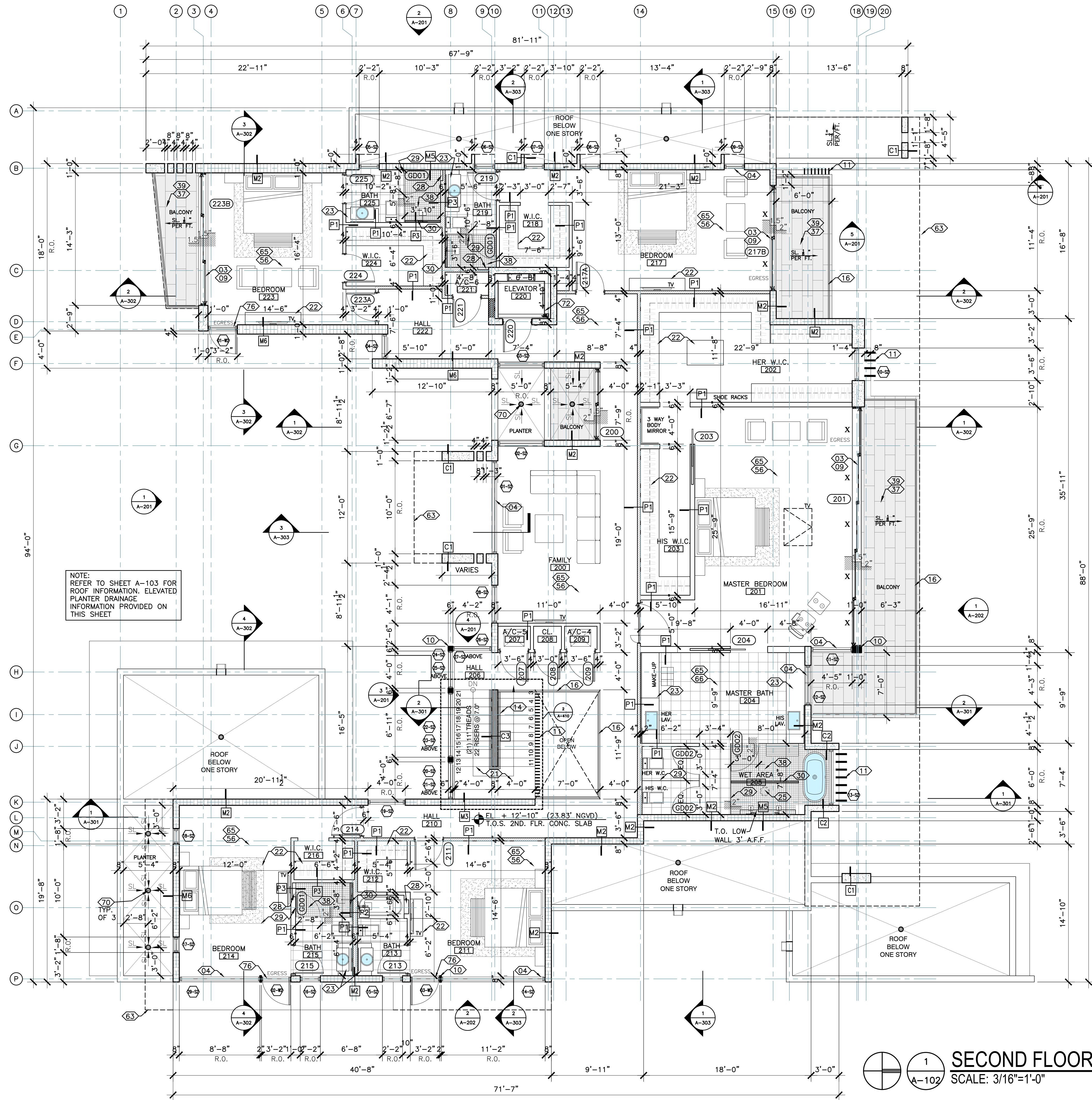
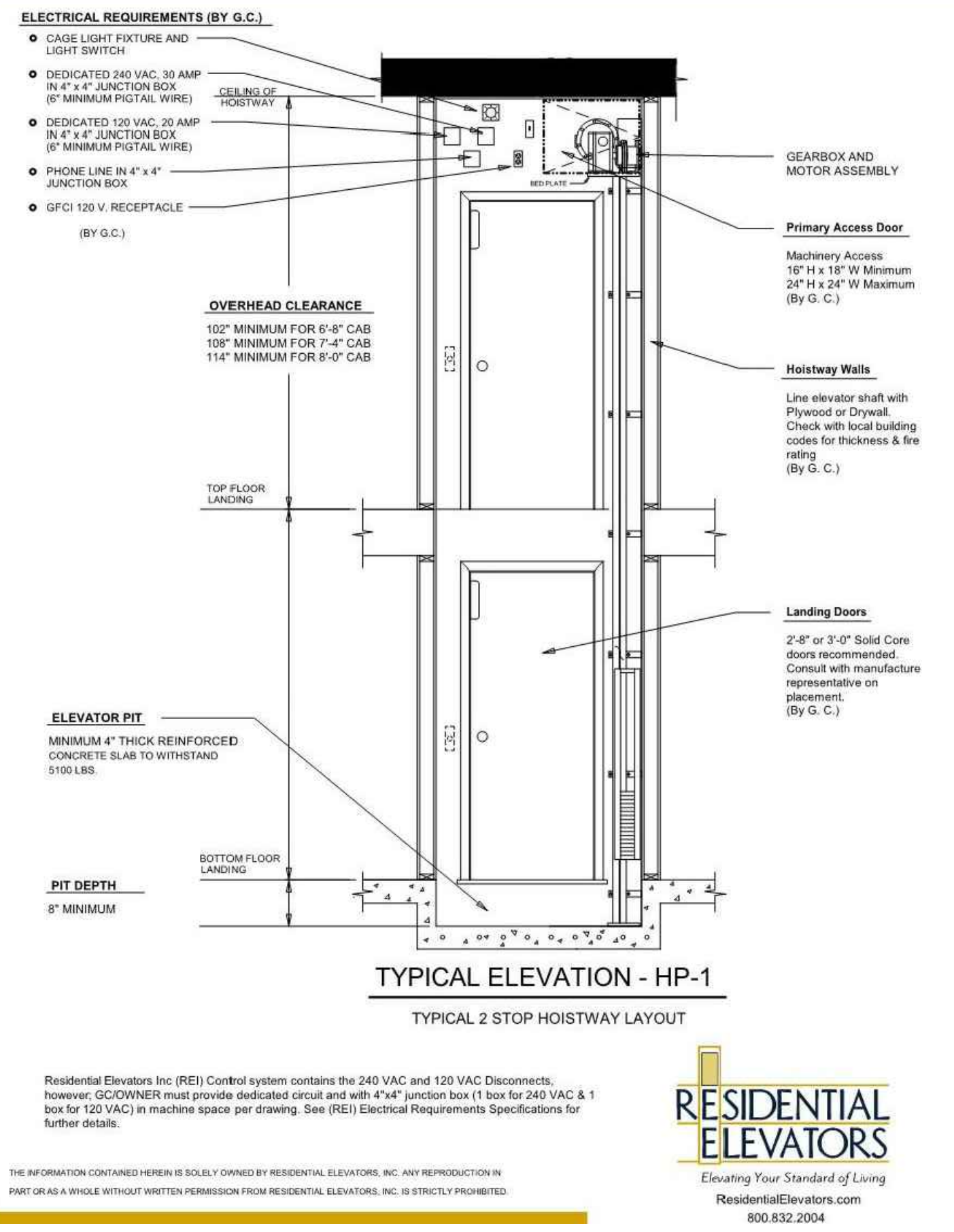




CALL-OUT LEGEND			
11. ELEC. METER, ATS, AND MDP LOCATION. REFER TO ELECTRICAL DWG'S FOR ADDITIONAL INFO.	21. FLOATING POLISHED CONC. TREAD STAIR SYSTEM TO COMPLY WITH FBCR PROVIDED FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)	31. POOL DECK FINISH FLOOR MATERIAL TO BE SELECTED BY OWNER OR ID	41. LINE OF SOFFIT ABOVE
22. ELECTRICAL PANEL. REFER TO MEP	22. IMPACT RESISTANT BERMUDA BRONZE ALUM. FRAME S.D. SYSTEM WITH M-DADE NOA. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)	32. POOL EQUIPMENT (BY OTHERS UNDER SEPARATE PERMIT)	42. FINISH FLOOR MATERIAL TO BE 5/8\"/>
23. 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)	23. 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)	33. CUSTOM BUILT-IN CABINETS. REFER TO OTHERS	43. FINISH FLOOR MATERIAL TO BE 3/4\"/>
24. 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)	24. 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)	34. WALL HUNG CUSTOM BATHROOM VANITY. BY OTHERS	44. GAS COOK TOP WITH EXHAUST SYSTEM ABOVE
25. 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)	25. 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)	35. BACKLIT FLOATING MIRROR	45. GAS BBQ GRILL
26. 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)	26. 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)	36. RAIN SHOWER HEAD	46. GAS WATER HEATER. REFER TO MEP DWG'S.
27. GARAGE GLASS OVERHEAD DOOR SYSTEM WITH M-DADE NOA. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)	27. GARAGE GLASS OVERHEAD DOOR SYSTEM WITH M-DADE NOA. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)	37. 5\"/>	47. GAS CLOTHES DRYER
28. 5\"/>	28. 5\"/>	38. A/C EQUIPMENT (SEE MEP DWG'S)	48. ELECTRIC CAR CHARGING STATION LOCATION. REFER TO MEP DWG'S
29. 5\"/>	29. 5\"/>	39. SHOWER HENGE. REFER TO DETAIL 4 & 6/A-500	49. (LEVEL 5 FINISH) 1\"/>
30. 5\"/>	30. 5\"/>	40. CLEAR FRAMELESS CAT. 2 SAFETY GLASS SHOWER/WC ENCLOSURE	50. (LEVEL 5 FINISH) 1\"/>
31. 5\"/>	31. 5\"/>	41. INFINITY DRAIN 5-TIF 65 SERIES LINEAR DRAIN (SHOWERS INTERIOR)	51. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)
32. 5\"/>	32. 5\"/>	42. TID-15-3\"/>	52. SMOOTH 3/4\"/>
33. 5\"/>	33. 5\"/>	43. LINEAR DRAIN (POOL DECK). REFER TO CIVIL FOR DRAIN SPECIFICATIONS	53. WALL TILE FINISH TO BE SELECTED BY OWNER/ID
34. 5\"/>	34. 5\"/>	44. NOT USED	54. RENF. CONC. BEAM (SEE STRUCTURAL DWG'S)
35. 5\"/>	35. 5\"/>	45. EXPOSED CONCRETE STRUCTURE WITH POLISHED FINISH. REFER TO STRUCT. DWG'S	55. CONC. ROOF DECK SLAB. (REFER TO STRUCTURAL DWG'S)
36. 5\"/>	36. 5\"/>	46. S.S./PVE WD. HAND RAIL SYSTEM TO COMPLY WITH FBCR 3117.8/PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)	56. CONC. FLOOR DECK SLAB. (REFER TO STRUCTURAL DWG'S)
37. 5\"/>	37. 5\"/>	47. S.S. HANG RAIL SYSTEM TO COMPLY WITH FBCR 3117.8/PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)	57. FOUNDATION SYSTEM. REFER TO STRUCTURAL DWG'S
38. 5\"/>	38. 5\"/>	48. 42\"/>	58. PROVIDE MIN. 6 MIL. VISQUEEN VAPOR BARRIER UNDER SLAB. (REFER TO STRUCTURAL DWG'S)
39. 5\"/>	39. 5\"/>	49. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)	59. BACK FILL UNDER STRUCTURAL CONC. SLAB
40. 5\"/>	40. 5\"/>	50. PROVIDE WATERPROOFING AS PER WATERPROOFING NOTES ON SHEET A-103	60. REFRIGERATED CUST. BUILT WINE CELLAR. SELECTION BY ID
41. 5\"/>	41. 5\"/>	51. PROVIDE WATERPROOFING ON BALCONIES AND ELEVATED WALKWAYS SURFACES AS PER WATERPROOFING NOTES ON SHEET A-103 PER FBCR 107.2.5 AND 1405.4	61. 8\"/>
42. 5\"/>	42. 5\"/>	52. PROVIDE HYDROBOND WATERPROOFING BY LATICRETE ON WALK-IN SHOWER FLOORS & WHERE STAND ALONE TUB IS USED AS PER MANUFACTURER RECOMMENDATION. TURN UP WATERPROOFING 12\"/>	62. OPEN CELL PAPER DRIVEWAY ON WELL COMPACTED SAND
43. 5\"/>	43. 5\"/>	53. FINISH FLOOR MATERIAL TO BE 3/8\"/>	63. EDGE OF STRUCTURE ABOVE
44. 5\"/>	44. 5\"/>	54. STUCCO REVEAL 3/4\"/>	
45. 5\"/>	45. 5\"/>	55. I/CNENE PROSEAL SPRAY INSULATION TO UNDERSIDE OF SLAB TO ACHIEVE R-VALUE AS PER ENERGY CALCS.REFER TO MECHANICAL DWG'S	

GENERAL NOTES			
ELEVATION CERTIFICATE NOTE: 1. GENERAL CONTRACTOR SHALL SUBMIT AN UNDER CONSTRUCTION ELEVATION CERTIFICATE UPON COMPLETION 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 TO CO OR	WALL SUPPORT: PARTITIONS SUCH AS BUT NOT LIMITED TO, BEHIND WALL HUNG PLUMBING FIXTURES, WALL CABINETS, ETC. PROVIDE MIN. 20 GA. WD. STUDS @ 16\"/>	GARAGE DOOR & OPENER NOTE: AUTOMATIC GARAGE DOOR OPENERS UNDER SEPARATE PERMIT SHALL BE LISTED IN ACCORDANCE W/UL 325 AS PER FBCR 309.4	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\"/>	SHOWER DOOR NOTE: ALL SHOWER DOORS SHALL HAVE A MIN. WIDTH OF 22\"/>	SLAB/BEAM PENETRATION NOTE: ALL SLABS AND BEAMS PENETRATIONS ARE TO BE SLEEVED PER STRUCTURAL DRAWINGS	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 723	VAPOR RETARDER NOTE: ALL CONCRETE SLABS ON GRADE ARE TO HAVE A MIN. 6 MIL. POLYETHYLENE OR APPROVED VAPOR RETARDER. SEE STRUCTURAL	STUCCO PROTECTION ADMIXTURE: APPLY AS PER MANUFACTURER RECOMMENDATIONS KRYSTOL MORTAR ADMIXTURE (KMA) MANUFACTURED BY KRYTOL TO STUCCO FINISH. CONTACT MIKE BARRON 1-813-376-6481 OR 1-800-267-8260. WWW.KRYTOL.COM
FLOOD NOTE: ALL CONSTRUCTION MATERIAL BELOW DESIGN FLOOD ELEVATION (D.F.E.) (11.00' NGVD) MUST BE FLOOD RESISTANT	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 TO 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 SPECS, PRIOR TO INSTALLATION AND/ OR ROUGH INS.	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 723
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 HYDROCHLOROFLOUROCARBONS (HCFC). C. INTERIOR FINISHES THAT EMT 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 GG01.01 STANDARD FOR BUILDING MATERIALS AND FINISHES, OR GREEN SEAL/UL STANDARDS. D. PERMEABLE DRIVEWAYS CONSISTING OF POROUS CONCRETE, OPEN CELL PAVEMENT (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			

HOR 01 - HP1 TRACTION HOISTWAY ELEVATION (TYP.) LUXURY LIFT TRACTION (LLT)



FAO

ARCHITECTURE

401 GULL ROAD
SUITE 5
MIAMI BEACH, FLORIDA 33139
P 776.443.5330

PROJECT NO.
2305

CLIENT
RONALDO FL2, LLC
1200 BISCAYNE BLVD.
MIAMI, FLORIDA 33181

REVISIONS
1

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

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

ALL LANDSCAPE DATA, INC.
LANDSCAPE ARCHITECT
4450 NW 87TH COURT
DORAL, FLORIDA 33178

NEW LEAF ENVIRONMENTAL, LLC
SA CERTIFIED ARBORIST
57 SILVER SPRINGS DRIVE
KEY LARGO, FLORIDA 33057

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

CASA ROBLES 131

6545 SW 131 STREET PINECREST, FLORIDA 33196

PROJECT DESCRIPTION
SINGLE FAMILY RESIDENCE

SCALE
1/8\"/>

DATE
JUNE 4, 2024

FLOOR PLANS

SEAL
FELIPE ALVARADO AR 91841

CONSTRUCTION DOCUMENTS

A-102