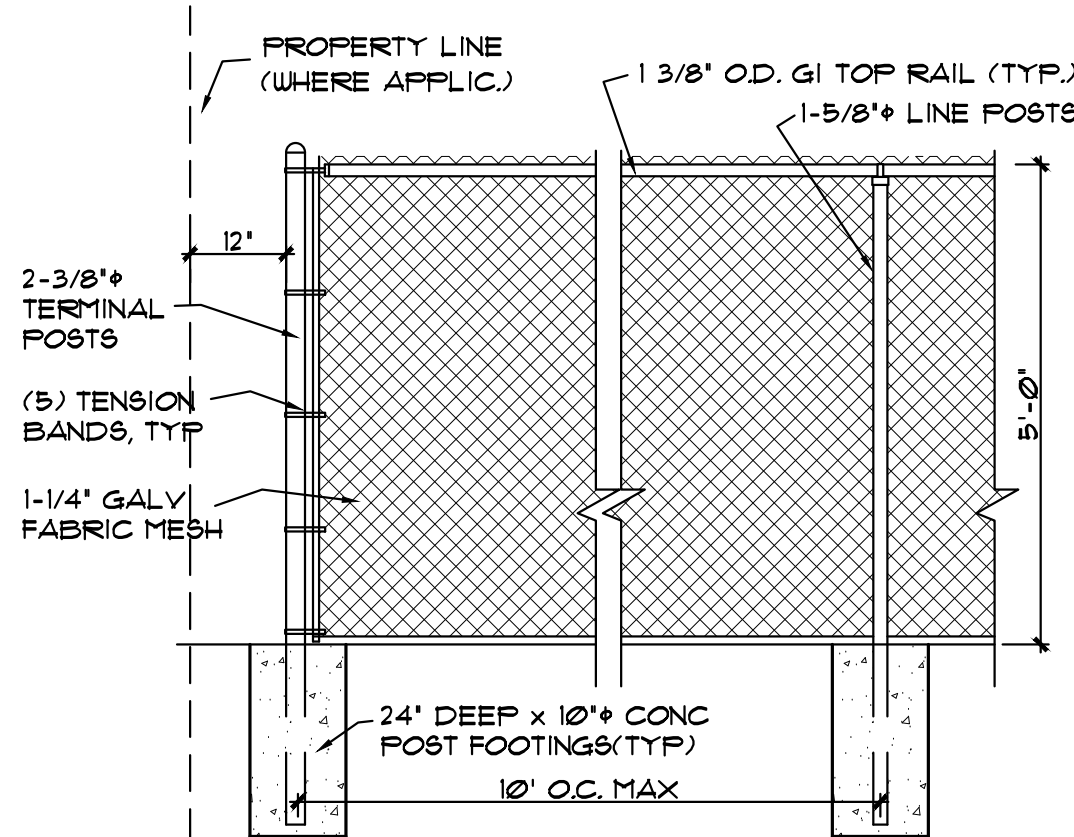
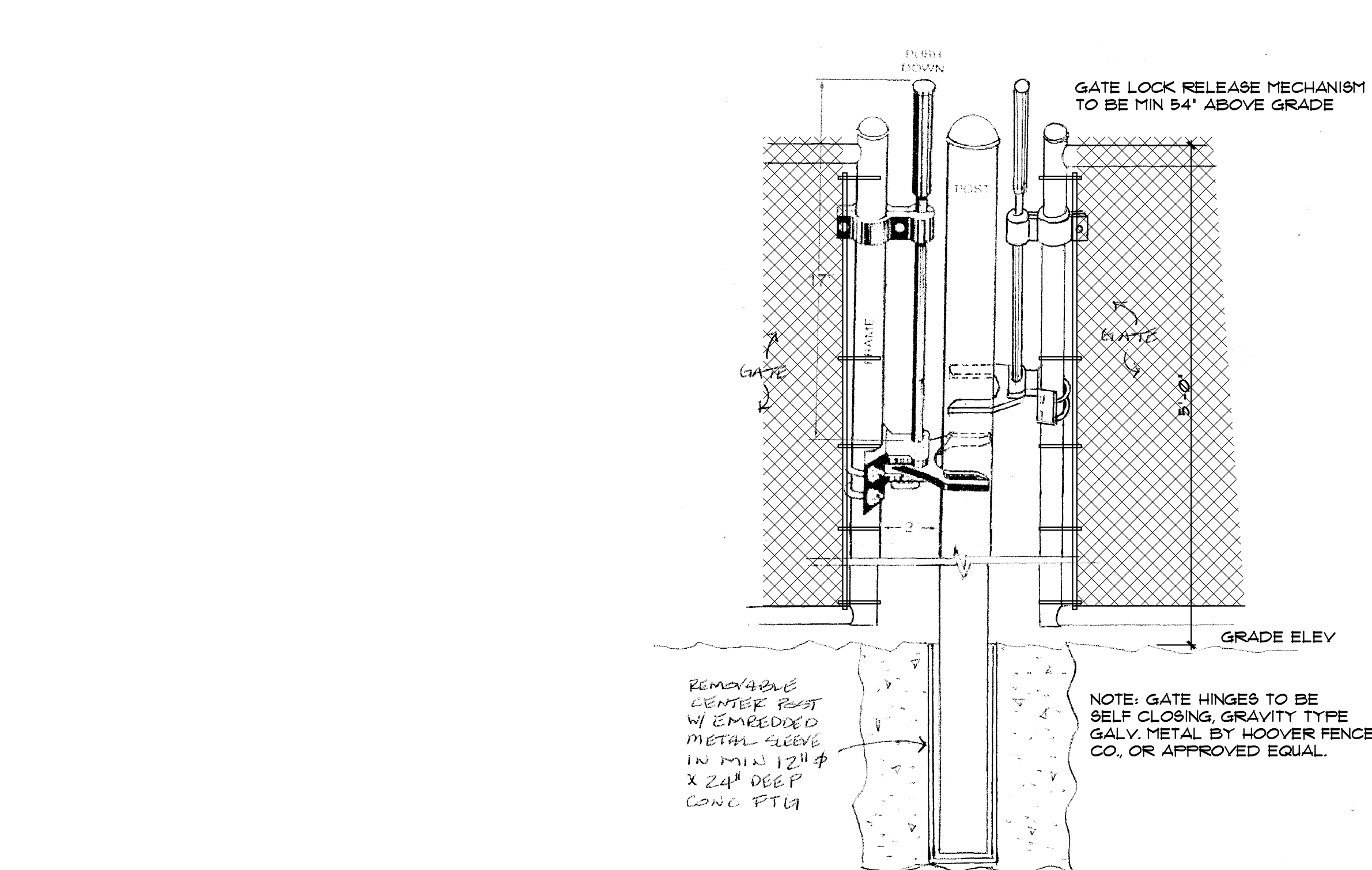
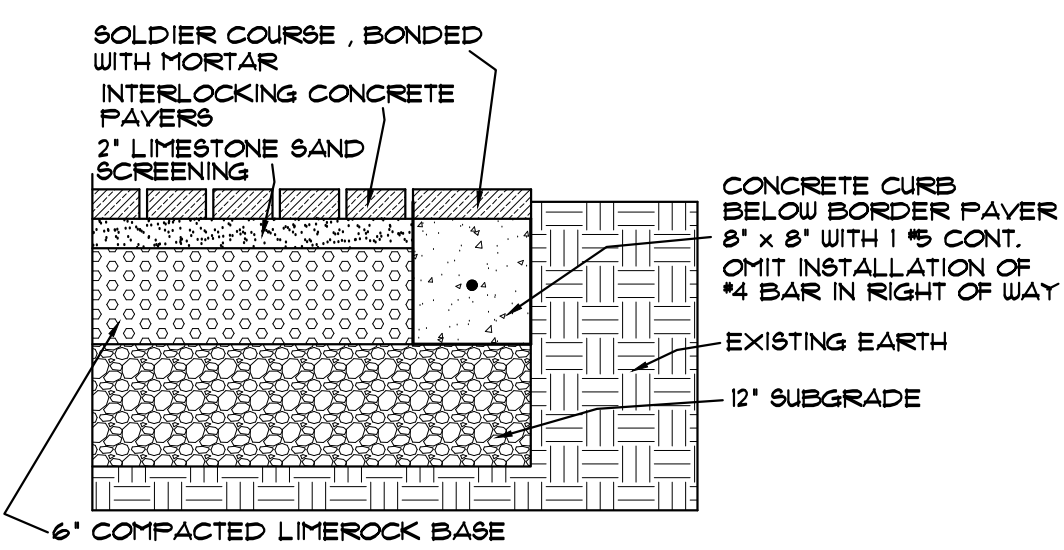
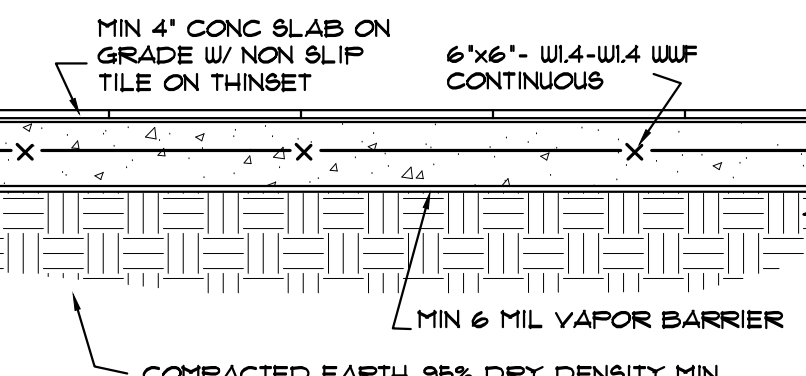




2 TYP C.L. FENCE CENTER POST DETAIL
SCALE: 1/2" = 1'-0"



3 TYP POOL DECK CONC SLAB
SCALE: 1/2" = 1'-0"



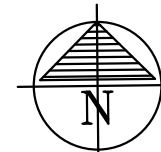
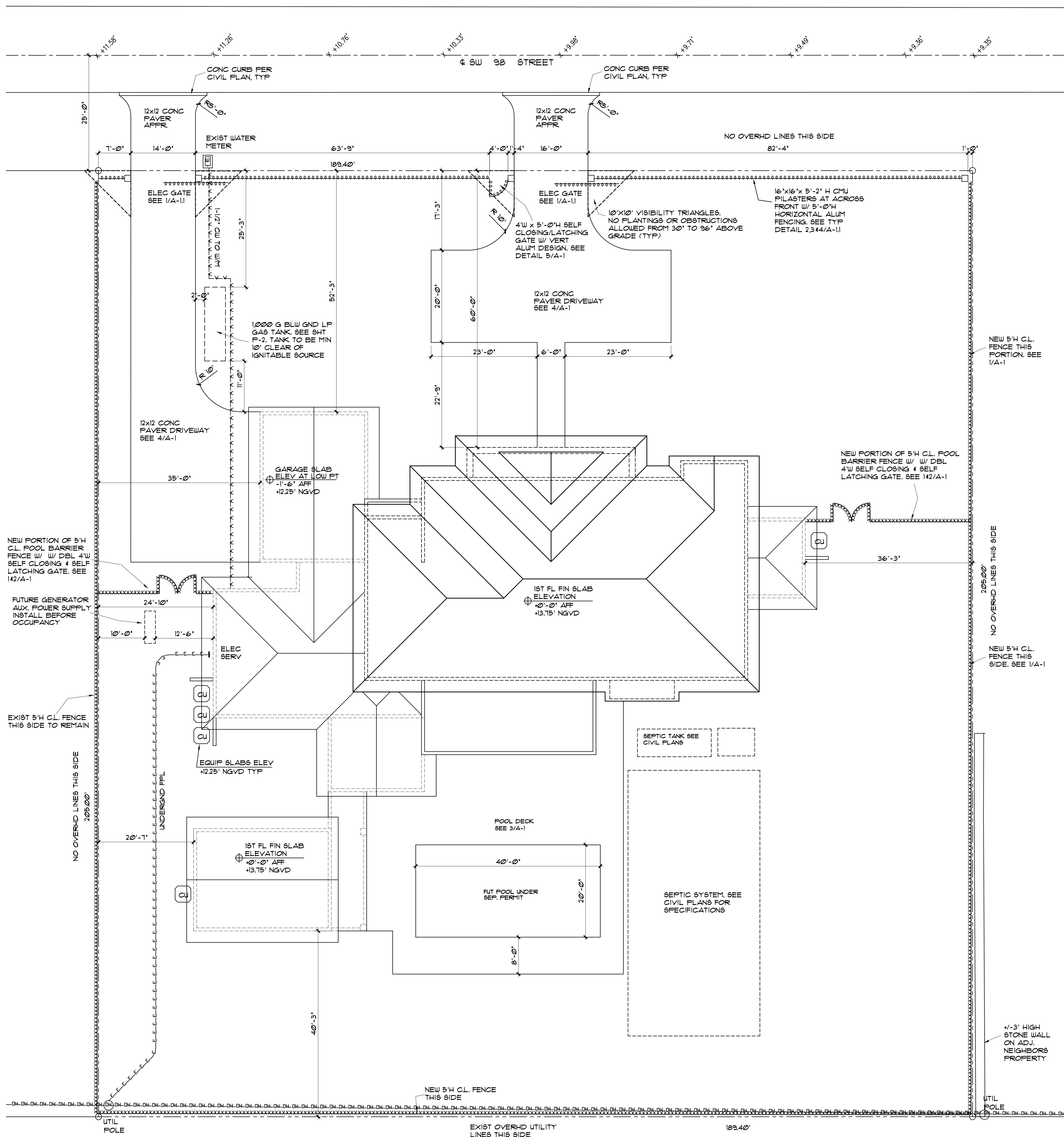
4 CONCRETE PAVER DETAIL
SCALE: 1/2" = 1'-0"

BUILDING AREA COMPUTATION	
	SQ FEET
1ST FL A/C AREA	4,902 SF
2ND FL A/C AREA	3,401 SF
TOTAL A/C AREA	8,303 SF
TOTAL 2ND FL AREA AS PER PINECREST ZONING INCL. 2ND FL A/C (3401 SF), DBL HGT STAIR (147) & DBL HGT ELEV (31 SF) & 2ND FL FRONT TERR (235), MASTER BALCONY (56 SF)	3,870 SF
GARAGE	760 SF
COVERED FRONT ENTRY	235 SF
REAR TERRACE	930 SF
2ND FL MASTER BALCONY	56 SF
COVERED BREEZEWAY	229 SF
GUEST QUARTERS	661 SF
TOTAL BLDG FOOTPRINT (LOT COVERAGE INCL. 1ST FL A/C, GARAGES, COVERED TERRACE & ENTRY, BREEZEWAY AND QUEST QUARTERS)	7,717 SF
IMPERVIOUS LOT COVERAGE	
FUT POOL (800 SF) & DECK	2,585 SF
CENTER DRIVEWAY	1,360 SF
WEST DRIVEWAY	1,665 SF
FRONT WALK	135 SF
EQUIPMENT SLABS	170 SF
BLDG LOT COVER(FROM ABOVE)	7,717 SF
TOTAL HARDCAPE	13,632 SF

LEGAL DESCRIPTION
FINE ACRES ESTATES PB 50-63
LOT 20 IN MIAMI DADE CO, FL

ZONING LEGEND				
FOLIO	20-5001-002-0200			
1. ZONING :				EU-1
2. LOT AREA				
NET AREA				38,768 SF
GROSS AREA (INCL. R.O.W.)				N. A.
3. LOT COVERAGE.	MIN.	MAX.	PROPOSED	
PRINCIPAL BUILDING	N. A.	20 %	19.9 %	
ACCESSORY BUILDING	N. A.	7,754 SF	7,717 SF	
GREEN SPACE	55 %	N. A.	65 %	
	21,322 SF		25,136 SF	
4. SETBACKS :		MIN.	PROPOSED	
PRINCIPAL BUILDING:				
FRONT (NORTH)		50'-0"	60'-0"	
WEST SIDE		20'-0"	20'-7"	
EAST SIDE		20'-0"	36'-3"	
REAR (SOUTH)		25'-0"	40'-3"	
ACCESSORY BUILDING:				
N/A				
5. BUILDING HEIGHT		MAX.	PROPOSED	
MEASURED FROM NGVD ELEVATION AS NOTED ON ELEVATIONS		35'-0"	33'-8"	

FLOOD PROGRAM CRITERIA
FLOOD ZONE- 'X' MIN ELEV - N.A.
PROPOSED FIN. FL. ELEV- +13.75' NGVD.
EXIST HIGHEST CROWN OF ROAD ELEV- +11.38' NGVD.
PROPOSED GARAGE FIN. FL. ELEV AT LOW FT- +12.25' NGVD.
HIGHEST ADJACENT GRADE ELEV- +12.0' NGVD.



SITE PLAN
SCALE: 1" = 10'-0"

REVISION BY

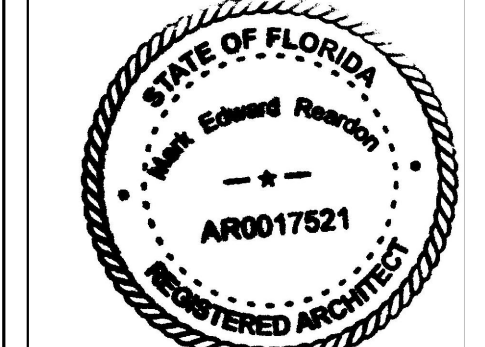


15790 SW 88TH AVE
MIAMI, FL 33157
AR 0017521
786-355-6910



NOTE:
ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO: ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, & WRITTEN SPECIFICATIONS

THE G.C. IS TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS & DIMENSIONS BEFORE COMMENCING WORK. REPORT TO THE ARCHITECT OR ENGINEER ANY DISCREPANCIES, ERRORS OR CONDITIONS THAT WILL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.



NEW HOUSE FOR:
RKTA 6300 LLC
6300 SW 98 ST
PINECREST, FL

DRAWN BY:

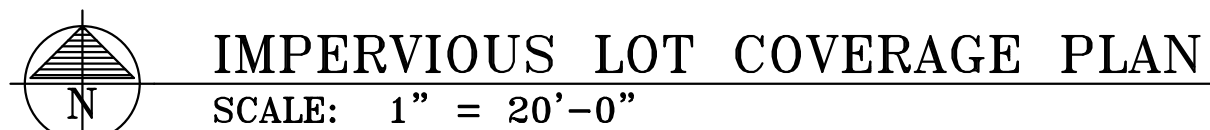
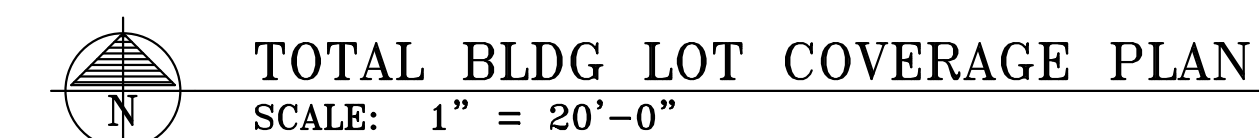
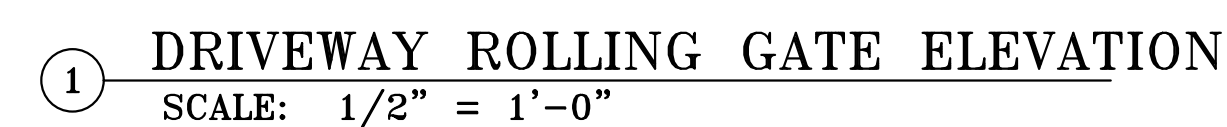
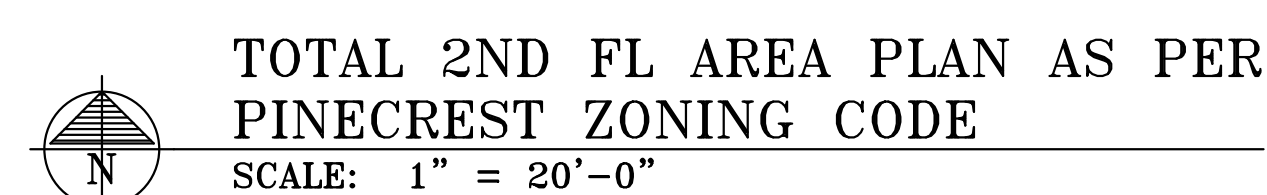
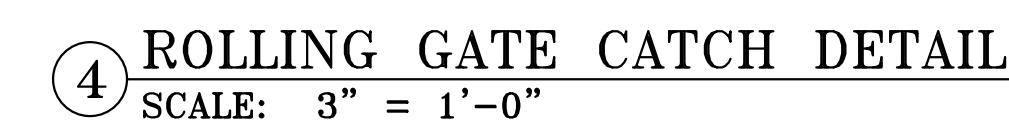
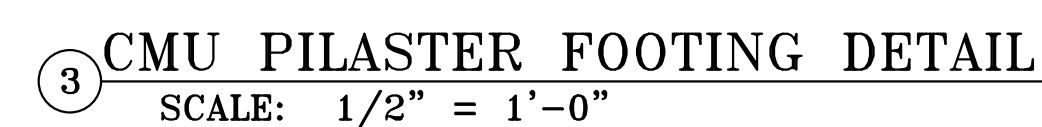
DATE:

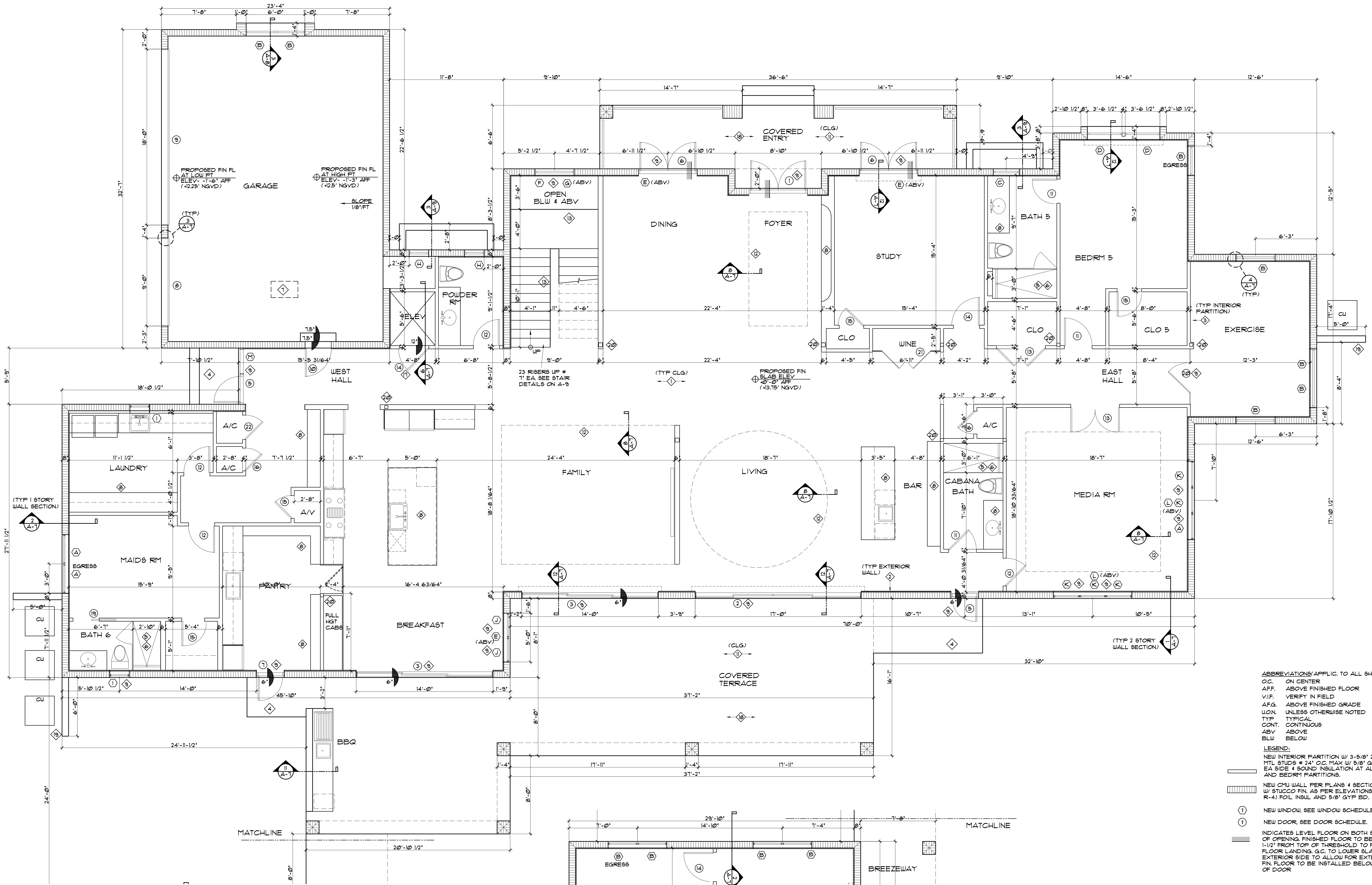
SCALE:

AS NOTED

SHEET NO.:

A-1





1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTES:
ANY GLAZING IN EXTERIOR DOORS OR WINDOWS WITHIN 48" OF DOORS OR WINDOWS ADJACENT TO SHOWERS/TUBS TO BE CAT II RATED GLASS. SEE DOOR/WINDOW SCHEDULES.
ALL PLUMBING AND ELECTRICAL FIXTURES TO BE SELECTED BY OWNER & G.C.
ALL MILLWORK TO BE SELECTED BY OWNER & G.C.
DIMENSIONS INCLUDING CMU WALLS ARE TAKEN FROM THE APPLICABLE FACE OF THE CMU WALL.

CODE REFERENCE - 2023 FLORIDA BUILDING CODE
CONSTRUCTION TYPE V-B, PER FBC 2023
OCCUPANCY CLASSIFICATION - GROUP R-3
ALL CEILING AND WALL FINISHES TO HAVE FLAME SPREAD CLASSIFICATION NOT GREATER THAN 200, AND AS PER FBC 2023 R302.3.1
ALL INSULATION MATERIALS TO HAVE FLAME SPREAD INDEX OF NO MORE THAN 25, AND A SMOKE- DEVELOPED INDEX OF NO MORE THAN 450.
AT ALL WALL HUNG ITEMS PROVIDE 20 GA STUDS @ 16" O.C. W/ 2" X 6" WOOD BLOCKING. SEE TYPICAL INTERIOR PARTITION DETAIL ON A-1

1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ABBREVIATIONS (APPLIC. TO ALL SHEETS)
O.C. ON CENTER
AFF. ABOVE FINISHED FLOOR
V.F. VERIFY IN FIELD
AFF. ABOVE FINISHED GRADE
UON. UNLESS OTHERWISE NOTED
TYP. TYPICAL
CONT. CONTINUOUS
ABV. ABOVE
BLW. BELOW
LEGEND:
NEW INTERIOR PARTITION W/ 3-5/8" 25 GA MTL STUDS @ 24" O.C. MAX W/ 5/8" GYP BD EA SIDE & SOUND INSULATION AT ALL FLUMB AND BEDRM PARTITIONS
NEW CMU WALL PER PLANS & SECTIONS W/ STUCCO FIN. AS PER ELEVATIONS AND R-4.1 FOIL INSUL. AND 5/8" GYP BD.
NEW WINDOW, SEE WINDOW SCHEDULE.
NEW DOOR, SEE DOOR SCHEDULE.
INDICATES LEVEL FLOOR ON BOTH SIDES OF OPENING. FINISHED FLOOR TO BE MAX 1-1/2" FROM TOP OF THRESHOLD TO FIN. FLOOR LANDING. G.C. TO LOWER SLAB ON EXTERIOR SIDE TO ALLOW FOR EXTERIOR FIN. FLOOR TO BE INSTALLED BELOW SILING OF DOOR

KEY NOTES

- Ceiling: new 5/8" drywall on 1x3 metal h-hats at 16" on center. Typical unless otherwise noted throughout house.
- 5/8" drywall on 3/4" PT. furring strips at 16" on center with R-4.1 foil insulation. Typical on new perimeter concrete block walls unless otherwise noted.
- 5/8" drywall on 1 5/8" x 3 5/8" 25 ga. metal studs at 24" on center. Typical for new interior partitions. See detail on A-1.
- Min 4" thick concrete slab on grade w/ 6"x6" w/4-w/4 w.w.f.
- Non slip tile finish
- At showers and tubs, provide non absorbent, water resistant tile up to min 12" a.f.f. with 1/2" cement bed backing.
- All glass at showers and tubs to be CAT II rated.
- Min 22"x36" attic access w/ latches on all sides when closed.
- All cabinets and millwork to be selected by the owner
- Denotes CAT I OR CAT II glass. See door/window schedule notes
- CMU concrete columns with smooth stucco finish
- 1 1/8" GYP No 1 Tongue & Groove ceiling secured w/ 2-8d nails @ 16" o.c. to suspended 25 ga galv studs @ 24" & galv mtl h-hat tracks @ 16" o.c. Alternate to 2"x4" PT wood studs
- 12" high ceiling cove.
- Painted metal guardrails, 36" high at inclined surfaces (stairs) and 36" high at landing and horizontal surfaces as per FBC R302.2 Provide pickets spaced to reject 4" sphere at all points. See stair section and elevations.
- Raised ceiling cove. Provide cove in pre-fab truss. See details
- 1 1/8" Tongue & Groove ceiling GYP No 1 or eq secured to bottom of pre-fab wood trusses w/ (2) 8d nails at each truss.
- Doors opening to elevator shaft to be interconnected with elevator controls and are to be in automatic locked position until elevator cab is at stopped position at appropriate landing
- Non slip floor tiles over conc slab. Slope min 1/8"/ft to drain away from house
- CMU screen wall, see A-1 site plan
- Steel column, see Structural plans
- Provide weatherstripping around all sides of door frame and provide rubber threshold to seal door

REVISION BY

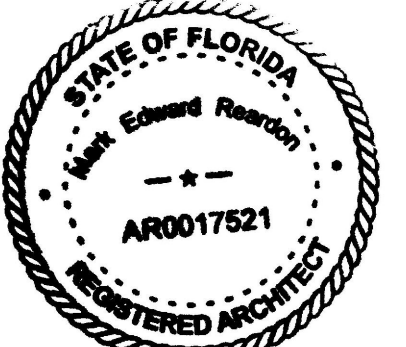
MARK REARDON R.A.
architect
L.C. # A0007521
stixandstones@bellsouth.net
phone: 786-355-6910

15790 SW 88TH AVE
MIAMI, FL 33157
AR 0017521
786-355-6910



NOTE:
ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO: ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, & WRITTEN SPECIFICATIONS

THE G.C. IS TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS & DIMENSIONS BEFORE COMMENCING WORK. REPORT TO THE ARCHITECT OR ENGINEER ANY DISCREPANCIES, ERRORS OR CONDITIONS THAT WILL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.



NEW HOUSE FOR:
RKTA 6300 LLC
6300 SW 98 ST
PINECREST, FL

DRAWN BY:

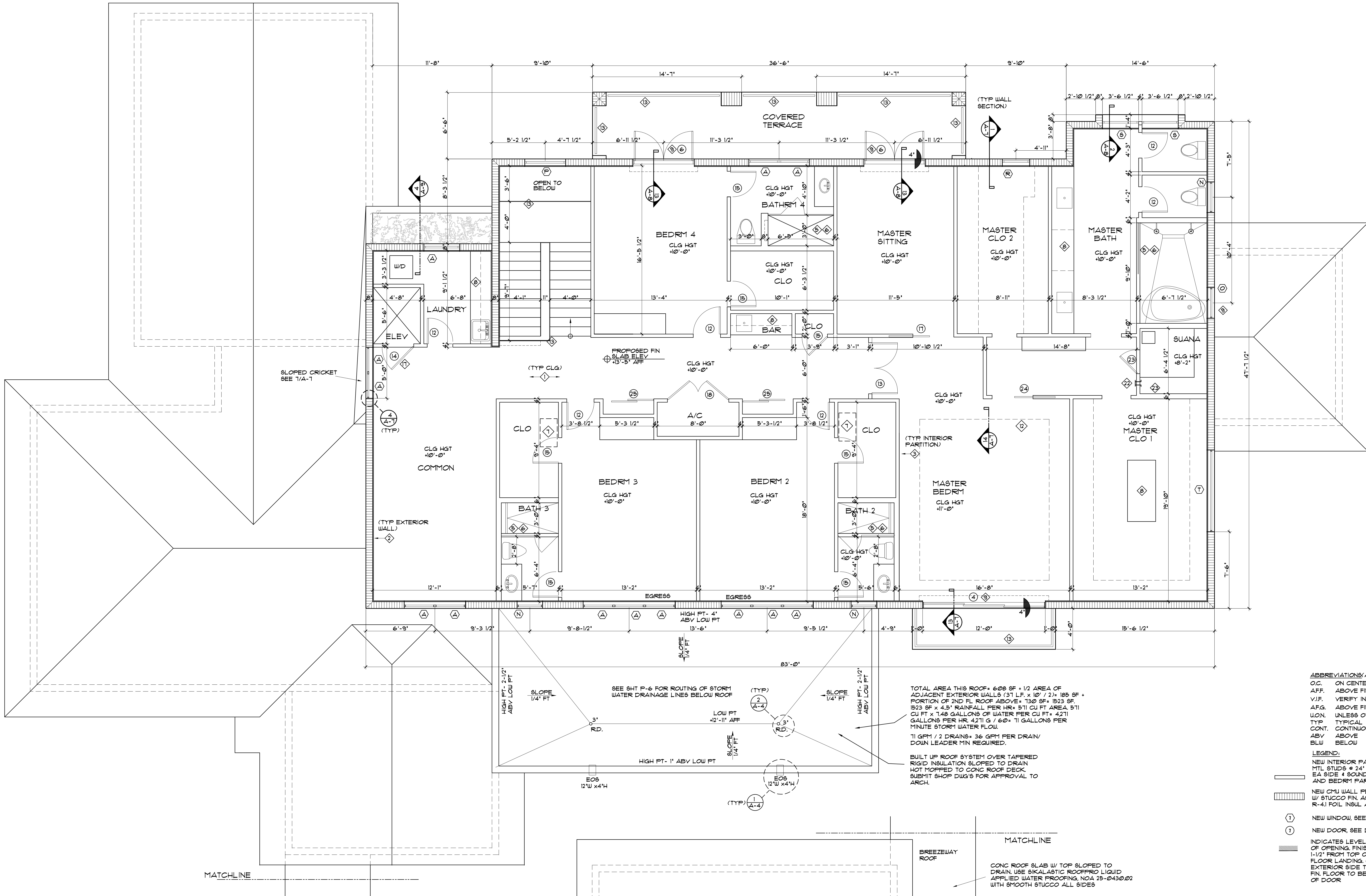
DATE:

SCALE:

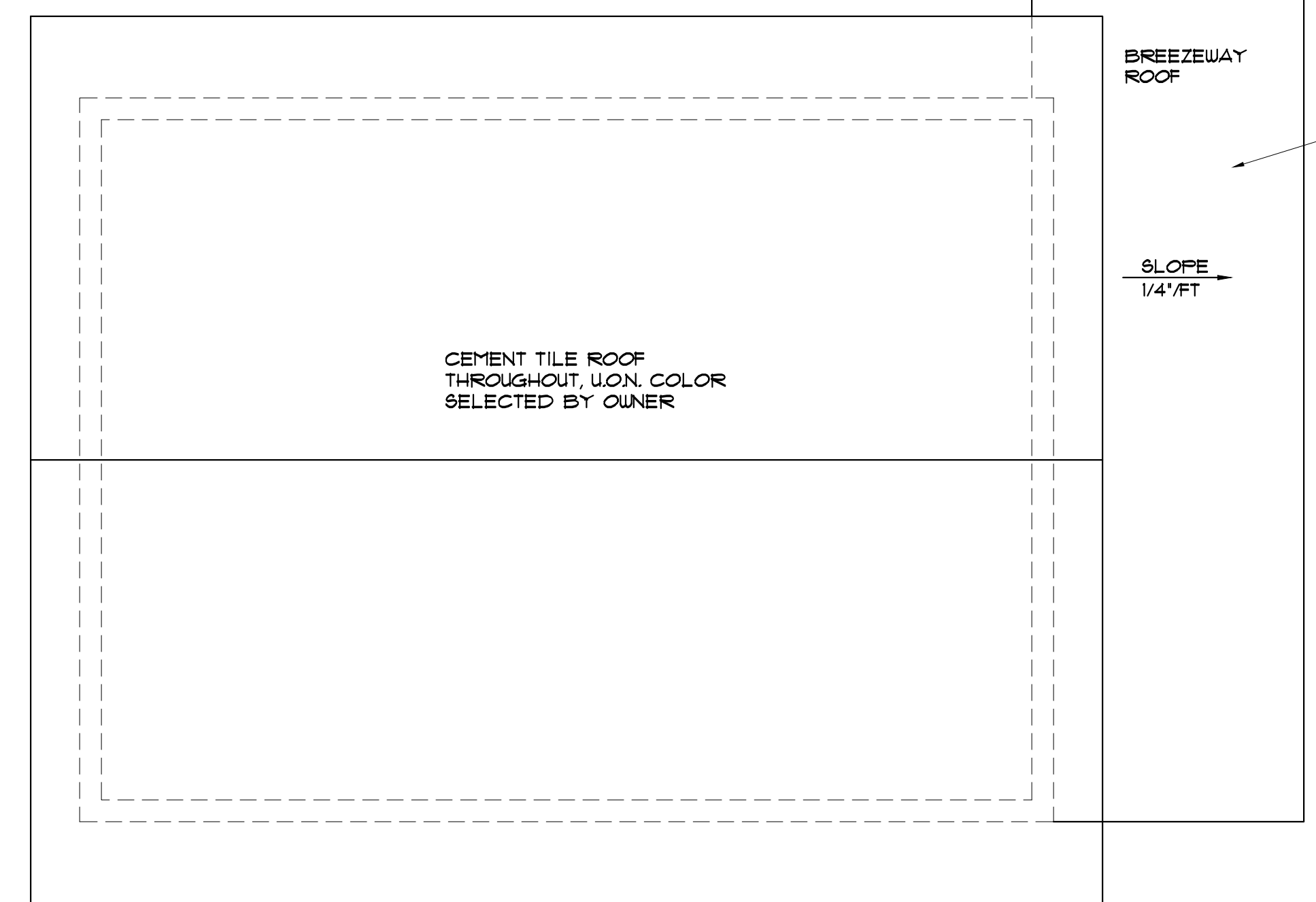
AS NOTED

SHEET NO.:

A-2



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1ST FLOOR GUEST ROOF
SCALE: 1/4" = 1'-0"

NOTES:
ANY GLAZING IN EXTERIOR DOORS OR WINDOWS WITHIN 48" OF DOORS OR WINDOWS ADJACENT TO SHOWERS/TUBS TO BE CAT II RATED GLASS. SEE DOOR/WINDOW SCHEDULES.
ALL PLUMBING AND ELECTRICAL FIXTURES TO BE SELECTED BY OWNER & G.C.
ALL MILLWORK TO BE SELECTED BY OWNER & G.C.
DIMENSIONS INCLUDING CMU WALLS ARE TAKEN FROM THE APPLICABLE FACE OF THE CMU WALL.

CODE REFERENCE - 2023 FLORIDA BUILDING CODE
CONSTRUCTION TYPE V-B, PER FBC 2023
OCCUPANCY CLASSIFICATION - GROUP R-3
ALL CEILING AND WALL FINISHES TO HAVE FLAME SPREAD INDEX OF NO MORE THAN 200, AND A SMOKE-DEVELOPED INDEX OF NO MORE THAN 450.
ALL INSULATION MATERIALS TO HAVE FLAME SPREAD INDEX OF NO MORE THAN 25, AND A SMOKE-DEVELOPED INDEX OF NO MORE THAN 450.
AT ALL WALL HANG ITEMS PROVIDE 20 GA STUDS @ 16" O.C. W/ 2" X 6" WOOD BLOCKING. SEE TYPICAL INTERIOR PARTITION DETAIL ON A-1.

TOTAL AREA THIS ROOF = 600 SF + 1/2 AREA OF ADJACENT EXTERIOR WALLS (31 L.F. X 10' / 2) = 105 SF + 1523 SF = 1628 SF
1523 SF X 4.2" RAINFALL PER HR. = 511 CU FT AREA, 511 CU FT X 1.48 GALLONS OF WATER PER CU FT = 4271 GALLONS PER HR. 4271 G / 60 = 71 GALLONS PER MINUTE STORM WATER FLOW.
11 GPM / 2 DRAINS = 36 GPM PER DRAIN/ DOWN LEADER MIN REQUIRED.
BUILT UP ROOF SYSTEM OVER TAPERED RIGID INSULATION SLOPED TO DRAIN. NOT MOFFED TO CONC ROOF DECK. SUBMIT SHOP DWGS FOR APPROVAL TO ARCH.

KEY NOTES

- 1 Ceiling: new 5/8" drywall on 1x3" metal h-hats at 16" on center. Typical unless otherwise noted throughout house.
- 2 5/8" drywall on 3/4" P.T. furring strips at 16" on center with R-41 foil insulation. Typical on new perimeter concrete block walls unless otherwise noted.
- 3 5/8" drywall on 1 1/2" x 3 5/8" 25 ga. metal studs at 24" on center. Typical for new interior partitions. See detail on A-1.
- 4 Min 4" thick concrete slab on grade w/ 6"x6" w4-w4 w.f.
- 5 At showers and tubs, provide non absorbent, water resistant tile up to min 12" x12" with 1/2" cement bed backing.
- 6 All glass at showers and tubs to be CAT II rated.
- 7 Min 22"x36" attic access w/ latches on all sides when closed.
- 8 All cabinets and millwork to be selected by the owner & G.C.
- 9 Denotes CAT I OR CAT II glass. See door/window schedule notes.
- 10 CMU concrete columns with smooth stucco finish.
- 11 1x6" SYP No 1 Tongue & Groove ceiling secured w/ 2-8d nails @ 16" o.c. to suspended 25 ga galv studs @ 24" & galv mt h-hat tracks @ 16" o.c.
- 12 12" high ceiling cove.
- 13 Painted metal guirtdrills, 36" high at inclined surfaces (stairs) and 36" high at landing and horizontal surfaces as per FBC R302.2 Provide pickets spaced to reject 4" sphere at all points. See stair section and elevations.
- 14 Raised ceiling cove. Provide cove in pre-fab truss. See details.
- 15 1x6" Tongue & Groove ceiling SYP No 1 or eq secured to bottom of pre-fab wood trusses w/ (2) 8d nails at each truss.
- 16 Doors opening to elevator shaft to be interconnected with elevator controls and are to be in automatic locked position until elevator cab is at stopped position at appropriate landing.
- 17 Ornamental cantilevered conc slab below with liquid applied waterproofing and stucco finish.
- 18 These dashed lines indicate cmu wall below.
- 19 For portion of 2nd floor over rear terrace provide min R-19 insulation to underside of 2nd floor slab.
- 20 Provide weathertstripping around all sides of door frame and provide rubber threshold to seal door.
- 21 Provide thru walls vents for sauna rm as per manufacture specs to provide req air changes per hr as per sauna specs.
- 22 Sauna room to have wood cedar planks wall/ceiling covering over reflective foil with all seams sealed with reflective tape with min R-11 Rockwool insulation (no substitutions), in partition and ceiling. See Mech plans for wall vents and door schedule for non locking door.

ABBREVIATIONS (APPLIC. TO ALL SHEETS)
O.C. ON CENTER
AFF. ABOVE FINISHED FLOOR
V.F. VERIFY IN FIELD
AFF. ABOVE FINISHED GRADE
UON UNLESS OTHERWISE NOTED
TYP TYPICAL
CONT. CONTINUOUS
ABV ABOVE
BLW BELOW
LEGEND:
NEW INTERIOR PARTITION W/ 3-5/8" 25 GA MTL STUDS @ 24" O.C. MAX W/ 5/8" GYP BD
EA SIDE & SOUND INSULATION AT ALL FLUMB AND BEDRM PARTITIONS
NEW CMU WALL PER PLANS & SECTIONS W/ STUCCO FIN. AS PER ELEVATIONS AND R-41 FOIL INSUL AND 5/8" GYP BD.
NEW WINDOW, SEE WINDOW SCHEDULE.
NEW DOOR, SEE DOOR SCHEDULE.
INDICATES LEVEL FLOOR ON BOTH SIDES OF OPENING. FINISHED FLOOR TO BE MAX 1-1/2" FROM TOP OF THRESHOLD TO FIN FLOOR LANDING. G.C. TO LOWER SLAB ON EXTERIOR SIDE TO ALLOW FOR EXTERIOR FIN FLOOR TO BE INSTALLED BELOW SWING OF DOOR.

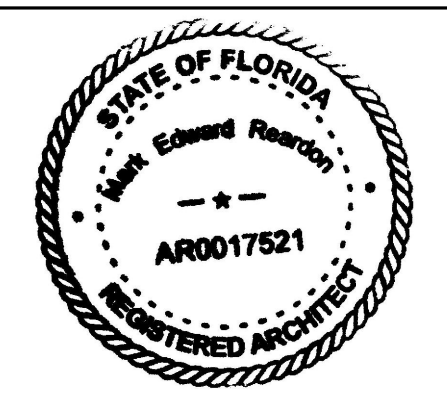
REVISION BY

MARK REARDON R.A.
architect
LCS # A0007521
stixandstones@bellsouth.net
phone: 786-355-6910

15790 SW 88TH AVE
MIAMI, FL 33157
AR 0017521
786-355-6910



NOTE:
ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO: ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, & WRITTEN SPECIFICATIONS.
THE G.C. IS TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS & DIMENSIONS BEFORE COMMENCING WORK. REPORT TO THE ARCHITECT OR ENGINEER ANY DISCREPANCIES, ERRORS OR CONDITIONS THAT WILL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.



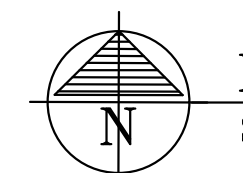
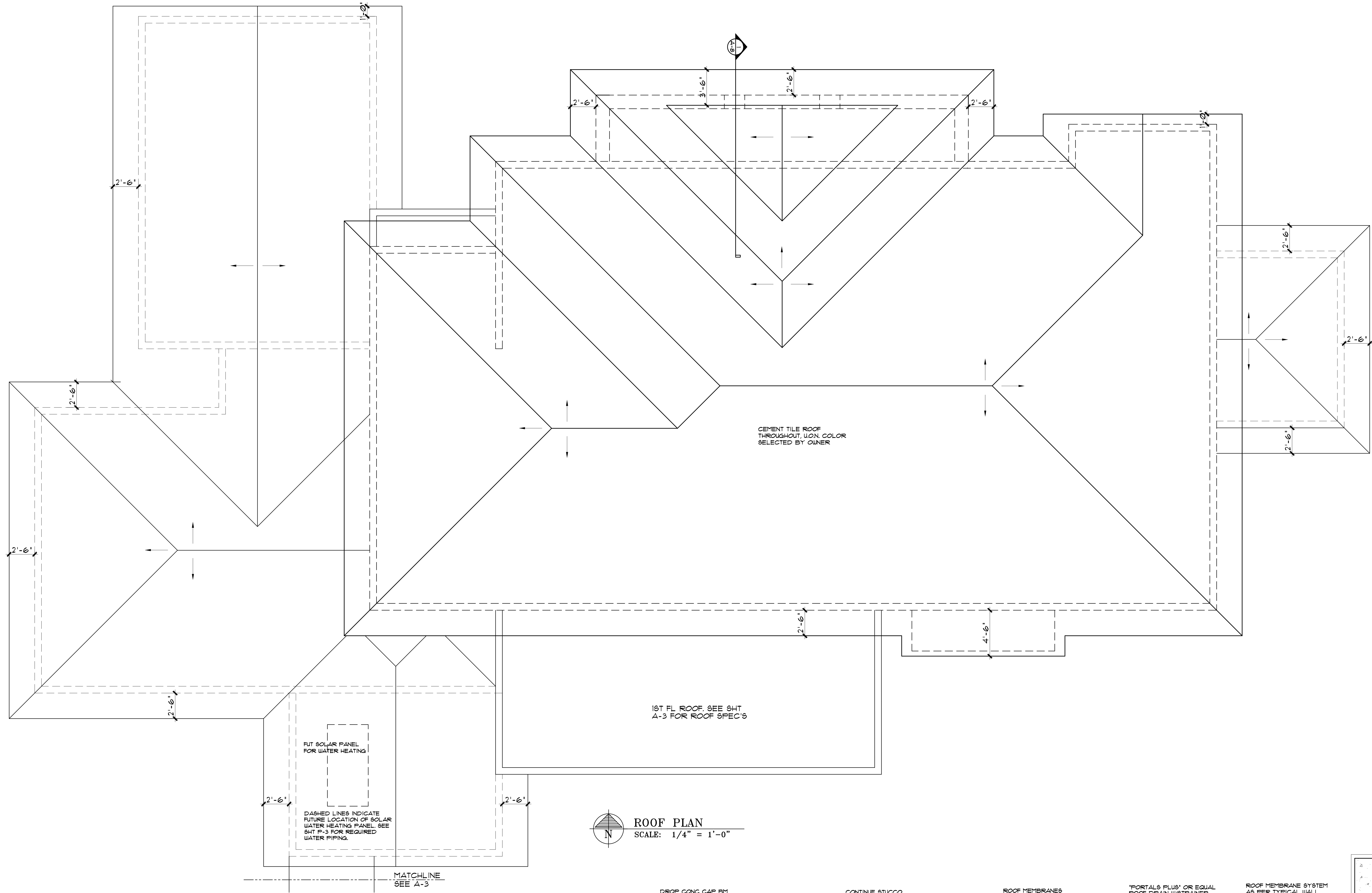
NEW HOUSE FOR:
RKTA 6300 LLC
6300 SW 98 ST
PINECREST, FL

DRAWN BY: MER

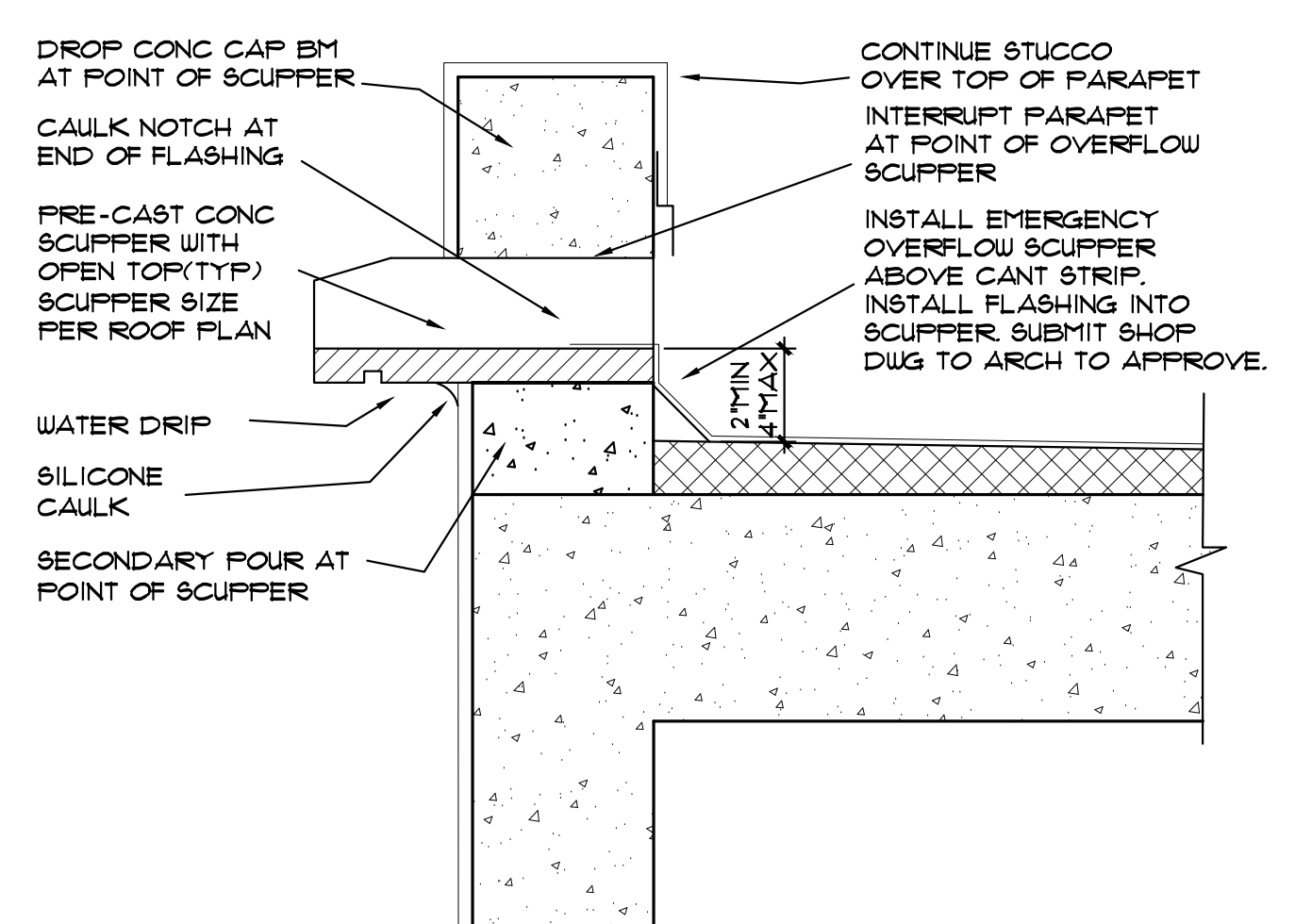
DATE: 1/10/26

SCALE: AS NOTED

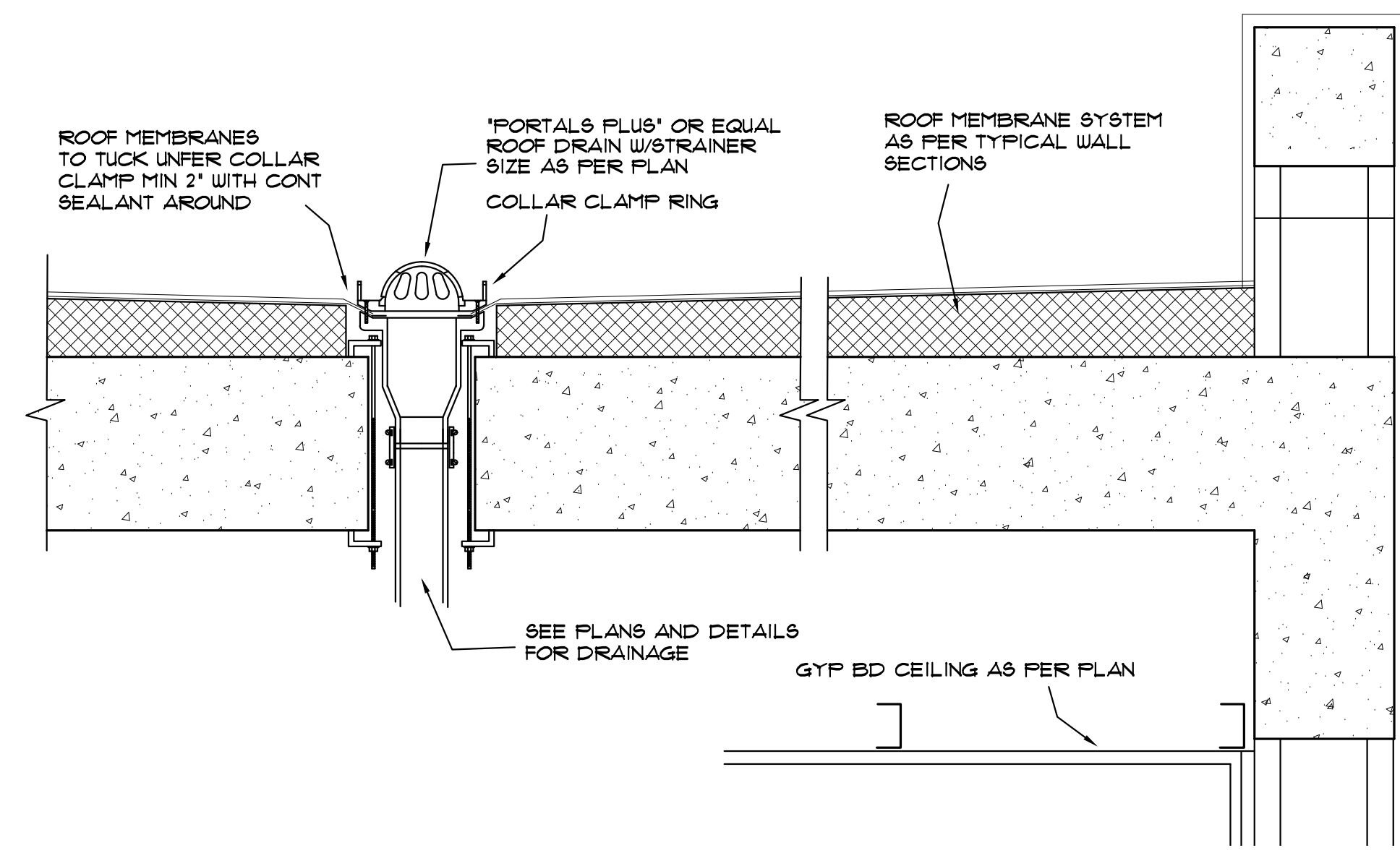
SHEET NO.: A-3



ROOF PLAN
SCALE: 1/4" = 1'-0"



① TYP EMER SCUPPER DETAIL
SCALE: 1-1/2" = 1'-0"

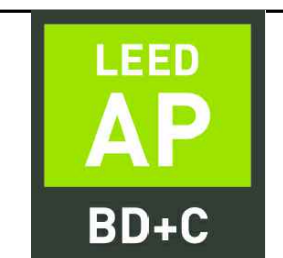


② TYP ROOF DRAIN
SCALE: 1-1/2" = 1'-0"

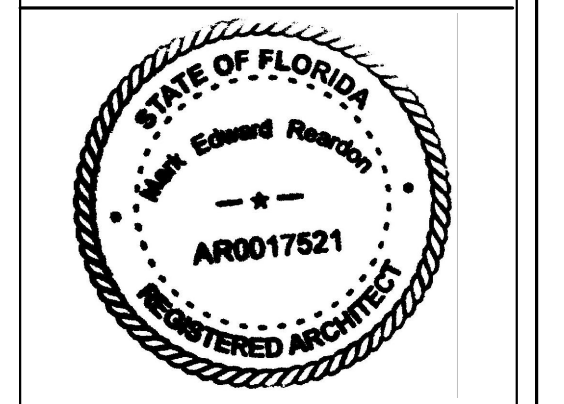
REVISION BY

MR MARK REARDON R.A.
architect
LEED AP BD+C
AR 0017521
sixxandstones@bellsouth.net
phone: 786-355-6910

15790 SW 88TH AVE
MIAMI, FL 33157
AR 0017521
786-355-6910



NOTE:
ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO: ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, & WRITTEN SPECIFICATIONS
THE G.C. IS TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS & DIMENSIONS BEFORE COMMENCING WORK. REPORT TO THE ARCHITECT OR ENGINEER ANY DISCREPANCIES, ERRORS OR CONDITIONS THAT WILL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.



NEW HOUSE FOR:
RKTA 6300 LLC
6300 SW 98 ST
PINECREST, FL

DRAWN BY: MER
DATE: 1/10/26
SCALE: AS NOTED
SHEET NO.: A-4



ORNAMENTAL FACE BRICK



EAST SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

ARK
RDON^{R.A.}
architect
LIC# AR-0017521
bellsouth.net

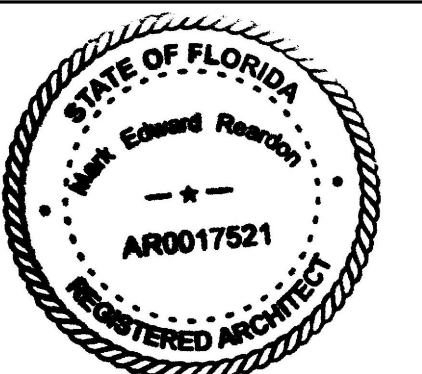


15790 SW 88TH AVE
MIAMI, FL 33157
AR 0017521
786-355-6910

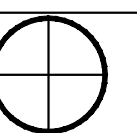


NOTE:
ALL DRAWINGS FOR THIS PROJECT
ARE TO BE READ IN CONJUNCTION
WITH EACH OTHER. THESE INCLUDE,
BUT ARE NOT LIMITED TO: ARCHI-
TECTURAL, SURVEYING, STRUCTURAL,
CIVIL, MECHANICAL, ELECTRICAL,
SPECIALTY DRAWINGS, & WRITTEN
SPECIFICATIONS

THE G.C. IS TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS & DIMENSIONS BEFORE COMMENCING WORK. REPORT TO THE ARCHITECT OR ENGINEER ANY DISCREPANCIES, ERRORS OR CONDITIONS THAT WILL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.



NEW HOUSE FOR:
BRKTA 6300 LLC
6300 SW 98 ST
PINECREST, FL



DRAWN BY:

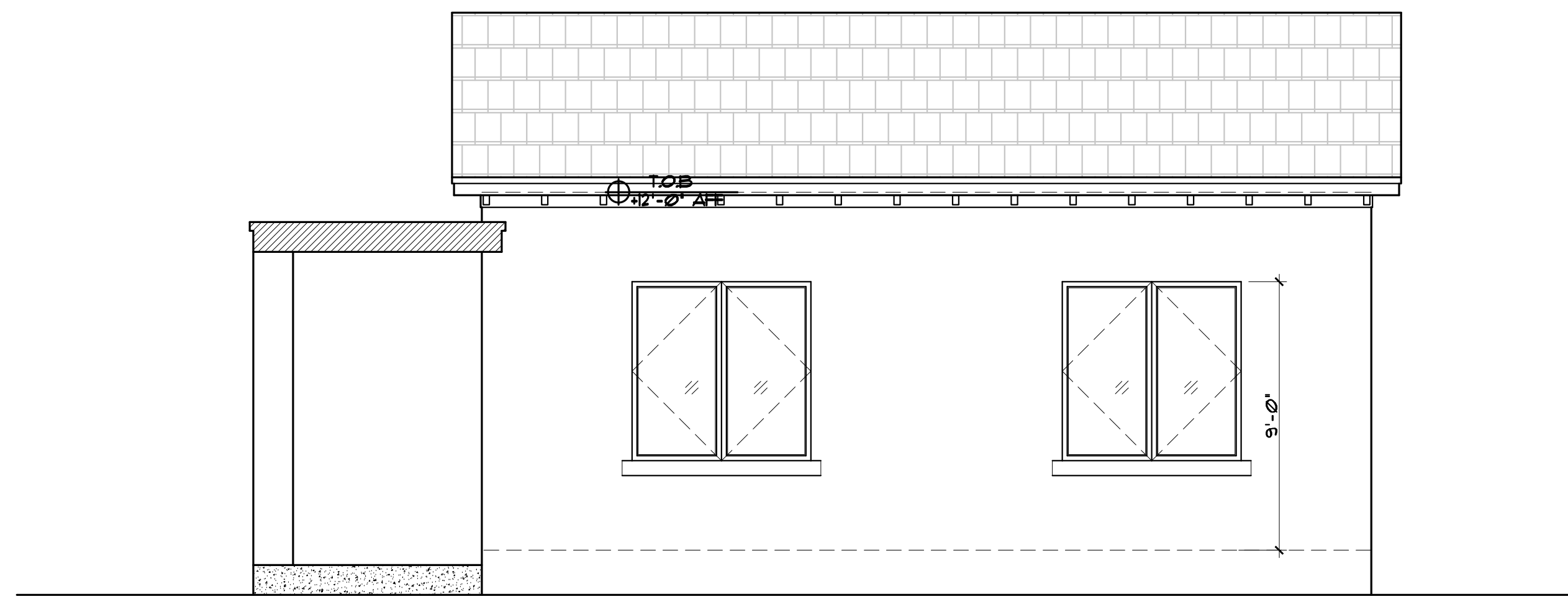
DATE: _____

1/10/26

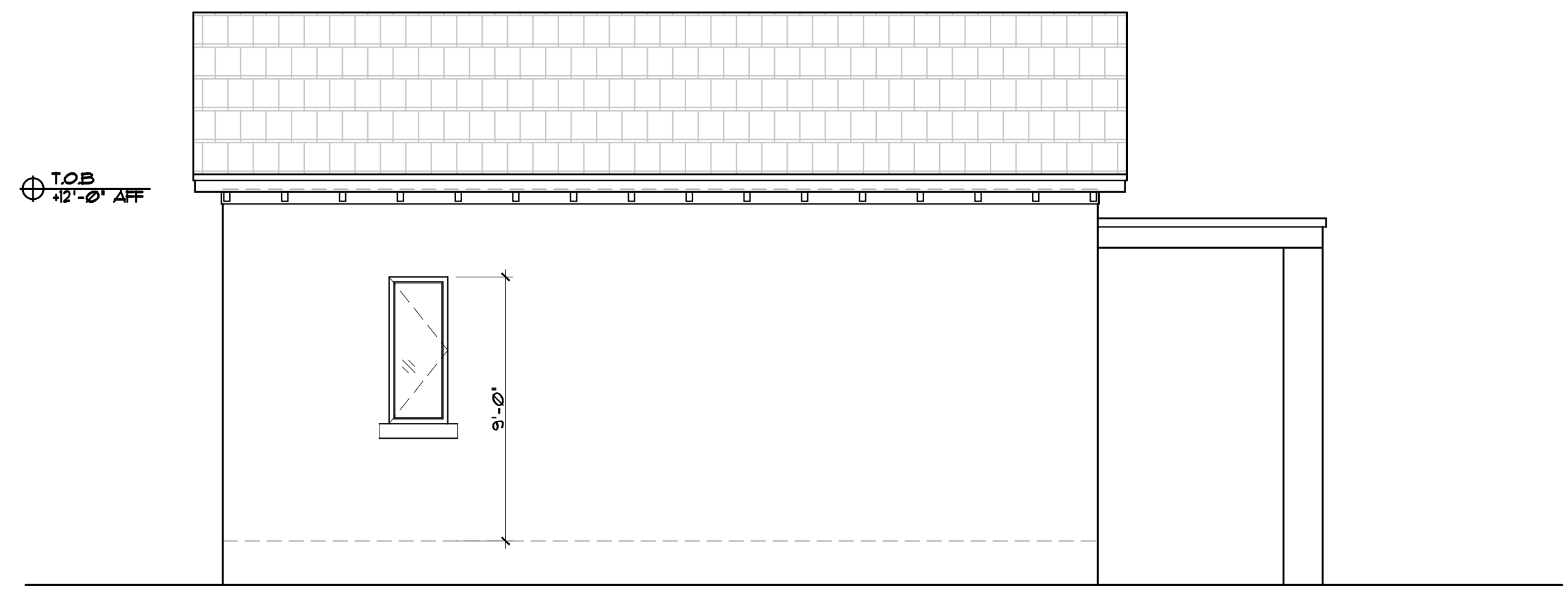
SCALE: _____
AS NOTED

SHEET NO.:

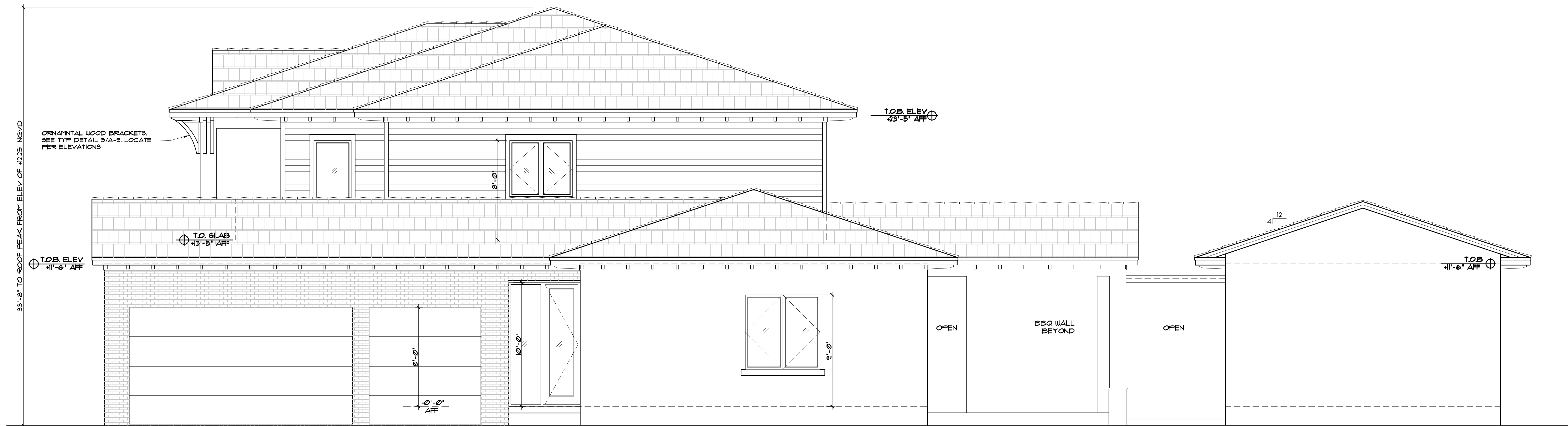
A-5



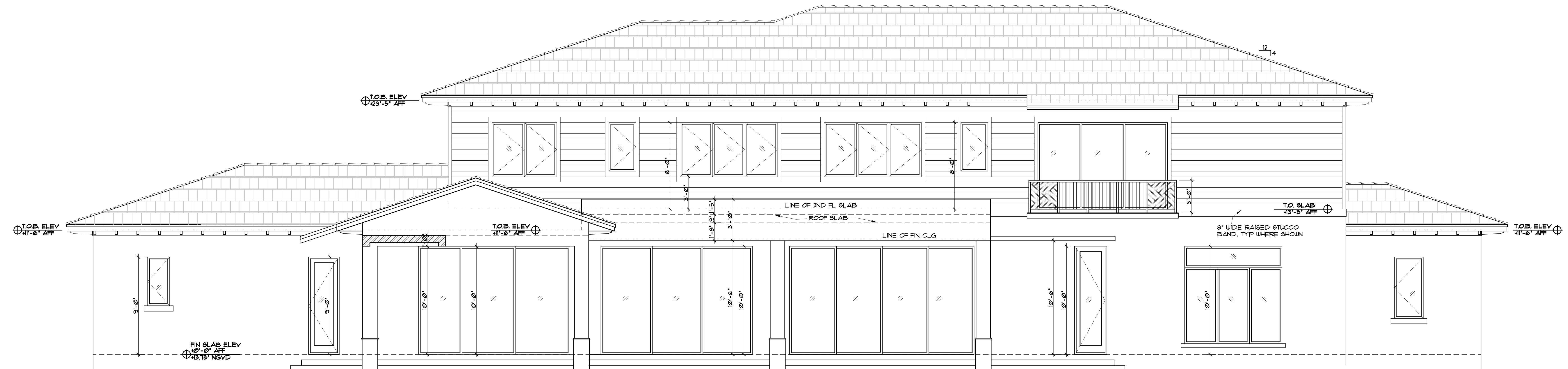
GUEST QUARTERS NORTH ELEVATION
SCALE: 1/4" = 1'-0"



GUEST QUARTERS SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST SIDE ELEVATION
SCALE: 1/4" = 1'-0"

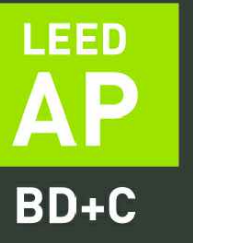


REAR (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

REVISION BY

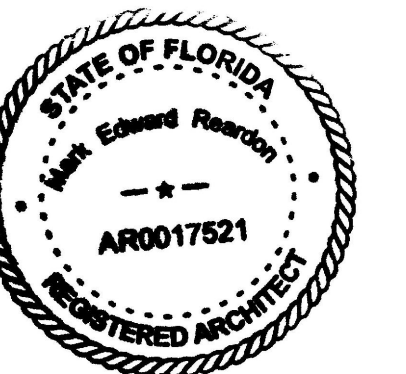


15790 SW 88TH AVE
MIAMI, FL 33157
AR 0017521
786-355-6910



NOTE:
ALL DRAWINGS FOR THIS PROJECT
ARE TO BE READ IN CONJUNCTION
WITH EACH OTHER. THESE INCLUDE,
BUT ARE NOT LIMITED TO: ARCHI-
TECTURAL, SURVEYING, STRUCTURAL,
CIVIL, MECHANICAL, ELECTRICAL,
SPECIALTY DRAWINGS, & WRITTEN
SPECIFICATIONS

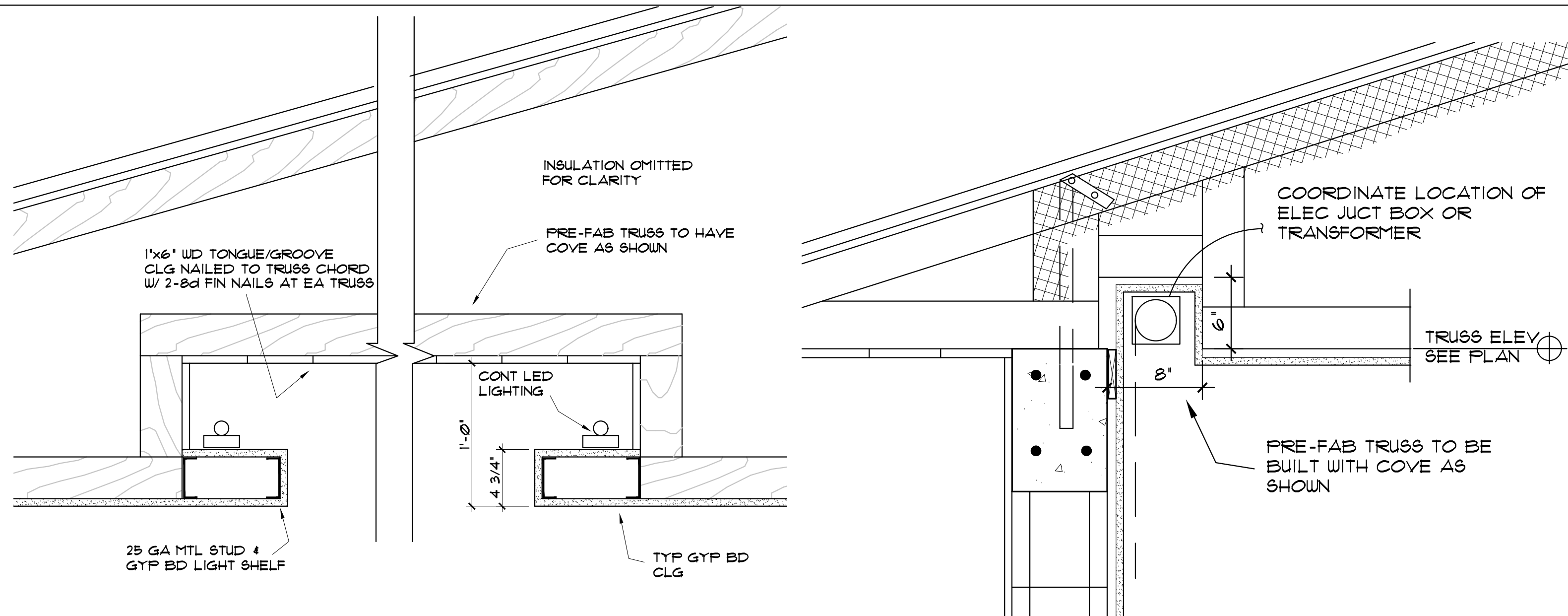
THE G.C. IS TO VERIFY ALL EXISTING
SITE CONDITIONS AND THOROUGHLY
CHECK ELEVATIONS & DIMENSIONS
BEFORE COMMENCING WORK.
REPORT TO THE ARCHITECT OR
ENGINEER ANY DISCREPANCIES,
ERRORS OR CONDITIONS THAT WILL
ALTER CONSTRUCTION AS INTENDED
BY THESE DRAWINGS. ARCHITECT IS
NOT RESPONSIBLE FOR ANY WORK
AND/OR MATERIALS FURNISHED
ON THE JOB.



NEW HOUSE FOR:
RKTA 6300 LLC
6300 SW 98 ST
PINECREST, FL

DRAWN BY:
MER
DATE:
1/10/26
SCALE:
AS NOTED
SHEET NO.:

A-6



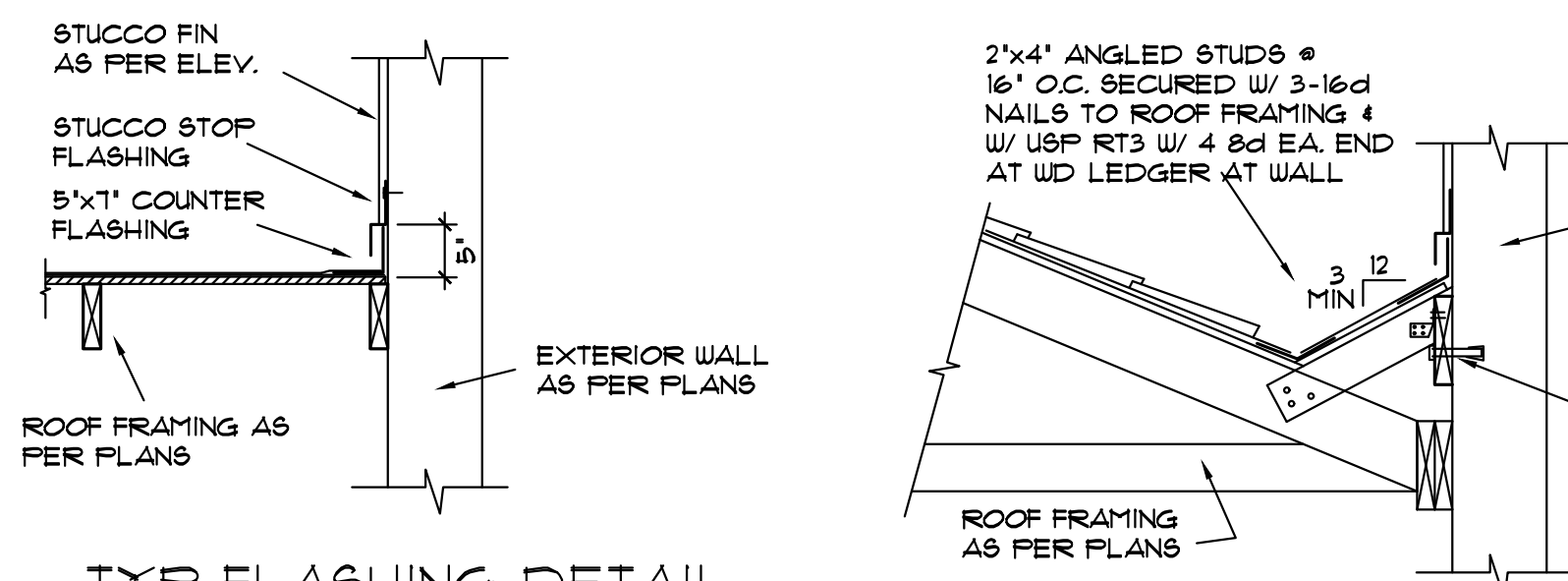
14 COVE CEILING DETAIL
SCALE: 1-1/2" = 1'-0"

13 ELEC BLIND CLG NICHE
SCALE: 1-1/2" = 1'-0"

12 ELEC BLIND CLG NICHE
SCALE: 1-1/2" = 1'-0"

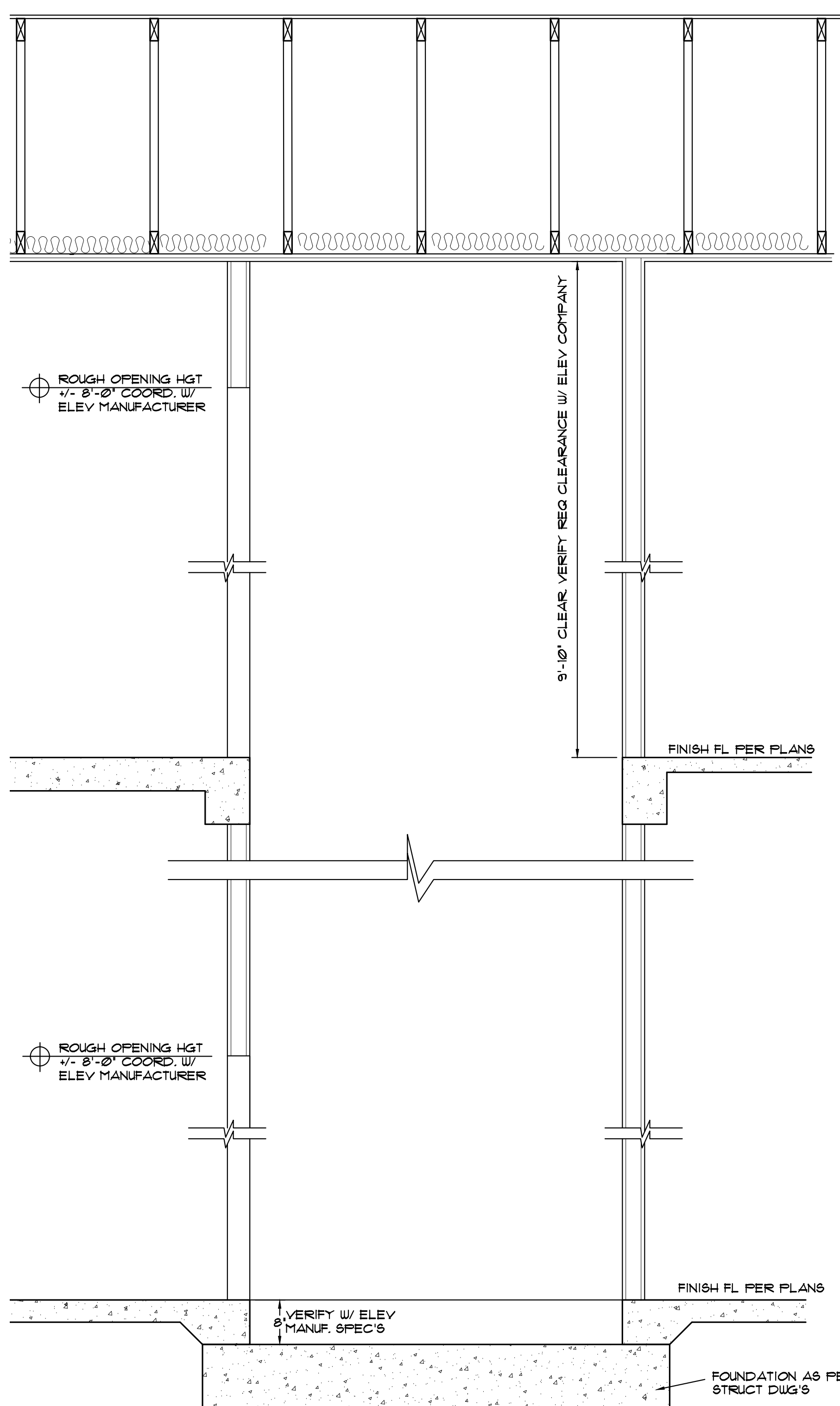
9 ORNAMENTAL CLAY VENEER
SCALE: 1-1/2" = 1'-0"

8 COVE CEILING DETAIL
SCALE: 1-1/2" = 1'-0"

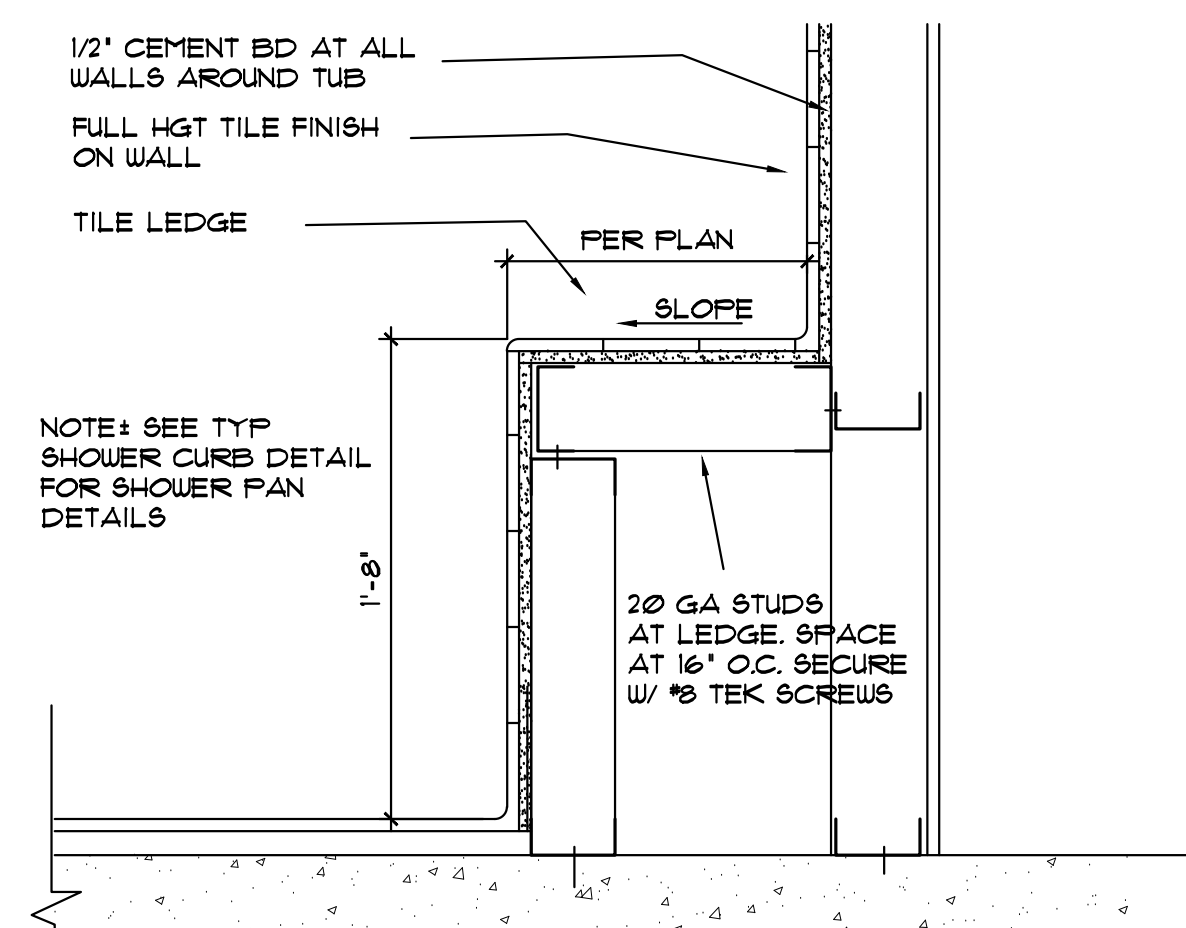


TYP FLASHING DETAIL

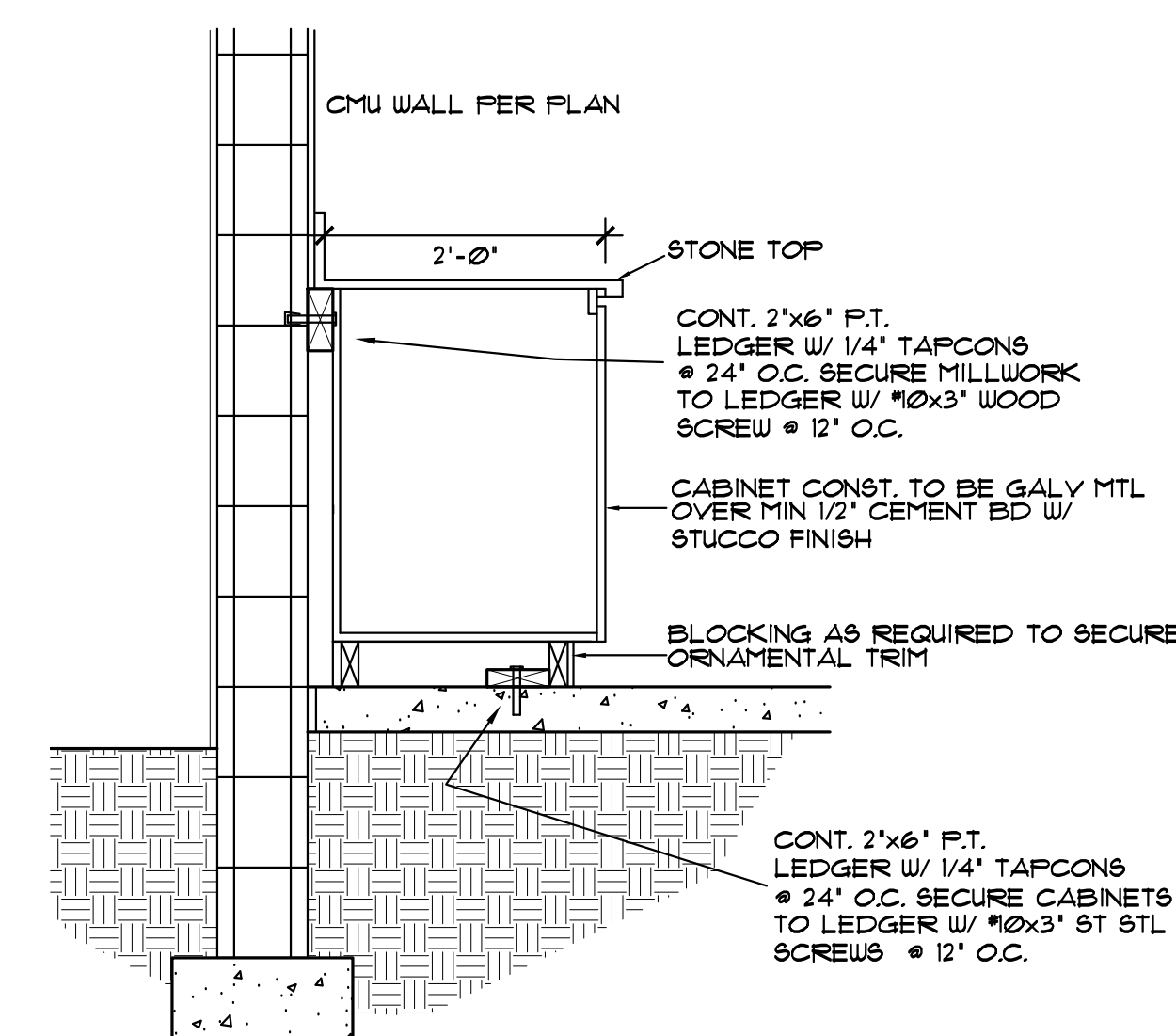
7 TYPICAL FLASHING & CRICKET DETAILS
SCALE: 3/4" = 1'-0"



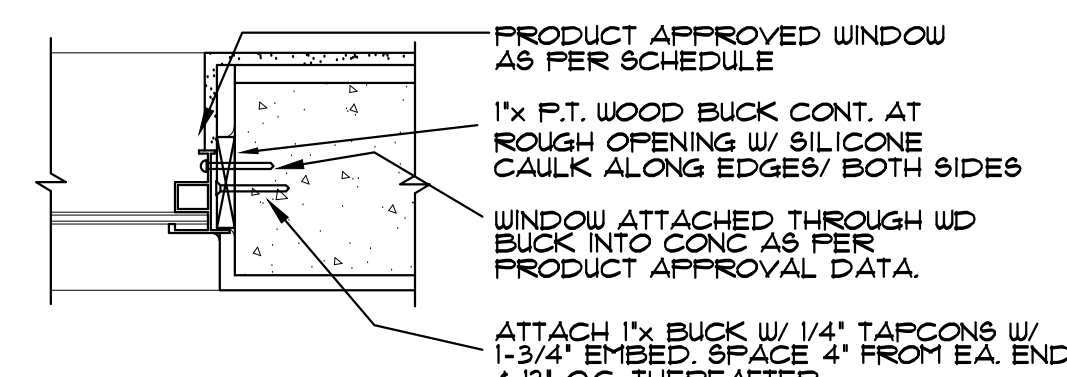
6 ELEVATOR SHAFT SECTION
SCALE: 1/2" = 1'-0"



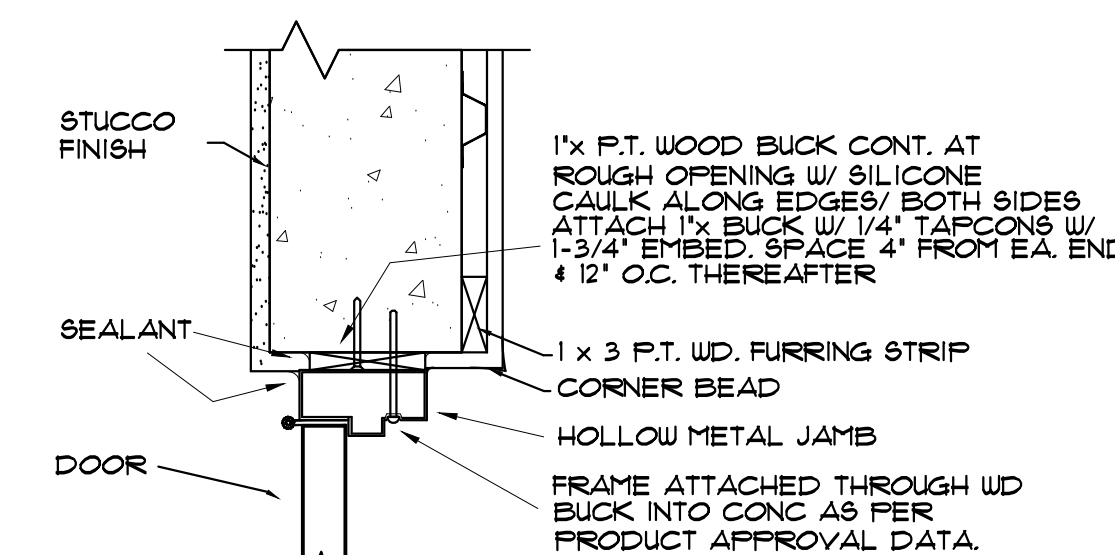
10 TYPICAL SHOWER SEAT
SCALE: NTS



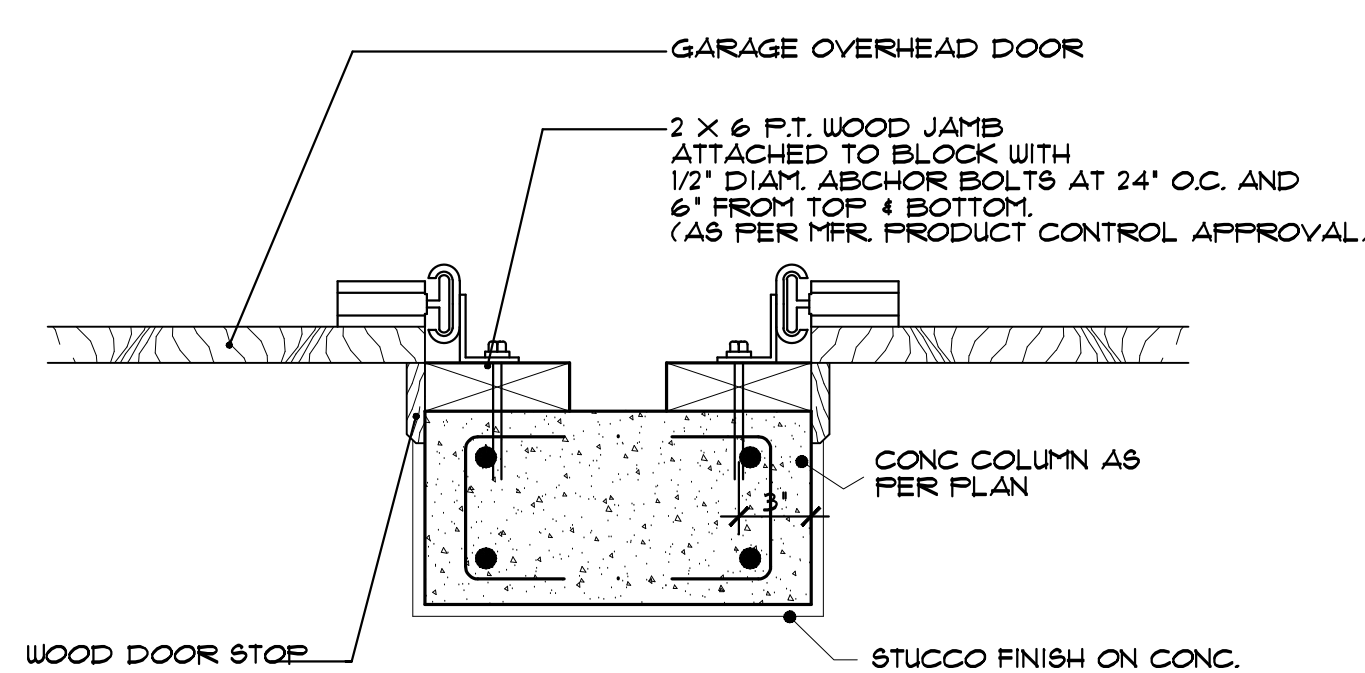
11 EXTERIOR CABINET DETAIL
SCALE: 3/4" = 1'-0"



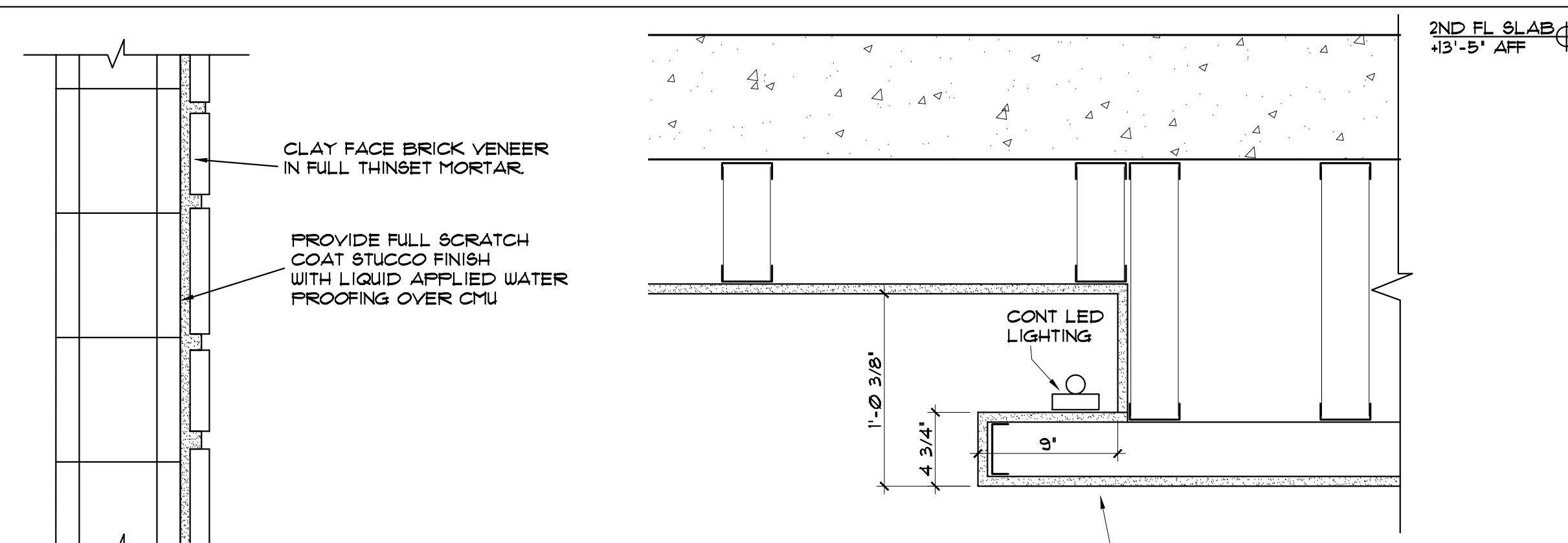
4A TYP DOOR BUCK DETAIL
SCALE: 1-1/2" = 1'-0"



4 TYP WINDOW BUCK DETAIL
SCALE: 1-1/2" = 1'-0"

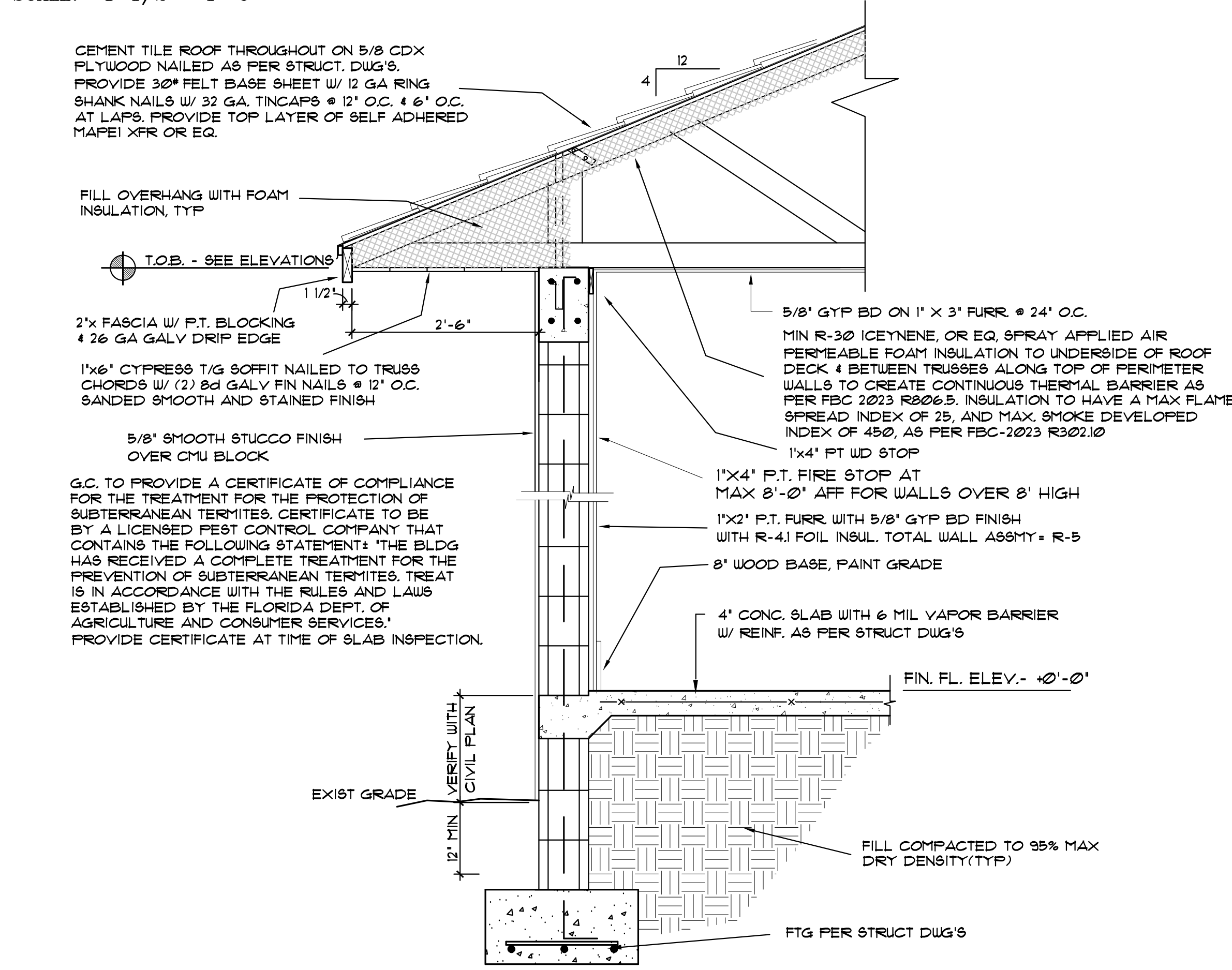


3 TYP GARAGE DOOR JAMB
SCALE: 1-1/2" = 1'-0"

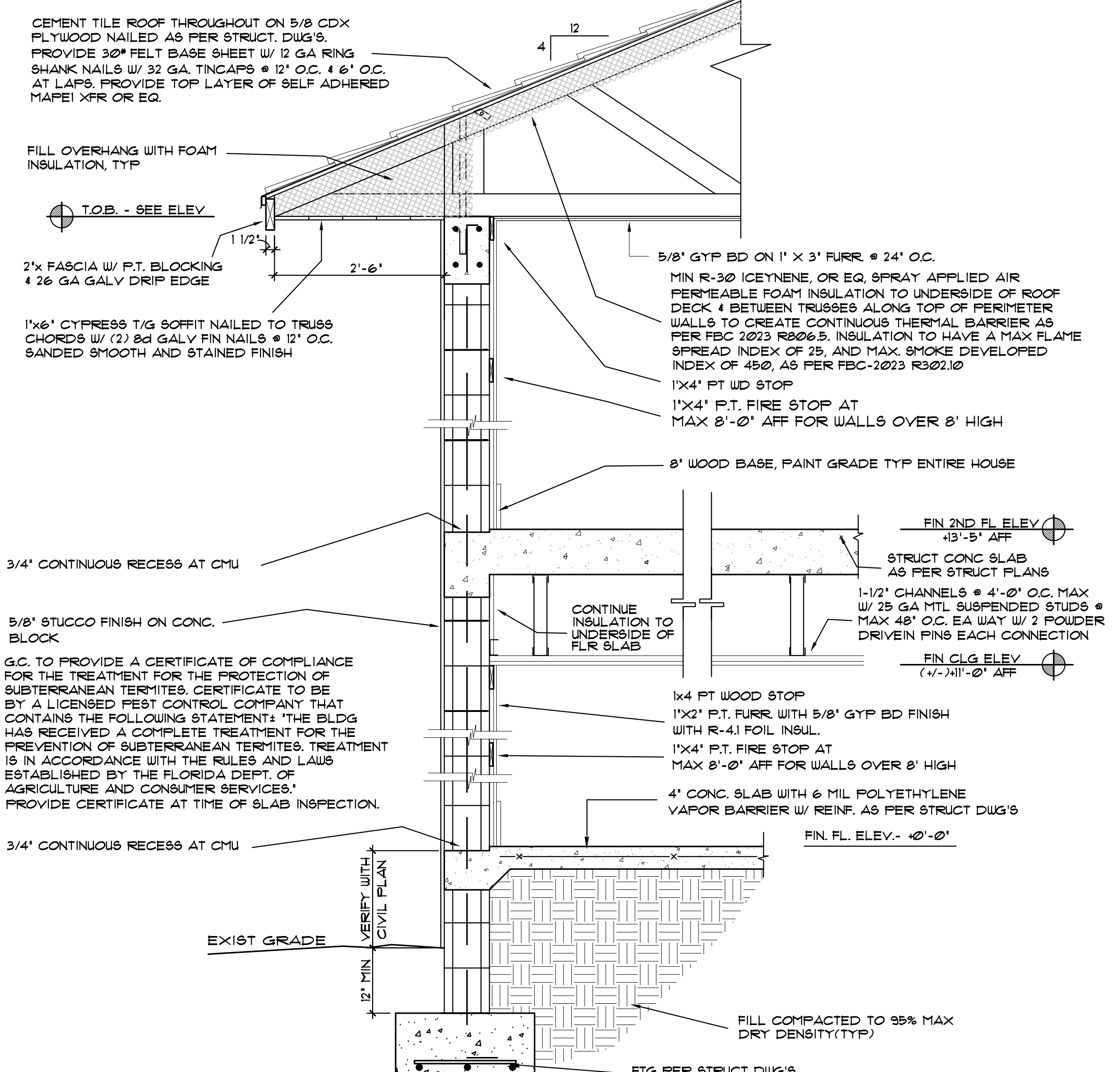


9 ORNAMENTAL CLAY VENEER
SCALE: 1-1/2" = 1'-0"

8 COVE CEILING DETAIL
SCALE: 1-1/2" = 1'-0"



2 1 STORY TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



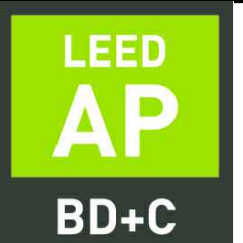
1 2 STORY TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

REVISION BY

MR MARK REARDON R.A.
architect
LIC #A0007521

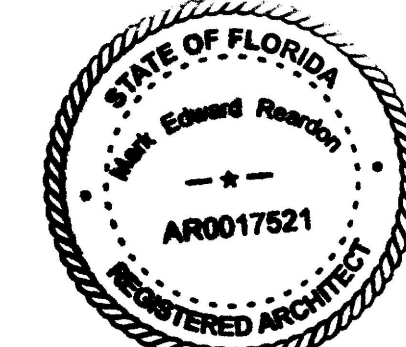
stixandstones@bellsouth.net
phone: 786-355-6910

15790 SW 88TH AVE
MIAMI, FL 33157
AR 0017521
786-355-6910



NOTE: ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO: ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, & WRITTEN SPECIFICATIONS.

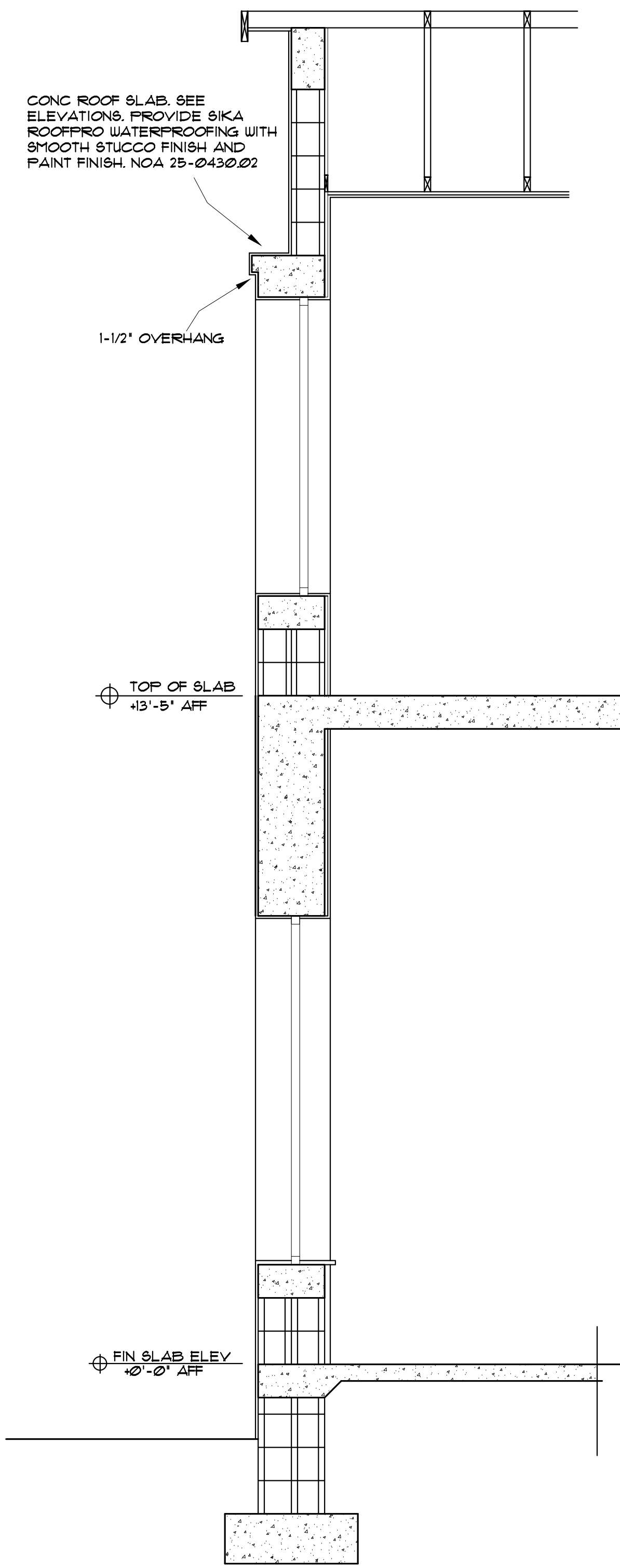
THE G.C. IS TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS & DIMENSIONS BEFORE COMMENCING WORK. REPORT TO THE ARCHITECT OR ENGINEER ANY DISCREPANCIES, ERRORS OR CONDITIONS THAT WILL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.



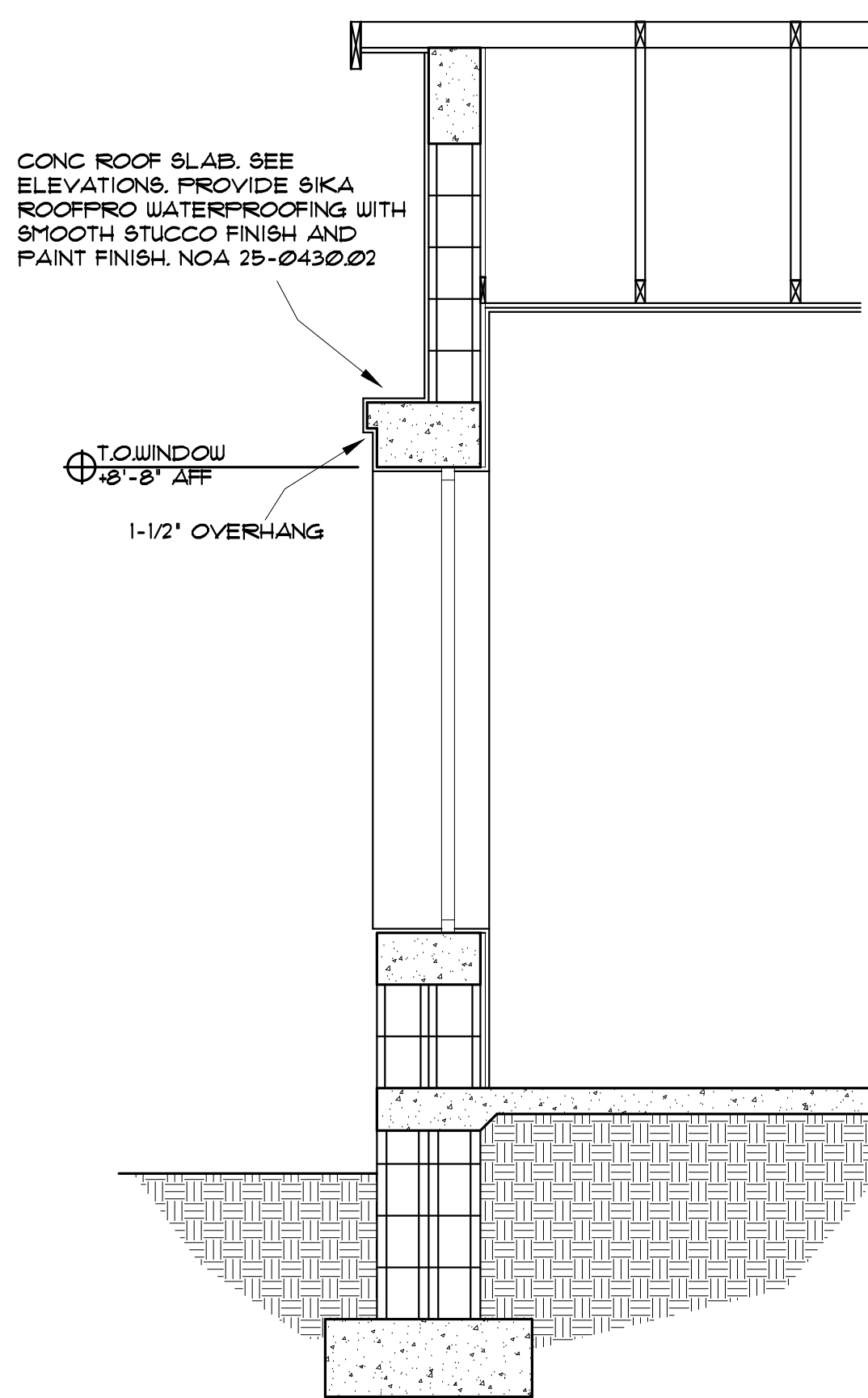
NEW HOUSE FOR:
RKTA 6300 LLC
6300 SW 98 ST
PINECREST, FL

DRAWN BY: MER
DATE: 1/10/26
SCALE: AS NOTED
SHEET NO:

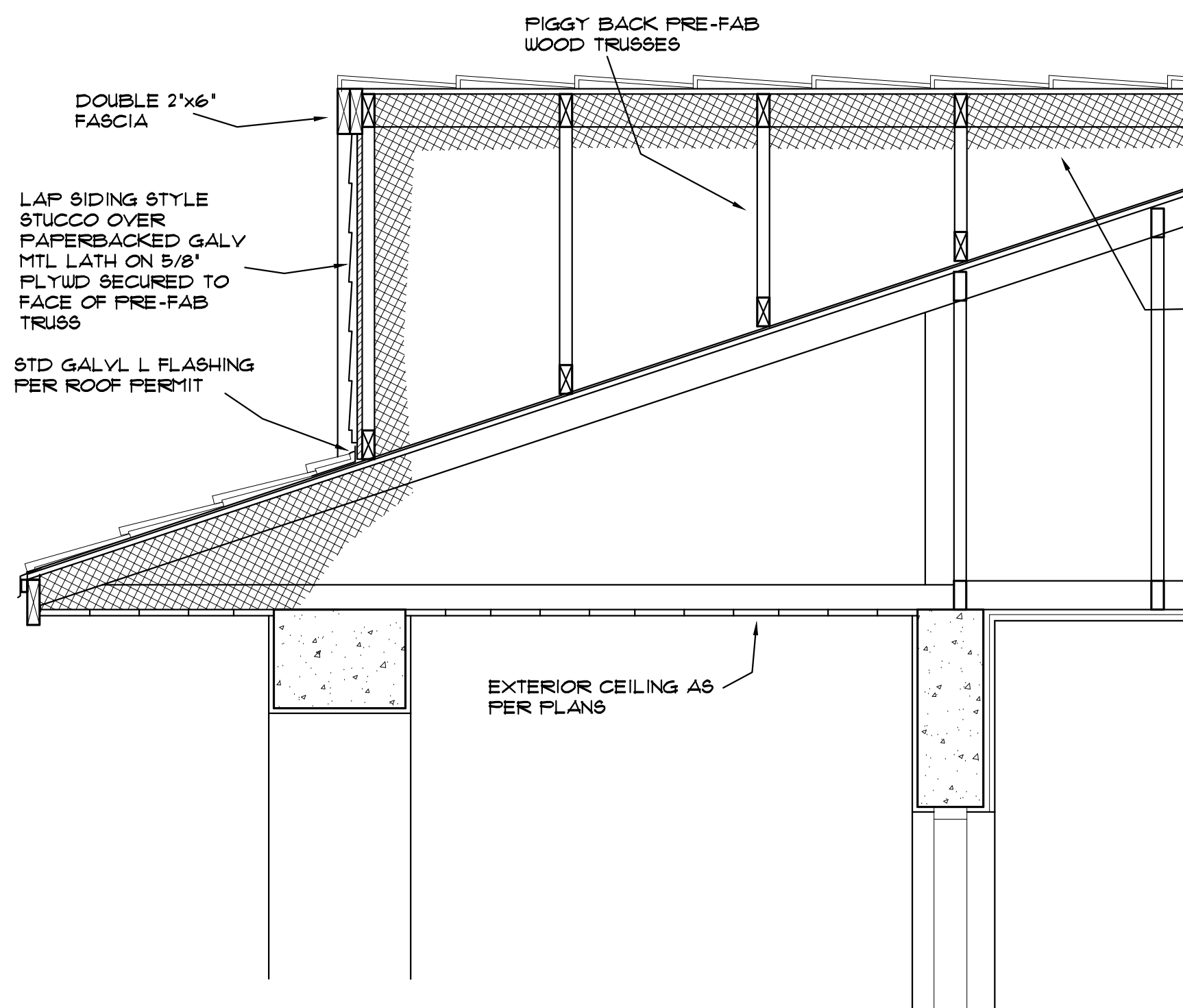
A-7



2 BLDG SECTION
SCALE: 3/8" = 1'-0"



3 BLDG SECTION
SCALE: 3/8" = 1'-0"



4 DETAIL AT ORNAMENTAL GALBE ROOF
SCALE: 3/4" = 1'-0"

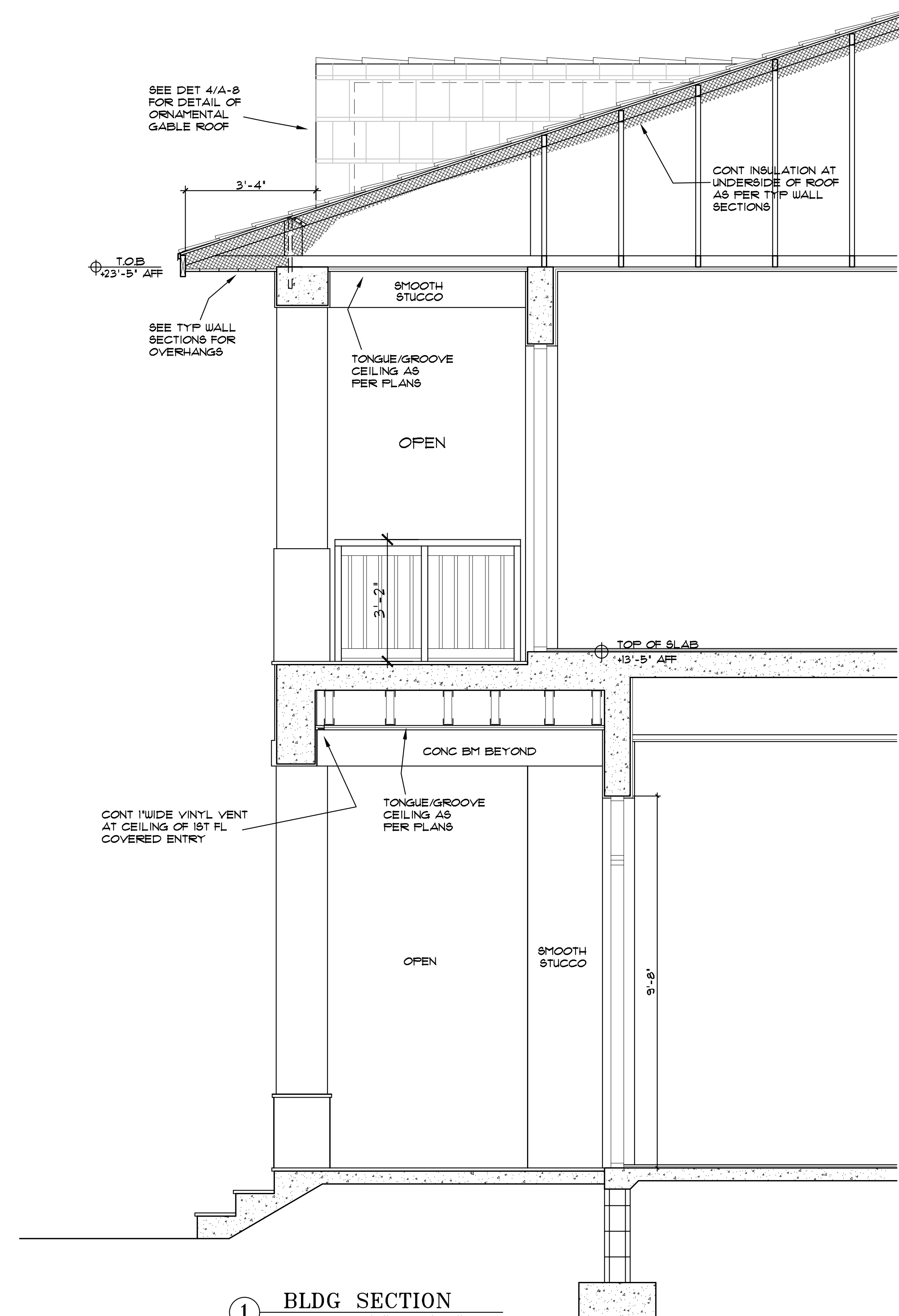
WINDOW SCHEDULE						
NO.						
WINDOW #	DESIGNATION		TYPE		FINISH	
	SINGLE HUNG	HORIZONTAL SLIDING	CASEMENT	FIXED	PAINTED COLOR TINTED	CLEAR
A	36' x 60'					
B	36' x 72'					
C	32' x 68'					
D	42' x 84'					
E	12' x 24'					
F	36' x 90'					
G	36' x 35'					
H	24' x 68'					
I	24' x 54'					
J	40' x 108'					
K	36' x 84'					
L	96' x 24'					
M	32' x 108'					
N	30' x 54'					
O	36' x 54'					
P	36' x 96'					
Q	42' x 12'					
R	32' x 60'					
S	42' x 12'					
T	96' x 18'					

SAFETY GLAZING NOTE:
WHERE NOTED ON WIND. SCHEDULE & PLAN, GLAZING TO COMPLY W/ FEDERAL STANDARD 16
CFR 1201. GLAZING TO BE CATEGORY II, CAPABLE TO WITHSTAND A 400LB. IMPACT.
GLAZING ADJACENT TO & WITHIN 24' OF A DOOR SHALL BE SAFETY GLAZING CAT II PER FBC R308.42
GLAZING WITHIN 60' OF FLOOR LEVEL IN WALLS SURROUNDING TUB OR SHOWER, & WITHIN 60' HORIZONTALLY FROM TUB OR
SHOWER SHALL BE SAFETY GLAZING CAT I (CAT II IF GLAZED PANEL EXCEEDS 9 SF) PER FBC R308.43

DOOR SCHEDULE									
NO.									
DOOR NO.	SIZE		COMPOSITION		FINISH		HARDWARE		
	WIDTH	HEIGHT	THICKNESS	HOLLOW MTL	SOLID WOOD	MD-HOL CORE	ALUM-GLASS	LOUVERED	PASSAGE
1	2'-3'-0"	10'-0"	-						
2	11'-0"	10'-0"	-						
3	14'-0"	10'-0"	-						
4	12'-0"	8'-0"	-						
5	3'-0"	10'-0"	-						
6	2'-3'-0"	8'-0"	-						
7	2'-8"	9'-0"	-						
8	3'-0"	9'-3"	-						
9	10'-0"	9'-3"	-						
10	3'-0"	8'-0"	1-3/4"						
11	2'-10"	8'-0"	1-3/4"						
12	2'-8"	8'-0"	1-3/4"						
13	2'-2'-6"	8'-0"	1-3/4"						
14	3'-0"	8'-0"	1-3/4"						
15	2'-6"	8'-0"	1-3/4"						
16	2'-4"	8'-0"	1-3/4"						
17	2'-8"	8'-0"	1-3/4"						
18	2'-2'-6"	8'-0"	1-3/4"						
19	2'-6"	8'-0"	1-3/4"						
20	3'-0"	8'-0"	-						
21	2'-2'-6"	8'-0"	-						
22	2'-6"	8'-0"	1-3/4"						
23	2'-6"	8'-0"	-						
24	4'-0"	8'-0"	1-3/4"						
25	2'-2'-0"	8'-0"	1-3/4"						

NOTE:
1) EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN DOOR FROM INSIDE OF CLOSET.
2) EVERY BATH DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM OUTSIDE DURING AN EMERGENCY WHEN LOCKED.
3) EVERY HALLWAY DOOR SHALL HAVE PASSAGE TYPE LOCKSET
4) ALL SHOWER/TUB DOORS TO COMPLY W/ FEDERAL STANDARD 16 CFR 1201. GLAZING TO BE CATEGORY II, CAPABLE TO WITHSTAND A 400LB. IMPACT.
5) GLAZING IN SLIDING & SWING DOORS SHALL BE SAFETY GLAZING CAT. I IF LESS THAN 9 SF. OR CAT II IF GREATER THAN 9 SF. PER FBC R308.41

ALL EXTERIOR DOORS TO BE PRODUCT APPROVED ANY GLAZING IN EXTERIOR DOORS TO BE CAT II IMPACT RESIST GLASS. NO HURRICANE SHUTTERS REQUIRED
NOTE - ALL GLAZING TO MEET THE FOLLOWING MIN:
U FACTOR: 1.04 MAX
SHGC: 0.4 MAX



1 BLDG SECTION
SCALE: 1/2" = 1'-0"

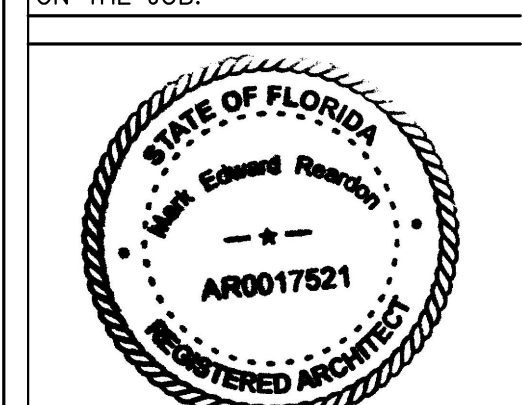
REVISION BY

MARK REARDON R.A.
architect
LEED AP BD+C
stixandstones@bellsouth.net
phone: 786-355-6910

15790 SW 88TH AVE
MIAMI, FL 33157
AR 0017521
786-355-6910

LEED AP BD+C

NOTE:
ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO: ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, & WRITTEN SPECIFICATIONS
THE G.C. IS TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS & DIMENSIONS BEFORE COMMENCING WORK. REPORT TO THE ARCHITECT OR ENGINEER ANY DISCREPANCIES, ERRORS OR CONDITIONS THAT WILL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.



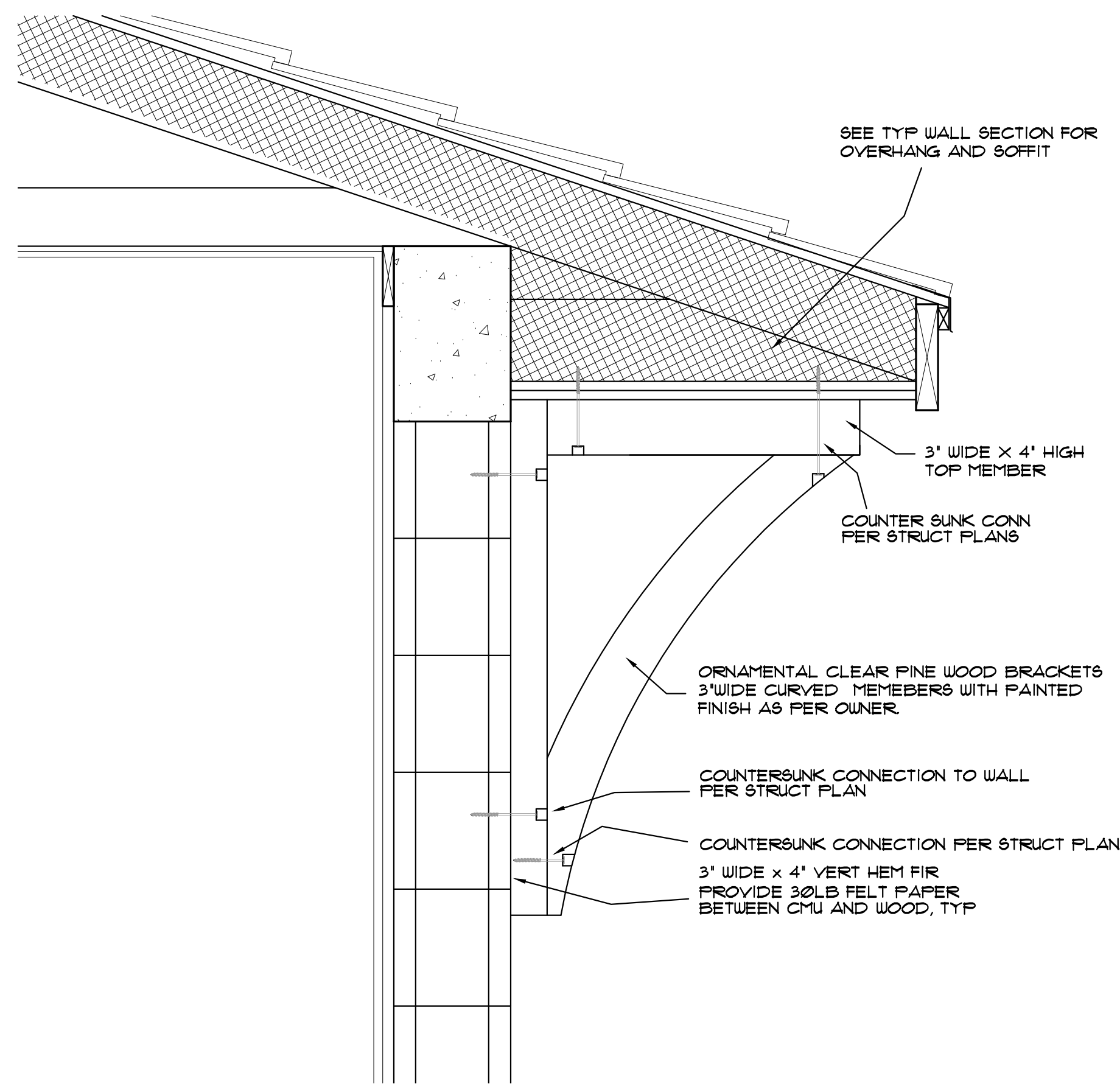
NEW HOUSE FOR:
RKTA 6300 LLC
6300 SW 98 ST
PINECREST, FL

DRAWN BY:
MER

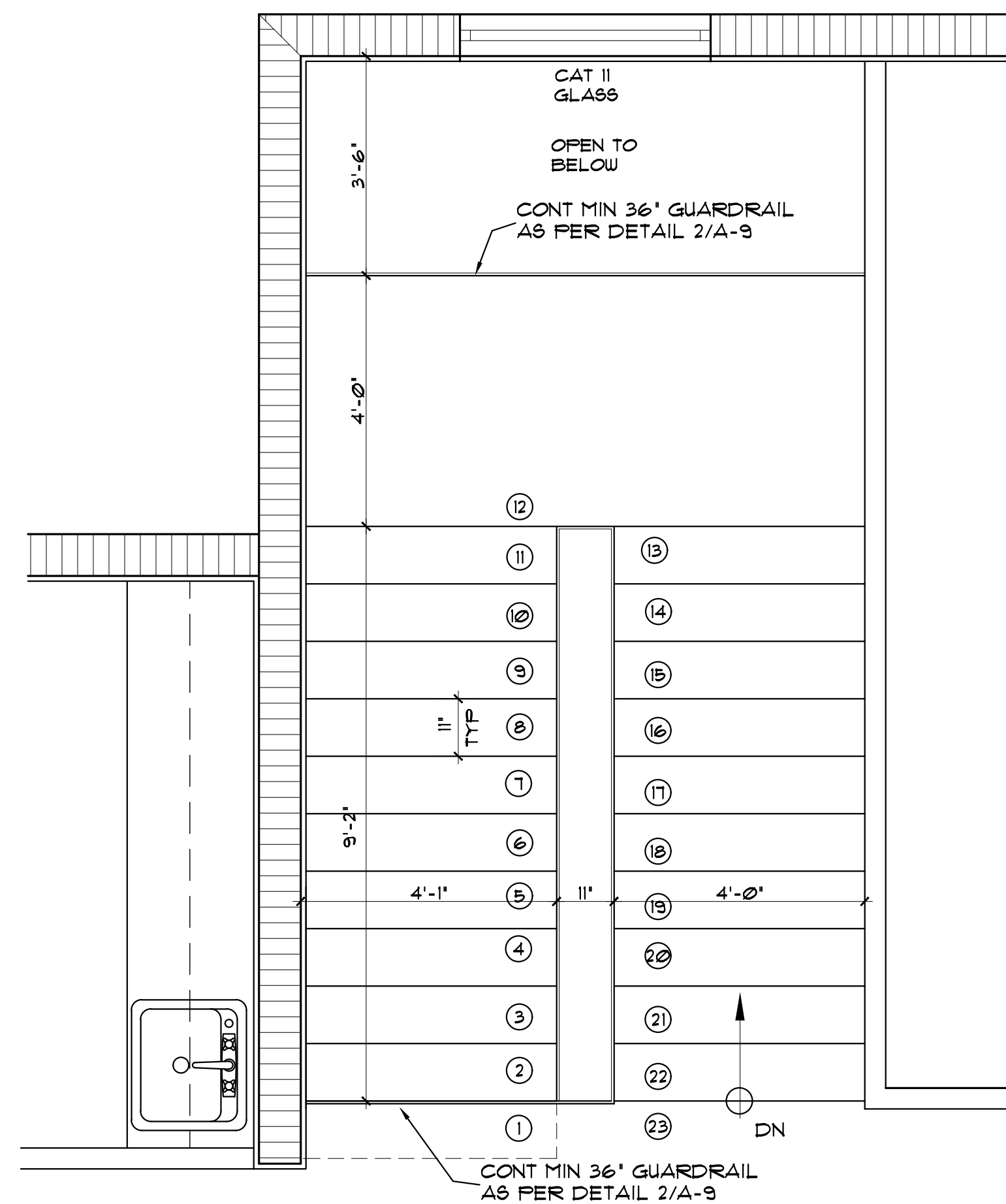
DATE:
1/10/26

SCALE:
AS NOTED

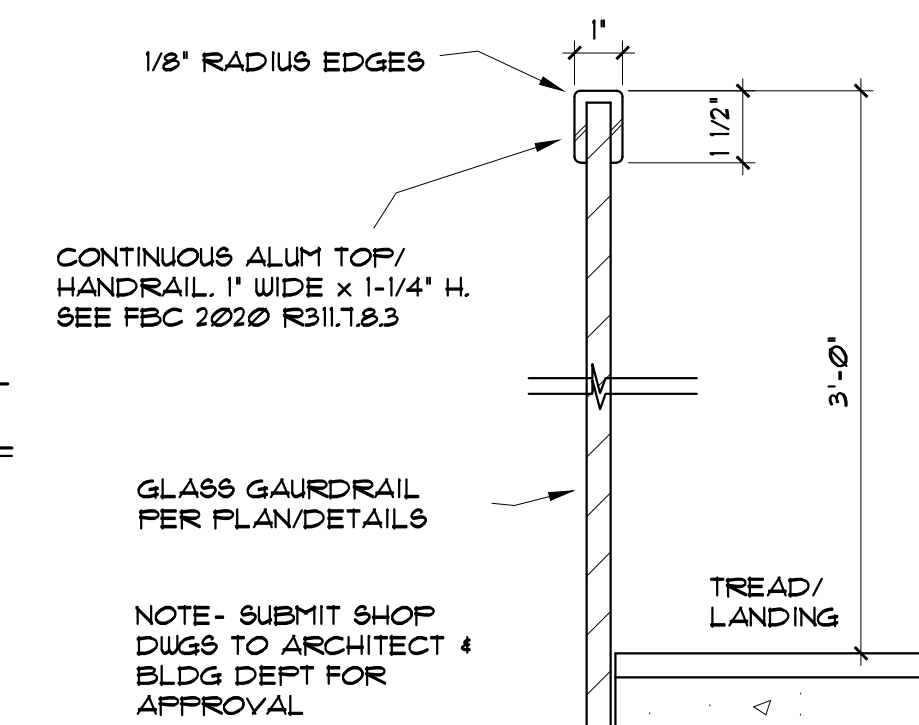
SHEET NO.:
A-8



5 ORNAMENTAL ROOF OVERHANG BRACKETS
SCALE: 1-1/2" = 1'-0"

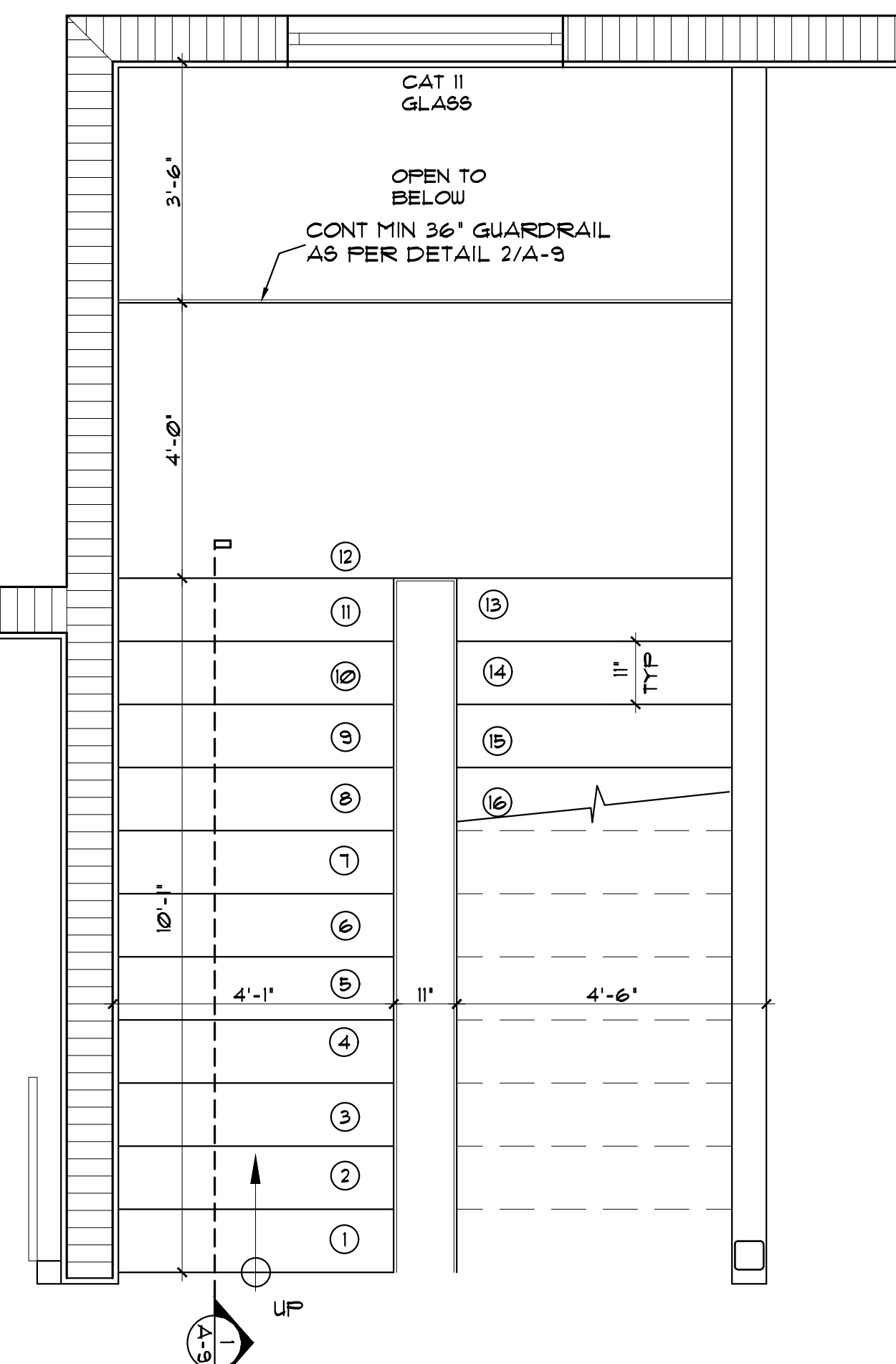


2ND FL ENLARGED STAIR PLAN
SCALE: 1/2" = 1'-0"

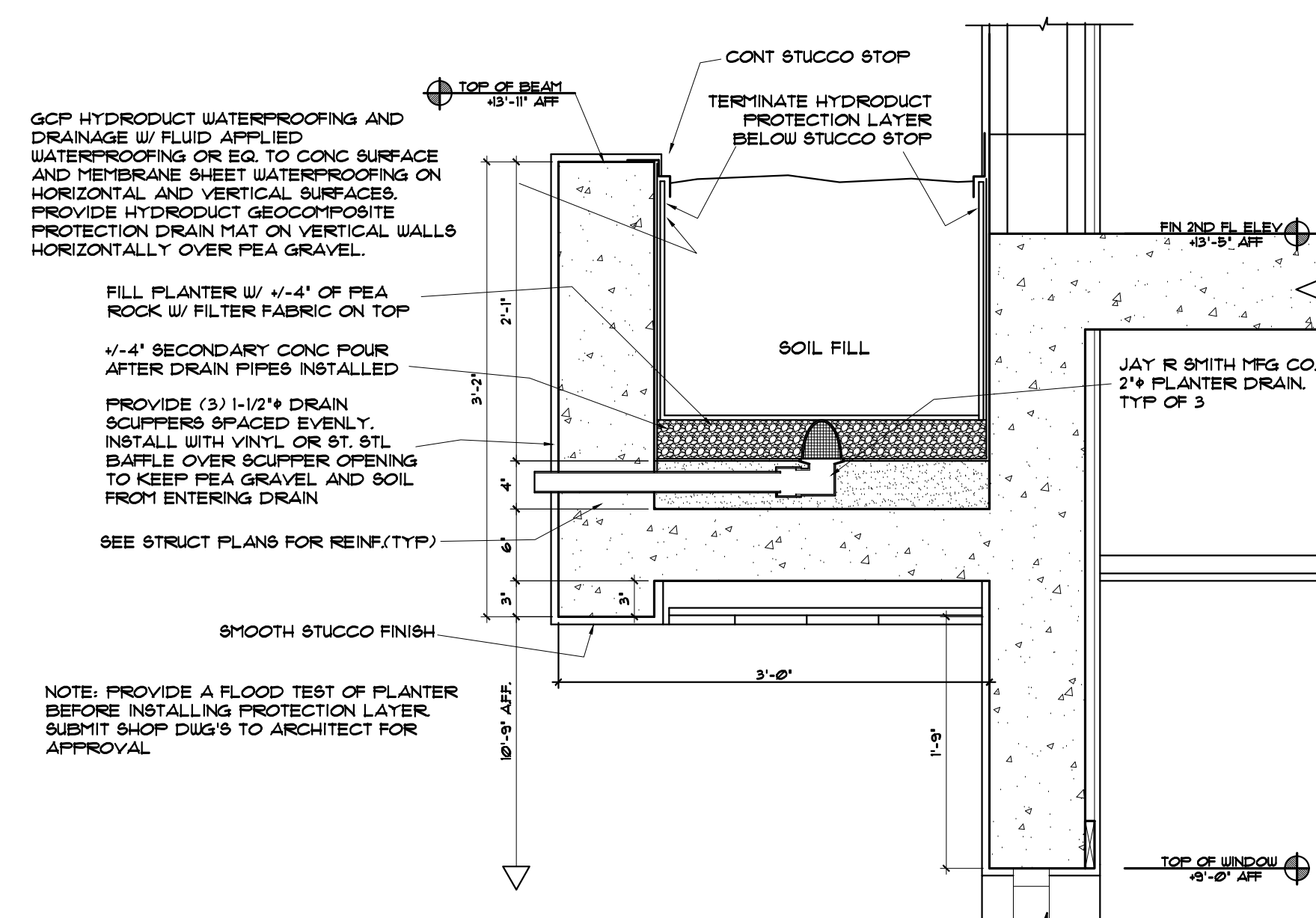


2 GAURDRAIL TOPRAIL/
HANDRAIL
SCALE: 3" = 1'-0"

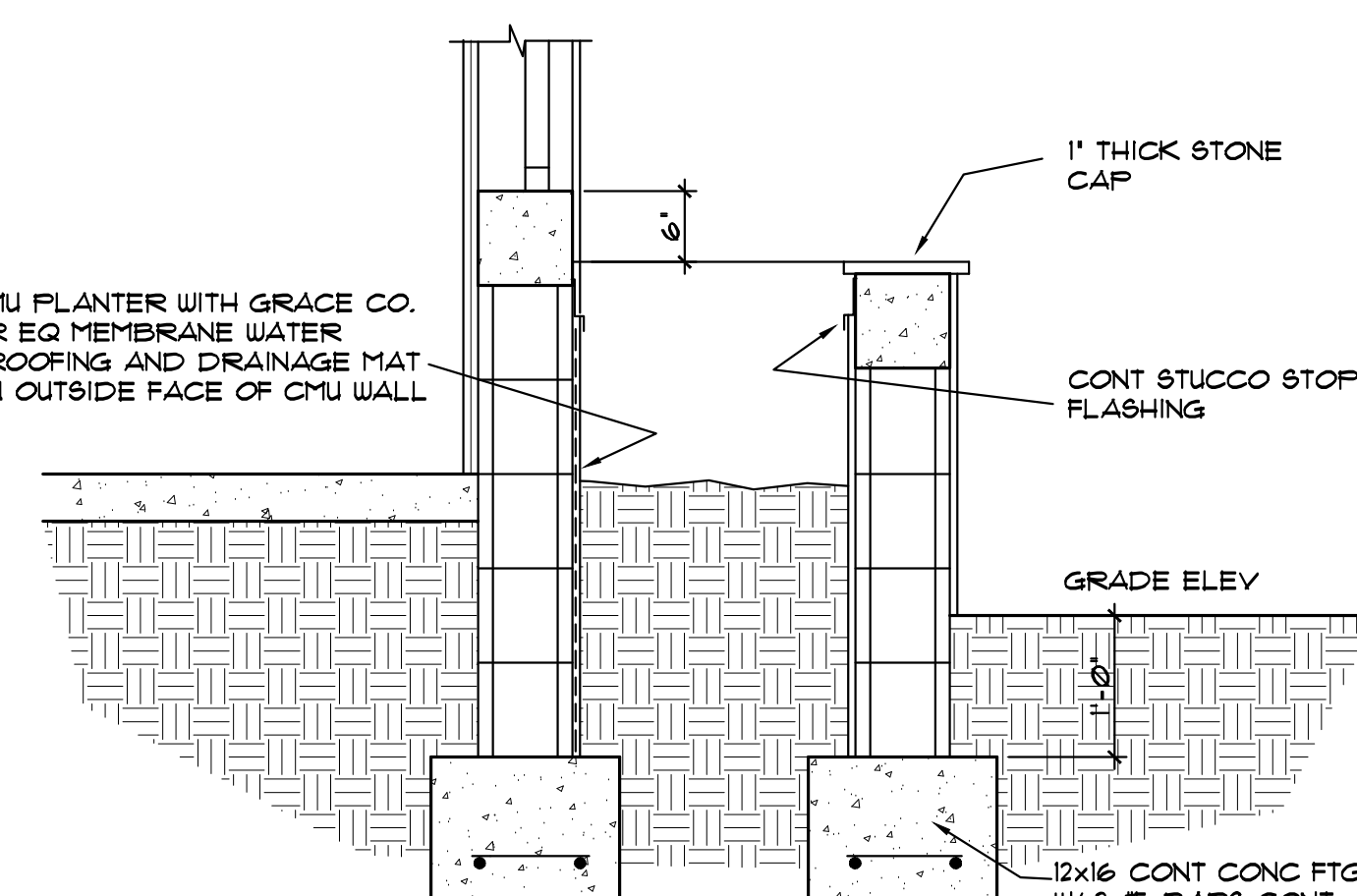
MIN TREAD DEPTH- 11"
PROVIDE 23 EQUAL RISERS
• 1" EACH
ALL HANDRAILS TO BE MIN.
1-1/2" • AND MOUNTED • 3/4"
AFF.
ALL GAURDRAILS TO BE MIN
36" HIGH W/ MIN 1-1/2" TOP
RAIL WITH PICKETS SPACED
TO REJECT 4"• AT ALL POINTS.
BOTTOM RAIL TO BE MAX 2'
AFF.



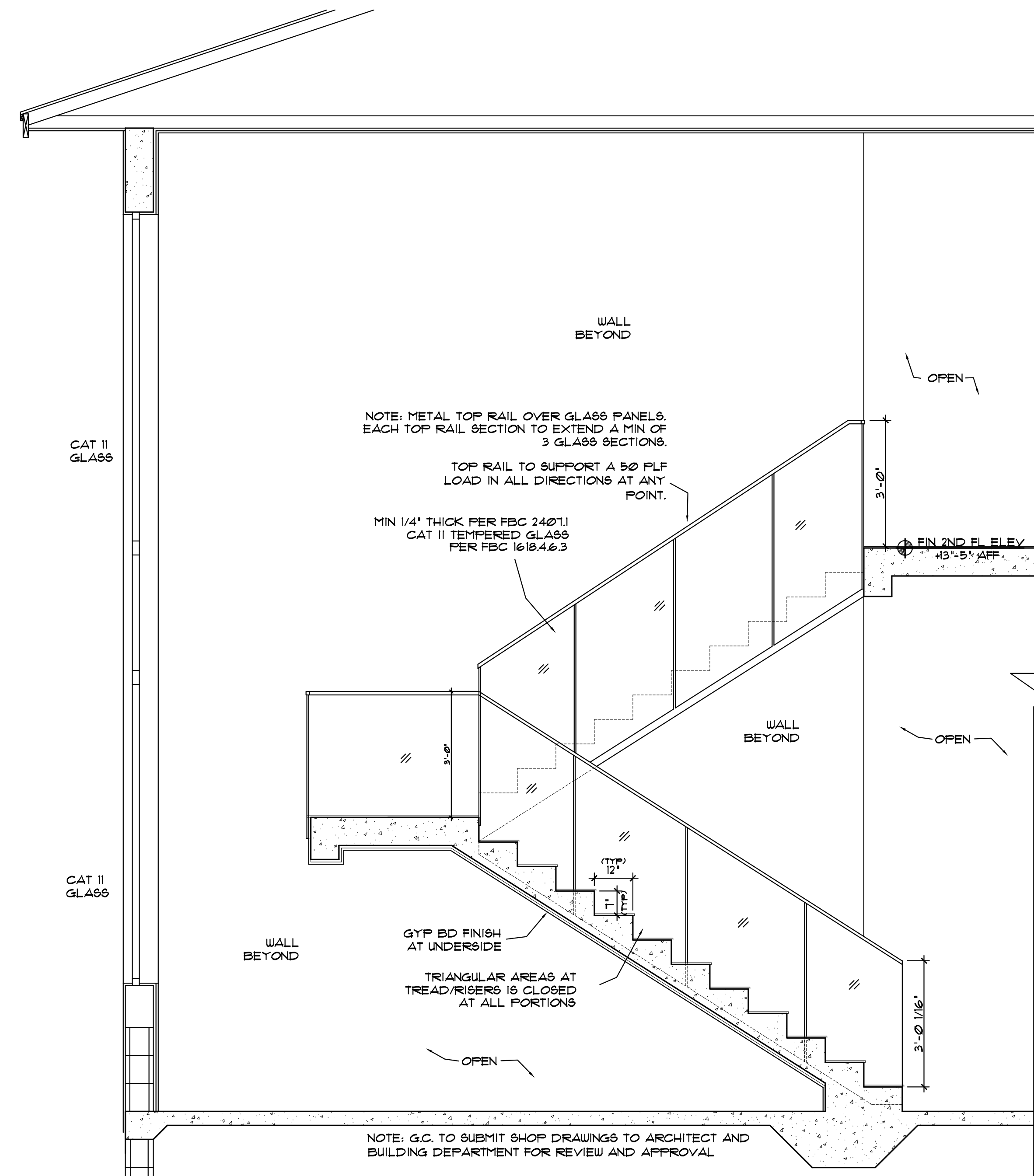
1ST FL ENLARGED STAIR PLAN
SCALE: 1/2" = 1'-0"



4 FRONT ELEVATED PLANTER DETAIL
SCALE: 1" = 1'-0"



3 REAR ELEVATED PLANTER DETAIL
SCALE: 3/4" = 1'-0"



1 STAIR SECTION
SCALE: 3/4" = 1'-0"

REVISION BY

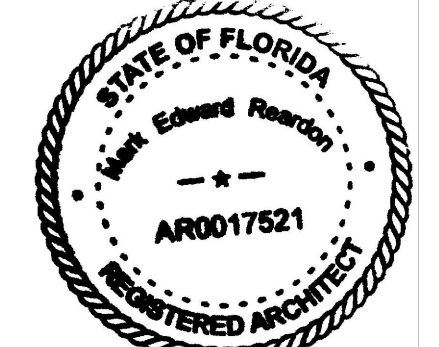
MARK REARDON R.A.
architect
LIC # AR0017521
stixandstones@bellsouth.net
phone: 786-355-6910

15790 SW 88TH AVE
MIAMI, FL 33157
AR 0017521
786-355-6910



NOTE:
ALL DRAWINGS FOR THIS PROJECT
ARE TO BE READ IN CONJUNCTION
WITH EACH OTHER. THESE INCLUDE,
BUT ARE NOT LIMITED TO: ARCHITECTURAL,
STRUCTURAL, SURVEYING, CIVIL,
MECHANICAL, ELECTRICAL,
SPECIALTY DRAWINGS, & WRITTEN
SPECIFICATIONS

THE G.C. IS TO VERIFY ALL EXISTING
SITE CONDITIONS AND THOROUGHLY
CHECK ELEVATIONS & DIMENSIONS
BEFORE COMMENCING WORK.
REPORT TO THE ARCHITECT OR
ENGINEER ANY DISCREPANCIES,
ERRORS OR CONDITIONS THAT WILL
ALTER CONSTRUCTION AS INTENDED
BY THESE DRAWINGS. ARCHITECT IS
NOT RESPONSIBLE FOR ANY WORK
AND/OR MATERIALS FURNISHED
ON THE JOB.



NEW HOUSE FOR:
RKTA 6300 LLC
6300 SW 98 ST
PINECREST, FL

DRAWN BY:
MER
DATE:
1/10/26
SCALE:
AS NOTED
SHEET NO.:

A-9