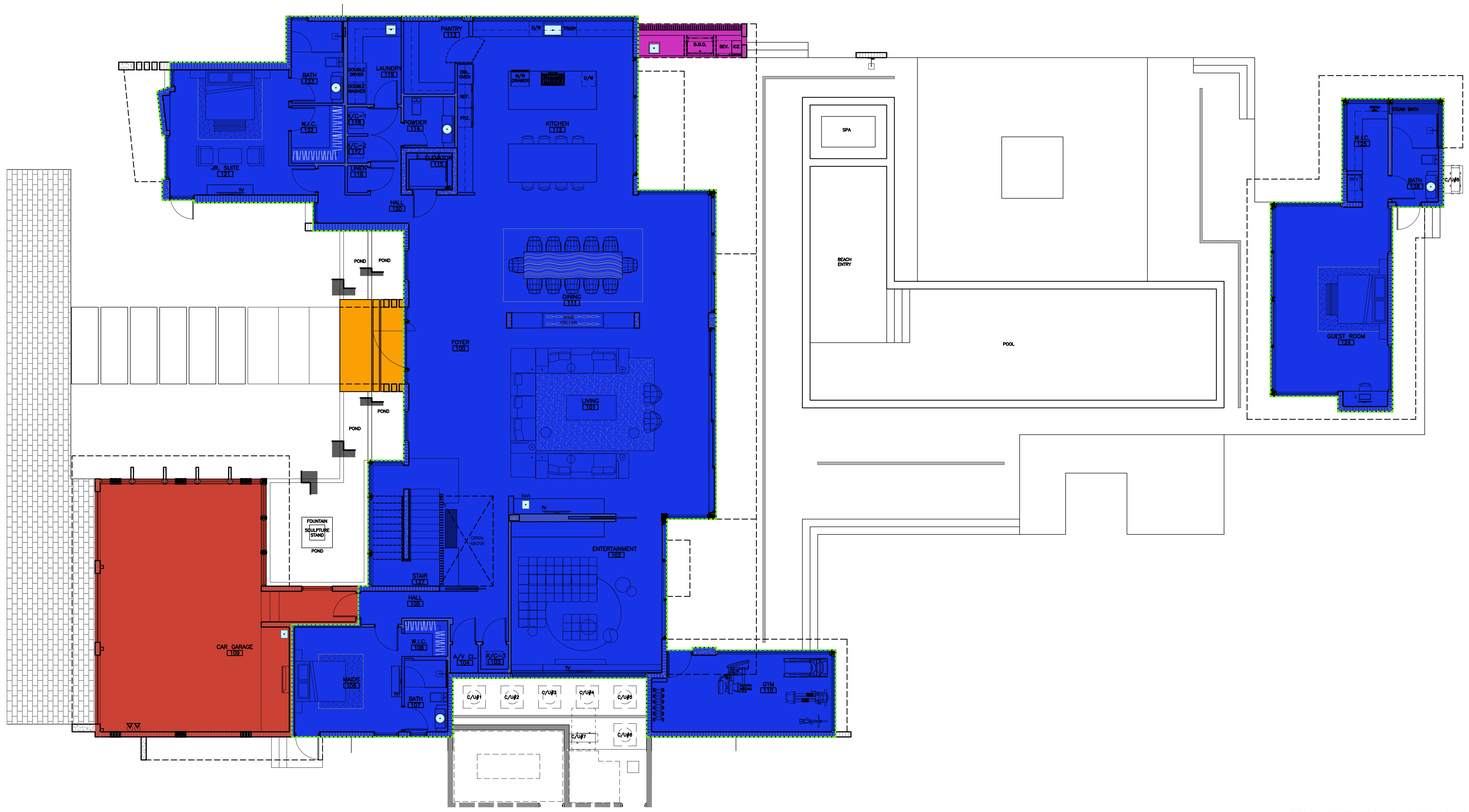
FIRST FLOOR AREA OF RESIDENCE		
SPACE		FIRST FLOOR
A/C AREA		5,104 S.F.
NON A/C OUTDOOR FOYER.		100 S.F.
NON A/C OUTDOOR SUMMER KITCHEN		62 S.F.
CAR GARAGE		860 S.F.
FIRST FLOOR TOTAL AREA:		6,126 S.F.



1 Z-105 FIRST FLOOR AREAS
SCALE: 1/8"=1'-0"

SECOND FLOOR AREA OF RESIDENCE		
SPACE		SECOND FLOOR
A/C AREA		3,921 S.F.
A/C DOUBLE HEIGHT AREA CONSIDERED TWO STORY AS IT EXCEEDS 24' HEIGHT THRESHOLD. AREA IS INCLUDED ON SECOND FLOOR CALCULATION.		82 S.F.
NON A/C OUTDOOR FOYER. CONSIDERED ONE STORY AS IT MEETS 24' HEIGHT THRESHOLD. AREA DOES NOT COUNT ON SECOND FLOOR. SEE SECTION		N/A.
BALCONIES AREA		450 S.F.
SECOND FLOOR TOTAL AREA:		4,453 S.F.
SECOND FLOOR ELEVATED PLANTERS		162 S.F.

FLOOR OUTLINES

LINE REPRESENTS OUTLINE OF FIRST FLOOR A/C AREA

LINE REPRESENTS OUTLINE OF SECOND FLOOR A/C AREA

2 Z-105 SECOND FLOOR AREAS
SCALE: 1/8"=1'-0"

FAO ARCHITECTURE

407 LINCOLN ROAD
SUITE B-3
MIAMI BEACH, FLORIDA 33139
P 786.448.3030

PROJECT NO: 2305

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

REVISIONS:
1. VILLAGE OF PINECREST/ WASA/ DERM COMMENTS 07/25/2024
2. VILLAGE OF PINECREST ZONING COMMENTS 11/22/2024
3. VILLAGE OF PINECREST ZONING COMMENTS 12/12/2024

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

ARFE 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 THE 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: ZONING DIAGRAMS

SHEET:

Z-105