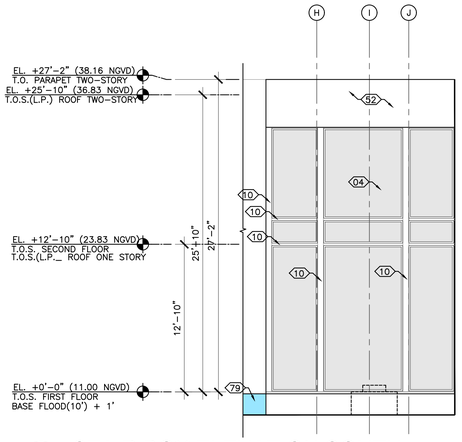
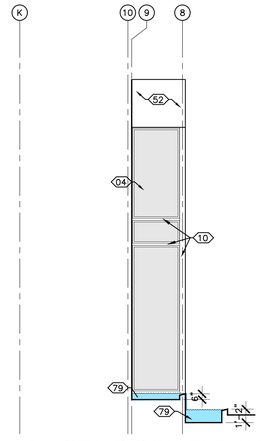
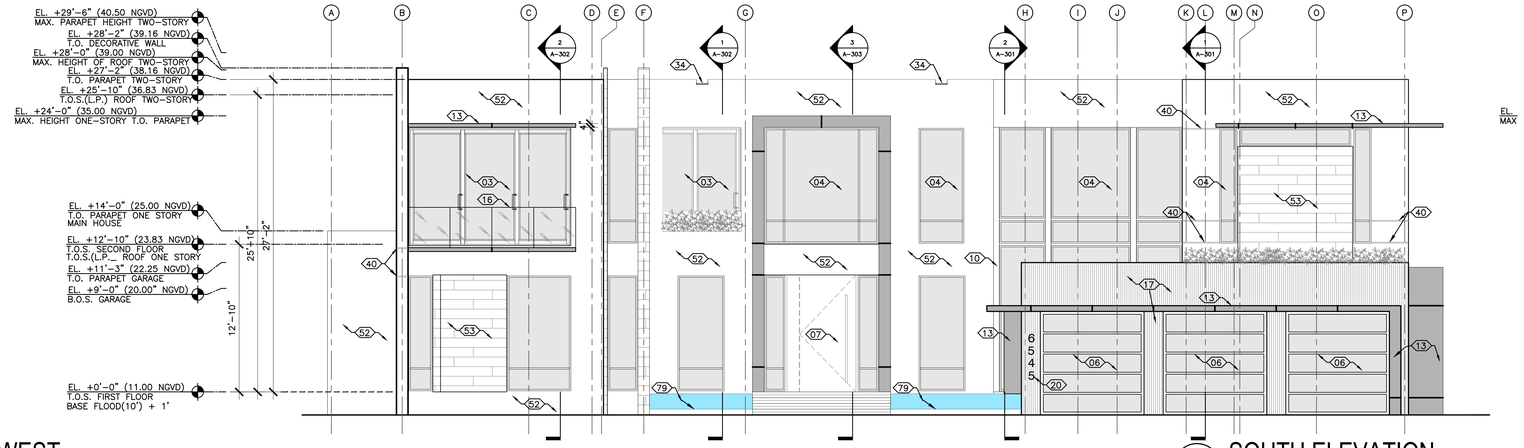


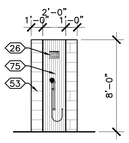
3 A-201 STAIR BOX ELEVATION SOUTH
SCALE: 3/16"=1'-0"



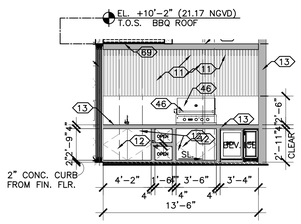
4 A-201 STAIR BOX ELEVATION WEST
SCALE: 3/16"=1'-0"



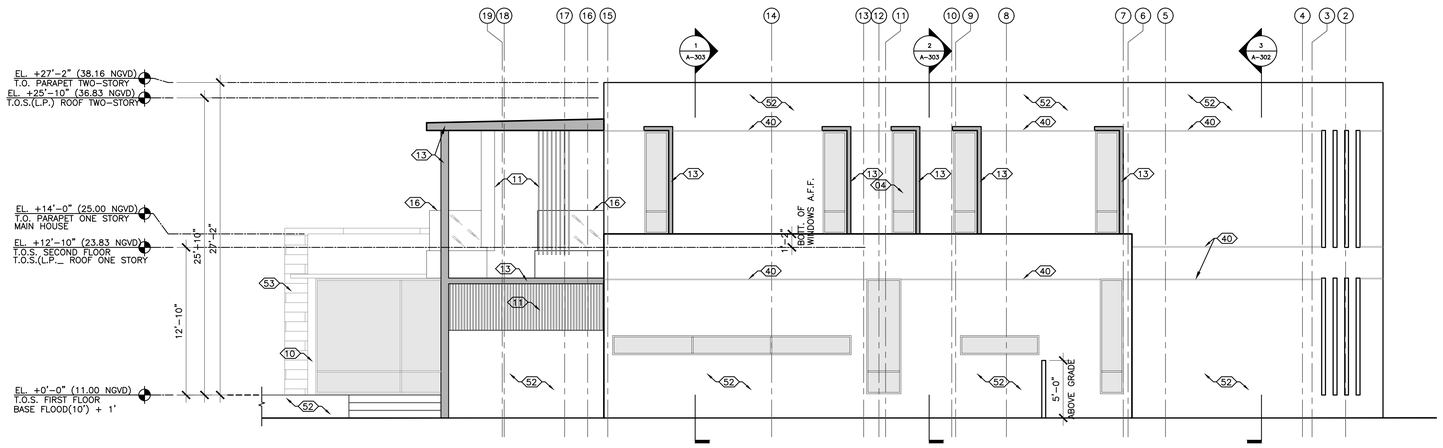
1 A-201 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



6 A-201 POOL SHOWER
SCALE: 3/16"=1'-0"



5 A-201 B.B.Q. ELEVATION
SCALE: 3/16"=1'-0"



2 A-201 WEST 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

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 GLASS 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 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)

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 POLISHED CONC. 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 NOT USED

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 & BALCONIES). 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 5/8" 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 OPEN CELL 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 2"Hx6"W DRAIN SPOUT AT BOTT. OF WALL. DRIP EDGE TO EXTEND 2" BEYOND WALL PLANE

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 MR. STEAM MODEL MS SUPER 3E, MAX i3-BUTLER, AND MS AROMA STEAM BATH SYSTEM. GENERATOR SIZED FOR CERAMIC FINISH. INSTALL AS PER MANUFACTURES RECOMMENDATIONS AND CLEARANCES. PROVIDE FRONT ACCESS PANEL.

72 TRACTION LIFT SYSTEM BY RESIDENTIAL ELEVATORS MODEL LLT-950 HP-3 OR SIMILAR. ELEVATOR IS A MACHINE ROOM LESS SYSTEM. COORDINATE WITH MANUFACTURER ALL REQUIREMENTS. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW.(BY OTHERS UNDER SEPARATE PERMIT)

73 GARAGE FLOOD VENTS(PER FBC R322.2.2. 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 18" X 24" ELEVATOR ACCESS PANEL. BOTTOM OF PANEL MIN. 8' A.F.F. COORDINATE WITH ELEVATOR MANUF.

75 TARIMATEC "NOGAL" COMPOSITE WOOD DECKING. INSTALL AS PER MANUF. RECOMMENDATIONS. CONTACT BRIGIT AUGE 305-588-9123

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 ZURN CAST IRON BODY PRIMARY ROOF DRAIN. SEE PLUMBING DRAWINGS FOR SIZE AND CALCULATIONS (OR EQUAL)

78 BENCHMARK CLEAR PINE CLADDING 1x6 CAR3G STIPES SMOOTH BY THERMORY (OR EQUAL)

79 REFLECTING POND SYSTEM (BY OTHERS UNDER SEPARATE PERMIT).

FAO ARCHITECTURE
407 LINCOLN ROAD
SUITE B-3
MIAMI BEACH, FLORIDA 33139
P 786.448.5835

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

KFS 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
4450 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
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Date: 2024.06.04 09:41:00-04'00'

PROJECT DESCRIPTION:
SINGLE FAMILY RESIDENCE

FAO ARCHITECTURE LLC.
DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PROVIDED BY FAO ARCHITECTURE LLC, AND THE CONSULTANTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WITH RESPECT TO THE PROJECT, THE ARCHITECT AND 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: BUILDING ELEVATIONS

SHEET: A-201