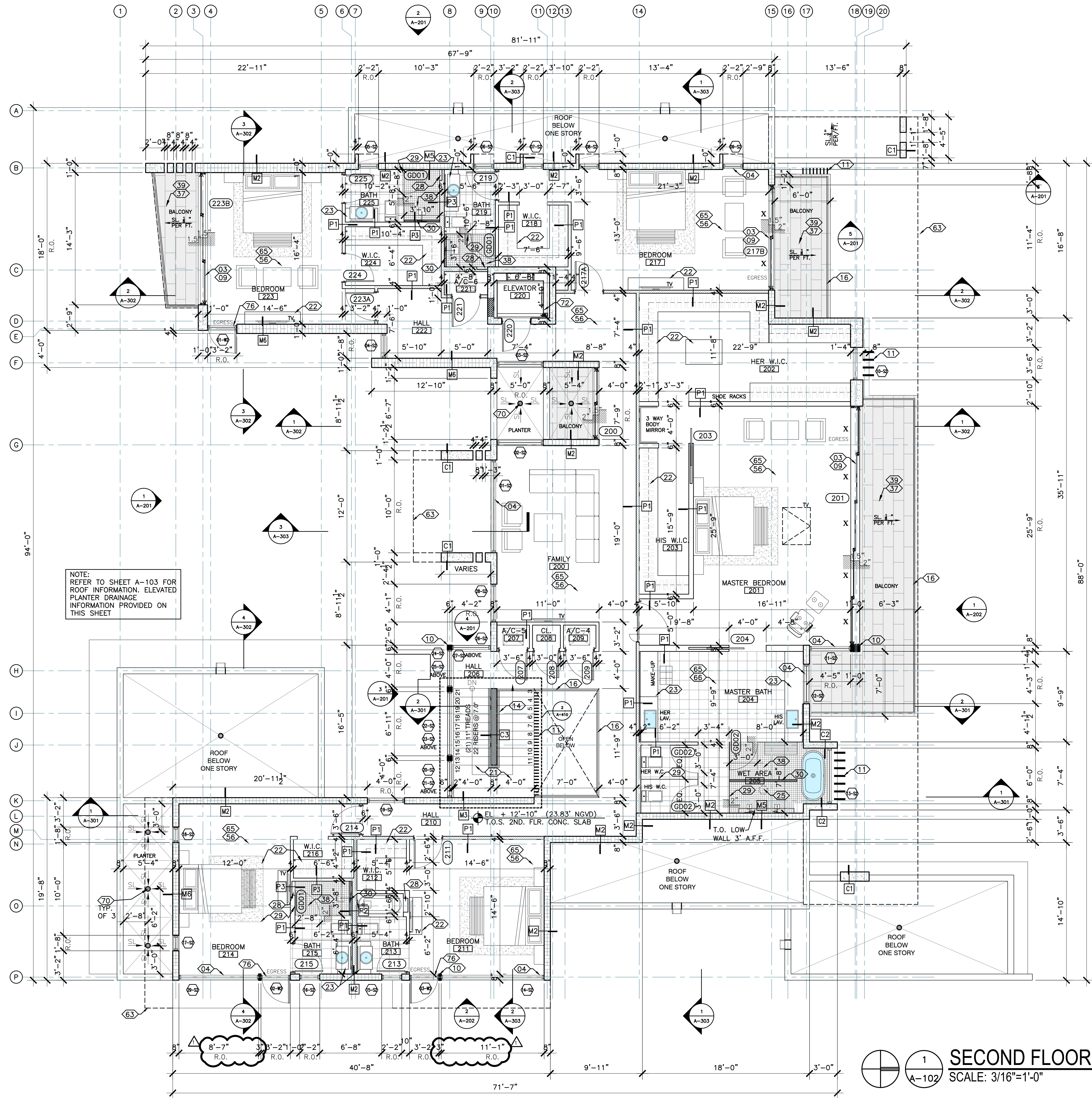




NOTE:
REFER TO SHEET A-103 FOR
ROOF INFORMATION. ELEVATED
PLANTER DRAINAGE
INFORMATION PROVIDED ON
THIS SHEET

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

CALL-OUT LEGEND	
1. 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)
2. 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)	22. CUSTOM BUILT-IN CABINETS. REFER TO OTHERS
3. 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. WALL HUNG CUSTOM BATHROOM VANITY. BY OTHERS
4. IMPACT RESISTANT BERMUDA BRONZE ALUM. FRAME WINDOW SYSTEM WITH M-DADE NOA. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)	24. BACKLIT FLOATING MIRROR
5. IMPACT RESISTANT BERMUDA BRONZE ALUM. FRAME WINDOW SYSTEM WITH M-DADE NOA. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)	25. RAIN SHOWER HEAD
6. GARAGE GLASS OVERHEAD DOOR SYSTEM WITH M-DADE NOA. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)	26. SHOWER BAR, HAD AND CONTROLS SYSTEM
7. 5'-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)	27. A/C EQUIPMENT (SEE MEP DWG'S)
8. MAIN ENTRY PIVOT DOOR SYSTEM WITH M-DADE NOA. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)	28. SHOWER NICE. REFER TO DETAIL 4 & 6/A-500
9. 5'-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)	29. CLEAR FRAMELESS CAT. 2 SAFETY GLASS SHOWER/WC ENCLOSURE
10. 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.)	30. INFINITY DRAIN 5-TIF 65 SERIES LINEAR DRAIN (SHOWERS INTERIOR)
11. STEEL COL./BEAM (REFER TO STRUCTURAL) PROVIDE BREAK METAL TO MATCH STOREFRONT/2ND SYSTEM FINISH. JOINTS AT BREAK METAL SHALL OCCUR AT CENTER OF WINDOW MULLIONS (TYP.)	31. PROVIDE FRAMELESS CAT. 2 SAFETY GLASS SHOWER/WC ENCLOSURE
12. VERTICAL/HORIZONTAL ALUM. LOUVERS, WITH FAUX WOOD PAINT FINISH TO MATCH COMPOSITE W/ PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)	32. INFINITY DRAIN 5-TIF 65 SERIES LINEAR DRAIN (SHOWERS INTERIOR)
13. STAINLESS STEEL DOORS	33. LINEAR DRAIN (POOL DECK). REFER TO CIVIL FOR DRAIN SPECIFICATIONS
14. EXPOSED CONCRETE STRUCTURE WITH POLISHED FINISH. REFER TO STRUCT. DWG'S	34. NOT USED
15. S.S./P.W. W.D. HAND RAIL SYSTEM TO COMPLY WITH FBCR 311.7.8/PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)	35. S.S. EMERGENCY OVERFLOW SCUPPER. REFER TO PLUMBING DWG'S FOR SIZE AND CALCULATIONS
16. 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)	36. S.S. SCUPPER. REFER TO PLUMBING DWG'S FOR SIZE AND CALCULATIONS
17. 42" A.F.F. CLEAR FRAMELESS IMPACT RESISTANT GLASS GUARD RAIL. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)	37. PROVIDE WATERPROOFING AS PER WATERPROOFING NOTES ON SHEET A-103
18. 42" A.F.F. CLEAR FRAMELESS IMPACT RESISTANT GLASS GUARD RAIL. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)	38. PROVIDE WATERPROOFING ON BALCONIES AND ELEVATED WALKWAYS SURFACES AS PER WATERPROOFING NOTES ON SHEET A-103 PER FBCR 107.2.5 AND 1405.4
19. WOOD COMPOSITE CLADDING MODEL A8017 TEAK BY ARCHITECTURAL WOOD SIDINGS. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURER'S RECOMMENDATIONS. TURN UP WATERPROOFING 12" ON WALLS. PRODUCT EXCEEDS ANSI A118.10 AND A118.12 REFER TO SHEET A-103 FOR WATERPROOFING NOTES ON SHEET A-103	39. PROVIDE HYDROBOND WATERPROOFING BY LATICRETE ON WALK-IN SHOWER FLOORS & WHERE STAND ALONE TUB IS USED AS PER MANUFACTURER'S RECOMMENDATIONS. TURN UP WATERPROOFING 12" ON WALLS. PRODUCT EXCEEDS ANSI A118.10 AND A118.12 REFER TO SHEET A-103 FOR WATERPROOFING NOTES ON SHEET A-103
20. A/C EQUIPMENT ALUM. LOUVERED SCREEN/ENCLOSURE GATES TO MATCH COLOR OF WINDOW FRAME	40. FINISH FLOOR MATERIAL TO BE 3/8" PORCELAIN TILE (TYPICAL ALL THROUGHOUT FIRST FLOOR) (SECOND FLOOR BATHS EXCEPT MASTER BATH & BALCONIES). SELECTION BY OWNER OR ID
21. CNU EQUIPMENT SCREEN WALL / WING WALL WITH SMOOTH 3/4" NON DIRECTIONAL STUCCO WITH PAINT FINISH (ALL SIDES)	41. STUCCO REVEAL 3/4" X 1/2". TYP. SEE DETAIL 1/A-501
22. LOCATION OF ADDRESS NUMBER AS PER FBCR SEC. 319 - STYLE AND FINISH OF NUMBER TO BE SELECTED BY OWNER/ARCHITECT	42. I/CNENE PROSEAL SPRAY INSULATION TO UNDERSIDE OF SLAB TO ACHIEVE R-VALUE AS PER ENERGY CALCS.REFER TO MECHANICAL DWG'S
23. FLOATING POLISHED CONC. TREAD STAIR SYSTEM TO COMPLY WITH FBCR PROVIDED FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)	43. POOL DECK FINISH FLOOR MATERIAL TO BE SELECTED BY OWNER OR ID
24. CUSTOM BUILT-IN CABINETS. REFER TO OTHERS	44. POOL EQUIPMENT (BY OTHERS UNDER SEPARATE PERMIT)
25. WALL HUNG CUSTOM BATHROOM VANITY. BY OTHERS	45. CONC. SLAB WITH BROOM FINISH
26. BACKLIT FLOATING MIRROR	46. GAS COOK TOP WITH EXHAUST SYSTEM ABOVE
27. RAIN SHOWER HEAD	47. GAS WATER HEATER. REFER TO MEP DWG'S.
28. SHOWER BAR, HAD AND CONTROLS SYSTEM	48. GAS CLOTHES DRYER.
29. A/C EQUIPMENT (SEE MEP DWG'S)	49. ELECTRIC CAR CHARGING STATION LOCATION. REFER TO MEP DWG'S
30. SHOWER NICE. REFER TO DETAIL 4 & 6/A-500	50. (LEVEL 5 FINISH) 8" M.R. CNU PAINTED ON 3/4" GALV. METAL FURRING OR MTL. STUD WALL. (SEE WALL TYPE DETAILS)
31. CLEAR FRAMELESS CAT. 2 SAFETY GLASS SHOWER/WC ENCLOSURE	51. (LEVEL 5 FINISH) 8" M.R. CNU CEILING PAINT ON USC 1/2" SUSPENDED GRID SYSTEM OR APPROVED EQUAL (SEE WALL TYPE DETAILS)
32. INFINITY DRAIN 5-TIF 65 SERIES LINEAR DRAIN (SHOWERS INTERIOR)	52. SMOOTH 3/4" A" NON DIRECTIONAL STUCCO WITH WHITE PAINT FINISH. G.C. PROVIDE 4" X 4" FIELD SAMPLE FOR REFERENCE
33. LINEAR DRAIN (POOL DECK). REFER TO CIVIL FOR DRAIN SPECIFICATIONS	53. WALL TILE FINISH TO BE SELECTED BY OWNER/ID
34. NOT USED	54. RENF. CONC. BEAM (SEE STRUCTURAL DWG'S)
35. S.S. EMERGENCY OVERFLOW SCUPPER. REFER TO PLUMBING DWG'S FOR SIZE AND CALCULATIONS	55. CONC. ROOF DECK SLAB. (REFER TO STRUCTURAL DWG'S)
36. S.S. SCUPPER. REFER TO PLUMBING DWG'S FOR SIZE AND CALCULATIONS	56. CONC. FLOOR DECK SLAB. (REFER TO STRUCTURAL DWG'S)
37. PROVIDE WATERPROOFING AS PER WATERPROOFING NOTES ON SHEET A-103	57. FOUNDATION SYSTEM. REFER TO STRUCTURAL DWG'S
38. PROVIDE WATERPROOFING ON BALCONIES AND ELEVATED WALKWAYS SURFACES AS PER WATERPROOFING NOTES ON SHEET A-103 PER FBCR 107.2.5 AND 1405.4	58. PROVIDE MIN. 6 MIL. VISQUEEN VAPOR BARRIER UNDER SLAB. (REFER TO STRUCTURAL DWG'S)
39. PROVIDE HYDROBOND WATERPROOFING BY LATICRETE ON WALK-IN SHOWER FLOORS & WHERE STAND ALONE TUB IS USED AS PER MANUFACTURER'S RECOMMENDATIONS. TURN UP WATERPROOFING 12" ON WALLS. PRODUCT EXCEEDS ANSI A118.10 AND A118.12 REFER TO SHEET A-103 FOR WATERPROOFING NOTES ON SHEET A-103	59. BACK FILL UNDER STRUCTURAL CONC. SLAB
40. FINISH FLOOR MATERIAL TO BE 3/8" PORCELAIN TILE (TYPICAL ALL THROUGHOUT FIRST FLOOR) (SECOND FLOOR BATHS EXCEPT MASTER BATH & BALCONIES). SELECTION BY OWNER OR ID	60. REFRIGERATED CUST. BUILT WINE CELLAR. SELECTION BY ID
41. STUCCO REVEAL 3/4" X 1/2". TYP. SEE DETAIL 1/A-501	61. 8" CONCRETE MASONRY UNIT WALL. (SEE WALL TYPE DETAILS)
42. I/CNENE PROSEAL SPRAY INSULATION TO UNDERSIDE OF SLAB TO ACHIEVE R-VALUE AS PER ENERGY CALCS.REFER TO MECHANICAL DWG'S	62. OPEN CELL PAPER DRIVEWAY ON WELL COMPACTED SAND
	63. EDGE OF STRUCTURE ABOVE
	64. LINE OF SOFFIT ABOVE
	65. FINISH FLOOR MATERIAL TO BE 3/8" ENGINEER WOOD. INSTALLATION AS PER MANUFACTURER'S 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. 2" H6"W DRAIN SPOUT AT BOTT. OF WALL. DRAIN PIPE TO EXTEND 2" BEYOND WALL PLANE
	69. EXTERIOR MTL. FRAME SOFFIT. REFER TO STRUCTURAL DRAWINGS. SOFFIT TO BE CLADDED WITH COMPOSITE WOOD SYSTEM AS PER NOTE 17 OF THIS LEGEND
	70. PLANTER DRAIN. REFER TO LANDSCAPE DRAWINGS FOR DRAIN DETAIL
	71. MR. STEAM MODEL MS SUPER 3E, MAX 13" BUTLER, AND MS AROMA STEAM BATH SYSTEM. GENERATOR SIZED FOR CERAMIC FINISH. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS AND CLEARANCES. PROVIDE FRONT ACCESS PANEL
	72. TRACTION LIFT SYSTEM BY RESIDENTIAL ELEVATORS MODEL LLT-950 HP-3 OR SIMILAR. ELEVATOR BATHROOM FIXTURES SHALL BE INSTALLED PER FIGURE FBCR 307.1.1. SEE DETAIL 15/A-501
	73. GARAGE FLOOR VENTILATOR FBCR 802.2.2. BOTT. OF EACH OPENING MUST BE 12" OR LESS ABOVE ADJ. GROUND LEVEL. REFER TO CALCULATIONS ON SHEET A-101. SMART VENT MODEL #1540-510 S.S. 16" X 8". SEE CALCS.
	74. 16" X 24" ELEVATOR ACCESS PANEL. BOTTOM OF PANEL MIN. 8" A.F.F. COORDINATE WITH ELEVATOR MANUF.
	75. VARNISHED "NIGAL" COMPOSITE WOOD DECKING. INSTALL AS PER MANUF. RECOMMENDATIONS. CONTACT BRIGHT AUSE 303-588-8123
	76. IMPACT RESISTANT BERMUDA BRONZE ALUM. CASEMENT WINDOW SYSTEM WITH M-DADE NOA. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW (BY OTHERS UNDER SEPARATE PERMIT)
	77. ZURIN CAST IRON BODY PRIMARY ROOF DRAIN. SEE PLUMBING DRAWINGS FOR SIZE AND CALCULATIONS (OR EQUAL)
	78. BENCHMARK CLEAR PINE CLADDING 1/6 CAR36 STIPES SMOOTH BY THERMORY (OR EQUAL)
	79. REFLECTING POND SYSTEM (BY OTHERS UNDER SEPARATE PERMIT).

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. MTL STUDS @ 16" O.C. MAX. IN ADDITION, PROVIDE 1" PLYWD. BACKING OR HORIZONTAL MEMBER FASTENED TO NOT 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	TYP. GUARD/HAND RAIL NOTES: 1. GUARDRAILS AND HANDRAILS SHALL COMPLY WITH FBCR 311.7.8 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 FBCR SECTION 2407. (FBCR 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 (FBCR 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	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 307.1.1. 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.	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 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 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 GG05.001 STANDARD FOR BUILDING MATERIALS AND FINISHES, OR GREEN SEAL/UL STANDARDS. D. PERMEABLE DRIVEWAYS CONSISTING OF POROUS CONCRETE, OPEN CELL 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 S&B. 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

401 COLLINS ROAD
SUITE 5
MIAMI BEACH, FLORIDA 33139
P 776.443.5830

PROJECT NO. 2305

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

REVISIONS
VILLAGE OF PINECREST/WAS/VA
DERM COMMENTS 07/25/2024

DESIGNING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI BEACH, FLORIDA 33168

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

ALL LANDSCAPE DATA, INC.
LANDSCAPE ARCHITECT
4505 NW 97TH COURT
CORAL, 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"=1'-0"

DATE
JUNE 4, 2024

FLOOR PLANS

SEAL
FELIPE ALVARADO AR 91841

CONSTRUCTION DOCUMENTS

A-102