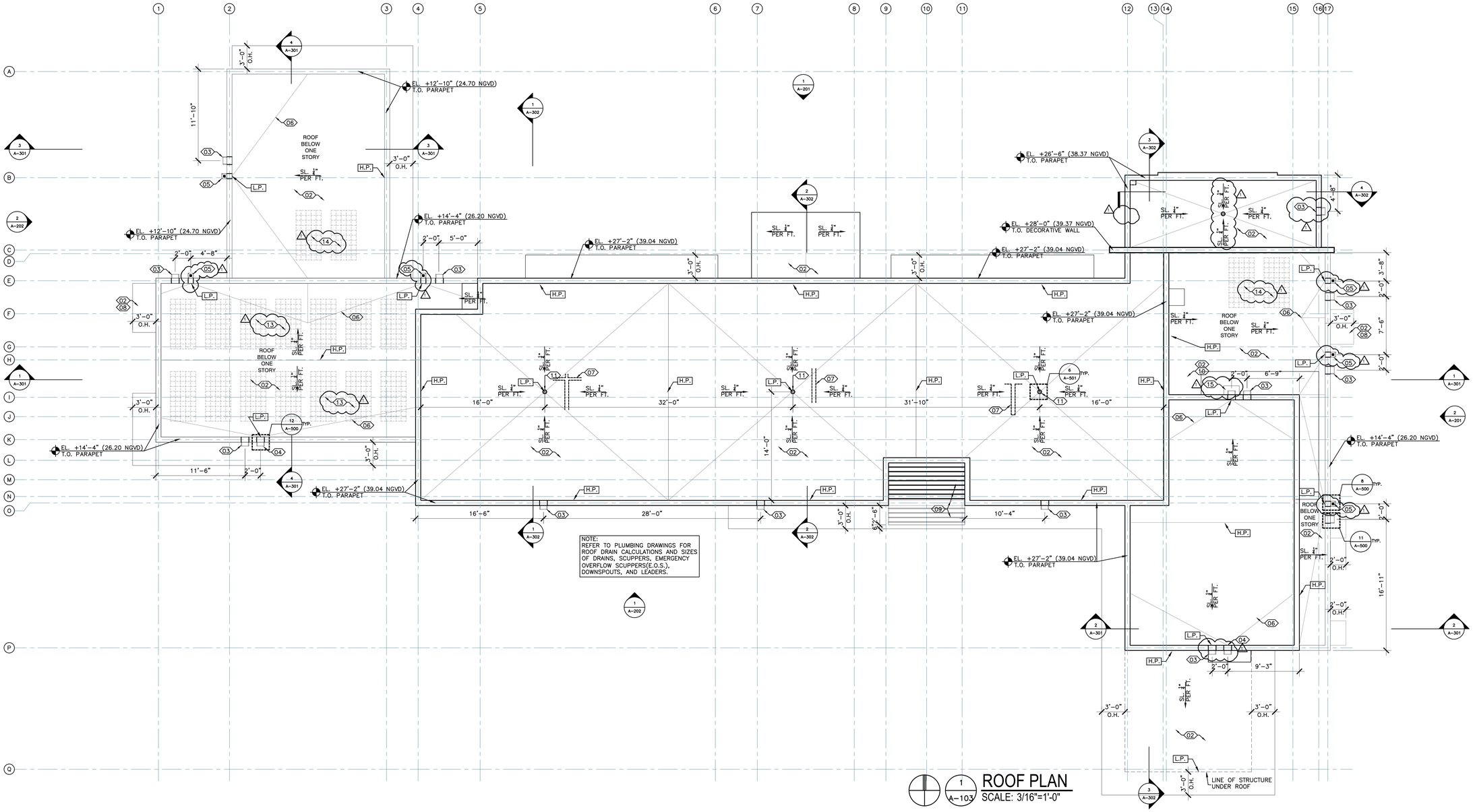

ROOF PLAN
SCALE: 3/16"=1'-0"

ROOF SLOPE NOTE:
ROOF SLOPES SHOWN ARE MINIMUM ALLOWABLE ROOF SLOPES ¼" MIN. PER FOOT. PROVIDE TAPERED ROOF INSULATION TO COMPLY WITH ENERGY CALCULATION VALUES FOR ROOF AS PER MECHANICAL DWG'S.

ROOF ASSEMBLY NOTE:
AS PER TABLE 1505.1 (FBC) THE MINIMUM ROOF ASSEMBLY AND ROOF COVERING SHALL BE CLASS "C"

NOTE: AS PER TABLE 1505.1 (FBC) THE MINIMUM ROOF ASSEMBLY AND ROOF COVERING SHALL BE CLASS "C"

ROOF NOTE:
ROOF/WATERPROOFING WORK TO BE PERFORMED UNDER SEPARATE PERMIT, BY OTHERS. CONTRACTOR TO APPLY AS PER MANUFACTURER SPECS AND NOA'S

ROOF NOTE:
CONTRACTOR SUBSTITUTIONS TO SPECIFICATIONS MUST BE SUBMITTED TO ARCHITECT FOR APPROVAL

ROOF PLAN GENERAL NOTES

02 PROVIDE WATERPROOFING AS PER ROOFING/WATERPROOFING NOTES ON SHEET A-103

03 ALUM. EMERGENCY OVERFLOW SCUPPER. REFER TO PLUMBING DWG'S FOR SIZE AND CALCULATIONS. SEE DETAIL 11/A-500

04 ALUM. SCUPPER. REFER TO PLUMBING DWG'S FOR SIZE AND CALCULATIONS SEE DETAIL 12/A-500

05 ALUM. DOWNSPOUT AND LEADER. REFER TO PLUMBING DWG'S FOR SIZE AND CALCULATIONS.

06 LINE OF CRICKET

07 LOCATION OF WALL PARTITIONS BELOW

08 EYEBROW BELOW

09 VERTICAL/HORIZONTAL ALUM. LOUVERS – WITH FAUX WOOD PAINT FINISH. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW. (BY OTHERS UNDER SEPARATE PERMIT)

10 DECORATIVE CONCRETE WINDOW FRAME BELOW

11 CAST IRON MAIN ROOF DECK DRAIN

13 FUTURE LOCATION OF PHOTOVOLTAIC SYSTEM. REFER TO MEP DRAWINGS FOR VILLAGE OF PINECREST REQUIRED CONDUIT STUB-OUT LOCATION. ALL EXPOSED CONDUITS SHALL BE CAPPED AND PROVIDED WITH ADEQUATE FLASHING

14 FUTURE LOCATION OF SOLAR HEATING SYSTEM. REFER TO MEP DRAWINGS FOR VILLAGE OF PINECREST REQUIRED HOT/COLD COPPER WATER PIPES STUB-OUT LOCATIONS. ALL EXPOSED CONDUITS SHALL BE CAPPED AND PROVIDED WITH ADEQUATE FLASHING

15 SPLASH BLOCK AT ROOF BELOW

ROOFING/WATERPROOFING NOTES:

BELOW ARE TYPICAL CONDITIONS THROUGHOUT RESIDENCE. VERIFY LOCATIONS WITH SECTIONS. VERIFY ALL ROOFING/WATERPROOFING SYSTEMS WITH ROOFING CONTRACTOR. ROOFING AND WATERPROOFING UNDER SEPARATE PERMIT. CONTRACTOR TO APPLY AS PER MANUFACTURER SPECS AND NOA'S.

1-E WATERPROOFING AT POOL DECK TO RECEIVE OVERBURDEN:
- TREMCO PUMA UNDER TILE WATERPROOFING NOA #22-0228.04 EXP. 12-29-23(OR APPROVED EQUAL) OVER STRUCTURAL CONCRETE DECK. VERIFY OVERBURDEN TYPE WITH PLANS AND INTERIOR DESIGNER. CONTRACTOR TO VERIFY THAT OVERBURDEN ATTACHMENT DOES NOT VOID WARRANTY OF WATERPROOFING
- TREMCO VULKEM 350NF/EP NOA ##20-0629.08 EXP. 11-12-25 (OR APPROVED EQUAL) OVER STRUCTURAL CONCRETE DECK. VERIFY OVERBURDEN TYPE WITH PLANS AND INTERIOR DESIGNER. CONTRACTOR TO VERIFY THAT OVERBURDEN ATTACHMENT DOES NOT VOID WARRANTY OF WATERPROOFING

1-F WATERPROOFING AT PLANTERS:
- TREMCO TREMPROOF PUMA WATERPROOFING NOA #22-0228.04 EXP. 12-29-23 (OR APPROVED EQUAL) OVER PLANTER STRUCTURE.(OR APPROVED EQUAL)
- TREMCO TREMPROOF 250GC WATERPROOFING NOA #22-2228.01 EXP. 11-14-27 (OR APPROVED EQUAL) OVER PLANTER STRUCTURE.(OR APPROVED EQUAL)

1-G WATERPROOFING BEHIND IPE WOOD RAIN SCREEN WALLS:
- TREMCO EXOAIR 230 VAPOR PERMEABLE AIR BARRIER NO NOA REQUIRED FOR VERTICAL APPLICATIONS (OR APPROVED EQUAL)

1-H WATERPROOFING AT ALL WATER FEATURES: WATER WALLS, REFLECTING PONDS, FOUNTAINS,POOL:
- WATER PROOFING BY POOL CONSULTANT. (BY OTHERS UNDER SEPARATE PERMIT)

1-A WATERPROOFING AT ROOF AREAS (INSULATED ABOVE ROOF DECK):
- GAF EVERGUARD TPO 60 MIL. NOA#23-0605.02 EXP. 07-13-28 (OR APPROVED EQUAL) OVER TAPERED INSULATION SYSTEM OVER STRUCTURAL CONCRETE DECK.

1-B WATERPROOFING AT ROOF AREAS (NOT INSULATED INSULATED ABOVE ROOF DECK):
- GAF EVERGUARD TPO 60 MIL. NOA#23-0605.02 EXP. 07-13-28 (OR APPROVED EQUAL)

1-C WATERPROOFING AT ROOF AREAS, BALCONIES, BATHROOMS TO RECEIVE OVERBURDEN:
- TREMCO PUMA UNDER TILE WATERPROOFING NOA #22-0228.04 EXP. 12-29-23 (OR APPROVED EQUAL) OVER STRUCTURAL CONCRETE DECK. VERIFY OVERBURDEN TYPE WITH PLANS AND INTERIOR DESIGNER. CONTRACTOR TO VERIFY THAT OVERBURDEN ATTACHMENT DOES NOT VOID WARRANTY OF WATERPROOFING
- TREMCO VULKEM 350NF/EP NOA #20-0629.08 EXP. 11-12-25 (OR APPROVED EQUAL) OVER STRUCTURAL CONCRETE DECK. VERIFY OVERBURDEN TYPE WITH PLANS AND INTERIOR DESIGNER. CONTRACTOR TO VERIFY THAT OVERBURDEN ATTACHMENT DOES NOT VOID WARRANTY OF WATERPROOFING

1-D WATERPROOFING AT ROOF AREAS (NOT INSULATED ABOVE ROOF DECK):
- TREMCO VULKEM EWS WATERPROOFING SYSTEM NOA #22-0228.04 EXP. 12-29-23 (OR APPROVED EQUAL) OVER SLOPED STRUCTURAL CONCRETE DECK.
- TREMCO VULKEM 350NF/351 NOA #23-0711.06 EXP. 09-19-24 (OR APPROVED EQUAL) OVER SLOPED STRUCTURAL CONCRETE DECK.

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:
⚠ VILLAGE OF PINECREST/ WASA/ DERM COMMENTS 01/30/20224

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

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CIVIL ENGINEERING
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Felipe Alvarado
Digitally signed by Felipe Alvarado
Date: 2024.01.31 08:40:39 -05'00'

PROJECT DESCRIPTION:
SINGLE FAMILY RESIDENCE

FAO ARCHITECTURE LLC.
DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED 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:
ROOF PLANS

SHEET:
A-103