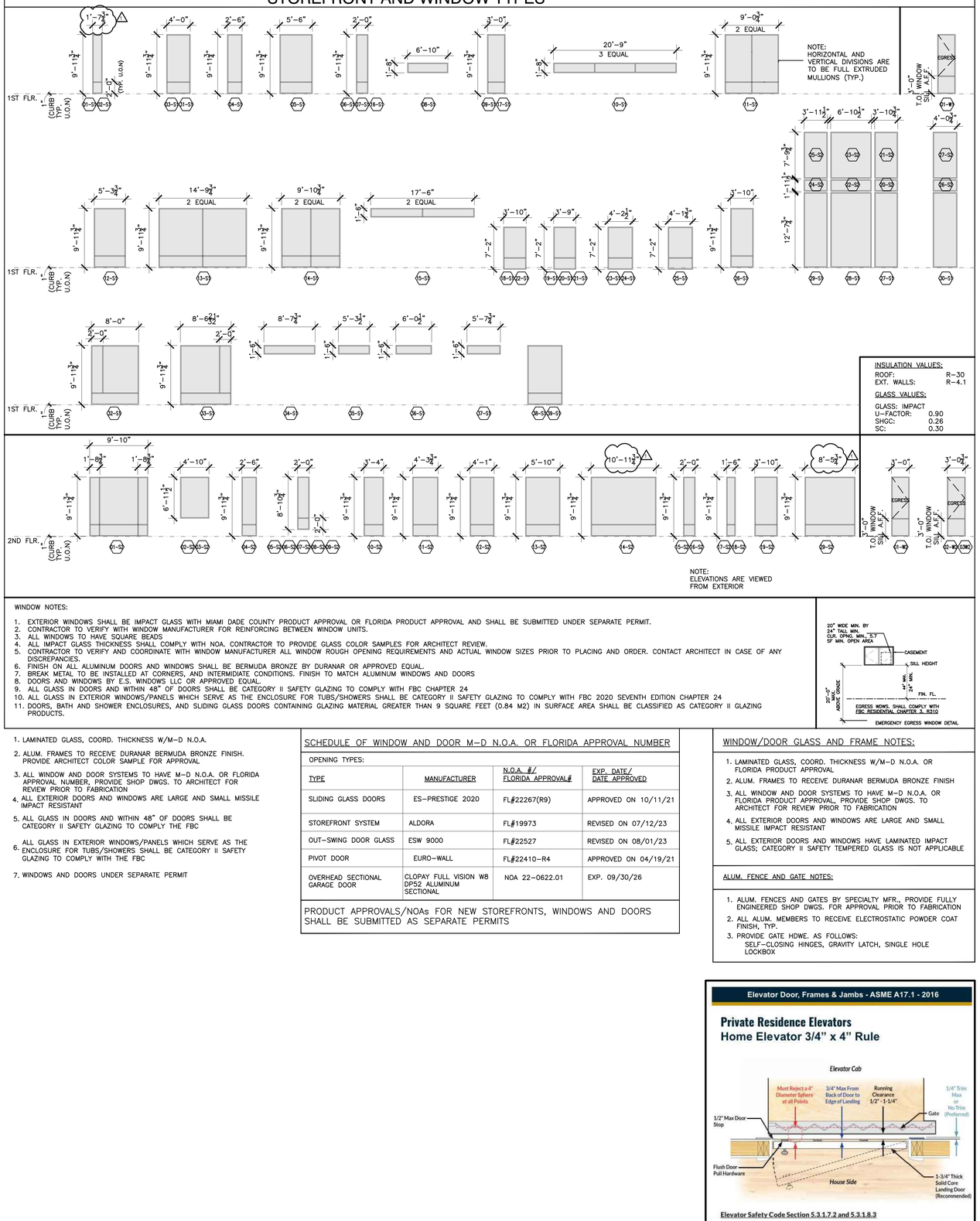
STOREFRONT AND WINDOW TYPES



INSULATION VALUES:
ROOF: R–30
EXT. WALLS: R–4.1

GLASS VALUES:
GLASS: IMPACT
U–FACTOR: 0.90
SHGC: 0.26
SC: 0.30

WINDOW NOTES:

1. EXTERIOR WINDOWS SHALL BE IMPACT GLASS WITH MIAMI DADE COUNTY PRODUCT APPROVAL OR FLORIDA PRODUCT APPROVAL AND SHALL BE SUBMITTED UNDER SEPARATE PERMIT.
2. CONTRACTOR TO VERIFY WITH WINDOW MANUFACTURER FOR REINFORCING BETWEEN WINDOW UNITS.
3. ALL WINDOWS TO HAVE SQUARE BEADS
4. ALL IMPACT GLASS THICKNESS SHALL COMPLY WITH NOA. CONTRACTOR TO PROVIDE GLASS COLOR SAMPLES FOR ARCHITECT REVIEW.
5. CONTRACTOR TO VERIFY AND COORDINATE WITH WINDOW MANUFACTURER ALL WINDOW ROUGH OPENING REQUIREMENTS AND ACTUAL WINDOW SIZES PRIOR TO PLACING AND ORDER. CONTACT ARCHITECT IN CASE OF ANY DISCREPANCIES.
6. FINISH ON ALL ALUMINUM DOORS AND WINDOWS SHALL BE BERMUDA BRONZE BY DURANAR OR APPROVED EQUAL.
7. BREAK METAL TO BE INSTALLED AT CORNERS, AND INTERMIDIATE CONDITIONS. FINISH TO MATCH ALUMINUM WINDOWS AND DOORS
8. DOORS AND WINDOWS BY E.S. WINDOWS LLC OR APPROVED EQUAL.
9. ALL GLASS IN DOORS AND WITHIN 48" OF DOORS SHALL BE CATEGORY II SAFETY GLAZING TO COMPLY WITH FBC CHAPTER 24
10. ALL GLASS IN EXTERIOR WINDOWS/PANELS WHICH SERVE AS THE ENCLOSURE FOR TUBS/SHOWERS SHALL BE CATEGORY II SAFETY GLAZING TO COMPLY WITH FBC 2020 SEVENTH EDITION CHAPTER 24
11. DOORS, BATH AND SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 SQUARE FEET (0.84 M2) IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II GLAZING PRODUCTS.

1. LAMINATED GLASS, COORD. THICKNESS W/M–D N.O.A.
2. ALUM. FRAMES TO RECEIVE DURANAR BERMUDA BRONZE FINISH. PROVIDE ARCHITECT COLOR SAMPLE FOR APPROVAL
3. ALL WINDOW AND DOOR SYSTEMS TO HAVE M–D N.O.A. OR FLORIDA APPROVAL NUMBER, PROVIDE SHOP DWGS. TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION
4. ALL EXTERIOR DOORS AND WINDOWS ARE LARGE AND SMALL MISSILE IMPACT RESISTANT
5. ALL GLASS IN DOORS AND WITHIN 48" OF DOORS SHALL BE CATEGORY II SAFETY GLAZING TO COMPLY THE FBC
6. ALL GLASS IN EXTERIOR WINDOWS/PANELS WHICH SERVE AS THE ENCLOSURE FOR TUBS/SHOWERS SHALL BE CATEGORY II SAFETY GLAZING TO COMPLY WITH THE FBC
7. WINDOWS AND DOORS UNDER SEPARATE PERMIT

SCHEDULE OF WINDOW AND DOOR M–D N.O.A. OR FLORIDA APPROVAL NUMBER

OPENING TYPES:

TYPE	MANUFACTURER	N.O.A. #/ FLORIDA APPROVAL#	EXP. DATE/ DATE APPROVED
SLIDING GLASS DOORS	ES–PRESTIGE 2020	FL#22267(R9)	APPROVED ON 10/11/21
STOREFRONT SYSTEM	ALDORA	FL#19973	REVISED ON 07/12/23
OUT–SWING DOOR GLASS	ESW 9000	FL#22527	REVISED ON 08/01/23
PIVOT DOOR	EURO–WALL	FL#22410–R4	APPROVED ON 04/19/21
OVERHEAD SECTIONAL GARAGE DOOR	CLOPAY FULL VISION W8 DP52 ALUMINUM SECTIONAL	NOA 22–0622.01	EXP. 09/30/26

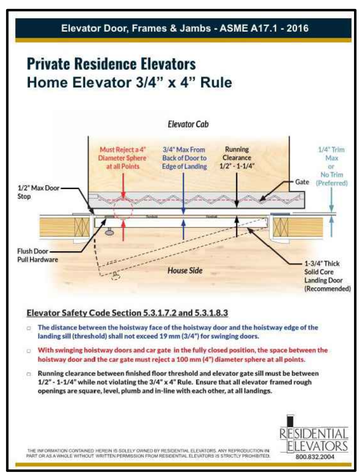
PRODUCT APPROVALS/NOAs FOR NEW STOREFRONTS, WINDOWS AND DOORS SHALL BE SUBMITTED AS SEPARATE PERMITS

WINDOW/DOOR GLASS AND FRAME NOTES:

1. LAMINATED GLASS, COORD. THICKNESS W/M–D N.O.A. OR FLORIDA PRODUCT APPROVAL
2. ALUM. FRAMES TO RECEIVE DURANAR BERMUDA BRONZE FINISH
3. ALL WINDOW AND DOOR SYSTEMS TO HAVE M–D N.O.A. OR FLORIDA PRODUCT APPROVAL, PROVIDE SHOP DWGS. TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION
4. ALL EXTERIOR DOORS AND WINDOWS ARE LARGE AND SMALL MISSILE IMPACT RESISTANT
5. ALL EXTERIOR DOORS AND WINDOWS HAVE LAMINATED IMPACT GLASS; CATEGORY II SAFETY TEMPERED GLASS IS NOT APPLICABLE

ALUM. FENCE AND GATE NOTES:

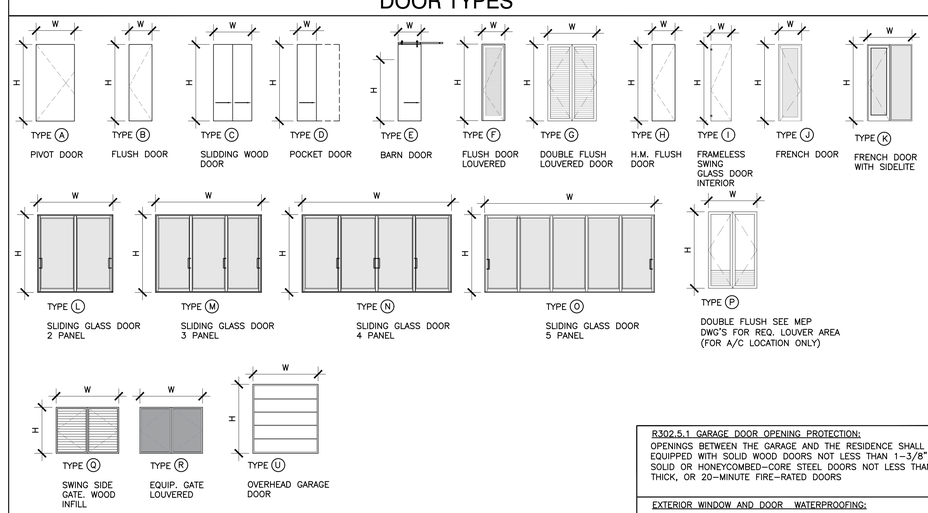
1. ALUM. FENCES AND GATES BY SPECIALTY MFR., PROVIDE FULLY ENGINEERED SHOP DWGS. FOR APPROVAL PRIOR TO FABRICATION
2. ALL ALUM. MEMBERS TO RECEIVE ELECTROSTATIC POWDER COAT FINISH, TYP.
3. PROVIDE GATE HDWE. AS FOLLOWS:
   SELF–CLOSING HINGES, GRAVITY LATCH, SINGLE HOLE LOCKBOX



DOOR SCHEDULE

DOOR NO.	ROOM NAME	TYPE	DOOR MAT'L.	DOOR FIN.	DOOR SIZE WT.	DOOR SIZE HT.	DOOR SIZE THK.	FRAME MAT'L.	FRAME FIN.	REMARKS
100	FOYER	A	SC/WD	STAIN	6'–0"	10'–0"	1 3/4"	WOOD	STAIN	PIVOT DOOR
101	LIVING ROOM	N	GL./ALUM.	SEE NOTE	24'–1"	10'–0"	–	ALUM.	SEE NOTE	4 PANEL – GC TO COORDINATE KEY DEPRESSION W/MANUF.
102A	ENTERTAINMENT	D	SC/WD	PAINT	6'–0"	10'–0"	1 3/4"	WOOD	PAINT	
102B	ENTERTAINMENT	M	GL./ALUM.	SEE NOTE	15'–2"	10'–0"	–	ALUM.	SEE NOTE	3 PANEL – GC TO COORDINATE KEY DEPRESSION W/MANUF.
103	A/C CL.	F	SC/WD	PAINT	3'–0"	10'–0"	1 3/4"	WOOD	PAINT	LOUVER DOOR. SEE MECH DWG'S FOR MIN AREA TO BE PROV.
104	A/V CL.	B	SC/WD	PAINT	3'–0"	10'–0"	1 3/4"	WOOD	PAINT	
106A	MAIDS	B	SC/WD	PAINT	3'–0"	10'–0"	1 3/4"	WOOD	PAINT	
106B	MAIDS	J	GL./ALUM.	SEE NOTE	3'–0"	10'–0"	–	ALUM.	SEE NOTE	GC TO COORDINATE KEY DEPRESSION W/MANUF.
107	BATH	B	SC/WD	PAINT	3'–0"	10'–0"	1 3/4"	WOOD	PAINT	
109A	GARAGE	B	SC/WD	PAINT	3'–0"	10'–0"	1 3/4"	WOOD	PAINT	SEE GARAGE DOOR OPENING PROTECTION NOTE BELOW
109B	GARAGE	U	GL./ALUM.	PAINT	9'–0"	9'–0"	–	ALUM.	PAINT	
109C	GARAGE	U	GL./ALUM.	PAINT	9'–0"	9'–0"	–	ALUM.	PAINT	
109D	GARAGE	U	GL./ALUM.	PAINT	9'–0"	9'–0"	–	ALUM.	PAINT	
110	GYM	J	GL./ALUM.	SEE NOTE	3'–0"	10'–0"	–	ALUM.	SEE NOTE	GC TO COORDINATE KEY DEPRESSION W/MANUF.
111	DINNING	M	GL./ALUM.	SEE NOTE	15'–2"	10'–0"	–	ALUM.	SEE NOTE	3 PANEL – GC TO COORDINATE KEY DEPRESSION W/MANUF.
112	DINNING	M	GL./ALUM.	SEE NOTE	15'–2"	10'–0"	–	ALUM.	SEE NOTE	3 PANEL – GC TO COORDINATE KEY DEPRESSION W/MANUF.
113	PANTRY	–	–	–	–	–	–	–	–	CUSTOM PANEL DOOR TO BE PROVIDED BY KITCHEN CONSULTANT
114	POWDER	B	SC/WD	PAINT	3'–0"	10'–0"	1 3/4"	WOOD	PAINT	
115/220	ELEVATOR	B	SC/WD	PAINT	3'–0"	8'–0"	CUSTOM	WOOD	PAINT	ELEVATOR DOORS NOTE: CUSTOM DOOR AND HARDWARE TO COMPLY WITH R321.4 CLEARANCE REQUIREMENTS BETWEEN ELEVATOR DOORS FOR INSIDE A PRIVATE RESIDENCE
116	LINEN CL.	B	SC/WD	PAINT	3'–0"	10'–0"	1 3/4"	WOOD	PAINT	
117	A/C CL.	P	SC/WD	PAINT	2(3'–6")	10'–0"	1 3/4"	WOOD	PAINT	LOUVER DOOR. SEE MECH DWG'S FOR MIN AREA TO BE PROV.
119	LAUNDRY	B	SC/WD	PAINT	3'–0"	10'–0"	1 3/4"	WOOD	PAINT	
121	JR. SUITE	B	SC/WD	PAINT	3'–0"	10'–0"	1 3/4"	WOOD	PAINT	
122	W.I.C.	B	SC/WD	PAINT	3'–0"	10'–0"	1 3/4"	WOOD	PAINT	
123	BATH	B	SC/WD	PAINT	3'–0"	10'–0"	1 3/4"	WOOD	PAINT	
124	GUEST ROOM	N	GL./ALUM.	SEE NOTE	24'–0"	10'–0"	–	ALUM.	SEE NOTE	4 PANEL – GC TO COORDINATE KEY DEPRESSION W/MANUF.
126	BATH	B	SC/WD	PAINT	3'–0"	10'–0"	1 3/4"	WOOD	PAINT	
200	FAMILY	L	GL./ALUM.	SEE NOTE	7'–7"	10'–0"	–	ALUM.	SEE NOTE	2 PANEL – GC TO COORDINATE KEY DEPRESSION W/MANUF.
201	MASTER BEDROOM	O	GL./ALUM.	SEE NOTE	25'–8"	10'–0"	–	ALUM.	SEE NOTE	5 PANEL – GC TO COORDINATE KEY DEPRESSION W/MANUF.
203	HIS W.I.C.	D	SC/WD	PAINT	4'–0"	10'–0"	1 3/4"	WOOD	PAINT	
204	MASTER BATH	D	SC/WD	PAINT	4'–0"	10'–0"	1 3/4"	WOOD	PAINT	
207	A/C CL.	F	SC/WD	PAINT	3'–0"	10'–0"	1 3/4"	WOOD	PAINT	LOUVER DOOR. SEE MECH DWG'S FOR MIN AREA TO BE PROV.
208	CL.	B	SC/WD	PAINT	2'–8"	10'–0"	1 3/4"	WOOD	PAINT	
209	A/C CL.	F	SC/WD	PAINT	3'–0"	10'–0"	1 3/4"	WOOD	PAINT	LOUVER DOOR. SEE MECH DWG'S FOR MIN AREA TO BE PROV.
211	BEDROOM	B	SC/WD	PAINT	3'–0"	10'–0"	1 3/4"	WOOD	PAINT	
213	BATH	B	SC/WD	PAINT	3'–0"	10'–0"	1 3/4"	WOOD	PAINT	
214	BEDROOM	B	SC/WD	PAINT	3'–0"	10'–0"	1 3/4"	WOOD	PAINT	
215	BATH	B	SC/WD	PAINT	3'–0"	10'–0"	1 3/4"	WOOD	PAINT	
217A	BEDROOM	B	SC/WD	PAINT	3'–0"	10'–0"	1 3/4"	WOOD	PAINT	
217B	BEDROOM	L	GL./ALUM.	SEE NOTE	11–2"	10'–0"	–	ALUM.	SEE NOTE	2 PANEL – GC TO COORDINATE KEY DEPRESSION W/MANUF.
219	BATH	B	SC/WD	PAINT	3'–0"	10'–0"	1 3/4"	WOOD	PAINT	
221	A/C CL.	F	SC/WD	PAINT	3'–0"	10'–0"	1 3/4"	WOOD	PAINT	LOUVER DOOR. SEE MECH DWG'S FOR MIN AREA TO BE PROV.
223A	BEDROOM	B	SC/WD	PAINT	3'–0"	10'–0"	1 3/4"	WOOD	PAINT	
223B	BEDROOM	M	GL./ALUM.	SEE NOTE	15'–2"	10'–0"	–	ALUM.	SEE NOTE	3 PANEL – GC TO COORDINATE KEY DEPRESSION W/MANUF.
224	W.I.C.	B	SC/WD	PAINT	3'–0"	10'–0"	1 3/4"	WOOD	PAINT	
225	BATH	B	SC/WD	PAINT	3'–0"	10'–0"	1 3/4"	WOOD	PAINT	
GD01	GLASS DOOR	I	GL.	GL.	2'–8"	10'–0"	–	–	–	CATEGORY II SAFETY GLAZING TO COMPLY WITH 2023 8TH EDITION OF THE FBC
GD02	GLASS DOOR	I	GL.	GL.	3'–0"	10'–0"	–	–	–	CATEGORY II SAFETY GLAZING TO COMPLY WITH 2023 8TH EDITION OF THE FBC
GTE1	SIDE ENTRY GATE	Q	ALUM.	PAINT	2(3'–0")	?'–0"	1 1/2"	ALUM.	PAINT	PROVIDE SELF LOCKING SELF LATCHING SYTEM. SEE SITE PLAN NOTES
GTE2	EQUIPMENT GATE	R	ALUM.	PAINT	2(3'–0")	?'–0"	1 1/2"	ALUM.	PAINT	PROVIDE SELF LOCKING SELF LATCHING SYTEM. SEE SITE PLAN NOTES

DOOR TYPES



R302.5.1 GARAGE DOOR OPENING PROTECTION:
OPENINGS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1–3/8" THICK, SOLID OR HONEYCOMBED–CORE STEEL DOORS NOT LESS THAN 1–3/8" THICK, OR 20–MINUTE FIRE–RATED DOORS

EXTERIOR WINDOW AND DOOR WATERPROOFING:
PROVIDE VULKEM 350R MEMBRANE AT 40 MILS. MIN. AROUND PERIMETER OF OPENING AND INTO OPENING. APPLY VULKEM 350R OVER WINDOW BUCK AFTER INSTALLATION.PROVIDE PRIMARY AND BEAUTY BEAD OF SPECTREM 1 SILICONE AT SILL, JAMB, AND HEAD LOCATIONS. INSTALL AS PER TREMCO PRODUCT INSTRUCTIONS OR APPROVED EQUAL OR AS PER WINDOW MANUFACTURER SPECIFICATIONS.

*NOTE: CONTRACTOR TO FIELD VERIFY ALL OPENINGS PRIOR TO ANY FABRICATION

DOOR NOTES:

1. FOR ALL HEIGHTS AND WIDTHS SEE SCHEDULE
2. EXTERIOR DOORS SHALL MEET ALL WIND LOAD REQUIREMENTS FOR MIAMI DADE COUNTY PRODUCT APPROVAL. NOA REQUIRED OR FLORIDA PRODUCT APPROVAL.
3. DOOR HARDWARE BY OWNER & INSTALLED BY CONTRACTOR (SUBMIT SHOP DRAWINGS FOR REVIEW)
4. CONTRACTOR TO VERIFY ROUGH AND MASONRY OPENINGS FOR SLIDING GLASS DOORS AND SWING DOORS AS REQUIRED BY DOOR MANUFACTURER'S INSTALLATION REQUIREMENTS.
5. ALL GLASS TO BE IMPACT RESISTANT WITH MIAMI–DADE COUNTY N.O.A.
6. ALL EXTERIOR SLIDING GLASS DOORS AND SWING DOOR HEIGHTS ARE FROM T.O.S. GENERAL CONTRACTOR TO COORDINATE WITH MANUFACTURER FOR SLAB DEPRESSION REQUIREMENTS TO OBTAIN EXACT HEIGHTS AND WIDTHS OF PRODUCTS.

FAO ARCHITECTURE
407 LINCOLN ROAD
SUITE 9-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO: 2305

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

REVISIONS:
1 VILLAGE OF PINECREST/ WASA/ DERM COMMENTS 07/25/2024

KPS 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 ROBLES 131
6545 SW 131 STREET PINECREST, FLORIDA 33156

Felipe Alvarado

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: JUNE 4, 2024

SHEET TITLE: DOOR & WINDOW SCHEDULE

SHEET: A-601