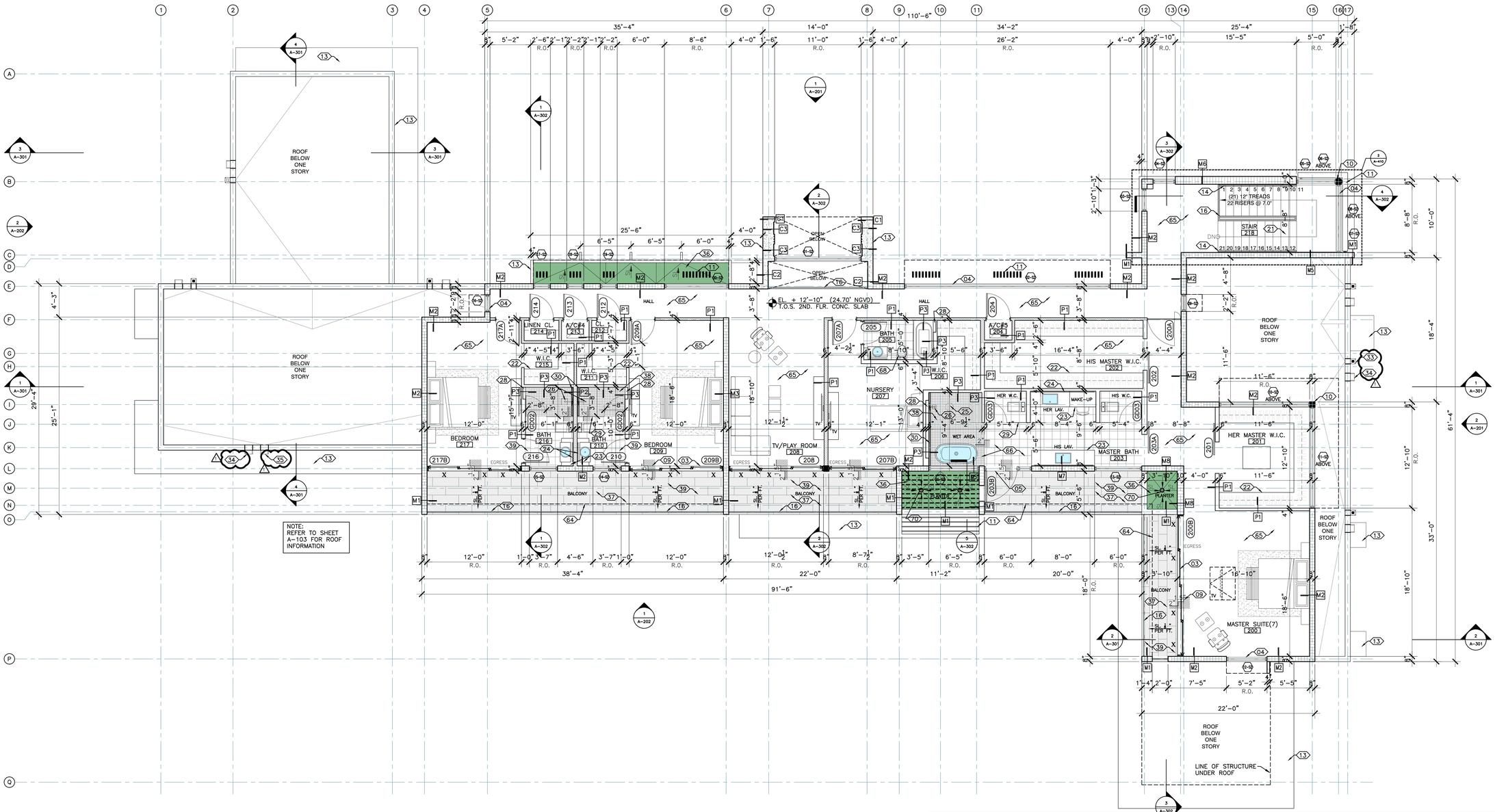


1 A-102 **SECOND FLOOR PLAN**
SCALE: 3/16"=1'-0"

CALL-OUT LEGEND

01 ELEC. METER, ATS, AND MDP LOCATION. REFER TO ELECTRICAL DWG'S FOR ADDITIONAL INFO.
02 ELECTRICAL PANEL. REFER TO MEP
03 IMPACT RESISTANT BERMUDA BRONZE ALUM. FRAME SGD. SYSTEM WITH M-DADE NOA. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW. (BY OTHERS UNDER SEPARATE PERMIT)
04 IMPACT RESISTANT BERMUDA BRONZE ALUM. FRAME STOREFRONT SYSTEM WITH M-DADE NOA. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW. (BY OTHERS UNDER SEPARATE PERMIT)
05 IMPACT RESISTANT BERMUDA BRONZE ALUM. FRAME FRENCH DOOR SYSTEM WITH M-DADE NOA. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW. (BY OTHERS UNDER SEPARATE PERMIT)
06 GARAGE OVERHEAD DOOR SYSTEM WITH M-DADE NOA. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW. (BY OTHERS UNDER SEPARATE PERMIT)
07 MAIN ENTRY PIVOT DOOR SYSTEM WITH M-DADE NOA. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW. (BY OTHERS UNDER SEPARATE PERMIT)
4'-0" HIGH SELF CLOSING S.S. GATE SHALL SWING OUTWARD AWAY FROM POOL W/ SELF
08 LATCHING DEVICE MIN. 54" A.F.F. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW.(BY OTHERS UNDER SEPARATE PERMIT)
GENERAL CONTRACTOR TO COORDINATE DEPTH OF DEPRESSION IN SLAB WITH DOOR MANUF. AT
09 EXTERIOR DOORS AND SLIDING GLASS DOOR SYSTEMS. INTERIOR FINISH TO BE FLUSH WITH DOOR SYSTEM SILL.(TYP.)
10 STEEL COL./BEAM (REFER TO STRUCTURAL) PROVIDE BREAK METAL TO MATCH STOREFRONT/SGD SYSTEM FINISH. JOINTS AT BREAK METAL SHALL OCCUR AT CENTER OF WINDOW MULLIONS (TYP.)
11 VERTICAL/HORIZONTAL ALUM. LOUVERS. WITH FAUX WOOD PAINT FINISH TO MATCH COMPOSITE WD. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW. (BY OTHERS UNDER SEPARATE PERMIT)
12 STAINLESS STEEL DOORS
13 EXPOSED CONCRETE STRUCTURE WITH POLISHED FINISH. REFER TO STRUCT. DWG'S
14 S.S./IPE WD. HAND RAIL SYSTEM TO COMPLY WITH FBCR 311.7.8.PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)
15 S.S. HAND RAIL SYSTEM TO COMPLY WITH FBCR 311.7.8.PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)
16 42" A.F.F. CLEAR FRAMELESS IMPACT RESISTANT GLASS GUARD RAIL. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW.(BY OTHERS UNDER SEPARATE PERMIT)
WOOD COMPOSITE CLADDING MODEL AWS01 TEAK BY ARCHITECTURAL WOOD SIDING. REFER TO
17 ELEVATIONS. INSTALL AS PER MANUF. RECOMMENDATIONS. WALL APPLICATION TO BE ON FURRING STRIPS, SOFFIT APPLICATIONS TO BE ON 5/8" CD/EXT PLYWOOD(BY OTHERS UNDER SEPARATE PERMIT)
18 A/C EQUIPMENT ALUM. LOUVERED SCREEN/ENCLOSURE GATES TO MATCH COLOR OF WINDOW FRAMES
19 CMU EQUIPMENT SCREEN WALL / WING WALL WITH SMOOTH 3/4" NON DIRECTIONAL STUCCO WITH PAINT FINISH (ALL SIDES)
20 LOCATION OF ADDRESS NUMBER AS PER FBCR SEC. 319 - STYLE AND FINISH OF NUMBER TO BE SELECTED BY OWNER/ARCHITECT
21 FLOATING WOOD TREAD STAIR SYSTEM TO COMPLY WITH FBCR PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)
22 CUSTOM BUILT-IN CABINETRY WORK. BY OTHERS
23 WALL HUNG CUSTOM BATHROOM VANITY. BY OTHERS
24 BACKLIT FLOATING MIRROR
25 RAIN SHOWER HEAD
26 SHOWER BAR, HEAD AND CONTROLS SYTEM
27 A/C EQUIPMENT.(SEE MEP DWG'S)
28 SHOWER NICHE. REFER TO DETAIL 4 & 6/A-500
29 CLEAR FRAMELESS CAT. 2 SAFETY GLASS SHOWER/WC ENCLOSURE
30 INFINITY DRAIN S-TIF 65 SERIES LINEAR DRAIN (SHOWERS INTERIOR)
31 "TD-15-3" CENTER DRAIN BY INFINITY DRAIN (SHOWERS INTERIOR)
32 LINEAR DRAIN (POOL DECK). REFER TO CIVIL FOR DRAIN SPECIFICATIONS
33 ALUM. DOWNSPOUT AND LEADER. REFER TO PLUMBING DWG'S FOR SIZE AND CALCULATIONS.
34 S.S. EMERGENCY OVERFLOW SCUPPER. REFER TO PLUMBING DWG'S FOR SIZE AND CALCULATIONS
35 S.S. SCUPPER. REFER TO PLUMBING DWG'S FOR SIZE AND CALCULATIONS
36 PROVIDE WATERPROOFING AS PER WATERPROOFING NOTES ON SHEET A-103
37 PROVIDE WATERPROOFING ON BALCONIES AND ELEVATED WALKING SURFACES AS PER WATERPROOFING NOTES ON SHEET A-103 PER FBCB 107.2.5 AND 1405.4
38 PROVIDE HYDROBOND WATERPROOFING BY LACTICRETE ON WALK-IN SHOWER FLOORS & WHERE STAND ALONE TUB IS USED AS PER MANUFACTURER RECOMMENDATION. TURN UP WATERPROOFING 12" ON WALLS. PRODUCT EXCEEDS ANSI A118.10 AND A118.12 REFER TO SHEET A-502 FOR WATERPROOFING DETAILS. ALL OTHER WALK-IN SHOWERS TO BE WATERPROOFED AS PER WATERPROOFING NOTES ON SHEET A-103.
39 FINISH FLOOR MATERIAL TO BE 3/8" PORCELAIN TILE (TYPICAL ALL THROUGHOUT FIRST FLOOR) (SECOND FLOOR BATHS EXCEPT MASTER BATH). SELECTION BY OWNER OR ID
40 STUCCO REVEAL 3/4"H X 1/2"D, TYP. SEE DETAIL 1/A-501
41 BATT INSULATION BELOW ROOF DECK. R VALUE TO MEET ENERGY CALCULATIONS.REFER TO MECHANICAL DWG'S
42 POOL DECK FINISH FLOOR MATERIAL TO BE SELECTED BY OWNER OR ID
43 POOL EQUIPMENT (BY OTHERS UNDER SEPARATE PERMIT)
44 CONC. SLAB WITH BROOM FINISH
45 GAS COOK TOP WITH EXHAUST SYSTEM ABOVE
46 GAS BBQ GRILL
47 GAS WATER HEATER. REFER TO MEP DWG'S.
48 GAS CLOTHES DRYER.
49 ELECTRIC CAR CHARGING STATION LOCATION. REFER TO MEP DRWG'S
50 (LEVEL 5 FINISH) 5/8" M.R. GWB PAINTED ON 1/4" GALV. METAL FURRING OR MTL. STUD WALL. (SEE WALL TYPE DETAILS)
51 (LEVEL 5 FINISH) 5/8" M.R. GWB CEILING PAINT ON USG 1 1/2" SUSPENDED GRID SYSTEM OR APPROVED EQUAL.(SEE WALL TYPE DETAILS)
52 SMOOTH 3/4" NON DIRECTIONAL STUCCO WITH WHITE PAINT FINISH. G.C. PROVIDE 4' X 4' FIELD SAMPLE FOR REFERENCE
53 WALL TILE FINISH TO BE SELECTED BY OWNER/ID
54 REINF. CONC. BEAM (SEE STRUCTURAL DWG'S)
55 CONC. ROOF DECK SLAB. (REFER TO STRUCTURAL DWG'S)
56 CONC. FLOOR DECK SLAB. (REFER TO STRUCTURAL DWG'S)
57 FOUNDATION SYSTEM. REFER TO STRUCTURAL DWG'S
58 PROVIDE MIN. 6 MIL. VISQUEEN VAPOR BARRIER UNDER SLAB. (REFER TO STRUCTURAL DWG'S)
59 BACK FILL UNDER STRUCTURAL CONC. SLAB
60 REFRIGERATED CUSTOM BUILT WINE CELLAR. SELECTION BY ID
61 8" CONCRETE MASONRY UNIT WALL. (SEE WALL TYPE DETAILS)
62 BRICK PAVER PAVER DRIVEWAY ON WELL COMPACTED SAND
63 EDGE OF STRUCTURE ABOVE
64 LINE OF SOFFIT ABOVE
65 FINISH FLOOR MATERIAL TO BE 5/8" ENGINEER WOOD. INSTALLATION AS PER MANUFACTURER RECOMMENDATIONS. SELECTION BY OWNER OR ID
66 FINISH FLOOR MATERIAL TO BE 3/4" STONE AT MASTER BATH ONLY.SELECTION BY OWNER OR ID
67 LOCATION OF CAR GARAGE A/C. REFER TO MECHANICAL DRAWINGS
68 TOTO EP WALL HUNG TOILET (CWT428CMFG) OR EQUAL
69 EXTERIOR MTL. FRAME SOFFIT. REFER TO STRUCTURAL DRAWINGS. SOFFIT TO BE CLADDED WITH COMPOSITE WOOD SYTEM AS PER NOTE 17 OF THIS LEGEND
70 PLANTER DRAIN. REFER TO LANDSCAPE DRAWINGS FOR DRAIN DETAIL
71 TAPERED RIGID INSULATIONS ABOVE CONC. ROOF DECK. R VALUE TO MEET ENERGY CALCULATIONS. REFER TO MECHANICAL DWG'S
72 3" DIA. S.S. PLANTER DRAIN SPOUT TO EXTEND MIN. 12" FROM FACE OF WALL
73 24" BLACK VINYL SPLASH BLOCK

GENERAL NOTES

ELEVATION CERTIFICATE NOTE:
1. GENERAL CONTRACTOR SHALL SUBMIT AN UNDER CONSTRUCTION ELEVATION CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL
2. GENERAL CONTRACTOR OR OWNER SHALL SUBMIT FINISHED CONSTRUCTION ELEVATION CERTIFICATE PRIOR TCO OR CO

WALL SUPPORT:
PARTITIONS SUCH AS BUT NOT LIMITED TO,BEHIND WALL HUNG PLUMBING FIXTURES WALL CABINETS, ETC. PROVIDE MIN. 20 GA. MTL. STUDS @ 16" O.C. MAX.IN ADDITION, PROVIDE 3/4" PLYWD. BACKING OR HORIZONTAL MEMBER FASTENED TO NO LESS THAN 2 STUDS SHALL BE PROVIDED AT WALL HUNG CABINETS . REFER TO DETAIL 9/A-501

GARAGE DOOR & OPENER NOTE:
AUTOMATIC GARAGE DOOR OPENERS UNDER SEPARATE PERMIT SHALL BE LISTED IN ACCORDANCE W/UL 325 AS PER FBCR 309.4

SLAB/BEAM PENETRATION NOTE:
ALL SLABS AND BEAMS PENETRATIONS ARE TO BE SLEEVED PER STRUCTURAL DRAWINGS

TYP. GUARD/HAND RAIL NOTES:
1.GUARDRAILS AND HANDRAILS SHALL COMPLY WITH FBC R311.7.8 THROUGH 311.7.8.3, AND R312
2.CONTRACTOR TO PROVIDE FULLY ENGINEERED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION
3.HANDRAILS AND GUARDS SHALL BE DESIGNED FOR A STRUCTURAL RESISTANCE OF 50 PER LINEAR FOOT(PLF) IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7. GLASS HANDRAIL ASSEMBLIES AND GUARDS SHALL ALSO COMPLY WITH FBC SECTION 2407. (FBCB 1607.9.1) AND SHALL ALSO BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7 (FBCB 1607.9.1.1)

SLAB EDGE WATERPROOFING NOTE:
ALL CONCRETE SLAB EDGES & BEAMS SUPPORTING EXTERIOR WALLS SHALL BE RECESSED 3" BELOW TOP OF SLAB OR FOR THE WIDTH OF THE EXTERIOR WALL. SEE STRUCTURAL.

SHOWER DOOR NOTE:
ALL SHOWER DOORS SHALL HAVE A MIN. WIDTH OF 22" AND SHALL BE MADE OF CATEGORY II TEMPERED GLASS

VAPOR RETARDER NOTE:
ALL CONCRETE SLABS ON GRADE ARE TO HAVE A MIN. 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER. SEE STRUCTURAL

EXPOSED CONCRETE WATERPROOFING:
FOR EXPOSED CONCRETE WALLS AND OVERHANGS: APPLY AS PER MANUFACTURER RECOMMENDATIONS H&C "CLEAR MATE CONCRETE AND MASONRY WATERPROOFING SEALER"
FOR EXPOSED CONCRETE EXTERIOR FLOORS: APPLY AS PER MANUFACTURER RECOMMENDATIONS H&C "CLEAR MATE CONCRETE SEALER SOLID COLOR SOLVENT-BASED" AND "SHARKGRIP SLIP RESISTANT ADDITIVE."
CONTACT: H&C 1-800-867-8246 WWW.HC-CONCRETE.COM

BATHROOM FIXTURE CLEARANCE:
BATHROOM FIXTURES SHALL BE INSTALLED PER FIGURE FBCR 307.1. SEE DETAIL 15/A-501

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

SHOWER COMPARTMENT NOTE:
SHOWER COMPARTMENT MUST BE FINISHED IN SMOOTH IMPERVIOUS MATERIALS TO A MIN. HEIGHT OF 72" PER FBCR 307.2

STUCCO PROTECTION ADMIXTURE:
APPLY AS PER MANUFACTURER RECOMMENDATIONS KRYSTOL MORTAR ADMIXTURE (KMA) MANUFACTURED BY KRYTON TO STUCCO FINISH. CONTACT MIKE BARRON 1-813-376-6481 OR 1-800-267-8280. WWW.KRYTON.COM

WINDOW/DOOR OPENING NOTE:
FOR ALL WINDOW GROUP AND DOORS, GENERAL CONTRACTOR SHALL VERIFY WITH MANUF. EXACT OPENING REQUIRED AND SIZE OF WINDOWS AND DOORS PRIOR TO BUILDING WALLS

WALL AND CEILING FINISHES NOTE:
SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273

APPLIANCE PLUMBING FIXTURE NOTES:
1. CONTRACTOR SHALL COORDINATE ROUGH IN DIMENSIONS OF ALL APPLIANCES AND PLUMBING FIXTURES WITH CLIENT OR SALES REPRESENTATIVE IN ORDER TO VERIFY FIELD CONDITIONS AND LOCATIONS PRIOR INSTALLATION.
2. ALL APPLIANCES AND PLUMBING FIXTURES TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR. OWNER'S KITCHEN AND PLUMBING REPRESENTATIVE TO PROVIDE LIST OF ALL APPLIANCES AND FIXTURES TO BE INSTALLED, ALONG WITH THEIR INSTALLATION REQUIREMENTS AND RECOMMENDATIONS. CONTRACTOR TO CONTACT ARCHITECT IN CASE OF ANY DISCREPANCY BETWEEN THE DOCUMENTS, OWNER'S REPRESENTATIVE'S SPEC'S, PRIOR TO INSTALLATION AND / OR ROUGH INS.

VILLAGE OF PINECREST ZONING CODE DIVISION 5.27(b)-ENERGY EFFICIENT DESIGN AND CONSTRUCTION:
(1) REQUIREMENTS. NEW RESIDENTIAL STRUCTURES THAT EXCEED 6,000 SQUARE FEET IN LIVABLE, AIR-CONDITIONED AREA SHALL INCLUDE THE FOLLOWING ENERGY EFFICIENT AND ENVIRONMENTALLY CONSERVATIVE IMPROVEMENTS:
A. EITHER A MINIMUM OF ONE SOLAR WATER HEATER, TANKLESS WATER HEATER, OR A HYBRID ELECTRIC WATER HEATER; OR A PHOTOVOLTAIC SOLAR ELECTRIC SYSTEM.
B. AN AIR CONDITIONING SYSTEM THAT HAS A MINIMUM SEASONAL ENERGY EFFICIENCY RATING (SEER) OF 15 AND UTILIZES NATURAL REFRIGERANTS OR OTHER REFRIGERANTS THAT CONTAIN NO HYDROCHLOROFLUOROCARBONS (HCFC).
C. INTERIOR FINISHES THAT EMIT LOW/NO LEVELS OF VOLATILE ORGANIC COMPOUNDS (VOC) – SITE-APPLIED FINISHES, INCLUDING, PAINTS, STAINS AND VARNISHES, SHALL MEET SPECIFIED VOLATILE ORGANIC COMPOUND (VOC) EMISSIONS LIMITS IN ACCORDANCE WITH GREENGUARD ENVIRONMENTAL INSTITUTE GGPS.001 STANDARD FOR BUILDING MATERIALS AND FINISHES; OR GREEN SEAL® STANDARDS.
D. PERMEABLE DRIVEWAYS CONSISTING OF POROUS CONCRETE, OPEN CELL UNIT PAVERS (TURF BLOCK), FLAGSTONE, OR BRICK PAVERS, ALLOWING THE INFILTRATION OF WATER INTO THE UNDERLYING SOIL. NO INDIVIDUAL SLAB OF PAVEMENT OR FLAGSTONE MAY EXCEED 42 SQUARE FEET IN AREA.
E. DOCUMENTATION OF COMPLIANCE WITH THE ENERGY EFFICIENT DESIGN AND CONSTRUCTION REQUIREMENTS SHALL BE PROVIDED IN THE FORM OF AN AFFIDAVIT SIGNED BY THE GENERAL CONTRACTOR PRIOR TO THE ISSUANCE OF A TEMPORARY OR PERMANENT CERTIFICATE OF OCCUPANCY

WALL TYPE LEGEND

- NEW METAL STUD KNEE WALL. REFER TO PLANS AND SHEET A-603 FOR WALL TYPE DESCRIPTION
- NEW METAL STUD WALL. REFER TO PLANS AND SHEET A-603 FOR WALL TYPE DESCRIPTION
- NEW METAL STUD WALL WITH SAFB. REFER TO PLANS AND SHEET A-603 FOR WALL TYPE DESCRIPTION
- CONCRETE WALL/COLUMN. REFER TO PLANS AND SHEET A-603 FOR WALL TYPE DESCRIPTION. REFER TO STRUCTURAL DWG'S FOR STRUCTURAL INFO.
- NEW CMU BLOCK WALL. REFER TO PLANS AND SHEET A-603 FOR WALL TYPE DESCRIPTION

FAO ARCHITECTURE
407 LINCOLN ROAD
SUITE 9-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5830

PROJECT NO: 2308

CLIENT:
RONALDO FL1, LLC
1200 BISCAYNE BLVD.
MIAMI , FLORIDA 33181

REVISIONS:
1 VILLAGE OF PINECREST/ WASA/ DERM COMMENTS 01/30/20224

EFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

ARPE ENGINEERING, LLC
MEP ENGINEERING
2020 PONCE DE LEON BLVD. SUITE 1002
CORAL GABLES, FLORIDA 33134

ALL LANDSCAPE DATA, INC
LANDSCAPE ARCHITECT
4450 NW 97THCOURT
DORAL, FLORIDA 33178

NEW LEAF ENVIRONMENTAL, LLC
ISA CERTIFIED ARBORIST
57 SILVER SPRINGS DRIVE
KEY LARGO, FLORIDA 33037

TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
4011 WEST FLAGLER ST., SUITE 404
MIAMI, FLORIDA 33134

CASA OHAD
6200 SW 123RD TERRACE PINECREST, FLORIDA 33156

Felipe Alvarado
Digitally signed by Felipe Alvarado
Date: 2024.01.31 08:40:04 -05'00'

PROJECT DESCRIPTION: SINGLE FAMILY RESIDENCE

FAO ARCHITECTURE LLC.
DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PROVIDED BY FAO ARCHITECTURE LLC. AND THE CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT AND THE CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

SEAL:
STATE OF FLORIDA FELIPE ALVARADO AR91841 REGISTERED ARCHITECT
FELIPE ALVARADO AR 91841

PHASE: CONSTRUCTION DOCUMENTS

ISSUE DATE: DECEMBER 12, 2023

SHEET TITLE: FLOOR PLANS

SHEET: A-102