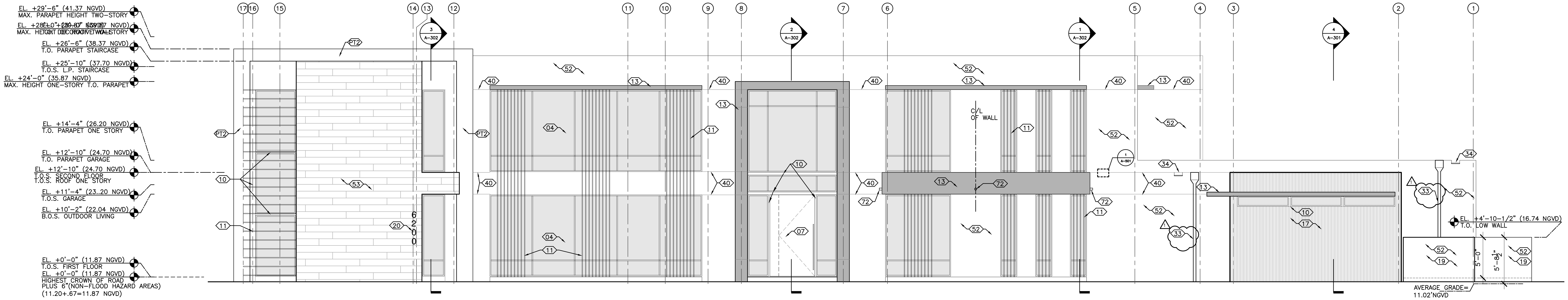
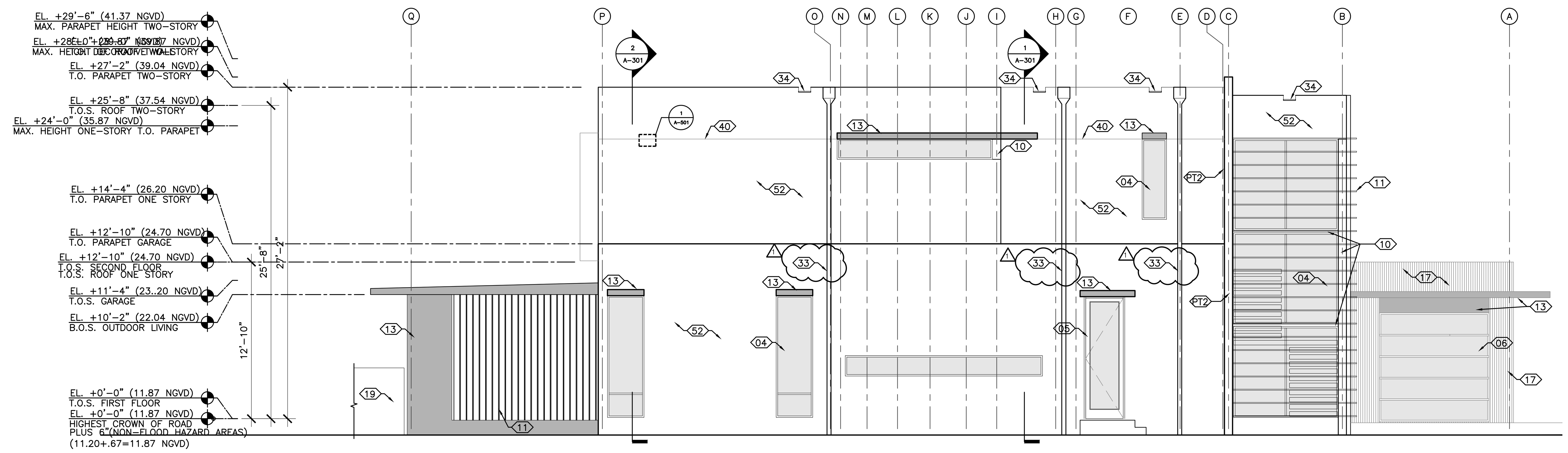
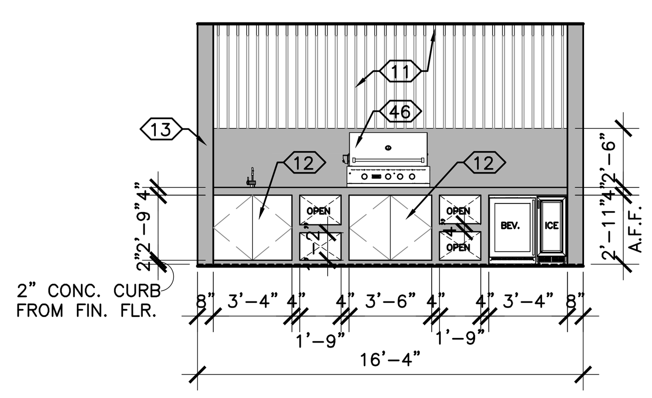


1 / A-201

NORTH ELEVATION

SCALE: 3/16"=1'-0"





3 / A-201

B.B.Q. ELEVATION

SCALE: 3/16"=1'-0"

2 / A-201

EAST ELEVATION

SCALE: 3/16"=1'-0"

EXTERIOR PAINT FINISH

- PT1 SMOOTH 3/4" NON-DIRECTIONAL STUCCO WITH CLOUD WHITE #967 PAINT FINISH BY BENJAMIN MOORE TYP. THROUGHOUT EXTERIOR U.O.N. ON ELEVATIONS
- PT2 SMOOTH 3/4" NON DIRECTIONAL STUCCO WITH CUMULUS CLOUD #1550 PAINT FINISH BY BENJAMIN MOORE ACCENT WALL COLOR ON FRAME BEHIND STAIRWELL STRUCTURE. SEE ELEVATIONS FOR LOCATION OF COLOR

WINDOW PRESSURE NOTES:

REFER TO STRUCTURAL DRAWINGS FOR DOOR AND WINDOW PRESSURE CALCULATIONS

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 7/8" 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 786.448.5630

PROJECT NO: 2308

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

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

CFS 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 ELEVATIONS

SHEET: A-201