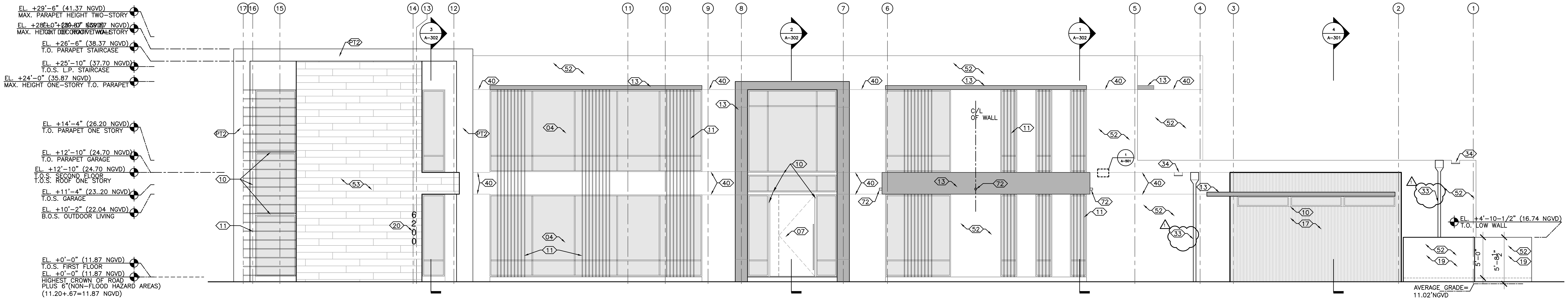
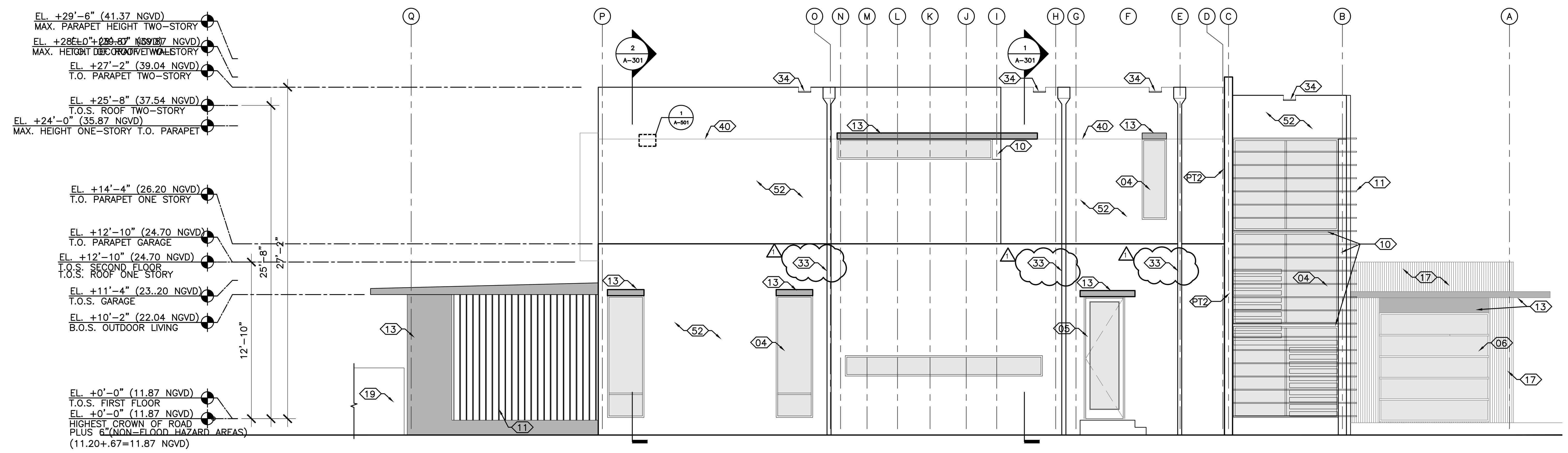
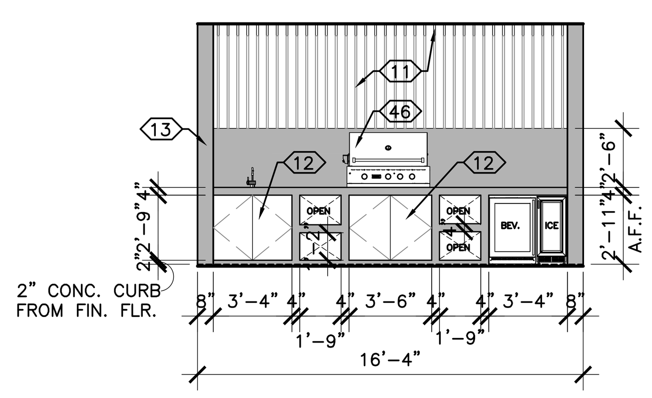


1 A-201 **NORTH ELEVATION**
SCALE: 3/16"=1'-0"





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

No.	Description
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:
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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

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MEP ENGINEERING
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NEW LEAF ENVIRONMENTAL, LLC
ISA CERTIFIED ARBORIST
57 SILVER SPRINGS DRIVE
KEY LARGO, FLORIDA 33037

TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
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CASA OHAD
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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