

Location Map_0 Referenced from Google

NOT TO SCALE

LOT INFORMATION:
 LOT SIZE = 5,500 SF

PROPERTY INFORMATION:
 ADDRESS: 1139 VENETIA AVE CORAL GABLES, FL, 33134
 FOLIO No. 03-4107-018-4140
 LEGAL DESCRIPTION: LOT 5, BLOCK 36, REVISED PLAT CORAL GABLES GRANADA SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FL.

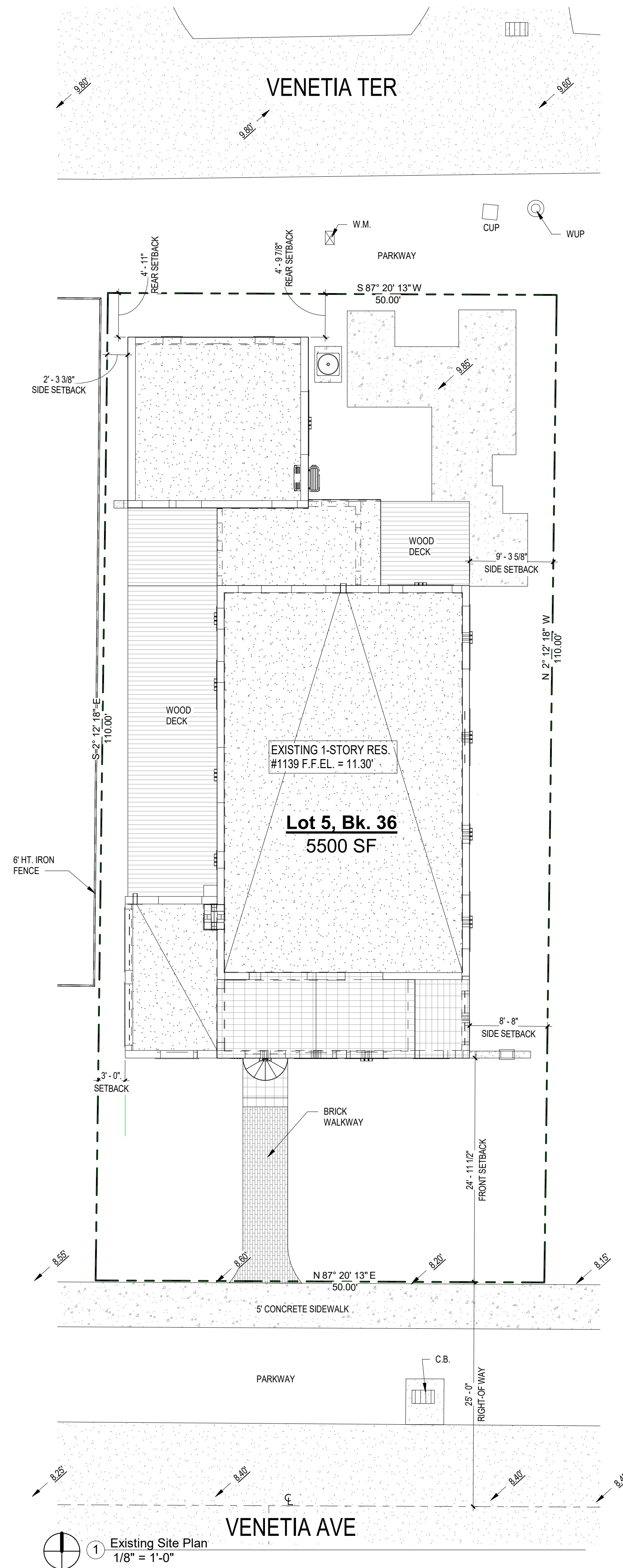
FLOOD INFORMATION:

COMMUNITY NUMBER: 120639
 PANEL NUMBER: 0294
 SUFFIX: L
 DATE OF FIRM INDEX: 09/11/2009
 FIRM ZONE: X
 BASE FLOOD ELEVATION: N/A
 F.F.ELEVATION: 11.30'

BASE ELEVATION (BACK OF SIDEWALK) = 8.37' AVERAGE

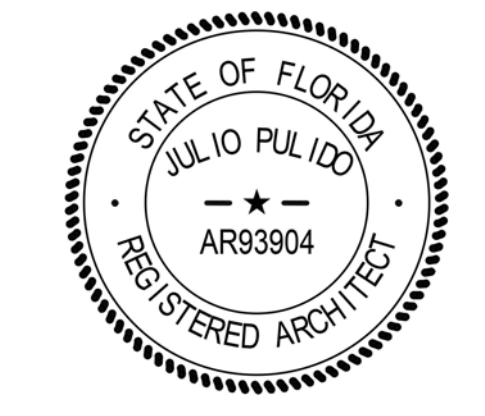
NOTE:
 REFER TO SURVEY FOR OTHER EXISTING SITE FEATURES, INCLUDING TREES, UTILITIES, ETC.

Property Information
 1/4" = 1'-0"



Existing Site Plan
 1/8" = 1'-0"

NOTE:
 REFER TO SHEET A130 FOR LEGEND, KEYNOTES, AND ADDITIONAL GENERAL NOTES, SPECS, ETC.



Habib Fadel's Residence

Interior Remodeling & Addition

1139 Venetia Ave Coral Gables, FL 33134

No.	Description	Date

Project number	24-013
Date	10-01-24
Drawn by	JP
Checked by	JP

SHEET TITLE
Existing Site Plan

SHEET No.
A102

Room name

150 SF

AREA TAG WITH NAME & AREA

1 SIM

DETAIL CALLOUT HEAD

1'-0" A.F.F.

CEILING TAG WITH MATERIAL & ELEVATION

CENTER LINE

KEY NOTE MARK

DOOR TAG

1 Ref

INTERIOR ELEVATIONS SYMBOL TAG

1 Ref

EXTERIOR ELEVATIONS SYMBOL TAG

GRID HEAD TAG

NORTH ARROW SYMBOL

REVISION TAG

1 SIM

SECTION HEAD SYMBOL

ELEVATION SYMBOL

1 View Name

1/8" = 1'-0"

VIEW REFERENCE SYMBOL

WALL TYPE TAG

WINDOW TAG

Symbols

1/4" = 1'-0"

Keynote Legend & General Notes

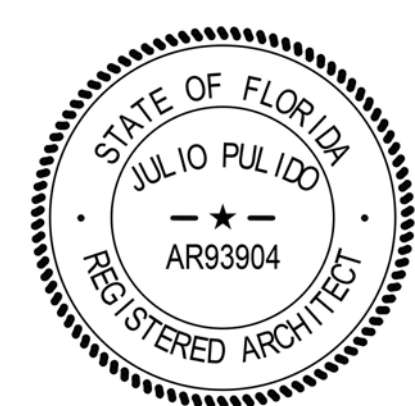
Table with 2 columns: Key Value and Keynote Text. Contains general notes for construction, including sections on general notes, site work, demolition, and structural elements.

Keynote Legend & General Notes

Table with 2 columns: Key Value and Keynote Text. Contains detailed construction specifications for various systems including bathrooms, roofing, doors, windows, and finishes.

Keynote Legend & General Notes

Table with 2 columns: Key Value and Keynote Text. Contains landscape and site work specifications, including mulch, shrubs, and site preparation.



Habib Fadel's Residence

Interior Remodeling & Addition

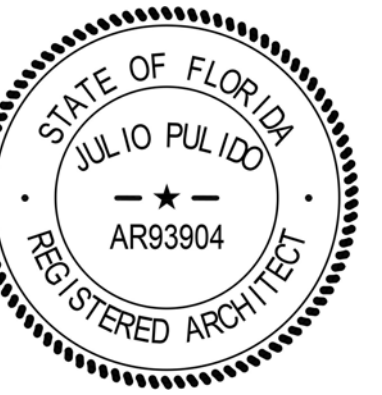
1139 Venetia Ave Coral Gables, FL 33134

Table with 3 columns: No., Description, Date. Contains a list of project items and their completion dates.

Project number 24-013
Date 10-01-24
Drawn by JP
Checked by JP

Legends, Symbols, & Keynotes

SHEET No.



Habib Fadel's Residence
 Interior Remodeling & Addition
 1139 Venetia Ave Coral Gables, FL 33134

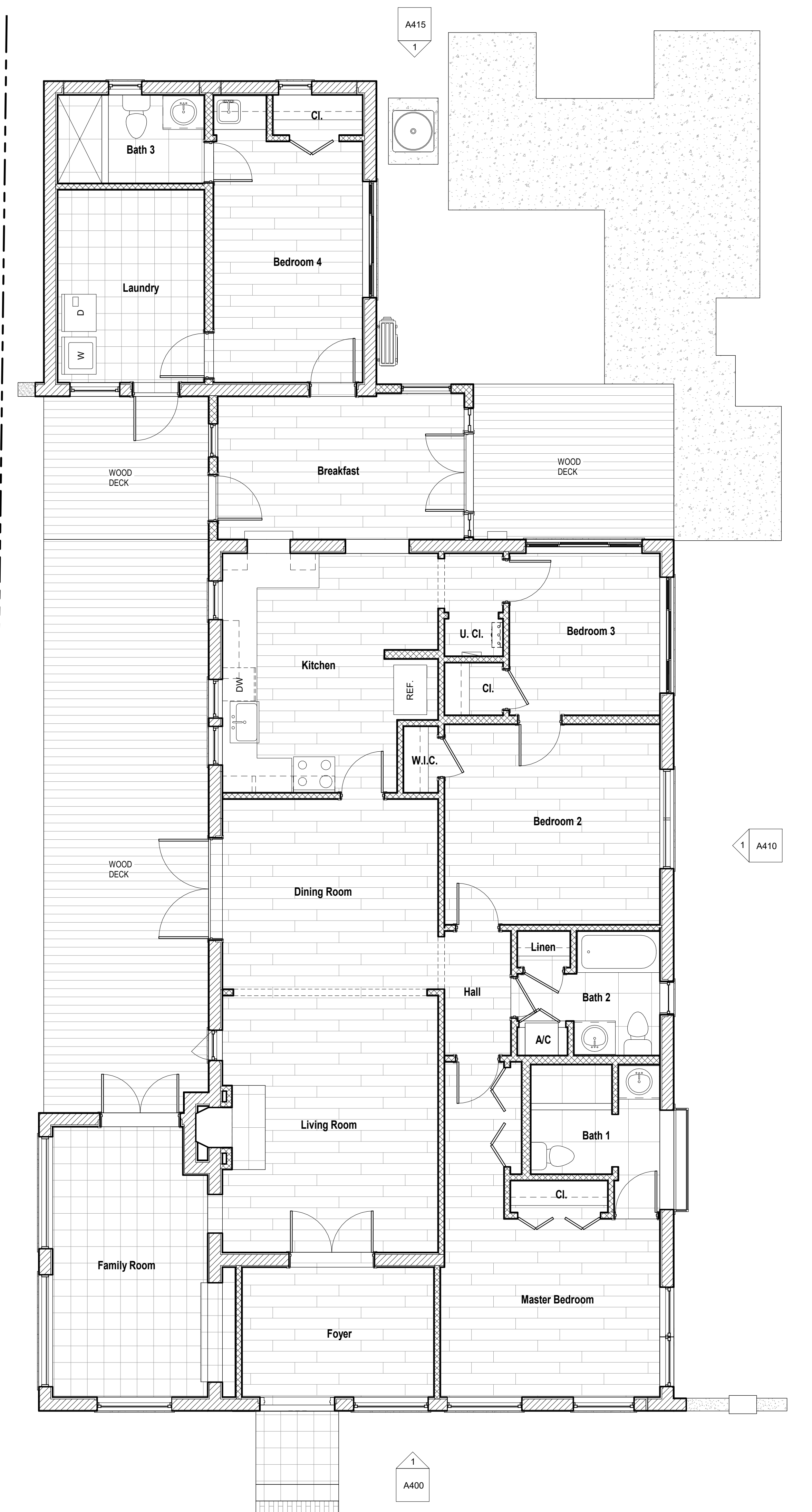
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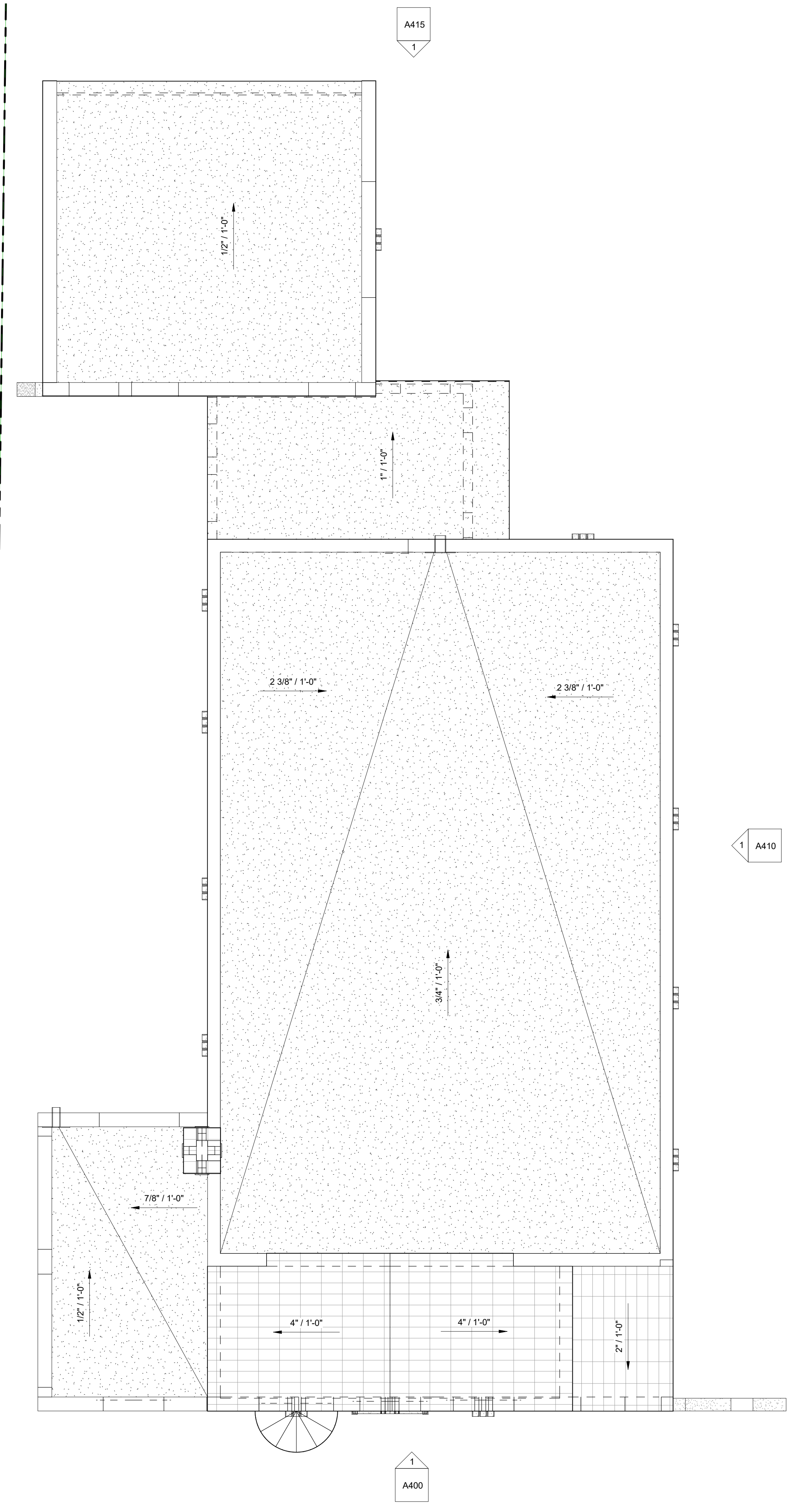
SHEET TITLE
Existing House Floor Plans

SHEET No.

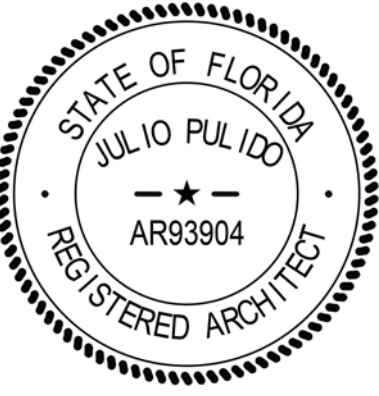
A200



1 Existing House Floor Plan
 1/4" = 1'-0"



2 Existing House Roof Plan
 1/4" = 1'-0"



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33134

No.	Description	Date

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SHEET TITLE

Demolition Floor Plan

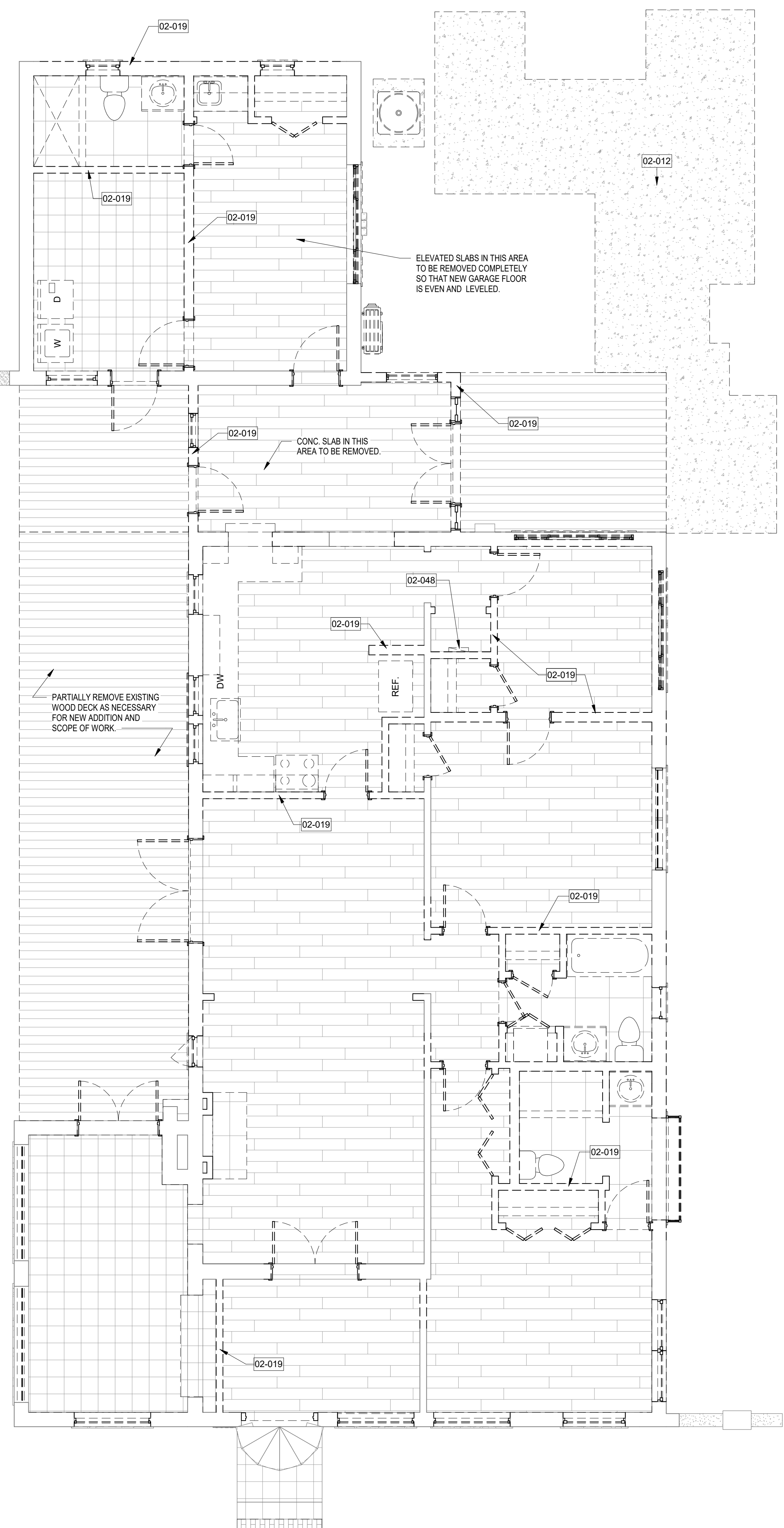
SHEET No.

A207

Demolition Legend
1/2" = 1'-0"

DASHED LINES INDICATES
COMPONENTS AND
ELEMENTS TO BE
DEMOLISHED.

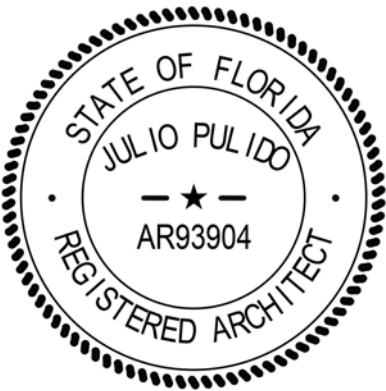
SOLID, LIGHT LINES
INDICATE COMPONENTS
AND ELEMENTS THAT
ARE TO REMAIN.



- GENERAL DEMOLITION NOTES:**
- 1.) ALL EXTERIOR DOORS AND WINDOWS TO BE REMOVED.
 - 2.) ALL INTERIOR DOORS TO BE REMOVED.
 - 3.) ALL PLUMBING FIXTURES, ACCESSORIES, ETC. TO BE REMOVED.
 - 4.) ALL CABINETS, MILLWORK, VANITIES, COUNTER TOPS, ETC. TO BE REMOVED.
 - 5.) ALL APPLIANCES AND EQUIPMENT TO BE REMOVED.
 - 6.) ALL CAST IRON PLUMBING TO BE REMOVED OR ABANDONED.
 - 7.) ALL INTERIOR FLOOR FINISHES TO BE REMOVED.

Proposed Demolition Floor Plan
1/4" = 1'-0"

NOTE:
REFER TO SHEET A130 FOR LEGEND, KEYNOTES,
AND ADDITIONAL GENERAL NOTES, SPECS, ETC.



**Habib Fadel's
Residence**

**Interior Remodeling &
Addition**

1139 Venetia Ave Coral Gables, FL
33134

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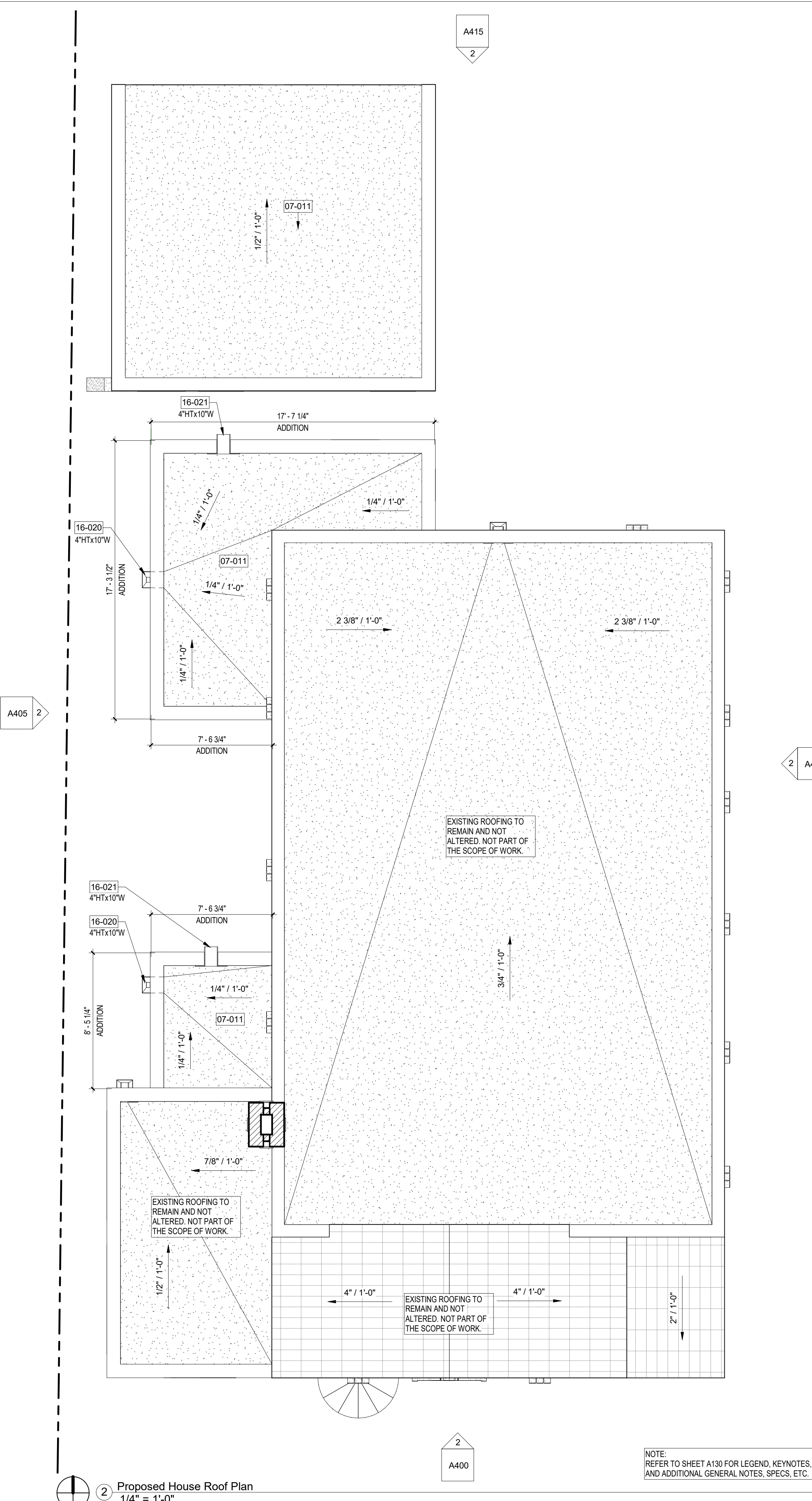
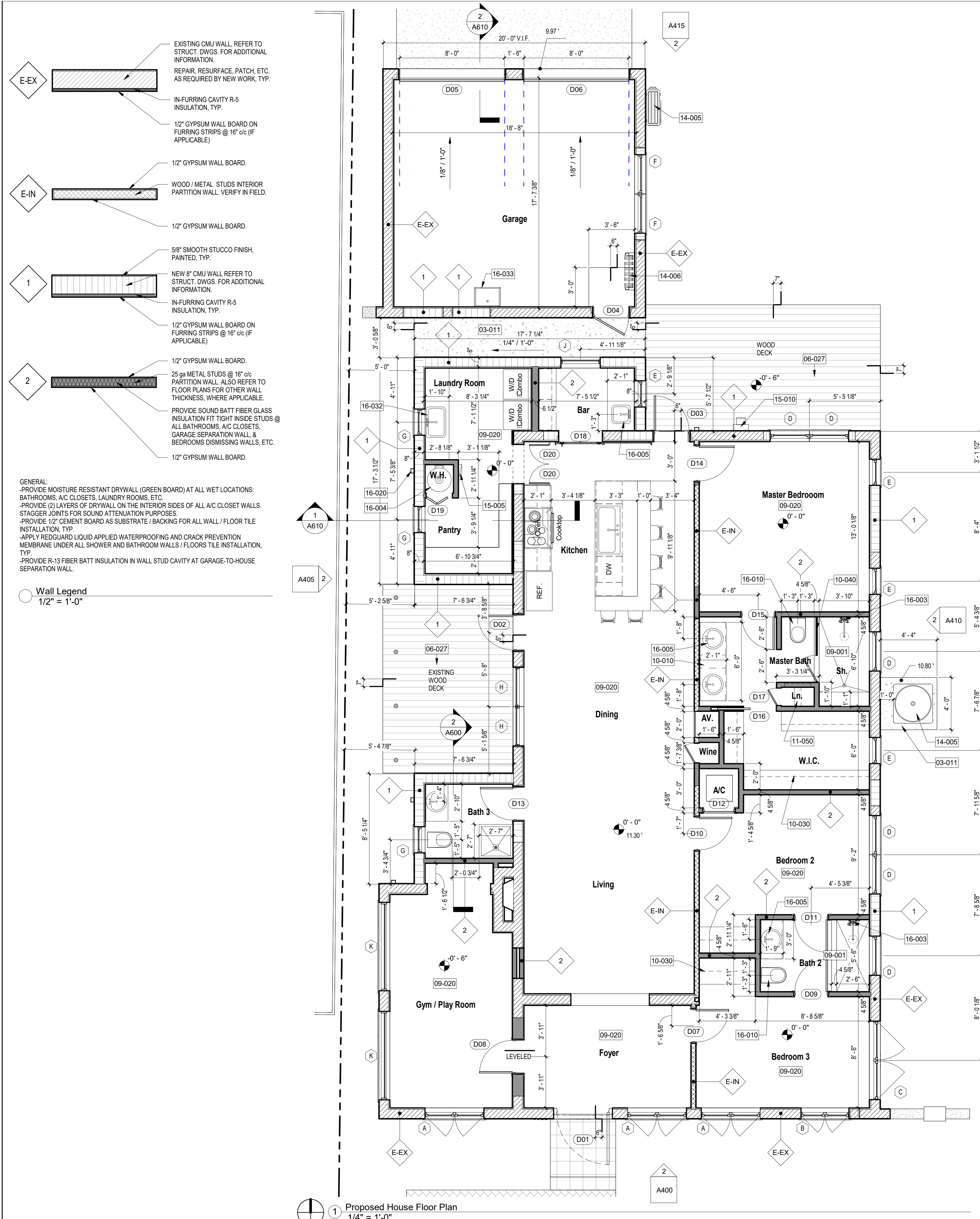
Project number	24-013
Date	10-01-24
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Checked by	JP

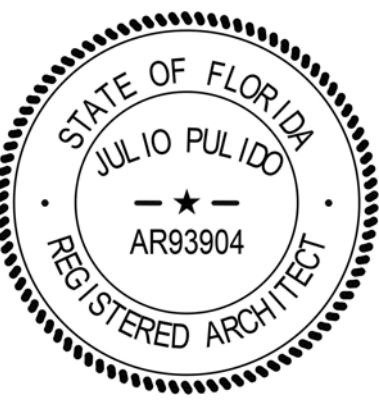
SHEET TITLE

Proposed Floor Plans

SHEET No.

A210





Habib Fadel's Residence

Interior Remodeling & Addition

1139 Venetia Ave Coral Gables, FL 33134

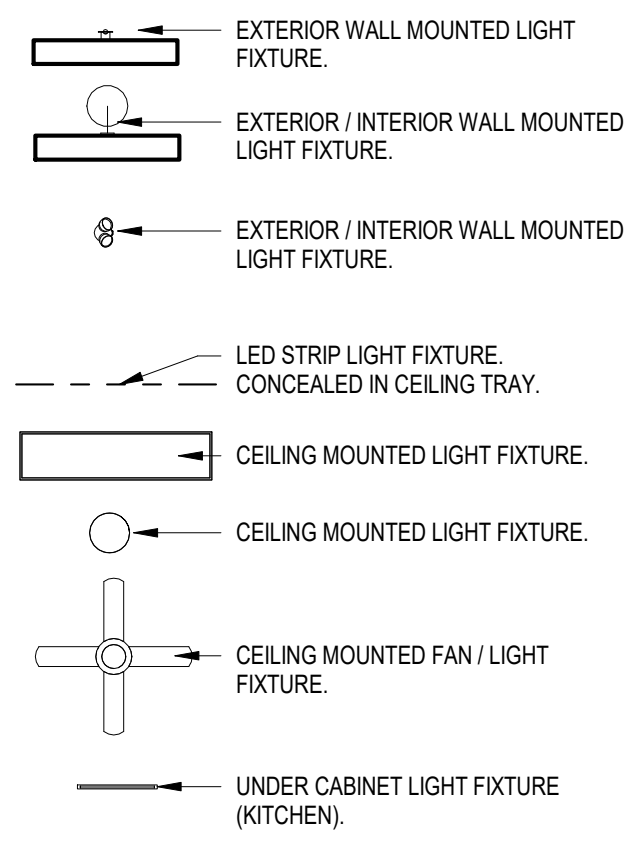
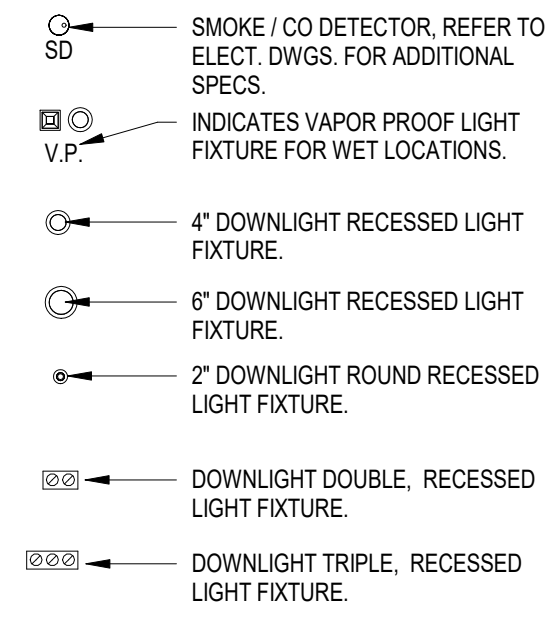
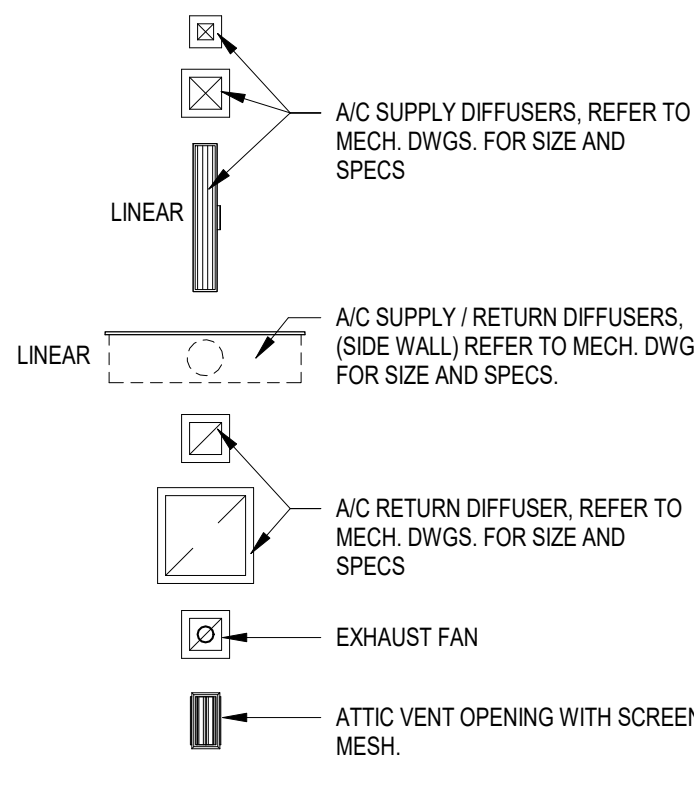
No.	Description	Date

Project number	24-013
Date	10-01-24
Drawn by	JP
Checked by	JP

SHEET TITLE
Proposed RCP Plans

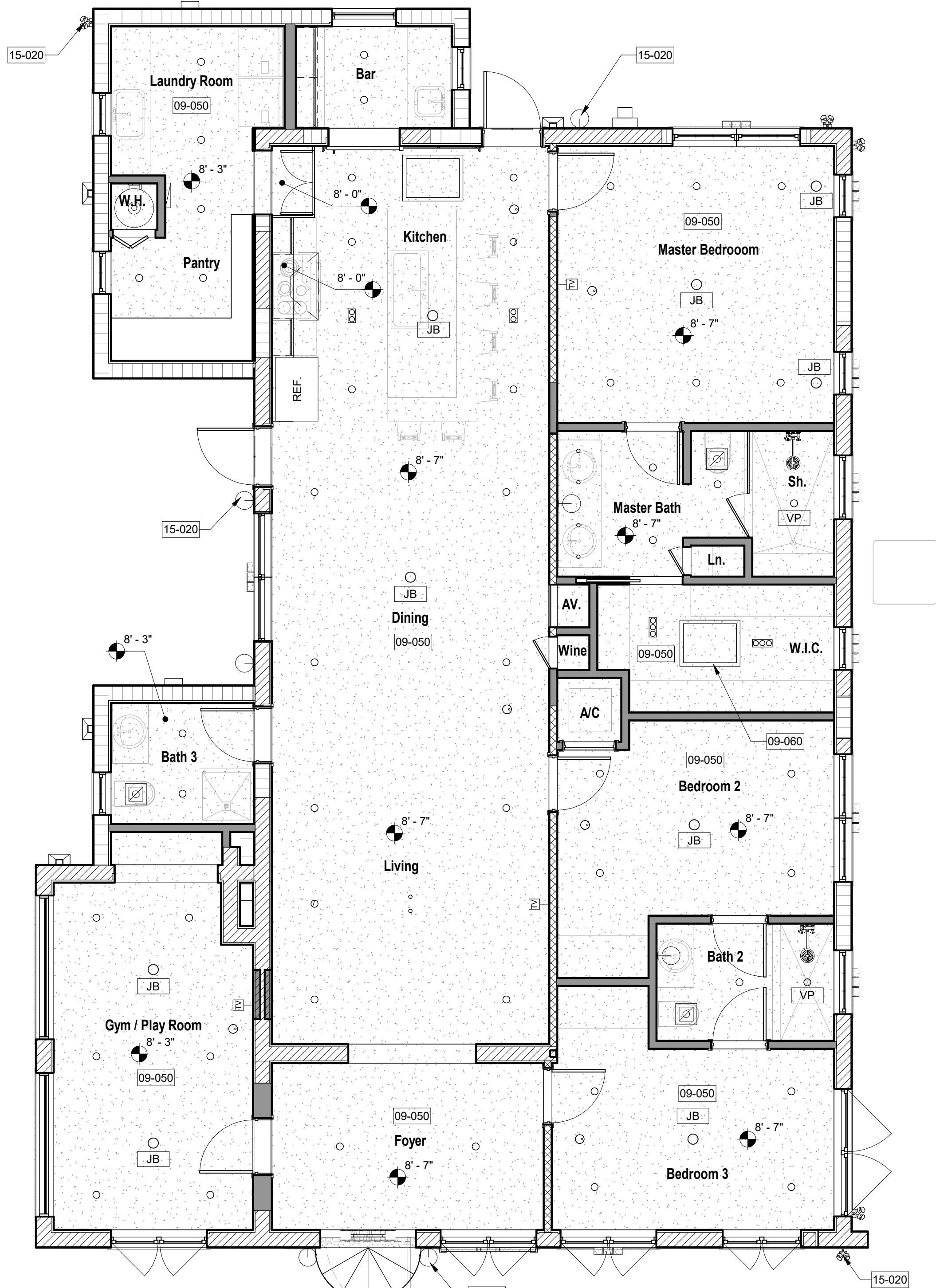
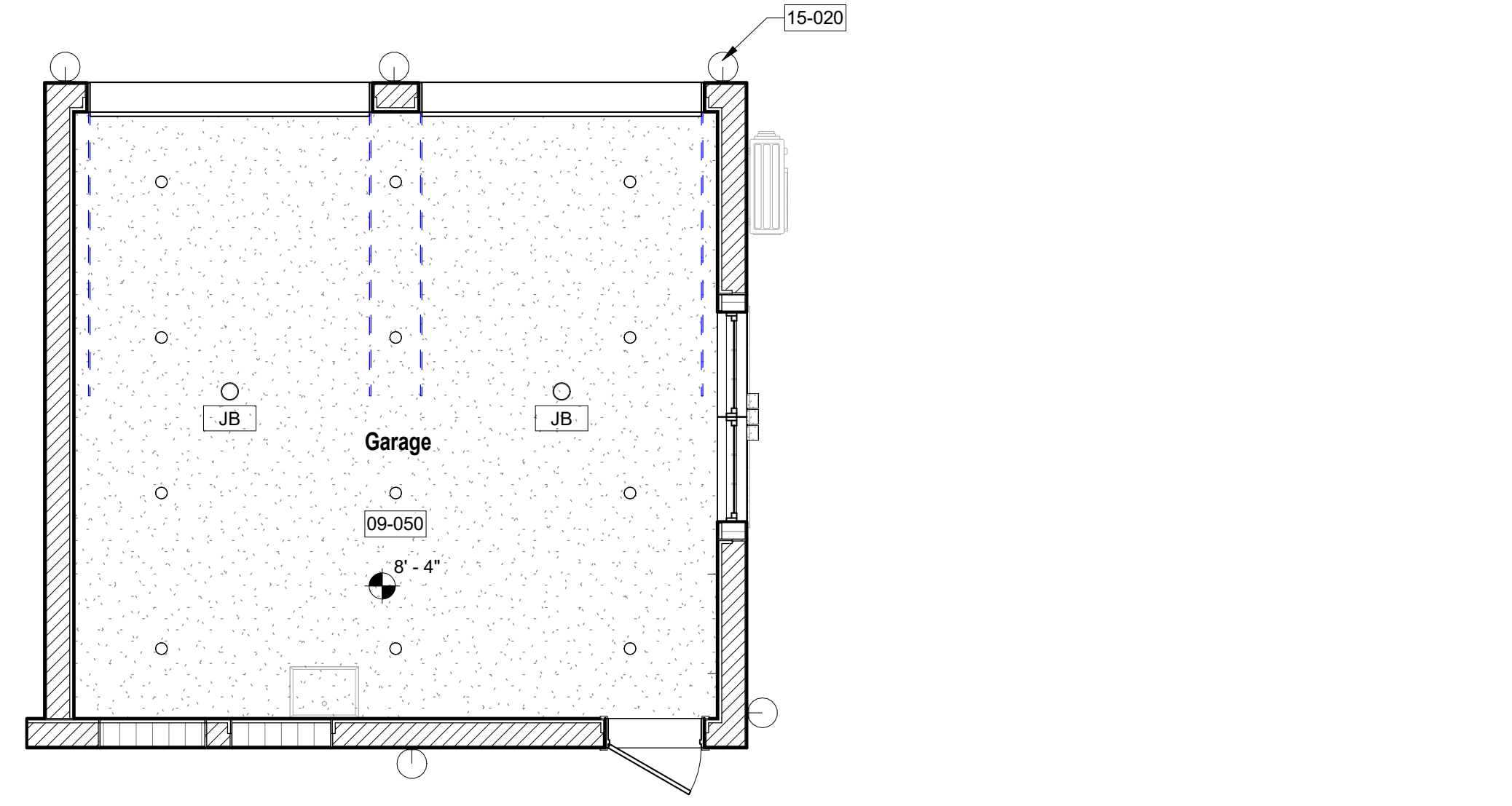
SHEET No.

A300



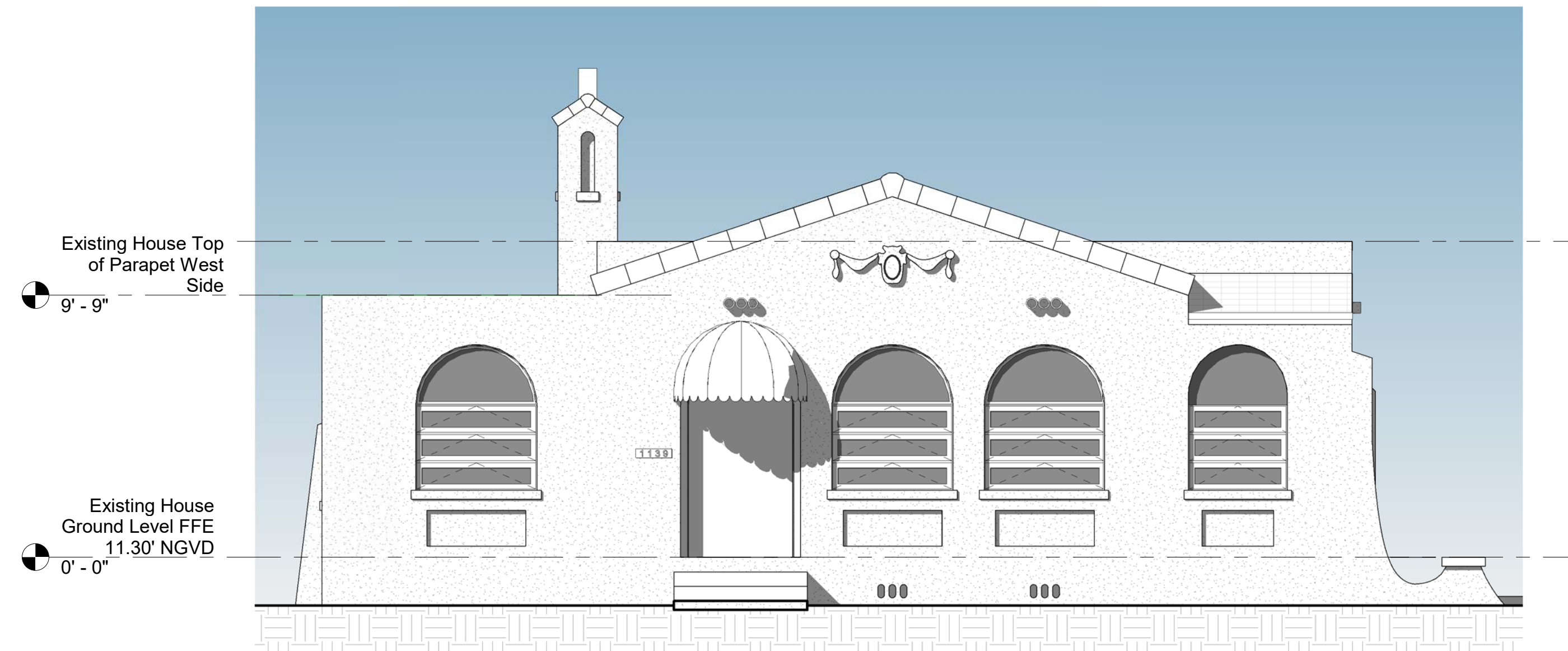
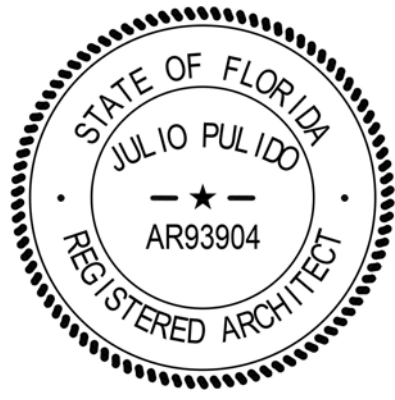
NOTE:
ALL LIGHTING FIXTURES SHALL BE APPROVED BY OWNER BEFORE ORDERING AND / OR INSTALLATION.

RCP Legend & Symbols
1/4" = 1'-0"

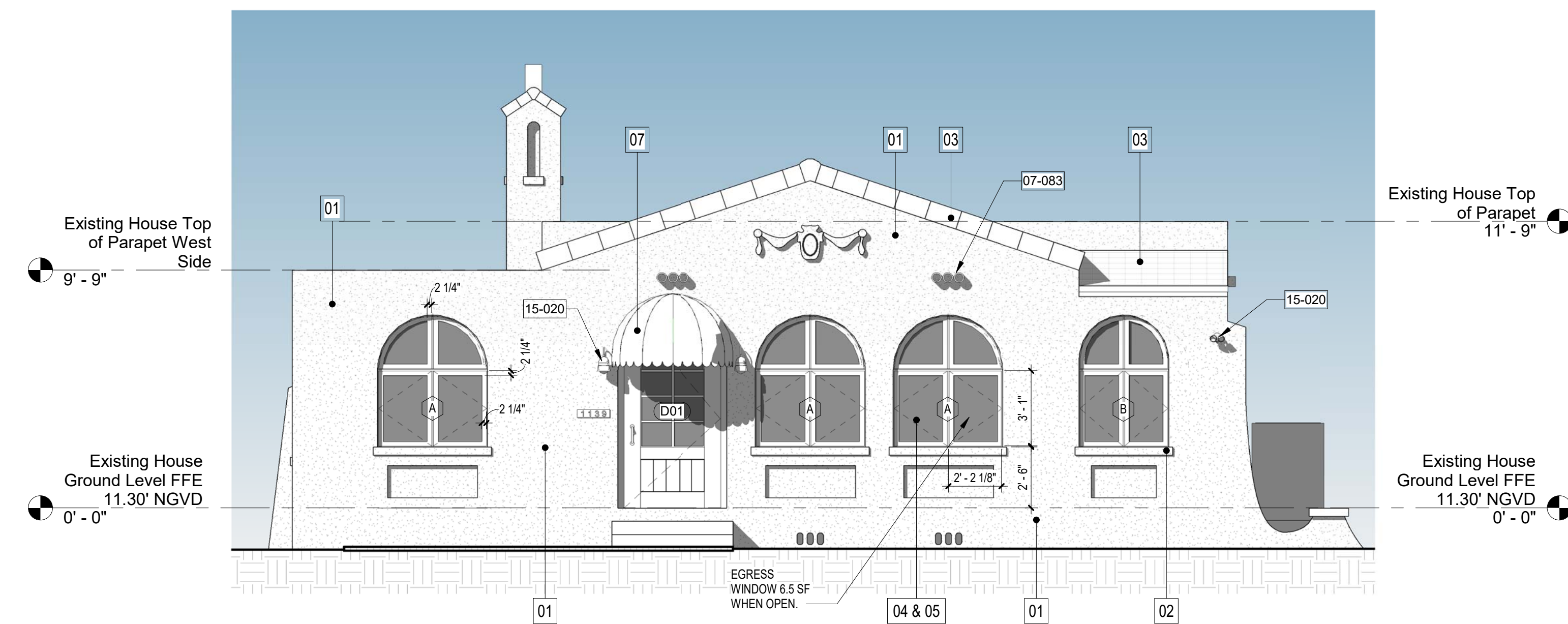


1 Proposed House Ground Level RCP
1/4" = 1'-0"

NOTE:
REFER TO SHEET A130 FOR LEGEND, KEYNOTES, AND ADDITIONAL GENERAL NOTES, SPECS, ETC.



① Existing Front (South) Elevation
1/4" = 1'-0"



② Proposed Front (South) Elevation-1
1/4" = 1'-0"

- 01 HEAVY TEXTURED STUCCO FINISH, TO MATCH EXISTING. PAINTED. COLOR AS INDICATED.
- 02 4" DIME RAISED SMOOTH STUCCO SILL BAND, AT EVERY WINDOW, TO MATCH EXISTING. PAINTED. COLOR AS INDICATED.
- 03 SPANISH "S", CLAY TILE ROOFING, UNDER A SEPARATE PERMIT. PEACH COLOR.
- 04 EXTERIOR WINDOWS AND DOORS FRAMES. WHITE COLOR.
- 05 EXTERIOR WINDOWS AND DOORS GLASS. IMPACT RESISTANT, LAMINATED, CLEAR GLASS.
- 06 DRIVEWAY PAVERS (AT FRONT OF THE BUILDING)
- 07 EXISTING CANVAS CANOPY OVER ENTRY DOOR, TO REMAIN.



EXTERIOR WALL PAINT COLOR:
BENJAMIN MOORE: SEAPEARL OC-19



EXTERIOR WALL PAINT COLOR:
BENJAMIN MOORE: SEAPEARL OC-19



③ Exterior Materials / Finishes Illustrated
Legend
12" = 1'-0"

Habib Fadel's Residence

Interior Remodeling & Addition

1139 Venetia Ave Coral Gables, FL 33134

No.	Description	Date

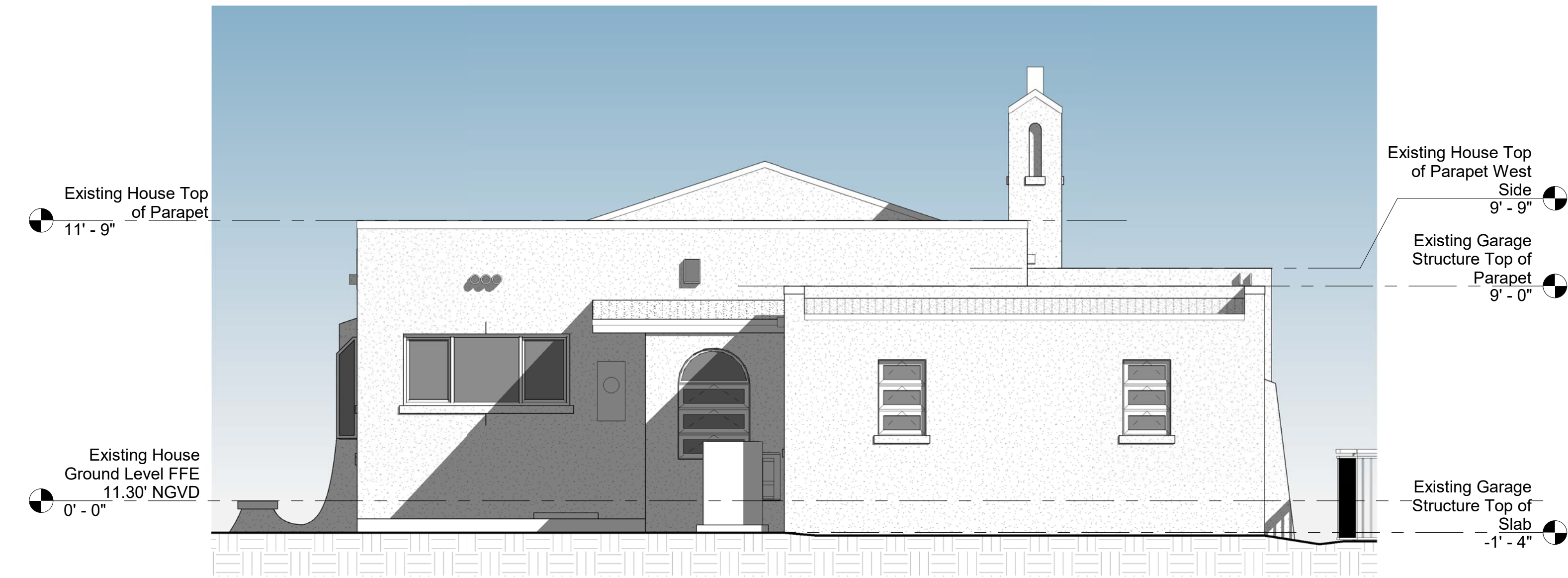
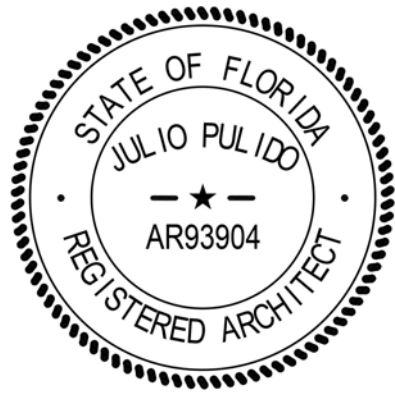
Project number	24-013
Date	10-01-24
Drawn by	JP
Checked by	JP

SHEET TITLE

Existing & Proposed House Elevations

SHEET No.

NOTE: REFER TO SHEET A130 FOR LEGEND, KEYNOTES, AND ADDITIONAL GENERAL NOTES, SPECS, ETC.



① Existing Rear (North) Elevation
1/4" = 1'-0"



② Proposed Rear (North) Elevation
1/4" = 1'-0"

**Habib Fadel's
Residence**

Interior Remodeling &
Addition

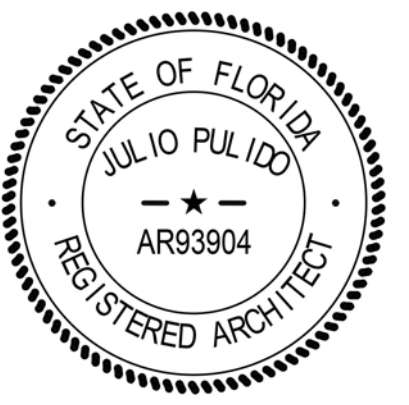
1139 Venetia Ave Coral Gables, FL
33134

No.	Description	Date

Project number 24-013
Date 10-01-24
Drawn by JP
Checked by JP

SHEET TITLE
**Existing & Proposed
House Elevations**

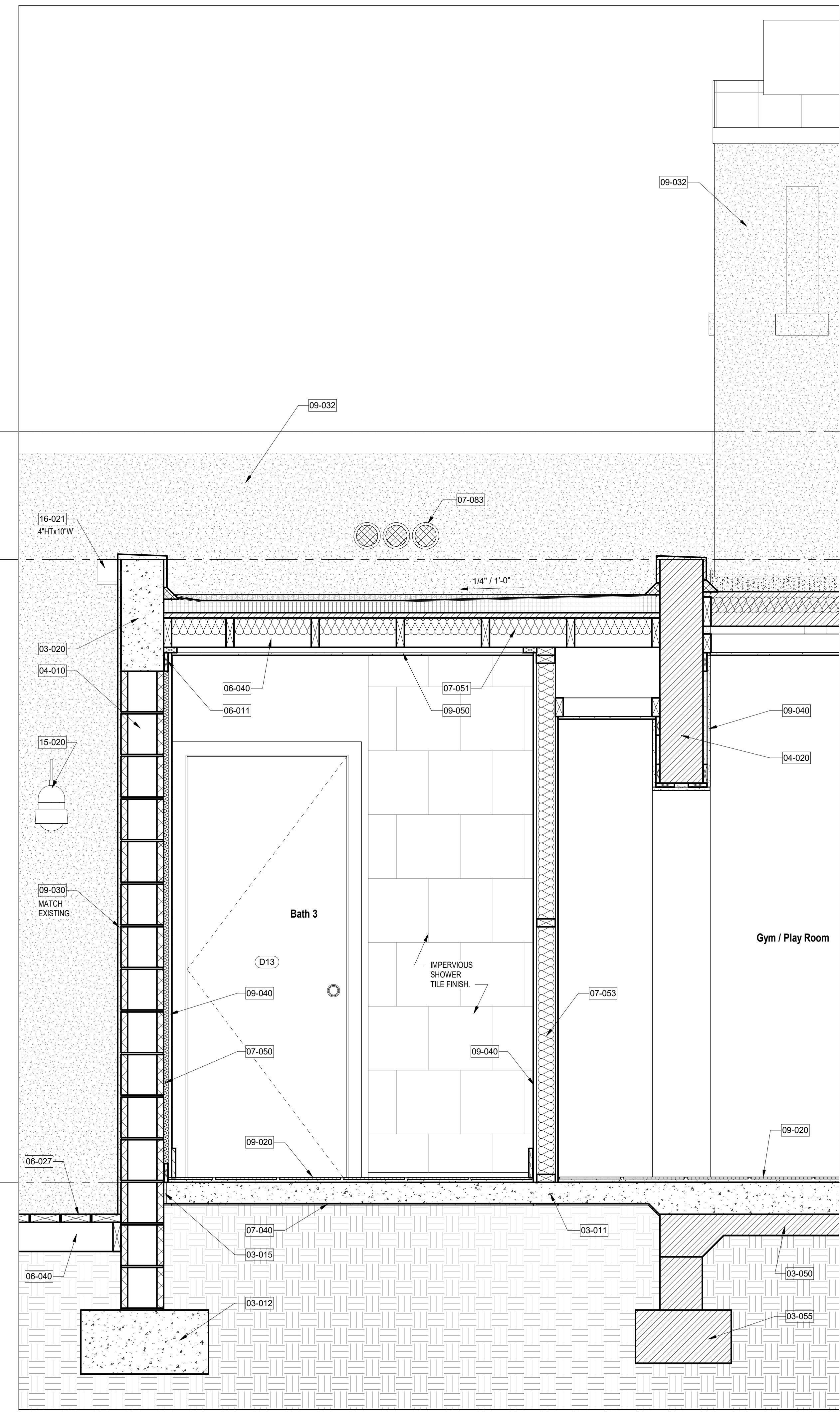
SHEET No.
A415



Existing House Top
 of Parapet
 11' - 9"

Existing House Top
 of Parapet West
 Side
 9' - 9"

Existing House
 Ground Level FFE
 11.30' NGVD
 0' - 0"



② New Addition Typical Section 1
 1" = 1'-0"

NOTE:
 REFER TO SHEET A130 FOR LEGEND, KEYNOTES,
 AND ADDITIONAL GENERAL NOTES, SPECS, ETC.

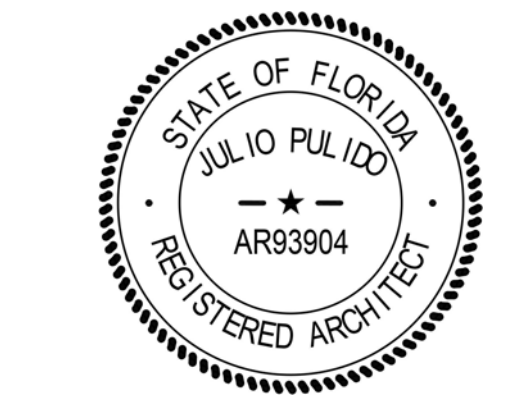
**Habib Fadel's
 Residence**
 Interior Remodeling &
 Addition
 1139 Venetia Ave Coral Gables, FL
 33134

No.	Description	Date

Project number	24-013
Date	10-01-24
Drawn by	JP
Checked by	JP

SHEET TITLE
Wall Sections

SHEET No.
A600



RedGuard® Waterproofing and Crack Prevention Membrane / TDS-104

RedGuard® Waterproofing and Crack Prevention Membrane

1 Product Name
RedGuard® Waterproofing and Crack Prevention Membrane

2 Manufacturer
Custom Building Products
Technical Services
10400 Pioneer Boulevard, Unit 3
Santa Fe Springs, CA 90070
Customer Support: 800-272-8786
Technical Services: 800-282-8786
Fax: 800-200-7705
Email: custserv@custom.net
www.custombuildingproducts.com



3 Product Description

RedGuard® is a ready-to-use, rapid drying, liquid applied elastomeric, waterproofing and crack prevention membrane that does not require fabric in the field, covers or corners. It can be used for interior or exterior commercial, industrial and residential tile and stone installations. Easily applied with roller, trowel or sprayer producing a continuous water and moisture barrier with outstanding adhesion. Bonds directly to metal and drains of PVC, stainless steel and ABS. Reduces concrete moisture vapor transmission to protect moisture sensitive tile, stone and other flooring types. RedGuard meets ANSI A118.10 for waterproofing membranes and ANSI A118.12 High Performance (up to 1/8" (3 mm) for crack isolation membranes. Meets Uniform Plumbing Code specifications for use as a shower pan liner. Listed with IAPMO R & T, File #4244 UPC®. ICC-ES ESR-1413. Meets low perm requirements for steam room vapor barriers per ASTM E-96 Procedure E.

4 Key Features

- Ready to use - Quick dry formula
- Fabric not required
- Listed with IAPMO R & T, File #4244 UPC®
- Elastomeric - Isolates cracks up to 1/8" (3mm)
- Meets steam shower requirements for perm membrane
- Manages concrete moisture vapor emissions up to 12lbs / 85%RH
- Rated for Extra Heavy Service Conditions per TCNA/ASTM C827
- Flood test immediately after drying

*** Deflection requirements and material selection can affect success of the tile assembly. Contact Custom Building Products Technical Services for cautions, limitations and recommendations.**

Composition of Product
RedGuard® is a liquid-applied elastomeric waterproofing material that cures to form a monolithic membrane.

Benefits of Product in the Installation
• Thin/low profile membrane, from 0.015-0.038" (0.4-0.96 mm) thickness after cure. (Thickness is determined by application)
• Easy to use and can be applied by roller, trowel or aerosol sprayer
• Reduces curing time with quick-dry formula
• Rated for extra heavy-duty service (TCNA/ASTM C827)
• Spas, hot tubs, steam showers, steam rooms
• Industrial, commercial and residential applications
• Commercial residential kitchens, food processing areas
• Exterior balconies and decks over occupied/unoccupied spaces
• Exterior facades

Uses

- Interior surfaces / exterior concrete and masonry surfaces
- Shower pans, showers, tub surrounds
- Swimming pools, fountains, water features
- Spas, hot tubs, steam showers, steam rooms
- Industrial, commercial and residential applications
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Published Date: 7/7/2021

RedGuard® Waterproofing and Crack Prevention Membrane / TDS-104

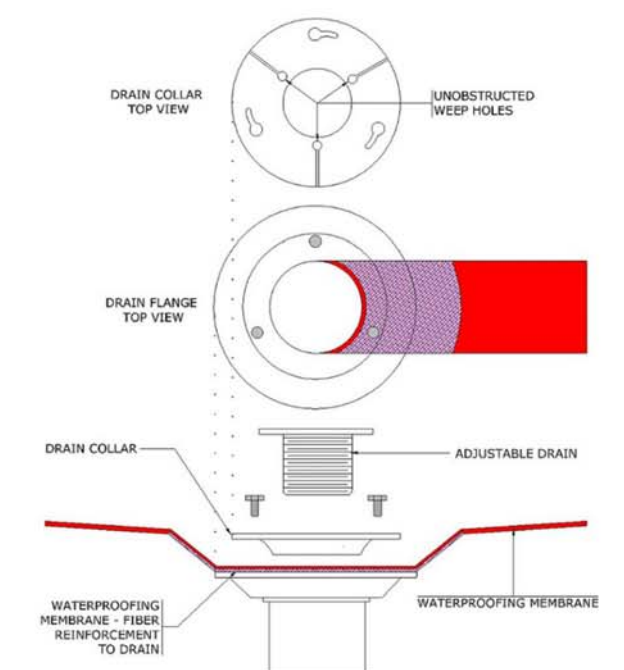
RedGuard® Waterproofing and Crack Prevention Membrane

RedGuard® at Drains

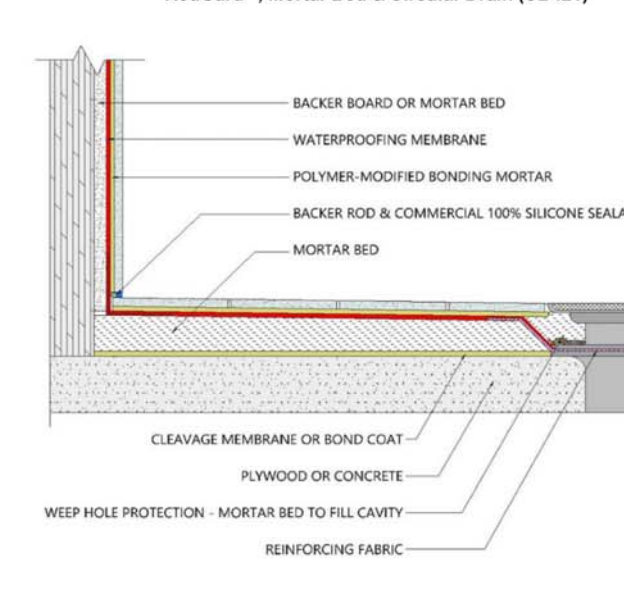
Drains are to be securely fastened to prevent movement. Prior to applying RedGuard®, substrate is to be properly sloped toward drain flange. Remove any contaminants on drain flange that might inhibit bonding and protect treaded bolt holes with tape or inserting bolts before applying liquid.

Cut and fit pieces of reinforcing fabric (approximately 3" long) to contour and encompass drain flange. Apply a coat of RedGuard® overlapping transition from substrate or mortar bed to drain flange using a brush. Embed reinforcing fabric into RedGuard® liquid. Overlap saturated fabric and use the brush to keep it flat. Continue applying RedGuard® to adjacent areas designated to be waterproofed. Allow first application of RedGuard® to dry, then recoat all areas to create a monolithic membrane. After final coat is dry, clamp collar to membrane and tighten.

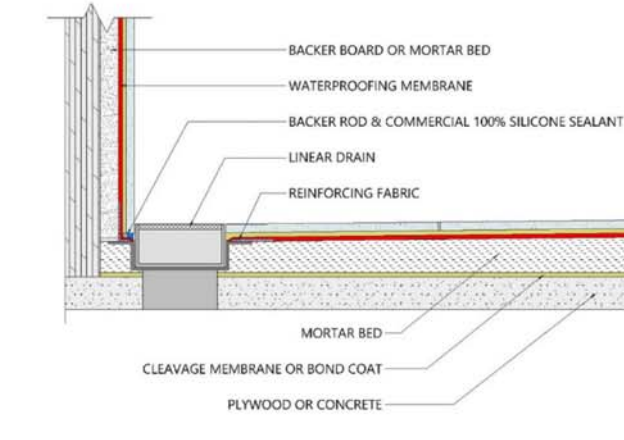
RedGuard® Circular Drain Assembly Detail



RedGuard®, Mortar Bed & Circular Drain (CB421)



RedGuard®, Mortar Bed & Linear Drain



NOTE: Download the illustrated installation details referenced above by clicking on the links above or go to Custom Building Products.com/TSD.

- RedGuard® - Circular Drain Assembly Detail
- RedGuard® - Mortar Bed & Circular Drain (CB421)
- RedGuard® - Mortar Bed & Linear Drain



Published Date: 4/15/2021

Under Tile Waterproofing System. (Or Approved Equal)
12" = 1'-0"

RedGuard® Waterproofing and Crack Prevention Membrane / TDS-104

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- Rated for Extra Heavy Service Conditions per TCNA/ASTM C827
- Flood test immediately after drying

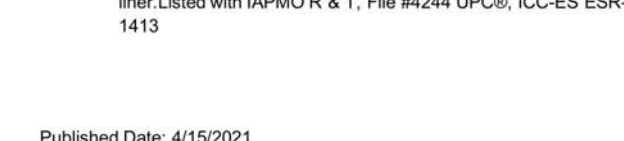
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Published Date: 4/15/2021

RedGuard® Waterproofing and Crack Prevention Membrane / TDS-104

RedGuard® Waterproofing and Crack Prevention Membrane

RedGuard® as a Crack Prevention Membrane

RedGuard® can be applied using either a V-notched trowel, a 3/8" (9.5 mm) rough textured roller, or a bristle brush. Fill non-structural cracks using either RedGuard®, thinset mortar or patch. Then apply RedGuard liquid at least 6" beyond any tile that will be bridging the crack. When using a notched trowel, immediately use the flat side and flatten the ridges to form a continuous, even coat of material.

For continuous general crack isolation, cover the entire substrate with one coat of RedGuard® applied at a rate of 100 sq. ft. per gallon.

To meet specification requirements for ANSI A118.12, apply two coats of RedGuard at a rate of 50 sq. ft. per gallon per coat.

NOTE: Cracks 21/8" or displaying differential movement may be due to structural movement and should be assessed and/or treated by an appropriate structural engineer or contractor.

Curing of Product

RedGuard® is dry when it turns solid red, with no visible pink color. Typically, drying time is 1-1.5 hours for each coat. After the second coat is applied and both coats are fully dry, the application area can be flood tested. Drying time can be extended to as much as 12 hours in conditions of very low surface and/or ambient temperatures and when applying in high humidity.

Protection

Maintain ambient and surface temperatures above 40°F (4°C) at time of installation and for 72 hours after application. Care should be taken to prevent the membrane from becoming contaminated by bond inhibiting materials, solvents or being punctured after application. Cover RedGuard with tile, an additional coat of liquid, a flat application of mortar or UV blocking sheathing if not to be tiled within 72 hours when exposed to sunlight. Protect RedGuard from water intrusion that could occur behind or beneath the applied membrane if drip edges and/or flashing is not in place at the time of application.

Tile and Stone Installation
Install tile or stone with a Custom® Building Products polymer-modified mortar that meets ANSI A118.4 or A118.15 standards based on application requirements.

Cleaning of Application Equipment
Clean tools and hands with water before the material dries. Clean all spray equipment immediately after use.

Health Precautions
IMPORTANT: Read carefully before using. WEAR IMPERVIOUS GLOVES, such as nitrile, and eye protection.

WARNING: EYE & SKIN IRRITANT. May be harmful if swallowed. Do not mix with other chemical products. Avoid contact with eyes and prolonged contact with skin. Do not breathe in vapors. Do not take internally. Immediately wash contaminated body and clothing thoroughly. Use in well-ventilated areas. Wear a NIOSH compliant vapor respirator, especially in poorly ventilated areas.



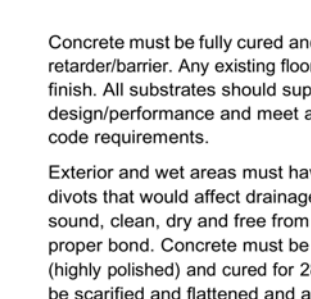
Published Date: 4/15/2021

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Fax: 800-200-7705
Email: custserv@custom.net
www.custombuildingproducts.com



3 Product Description

RedGuard® is a ready-to-use, rapid drying, liquid applied elastomeric, waterproofing and crack prevention membrane that does not require fabric in the field, covers or corners. It can be used for interior or exterior commercial, industrial and residential tile and stone installations. Easily applied with roller, trowel or sprayer producing a continuous water and moisture barrier with outstanding adhesion. Bonds directly to metal and drains of PVC, stainless steel and ABS. Reduces concrete moisture vapor transmission to protect moisture sensitive tile, stone and other flooring types. RedGuard meets ANSI A118.10 for waterproofing membranes and ANSI A118.12 High Performance (up to 1/8" (3 mm) for crack isolation membranes. Meets Uniform Plumbing Code specifications for use as a shower pan liner. Listed with IAPMO R & T, File #4244 UPC®. ICC-ES ESR-1413. Meets low perm requirements for steam room vapor barriers per ASTM E-96 Procedure E.

4 Key Features

- Ready to use - Quick dry formula
- Fabric not required
- Listed with IAPMO R & T, File #4244 UPC®
- Elastomeric - Isolates cracks up to 1/8" (3mm)
- Meets steam shower requirements for perm membrane
- Manages concrete moisture vapor emissions up to 12lbs / 85%RH
- Rated for Extra Heavy Service Conditions per TCNA/ASTM C827
- Flood test immediately after drying

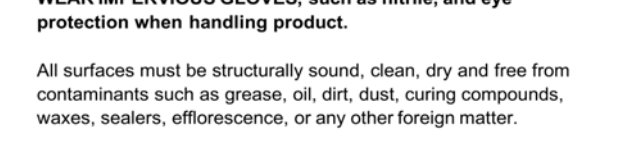
*** Deflection requirements and material selection can affect success of the tile assembly. Contact Custom Building Products Technical Services for cautions, limitations and recommendations.**

Composition of Product
RedGuard® is a liquid-applied elastomeric waterproofing material that cures to form a monolithic membrane.

Benefits of Product in the Installation
• Thin/low profile membrane, from 0.015-0.038" (0.4-0.96 mm) thickness after cure. (Thickness is determined by application)
• Easy to use and can be applied by roller, trowel or aerosol sprayer
• Reduces curing time with quick-dry formula
• Rated for extra heavy-duty service (TCNA/ASTM C827)
• Spas, hot tubs, steam showers, steam rooms
• Industrial, commercial and residential applications
• Commercial residential kitchens, food processing areas
• Exterior balconies and decks over occupied/unoccupied spaces
• Exterior facades

Uses

- Interior surfaces / exterior concrete and masonry surfaces
- Shower pans, showers, tub surrounds
- Swimming pools, fountains, water features
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RedGuard® Waterproofing and Crack Prevention Membrane / TDS-104

RedGuard® Waterproofing and Crack Prevention Membrane

Coverage

Size	Coverage
RedGuard as Crack Prevention Membrane:	
1 Gallon (3.78 L)	100 sq. ft. (9.3 M2)
3.5 Gallon (13.2 L)	350 sq. ft. (32.5 M2)
RedGuard as Crack Prevention Membrane meeting ANSI A118.12:	
1 Gallon (3.78 L)	25 sq. ft. (2.3 M2)
3.5 Gallon (13.2 L)	88 sq. ft. (8.2 M2)
RedGuard as Waterproof Membrane:	
1 Gallon (3.78 L)	55 sq. ft. (5.1 M2)
3.5 Gallon (13.2 L)	192 sq. ft. (17.9 M2)
RedGuard as APMO Pan Liner meeting ANSI A118.10:	
1 Gallon (3.78 L)	40 sq. ft. (3.7 M2)
3.5 Gallon (13.2 L)	140 sq. ft. (13 M2)

Chart for estimating purposes. Coverage may vary based on installation practices and jobsite conditions.

5 Instructions
WEAR IMPERVIOUS GLOVES, such as nitrile, and eye protection when handling product.

6 Availability & Cost

Location	Item Code	Size	Color	Package
USA	LQWAF1	1 gallon (3.78 L)	Pink	Pail
USA	LQWAF3	3.5 gallon (13.2 L)	Pink	Pail
Canada	CLQWAF1	1 gallon (3.78 L)	Pink	Pail
Canada	CLQWAF3	3.5 gallon (13.2 L)	Pink	Pail

7 Product Warranty

Obtain the applicable **LIMITED PRODUCT WARRANTY** at www.custombuildingproducts.com/productwarranty or send a written request to Custom Building Products, Inc., Five Concourse Parkway, Atlanta, GA 30328, USA.

Manufactured under the authority of Custom Building Products, Inc.® 2017 Quikrete International, Inc.

When RedGuard® Waterproofing and Crack Prevention Membrane is used as a part of a qualifying full installation system of CUSTOM products, the installation can qualify for up to a lifetime system warranty. CUSTOM will repair and/or replace, at its discretion, the affected area of the system. For more information, find details and limitations to this warranty at custombuildingproducts.com.

8 Product Maintenance

Properly installed product requires no special maintenance. Do not use as a wear surface.

9 Handling & Storage

Protect from freezing. Store in a cool, dry area.

10 Technical Services Information

For technical assistance, contact Custom technical services at 800-272-8786 or visit www.custombuildingproducts.com.



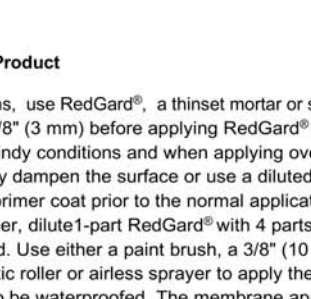
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RedGuard® Waterproofing and Crack Prevention Membrane

1 Product Name
RedGuard® Waterproofing and Crack Prevention Membrane

2 Manufacturer
Custom Building Products
Technical Services
10400 Pioneer Boulevard, Unit 3
Santa Fe Springs, CA 90070
Customer Support: 800-272-8786
Technical Services: 800-282-8786
Fax: 800-200-7705
Email: custserv@custom.net
www.custombuildingproducts.com



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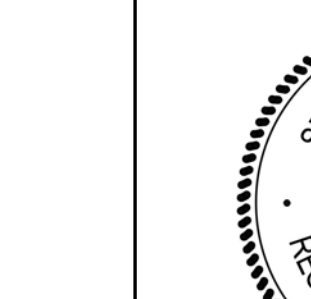
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