#### **CERTIFY TO:**

JASON ADAMS & JESSICA ADAMS

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WELLS FARGO BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS

#### **LEGAL DESCRIPTION:**

LOT I AND THE NORTH 12/2 FEET OF LOT 2, BLOCK: 1 SUBDIVISION: HIGH LAND ESTATES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK: 51 PAGE: 83 PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

#### **PROPERTY ADDRESS:**

7701 SW 47TH AVENUE (ERWIN RD) CORAL GABLES, FLORIDA 33143

### SURVEYOR'S NOTATIONS: NONE FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE:

PANEL NO/SUFFIX: COMMUNITY NO .: DATE OF FIRM:

459/L 120639 09/11/2009

THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA

A) All Clearances and / or encroachments shown hereon are of apparent nature, fences ownership by visual means. Legal ownership of fences not

B) This survey is intended for mortgage or refinance purposes only exclusively for this use by those to whom it is certified. This survey is not to be used for construction, permitting, design, or any other use without written consent of Thomas J. Kelly .lnc. C) Code restriction and title search are not reflected

D) The flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on

E) The lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.

F) Underground encroachments, if any, not located.

G) I hereby certify that the survey represented hereof meets the minimum technical standards set forth by the Board of Land Surveyors in Chapter 5J-17.050 to 17.052 Flonda

Administrative Code persuant to Section 472.027 Fla. Statutes. H) If shown, bearings are to an assumed meridian

-05'0

JULIO S. PITA, P.S & M # 5789 STATE OF FLORIDA NOT VALID UNLESS IMPRINTED WITH EMBOSS

O SERGIO Digitally signed to uto 38 ta Date 2020.12.23 17:44:43

SUMDESTANS

19 REVISED FOR BLEVATIONS ONLY 12/21/2020

### 16.3' ASPHALT PAVEMENT

16.3' ASPHALT PAVEMENT

114.03'(R/M)

\* NEW ADDITION- AT TIME OF ELEVATIONS NO UPDATE OF SURVEY WAS PERFORMED REVISED FOR ELEVATIONS ONLY ON 12/21/2020

GARAGE

BLOCK 1

ASPH

DRIVE

(8) E.

WALL X 7

0

R/W

TOTAL

,09

PAVEMENT

ASPHALT

HA

0

ON

P.N.&D

(£.8.

00

200.

45 T4'

-27.45

F.I.P 1/2"

ASPH.

DRIVE

لال

114.91'(R/M)

30.95

CBS UTILITY

WOOD ROOF in

20.6

TILE FLOOR

39.0

POOL

CONC.

No 7701

LOT

BLOCK

W.P 4' CHLF

### **BOUNDARY SURVEY**

SCALE: 1"= 3 01



VIEW OF SUBJECT PROPERTY



VICINITY MAP

### **BM OF ORIGIN:**

LOT 11

BLOCK 1

LOT 2, LESS THE

NORTH 12.5'

BLOCK 1

(R/M)

00

200.

S. F.N

20

12.5

DRIVEWAY

PER OR BOOK

PAGE 19

8.0"

DRIVE

15.0

F.I.P 1/2"

800 55.

2.05

DCBM:P-507 Elev(NGVD29): 17.54 Location: PUERTA AVE (1/2 MILE S OF SW 72 ST) --- 40' SOUTH OF C/L OLD CUTLER RD --- 55' NW OF C/L

Description: PK NAIL AND BRASS WASHER IN CONC SIDEWALK. 55' SW OF WITNESS POST

#### LEGEND OF SURVEY ASBREVIATIONS

AD-L	ADJACENT
A/C	.AIR CONDITIONER
ASPH. PAV.	ASPHALT PAVENENT
B/C	BLOCK CORNER
BLDG	BUILDING
BLK.	
	BENCH MARK
	.BROWARD COUNTY RECORD
	CURB AND GUTTER
	CATCH BASIN
CH	CHORD DISTANCE
CH.L.F	CHAIN UNK FENCE
	CONCLIGHT POLE
C/L	CENTER LINE
(C)	CALCULATED
C.B.S.	CONCRETE BLOCK AND STUCCO
CL	
	CANAL MAINTENANCE EASEMENT
CONC.	
COR	
CT	
	DEED SOOK
D.C.R.	.DADE COUNTY RECORD
0.6	DRAINAGE EASEMENT
	DRILL HOLE
D/W	DRIVEWAY
£	
Dec	ENCROACHMENT EDGE OF WATER
F	EDUC OF WATER
FD	
EH	FIRE HYDRANT
FD IP	FOUND IRON PIPE
ER REV	JENISH FLOOR ELEVATION
	JELORIDA POWER AND LIGHT CO.
L	
LM.E.	LAKE MAINTENANCE EASEMENT
M.E	MAINTENANCE EASEMENT
M.F	METAL FENCE
	MANHOLE SANITARY SEWER
M/L	MONUMENT LINE

MORTH

MAIL AND DISC

MATOWAL GEODERC VERTICAL DATUM

MOT TO SCALE

OVER HANG

OFFICIAL RECORD BOOK

OVERVEAU UTILITY LINE

PLAT

PLAT

PLAT BOOK

POINT OF CURVATURE

POINT OF CURVATURE

POINT OF HANG

PREMANDANT CONTROL, POINT

PAGE

PROFESSIONAL LAND SURVEYOR PROFESSIONAL LAND SURVEYOR PROPERTY LINE RECORD AND MEASURED RESIDENCE SOUTH
SECTION
SET IRON PIPE
SIDEWALK
JYPICAL
TERRACE

AMI, FLA. FLORIDA 3288 BRW 3260 BRW

Z KELL S-MAPPERS LANNERS 8077 THOMAS

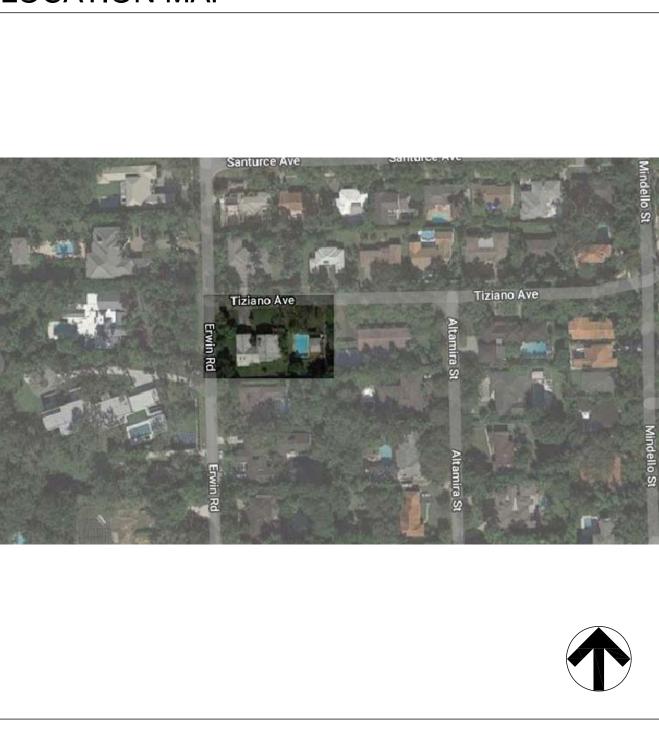
> SUR OUNDARY  $\mathbf{m}$

"11/26/19 1"=30' M.A.A. 19-1919 SHEET

### PROJECT DATA

SCOPE	GUEST SUITE ADDITION WITH OUTDOOR LIVING SPACE BETWEEN, ATTACHED TO MAIN RESIDENCE
ADDRESS	7701 SW 47th AVENUE, CORAL GABLES, FL 33143
FOLIO	02-4132-004-0010
LEGAL	LOT 1 AND NORTH 12.5 FEET OF LOT 2, BLOCK 1, HIGHLAND ESTATES PB 51-83 OF MIAMI-DADE COUNTY, FLORIDA
SURVEY	THOMAS J. KELLY INC
FLOOD ZONE	'X'
CODES	FBC 2017 & CITY OF CORAL GABLES CODE OF ORDINANCES
CONSTRUCTION	CONCRETE MASONRY WALLS WITH WOOD TRUSS ROOF SYSTEM
OCCUPANCY	RESIDENTIAL

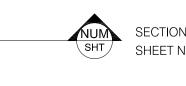
### **LOCATION MAP**



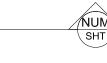
### ITEMS UNDER SEPARATE PERMIT

WINDOWS & DOORS
POOL

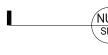
### SYMBOLS LEGEND



NUM SECTION DRAWING NUMBER SHEET NUMBER



NUM WALL SECTION DRAWING NUMBER SHEET NUMBER WHERE



DETAIL DRAWING NUMBER SHEET NUMBER WHERE



ENLARGED DRAWING NUMBER SHEET NUMBER WHERE



GRID LINE

XX DOOR TAG







ELEVATION DRAWING NUMBER SHEET NUMBER

ROOM NAME ROOM NUMBER



REVISION TAG

CEILING HEIGHT



KEY NOTE

FINISH TAG



TRUE NORTH

### INDEX OF DRAWINGS

### ARCHITECTURAL

	COPY OF SURVEY
A-000	INDEX & DATA
A-001	GENERAL NOTES
A-002	EXISTING PHOTOS
A-003	CONTEXT PHOTOGRAPHS
A-004	ZONING DATA
A-100	SITE PLAN
A-101	FIRST FLOOR PLAN
A-202	ELEVATIONS
A-203	ELEVATIONS
A-301	SECTIONS
A-501	EXTERIOR APERTURE SCHEDULE

[STRANG]

2900 SW 28TH TERRACE, SUITE 301 MIAMI, FLORIDA 33133 PH: 305-373-4990 FIRM LICENSE # AA26001123 WWW.STRANG.DESIGN

PROJECT LOCATION:

7701 ERWIN ROAD CORAL GABLES, FL 33143

PROJECT CLIENT(S) / OWNER(S): JASON & JESSICA ADAMS 7701 ERWIN ROAD CORAL GABLES, FL 33143, USA

ARCHITECT: STRANG DESIGN, LLC 2900 SW 28TH TERRACE #301 MIAMI, FL 33133, USA

MEP ENGINEERING:

LAAN GROUP 2423 SW 147TH AVENUE, SUITE 355 MIAMI, FL 33185, USA

PROJECT NAME:
Adams' Residence

PROFESSIONAL SEAL(S):

	01-22-2021	BOA SET
No.	DATE	DESCRIPTION

### SHEET ISSUE / REVISION LOG

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Project ID: Drawn By:
ADAMS' RES. JRA
Print Date: Scale:
2021-0121 AS INDICATED

Sheet Title:

INDEX & DATA

Sheet No

### 1. GENERAL

to supplement the drawings.

- 1.1 The following specifications are minimum requirements
- 1.2 This set of plans has been prepared to comply with the applicable minimum building codes. All work shall be in accordance with applicable national and local codes and conventional guidelines, including the latest supplemental "Hurricane" code requirements for Miami-Dade County. (Florida Building Code)
- 1.3 All work shall be performed in the best and most professional manner by craftsmen skilled in their respective trades.
- 1.4 These plans may be used only under such conditions in which all applicable safety laws, rules, and regulations are being observed. Compliance with such safety laws, rules, and regulations is the sole responsibility of the
- 1.5 The Architect shall be provided with shop drawings and/or samples of custom fabricated items prior to construction. The Architect shall be consulted for the items not shown in the drawings. Substitutions shall be permitted only upon written consent of the
- 1.6 Written dimensions take precedence over scaled dimensions. Larger scale details take precedence over smaller scale details.
- 1.7 The Contractor shall field verify all conditions and dimensions prior to submitting bid or starting any work and shall be responsible for all work coordination and materials including those furnished by the sub-contractors. The Architect shall be notified of any and all discrepancies.
- 1.8 The Contractor shall be responsible for all permits, fees, approvals, insurance, and taxes necessary to the construction
- 1.9 Provide separate permits as required by the Municipality issuing the General Building Permit (City of Coral Gables)
- 1.10 Design was based on a survey prepared by a registered land surveyor and furnished by the owner. Accuracy of survey data is the Owner's responsibility.
- 1.11 General Contractor shall verify with all utility companies the location of all existing above and below ground utilities (gas, electric, phone, water, sewer, etc.) and stake out in the field all utilities known and encountered prior to proceeding with any demolition / excavation work. The Contractor shall bear all expense of repair nd/or replacement of utilities or any other existing property damaged by operations in conjuntion with he execution of this work. Reworking of damaged property shall be to original condition r better. Owner shall not authorize any improvements and/or demolition work until permit is secured from agencies having jurisdiction.
- 1.12 General Contractor shall furnish a complete set of drawings and addendum's to all subcontractors on the job (electrical, mechanical, plumbing, interior partitions etc.) and coordinate their work. Any discrepancy, error, inconsistency or ommision in the drawings shall be notified to the Architect in writing before proceeding with any installation. The means of correcting any inconsistency shall be approved by he Architect prior to implementation f the solution. Failure to do so will be the entire responsibility of the General Contractor. Any costs arising to correct the discrepancy and/or conflict shall be borne by the responsible party.
- 1.13 General Contractor shall coordinate all trades before placing any
- 1.14 Scaffolding and removal of forms shall be performed by the general Contractor in a safe manner, in accordance to local and federal codes, and the established acceptable practices. This work is the responsibility of the General Contractor.
- 1.15 General Contractor shall coordinate thickness of partitions to accommodate mechanical, plumbing, and electrical work. Dimensions shown on plans are nominal.
- 1.16 Lumber used for joists, rafters, columns, beams, and/or other structural members shall be a stress grade not less than 1000 p.s.i. nominal extreme fiber stress in bending
- be a stress grade not less than 225 p.s.i. nominal extreme fiber stress in bending. (TYP. @ DOOR OPENINGS) 1.18 General Contractor shall provide continuous caulk and sealant

1.17 Lumber used for studs in interior non bearing partitions shall

- around all exterior openings to prevent water penetration and air leakage in accordance with the South Florida Building Code.
- 1.19 For standard construction details not shown on the drawings General Contractor shall consult the Architect and/or proceed in accordance with the applicable codes and established good standard building practices.
- 1.20 The Architect makes no guarantee or warranty for products, names by trade names, manufacturer or other reference in 1.21 Construction shall proceed in accordance with the official
- drawings approved by the building official having jurisdiction. It is the General Contractor's responsibility to furnish the latest correct set of drawings to all sub-contractors. No deviation of the approved set of drawings will be made in the field without the expressed written consent of the Architect and building official. In such case the Architect shall prepare a revision in accordance with the change. Approval from the building official shall be obtained by the contactor before proceeding with any work.
- 1.22 A full scale complete set of drawings shall be kept on site at all times and shall be available for reference to all contractors, sub-contractors and craftsmen on the job. Any revision during construction shall be reported to the architect for approval and documented on the drawing set.
- 1.23 All debris should be removed from premises nd all areas shall be left in clean (broom) conditions at all times.
- 1.24 The contractor shall be responsible for and shall replace or remedy any faulty, improer or inferior material or workmanship or any damage which appears within one(1) year after the completion and acceptance of he work by the owner and issuance of a county certificate of
- 1.25 Contractor shall submit Elevation Certificate to Flood Plain Administrator upon placement of the lowest floor and prior to final building inspection.
- 1.26 Contractor shall employ an effective Integrated Mosquito Management Program utilizing Best Practices during the entire time the permit is in effect.

### 2. SITE WORK

- 2.1 The Contractor shall be responsible for compliance with all setback and easement requirements.
- 2.2 The Contractor is cautioned to verify any existing conditions which may be below ground or a part of the previous structure which shall interfere with the construction as indicated in the drawings and documents. No additional compensation will be approved by the owner due to field conditions which are not noted on the drawings, but which could have been observed or determined by site visitation and verification.
- 2.3 Electrical power, telephone, cctv, water and sewer shall be run underground. The Contractor shall install fiber optic and cable television conduit in coordination with the utility companies.
- 2.4 The Contractor shall remove all construction debris and provide and install clean fill as shown on the site plan, leaving the site uniformly and finely graded.
- 2.5 The base for exterior paved surfaces shall be in accordance with the architectural and landscape drawings. Refer to details for installation or pavers. Exterior pavement shall slope uniformly at 1/8" per foot away from doors or as noted in plans.

- 2.6 All uncemented pavers and stones shall be thoroughly embedded in the ground to prevent dislodging by wind.
- 2.7 The Contractor is responsible for the demolition, clearing, grubbing, grading, and preparation for work for all areas identified for such work
- 2.8 All uncemented pavers and stones shall be thoroughly embedded in the ground to prevent dislodging by wind.

2.9 The contractor shall be responsible for the complete security of the

- site while job is in progress and until job is complete. 2.10 The Contractor is responsible for the disposal of all demolished
- elements including but not limited to existing house, concrete patios, foundations, septic tank and leech field. 2.11 Refer to demolition and site plan for the relocation of existing trees,

for the removal and disposal of existing trees, and other existing site

- 2.12 When applicable, provide separate permit for septic tank with cert.
- 2.13 Construction fence must have wind screen.

### 3. CONCRETE

- 3.1 All installers shall comply with local and state building codes if more stringent than the following provisions.
- 3.2 Structural shall be worked together with Architectural, Air Conditioning, Mechanical and Electrical drawings to locate depressed slabs, drains, outlets, recesses, openings, reglets, sleeves, etc. Discrepancies shall be consulted with the Architect before proceeding with the work.
- 3.3 Concrete slabs on fill shall be poured on 7 mil. visqueen vapor barrier on top of sand thoroughly moistened immediately before concrete is poured.
- 3.4 All concrete work shall be in accordance with A.C.I. 301 unless otherwise noted.
- 3.5 Concrete slabs shall be free of grooves and depressions. Exterior slabs shall be light broom finish; interior slabs shall be steel trowel finish unless noted otherwise.
- 3.6 Concrete shall be placed in a checkerboard sequence each seament of which shall not exceed a maximum area of 625 sq. ft. or 30 linear feet in any one direction.
- 3.7 Add mixtures shall not be permitted without written consent from the Structural Engineer of record. Form work shall be clean and free from defects.
- 3.8 Position, support, and secure reinforcement against displacement. Support with metal chairs, runners, bolsters, spacers, and hangers as required.
- 3.9 Set and build into work anchorage devices and other embedded items required for work attached to, or supported by cast in place concrete.
- 3.10 Minimum coverage for reinforcing shall conform to A.C.I.
- 3.11 Consolidate concrete using mechanical vibrating equipment with hand rodding and tamping, so that concrete is worked
- 3.12 PRECAST STONE A. Shop Drawings: Submit cutting and setting drawings indicatings sizes, dimensions, sections, and profiles of stone; arrangement and provisions for jointing, supporting, anchoring and bonding stonework; and details showing relationships with, attachment to, and reception of, related
- B. Samples: Representative samples of stone shall be submitted for architects approval
- 3.13 These notes and specifications are supplemented by specific structural notes in the structural drawings.
- 3.14 Contractor to provide finish sample for exposed board formed and smooth concrete finish for Architects approval.

### 4. MASONRY

- 4.1 All work shall be in accordance with applicable national and local codes and conventional guidelines, including the latest supplemental "Hurricane" code requirements for Miami-Dade County.
- 4.2 The Contractor shall be responsible for quality control of masonry construction which shall be plumb and square and shall maintain full—time continuous supervision of masonry work, including (but not limited to), dowel setting, block laying, bar setting, and
- 4.3 Concrete masonry units for load bearing walls shall conform to A.S.T.M. C-90. All other masonry units shall conform to A.S.T.M. C-129. Bearing masonry shall be constructed prior to the concrete structure above being poured.
- 4.4 Concrete filled cells shall be as marked on the drawings and on both sides of each opening. Filled cells shall have inspection openings at the base of masonry units.
- 4.5 Provide special shapes as required for lintels, corners, jambs, sash, control joints, headers and bond beams.
- 4.6 Mortar shall be type M or S per A.S.T.M. C-270.
- 4.7 Lay out walls in advance for accurate spacing of surface bond patterns with uniform joint width, and for accurately locating openings, movement type joints, returns and offsets.
- 4.8 Install embedded flashing and weep holes at shelf angles. lintels. ledges and other obstructions to the downward flow of water.
- 4.9 Install vertical and horizontal reinforcing per structural notes and per wall section notes. Vertical reinforcing steel shall have a minimum clearance of 1/4" from masonry.
- 4.10 These notes and specifications are supplemented by specific structural notes in the structural drawings.

### 5. METALS

- 5.1 Submit shop drawings and sectional samples for all railing and decorative brackets. Finish to be painted. (Color by Architect.)
- 5.2 Threshold @ exterior doors to be by door manufacturer. 5.3 Space metal studs a maximum of 24" o.c. unless otherwise noted.
- Alian runner tracks accurately to the partition layout at both floor and ceiling. Secure studs to structural elements at all locations. Provide additional framing and blocking as required to support wallboard at openings and cutouts, and also to anchor equipment. shelving, fixtures and fittings shown on plan.
- 5.4 Galvanized studs @ all interior non bearing partitions as shown. Partition walls supporting plumbing fixtures or cabinetry shall be doubled. 2x4 horizontal wood members securely fastened between 20 gauge galvanized metal studs.

- 5.6 All interior partitions shall be made of 25 gauge metal studs at 24" o.c. unless other noted. Use 20 gauge metal studs 16" o.c. at Kitchen and Closets. Consult drawings for partition—to—partition, partition—to—structure, and other general details.
- 5.6 If applicable, all exterior gutter and down spout assembly to be copper finish.

### 6. WOOD AND PLASTICS

- 6.1 If applicable, submit roof truss shop drawings, sealed by an
- engineer registered in Florida, for review prior to fabrication. 6.2 Consult Structural notes on drawings for required information. calculations and certifications, loading requirements, and nailing sizes and spacings.
- 6.3 Lumber, including pressure treated, shall be thoroughly seasoned and free from warp that cannot be corrected by bridging and nailing. Wood shall be installed with the rainbow grain to the nailing surface.
- 6.4 Wood in contact with any masonry or lath and at exterior locations shall be pressure treated unless otherwise noted.
- 6.5 Interior wood door jambs shall be of solid rabbeted construction.
- 6.6 Ceiling, and trim shall be Ipe, Camuro or Cypress wood, unless otherwise noted on the drawings. All wood ceilings shall have 6" tongue and groove construction and all clapboard walls shall be constructed of 6" German drop siding. All exterior wood ceilings shall receive a 1/2" quarter round pressure treated trim at wall connections unless otherwise noted. Interior wall siding, ceiling, trim, and door and window casings shall be poplar, paint grade. On exterior of wood walls 2" x 4" wood trim shall surround all windows and doors as well as serve as cornerboards.
- 6.7 Submit exterior trim samples for approval. Contractor to comply with PS 20 "American Softwood Lumber Standard". Submit shop drawings of all cabinetry.
- 6.8 Fabricate all wood trim and casing to profiles and details shown.
- 6.9 Condition finish carpentry to average prevailing humidity conditions in installation areas prior to installation.
- 6.10 Install plumb, level, true and in alignment with adjacent
- 6.11 Scribe and cut to fit adjoining work. Miter corners and cope at

### 7. THERMAL AND MOISTURE **PROTECTION**

- 7.1 Deliver roofing materials to project site in manufacturer's unopened bundles or containers with labels in tact. Handle and store materials at project site to prevent water damage, staining, or other physical damage. Comply with manufacturer's recommendations for job site storage, handling, and protection.
- 7.2 See architects specifications in project binder

Drip Flashing

movement.

Laminated Flashina

- 7.3 Conform to profiles and sizes shown on the drawings and comply with "Architectural Sheet Metal Manual" for the Metal Flashing and Counter flashing Metal Vallevs
- Elastic Sheet Flashing 7.4 Coat backsides of sheet metal with 15 mil. sulfur free bituminous coating where required to separate metals from corrosive substrates, including cement materials, wood, or other absorbent materials.
- 7.5 Anchor work with non-corrosive fasteners, adhesives, setting compounds as recommended by manufacturer of each material. Provide for thermal expansion and building
- 7.6 Seal moving joints with elastomeric joint sealants.
- 7.7 Clean all metals of soldering flux and/or other corrosive substances. Watertight and weatherproofing performance of flashing and sheet metal work is required.
- 7.8 Provide continuous rubber waterproof membrane at all wall around garage, retaining walls, master bathroom shower and garage roof deck. Install per manufacturer's specifications and apply tile/stone per Tile Council of America standards. Coordinate with plumbing drawings and provide integral
- 7.9 Roof covering system must be submitted for city approval prior to installation bearing Miami-Dade County product approval acceptance number equal to GAF conventional built-in roofing system for concrete decks NOA #03043014 or equivalent. For deck area waterproofing NOA #02051502 approval or equivalent.
- 7.10 Flood openings to be located 1' from the lowest adjacent grade next to building. Openings shall not be less than 3" in any direction in the plane of the wall.
- 7.11 Insulation materials, facings, vapor retarders shall have a flame—spread classification of no greater than 25 and smoke developed index not grater than 450 as per ATSM-84 or UL 273. FBCR 302.10

### 8. DOORS AND WINDOWS

- 8.1 Doors, Windows, and railings shall conform to applicable local and national codes and be installed according to manufacturer's specifications. provide impact protection devices to all glass doors and windows to conform with Miami Dade County Control Req.
- 8.2 Interior doors shall be solid hard wood for paint finish, panelized or louvered, as shown on the drawings and door schedule (Refer to Interior Drawings).
- 8.3 Doors connecting living areas with garage areas shall be 1

- 8.4 Exterior doors and doors to the bathrooms, laundry room and storage closets shall have thresholds and vinyl weather-stripping incorporated into the door jamb.
- 8.5 Doors and Windows shall be indicated in door and window schedules. Contractor shall provide a Mock—up of one Door and Window with Shop Drawings.
- 8.6 Door handles shall be uniformly installed at 3'-4" from the bottom of the door, unless otherwise noted.
- 8.7 Joints and spaces around windows and exterior doors shall be caulked with polysulfide sealant. Caulking work shall be completed before finish coat of paint is applied.
- 8.8 Windows shall be left clean, tight and weatherproof.
- 8.9 Burglar intrusion prevention: All single exterior out—swinging doors to have a lock to be key operated from the exterior with an auxiliary dead bolt with hard bolt and insert. Hinges on the exterior swinging doors shall have non-removable hinge pins.
- 8.10 If applicable, exterior hinged shutters shall be wood, operable, and of louvered design. Color and design to be approved by Architect. ( Refer to Shutter Dtl.)
- 8.11 For garage door details, see specifications section 08360 8.12 Contractor to include a door, window, and cabinet hardware allowance for both interior and exterior doors. (To be
- selected by Interior Designer & Architect.) 8.13 Contractor to protect and maintain the finish of all cabinetry, doors, and windows throughout the entire course of construction and final inspections.
- 8.14 Verify all field conditions and dimensions to ensure that openings are properly sized, square, and plumb. Report unsuitable conditions to the General Contractor.
- 8.15 Every closet door latch shall be such that children can open the door from inside the closet. Every bathroom door lock shall be designed to permit the opening of the locked door from the outside in case of an emergency.

### 9. FINISHES

- 9.1 Gypsum Wall Board (G.W.B.) material shall be 5/8" for walls and ceilings. All G.W.B. at bathrooms, and garages shall be moisture resistant "Green Board". Unless otherwise noted.
- 9.2 Floor finish clearances shall allow for various material thicknesses.
- 9.3 Contractor to furnish all plaster from one manufacturer. 9.4 Contractor to install, apply, and cure materials in accordance with

the Red Book, U.S. Gypsum Lathing and Plaster Handbook.

9.5 The finished tolerance for stucco applications shall be a maximum deviation from true plane 1/8" in 10'-0" as measured by straight edge placed at any location on any stucco surface.

9.6 Contractor to provide a  $4'-0"" \times 8'-0"$  on site sample of finished

and delamination for a period of two years from final date of

- stucco, showing color, texture, and workmanship for Architect's review prior to commencing with the work. 9.7 Contractor to warrant the stucco against check cracking, crazing
- acceptance. 9.8 Protect windows, doors and other elements of the work from stucco application. Expansion joints to be located as per the drawings. Contractor to clean and remove plaster and protective
- masking from expansion joints and adjacent surfaces. 9.9 Exterior stucco finish shall consist of a scratch coat and 2 smooth steel trowel finish coats with 12 hours drying interval. Al corners shall be applied against wood rulers. Test samples shall be made for approval by the Architect prior to execution of the
- 9.10 Install G.W.B. in maximum practical lengths to span walls with a minimum number of end butt joints.
- 9.11 Space all drywall screws not more than 16" o.c.
- 9.12 Install metal beads at exposed edges, doors, and corners of G.W.B. finish. Fasten securely. Secure wall board to supporting
- 9.13 Cut level, square, and tight openings for all fixtures and fittings so that the wall board edges will be concealed by level, square face plates.
- 9.14 Reinforce all wallboard joints and interior corners with joint tape set in joint compound, (except where green board and wonder board are used). Fill all joints, fastener heads, cracks and other depressions with joint compound. 9.15 Finish smooth and flush so that location of joints, screws,

and other items will not be visible after painting. Finish

- smooth at base so that flooring and base board can finish cleanly against gyp. board. 9.16 Finished wall board surfaces shall have a tolerance within
- 1/4" in 8'-0" for plumb, level, warp, and bow. 9.17 Use water resistant "green board" for bath areas and as a substrate for ceramic tile, except in shower areas where "Wonder Board" is to be used as a substrate for ceramic
- 9.18 Room finishes shall be per the room finish schedule. All wall and floor tile, stone, marble and mosaic finishes to be supplied apporved by owner & supplied by contractor. Contractor shall be responsible for all tile, stone, marble and mosaic installations, cutting and fitting, field measuring, adhesives, and cement and mortar.
- 9.19 Bathroom finishes shall be approved by owner & supplied by contractor. Shower shall be tiled to the ceiling, unless otherwise noted. Floor tile shall have a non-slip finish. All bathrooms accessories shall be approved by the owner. Contractor shall be responsible for all tile installation, cutting, field measuring, adhesives, and mortars.
- knots and sap streaks. Defects shall be filled, sealed with Bondo brand filler and sanded smooth as required to remove visible blemishes. Handrails shall be sanded smooth. 9.21 Paint colors shall be selected by the Architect. A minimum

be produced and approved prior to the execution of the

of four test samples of an area no less than 4 sa. ft. shall

9.20 Surfaces to be painted shall be free from defects including

9.22 Primer and paint shall be supplied along with necessary thinners and cleansers. Bathroom paint shall have M-1Mildew Additive at a ratio per the manufacturer's

specifications.

9.23 Wall and ceiling finishes shall have a flame-spread classification of not greater than 200 and a smoke-developed index no greater than 450 as per ASTM

#### 9.24 Doors, window frames, siding boards, and trim shall be painted or stained per the finish schedule for Architect's inspection prior to installation. Air distribution devices shall be spray painted the color of the adjacent wall or ceiling

- installation. 9.25 All paint & stain shall be the highest quality "Benjamin Moore" products unless otherwise noted. All exterior wood to be stained. All interior wood to be painted, except millwork or unless otherwise noted on the drawings (Refer to interior
- drawings). 9.26 All bathroom accessories, faucets, plumbing fixtures and decorative light fixtures not yet specified will be selected by Architect/Interior Designer at a later date and installed by the General Contractor.

surface. Wood cabinets shall be hand finished prior to

- 9.27 Contractor to provide all necessary blocking, backing, sleeves, framing or light fixtures, electrical units, A/C equipment, drapery or ceiling tracks, plumbing equipment, counters, shevles, hanrdails, railings and all other items requireing the
- index not greater than 450 as per ASTM E-84 or UL 273. All finishes will be detailed in division 9 of the architectural specifications. 9.29 All surfaces of masonry walls and wood fences shall be finished in

classification of no greater than 200 and a smoke developed

the same manner, with the same materials on both sides to have

an equal or better quality appearance when seen from adjoining

9.28 Wall and ceiling finishes shall have a flame spread

### 10. SPECIALTIES

properties.

- 10.1 Actual bids and not allowances (except where noted), shall be submitted for the specified items following.
- 10.2 Cabinets shall have concealed hinges. Samples shall be submitted to the Architect for approval after acceptance of shop drawings and prior to cabinet fabrication. All countertops shall be 36" high unless otherwise noted.
- 10.3 Countertop and back splash at kitchen and bar top shall be selected by architect and interior designer. Contractor to provide installation of all countertops and back splashes and to supply all necessary materials for installation.
- 10.4 Built—in cabinets for which shop drawings are to be provided, as indicated on the drawings, shall include the allowing: kitchen cabinets.built-in wall units and wet bar built in
- 10.6 The security, T-V cable fiber optic, telephone, and stereo systems are not detailed in this contract, but the contractor shall provide an allowance for each item and submit a description of each.

10.8 All termite protection shall be provided in accordance with

02280 soil treatment for further information.

state, local and county codes. See specifications section

10.10 Street wall address numbers to be in contrasting color from finish background. Min. 4" high and 1/2" stroke width per

### 11. EQUIPMENT

Not Used

### 12. FURNISHINGS

repairs in the pool industry.

12.1 Furnishings are to be selected, provided, and installed by Owner. See Interior Dwgs. for Room Finish Schedule and built—in cabinetry/shelving to be provided by Contractor.

# 13. SPECIAL CONSTRUCTION

- 13.1 General Contractor to coordinate work of pool subcontractor with the work of the other trades. Comply with governing codes and regulations. Subcontract with an experienced state certified pool contractor with a minimum of five years experience installation and
- Architect for approval. All equipment and shop drawings shall be submitted for architects approval.

13.2 Contractor to submit sample of pool finish and tile grout to

14.1 All plumbing fixtures, faucets and fixture fittings shall be in

### 2900 SW 28TH TERRACE, SUITE 301 MIAMI, FLORIDA 33133 PH: 305-373-4990

FIRM LICENSE # AA26001123

WWW.STRANG.DESIGN

PROJECT LOCATION:

7701 ERWIN ROAD

# CORAL GABLES. FL 33143

PROJECT CLIENT(S) / OWNER(S):

JASON & JESSICA ADAMS

ARCHITECT: STRANG DESIGN, LLC 2900 SW 28TH TERRACE #301

7701 ERWIN ROAD

### MEP ENGINEERING:

LAAN GROUP 2423 SW 147TH AVENUE, SUITE 355 MIAMI, FL 33185, USA

### PROJECT NAME: Adams' Residence

PROFESSIONAL SEAL(S):

- 16.2 Work and materials by Contractor shall be in accordance with applicable national and local codes, conventional guidelines, and the
- diagrammatically. Changes made due to site conditions shall be made at no additional cost to the owner. The Architect shall be
- trades prior to execution of their work.
- 16.6 Contractors shall obtain the appropriate inspector's acceptance of
- the proper capacity according to the drawings. control; shall provide empty circuits and boxes for the telephone and fiber optic cables and provide wiring to the appropriate locations.

16.7 Contractor shall provide and install complete electrical service of

easement and connected to meter located on drawings.

be grounded. All on site electrical service shall be located

- Switches shall be silent rocker type.
- 16.12 Contractor to install paddle fans at locations indicated on the plans.

16.13 Alarms and Detectors: Refer to electrical sheets, E series,

for all caron monoxide and smoke alarms.

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# **GENERAL**

Sheet No:

# 16.10 Switches, outlets, and plates shall be specified by the Architect.

01-22-2021

DATE

**BOA SET** 

DESCRIPTION

JRA ADAMS' RES. Print Date:

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### 14. PLUMBING

the drawings.

compliance with standards as per FBC P 2708.1.

### 15. MECHANICAL 15.1 The following specifications are minimum requirements to supplement

- CORAL GABLES, FL 33143, USA 15.2 Work and materials by Contractor shall be in accordance with applicable national and local codes, conventional guidelines, and the requirements of local utility companies.
- 15.3 Drawings indicate location of equipment, runs, and outlets diagrammatically. Changes made due to site conditions shall be MIAMI, FL 33133, USA made at no additional cost to the owner. The Architect shall be notified of such modifications prior to the execution of work.
- trades prior to execution of their work. 15.5 Contractors shall obtain the appropriate inspector's acceptance of

15.7 Contractor shall provide and install heaters, install fixtures, and faucets

specified in the schedule and include the necessary hardware for their

15.4 Contractors shall coordinate their work with the work of other

- 15.6 Contractor shall install complete water service, distribution, waste disposal and drainage systems.
- proper use. 15.8 Contractor shall provide necessary sleeves, pipe connections and clean—outs for connection to future municipal sewer system.
- 15.10 Refer to schedules for fixture types, specifications, and locations. 15.11 Contractor shall provide and install A.C. equipment as specified in

the schedule and air distribution and piping as shown in the

15.13 Air distribution devices shall be aluminum construction with opposed

blade damper and equalizing grid <u>Titus</u> or equal with adjustable

- 15.12 Locations of all grilles and registers shall be verified with the Architect prior to installation
- 15.14 Thermostats shall have a sub-base with heat-off-cool and fan

15.16 Interior of duct boots to be painted flat black. All labor,

with openings between 1/4" and 1/2". FBCR 303.5

equipment and materials shall be warranted for one year after final acceptance of work. 15.17 Air exhaust and intake openings which terminate at outdoors shall be protected with corrosion-resistant screens, louvers, or grilles

15.15 Air conditioning grilles shall be painted to match adjacent surfaces.

# 16. ELECTRICAL

their work.

- 16.1 The following specifications are minimum requirements to supplement the drawings.
- requirements of local utility companies. 16.3 Drawings indicate location of equipment, runs, and outlets
- notified of such modifications prior to the execution of work. 16.4 Contractors shall coordinate their work with the work of other
- 16.5 Contractor to coordinate & provide allowance for Lutron Lighting
- 16.8 Contractor shall provide relays as required for the thermostat 16.9 Service work including ordering and receiving equipment shall

conform to the requirements of the local electric utility. Panel

boards shall be of the circuit breaker type. All electrical work shall

underground and coordinated with existing Florida Power and Light

- service and lines. New service shall be routed from the rear vard
  - 16.11 Locations of all electrical switches, outlets, telephone and T.V. jacks shall be marked for verification by the Architect prior to

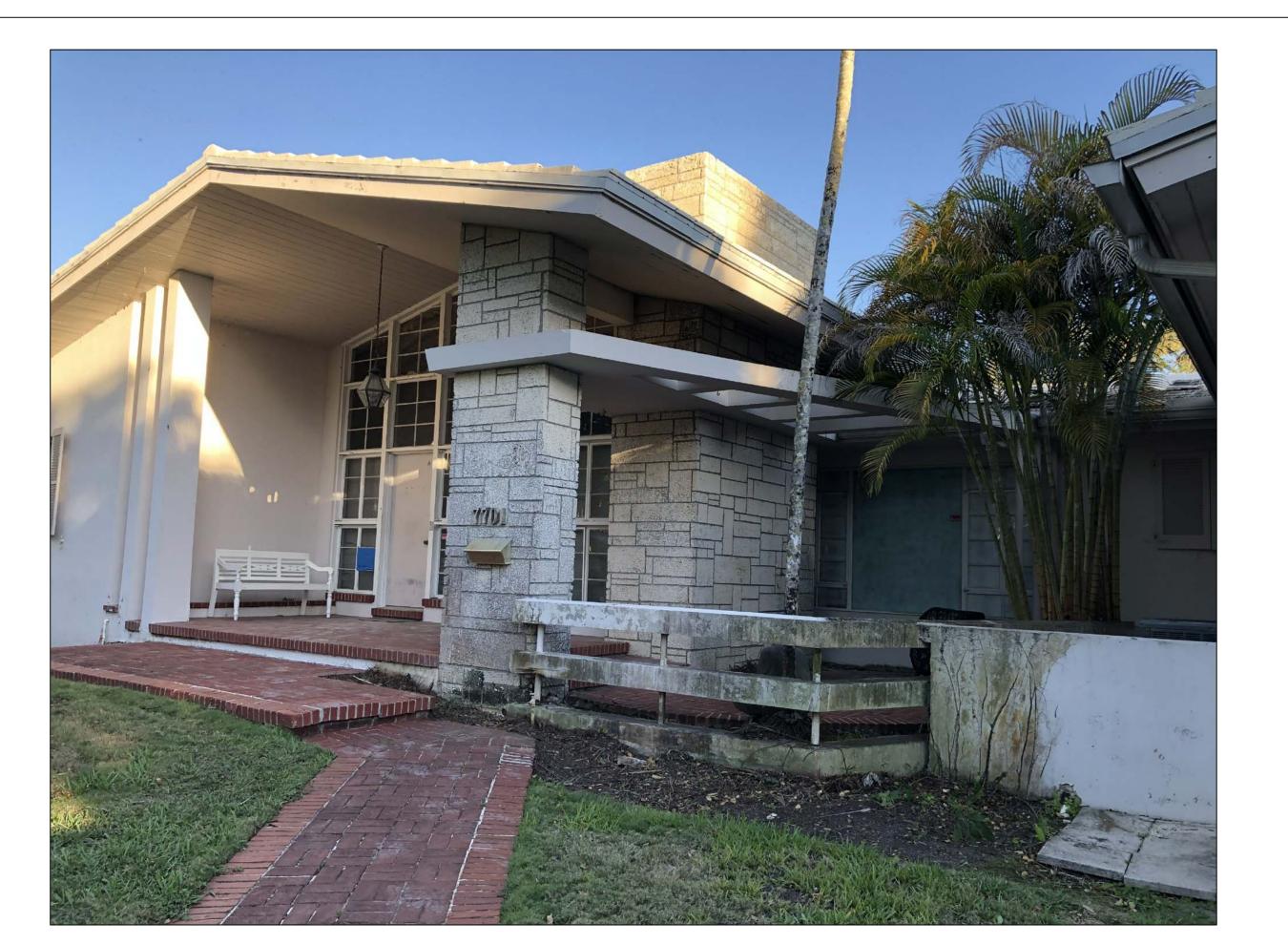




NORTH ELEVATION

SCALE: N.T.S.





NORTH ELEVATION 2
SCALE: N.T.S. 2



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PROJECT LOCATION:

7701 ERWIN ROAD CORAL GABLES, FL 33143

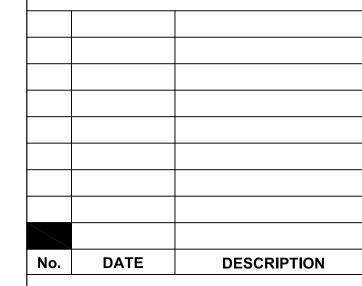
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ARCHITECT: STRANG DESIGN, LLC 2900 SW 28TH TERRACE #301 MIAMI, FL 33133, USA

MEP ENGINEERING: LAAN GROUP 2423 SW 147TH AVENUE, SUITE 355 MIAMI, FL 33185, USA

PROJECT NAME:
Adams' Residence

PROFESSIONAL SEAL(S):



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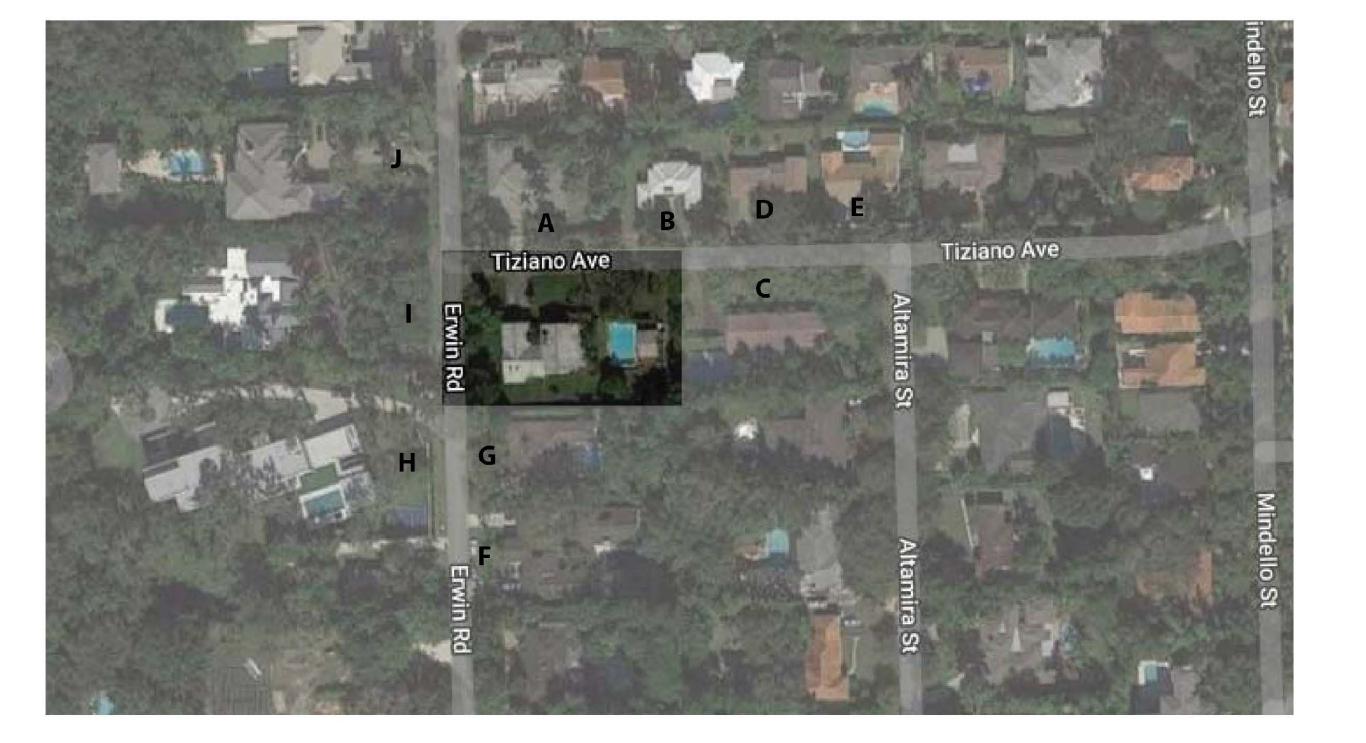
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# EXISTING CONDITIONS

Sheet No:



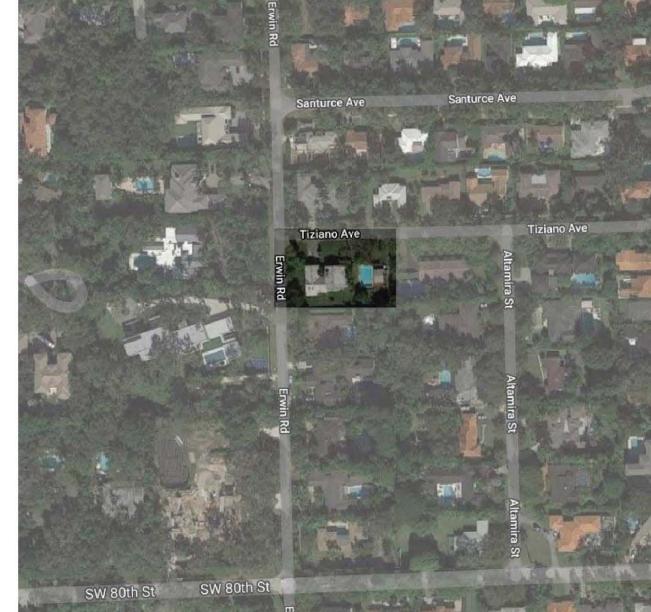






















Images taken May 01, 2020 by STRANG



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PROJECT LOCATION:

7701 ERWIN ROAD CORAL GABLES, FL 33143

PROJECT CLIENT(S) / OWNER(S): JASON & JESSICA ADAMS 7701 ERWIN ROAD CORAL GABLES, FL 33143, USA

ARCHITECT: STRANG DESIGN, LLC 2900 SW 28TH TERRACE #301 MIAMI, FL 33133, USA

MEP ENGINEERING:

LAAN GROUP 2423 SW 147TH AVENUE, SUITE 355 MIAMI, FL 33185, USA

PROJECT NAME:
Adams' Residence

PROFESSIONAL SEAL(S):

No.	DATE	DESCRIPTIO

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Sheet Title:

# CONTEXT PHOTOGRAPHS

Sheet No:

### **ZONING DATA**

**ADDRESS**: 7701 ERWIN ROAD **FOLIO NO**: 02-4132-004-0010

**LEGAL DESCRIPTION**: LOT 1 & NORTH

12.5 FT OF LOT 2, BLOCK 1 SUBDIVISION: HIGHLAND ESTATES,

PLAT BOOK 51, PAGE 83

**SCOPE OF WORK:** ADDITION OF GUEST SUITE AND OUTDOOR LIVING,

ATTACHED TO MAIN HOUSE

### **SETBACKS**

FRONT: 25'-0" REQUIRED REAR: 10'-0" REQUIRED 10'-0" PROPOSED 25'-0" PROPOSED

SIDE STREET (WEST): 15'-0" REQUIRED 15'-0" PROPOSED

 $5,000 \times 48\% = 2,400 \text{ S.F.}$ 

 $5,000 \times 35\% = 1,750 \text{ S.F.}$ 

 $12,806 \times 30\% = 3,841.8 \text{ S.F.}$ 

MAX. ALLOWED = 7,991 S.F.

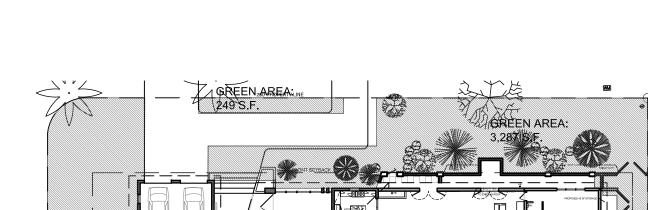
MAIN HOUSE = 3,864 S.F.

PROPOSED = 4,364 S.F.

CABANA = 100 S.F.

GYM = 400 S.F.

INT. SIDE (EAST): 5'-0" REQUIRED 5'-0" PROPOSED



40% MINIMUM LANDSCAPE REQUIREMENT

 $22,806 \times 40\% = 9,122.4 \text{ S.F.}$ 

**GREEN AREA PROPOSED:** 

8,122 3,287 + 249

11,658 S.F.

20% MINIMUM LANDSCAPE REQUIREMENT

 $4,964 \times 20\% = 992.8 \text{ S.F.}$ 

PROJECT LOCATION: **GREEN AREA PROPOSED:** 7701 ERWIN ROAD CORAL GABLES, FL 33143 2,611

+ 221

7701 ERWIN ROAD CORAL GABLES, FL 33143, USA 3,603 S.F. ARCHITECT:

STRANG DESIGN, LLC 2900 SW 28TH TERRACE #301 MIAMI, FL 33133, USA

PROJECT CLIENT(S) / OWNER(S):

JASON & JESSICA ADAMS

[STRANG]

2900 SW 28TH TERRACE, SUITE 301 MIAMI, FLORIDA 33133

PH: 305-373-4990

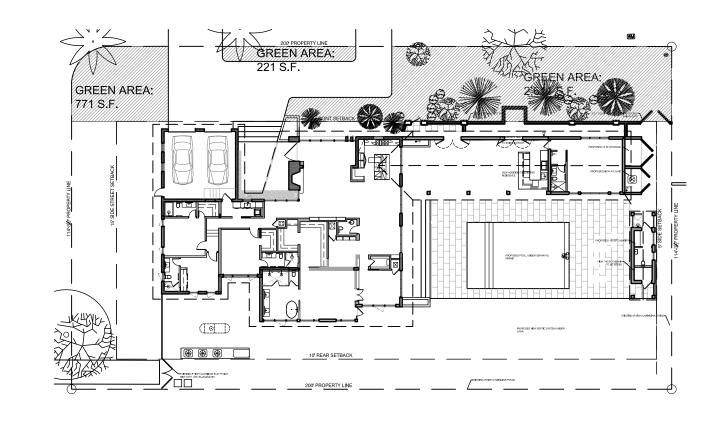
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MEP ENGINEERING:

2423 SW 147TH AVENUE, SUITE 355 MIAMI, FL 33185, USA

PROJECT NAME: Adams' Residence

PROFESSIONAL SEAL(S):



LOT SIZE: 22,806 S.F.

### 40% LANDSCAPE MINIMUM

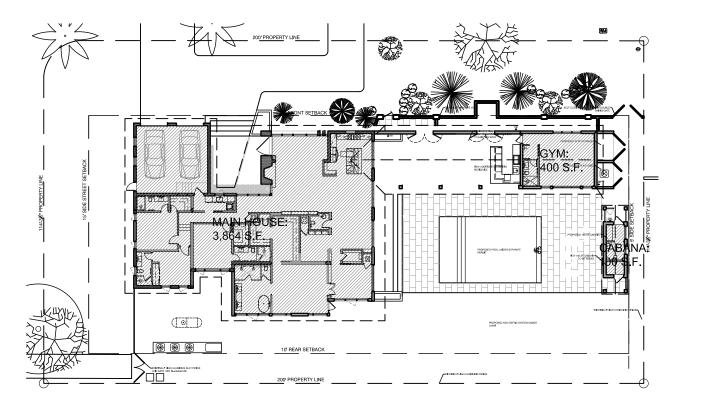
35% GROUND COVERAGE 22,806 x 35% = 7,982.1 S.F. MAX. ALLOWED

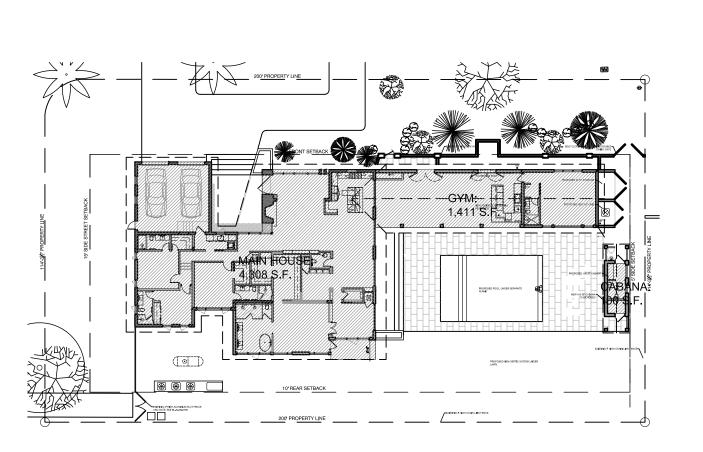
> MAIN HOUSE = 4,308 S.F. CABANA = 100 S.F. GYM = 1,411 S.F. PROPOSED = 5,819 S.F.

# 20% FRONT YARD LANDSCAPE MINIMUM

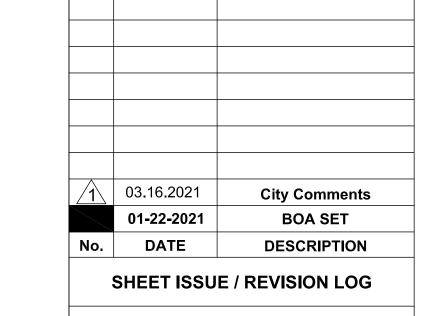
45% GROUND COVERAGE  $22,806 \times 45\% = 10,262.7 \text{ S.F. MAX. ALLOWED}$ 

MAIN HOUSE = 4,308 S.F. GYM = 1,411 S.F.POOL = 749 S.F. CABANA = 100 S.F. PROPOSED = 6,568 S.F.





35% GROUND COVERAGE 45% GROUND COVERAGE



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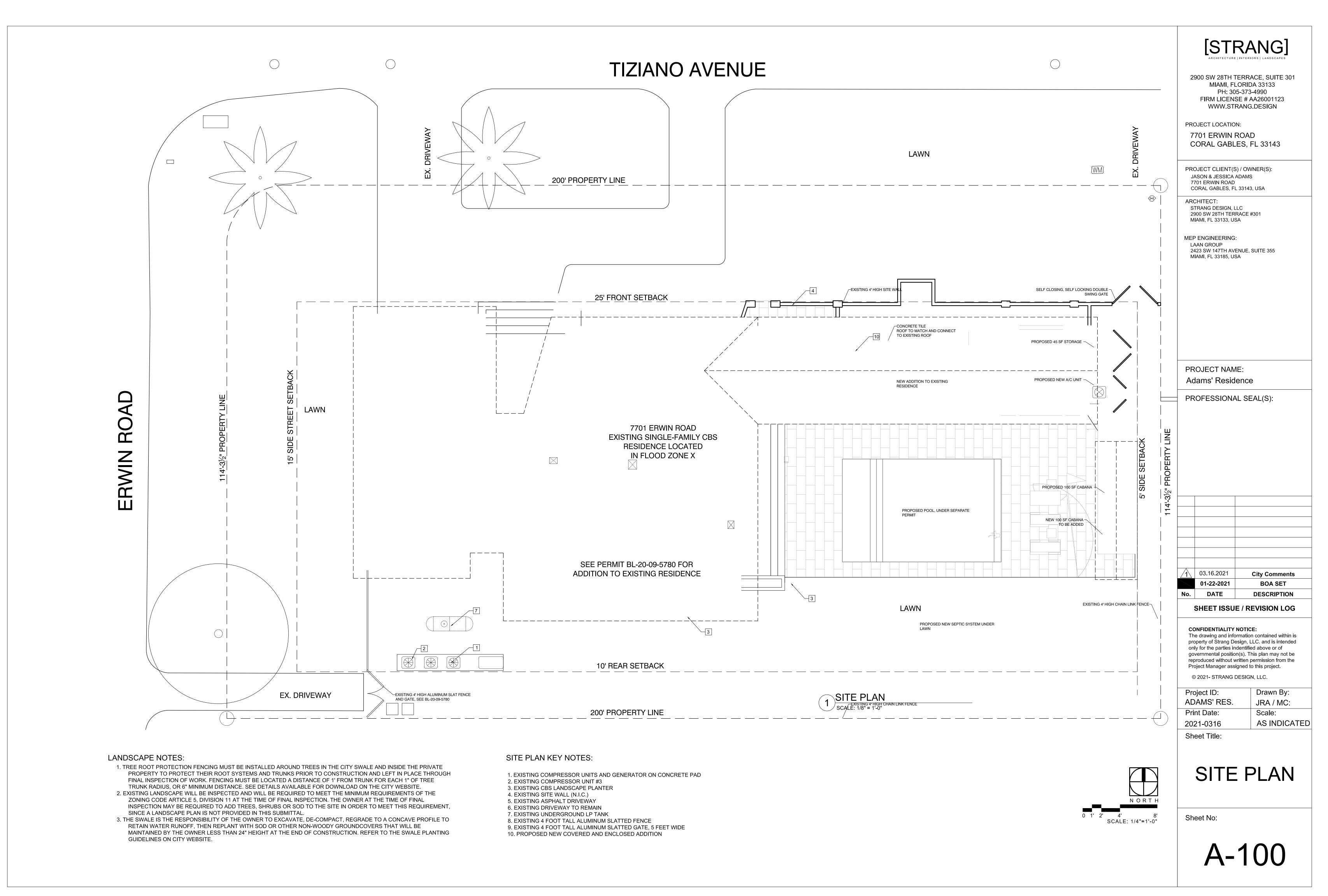
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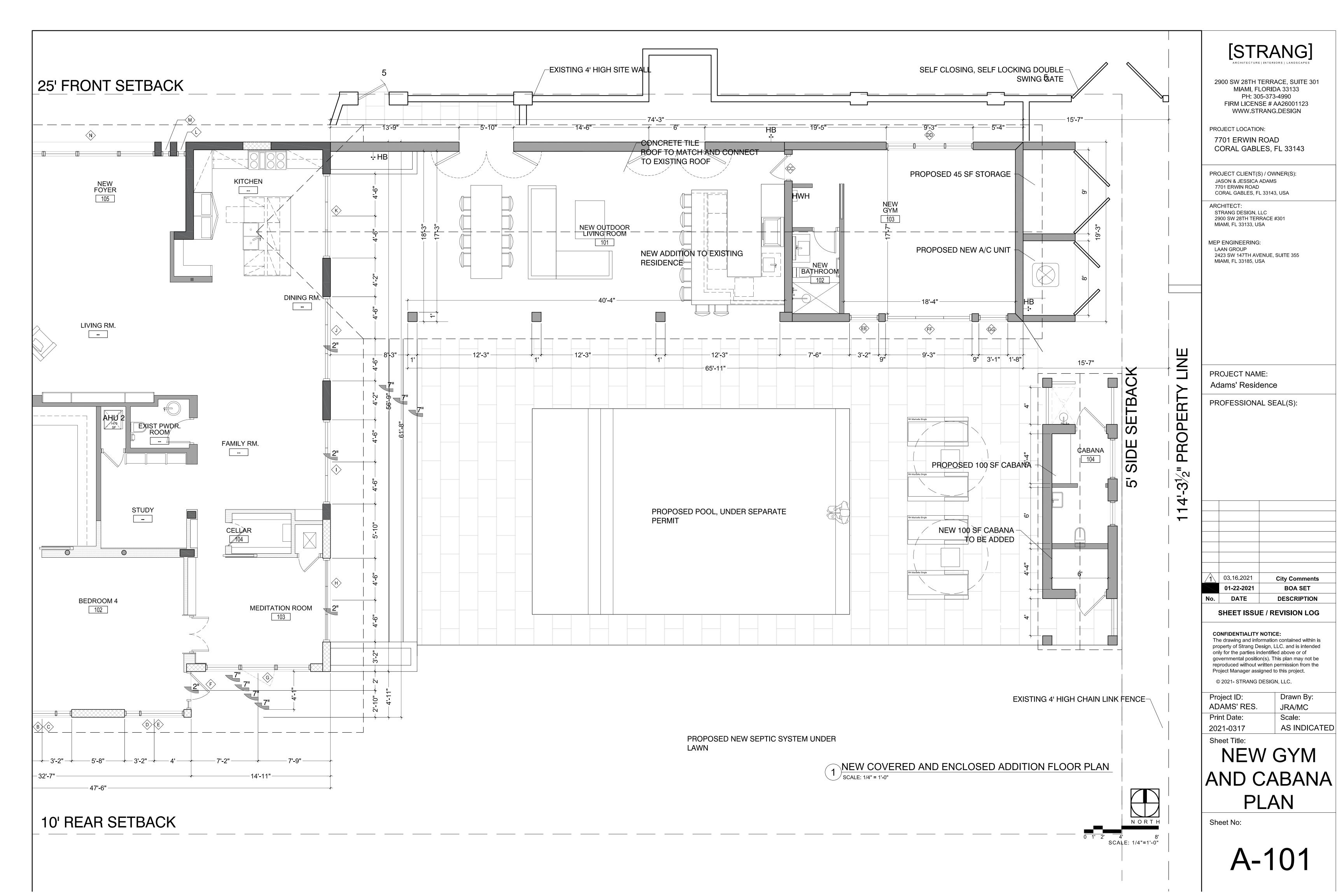
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Sheet No:

F.A.R.







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CORAL GABLES, FL 33143

PROJECT CLIENT(S) / OWNER(S): JASON & JESSICA ADAMS 7701 ERWIN ROAD CORAL GABLES, FL 33143, USA

STRANG DESIGN, LLC 2900 SW 28TH TERRACE #301 MIAMI, FL 33133, USA

LAAN GROUP 2423 SW 147TH AVENUE, SUITE 355 MIAMI, FL 33185, USA

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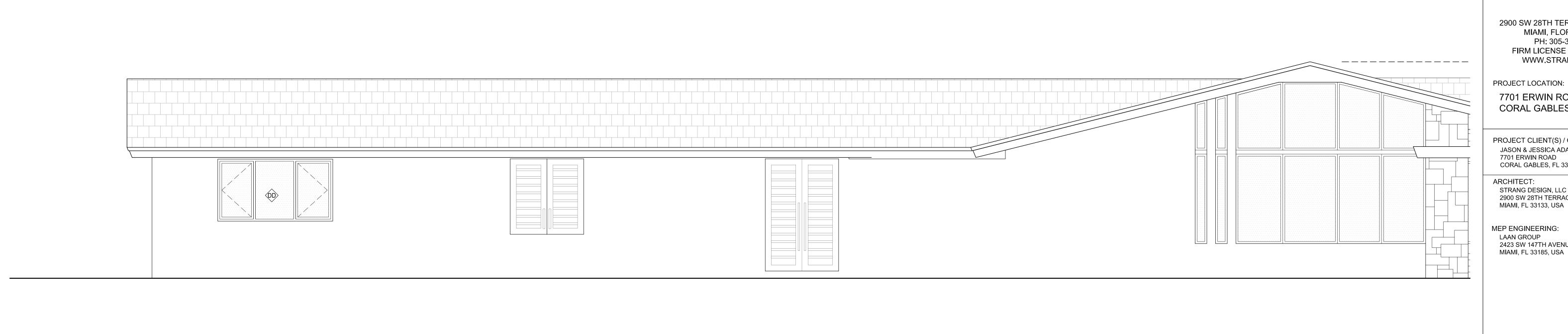
City Comments **BOA SET** DESCRIPTION

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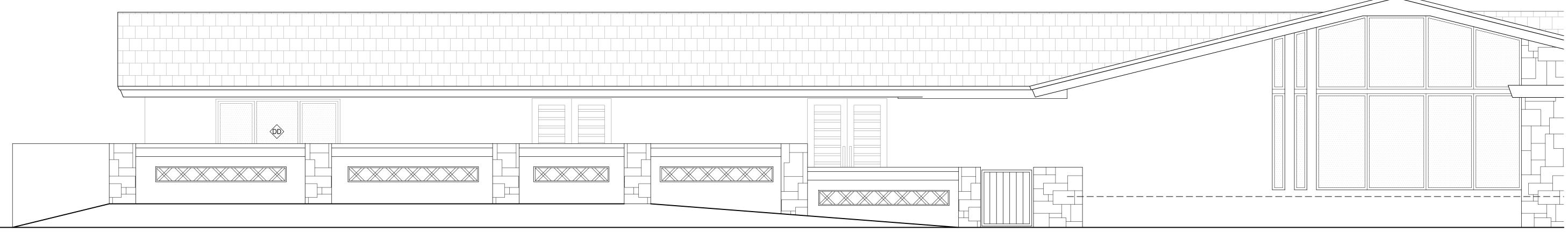
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BUILDING ELEVATIONS

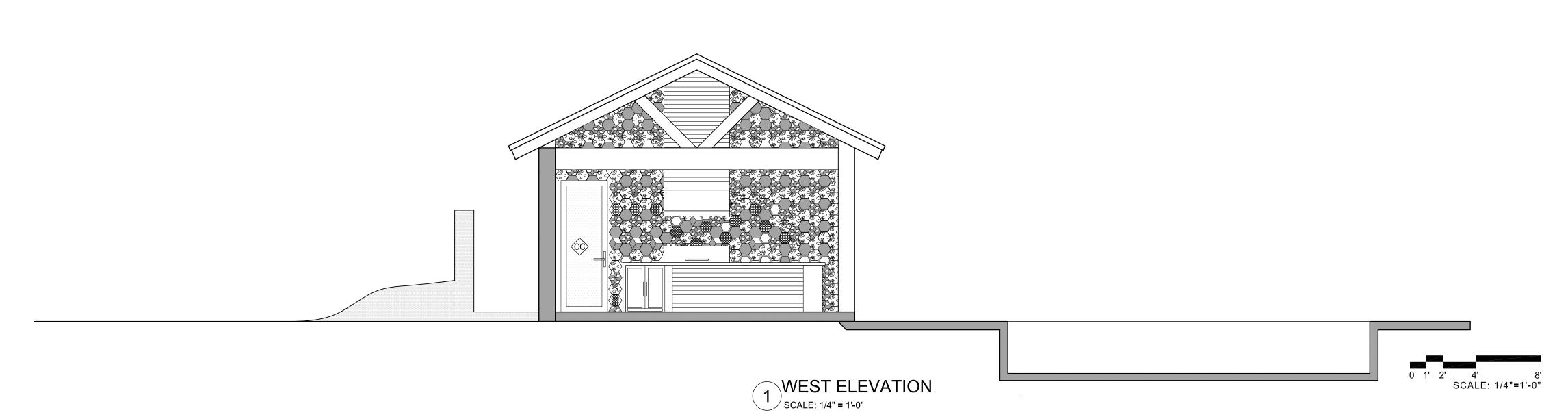


NORTH ELEVATION (w/o EXIST. SITE WALL)

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



NORTH ELEVATION (w/ EXIST. SITE WALL)



2900 SW 28TH TERRACE, SUITE 301 MIAMI, FLORIDA 33133 PH: 305-373-4990 FIRM LICENSE # AA26001123 WWW.STRANG.DESIGN

PROJECT LOCATION:

7701 ERWIN ROAD CORAL GABLES, FL 33143

PROJECT CLIENT(S) / OWNER(S): JASON & JESSICA ADAMS 7701 ERWIN ROAD CORAL GABLES, FL 33143, USA

ARCHITECT: STRANG DESIGN, LLC 2900 SW 28TH TERRACE #301

MEP ENGINEERING:

LAAN GROUP 2423 SW 147TH AVENUE, SUITE 355 MIAMI, FL 33185, USA

PROJECT NAME: Adams' Residence

\_\_\_\_\_

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1	03.16.2021	City Comments

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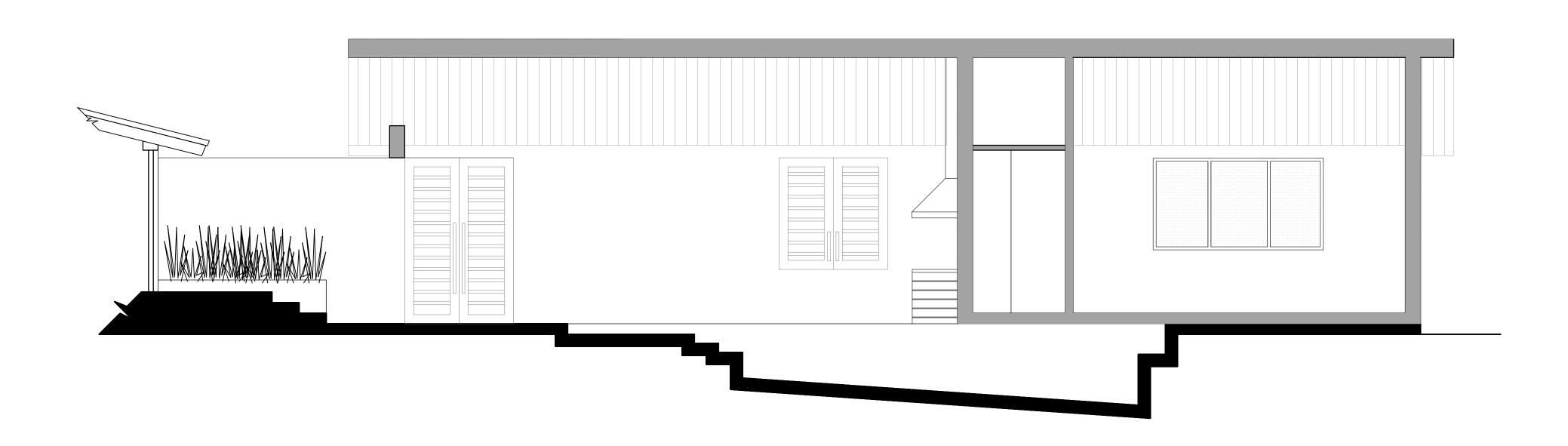
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Sheet Title:

BUILDING ELEVATIONS

Sheet No:



1 GUEST SUITE BUILDING SECTION
SCALE: 1/4" = 1'-0"

# [STRANG]

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PROJECT LOCATION:

7701 ERWIN ROAD CORAL GABLES, FL 33143

PROJECT CLIENT(S) / OWNER(S): JASON & JESSICA ADAMS 7701 ERWIN ROAD CORAL GABLES, FL 33143, USA

ARCHITECT: STRANG DESIGN, LLC 2900 SW 28TH TERRACE #301 MIAMI, FL 33133, USA

MEP ENGINEERING:

LAAN GROUP 2423 SW 147TH AVENUE, SUITE 355 MIAMI, FL 33185, USA

PROJECT NAME:
Adams' Residence

PROFESSIONAL SEAL(S):

	01-22-2021	BOA SET
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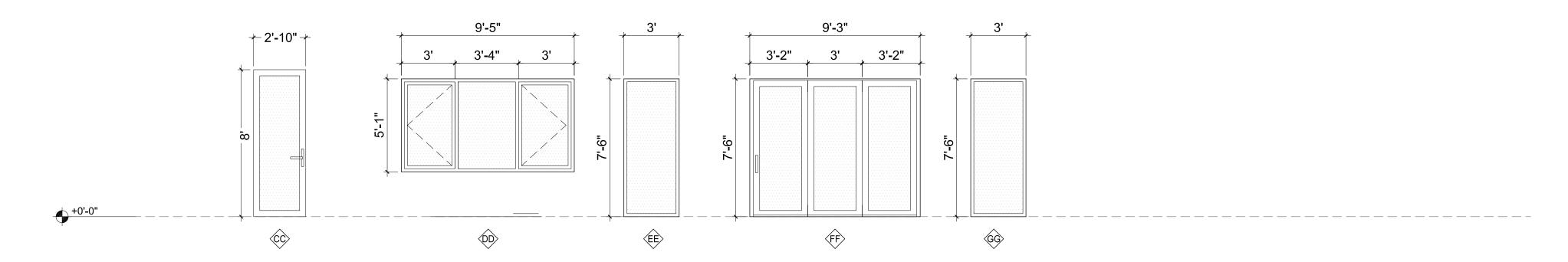
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Sheet Title:

# POOL HOUSE SECTIONS

Sheet No:



EXTERIOR OPENINGS SCHEDULE TYPE LOCATION ROOM NR. ASSEMBLY TYPE COMPONENTS MANUFACTURER(S) NOA COMMENTS EGRESS DOOR, OPERABLE (CC) NEW BEDROOM 103 WITHOUT USE OF A KEY EGRESS WINDOW, OPERABLE MASTER 1 FIXED WINDOW BEDROOM 2 CASEMENT WITHOUT USE OF A KEY MASTER (EE) WINDOW 1 FIXED BEDROOM MASTER 102 DOOR + WINDOW BEDROOM MASTER WINDOW 1 FIXED BEDROOM

• ALL EXTERIOR DOORS AND WINDOWS SHALL MEET FLORIDA BUILDING CODE STANDARDS FOR SAFETY COMPLIANCE.

• APERTURES SHOWN MUST MEET OR EXCEED FLORIDA ENERGY EFF. CODE SECTION 7 A-D AS PREPARED EXCLUSIVELY FOR THIS PROJECT.

DIMENSIONS SHOWN ON THIS SCHEDULE ARE APPROXIMATE ND BASED ON FINISHED OPENINGS. THEY ARE TO BE USED FOR THE REQUIRED CALCULATIONS FOR BOTH PRODUCT APPROVAL AND BIDDING. MANUFACTURER SHALL VERIFY ALL DIMENSIONS WITH THE CONTRACTOR AND SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND CITY OF MIAMI BEACH FOR FINAL APPROVAL BEFORE PRODUCTION ORDER IS ISSUED.

• EGRESS WINDOWS SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF TOOLS AND HAVE A CLEAR MIN. WIDTH OF 20", MIN. 24" IN HEIGHT AND A MIN. TOTAL CLEAR AREA OF 5.7 SQ.FT. AS PER FBCR 310

• EGRESS DOORS SHALL BE OPERABLE FROM WITHIN, AND HAVE A MINIMUM DIMENSION OF 36"X80" (32"X78" CLEAR). EXIT DOOR SHALL BE PROVIDED FOR A DWELLING UNIT, AND SHALL BE OPENABLE FROM INSIDE WITHOUT A KEY, AS PER FBC R311.2

• WINDOWS WITH SILL HEIGHT LESS THAN 36" A.F.F. FROM FINISH FLOOR AND WITH A DROP MORE THAN 4' ON THE FAR SIDE SHALL BE PROVIDED WITH SAFEGUARDS.

• ALL EXTERIOR GLASS SHALL MEET MIAMI-DADE COUNTY MISSILE IMPACT RATINGS. NO SHUTTERS HAVE BEEN SPECIFIED FOR USE ON THIS PROJECT. CONTRACTOR SHALL SUBMIT NOTICE OF ACCEPTANCE WITH SHOP DRAWINGS OR APPROVAL.

WINDOWS AND DOOR UNDER A SEPARATE PERMIT.

• PROVIDE SAFETY GLASS CATEGORY II ON ALL GLASS AT:

PROVIDE SAFETY GLASS CATEGORY IFON ALL GLASS AT:
- SHOWER AND TUB ENCLOSURES, AS PER FBCR 308.4.5

IN DOORS AND WINDOWS, AS PER TABLE FBCR 308.3.1 AND FBCR 308.4.2&3
 GUARDS AND RAILINGS ADJACENT TO STAIRS AND RAMPS, AS PER FBCR 308.4.4

- 60" FROM EDGE OF STAIR NOSING AND ADJACENT TO STAIR LANDINGS, AS PER FBCR 308.4.7

• ALL HINGES SHOULD BE LOCATED AT 3'-3" FROM F.F. TO CENTER LINE

• ALL GLAZING TO HAVE A U-FACTOR OF (1.04) AND SHGC (0.32). SEE ENERGY CALCS.

• ALL SHOP DRAWINGS MUST BE REVIEWED BY ARCHITECT BEFORE SUBMITTING TO CITY.

### EGRESS WINDOW NOTES:

OPENING WIDTH: 20" (MIN)
OPENING HEIGHT: 24" (MIN)

OPENING HEIGHT: 24" (MIN)
 OPENING AREA: 5.7 SQFT CLEAR / IN & OUT

WINDOW SHOULD NOT BE HIGHER THAN 44" (MAX) ABOVE FINISH FLOOR
 EGRESS WINDOWS SHALL BE OPERABLE WITHOUT THE USE OF A KEY

### GARAGE DOOR NOTES

• MIN. 1-3/8" THICKNESS SOLID WOOD, SOLID OR HONEYCOMB CORE STEEL DOOR, OR 20 MINUTE FIRE RATED DOOR, SHALL BE SELF CLOSING. F.B.C. R318.1 & F.B.C. 2304.11

[STRANG]

2900 SW 28TH TERRACE, SUITE 301 MIAMI, FLORIDA 33133 PH: 305-373-4990 FIRM LICENSE # AA26001123 WWW.STRANG.DESIGN

PROJECT LOCATION:

7701 ERWIN ROAD CORAL GABLES, FL 33143

PROJECT CLIENT(S) / OWNER(S):
JASON & JESSICA ADAMS
7701 ERWIN ROAD
CORAL GABLES, FL 33143, USA

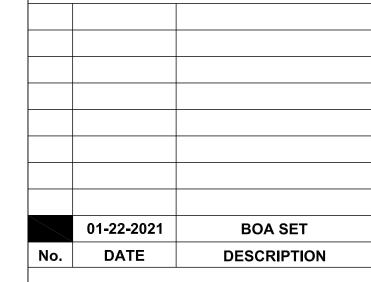
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MEP ENGINEERING:

LAAN GROUP 2423 SW 147TH AVENUE, SUITE 355 MIAMI, FL 33185, USA

PROJECT NAME:
Adams' Residence

PROFESSIONAL SEAL(S):



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EXTERIOR OPENINGS SCHEDULE

Sheet No:





## **Existing Residence Material Palette**

# [STRANG]



PGT Windows - Bronze Frame



Dark Charcoal Slate Roomno



Saw-Cut Oolite Stone



Ipe and Stone Wall/Gate

Adams Residence

1

## Proposed Addition Material Palette

# [STRANG]



PGT Windows - Bronze Frame



Tile Backsplash at BBQ



Dark Charcoal Slate Roofing



Ipe and Stone Wall/Gate



Ipe Gate