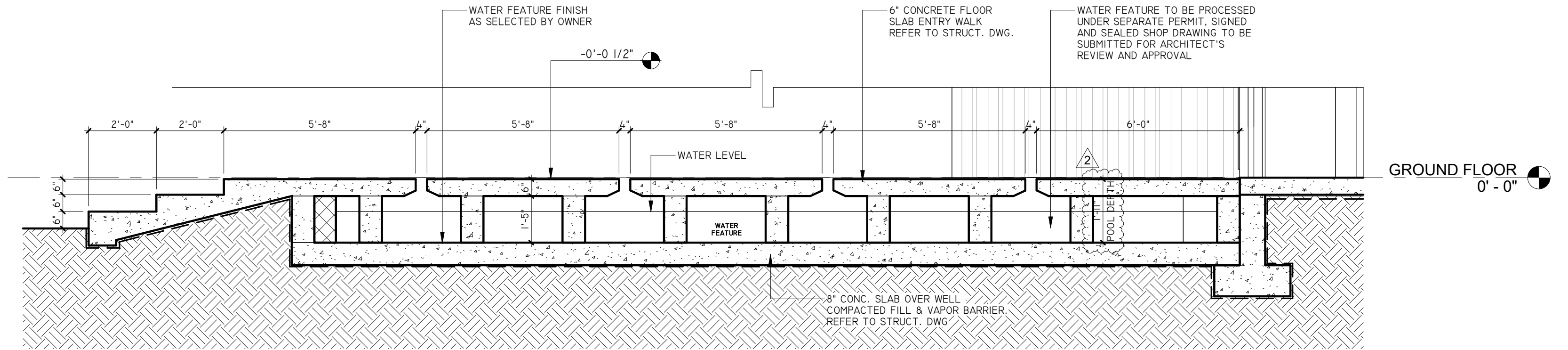
DRAWING NO :
A-1.5



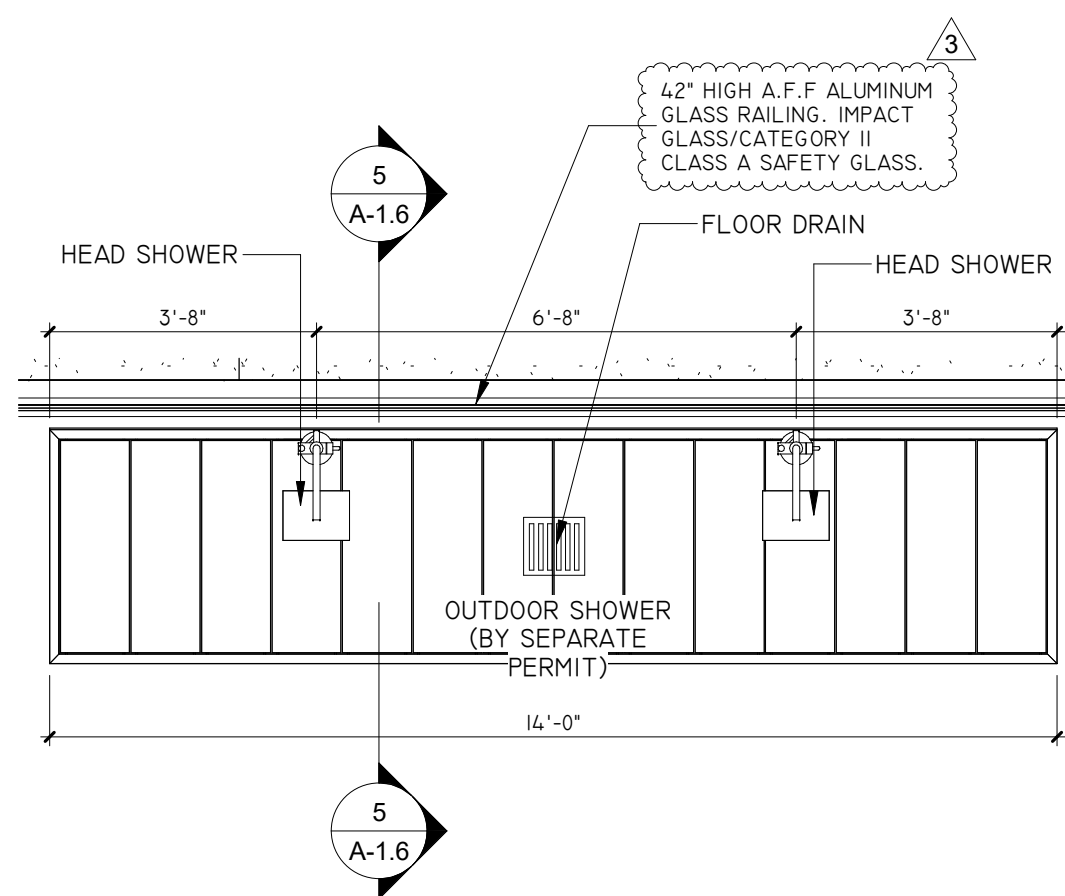
3
A-1.6
GROUND FLOOR - WATER FEATURE
1/4" = 1'-0"



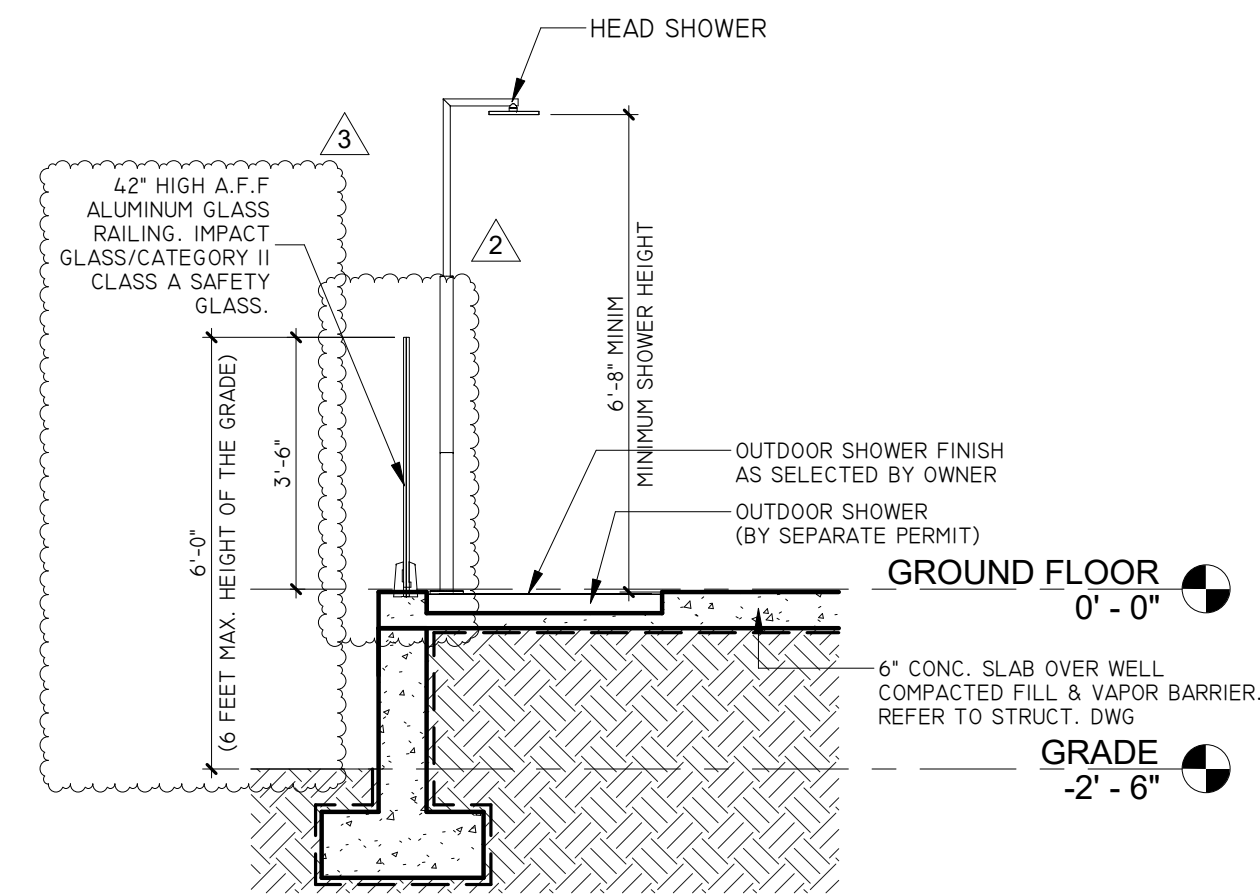
1
A-1.6
SECTION - WATER FEATURE
3/8" = 1'-0"



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



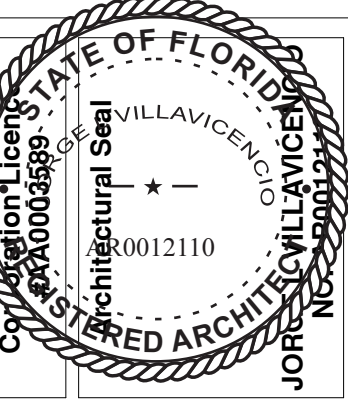
4
A-1.6
GROUND FLOOR - OUTDOOR SHOWER
3/8" = 1'-0"



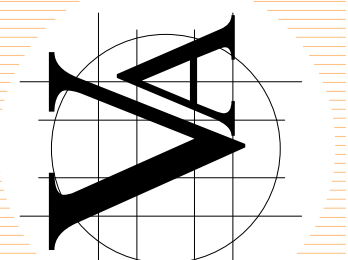
5
A-1.6
SECTION - OUTDOOR SHOWER
3/8" = 1'-0"

REV.	DATE	DESCRIPTION
1	03-27-2024	Initial
2	07-07-2024	Revised
3	08-05-2024	Revised
4	11-27-2025	Revised

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



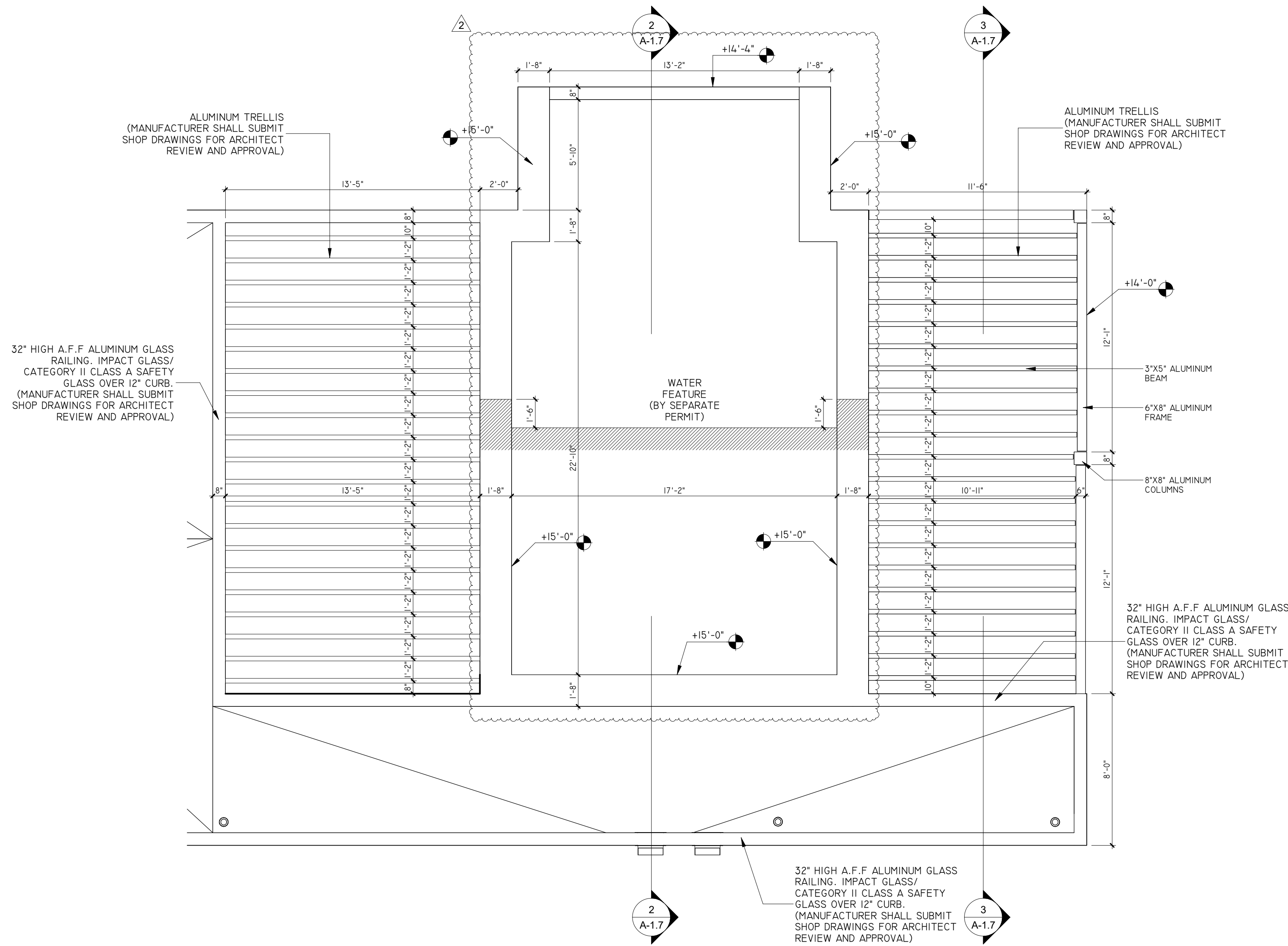
VILLA & ASSOCIATES INC.
ARCHITECTURE PLANNING INTERIOR DESIGN
5801 SW 69 AVENUE MIAMI, FLORIDA 33155
TEL. 305-613-0865 - E-Mail Jvillarchitect@gmail.com
CONSULTANT: ARCHI-TEK STUDIO CORP.
TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com



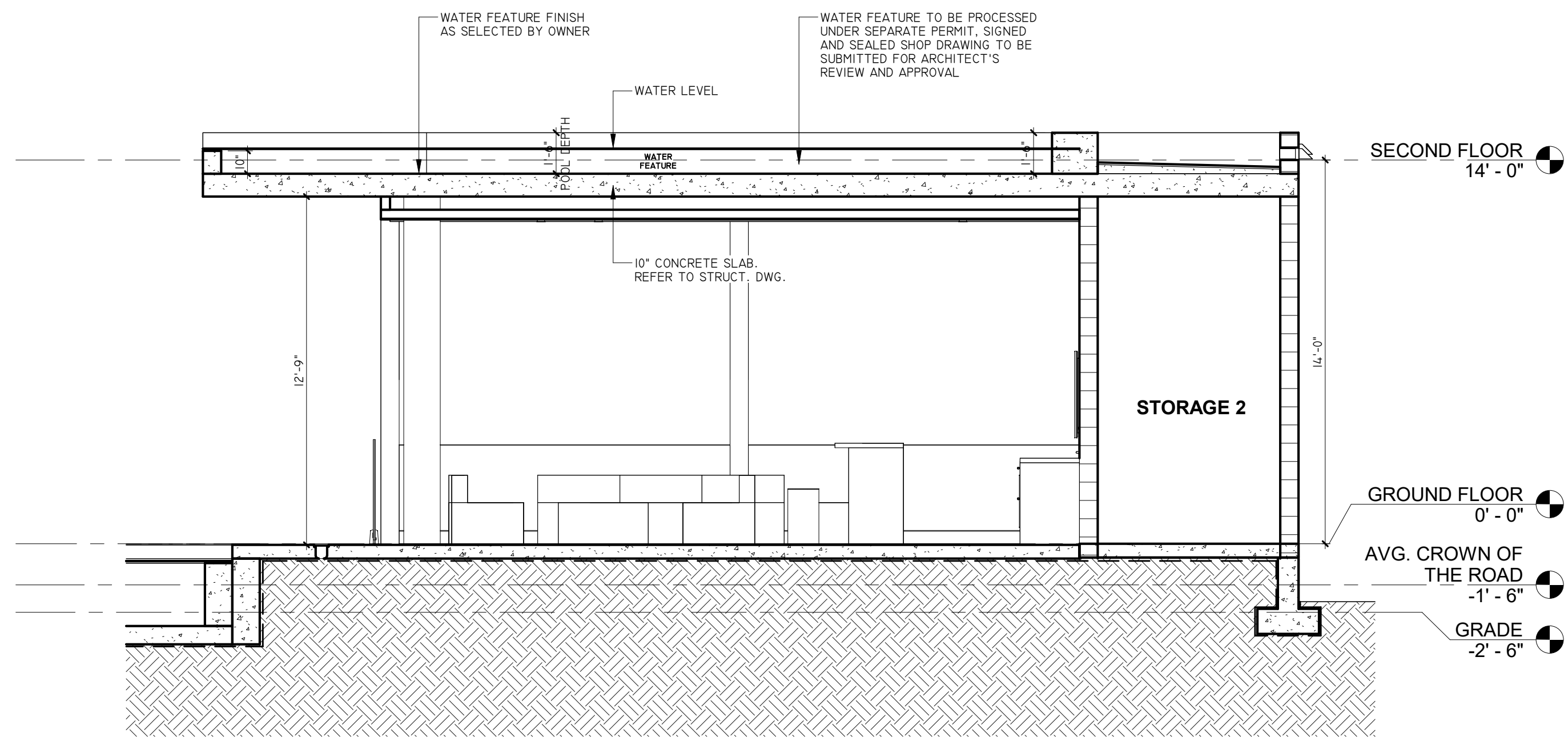
DATE:
10-20-2022
SCALE:
AS
SHOWN

PROJECT NO:
WATER FEATURE & POOL
SHOWER

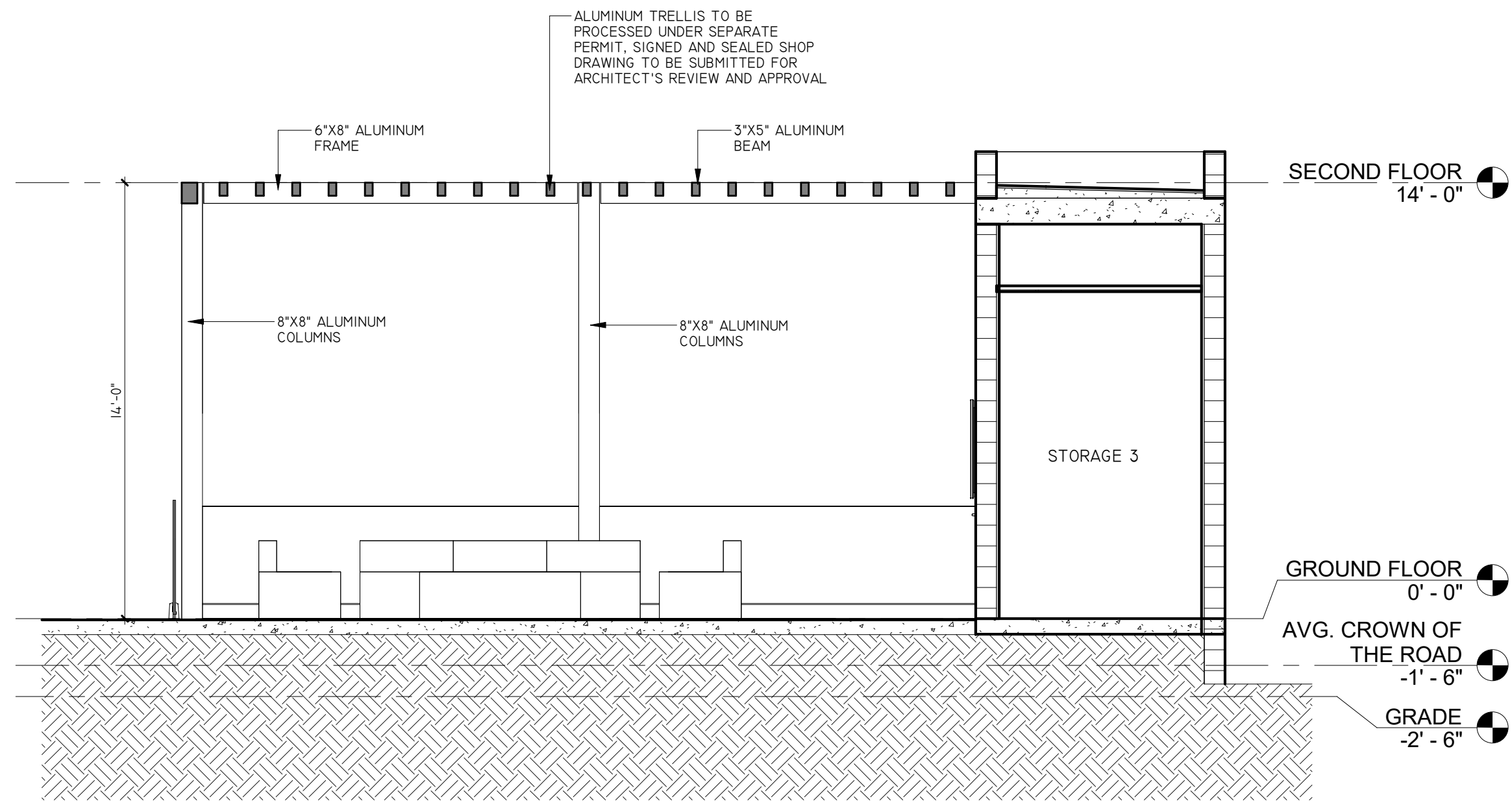
DRAWING NO:
A-1.6



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



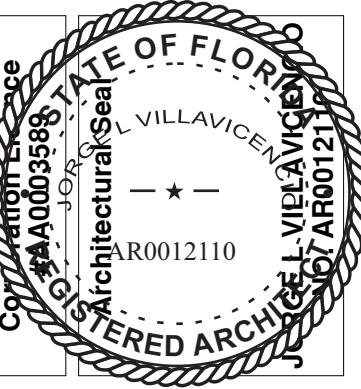
2 SECTION - WATER FEATURE
1/4" = 1'-0"



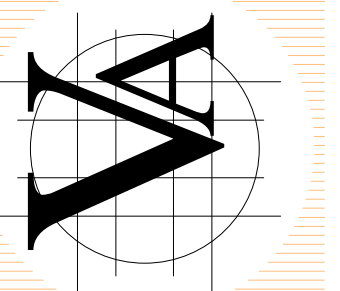
3 SECTION - TRELLIS
1/4" = 1'-0"

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

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



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



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

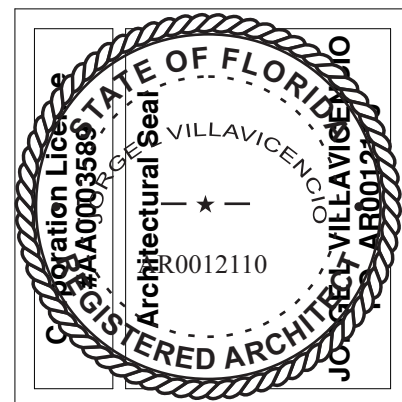
DRAWING NO: A-1.7

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

FIDANZA'S FAMILY HOUSE

NEW CONSTRUCTION

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



VILLA & ASSOCIATES INC.

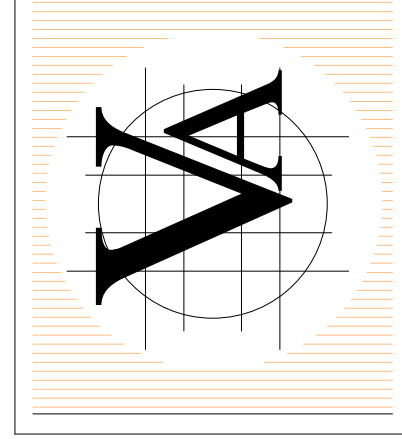
ARCHITECTURE PLANNING INTERIOR DESIGN

5801 SW 69 AVENUE MIAMI, FLORIDA 33155

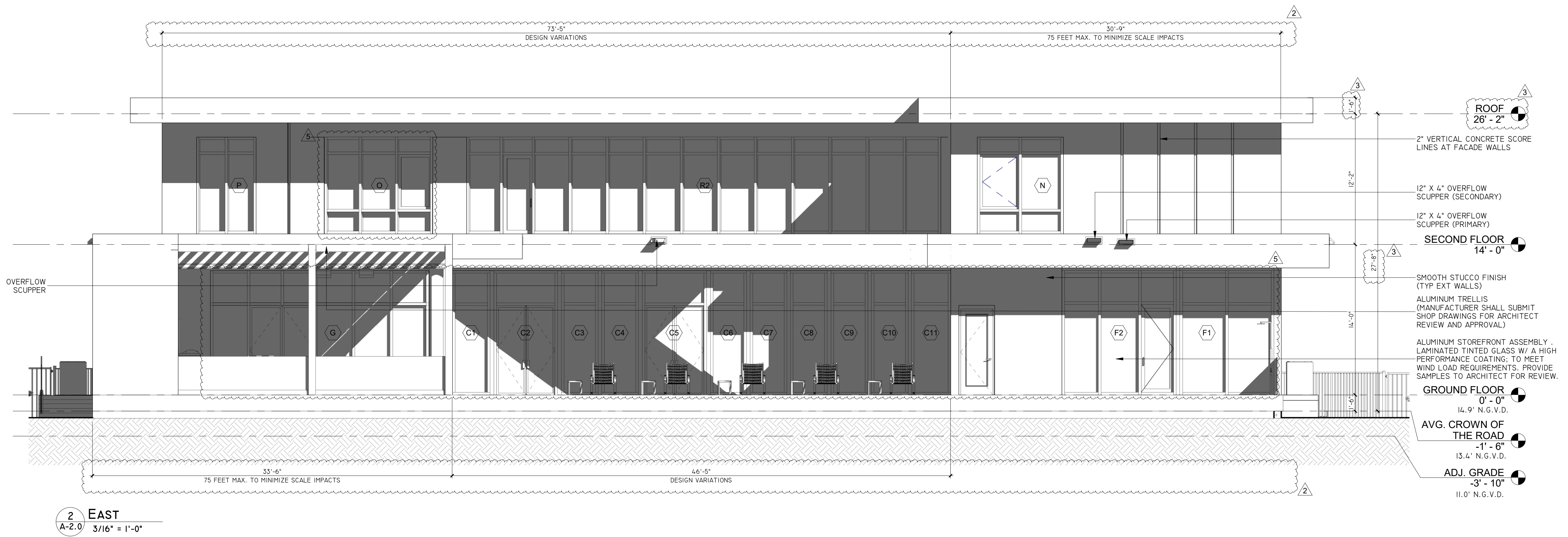
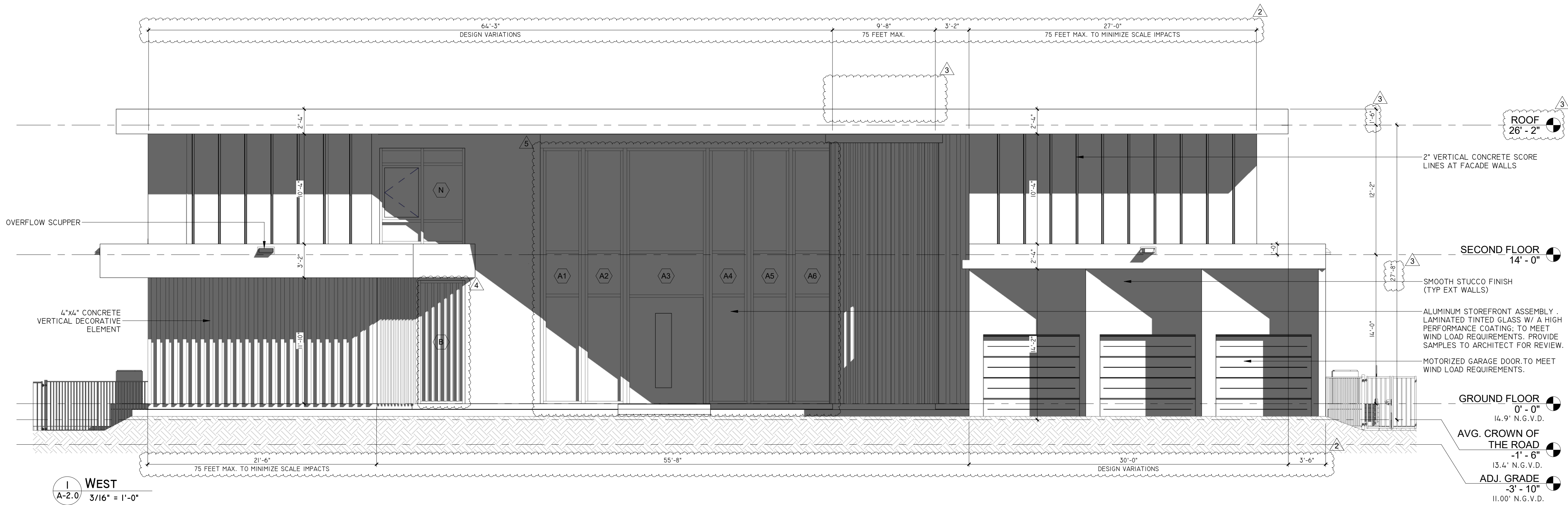
TEL. 305-613-0865 - E-Mail: Jvillarchitect@gmail.com

CONSULTANT: ARCHI-TEK STUDIO CORP.

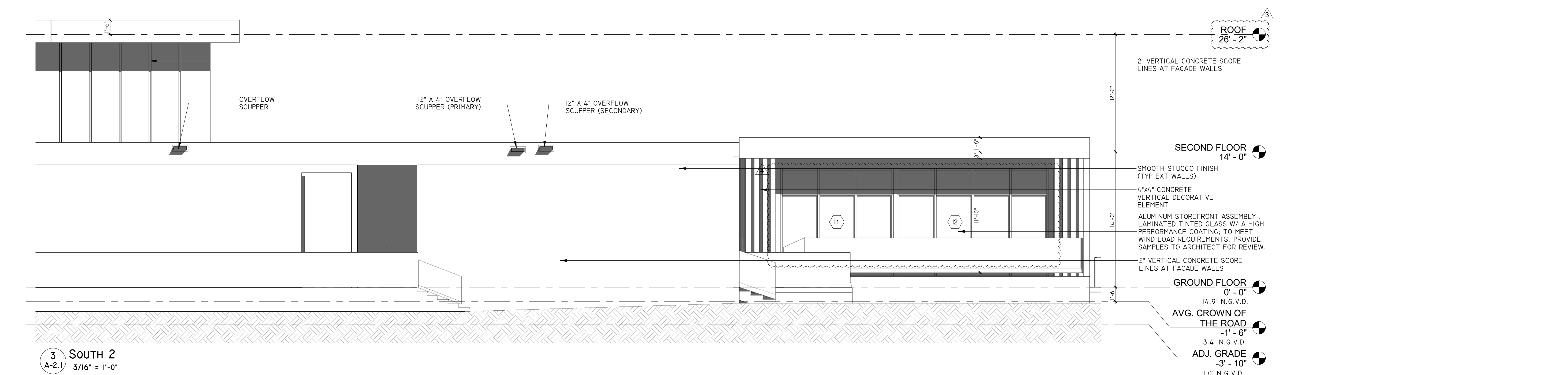
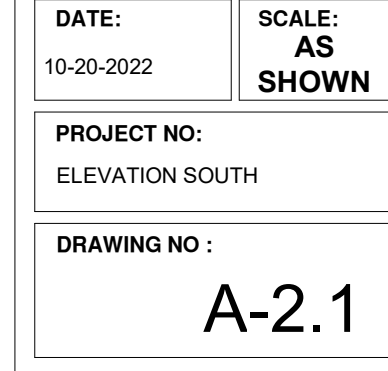
TEL. 305-799-8016 - E-Mail: maguilar@architekstudio.com

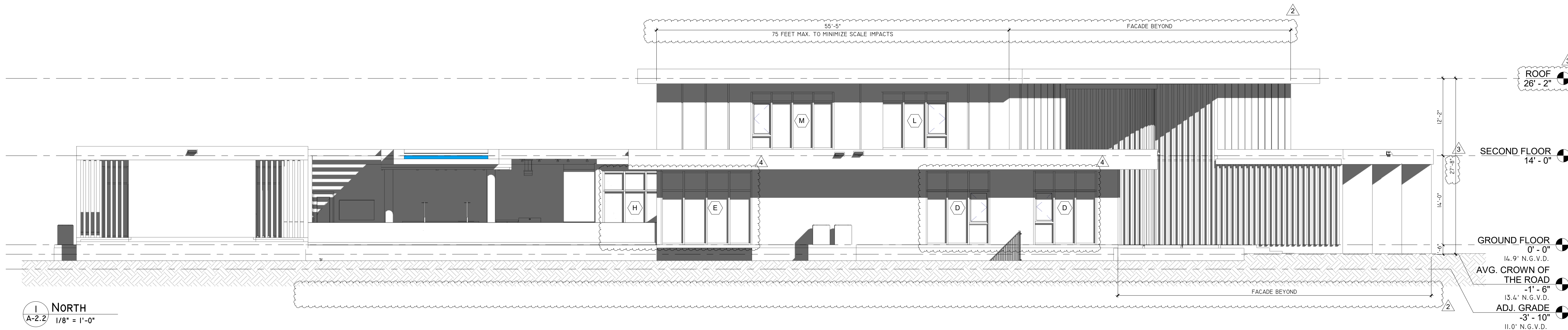


DATE:	SCALE:
10-20-2022	AS SHOWN
PROJECT NO:	
ELEVATION EAST & WEST	
DRAWING NO:	
A-2.0	

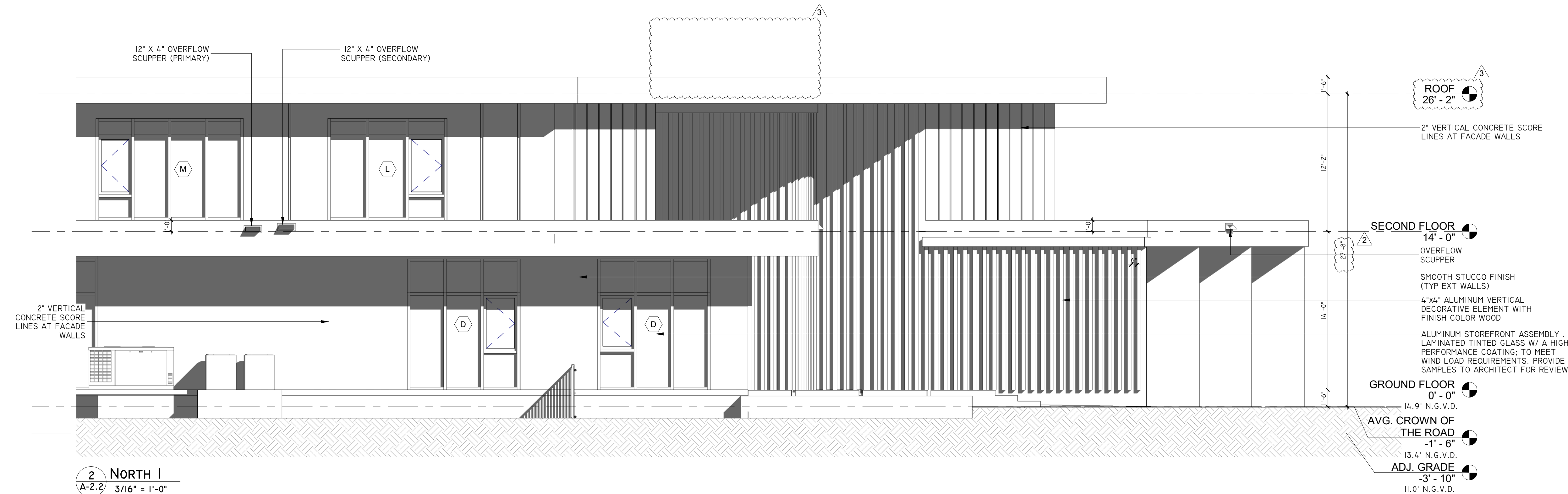


FIDANZA'S FAMILY HOUSE
NEW CONSTRUCTION
11041 SW 77TH AVE, VILLAGE OF
PINECREST, FL 33156

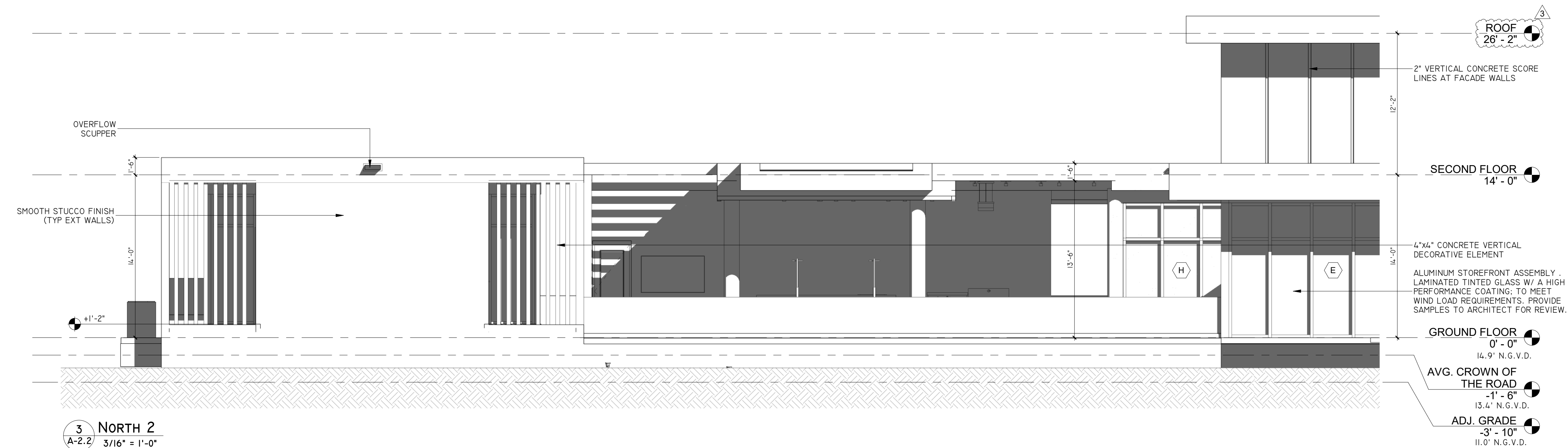




1 NORTH
A-2.2 1/8" = 1'-0"



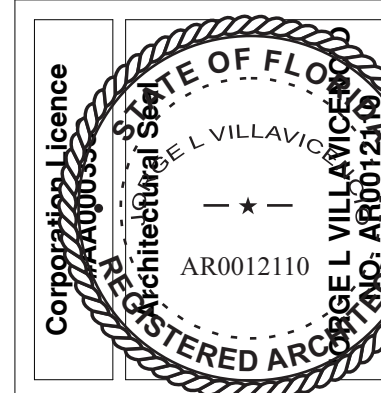
2 NORTH 1
A-2.2 3/16" = 1'-0"



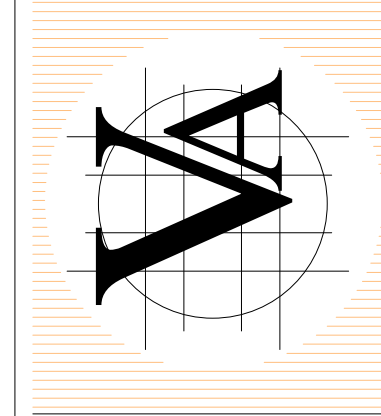
3 NORTH 2
A-2.2 3/16" = 1'-0"

Rev	Date	Description
1	10-20-2023	Building comment
2	03-27-2024	Zoning Comment
3	06-07-2024	Zoning Comment
4	7-11-2025	Coordination

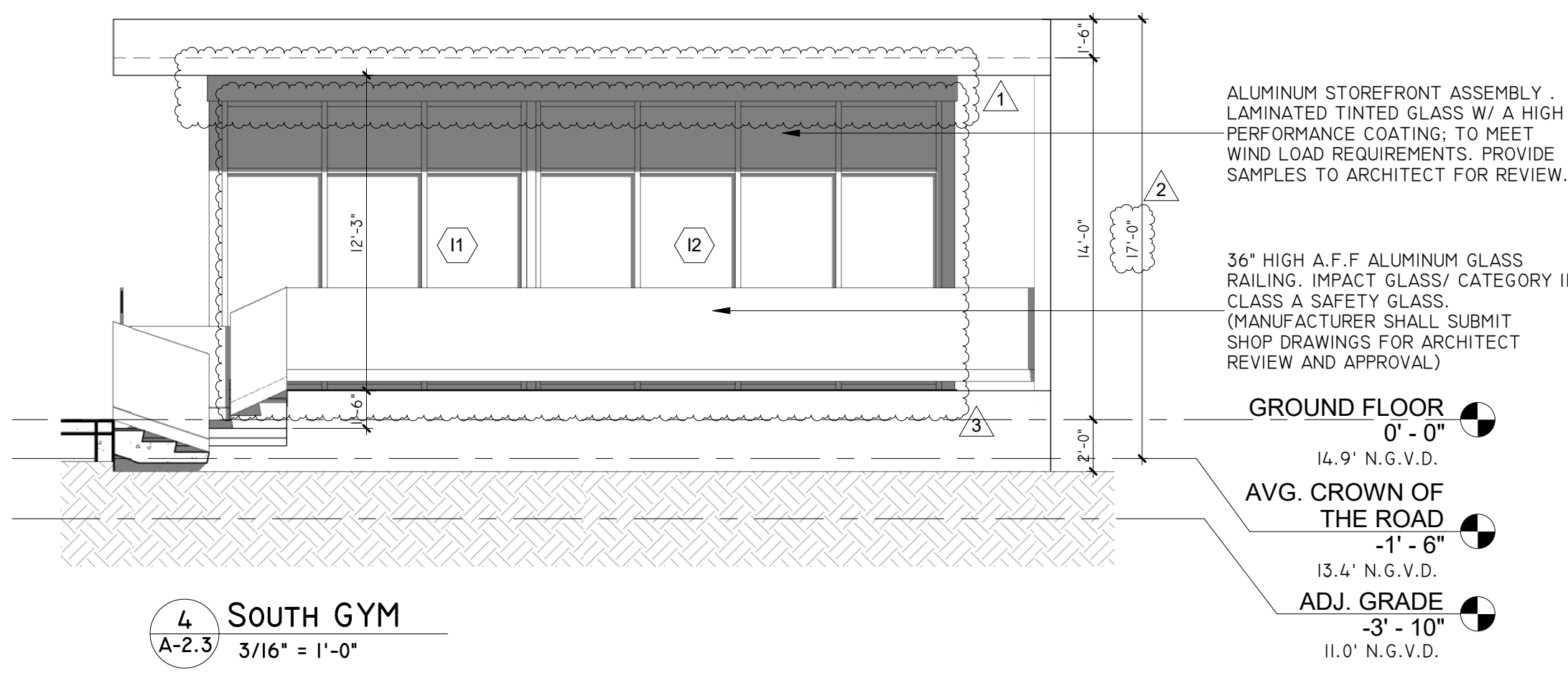
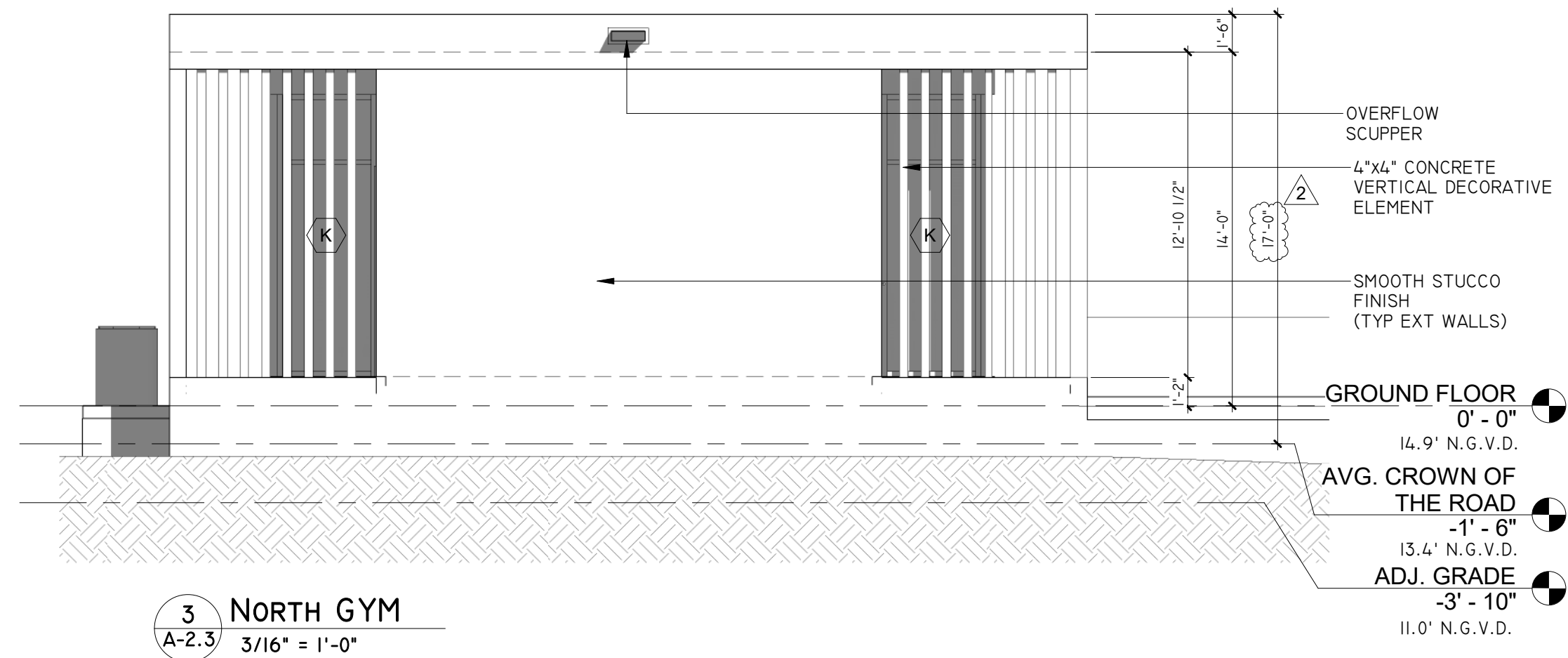
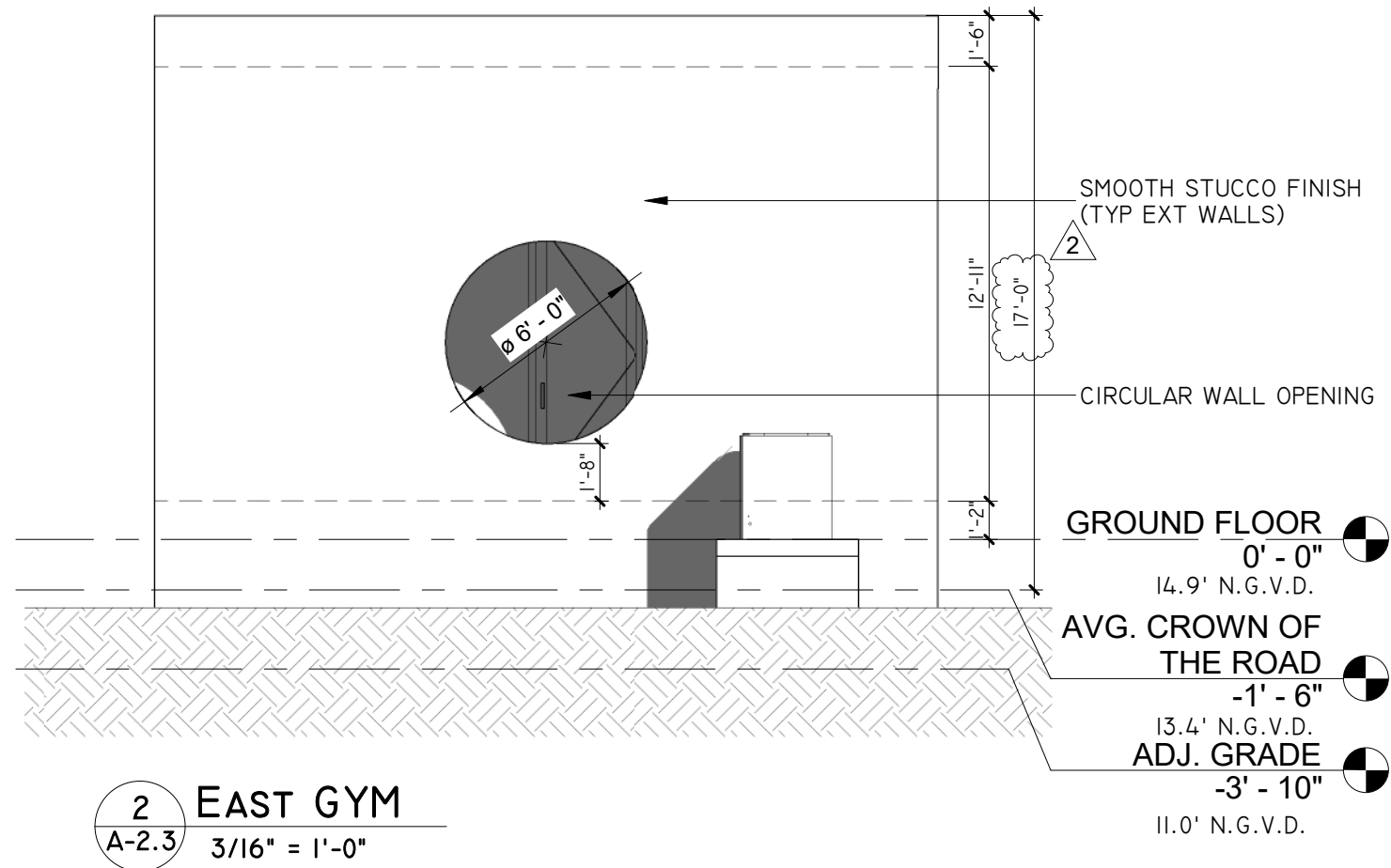
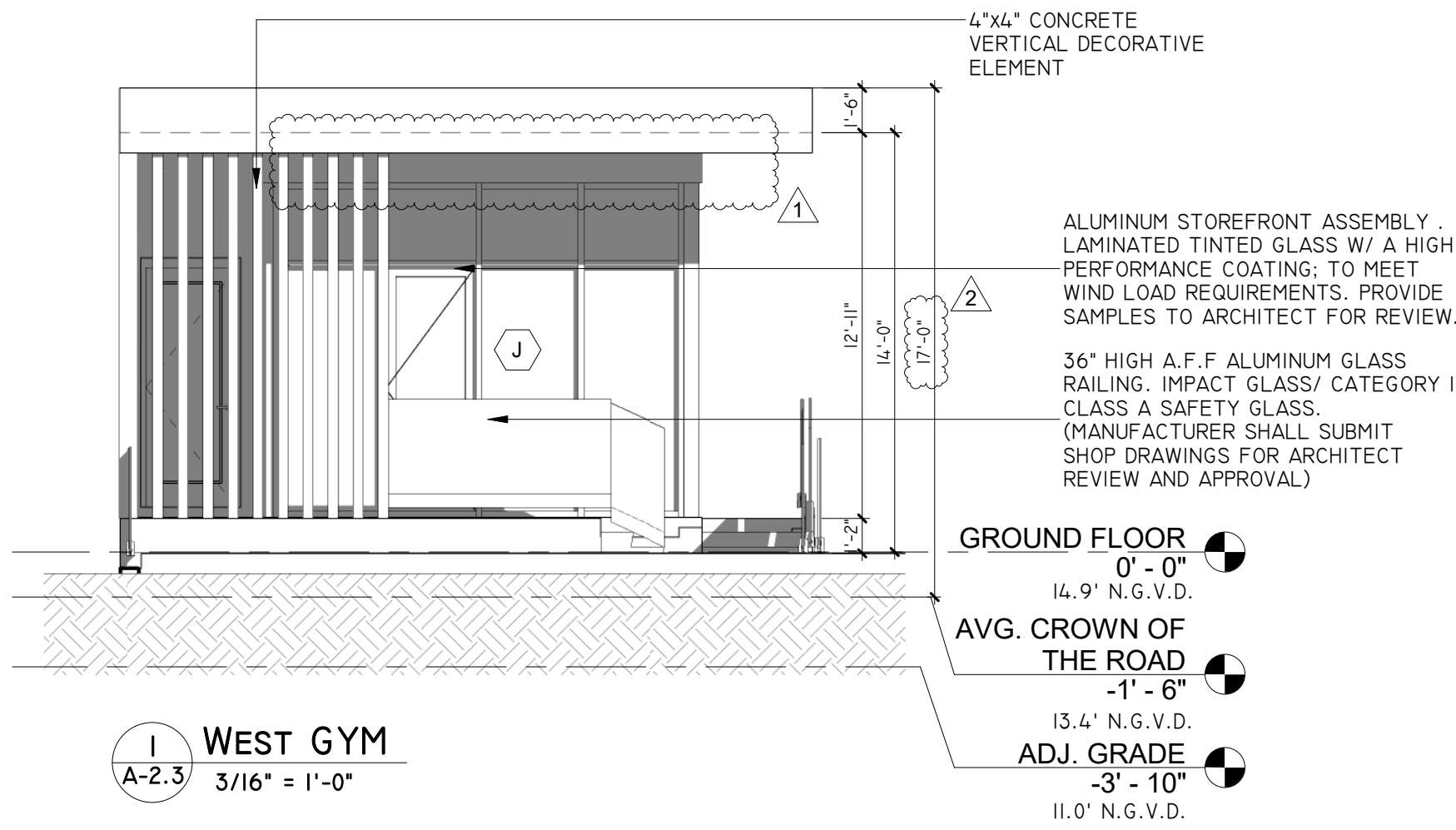
FIDANZA'S FAMILY HOUSE
NEW CONSTRUCTION
11041 SW 77TH AVE, VILLAGE OF
PINECREST, FL 33156



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



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



PROJECT NOTES

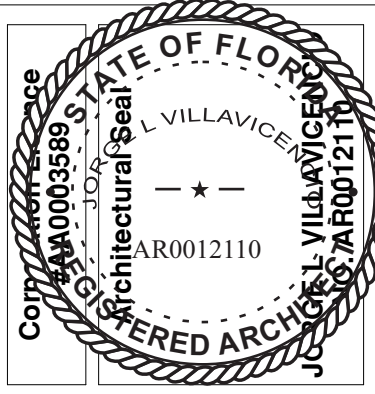
- 01-ALL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR.
- 02-ALL DOOR DIMENSIONS SHOWN TO BE VERIFIED BY GC. REFER TO SCHEDULE FOR DOOR SIZE AND TYPE.
- 03-ALL ADA CLEARANCES TO BE VERIFIED AND ADHERED TO BY G.C.
- 04-GLASS WALL AND GLASS DOOR TO BE SAFETY CATEGORY II.
- 05-ALL GLASS WINDOWS/DOORS TO 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

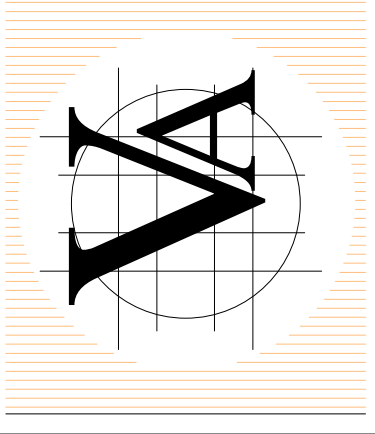
REVISIONS		Date	Description
Rev		10-20-2023	Building comment
1		08-07-2024	Zoning Comment
2		11-24-2025	Coordination
3			

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



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

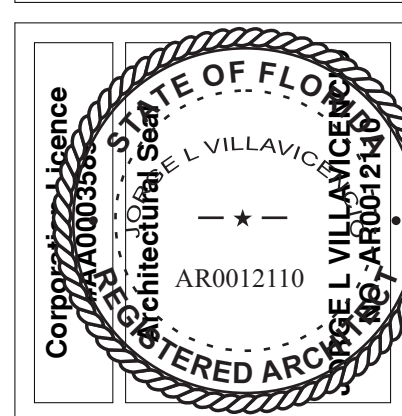
CONSULTANT : **ARCHI-TEK STUDIO CORP.**
TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com



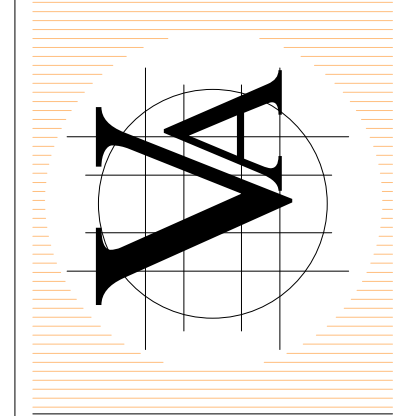
DATE: 10-20-2022	SCALE: AS SHOWN
PROJECT NO: ELEVATION GYM	
DRAWING NO : A-2.3	

REVISIONS		Date	Description
1	Rev	10-20-2023	Building comment
2		03-27-2024	Zoning comment
3		06-07-2024	Zoning comment

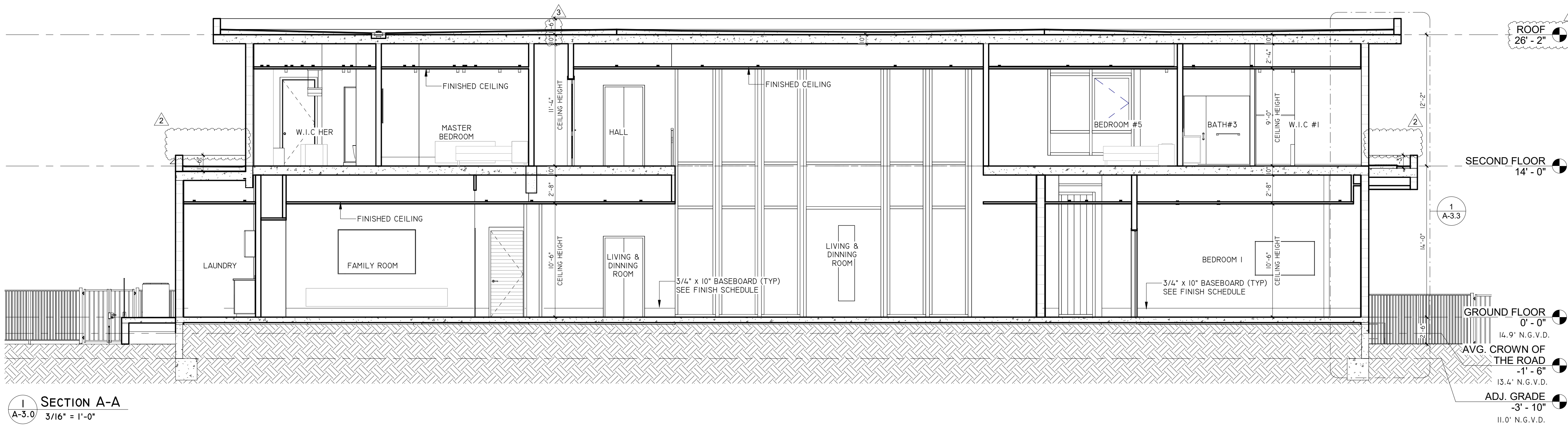
FIDANZA'S FAMILY HOUSE
NEW CONSTRUCTION
11041 SW 77TH AVE, VILLAGE OF
PINECREST, FL 33156



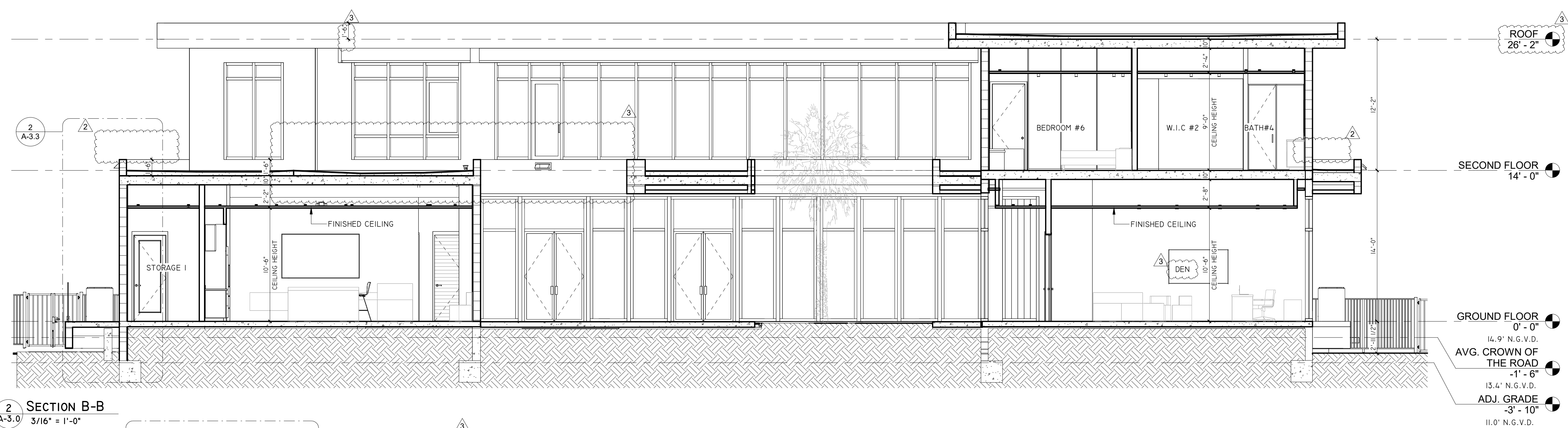
VILLA & ASSOCIATES INC.
ARCHITECTURE PLANNING INTERIOR DESIGN
5801 SW 69 AVENUE MIAMI, FLORIDA 33155
TEL. 305-613-0865 - E-Mail Jvillarchitect@gmail.com
CONSULTANT: ARCHI-TEK STUDIO CORP.
TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com



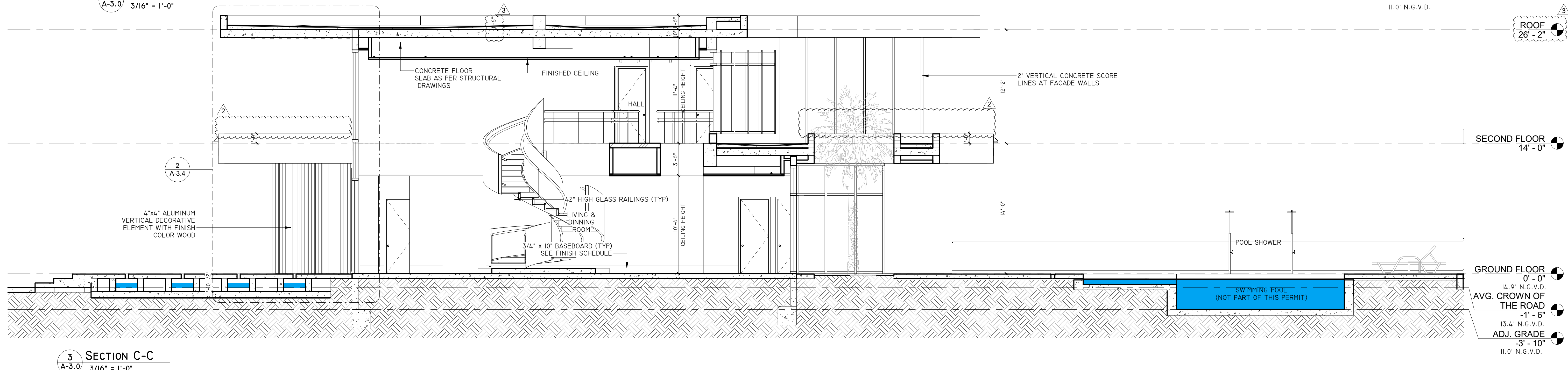
DATE: 10-20-2022	SCALE: AS SHOWN
PROJECT NO: SECTION A-A, B-B & C-C	
DRAWING NO: A-3.0	



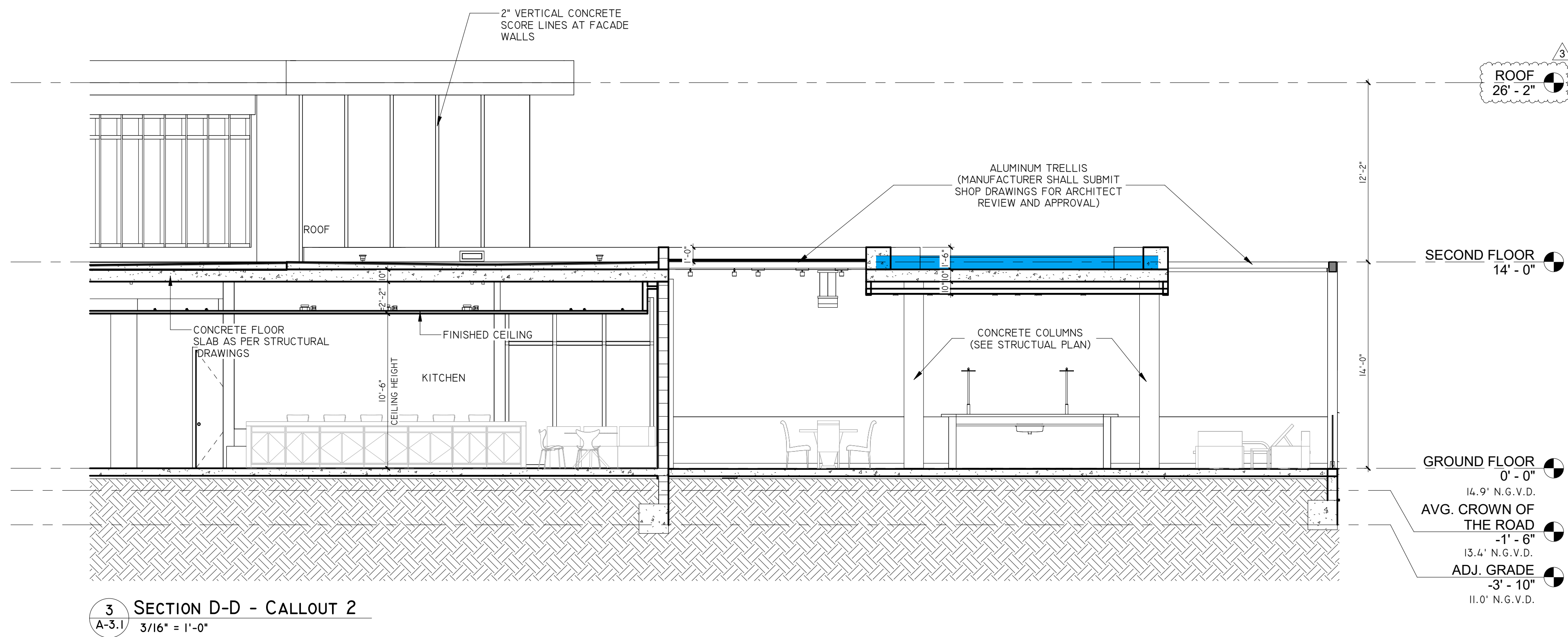
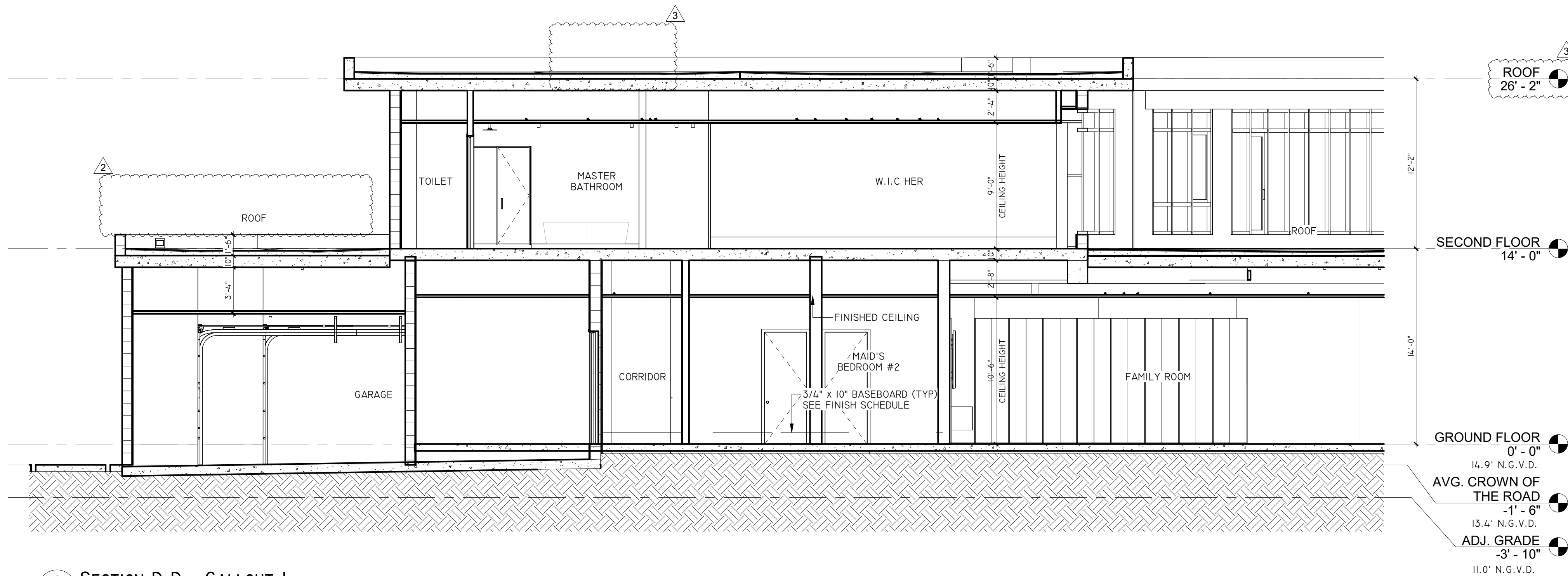
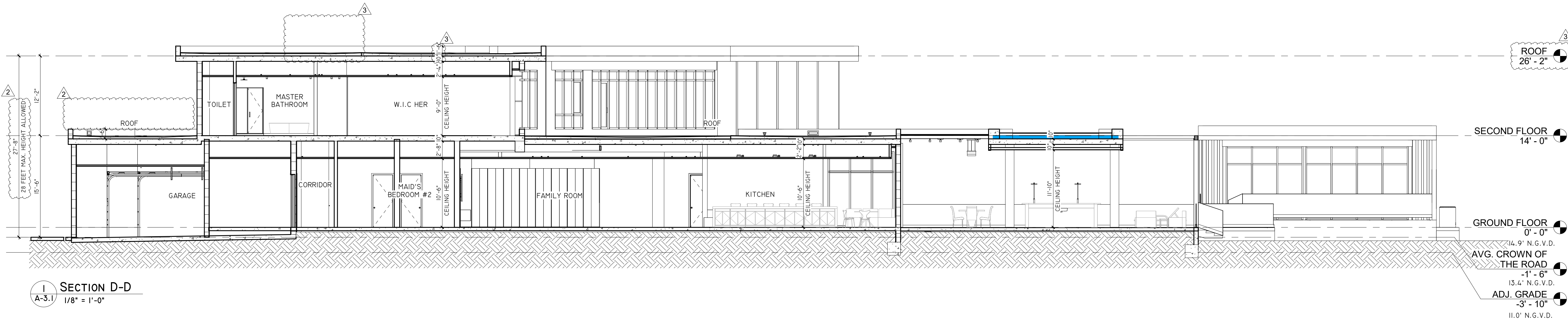
1 SECTION A-A
A-3.0 3/16" = 1'-0"



2 SECTION B-B
A-3.0 3/16" = 1'-0"

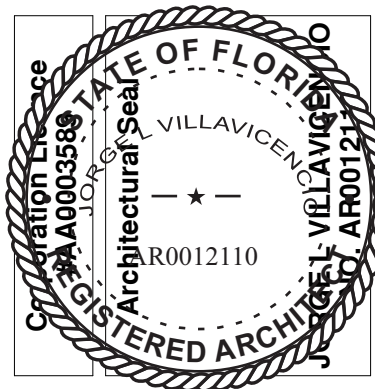


3 SECTION C-C
A-3.0 3/16" = 1'-0"

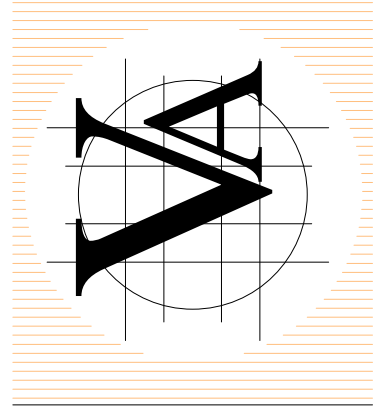


REVISIONS	Date	Description
1	10-20-2022	Building Comment
2	03-27-2024	Zoning Comment
3	06-07-2024	Zoning Comment

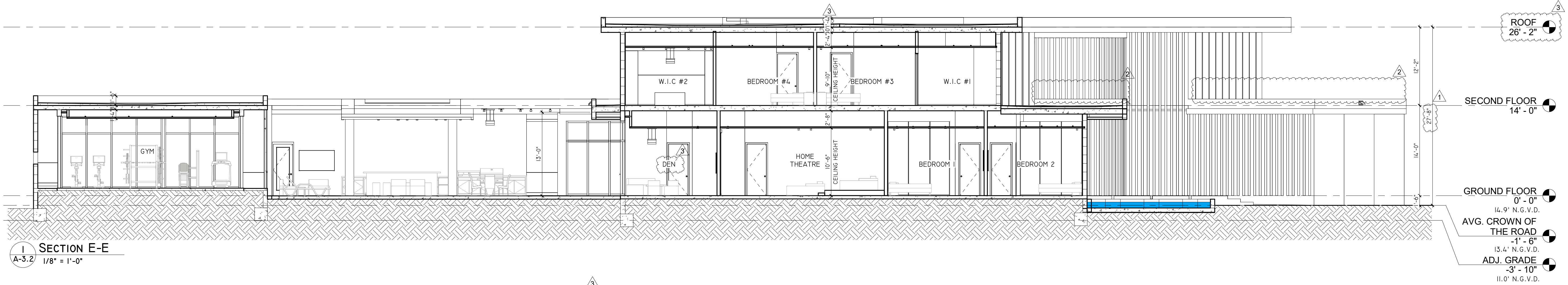
FIDANZA'S FAMILY HOUSE
NEW CONSTRUCTION
11041 SW 77TH AVE, VILLAGE OF
PINECREST, FL 33156



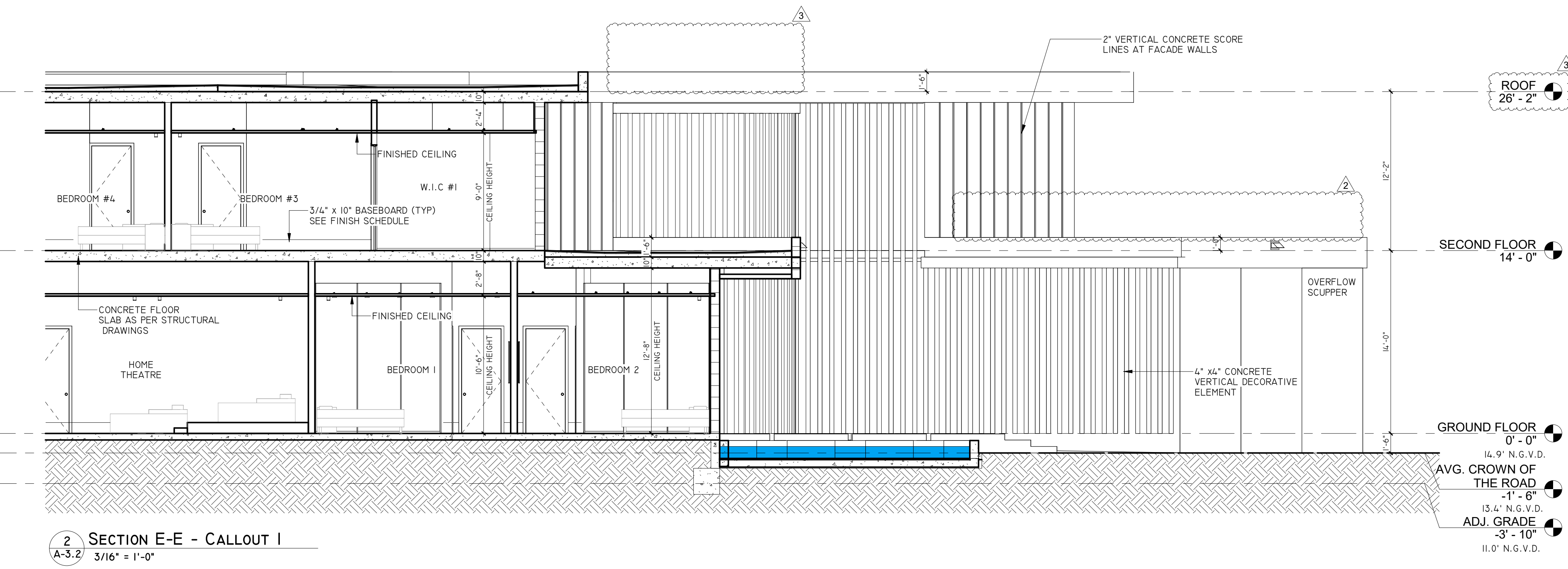
VILLA & ASSOCIATES INC.
ARCHITECTURE PLANNING INTERIOR DESIGN
5801 SW 69 AVENUE MIAMI, FLORIDA 33155
TEL. 305-613-0865 - E-Mail Jvillarchitect@gmail.com
CONSULTANT: ARCHI-TEK STUDIO CORP.
TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com



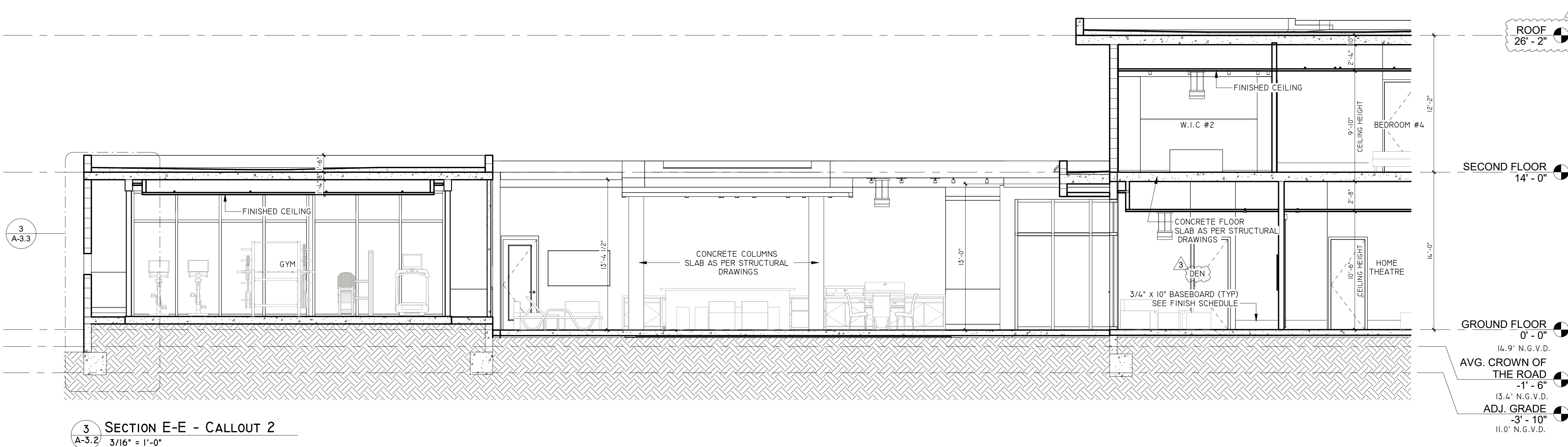
DATE: 10-20-2022	SCALE: AS SHOWN
PROJECT NO: SECTION D-D	
DRAWING NO: A-3.1	



1
SECTION E-E
1/8" = 1'-0"



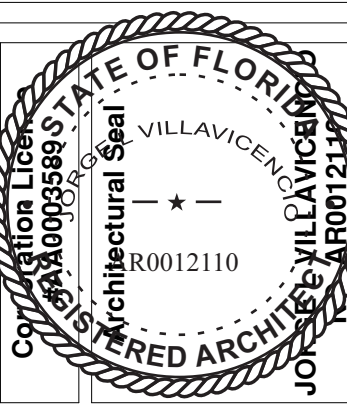
2
SECTION E-E - CALLOUT I
3/16" = 1'-0"



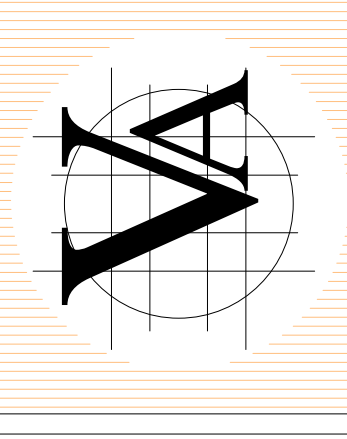
3
SECTION E-E - CALLOUT 2
3/16" = 1'-0"

Rev	Date	Description
1	10-20-2023	Building comment
2	03-27-2024	Zoning comment
3	06-07-2024	Zoning comment

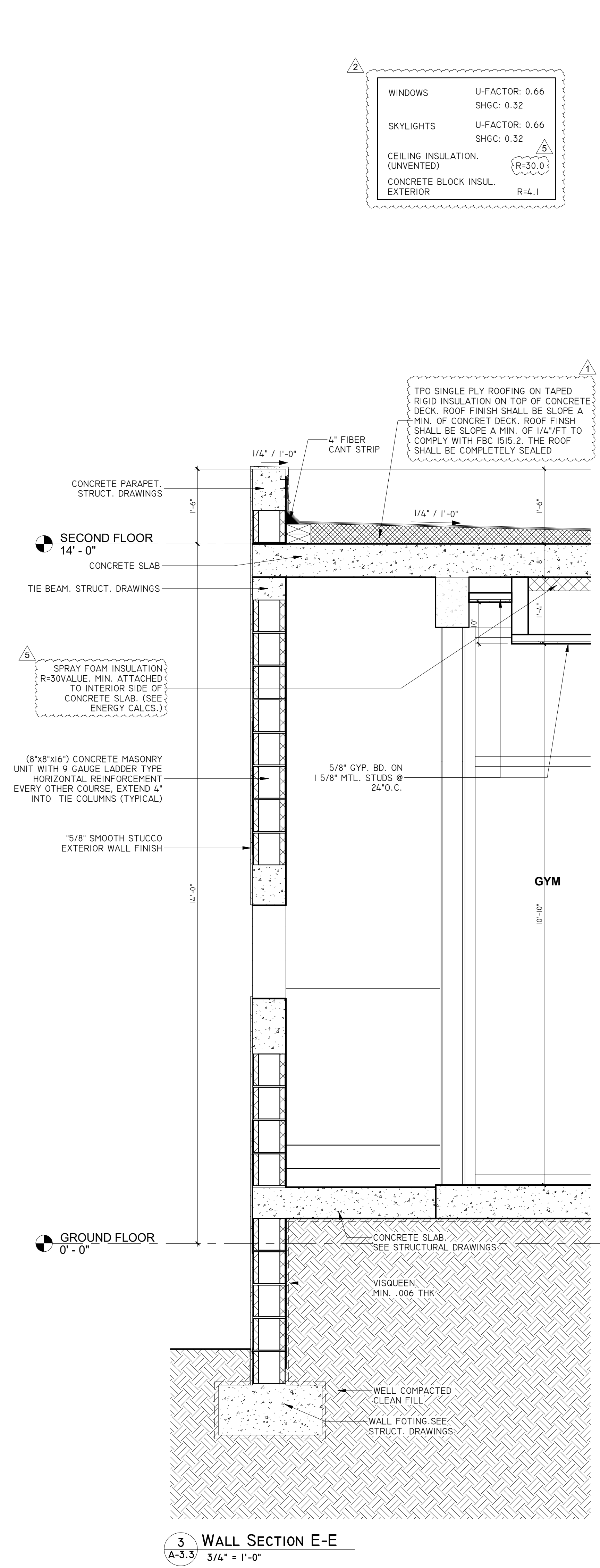
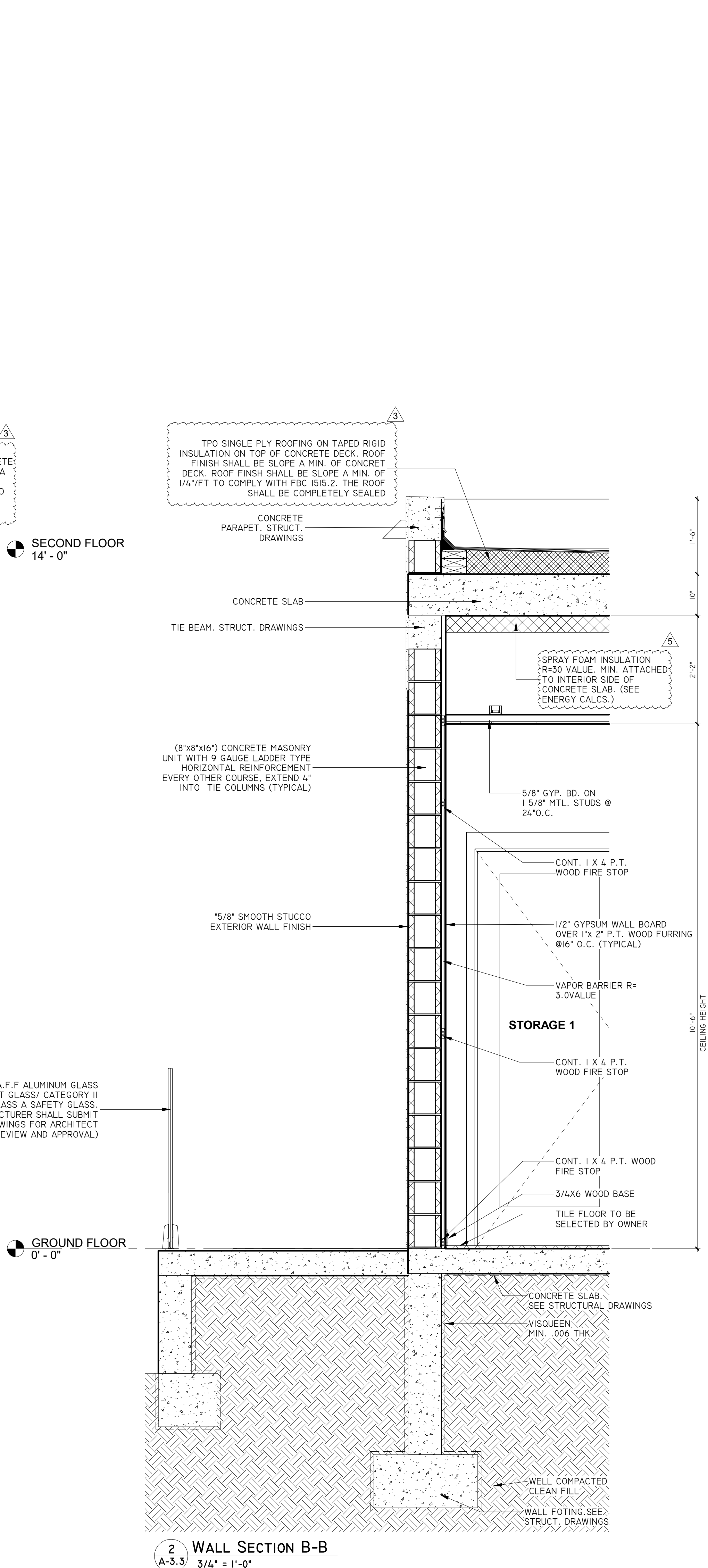
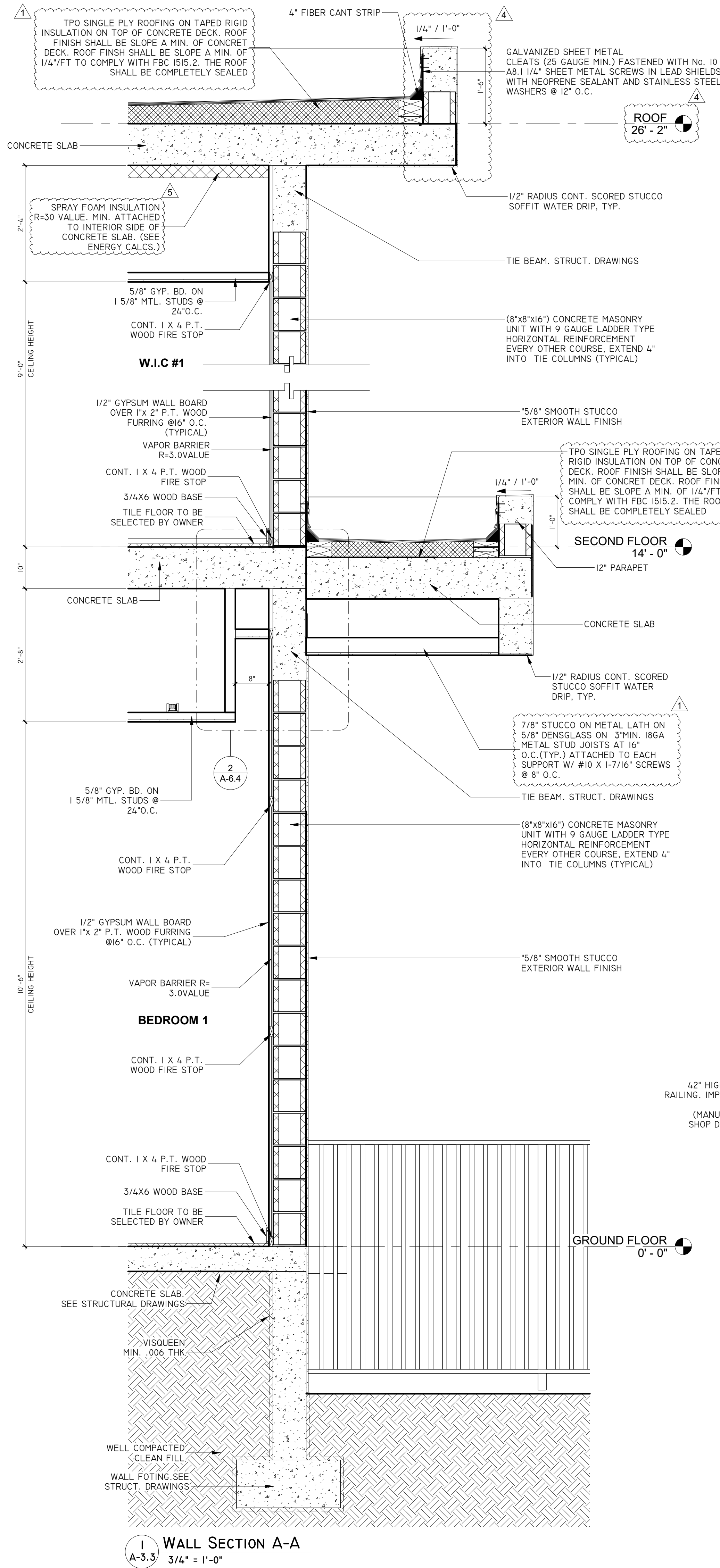
FIDANZA'S FAMILY HOUSE
NEW CONSTRUCTION
11041 SW 77TH AVE, VILLAGE OF
PINECREST, FL 33156



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



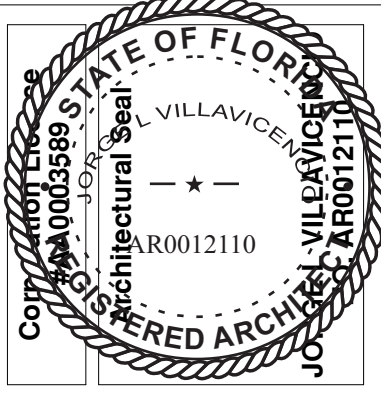
DATE: 10-20-2022	SCALE: AS SHOWN
PROJECT NO: SECTION E-E	
DRAWING NO: A-3.2	



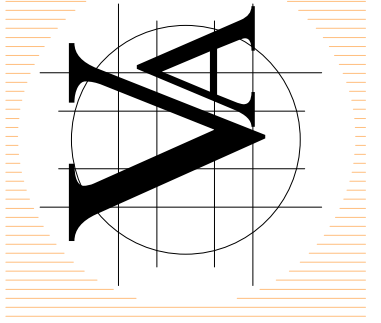
WINDOWS	U-FACTOR: 0.66
	SHGC: 0.32
SKYLIGHTS	U-FACTOR: 0.66
	SHGC: 0.32
CEILING INSULATION (UNVENTED)	R=30.0
CONCRETE BLOCK INSUL. EXTERIOR	R=4.1

REVISIONS	Date	Description
1	10-20-2023	Building Comment
2	02-20-2024	Building Comment
3	03-27-2024	Zoning Comment
4	04-17-2024	Zoning Comment
5	04-17-2024	Zoning Comment

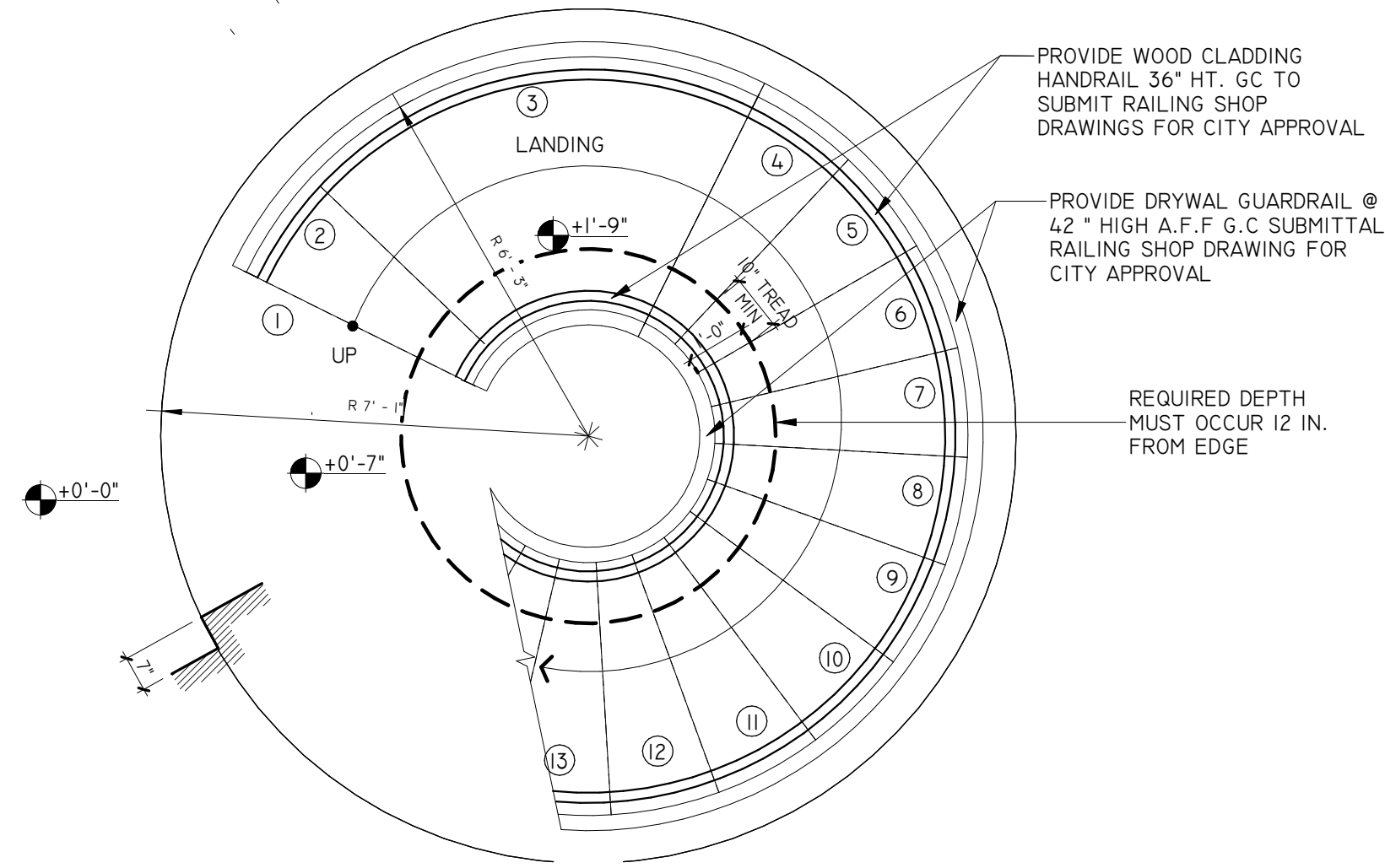
FIDANZA'S FAMILY HOUSE
NEW CONSTRUCTION
11041 SW 77TH AVE, VILLAGE OF PINECREST, FL 33156



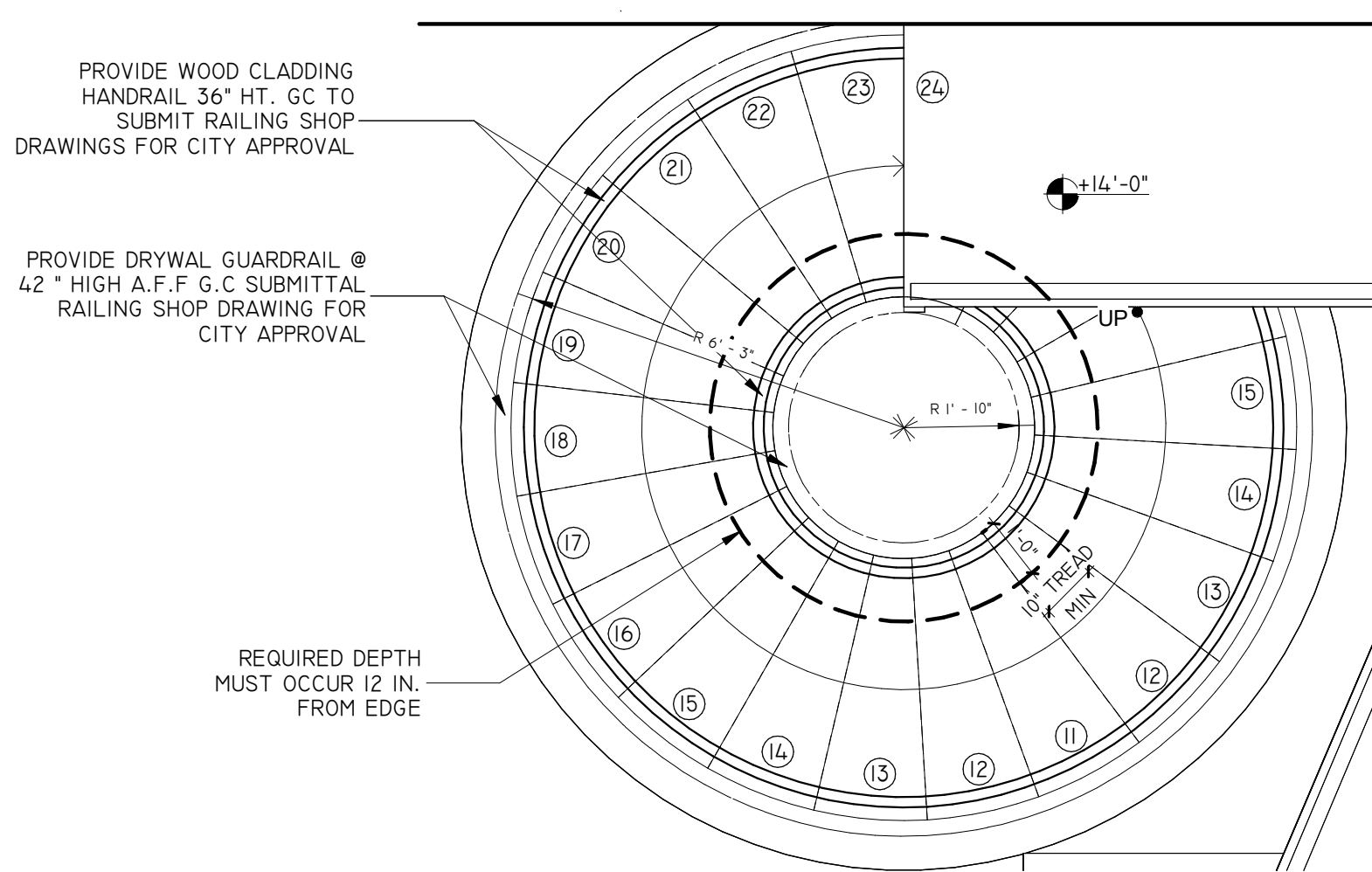
VILLA & ASSOCIATES INC.
ARCHITECTURE PLANNING INTERIOR DESIGN
5801 SW 69 AVENUE MIAMI, FLORIDA 33155
TEL. 305-613-0865 - E-Mail Jvillalobosarchitect@gmail.com
CONSULTANT: ARCHI-TEK STUDIO CORP.
TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com



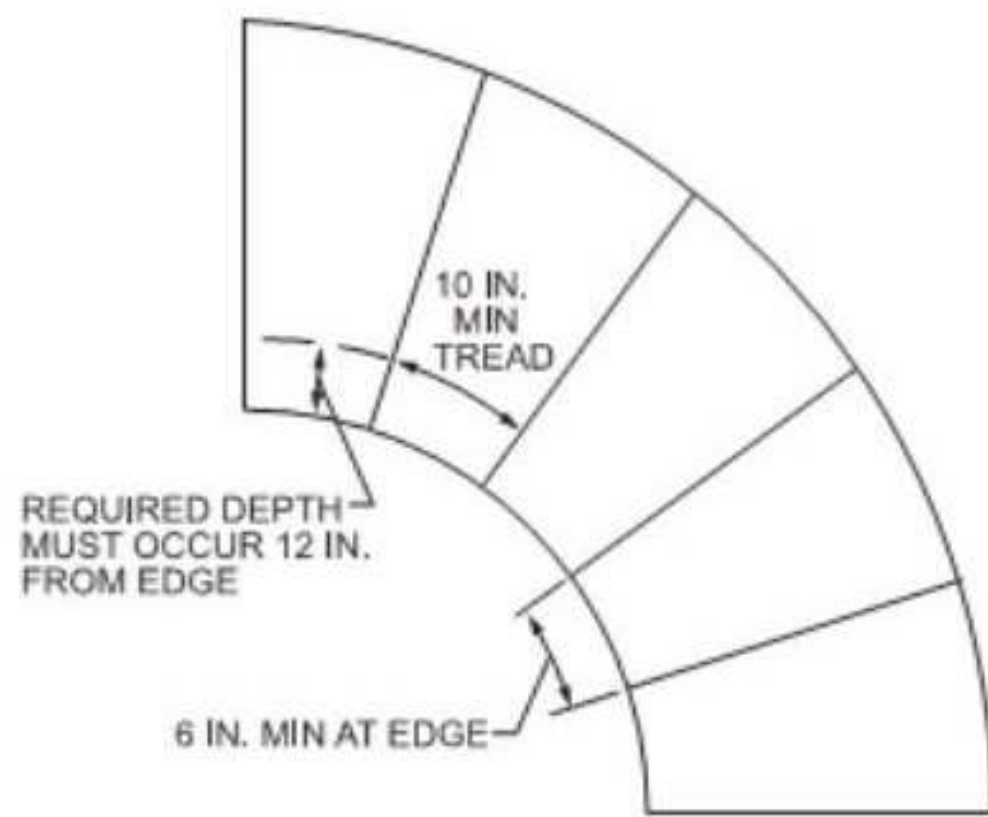
DATE: 10-20-2022	SCALE: AS SHOWN
PROJECT NO: WALL SECTION	
DRAWING NO: A-3.3	



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

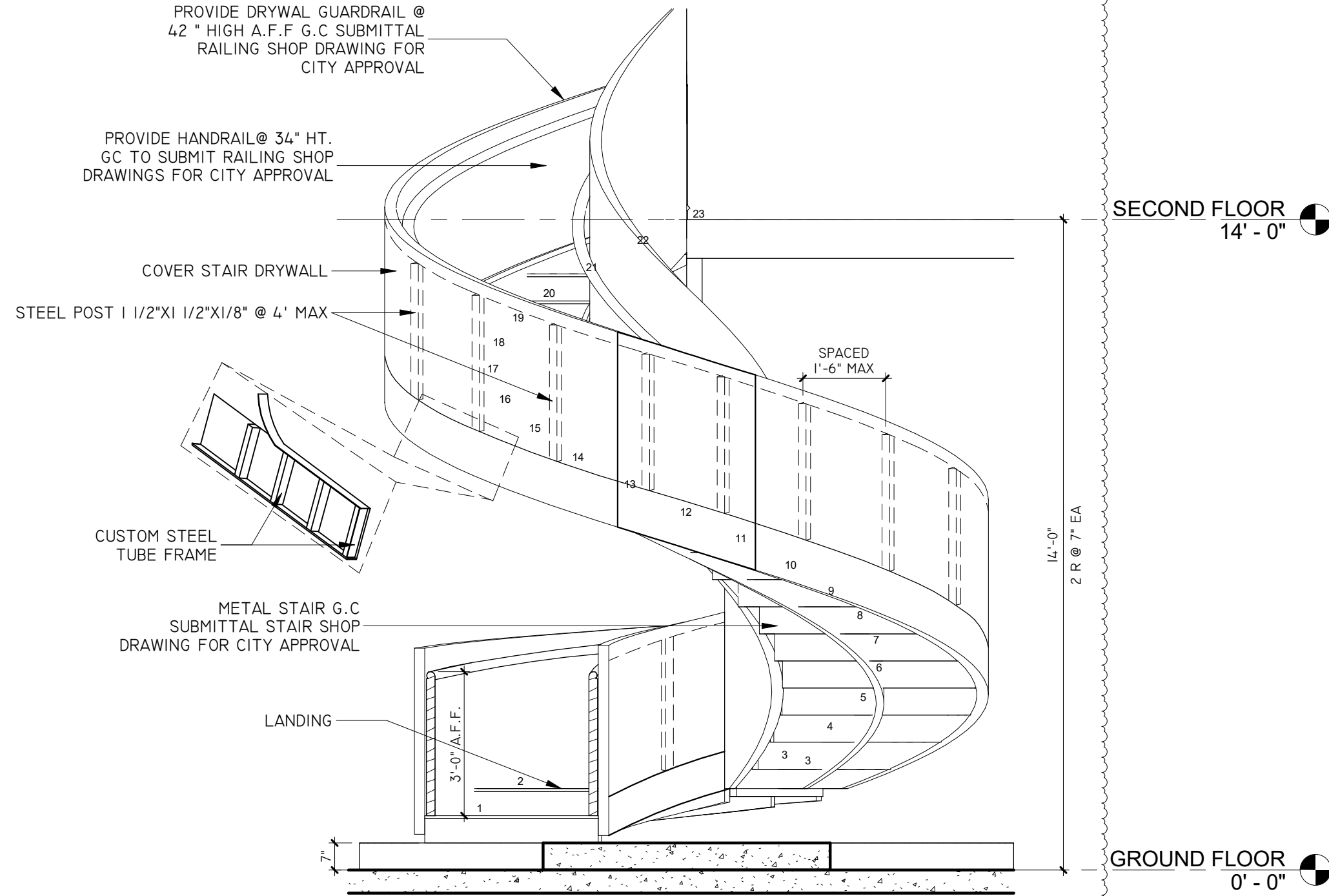


2 SECOND FLOOR - CIRCULAR STAIR
A-4.0 3/8" = 1'-0"

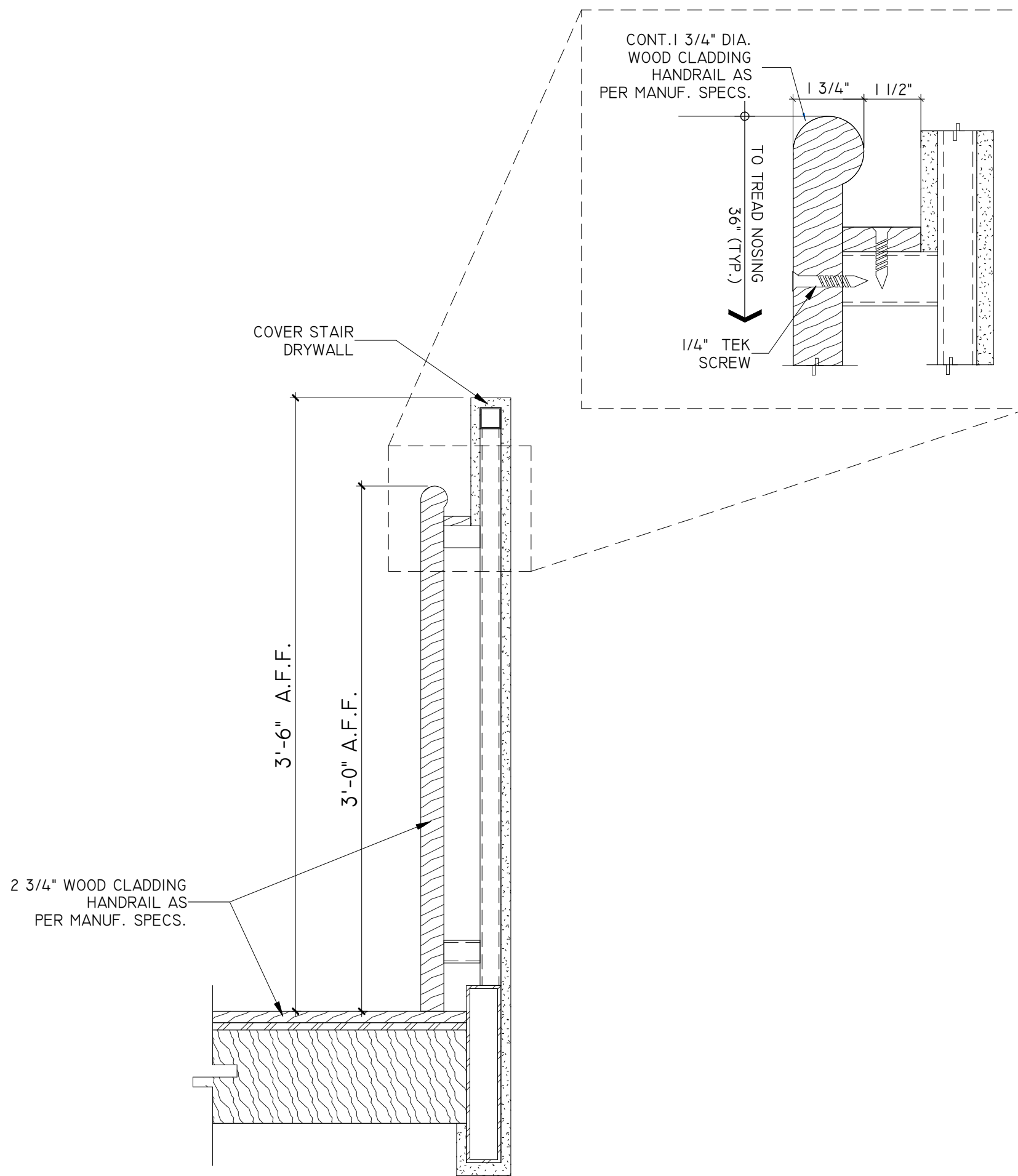


R311.7.5.2.(2)WINDERS USED FOR CIRCULAR STAIRWAY

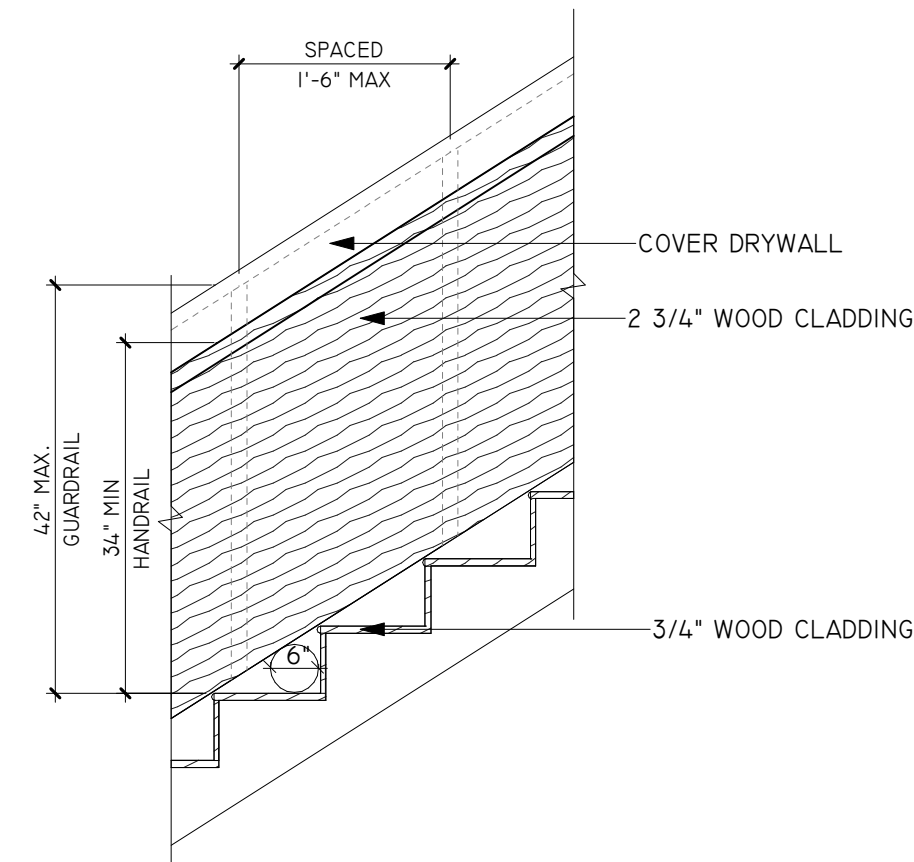
3 WINDERS USED FOR CIRCULAR STAIRWAY
A-4.0 1/4" = 1'-0"



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 MANUFACTUR.

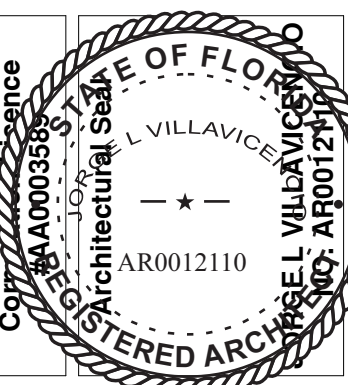
1)RAILING SHOULD SUSTAIN A 50 PLF HORIZONTAL LOAD APPLIED
IN ANY DIRECTION AT THE TOP OF THE RAILING.

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

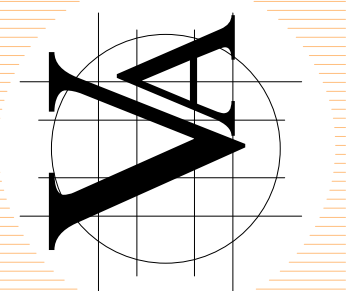
REVISONS		Date	Description
1	Rev	10-20-2023	Building comment
2		02-20-2024	Building comment
3		7-11-2025	Coordination
4		1-12-2026	Coordination

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



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

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

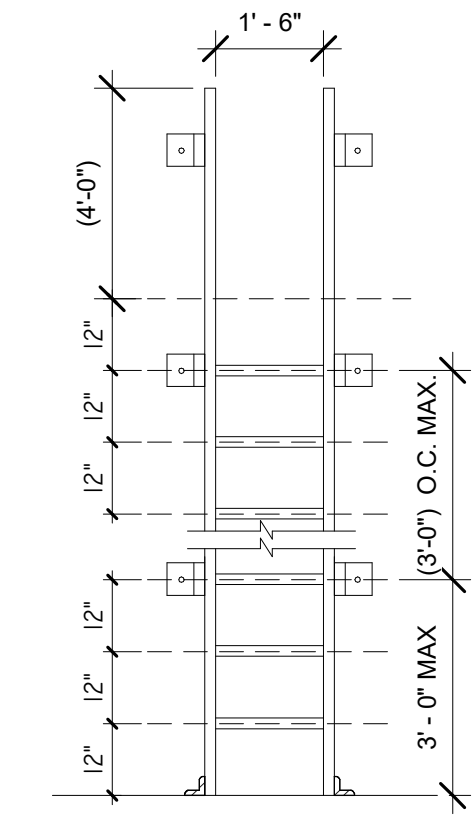


DATE:
10-20-2022

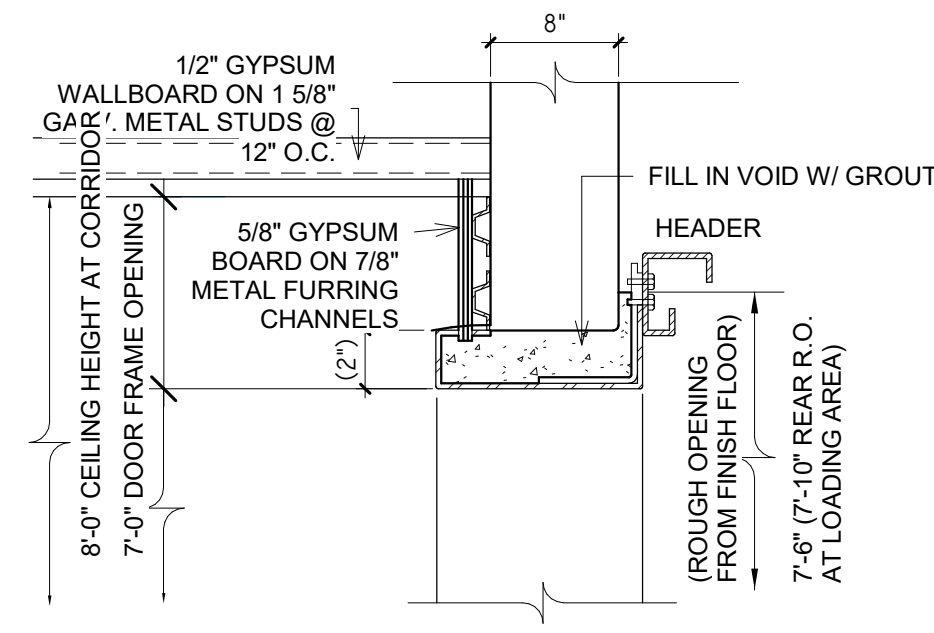
PROJECT NO:
STAIR

DRAWING NO:
A-4.0

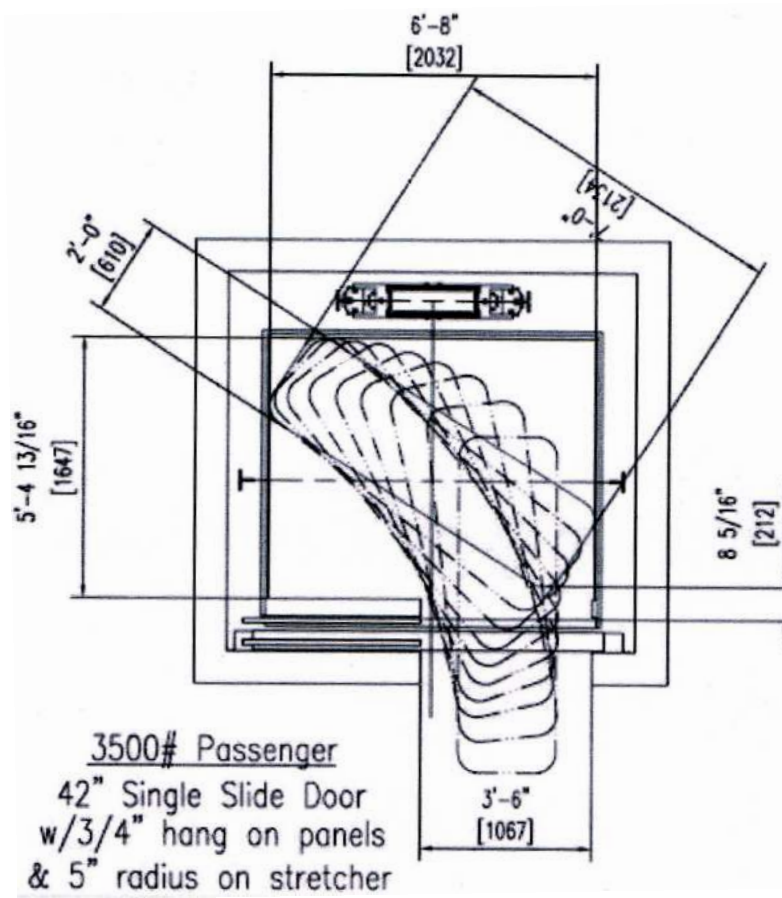
SCALE:
AS
SHOWN



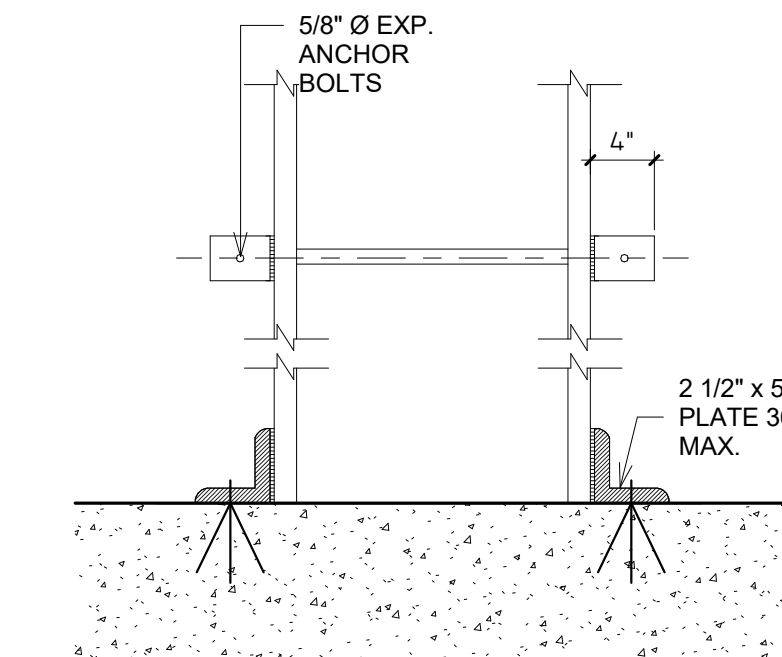
4 ELEV.DET A
3/8" = 1'-0"



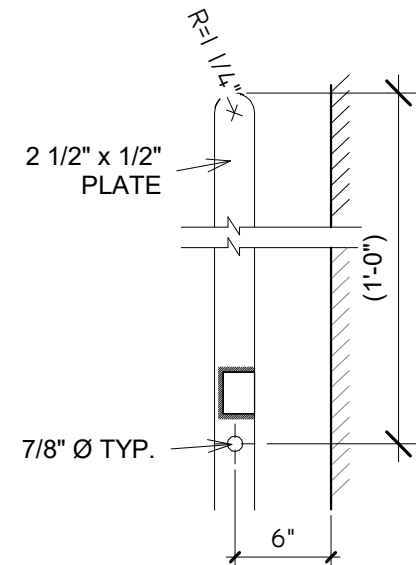
5 ELEV.DET B
1" = 1'-0"



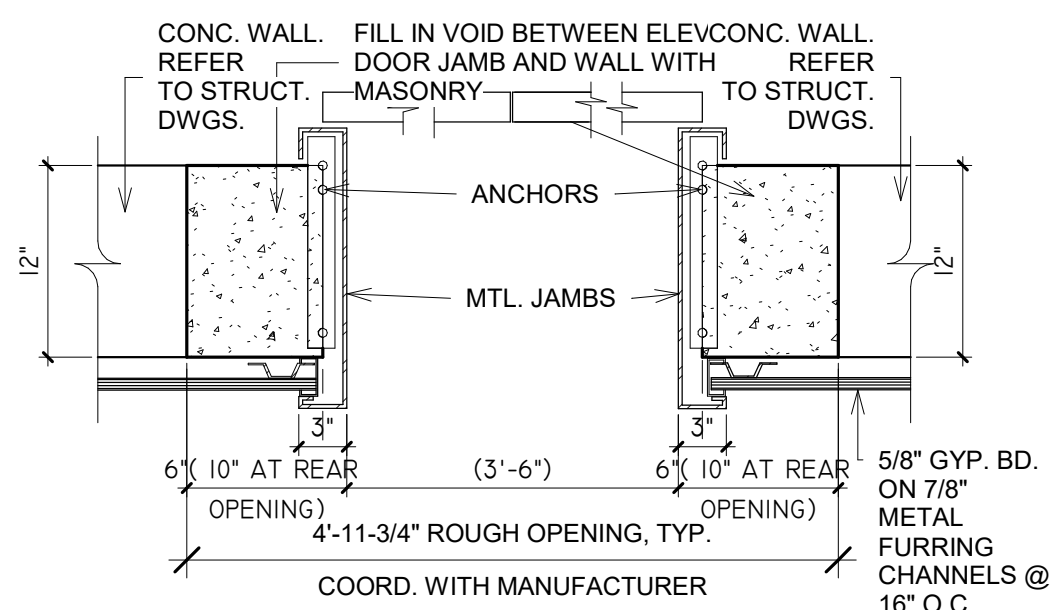
6 ELEV.DET C
3/8" = 1'-0"



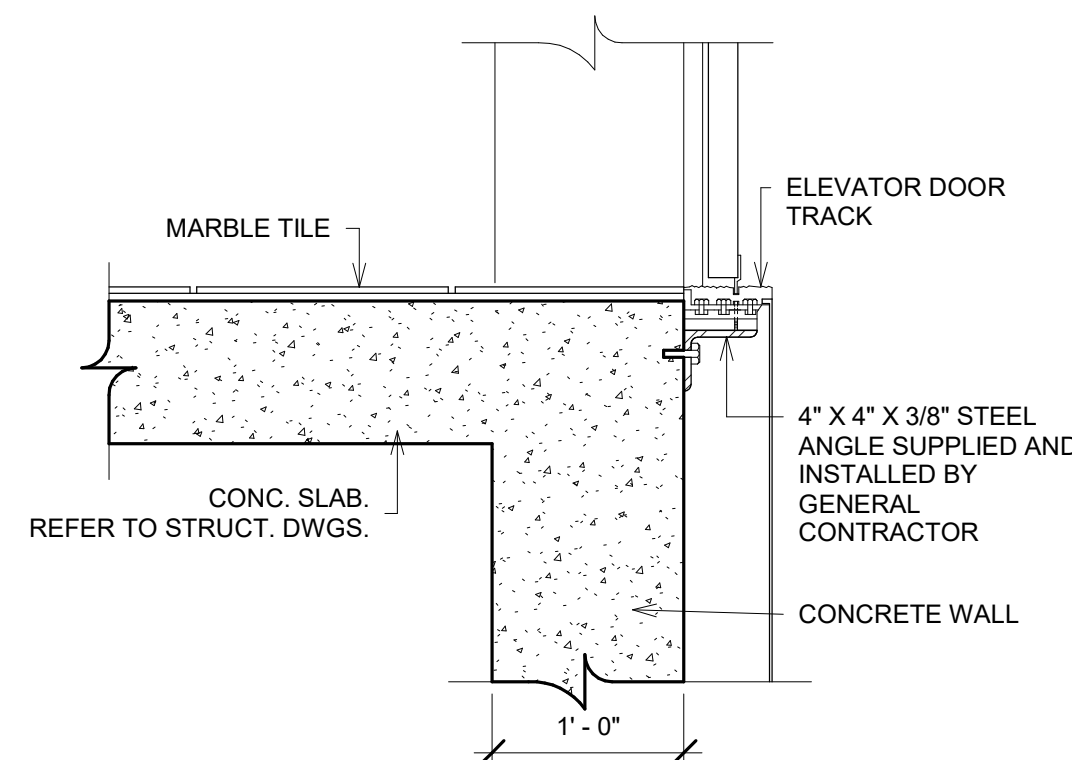
7 ELEV.DET D
1" = 1'-0"



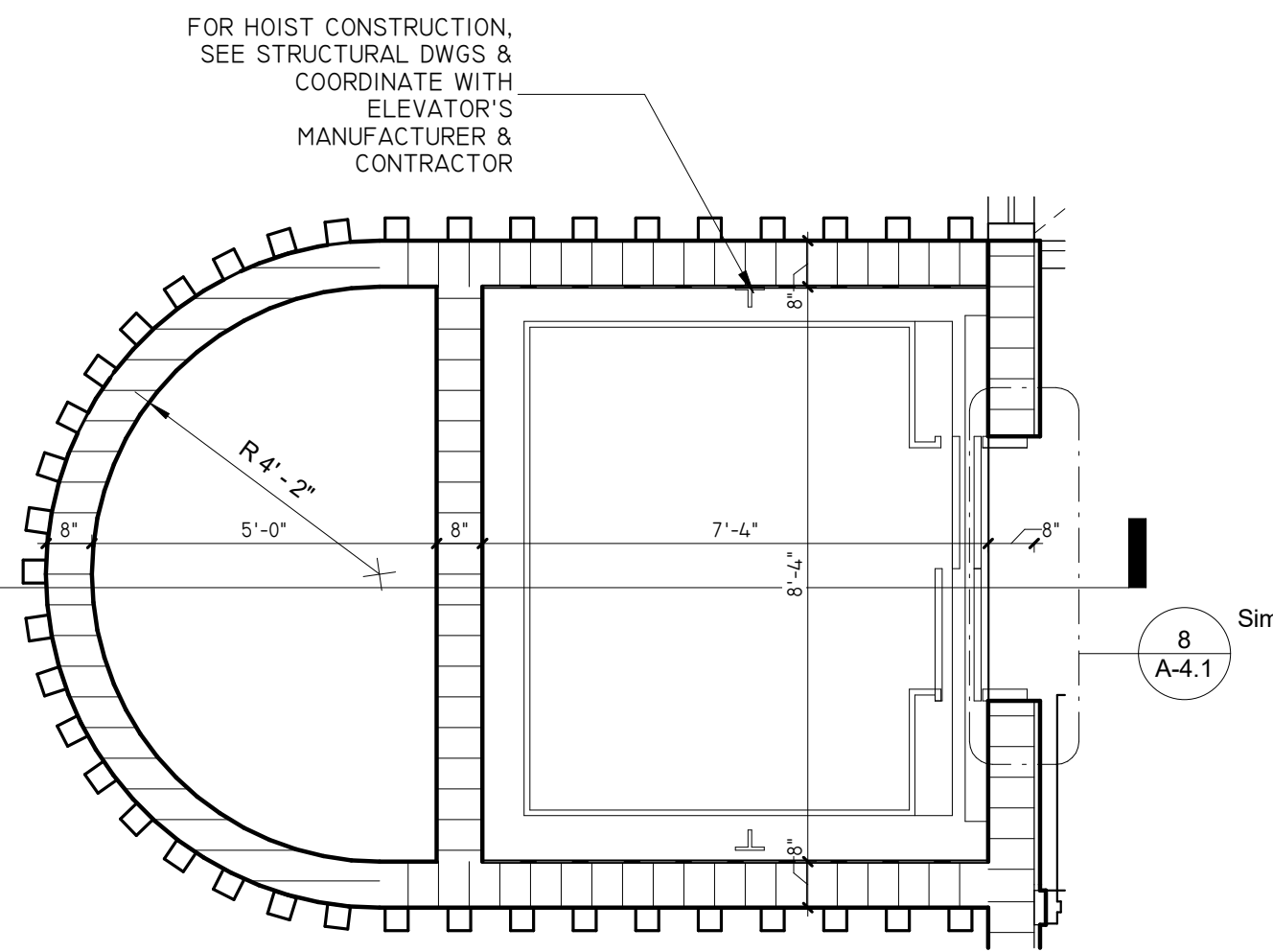
8 ELEV.DET E
1" = 1'-0"



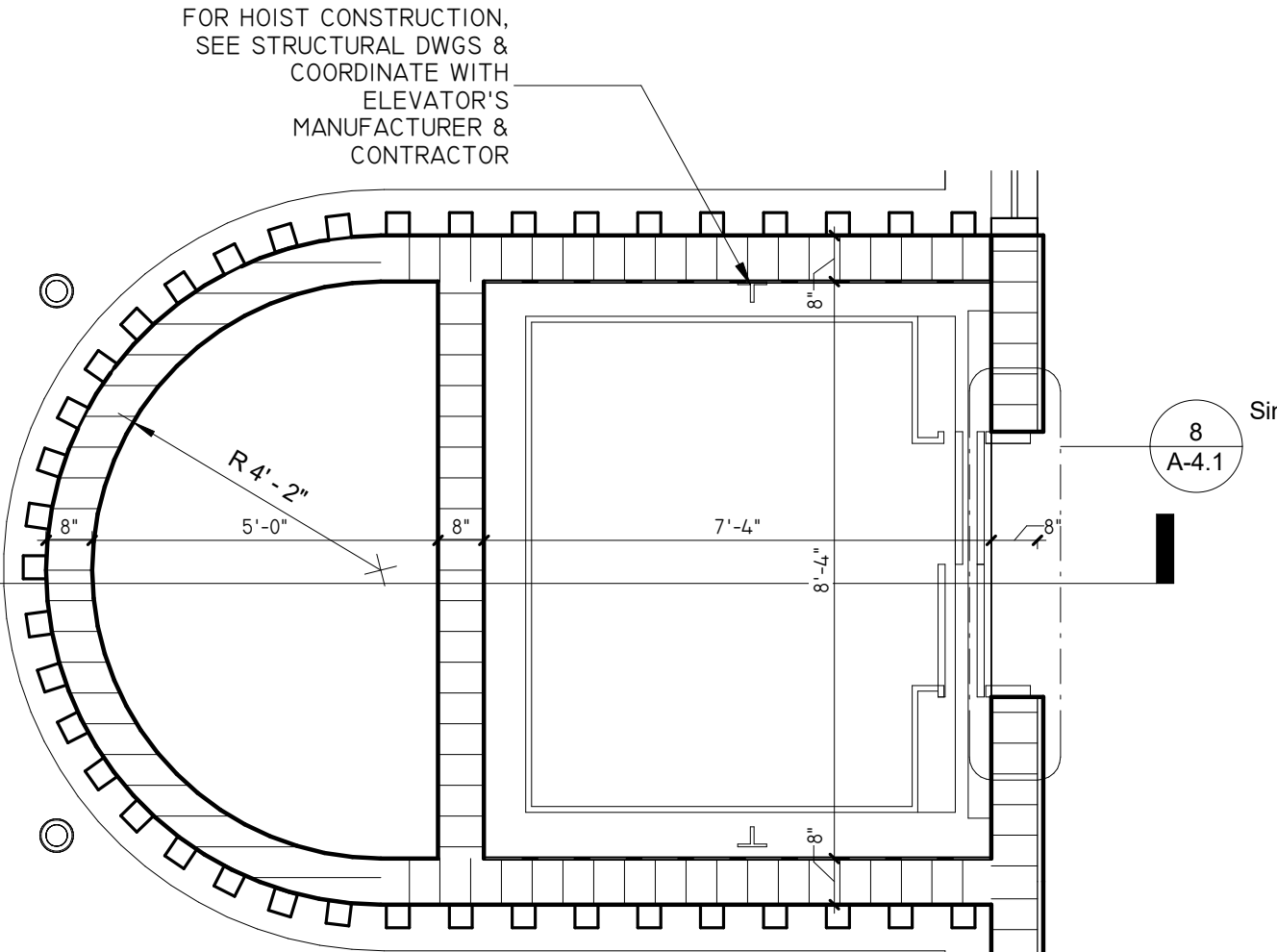
9 ELEV.DET F
1" = 1'-0"



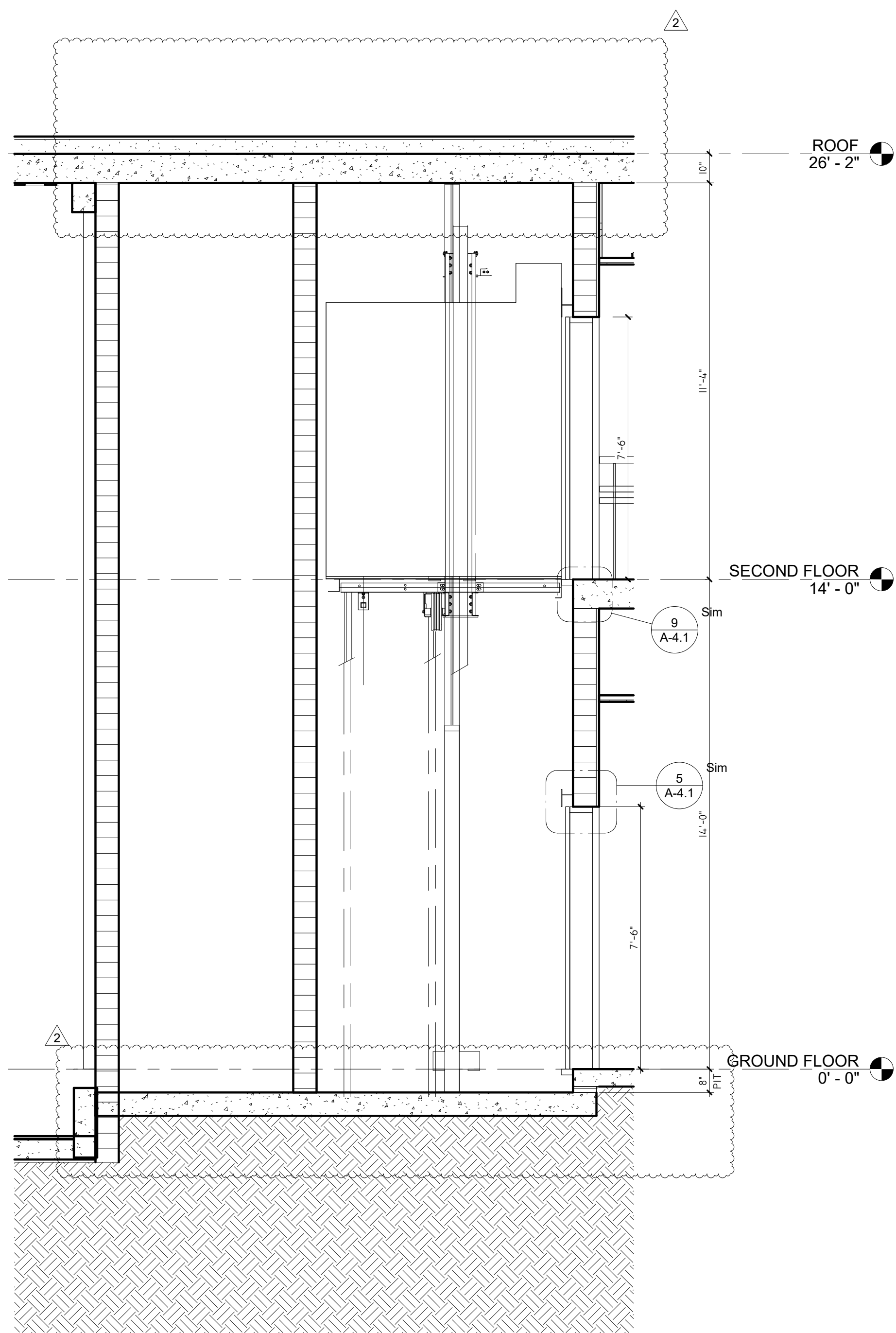
10 ELEV.DET G
1" = 1'-0"



2 SECOND FLOOR - ELEVATOR
3/8" = 1'-0"



1 GROUND FLOOR - ELEVATOR
3/8" = 1'-0"



3 SECTION ELEVATOR
3/8" = 1'-0"

ELEVATOR SHAFT
ELEVATOR SHAFT - FBC 713.4 FIRE RESISTANCE RATING- 2 HOUR FIRE RATING.

ELEVATOR LOBBY NOT REQUIRED WHERE THE BUILDING IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE TO CHAPTER 9 FBC.

ACCESSIBILITY MIN. DIMS.

INSIDE DIMENSIONS OF ELEVATOR CARS AND CLEAR WIDTH OF ELEVATOR DOORS SHALL COMPLY WITH 2017 FBC CHAPTER 30 ELEVATOR AND CONVEYING SYSTEMS 3002.4 ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER. ANY BUILDING THAT IS MORE THAN THREE STORIES HIGH OR WHICH THE VERTICAL DISTANCE BETWEEN THE BOTTOM LANDING AND THE TOP TERMINAL LANDING EXCEEDS 25 FEET, MUST BE CONSTRUCTED TO CONTAIN AT LEAST ONE PASSENGER ELEVATOR THAT IS OPERATIONAL FOR BUILDING OCCUPANTS AND FIRE DEPARTMENT EMERGENCY ACCESS TO ALL FLOORS. THE ELEVATOR CAR SHALL BE OF SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE AN AMBULANCE STRETCHER 24" BY 76" WITH NOT LESS THAN 5 INCH RADIUS CORNER, IN THE HORIZONTAL, OPEN POSITION AND SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES. THE SYMBOL SHALL BE NOT LESS THAN 3 INCHES IN HEIGHT AND SHALL BE PLACED INSIDE ON BOTH SIDES THE HOIST WAY DOOR FRAME, DOOR LOCATION - SIDE (OFF CENTERED) DOOR CLEAR WIDTH - 36" INSIDE CAR SIDE TO SIDE - 80" MIN INSIDE CAR, BACK TO FRONT RETURN - 64" MIN INSIDE CAR, BACK WALL TO INSIDE FACE OF DOOR - 67"

FIRE FIGHTERS' EMERGENCY ELEVATOR OPERATION

NFPA 101 - 7.2.13.9 ELEVATOR OPERATION.
ELEVATORS SHALL BE PROVIDED WITH FIRE FIGHTERS' EMERGENCY OPERATIONS IN ACCORDANCE WITH ASME A17.1/ CSA B44, SAFETY CODE FOR ELEVATORS AND ESCALATORS

GEARED ELEVATOR: QUANTITY & TYPE: CAPACITY & SPEED (2,500 Lbs.):	ONE (1) GEARED TRACTION ELEVATOR. RATED SPEED OF 150 FPM.
LANDINGS/RISE: POWER SUPPLY: OPERATION: MOTION CONTROL: MACHINE ROOM: CLEAR CAR INSIDE: CAR FRONT FINISH: CAR ENCLOSURE:	(1, 2). TRAVEL DISTANCE = 14'-0". 208 VOLTS, 3 PHASE, 60 HERTZ. ELECTRONIC MICROPROCESSOR CONTROL AC DRIVE. VARIABLE VOLTAGE VARIABLE FREQUENCY (VVVF) AC. DRIVE. MACHINELESS. 6'-8" WIDE, 5'-5" FRONT TO BACK, 7'-4" CAB SHELL HEIGHT. CAR FRONT AND REAR: SATIN STAINLESS STEEL. SATIN STAINLESS STEEL CAR FRONT AND DOOR, ALUMINUM THRESHOLD. MANUFACTURER'S STANDARD VERTICAL PLASTIC LAMINATE WALL PANEL: SATIN STAINLESS STEEL HANDRAIL-FLAT BAR TYPE (1/2" THICK x 1-1/2" WIDE). LEXAN SUSPENDED CEILING- THREE EQUAL PANELS- WITH FLUORESCENT LIGHTING ABOVE, ALUMINUM THRESHOLD, (FINISH CAB FLOORING BY OTHERS).

NOTES :

- ELEVATOR TO COMPLY WITH ANSI/ASME A17.1, FLORIDA INDUSTRIAL COMMISSION, SFBC & SHALL BE A.D.A. APPROVED.
- FRONT WALL MUST NOT BE BUILT AFTER DOOR FRAMES ARE ERECTED BY ELEVATOR CONTRACTOR
- ELEVATOR CONTRACTOR TO PROVIDE AN A.D.A. HANDS FREE PHONE
- ELEVATOR SHALL BE STRETCHER ACCESSIBLE
- A PERMANENT SIGN SHALL BE INSTALLED IMMEDIATELY ABOVE EACH HALL. PUSH BUTTON STATION ON EACH FLOOR READING "IN FIRE EMERGENCY DO NOT USE ELEVATORS, USE THE STAIRS". THIS SIGN SHALL BE LETTERS NOT LESS THAN 1/2" HIGH.

G.C. TO PROVIDE :

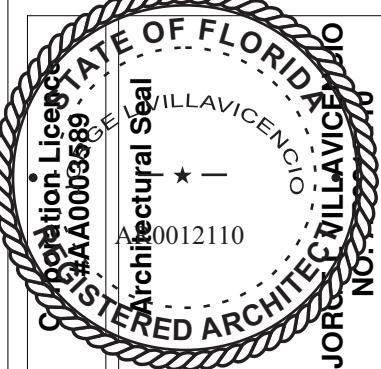
- A PLUMB & PROPERTY VENTILATED HOIST.
- ADEQUATE SUPPORT FOR JACK, GUIDE RAIL, BRACKETS & BUFFERS.
- PIT LIGHTS, SWITCH & ELECTRICAL OUTLET.
- LIGHTING AND ACCESSORY POWER SUPPLY.
- SMOKE DETECTORS

SEE MANUFACTURER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION

ELEVATOR SHOWN ON PLANS IS THYSSENKRUP'S SYNERGY 85. ELEVATOR'S HOISTWAY COULD BE USED WITH A SIMILAR ELEVATOR AS LONG AS IT IS APPROVED BY ELEVATOR'S MANUFACTURER. G.C. TO VERIFY ALL ROUGH OPENING DIMENSIONS WITH ELEVATOR MANUFACTURER PRIOR TO START OF CONSTRUCTION

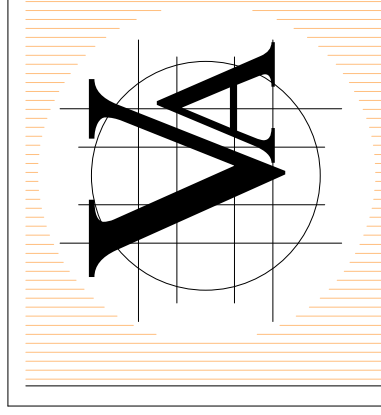
REVISIONS	Date	Description
Rev	10-20-2022	Building comment
1	08-07-2024	Zoning Comment
2		

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



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

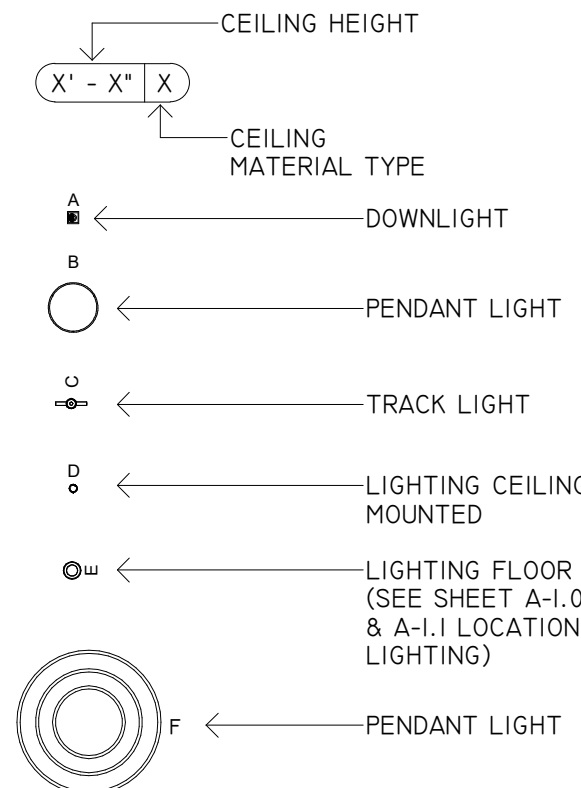
CONSULTANT: ARCHI-TEK STUDIO CORP.
TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com



DATE: 10-20-2022	SCALE: AS SHOWN
PROJECT NO: ELEVATOR	
DRAWING NO: A-4.1	

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.

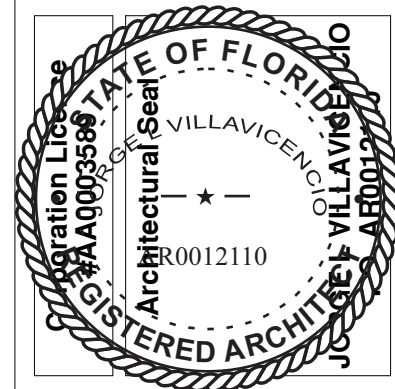
CEILING SCHEDULE GROUND FLOOR			
Type Mark	Type Comments	Level	Height Offset From Level
1	PAINTED GYPSUM BOARD	GROUND FLOOR	9' - 0"
1	PAINTED GYPSUM BOARD	GROUND FLOOR	9' - 4"
1	PAINTED GYPSUM BOARD	GROUND FLOOR	10' - 6"
1	PAINTED GYPSUM BOARD	GROUND FLOOR	12' - 0"
1	PAINTED GYPSUM BOARD	GROUND FLOOR	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:

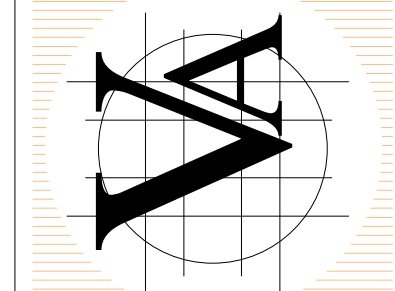
REFER TO INTERIOR DESIGN DRAWINGS FOR DETAILS AND REST OF INFORMATION.

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

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



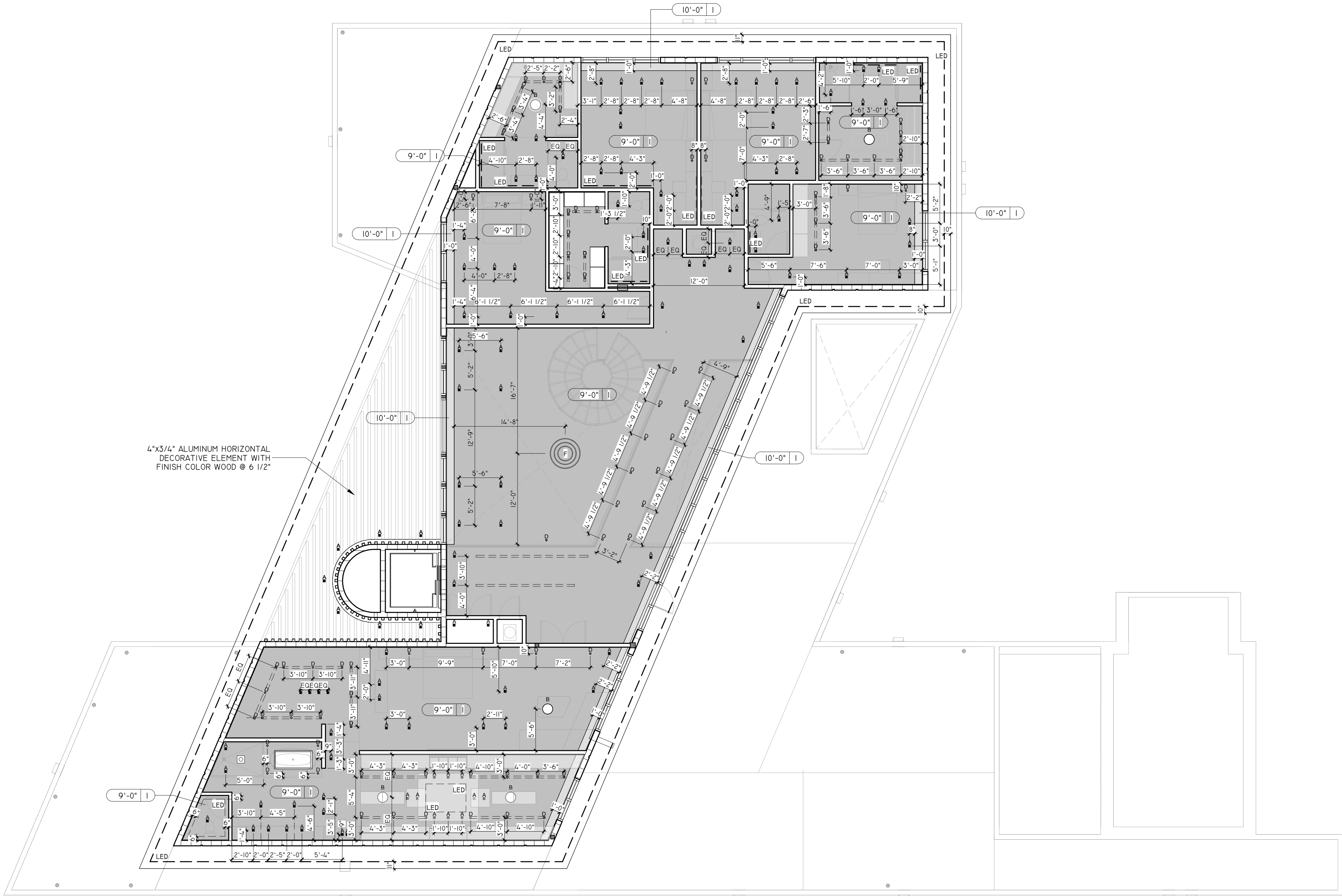
VILLA & ASSOCIATES INC.
ARCHITECTURE PLANNING INTERIOR DESIGN
5801 SW 69 AVENUE MIAMI, FLORIDA 33155
TEL. 305-613-0865 - E-Mail jvillarchitect@gmail.com
CONSULTANT: ARCHI-TEK STUDIO CORP.
TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com



DATE:
10-20-2022
SCALE:
AS
SHOWN

PROJECT NO:
R.F.C GROUND FLOOR PLAN

DRAWING NO :
A-5.0



R.F. F. SECOND FLOOR
1/8\"/>

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\"/>

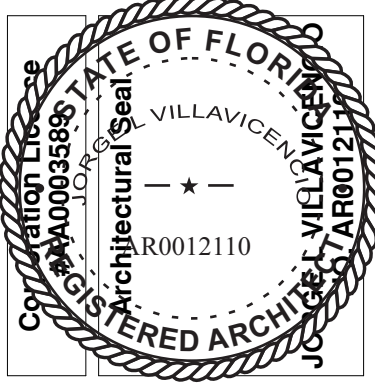
CEILING SCHEDULE 2ND FLOOR			
Type Mark	Type Comments	Level	Height Offset From Level
1	PAINTED GYPSUM BOARD	SECOND FLOOR	9' - 0"
1	PAINTED GYPSUM BOARD	SECOND FLOOR	10' - 0"

NOTE:

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

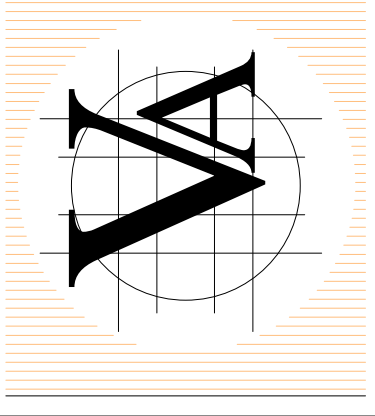
REVISIONS		Description
Rev	Date	Building comment
1	10-20-2022	

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

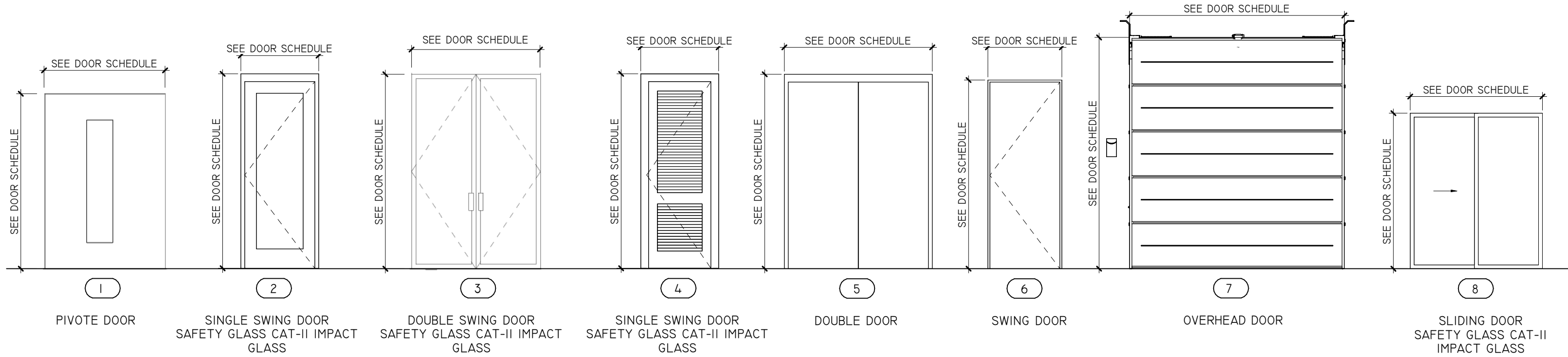


VILLA & ASSOCIATES INC.
ARCHITECTURE PLANNING INTERIOR DESIGN
5801 SW 69 AVENUE MIAMI, FLORIDA 33155
TEL. 305-613-0865 - E-Mail Jvillarchitect@gmail.com

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



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

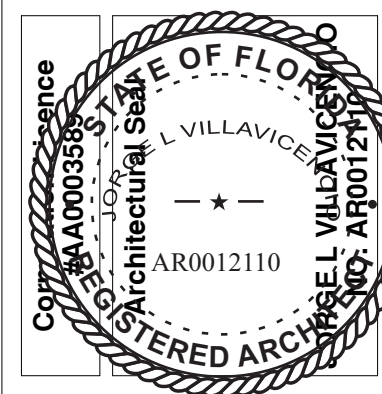
REFER TO N.O.A.'s FOR ACTUAL SHOP DRAWING SPECIFICATIONS AND DETAILS FOR WINDOW AND DOOR ANCHORAGE AND CONSTRUCTION CONNECTIONS.

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

FIDANZA'S FAMILY HOUSE

NEW CONSTRUCTION

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



VILLA & ASSOCIATES INC.

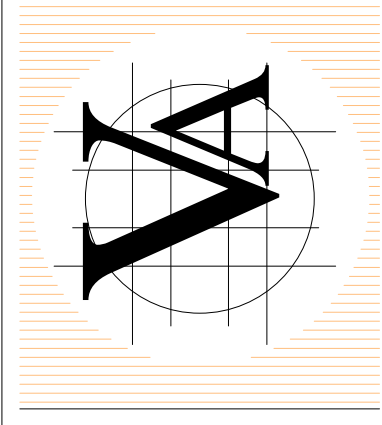
ARCHITECTURE PLANNING INTERIOR DESIGN

5801 SW 69 AVENUE MIAMI, FLORIDA 33155

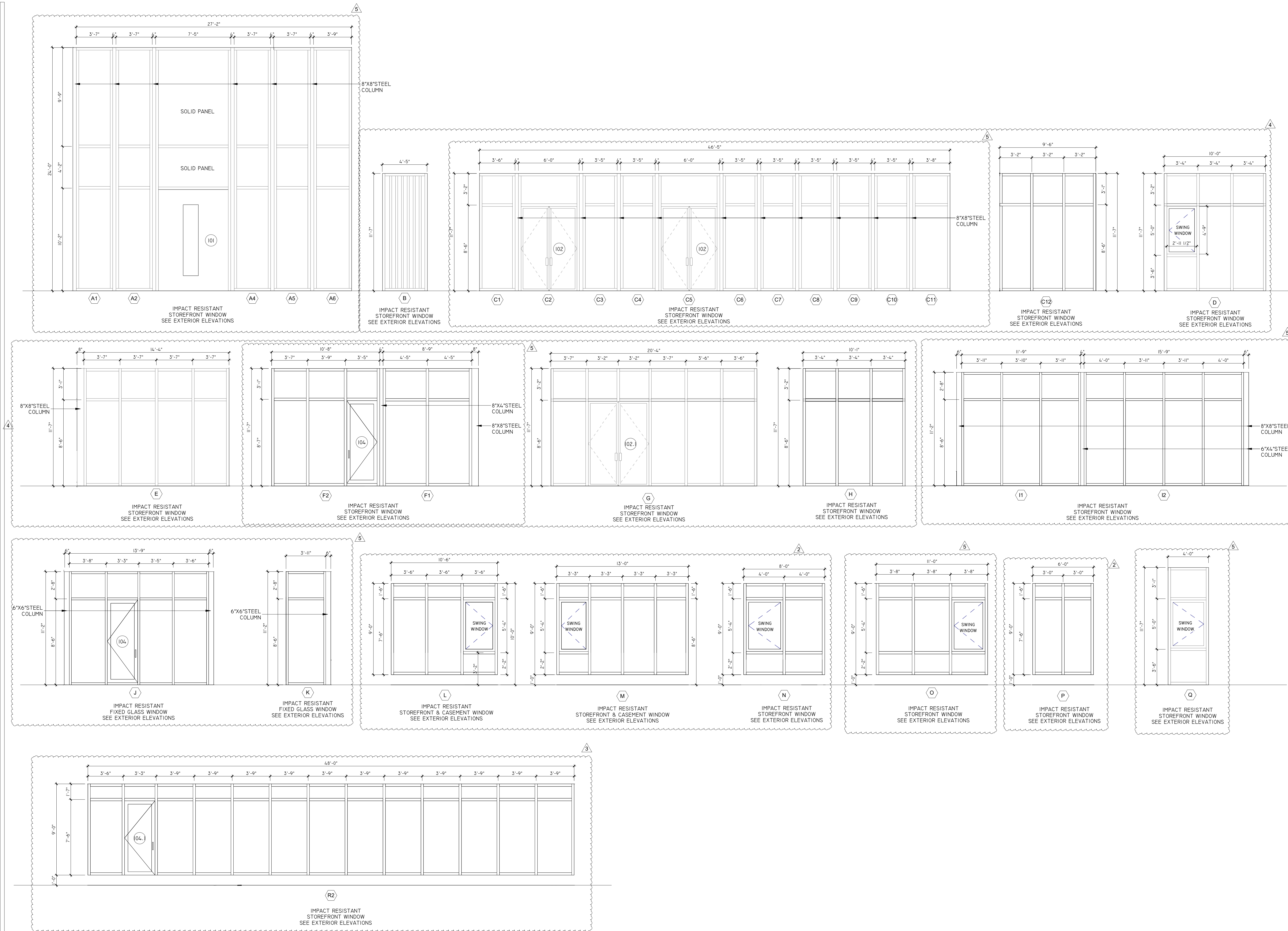
TEL. 305-613-0865 - E-Mail Jvillarchitect@gmail.com

CONSULTANT : ARCHI-TEK STUDIO CORP.

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



DATE: 10-20-2022	SCALE: AS SHOWN
PROJECT NO: SCHEDULES DOOR & FINISH	
DRAWING NO : A-6.0	

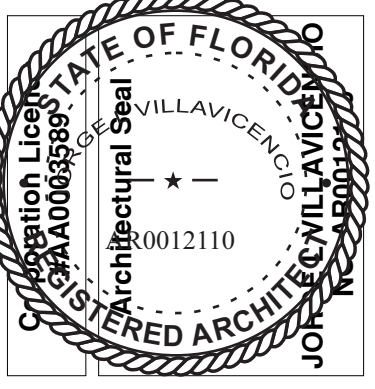


REVISIONS		Date	Description
1	Rev	09-26-2023	Building comment
2		09-27-2024	Zoning comment
3		09-07-2024	Zoning comment
4		11-24-2025	Coordination
5			Coordination

FIDANZA'S FAMILY HOUSE

NEW CONSTRUCTION

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



VILLA & ASSOCIATES INC.

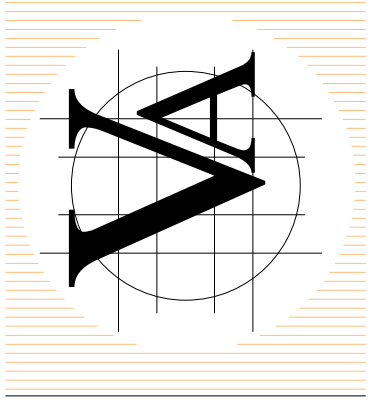
ARCHITECTURE PLANNING INTERIOR DESIGN

5801 SW 69 AVENUE MIAMI, FLORIDA 33155

TEL. 305-613-0865 - E-Mail Jvillarchitect@gmail.com

CONSULTANT : ARCHI-TEK STUDIO CORP.

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



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

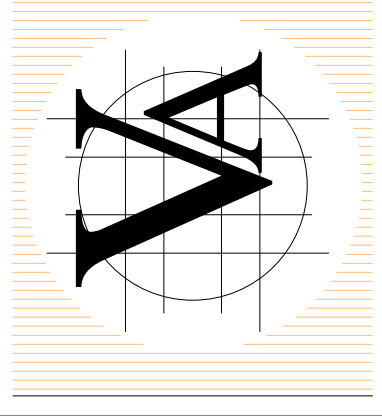
F.B.C. R702.4.2 BATHTUB & SHOWER WALLS
FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325, C 1178 OR C 1278, RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS SHALL BE USED AS BACKERS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

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

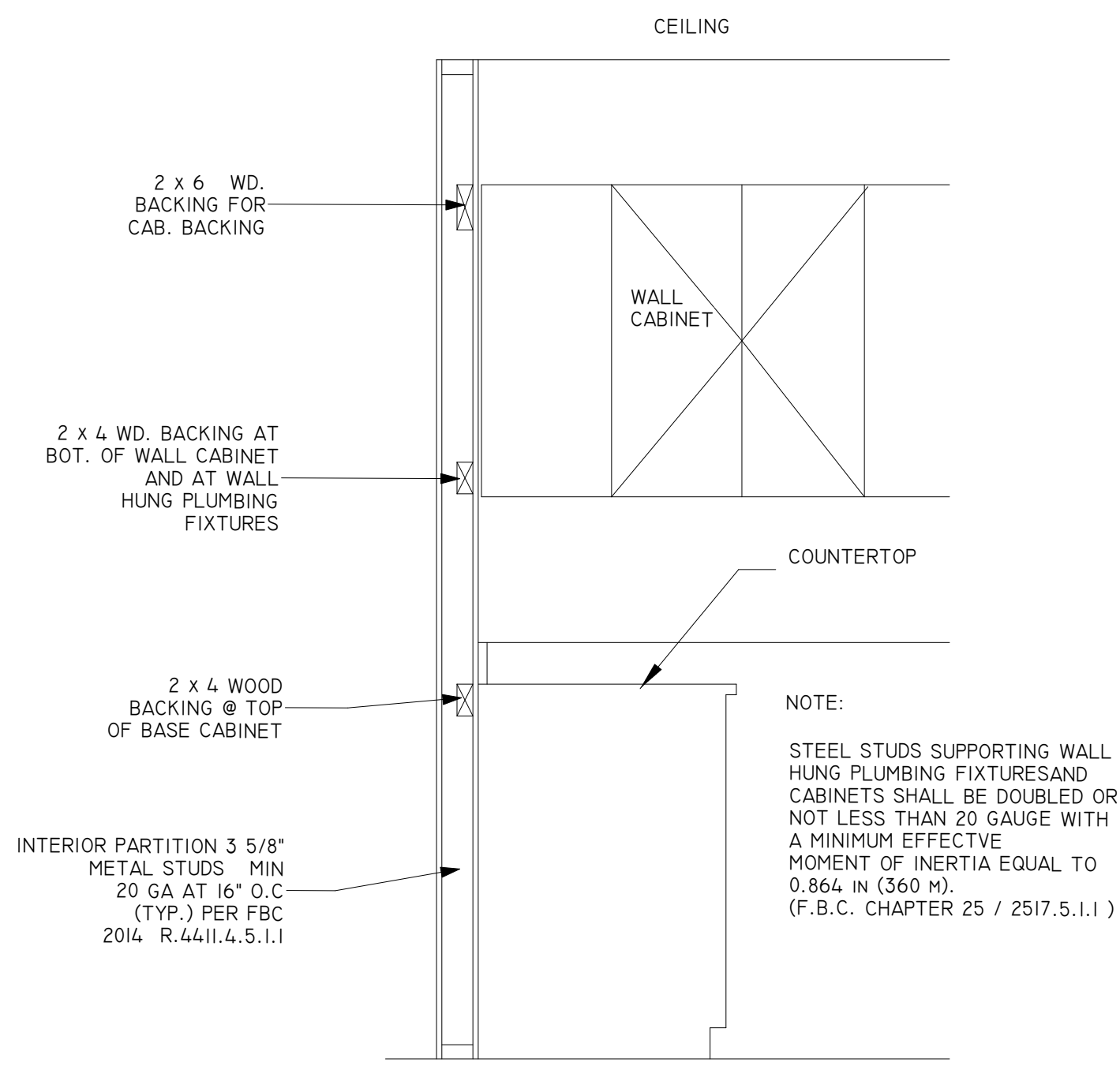
FIDANZA'S FAMILY HOUSE	
PERMIT SET	
11041 SW 77TH AVE, VILLAGE OF PINECREST, FL 33156	

Corporation Licence #A4003589	Architectural Seal
JORGE L VILLAVICENCIO NC AR0012110	

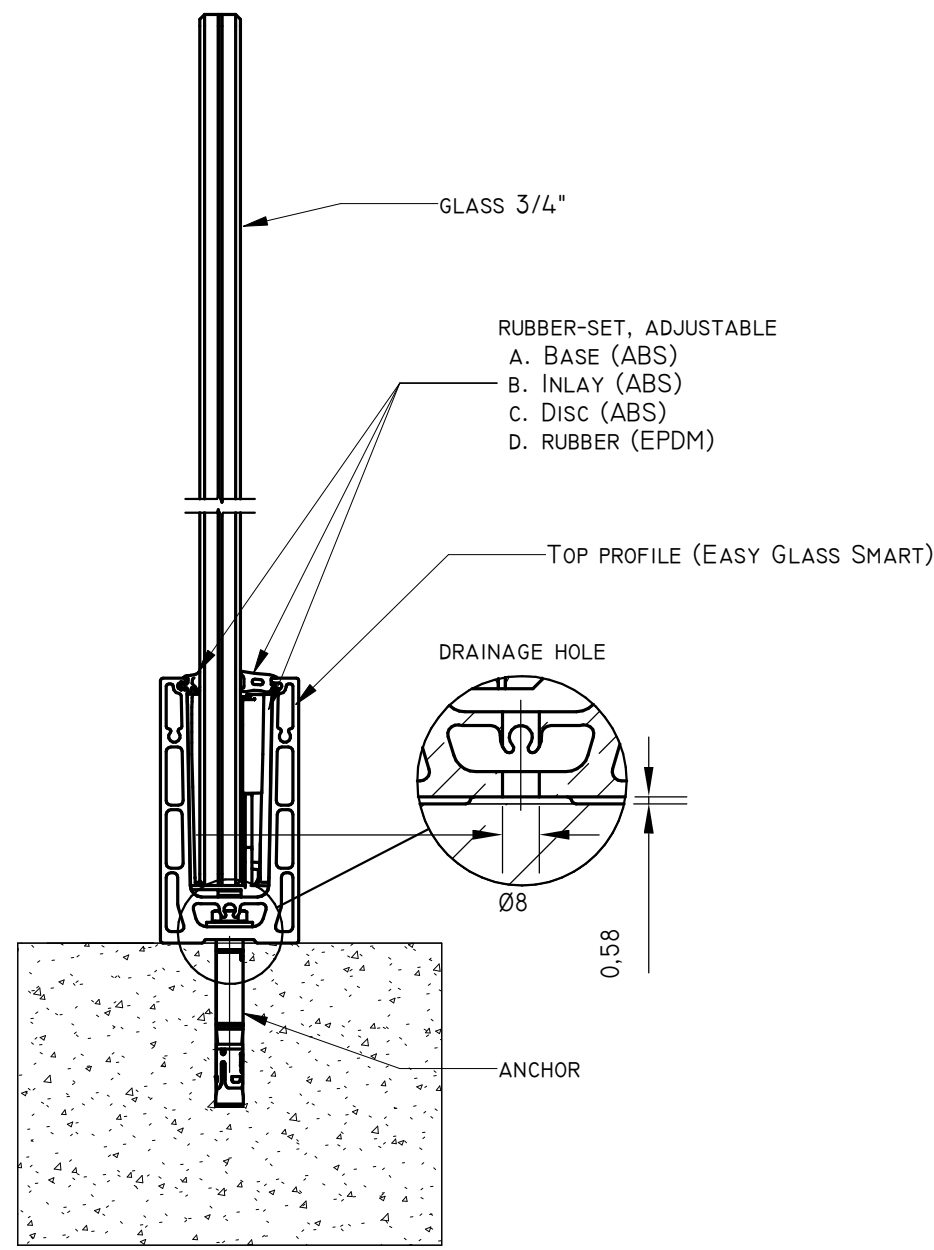
VILLA & ASSOCIATES INC.	
ARCHITECTURE	PLANNING
5801 SW 69 AVENUE	MIAMI, FLORIDA 33156
TEL. 305-613-0865	E-Mail Jvillarchitect@gmail.com
CONSULTANT : ARCHI-TEK STUDIO CORP.	
TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com	



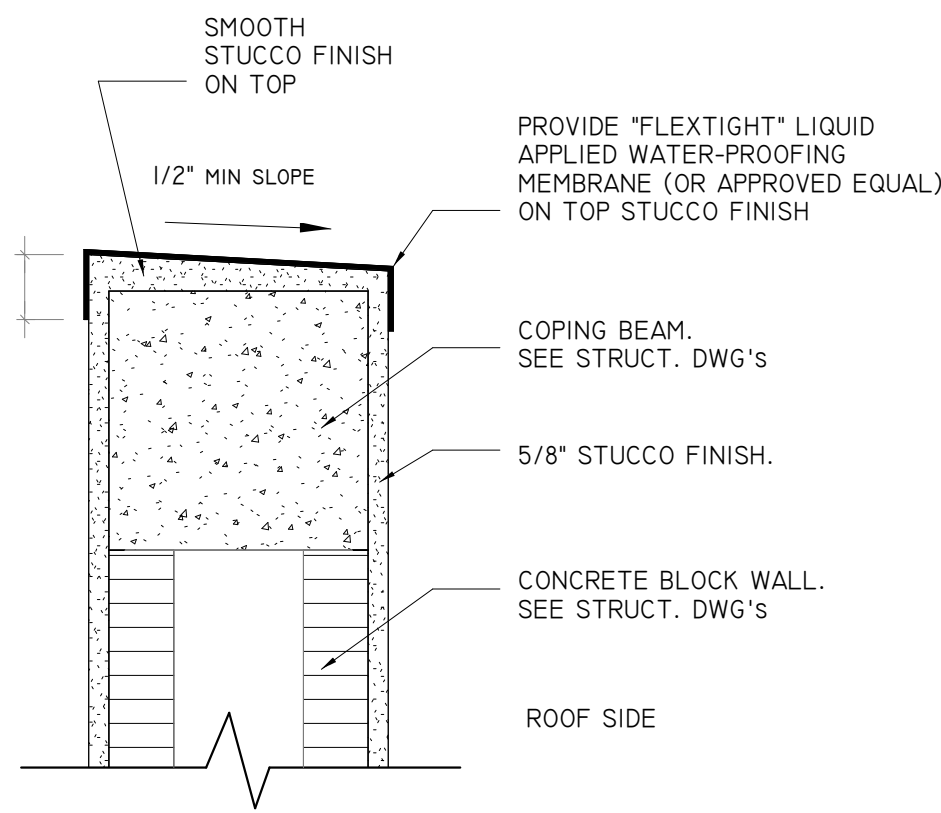
DATE: 10-20-2022	SCALE: AS SHOWN
PROJECT NO: SCHEDULES	
DRAWING NO : A-6.2	



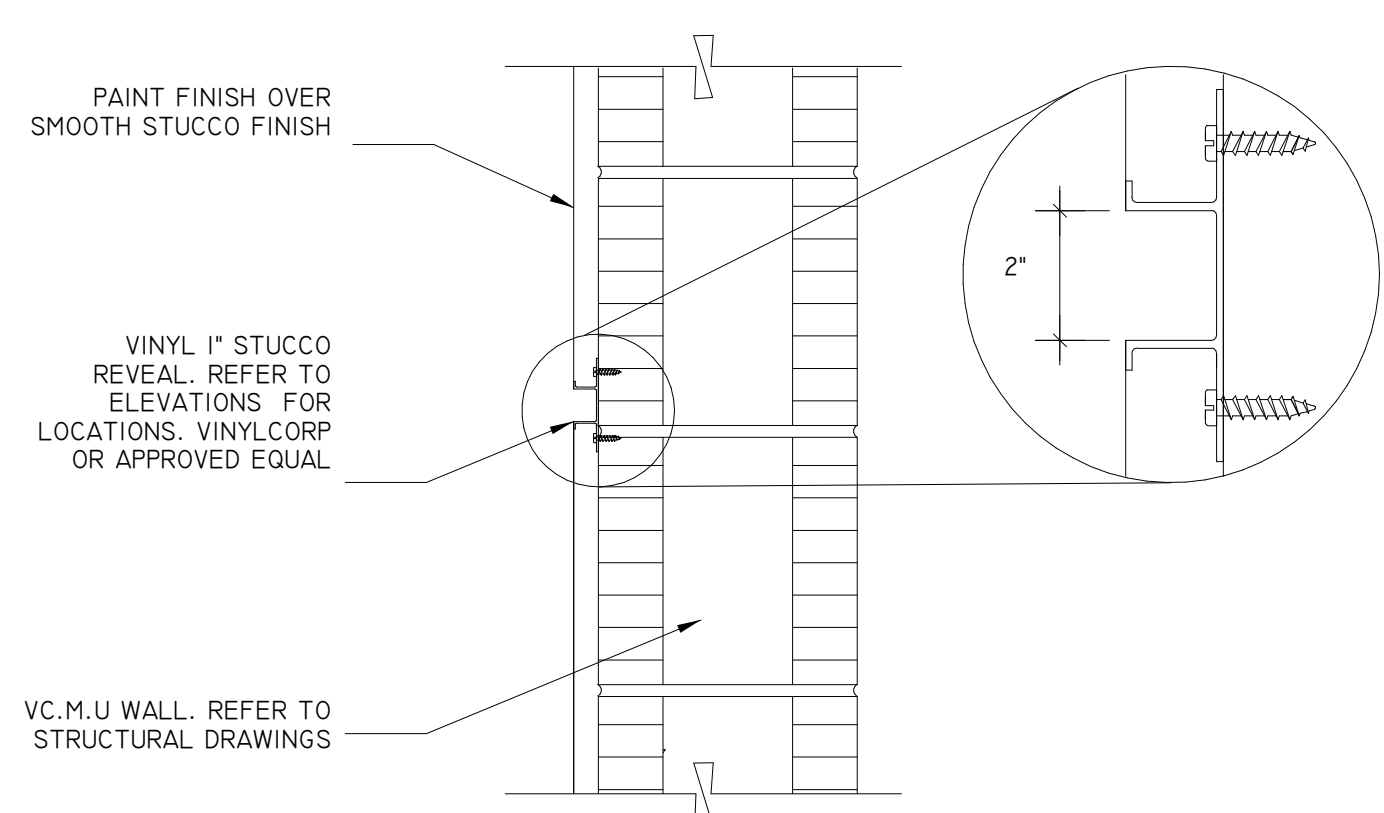
1 WOOD BACKING DETAIL
A-6.3 3/8" = 1'-0"



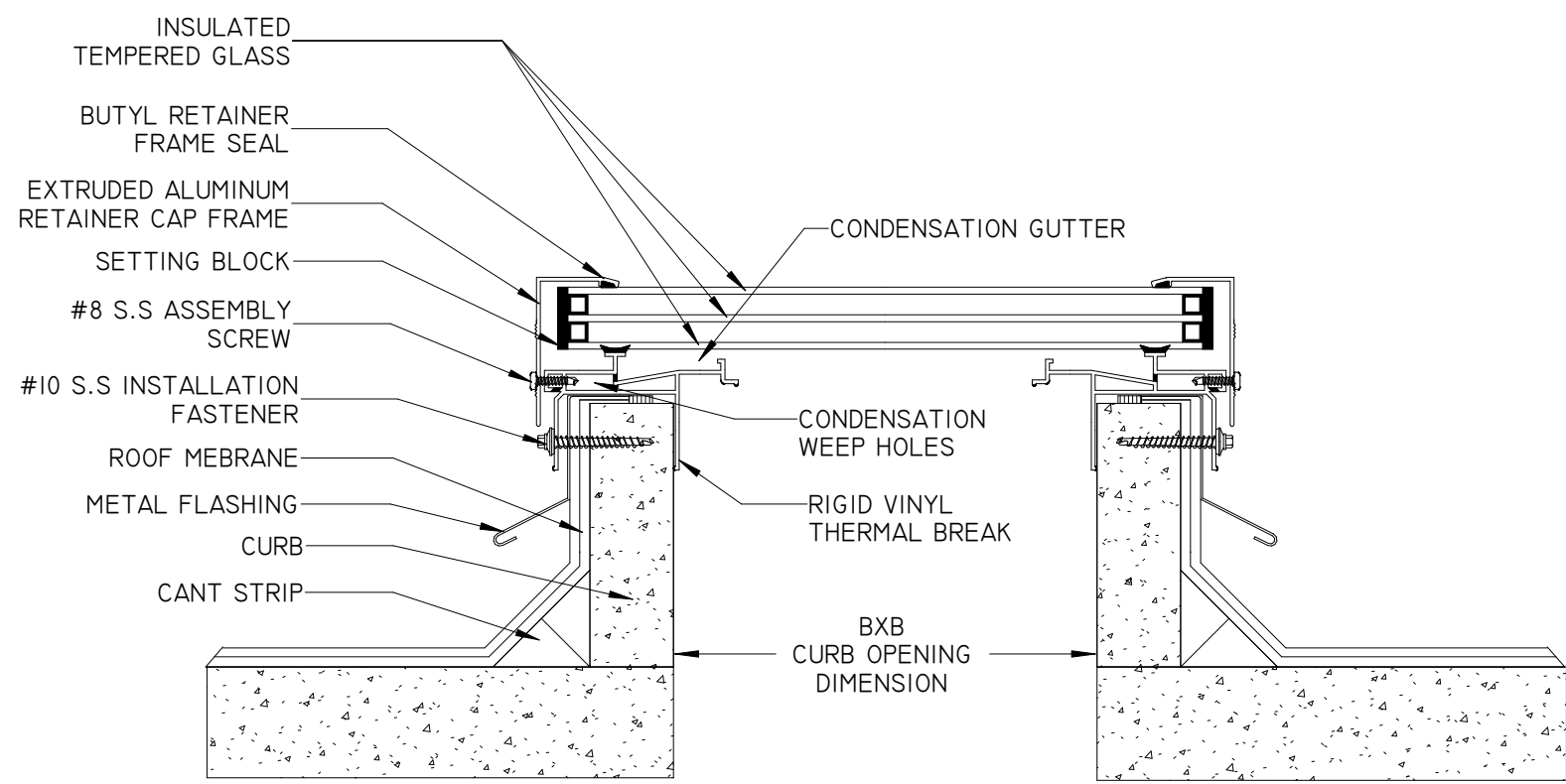
2 GLASS RAILING & ANCHOR DETAIL
A-6.3 3/8" = 1'-0"



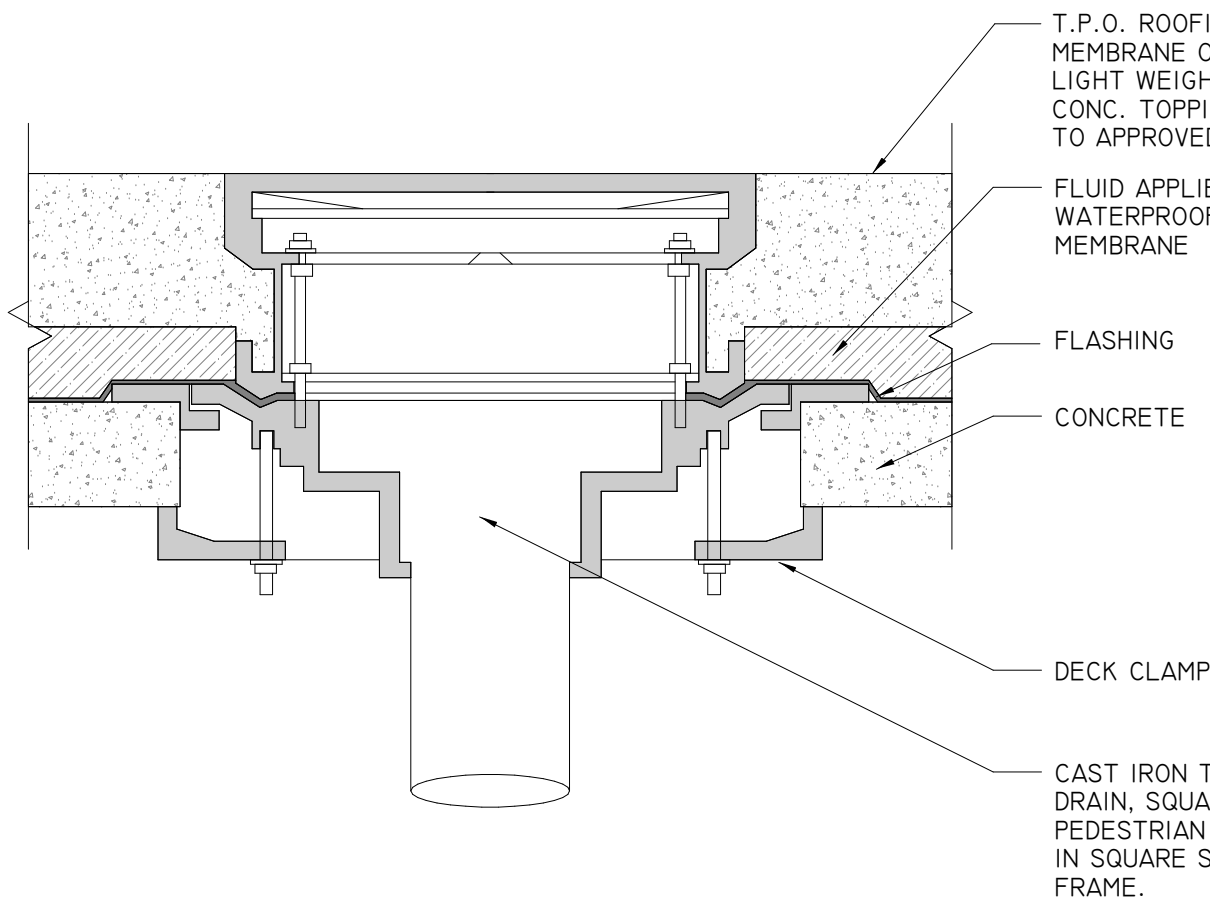
3 PARAPET COPING DETAIL
A-6.3 3/8" = 1'-0"



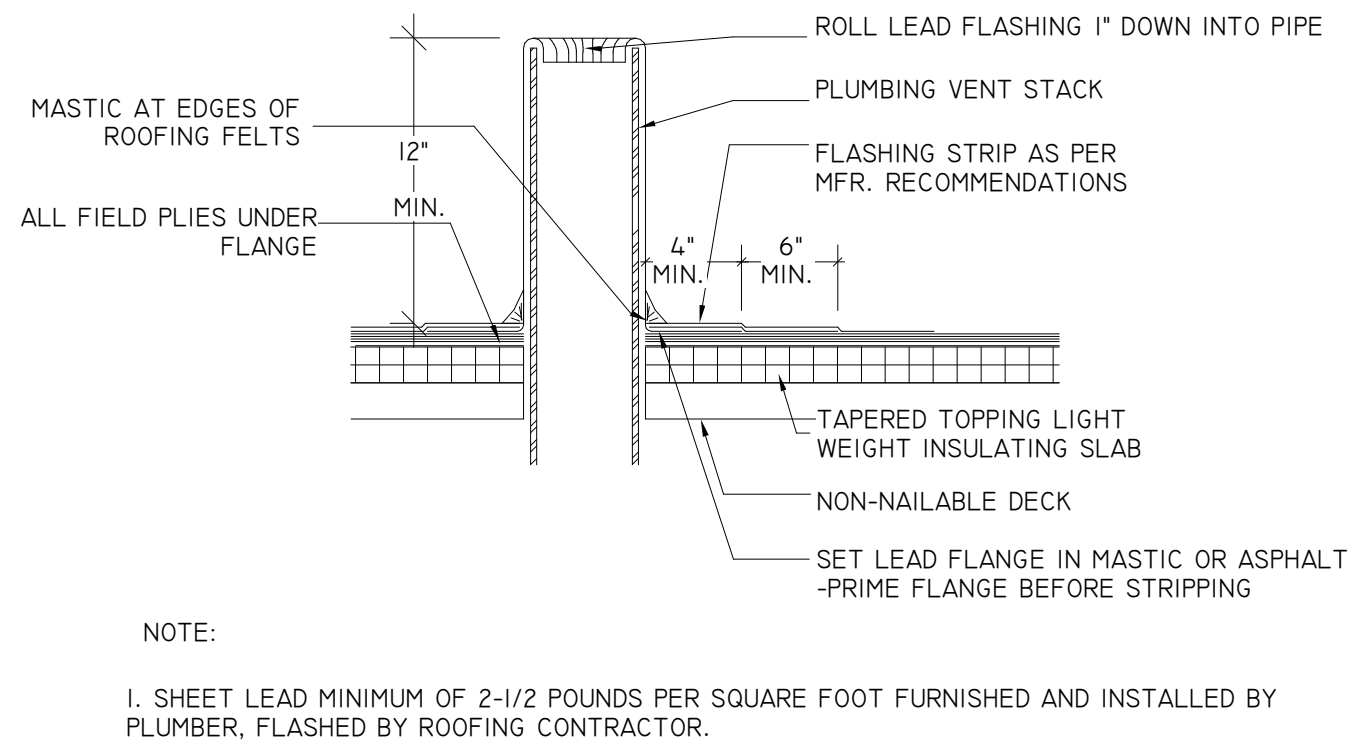
4 TYP. REVEAL DETAIL
A-6.3 3/8" = 1'-0"



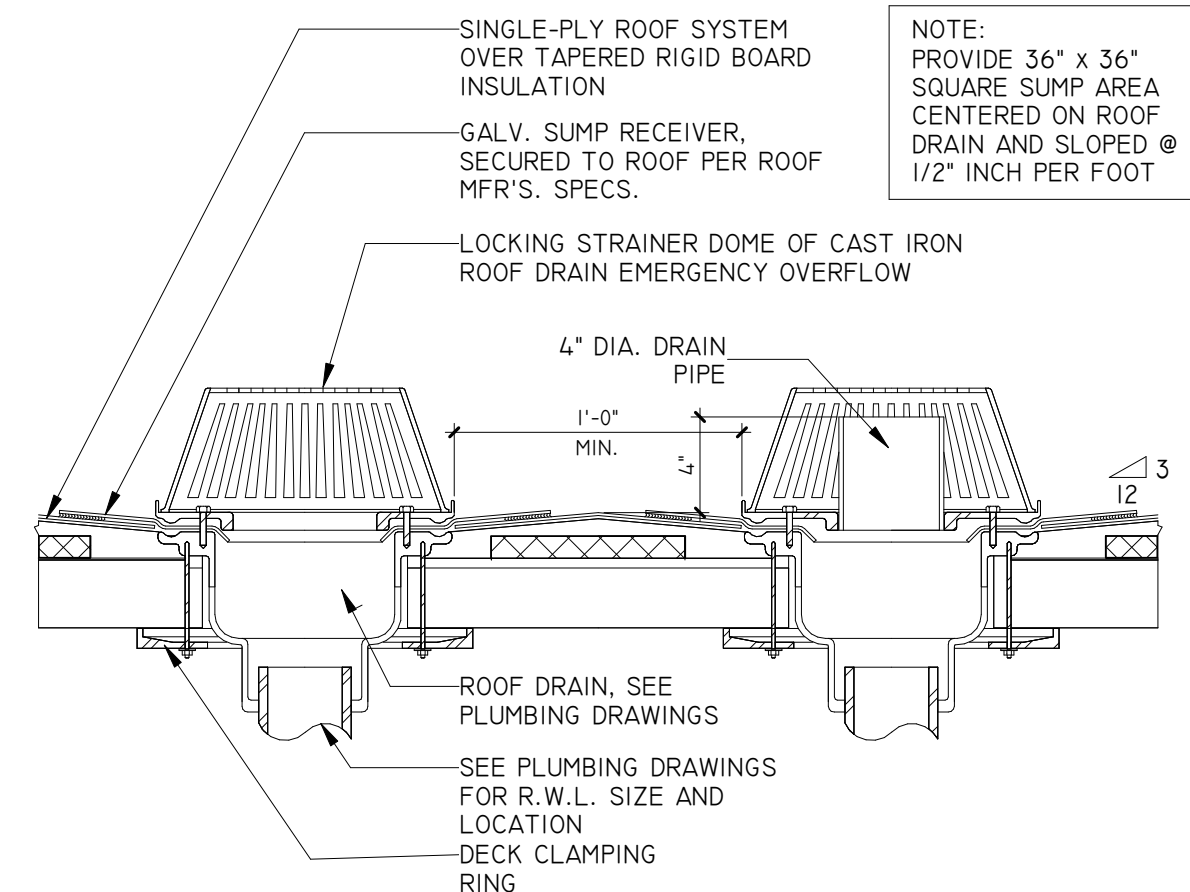
6 SKYLIGHTS
A-6.3 1 1/2" = 1'-0"



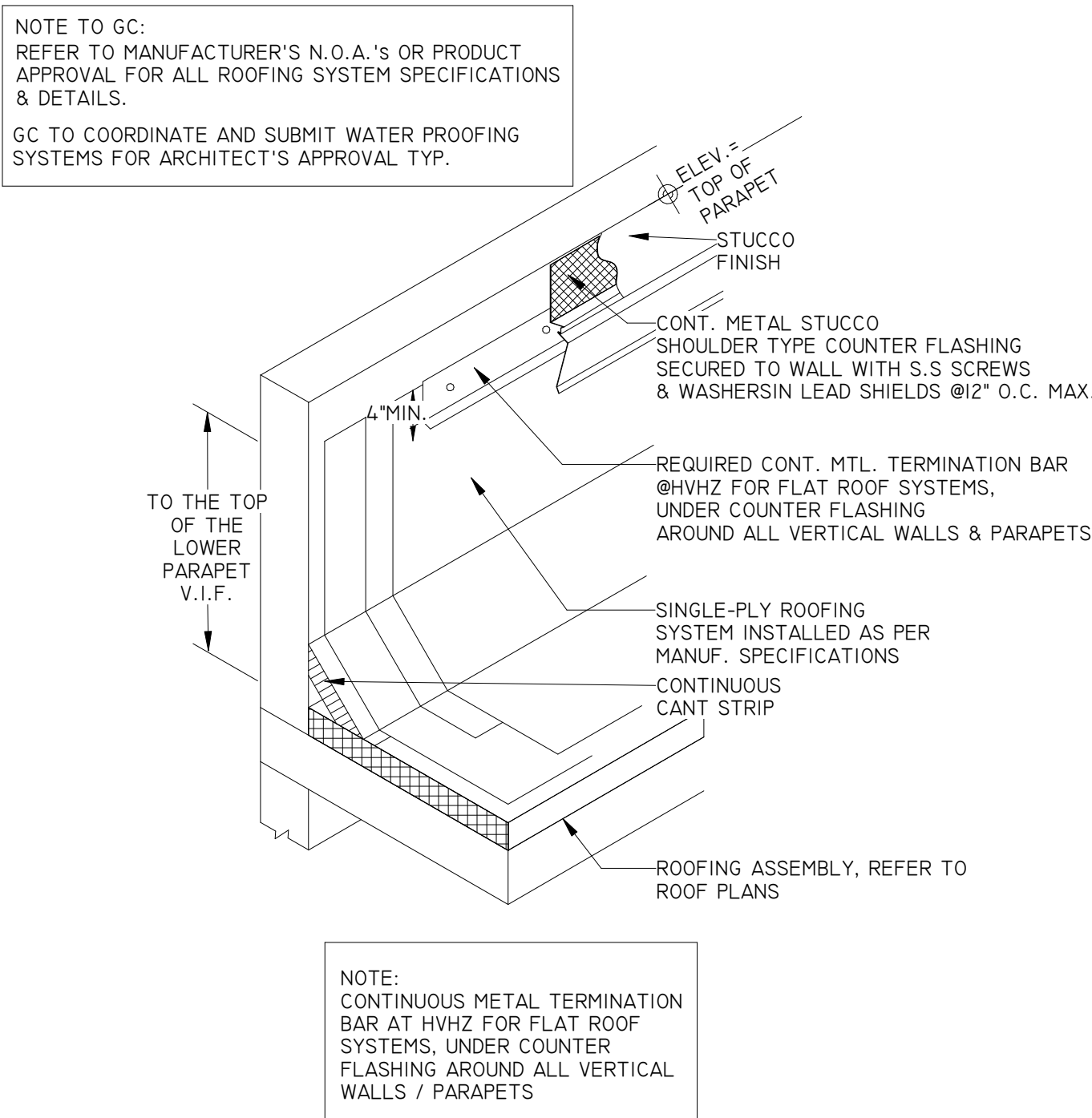
7 RAIN WATER BALCONY DRAIN
A-6.3 1 1/2" = 1'-0"



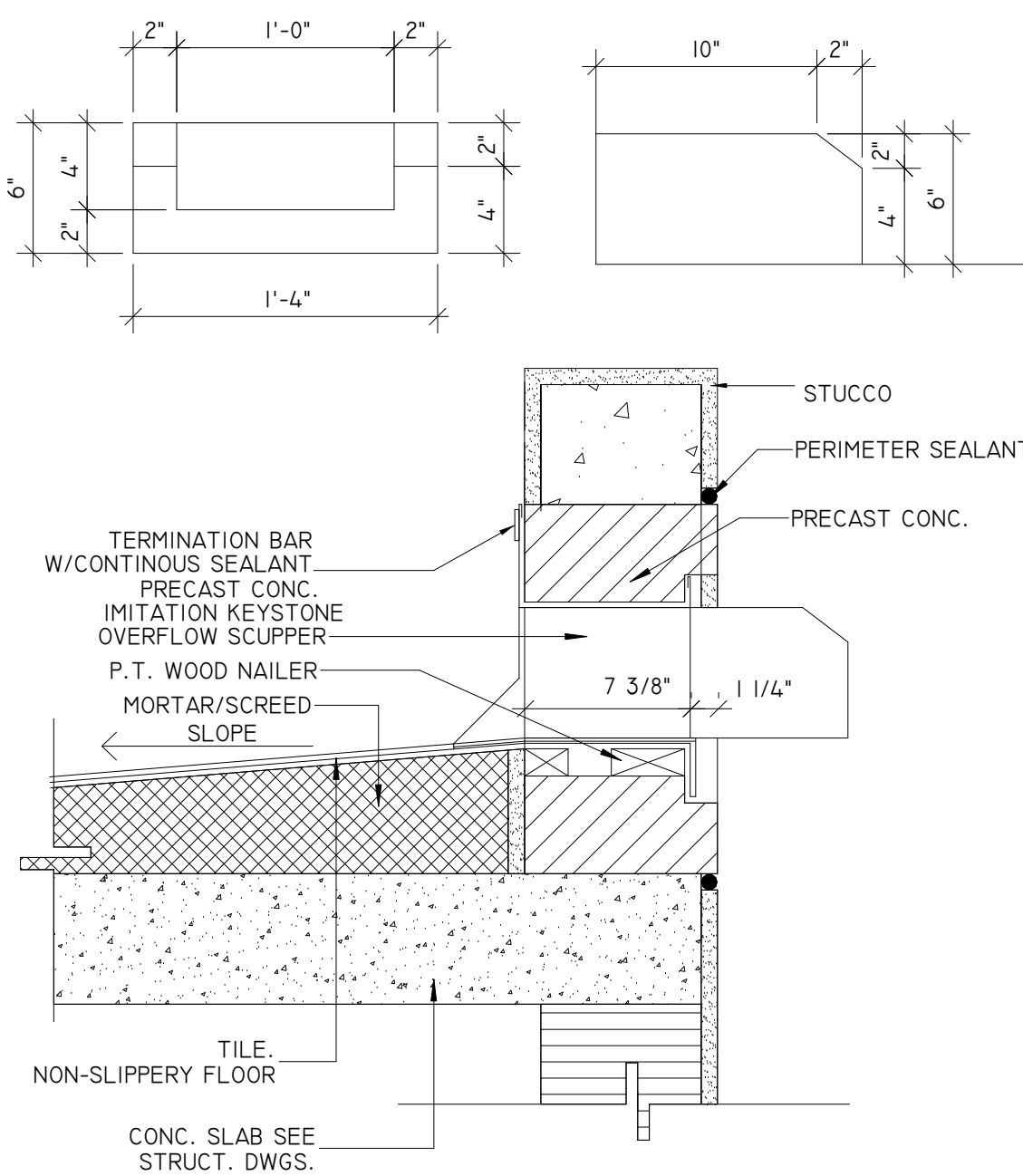
8 VENT THRU ROOF DETAIL
A-6.3 1 1/2" = 1'-0"



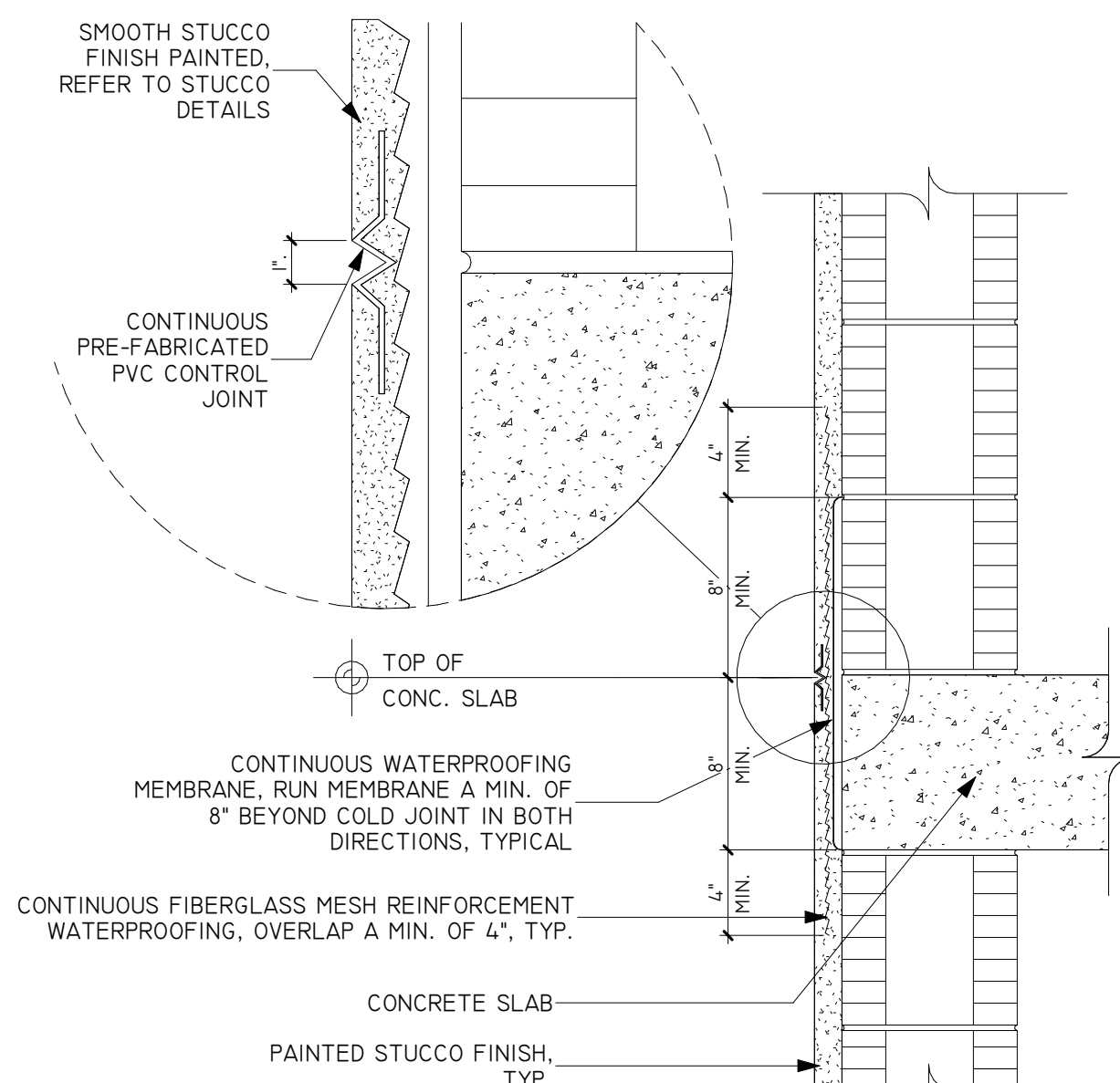
9 ROOF DRAIN/OVERFLOW
A-6.3 1 1/2" = 1'-0"



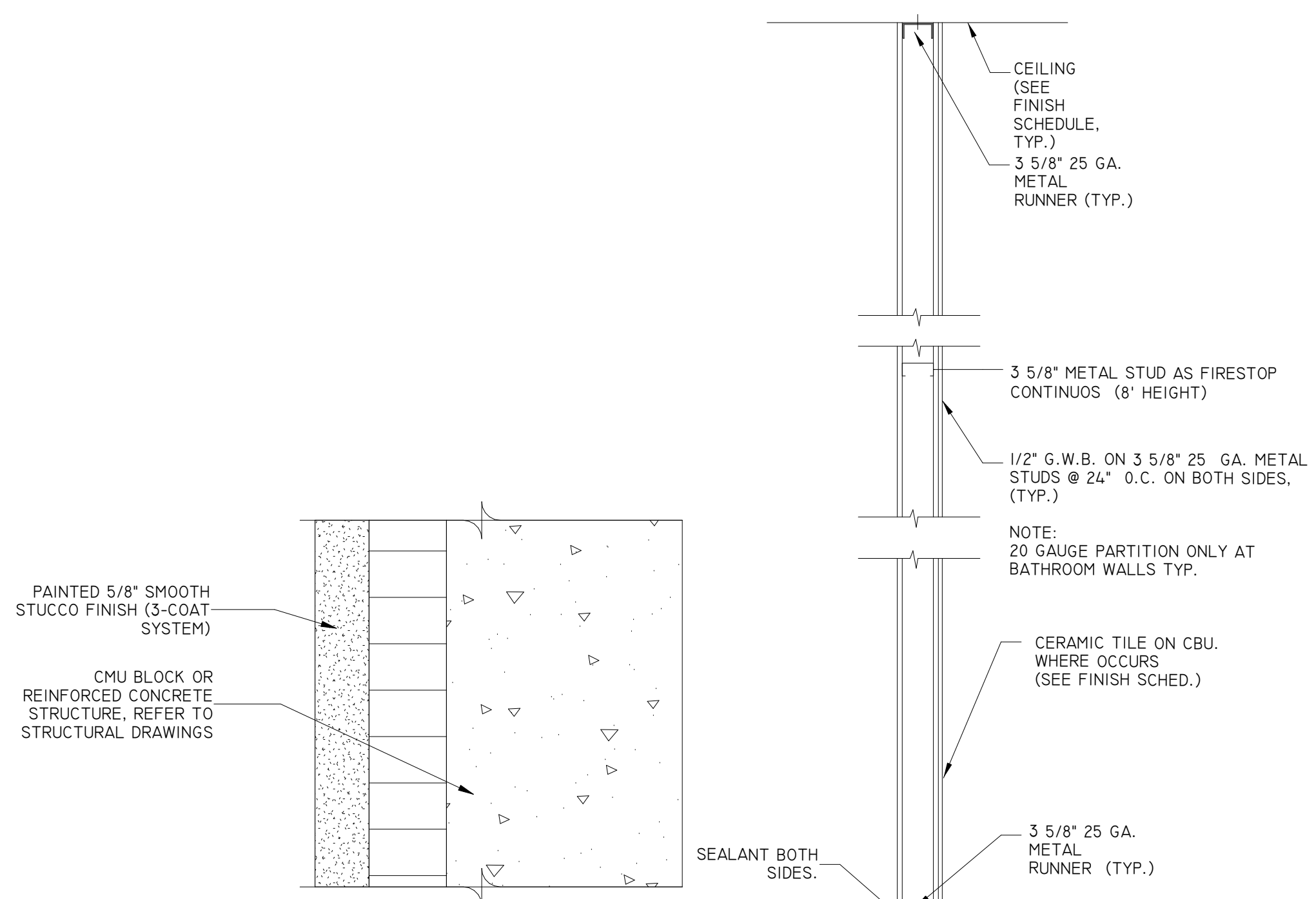
10 ROOF FLASHING DETAIL
A-6.3 1" = 1'-0"



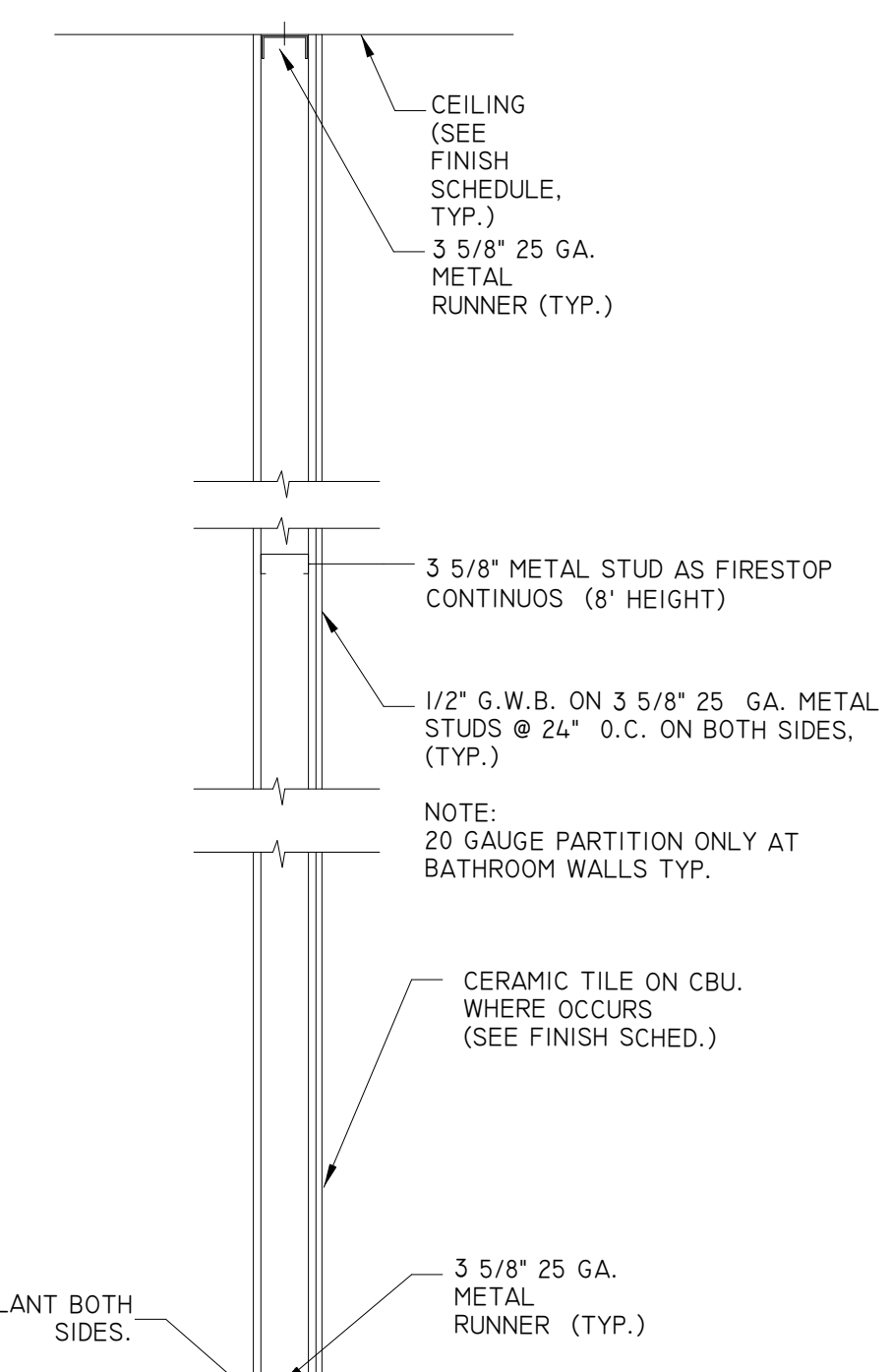
11 TERRACE OVERFLOW SCUPPER DETAIL
A-6.3 1 1/2" = 1'-0"



12 TYPICAL STUCCO CONTROL JOINT AT SLABS & COLUMNS
A-6.3 1 1/2" = 1'-0"



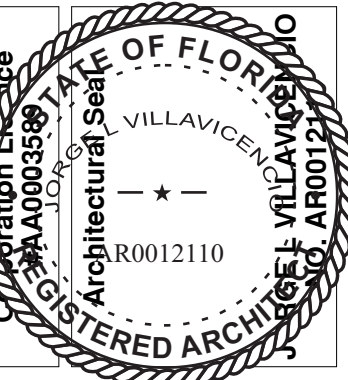
13 TYP. STUCCO DETAIL
A-6.3 6" = 1'-0"



14 NON-RATED PARTITION
A-6.3 1/4" = 1'-0"

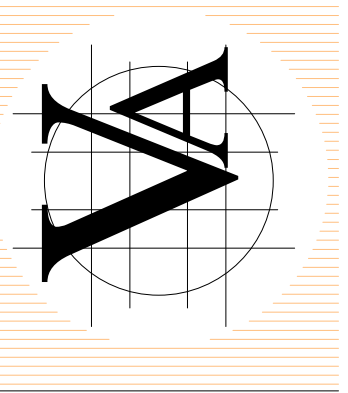
REVISIONS	Rev	Date	Description
	1	10-20-2022	Building comment

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

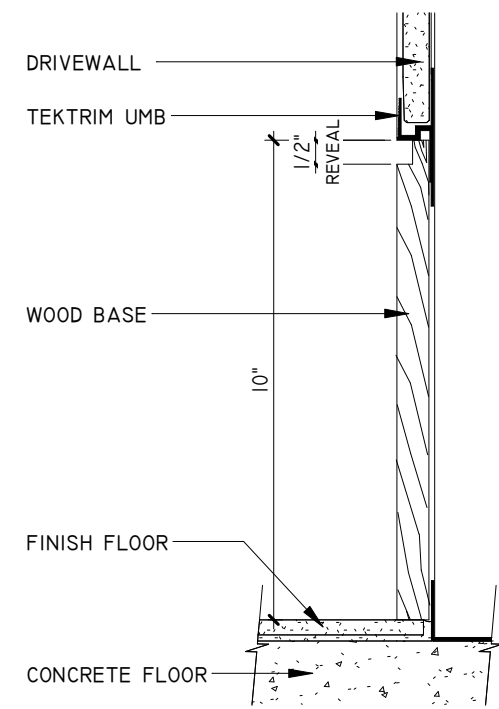


VILLA & ASSOCIATES INC.
ARCHITECTURE PLANNING INTERIOR DESIGN
5801 SW 69 AVENUE MIAMI, FLORIDA 33155
TEL. 305-613-0865 - E-Mail Jvillarchitect@gmail.com

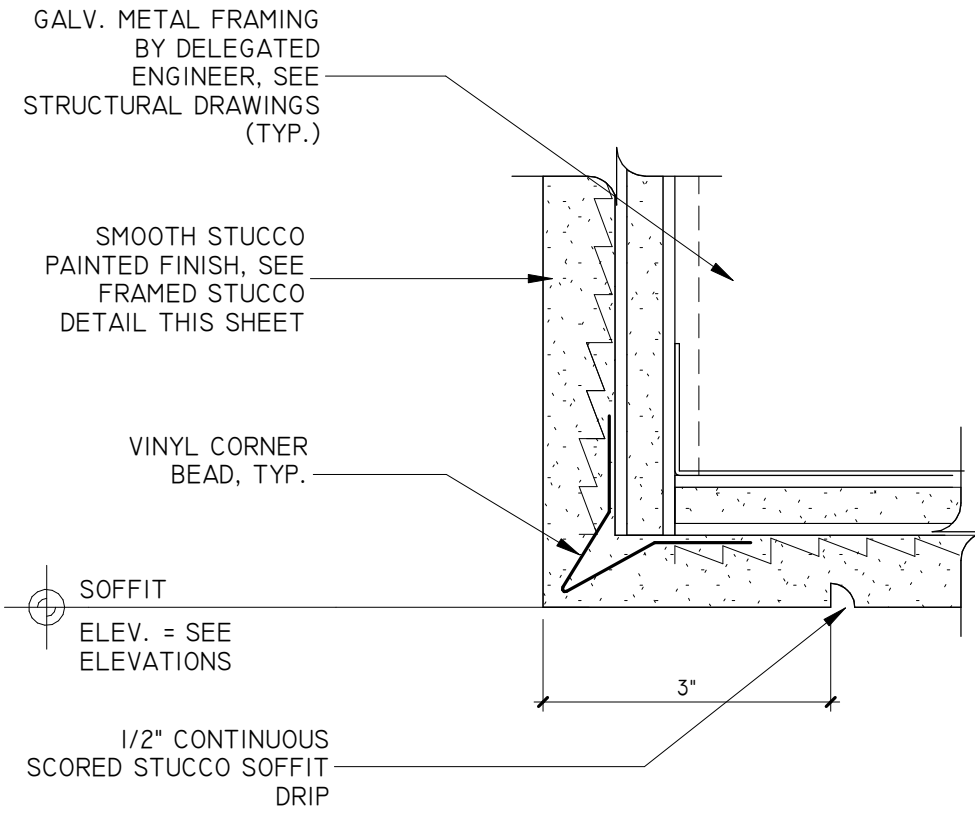
CONSULTANT: ARCHI-TEK STUDIO CORP.
TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com



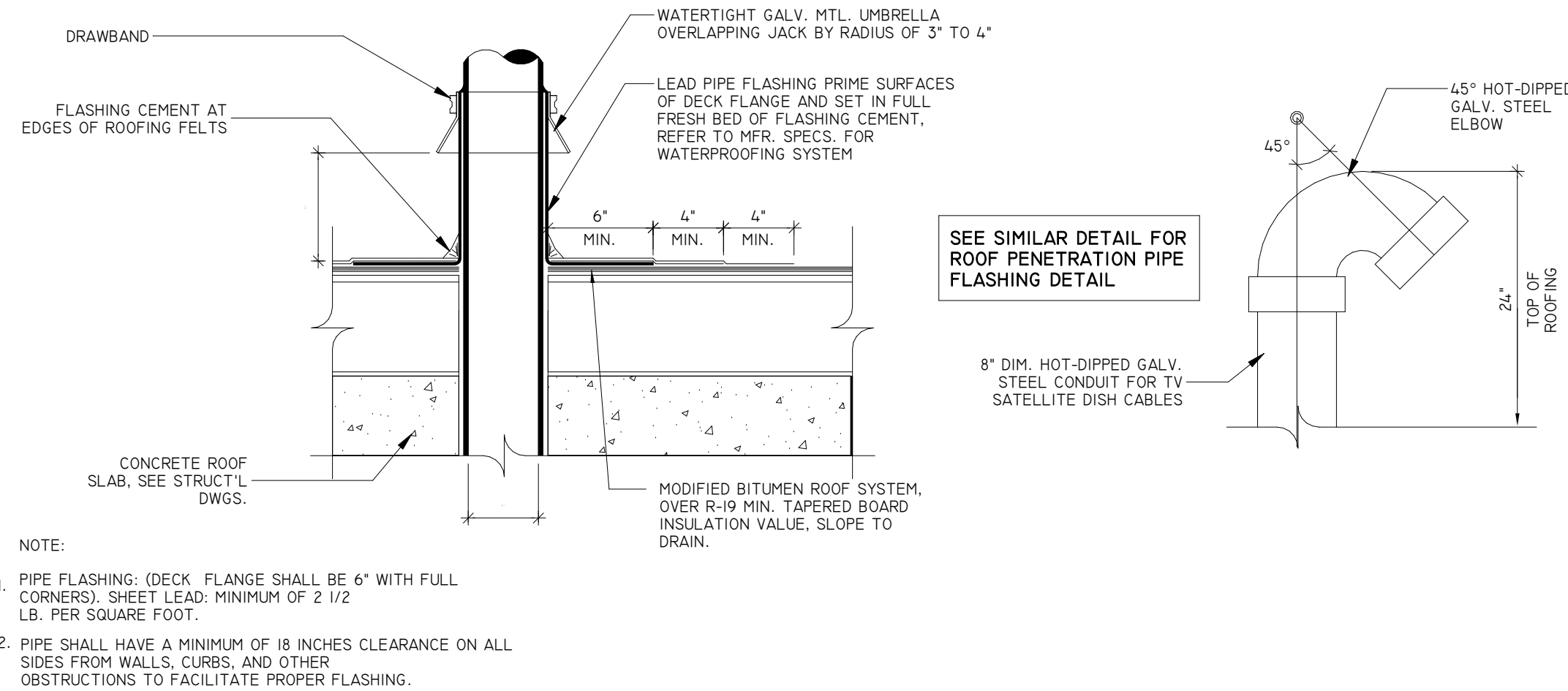
DATE: 10-20-2022	SCALE: AS SHOWN
PROJECT NO: GENERAL DETAIL	
DRAWING NO: A-6.3	



1
A-6.4
Wood Base
3\"/>



3
A-6.4
Stucco Edge Detail
6\"/>



4
A-6.4
Pipe Penetration Flashing Detail
1 1/2\"/>

TYPICAL DOOR FRAME INSTALLATION DETAILS :

ANCHORS IN MASONRY WALLS

"T" ANCHOR, SHIP LOOSE

STRAP-PERFORATED & CORRUGATED

LOCATE TO SHUT WALL COURSING

"LABEL" ANCHOR, NON-REMOVABLE, ADJUSTABLE

STRAP-PERFORATED & CORRUGATED

TYP. HOLLOW METAL FRAME ELEVATION IN MASONRY

DETAIL NOTES:

1. PROVIDE (3) ANCHORS PER JAMB FOR OPENINGS 60" IN HT. & AN ADDITIONAL ANCHOR FOR EACH ADDITIONAL 30" OF HT., OR PART THEREOF.
2. SECURE THE FRAME TO FLR. WITH NO LESS THAN (2) FASTENERS THRU THE FLR. ANCHOR CLIP @ THE BOT. OF EACH FRAME.

TYP. HOLLOW METAL FRAME ELEVATION IN DRYWALL PARTITION

DETAIL NOTES:

1. METAL RUNNER
2. METAL STUDS
3. 18 GA. STEEL FLOOR ANCHORS CLIPS SECURED TO SLAB WITH TWO 1/4" DIA. POWER DRIVEN ANCHORS.
4. METAL RUNNER TURNED UP (MIN. 6") AND FASTENED TO STUDS WITH TYPE "S" PAN HEAD SCREWS.
5. TYPICAL JAMB ANCHOR CLIP 18 GA. STEEL JAMB ANCHOR WELDED TO DOOR FRAME.
6. LOCATE JAMB ANCHOR CLIPS ABOVE HINGE REINFORCEMENTS AND BELOW TOP REINFORCEMENT. CLIPS ON STRIKE SIDE TO BE LOCATED DIRECTLY OPPOSITE THOSE ON HINGE SIDE.

TYPICAL DOOR JAMB

DETAIL NOTES:

ALL HOLLOW METAL FRAMES SHALL BE LOCATED 2" (TWO INCH) MIN. FROM ADJACENT CONSTRUCTION (PARTITIONS) TYPICAL, THROUGHOUT, UNLESS OTHERWISE INDICATED.

GENERAL NOTES :

1. FINISH :
- 1.1. GLAZING SHALL BE PER DETAIL 19.
- 1.2. STOREFRONT ALUMINUM SHALL BE "DARK BRONZE TO MATCH EXISTING VIF" OR APPROVED EQUAL.
2. U-VALUE & SOLAR HEAT GAIN COEFFICIENT REQUIREMENT:
- 2.1. U-VALUE: 1.07 OR LOWER.
- 2.2. S.H.G.C: 0.50 OR LOWER.
- 2.3. VIS TRA: 0.76
- (THESE VALUES ARE TAKEN FROM EXISTING BUILDING'S SHOP DRAWINGS TO MATCH)
3. ALL SIZES SHOWN (UNLESS OTHERWISE NOTED) ARE ROUGH OPENINGS.
4. G.C. SHALL BE RESPONSIBLE TO FIELD VERIFY ALL MASONRY AND ROUGH OPENINGS PRIOR TO FABRICATION OF ANY STOREFRONT GLAZING SYSTEM.
5. ALL GLAZING AND STOREFRONT SHALL MEET CODE REQUIRED WIND PRESSURES PER F.B.C.
6. DOORS & WINDOWS SHALL MEET DEFLECTION & WIND LOAD REQUIRED AS PER LATEST EDITION OF THE F.B.C. DOORS & WINDOWS SHALL HAVE PRODUCTS APPROVALS. MANUFACTURERS SHALL SUBMIT ENGINEERED CALCULATIONS OF DESIGN LOADS W/ SHOP DRAWINGS PREPARED BY FLORIDA REGISTERED PROFESSIONAL ENGINEER W/ VALID PRODUCTS APPROVALS. REFER TO PRODUCTS APPROVALS FOR ACTUAL SHOP DRAWINGS SPECIFICATIONS & DETAILS FOR WINDOW & DOOR ANCHORAGE & CONSTRUCTION CONNECTIONS. SUBMIT SHOP DRAWING FOR ARCHITECTS REVIEW. SEPARATE PERMIT REQUIRED.
7. WHERE DISIMILAR METALS ARE USED THEY SHALL BE COATED TO PREVENT GALVANIC REACTION.
8. ALL GLAZING W/ FRAMES SHALL BE TESTED FOR AIR & 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 ALL STOREFRONT SYSTEM GLAZING SHALL BE CATEGORY II SAFETY TEMPERED GLASS PER F.B.C. SECTIONS 2406 & 2411.

WATER RESISTANT DETAIL:

SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NON ABSORBENT MATERIALS TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE COMPARTMENT OF THE DRAIN.

A.1.2.2 - CUT EDGES AND OPENINGS AROUND PIPES AND FIXTURES SHALL BE CAULKED FLUSH WITH WATERPROOF, FLEXIBLE SEALANT OR ADHESIVE COMPLYING WITH THE ANSI A 136.1, AMERICAN NATIONAL STANDARDS FOR ORGANIC ADHESIVES FOR INSTALLATION OF CERAMIC TILE, TYPE I OR TYPE II. THE TILE, WALL PANEL, OR OTHER SURFACING MATERIAL MANUFACTURER'S SPECIFICATIONS SHALL BE FOLLOWED.

A.1.2.3 - TILE OR WALL PANELS SHALL BE APPLIED ON MOISTURE RESISTANT PANEL "DUROCK" CEMENT BOARD, OR EQUAL, DIRECTLY BEHIND TUB TILES OR SHOWER AREAS DOWN TO THE TOP SURFACE, OR EDGE, OF THE FINISHED SHOWER FLOOR, RETURN, OR TUB, AND SHALL OVERLAP THE TOP LIP OF THE RECEPTOR, SUB-PAN, OR TUB, AND SHALL COMPLETELY COVER THE AREAS SPECIFIED IN SECTION A.1.2.3(A) THROUGH A.1.2.3(E) - (SEE FIGURE 13)

A. TUBS WITHOUT SHOWERHEADS - SURFACING MATERIAL SHALL EXTEND NOT LESS THAN 6" INCHES (150 MM) ABOVE THE RIM OF THE TUB.

B. SURFACING MATERIAL SHALL BE APPLIED TO THE FULL SPECIFIED HEIGHT FOR A DISTANCE OF NOT LESS THAN 4" INCHES (100 MM) BEYOND THE OUTSIDE OF THE RECEPTOR. AREAS BEYOND AN OUTSIDE CORNER ARE EXCLUDED.

FINISH NOTES:

1. PROVIDE WATER RESISTANT GYPSUM WALLBOARD AT ALL WET PARTITIONS (PARTITIONS AROUND SHOWERS, BATHTUBS AND SINKS)
2. TILE FINISH, OR ANY OTHER CODE APPROVED NON-ABSORBENT FINISH, ON FLOORS AND WALLS ABOVE BATHTUBS AND AT SHOWERS, SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE FLOOR (R307.2 FBC 2014)
3. FLAME SPREAD AND SMOKE DENSITY (FBC 2014 R302.9)
-WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD INDEX OF NOT GREATER THAN 200.
-WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.
4. INSULATION (FBC 2014 R302.10)
-INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS OR VAPOR PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
5. PAINT ALL EXPOSED STUCCO, WOOD, AND DRYWALL MATERIAL (UNLESS OTHER FINISH HAS BEEN SPECIFIED). COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
6. PROVIDE CERAMIC TILE FINISH FOR ALL INTERIOR AREAS, TERRACES AND BALCONIES (WEATHER RESISTANT AND NON-SLIPPERY TYPE FOR EXTERIOR AREAS). GARAGE FLOOR AND WALLS TO BE EXPOSED AND PAINTED CONCRETE AND MASONRY. PROVIDE PAINTED WOOD WALL BASE FOR ALL INTERIOR AREAS, TO MATCH EXISTING, AND AS SELECTED BY OWNER.

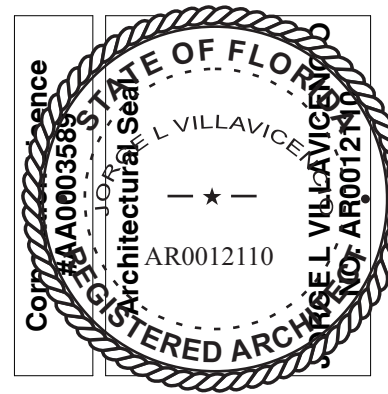
TYPICAL SHOWER DETAIL:

REVISONS	Rev.	Date	Description
			Building comment
1		10-5-2023	

FIDANZA'S FAMILY HOUSE

PERMIT SET

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



VILLA & ASSOCIATES INC.

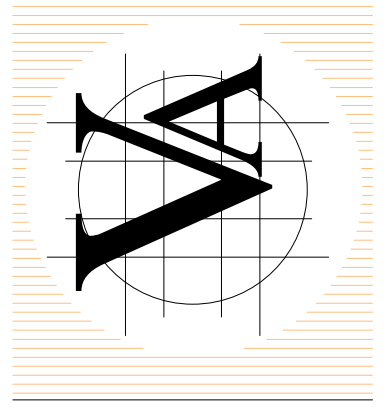
ARCHITECTURE PLANNING INTERIOR DESIGN

5801 SW 69 AVENUE MIAMI, FLORIDA 33155

TEL. 305-613-0865 - E-Mail Jvillarchitect@gmail.com

CONSULTANT : ARCHI-TEK STUDIO CORP.

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

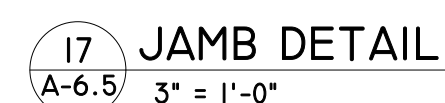
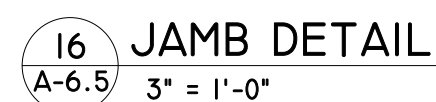
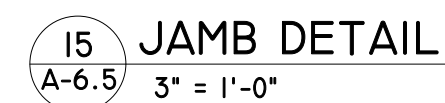
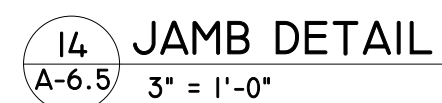


DATE:
10-20-2022

SCALE:
AS SHOWN

PROJECT NO:
GENERAL DETAIL

DRAWING NO :
A-6.4



DRAWING NO :
A-6.5