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## GENERAL NOTES:

1. CONCRETE SHALL HAVE 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHER- WISE NOTED (U.O.N.)
2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS, AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI GRADE 60, AND MEET ASTM A-615 SPECS.
3. ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36,000 PSI, AND MEET ASTM A-36 SPECS.
4. DROP TIE BEAM OVER DOORS EXTEND 8" PAST OPENING ON BOTH SIDES AND ADD 2-#5 BARS FOR EVERY ADDITIONAL 8" OF BEAM HEIGHT (2 ADDITIONAL BARS MIN.)

### FOUNDATIONS SOIL STATEMENT:

1. THE SOIL AT THIS SITE HAS BEEN OBSERVED BY THE ARCHITECT OR ENGINEER TO BE COMPOSED OF SAND AND ROCKS AND CAN BE CONSIDERED TO HAVE AN ALLOWABLE MINIMUM DESIGN BEARING CAPACITY OF 2,000 P.S.F. (SHOULD ANY OTHER CONDITIONS OR MATERIALS BE ENCOUNTERED IN THE PROCESS OF CONSTRUCTION THE ARCHITECT OR ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK). ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER F.B.C. 2023 - 8th EDITION. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENTS : " THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ".
2. AT THE TIME OF CONSTRUCTION THE ARCHITECT OR ENGINEER SHALL SUBMIT TO THE BUILDING OFFICIAL A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THAT THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.
3. SOIL AT THE BUILDING AREA SHALL BE VIBRE-ROLLED TO A MIN. COMP ACTION OF 2,500 P.S.F. AND MODIFIED PROCTOR DENSITY.
4. CENTERLINE OF FOOTING IS CENTERLINE OF COLUMNS AND BEARING WALLS, UNLESS OTHER WISE NOTED (U.O.N.).
5. ELEVATION OF TOP OF FOOTING SHALL BE 1'- 0" BELOW THE FINISHED GRADE, U.O.N.
6. PROVIDE BEND DOWELS AT ALL COLUMNS AND VERTICAL REINFORCEMENT SAME SIZE AND QUANTITY AS REINFORCEMENT.

### REINFORCING

1. MINIMUM CLEAR COVER FOR REBARS TO BE AS FOLLOWS:  
COLUMNS = 1-1/2" TO TIE      FOOTINGS = 3"      BEAMS = 1-1/2" TO TIE  
PEDESTAL = 2" TO TIE      SLAB ON FILL = 2" FROM TOP      SLABS = 3/4"  
ALL REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES
2. SPLICES IN CONTINUOUS TOP REBARS SHALL BE MADE AT MID SPAN, SPLICES IN CONTINUOUS BOTTOM REBARS SHALL BE OVER SUPPORT(S).
3. SPLICES IN REINFORCING, WHERE PERMITTED, SHALL BE AS FOLLOWS:  
COLUMN VERT.BARS = 30 BAR DIA.      TEMPERATURE REBARS = 12" MIN.  
FOOTING DOWELS = 30 BAR DIA. + 8"      WELDED WIRE MESH = 6" TENSION SPlice = CLASS "C"      ALL OTHERS = 30 BAR DIA.
4. PROVIDE 2 N°5 60" LONG BEND BARS AT CORNERS OF BEAMS.

### SLAB

1. SLAB SHALL BE 2500 PSI CONCRETE (MIN.), 4" THICK, REINFORCED WITH 6"x 6" - 10/10 (GAUGE) WELDED WIRE MESH (W.W.M.), ON WELL COMPACTED FILL.
2. FILL MATERIAL SHALL BE CLEAN SAND AND ROCK COMPACTED TO 95% OF MAXIMUM DENSITY IN LIFTS NOT TO EXCEED 12" IN DEPTH.
3. PLACE CONCRETE SLABS IN A CHECKERBOARD PATTERN, NO PANEL EXCEEDING 25 FEET OF LENGTH, OR 625 SF IN AREA, OR USE CONTROL JOINTS.
4. ELEVATION TOP OF CONCRETE SLAB SHOWN THUSLY, OR MATCH EXISTING ADJACENT FLOOR ELEVATION.
5. WALLS, COLUMNS, AND BEAMS, PENETRATING SLAB ON FILL, SHALL BE ISOLATED BY 1/2" PRE MOLDED JOINT FILLER, UNLESS OTHERWISE NOTED (U.O.N.).
6. SLABS SHALL BE PLACED OVER 1 LAYER OF PLASTIC MEMBRANE, SUCH AS 6 MIL VISQUEEN, OR SIMILAR.
7. SLABS ON FILL SHALL BE CURED CONTINUOUSLY FOR 5 DAYS.

### MASONRY

1. CONCRETE MASONRY UNITS (CMU), OR "BLOCKS", SHALL CONFORM TO ASTM C-90 SPECS.
2. COMPRESSIVE STRENGTH OF MASONRY UNITS SHALL BE NOT LESS THAN FM=1000 PSI.
3. ALL BLOCK WALLS SHALL BE LAID IN A FULL BEDDING OF MORTAR, WITH A COMPLETE COVERAGE OF THE BLOCK'S FACE SHELL (HORIZONTALLY) AND MORTAR GROOVES (VERTI-CALLY), AND REINFORCED WITH #8 TRUSS TYPE JOINT REINFORCEMENT @ EVERY OTHER COURSE (16"O.C.VERTICALLY)
4. MORTAR TO BOND BLOCK MASONRY SHALL BE TYPE "M", 2,500 PSI.
5. THE FIRST BLOCK CELL ADJACENT TO ANY OPENING SHALL BE FILLED WITH CONCRETE.
6. THE FIRST BLOCK CELL ADJACENT TO ANY OPENING FROM 3'TO 8'SHALL BE REINFORCED WITH 1- #5 VERTICAL AND BE FILLED WITH 2500 PSI CONCRETE.

### F.E.M.A. NOTES:

1. ELECTRICAL OUTLETS (RECEPTACLES AND LIGHTING) BELOW BASE FLOOD ELEVATION SHALL BE INSTALLED AT HIGHEST PERMITTED ELEVATION AND SHALL BE INSTALLED ON (SEPARATE) INDEPENDENT CIRCUITS FROM THOSE IN THE HABITAT AREAS.

2. NO APPLIANCES OR APPLIANCES OUTLETS SHALL BE INSTALLED BELOW BASE FLOOD ELEVATION.
3. A/C COMPRESSORS SHALL BE INSTALLED ABOVE BASE FLOOD ELEVATION.
4. MAIN CIRCUIT BREAKER PANELS SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION.
5. IT IS SUGGESTED THAT YOU CONFER WITH FLORIDA POWER & LIGHT TO LOCATE THE ELECTRIC METER TO COMPLY WITH FEDERAL EMERGENCY MANAGEMENT AGENCY REQUIREMENTS.

### FLAME SPREAD NOTE:

- 1- WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.

EXCEPTION- FLAME SPREAD INDEX REQUIREMENTS FOR FINISHES SHALL NOT APPLY TO TRIM DEFINED AS PICTURE MOLDS, CHAIR RAILS, BASEBOARDS AND HANDRAILS; TO DOORS AND WINDOWS OR THEIR FRAMES; OR TO MATERIALS THAT ARE LESS THAN 1/28 INCH (0.91 MM) IN THICKNESS CEMENTED TO THE SURFACE OF WALLS OR CEILINGS IF THESE MATERIALS EXHIBIT FLAME SPREAD INDEX VALUES NOT GREATER THAN THOSE OF PAPER OF THIS THICKNESS CEMENTED TO A NONCOMBUSTIBLE BACKING .

- 2- WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF N O T G R E A T E R T H A N 4 5 0 .

- 3- TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM E84 OR UL 723.

### FLAME SPREAD INDEX:

INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS AND VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR/CEILING ASSEMBLIES, ROOF/CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723 .

#### EXCEPTIONS:

1. WHEN SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES, THE FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH.
2. CELLULOSE LOOSE-FILL INSULATION, WHICH IS NOT SPRAY APPLIED, COMPLYING WITH THE REQUIREMENTS OF SECTION R302.10.3, SHALL ONLY BE REQUIRED TO MEET THE SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.
3. FOAM PLASTIC INSULATION SHALL COMPLY WITH SECTION R316.

## H.V.A.C.NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH MECHANICAL OF F.B.C. 2023-8th EDITION LATEST EDITION AND ALL OTHER PERTAINING CODES, REGULATIONS AND ORDINANCES ESTABLISHED BY AUTHORITIES HAVING JURISDICTION, AND SHALL MEET THE REQUIREMENTS OF OTHER RECOGNIZED STANDARDS AS THE AND B-9.1 MECHANICAL REFRIG-ERATION, NFPA PAMPHLETS 90A & 91,SMACNASHRAE.
2. ALL WORK SHALL BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR IN A FIRST CLASS MANNER, FULLY OPERATIVE, AND TO THE ACCEPTANCE OF THE OWNER AND THE ENGINEER.
3. THE PLANS ARE GENERALLY DIAGRAMMATIC AND THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES SO THAT INTERFERENCE BETWEEN CONDUITS PIPING AND STRUCTURAL WORK WILL BE AVOIDED.
4. THE CONTRACTOR SHALL HAVE VISITED THE JOB SITE BEFORE BIDDING AND ASCERTAINED ALL EXISTING CONDITIONS WHICH WILL AFFECT HIS WORK. FAILURE TO DO SO WILL NOT BE ACCEPTED AS A REASON FOR REQUESTING EXTRA PAY IN THE EVENT THAT THE EXISTING CONDITIONS RESULT IN EXTRA MATERIALS OR LABOR.
5. ANY EXISTING CONDITION FOUND BY THE CONTRACTOR WHICH WILL ADVERSELY AFFECT THE WORK SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR THE ENGINEER.
6. AFTER THE SYSTEM IS INSTALLED CONTRACTOR SHALL CONDUCT AN OPERATIVE TEST FOR APPROVAL AND ACCEPTANCE BY THE OWNER SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE THEREOF AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP.
7. SUPPORT AIR HANDLING UNITS FROM FLOOR SLAB USING 2X4 W.D. STUDS. LOCATE REFRIGERANT PIPING, ELECTRICAL CONNECTIONS AND PLUMBING DRAINS SO AS NOT TO INTERFACE WITH UNIT ACCESS PANELS AND AIR FLOW.
8. ALL SIZES SHOWN FOR DUCTS ARE CLEAR INSIDE DUCT DIMENSIONS.
9. DUCT BRANCHES FROM DUCT MAINS TO DIFFUSERS MAY BE INSULATED TYPE FLEXIBLE DUCTS WITH FLEXIBLE SOLID INTERNAL LINER, 1 1/2" GLASS FIBER INSULATION AND VAPOR PROOF OUTSIDE JACKET, CONFORMING TO CLASS 1 DUCT CLASSIFICATION. SEAL ALL FLEXIBLE DUCTS TO SUPPLY DUCTS AND DIFFUSERS WITH TAPE AND MASTIC.
10. ADJUST DUCT SIZES TO MATCH OUTLET CONNECTIONS OF AIR HANDLERS, AVAILABLE SPACE IN CEILINGS, SOFFITS, ETC. COORDINATE WITH THE STRUCTURAL TRADE FOR REQUIRED DUCT SLEEVES IN BEARING WALLS ANY)
11. INSULATE REFRIGERANT SUCTION PIPING WITH 1/2" - CLOSED CELL POLYETHYLENE PRE MOLDED PIPE INSULATION.
12. PROVIDE AIR CONDITIONING UNITS WITH MATCHING HEAT THERMOSTATS AS SPECIFIED HEREINAFTER, FURNISHED BY A/C EQUIPMENT MANUFACTURER.
13. ALL REFRIGERANT COMPRESSORS SHALL BE WARRANTED FOR A MINIMUM OF 5 YEARS AFTER DATE OF ACCEPTANCE OF THE PROJECT.
14. PROVIDE CEILING FANS WITH INTEGRAL REMOVABLE CEILING GRILLS.
15. ALL AIR TERMINALS SHALL BE MADE OF PLASTIC EXTRUSIONS. TERMINALS SHALL BE TITUS, AIR GIDE OR APPROVED EQUAL.
16. BALANCE ALL AIR SYSTEMS TO PROVIDE THE FLOW OF AIR INDICATED ON THE DRAWINGS.
17. UNDERGROUND CONDENSE DRAIN LINE SHALL BE 2" DIA. MIN.
18. ALL EXHAUST DUCTS SHALL BE CONSTRUCTED OF SHEET METAL, TERMINATE OUTSIDE THE BUILDING, AND BE EQUIPPED WITH A BACK DRAFT DAMPER (NO T-FIN ALLOWED)
19. DUCTS FROM TOILET ROOMS SHALL DISCHARGE TO THE OUTSIDE OF THE BUILDING, SHALL BE TERMINATED NOT LESS THAN 6" ABOVE THE FINISHED ROOF SURFACE AND SHALL BE SCREENED WITH A CORROSION RESISTANT MATERIAL HAVING A MESH SIZE NOT LARGER THAN 1/2". (PROVIDE GOOSE NECK OR RAIN CAP ON ROOF TERMINATIONS)
- 20.CLOTHES DRYER EXHAUST DUCT (4" MIN.) AND SHALL NOT BE SCREENED.
21. CLOTHES DRYERS EXHAUST DUCTS (OR VENTS) SHALL COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS, BE CONSTRUCTED OF A MIN. 26 GAUGE METAL PIPE, HAVING A SMOOTH INTERIOR SURFACE WITH JOINTS RUNNING IN THE DIRECTION OF THE AIR FLOW. DUCT JOINTS SHALL NOT BE ASSEMBLED WITH SHEET METAL SCREWS OR OTHER FASTENERS WHICH WOULD EXTEND INTO THE DUCT.

## PLUMBING NOTES:

1. ALL PLUMBING SHALL BE DONE IN ACCORDANCE WITH (PLUMBING) OF THE "F.B.C." 2023-8th EDITION AND ALL OTHER PERTAINING CODES AND ORDINANCES HAVING JURISDICTION.
2. PLUMBING CONTRACTOR SHALL PAY ALL FEES, INSPECTIONS AND CONNECTION CHARGES REQUIRED.
3. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL AIR CONDITIONING CONDENSE DRAIN AND TRAP. SEE AIR CONDITIONING PLANS FOR LOCATION OF UNITS AND DRAINS.
4. PLUMBING CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS AND EQUIPMENT.
5. COORDINATE WORK WITH OTHER TRADES.
6. SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL OF ALL EQUIPMENT, MATERIALS AND LAYOUTS PRIOR TO INSTALLATION.
7. FURNISH AND INSTALL BATHROOM FIXTURES AS SPECIFIED (BY ENGINEER).
8. PLUMBING CONTRACTOR SHALL GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
9. EACH BATHROOM GROUP SHALL BE PROVIDED WITH AIR CHAMBERS AS PER SOUTH FLORIDA BUILDING CODE.
10. PROVIDE SHUTOFF VALVE FOR EACH FIXTURE.
11. WHEREVER DISSIMILAR METALS ARE TO BE JOINED, A DI- ELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.
12. PIPES.
  - A. COLD WATER PIPING DOWNSTREAM OF WATER METER SHALL BE TYPE "L" COPPER BELOW GROUND AND TYPE "M" COPPER ABOVE GROUND.
  - B. SANITARY WASTE AND VENT 4" AND SMALLER SHALL BE PVC SOIL PIPE.
  - C. CONDENSE DRAIN PIPE SHALL BE SCHEDULE 40, PVC PIPE AND FITTINGS.
  - D. STORM LINES SHALL BE SAME AS FOR SANITARY SYSTEM.
13. THERE SHALL BE NO JOINTS IN WATER LINES BELOW SLAB.
14. PROVIDE ANTI-SCALD DIVERTS @ ALL SHOWERS AND TUBS.

## ELECTRICAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC 2020 , & NFPA-70 AND ALL OTHER PERTAINING CODES AND REGULATIONS ESTABLISHED BY AUTHORITIES HAVING JURISDICTION, AND SHALL MEET THE REQUIREMENTS OF OTHER RECOGNIZED STANDARDS AS THE ASTM,IEEE,NFPA AND NEMA,WHERE THE REQUIREMENTS OF SUCH STANDARDS ARE MORE STRINGENT THAN THOSE CITED ABOVE.
2. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS MANNER, FULLY OPERATIVE, AND TO THE ACCEPTANCE OF THE OWNER AND THE ENGINEER.
3. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE APPROVED BY U.L.AND SHALL BEAR THE U.L LABEL.
4. THE PLANS ARE GENERALLY DIAGRAMMATIC AND THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES SO THAT INTERFERENCE BETWEEN CONDUITS PIPING AND STRUCTURAL WORK WILL BE AVOIDED.
5. THE CONTRACTOR SHALL HAVE VISITED THE JOB SITE BEFORE BIDDING AND ASCERTAINED ALL EXISTING CONDITIONS WHICH WILL AFFECT HIS WORK. FAILURE TO DO SO WILL NOT BE ACCEPTED AS A REASON FOR REQUESTING EXTRA PAY IN THE EVENT THAT THE EXISTING CONDITIONS RESULT IN EXTRA MATERIALS OR LABOR.
6. ANY EXISTING CONDITION FOUND BY THE CONTRACTOR WHICH WILL ADVERSELY AFFECT THE WORK SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR THE ENGINEER.
7. AFTER THE SYSTEM IS INSTALLED CONTRACTOR SHALL CONDUCT AN OPERATIVE TEST FOR APPROVAL AND ACCEPTANCE BY THE OWNER. EQUIPMENT SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE THEREOF AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP.
8. ALL CONDUCTORS SHALL BE SOFT COPPER WITH THW/HAWN 600 VOLT INSULATION CONDUIT SHALL BE RGS OR IMC FOR EXTERIOR RUNS, EMT FOR CONCEALED AND INTERIOR RUNS NOT EXPOSED TO WEATHER OR MECHANICAL DAMAGE MAY BE USED UNDERGROUND WHERE BURIED 18" AND PROVIDED WITH A GROUND WIRE AS PER NEC 250.
9. TYPE "NM" GROUNDED COPPER CABLE AS MANUFACTURE BY "ROMEX" OR APPROVED EQUAL MAY BE USED WHERE IN PARTITIONS AND INTERIOR SPACES.
10. GROUNDING SHALL COMPLY WITH NEC 250 AND SHALL CONSIST OF COPPER CONDUCTORS IN CONDUIT WITH BOLTED OR BRAZED CONNECTIONS TO COLD WATER PIPE RODS AND ALL AVAILABLE ELECTRODES. (NEC: 250.50).
- ALL METALLIC RACEWAYS SHALL BE GROUNDED.
- 11.MECHANICAL EQUIPMENT DISCONNECT SWITCHES SHALL BE PROVIDED WITH DUAL ELEMENT FUSES SIZED AS NOTED PER MANUFACTURER'S RECOMMENDATION VERIFY BEFORE INSTALLATION.
12. MOTORS, TRANSFORMERS AND MECHANICAL EQUIPMENT SHALL BE PROVIDED WITH GREEN FIELD FLEXIBLE CONNECTIONS, WATERTIGHT WHERE EXPOSED TO MOISTURE AND WEATHER CONDITIONS.
13. IF NO RISER DIAGRAM IS SHOWN AS PART OF THESE PLANS; CONNECT TO EXISTING PANEL, RAISE CAPACITY OF PANEL & SERVICE IF REQUIRED.

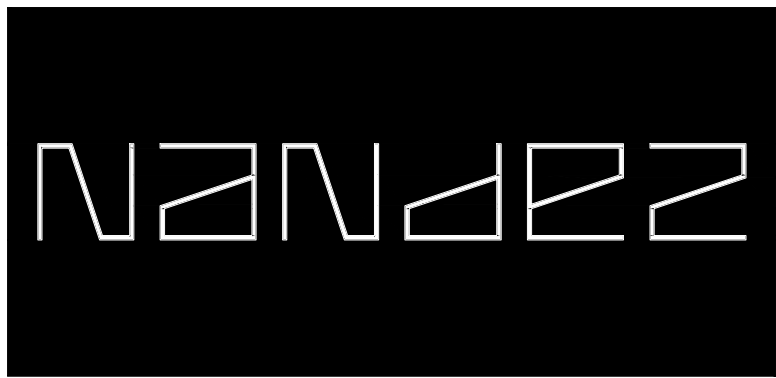
## INTRUSION NOTES:

1. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS. APPLIED IN ANY MOVABLE DIRECTION.
2. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM EXTERIOR WITH A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS IF KEY LOCK IS USED, THERE SHALL BE AN AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT OR INSERTS.
3. THE ACTIVE LEAF OF PAIR OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF THESE PAIR OF DOORS SHALL HAVE MULTIPLE POINT LOCKS WITH 5/8" MINIMUM THROW BOLTS WITH INSERTS.
4. SLIDING GLASS DOORS SHALL BE PROVIDED WITH SLIDING DOOR DEAD BOLT OR A PIN NOT REMOVABLE OR OPERABLE FROM THE EXTERIOR AT THE JAMB, SILL, HEAD OR MEETING MULLIONS. THESE DOORS SHALL BE REINFORCED IN THE STRIKE AND LOCK AREA TO MAINTAIN BOLT STRENGTH EFFECTIVENESS IF NECESSARY AND SUCH DOORS SHALL HAVE NO SCREWS REMOVABLE FROM OUTSIDE WHICH WOULD FACILITATE READY ENTRY FROM OUTSIDE.
5. OVERHEAD DOORS SHALL BE PROVIDED WITH MULTIPLE POINT LOCKS OR BE LOCKED AT MORE THAN ONE POINT WITH HARDENED BOLTS OR BOLTS WITH INSERTS ENGAGING AT LEAST TWO OPPOSITE POINTS A MINIMUM OF 5/8". OTHER LOCKING DEVICES SHALL NOT BE REQUIRED WHERE SUCH DOORS ARE CONTROLLED AND LOCKED BY ELECTRIC POWER.
6. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-EXPOSED SCREWS AND NON PINS.
7. JAMBS OF ALL EXTERIOR OFFSET TYPE IN-SWINGING DOORS SHALL BE RABBIT OR OF SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.
8. SINGLE SWINGING EXTERIOR DOORS, IF WOOD, SHALL BE SOLID CORE OF NOT LESS THAN 1 3/8" THICK.
9. GLASS IN EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTES Z97.1.

10. VISION PANELS IN EXTERIOR DOORS, OTHER THAN GLAZING WITHIN 40" OF THE INSIDE LOCKING ACTIVATING DEVICE OF LOCKS AND SWINGING. GLASS DOORS SHALL COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE, STANDARD Z97.1.
11. SLIDING GLASS DOORS AND WINDOWS SHALL NOT BE INSTALLED CLOSER THAN 40" TO THE INSIDE LOCK ACTIVATING DEVICE.
12. VENTS IN OVERHEAD GARAGE TYPE DOORS SHALL NOT BE INSTALLED CLOSER THAN 40" TO THE INSIDE LOCK ACTIVATING DEVICE.
13. SINGLE SWING EXTERIOR AND SWING DOORS CONNECTING LIVING AREAS WITH GARAGE AREAS SHALL BE SECURED WITH A LATCH AND A SINGLE DEAD BOLT WITH ONE INCH MINIMUM THROWS OR A COMBINATION OF DEAD LATCH AND DEAD BOLT SETS WITH LATCH THROW A MINIMUM OF 1/2" AND BOLTS HAVING A 1" MINIMUM THROW. DOORS SHALL BE A MINIMUM OF 1 3/8" THICK SOLID CORE.
14. FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A SCOPE OR VISION PANELS.

## FRAMING NOTES:

1. ALL FRAMING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "F.B.C." AND ALL OTHER PERTAINING CODES AND ORDINANCES
2. ALL PLYWOOD USED STRUCTURALLY BE IDENTIFIED FOR GRADE AND GLUE TYPES BY THE TRADEMARKS OF AN APPROVED TESTING AND GRADING AGENCY.
3. ALL PLYWOOD PERMANENTLY EXPOSED IN OUTDOOR LOCATIONS SHALL BE OF EXTERIOR TYPE.
4. ALL LUMBER TWO INCHES OR LESS IN THICKNESS SHALL CONTAIN NOT MORE THAN 19% MOISTURE AT THE TIME OF PERMANENT INCORPORATION IN A BUILDING OR STRUCTURE AND/OR AT THE TIME OF TREATMENT WITH A WOOD PRESERVATIVE.
5. ALL LUMBER SIZES TO HEREIN NOMINAL.
6. LUMBER USED FOR JOISTS AND/OR OTHER STRUCTURAL EMBERS SHALL BE OF NO LESS STRENGTH THAN #2 GRADE OF SOUTHERN PINE, DOUGLAS FIR LARCH, HEM FIR, OR SPRUCE PINE FIR.
7. LUMBER USED FOR STUDS IN EXTERIOR WALLS SHALL BE OF A STRESS GRADE NOT LESS THAN 625 PSI NOMINAL EXTREME FIBER STRESS IN BENDING (FB).
8. LUMBER USED FOR STUDS IN INTERIOR NON BEARING WALLS SHALL BE OF A STRESS GRADE NOT LESS THAN 225 PSI NOMINAL EXTREME FIBER STRESS IN BENDING (FB).
9. JOISTS AND RAFTERS SHALL HAVE NOT LESS THAN FOUR INCHES OF BEARING AS PROVIDED IN "F.B.C." 2023-8th EDITION
10. NOTCHING AND BORING OF JOIST AND RAFTERS SHALL COMPLY WITH THE "F.B.C."
11. ENDS OF WOOD JOISTS ENTERING OR BEARING ON MASONRY AND IN CONTACT THEREWITH SHALL BE PRESSURE TREATED, OR OF AN APPROVED DURABLE SPECIES.
12. WHERE MASONRY EXTENDS ABOVE SUCH WOOD MEMBERS SHALL BE FIRE SO THE TOP EDGE DOES NOT ENTER THE MASONRY MORE THAN ONE INCH OR SHALL BE PROVIDED WITH WALL PLATE BOXES OF SELF TYPE OR APPROVED HANGERS.
13. FLOOR JOISTS UNDER ALL WALLS OR PARTITIONS PARALLEL TO THE JOISTS SHALL BE DOUBLED. DOUBLED JOISTS MAY BE SEPARATED NOT MORE THAN SIX INCHES.
14. FLOOR JOISTS SUPPORTING CONCRETE FOR BATHROOM FLOORS SHALL HAVE A MAXIMUM SPACING OF 12 INCHES.
15. CEILING JOISTS SPANNING MORE THAN 14 FEET SHALL BE Laterally SUPPORTED AT MID-SPAN.
16. PRE FABRICATED ROOF TRUSSES SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA; AND SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE "F.B.C." 2023-8th EDITION
17. FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT SPACES BOTH VERTICAL AND HORIZONTAL.
18. ANCHORS SECURING WOOD TO CONCRETE SHALL BE NOT LESS THAN 1"x1/8" STEEL STRAP EMBEDDED IN THE CONCRETE AND NAILED WITH THREE 16d NAILS TO WOOD MEMBERS AS SET FORTH IN OF THE "F.B.C." 2023-8th EDITION
19. ANCHORS SECURING WOOD TO WOOD SHALL BE NOT LESS THAN 1"x1/8" STEEL STRAP NAILED TO EACH MEMBER WITH THREE 16d NAILS, OR SHALL BE A COMMERCIAL ANCHOR APPROVED BY THE BUILDING OFFICIAL ANCHORING EACH MEMBER.
20. ALL ANCHORS AND RELATIVE NAILS EXPOSED TO THE WEATHER SHALL BE GALVANIZED.
21. WHERE THE INTERIOR OF MASONRY WALLS ARE FURRED FURRING SHALL BE TREATED AND FIRE STOPPED AS HEREIN REQUIRED AND SHALL BE SECURELY FASTENED TO THE MASONRY WITH NOT LESS THAN ONE CUT NAIL IN ALTERNATE COURSE OF BLOCK.
22. THE ALLOWABLE LOADS ON ALL TYPES OF CONNECTORS SHALL BE AS SET FORTH IN THE STANDARDS LISTED IN OF THE "F.B.C." 2023-8th EDITION
23. IN GENERAL NAILS SHALL PENETRATE THE SECOND MEMBER A DISTANCE EQUAL TO THE THICKNESS OF THE MEMBER BEING NAILED THERETO. THERE SHALL BE NOT LESS THAN TWO NAILS IN ANY CONNECTION.



### PROJECT

1234 COUNTRY CLUB PRADO  
CORAL GABLES, FL 33134

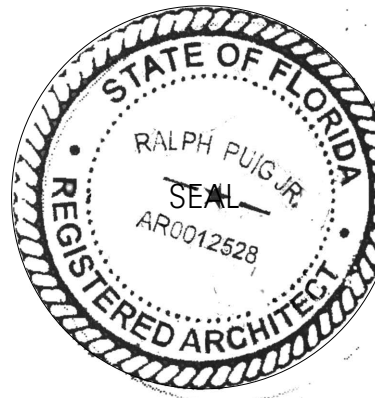
### OWNER

FRANK CZUL GURDIAN  
ANDREA PORRAS

### ARCHITECT

NANDEZ Design+Development

2234 Coral Way  
MIAMI, FL 33145  
tel: 305.306.9957  
info@nandezdcd.com  
AA 26002732  
IB 26001520



ARCHITECT OF RECORD:  
RALPH PUIG JR.  
FL ARCHITECT REG. #  
AR 0012528

### REWORKS

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### REVISIONS

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### INFORMATION

### GENERAL NOTES

DATE: 07/30/2023

Scale: AS SHOWN

Job No.: 2023/

Drawn by: RP

Checked by: RP Jr.

Sheet

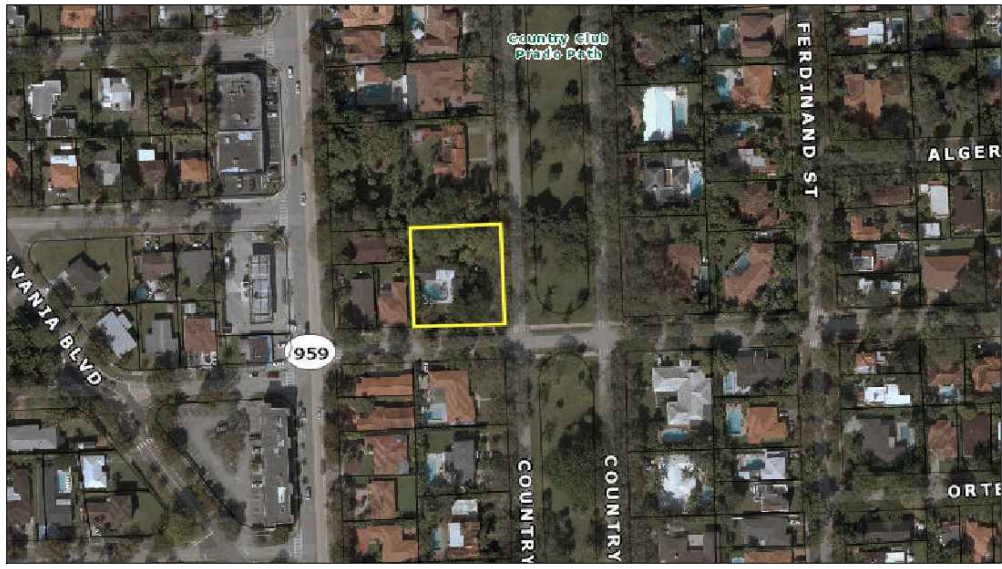
G101



+ SITE INFORMATION

OWNER	FRANK CZUL GURDIAN / ANDREA PORRAS
FOLIO NUMBER	03-4107-018-8590
LOT SIZE	18,000 Sq.Ft.
EXISTING LIVING AREA	3,004 Sq.Ft.
ADDRESS	1234 COUNTRY CLUB PRADO CORAL GABLES, FL 33134
ALTERATION LEVEL	3
LEGAL DESCRIPTION	CORAL GABLES GRANADA SEC PB 8-113 LOTS 17 & 18 & 19 BLK 77 LOT SIZE IRREGULAR OR 1974-2000 1183 5 COC 25691-3388 06 2007 1

+ LOCATION



BUILDING DISPOSITION									
ZONING ZONE	SFR		REQUIRED		EXISTING		PROPOSED		
LOT AREA (Sq.Ft.)	18,000	Sq.Ft.	%	Sq.Ft.	%	Sq.Ft.	%	Sq.Ft.	
	0.41	Acres							
SITE AREA MINIMUM				5,000		18,000		18,000	
LOT WIDTH			50	Fl. Min.	150	Fl. Min.	150	Fl. Min.	
HOUSE GROUND COVERAGE MAXIMUM			35	6,300	13.17	2,370	17.39	3,130	
ACCESSORY B. GROUND COVERAGE MAXIMUM			10	1,800	-	0	0	0	
			TOTAL GROUND COVERAGE				17.39	3,130	
OPEN SPACE MINIMUM			40	7,200	63.38	11,408	61.22	11,019	
FRONT YARD GREEN AREA 20% OF THE OPEN SPACE			20	1,440	35.75	4,078	37.01	4,078	
TOTAL UNITS			1.0		1.0		1.0		
SQUARE FEET OF BUILDING SITE AREA									
5000 SQ FT OR LESS				48%	2,400	EXISTING		F.A.R. BREAKDOWN	PROPOSED
NEXT 5000 SQ FT				35%	1,750	2,167		GROUND FLOOR	2,370
REMAINDER BUILDING SITE AREA				30%	2,400	837		SECOND FLOOR	1,563
						204		GARAGE #1 (E48H)	204
						0		GARAGE #2	556
TOTAL SQ FT.				6,550		3,208		TOTAL SQ FT.	4,693
LIVING AREA (Sq Ft.)				***		3,004		3,933	
F.E.M.A. ELEVATION				0	FT + 1FT FREEBOARD	12.50'	N.G.V.D.	12.50'	N.G.V.D.
MAIN BUILDING SETBACK									
FRONT (Ft.)				25		31'-3"		TO REMAIN	
SECONDARY FRONT (Ft.)				15		28'-7"		21'-8"	
INTERIOR SIDE (20% of lot width/5ft min.)				5	30	36.67'	55	TO REMAIN	
REAR (Ft.)				10		6.5		10	
POOL SETBACK									
FRONT (Ft.)				25		72'-0"		87'-3"	
SECONDARY FRONT (Ft.)				15		45'-0"		56'-0"	
INTERIOR SIDE (Ft.)				5		83'-0"		59'-0"	
REAR (Ft.)				5		22'-0"		13'-6"	

+ SITE INVESTIGATION NOTE

EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK. THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIM OR HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED. THEREFORE, SINCE THE WORK INVOLVES NEW AND/OR EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, NEW FACILITIES AND ALL BUILDING STRUCTURES FAMILIARIZE TO HIMSELF WITH ALL EXISTING CONDITIONS, SLIGHT VARIATION OF ROUTING AND OR CONSTRUCTIONS SHOULD BE ANTICIPATED BY THIS CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES. THESE VARIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITY ASSUMED UNDER THIS CONTRACT.

+ ALTERATION LEVEL 3 NOTE

LEVEL 3 ALTERATIONS APPLY WHERE THE WORK AREA EXCEEDS 50 PERCENT OF THE AGGREGATE AREA OF THE BUILDING AND MADE WITHIN ANY 12-MONTH PERIOD. EXCEPTION: WORK AREAS IN WHICH THE ALTERATION WORK IS EXCLUSIVELY PLUMBING, MECHANICAL OR ELECTRICAL SHALL NOT BE INCLUDED IN THE COMPUTATION OF TOTAL AREA OF ALL WORK AREAS.

+ ALTERATION PROJECT PROCEDURES

- REQUIREMENTS INCLUDED:
- COORDINATE WORK OF TRADES AND SCHEDULE ELEMENTS OF ALTERATIONS AND RENOVATION WORK BY PROCEDURES AND METHODS TO EXPEDITE COMPLETION OF THE WORK.
- CUT, MOVE OR REMOVE ITEMS AS NECESSARY TO PROVIDE ACCESS OR TO ALLOW ALTERATIONS AND NEW WORK TO PROCEED. INCLUDE SUCH ITEM AS:
- a. REPAIR OR REMOVAL OF HAZARDOUS OR UNSANITY CONDITIONS.
  - b. REMOVAL OF ABANDONED ITEMS AND ITEMS SERVING NO USEFUL PURPOSE, SUCH AS ABANDONED PIPING, CONDUIT, AND WIRING.
  - c. REMOVAL OF UNSUITABLE OR EXTRAGENEUS MATERIALS NOT MARKED FOR SALVAGE, SUCH AS ABANDONED EQUIPMENT AND DEBRIS INCLUDING ROTTED WOOD, RUSTED METALS AND DETEIORATED CONCRETE.

ALTERATIONS AND CONNECTIONS OF NEW CONSTRUCTION TO EXISTING CONSTRUCTION OCCUR AT DUST SENSITIVE AREAS. EXECUTE ALL MEASURES TO COMPLETELY CONTROL AND SEPARATE DUST FROM EXISTING AREA AND EQUIPMENT.

+ TREE PRESERVATION PLANTING

- TREE PRESERVATION PLANTING NOTES
- All trees to be preserved as indicated on the Landscape Demolition Plan shall be protected by 6" main line. The fence shall be located at a 5 ft. radius from the edge of the trunk. The fence shall be firmly anchored into the ground and shall remain upright and intact until all construction activity is complete. Construction activities or storage shall not occur within these protected areas. The Contractor shall stake the protective fencing location. The location of the protective fencing shall be approved onsite by the Landscape Architect prior to the start of any site work.
  - When excavation near a tree to be protected must be carried out, damage can be limited by root pruning. Root pruning shall be completed before grading is started and shall occur beneath the protective fencing as shown on the plan.
  - Root pruning shall be performed, when required, with a trencher such as a telephone cable puller or a "Ditch Witch" prior to adjacent excavation. The trenching shall be to a minimum depth of 24" or the depth of excavation. The contractor shall stake the limit of root pruning as per the plan. Limits of trenching shall be approved by the Landscape Architect prior to any trenching in the field. Do not trench for irrigation or electrical within drip lines of existing trees. Coordinate all trenching required for utility work with the landscape plans.
  - The best method to avoid soil compaction is to KEEP OFF. This includes restricting all traffic both vehicular and pedestrian from crossing over the root zones, and restricting even temporary material storage under trees.

- IRRIGATION NOTES
- See general conditions notes.
  - Locations of irrigation lines, valves, heads, and all other related irrigation appurtenances shown on these drawings are diagrammatic only.

+ TERMITE PROTECTION

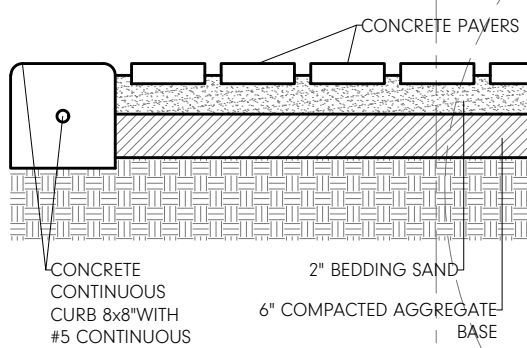
ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

SITE PLAN KEYED NOTES

- EXISTING CONCRETE APPROACH TO REMAIN.
- EXISTING CONCRETE WALKWAY COVERED WITH NONSLIPPERY TILE TO REMAIN.
- EXISTING 4 FT HEIGHT DOUTE STONE WALL TO REMAIN (2 FT WIDTH)
- EXISTING DRIVEWAY TO REMAIN.
- NEW ALUMINUM FIN FENCE 4 FT HEIGHT, COLOR DARK BRONZE. SEE TYPICAL ALUMINUM DETAIL ON SHEET SP102.
- PROPOSED 48" HEIGHT GATE EQUIPPED WITH SPRING LOCK TYPE AUTOMATICALLY CLOSE AND FASTENED POSITION AT ALL TIMES. SAFE LOCK INCLUDED. "BY OTHERS" (OPEN OUTWARD), METAL FIN TYPE, COLOR BLACK.
- VISIBILITY TRIANGLE: 10'0" NOTHING SHALL BE DIRECTED PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO FORM A MATERIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF TWO AND ONE-HALF (2 1/2) FEET AND TEN (10) FEET ABOVE THE STREET GRADE LEVEL.
- CORNER VISIBILITY TRIANGLE: 25 FT NOTHING SHALL BE DIRECTED PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO FORM A MATERIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF TWO AND ONE-HALF (2 1/2) FEET AND TEN (10) FEET ABOVE THE STREET GRADE LEVEL.
- PROPOSED NEW POOL. POOL BARRIER COMPLYING WITH F.B.C. RESIDENTIAL CHAPTER 45, SECTION R401.1.1 THROUGH R4501.1.1.1. "BY OTHERS" UNDER SEPARATE PERMIT.
- INSTALL NEW CONCRETE ROOF TILE TO MATCH COLOR OF THE EXISTING ROOF OVER 150 MINERAL SURFACED (NOT MODIFIED) TO 130# FELT TINT/AGG TO 1/2" (MIN.) PLYWOOD SHEATHING. SPACING OF JOISTS FASTENERS ALONG THE LAP OF SHEETS, AND BOTH WAYS IN THE FIELD BETWEEN LAPS, SHALL BE 6" O.C. IN DIRECTION OF ROLL, 12" O.C. ACROSS WIDTH OF ROLL, 48 PER F.B.C. THE 150# FELT IS ANCHORED TO THE PLYWOOD SHEATHING WITH SENC0 GALVANIZED DIAMOND POINT 1/4" X 1/2" DIAMETER (MIN.) ADHESIVE CONCRETE TILE ROOFING WITH "LARGE" PADDY OPTION OF POLYFOAM ADHESIVE IN ACCORDANCE WITH MFG. PRODUCT CONTROL APPROVAL.
- EXISTING CONCRETE ROOF TILE, COLOR DARK BROWN TO REMAIN.
- EXISTING SFT SIGNALWALL TO BE REPLACED WITH A REINFORCED CONCRETE WITH WELDED WIRE MESH, 6" THICK, 5000 PSI COLOR CORAL GABLES BRIDGE AS PER CITY SPECIFICATIONS. SAWCUT EXISTING SIGNALWALL TO THE NEAREST ADJACENT EXPANSION JOINT. NEW CONCRETE TO MEET AND MATCH ELEVATION OF EXISTING CONCRETE. CLOSE SLOPE TO REMAIN AS EXISTING.
- NEW ASPHALT APPROACH 3,000 PSI PER Sq.Ft. 6" THICK WITH WELDED WIRE MESH TO MATCH EXISTING ROADWAY ELEVATION. EXISTING ASPHALT IN THE ROADWAY MUST BE SAWCUT. SEE ASPHALT APPROACH DETAIL.
- PROPOSED CONCRETE POOL DECK TO BE COVERED WITH A NONSLIPPERY TILE.
- NEW A/C EQUIPMENTS TO BE INSTALLED OVER CONCRETE PAD (N.G.V.D.)
- NEW POOL EQUIPMENTS TO BE INSTALLED OVER CONCRETE PAD (N.G.V.D.)
- PROPOSED NEW PAVERS DRIVEWAY WITH PERIMETER CURB. MATCH LOOK TO EXISTING. SEE THE PERIMETER CURB DETAIL.
- EXISTING WATER METER TO REMAIN. FOR FURTHER DETAILS SEE PLUMBING PLANS.
- EXISTING WATER SERVICE INTO BUILDING. FOR FURTHER DETAILS SEE PLUMBING PLANS.
- EXISTING ELECTRICAL METER TO REMAIN. FOR FURTHER DETAILS SEE ELECTRICAL PLANS.
- PROPOSED 4" TRENCH DRAIN STANDARD PARK OR APPROVED EQUAL IN W/L+2" FOR FURTHER DETAILS SEE CIVIL PLANS.
- SELF STORAGE TRENCH 120SF. FOR FURTHER INFORMATION, SEE CIVIL PLANS.
- PROPOSED 4" BERM. FOR FURTHER INFORMATION, SEE CIVIL PLANS.
- PROPOSED 8"x8" CONCRETE HEADER CURB, EXPOSED ALONG THE PERIMETER OF THE PAVED DRIVEWAY. FOR FURTHER INFORMATION, SEE CIVIL PLANS.
- PROPOSED NEW SEPTIC TANK TO BE INSTALLED. FOR FURTHER INFORMATION, SEE SEPTIC SYSTEM PLANS.
- HEAT ISLAND NOTE:  
FOR ROOFING MATERIALS, ALL ROOF EXTERIOR SURFACES AND BUILDING MATERIALS USED TO COMPLY WITH THIS SECTION. SHALL HAVE A MINIMUM SOLAR REFLECTANCE AS SPECIFIED IN SECTIONS 3.13.2.C. AND 3.13.2.D. WHEN (i) TESTED IN ACCORDANCE WITH ASTM E893 OR ASTM E1918; (ii) TESTED WITH A PORTABLE REFLECTOMETER AT NEAR AMBIENT CONDITIONS; (iii) LABELED BY THE COOL ROOF RATING COUNCIL; OR (iv) LABELED AS AN ENERGY STAR QUALIFIED ROOF PRODUCT. ANY PRODUCT THAT HAS BEEN RATED BY THE COOL ROOF RATING COUNCIL OR BY ENERGY STAR SHALL DISPLAY A LABEL VERIFYING THE RATING OF THE PRODUCT.

VENETIA AV

+ TYP. PERIMETER CURB DETAIL



+ TREE DISPOSITION

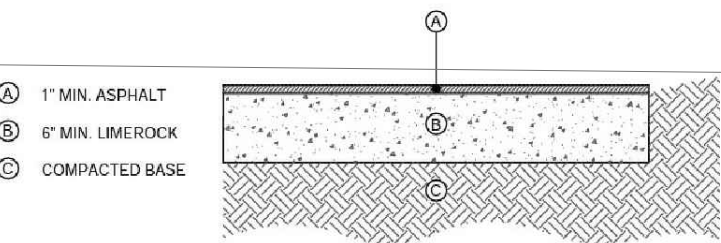
Nº	NAME	COMMON NAME	HEIGHT (INCH.)	DBH (INCH.)	CANOPY (FT.)
1	Quercus virginiana	live oak	45	35	36
2	Quercus virginiana	live oak	45	32	42
3	Terminalia buceras	bullet tree	28	20	30
4	Terminalia buceras	bullet tree	26	20	24
5	Terminalia buceras	bullet tree	35	14	23
6	Archontophoenix alexandrinae	alexander palm	24	STACKS	6
7	Drypis lutescens	araca palm	15	9	10
8	Roystonea regia	royal palm	20	9	20
9	Washingtonia robusta	Mexican fan palm	22	8	12
10	Quercus virginiana	live oak	36	24	24
11	Mangifera indica	mango tree	29	9	20
12	Mangifera indica	mango tree	23	48	30
13	Ligustrum ovalifolium	California privet	6	7	12
14	Bauhinia purpurea	pala de vaca	20	7	20
15	Quercus laurifolia	laurel oak tree	41	16+12+18	36
16	Terminalia buceras	bullet tree	41	33	51
17	Archontophoenix alexandrinae	alexander palm	20	STACKS	6
18	Archontophoenix alexandrinae	alexander palm	20	STACKS	6
19	Archontophoenix alexandrinae	alexander palm	20	4	6
20	Archontophoenix alexandrinae	alexander palm	20	4	6
21	Myrsine coccinea	sea myrtle	15HT	6	8
22	Conocarpus erectus var. 'serot'	silver buttonwood	14HT	6	8
23	Conocarpus erectus	green buttonwood	15HT	5	8
24	Coma Florida	flowering dogwood	15HT	6	8
25	Bauhinia purpurea	Florida baton palm	3'CT	4	12
26	Bauhinia purpurea	ecological palm	3'CT	4	12
27	Bauhinia purpurea	podocarpus	24	-	24"
28	Bauhinia purpurea	freibush	24	-	18"
29	Bauhinia purpurea	scouring grass	42	-	24"
30	Bauhinia purpurea	small leaf clusia	42	-	24"
31	Bauhinia purpurea	St. Augustine grass	staggered panels	-	-

\*TREE LOCATION AND DIMENSION ARE APPROXIMATE. SEE LANDSCAPE PLANS.

+ PROJECT SCOPE OF WORK

The project involves the expansion of a single-family residence from its current 3-bedroom, 3004 square foot layout to a more spacious 4000 square foot configuration, while maintaining its two-story structure. The expansion will include the addition of a new two-car garage area, alongside the retention of the existing smaller garage. The kitchen area will be enlarged and relocated to the southern section of the house. Additionally, the pool area and pool deck will undergo a reconfiguration to enhance the outdoor living space. This scope of work outlines the planned improvements and structural changes to the residence, aiming to create a more comfortable and functional living environment.

+ ASPHALT APPROACH DETAIL



PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"

NANDEZ

PROJECT

1234 COUNTRY CLUB PRADO  
CORAL GABLES, FL 33134

OWNER

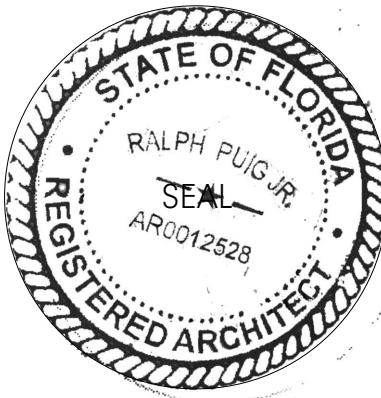
FRANK CZUL GURDIAN  
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ARCHITECT

NANDEZ Design+Development

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tel:305.306.9957  
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AA 26002732  
IB 26001520

ARCHITECT OF RECORD:  
RALPH PUIG JR.  
FL ARCHITECT REG. #  
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REWORKS

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INFORMATION

PROPOSED SITE PLAN

DATE: 07/30/2023

Scale: AS SHOWN

Job No.: 2023/

Drawn by: RP

Checked by: RP Jr.

Sheet

SP101



+ SITE INFORMATION

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BUILDING DISPOSITION		ZONING ZONE		SFR		REQUIRED		EXISTING		PROPOSED	
LOT AREA (Sq.Ft.)		18,000	Sq.Ft.	0.41	Acre	%	Sq.Ft.	%	Sq.Ft.	%	Sq.Ft.
SITE AREA MINIMUM											
50	50	50	50	50	50	50	50	50	50	50	50
HOUSE GROUND COVERAGE MAXIMUM	35	6,300	13.17	2,370	17.39	3,130					
ACCESSORY B. GROUND COVERAGE MAXIMUM	10	1,800		0	0	0					
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+ TREE PRESERVATION PLANTING

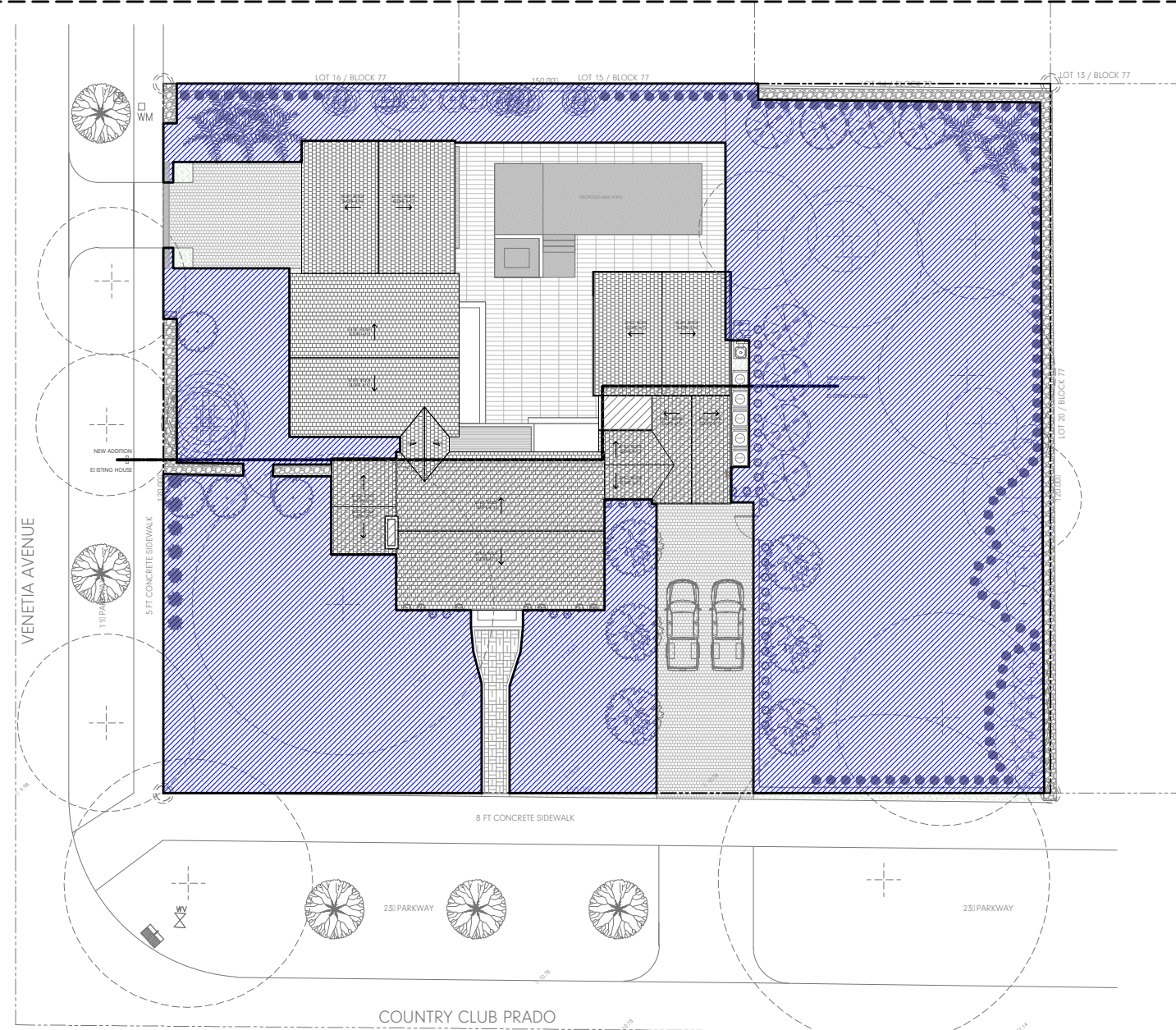
TREE PRESERVATION PLANTING NOTES

- All trees to be preserved as indicated on the Landscape Demolition Plan shall be protected by all main Link-Tech fence shall be located at a 5 ft. radius from the edge of the trunk. The fence shall be firmly anchored into the ground and shall remain upright and intact until all construction activity is complete. Construction activities or storage shall not occur within these protected areas. The Contractor shall stake the protective fencing location. The location of the protective fencing shall be approved onsite by the Landscape Architect prior to the start of any site work.
- When excavation near a tree to be protected must be carried out, damage can be limited by root pruning. Root pruning shall be completed before grading is started and shall occur beneath the protective fencing as shown on the plan.
- Root pruning shall be performed, when required, with a trencher such as a telephone cable puller or a "Ditch Witch" prior to adjacent excavation. The trenching shall be to a minimum depth of 24" or the depth of excavation. The contractor shall stake the limit of root pruning as per the plan. Limits of trenching shall be approved by the Landscape Architect prior to any trenching in the field. Do not trench for irrigation or electrical within drip lines of existing trees. Coordinate all trenching related for utility work with the landscape plans.
- The best method to avoid soil compaction is to KEEP OFF. This includes restricting all traffic both vehicular and pedestrian from crossing over the root zones, and restricting even temporary material storage under trees.

- IRRIGATION NOTES
- See general conditions notes.
  - Locations of irrigation lines, valves, heads, and all other related irrigation appurtenances shown on these drawings are diagrammatic only.

+ TERMITE PROTECTION

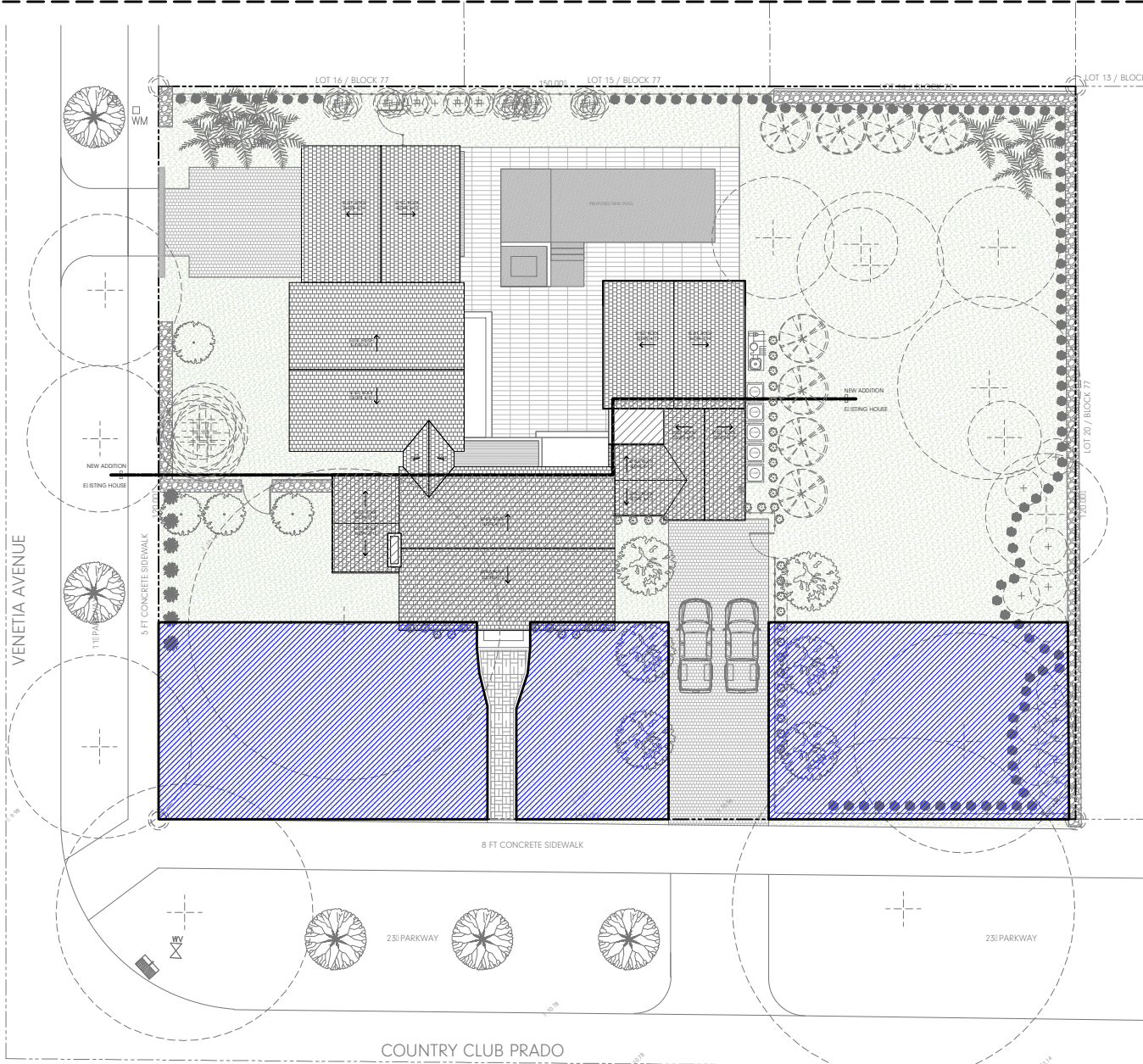
ALL BUILDINGS SHALL HAVE PRECONSTRUCTION TREATMENT AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."



OPEN/GREEN SPACE DIAGRAM

LOT SIZE: 18,000 SQ. FT.  
REI. UPRD: 18,000 ± 0.40 ± 7,200 SQ. FT. (40%) MIN.  
EI. ISTING: 11,408 SQ. FT. (63%)  
PROPOSED OPEN SPACE: 11,019 SQ. FT. (61%)

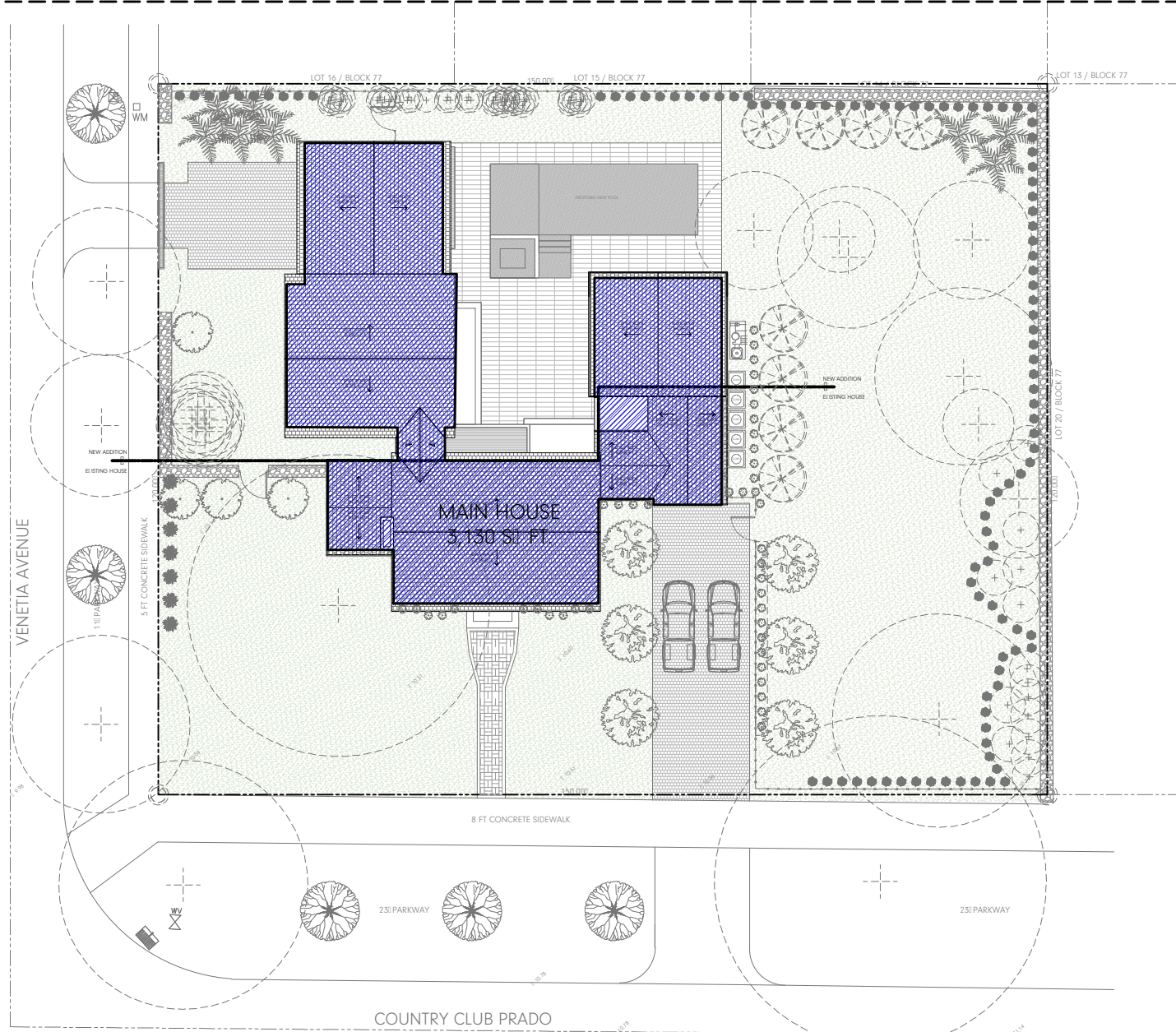
SCALE: N.T.S.C.



FRONT GREEN SPACE DIAGRAM

LOT SIZE: 18,000 SQ. FT.  
REI. UPRD: 7,200 ± 0.20 ± 1,440 SQ. FT. (20%) MIN.  
EI. ISTING: 4,078 SQ. FT. (36%)  
PROPOSED: 4,078 SQ. FT. (37%)

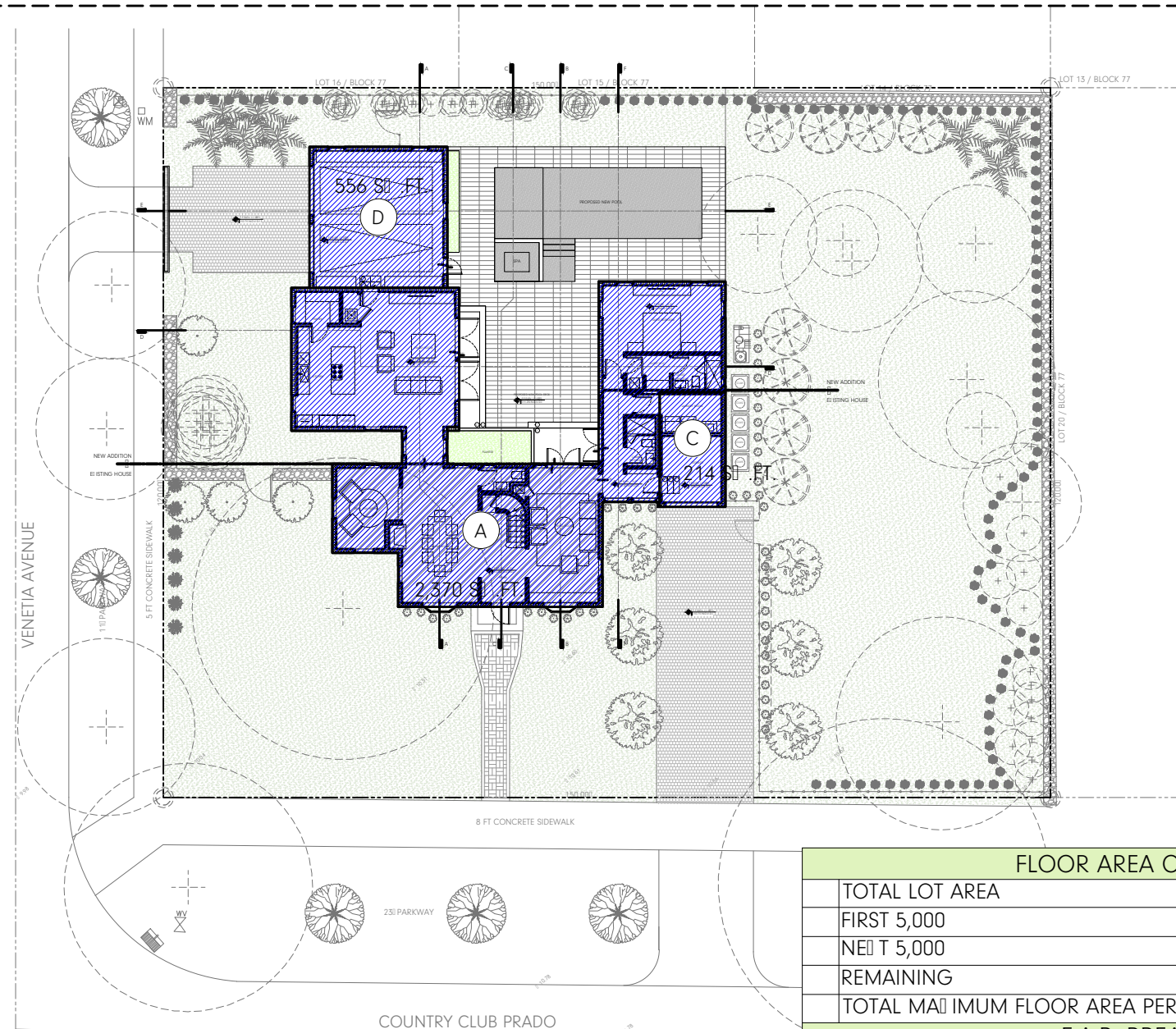
SCALE: N.T.S.C.



PROPOSED GROUND COVERAGE DIAGRAM [17] [17]

LOT SIZE: 18,000 SQ. FT.  
REI. UPRD: 18,000 ± 0.35 ± 6,300 SQ. FT. (45%) MIN.  
EI. ISTING: 2,370 ± 0.13 ± 518 SQ. FT. (13%)  
PROPOSED: 3,130 ± 0.17 ± 1,171 SQ. FT. (17%)

SCALE: N.T.S.C.



GROUND FLOOR F.A.R. DIAGRAM

SCALE: N.T.S.C.

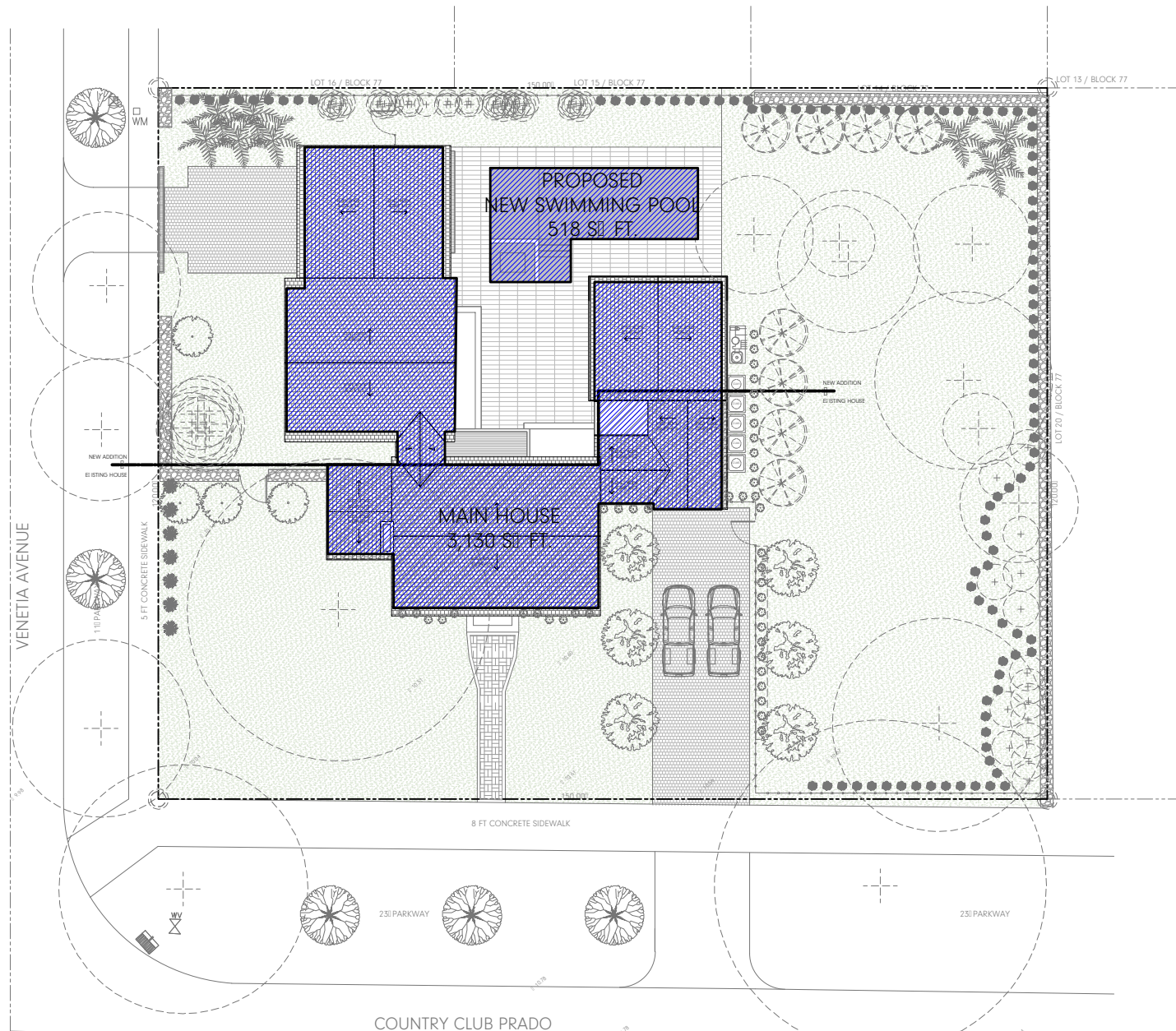
FLOOR AREA CALCULATION		
TOTAL LOT AREA	18,000	
FIRST 5,000	(5,000 ± 0.48)	2,400
REMAINING	(5,000 ± 0.35)	1,750
REMAINING	(5,000 ± 0.30)	2,400
TOTAL MAXIMUM FLOOR AREA PERMITTED	6,550	

F.A.R. BREAKDOWN		
1ST F. LIVING AREA (SQ. FT.)	2,167	2,370
2ND F. LIVING AREA (SQ. FT.)	837	1,563
TOTAL EXISTING/PROPOSED UNDER A/C	3,004	3,933
EXISTING GARAGE (SQ. FT.)	204	204
NEW GARAGE (SQ. FT.)	0	556
TOTAL EXISTING/PROPOSED F.A.R.	3,208	4,693

TOTAL LIVING ADDITION	929 S.F.
TOTAL F.A.R. ADDITION	1,485 S.F.

SECOND FLOOR F.A.R. DIAGRAM

SCALE: N.T.S.C.



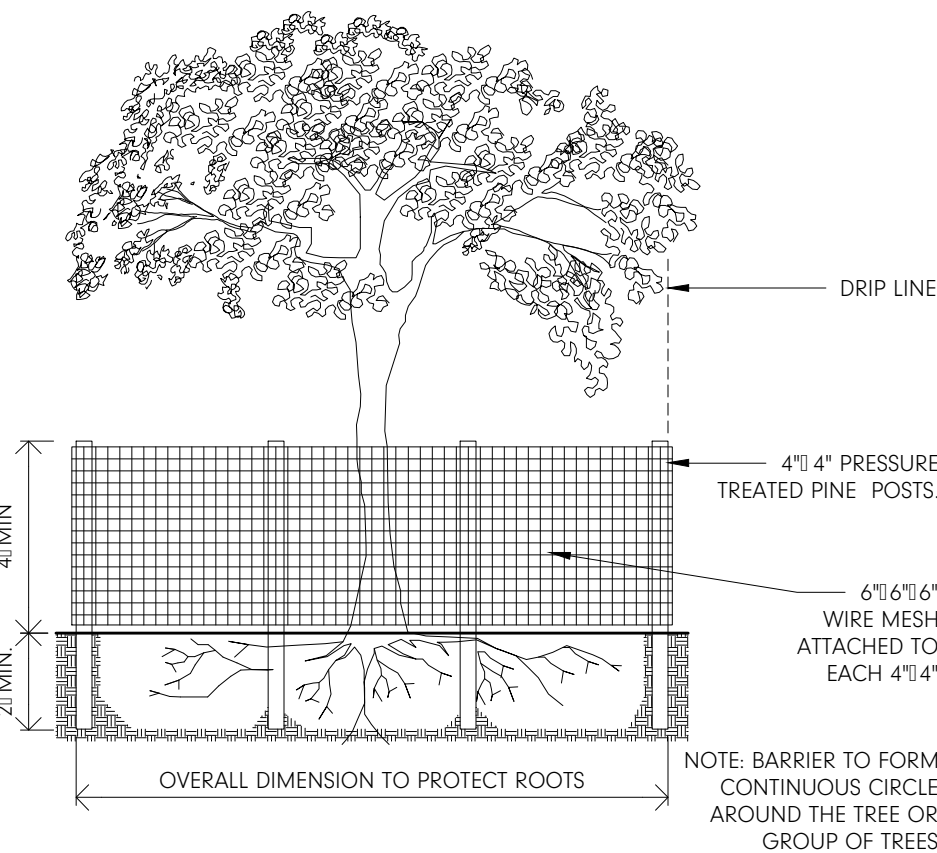
PROPOSED G. COVERAGE + ACCESSORY [20] [20]

LOT SIZE: 18,000 SQ. FT.  
REI. UPRD: 18,000 ± 0.45 ± 8,100 SQ. FT. (45%) MIN.  
EI. ISTING: 2,370 ± 0.09 ± 518 SQ. FT. (13%)  
PROPOSED: 3,130 ± 0.17 ± 1,171 SQ. FT. (17%)

SCALE: N.T.S.C.

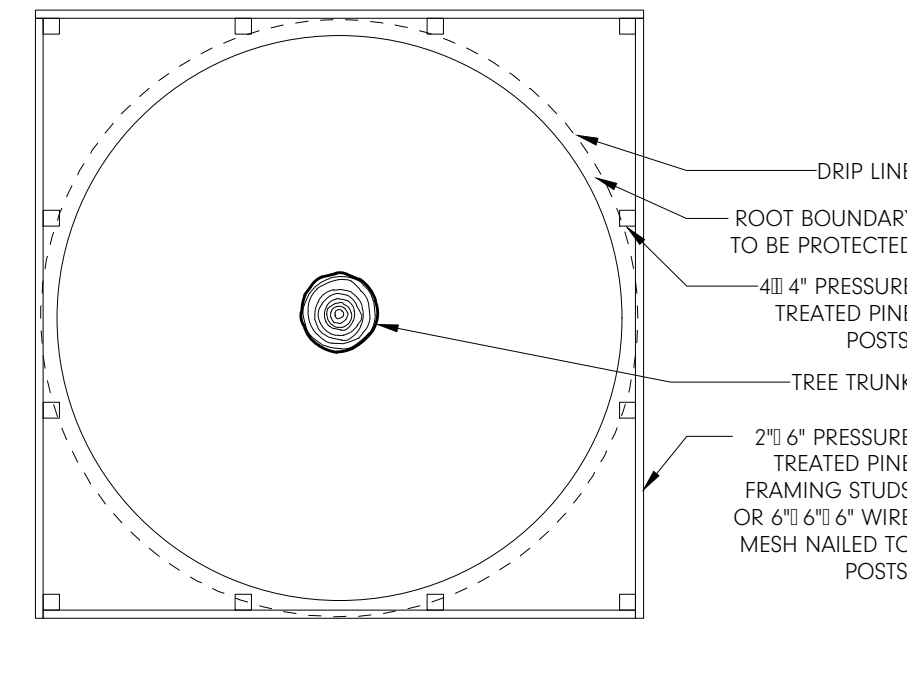
TREE PROTECTION DETAIL

ESC. 1/4" = 1'0"



WIRE MESH BARRIER DETAIL

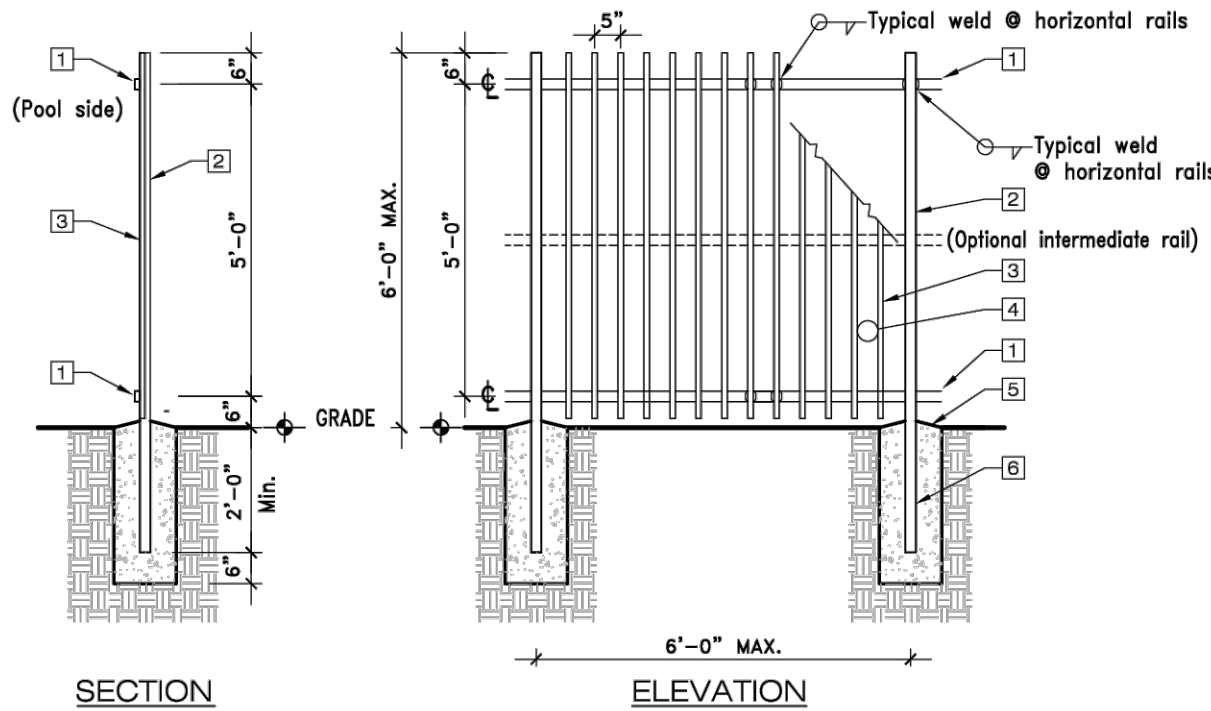
IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION, THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.



WOOD BARRIER DETAIL PLAN

ALUMINUM FENCE DETAIL

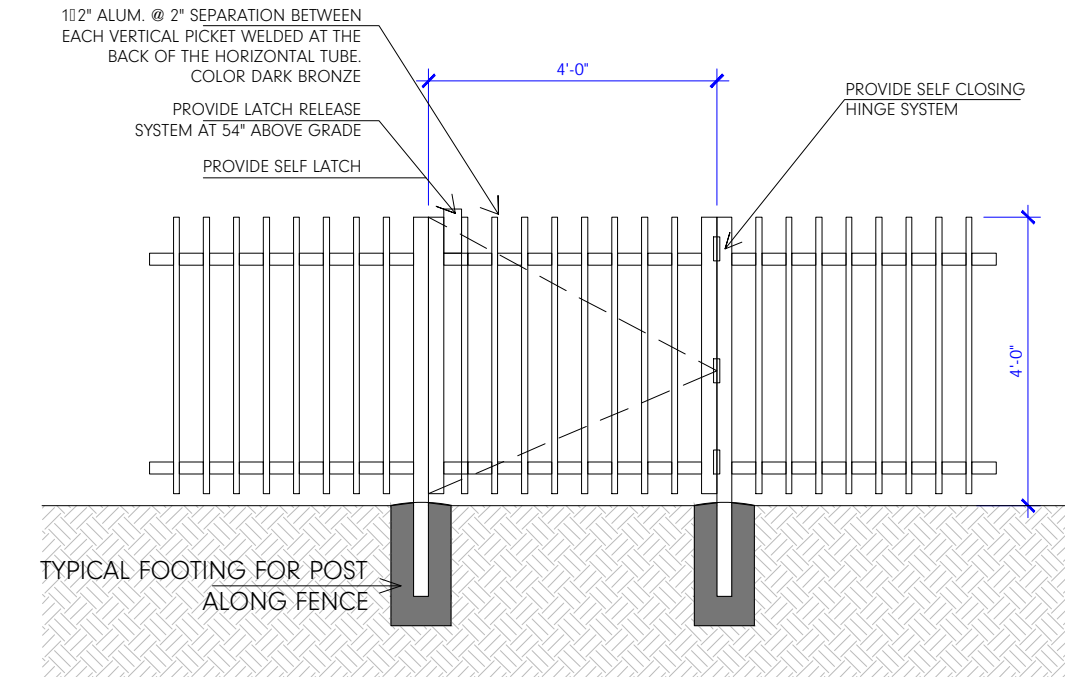
SCALE: N.T.S.



- Material allowed:  
ALUMINUM— alloy 6063-T6 OR alloy 6061-T6  
STEEL— square tubes: ASTM A500 OR A501.
- Horizontal rails: Minimum 2"x1/4" gal., welded to posts at all 4 sides —OR— pipe 1-1/2" diameter.
  - Posts: Minimum 2"x2"x1/4" gal., embedded in concrete footing —OR— pipe 2-1/4" diameter.
  - Pickets: Minimum 1"x1/2" 0.065" wall thickness, welded to rails at all 4 sides —OR— pipe 2-1/4" diameter.
  - When used as a pool barrier: Max. clearance between pickets shall be 4". NOTE: Intermediate rail not allowed.
  - Concrete footing at each post— minimum diameter of 10", with a minimum depth of 30" from finish grade. Top surface of footing shall be sloped 1" to shed water. Minimum post embedment shall be 24 inches. Concrete strength shall be not less than 2500 psi at 28 days.
  - Protect aluminum embedded in concrete with a coat of bituminous paint.

GATE DETAIL

SCALE: N.T.S.



GATE EQUIPPED W/ SPRING LOCK TYPE AUTOMATICALLY CLOSE AND FASTENED POSITION AT ALL TIMES

IMPORTANT For Use as a Pool Barrier:  
Outdoor swimming pools in residential areas shall be protected by a barrier complying with Sections 454.2.17.1 through 454.2.17.3 of the Florida Building Code, 6th Edition (2017).  
Access gates shall be equipped with a self-closing/self-latching locking device located no less than 54 inches from the bottom of the gate. The device release mechanism shall be located on the pool side of the gate, and so placed that it cannot be reached by a young child over the top or through any opening or gap.  
Gates that provide access to the swimming pool must open outward away from the pool.  
The top of the barrier shall be at least 48 inches above grade, measured on the side of the barrier which faces away from the pool.  
The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches, measured on the side of the barrier which faces away from the pool.

PROJECT

1234 COUNTRY CLUB PRADO  
CORAL GABLES, FL 33134

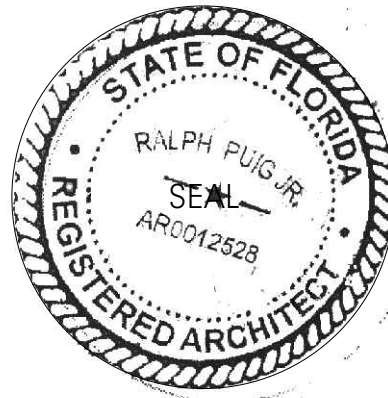
OWNER

FRANK CZUL GURDIAN  
ANDREA PORRAS

ARCHITECT

NANDEZ Design+Development

2234 Coral Way  
MIAMI, FL 33145  
tel: 305.306.9957  
info@nandezdd.com  
AA 26002732  
IB 26001520



ARCHITECT OF RECORD:  
RALPH PUIG JR.  
FL ARCHITECT REG. #  
AR 0012528

REWORKS

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

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5. \_\_\_\_\_

6. \_\_\_\_\_

REVISIONS

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6. \_\_\_\_\_

INFORMATION

PROPOSED S.P. DIAGRAMS

DATE: 07/30/2023

Scale: AS SHOWN

Job No.: 2023/

Drawn by: RP

Checked by: RP Jr.

Sheet

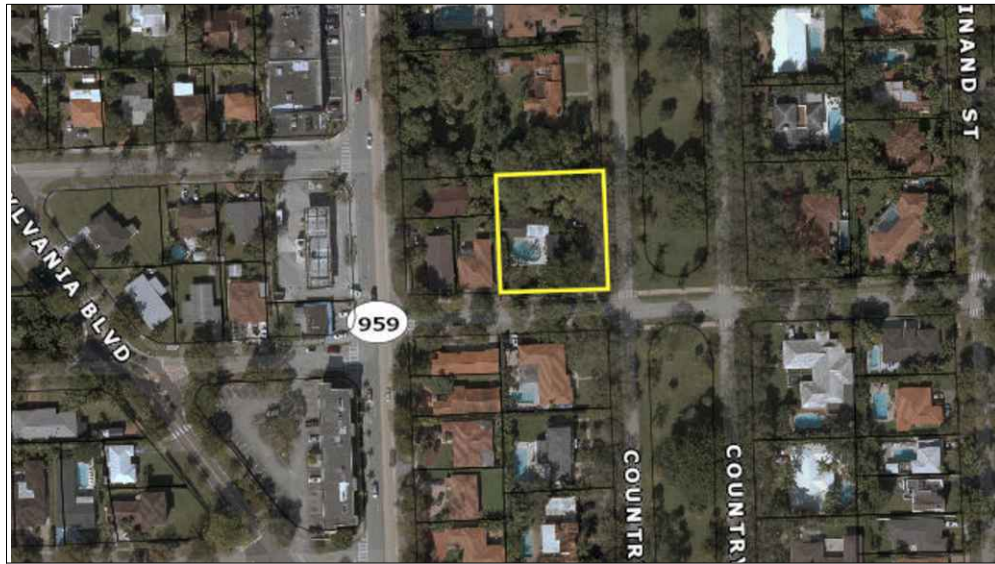
SP102



+ SITE INFORMATION

OWNER	FRANK CZUL GURDIAN / ANDREA PORRAS
FOLIO NUMBER	03-4107-018-8590
LOT SIZE	18,000 Sq.Ft
EXISTING LIVING AREA	3,004 Sq.Ft
ADDRESS	1234 COUNTRY CLUB PRADO CORAL GABLES, FL 33134
ALTERATION LEVEL	3
LEGAL DESCRIPTION	CORAL GABLES GRANADA SEC PB 8-113 LOTS 17 & 18 & 19 BLK 77 LOT SIZE IRREGULAR OR 11974.200 1183 5 COC 25691-3388 06 2007 1

+ LOCATION



+ GENERAL DEMOLITION NOTES

- CONDITIONS AND REQUIREMENTS: THE DEMOLITION CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR HAULING AND LEGALLY DISPOSING OF MATERIALS REMOVED IN DEMOLITION WORK.
2. PROCEDURES: THE PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS, PROTECTION OF PROPERTY, COORDINATION WITH WORK OF OTHERS IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES.
3. DUST CONTROL: THE AMOUNT OF DUST RESULTING FROM DEMOLITION SHALL BE CONTROLLED TO PREVENT THE SPREAD OF DUST TO AVOID CREATION OF A NUISANCE IN THE SURROUNDING AREA. USE OF WATER WILL NOT BE AN OBJECTIONABLE CONDITION SUCH AS FLOODING.
4. PROTECTION OF EXISTING BUILDING:
- A. EXISTING BUILDING SHALL BE PROTECTED FROM DAMAGE. ANY PART DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS AT CONTRACTOR'S EXPENSE.
- B. COVER ITEMS AS NECESSARY TO PROTECT FROM DUST.
- C. AT END OF EACH WORK DAY, CLOSE OFF AREAS FROM PUBLIC.
- D. DEMOLITION CONTRACTOR SHALL PROVIDE AND MAINTAIN NECESSARY BARRICADES TO PREVENT SPILLAGE ON ANY UNAUTHORIZED PERSONS FROM ACCIDENTALLY OR INTENTIONALLY ENTERING THE WORK AREA.
5. DISPOSING OF MATERIAL: 1.
- A. DEBRIS CONTROL: REMOVE AND TRANSPORT DEBRIS IN LEAK-FREE CONTAINERS IN A MANNER TO PREVENT SPILLAGE ON ANY PART OF EXISTING BUILDING, PARKING LOT AREAS, OR CITY STREETS.
- B. REGULATIONS: COMPLY WITH COUNTY, MUNICIPALITY, AND CITY REGULATIONS REGARDING HAULING AND DISPOSAL OF DEBRIS. ALL SUCH MATERIAL SHALL BE DISPOSED OF OFF SITE IN A LEGAL DISPOSAL AREA.
6. PREPARATION:
- A. PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ASSURE STRUCTURAL VALUE OR INTEGRITY OF AFFECTED PORTION OF PROJECT FROM DAMAGE.
- B. PROVIDE DEVICES AND METHODS TO PROTECT OTHER PORTIONS OF PROJECT FROM DAMAGE. C. PROVIDE PROTECTION FROM ELEMENTS FOR THAT PORTION OF THE PROJECT WHICH MAY BE EXPOSED BY CUTTING AND PATCHING WORK.
7. PERFORMANCE:
- A. EXECUTE CUTTING AND DEMOLITION BY METHODS WHICH WILL PREVENT DAMAGE TO OTHER WORK, AND WHICH WILL PROVIDE PROPER SURFACES TO RECEIVE INSTALLATION OF REPAIRS.
- B. EXECUTE FITTING AND ADJUSTMENT OF PRODUCTS TO PROVIDE A FINISHED INSTALLATION TO COMPLY WITH SPECIFIED PRODUCTS, FUNCTION, TOLERANCE AND FINISHES.
- C. RESTORE WORK WHICH HAS BEEN CUT OR REMOVED. INSTALL NEW PRODUCTS TO PROVIDE COMPLETED WORK IN ACCORD WITH REQUIREMENTS THROUGH DOCUMENTS.
- D. FIT WORK AIRTIGHT TO PIPES, SLEEVES, DUCTS, CONDUIT AND OTHER PENETRATIONS THROUGH SURFACES. E. REFINISH ENTIRE SURFACES AS NECESSARY TO PROVIDE AN EVEN FINISH TO MATCH ADJACENT FINISHES.
1. FOR CONTINUOUS SURFACES, REFINISH TO NEAREST INTERSECTION.
2. FOR AN ASSEMBLY, REFINISH ENTIRE UNIT.

+ SITE INVESTIGATION NOTE

EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK: THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIM OR HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE. SINCE THE WORK INVOLVES NEW AND/OR EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, NEW FACILITIES AND ALL BUILDING STRUCTURES FAMILIARIZE TO HIMSELF WITH ALL EXISTING CONDITIONS, SLIGHT VARIATION OF ROUTING AND/OR CONSTRUCTIONS SHOULD BE ANTICIPATED BY THIS CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES. THESE VARIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITY ASSUMED UNDER THIS CONTRACT.

+ ALTERATION PROJECT PROCEDURES

REQUIREMENTS INCLUDED:

COORDINATE WORK OF TRADES AND SCHEDULE ELEMENTS OF ALTERATIONS AND RENOVATION WORK BY PROCEDURES AND METHODS TO EXPEDITE COMPLETION OF THE WORK.

CUT, MOVE OR REMOVE ITEMS AS NECESSARY TO PROVIDE ACCESS OR TO ALLOW ALTERATIONS AND NEW WORK TO PROCEED. INCLUDE SUCH ITEM AS:

- a. REPAIR OR REMOVAL OF HAZARDOUS OR UNSANITY CONDITIONS.
- b. REMOVAL OF ABANDONED ITEMS AND ITEMS SERVING NO USEFUL PURPOSE, SUCH AS ABANDONED PIPING, CONDUIT, AND WIRING.
- c. REMOVAL OF UNSUITABLE OR EXTRAGENEIOUS MATERIALS NOT MARKED FOR SALVAGE, SUCH AS ABANDONED EQUIPMENT AND DEBRIS INCLUDING ROTTED WOOD, RUSTED METALS AND DETERIORATED CONCRETE.

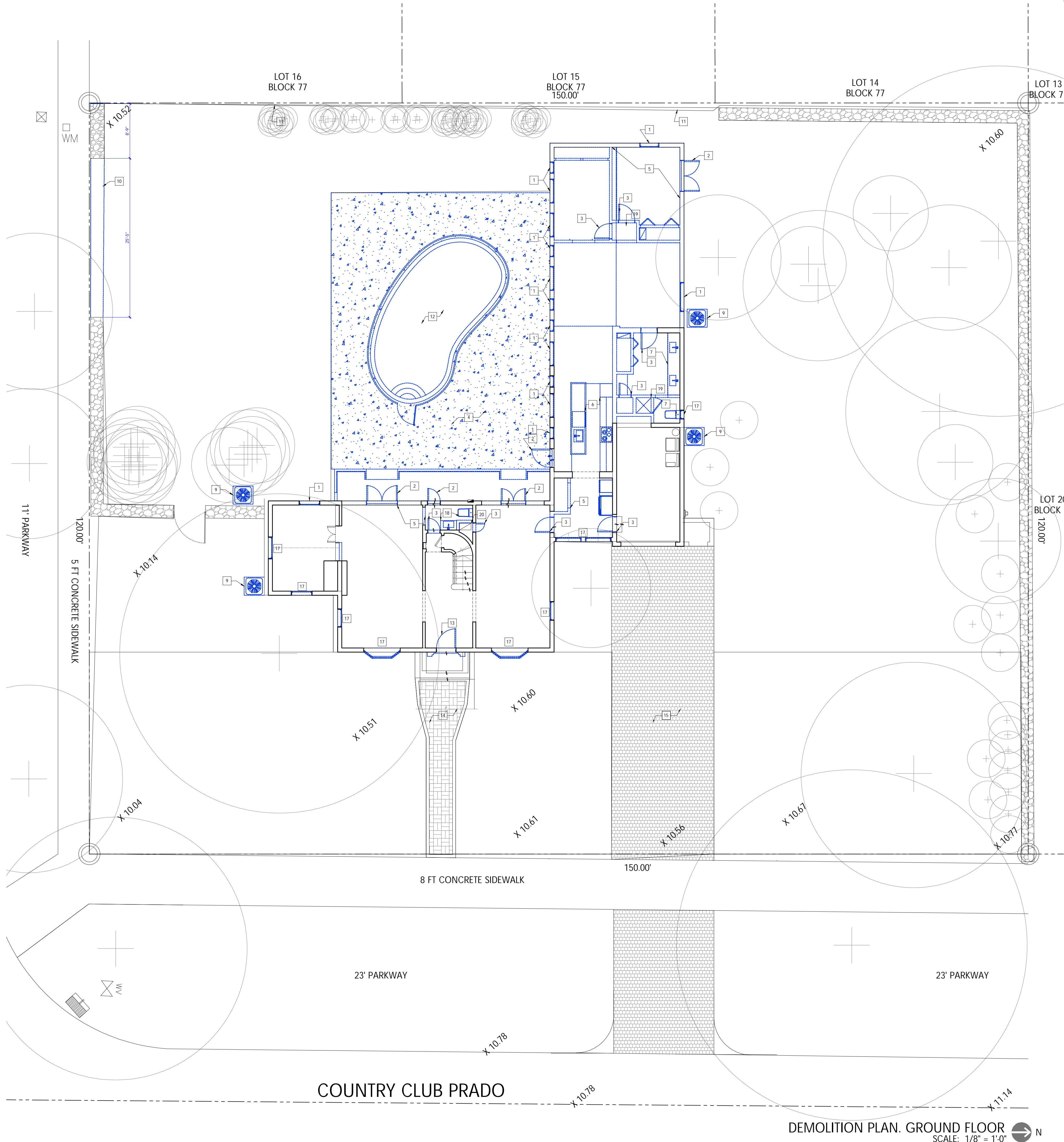
ALTERATIONS AND CONNECTIONS OF NEW CONTRUCTION TO EXISTING CONSTRUCTION OCCUR AT DUST SENSITIVE AREAS. EXECUTE ALL MEASURES TO COMPLETELY CONTROL AND SEPARATE DUST FROM EXISTING AREA AND EQUIPMENT.

+ LEGEND

SYMBOL	DESCRIPTION
	ELEMENTS TO BE DEMOLISHED
	EXISTING CBS WALL TO REMAIN

DEMOLITION KEYED NOTES

- EXISTING WINDOW TO REMOVE.
- EXISTING EXTERIOR DOOR TO BE REMOVED.
- EXISTING INTERIOR DOOR TO BE REMOVED.
- EXISTING TRAVERTINE POOL DECK TO BE REMOVED.
- EXISTING CBS WALL TO BE REMOVED
- EXISTING KITCHEN APPLIANCES AND CABINETS TO BE REPLACED AND RELOCATED.
- EXISTING FIXTURES TO REMOVE.
- EXISTING SHOWER PAN TO BE REPLACED & RELOCATED
- EXISTING CU UNIT TO BE REPLACED AND RELOCATED
- EXISTING OOLITE 48" HEIGHT WALL TO BE REMOVED.
- EXISTING CHAIN LINK FENCE TO BE REMOVED.
- REMOVE EXISTING POOL, AND POOL EQUIPMENT.
- EXISTING FRONT DOOR TO REPLACE.
- EXISTING PAVERS WALKWAY TO REMAIN.
- EXISTING PAVERS DRIVEWAY TO REMAIN.
- EXISTING CONCRETE ROOF TILE, COLOR DARK BROWN TO REMOVE.
- EXISTING WINDOW TO REPLACE.
- EXISTING FIXTURES TO REPLACE.
- EXISTING AC TO BE REPLACED AND RELOCATED.
- EXISTING AC TO BE REMAIN.



NANDEZ

PROJECT

1234 COUNTRY CLUB PRADO  
CORAL GABLES, FL 33134

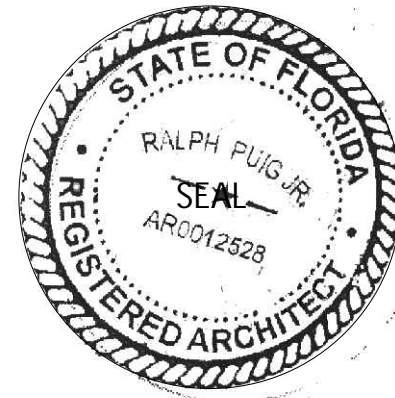
OWNER

FRANK CZUL GURDIAN  
ANDREA PORRAS

ARCHITECT

NANDEZ Design+Development

2234 Coral Way  
MIAMI, FL 33145  
tel: 305.306.9957  
info@nandezdd.com  
AA 26002732  
IB 26001520



ARCHITECT OF RECORD:  
RALPH PUIG JR.  
FL ARCHITECT REG. #  
AR 0012528

REWORKS

REVISIONS

INFORMATION

PROP. DEMOLITION PLAN

DATE: 07/30/2023  
Scale: AS SHOWN  
Job No.: 2023/  
Drawn by: RP  
Checked by: RP Jr.

Sheet

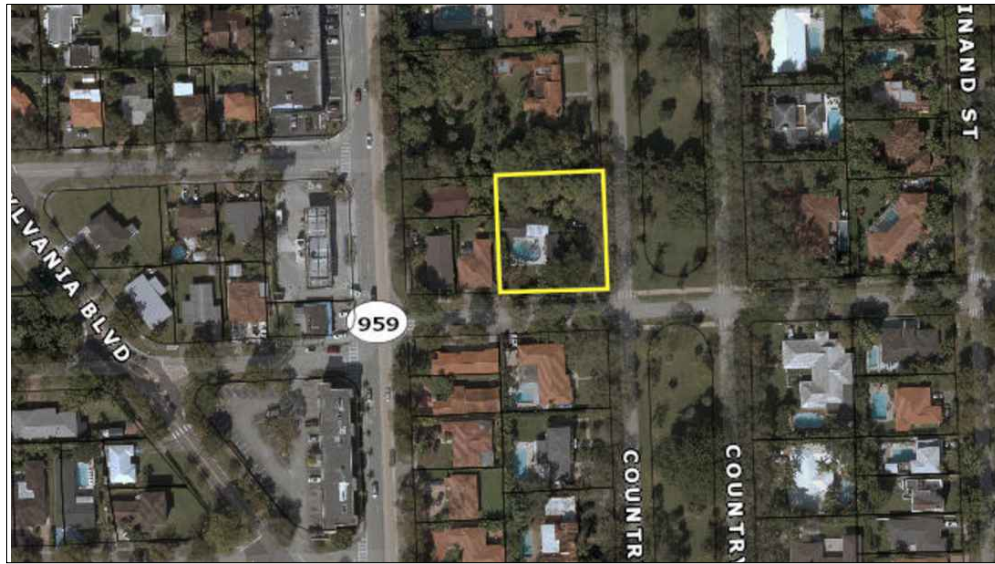
D101



+ SITE INFORMATION

OWNER	FRANK CZUL GURDIAN / ANDREA PORRAS
FOLIO NUMBER	03 4107 018 8590
LOT SIZE	18,000 S .Ft
E ISTING LIVING AREA	3,004 S .Ft
ADDRESS	1234 COUNTRY CLUB PRADO CORAL GABLES, FL 33134
ALTERATION LEVEL	3
LEGAL DESCRIPTION	CORAL GABLES GRANADA SEC PB 8 113 LOTS 17 18 19 BLK 77 LOT SIZE IRREGULAR OR 11974 200 1183 5 COC 25691 3388 06 2007 1

+ LOCATION



+ GENERAL DEMOLITION NOTES

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4. PROTECTION OF E ISTING BUILDING:

A. E ISTING BUILDING SHALL BE PROTECTED FROM DAMAGE ANY PART DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO MATCH E ISTING CONDITIONS AT CONTRACTOR'S E PENSE.

B. COVER ITEMS AS NECESSARY TO PROTECT FROM DUST.

C. AT END OF EACH WORK DAY, CLOSE OFF AREAS FROM PUBLIC.

D. DEMOLITION CONTRACTOR SHALL PROVIDE AND MAINTAIN NECESSARY BARRICADES TO PREVENT SPILLAGE ON ANY UNAUTHORIZED PERSONS FROM ACCIDENTALLY OR INTENTIONALLY ENTERING THE WORK AREA.

5. DISPOSING OF MATERIAL 1.

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B. E ECUTE FITTING AND ADJUSTMENT OF PRODUCTS TO PROVIDE A FINISHED INSTALLATION TO COMPLY WITH SPECIFIED PRODUCTS, FUNCTION, TOLERANCE AND FINISHES.

C. RESTORE WORK WHICH HAS BEEN CUT OR REMOVED. INSTALL NEW PRODUCTS TO PROVIDE COMPLETED WORK IN ACCORD WITH RE UIREMENTS THROUGH DOCUMENTS.

D. FIT WORK AIR-TIGHT TO PIPES, SLEEVES, DUCTS, CONDUIT AND OTHER PENETRATIONS THROUGH SURFACES. E. REFINISH ENTIRE SURFACES AS NECESSARY TO PROVIDE AN EVEN FINISH TO MATCH ADJACENT FINISHES.

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2. FOR AN ASSEMBLY, REFINISH ENTIRE UNIT.

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EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK: THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIM OR HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED. THEREFORE, SINCE THE WORK INVOLVES NEW AND/OR EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, NEW FACILITIES AND ALL BUILDING STRUCTURES FAMILIARIZE TO HIMSELF WITH ALL EXISTING CONDITIONS, SLIGHT VARIATION OF ROUTING AND/OR CONSTRUCTIONS SHOULD BE ANTICIPATED BY THIS CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES. THESE VARIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITY ASSUMED UNDER THIS CONTRACT.

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REQUIREMENTS INCLUDED:

COORDINATE WORK OF TRADES AND SCHEDULE ELEMENTS OF ALTERATIONS AND RENOVATION WORK BY PROCEDURES AND METHODS TO EXPEDITE COMPLETION OF THE WORK.

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b. REMOVAL OF ABANDONED ITEMS AND ITEMS SERVING NO USEFUL PURPOSE, SUCH AS ABANDONED PIPING, CONDUIT, AND WIRING.

c. REMOVAL OF UNSUITABLE OR EXTRAGENEIOUS MATERIALS NOT MARKED FOR SALVAGE, SUCH AS ABANDONED EQUIPMENT AND DEBRIS INCLUDING ROTTED WOOD, RUSTED METALS AND DETERIORATED CONCRETE.

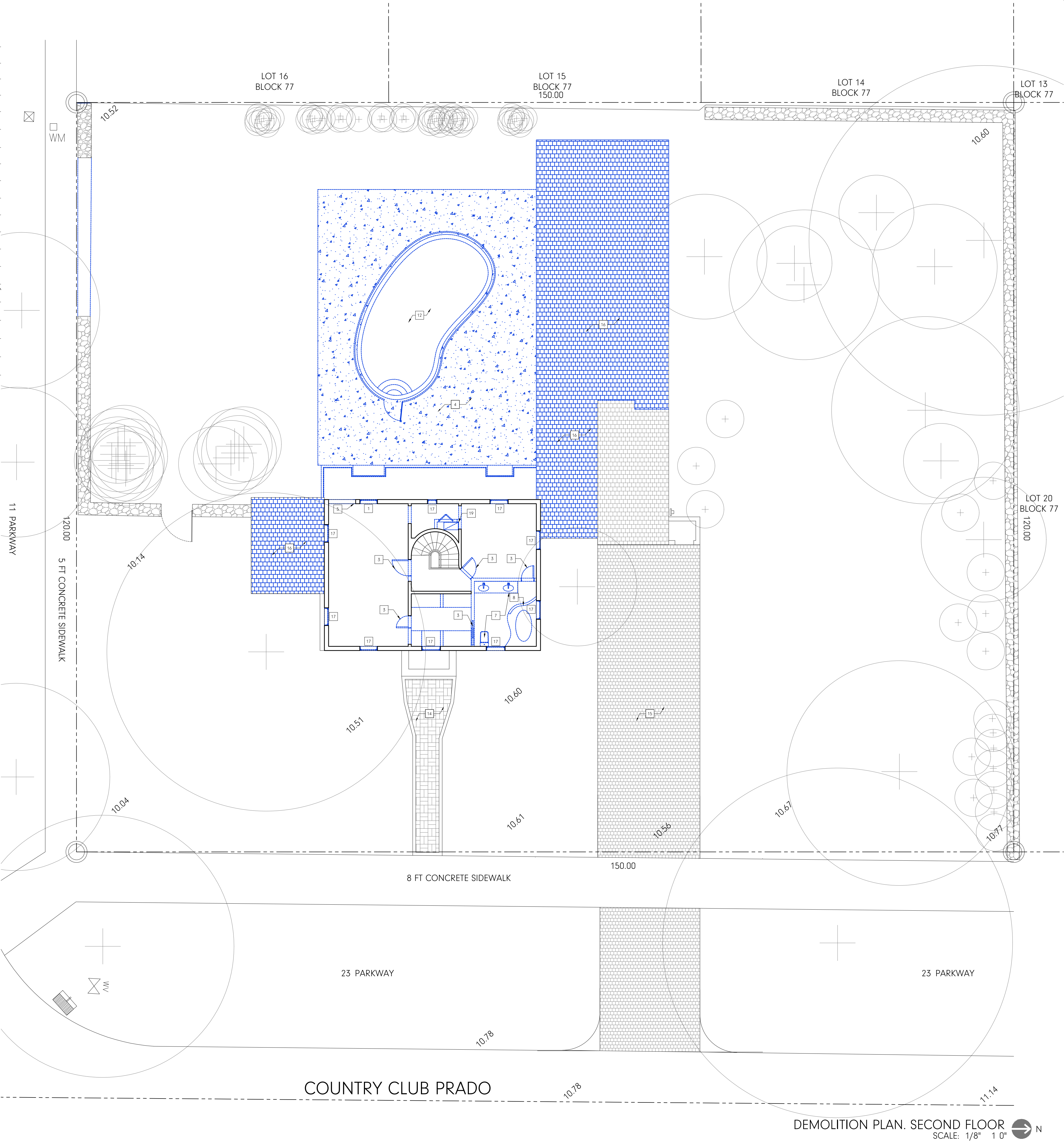
ALTERATIONS AND CONNECTIONS OF NEW CONSTRUCTION TO EXISTING CONSTRUCTION OCCUR AT DUST-SENSITIVE AREAS. EXECUTE ALL MEASURES TO COMPLETELY CONTROL AND SEPARATE DUST FROM EXISTING AREA AND EQUIPMENT.

+ LEGEND

SYMBOL	DESCRIPTION
	ELEMENTS TO BE DEMOLISHED
	E ISTING CBS WALL TO REMAIN

DEMOLITION KEYED NOTES

- 1 EXISTING WINDOW TO REMOVE.
- 2 EXISTING EXTERIOR DOOR TO BE REMOVED.
- 3 EXISTING INTERIOR DOOR TO BE REMOVED.
- 4 EXISTING TRAVERTINE POOL DECK TO BE REMOVED.
- 5 EXISTING CBS WALL TO BE REMOVED
- 6 EXISTING KITCHEN APPLIANCES AND CABINETS TO BE REPLACED AND RELOCATED.
- 7 EXISTING FIXTURES TO REMOVE.
- 8 EXISTING SHOWER PAN TO BE REPLACED & RELOCATED
- 9 EXISTING CU UNIT TO BE REPLACED AND RELOCATED
- 10 E ISTING OOLITE 48" HEIGHT WALL TO BE REMOVED.
- 11 E ISTING CHAIN LINK FENCE TO BE REMOVED.
- 12 REMOVE E ISTING POOL, AND POOL E UIPMENT.
- 13 E ISTING FRONT DOOR TO REPLACE.
- 14 E ISTING PAVERS WALKWAY TO REMAIN.
- 15 E ISTING PAVERS DRIVEWAY TO REMAIN.
- 16 E ISTING CONCRETE ROOF TILE, COLOR DARK BROWN TO REMOVE.
- 17 E ISTING WINDOW TO REPLACE.
- 18 E ISTING FI TURES TO REPLACE.
- 19 E ISTING AC TO BE REPLACED AND RELOCATED.
- 20 E ISTING AC TO BE REMAIN.



NANDEZ

PROJECT

1234 COUNTRY CLUB PRADO  
CORAL GABLES, FL 33134

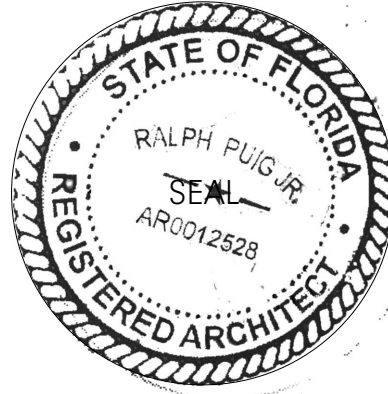
OWNER

FRANK CZUL GURDIAN  
ANDREA PORRAS

ARCHITECT

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AA 26002732  
IB 26001520



ARCHITECT OF RECORD:  
RALPH PUIG JR.  
FL ARCHITECT REG. #  
AR 0012528

REWORKS

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REVISIONS

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INFORMATION

PROP. DEMOLITION PLAN

DATE: 07/30/2023

Scale: AS SHOWN

Job No.: 2023/

Drawn by: RP

Checked by: RP Jr.

Sheet

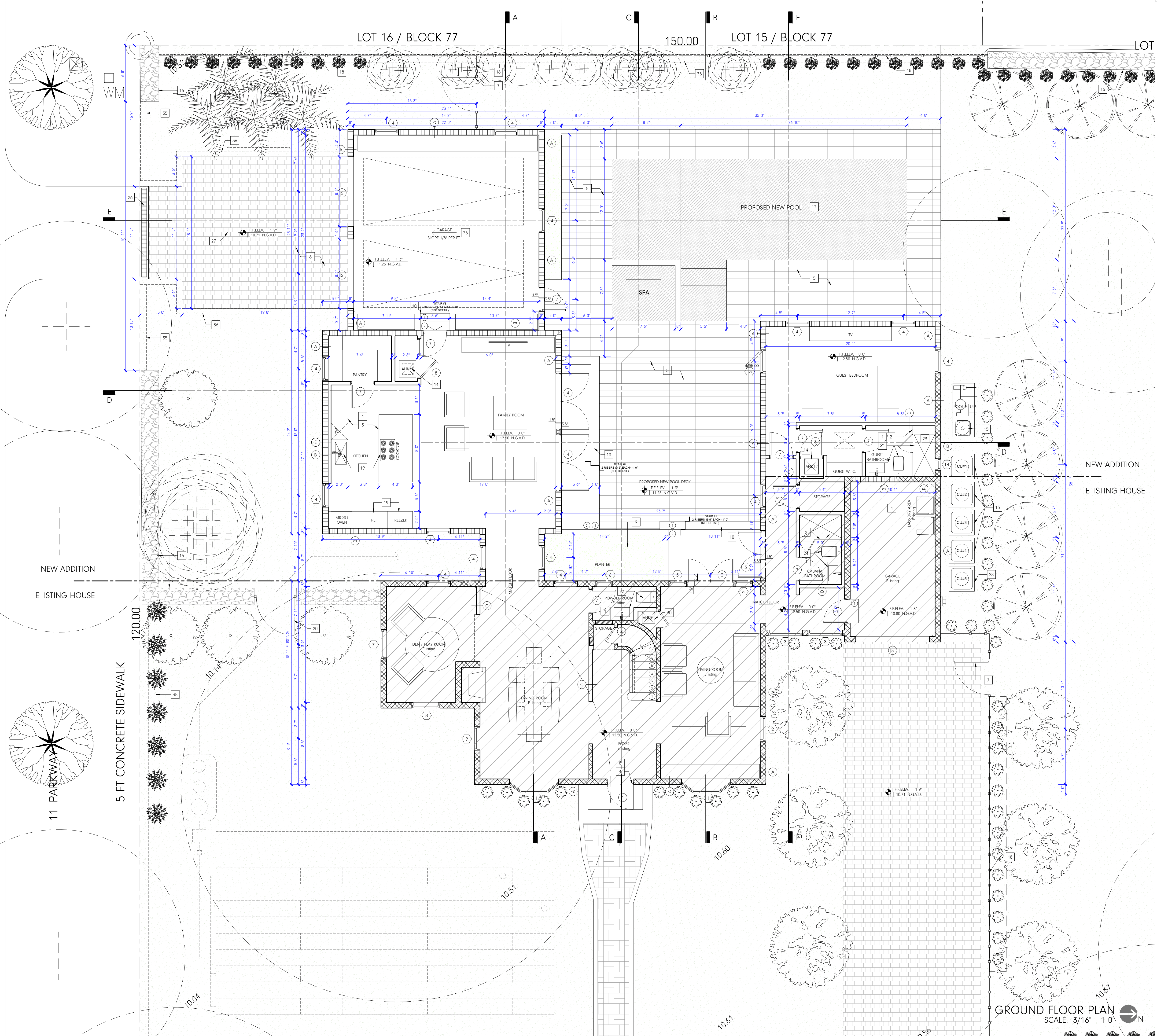
D102



FLOOR PLAN KEYED NOTES

- FLOORS AND ALL WATER E POSED SURFACES SHALL BE FINISHED WITH A NONABSORBENT SURFACE E TENDED TO A HEIGHT OF NOT LESS THAN 6 FT. ABOVE THE FLOOR.  
PROVIDE BACKING BOARD FOR CERAMIC TILE TO BE CEMENT OR GLASS MAT. R702.4.  
PROVIDE WOOD BACKING 3/4" PLYWOOD FOR UPPER LOWER CABINETS FASTEN TO METAL STUDS.  
THOSE SUPPORTING WALL SHALL BE DOUBLE AT 16" O.C. OR NOT LESS WITH A MINIMUM EFFECTIVE MOMENTO 0.864 IN. S. 360m.s.
- GLASS SHOWER ENCLOSURE CATEGORY II SAFETY GLASS 22"MIN. FOR DOOR OPENING. "BY OTHERS" UNDER SEPARATE PERMIT.
- NEW COUNTER TOP IN KITCHEN CABINETS MUST BE @36"MA. ABOVE FINISH FLOOR.
- PROVIDE 1 1/2" HEIGHT THRESHOLD. INTERIOR FLOOR AT EGRESS DOOR SHALL BE NOT LOWER THAN 1.5" BELOW TOP.
- PROPOSED NEW POOL DECK / CONCRETE SLAB COVERED WITH A NON SLIPPERY TILE "T.B.D."
- PROPOSED NEW PAVERS DRIVEWAY WITH PERIMETER CURB. MATCH LOOK TO E ISTING. SEE TYPICAL PERIMETER CURB DETAIL.
- GATE E UIPPED WITH SPRING LOCK TYPE AUTOMATICALLY CLOSE AND FASTENED POSITION AT ALL TIMES. SAFE LOCK INCLUDED "BY OTHERS" OPEN OUTWARD, WOOD VERTICAL PICKET, STAINED COLOR GRAY WALNUT.
- E ISTING FRONT DOOR TO BE REPLACED AT SAME LOCATION. SEE DOOR SCHEDULE. "BY OTHERS" UNDER SEPARATE PERMIT.
- NEW PLANTER 20" HEIGHT, APPLIED TREMCO 250 GC WATERPROOFING "PERMIT BY OTHERS" UNDER SEPARATE PERMIT.
- NEW STEPS TO BE INSTALLED,SEE SECTIONS ON SHEET 401.
- HEAT ISLAND NOTE:  
FOR ROOFING MATERIALS, ALL ROOF E TERIOR SURFACES AND BUILDING MATERIALS USED TO COMPLY WITH THIS SECTION, SHALL HAVE A MINIMUM SOLAR REFLECTANCE AS SPECIFIED IN SECTIONS 3.13.2.C AND 3.13.2.D WHEN I TESTED IN ACCORDANCE WITH ASTM E903 OR ASTM E1918, I TESTED WITH A PORTABLE REFLECTOMETER AT NEAR AMBIENT CONDITIONS, III LABELED BY THE COOL ROOF RATING COUNCIL, OR IV LABELED AS AN ENERGY STAR UALIFIED ROOF PRODUCT. ANY PRODUCT THAT HAS BEEN RATED BY THE COOL ROOF RATING COUNCIL OR BY ENERGY STAR SHALL DISPLAY A LABEL VERIFYING THE RATING OF THE PRODUCT.
- PROPOSED NEW POOL. POOL BARRIER COMPLYING WITH F.B.C. RESIDENTIAL CHAPTER 45, SECTION R4501.17.1 THROUGH R4501.17.1. "BY OTHER". UNDER SEPARATE PERMIT.
- E ISTING CU TO BE REPLACED AND RELOCATED. SEE MECHANICAL PLANS FOR FURTHER DETAILS.
- E ISTING AHU TO BE REPLACED AND RELOCATED. SEE MECHANICAL PLANS FOR FURTHER DETAILS.
- NEW POOL E UIPMENT TO BE INSTALLED. "BY OTHERS" UNDER SEPARATE PERMIT.
- E ISTING OOLITE 48" HEIGHT WALL TO REMAIN.
- NEW TUB TO BE INSTALLED.
- NEW ALUMINUM VERTICAL PICKET FENCE TO BE INSTALLED. FIN TYPE, COLOR DARK BRONZE. SEE METAL FENCE DETAIL.
- EXISTING SINK, KITCHEN APPLIANCES AND CABINETS TO BE REPLACED AND RELOCATED.
- E ISTING GATE TO REMAIN.
- EXISTING VANITY AND TOILET TO BE REPLACE AND RELOCATED.
- EXISTING VANITY AND TOILET TO BE REPLACE AT SAME LOCATION.
- NEW SHOWER TO BE INSTALLED. INSTALL NEW SHOWER PAN. SEE SHOWER PAN DETAIL ON SHEET A701.
- INSTALL NEW SHOWER, VANITY AND TOILET. INSTALL NEW SHOWER PAN. SEE SHOWER PAN DETAIL ON SHEET A701.
- NEW GARAGE.
- PROPOSED 4" TRENCH DRAIN STANDARD PARK OR APPROVED EQUAL INV.EI=9.20'. FOR FURTHER DETAILS SEE CIVIL PLANS.
- SELF STORAGE TRENCH 120 SF. SEE CIVIL PLANS.
- NEW CU TO INSTALL. SEE MECHANICAL PLANS FOR FURTHER DETAILS.
- NEW AHU TO INSTALL ON ATTIC. SEE MECHANICAL PLANS FOR FURTHER DETAILS.
- E ISTING AHU TO REMAIN. SEE MECHANICAL PLANS FOR FURTHER DETAILS.
- INSTALL NEW CONCRETE TILE TO MATCH COLOR OF THE E ISTING ROOF OVER 190# MINERAL SURFACED HOT MOPPED TO 130# FELT TIN TAGGED TO 1/2" MIN. PLYWOOD SHEATHING, SPACING OF TIN TAG FASTENERS ALONG THE LAP OF SHEETS, AND BOTH WAYS IN THE FIELD BETWEEN LAPS, SHALL BE 6" O.C. IN DIRECTION OF ROLL, 12" O.C. ACROSS WIDTH OF ROLL, AS PER F.B.C. THE 130# FELT IS ANCHORED TO THE PLYWOOD SHEATHING WITH SENCO GALVANIZED DIAMOND POINTS, 1/2" .120 DIAMETER MIN.. ADHERE CONCRETE TILE ROOFING WITH "LARGE" PADDY OPTION OF POLYFOAM ADHESIVE IN ACCORDANCE WITH MFG. PRODUCT CONTROL APPROVAL.
- E ISTING CONCRETE ROOF TILE COLOR DARK BROWN TO REMAIN.
- E ISTING FLAT ROOF TO REMAIN AS IS.
- NEW ROOF STRUCTURE. MATCH SLOPE WITH E ISTING 4/12. MINIMUM TRUSS CHORDS UPPER AND LOWER MUST BE 2.6 INCHES. TO COMPLY WITH ARTICLE 5, SECTION 5.510 OF CORAL GABLES ZONING CODE. FOR FURTHER INFORMATION SEE STRUCTURAL DRAWINGS.
- PROPOSED 6" BERM. FOR FURTHER INFORMATION, SEE CIVIL PLANS.
- PROPOSED 8" 8" CONCRETE HEADER CURB, E POSED ALONG THE PERIMETER OF THE PAVER DRIVEWAY. FOR FURTHER INFORMATION, SEE CIVIL PLANS.

+ LEGEND	
SYMBOL	DESCRIPTION
	E ISTING CBS WALL TO REMAIN
	NEW CBS WALL
	NEW NON BEARING INTERIOR PARTITIONS
	HATCH DENOTES E ISTING BUILDING 3,004 S .FT.



NANDEZ

PROJECT

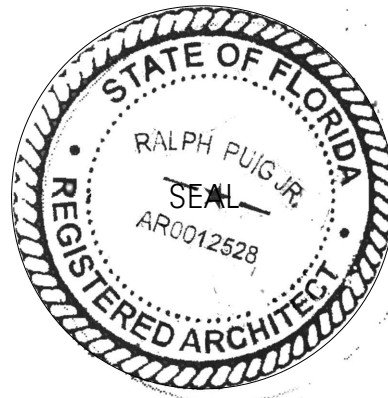
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ARCHITECT OF RECORD:  
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FL ARCHITECT REG. #  
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INFORMATION

PROPOSED 1ST FLOOR PLAN

DATE: 07/30/2023  
Scale: AS SHOWN  
Job No.: 2023/  
Drawn by: RP  
Checked by: RP Jr.

Sheet

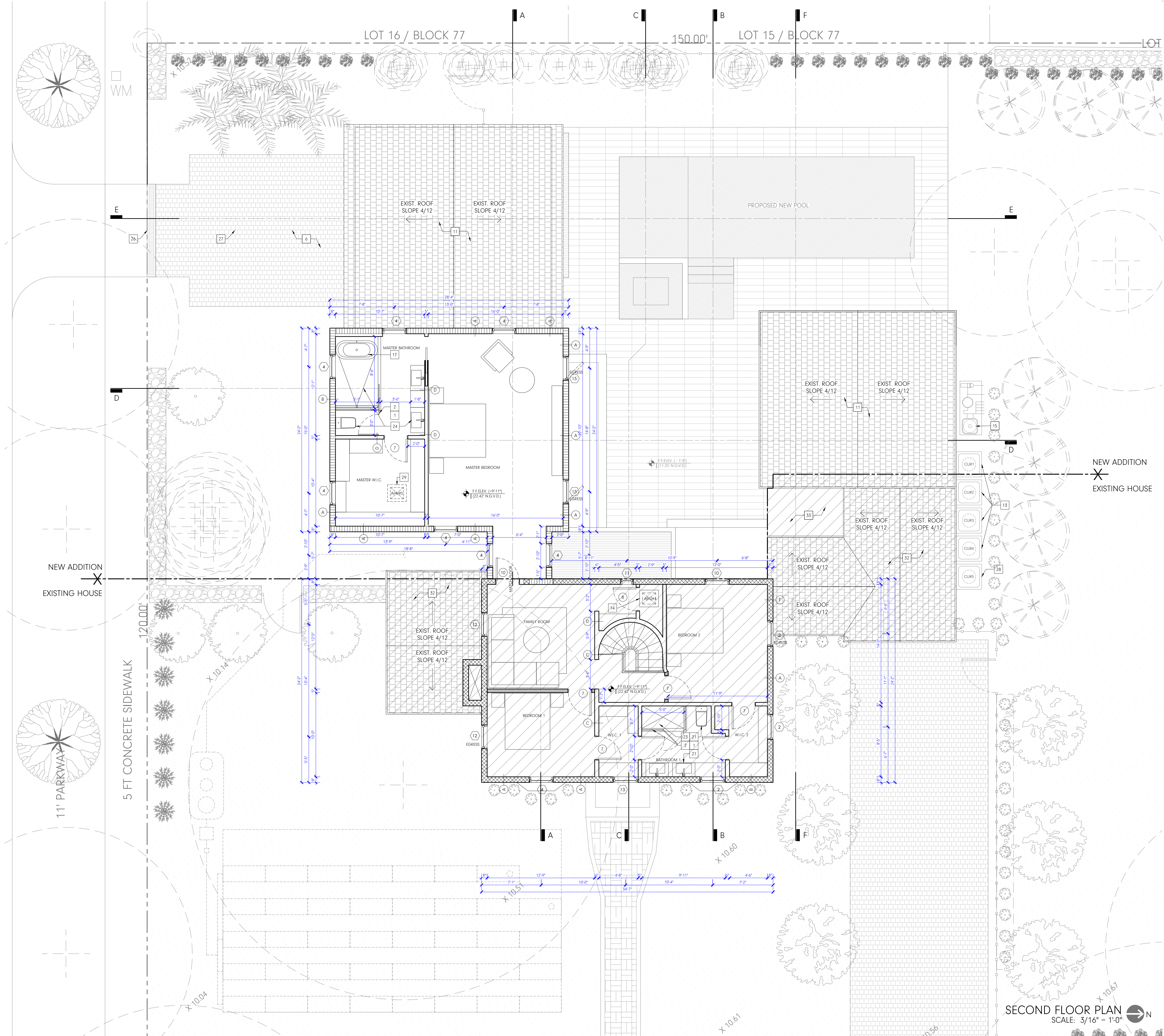
A101



FLOOR PLAN KEYED NOTES

- 1 FLOORS AND ALL WATER EXPOSED SURFACES SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDED TO A HEIGHT OF NOT LESS THAN 6 FT. ABOVE THE FLOOR.  
PROVIDE BACKING BOARD FOR CERAMIC TILE TO BE CEMENT OR GLASS MAT. R702.4.  
PROVIDE WOOD BACKING 3/4" PLYWOOD FOR UPPER & LOWER CABINETS FASTEN TO METAL STUDS.  
THOSE SUPPORTING WALL SHALL BE DOUBLE AT 16" O.C. OR NOT LESS WITH A MINIMUM EFFECTIVE MOMENTO 0.864 IN. SQ. (360m.sq.)
- 2 GLASS SHOWER ENCLOSURE CATEGORY II SAFETY GLASS 22"MIN. FOR DOOR OPENING. "BY OTHERS" UNDER SEPARATE PERMIT.
- 3 NEW COUNTER TOP IN KITCHEN CABINETS MUST BE @36"MAX. ABOVE FINISH FLOOR.
- 4 PROVIDE 1 1/2" HEIGHT THRESHOLD. INTERIOR FLOOR AT EGRESS DOOR SHALL BE NOT LOWER THAN 1.5" BELOW TOP.
- 5 PROPOSED NEW POOL DECK / CONCRETE SLAB COVERED WITH A NON-SLIPPERY TILE "T.B.D."
- 6 PROPOSED NEW PAVERS DRIVEWAY WITH PERIMETER CURB. (MATCH LOOK TO EXISTING). SEE TYPICAL PERIMETER CURB DETAIL.
- 7 GATE EQUIPPED WITH SPRING LOCK TYPE AUTOMATICALLY CLOSE AND FASTENED POSITION AT ALL TIMES. SAFE LOCK INCLUDED "BY OTHERS" (OPEN OUTWARD). WOOD VERTICAL PICKET, STAINED COLOR GRAY WALNUT.
- 8 EXISTING FRONT DOOR TO BE REPLACED AT SAME LOCATION. SEE DOOR SCHEDULE. "BY OTHERS" UNDER SEPARATE PERMIT.
- 9 NEW PLANTER 20" HEIGHT , APPLIED TREMCO 250 GC WATERPROOFING "PERMIT BY OTHERS" UNDER SEPARATE PERMIT.
- 10 NEW STEPS TO BE INSTALLED,SEE SECTIONS ON SHEET 401.
- 11 HEAT ISLAND NOTE:  
FOR ROOFING MATERIALS, ALL ROOF EXTERIOR SURFACES AND BUILDING MATERIALS USED TO COMPLY WITH THIS SECTION, SHALL HAVE A MINIMUM SOLAR REFLECTANCE AS SPECIFIED IN SECTIONS 3.13.2.C AND 3.13.2.D WHEN (I) TESTED IN ACCORDANCE WITH ASTM E903 OR ASTM E1918, (II) TESTED WITH A PORTABLE REFLECTOMETER AT NEAR AMBIENT CONDITIONS, (III) LABELED BY THE COOL ROOF RATING COUNCIL, OR (IV) LABELED AS AN ENERGY STAR QUALIFIED ROOF PRODUCT. ANY PRODUCT THAT HAS BEEN RATED BY THE COOL ROOF RATING COUNCIL OR BY ENERGY STAR SHALL DISPLAY A LABEL VERIFYING THE RATING OF THE PRODUCT.
- 12 PROPOSED NEW POOL. POOL BARRIER COMPLYING WITH F.B.C. RESIDENTIAL CHAPTER 45, SECTION R4501.17.1 THROUGH R4501.17.1. "BY OTHER" UNDER SEPARATE PERMIT.
- 13 EXISTING CU TO BE REPLACED AND RELOCATED (SEE MECHANICAL PLANS FOR FURTHER DETAILS).
- 14 EXISTING AHU TO BE REPLACED AND RELOCATED (SEE MECHANICAL PLANS FOR FURTHER DETAILS).
- 15 NEW POOL EQUIPMENT TO BE INSTALLED. "BY OTHERS" UNDER SEPARATE PERMIT.
- 16 EXISTING OOLITE 48" HEIGHT WALL TO REMAIN.
- 17 NEW TUB TO BE INSTALLED.
- 18 NEW ALUMINUM VERTICAL PICKET FENCE TO BE INSTALLED. FIN TYPE, COLOR DARK BRONZE. SEE METAL FENCE DETAIL.
- 19 EXISTING SINK, KITCHEN APPLIANCES AND CABINETS TO BE REPLACED AND RELOCATED.
- 20 EXISTING GATE TO REMAIN.
- 21 EXISTING VANITY AND TOILET TO BE REPLACE AND RELOCATED.
- 22 EXISTING VANITY AND TOILET TO BE REPLACE AT SAME LOCATION.
- 23 NEW SHOWER TO BE INSTALLED. INSTALL NEW SHOWER PAN. SEE SHOWER PAN DETAIL ON SHEET A701.
- 24 INSTALL NEW SHOWER, VANITY AND TOILET. INSTALL NEW SHOWER PAN. SEE SHOWER PAN DETAIL ON SHEET A701.
- 25 NEW GARAGE.
- 26 PROPOSED 4" TRENCH DRAIN STANDARD PARK OR APPROVED EQUAL INV.EI.=9.20'. FOR FURTHER DETAILS SEE CIVIL PLANS.
- 27 SELF STORAGE TRENCH 120 SF. SEE CIVIL PLANS.
- 28 NEW CU TO INSTALL. (SEE MECHANICAL PLANS FOR FURTHER DETAILS).
- 29 NEW AHU TO INSTALL ON ATTIC. (SEE MECHANICAL PLANS FOR FURTHER DETAILS).
- 30 EXISTING AHU TO REMAIN. (SEE MECHANICAL PLANS FOR FURTHER DETAILS).
- 31 INSTALL NEW CONCRETE TILE TO MATCH COLOR OF THE EXISTING ROOF OVER 1-90# MINERAL SURFACED HOT MOPPED TO 1-30# FELT TIN-TAGGED TO 1/32" (MIN.) PLYWOOD SHEATHING, SPACING OF TIN-TAG FASTENERS ALONG THE LAP OF SHEETS, AND BOTH WAYS IN THE FIELD BETWEEN LAPS, SHALL BE 6" O.C. IN DIRECTION OF ROLL, 12" O.C. ACROSS WIDTH OF ROLL, AS PER F.B.C. THE 1-30# FELT IS ANCHORED TO THE PLYWOOD SHEATHING WITH Senco GALVANIZED DIAMOND POINTS, 1/2"x120 DIAMETER (MIN.). ADHERE CONCRETE TILE ROOFING WITH "LARGE" PADDY OPTION OF POLYFOAM ADHESIVE IN ACCORDANCE WITH MFG. PRODUCT CONTROL APPROVAL.
- 32 EXISTING CONCRETE ROOF TILE COLOR DARK BROWN TO REMAIN.
- 33 EXISTING FLAT ROOF TO REMAIN AS IS.
- 34 NEW ROOF STRUCTURE. MATCH SLOPE WITH EXISTING (4/12). MINIMUM TRUSS CHORDS (UPPER AND LOWER) MUST BE 2x6 INCHES. TO COMPLY WITH ARTICLE 5, SECTION 5-510 OF CORAL GABLES ZONING CODE. FOR FURTHER INFORMATION SEE STRUCTURAL DRAWINGS.
- 35 PROPOSED 6" BERM. FOR FURTHER INFORMATION, SEE CIVIL PLANS.
- 36 PROPOSED 8"x8" CONCRETE HEADER CURB, EXPOSED ALONG THE PERIMETER OF THE PAVER DRIVEWAY. FOR FURTHER INFORMATION, SEE CIVIL PLANS.

+ LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CBS WALL TO REMAIN
	NEW CBS WALL
	NEW NON BEARING INTERIOR PARTITIONS
	HATCH DENOTES EXISTING BUILDING (3,004 SQ.FT.)



NANDEZ

PROJECT

1234 COUNTRY CLUB PRADO  
CORAL GABLES, FL 33134

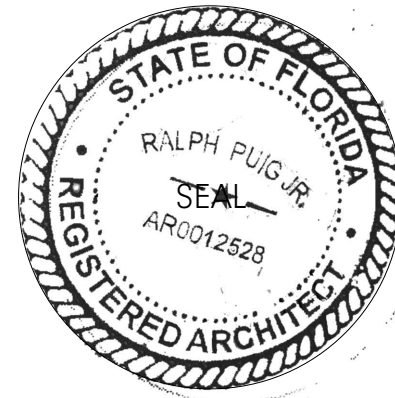
OWNER

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ARCHITECT OF RECORD:  
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FL ARCHITECT REG. #  
AR 0012528



REWORKS

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REVISIONS

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INFORMATION

PROPOSED 2ND FLOOR PLAN

DATE: 07/30/2023

Scale: AS SHOWN

Job No.: 2023/

Drawn by: RP

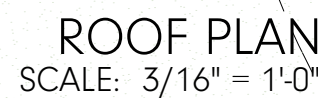
Checked by: RP Jr.

Sheet

A102



	FLOORS AND ALL WATER EXPOSED SURFACES SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDED TO A HEIGHT OF NOT LESS THAN 6 FT. ABOVE THE FLOOR.
	PROVIDE BACKING BOARD FOR CERAMIC TILE TO BE CEMENT OR GLASS MAT. R702.4.
	PROVIDE WOOD BACKING 3/4" PLYWOOD FOR UPPER & LOWER CABINETS FASTEN TO METAL STUDS.
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3	NEW COUNTER TOP IN KITCHEN CABINETS MUST BE @36"MAX. ABOVE FINISH FLOOR.
4	PROVIDE 1 1/2" HEIGHT THRESHOLD. INTERIOR FLOOR AT EGRESS DOOR SHALL BE NOT LOWER THAN 1.5" BELOW TOP.
5	PROPOSED NEW POOL DECK / CONCRETE SLAB COVERED WITH A NON-SLIPPERY TILE "I.B.D."
6	PROPOSED NEW PAVERS DRIVEWAY WITH PERIMETER CURB. (MATCH LOOK TO EXISTING). SEE TYPICAL PERIMETER CURB DETAIL.
7	GATE EQUIPPED WITH SPRING LOCK TYPE AUTOMATICALLY CLOSE AND FASTENED POSITION AT ALL TIMES. SAFE LOCK INCLUDED "BY OTHERS" (GREEN OUTWARD), WOOD VERTICAL PICKET, STAINED COLOR GRAY WALNUT.
8	EXISTING FRONT DOOR TO BE REPLACED AT SAME LOCATION. SEE DOOR SCHEDULE. "BY OTHERS" UNDER SEPARATE PERMIT.
9	NEW PLANTER 20" HEIGHT , APPLIED TREMCO 250 GC WATERPROOFING "PERMIT BY OTHERS" UNDER SEPARATE PERMIT.
10	NEW STEPS TO BE INSTALLED SEE SECTIONS ON SHEET 401.
11	HEAT ISLAND NOTE: FOR ROOFING MATERIALS, ALL ROOF EXTERIOR SURFACES AND BUILDING MATERIALS USED TO COMPLY WITH THIS SECTION, SHALL HAVE A MINIMUM SOLAR REFLECTANCE AS SPECIFIED IN SECTIONS 3.13.2.C AND 3.13.2.D WHEN (I) TESTED IN ACCORDANCE WITH ASTM E903 OR ASTM E1918, (II) TESTED IN ACCORDANCE WITH REFLECTOMETER AT NEAR AMBIENT CONDITIONS, (III) LABELED BY THE COOL ROOF RATING COUNCIL, OR (IV) LABELED AS AN ENERGY STAR QUALIFIED ROOF PRODUCT. ANY PRODUCT THAT HAS BEEN RATED BY THE COOL ROOF RATING COUNCIL OR BY ENERGY STAR SHALL DISPLAY A LABEL VERIFYING THE RATING OF THE PRODUCT.
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16	EXISTING OOLITE 48" HEIGHT WALL TO REMAIN.
17	NEW TUB TO BE INSTALLED.
18	NEW ALUMINUM VERTICAL PICKET FENCE TO BE INSTALLED. FIN TYPE, COLOR DARK BRONZE. SEE METAL FENCE DETAIL.
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20	EXISTING GATE TO REMAIN.
21	EXISTING VANITY AND TOILET TO BE REPLACE AND RELOCATED.
22	EXISTING VANITY AND TOILET TO BE REPLACE AT SAME LOCATION.
23	NEW SHOWER TO BE INSTALLED. INSTALL NEW SHOWER PAN. SEE SHOWER PAN DETAIL ON SHEET A701.
24	INSTALL NEW SHOWER, VANITY AND TOILET. INSTALL NEW SHOWER PAN. SEE SHOWER PAN DETAIL ON SHEET A701.
25	NEW GARAGE.
26	PROPOSED 4' TRENCH DRAIN STANDARD PARK OR APPROVED EQUAL INVEL=9.20". FOR FURTHER DETAILS SEE CIVIL PLANS.
27	SELF STORAGE TRENCH 120 SF. SEE CIVIL PLANS.
28	NEW CU TO INSTALL. (SEE MECHANICAL PLANS FOR FURTHER DETAILS).
29	NEW AHU TO INSTALL ON ATTIC. (SEE MECHANICAL PLANS FOR FURTHER DETAILS).
30	EXISTING AHU TO REMAIN. (SEE MECHANICAL PLANS FOR FURTHER DETAILS).
31	INSTALL NEW CONCRETE TILE TO MATCH COLOR OF THE EXISTING ROOF OVER 1-90# MINERAL SURFACED HOT MAPPED TO 130# FELT TIN-TAGGED TO 1/8" (MIN.) PLYWOOD SHEATHING. SCAPOF OF TIN-TAG FASTENERS ALONG THE LAP OF SHEETS, AND BOTH WAYS IN THE FIELD BETWEEN LAPS, SHALL BE 6" O.C. IN DIRECTION OF ROLL, 12" O.C. ACROSS WIDTH OF ROLL, AS PER F.B.C. THE 1-30# FELT IS ANCHORED TO THE PLYWOOD SHEATHING WITH SENC0 GALVANIZED DIAMOND POINTS, 1/2"X120 DIAMETER (MIN.) ADHERE CONCRETE TILE ROOFING WITH "LARGE" PADDF. OPTION OF POLYUFORM ADHESIVE IN ACCORDANCE WITH MFG. PRODUCT CONTROL APPROVAL.
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35	PROPOSED 6' BERM. FOR FURTHER INFORMATION, SEE CIVIL PLANS.
36	PROPOSED 8"x8" CONCRETE HEADER CURB, EXPOSED ALONG THE PERIMETER OF THE PAVR DRIVEWAY. FOR FURTHER INFORMATION, SEE CIVIL PLANS.





SW 57TH AVE

VENETIA AVE

HOUSE UNDER  
THIS PERMIT

PHOTO  
01

PHOTO  
03

PHOTO  
02

PHOTO  
04

COUNTRY CLUB PRADO

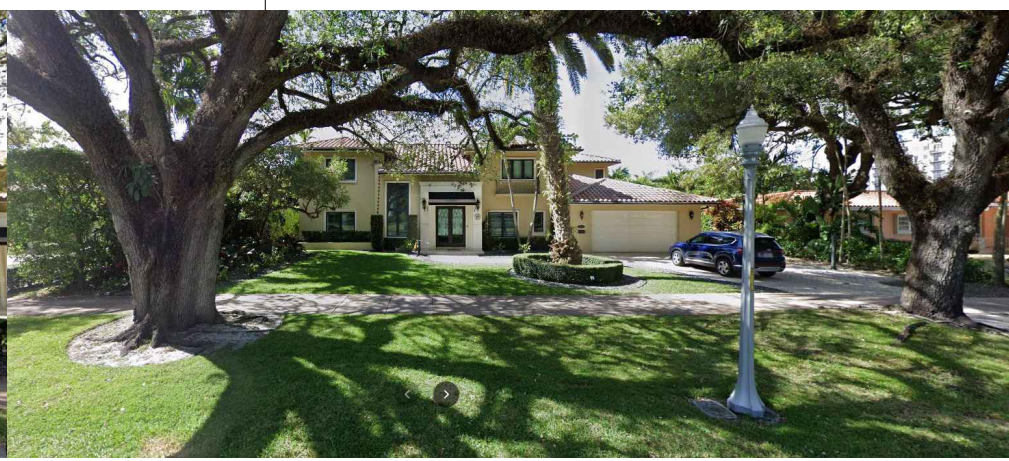
1234 COUNTRY CLUB PRADO  
TWO STORY

ONE STORY

ONE STORY

TWO STORIES

ONE STORY



CONTE T PHOTOGRAPHS  
SCALE: N.T.S.



PHOTO  
01



PHOTO  
02



PHOTO  
03



PHOTO  
04

BUILDING SITE PHOTOGRAPHS  
SCALE: N.T.S.

NANDEZ

PROJECT

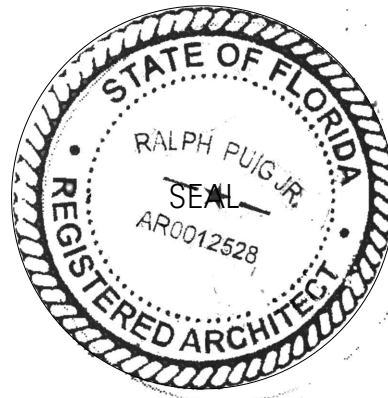
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INFORMATION

NEIGHBORHOOD CONTE T STUDY

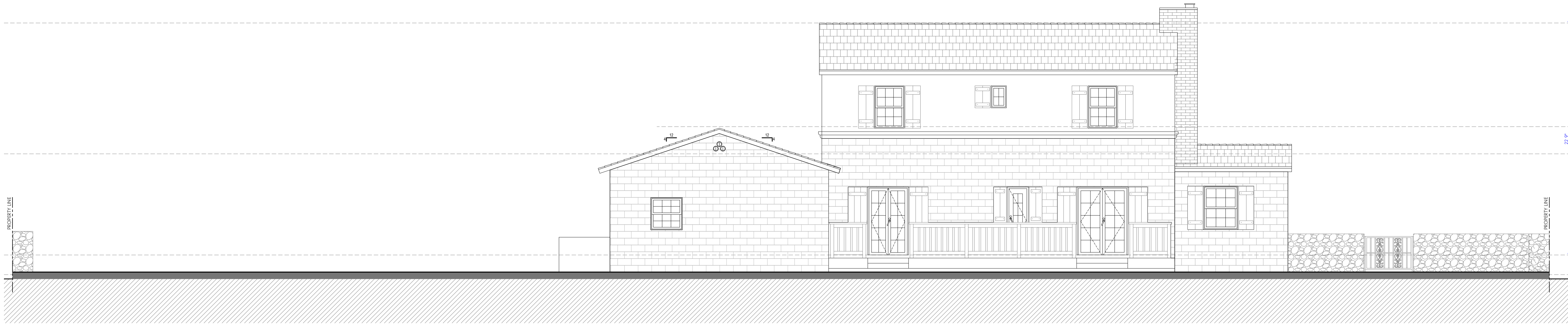
DATE: 07/30/2023  
Scale: AS SHOWN  
Job No.: 2023/  
Drawn by: RP  
Checked by: RP Jr.

A104





E ISTING EAST ELEVATION  
SCALE 3/16" = 1'-0"



E ISTING WEST ELEVATION  
SCALE 3/16" = 1'-0"

NANDEZ

## PROJECT

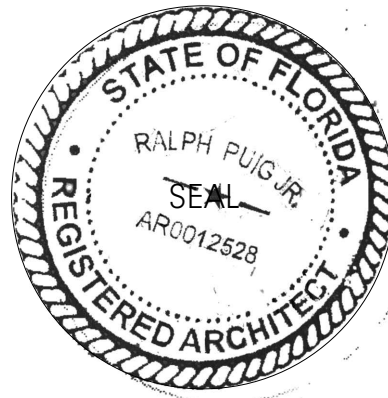
1234 COUNTRY CLUB PRADO  
CORAL GABLES, FL 33134

## OWNER

FRANK CZUL GURDIAN  
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## ARCHITECT

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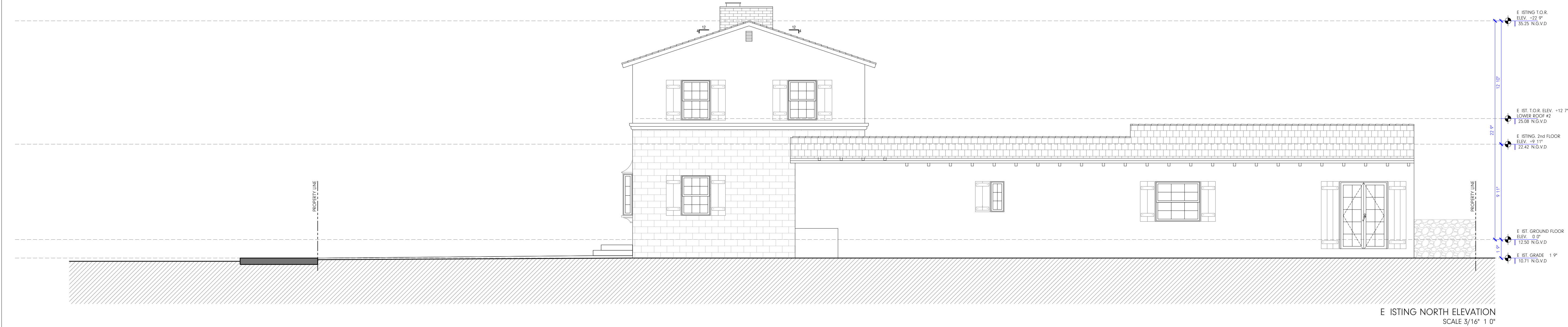
## INFORMATION

### E ISTING FACADES

DATE: 07/30/2023  
Scale: AS SHOWN  
Job No.: 2023/  
Drawn by: RP  
Checked by: RP Jr.

A201





NANDEZ

PROJECT

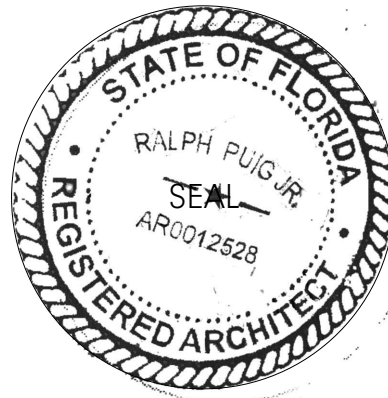
1234 COUNTRY CLUB PRADO  
CORAL GABLES, FL 33134

OWNER

FRANK CZUL GURDIAN  
ANDREA PORRAS

ARCHITECT

NANDEZ Design+Development  
2234 Coral Way  
MIAMI, FL 33145  
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info@nandezdd.com  
AA 26002732  
IB 26001520



ARCHITECT OF RECORD:  
RALPH PUIG JR.  
FL ARCHITECT REG. #  
AR 0012528

REWORKS

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REVISIONS

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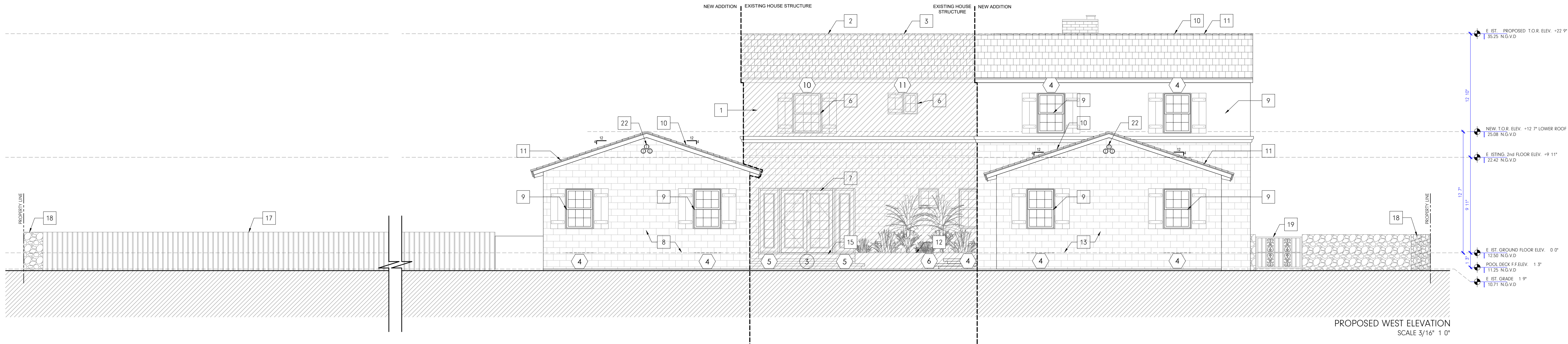
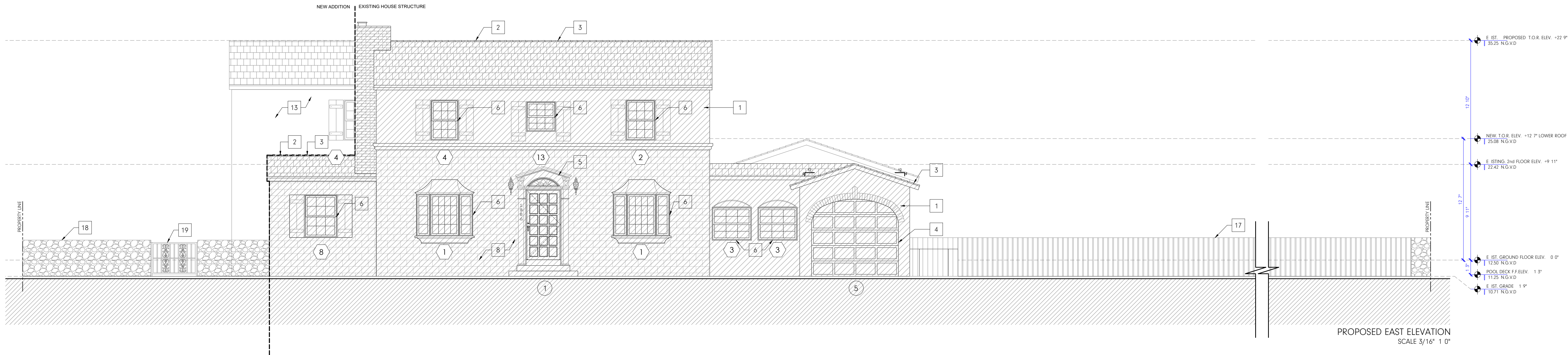
INFORMATION

E. ISTING FACADES

DATE: 07/30/2023  
Scale: AS SHOWN  
Job No.: 2023/  
Drawn by: RP  
Checked by: RP Jr.

Sheet  
A202





#### ELEVATION KEYED NOTES

1	HATCH DENOTES E ISTING HOUSE TO REMAIN.
2	E ISTING ROOF STRUCTURE TO REMAIN AS IS.
3	E ISTING ROOF TILE COLOR GRAY TO REMAIN AS IS.
4	E ISTING GARAGE DOOR TO REMAIN AS IS.
5	E ISTING FRONT DOOR TO BE REPLACED AT SAME LOCATION. SEE DOOR SCHEDULE. "BY OTHERS" UNDER SEPARATE PERMIT.
6	E ISTING WINDOW TO BE REPLACED AT THE SAME LOCATION. SEE WINDOWS SCHEDULE. "BY OTHER" UNDER SEPARATE PERMIT.
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9	NEW WINDOW TO BE INSTALLED. FOR FURTHER DETAILS SEE WINDOWS SCHEDULE.
10	NEW ROOF STRUCTURE. MATCH SLOPE WITH E ISTING. 4/12
11	INSTALL NEW ROOF TILE. MATCH COLOR FORMAT WITH E ISTING. ROOF TILE COLOR DARK GRAY
12	NEW PLANTER 20" HEIGHT APPLIED TREMCO 250 GC WATERPROOFING "PERMIT BY OTHERS" UNDER SEPARATE PERMIT.
13	SMOOTH STUCCO FINISH TYPICAL THROUGHOUT MATCH E ISTING PAINT .
14	NEW GARAGE DOOR TO BE INSTALLED. FOR FURTHER DETAILS SEE DOOR SCHEDULE.
15	NEW STEPS TO BE INSTALLED.
16	NEW POOL BARRIER COMPLYING WITH F.B.C. RESIDENTIAL CHAPTER 41, SECTION R4101.17.1 THROUGH R41.17.1.14 "BY OTHER" UNDER SEPARATE PERMIT.

17	NEW ALUMINUM VERTICAL PICKET FENCE TO BE INSTALLED. FIN TYPE COLOR DARK BRONZE. SEE METAL FENCE DETAIL ON SHEET SP102
18	E ISTING 4 FT HEIGHT OOLITE STONE WALL TO REMAIN. 2 FT WIDTH
19	EXISTING GATE TO REMAIN.
20	GATE EQUIPPED WITH SPRING LOCK TYPE AUTOMATICALLY CLOSE AND FASTENED POSITION AT ALL TIMES. SAFE LOCK INCLUDED "BY OTHERS" (OPEN OUTWARD), WOOD VERTICAL PICKET. STAINED COLOR GRAY WALNUT.
21	EXISTING ATTIC VENTILATION TO REMAIN.
22	INSTALL NEW ATTIC VENTILATION. MATCH COLOR & FORMAT WITH EXISTING ATTIC VENTILATION.

NANDEZ

#### PROJECT

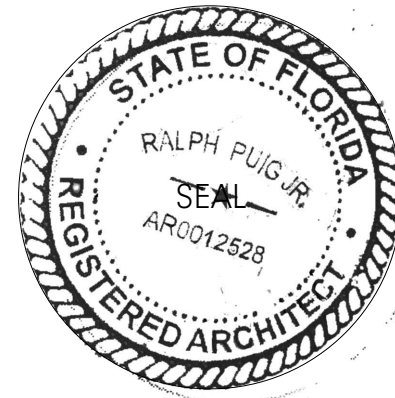
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#### INFORMATION

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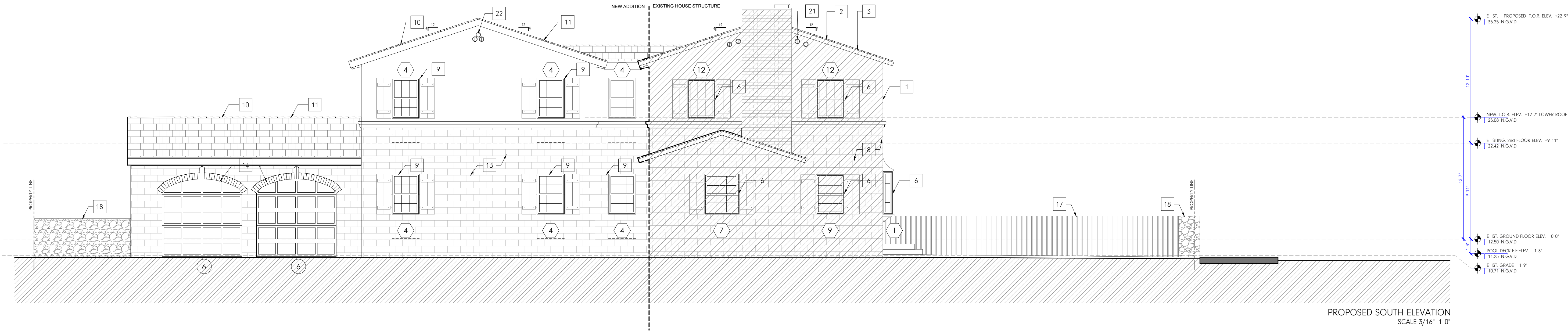
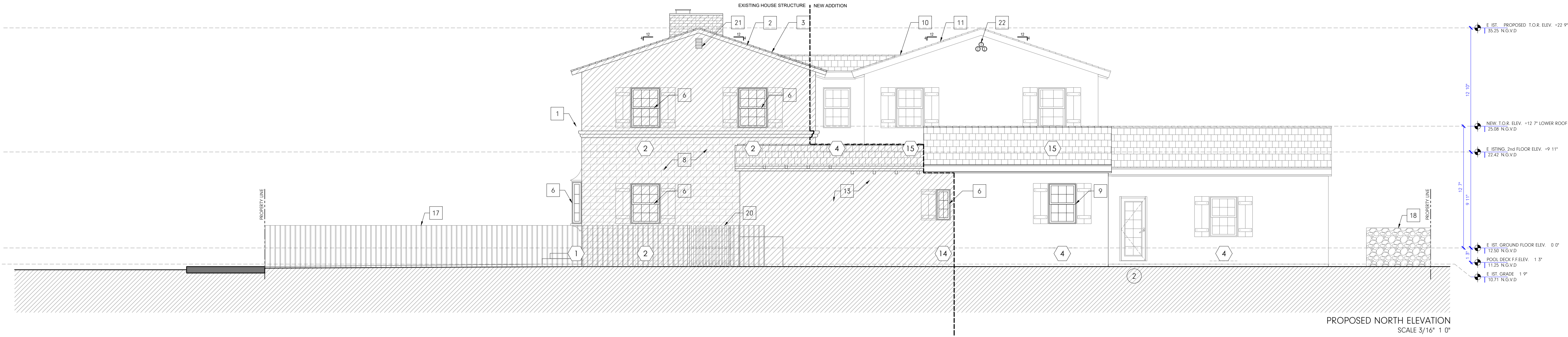
Drawn by: RP

Checked by: RP Jr.

Sheet

A203





#### ELEVATION KEYED NOTES

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2	E. ISTING ROOF STRUCTURE TO REMAIN AS IS.
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NANDEZ

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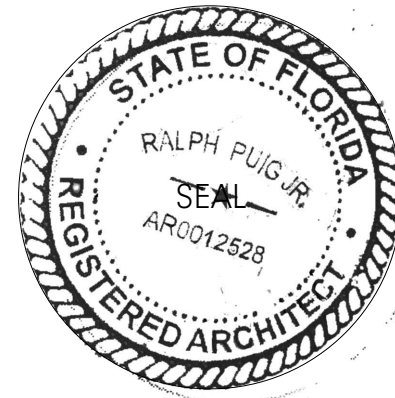
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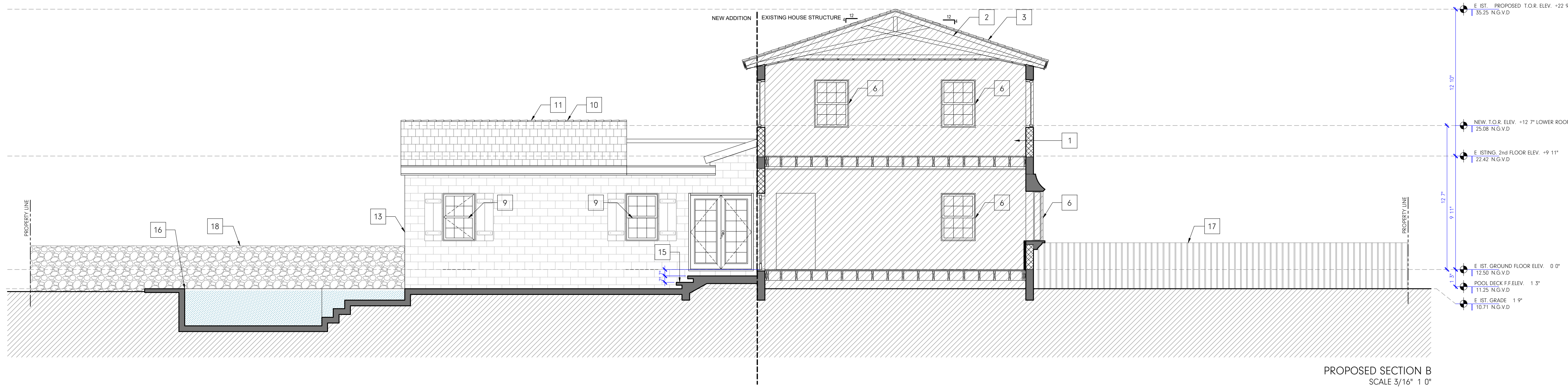
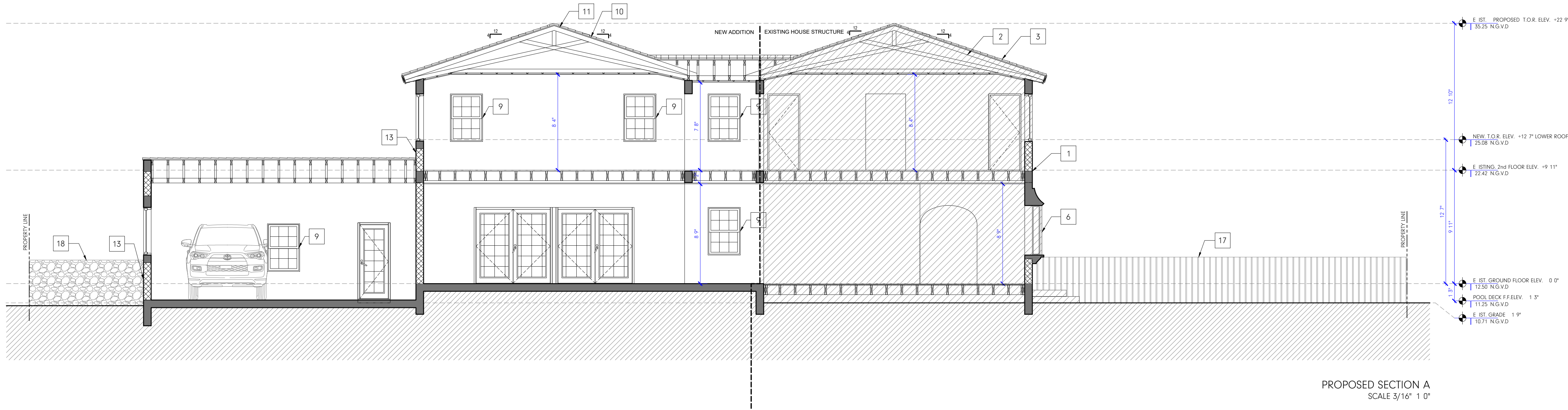
Drawn by: RP

Checked by: RP Jr.

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A204





#### SECTIONS KEYED NOTES

1	HATCH DENOTES E 1STING HOUSE TO REMAIN.
2	E 1STING ROOF STRUCTURE TO REMAIN AS IS.
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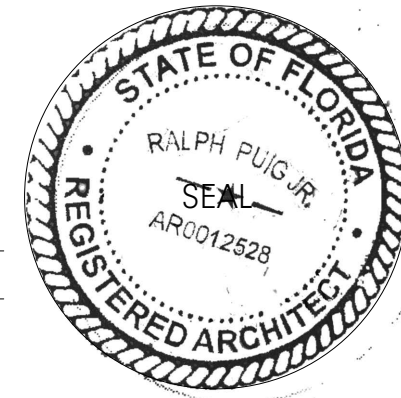
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#### INFORMATION

#### PROPOSED SECTIONS

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Job No.: 2023/

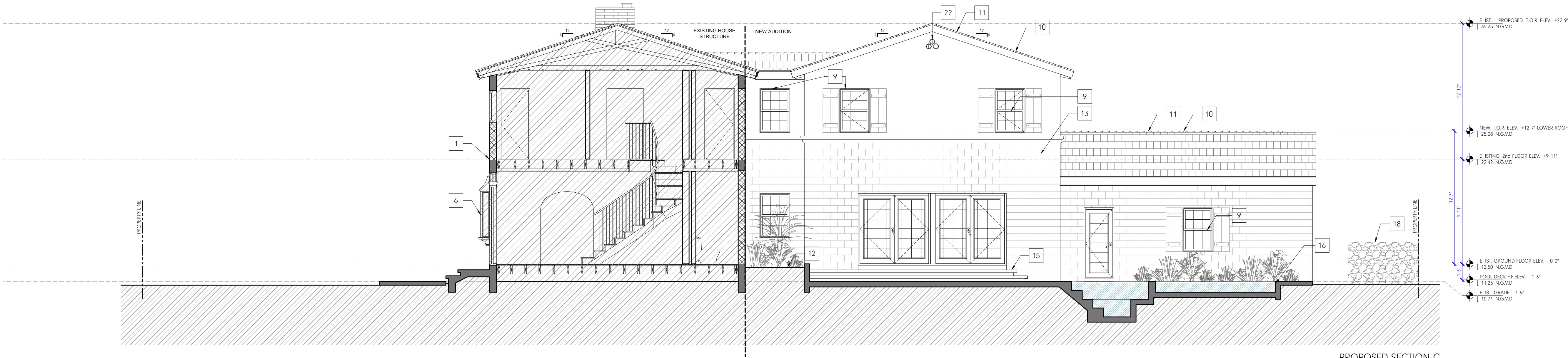
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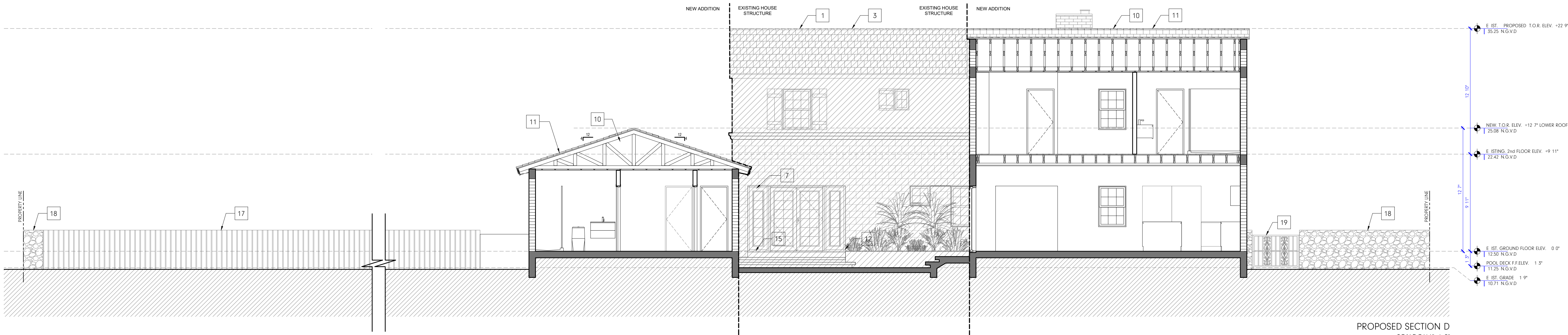
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PROPOSED SECTION C  
SCALE 3/16" 1 0"



PROPOSED SECTION D  
SCALE 3/16" 1 0"

#### SECTIONS KEYED NOTES

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#### PROJECT

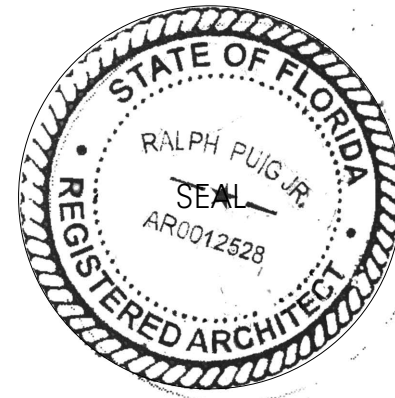
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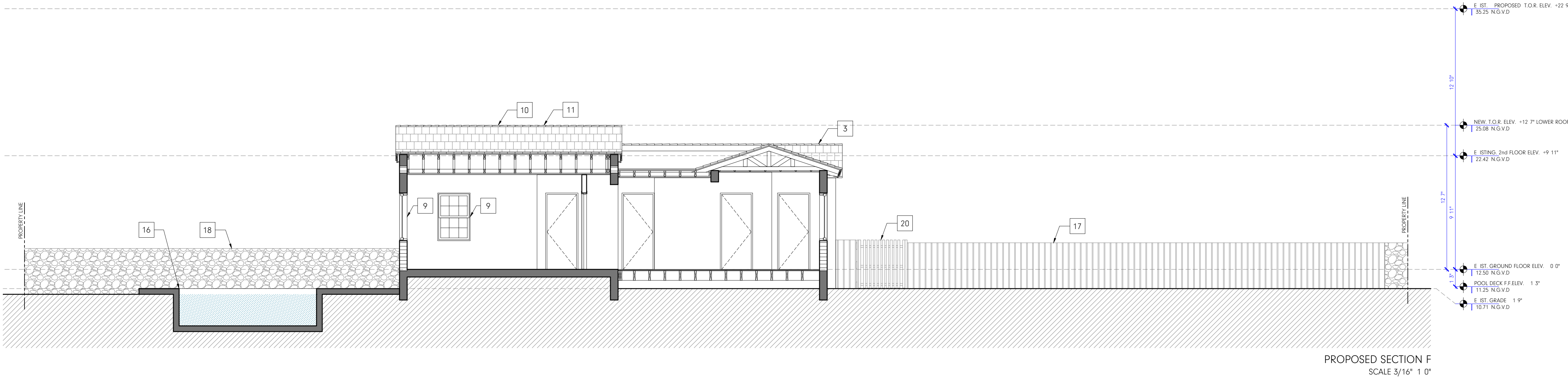
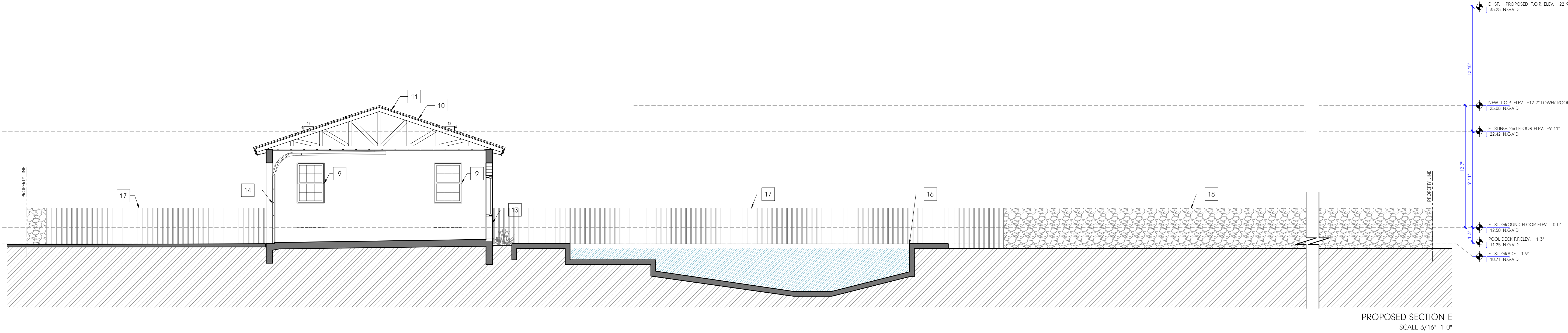
Drawn by: RP

Checked by: RP Jr.

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A302





#### SECTIONS KEYED NOTES

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NANDEZ

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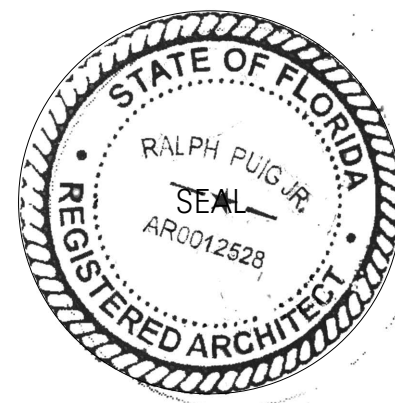
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Drawn by: RP

Checked by: RP Jr.

Sheet

A303



**A**

EXTERIOR

INTERIOR

1. UNDERSIDE OF STRUCTURE, REFER TO STRUCTURAL DRAWINGS

2. CEILING AS SCHEDULED

3. 1"x4" P.T. WOOD FIRE STOP AT TOP DEPTH OF HEIGHT

4. 15/8" STUCCO FINISH. REFER TO ELEVATION DWG'S

5. 1 1/2" GYPSUM ON 3/8" GALVANIZED METAL STUDS @ 16" O.C.

6. IR-4.1 INSULATION

7. 15/8" STUCCO FINISH. REFER TO ELEVATION DWG'S

8. CONCRETE BLOCK

9. 1"x4" P.T. WOOD FIRE STOP AT BOTTOM DEPTH OF HEIGHT

10. FINISHES AS SCHEDULED

11. STRUCTURAL FLOOR SLAB, REFER TO STRUCTURAL DRAWINGS

WALL TYPE: D

**B**

EXTERIOR

INTERIOR

1. UNDERSIDE OF STRUCTURE, REFER TO STRUCTURAL DRAWINGS

2. METAL STUD RUNNER 3-5/8"

3. CEILING AS SCHEDULED

4. 1x4" P.T. WOOD FIRE STOP AT TOP DEPTH OF HEIGHT

5. 5/8" STUCCO FINISH, REFER TO ELEVATION DWG'S

6. 5/8" CEMENTERIOUS BOARD ON 3-5/8" GALVANIZED METAL STUDS @ 16" O.C.

7. PLUMBING SHAFT REFER TO PLUMBING DWG'S

8. R - 4.1 INSULATION

9. 5/8" STUCCO FINISH, REFER TO ELEVATION DWG'S

10. CONCRETE BLOCK

11. 1x4" P.T. WOOD FIRE STOP AT BOTTOM DEPTH OF HEIGHT

12. FINISHES AS SCHEDULED

13. METAL STUD RUNNER 3-5/8"

14. STRUCTURAL FLOOR SLAB, REFER TO STRUCTURAL DRAWINGS

WALL TYPE: E

17" UNDERSIDE OF STRUCTURE, REFER TO STRUCTURAL DRAWINGS  
 18" METAL STUD RUNNER 3-5/8"  
 19" CEILING AS SCHEDULED  
 20" 1 1/2" GYPSUM BOARD EACH SIDE ON 3-5/8" GALVANIZED METAL STUDS @ 16" O.C.  
 21" METAL STUD RUNNER 3-5/8"  
 22" FINISHES AS SCHEDULED  
 23" STRUCTURAL FLOOR SLAB, REFER TO STRUCTURAL DRAWINGS

**CONCRETE TILE ROOF OVER 190M MINERAL SURFACED HOT MOLDED TO 130# FELT TINT TAGGED TO 7/8" MIN. PLYWOOD SHEATHING. SPACING OF TIN TAG FASTENERS ALONG THE JOIST OR SHEETS, AND BOTH WAYS IN THE FIELD BETWEEN LAPS, SHALL BE 6" O.C. IN DIRECTION OF ROLL, 12" O.C. ACROSS WIDTH OF ROLL, AS PER F.B.G. THE 130# FELT IS ANCHORED TO THE PLYWOOD SHEATHING WITH SENGCO GALVANIZED DIAMON POINTS, 12" - 12D DIAMETER, MIN. ADHERE CONCRETE TILE ROOFING WITH "LARGE" FACTORY OPTION OF POLYURETHANE ADHESIVE IN ACCORDANCE WITH MFG. PRODUCT CONTROL APPROVAL.**

**PROVIDE PRE-ENGINEERED STUD VOLT WOODEN TRUSSES, AS PER MFG'S SPECS.**

**PROVIDE R 19 FIBERGLASS INSULATION**

**GALV METAL HURRICANE STRAPS EMBEDDED INTO CONCRETE. TIE-BEAM STRAP OVER WOODEN ROOF RAFTERS**

**CEILING HEIGHT 2ND FL. ELEV. +19' 0"**  
**29.50 N.G.V.D. ±**

**26 GA. GALV. METAL DRIP STRIP ON 1" Ø P.T. WD. NAILER W/3/8 GALV. ROOF NAILS @ 4" O.C.**

**2" 10" SMOOTH FINISHED WOOD FASCIA NAILED TO TRUSSES W/2 1/4 GALVANIZED NAILS @ FACE OF EACH TRUSS.**

**1/2" PLYWOOD SOFFIT BOARD W/4" CONTINUOUS ATTIC VENT. PROVIDE CONTINUOUS CAULKING ALONG EDGES. WIDE PROVIDE SCREEN PERFORATED STRIP RUNNING THE LENGTH OF THE ROOF LEAVES EVERY SPACED. NOTE: OPENINGS IN SCREEN MAY NOT EXCEED 1/8".**

**E 1STING 2ND FL. ELEV. +11' 0"**  
**21.50 N.G.V.D. ±**

**CONCRETE BEAM SEE STRUCTURAL PLANS FOR SPECS**

**CEILING HEIGHT GROUND FL. ELEV. +9' 0"**  
**19.50 N.G.V.D. ±**

**WOOD FIREBLOCKING**

**PROVIDE 1/2" 26 GA. METAL FURLING CHANNELS AT 24" OC MA**

**1/2" MR GYPSUM BOARD AT CEILINGS AND DROP SOFFITS. PROVIDE SMOOTH FINISH PAINT COLOR TBD BY OWNER**

**WOOD LEDGER 2" 4" SEE ST. PLANS**

**WOOD JOIST 2" 12" @16" O.C. SEE ST. PLANS**

**FLOORING TBD "BT OTHER"**

**PLYWOOD**

**WOOD FIREBLOCKING**

**1 1/8" Ø 26 GA. METAL FRAMING @ 24" MA. FOR SOFFIT. FASTEN USING SELF-TAPPING FRAMING SCREWS**

**PROVIDE 1/2" 26 GA. METAL FURLING CHANNELS AT 24" OC MA**

**1/2" MR GYPSUM BOARD AT CEILINGS AND DROP SOFFITS. PROVIDE SMOOTH FINISH PAINT COLOR TBD BY OWNER**

**PLEASE A1 ON WALL TYPES SHEET ABOVE**

**STUCCO OVER FELT BACKED METAL LATH W. 4" 16" VENT AT 48" O.C.**

**E 1STING GRADE**  
**10.0 N.G.V.D. ±**

**ELEV. +0' 1"**  
**10.51 N.G.V.D. ±**

**ELEV. 0' 0"**  
**10.00 N.G.V.D. ±**

**MOISTURE BARRIER**

**CONCRETE SLAB 4"**

**FLOORING TBD BY OTHER**

**(MATCH EXISTING) 8'-0 1/2"**

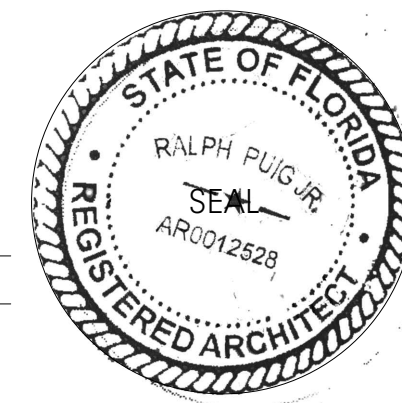
**(MATCH EXISTING) 9'-4"**

1234 COUNTRY CLUB PRADO  
CORAL GABLES, FL 33134

FRANK CZUL GURDIAN  
ANDREA PORRAS

NANDEZ Design+Development

2234 Coral Way  
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AA 26002732  
IB 26001520



ARCHITECT OF RECORD.  
RALPH PUIG JR.  
FL. ARCHITECT REG. #  
AR 0012528



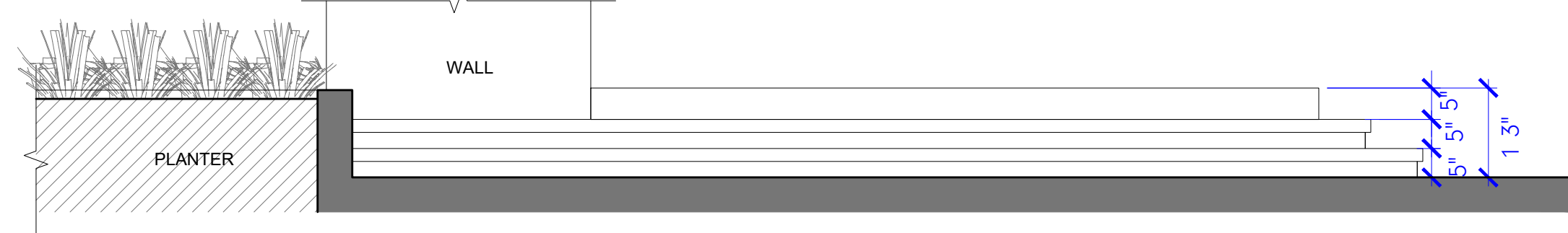
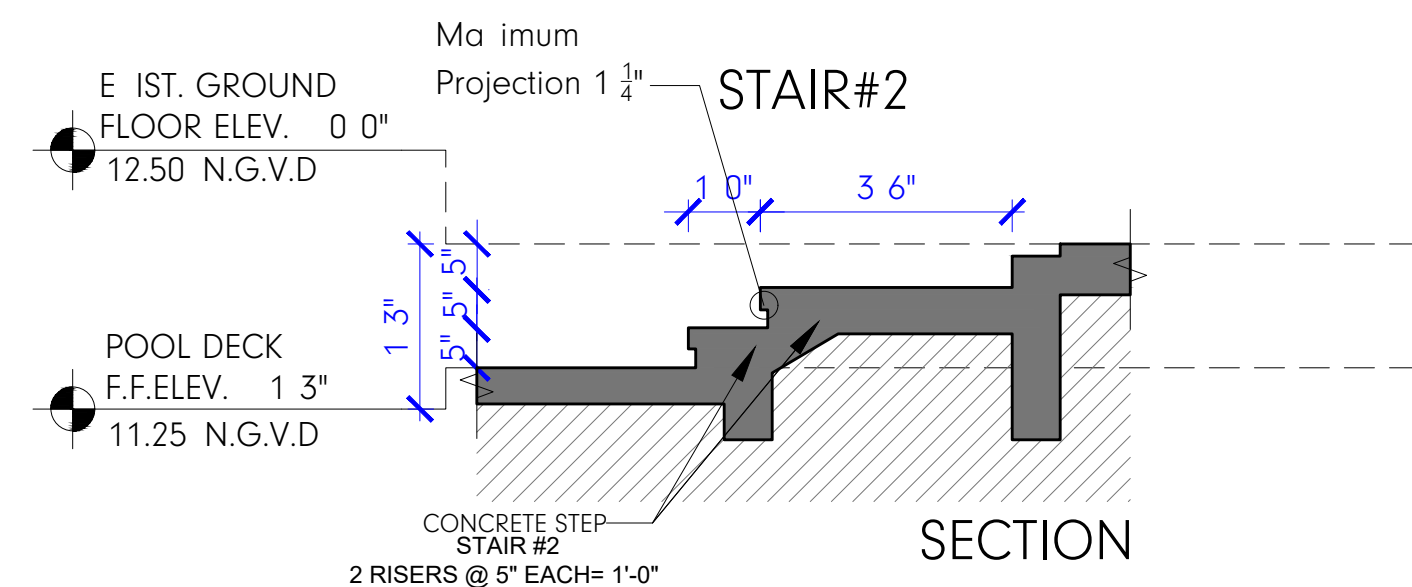
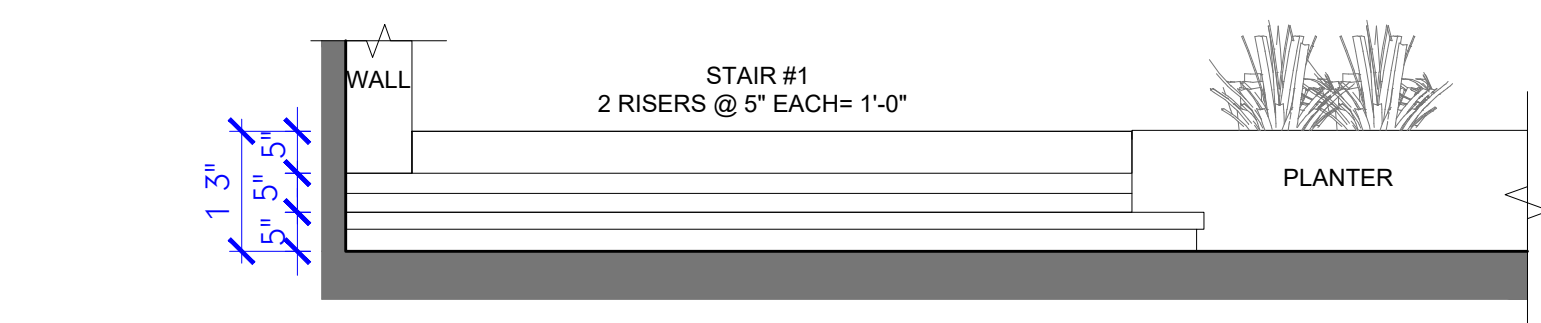
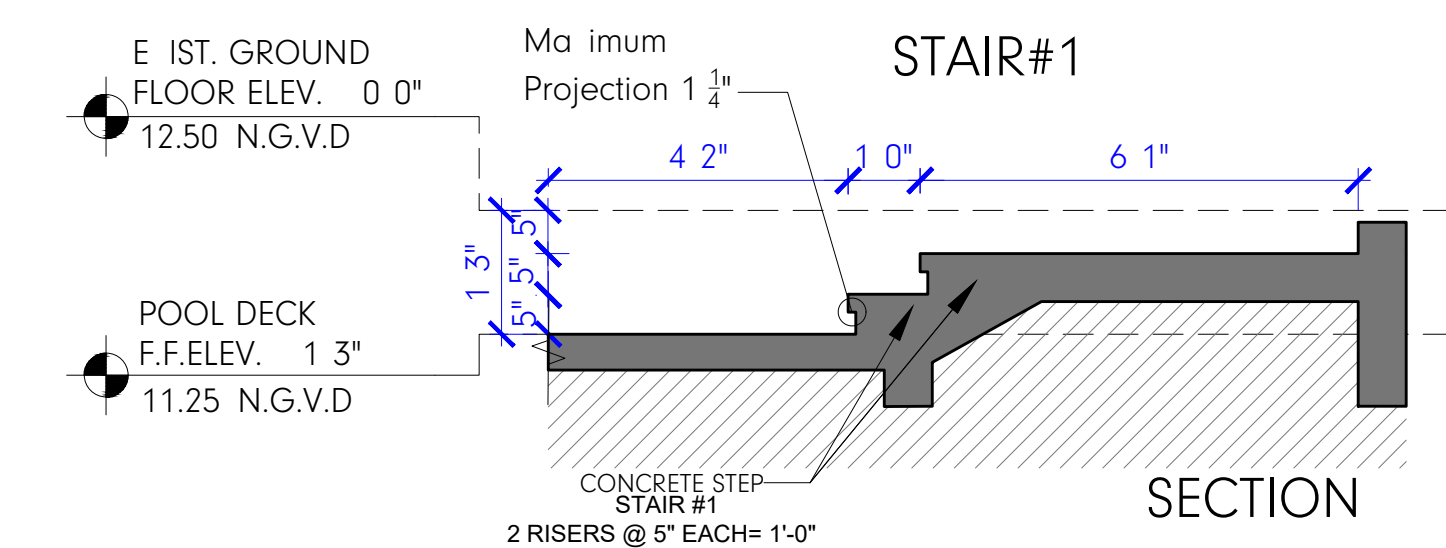
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Scale: AS SHOWN  
Job No.: 2023/  
Drawn by: RP  
Checked by: RP Jr.

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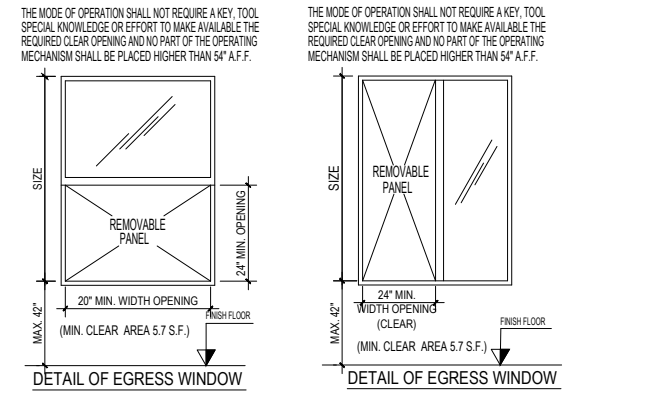
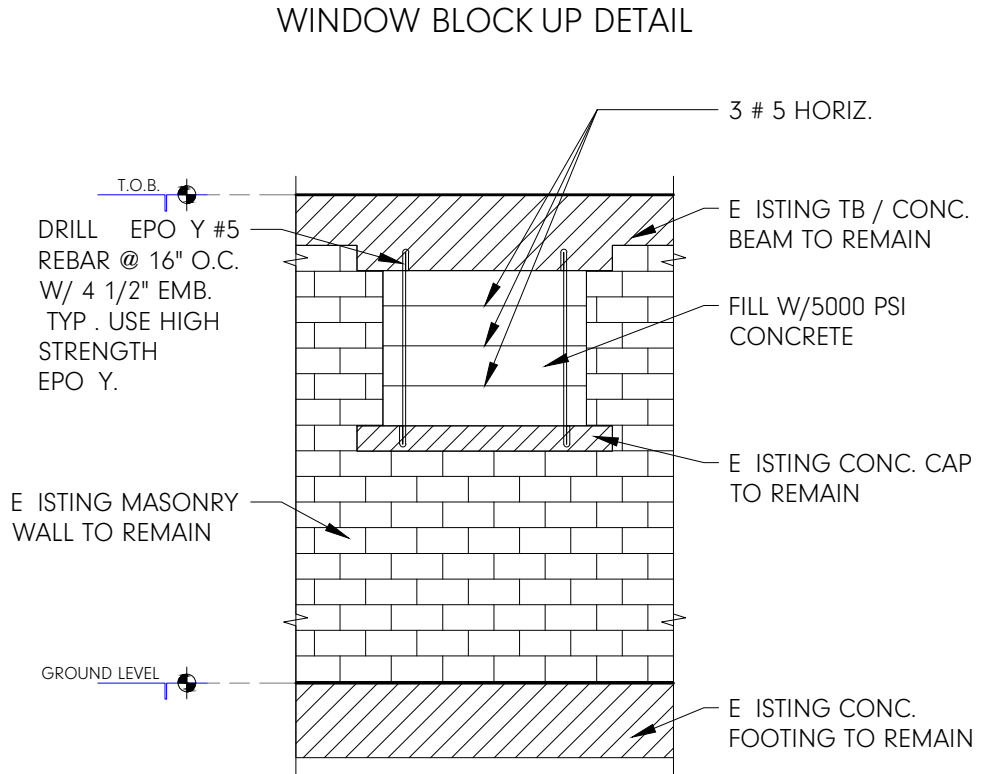
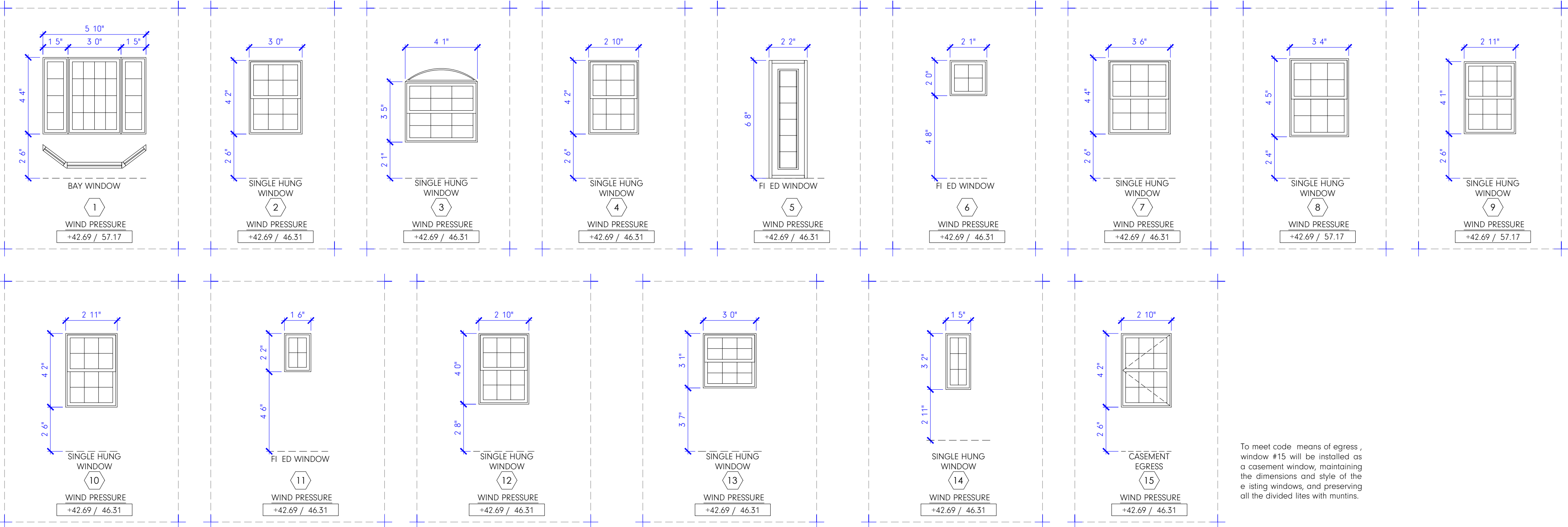
A401

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





WINDOW SCHEDULE													
FLOOR	MARK	TY	TYPE	WIDTH	HEIGHT	ROUGH OPENING		GLASS	FRAME	REMARKS	U FACTOR	SHGC	
GROUND FLOOR	⓪	2	BAY WINDOW	5'8"	4'2"	5'10"	4'4"	IMPACT LIGHT TINTED OR CLEAR	METAL WHITE	SEE WINDOWS DETAIL CATEGORY 8 SAFETY GLASS	1.06	0.43	
		4	SINGLE HUNG WINDOW	2'10"	4'0"	3'0"	4'2"	IMPACT LIGHT TINTED OR CLEAR	METAL WHITE	SEE WINDOWS DETAIL CATEGORY 8 SAFETY GLASS	1.06	0.43	
		2	SINGLE HUNG WINDOW	3'11"	3'3"	4'1"	3'5"	IMPACT LIGHT TINTED OR CLEAR	METAL WHITE	SEE WINDOWS DETAIL CATEGORY 8 SAFETY GLASS	1.06	0.43	
		22	SINGLE HUNG WINDOW	2'8"	4'0"	2'10"	4'2"	IMPACT LIGHT TINTED OR CLEAR	METAL WHITE	SEE WINDOWS DETAIL CATEGORY 8 SAFETY GLASS	1.06	0.43	
		2	FI ED WINDOW	2'0"	6'6"	2'2"	6'8"	IMPACT LIGHT TINTED OR CLEAR	METAL WHITE	SEE WINDOWS DETAIL CATEGORY 8 SAFETY GLASS	1.06	0.43	
		1	FI ED WINDOW	1'11"	1'10"	2'1"	2'0"	IMPACT LIGHT TINTED OR CLEAR	METAL WHITE	SEE WINDOWS DETAIL CATEGORY 8 SAFETY GLASS	1.06	0.43	
		1	SINGLE HUNG WINDOW	3'4"	4'2"	3'6"	4'4"	IMPACT LIGHT TINTED OR CLEAR	METAL WHITE	SEE WINDOWS DETAIL CATEGORY 8 SAFETY GLASS	1.06	0.43	
		1	SINGLE HUNG WINDOW	3'2"	4'5"	3'4"	4'5"	IMPACT LIGHT TINTED OR CLEAR	METAL WHITE	SEE WINDOWS DETAIL CATEGORY 8 SAFETY GLASS	1.06	0.43	
		1	SINGLE HUNG WINDOW	2'9"	3'11"	2'11"	4'1"	IMPACT LIGHT TINTED OR CLEAR	METAL WHITE	SEE WINDOWS DETAIL CATEGORY 8 SAFETY GLASS	1.06	0.43	
		1	SINGLE HUNG WINDOW	2'9"	4'0"	2'11"	4'2"	IMPACT LIGHT TINTED OR CLEAR	METAL WHITE	SEE WINDOWS DETAIL CATEGORY 8 SAFETY GLASS	1.06	0.43	
		1	FI ED WINDOW	1'4"	2'0"	1'6"	2'2"	IMPACT LIGHT TINTED OR CLEAR	METAL WHITE	SEE WINDOWS DETAIL CATEGORY 8 SAFETY GLASS	1.06	0.43	
		2	SINGLE HUNG WINDOW	2'8"	3'10"	2'10"	4'0"	IMPACT LIGHT TINTED OR CLEAR	METAL WHITE	SEE WINDOWS DETAIL CATEGORY 8 SAFETY GLASS	1.06	0.43	
		1	SINGLE HUNG WINDOW	2'10"	2'11"	3'0"	3'1"	IMPACT LIGHT TINTED OR CLEAR	METAL WHITE	SEE WINDOWS DETAIL CATEGORY 8 SAFETY GLASS	1.06	0.43	
		1	SINGLE HUNG WINDOW	3'0"	1'3"	3'2"	1'5"	IMPACT LIGHT TINTED OR CLEAR	METAL WHITE	SEE WINDOWS DETAIL CATEGORY 8 SAFETY GLASS	1.06	0.43	
		3	CASEMENT/EGRESS	2'10"	4'0"	3'0"	4'2"	IMPACT LIGHT TINTED OR CLEAR	METAL WHITE	SEE WINDOWS DETAIL CATEGORY 8 SAFETY GLASS	1.06	0.43	



ALL FI ED GLASS IS TO COMPLY WITH CHAPTER 24 OF THE FLORIDA BUILDING CODE 2023. ALL GLASS ON E TERIOR DOOR AND WINDOWS SHALL BE TINTED TO BE UNDER SEPARATE PERMIT. ALL BATHROOM VET AREAS MUST TO HAVE CEMENT BOARD.

WINDOWS NOTES

A. ALL E TERIOR WINDOWS SHALL A PRODUCT APPROVAL AND INSTALLED ACCORDING TO APPROVAL.

B. E TERIOR WINDOWS SHALL MEET CODE RE USABILITY FOR SECURITY AND FORCED ENTRY.

C. WINDOW SIZE MANY VARY DUE TO DIFFERENT MANUFACTURERS AND THE CONTRACTOR SHALL RESPONSIBLE TO COORDINATE OPENING SIZE WITH THE MANUFACTURER'S DETAIL.

D. WINDOWS THAT DO NOT MEET THE RE USABILITY FOR IMPACT TEST SHALL BE PROTECTED WITH APPROVED WINDOW GLAZING NOTE.

E508 Doors, both and shower enclosures, and sliding glass doors containing glazing material greater than 9.3 sq. ft. (0.84 m<sup>2</sup>) in surface area shall be classified as Category 11 glazing products. S08.4 Safeguards. The glazing in sliding and swinging doors and in shower stalls enclosures, including any glazing within 60 inches (1.5 m) of the finished floor surface in walls surrounding any hot or shower enclosure, shall be safety glazing as set forth E508.5 for Category 11 glazing products.

## PROJECT

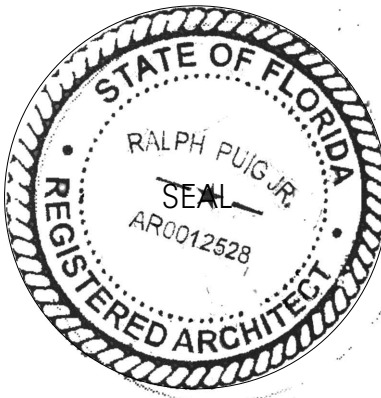
1234 COUNTRY CLUB PRADO  
CORAL GABLES, FL 33134

## OWNER

FRANK CZUL GURDIAN  
ANDREA PORRAS

## ARCHITECT

NANDEZ Design+Development  
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AA 26002732  
IB 26001520



ARCHITECT OF RECORD:  
RALPH PUIG JR.  
FL ARCHITECT REG. #  
AR 0012528

## REWORKS

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## REVISIONS

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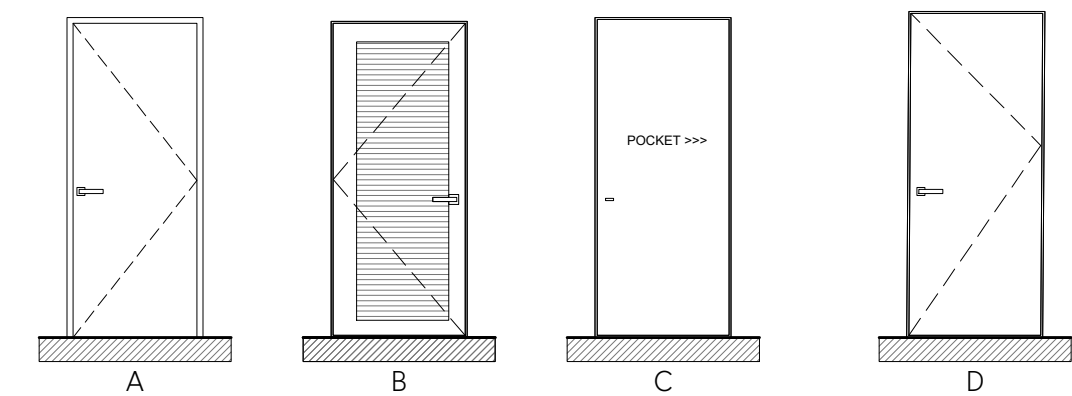
## INFORMATION

## WINDOWS DOOR SCHED.

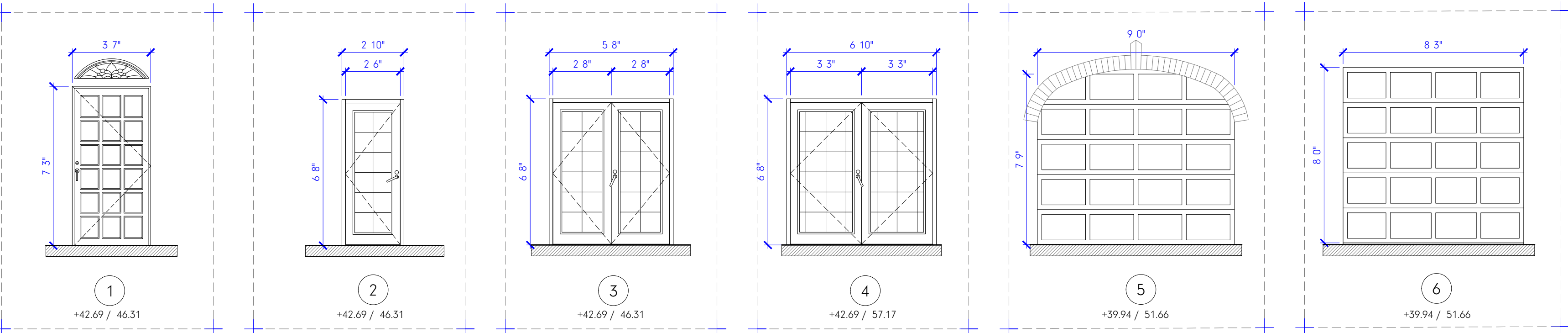
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Job No.: 2023/  
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Checked by: RP Jr.

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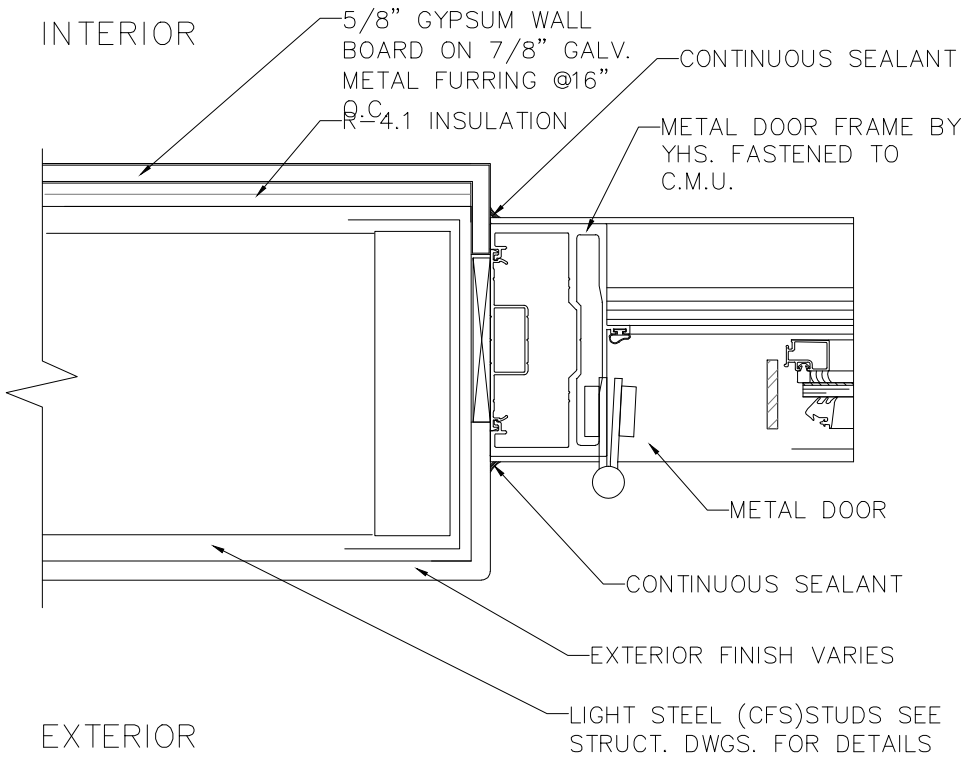
INTERIOR DOOR SCHEDULE																
FLOOR	MARK	LOCATION	ELEV.	TY.	DOOR SIZE			ROUGH OPENING SIZE		MATERIAL		FINISH		DETAILS	REMARKS	
					W.	H.	T.	W.	H.	DOOR	FRAME	DOOR	FRAME			
GROUND FLOOR	(A)	INDICATED	A	13	2' 8"	7' 11"	1' 3/4"	2' 10"	8' 0"	SOLID WOOD	WOOD	WHITE LAC. UER	WHITE LAC. UER	SWING DOOR	GASKETED NON COMBUSTIBLE MATERIAL	
	(B)	AHU #1,2,3,4,5	B	4	2' 8"	7' 11"	1' 3/4"	2' 10"	8' 0"	SOLID WOOD	WOOD	WHITE LAC. UER	WHITE LAC. UER	SWING DOOR		
	(C)	INDICATED	C	1	2' 8"	7' 11"	1' 3/4"	2' 10"	8' 0"	SOLID WOOD	WOOD	WHITE LAC. UER	WHITE LAC. UER	POCKET DOOR		
	(D)	INDICATED	D	1	2' 8"	6' 8"	1' 3/4"	2' 10"	6' 10"	SOLID WOOD	WOOD	WHITE LAC. UER	WHITE LAC. UER	SWING DOOR		



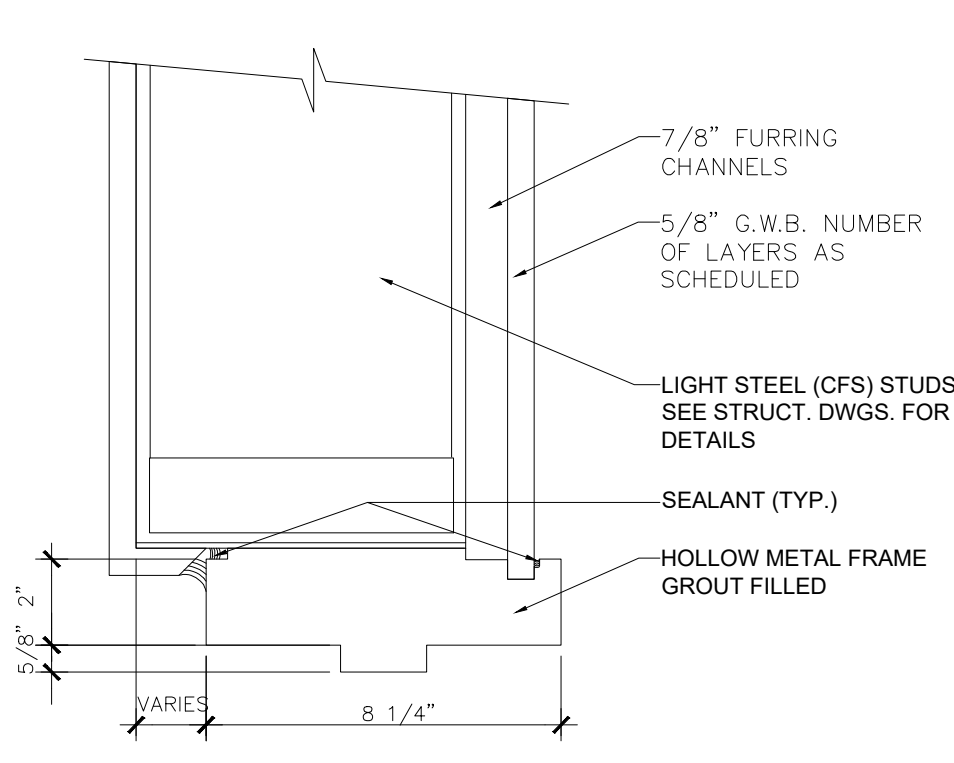
E TERIOR DOOR SCHEDULE																	
FLOOR	MARK	LOCATION	ELEV.	TY	DOOR OPENING SIZE			ROUGH OPE. SIZE		MATERIAL	FRAME	DOOR	FINISH	DETAILS	REMARKS	U FACTOR	SHGC
GROUND FLOOR	⓪	FRONT ACCESS	1	1	3' 5"	7' 1"	1' 3/4"	3' 7"	7' 3"	SOLID WOOD	WOOD	T.B.O.	T.B.O.	SWING DOOR		1.06	0.43
	⓪	INDICATES	2	1	2' 8"	6' 6"	1' 3/4"	2' 10"	6' 8"	IMPACT GLASS	GLASS	LIGHT TINTED OR CLEAR	BLACK	SWING DOOR		1.06	0.43
	⓪	INDICATES	3	2	5' 6"	6' 6"	1' 3/4"	5' 8"	6' 8"	IMPACT GLASS	GLASS	LIGHT TINTED OR CLEAR	BLACK	SWING DOOR		1.06	0.43
	⓪	INDICATES	4	2	6' 8"	6' 6"	1' 3/4"	6' 10"	6' 8"	IMPACT GLASS	METAL	LIGHT TINTED OR CLEAR	BLACK	SWING DOOR		1.06	0.43
	⓪	E EST. GARAGE	5	1	8' 10"	7' 7"	1' 3/4"	9' 0"	7' 9"	IMPACT GLASS	METAL	LIGHT TINTED OR CLEAR	BLACK	SWING DOOR		1.06	0.43
	⓪	NEW GARAGE	6	2	8' 1"	7' 10"	1' 3/4"	8' 3"	8' 0"	IMPACT GLASS	METAL	LIGHT TINTED OR CLEAR	BLACK	SWING DOOR		1.06	0.43



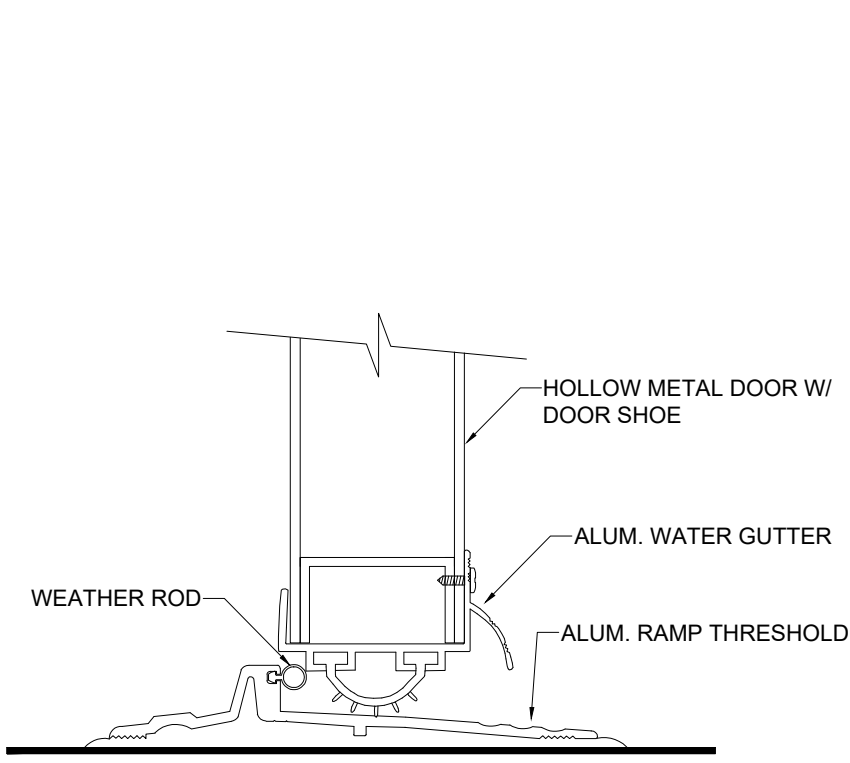




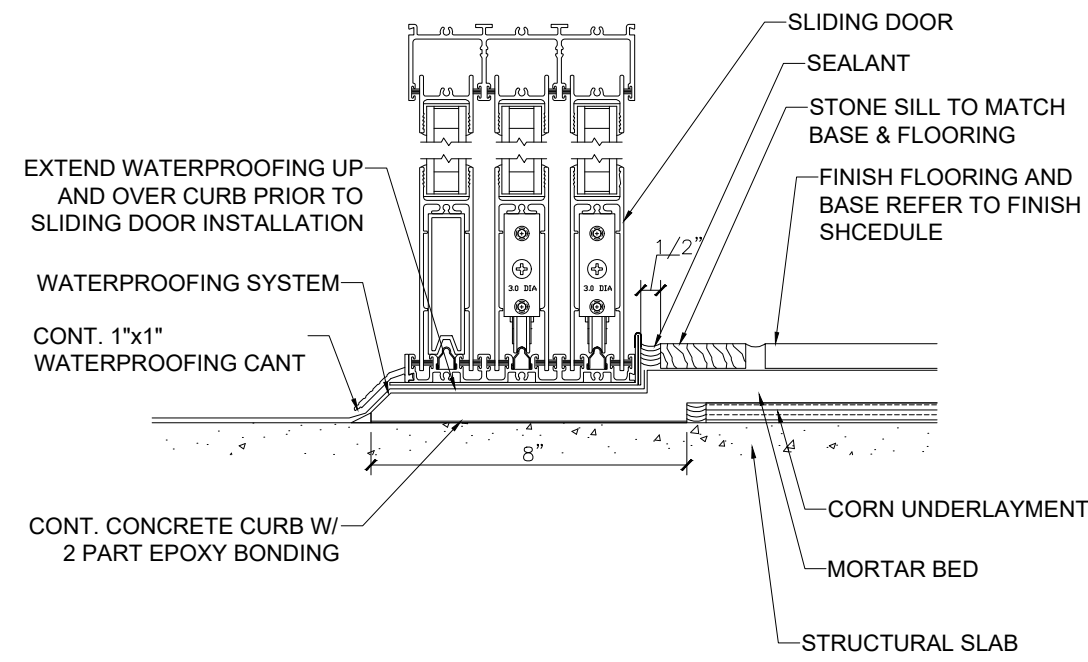
JAMB DETAIL



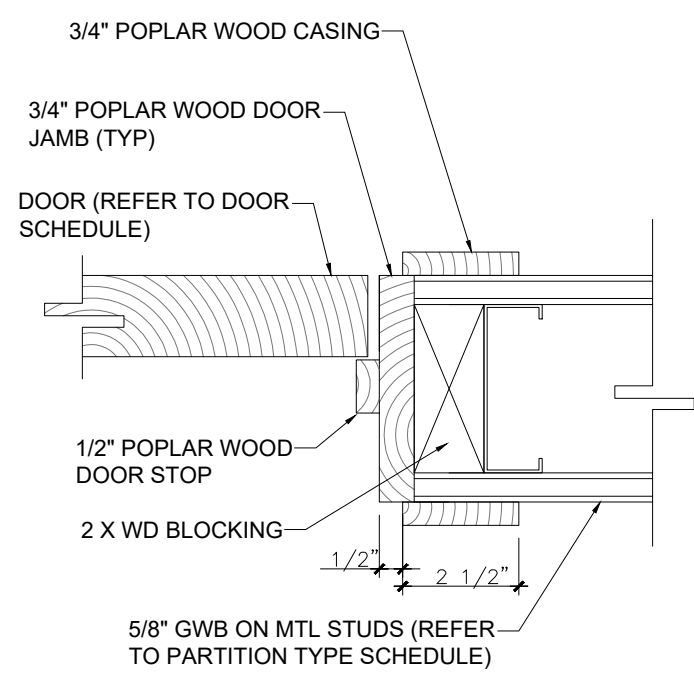
HEAD DETAIL ON CMU



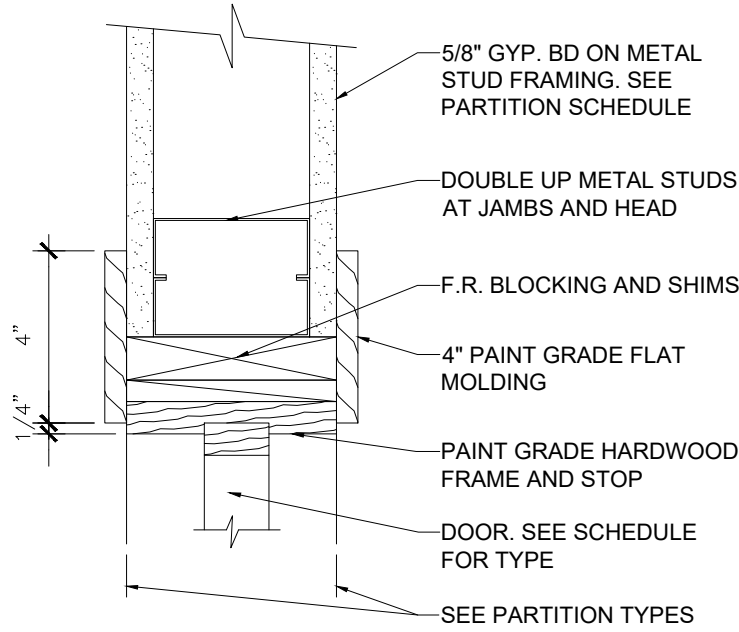
THRESHOLD DETAIL AT EXT. DOOR



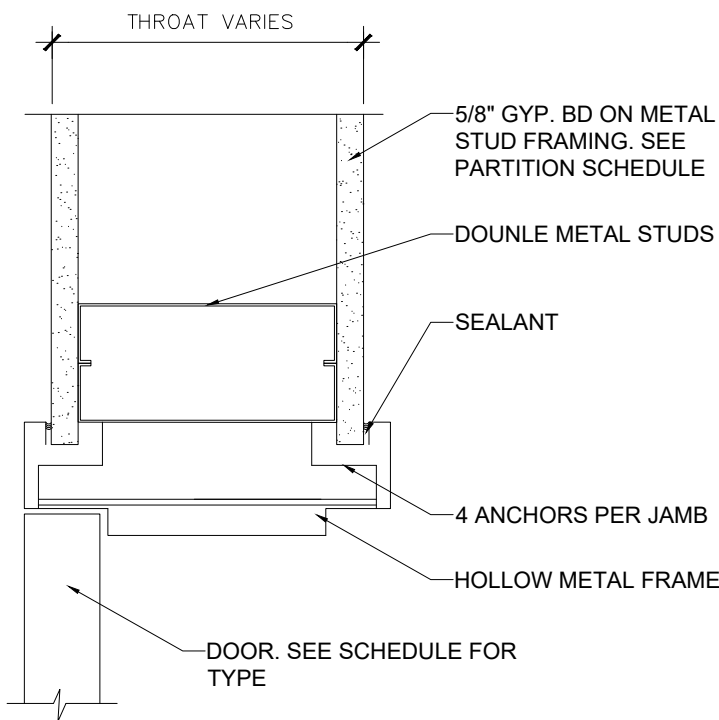
ALUM. SLIDING GLASS DOOR SILL DETAIL



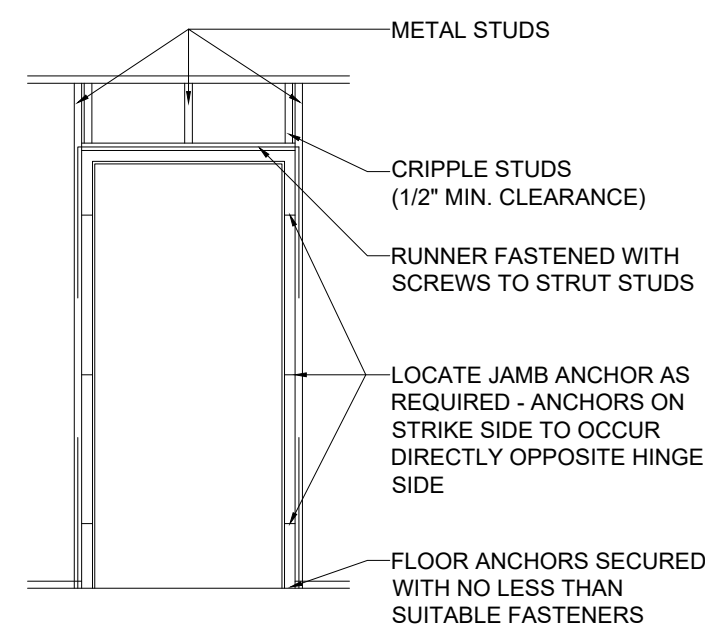
INTERIOR DOOR JAMB / HEADER DETAIL



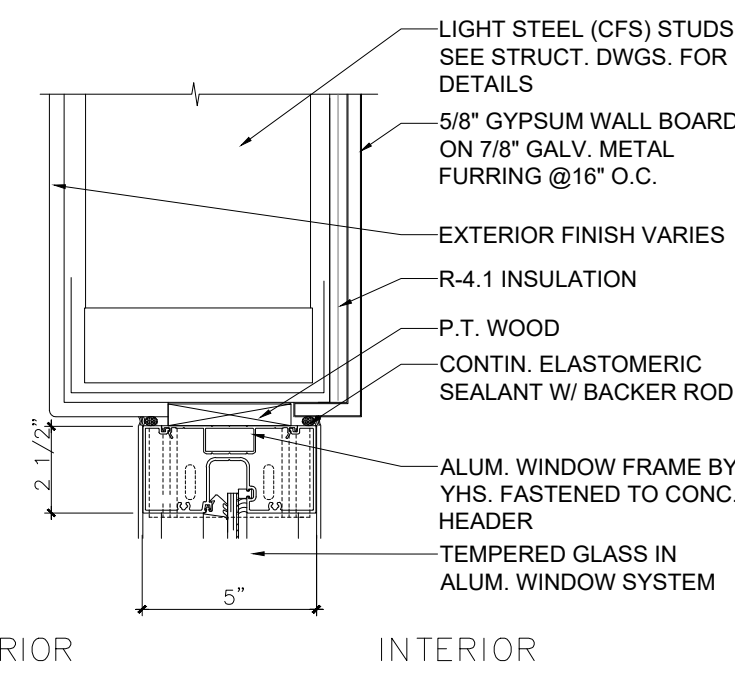
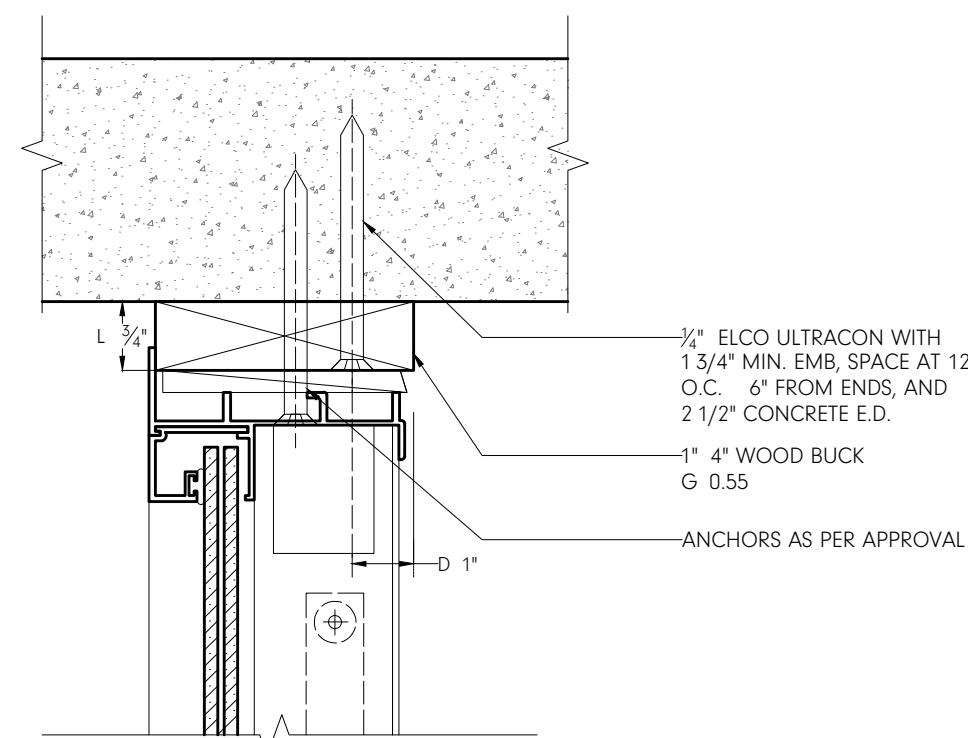
TYPICAL WOOD JAMB & HEAD DETAIL



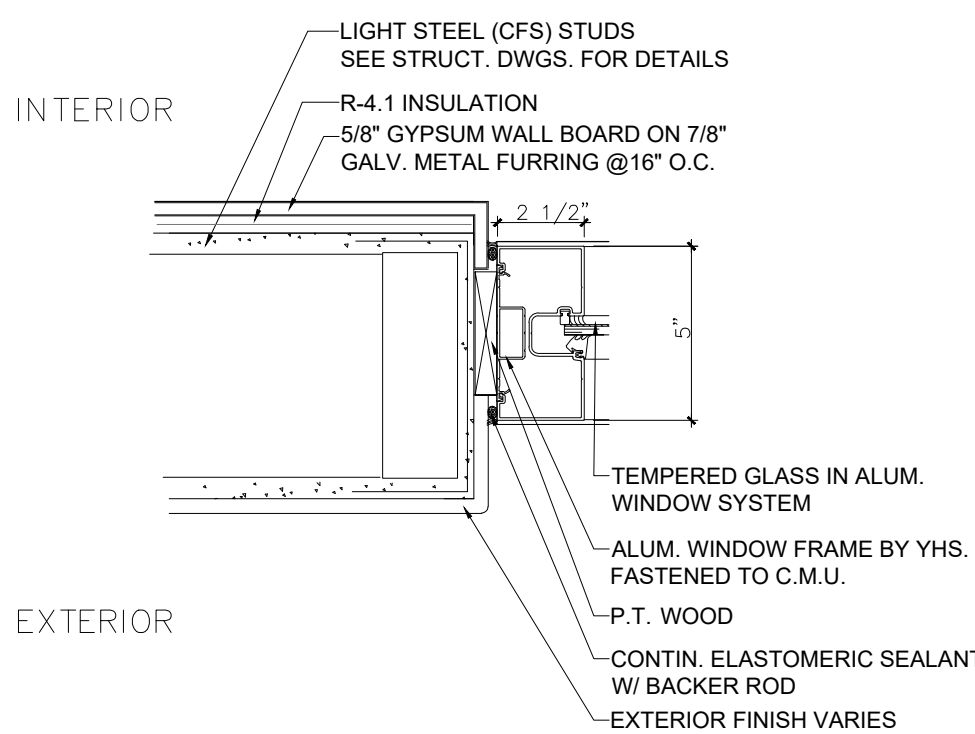
TYPICAL METAL JAMB & HEAD DETAIL



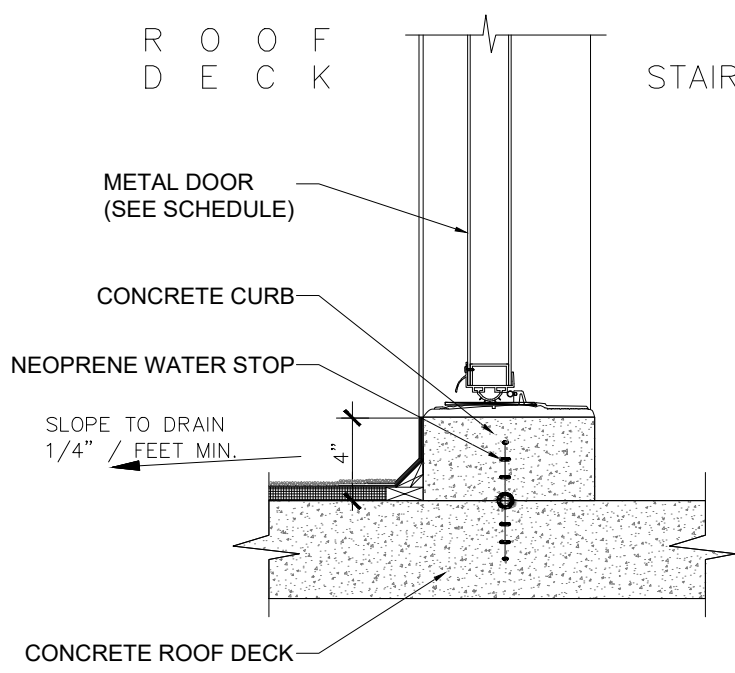
TYPICAL DOOR FRAMING SECTION



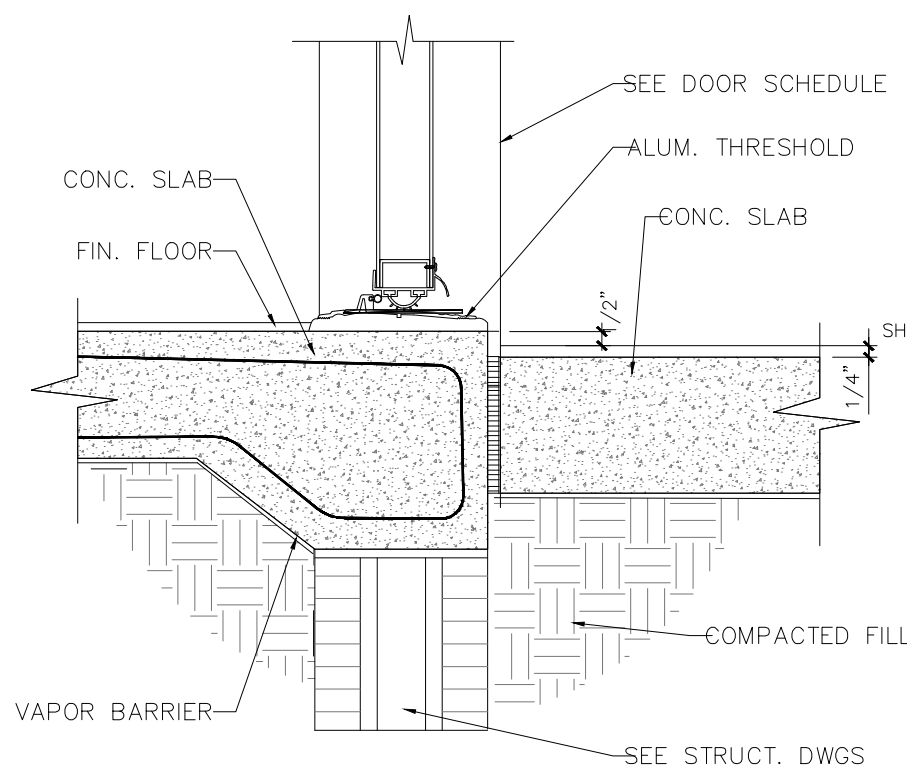
WINDOW HEAD DETAIL



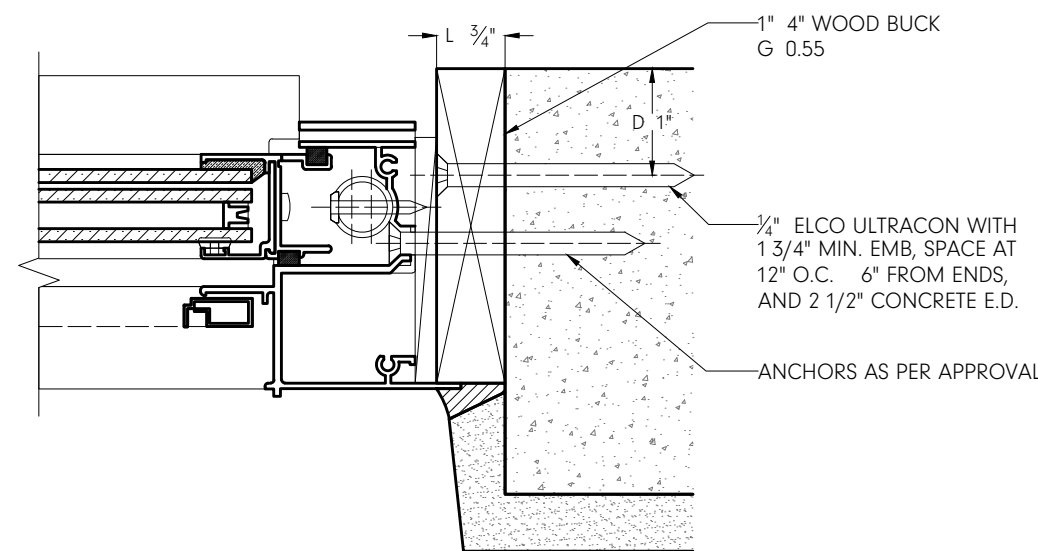
WINDOW JAMB DETAIL



CURB-SILL DETAIL



SILL DETAIL



WOOD BUCK DETAILS

NANDEZ

## PROJECT

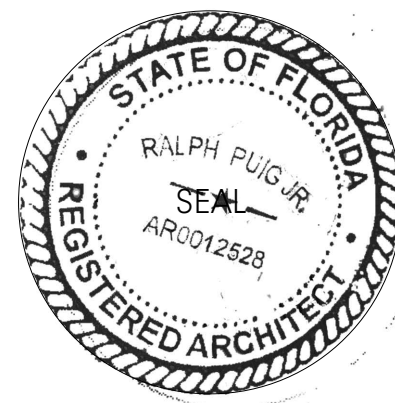
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## REWORKS

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## REVISIONS

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## INFORMATION

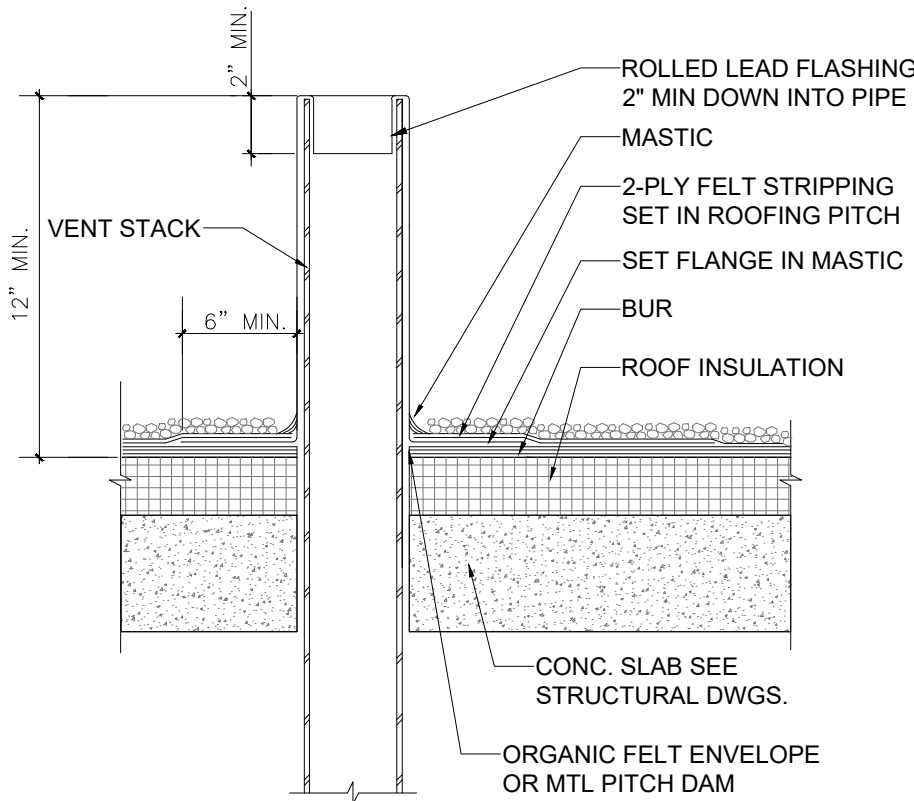
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Scale: AS SHOWN  
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Drawn by: RP  
Checked by: RP Jr.

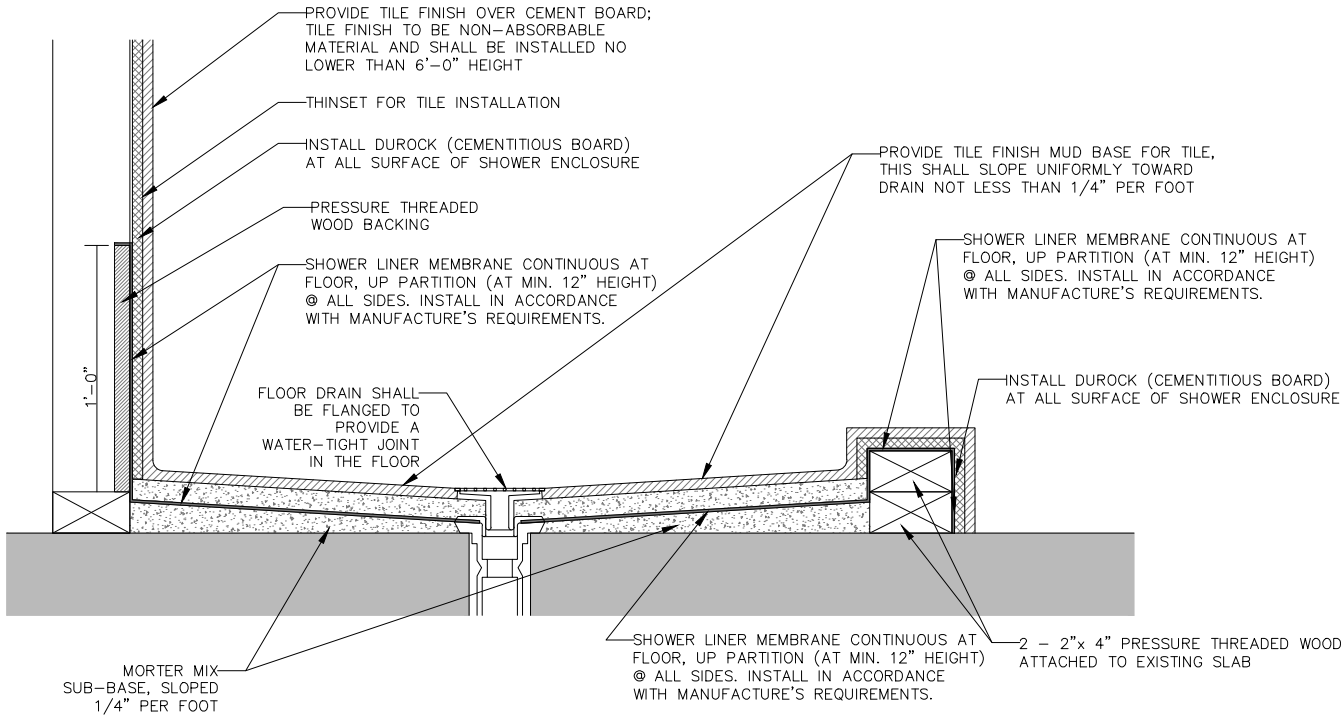
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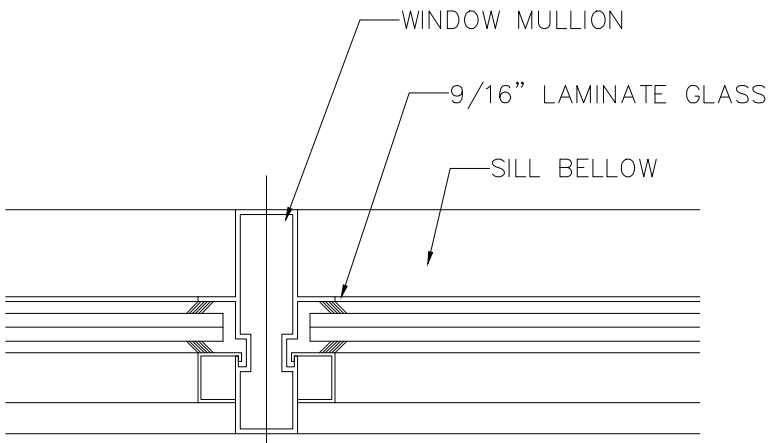


ROOF VENT DETAIL



NOTE: BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR AS PER FBC R307.2. GYPSUM BOARDS IN TUBS, SHOWERS AND WATER CLOSETS SHALL BE WATER RESISTANT GYPSUM BACKING BOARDS. AS PER FBC 2509.2.

SHOWER DRAIN DETAIL



STOREFRONT DETAIL

NANDEZ

## PROJECT

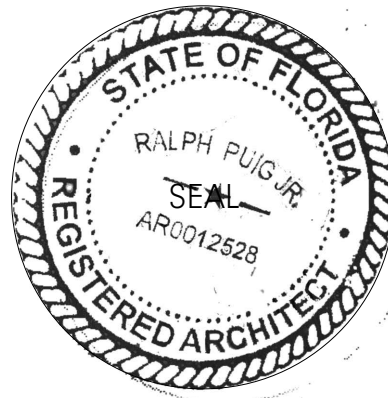
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## INFORMATION

### GENERAL DETAILS

DATE: 07/30/2023  
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Drawn by: RP  
Checked by: RP Jr.

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