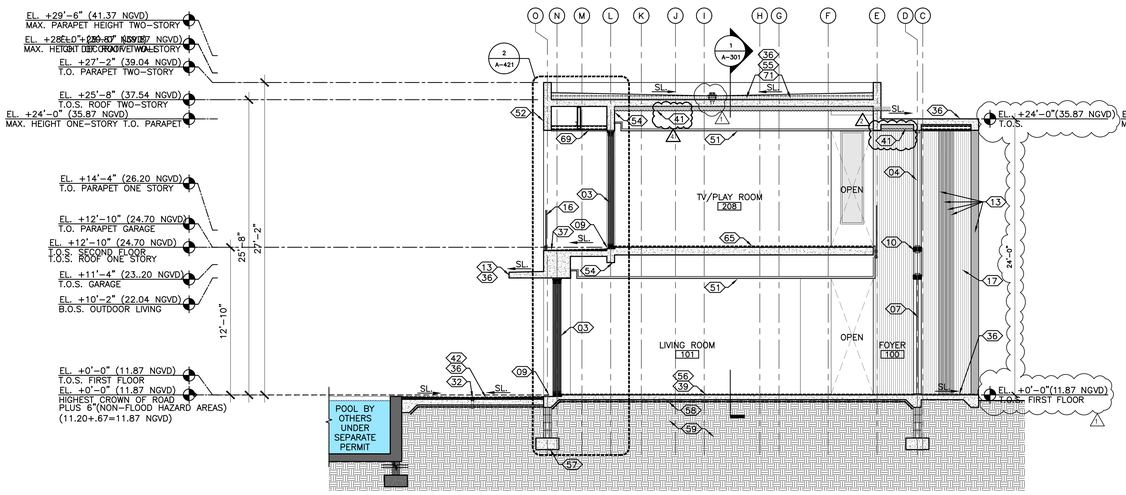
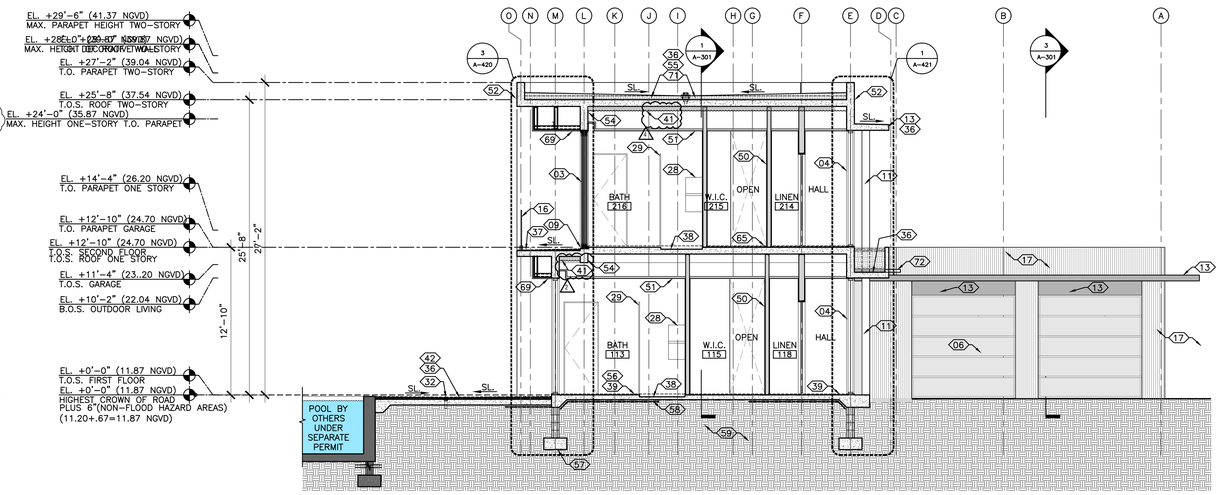
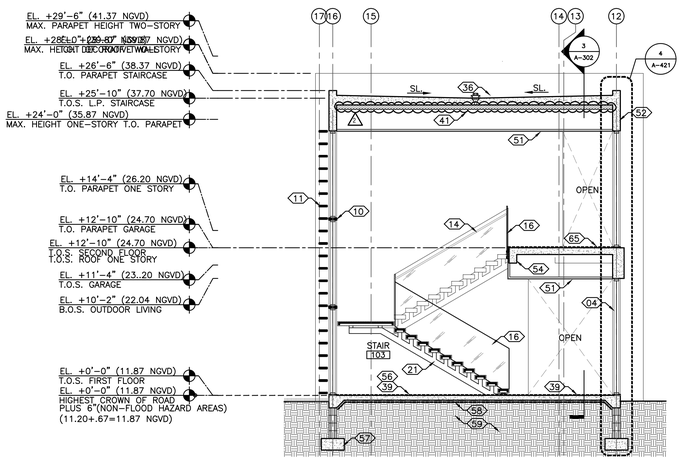


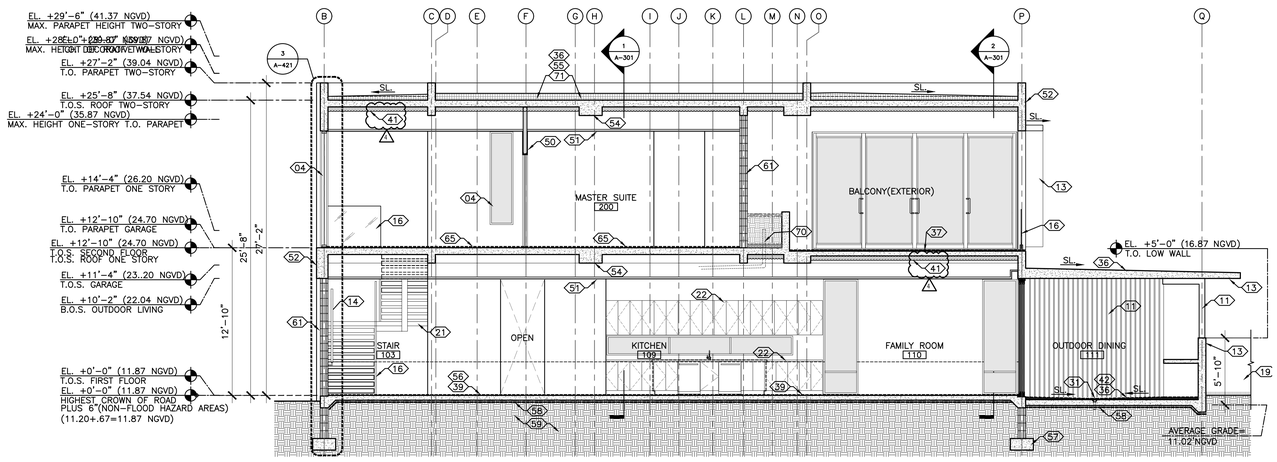
2 A-302 BUILDING SECTION
SCALE: 3/16"=1'-0"



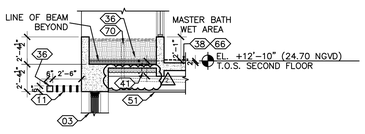
1 A-302 BUILDING SECTION
SCALE: 3/16"=1'-0"



4 A-302 BUILDING SECTION
SCALE: 3/16"=1'-0"



3 A-302 BUILDING SECTION
SCALE: 3/16"=1'-0"



5 A-302 PLANTER SECTION
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)
08 4'-0" HIGH SELF CLOSING S.S. GATE SHALL SWING OUTWARD AWAY FROM POOL W/ SELF LATCHING DEVICE MIN. 54" A.F.F. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW.(BY OTHERS UNDER SEPARATE PERMIT)
09 GENERAL CONTRACTOR TO COORDINATE DEPTH OF DEPRESSION IN SLAB WITH DOOR MANUF. AT 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)
17 WOOD COMPOSITE CLADDING MODEL AWS01 TEAK BY ARCHITECTURAL WOOD SIDING. REFER TO 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 ICYNENE PROSEAL SPRAY INSULATION TO UNDERSIDE OF SLAB TO ACHIEVE R-VALUE AS PER ENERGY CALCS.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 3/8" 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

FAO ARCHITECTURE
407 LINCOLN ROAD SUITE 8-S MIAMI BEACH, FLORIDA 33139 P 786.448.5826

PROJECT NO: 2308

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

REVISIONS:
1 VILLAGE OF PINECREST/ WASA/ DERM COMMENTS 01/30/2024
2 VILLAGE OF PINECREST COMMENTS 2/26/2024
3 VILLAGE OF PINECREST TREE PERMIT COMMENTS 3/21/2024
4 VILLAGE OF PINECREST COMMENTS 6/31/2024

KFS 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
4459 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

PROJECT DESCRIPTION: SINGLE FAMILY RESIDENCE

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SEAL:
STATE OF FLORIDA
FELIPE ALVARADO
AR91841
REGISTERED ARCHITECT

FELIPE ALVARADO AR 91841

PHASE: CONSTRUCTION DOCUMENTS

ISSUE DATE: DECEMBER 12, 2023

SHEET TITLE: BUILDING SECTIONS

SHEET: A-302