

1244 ANASTASIA AVENUE



1240 ANASTASIA AVENUE



1238 ANASTASIA AVENUE



1236 ANASTASIA AVENUE



VILLA BILTMORE CONDO

CATALONIA AVE

ANASTASIA AVENUE



1239 ANASTASIA AVENUE



1233 ANASTASIA AVENUE
SUBJECT PROPERTY



1233 ANASTASIA AVENUE
MALAGA AVENUE FACADE
SUBJECT PROPERTY

MALAGA AVE



1238 MALAGA AVENUE

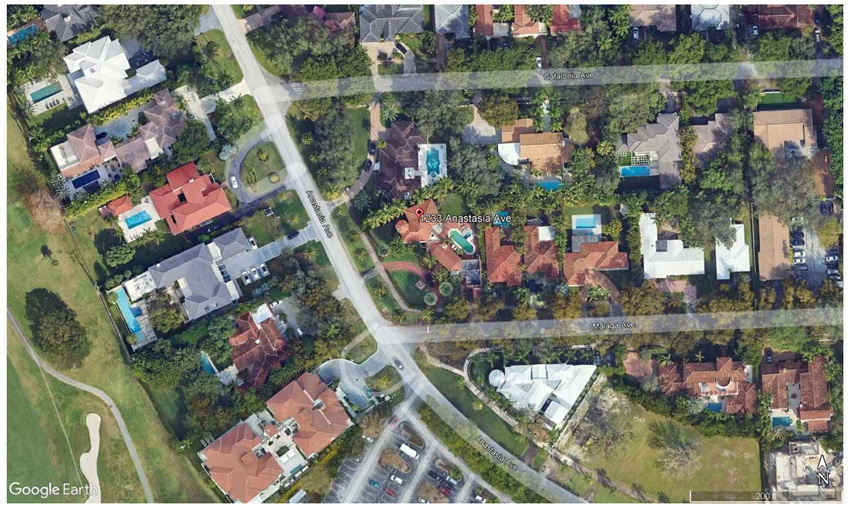


1238 MALAGA AVENUE
ANASTASIA AVENUE FACADE

STREETSCAPE

SCALE : N.T.S.

N



LOCATION SKETCH

SCALE : N.T.S.

N

ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588
LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
T. (305) 662-1008

RESIDENCE FOR :

1233 ANASTASIA AVENUE

CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

DATE:	12/8/25
ISSUED:	XX
DRAWN:	AR
CHECKED:	
PROJECT No.	

SHEET:

STREETSCAPE

1 OF 3

STATE OF FLORIDA
ANTONIO E. RODRIGUEZ
AR093309
REGISTERED ARCHITECT

Digitally signed by Antonio E Rodriguez
DN: c=US, o=Cad Studio Architecture Inc., dnQualifier=A01410C00000 1916B3CD5290000FB60, cn=Antonio E Rodriguez
Date: 2026.03.25 11:43:48 -04'00'



RENDERINGS ARE FOR REFERENCE ONLY, END RESULT MAY VARY ACCORDING TO CHANGES THAT MAY ARISE DURING THE DESIGN/CONSTRUCTION PROCESS.

PROPOSED FRONT ELEVATION



RENDERINGS ARE FOR REFERENCE ONLY, END RESULT MAY VARY ACCORDING TO CHANGES THAT MAY ARISE DURING THE DESIGN/CONSTRUCTION PROCESS.

PROPOSED FRONT ELEVATION



RENDERINGS ARE FOR REFERENCE ONLY, END RESULT MAY VARY ACCORDING TO CHANGES THAT MAY ARISE DURING THE DESIGN/CONSTRUCTION PROCESS.

PROPOSED REAR ELEVATION



RENDERINGS ARE FOR REFERENCE ONLY, END RESULT MAY VARY ACCORDING TO CHANGES THAT MAY ARISE DURING THE DESIGN/CONSTRUCTION PROCESS.

PROPOSED REAR ELEVATION



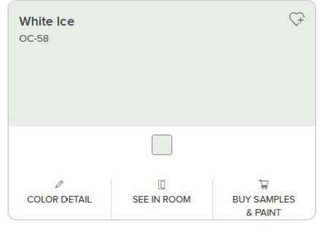
DRIVEWAY PAVERS



WINDOW & DOOR FRAMES



SPANISH ROOF TILE
COLOR: TERRACOTTA



HOUSE COLOR

PROPOSED MATERIALS & COLOR SELCTIONS

ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
LIC. No. AR93309
T. (305) 662-1008

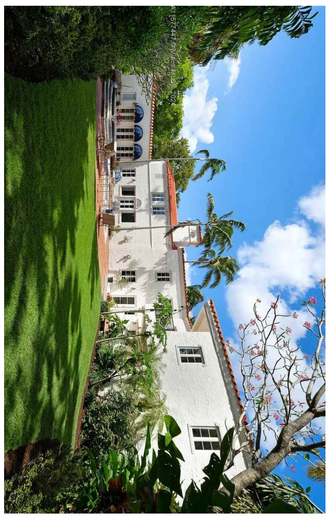
RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES
FLORIDA

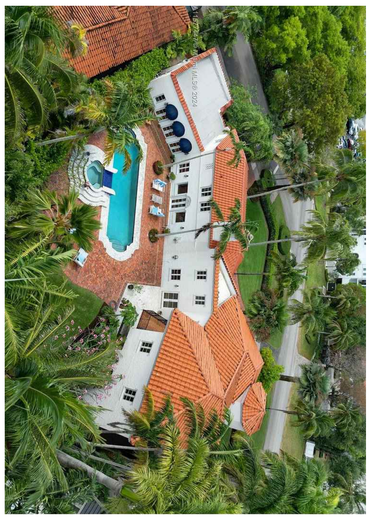
OWNER: X1 REALTY GROUP

DATE:	12/8/25
ISSUED:	XX
DRAWN:	AR
CHECKED:	
PROJECT No.	

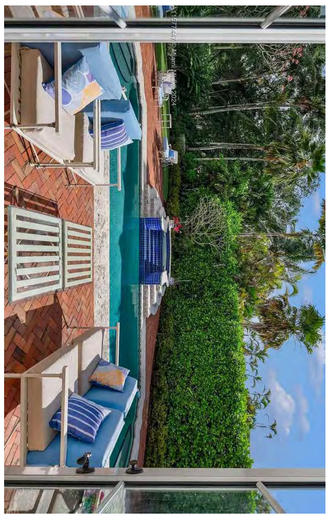
SHEET:
STREETSCAPE
2 OF 3

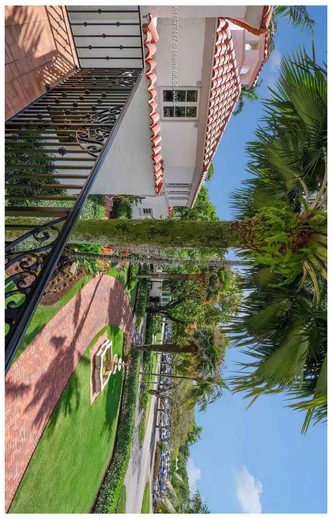
STATE OF FLORIDA
ANTONIO E. RODRIGUEZ
AR093309
REGISTERED ARCHITECT

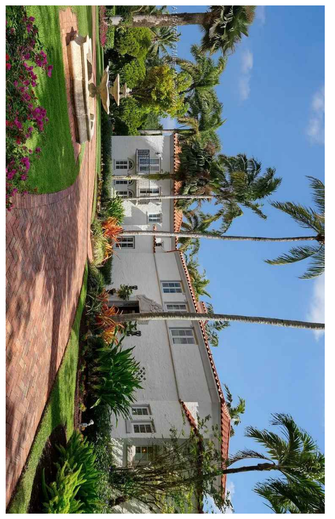


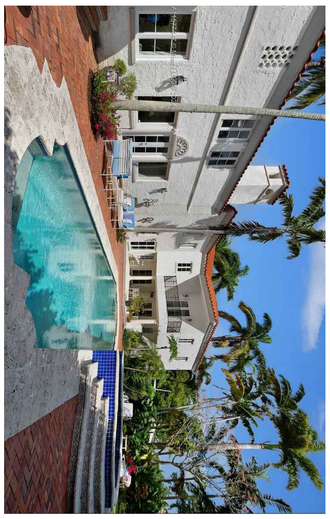






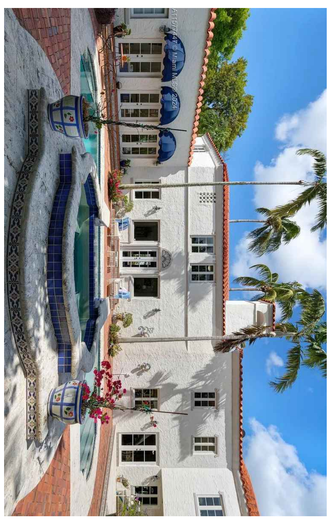




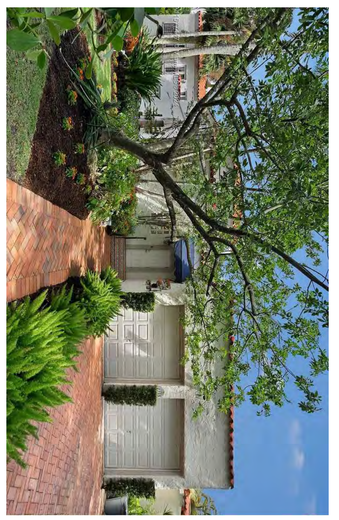












EXISTING RESIDENCE PHOTOS

SHEET:
3 OF 3

STREETSCAPE

DATE: 12/8/25
ISSUED:
DRAWN: XX
CHECKED: AR
PROJECT No.

OWNER:
X1 REALTY GROUP

RESIDENCE FOR :

1233 ANASTASIA AVENUE

CORAL GABLES FLORIDA

ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588
Antonio E. Rodriguez, Architect, AIA LIC. No. AR93309
4808 S.W. 72 AVENUE, MIAMI FL. 33155 T. (305) 662-1008



RENDERINGS ARE FOR REFERENCE ONLY, END RESULT MAY VARY ACCORDING TO CHANGES THAT MAY ARISE DURING THE DESIGN/CONSTRUCTION PROCESS.

SECURITY AND FORCE ENTRY PREVENTION

1. PROVIDE INTRUSION AND BURGLARY SECURITY DEVICES AS SET FORTH IN THE FLORIDA BUILDING CODE, CURRENT EDITION.
2. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LB. APPLIED IN ANY MOVEABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN THE FLORIDA BUILDING CODE, CURRENT EDITION.
3. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT INSERTS.
4. THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF SHALL HAVE MULTIPLE POINTS OF LOCKS WITH 5/8" MIN. THROW BOLTS WITH INSERTS.
5. JAMBS OF ALL EXTERIOR OFFSET TYPE IN SWING DOORS SHALL BE RABBETTED OR OF SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF THE LOCKS AND LATCHES
6. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON REMOVABLE PINS AND NON-EXPOSED SCREWS.
7. GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE'S STANDARD 297.1.
8. VISION PANEL EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40 OF THE INSIDE LOCKING ACTIVATING DEVICE OF LOOSE AND SWING DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARD INSTITUTE'S STANDARD 297.1.
9. WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM MAGS ASSOCIATION STANDARDS FOR FORCE ENTRY RESISTANCE, AAMA 1303 PROVIDE LOCKS AS PER FBC 3603.2.1 (B) 3 (AA) AND (C) EXTERIOR WINDOW SHALL BE LOCKED WITH DEVICE CAPABLE OF WITHSTANDING A FORCE OF 150 LB. APPLIED IN AN OPERABLE DIRECTION.
10. FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANELS.

DOOR NOTES
COMPONENTS OF MEANS OF ESCAPE

A. NO DOOR IN THE PATH OF MEANS OF ESCAPE SHALL BE LESS THAN 28" WIDE EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE UNLESS A LAGER DOOR OPENING IS REQUIRED TO SATISFY REQUIREMENTS OF THE FLORIDA BUILDING CODE.

B. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.

C. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO ALLOW THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.

D. DOORS MAY BE SLINGING OR SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

E. NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.

NEW RESIDENCE FOR:

1233 ANASTASIA AVENUE

GENERAL NOTES :

1. CONCRETE SHALL HAVE 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE 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. ALL DETAILING, FABRICATION AND PLACING OF REINFORCING BARS MUST FOLLOW THE ACI 'MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES', U.O.N.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE STARTING WORK. ~~DISCREPANCIES SHALL BE DISCUSSED~~ TO BE BROUGHT ~~TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK~~.
6. STRUCTURAL DRAWINGS SHALL COORDINATED TOGETHER WITH ARCHITECTURAL, M.E.P., ELECTRICAL AND MECHANICAL DWGS., TO LOCATE OPENINGS, DRAINS, SLEEVES, SLOPES, DEPRESSED SLABS, BOLTS, CURBS, ETC.
7. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI-318 'SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS'
8. REMOVAL OF FORMWORK SHALL BE IN ACCORDANCE WITH ACI-347 'RECOMMENDED PRACTICE FOR CONCRETE FORMWORK.'
9. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT/ ENGINEER'S APPROVAL.
10. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
11. REBARS SHOWN ON SECTIONS ARE FOR PLACEMENT DETAIL ONLY, SIZE AND AMOUNT OF REBARS ARE AS PER SCHEDULES.
12. CONTRACTOR SHALL OBTAIN LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE STARTING CONSTRUCTION.
13. DO NOT SUBSTITUTE MATERIALS, EQUIPMENT, OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER / ARCHITECT / ENGINEER.
14. THIS OFFICE DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE INTERPRETATION OF THESE PLANS BY OTHERS, UNLESS REQUESTED IN WRITING, AND IT IS GIVEN THE AUTHORITY TO CHECK AND APPROVE SHOP DRAWINGS, AND TO VERIFY THE ACTUAL PLACING OF REBARS IN THE FIELD
15. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF LOCAL ORDINANCES AND THE 'FLORIDA BUILDING CODE', CURRENT EDITION.
16. WINDOW MANUFACTURER TO VERIFY ALL WINDOW OPENINGS AT FIELD PRIOR TO WINDOW PLACEMENT.
17. NO TIE BEAMS SHALL BE FORMED / POURED PRIOR TO TRUSS SHOP DRAWINGS APPROVAL
18. ARCHITECT / ENGINEER'S VISITS AT THE SITE DURING CONSTRUCTION SHALL BE SCHEDULED WITH CONTRACTOR BEFORE COMMENCING OF WORK AND DURING CONSTRUCTION SHALL BE COORDINATED WITHIN 24 HOURS IN ADVANCE PRIOR TO INSPECTION.
19. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO THE CONTRACTOR FOR INSTALLATION.
20. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR EXTRA WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER FOLLOWED BY A CHANGE ORDER.
21. THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL SANITARY FACILITIES, BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS OF CONSTRUCTION. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES.
22. THE ARCHITECT / INTERIOR DESIGNER / OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET HIGHEST QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.
23. THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK, USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB.
24. THE CONTRACTOR SHALL DELIVER THE ANNOTATED JOB RECORD SET TO THE OWNER UPON COMPLETION OF THE WORK AS A CONDITION OF ACCEPTANCE.
25. CLEANING AND DEBRIS REMOVAL. THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DUST, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FORM MEALS CONSUMED ON PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS. THE CONTRACTOR SHALL CLEAN SITE ONCE PER WEEK TO THE OWNERS SATISFACTION.
26. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
27. FOR BURGLARY INTRUSION NOTES REFER TO 'METROPOLITAN DADE COUNTY CODE', SECTION 8C/18.
28. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN THE LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEM. CONTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING ANY CONCRETE BEAM IF INTERFERING WITH A/C DUCT OR PLUMBING FIXTURES EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL / ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
29. THE CONTRACTOR SHALL PRODUCE, BY MEANS OF SHOP DRAWINGS, ALL ADDITIONAL DETAILS WHICH ARE INFERABLE FROM THESE PLANS AND WHICH ARE NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK. ALL SHOP DRAWINGS ARE TO BE APPROVED BY THE ARCHITECT BEFORE THE WORK COMMENCES.
30. THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB.
31. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCH LIST", INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN 14 CALENDAR WORKING DAYS.
32. CONTRACTOR TO VERIFY THAT THERE ARE NO PERTINENT FEATURES ON THE ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM INSTALLATION.
33. ~~THE CONTRACTOR SHALL INCLUDE IN HIS BID THE COST OF THE FOLLOWING ADDITIONAL~~ LABOR AND MATERIALS. THESE MATERIALS AND WORK SHALL BE USED FOR EXTRA WORK PERFORMED IN THE FIELD AT THE DIRECTION OF THE ARCHITECT OR ENGINEER. UNUSED PORTIONS SHALL BE CREDITED TO THE OWNER AT COMPLETION OF THE PROJECT:
- 1 TON OF ~~STRUCTURAL STEEL INCLUDING FABRICATION, ERECTION, PAINTING~~
- 2 TONS OF ~~REINFORCING STEEL INCLUDING FABRICATION, PLACING~~
- 10 ~~SQUARE YARDS OF SHEETROCK INCLUDING FRAMING~~
- 10 ~~SQUARE YARDS OF TILE, MARBLE, ETC. INCLUDING SETTING~~
- 10 ~~SQUARE YARDS OF STUCCO OVER CONCRETE BLOCK OR MASONRY WALL~~
- ~~AND GENERAL CARPENTRY~~
34. CEILING HEIGHTS SUBJECT TO CHANGE DUE TO STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING DESIGN. CONTRACTOR TO CONTACT ARCHITECT'S OFFICE TO DISCUSS ANY DEVIATION FROM SPECIFIED CEILING HEIGHT BEFORE COMMENCING WITH CONSTRUCTION.

TERMITE NOTE :

R318.1 TERMITE PROTECTION.

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, 'REGISTERED TERMITICIDE.' UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, 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 RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.'

R318.1.1
IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, THE INITIAL CHEMICAL SOIL TREATMENT INSIDE THE FOUNDATION PERIMETER SHALL BE DONE AFTER ALL EXCAVATION, BACKFILLING AND COMPACTION IS COMPLETE.

R318.1.2
IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SOIL AREA DISTURBED AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE RETREATED WITH A CHEMICAL SOIL TREATMENT, INCLUDING SPACES BOXED OR FORMED.

R318.1.3
IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SPACE IN CONCRETE FLOORS BOXED OUT OR FORMED FOR THE SUBSEQUENT INSTALLATION OF PLUMBING TRAPS, DRAINS OR ANY OTHER PURPOSE SHALL BE CREATED BY USING PLASTIC OR METAL PERMANENTLY PLACED FORMS OF SUFFICIENT DEPTH TO ELIMINATE ANY PLANNED SOIL DISTURBANCE AFTER INITIAL CHEMICAL SOIL TREATMENT.

R318.1.4
IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH A MINIMUM 6 MIL VAPOR RETARDER TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. ANY WORK, INCLUDING PLACEMENT OF REINFORCING STEEL, DONE AFTER CHEMICAL TREATMENT UNTIL THE CONCRETE FLOOR IS POURED, SHALL BE DONE IN SUCH MANNER AS TO AVOID PENETRATING OR DISTURBING TREATED SOIL.

R318.1.5

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CONCRETE OVERPOUR OR MORTAR ACCUMULATED ALONG THE EXTERIOR FOUNDATION PERIMETER SHALL BE REMOVED PRIOR TO EXTERIOR CHEMICAL SOIL TREATMENT, TO ENHANCE VERTICAL PENETRATION OF THE CHEMICALS.

R318.1.6
IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICAL SOIL TREATMENTS SHALL ALSO BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1 FOOT (305 MM) OF THE PRIMARY STRUCTURE SIDEWALLS. ALSO, A VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION IS COMPLETED, INCLUDING INITIAL LANDSCAPING AND IRRIGATION/SPRINKLER INSTALLATION. ANY SOIL DISTURBED AFTER THE CHEMICAL VERTICAL BARRIER IS APPLIED SHALL BE PROMPTLY RETREATED.

R318.1.7
IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A BAIT SYSTEM IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SECTIONS R318.1.1 THROUGH R318.1.6 DO NOT APPLY. HOWEVER, A SIGNED CONTRACT ASSURING THE INSTALLATION, MAINTENANCE AND MONITORING OF THE BAITING SYSTEM THAT IS IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 482, FLORIDA STATUTES SHALL BE PROVIDED TO THE BUILDING OFFICIAL PRIOR TO THE POURING OF THE SLAB, AND THE SYSTEM MUST BE INSTALLED PRIOR TO FINAL BUILDING APPROVAL.

IF THE BAITING SYSTEM DIRECTIONS FOR USE REQUIRE A MONITORING PHASE PRIOR TO INSTALLATION OF THE PESTICIDE ACTIVE INGREDIENT, THE INSTALLATION OF THE MONITORING PHASE COMPONENTS SHALL BE DEEMED TO CONSTITUTE INSTALLATION OF THE SYSTEM.

R318.1.8
IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A WOOD TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SECTIONS R318.1.1 THROUGH R318.1.6 DO NOT APPLY. APPLICATION OF THE WOOD TREATMENT TERMITICIDE SHALL BE AS REQUIRED BY LABEL DIRECTIONS FOR USE, AND MUST BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
ALL OF LOT 21, AND LOT 21, IN BLOCK 10, CORAL GABLES COUNTRY CLUB SECTION, PART ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 108, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. LESS THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21, BLOCK 10, AS A POINT OF BEGINNING; RUN IN A SOUTHEASTERLY DIRECTION ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 21 FOR A DISTANCE OF 38.57 FEET; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY BOUNDARY LINE OF SAID LOT 21 TO A POINT LOCATED UPON THE EASTERLY BOUNDARY LINE OF SAID LOT 21 WHICH POINT IS 38.57 FEET SOUTHEAST OF THE NORTHEAST CORNER OF LOT 21; THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 21 FOR A DISTANCE OF 38.57 FEET TO THE NORTHEAST CORNER OF SAID LOT 21; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 21 FOR A DISTANCE OF 153.72 FEET TO THE POINT OF BEGINNING, WHICH POINT OF BEGINNING IS THE NORTHWEST CORNER OF LOT 21, BLOCK 10, CORAL GABLES COUNTRY CLUB SECTION, PART ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 108, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP



CODE COMPLIANCE

THE PLANS HEREIN COMPLY WITH THE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE, RESIDENTIAL, 8th EDITION

COPYRIGHT NOTICE

THIS SET OF ARCHITECTURAL DRAWINGS IS AN ORIGINAL DESIGN OF A BUILDING AND IS SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SECTION 102 OF THE COPYRIGHT ACT (TITLE 17 OF THE UNITED STATES CODE), AS AMENDED ON DECEMBER 1, 1990. PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN. THE TERM "BUILDING" MEANS STRUCTURES THAT ARE DESIGNED FOR HUMAN OCCUPANCY, HABITABLE BY HUMANS AND INTENDED TO BE BOTH PERMANENT AND STATIONARY. THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION OR WRITTEN CONSENT OF THE ARCHITECT.

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR93309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.)

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

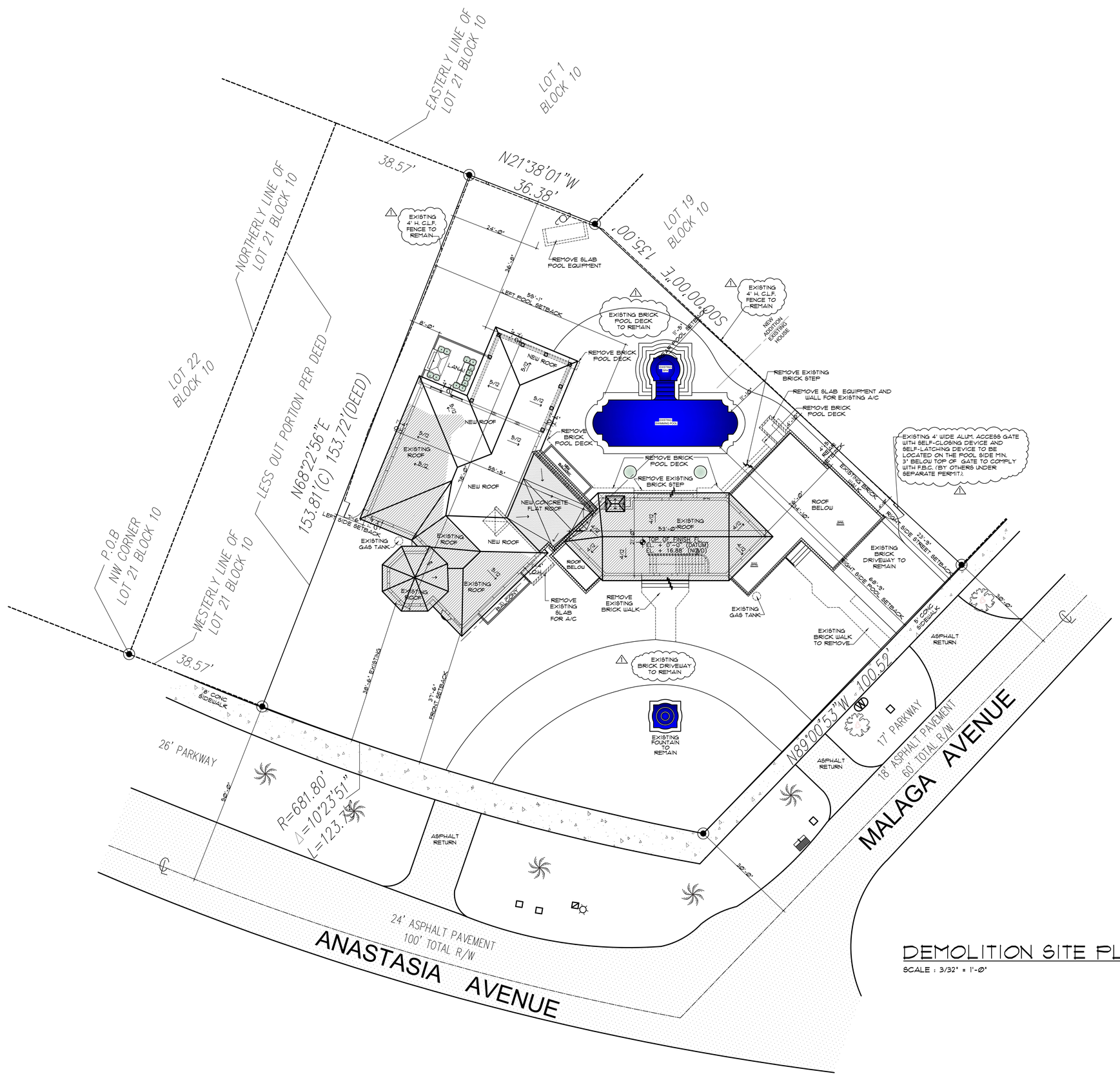
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588
Antonio E. Rodriguez, Architect, AIA. LIC. No. AR93309
4808 S.W. 72 AVENUE, MIAMI FL. 33155 T. (305) 662-1008

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES
FLORIDA

OWNER:
X1 REALTY GROUP

DATE: 12.8.25
ISSUED: XX
DRAWN: A.R.
CHECKED:
PROJECT No.

SHEET:
A0.0
1 OF 18



DEMOLITION SITE PLAN

SCALE : 3/32" = 1'-0"

NORTH

DEMOLITION NOTES :

1. IF APPLICABLE, OBTAIN AN ASBESTOS INSPECTION REPORT PRIOR TO DISTURBANCE OF ANY MATERIALS
2. CAP EXISTING ELECTRICAL AND PLUMBING FIXTURES BEING REMOVED.
3. REMOVE ALL DECORATIVE WOOD STRUCTURE
4. DURING DEMOLITION PROCESS IF ANY STRUCTURAL WALLS, COL'S AND BEAMS ARE ENCOUNTERED NOTIFY THE ARCHITECT/ENGINEER DO NOT SAW-CUT ANY STRUCTURAL SLABS WITHOUT INSTRUCTIONS FROM THE STRUCTURAL ENGINEER.
5. DISCONNECT ELECTRICAL MAIN PRIOR TO DEMOLITION.
6. DISCONNECT WATER MAIN PRIOR TO DEMOLITION
7. DISCONNECT GAS MAIN PRIOR TO DEMOLITION.
8. REMOVE ALL ELECTRICAL FIXTURES & HOUSING, ELECTRICAL CONDUITS & WIRING TO REMAIN, TEMPORARY CAP AS REQUIRED FOR FUTURE USE.
9. PROVIDE TEMPORARY BARRIER FOR ALL DROPS OVER 24" H.
10. REMOVE SOME EXTERIOR WINDOWS & DOOR AS SHOWN ON PLAN.
11. ALL NEW EXTERIOR OPENING SHALL BE TEMPORARILY COVERED W/ PLYWOOD

POOL BARRIER NOTES :

R4540(1) OUTDOOR SWIMMING POOLS.
OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH SECTIONS R4540(1.1) THROUGH R4540(1.1).4.

R4540(1.1)
THE TOP OF THE BARRIER SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE, MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES (51 MM) MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. WHERE THE TOP OF THE POOL STRUCTURE IS ABOVE GRADE, THE BARRIER MAY BE AT GRADE, OR MOUNTED ON TOP OF THE POOL STRUCTURE. WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, THE MAXIMUM VERTICAL CLEARANCE BETWEEN THE TOP OF THE POOL STRUCTURE AND THE BOTTOM OF THE BARRIER SHALL BE 4 INCHES (102 MM).

R4540(1.1.2
THE BARRIER MAY NOT HAVE ANY GAPS, OPENINGS, INDENTATIONS, PROTRUSIONS, OR STRUCTURAL COMPONENTS THAT COULD ALLOW A YOUNG CHILD TO CRAWL UNDER, SQUEEZE THROUGH, OR CLIMB OVER THE BARRIER AS HEREIN DESCRIBED BELOW. ONE END OF A REMOVABLE CHILD BARRIER SHALL NOT BE REMOVABLE WITHOUT THE AID OF TOOLS. OPENINGS IN ANY BARRIER SHALL NOT ALLOW PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

R4540(1.1.3
SOLID BARRIERS WHICH DO NOT HAVE OPENINGS SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS.

R4540(1.1.4
WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS LESS THAN 45 INCHES (1143 MM), THE HORIZONTAL MEMBERS SHALL BE LOCATED ON THE SWIMMING POOL SIDE OF THE FENCE. SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 1 3/4 INCHES (44 MM) IN WIDTH. WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 1 3/4 INCHES (44 MM) IN WIDTH.

R4540(1.1.5
WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS 45 INCHES (1143 MM) OR MORE, SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 4 INCHES (102 MM). WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 1 3/4 INCHES (44 MM) IN WIDTH.

R4540(1.1.6
MAXIMUM MESH SIZE FOR CHAIN LINK FENCES SHALL BE A 2 1/4 INCH SQUARE (57 MM) UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1 3/4 INCHES (44 MM).

R4540(1.1.7
WHERE THE BARRIER IS COMPOSED OF DIAGONAL MEMBERS, THE MAXIMUM OPENING FORMED BY THE DIAGONAL MEMBERS SHALL BE NO MORE THAN 1 3/4 INCHES (44 MM).

R4540(1.1.8
ACCESS GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R4540(1.1) THROUGH R4540(1.1.7) AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE. WHERE THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE, THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER 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 FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL THAT OPEN OUTWARD AWAY FROM THE POOL THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2 INCH (12.5 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.

R4540(1.1.9
WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY:

1. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET (3048 MM). ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE ACCESS. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL ALARM SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.

SOIL STATEMENT :

SOIL AT THIS SITE IS SAND & ROCK ADEQUATE TO SUPPORT THE DESIGN LOAD OF 2000 P.S.F.
I HEREBY ATTEST THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED ON. IF YOU HAVE ANY QUESTIONS REGARDING THIS MATTER, PLEASE CONTACT THIS OFFICE.

DEMOLITION LEGEND :

DASHED LINES INDICATE ITEMS TO BE DEMOLISHED	DENOTES EXISTING, (NOT INCLUDED IN THE SCOPE OF WORK)
LINE THAT INDICATES THE SCOPE OF WORK	(V.I.F.) DENOTES TO BE VERIFIED IN FIELD

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR0933309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.)

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

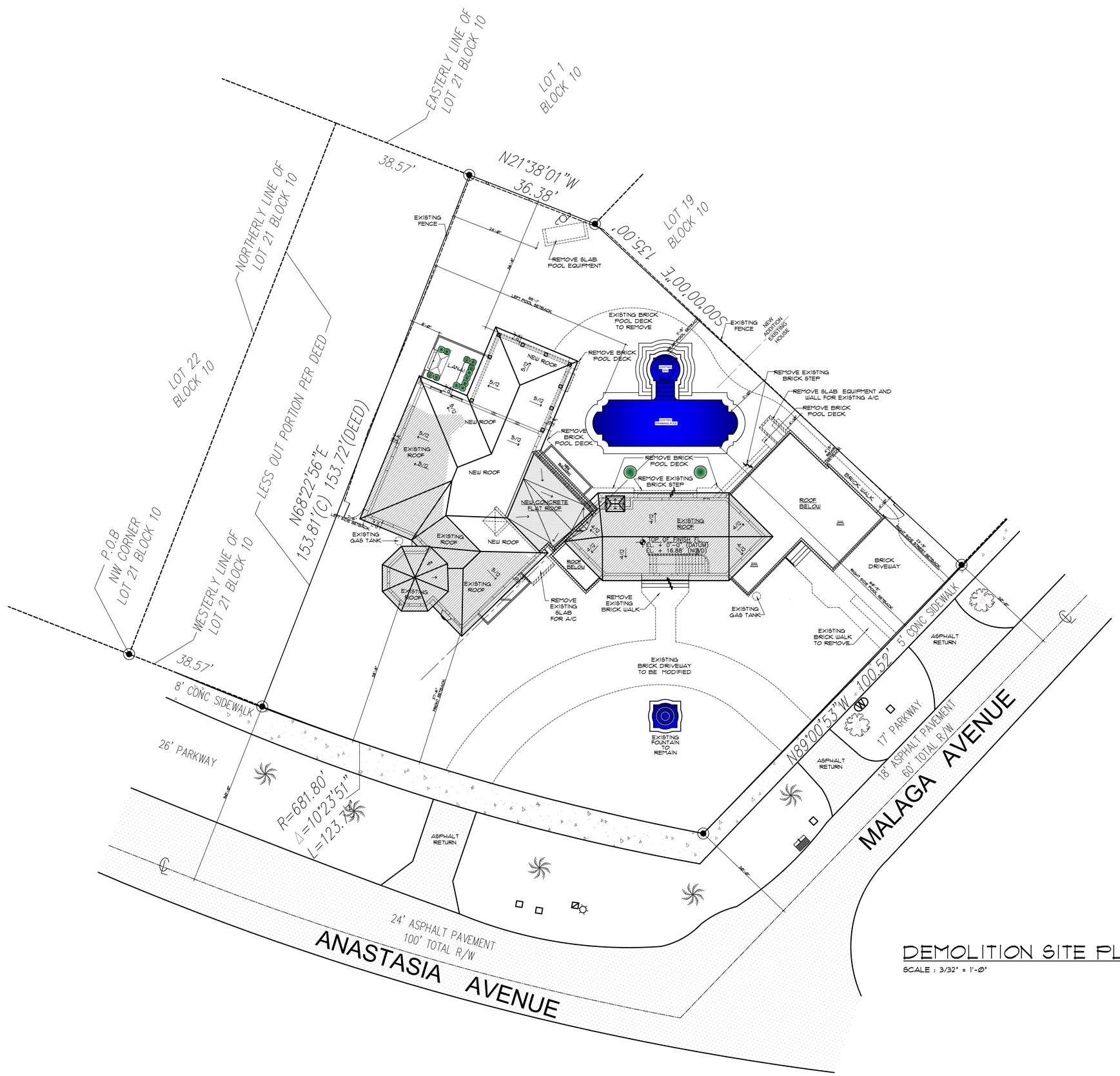
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002388
LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA.
4808 S.W. 72 AVENUE. MIAMI FL. 33155
T. (305) 662-1008

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

DATE:	2/18/26
ISSUED:	2/18/2026 XX
DRAWN:	AR
CHECKED:	
PROJECT No.	

SHEET: A0.1



DEMOLITION SITE PLAN

SCALE : 3/32" = 1'-0"

NORTH

DEMOLITION NOTES :

1. IF APPLICABLE, OBTAIN AN ASBESTOS INSPECTION REPORT PRIOR TO DISTURBANCE OF ANY MATERIALS
2. CAP EXISTING ELECTRICAL AND PLUMBING FIXTURES BEING REMOVED.
3. REMOVE ALL DECORATIVE WOOD STRUCTURE
4. DURING DEMOLITION PROCESS IF ANY STRUCTURAL WALLS, COL'S AND BEAMS ARE ENCOUNTERED NOTIFY THE ARCHITECT/ENGINEER DO NOT SAW-CUT ANY STRUCTURAL SLABS WITHOUT INSTRUCTIONS FROM THE STRUCTURAL ENGINEER.
5. DISCONNECT ELECTRICAL MAIN PRIOR TO DEMOLITION.
6. DISCONNECT WATER MAIN PRIOR TO DEMOLITION
7. DISCONNECT GAS MAIN PRIOR TO DEMOLITION.
8. REMOVE ALL ELECTRICAL FIXTURES & HOUSING, ELECTRICAL CONDUITS & WIRING TO REMAIN, TEMPORARY CAP AS REQUIRED FOR FUTURE USE.
9. PROVIDE TEMPORARY BARRIER FOR ALL DROPS OVER 24" H.
10. REMOVE SOME EXTERIOR WINDOWS & DOOR AS SHOWN ON PLAN.
11. ALL NEW EXTERIOR OPENING SHALL BE TEMPORARILY COVERED W/ PLYWOOD

POOL BARRIER NOTES :

R45@U7.1 OUTDOOR SWIMMING POOLS. OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH SECTIONS R45@U7.1.1 THROUGH R45@U7.1.7.4.

R45@U7.1.1
THE TOP OF THE BARRIER SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE, MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES (51 MM) MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. WHERE THE TOP OF THE POOL STRUCTURE IS ABOVE GRADE, THE BARRIER MAY BE AT GROUND LEVEL OR MOUNTED ON TOP OF THE POOL STRUCTURE. WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, THE MAXIMUM VERTICAL CLEARANCE BETWEEN THE TOP OF THE POOL STRUCTURE AND THE BOTTOM OF THE BARRIER SHALL BE 4 INCHES (102 MM).

R45@U7.1.2
THE BARRIER MAY NOT HAVE ANY GAPS, OPENINGS, INDENTATIONS, PROTRUSIONS, OR STRUCTURAL COMPONENTS THAT COULD ALLOW A YOUNG CHILD TO CRAWL UNDER, SQUEEZE THROUGH, OR CLIMB OVER THE BARRIER AS HEREIN DESCRIBED BELOW. ONE END OF A REMOVABLE CHILD BARRIER SHALL NOT BE REMOVABLE WITHOUT THE AID OF TOOLS. OPENINGS IN ANY BARRIER SHALL NOT ALLOW PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

R45@U7.1.3
SOLID BARRIERS WHICH DO NOT HAVE OPENINGS SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS.

R45@U7.1.4
WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS LESS THAN 45 INCHES (1143 MM), THE HORIZONTAL MEMBERS SHALL BE LOCATED ON THE SWIMMING POOL SIDE OF THE FENCE. SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 1 3/4 INCHES (44 MM) IN WIDTH. WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 1 3/4 INCHES (44 MM) IN WIDTH.

R45@U7.1.5
WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS 45 INCHES (1143 MM) OR MORE, SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 4 INCHES (102 MM). WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 1 3/4 INCHES (44 MM) IN WIDTH.

R45@U7.1.6
MAXIMUM MESH SIZE FOR CHAIN LINK FENCES SHALL BE A 2 1/4 INCH SQUARE (57 MM) UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1 3/4 INCHES (44 MM).

R45@U7.1.7
WHERE THE BARRIER IS COMPOSED OF DIAGONAL MEMBERS, THE MAXIMUM OPENING FORMED BY THE DIAGONAL MEMBERS SHALL BE NO MORE THAN 1 3/4 INCHES (44 MM).

R45@U7.1.8
ACCESS GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R45@U7.1.1 THROUGH R45@U7.1.7. AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE. WHERE THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE, THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER 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 FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL THAT OPEN OUTWARD AWAY FROM THE POOL THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2 INCH (12.5 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.

R45@U7.1.9
WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY:

1. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017. THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET (3048 MM). ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE ACCESS. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL ALARM SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.

SOIL STATEMENT :

SOIL AT THIS SITE IS SAND & ROCK ADEQUATE TO SUPPORT THE DESIGN LOAD OF 2000 P.S.F. I HEREBY ATTEST THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED ON. IF YOU HAVE ANY QUESTIONS REGARDING THIS MATTER, PLEASE CONTACT THIS OFFICE.

DEMOLITION LEGEND :

DASHED LINES INDICATE ITEMS TO BE DEMOLISHED	DENOTES EXISTING, (NOT INCLUDED IN THE SCOPE OF WORK)
LINE THAT INDICATES THE SCOPE OF WORK	(V.I.F.) DENOTES TO BE VERIFIED IN FIELD

VOID

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR093309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

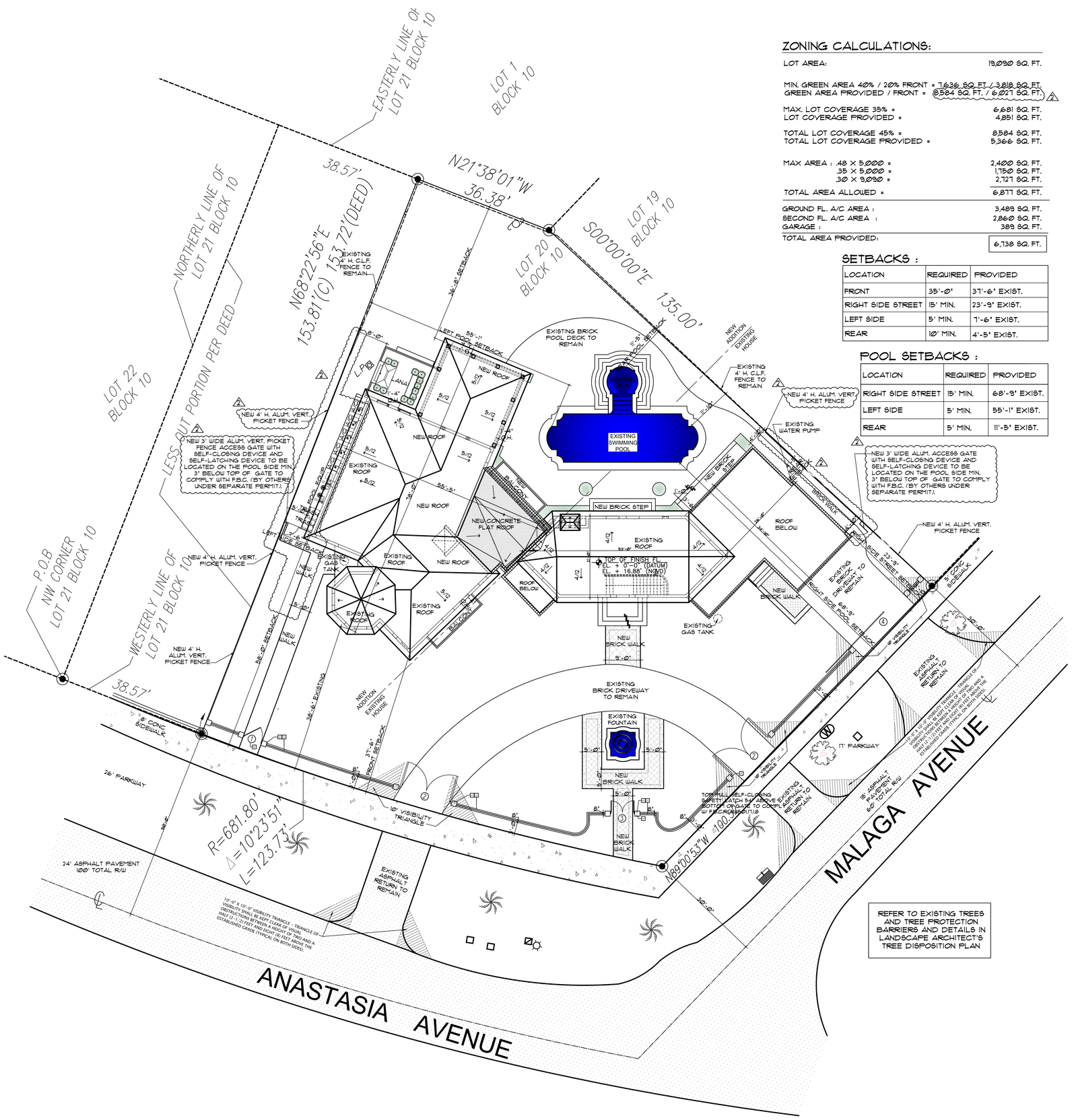
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002388
Antonio E. Rodriguez, Architect, AIA. LIC. No. AR93309
4808 S.W. 72 AVENUE, MIAMI FL. 33155 T. (305) 662-1008

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

DATE: 12/8/25
ISSUED: XX
DRAWN: AR
CHECKED:
PROJECT No.

SHEET: A0.1



ZONING CALCULATIONS:

LOT AREA:	19,090 SQ. FT.
MIN. GREEN AREA 40% / 20% FRONT =	7,636 SQ. FT. / 3,818 SQ. FT.
GREEN AREA PROVIDED / FRONT =	8,584 SQ. FT. / 6,021 SQ. FT. (2)
MAX. LOT COVERAGE 35% =	6,681 SQ. FT.
LOT COVERAGE PROVIDED =	4,851 SQ. FT.
TOTAL LOT COVERAGE 45% =	8,584 SQ. FT.
TOTAL LOT COVERAGE PROVIDED =	5,366 SQ. FT.
MAX AREA : .48 X 5,000 =	2,400 SQ. FT.
.35 X 5,000 =	1,750 SQ. FT.
.30 X 9,090 =	2,721 SQ. FT.
TOTAL AREA ALLOWED =	6,871 SQ. FT.
GROUND FL. A/C AREA :	3,489 SQ. FT.
SECOND FL. A/C AREA :	2,860 SQ. FT.
GARAGE :	389 SQ. FT.
TOTAL AREA PROVIDED:	6,738 SQ. FT.

SETBACKS :

LOCATION	REQUIRED	PROVIDED
FRONT	35'-0"	37'-6" EXIST.
RIGHT SIDE STREET	15' MIN.	23'-9" EXIST.
LEFT SIDE	5' MIN.	7'-6" EXIST.
REAR	10' MIN.	4'-5" EXIST.

POOL SETBACKS :

LOCATION	REQUIRED	PROVIDED
RIGHT SIDE STREET	15' MIN.	68'-9" EXIST.
LEFT SIDE	5' MIN.	55'-1" EXIST.
REAR	5' MIN.	11'-5" EXIST.

FLOOD ZONE:	"X"
BASE FLOOD ELEVATION:	N/A

REFER TO EXISTING TREES AND TREE PROTECTION BARRIERS AND DETAILS IN LANDSCAPE ARCHITECT'S TREE DISPOSITION PLAN

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6' O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
- ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

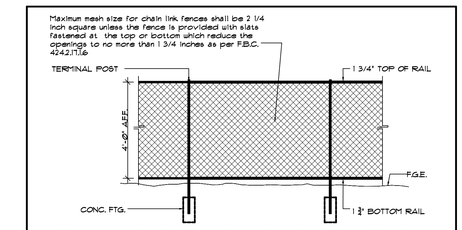
ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

SITE PLAN

SCALE : 3/32" = 1'-0"

NORTH

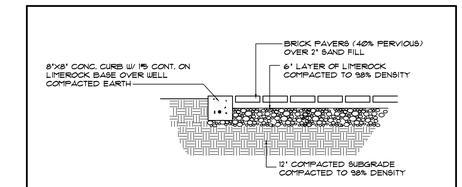
Always call 811 two full business days before you dig
Sunshine811.com



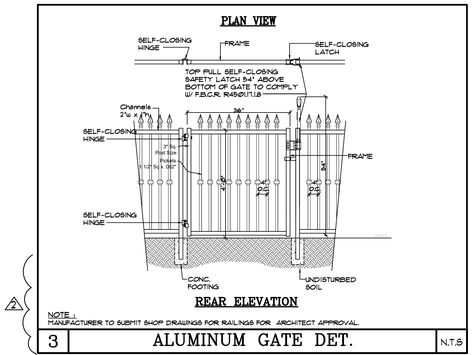
NOTE1: 1 CORNER 4 TERMINAL POST TO BE 2 x Ø042 INCHES OUTSIDE DIAMETER WITH A Ø"+ x 24" CONC. FTG. 2. LINE POST TO BE 1 x Ø0.047 INCHES OUTSIDE DIAMETER WITH A 8"+ x 24" CONC. FTG. 3. TOP PORTION OF CHAIN LINK FABRIC TO BE BENT 4 TIE WIRE TO BE SECURED TO 1 3/4" TOP RAIL.

NOTE: CHAIN LINK FENCE TO COMPLY WITH 2023 F.B.C. TABLE R4408.1 (FENCE UP TO 4' IN HEIGHT).

1 CHAIN LINK FENCE DETAIL N.T.S

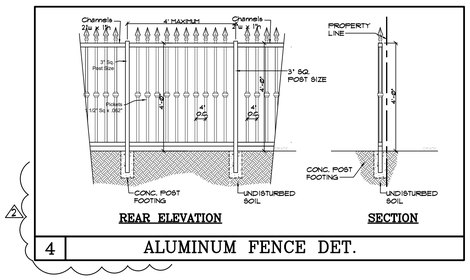


2 TYP. PAVER DETAIL N.T.S

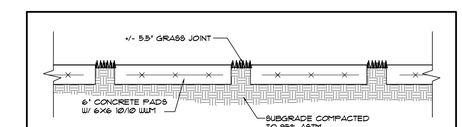


NOTE 1: MANUFACTURER TO SUBMIT SHOP DRAWINGS FOR RAILINGS FOR ARCHITECT APPROVAL.

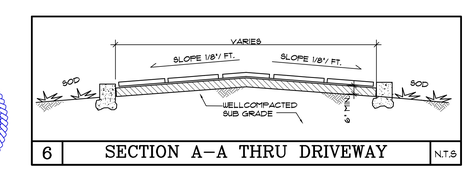
3 ALUMINUM GATE DET. N.T.S



4 ALUMINUM FENCE DET.



5 SECTION THRU CONCRETE PAVERS N.T.S



6 SECTION A-A THRU DRIVEWAY N.T.S

STATE OF FLORIDA · ANTONIO E. RODRIGUEZ · AR093309 · REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

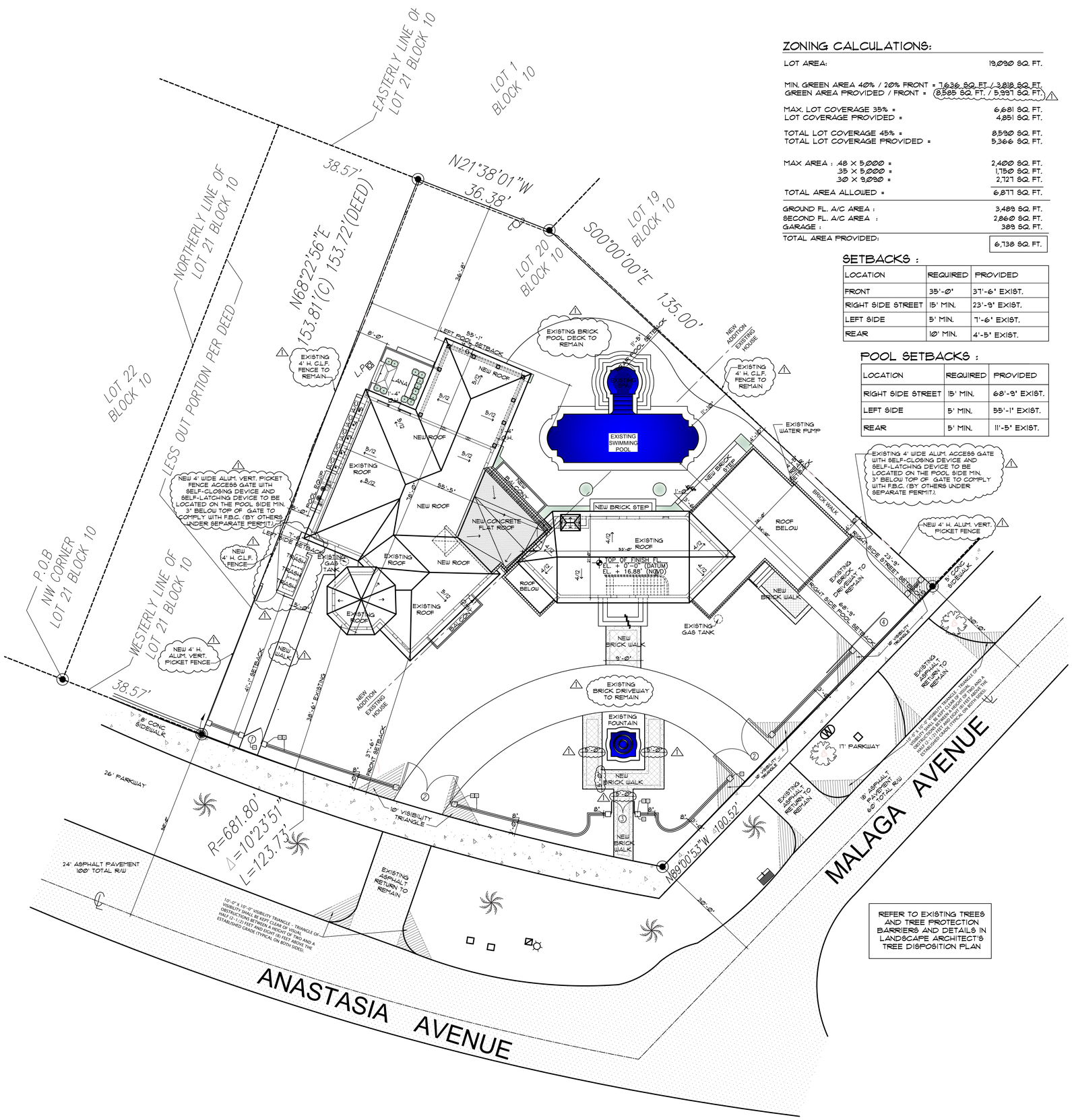
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002388
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE. MIAMI FL. 33155
LIC. No. AR93309
T. (305) 662-1008

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

DATE:	2/18/26
ISSUED:	1 2/18/2026 2 3/23/2026
DRAWN:	XX
CHECKED:	AR
PROJECT No.	

SHEET: A0.2



ZONING CALCULATIONS:

LOT AREA:	19,090 SQ. FT.
MIN. GREEN AREA 40% / 20% FRONT =	7,636 SQ. FT. / 3,818 SQ. FT.
GREEN AREA PROVIDED / FRONT =	(8,585 SQ. FT. / 5,997 SQ. FT.) ⚠1
MAX. LOT COVERAGE 35% =	6,681 SQ. FT.
LOT COVERAGE PROVIDED =	4,851 SQ. FT.
TOTAL LOT COVERAGE 45% =	8,590 SQ. FT.
TOTAL LOT COVERAGE PROVIDED =	5,366 SQ. FT.
MAX AREA : .48 X 5,000 =	2,400 SQ. FT.
.35 X 5,000 =	1,750 SQ. FT.
.30 X 9,090 =	2,721 SQ. FT.
TOTAL AREA ALLOWED =	6,871 SQ. FT.
GROUND FL. A/C AREA :	3,489 SQ. FT.
SECOND FL. A/C AREA :	2,860 SQ. FT.
GARAGE :	389 SQ. FT.
TOTAL AREA PROVIDED:	6,738 SQ. FT.

SETBACKS :

LOCATION	REQUIRED	PROVIDED
FRONT	35'-0"	37'-6" EXIST.
RIGHT SIDE STREET	15' MIN.	23'-9" EXIST.
LEFT SIDE	5' MIN.	7'-6" EXIST.
REAR	10' MIN.	4'-5" EXIST.

POOL SETBACKS :

LOCATION	REQUIRED	PROVIDED
RIGHT SIDE STREET	15' MIN.	68'-9" EXIST.
LEFT SIDE	5' MIN.	55'-1" EXIST.
REAR	5' MIN.	11'-5" EXIST.

FLOOD ZONE:	"X"
BASE FLOOD ELEVATION:	N/A

REFER TO EXISTING TREES AND TREE PROTECTION BARRIERS AND DETAILS IN LANDSCAPE ARCHITECT'S TREE DISPOSITION PLAN

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6' O/C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET, AS PER FBC.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY, AS PER FBC.
- ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

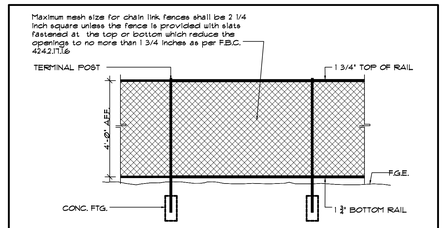
ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

SITE PLAN

SCALE : 3/32" = 1'-0"

NORTH

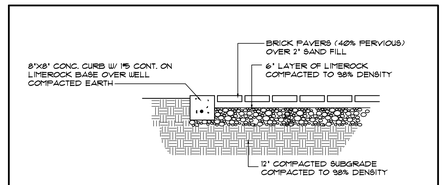
Always call 811 two full business days before you dig
Sunshine811.com



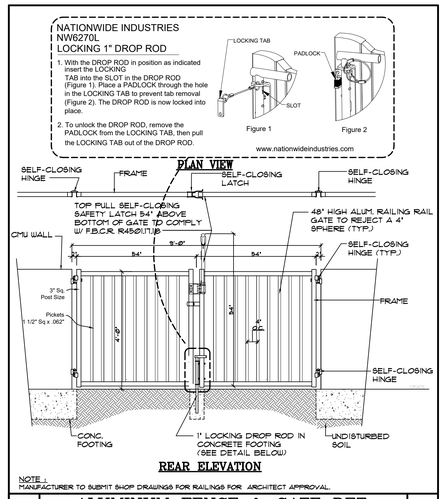
NOTES: 1. CORNER & TERMINAL POST TO BE 2 x Ø.042 INCHES OUTSIDE DIAMETER WITH A 10'-6 x 24" CONC. FTG. 2. LINE POST TO BE 1 x Ø.0471 INCHES OUTSIDE DIAMETER WITH A 8'-6 x 24" CONC. FTG. 3. TOP PORTION OF CHAIN LINK FABRIC TO BE BENT 4 TIE WIRE TO BE SECURED TO 1 3/4" TOP RAIL.

NOTE: CHAIN LINK FENCE TO COMPLY WITH 2023 F.B.C. TABLE R4408.1.1 (FENCE UP TO 4' IN HEIGHT).

1 | CHAIN LINK FENCE DETAIL | N.T.S

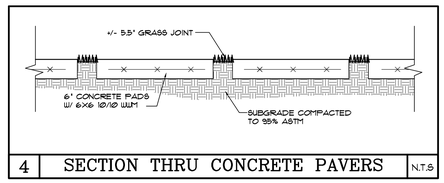


2 | TYP. PAVER DETAIL | N.T.S



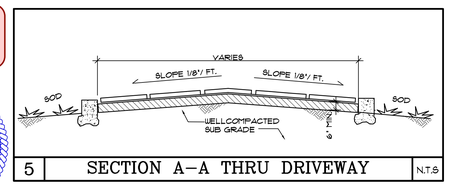
NOTE :
MANUFACTURER TO SUBMIT SHOP DRAWINGS FOR RAILINGS FOR ARCHITECT APPROVAL.

3 | ALUMINUM FENCE & GATE DET. | N.T.S



4 | SECTION THRU CONCRETE PAVERS | N.T.S

VOID



5 | SECTION A—A THRU DRIVEWAY | N.T.S

STATE OF FLORIDA
ANTONIO E. RODRIGUEZ
AR093309
REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

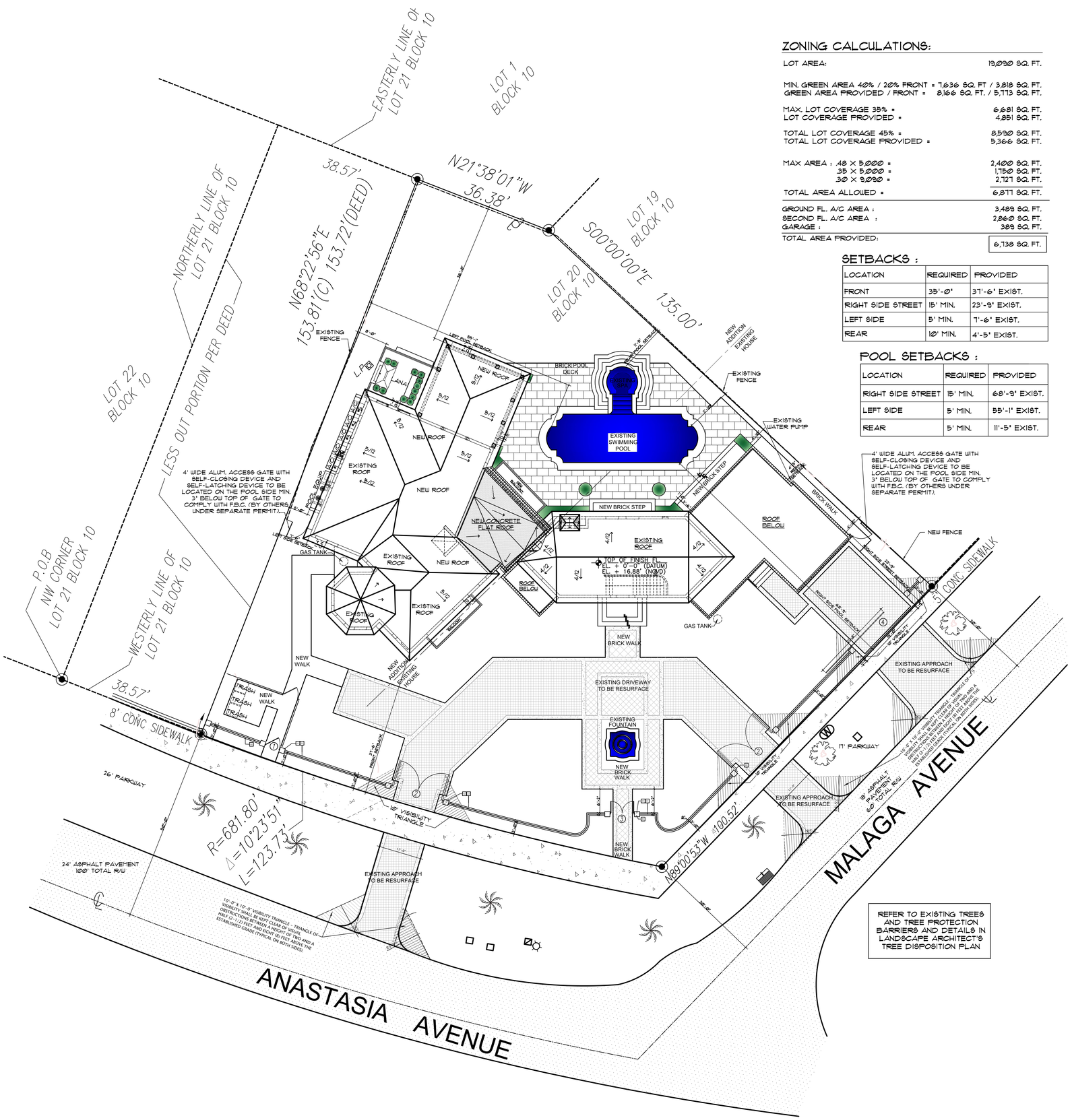
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002388
LIC. No. AR93309
T. (305) 662-1008
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE. MIAMI FL. 33155

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES
FLORIDA

OWNER: X1 REALTY GROUP

DATE: 2/18/26
ISSUED: 1 2/18/2026
DRAWN: XX
CHECKED: AR
PROJECT No.

SHEET: A0.2
3 OF 19



ZONING CALCULATIONS:

LOT AREA:	19,090 SQ. FT.
MIN. GREEN AREA 40% / 20% FRONT =	7,636 SQ. FT / 3,818 SQ. FT.
GREEN AREA PROVIDED / FRONT =	8,166 SQ. FT. / 5,773 SQ. FT.
MAX. LOT COVERAGE 35% =	6,681 SQ. FT.
LOT COVERAGE PROVIDED =	4,851 SQ. FT.
TOTAL LOT COVERAGE 45% =	8,590 SQ. FT.
TOTAL LOT COVERAGE PROVIDED =	5,366 SQ. FT.
MAX AREA : .48 X 5,000 =	2,400 SQ. FT.
.35 X 5,000 =	1,750 SQ. FT.
.30 X 9,090 =	2,721 SQ. FT.
TOTAL AREA ALLOWED =	6,871 SQ. FT.
GROUND FL. A/C AREA :	3,489 SQ. FT.
SECOND FL. A/C AREA :	2,860 SQ. FT.
GARAGE :	389 SQ. FT.
TOTAL AREA PROVIDED:	6,738 SQ. FT.

SETBACKS :

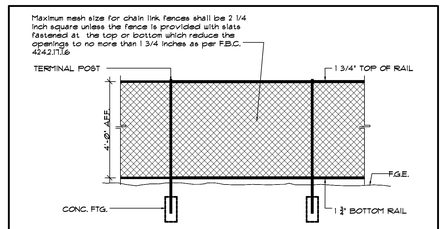
LOCATION	REQUIRED	PROVIDED
FRONT	35'-0"	37'-6" EXIST.
RIGHT SIDE STREET	15' MIN.	23'-9" EXIST.
LEFT SIDE	5' MIN.	7'-6" EXIST.
REAR	10' MIN.	4'-5" EXIST.

POOL SETBACKS :

LOCATION	REQUIRED	PROVIDED
RIGHT SIDE STREET	15' MIN.	68'-9" EXIST.
LEFT SIDE	5' MIN.	55'-1" EXIST.
REAR	5' MIN.	11'-5" EXIST.

REFER TO EXISTING TREES AND TREE PROTECTION BARRIERS AND DETAILS IN LANDSCAPE ARCHITECT'S TREE DISPOSITION PLAN

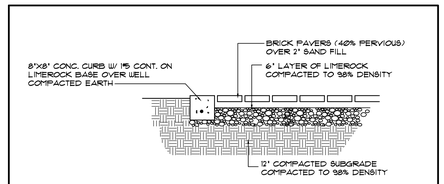
FLOOD ZONE:	"X"
BASE FLOOD ELEVATION:	N/A



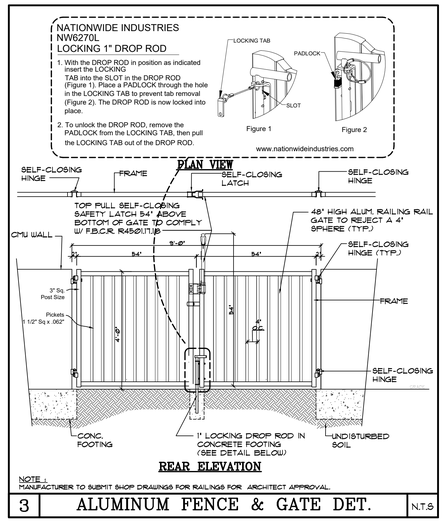
NOTES: 1. CORNER & TERMINAL POST TO BE 2 x Ø.042 INCHES OUTSIDE DIAMETER WITH A 10'-6 x 24" CONC. FTG. 2. LINE POST TO BE 1 x Ø.0471 INCHES OUTSIDE DIAMETER WITH A 8'-6 x 24" CONC. FTG. 3. TOP PORTION OF CHAIN LINK FABRIC TO BE BENT 4 TIE WIRE TO BE SECURED TO 1 3/4" TOP RAIL.

NOTE: CHAIN LINK FENCE TO COMPLY WITH 2023 F.B.C. TABLE R4408.1 (FENCE UP TO 4' IN HEIGHT).

1 | CHAIN LINK FENCE DETAIL | N.T.S



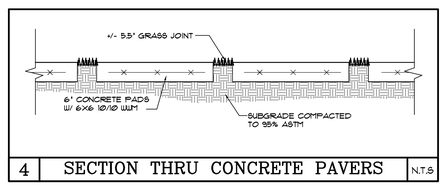
2 | TYP. PAVER DETAIL | N.T.S



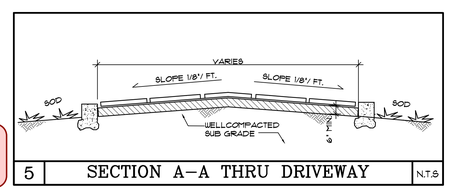
REAR ELEVATION

NOTE : MANUFACTURER TO SUBMIT SHOP DRAWINGS FOR RAILINGS FOR ARCHITECT APPROVAL.

3 | ALUMINUM FENCE & GATE DET. | N.T.S



4 | SECTION THRU CONCRETE PAVERS | N.T.S



5 | SECTION A-A THRU DRIVEWAY | N.T.S

VOID

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6' OC. EA WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET, AS PER FBC.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY, AS PER FBC.
- ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

SITE PLAN

SCALE : 3/32" = 1'-0"

NORTH

Always call 811 two full business days before you dig.
Sunshine811.com

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR093309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.)

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

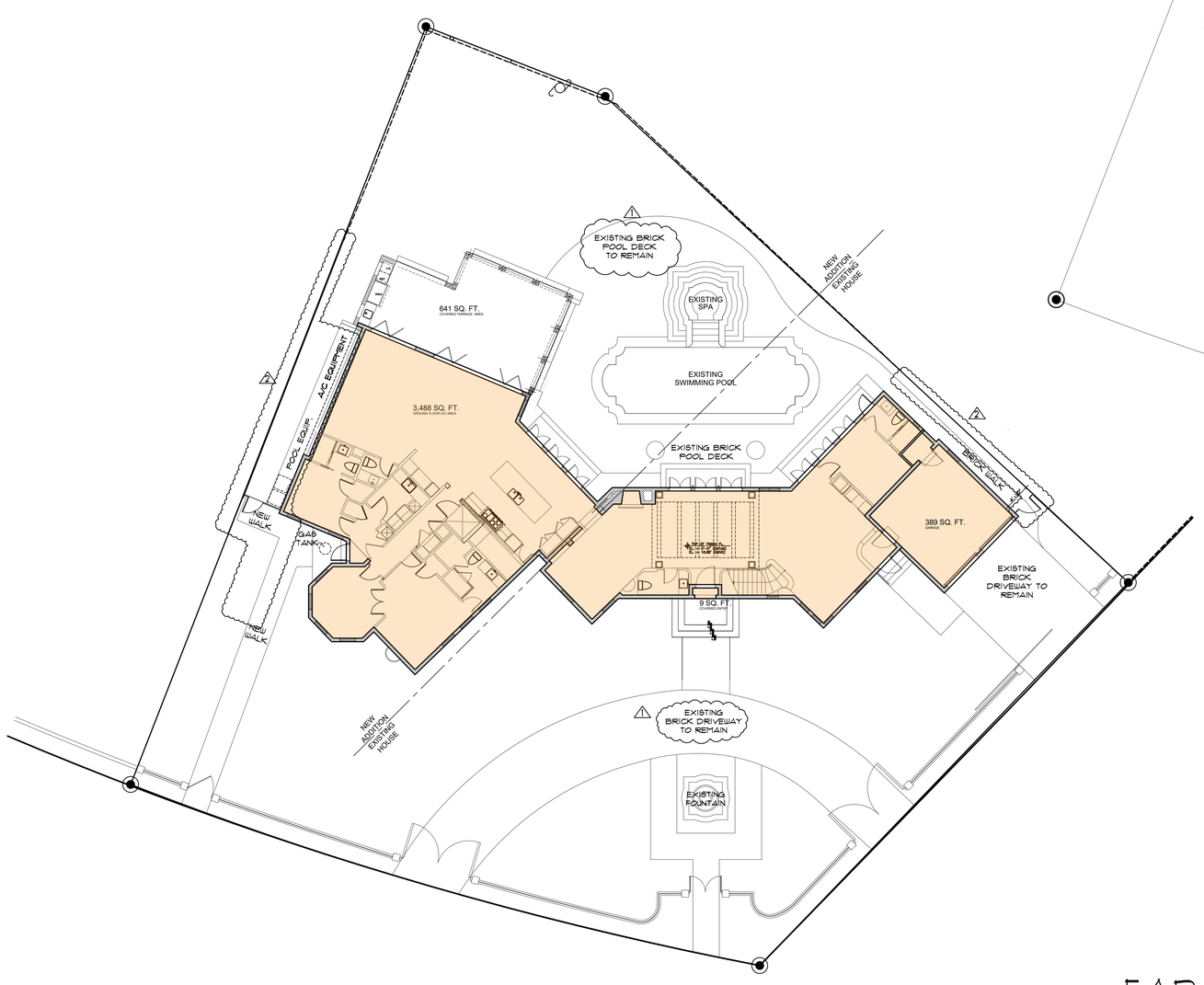
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002388
LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA
T. (305) 662-1008
4808 S.W. 72 AVENUE. MIAMI FL. 33155

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

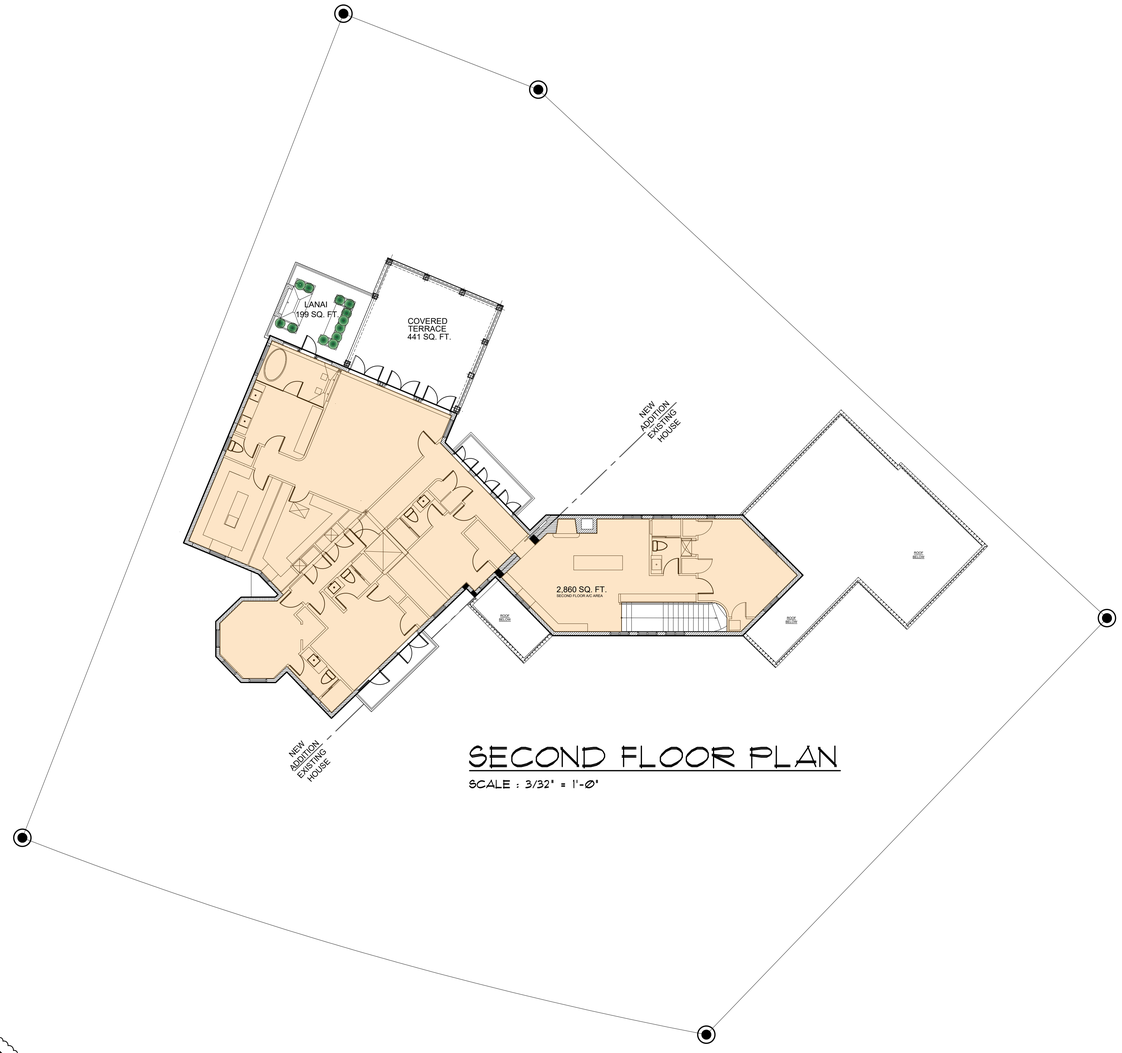
DATE: 12.8.25
ISSUED: XX
DRAWN: A.R.
CHECKED:
PROJECT No.

SHEET: A0.2
3 OF 19



GROUND FLOOR PLAN

SCALE : 3/32" = 1'-0"



SECOND FLOOR PLAN

SCALE : 3/32" = 1'-0"

*LOT AREA = 19,090 SQ FT.

F.A.R. CALCULATIONS:

MAX AREA : .48 X 5,000 =	2,400 SQ. FT.
.35 X 5,000 =	1,750 SQ. FT.
.38 X 9,090 =	2,721 SQ. FT.
TOTAL AREA ALLOWED =	6,871 SQ. FT.
GROUND FL. A/C AREA :	3,489 SQ. FT.
SECOND FL. A/C AREA :	2,860 SQ. FT.
GARAGE :	389 SQ. FT.
TOTAL AREA PROVIDED:	6,738 SQ. FT.

AS PER CORAL GABLES ZONING CODE, THE DETERMINATION OF A BUILDING'S FLOOR AREA RATIO SHALL EXCLUDE THE FOLLOWING:
A. THICKNESS OF EXTERIOR WALLS, MEASURED FROM THE INTERIOR FACE OF STRUCTURE.
B. FLOOR SPACE IN ONE (1) STORY, ROOFED TERRACES, BREEZEWAYS, AND PORCHES WITH AN AVERAGE FLOOR TO CEILING HEIGHT LESS THAN OR EQUAL TO THIRTEEN (13) FEET SHALL ALSO BE EXEMPT, PROVIDED A COVENANT IS SUBMITTED STATING THAT SUCH ROOFED TERRACE, BREEZEWAY, OR PORCH WILL NOT BE ENCLOSED IF IT WILL CAUSE THE RESIDENCE TO EXCEED THE MAXIMUM PERMITTED FLOOR AREA.
C. DETACHED ONE- AND TWO-STORY CARPORTS AND GARAGES LOCATED IN THE REAR YARD, OR WHERE DETERMINED BY THE BOARD OF ARCHITECTS, THAT IS LESS THAN OR EQUAL TO FOUR-HUNDRED (400) SQUARE FEET. ANY ADDITIONAL AREA WILL NOT BE EXCLUDED.
D. STACKED OR TWO (2) STORY PORCHES, AS APPROVED BY THE BOARD OF ARCHITECTS.
E. UPPER VOLUME OF INTERIOR SPACES OR COURTYARDS.
F. BASEMENTS AND ATTICS WITHIN A PITCHED ROOF.

F.A.R. AREA CALCULATION

SCALE : 3/32" = 1'-0"

NORTH

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR093309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS + CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED + SEALED BY A FLORIDA LICENSE ENGINEER.

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002383
LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
T. (305) 662-1008

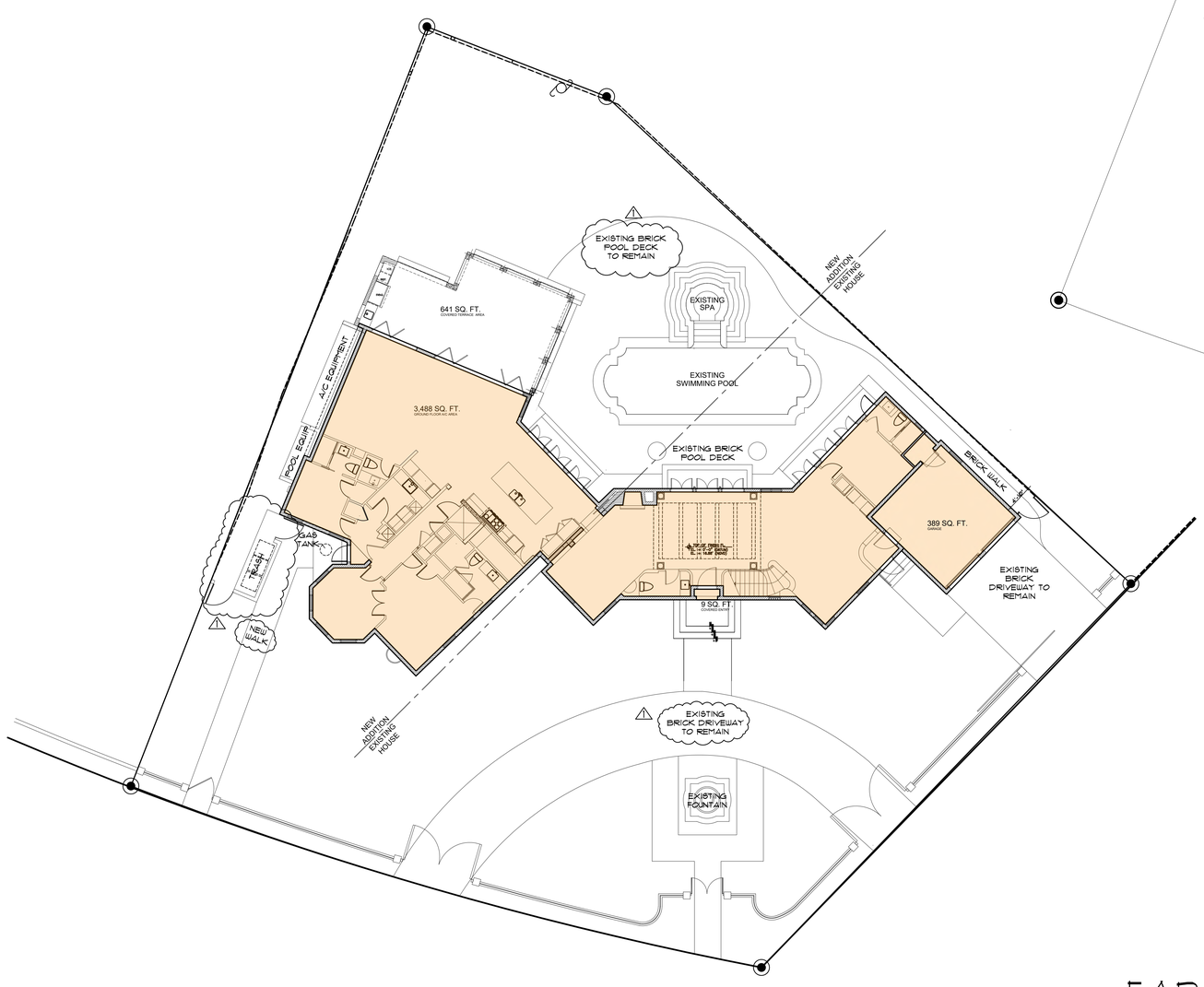
RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

DATE:	2/18/26
ISSUED:	XX
DRAWN:	AR
CHECKED:	
PROJECT No.	

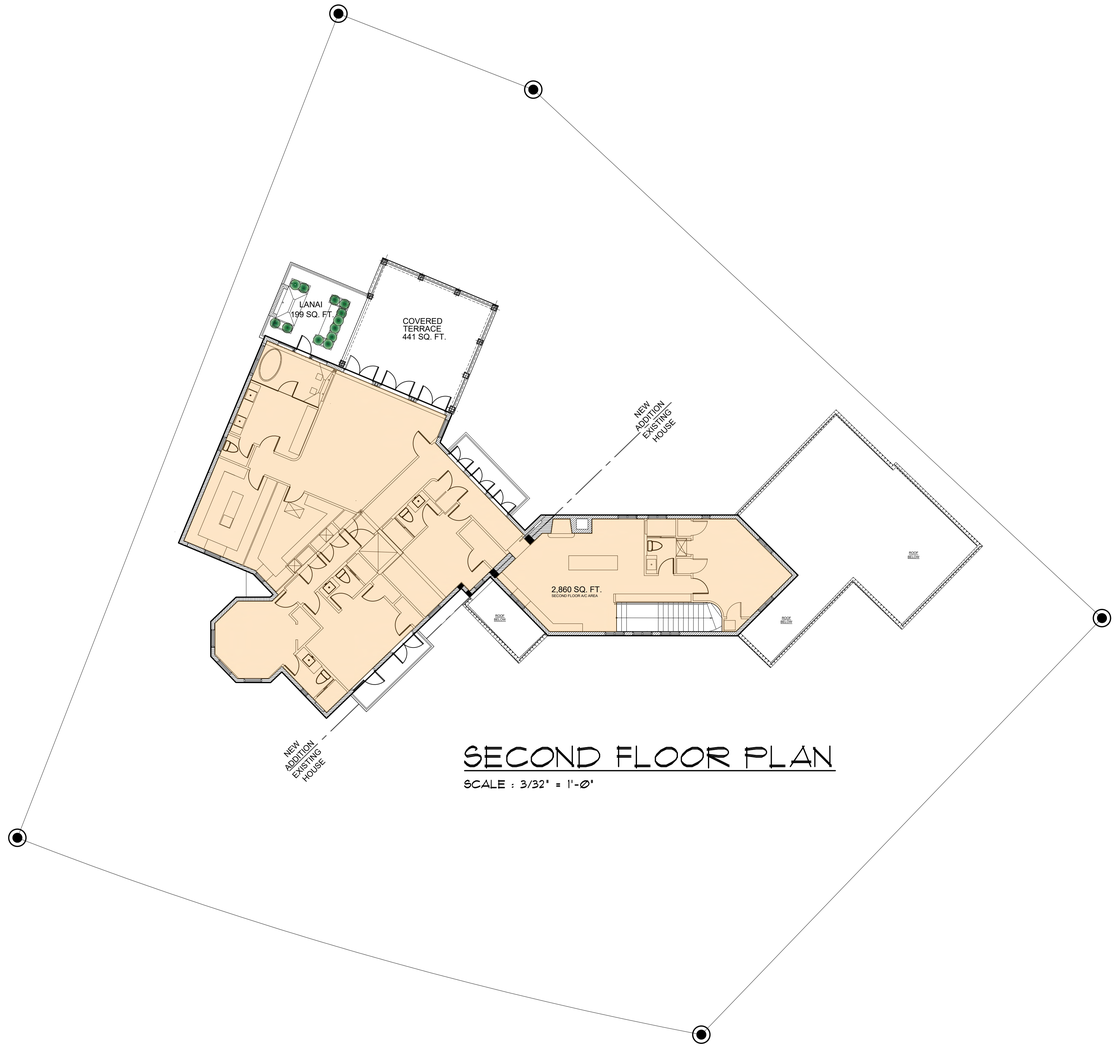
△ 2/18/2026
△ 3/23/2026

SHEET:
A0.3
4 OF 19



GROUND FLOOR PLAN

SCALE : 3/32" = 1'-0"



SECOND FLOOR PLAN

SCALE : 3/32" = 1'-0"

*LOT AREA = 19,090 SQ FT.

F.A.R. CALCULATIONS:

MAX AREA : .48 X 5,000 =	2,400 SQ. FT.
.35 X 5,000 =	1,750 SQ. FT.
.38 X 9,090 =	2,721 SQ. FT.
TOTAL AREA ALLOWED =	6,871 SQ. FT.
GROUND FL. A/C AREA :	3,489 SQ. FT.
SECOND FL. A/C AREA :	2,860 SQ. FT.
GARAGE :	389 SQ. FT.
TOTAL AREA PROVIDED:	6,738 SQ. FT.

F.A.R. AREA CALCULATION

SCALE : 3/32" = 1'-0"

AS PER CORAL GABLES ZONING CODE, THE DETERMINATION OF A BUILDING'S FLOOR AREA RATIO SHALL EXCLUDE THE FOLLOWING:
A. THICKNESS OF EXTERIOR WALLS, MEASURED FROM THE INTERIOR FACE OF STRUCTURE.
B. FLOOR SPACE IN ONE (1) STORY, ROOFED TERRACES, BREEZEWAYS, AND PORCHES WITH AN AVERAGE FLOOR TO CEILING HEIGHT LESS THAN OR EQUAL TO THIRTEEN (13) FEET SHALL ALSO BE EXEMPT, PROVIDED A COVENANT IS SUBMITTED STATING THAT SUCH ROOFED TERRACE, BREEZEWAY, OR PORCH WILL NOT BE ENCLOSED IF IT WILL CAUSE THE RESIDENCE TO EXCEED THE MAXIMUM PERMITTED FLOOR AREA.
C. DETACHED ONE- AND TWO-STORY CARPORTS AND GARAGES LOCATED IN THE REAR YARD, OR WHERE DETERMINED BY THE BOARD OF ARCHITECTS, THAT IS LESS THAN OR EQUAL TO FOUR-HUNDRED (400) SQUARE FEET. ANY ADDITIONAL AREA WILL NOT BE EXCLUDED.
D. STACKED OR TWO (2) STORY PORCHES, AS APPROVED BY THE BOARD OF ARCHITECTS.
E. UPPER VOLUME OF INTERIOR SPACES OR COURTYARDS.
F. BASEMENTS AND ATTICS WITHIN A PITCHED ROOF.

VOID

NORTH

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR093309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

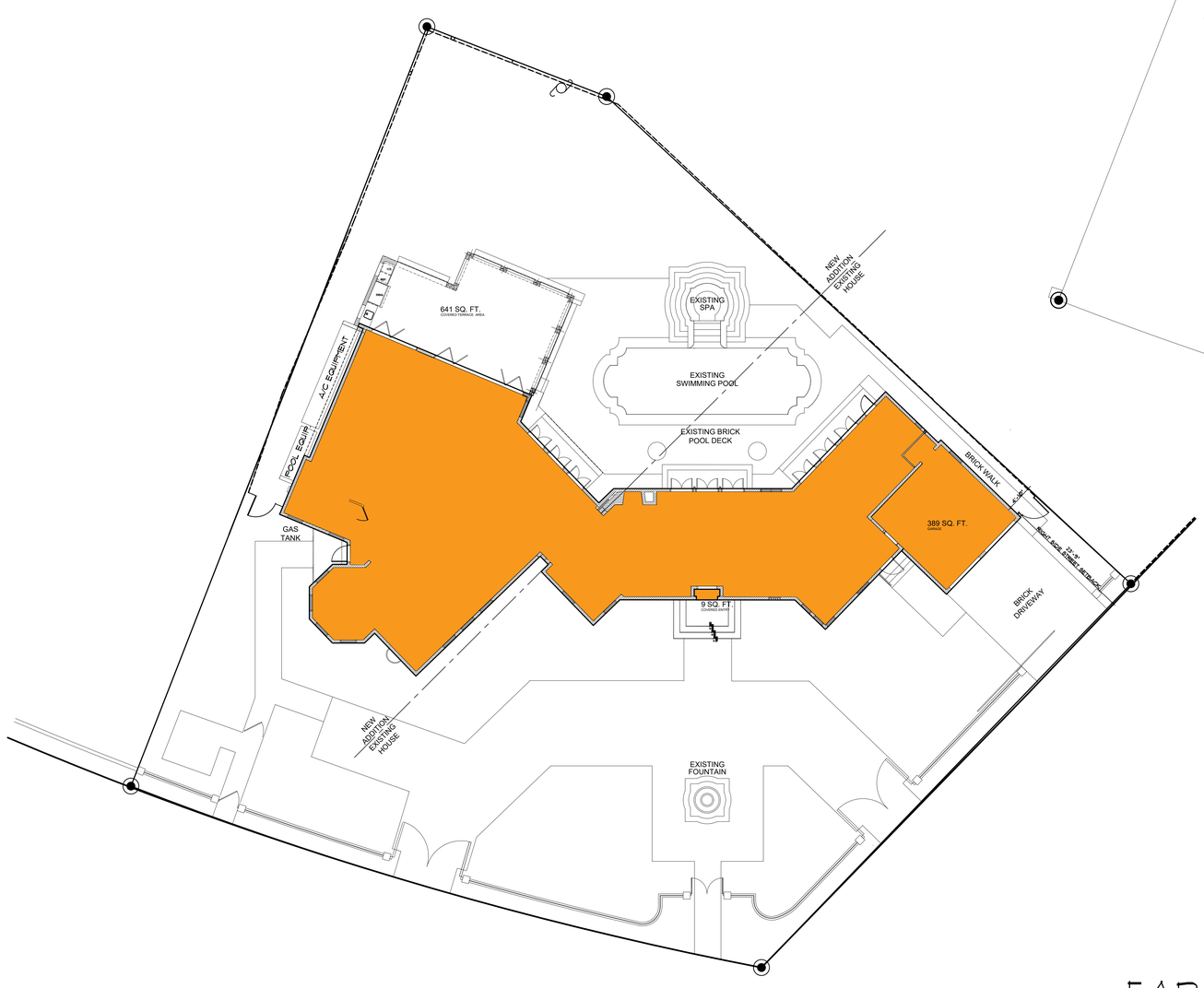
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002388
LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
T. (305) 662-1008

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

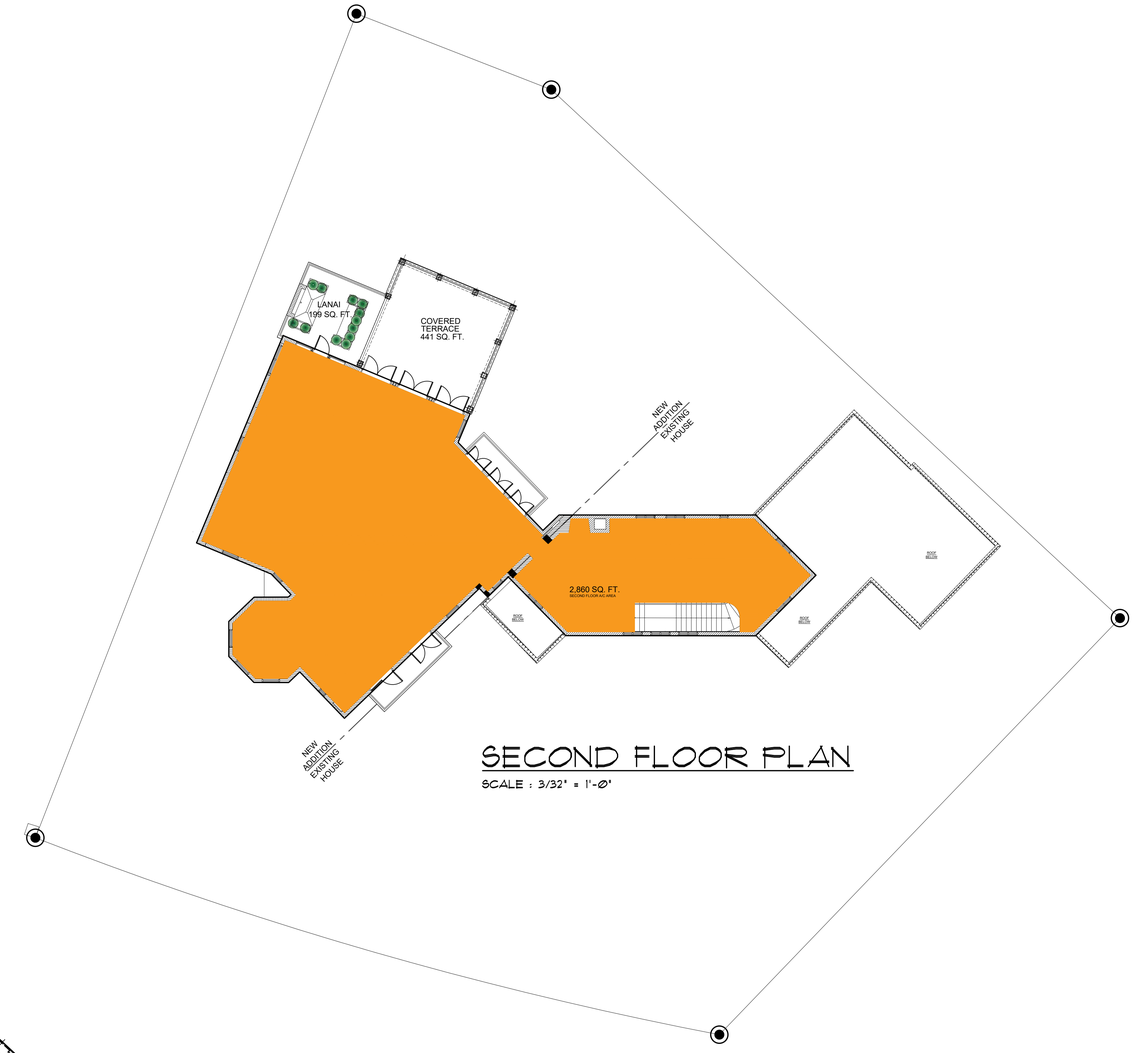
DATE:	2/18/26
ISSUED:	2/18/2026
DRAWN:	XX
CHECKED:	AR
PROJECT No.	

SHEET: A0.3
4 OF 19



GROUND FLOOR PLAN

SCALE : 3/32" = 1'-0"



SECOND FLOOR PLAN

SCALE : 3/32" = 1'-0"

•LOT AREA = 19,090 SQ. FT.

F.A.R. CALCULATIONS:	
MAX AREA : .45 X 5,000 =	2,400 SQ. FT.
.35 X 5,000 =	1,750 SQ. FT.
.30 X 9,090 =	2,727 SQ. FT.
TOTAL AREA ALLOWED =	6,877 SQ. FT.
GROUND FL. A/C AREA :	3,488 SQ. FT.
SECOND FL. A/C AREA :	2,860 SQ. FT.
GARAGE :	389 SQ. FT.
TOTAL AREA PROVIDED:	6,738 SQ. FT.

AS PER CORAL GABLES ZONING CODE, THE DETERMINATION OF A BUILDING'S FLOOR AREA RATIO SHALL EXCLUDE THE FOLLOWING:
A. THICKNESS OF EXTERIOR WALLS, MEASURED FROM THE INTERIOR FACE OF STRUCTURE.
B. FLOOR SPACE IN ONE (1) STORY, ROOFED TERRACES, BREEZEWAYS, AND PORCHES WITH AN AVERAGE FLOOR TO CEILING HEIGHT LESS THAN OR EQUAL TO THIRTEEN (13) FEET SHALL ALSO BE EXEMPT, PROVIDED A COVENANT IS SUBMITTED STATING THAT SUCH ROOFED TERRACE, BREEZEWAY, OR PORCH WILL NOT BE ENCLOSED IF IT WILL CAUSE THE RESIDENCE TO EXCEED THE MAXIMUM PERMITTED FLOOR AREA.
C. DETACHED ONE- AND TWO-STORY CARPORTS AND GARAGES LOCATED IN THE REAR YARD, OR WHERE DETERMINED BY THE BOARD OF ARCHITECTS, THAT IS LESS THAN OR EQUAL TO FOUR-HUNDRED (400) SQUARE FEET. ANY ADDITIONAL AREA WILL NOT BE EXCLUDED.
D. STACKED OR TWO (2) STORY PORCHES, AS APPROVED BY THE BOARD OF ARCHITECTS.
E. UPPER VOLUME OF INTERIOR SPACES OR COURTYARDS.
F. BASEMENTS AND ATTICS WITHIN A PITCHED ROOF.

F.A.R. AREA CALCULATION

SCALE : 3/32" = 1'-0"

VOID

NORTH

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR093309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER)

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002388
LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
T. (305) 662-1008

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

DATE: 12/8/25
ISSUED: XX
DRAWN: AR
CHECKED:
PROJECT No.

SHEET: A0.3



GROUND FLOOR PLAN

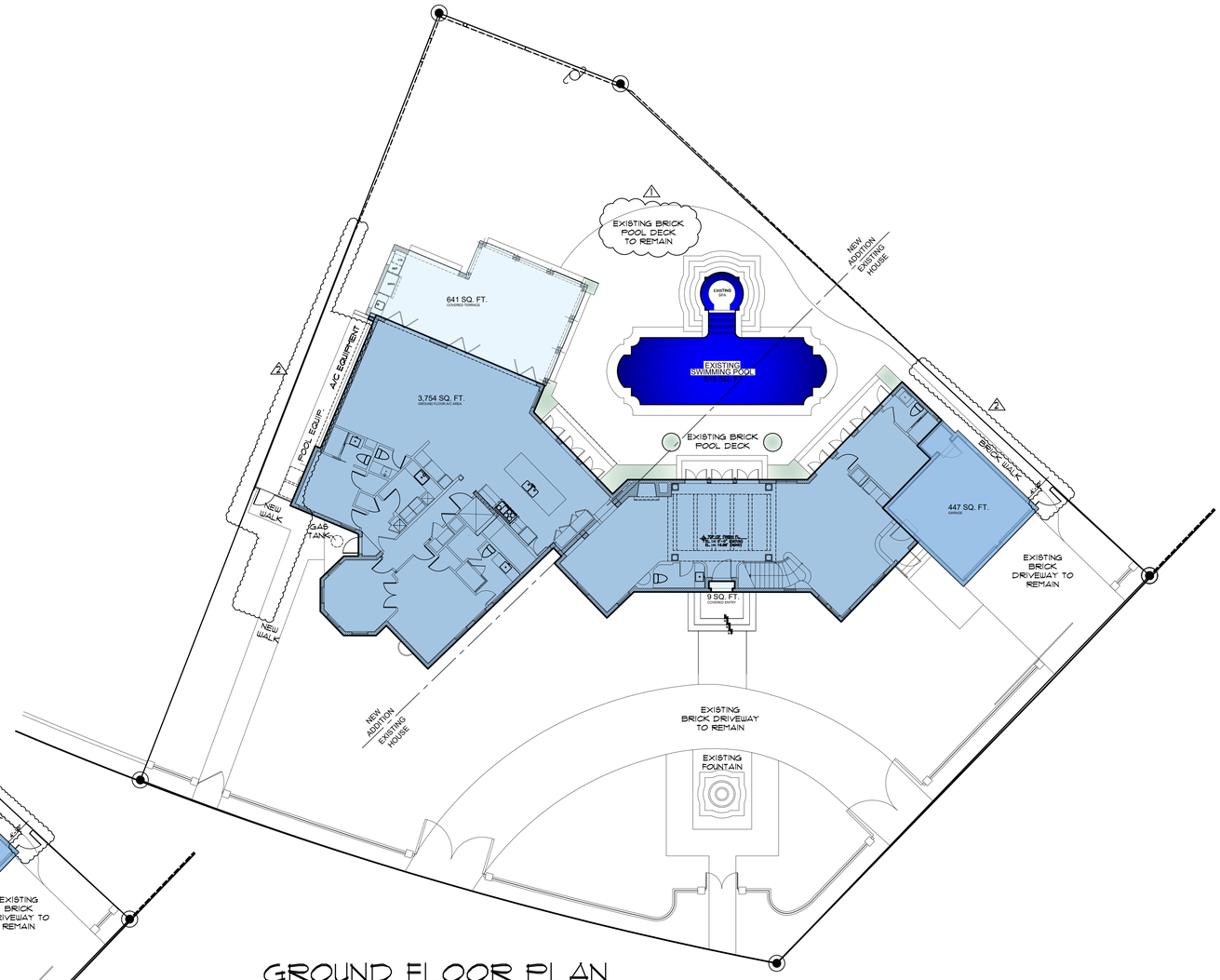
SCALE : 3/32" = 1'-0"

•LOT AREA = 19,090 SQ. FT.

MAX. ALLOWED = 6,681 SQ. FT.

PROPOSED = 4,851 SQ. FT.

35% GROUND COVERAGE	
MAX. ALLOWED 19,090 x 35% •	6,681 SQ. FT.
FIRST FLOOR •	3,754 SQ. FT.
GARAGE •	447 SQ. FT.
COVERED ENTRY •	9 SQ. FT.
COVERED TERRACE •	641 SQ. FT.
TOTAL LOT COVERAGE PROVIDED :	4,851 SQ. FT.



GROUND FLOOR PLAN

SCALE : 3/32" = 1'-0"

•LOT AREA = 19,090 SQ. FT.

MAX. ALLOWED = 8,590 SQ. FT.

PROPOSED = 5,366 SQ. FT.

45% GROUND COVERAGE	
MAX. ALLOWED 19,090 x 45% •	8,590 SQ. FT.
FIRST FLOOR •	3,754 SQ. FT.
GARAGE •	447 SQ. FT.
COVERED ENTRY •	9 SQ. FT.
COVERED TERRACE •	641 SQ. FT.
SWIMMING POOL	515 SQ. FT.
TOTAL LOT COVERAGE PROVIDED :	5,366 SQ. FT.

LOT COVERAGE AREA CALCULATION

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

NORTH

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR093309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RESIDENTIAL SYSTEMS	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PREFAB'D SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STOREFRONT	AWNINGS	TRELLISES
PREFABRICATED ARCH.	ELEVATORS	PORCHES	WATER FEATURES	LOUVERED ROOFS

(SHOP DRAWS & CODE REVIEW INCLUDING STRUCTURAL CALCS STAMPED, DESIGNED & SEALED BY A FLORIDA LICENSED ENGINEER) LICENSE ENGINEER

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002388 LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA T. (305) 662-1008
4808 S.W. 72 AVENUE, MIAMI FL. 33155

RESIDENCE FOR :

1233 ANASTASIA AVENUE

CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

DATE:	2/18/26
ISSUED:	1 2/18/2026 2 3/23/2026
DRAWN:	XX
CHECKED:	AR
PROJECT No.	

SHEET: A0.4



GROUND FLOOR PLAN

SCALE : 3/32" = 1'-0"

•LOT AREA = 19,090 SQ. FT.

MAX. ALLOWED = 6,681 SQ. FT.

PROPOSED = 4,851 SQ. FT.

35% GROUND COVERAGE	
MAX. ALLOWED 19,090 x 35% =	6,681 SQ. FT.
FIRST FLOOR =	3,754 SQ. FT.
GARAGE =	447 SQ. FT.
COVERED ENTRY =	9 SQ. FT.
COVERED TERRACE =	641 SQ. FT.
TOTAL LOT COVERAGE PROVIDED :	4,851 SQ. FT.



GROUND FLOOR PLAN

SCALE : 3/32" = 1'-0"

•LOT AREA = 19,090 SQ. FT.

MAX. ALLOWED = 8,590 SQ. FT.

PROPOSED = 5,366 SQ. FT.

45% GROUND COVERAGE	
MAX. ALLOWED 19,090 x 45% =	8,590 SQ. FT.
FIRST FLOOR =	3,754 SQ. FT.
GARAGE =	447 SQ. FT.
COVERED ENTRY =	9 SQ. FT.
COVERED TERRACE =	641 SQ. FT.
SWIMMING POOL	515 SQ. FT.
TOTAL LOT COVERAGE PROVIDED :	5,366 SQ. FT.

LOT COVERAGE AREA CALCULATION

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

NORTH

VOID

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR93309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RESIDENTIAL	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PREFAB SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STOREFRONT	AWNINGS	TRELLISES
PREFABRICATED ASPHALTIC	ELEVATORS	PORCHES	WATER FEATURES	LOUVERED ROOFS

(SHOP DRAWS SUBMISSIONS ARE REQUIRED BY STRUCTURAL ENGINEER OF RECORD) LICENSE ENGINEER

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002388
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
LIC. No. AR93309
T. (305) 662-1008

RESIDENCE FOR :

1233 ANASTASIA AVENUE

CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

DATE:	2/18/26
ISSUED:	2/18/2026
DRAWN:	XX
CHECKED:	AR
PROJECT No.	

SHEET: A0.4



GROUND FLOOR PLAN

SCALE : 3/32" = 1'-0"

*LOT AREA = 19,090 SQ FT.

MAX. ALLOWED = 6,681 SQ FT.

PROPOSED = 4,851 SQ. FT.

35% GROUND COVERAGE

MAX. ALLOWED 19,090 x 35% =	6,681 SQ. FT.
FIRST FLOOR =	3,754 SQ. FT.
GARAGE =	447 SQ. FT.
COVERED ENTRY =	9 SQ. FT.
COVERED TERRACE =	641 SQ. FT.
TOTAL LOT COVERAGE PROVIDED :	4,851 SQ. FT.



GROUND FLOOR PLAN

SCALE : 3/32" = 1'-0"

*LOT AREA = 19,090 SQ FT.

MAX. ALLOWED = 8,590 SQ FT.

PROPOSED = 5,366 SQ. FT.

45% GROUND COVERAGE

MAX. ALLOWED 19,090 x 45% =	8,590 SQ. FT.
FIRST FLOOR =	3,754 SQ. FT.
GARAGE =	447 SQ. FT.
COVERED ENTRY =	9 SQ. FT.
COVERED TERRACE =	641 SQ. FT.
SWIMMING POOL	515 SQ. FT.
TOTAL LOT COVERAGE PROVIDED :	5,366 SQ. FT.

LOT COVERAGE AREA CALCULATION

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

NORTH

VOID

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR093309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PREFAB SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STONE FACADE	AWNINGS	TRELLISES
PREFABRICATED ASSEMBLIES	ELEVATORS	POOLS	WATER FEATURES	LOUVERED ROOFS

(SHOP DRAWS SUBMITTED TO ARCHITECT OF RECORD FOR REVIEW AND SEALED BY THE FLORIDA REGISTERED ENGINEER OF RECORD)

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002388
LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
T. (305) 662-1008

RESIDENCE FOR :

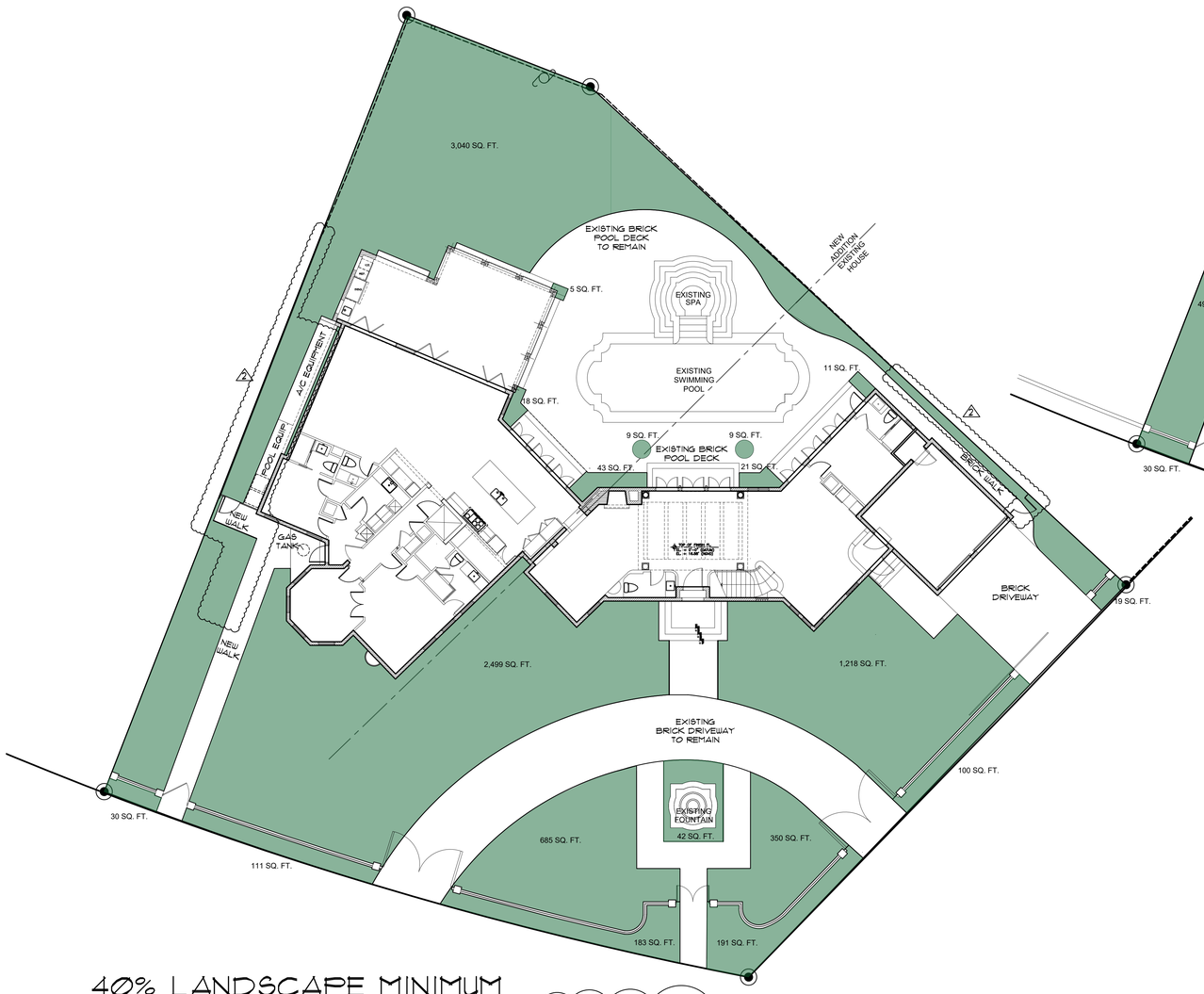
1233 ANASTASIA AVENUE

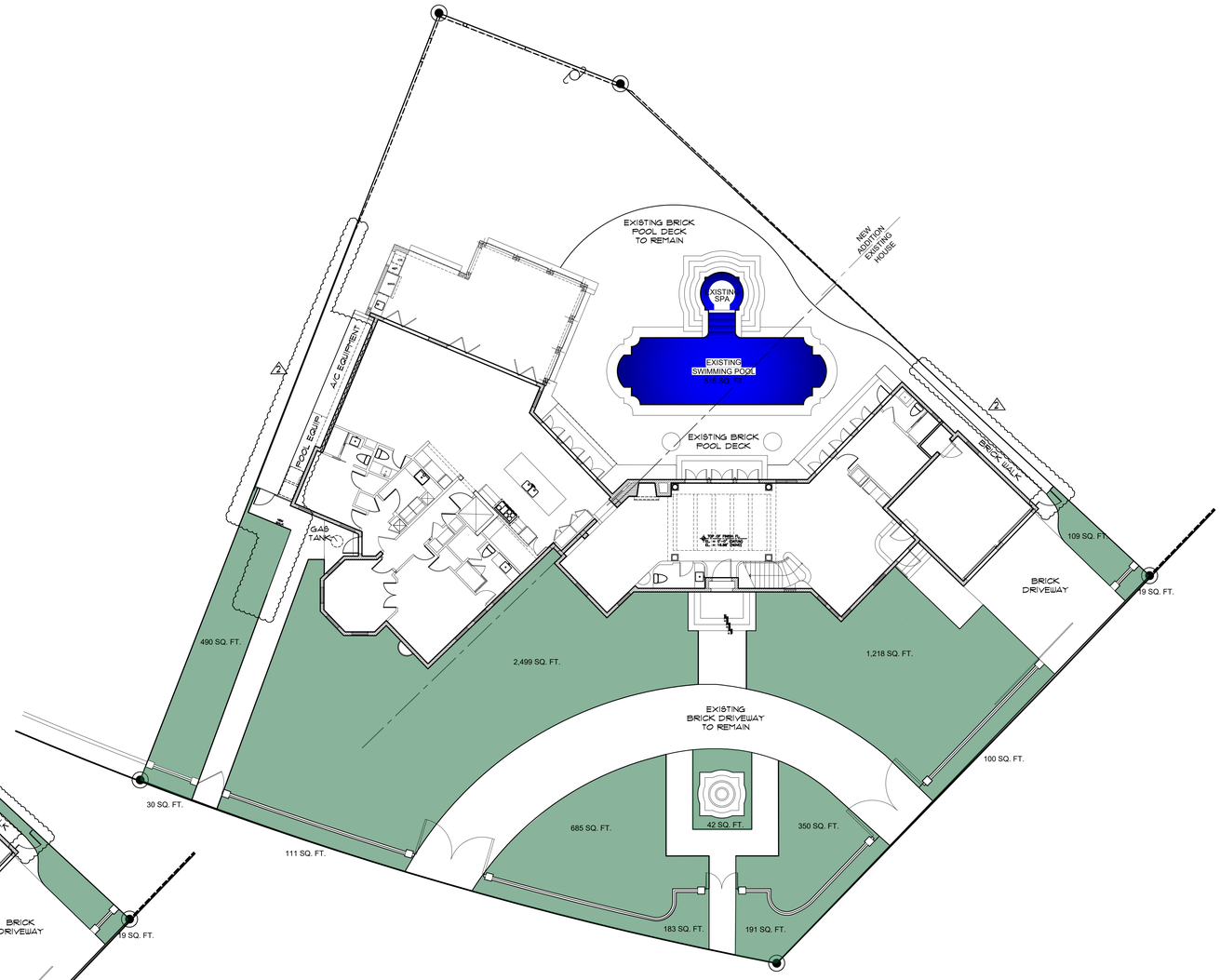
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

DATE: 12.8.25
ISSUED: XX
DRAWN: AR
CHECKED:
PROJECT No.

SHEET: A0.4





40% LANDSCAPE MINIMUM

SCALE : 3/32" = 1'-0"

TOTAL GREEN AREA

*LOT AREA = 19,090 SQ FT.

MINIMUM REQUIRED = 7,636 SQ FT.

PROPOSED = 8,584 SQ. FT. (44.97 %)

40 % MINIMUM TOTAL LANDSCAPE

MINIMUN REQUIREMENT = 19,090 SQ. FT. x 40% = 7,636 SQ. FT.

3,040 SQ. FT.	
30 SQ. FT.	
2,499 SQ. FT.	
111 SQ. FT.	
183 SQ. FT.	
685 SQ. FT.	
191 SQ. FT.	
350 SQ. FT.	
42 SQ. FT.	
1218 SQ. FT.	
1200 SQ. FT.	
19 SQ. FT.	
5 SQ. FT.	
18 SQ. FT.	
43 SQ. FT.	
9 SQ. FT.	
9 SQ. FT.	
21 SQ. FT.	
11 SQ. FT.	
TOTAL LANDSCAPE PROVIDED :	8,584 SQ. FT. (44.97 %)

20% LANDSCAPE MINIMUM

SCALE : 3/32" = 1'-0"

FRONT GREEN AREA

*LOT AREA = 19,090 SQ FT.

MINIMUM REQUIRED = 3,818 SQ FT.

PROPOSED = 6,027 SQ. FT. (31.56 %)

20 % FRONT YARD LANDSCAPE MINIMUM

MINIMUN REQUIREMENT = 19,090 SQ. FT. x 20% = 3,818 SQ. FT.

490 SQ. FT.	
30 SQ. FT.	
2,499 SQ. FT.	
111 SQ. FT.	
685 SQ. FT.	
183 SQ. FT.	
42 SQ. FT.	
191 SQ. FT.	
350 SQ. FT.	
1,218 SQ. FT.	
1200 SQ. FT.	
109 SQ. FT.	
19 SQ. FT.	
TOTAL LANDSCAPE PROVIDED :	6,027 SQ. FT. (31.56%)

AREA CALCULATION

SCALE : 3/32" = 1'-0"

NORTH

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR0093309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER)

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002388
LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
T. (305) 662-1008

RESIDENCE FOR :

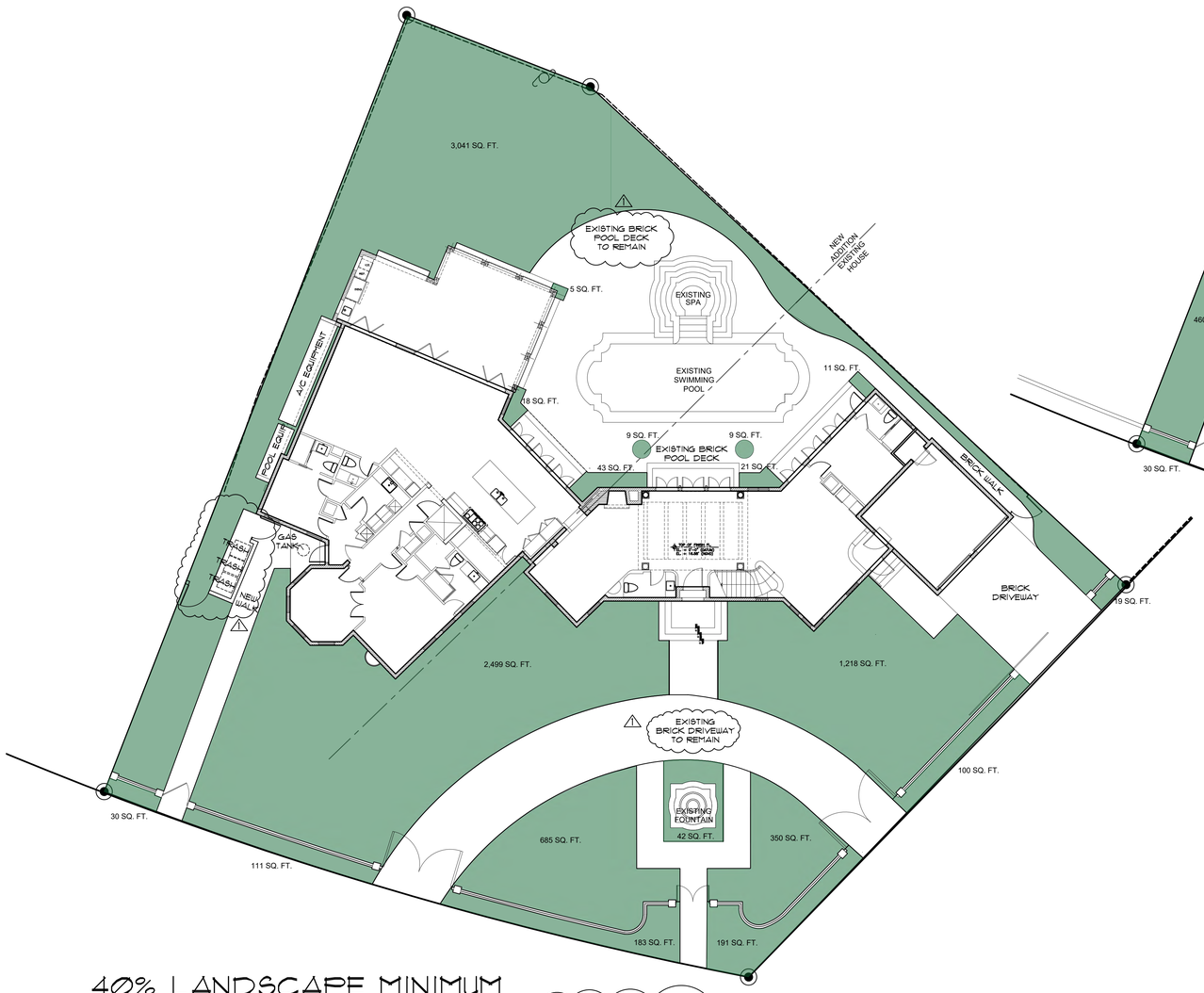
1233 ANASTASIA AVENUE

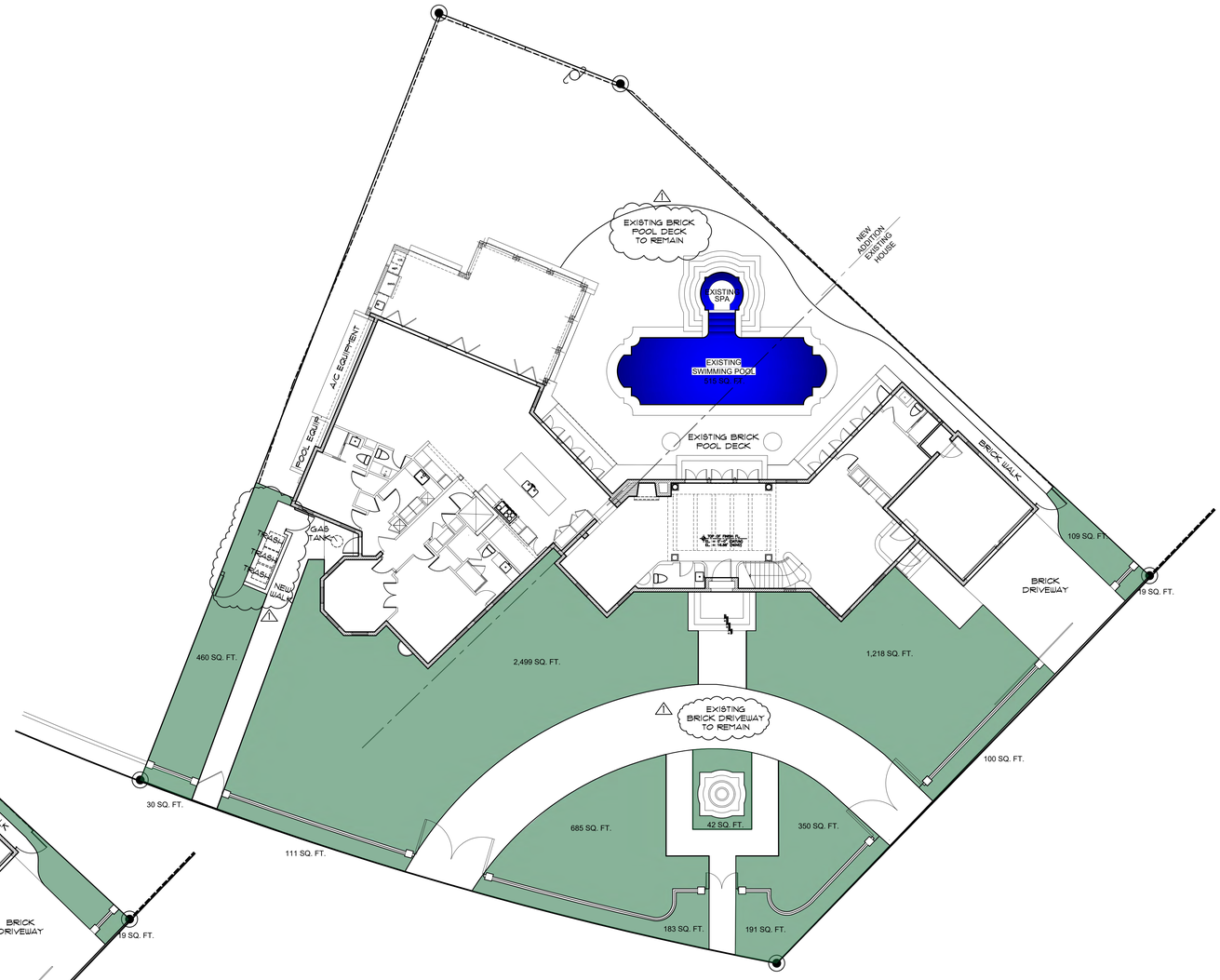
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

1	2/18/2026
2	3/23/2026
DATE:	2/18/26
ISSUED:	XX
DRAWN:	AR
CHECKED:	
PROJECT No.	

SHEET: A0.5





40% LANDSCAPE MINIMUM

SCALE : 3/32" = 1'-0"

TOTAL GREEN AREA

*LOT AREA = 19,090 SQ. FT.

MINIMUM REQUIRED = 7,636 SQ. FT.

PROPOSED = 8,585 SQ. FT. (44.97 %)

40 % MINIMUM TOTAL LANDSCAPE

MINIMUN REQUIREMENT = 19,090 SQ. FT. x 40% = 7,636 SQ. FT.

	3,041 SQ. FT.
	30 SQ. FT.
	2,499 SQ. FT.
	111 SQ. FT.
	183 SQ. FT.
	685 SQ. FT.
	191 SQ. FT.
	350 SQ. FT.
	42 SQ. FT.
	1218 SQ. FT.
	100 SQ. FT.
	19 SQ. FT.
	5 SQ. FT.
	18 SQ. FT.
	43 SQ. FT.
	9 SQ. FT.
	9 SQ. FT.
	21 SQ. FT.
	11 SQ. FT.

TOTAL LANDSCAPE PROVIDED : 8,585 SQ. FT. (44.97 %)

20% LANDSCAPE MINIMUM

SCALE : 3/32" = 1'-0"

FRONT GREEN AREA

*LOT AREA = 19,090 SQ. FT.

MINIMUM REQUIRED = 3,818 SQ. FT.

PROPOSED = 5,997 SQ. FT. (31.41 %)

20 % FRONT YARD LANDSCAPE MINIMUM

MINIMUN REQUIREMENT = 19,090 SQ. FT. x 20% = 3,818 SQ. FT.

	460 SQ. FT.
	30 SQ. FT.
	2,499 SQ. FT.
	111 SQ. FT.
	685 SQ. FT.
	183 SQ. FT.
	42 SQ. FT.
	191 SQ. FT.
	350 SQ. FT.
	1218 SQ. FT.
	100 SQ. FT.
	109 SQ. FT.
	19 SQ. FT.

TOTAL LANDSCAPE PROVIDED : 5,997 SQ. FT. (31.41 %)

AREA CALCULATION

SCALE : 3/32" = 1'-0"

NORTH

VOID

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — REGISTERED ARCHITECT — AR093309

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002388
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
LIC. No. AR93309
T. (305) 662-1008

RESIDENCE FOR :

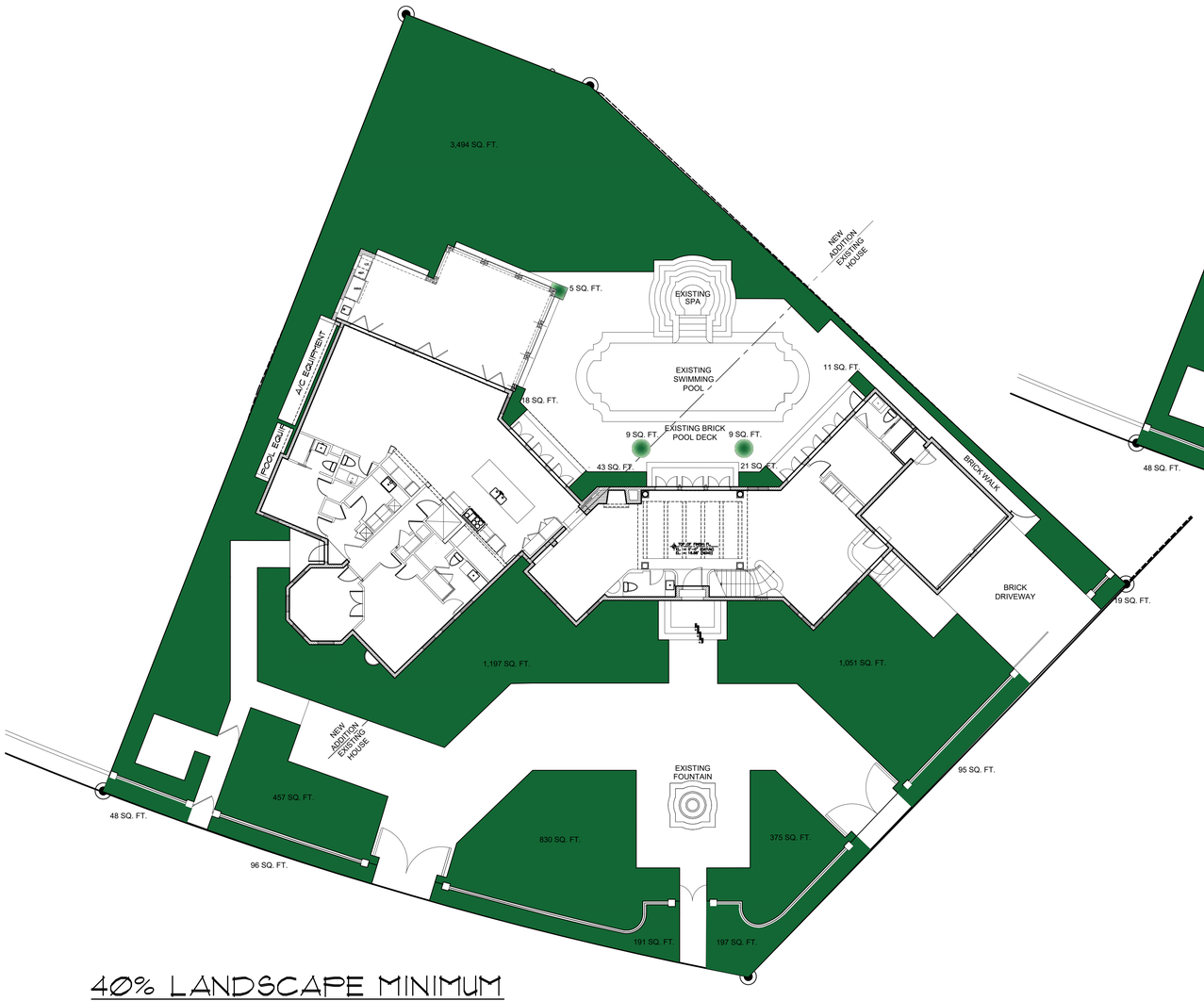
1233 ANASTASIA AVENUE

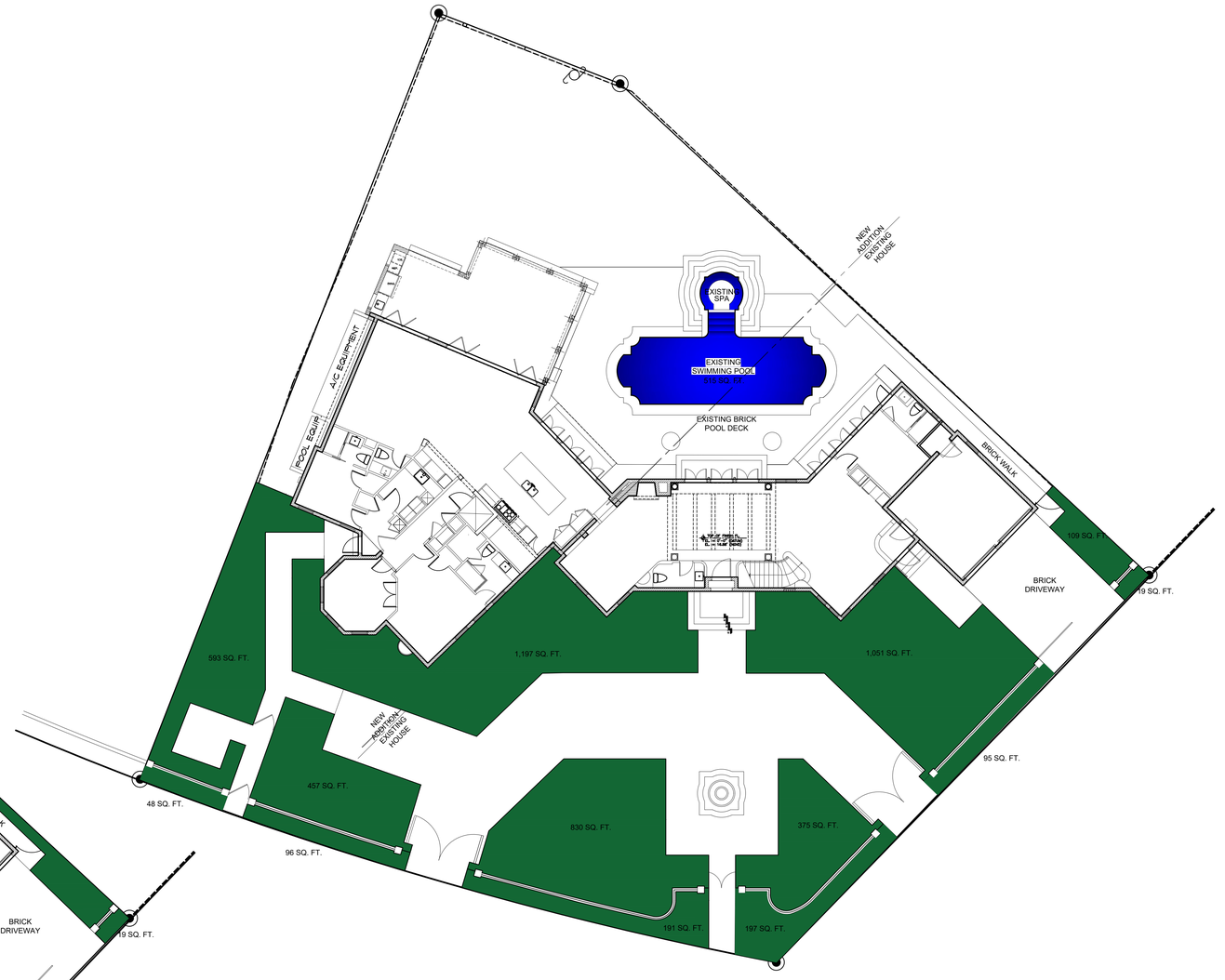
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

1 2/18/2026	
DATE:	2/18/26
ISSUED:	XX
DRAWN:	AR
CHECKED:	
PROJECT No.	

SHEET: A0.5





40% LANDSCAPE MINIMUM

SCALE : 3/32" = 1'-0"

TOTAL GREEN AREA

*LOT AREA = 19,090 SQ .FT.

MINIMUM REQUIRED = 7,636 SQ .FT.

PROPOSED = 8,166 SQ. FT. (42.77 %)

40 % MINIMUM TOTAL LANDSCAPE

MINIMUN REQUIREMENT = 19,090 SQ. FT. x 40% = 7,636 SQ. FT.

	3,494 SQ. FT.
	48 SQ. FT.
	457 SQ. FT.
	96 SQ. FT.
	1,197 SQ. FT.
	830 SQ. FT.
	191 SQ. FT.
	375 SQ. FT.
	197 SQ. FT.
	1051 SQ. FT.
	95 SQ. FT.
	19 SQ. FT.
	5 SQ. FT.
	18 SQ. FT.
	43 SQ. FT.
	9 SQ. FT.
	9 SQ. FT.
	21 SQ. FT.
	11 SQ. FT.
TOTAL LANDSCAPE PROVIDED :	8,166 SQ. FT. (42.77 %)

20% LANDSCAPE MINIMUM

SCALE : 3/32" = 1'-0"

FRONT GREEN AREA

*LOT AREA = 19,090 SQ .FT.

MINIMUM REQUIRED = 3,818 SQ .FT.

PROPOSED = 5,773 SQ. FT. (30.24 %)

20 % FRONT YARD LANDSCAPE MINIMUM

MINIMUN REQUIREMENT = 19,090 SQ. FT. x 20% = 3,818 SQ. FT.

	593 SQ. FT.
	48 SQ. FT.
	457 SQ. FT.
	96 SQ. FT.
	1,197 SQ. FT.
	830 SQ. FT.
	191 SQ. FT.
	375 SQ. FT.
	197 SQ. FT.
	1051 SQ. FT.
	95 SQ. FT.
	109 SQ. FT.
	19 SQ. FT.
	515 SQ. FT.
TOTAL LANDSCAPE PROVIDED :	5,773 SQ. FT. (30.24 %)

AREA CALCULATION

SCALE : 3/32" = 1'-0"

NORTH

VOID

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR093309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER)

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

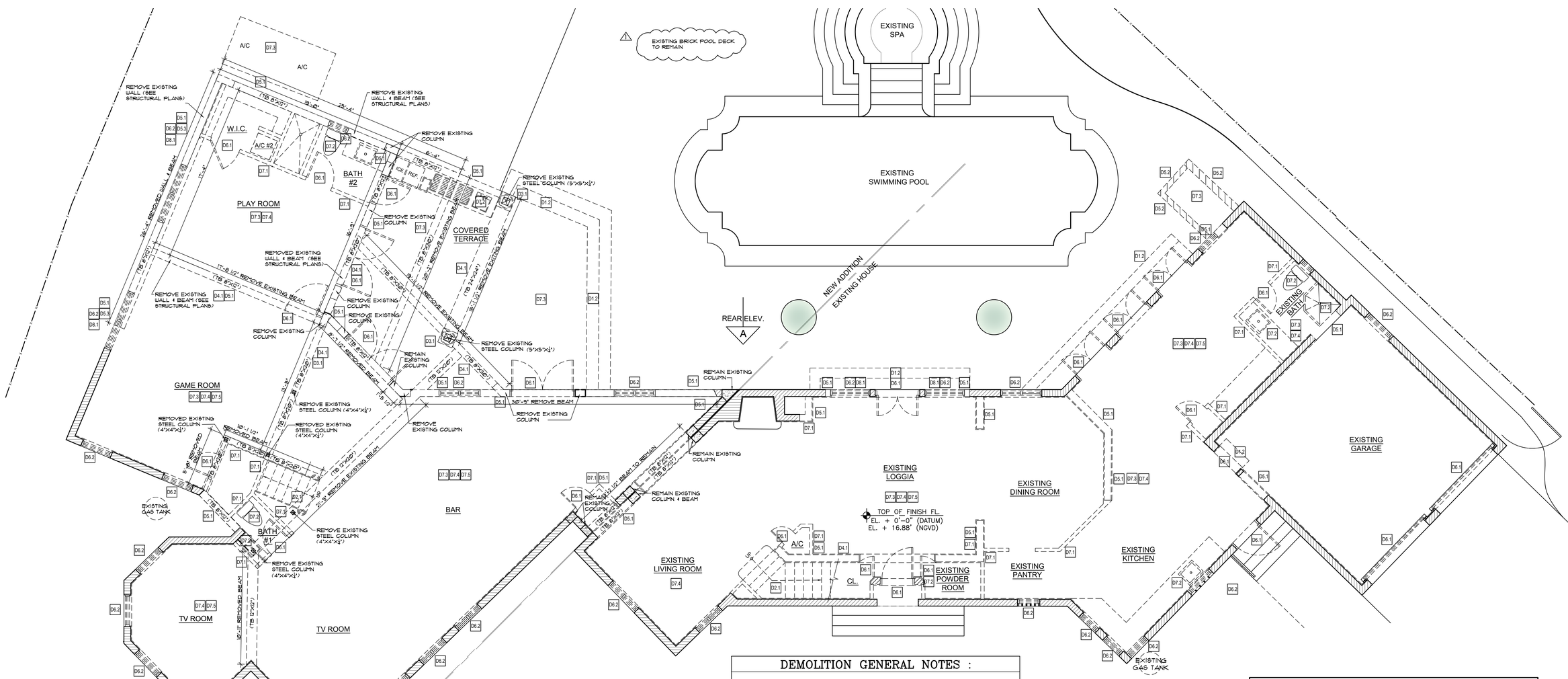
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002388
LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
T. (305) 662-1008

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

DATE: 12/8/25
ISSUED: XX
DRAWN: AR
CHECKED:
PROJECT No.

SHEET: A0.5



GROUND FLOOR DEMOLITION PLAN

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

DEMOLITION GENERAL NOTES :

1. THIS DWG IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS BEFORE PROCEEDING WITH WORK.
2. NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A WALK-THRU OF THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS FOR IDENTIFYING POSSIBLE CRITICAL ITEMS NOT ADDRESSED OR INCORRECTLY ADDRESSED, WHICH REQUIRE REMOVAL/ RELOCATION. CONTRACTORS SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE JOB.
3. IF APPLICABLE, OBTAIN AN ASBESTOS INSPECTION REPORT PRIOR TO DISTURBANCE OF ANY MATERIALS. GC TO INCLUDE PRICING FOR ASBESTOS SURVEY AS MAY BE REQUIRED BY THE CITY. GC TO UTILIZE LANDLORD APPROVED CONSULTANT.
4. DISCONNECT ELECTRICAL MAIN, WATER MAIN AND GAS MAIN PRIOR TO DEMOLITION.
5. REMOVE ALL ELECTRICAL FIXTURES & HOUSING. TEMPORARY CAP ELECTRICAL CONDUITS & WIRING TO REMAIN AS REQUIRED FOR FUTURE USE. CAP EXISTING ELECTRICAL AND PLUMBING FIXTURES BEING REMOVED.
6. CONTRACTOR SHALL ALSO CHECK AND IDENTIFY ALL EXISTING WATER, SANITARY AND ELECTRIC LINES WHICH ARE TO REMAIN AND BE PROTECTED FROM DAMAGE DURING DEMOLITION AND ALTERATION OF WORK.
7. DURING DEMOLITION PROCESS IF ANY STRUCTURAL WALLS, COL'S AND BEAMS ARE ENCOUNTERED NOTIFY THE ARCHITECT/ENGINEER. DO NOT SAW-CUT ANY STRUCTURAL SLABS WITHOUT INSTRUCTIONS FROM THE STRUCTURAL ENGINEER.
8. REMOVE SOME EXTERIOR WINDOWS AND DOORS AS SHOWN ON PLAN. ALL NEW EXTERIOR OPENINGS SHALL BE TEMPORARILY COVERED WITH PLYWOOD, DEMOLISH AND REMOVE EXISTING CONDITIONS AS SHOWN BY DASHED LINES/ OR AS NOTED.
9. THE DEMOLITION WORK SHALL INVOLVE INTERVENTIONS IN AREAS OUTSIDE OF THE IMMEDIATE SCOPE OF WORK, INCLUDING WORK ABOVE AND/OR BELOW THE FLOOR LEVEL WITHIN THE SCOPE. IT SHALL REQUIRE WORK INVOLVING REMOTE UTILITY LINES (FIRE SPRINKLERS, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ETC.). ANY SUCH WORK SHALL BE INCLUSIVE OF ALL STRUCTURES, UTILITIES, FINISHES AND EQUIPMENT REQUIRED TO RESTORE THE AREA TO FULLY OPERATIONAL CONDITIONS IN COMPLIANCE WITH ALL APPLICABLE BUILDING AND SAFETY CODE REQUISITES, AND TO MEET OWNERS APPROVAL. ALL WORK AS DESCRIBED IN THIS NOTE SHALL BE INCLUDED AS PART OF THE BASE CONTRACT PRICE.
10. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PENETRATING EXISTING WALLS OR FLOOR/CEILING SLABS SO STRUCTURAL INTEGRITY OF SUCH ELEMENTS IS NOT DEGRADED. CONTRACTOR SHALL RESTORE EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY SCOPE OF WORK. CONTRACTOR SHALL SEAL TIGHT ALL NEW PENETRATIONS IN WALL AND FLOOR/ CEILING SLABS TO PRESERVE THE REQUIRED FIRE RATING INTEGRITY.
11. EXECUTION OF DEMOLITION SHALL PROGRESS IN SUCH A MANNER AS NOT TO INTERFERE WITH THE SAFETY AND CONVENIENCE OF THE PUBLIC AND THOSE AROUND THE SITE.
12. WASTE MATERIALS AND RUBBISH FROM DEMOLITION OPERATION SHALL BE REMOVED FROM SITE AS RAPIDLY AS POSSIBLE AND SHALL NOT BE ALLOWED TO ACCUMULATE ON PREMISES. DISPOSAL OF MATERIALS WILL BE AT DISCRETION OF THE CONTRACTOR.
13. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/ OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/ OR TO RECEIVE NEW SCHEDULED FINISHES.
14. KEEP PREMISES CLEAN AT ALL TIMES ENSURING THAT THERE IS NO LOOSE MATERIALS OR ITEMS WHICH MAY CAUSE INJURY.
15. CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. USE WRITTEN DIMENSIONS ONLY AND VERIFY IN FIELD.
16. PROVIDE TEMPORARY BARRIER FOR ALL DROPS OVER 24" H.
17. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN REMOVING EXISTING ITEMS ARE SCHEDULED TO BE RELOCATED AND/ OR REUSED. PROTECT AND STORE THESE ITEMS ON SITE.
18. HAZARDOUS MATERIALS. IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB AND IMMEDIATELY NOTIFY THE ARCHITECT AND THE OWNER.
19. REROUTE OR EXTEND EXISTING PLUMBING OR A/C LINES IN AREAS WHERE DEMOLITION WILL OCCUR.
20. WHERE REMOVAL OF PARTITIONS RESULTS IN ADJACENT SPACES BECOMING ONE, RELWORK FLOORS, WALLS AND CEILING TO PROVIDE SMOOTH PLACES WITHOUT BREAK, STEPS, OR BULKHEADS.
21. REMOVE EXISTING GYPSUM WALLBOARD CEILING AS REQUIRED TO ACCOMMODATE NEW EQUIPMENT AND REPLACE CEILING SYSTEM WITH GYPSUM WALLBOARD FINISH IN A TEXTURE AS SPECIFIED.
22. ALL EXISTING HOLES/ CRACKS IN SLAB AND THOSE RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE FILLED/ PREPARED AND SURFACE PATCHED SMOOTH AND LEVEL WITH ADJACENT FLOOR SURFACES. APPROPRIATE FIRE RATED MATERIALS THAT MEET CODE ARE TO BE USED.

** ALL WORK TO BE DONE IN ACCORDANCE TO THE LATEST EDITION OF THE FBC, AND ANY APPLICABLE LOCAL CODES.

CONSTRUCTION LEGEND :

- NEW 8" CMU WALL: WITH ½" GYP BD + ON 1"x2" WD FURRING @ 16" OC ON THE INTERIOR SIDE AND STUCCO FINISH ON THE EXTERIOR.
- NEW 8" CMU EXTERIOR LOW WALL: STUCCO FINISH ON BOTH SIDES (SEE PLAN FOR T.O.B)
- NEW 4" PARTITION: 3⅝" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O/C WITH 1 FULL LENGTH LAYER OF 5/8" GYP. BD. ** APPLIED VERTICALLY TO EACH SIDE
- NEW 1 HR. FIRE RATED WALL: 3⅝" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O/C WITH 1 FULL LENGTH LAYER OF 5/8" TYPE 'X' GYP. BD. ** APPLIED VERTICALLY TO EACH SIDE
- NEW STEEL "COLUMN": IN 1 HOUR FIRE RATED COVER EXTERIOR STL. COLUMNS: GALVANIZED AND PROTECTED W/ ANTI-CORROSION PAINT COATING.
- NEW CONCRETE "COLUMN": REFER TO STRUCTURAL DWGS FOR REINFORCING, SIZE & DETAIL INFO.
- DENOTES NEW FLOOR OR WALL SURFACE TO BE ALIGN WITH ADJACENT SURFACES AND TO MATCH FINISHES
- DENOTES EXISTING. (NOT INCLUDED IN THE SCOPE OF WORK)

** USE CEMENT BOARD IN HIGH-MOISTURE AREAS

• SEE STRUCTURAL DRAWINGS FOR SCHEDULES, REINFORCING AND MORE DETAILS INFORMATION

(F.V.) DENOTES "FIELD VERIFY"

(E) DENOTES EXISTING TO REMAIN

SYMBOLS

	DIFFERENCE AT FLOOR LEVEL		DOOR (SEE SCHEDULE)
SL	SLOPE DOWN (SEE PLANS FOR PITCH)		WINDOW (SEE SCHEDULE)
	CENTER LINE	X	KEY NOTE (SEE LEGEND)
	PROPERTY LINE	(F.V.)	DENOTES "FIELD VERIFY"

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6' O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
• EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC.
• EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
• ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

DEMOLITION KEY NOTES

D1.0	SLABS	D6.0	WINDOWS & DOORS
D1.1	SAW-CUT EXISTING CONC. SLAB REFER TO STRUCTURAL DWGS FOR DETAIL	D6.1	REMOVE EXISTING DOOR(S) & DOOR FRAME(S) AS SHOWN
D1.2	EXISTING CONC. STEPS TO BE REMOVED AND/OR RECONFIGURED	D6.2	REMOVE EXISTING WINDOW(S) & WINDOW FRAME(S) AS SHOWN
D2.0	STAIRS	D7.0	INTERIOR
D2.1	REMOVE EXISTING CONC. STAIRS AND RAILINGS	D7.1	REMOVE INTERIOR PARTITIONS AS SHOWN. REMOVE & CAP ALL OUTLETS, SWITCHES, WIRES, ETC TO THEIR SOURCE AS REQUIRED
D3.0	COLUMNS	D7.2	EXISTING MILLWORK, PLUMBING FIXTURES AND/OR APPLIANCES TO BE REMOVED
D3.1	COLUMN TO BE REMOVED •	D7.3	REMOVE EXISTING FINISH FLOOR AND BASEBOARDS IN THIS AREA
D3.2	COLUMN TO BE REMOVED AND TO BE REPLACED WITH NEW •	D7.4	REMOVE EXISTING CEILING IN THIS AREA
D4.0	BEAMS	D7.5	ALL EXISTING LIGHT FIXTURES, A/C AND RETURN GRILLES TO BE REMOVED AND REPLACED. REFER TO PROPOSED MEP
D4.1	BEAM TO BE REMOVED •	D8.0	EXTERIOR
D4.2	BEAM TO BE REMAIN AND TO BE REINFORCED • SEE STRUCTURAL DWGS FOR MORE INFO	D8.1	REMOVE ALL STONE FINISHES, SILLS, MOLDINGS AND PRECAST ELEMENTS AS SHOWN. PATCH AS REQUIRED.
D5.0	CMU WALLS	D8.2	REMOVE ALL EXTERIOR RAILINGS, BALCONIES AND EXTERIOR STAIRS
D5.1	PARTIALLY DEMO CMU WALL FOR NEW OPENING. SEE PROPOSED PLANS FOR NEW DOOR OR WINDOW SIZE AND LOCATION	D8.3	REMOVE ROOF TILES AND ROOF STRUCTURE AS SHOWN
D5.2	PARTIALLY DEMO CMU WALL TO BE REDUCED IN HEIGHT. SEE PROPOSED PLANS FOR NEW TOP OF WALL CAP.		
D5.3	EXISTING OPENING TO BE BLOCKED AND PATCHED AS REQUIRED **		

• PROVIDE SHORING AS REQUIRED. SEE STRUCTURAL DWGS FOR SIZE, DETAILS AND REINFORCING INFORMATION

** EXISTING CONCRETE FLOOR SLABS AND/OR SURFACES SHALL BE PREPARED TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING, LEVELING, ETC. AS REQUIRED.
1. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/ OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/ OR TO RECEIVE NEW SCHEDULED FINISHES.
2. PATCH EXISTING G.B. WALLS OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS. ALL EXPOSED PORTIONS OF WALL SHALL BE FINISHED WITH (3) COATS OF SPECKLING, SANDED AND LEFT IN A PAINT READY CONDITION

DEMOLITION LEGEND :

- DASHED LINES INDICATE ITEMS TO BE DEMOLISHED
- LINE THAT INDICATES THE SCOPE OF WORK
- DENOTES EXISTING. (NOT INCLUDED IN THE SCOPE OF WORK)
- (V.I.F.) DENOTES TO BE VERIFIED IN FIELD

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR0933O9 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

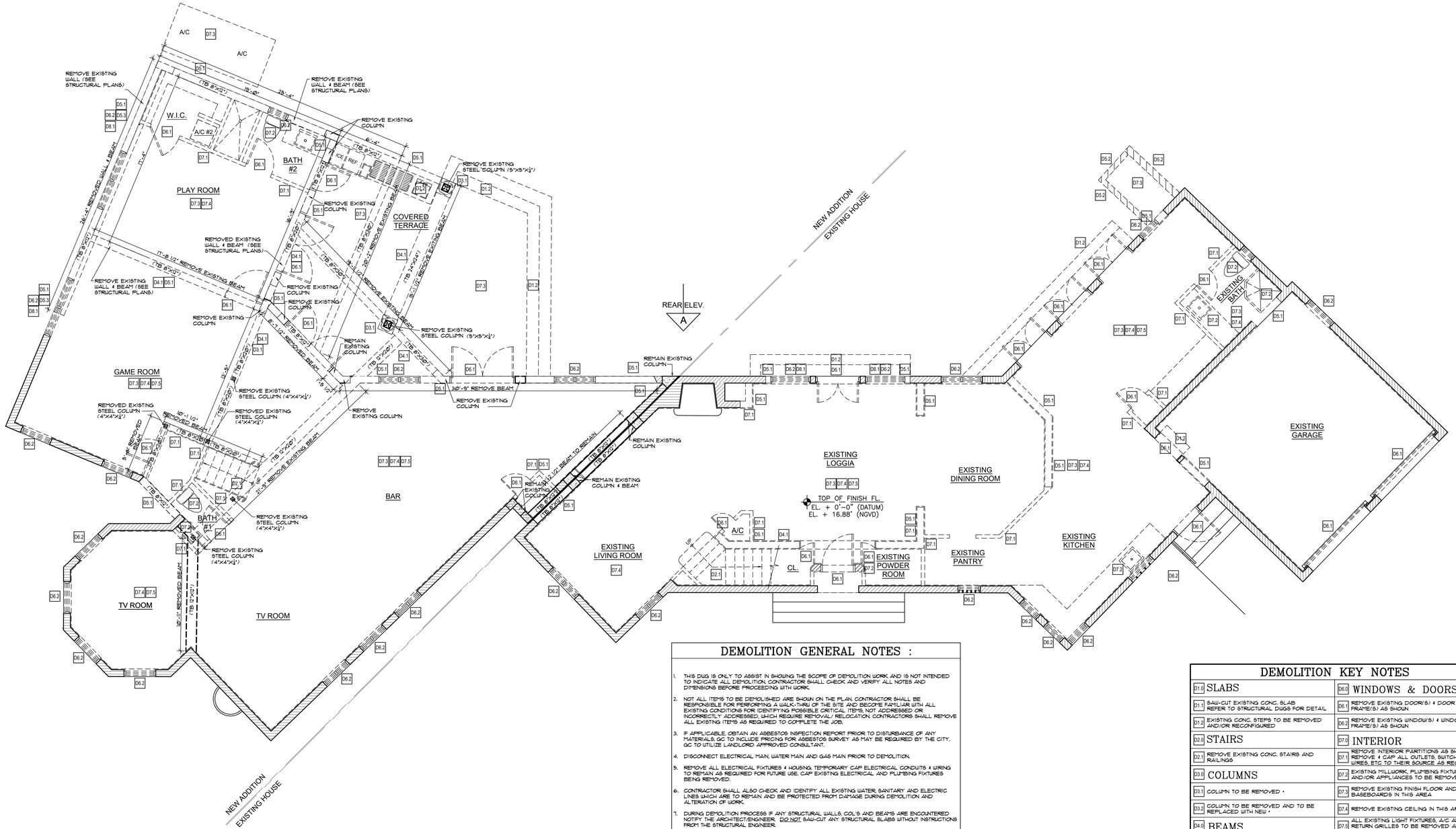
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588
LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA.
4808 S.W. 72 AVENUE. MIAMI FL. 33155
T. (305) 662-1008

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

DATE:	2/18/2026
ISSUED:	1 2/18/2026
DRAWN:	XX
CHECKED:	A.R.
PROJECT No.	

SHEET: A1.0
7 OF 19



GROUND FLOOR DEMOLITION PLAN

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

NORTH

DEMOLITION GENERAL NOTES :

1. THIS DWG IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS BEFORE PROCEEDING WITH WORK.
2. NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A WALK-THRU OF THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS FOR IDENTIFYING POSSIBLE CRITICAL ITEMS, NOT ADDRESSED OR INCORRECTLY ADDRESSED, WHICH REQUIRE REMOVAL/ RELOCATION. CONTRACTORS SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE JOB.
3. IF APPLICABLE, OBTAIN AN ASBESTOS INSPECTION REPORT PRIOR TO DISTURBANCE OF ANY MATERIALS. GC TO INCLUDE PRICING FOR ASBESTOS SURVEY AS MAY BE REQUIRED BY THE CITY. GC TO UTILIZE LANDLORD APPROVED CONSULTANT.
4. DISCONNECT ELECTRICAL MAIN, WATER MAIN AND GAS MAIN PRIOR TO DEMOLITION.
5. REMOVE ALL ELECTRICAL FIXTURES & HOUSING. TEMPORARILY CAP ELECTRICAL CONDUITS & WIRING TO REMAIN AS REQUIRED FOR FUTURE USE. CAP EXISTING ELECTRICAL AND PLUMBING FIXTURES BEING REMOVED.
6. CONTRACTOR SHALL ALSO CHECK AND IDENTIFY ALL EXISTING WATER, SANITARY AND ELECTRIC LINES WHICH ARE TO REMAIN AND BE PROTECTED FROM DAMAGE DURING DEMOLITION AND ALTERATION OF WORK.
7. DURING DEMOLITION PROCESS IF ANY STRUCTURAL WALLS, COL'S AND BEAMS ARE ENCOUNTERED NOTIFY THE ARCHITECT/ENGINEER. DO NOT SAW-CUT ANY STRUCTURAL SLABS WITHOUT INSTRUCTIONS FROM THE STRUCTURAL ENGINEER.
8. REMOVE SOME EXTERIOR WINDOWS AND DOORS AS SHOWN ON PLAN. ALL NEW EXTERIOR OPENINGS SHALL BE TEMPORARILY COVERED WITH PLYWOOD, DEMOLISH AND REMOVE EXISTING CONDITIONS AS SHOWN BY DASHED LINES/ OR AS NOTED.
9. THE DEMOLITION WORK SHALL INVOLVE INTERVENTIONS IN AREAS OUTSIDE OF THE IMMEDIATE SCOPE OF WORK, INCLUDING WORK ABOVE AND/OR BELOW THE FLOOR LEVEL WITHIN THE SCOPE. IT SHALL REQUIRE WORK INVOLVING REMOTE UTILITY LINES (FIRE SPRINKLERS, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ETC.). ANY SUCH WORK SHALL BE INCLUSIVE OF ALL STRUCTURES, UTILITIES, FINISHES AND EQUIPMENT REQUIRED TO RESTORE THE AREA TO FULLY OPERATIONAL CONDITIONS IN COMPLIANCE WITH ALL APPLICABLE BUILDING AND SAFETY CODE REQUISITES, AND TO MEET OWNERS APPROVAL. ALL WORK AS DESCRIBED IN THIS NOTE SHALL BE INCLUDED AS PART OF THE BASE CONTRACT PRICE.
10. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PENETRATING EXISTING WALLS OR FLOOR/CEILING SLABS SO STRUCTURAL INTEGRITY OF SUCH ELEMENTS IS NOT DEGRADED. CONTRACTOR SHALL RESTORE EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY SCOPE OF WORK. CONTRACTOR SHALL SEAL TIGHT ALL NEW PENETRATIONS IN WALL AND FLOOR/ CEILING SLABS TO PRESERVE THE REQUIRED FIRE RATING INTEGRITY.
11. EXECUTION OF DEMOLITION SHALL PROGRESS IN SUCH A MANNER AS NOT TO INTERFERE WITH THE SAFETY AND CONVENIENCE OF THE PUBLIC AND THOSE AROUND THE SITE.
12. WASTE MATERIALS AND RUBBISH FROM DEMOLITION OPERATION SHALL BE REMOVED FROM SITE AS RAPIDLY AS POSSIBLE AND SHALL NOT BE ALLOWED TO ACCUMULATE ON PREMISES. DISPOSAL OF MATERIALS WILL BE AT DISCRETION OF THE CONTRACTOR.
13. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/ OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/ OR TO RECEIVE NEW SCHEDULED FINISHES.
14. KEEP PREMISES CLEAN AT ALL TIMES ENSURING THAT THERE IS NO LOOSE MATERIALS OR ITEMS WHICH MAY CAUSE INJURY.
15. CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. USE WRITTEN DIMENSIONS ONLY AND VERIFY IN FIELD.
16. PROVIDE TEMPORARY BARRIER FOR ALL DROPS OVER 24" H.
17. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN REMOVING EXISTING ITEMS ARE SCHEDULED TO BE RELOCATED AND/ OR REUSED. PROTECT AND STORE THESE ITEMS ON SITE.
18. HAZARDOUS MATERIALS. IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB AND IMMEDIATELY NOTIFY THE ARCHITECT AND THE OWNER.
19. REROUTE OR EXTEND EXISTING PLUMBING OR A/C LINES IN AREAS WHERE DEMOLITION WILL OCCUR.
20. WHERE REMOVAL OF PARTITIONS RESULTS IN ADJACENT SPACES BECOMING ONE, REWORK FLOORS, WALLS AND CEILING TO PROVIDE SMOOTH PLACES WITHOUT BREAK, STEPS, OR BULKHEADS.
21. REMOVE EXISTING GYPSUM WALLBOARD CEILING AS REQUIRED TO ACCOMMODATE NEW EQUIPMENT AND REPLACE CEILING SYSTEM WITH GYPSUM WALLBOARD FINISH IN A TEXTURE AS SPECIFIED.
22. ALL EXISTING HOLES/ CRACKS IN SLABS AND THOSE RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE FILLED/ PREPARED AND SURFACE PATCHED SMOOTH AND LEVEL WITH ADJACENT FLOOR SURFACES, APPROPRIATE FIRE RATED MATERIALS THAT MEET CODE ARE TO BE USED.

** ALL WORK TO BE DONE IN ACCORDANCE TO THE LATEST EDITION OF THE FBC, AND ANY APPLICABLE LOCAL CODES.

DEMOLITION KEY NOTES

D1.0	SLABS	D6.0	WINDOWS & DOORS
D1.1	SAW-CUT EXISTING CONC. SLAB REFER TO STRUCTURAL DWGS FOR DETAIL	D6.1	REMOVE EXISTING DOOR(S) & DOOR FRAME(S) AS SHOWN
D1.2	EXISTING CONC. STEPS TO BE REMOVED AND/OR RECONFIGURED	D6.2	REMOVE EXISTING WINDOW(S) & WINDOW FRAME(S) AS SHOWN
D2.0	STAIRS	D7.0	INTERIOR
D2.1	REMOVE EXISTING CONC. STAIRS AND RAILINGS	D7.1	REMOVE INTERIOR PARTITIONS AS SHOWN. REMOVE & CAP ALL OUTLETS, SWITCHES, WIRES, ETC TO THEIR SOURCE AS REQUIRED
D3.0	COLUMNS	D7.2	EXISTING MILLWORK, PLUMBING FIXTURES AND/OR APPLIANCES TO BE REMOVED
D3.1	COLUMN TO BE REMOVED *	D7.3	REMOVE EXISTING FINISH FLOOR AND BASEBOARDS IN THIS AREA
D3.2	COLUMN TO BE REMOVED AND TO BE REPLACED WITH NEW *	D7.4	REMOVE EXISTING CEILING IN THIS AREA
D4.0	BEAMS	D7.5	ALL EXISTING LIGHT FIXTURES, A/C AND RETURN GRILLES TO BE REMOVED AND REPLACED. REFER TO PROPOSED MEP
D4.1	BEAM TO BE REMOVED *	D8.0	EXTERIOR
D4.1	BEAM TO BE REMAIN AND TO BE REINFORCED * SEE STRUCTURAL DWGS FOR MORE INFO	D8.1	REMOVE ALL STONE FINISHES, SILLS, MOLDINGS AND PRECAST ELEMENTS AS SHOWN. PATCH AS REQUIRED
D5.0	CMU WALLS	D8.2	REMOVE ALL EXTERIOR RAILINGS, BALCONIES AND EXTERIOR STAIRS
D5.1	PARTIALLY DEMO CMU WALL FOR NEW OPENING. SEE PROPOSED PLANS FOR NEW DOOR OR WINDOW SIZE AND LOCATION	D8.3	REMOVE ROOF TILES AND ROOF STRUCTURE AS SHOWN
D5.2	PARTIALLY DEMO CMU WALL TO BE REDUCED IN HEIGHT. SEE PROPOSED PLANS FOR NEW TOP OF WALL CAP.		
D5.3	EXISTING OPENING TO BE BLOCKED AND PATCHED AS REQUIRED **		

* PROVIDE SHORING AS REQUIRED. SEE STRUCTURAL DWGS FOR SIZE, DETAILS AND REINFORCING INFORMATION

** EXISTING CONCRETE FLOOR SLABS AND/OR SURFACES SHALL BE PREPARED TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING, LEVELING, ETC. AS REQUIRED.
1. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/ OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/ OR TO RECEIVE NEW SCHEDULED FINISHES.
2. PATCH EXISTING G.B. WALLS OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS. ALL EXPOSED PORTIONS OF WALL SHALL BE FINISHED WITH (3) COATS OF SPECKLING, SANDED AND LEFT IN A PAINT READY CONDITION

DEMOLITION LEGEND :

===== DASHED LINES INDICATE ITEMS TO BE DEMOLISHED	DENOTES EXISTING, (NOT INCLUDED IN THE SCOPE OF WORK)
——— LINE THAT INDICATES THE SCOPE OF WORK	(V.I.F.) DENOTES TO BE VERIFIED IN FIELD

VOID

STATE OF FLORIDA · ANTONIO E. RODRIGUEZ · REGISTERED ARCHITECT · AR093309

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6" O.C. EA WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL
- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET, AS PER FBC.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY, AS PER FBC.
- ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588
LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
T. (305) 662-1008

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

OWNER:
X1 REALTY GROUP

DATE: 12.8.25
ISSUED: XX
DRAWN: AR
CHECKED:
PROJECT No.

SHEET:
A1.0
7 OF 19

AREA CALCULATION :	
GROUND FL. EXISTING A/C AREA :	3,025 SQ. FT.
GROUND FL. NEW A/C AREA :	455+9+464 SQ. FT.
TOTAL GROUND FL. NEW A/C AREA :	3,489 SQ. FT.
SECOND FL. EXISTING A/C AREA :	2,641 SQ. FT.
SECOND FL. NEW A/C AREA :	219 SQ. FT.
TOTAL SECOND FL. NEW A/C AREA :	2,860 SQ. FT.
DOUBLE HEIGHT A/C AREA :	92 SQ. FT.
TOTAL A/C AREA :	6,441 SQ. FT.
COVERED ENTRY :	9 SQ. FT.
GROUND FLOOR :	3,154 SQ. FT.
2 CAR GARAGE :	447 SQ. FT.
COVERED TERRACE GROUND FLOOR :	641 SQ. FT.
SECOND FLOOR :	3,190 SQ. FT.
COVERED TERRACE SECOND FLOOR :	441 SQ. FT.
LANAI SECOND FLOOR :	191 SQ. FT.
NEW BALCONY :	72 SQ. FT.
EXISTING BALCONY :	65 SQ. FT.
TOTAL LOT COVERAGE:	4,851 SQ. FT.
TOTAL AREA:	8,810 SQ. FT.

* AREA CALCULATION INCLUDES THICKNESS OF EXTERIOR WALLS. F.A.R. CALCULATION DOES NOT INCLUDE THICKNESS OF EXTERIOR WALLS.

ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588
LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
T. (305) 662-1008

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

DATE:	2/18/26
ISSUED:	XX
DRAWN:	A.R
CHECKED:	
PROJECT No.	

SHEET: A1.1
8 OF 19

CONSTRUCTION KEY NOTES

1.0	CONC. SLAB NON-SLIPPERY FINISH 4" X FT. MIN. SLOPE AWAY FROM HOUSE
1.2	LINE OF EYEBROW, EAVE, OVERHANG OR FLAT ROOF ABOVE
	WALLS
2.0	LOW CMU WALL SEE PLAN 4 ELEV. FOR T.O. BEAM/CAP
2.1	LOW CMU WALL PARAPET SEE PLAN 4 ELEV. FOR T.O. BEAM 4 DRAINAGE LOCATION. PROVIDE FLASHING AS REQUIRED
	STAIRS
3.0	CONCRETE STAIRS SEE PLANS FOR TREAD 4 RISER DIMENSIONS SEE DET. 1/A9.1
	COLUMNS
4.0	CONCRETE COLUMN SEE PLAN FOR SIZE. SEE STRUCT. DWGS FOR REINF. INFO AND DETAILS
4.1	1 HR FR. STEEL COLUMN (BRONZE COLOR) EXT. CEDAR LID CLADDING OR INTUMESCENT PAINT. INTERIOR. SEE DET. 8 PAGE A8.1
	BEAMS
5.0	CONC. BEAM (ABOVE) W/ SMOOTH STUCCO FINISH
5.1	CONC. BEAM (ABOVE) TO BE HIDDEN ABOVE CEILING
5.2	UPTURNED CONC. BEAM (ABOVE)

FOR SIZE, ELEVATION, DETAILS AND REINFORCING INFORMATION SEE STRUCTURAL DWGS.

CONSTRUCTION KEY NOTES

	ROOF
6.0	ATTIC ACCESS (ABOVE) 22"X36"X8" PLYWD (METAL CLADDED). 1 HR FIRE RATED W/ LIGHT 4 PULL DN CHAIN/ SEE DET. 5, PAGE A8.1
6.1	ROOF FLAT CEMENT TILE ROOF (TYP. , 4 ALL ROOFS)
6.2	CONCRETE SLAB ROOF STRUCTURE SEE PLANS FOR PITCH 4 TYP. O.H. SEE STRUCT. DWGS FOR REINFORCEMENT INFO.
6.3	WOOD TRUSSES ROOF STRUCTURE SEE PLANS FOR PITCH 4 TYP. O.H. SEE STRUCT. DWGS FOR MORE INFO.
6.4	CRICKET 2" X FT. MIN. SLOPE W/ FLASHING AND COUNTER FLASHING AS REQUIRED
6.5	CONC. FLAT ROOF/ EYEBROW 2" X FT. MIN. SLOPE AWAY FROM HOUSE OR TOWARDS DRAINAGE
	DRAINAGE
7.0	WASHER FAUCET IN RECESSED METAL POCKET AS PER F.B.C.
7.1	PRECAST OVERFLOW SCUPPER W/ FLASHING AND DRIP CHANNEL
7.2	PRECAST EMERGENCY OVERFLOW SCUPPER W/ FLASHING AND DRIP CHANNEL
7.3	LINEAR DRAIN/ FLOOR DRAIN FLUSH W/ FLOOR FINISH LEVEL
7.4	2" DIAM. PIPE/ FROM DRAIN THRU CLG. SPACE DOWN INSIDE A CMU WALL OR CONC. COL. INTO DRYWELL (AWAY FROM FOUNDATION)
7.5	DRYWALL SEE DETAIL 11 PAGE A8.1
	FLOOR LEVEL FINISH
8.1	EXTERIOR FLOOR (NON-SLIPPERY.) DOMINICAN CORAL
	RAILINGS / GATES
9.0	PRIVACY GATE. SEE SITE PLAN AND DETAIL A, PAGE A8.1 FOR MORE INFO

CONSTRUCTION KEY NOTES

	MILLWORK
10.0	36" H. COUNTER. W/ STORAGE BELOW AND W/ WALL CABINETS ABOVE (U.O.N.)
10.1	36"H ISLAND. W KITCHEN W/ WATERFALL 4 KNEE WALL BELOW 4 W/O W/ STORAGE BELOW.
10.2	42" H. COUNTER. W/ KNEE WALL BELOW (4 LAUNDRY: COORD. HEIGHT W/ APPLIANCES)
10.3	VANITIES. 36" H. VANITY SINK WITH MIRROR 360° H. MAKE UP VANITY WITH KNEE SPACE BELOW
10.4	DOORS BY MILLWORK COMPANY CLOSET 4 LINEN CLOSET DESIGN BY MILLWORK/D. COMPANY
	BATHROOM
	SEE PAGE A8.1 DET. 9 FOR FIXTURE CLEARANCES 4 DET. 10 FOR BATHTUB/SHOWER WALL DETAIL
11.0	SHOWER. 8'-0"H. CAT. II SAF. GL. DOOR 4 ENCL. W/ HEADER ABOVE 4 MIN. 22" CLEAR DOOR WIDTH. PROVIDE A 4" MIN. DEPTH SHAMPOO NICHE
11.1	BATHROOM AND SHOWER FLOOR : FINISH: TO BE NON-SLIPPERY DRAINAGE TO BE LINEAL
	INTERIOR CEILINGS
12.0	LINE OF CURTAIN POCKET ABOVE W/ ELECTRICAL OUTLET (SEE DETAIL 6, PAGE A8.1)
12.1	LINE OF COVE CEILING ABOVE W/ INDIRECT LED LIGHT (SEE DETAIL 7, PAGE A8.1)
12.2	EXISTING DECORATIVE WOOD BEAMS IN THE CEILING TO REMAIN (SEE DETAIL X, PAGE A8.1)
	EXTERIOR CEILINGS
13.0	CEDAR TONGUE AND GROOVE PLANKS (TYP. AT ALL EXTERIOR CEILINGS U.O.N.)
13.1	SMOOTH STUCCO CEILING ON METAL LATH ON 3/4" PLYWOOD SHEATHING. COLOR: WHITE
	ELECTRICAL
14.0	ELECTRICAL PANELS
14.1	OUTDOOR ELECTRICAL FIXTURES (TO BE SELECTED BY OWNER)
	FINISHES
15.0	SMOOTH STUCCO FINISH (TYP. U.O.N.) COLOR: WHITE
15.1	LIMESTONE VENEER (TYP. WHERE SHOWN) SEE DETAIL 2, PAGE A8.2 TO BE SELECTED BY OWNER
	OTHERS
16.3	

CONSTRUCTION LEGEND :

- NEW 8" CMU WALL: WITH 2" GYP. BD. ** ON 1"x2" WD FURRING @ 16" OC ON THE INTERIOR SIDE AND STUCCO FINISH ON THE EXTERIOR
- NEW 8" CMU EXTERIOR LOW WALL: STUCCO FINISH ON BOTH SIDES (SEE PLAN FOR T.O.B)
- NEW 4" PARTITION: 3⅝" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O/C WITH 1 FULL LENGTH LAYER OF 5/8" GYP. BD. ** APPLIED VERTICALLY TO EACH SIDE
- NEW 1 HR. FIRE RATED WALL: 3⅝" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O/C WITH 1 FULL LENGTH LAYER OF 5/8" TYPE 'X' GYP. BD. ** APPLIED VERTICALLY TO EACH SIDE
- NEW STEEL COLUMN : IN 1 HOUR FIRE RATED COVER EXTERIOR SIL. COLUMNS. GALVANIZED AND PROTECTED W/ ANTI-CORROSION PAINT COATING.
- NEW CONCRETE COLUMN : REFER TO STRUCTURAL DWGS FOR REINFORCING, SIZE 4 DETAIL INFO.
- DENOTES NEW FLOOR OR WALL SURFACE TO BE ALIGN WITH ADJACENT SURFACES AND TO MATCH FINISHES
- DENOTES EXISTING. (NOT INCLUDED IN THE SCOPE OF WORK)

** USE CEMENT BOARD IN HIGH-MOISTURE AREAS

• SEE STRUCTURAL DRAWINGS FOR SCHEDULES, REINFORCING AND MORE DETAILS INFORMATION

(F.V.) DENOTES "FIELD VERIFY"

(E) DENOTES EXISTING TO REMAIN

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP 4 BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW 4 DOOR ROUGH OPENINGS WITH WINDOW 4 DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.

• EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC.
• EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
• ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023; AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

GROUND FLOOR PLAN

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

NORTH

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR0933309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS 4 CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED 4 SEALED BY A FLORIDA LICENSE ENGINEER.)

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

AREA CALCULATION :

GROUND FL. EXISTING A/C AREA :	3,025 SQ. FT.
GROUND FL. NEW A/C AREA :	455+9+464 SQ. FT.
TOTAL GROUND FL. NEW A/C AREA :	3,489 SQ. FT.
SECOND FL. EXISTING A/C AREA :	2,641 SQ. FT.
SECOND FL. NEW A/C AREA :	219 SQ. FT.
TOTAL SECOND FL. NEW A/C AREA :	2,860 SQ. FT.
DOUBLE HEIGHT A/C AREA :	92 SQ. FT.
TOTAL A/C AREA :	6,441 SQ. FT.
COVERED ENTRY :	9 SQ. FT.
GROUND FLOOR :	3,154 SQ. FT.
2 CAR GARAGE :	447 SQ. FT.
COVERED TERRACE GROUND FLOOR :	641 SQ. FT.
SECOND FLOOR :	3,190 SQ. FT.
COVERED TERRACE SECOND FLOOR :	441 SQ. FT.
LANAI SECOND FLOOR :	191 SQ. FT.
NEW BALCONY :	72 SQ. FT.
EXISTING BALCONY :	65 SQ. FT.
TOTAL LOT COVERAGE:	4,851 SQ. FT.
TOTAL AREA:	8,810 SQ. FT.

* AREA CALCULATION INCLUDES THICKNESS OF EXTERIOR WALLS. FAIR CALCULATION DOES NOT INCLUDE THICKNESS OF EXTERIOR WALLS.

ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588
LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
T. (305) 662-1008

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

CONSTRUCTION KEY NOTES

1.0	CONC. SLAB NON-SLIPPERY FINISH 4" X FT. MIN. SLOPE AWAY FROM HOUSE
1.2	LINE OF EYEBROW, EAVE, OVERHANG OR FLAT ROOF ABOVE
***	WALLS
2.0	LOW CMU WALL SEE PLAN 4 ELEV. FOR T.O. BEAM/CAP
2.1	LOW CMU WALL PARAPET SEE PLAN 4 ELEV. FOR T.O. BEAM 4 DRAINAGE LOCATION. PROVIDE FLASHING AS REQUIRED
***	STAIRS
3.0	CONCRETE STAIRS SEE PLANS FOR TREAD 4 RISER DIMENSIONS SEE DET. 1/A8.1
***	COLUMNS
4.0	CONCRETE COLUMN SEE PLAN FOR SIZE. SEE STRUCT. DWGS FOR REINF. INFO AND DETAILS
4.1	1 HR FR. STEEL COLUMN (BRONZE COLOR) EXT.: CEDAR LID CLADDING OR INTUMESCENT PAINT. INTERIOR. SEE DET. 8 / PAGE A8.1
***	BEAMS
5.0	CONC. BEAM (ABOVE) W/ SMOOTH STUCCO FINISH
5.1	CONC. BEAM (ABOVE) TO BE HIDDEN ABOVE CEILING
5.2	UPTURNED CONC. BEAM (ABOVE)
	FOR SIZE, ELEVATION, DETAILS AND REINFORCING INFORMATION SEE STRUCTURAL DWGS.

CONSTRUCTION KEY NOTES

	ROOF
6.0	ATTIC ACCESS (ABOVE) 22"X36"X8" PLYWD PAINTED METAL CLADDED. 1 HR FIRE RATED W/ LIGHT 4 PULL DN CHAIN/ SEE DET. 5, PAGE A8.1
6.1	ROOF FLAT CEMENT TILE ROOF (TYP. , 4 ALL ROOFS)
6.2	CONCRETE SLAB ROOF STRUCTURE SEE PLANS FOR PITCH 4 TYP. O.H. SEE STRUCT. DWGS FOR REINFORCEMENT INFO.
6.3	WOOD TRUSSES ROOF STRUCTURE SEE PLANS FOR PITCH 4 TYP. O.H. SEE STRUCT. DWGS FOR MORE INFO.
6.4	CRICKET 2" X FT. MIN. SLOPE W/ FLASHING AND COUNTER FLASHING AS REQUIRED
6.5	CONC. FLAT ROOF/ EYEBROW 2" X FT. MIN. SLOPE AWAY FROM HOUSE OR TOWARDS DRAINAGE
***	DRAINAGE
7.0	WASHER FAUCET IN RECESSED METAL POCKET AS PER F.B.C.
7.1	PRECAST OVERFLOW SCUPPER W/ FLASHING AND DRIP CHANNEL
7.2	PRECAST EMERGENCY OVERFLOW SCUPPER W/ FLASHING AND DRIP CHANNEL 2" TO 4" ABOVE ROOF SURFACE
7.3	LINEAR DRAIN/ FLOOR DRAIN FLUSH W/ FLOOR FINISH LEVEL
7.4	2" DIAM. PIPE, FROM DRAIN THRU CLG. SPACE DOWN INSIDE A CMU WALL OR CONC. COL. INTO DRYWELL (AWAY FROM FOUNDATION)
7.5	DRYWALL SEE DETAIL 11 PAGE A8.1
	FLOOR LEVEL FINISH
8.1	EXTERIOR FLOOR (NON-SLIPPERY.) DOMINICAN CORAL
	RAILINGS / GATES
9.0	PRIVACY GATE. SEE SITE PLAN AND DETAIL A, PAGE A8.1 FOR MORE INFO

CONSTRUCTION KEY NOTES

	MILLWORK
10.0	36" H. COUNTER. W/ STORAGE BELOW AND W/ WALL CABINETS ABOVE (U.O.N.)
10.1	36"H ISLAND. W KITCHEN W/ WATERFALL 4 KNEE WALL BELOW W/C W/ STORAGE BELOW.
10.2	42" H. COUNTER. W/ KNEE WALL BELOW (W LAUNDRY: COORD. HEIGHT W/ APPLIANCES)
10.3	VANITIES. 36" H. VANITY SINK WITH MIRROR 36" H. MAKE UP VANITY WITH KNEE SPACE BELOW
10.4	DOORS BY MILLWORK COMPANY CLOSET 4 LINEN CLOSET DESIGN BY MILLWORK/D. COMPANY
	BATHROOM
	SEE PAGE A8.1 DET. 9 FOR FIXTURE CLEARANCES 4 DET. 10 FOR BATHTUB/SHOWER WALL DETAIL
11.0	SHOWER. 8'-0"H. CAT. II SAF. GL. DOOR 4 ENCL. W/ HEADER ABOVE 4 MIN. 22" CLEAR DOOR WIDTH. PROVIDE A 4" MIN. DEPTH SHAMPOO NICHE
11.1	BATHROOM AND SHOWER FLOOR : FINISH: TO BE NON-SLIPPERY DRAINAGE TO BE LINEAL
	INTERIOR CEILINGS
12.0	LINE OF CURTAIN POCKET ABOVE W/ ELECTRICAL OUTLET (SEE DETAIL 6, PAGE A8.1)
12.1	LINE OF COVE CEILING ABOVE W/ INDIRECT LED LIGHT (SEE DETAIL 7, PAGE A8.1)
12.2	EXISTING DECORATIVE WOOD BEAMS IN THE CEILING TO REMAIN (SEE DETAIL X, PAGE A8.1)
	EXTERIOR CEILINGS
13.0	CEDAR TONGUE AND GROOVE PLANKS (TYP. AT ALL EXTERIOR CEILINGS U.O.N.)
13.1	SMOOTH STUCCO CEILING ON METAL LATH ON 3/4" PLYWOOD SHEATHING. COLOR: WHITE
	ELECTRICAL
14.0	ELECTRICAL PANELS
14.1	OUTDOOR ELECTRICAL FIXTURES (TO BE SELECTED BY OWNER)
	FINISHES
15.0	SMOOTH STUCCO FINISH (TYP. U.O.N.) COLOR: WHITE
15.1	LIMESTONE VENEER (TYP. WHERE SHOWN) SEE DETAIL 2, PAGE A8.2 TO BE SELECTED BY OWNER
	OTHERS
16.3	

CONSTRUCTION LEGEND :

- NEW 8" CMU WALL: WITH 3/4" GYP BD. ** ON 1"x2" WD FURRING @ 16" OC ON THE INTERIOR SIDE AND STUCCO FINISH ON THE EXTERIOR
- NEW 8" CMU EXTERIOR LOW WALL: STUCCO FINISH ON BOTH SIDES (SEE PLAN FOR T.O.B.)
- NEW 4" PARTITION: 3 5/8" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O/C WITH 1 FULL LENGTH LAYER OF 5/8" GYP. BD. ** APPLIED VERTICALLY TO EACH SIDE
- NEW 1 HR. FIRE RATED WALL: 3 5/8" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O/C WITH 1 FULL LENGTH LAYER OF 5/8" TYPE 'X' GYP. BD. ** APPLIED VERTICALLY TO EACH SIDE
- NEW STEEL COLUMN : IN 1 HOUR FIRE RATED COVER EXTERIOR STL. COLUMNS. GALVANIZED AND PROTECTED W/ ANTI-CORROSION PAINT COATING.
- NEW CONCRETE COLUMN : REFER TO STRUCTURAL DWGS FOR REINFORCING, SIZE 4 DETAIL INFO.
- DENOTES NEW FLOOR OR WALL SURFACE TO BE ALIGN WITH ADJACENT SURFACES AND TO MATCH FINISHES
- DENOTES EXISTING. (NOT INCLUDED IN THE SCOPE OF WORK)

** USE CEMENT BOARD IN HIGH-MOISTURE AREAS

• SEE STRUCTURAL DRAWINGS FOR SCHEDULES, REINFORCING AND MORE DETAILS INFORMATION

(F.V.) DENOTES "FIELD VERIFY"

(E) DENOTES EXISTING TO REMAIN

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6' O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8' IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP 4 BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW 4 DOOR ROUGH OPENINGS WITH WINDOW 4 DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.

• EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC.
• EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
• ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023; AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

GROUND FLOOR PLAN

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

NORTH

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS 4 CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED 4 SEALED BY A FLORIDA LICENSE ENGINEER.)

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

VOID

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR093309 — REGISTERED ARCHITECT

OWNER: X1 REALTY GROUP

DATE:	2/18/26
ISSUED:	2/18/2026
DRAWN:	XX
CHECKED:	A.R.
PROJECT No.	

SHEET: A1.1

8 OF 19

AREA CALCULATION :

GROUND FL. EXISTING A/C AREA :	3,025 SQ. FT.
GROUND FL. NEW A/C AREA :	455+9+464 SQ. FT.
TOTAL GROUND FL. NEW A/C AREA :	3,489 SQ. FT.
SECOND FL. EXISTING A/C AREA :	2,641 SQ. FT.
SECOND FL. NEW A/C AREA :	219 SQ. FT.
TOTAL SECOND FL. NEW A/C AREA :	2,860 SQ. FT.
DOUBLE HEIGHT A/C AREA :	92 SQ. FT.
TOTAL A/C AREA :	6,441 SQ. FT.
COVERED ENTRY :	9 SQ. FT.
GROUND FLOOR :	3,754 SQ. FT.
2 CAR GARAGE :	447 SQ. FT.
COVERED TERRACE GROUND FLOOR :	641 SQ. FT.
SECOND FLOOR :	3,190 SQ. FT.
COVERED TERRACE SECOND FLOOR :	441 SQ. FT.
LANAI SECOND FLOOR :	191 SQ. FT.
NEW BALCONY :	72 SQ. FT.
EXISTING BALCONY :	65 SQ. FT.
TOTAL LOT COVERAGE:	4,851 SQ. FT.
TOTAL AREA:	8,810 SQ. FT.

* AREA CALCULATION INCLUDES THICKNESS OF EXTERIOR WALLS. F.A.R. CALCULATION DOES NOT INCLUDE THICKNESS OF EXTERIOR WALLS.

ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588
LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
T. (305) 662-1008

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

CONSTRUCTION KEY NOTES

1.0	CONC. SLAB NON-SLIPPERY FINISH 4" X FT. MIN. SLOPE AWAY FROM HOUSE
1.2	LINE OF EYEBROW, EAVE, OVERHANG OR FLAT ROOF ABOVE
	WALLS
2.0	LOW CMU WALL SEE PLAN 4 ELEV. FOR T.O. BEAM/CAP
2.1	LOW CMU WALL PARAPET SEE PLAN 4 ELEV. FOR T.O. BEAM 4 DRAINAGE LOCATION. PROVIDE FLASHING AS REQUIRED
	STAIRS
3.0	CONCRETE STAIRS SEE PLANS FOR TREAD 4 RISER DIMENSIONS SEE DET. 1/A8.1
	COLUMNS
4.0	CONCRETE COLUMN IN RECESSED METAL POCKET AS PER F.B.C. SEE PLAN FOR SIZE. SEE STRUCT. DWGS FOR REINF. INFO AND DETAILS
4.1	1 HR FR. STEEL COLUMN (BRONZE COLOR) EXT.: CEDAR LID CLADDING OR INTUMESCENT PAINT. INTERIOR: SEE DET. 8 PAGE A8.1
	BEAMS
5.0	CONC. BEAM (ABOVE) W/ SMOOTH STUCCO FINISH
5.1	CONC. BEAM (ABOVE) TO BE HIDDEN ABOVE CEILING
5.2	UPTURNED CONC. BEAM (ABOVE)
	FOR SIZE, ELEVATION, DETAILS AND REINFORCING INFORMATION SEE STRUCTURAL DWGS.

CONSTRUCTION KEY NOTES

	ROOF
6.0	ATTIC ACCESS (ABOVE) 22"X36"+3" PLYWD (METAL CLADDED). 1 HR FIRE RATED W/ LIGHT 4 PULL DN CHAIN/ SEE DET. 5, PAGE A8.1
6.1	ROOF FLAT CEMENT TILE ROOF (TYP. , 4 ALL ROOFS)
6.2	CONCRETE SLAB ROOF STRUCTURE SEE PLANS FOR PITCH 4 TYP. O.H. SEE STRUCT. DWGS FOR REINFORCEMENT INFO.
6.3	WOOD TRUSSES ROOF STRUCTURE SEE PLANS FOR PITCH 4 TYP. O.H. SEE STRUCT. DWGS FOR MORE INFO.
6.4	CRICKET 2" X FT. MIN. SLOPE W/ FLASHING AND COUNTER FLASHING AS REQUIRED
6.5	CONC. FLAT ROOF/ EYEBROW 2" X FT. MIN. SLOPE AWAY FROM HOUSE OR TOWARDS DRAINAGE
	DRAINAGE
7.0	WARREN FAUCET
7.1	PRECAST OVERFLOW SCUPPER W/ FLASHING AND DRIP CHANNEL
7.2	PRECAST EMERGENCY OVERFLOW SCUPPER W/ FLASHING AND DRIP CHANNEL 2" TO 4" ABOVE ROOF SURFACE
7.3	LINEAR DRAIN/ FLOOR DRAIN FLUSH W/ FLOOR FINISH LEVEL
7.4	2" DIAM. PIPE, FROM DRAIN THRU CLG. SPACE DOWN INSIDE A CMU WALL OR CONC. COL. INTO DRYWELL (AWAY FROM FOUNDATION)
7.5	DRYWALL SEE DETAIL 11 PAGE A8.1
	FLOOR LEVEL FINISH
8.1	EXTERIOR FLOOR (NON-SLIPPERY.) DOMINICAN CORAL
	RAILINGS / GATES
9.0	PRIVACY GATE. SEE SITE PLAN AND DETAIL A, PAGE A8.1 FOR MORE INFO

CONSTRUCTION KEY NOTES

	MILLWORK
10.0	36" H. COUNTER. W/ STORAGE BELOW AND W/ WALL CABINETS ABOVE (U.O.N.)
10.1	36"H. ISLAND. W KITCHEN W/ WATERFALL 4 KNEE WALL BELOW W W/C W/ STORAGE BELOW.
10.2	42" H. COUNTER. W/ KNEE WALL BELOW /W LAUNDRY: COORD. HEIGHT W/ APPLIANCES)
10.3	VANITIES. 36" H. VANITY SINK WITH MIRROR 3@" H. MAKE UP VANITY WITH KNEE SPACE BELOW
10.4	DOORS BY MILLWORK COMPANY CLOSET 4 LINEN CLOSET DESIGN BY MILLWORK/D. COMPANY
	BATHROOM
	SEE PAGE A8.1 DET. 9 FOR FIXTURE CLEARANCES 4 DET. 10 FOR BATHTUB/SHOWER WALL DETAIL
11.0	SHOWER. 8'-0"H. CAT. II SAF. GL. DOOR 4 ENCL. W HEADER ABOVE 4 MIN. 22" CLEAR DOOR WIDTH. PROVIDE A 4" MIN. DEPTH SHAMPOO NICHE
11.1	BATHROOM AND SHOWER FLOOR : FINISH: TO BE NON-SLIPPERY DRAINAGE TO BE LINEAL
	INTERIOR CEILINGS
12.0	LINE OF CURTAIN POCKET ABOVE W/ ELECTRICAL OUTLET (SEE DETAIL 6, PAGE A8.1)
12.1	LINE OF COVE CEILING ABOVE W/ INDIRECT LED LIGHT (SEE DETAIL 7, PAGE A8.1)
12.2	EXISTING DECORATIVE WOOD BEAMS IN THE CEILING TO REMAIN (SEE DETAIL X, PAGE A8.1)
	EXTERIOR CEILINGS
13.0	CEDAR TONGUE AND GROOVE PLANKS (TYP. AT ALL EXTERIOR CEILINGS U.O.N.)
13.1	SMOOTH STUCCO CEILING ON METAL LATH ON 3/4" PLYWOOD SHEATHING. COLOR: WHITE
	ELECTRICAL
14.0	ELECTRICAL PANELS
14.1	OUTDOOR ELECTRICAL FIXTURES (TO BE SELECTED BY OWNER)
	FINISHES
15.0	SMOOTH STUCCO FINISH (TYP. U.O.N.) COLOR: WHITE
15.1	LIMESTONE VENEER (TYP. WHERE SHOWN) SEE DETAIL 2, PAGE A8.2 TO BE SELECTED BY OWNER
	OTHERS
16.3	

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6" O.C. E.A. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP 4 BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW 4 DOOR ROUGH OPENINGS WITH WINDOW 4 DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.

- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
- ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023; AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

GROUND FLOOR PLAN

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

NORTH

VOID

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR093309 — REGISTERED ARCHITECT

DATE:	12.8.25
ISSUED:	XX
DRAWN:	A.R
CHECKED:	
PROJECT No.	

OWNER: X1 REALTY GROUP

SHEET: A1.1

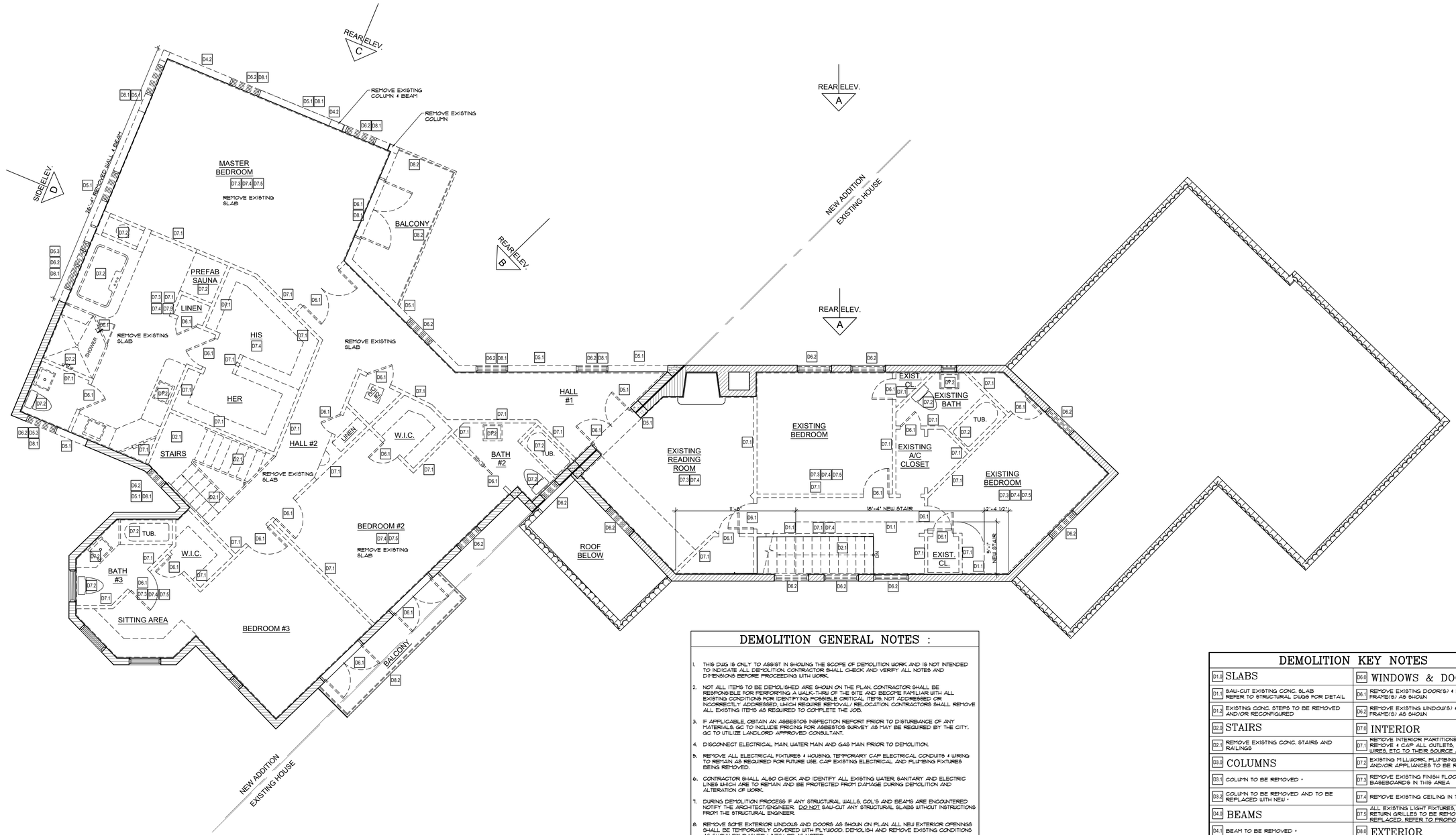
8 OF 19

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS 4 CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED 4 SEALED BY A FLORIDA LICENSE ENGINEER)

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED



SECOND FLOOR DEMOLITION PLAN

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

NORTH

DEMOLITION GENERAL NOTES :

1. THIS DWG IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS BEFORE PROCEEDING WITH WORK.
2. NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A WALK-THRU OF THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS FOR IDENTIFYING POSSIBLE CRITICAL ITEMS, NOT ADDRESSED OR INCORRECTLY ADDRESSED, WHICH REQUIRE REMOVAL/ RELOCATION. CONTRACTORS SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE JOB.
3. IF APPLICABLE, OBTAIN AN ASBESTOS INSPECTION REPORT PRIOR TO DISTURBANCE OF ANY MATERIALS. GC TO INCLUDE PRICING FOR ASBESTOS SURVEY AS MAY BE REQUIRED BY THE CITY. GC TO UTILIZE LANDLORD APPROVED CONSULTANT.
4. DISCONNECT ELECTRICAL MAIN, WATER MAIN AND GAS MAIN PRIOR TO DEMOLITION.
5. REMOVE ALL ELECTRICAL FIXTURES & HOUSING. TEMPORARY CAP ELECTRICAL CONDUITS & WIRING TO REMAIN AS REQUIRED FOR FUTURE USE. CAP EXISTING ELECTRICAL AND PLUMBING FIXTURES BEING REMOVED.
6. CONTRACTOR SHALL ALSO CHECK AND IDENTIFY ALL EXISTING WATER, SANITARY AND ELECTRIC LINES WHICH ARE TO REMAIN AND BE PROTECTED FROM DAMAGE DURING DEMOLITION AND ALTERATION OF WORK.
7. DURING DEMOLITION PROCESS IF ANY STRUCTURAL WALLS, COL'S AND BEAMS ARE ENCOUNTERED NOTIFY THE ARCHITECT/ENGINEER. DO NOT SAW-CUT ANY STRUCTURAL SLABS WITHOUT INSTRUCTIONS FROM THE STRUCTURAL ENGINEER.
8. REMOVE SOME EXTERIOR WINDOWS AND DOORS AS SHOWN ON PLAN. ALL NEW EXTERIOR OPENINGS SHALL BE TEMPORARILY COVERED WITH PLYWOOD. DEMOLISH AND REMOVE EXISTING CONDITIONS AS SHOWN BY DASHED LINES/ OR AS NOTED.
9. THE DEMOLITION WORK SHALL INVOLVE INTERVENTIONS IN AREAS OUTSIDE OF THE IMMEDIATE SCOPE OF WORK, INCLUDING WORK ABOVE AND/OR BELOW THE FLOOR LEVEL WITHIN THE SCOPE. IT SHALL REQUIRE WORK INVOLVING REMOTE UTILITY LINES (FIRE SPRINKLERS, PLUMBING, MECHANICAL, ELECTRICAL COMMUNICATIONS, ETC.). ANY SUCH WORK SHALL BE INCLUSIVE OF ALL STRUCTURES, UTILITIES, FINISHES AND EQUIPMENT REQUIRED TO RESTORE THE AREA TO FULLY OPERATIONAL CONDITIONS IN COMPLIANCE WITH ALL APPLICABLE BUILDING AND SAFETY CODE REQUISITES, AND TO MEET OWNERS APPROVAL. ALL WORK AS DESCRIBED IN THIS NOTE SHALL BE INCLUDED AS PART OF THE BASE CONTRACT PRICE.
10. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PENETRATING EXISTING WALLS OR FLOOR/CEILING SLABS SO STRUCTURAL INTEGRITY OF SUCH ELEMENTS IS NOT DEGRADED. CONTRACTOR SHALL RESTORE EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY SCOPE OF WORK. CONTRACTOR SHALL SEAL TIGHT ALL NEW PENETRATIONS IN WALL AND FLOOR/ CEILING SLABS TO PRESERVE THE REQUIRED FIRE RATING INTEGRITY.
11. EXECUTION OF DEMOLITION SHALL PROGRESS IN SUCH A MANNER AS NOT TO INTERFERE WITH THE SAFETY AND CONVENIENCE OF THE PUBLIC AND THOSE AROUND THE SITE.
12. WASTE MATERIALS AND RUBBISH FROM DEMOLITION OPERATION SHALL BE REMOVED FROM SITE AS RAPIDLY AS POSSIBLE AND SHALL NOT BE ALLOWED TO ACCUMULATE ON PREMISES. DISPOSAL OF MATERIALS WILL BE AT DISCRETION OF THE CONTRACTOR.
13. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/ OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/ OR TO RECEIVE NEW SCHEDULED FINISHES.
14. KEEP PREMISES CLEAN AT ALL TIMES ENSURING THAT THERE IS NO LOOSE MATERIALS OR ITEMS WHICH MAY CAUSE INJURY.
15. CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. USE WRITTEN DIMENSIONS ONLY AND VERIFY IN FIELD.
16. PROVIDE TEMPORARY BARRIER FOR ALL DROPS OVER 24" H.
17. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN REMOVING EXISTING ITEMS ARE SCHEDULED TO BE RELOCATED AND/ OR REUSED. PROTECT AND STORE THESE ITEMS ON SITE.
18. HAZARDOUS MATERIALS: IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB AND IMMEDIATELY NOTIFY THE ARCHITECT AND THE OWNER.
19. REROUTE OR EXTEND EXISTING PLUMBING OR A/C LINES IN AREAS WHERE DEMOLITION WILL OCCUR.
20. WHERE REMOVAL OF PARTITIONS RESULTS IN ADJACENT SPACES BECOMING ONE, REWORK FLOORS, WALLS AND CEILING TO PROVIDE SMOOTH PLACES WITHOUT BREAK, STEPS, OR BULKHEADS.
21. REMOVE EXISTING GYPSUM WALLBOARD CEILING AS REQUIRED TO ACCOMMODATE NEW EQUIPMENT AND REPLACE CEILING SYSTEM WITH GYPSUM WALLBOARD FINISH IN A TEXTURE AS SPECIFIED.
22. ALL EXISTING HOLES/ CRACKS IN SLAB AND THOSE RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE FILLED/ PREPARED AND SURFACE PATCHED SMOOTH AND LEVEL WITH ADJACENT FLOOR SURFACES. APPROPRIATE FIRE RATED MATERIALS THAT MEET CODE ARE TO BE USED.

** ALL WORK TO BE DONE IN ACCORDANCE TO THE LATEST EDITION OF THE FBC, AND ANY APPLICABLE LOCAL CODES.

DEMOLITION KEY NOTES

D1.0	SLABS	D6.0	WINDOWS & DOORS
D1.1	SAW-CUT EXISTING CONC. SLABS REFER TO STRUCTURAL DWGS FOR DETAIL	D6.1	REMOVE EXISTING DOOR(S) & DOOR FRAME(S) AS SHOWN
D1.2	EXISTING CONC. STEPS TO BE REMOVED AND/OR RECONFIGURED	D6.2	REMOVE EXISTING WINDOW(S) & WINDOW FRAME(S) AS SHOWN
D2.0	STAIRS	D7.0	INTERIOR
D2.1	REMOVE EXISTING CONC. STAIRS AND RAILINGS	D7.1	REMOVE INTERIOR PARTITIONS AS SHOWN. REMOVE & CAP ALL OUTLETS, SWITCHES, WIRES, ETC. TO THEIR SOURCE AS REQUIRED
D3.0	COLUMNS	D7.2	EXISTING MILLWORK, PLUMBING FIXTURES AND/OR APPLIANCES TO BE REMOVED
D3.1	COLUMN TO BE REMOVED *	D7.3	REMOVE EXISTING FINISH FLOOR AND BASEBOARDS IN THIS AREA
D3.2	COLUMN TO BE REMOVED AND TO BE REPLACED WITH NEW *	D7.4	REMOVE EXISTING CEILING IN THIS AREA
D4.0	BEAMS	D7.5	ALL EXISTING LIGHT FIXTURES, A/C AND RETURN GRILLES TO BE REMOVED AND REPLACED. REFER TO PROPOSED MEP
D4.1	BEAM TO BE REMOVED *	D8.0	EXTERIOR
D4.2	BEAM TO BE REMAIN AND TO BE REINFORCED * SEE STRUCTURAL DWGS FOR MORE INFO	D8.1	REMOVE ALL STONE FINISHES, SILLS, MOLDINGS AND PRECAST ELEMENTS AS SHOWN. PATCH AS REQUIRED.
D5.0	CMU WALLS	D8.2	REMOVE ALL EXTERIOR RAILINGS, BALCONIES AND EXTERIOR STAIRS
D5.1	PARTIALLY DEMO CMU WALL FOR NEW OPENING. SEE PROPOSED PLANS FOR NEW DOOR OR WINDOW SIZE AND LOCATION	D8.3	REMOVE ROOF TILES AND ROOF STRUCTURE AS SHOWN
D5.2	PARTIALLY DEMO CMU WALL TO BE REDUCED IN HEIGHT. SEE PROPOSED PLANS FOR NEW TOP OF WALL CAP.		
D6.3	EXISTING OPENING TO BE BLOCKED AND PATCHED AS REQUIRED **		

* PROVIDE SHORING AS REQUIRED. SEE STRUCTURAL DWGS FOR SIZE, DETAILS AND REINFORCING INFORMATION

** EXISTING CONCRETE FLOOR SLABS AND/OR SURFACES SHALL BE PREPARED TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING, LEVELING, ETC. AS REQUIRED.
1. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/ OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/ OR TO RECEIVE NEW SCHEDULED FINISHES.
2. PATCH EXISTING G.B. WALLS OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS. ALL EXPOSED PORTIONS OF WALL SHALL BE FINISHED WITH (3) COATS OF SPECKLING, SANDED AND LEFT IN A PAINT READY CONDITION

DEMOLITION LEGEND :

===== DASHED LINES INDICATE ITEMS TO BE DEMOLISHED	DENOTES EXISTING. (NOT INCLUDED IN THE SCOPE OF WORK)
——— LINE THAT INDICATES THE SCOPE OF WORK.	(V.I.F.) DENOTES TO BE VERIFIED IN FIELD

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL

- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
- ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR093309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

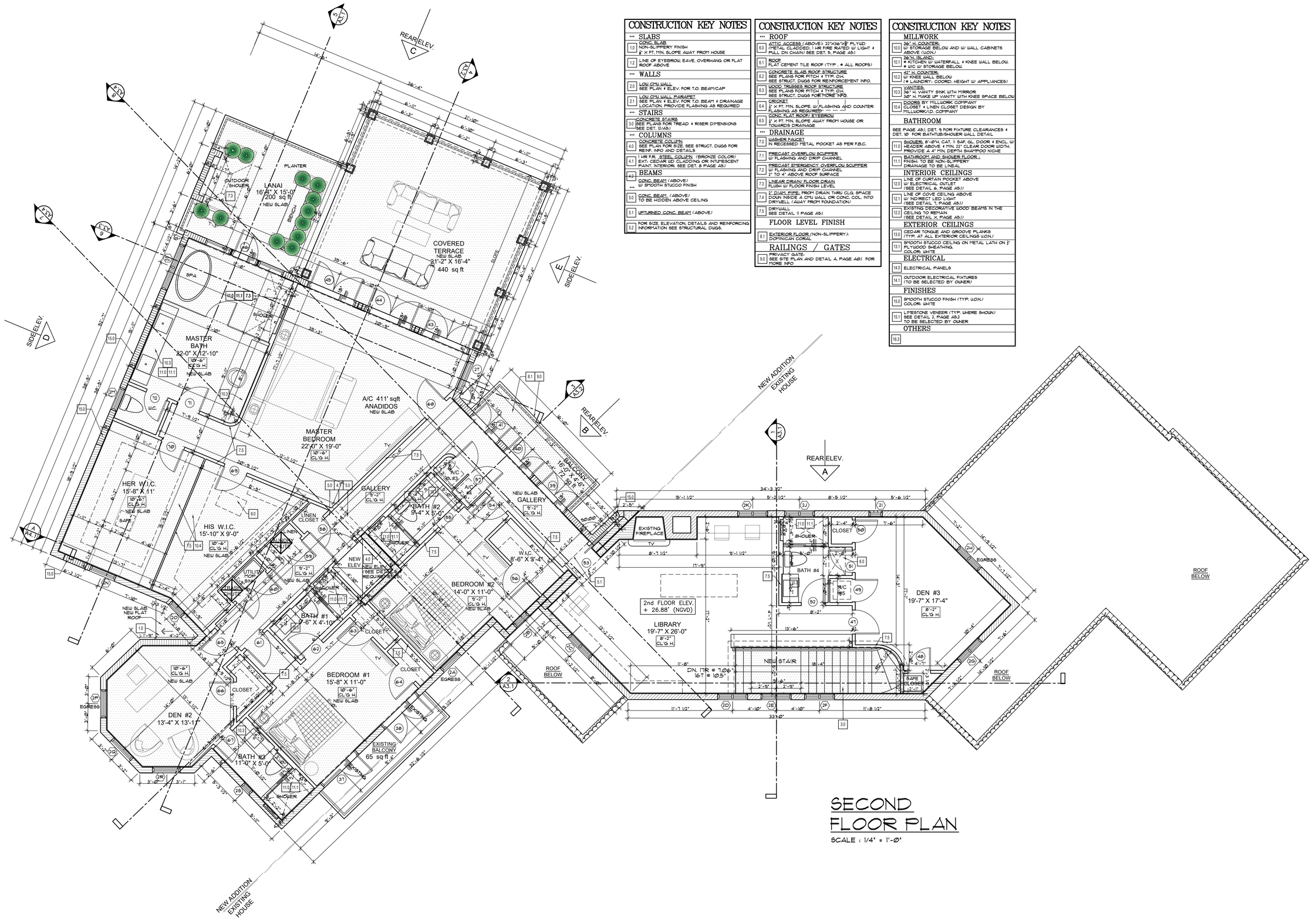
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588 LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA T. (305) 662-1008
4808 S.W. 72 AVENUE, MIAMI FL. 33155

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

DATE: 12.8.25
ISSUED: XX
DRAWN: AR
CHECKED:
PROJECT No.

SHEET: A1.2
9 OF 19



CONSTRUCTION KEY NOTES

SLABS

- 1.0 CONC. SLAB NON-SLIPPERY FINISH 1/4" X FT. MIN. SLOPE AWAY FROM HOUSE
- 1.2 LINE OF EYEBROW, EAVE, OVERHANG OR FLAT ROOF ABOVE

WALLS

- 2.0 LOW CMU WALL SEE PLAN 4 ELEV. FOR T.O. BEAM/CAP
- 2.1 LOW CMU WALL PARAPET SEE PLAN 4 ELEV. FOR T.O. BEAM 4 DRAINAGE LOCATION. PROVIDE FLASHING AS REQUIRED

STAIRS

- 3.0 CONCRETE STAIRS SEE PLANS FOR TREAD 4 RISER DIMENSIONS SEE DET. 12/A8.1

COLUMNS

- 4.0 CONCRETE COLUMN SEE PLAN FOR SIZE. SEE STRUCT. DWGS FOR REINF. INFO AND DETAILS
- 4.1 1 HR F.R. STEEL COLUMN (BRONZE COLOR) EXT. CEDAR WD CLADDING OR INTUMESCENT PAINT. INTERIOR. SEE DET. 8 PAGE A8.1

BEAMS

- 4.2 CONC. BEAM (ABOVE) W/ SMOOTH STUCCO FINISH
- 5.0 CONC. BEAM. (ABOVE) TO BE HIDDEN ABOVE CEILING
- 5.1 UPTURNED CONC. BEAM (ABOVE)
- 5.2 FOR SIZE, ELEVATION, DETAILS AND REINFORCING INFORMATION SEE STRUCTURAL DWGS.

CONSTRUCTION KEY NOTES

ROOF

- 6.0 ATTIC ACCESS (ABOVE) 22"X36"X3" PLYWD METAL CLADDED, 1 HR FIRE RATED W/ LIGHT 4 PULL DN CHAIN/ SEE DET. 5, PAGE A8.1
- 6.1 ROOF FLAT CEMENT TILE ROOF (TYP. @ ALL ROOFS)
- 6.2 CONCRETE SLAB ROOF STRUCTURE SEE PLANS FOR PITCH 4 TYP. O.H. SEE STRUCT. DWGS FOR REINFORCEMENT INFO.
- 6.3 WOOD TRUSSED ROOF STRUCTURE SEE PLANS FOR PITCH 4 TYP. O.H. SEE STRUCT. DWGS FOR MORE INFO.
- 6.4 CRICKET 3" X FT. MIN. SLOPE. W/ FLASHING AND COUNTER FLASHING AS REQUIRED
- 6.5 CONC. FLAT ROOF/ EYEBROW 3" X FT. MIN. SLOPE AWAY FROM HOUSE OR TOWARDS DRAINAGE

DRAINAGE

- 7.0 WASHER FAUCET IN RECESSED METAL POCKET AS PER F.B.C.
- 7.1 PRECAST OVERFLOW SCUPPER W/ FLASHING AND DRIP CHANNEL
- 7.2 PRECAST EMERGENCY OVERFLOW SCUPPER W/ FLASHING AND DRIP CHANNEL 2" TO 4" ABOVE ROOF SURFACE
- 7.3 LINEAR DRAIN/ FLOOR DRAIN FLUSH W/ FLOOR FINISH LEVEL
- 7.4 2" PVC PIPE FROM DRAIN TURU CLG. SPACE DOWN INSIDE A CMU WALL OR CONC. COL. INTO DRYWELL (AWAY FROM FOUNDATION)
- 7.5 DRYWALL SEE DETAIL 11 PAGE A8.1

FLOOR LEVEL FINISH

- 8.1 EXTERIOR FLOOR (NON-SLIPPERY) DOMINICAN CORAL

RAILINGS / GATES

- 9.0 PRIVACY GATE. SEE SITE PLAN AND DETAIL 4 PAGE A8.1 FOR MORE INFO

CONSTRUCTION KEY NOTES

MILLWORK

- 10.0 36" H. COUNTER. W/ STORAGE BELOW AND W/ WALL CABINETS ABOVE (U.O.N.)
- 10.1 36"H. ISLAND. @ KITCHEN W/ WATERFALL 4 KNEE WALL BELOW. @ WC W/ STORAGE BELOW.
- 10.2 42" H. COUNTER. W/ KNEE WALL BELOW (@ LAUNDRY: COORD. HEIGHT W/ APPLIANCES)
- 10.3 VANITIES. 36" H. VANITY SINK WITH MIRROR 36" H. MAKE UP VANITY WITH KNEE SPACE BELOW
- 10.4 DOORS BY MILLWORK COMPANY CLOSET 4 LINEN CLOSET DESIGN BY MILLWORK/D. COMPANY

BATHROOM

SEE PAGE A8.1, DET. 9 FOR FIXTURE CLEARANCES 4 DET. 10 FOR BATHTUB-SHOWER WALL DETAIL.

- 11.0 SHOWER, 8'-0"H. CAT. II SAF. GL. DOOR 4 ENCL. W/ HEADER ABOVE 4 MIN. 22" CLEAR DOOR WIDTH. PROVIDE A 4" MIN. DEPTH SHAMPOO NICHE
- 11.1 BATHROOM AND SHOWER FLOOR. FINISH: TO BE NON-SLIPPERY DRAINAGE TO BE LINEAL

INTERIOR CEILINGS

- 12.0 LINE OF CURTAIN POCKET ABOVE W/ ELECTRICAL OUTLET (SEE DETAIL 6, PAGE A8.1)
- 12.1 LINE OF COVE CEILING ABOVE W/ INDIRECT LED LIGHT (SEE DETAIL 7, PAGE A8.1)
- 12.2 EXISTING DECORATIVE WOOD BEAMS IN THE CEILING TO REMAIN. (SEE DETAIL X, PAGE A8.1)

EXTERIOR CEILINGS

- 13.0 CEDAR TONGUE AND GROOVE PLANKS (TYP. AT ALL EXTERIOR CEILINGS U.O.N.)
- 13.1 SMOOTH STUCCO CEILING ON METAL LATH ON 5/8" PLYWOOD SHEATHING. COLOR: WHITE

ELECTRICAL

- 14.0 ELECTRICAL PANELS
- 14.1 OUTDOOR ELECTRICAL FIXTURES (TO BE SELECTED BY OWNER)

FINISHES

- 15.0 SMOOTH STUCCO FINISH (TYP. U.O.N.) COLOR: WHITE
- 15.1 LIMESTONE VENEER (TYP. WHERE SHOWN) SEE DETAIL 2, PAGE A8.2 TO BE SELECTED BY OWNER

OTHERS

- 16.3

SECOND FLOOR PLAN

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

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6' O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8' IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP 4 BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW 4 DOOR ROUGH OPENINGS WITH WINDOW 4 DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.

- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
- ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

SECOND FLOOR PLAN

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

NORTH

STATE OF FLORIDA — RAYMOND E. RODRIGUEZ — AR93309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS 4 CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED 4 SEALED BY A FLORIDA LICENSE ENGINEER.)

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

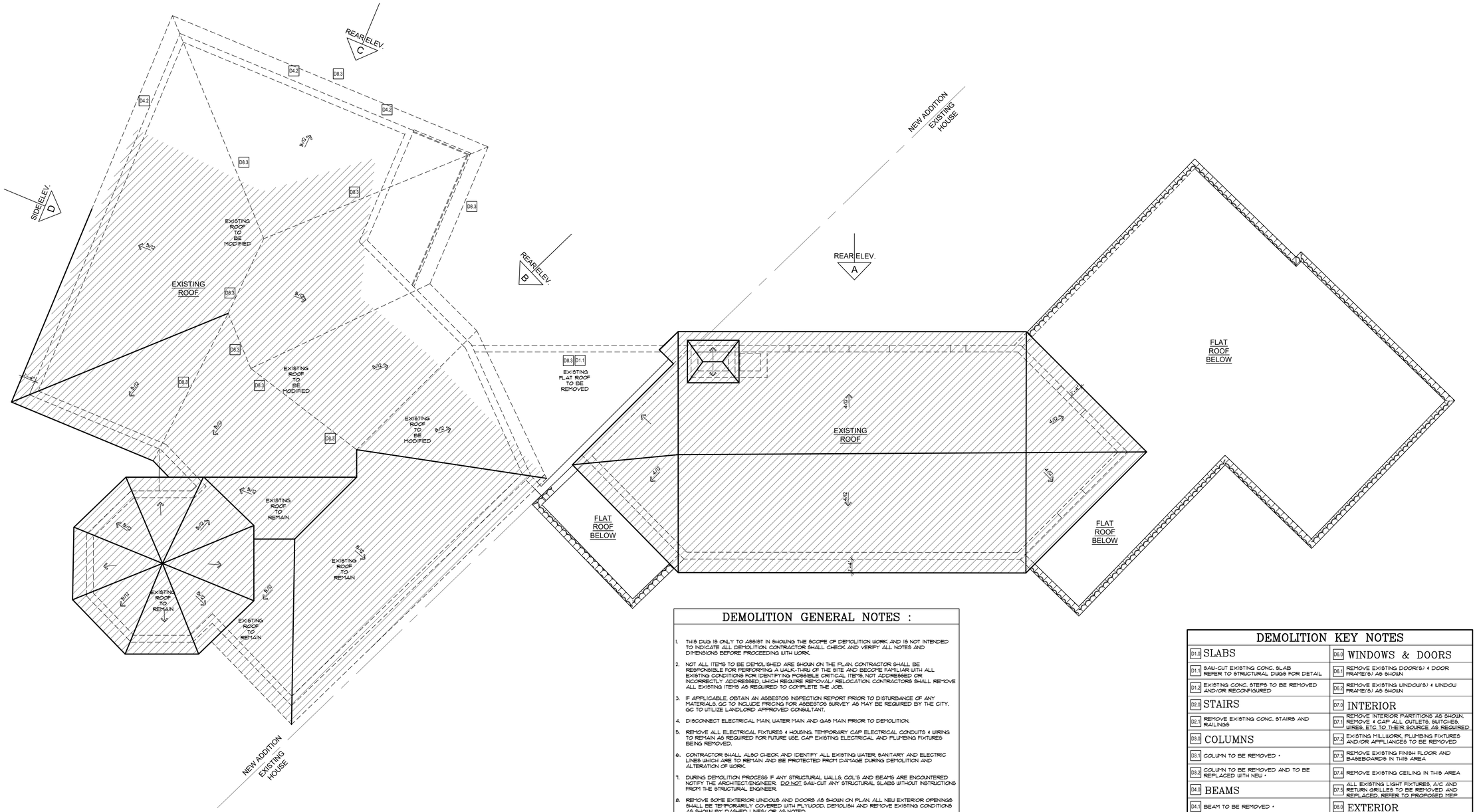
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002583
LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
T. (305) 662-1008

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

DATE: 12.8.25
ISSUED: XX
DRAWN: AR
CHECKED:
PROJECT No.

SHEET: A1.3



ROOF DEMOLITION PLAN

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

NORTH

DEMOLITION GENERAL NOTES :

1. THIS DWG IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS BEFORE PROCEEDING WITH WORK.
2. NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A WALK-THRU OF THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS FOR IDENTIFYING POSSIBLE CRITICAL ITEMS, NOT ADDRESSED OR INCORRECTLY ADDRESSED, WHICH REQUIRE REMOVAL/ RELOCATION. CONTRACTORS SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE JOB.
3. IF APPLICABLE, OBTAIN AN ASBESTOS INSPECTION REPORT PRIOR TO DISTURBANCE OF ANY MATERIALS. GC TO INCLUDE PRICING FOR ASBESTOS SURVEY AS MAY BE REQUIRED BY THE CITY. GC TO UTILIZE LANDLORD APPROVED CONSULTANT.
4. DISCONNECT ELECTRICAL MAIN, WATER MAIN AND GAS MAIN PRIOR TO DEMOLITION.
5. REMOVE ALL ELECTRICAL FIXTURES & HOUSING. TEMPORARY CAP ELECTRICAL CONDUITS & WIRING TO REMAIN AS REQUIRED FOR FUTURE USE. CAP EXISTING ELECTRICAL AND PLUMBING FIXTURES BEING REMOVED.
6. CONTRACTOR SHALL ALSO CHECK AND IDENTIFY ALL EXISTING WATER, SANITARY AND ELECTRIC LINES WHICH ARE TO REMAIN AND BE PROTECTED FROM DAMAGE DURING DEMOLITION AND ALTERATION OF WORK.
7. DURING DEMOLITION PROCESS IF ANY STRUCTURAL WALLS, COLS AND BEAMS ARE ENCOUNTERED NOTIFY THE ARCHITECT/ENGINEER. DO NOT SAW-CUT ANY STRUCTURAL SLABS WITHOUT INSTRUCTIONS FROM THE STRUCTURAL ENGINEER.
8. REMOVE SOME EXTERIOR WINDOWS AND DOORS AS SHOWN ON PLAN. ALL NEW EXTERIOR OPENINGS SHALL BE TEMPORARILY COVERED WITH PLYWOOD. DEMOLISH AND REMOVE EXISTING CONDITIONS AS SHOWN BY DASHED LINES/ OR AS NOTED.
9. THE DEMOLITION WORK SHALL INVOLVE INTERVENTIONS IN AREAS OUTSIDE OF THE IMMEDIATE SCOPE OF WORK, INCLUDING WORK ABOVE AND/OR BELOW THE FLOOR LEVEL, WITHIN THE SCOPE, IT SHALL REQUIRE WORK INVOLVING REMOTE UTILITY LINES (FIRE SPRINKLERS, PLUMBING, MECHANICAL, ELECTRICAL COMMUNICATIONS, ETC.). ANY SUCH WORK SHALL BE INCLUSIVE OF ALL STRUCTURES, UTILITIES, FINISHES AND EQUIPMENT REQUIRED TO RESTORE THE AREA TO FULLY OPERATIONAL CONDITIONS IN COMPLIANCE WITH ALL APPLICABLE BUILDING AND SAFETY CODE REQUISITES AND TO MEET OWNERS APPROVAL. ALL WORK AS DESCRIBED IN THIS NOTE SHALL BE INCLUDED AS PART OF THE BASE CONTRACT PRICE.
10. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PENETRATING EXISTING WALLS OR FLOORS/CEILING SLABS SO STRUCTURAL INTEGRITY OF SUCH ELEMENTS IS NOT DEGRADED. CONTRACTOR SHALL RESTORE EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY SCOPE OF WORK. CONTRACTOR SHALL SEAL TIGHT ALL NEW PENETRATIONS IN WALL AND FLOOR/ CEILING SLABS TO PRESERVE THE REQUIRED FIRE RATING INTEGRITY.
11. EXECUTION OF DEMOLITION SHALL PROGRESS IN SUCH A MANNER AS NOT TO INTERFERE WITH THE SAFETY AND CONVENIENCE OF THE PUBLIC AND THOSE AROUND THE SITE.
12. WASTE MATERIALS AND RUBBISH FROM DEMOLITION OPERATION SHALL BE REMOVED FROM SITE AS RAPIDLY AS POSSIBLE AND SHALL NOT BE ALLOWED TO ACCUMULATE ON PREMISES. DISPOSAL OF MATERIALS WILL BE AT DISCRETION OF THE CONTRACTOR.
13. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/ OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/ OR TO RECEIVE NEW SCHEDULED FINISHES.
14. KEEP PREMISES CLEAN AT ALL TIMES ENSURING THAT THERE IS NO LOOSE MATERIALS OR ITEMS WHICH MAY CAUSE INJURY.
15. CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. USE WRITTEN DIMENSIONS ONLY AND VERIFY IN FIELD.
16. PROVIDE TEMPORARY BARRIER FOR ALL DROPS OVER 24" H.
17. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN REMOVING EXISTING ITEMS ARE SCHEDULED TO BE RELOCATED AND/ OR REUSED. PROTECT AND STORE THESE ITEMS ON SITE.
18. HAZARDOUS MATERIALS: IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB AND IMMEDIATELY NOTIFY THE ARCHITECT AND THE OWNER.
19. REROUTE OR EXTEND EXISTING PLUMBING OR A/C LINES IN AREAS WHERE DEMOLITION WILL OCCUR.
20. WHERE REMOVAL OF PARTITIONS RESULTS IN ADJACENT SPACES BECOMING ONE, REWORK FLOORS, WALLS AND CEILING TO PROVIDE SMOOTH PLACES WITHOUT BREAK, STEPS, OR BULKHEADS.
21. REMOVE EXISTING GYPSUM WALLBOARD CEILING AS REQUIRED TO ACCOMMODATE NEW EQUIPMENT AND REPLACE CEILING SYSTEM WITH GYPSUM WALLBOARD FINISH IN A TEXTURE AS SPECIFIED.
22. ALL EXISTING HOLES/ CRACKS IN SLAB AND THOSE RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE FILLED/ PREPARED AND SURFACE PATCHED SMOOTH AND LEVEL WITH ADJACENT FLOOR SURFACES. APPROPRIATE FIRE RATED MATERIALS THAT MEET CODE ARE TO BE USED.

** ALL WORK TO BE DONE IN ACCORDANCE TO THE LATEST EDITION OF THE FBC, AND ANY APPLICABLE LOCAL CODES.

DEMOLITION KEY NOTES

01.0	SLABS	06.0	WINDOWS & DOORS
01.1	SAW-CUT EXISTING CONC. SLAB. REFER TO STRUCTURAL DWGS FOR DETAIL	06.1	REMOVE EXISTING DOOR(S) & DOOR FRAME(S) AS SHOWN
01.2	EXISTING CONC. STEPS TO BE REMOVED AND/OR RECONFIGURED	06.2	REMOVE EXISTING WINDOW(S) & WINDOW FRAME(S) AS SHOWN
02.0	STAIRS	07.0	INTERIOR
02.1	REMOVE EXISTING CONC. STAIRS AND RAILINGS	07.1	REMOVE INTERIOR PARTITIONS AS SHOWN. REMOVE & CAP ALL OUTLETS, SWITCHES, WIRES, ETC. TO THEIR SOURCE AS REQUIRED
03.0	COLUMNS	07.2	EXISTING MILLWORK, PLUMBING FIXTURES AND/OR APPLIANCES TO BE REMOVED
03.1	COLUMN TO BE REMOVED *	07.3	REMOVE EXISTING FINISH FLOOR AND BASEBOARDS IN THIS AREA
03.2	COLUMN TO BE REMOVED AND TO BE REPLACED WITH NEW *	07.4	REMOVE EXISTING CEILING IN THIS AREA
04.0	BEAMS	07.5	ALL EXISTING LIGHT FIXTURES, A/C AND RETURN GRILLES TO BE REMOVED AND REPLACED. REFER TO PROPOSED MEP
04.1	BEAM TO BE REMOVED *	08.0	EXTERIOR
04.1	BEAM TO BE REMAIN AND TO BE REINFORCED * SEE STRUCTURAL DWGS FOR MORE INFO	08.1	REMOVE ALL STONE FINISHES, SILLS, MOLDINGS AND PRECAST ELEMENTS AS SHOWN. PATCH AS REQUIRED.
05.0	CMU WALLS	08.2	REMOVE ALL EXTERIOR RAILINGS, BALCONIES AND EXTERIOR STAIRS
05.1	PARTIALLY DEMO CMU WALL FOR NEW OPENING. SEE PROPOSED PLANS FOR NEW DOOR OR WINDOW SIZE AND LOCATION	08.3	REMOVE ROOF TILES AND ROOF STRUCTURE AS SHOWN
05.2	PARTIALLY DEMO CMU WALL TO BE REDUCED IN HEIGHT. SEE PROPOSED PLANS FOR NEW TOP OF WALL CAP.		
06.3	EXISTING OPENING TO BE BLOCKED AND PATCHED AS REQUIRED **		

* PROVIDE SHORING AS REQUIRED. SEE STRUCTURAL DWGS FOR SIZE, DETAILS AND REINFORCING INFORMATION

** EXISTING CONCRETE FLOOR SLABS AND/OR SURFACES SHALL BE PREPARED TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING, LEVELING, ETC. AS REQUIRED.
1. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/ OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/ OR TO RECEIVE NEW SCHEDULED FINISHES.
2. PATCH EXISTING GYP. WALLS OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS. ALL EXPOSED PORTIONS OF WALL SHALL BE FINISHED WITH (3) COATS OF SPECKLING, SANDED AND LEFT IN A PAINT READY CONDITION

DEMOLITION LEGEND :

===== DASHED LINES INDICATE ITEMS TO BE DEMOLISHED	DENOTES EXISTING, (NOT INCLUDED IN THE SCOPE OF WORK)
—·—·— LINE THAT INDICATES THE SCOPE OF WORK.	(V.I.F.) DENOTES TO BE VERIFIED IN FIELD

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL

- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
- ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR093309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.)

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

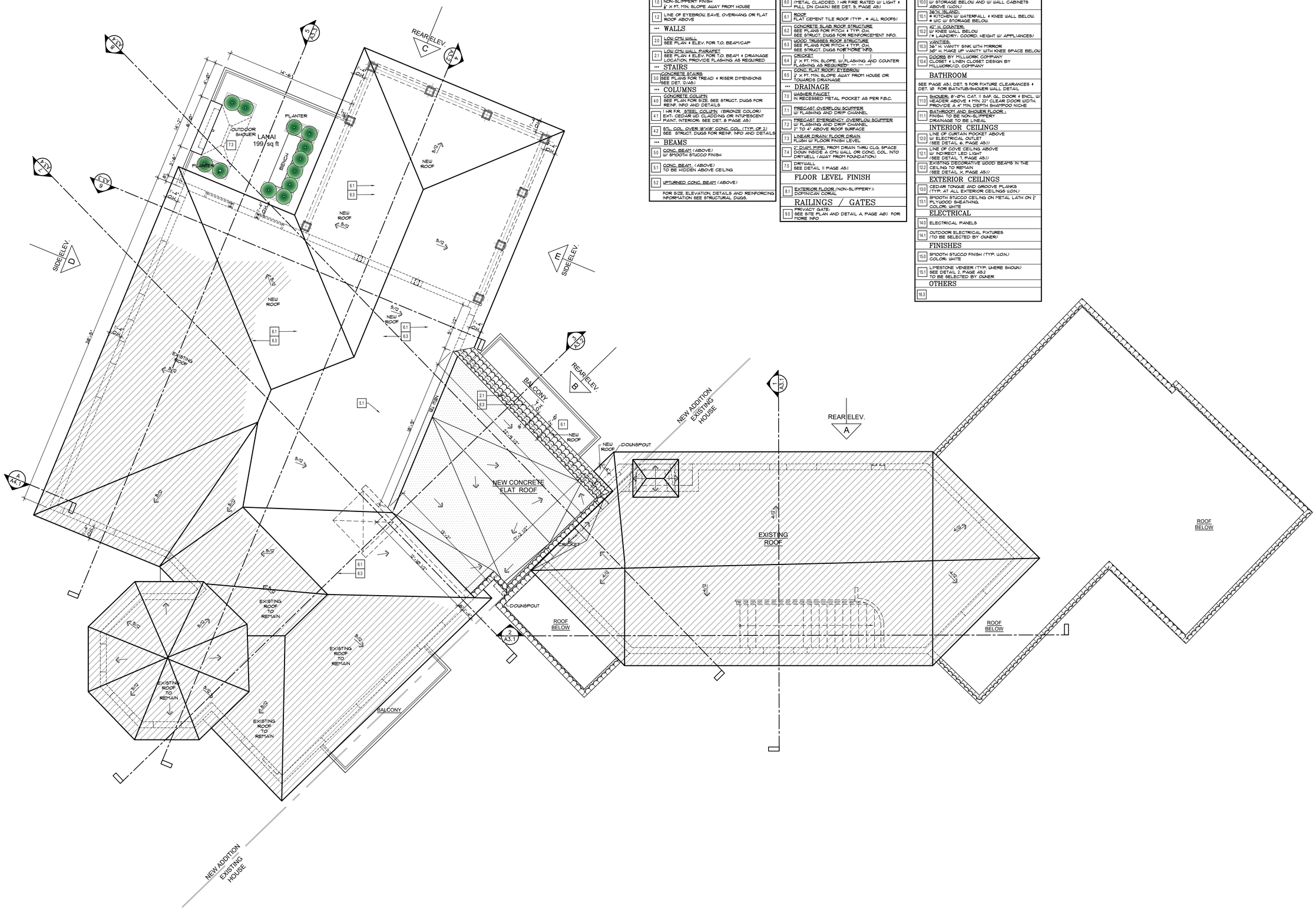
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588
Antonio E. Rodriguez, Architect, AIA — LIC. No. AR93309
4808 S.W. 72 AVENUE, MIAMI FL. 33155 — T. (305) 662-1008

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

DATE: 12.8.25
ISSUED: XX
DRAWN: AR
CHECKED:
PROJECT No.

SHEET: A1.4
11 OF 19



CONSTRUCTION KEY NOTES

SLABS

- 1.0 CONC. SLAB NON-SLIPPERY FINISH 1/8" X FT. MIN. SLOPE AWAY FROM HOUSE
- 1.2 LINE OF EYEBROW EAVE, OVERHANG OR FLAT ROOF ABOVE

WALLS

- 2.0 LOW CMU WALL SEE PLAN & ELEV. FOR T.O. BEAM/CAP
- 2.1 LOW CMU WALL PARAPET SEE PLAN & ELEV. FOR T.O. BEAM & DRAINAGE LOCATION. PROVIDE FLASHING AS REQUIRED

STAIRS

- 3.0 CONCRETE STAIRS SEE PLANS FOR TREAD & RISER DIMENSIONS SEE DET. 12/A5.1

COLUMNS

- 4.0 CONCRETE COLUMN SEE PLAN FOR SIZE, SEE STRUCT. DWGS FOR REINF. INFO AND DETAILS
- 4.1 1 HR F.R. STEEL COLUMN (BRONZE COLOR) EXT. CEDAR WD CLADDING OR INTUMESCENT PAINT, INTERIOR. SEE DET. 8 PAGE A5.1
- 4.2 STL. COL. OVER 18"X18" CONC. COL. (TYP. OF 2) SEE STRUCT. DWGS FOR REINF. INFO AND DETAILS

BEAMS

- 5.0 CONC. BEAM (ABOVE) W/ SMOOTH STUCCO FINISH
- 5.1 CONC. BEAM (ABOVE) TO BE HIDDEN ABOVE CEILING
- 5.2 UPTURNED CONC. BEAM (ABOVE)

FOR SIZE, ELEVATION, DETAILS AND REINFORCING INFORMATION SEE STRUCTURAL DWGS.

CONSTRUCTION KEY NOTES

ROOF

- 6.0 ATTIC ACCESS (ABOVE): 22"X36"X30" PLYWD (METAL CLADDED), 1 HR FIRE RATED W/ LIGHT & PULL DN CHAIN) SEE DET. 9, PAGE A5.1
- 6.1 ROOF FLAT CEMENT TILE ROOF (TYP., @ ALL ROOFS)
- 6.2 CONCRETE SLAB ROOF STRUCTURE SEE PLANS FOR PITCH & TYP. O.H. SEE STRUCT. DWGS FOR REINFORCEMENT INFO.
- 6.3 WOOD TRUSSES ROOF STRUCTURE SEE PLANS FOR PITCH & TYP. O.H. SEE STRUCT. DWGS FOR MORE INFO.
- 6.4 CRICKET 1' X FT. MIN. SLOPE, W/ FLASHING AND COUNTER FLASHING AS REQUIRED
- 6.5 CONC. FLAT ROOF/ EYEBROW 1/4" X FT. MIN. SLOPE AWAY FROM HOUSE OR TOWARDS DRAINAGE

DRAINAGE

- 7.0 WASHER FAUCET IN RECESSED METAL POCKET AS PER F.B.C.
- 7.1 PRECAST OVERFLOW SCUPPER W/ FLASHING AND DRIP CHANNEL
- 7.2 PRECAST EMERGENCY OVERFLOW SCUPPER W/ FLASHING AND DRIP CHANNEL 2" TO 4" ABOVE ROOF SURFACE
- 7.3 LINEAR DRAIN/ FLOOR DRAIN FLUSH W/ FLOOR FINISH LEVEL
- 7.4 1" DIAM. PIPE, FROM DRAIN THRU CLG. SPACE DOWN INSIDE A CMU WALL OR CONC. COL. INTO DRY WELL (AWAY FROM FOUNDATION)
- 7.6 DRYWALL SEE DETAIL 11 PAGE A5.1

FLOOR LEVEL FINISH

- 8.1 EXTERIOR FLOOR (NON-SLIPPERY.) DOMINICAN CORAL

RAILINGS / GATES

- 9.0 PRIVACY GATE: SEE SITE PLAN AND DETAIL 4, PAGE A6.1 FOR MORE INFO

CONSTRUCTION KEY NOTES

MILLWORK

- 10.0 36" H. COUNTER: W/ STORAGE BELOW AND W/ WALL CABINETS ABOVE (U.O.N.)
- 10.1 36"H. ISLAND: @ KITCHEN W/ WATERFALL & KNEE WALL BELOW @ UIC W/ STORAGE BELOW
- 10.2 42" H. COUNTER: W/ KNEE WALL BELOW (@ LAUNDRY; COORD. HEIGHT W/ APPLIANCES)
- 10.3 VANITIES: 36" H. VANITY SINK WITH MIRROR 36" H. MAKE UP VANITY WITH KNEE SPACE BELOW
- 10.4 DOORS BY MILLWORK COMPANY CLOSET & LINEN CLOSET DESIGN BY MILLWORK/I.D. COMPANY

BATHROOM

SEE PAGE A5.1, DET. 9 FOR FIXTURE CLEARANCES & DET. 10 FOR BATHTUB/SHOWER WALL DETAIL.

- 11.0 SHOWER, 8'-0"H. CAT. II SAF. GL. DOOR & ENCL. W/ HEADER ABOVE & MIN. 22" CLEAR DOOR WIDTH. PROVIDE A 4" MIN. DEPTH SHAMPOO NICHE
- 11.1 BATHROOM AND SHOWER FLOOR FINISH, TO BE NON-SLIPPERY DRAINAGE TO BE LINEAL

INTERIOR CEILINGS

- 12.0 LINE OF CURTAIN POCKET ABOVE W/ ELECTRICAL OUTLET (SEE DETAIL 6, PAGE A5.1)
- 12.1 LINE OF COVE CEILING ABOVE W/ INDIRECT LED LIGHT (SEE DETAIL 7, PAGE A5.1)
- 12.2 EXISTING DECORATIVE WOOD BEAMS IN THE CEILING TO REMAIN (SEE DETAIL X, PAGE A5.1)

EXTERIOR CEILINGS

- 13.0 CEDAR TONGUE AND GROOVE PLANKS (TYP. AT ALL EXTERIOR CEILINGS U.O.N.)
- 13.1 SMOOTH STUCCO CEILING ON METAL LATH ON ½" PLYWOOD SHEATHING. COLOR: WHITE

ELECTRICAL

- 14.0 ELECTRICAL PANELS
- 14.1 OUTDOOR ELECTRICAL FIXTURES (TO BE SELECTED BY OWNER)

FINISHES

- 15.0 SMOOTH STUCCO FINISH (TYP. U.O.N.) COLOR: WHITE
- 15.1 LIMESTONE VENEER (TYP. WHERE SHOWN) SEE DETAIL 2, PAGE A5.2 TO BE SELECTED BY OWNER

OTHERS

- 16.3

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6" O.C. E.A. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.

- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
- ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

ROOF PLAN

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

NORTH

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR93309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.)

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588
LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
T. (305) 662-1008

RESIDENCE FOR :

1233 ANASTASIA AVENUE

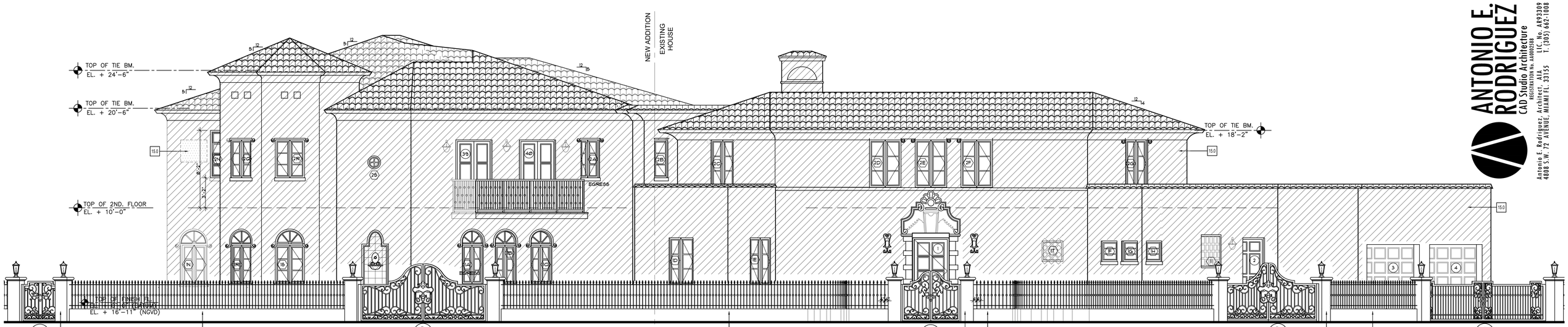
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

DATE: 12/8/25
ISSUED: XX
DRAWN: AR
CHECKED:
PROJECT No.

SHEET: A1.5

12 OF 19



NEW FRONT ELEVATION
(with new fence)

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

CONSTRUCTION KEY NOTES	
	SLABS
1.0	CONC. SLAB NON-SLIPPERY FINISH ¼" X FT. MIN. SLOPE AWAY FROM HOUSE
1.2	LINE OF EYEBROW, EAVE, OVERHANG OR FLAT ROOF ABOVE
	WALLS
2.0	LOW CMU WALL SEE PLAN 4 ELEV. FOR T.O. BEAM/CAP
2.1	LOW CMU WALL PARAPET SEE PLAN 4 ELEV. FOR T.O. BEAM 4 DRAINAGE LOCATION. PROVIDE FLASHING AS REQUIRED
	STAIRS
3.0	CONCRETE STAIRS SEE PLANS FOR TREAD 4 RISER DIMENSIONS SEE DET. 12/A8.1
	COLUMNS
4.0	CONCRETE COLUMN SEE PLAN FOR SIZE. SEE STRUCT. DWGS FOR REINF. INFO AND DETAILS
4.1	1 HR F.R. STEEL COLUMN (BRONZE COLOR) EXT.: CEDAR LID CLADDING OR INTUMESCENT PAINT. INTERIOR: SEE DET. 8 PAGE A8.1
4.2	8TL. COL. OVER 18"X18" CONC. COL. (TYP. OF 2) SEE STRUCT. DWGS FOR REINF. INFO AND DETAILS
	BEAMS
5.0	CONC. BEAM (ABOVE) W/ SMOOTH STUCCO FINISH
5.1	CONC. BEAM. (ABOVE) TO BE HIDDEN ABOVE CEILING
5.2	UPTURNED CONC. BEAM (ABOVE)

FOR SIZE, ELEVATION, DETAILS AND REINFORCING INFORMATION SEE STRUCTURAL DWGS.

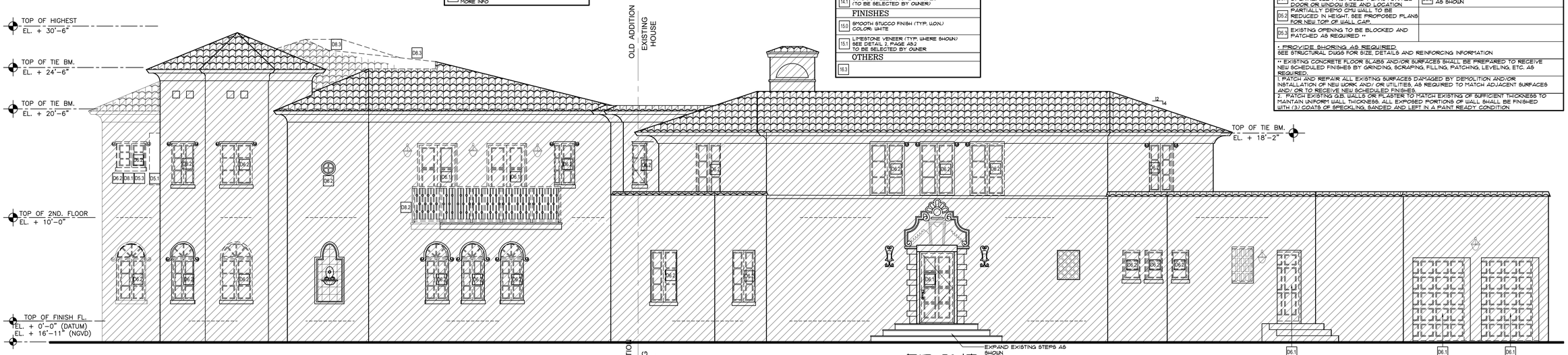
CONSTRUCTION KEY NOTES	
	ROOF
6.0	ATTIC ACCESS (ABOVE) 22"X36"X8" POLYISO (METAL CLADDED, 1 HR FIRE RATED W/ LIGHT 4 PULL DN CHAIN) SEE DET. 5, PAGE A8.1
6.1	ROOF FLAT CEMENT TILE ROOF (TYP. , @ ALL ROOFS)
6.2	CONCRETE SLAB ROOF STRUCTURE SEE PLANS FOR PITCH 4 TYP. O.H. SEE STRUCT. DWGS FOR REINFORCEMENT INFO.
6.3	WOOD TRUSSES ROOF STRUCTURE SEE PLANS FOR PITCH 4 TYP. O.H. SEE STRUCT. DWGS FOR MORE INFO.
6.4	CRICKET 2' X FT. MIN. SLOPE. W/ FLASHING AND COUNTER FLASHING AS REQUIRED
6.5	CONC. FLAT ROOF/ EYEBROW ¼" X FT. MIN. SLOPE AWAY FROM HOUSE OR TOWARDS DRAINAGE
	DRAINAGE
7.0	WASHER FAUCET IN RECESSED METAL POCKET AS PER F.B.C.
7.1	PRECAST OVERFLOW SCUPPER W/ FLASHING AND DRIP CHANNEL
7.2	PRECAST EMERGENCY OVERFLOW SCUPPER W/ FLASHING AND DRIP CHANNEL 2" TO 4" ABOVE ROOF SURFACE
7.3	LINEAR DRAIN/ FLOOR DRAIN FLUSH W/ FLOOR FINISH LEVEL
7.4	2" DIAM. PIPE, FROM DRAIN THRU CLG. SPACE DOWN INSIDE A CMU WALL OR CONC. COL. INTO DRYWELL (AWAY FROM FOUNDATION)
7.5	DRYWALL SEE DETAIL 11 PAGE A8.1
	FLOOR LEVEL FINISH
8.1	EXTERIOR FLOOR (NON-SLIPPERY.) DOMINICAN CORAL
	RAILINGS / GATES
9.0	PRIVACY GATE. SEE SITE PLAN AND DETAIL A PAGE A8.1 FOR MORE INFO

CONSTRUCTION KEY NOTES	
	MILLWORK
10.0	36" H. COUNTER: W/ STORAGE BELOW AND W/ WALL CABINETS ABOVE (U.O.N.)
10.1	36"H. ISLAND: * KITCHEN W/ WATERFALL 4 KNEE WALL BELOW * W/C W/ STORAGE BELOW
10.2	42" H. COUNTER: W/ KNEE WALL BELOW (* LAUNDRY: COORD. HEIGHT W/ APPLIANCES)
10.3	VANITIES: 36" H. VANITY SINK WITH MIRROR 30" H. MAKE UP VANITY WITH KNEE SPACE BELOW
10.4	DOORS BY MILLWORK COMPANY CLOSET 4 LINEN CLOSET DESIGN BY MILLWORK/I.D. COMPANY
	BATHROOM
	SEE PAGE A8.1 DET. 9 FOR FIXTURE CLEARANCES 4 DET. 10 FOR BATHTUB/SHOWER WALL DETAIL
11.0	SHOWERS: 8'-0"H. CAT. II SAF. GL. DOOR 4 ENCL. W/ HEADER ABOVE 4 MIN. 22" CLEAR DOOR WIDTH. PROVIDE A 4' MIN. DEPTH SHAMPOO NICHE
11.1	BATHROOM AND SHOWER FLOOR : FINISH: TO BE NON-SLIPPERY DRAINAGE TO BE LINEAL
	INTERIOR CEILINGS
12.0	LINE OF CURTAIN POCKET ABOVE W/ ELECTRICAL OUTLET (SEE DETAIL 6, PAGE A8.1)
12.1	LINE OF COVE CEILING ABOVE W/ INDIRECT LED LIGHT (SEE DETAIL 7 PAGE A8.1)
12.2	EXISTING DECORATIVE WOOD BEAMS IN THE CEILING TO REMAIN. (SEE DETAIL X, PAGE A8.1)
	EXTERIOR CEILINGS
13.0	CEDAR TONGUE AND GROOVE PLANKS (TYP. AT ALL EXTERIOR CEILINGS U.O.N.)
13.1	SMOOTH STUCCO CEILING ON METAL LATH ON ½" PLYWOOD SHEATHING. COLOR: WHITE
	ELECTRICAL
14.0	ELECTRICAL PANELS
14.1	OUTDOOR ELECTRICAL FIXTURES (TO BE SELECTED BY OWNER)
	FINISHES
15.0	SMOOTH STUCCO FINISH (TYP. U.O.N.) COLOR: WHITE
15.1	LIMESTONE VENEER (TYP. WHERE SHOWN) SEE DETAIL 2 PAGE A8.1 TO BE SELECTED BY OWNER
	OTHERS
16.3	

DEMOLITION KEY NOTES	
D1.0 SLABS	D6.0 WINDOWS & DOORS
D1.1 SAW-CUT EXISTING CONC. SLAB REFER TO STRUCTURAL DWGS FOR DETAIL	D6.1 REMOVE EXISTING DOOR(S) 4 DOOR FRAME(S) AS SHOWN
D1.2 EXISTING CONC. STEPS TO BE REMOVED AND/OR RECONFIGURED	D6.2 REMOVE EXISTING WINDOW(S) 4 WINDOW FRAME(S) AS SHOWN
D2.0 STAIRS	D7.0 INTERIOR
D2.1 REMOVE EXISTING CONC. STAIRS AND RAILINGS	D7.1 REMOVE INTERIOR PARTITIONS AS SHOWN. REMOVE 4 CAP ALL OUTLETS, SWITCHES, WIRES, ETC TO THEIR SOURCE AS REQUIRED
D3.0 COLUMNS	D7.2 EXISTING MILLWORK, PLUMBING FIXTURES AND/OR APPLIANCES TO BE REMOVED
D3.1 COLUMN TO BE REMOVED *	D7.3 REMOVE EXISTING FINISH FLOOR AND BASEBOARDS IN THIS AREA
D3.2 COLUMN TO BE REMOVED AND TO BE REPLACED WITH NEW *	D7.4 REMOVE EXISTING CEILING IN THIS AREA
D4.0 BEAMS	D7.5 ALL EXISTING LIGHT FIXTURES, A/C AND RETURN GRILLES TO BE REMOVED AND REPLACED. REFER TO PROPOSED MEP
D4.1 BEAM TO BE REMOVED *	D8.0 EXTERIOR
D4.1 BEAM TO BE REMAIN AND TO BE REINFORCED * SEE STRUCTURAL DWGS FOR MORE INFO	D8.1 REMOVE ALL STONE FINISHES, SILLS, MOLDINGS AND PRECAST ELEMENTS AS SHOWN. PATCH AS REQUIRED
D5.0 CMU WALLS	D8.2 REMOVE ALL EXTERIOR RAILINGS, BALCONIES AND EXTERIOR STAIRS
D5.1 PARTIALLY DEMO CMU WALL FOR NEW OPENING. SEE PROPOSED PLANS FOR NEW DOOR OR WINDOW SIZE AND LOCATION	D8.3 REMOVE ROOF TILES AND ROOF STRUCTURE AS SHOWN
D5.2 PARTIALLY DEMO CMU WALL TO BE REDUCED IN HEIGHT. SEE PROPOSED PLANS FOR NEW TOP OF WALL CAP.	
D5.3 EXISTING OPENING TO BE BLOCKED AND PATCHED AS REQUIRED **	

* PROVIDE SHORING AS REQUIRED. SEE STRUCTURAL DWGS FOR SIZE, DETAILS AND REINFORCING INFORMATION

** EXISTING CONCRETE FLOOR SLABS AND/OR SURFACES SHALL BE PREPARED TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING, LEVELING, ETC. AS REQUIRED.
1. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/ OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/ OR TO RECEIVE NEW SCHEDULED FINISHES.
2. PATCH EXISTING G.B. WALLS OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS. ALL EXPOSED PORTIONS OF WALL SHALL BE FINISHED WITH (3) COATS OF SPECKLING, SANDED AND LEFT IN A PAINT READY CONDITION



FRONT DEMOLITION ELEVATION

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

DEMOLITION LEGEND :	
===== DASHED LINES INDICATE ITEMS TO BE DEMOLISHED	DENOTES EXISTING, (NOT INCLUDED IN THE SCOPE OF WORK)
——·—— LINE THAT INDICATES THE SCOPE OF WORK	(V.I.F.) DENOTES TO BE VERIFIED IN FIELD

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6' O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8' IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP 4 BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW 4 DOOR ROUGH OPENINGS WITH WINDOW 4 DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
* EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC.
* EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
* ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

STATE OF FLORIDA · ANTONIO E. RODRIGUEZ · AR093309 · REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS 4 CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED 4 SEALED BY A FLORIDA LICENSE ENGINEER.

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

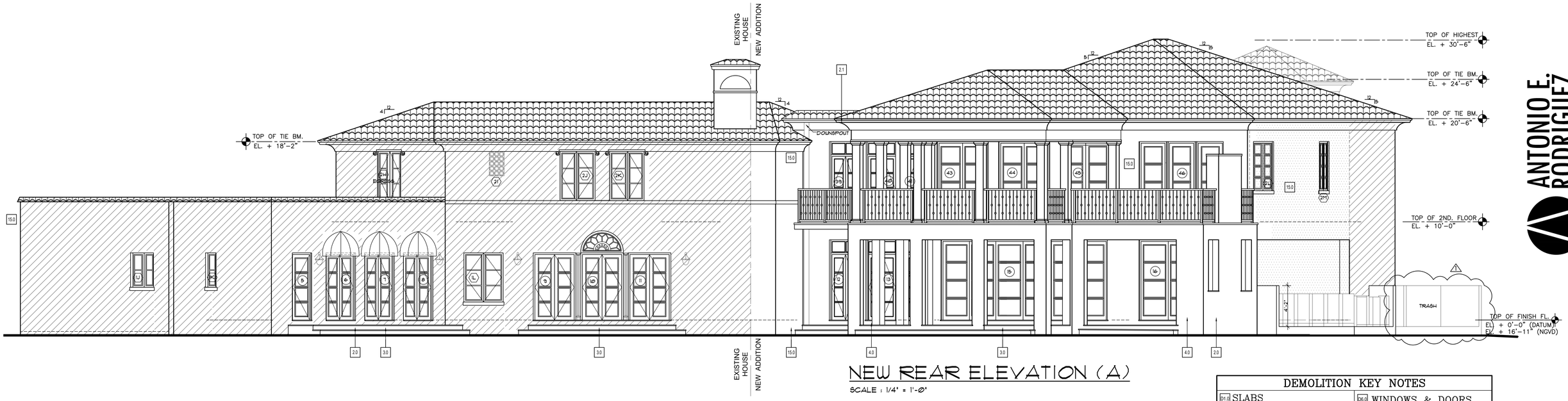
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588
LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
T. (305) 662-1008

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

DATE: 12/8/25
ISSUED: XX
DRAWN: AR
CHECKED:
PROJECT No.

SHEET: A2.1
13 OF 19



NEW REAR ELEVATION (A)

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

CONSTRUCTION KEY NOTES

SLABS
- 1.0 CONC. SLAB NON-SLIPPERY FINISH 4" X FT. MIN. SLOPE AWAY FROM HOUSE
- 1.2 LINE OF EYEBROW, EAVE, OVERHANG OR FLAT ROOF ABOVE

WALLS
- 2.0 LOW CMU WALL SEE PLAN 4 ELEV. FOR T.O. BEAM 4 DRAINAGE LOCATION. PROVIDE FLASHING AS REQUIRED
- 2.1 LOW CMU WALL PARAPET SEE PLAN 4 ELEV. FOR T.O. BEAM 4 DRAINAGE LOCATION. PROVIDE FLASHING AS REQUIRED

STAIRS
- 3.0 CONCRETE STAIRS SEE PLANS FOR TREAD 4 RISER DIMENSIONS SEE DET. 12/A8.1

COLUMNS
- 4.0 CONCRETE COLUMN SEE PLAN FOR SIZE. SEE STRUCT. DWGS FOR REINF. INFO AND DETAILS

BEAMS
- 5.0 CONC. BEAM (ABOVE) W/ SMOOTH STUCCO FINISH
- 5.1 CONC. BEAM (ABOVE) TO BE HIDDEN ABOVE CEILING
- 5.2 UPTURNED CONC. BEAM (ABOVE)

FOR SIZE, ELEVATION, DETAILS AND REINFORCING INFORMATION SEE STRUCTURAL DWGS.

CONSTRUCTION KEY NOTES

ROOF
- 6.0 ATTIC ACCESS (ABOVE). 22"X36"X30" PLYWD /METAL CLADDED, 1 HR FIRE RATED W/ LIGHT 4 PULL DN CHAIN/ SEE DET. 5, PAGE A8.1
- 6.1 ROOF FLAT CEMENT TILE ROOF (TYP. 4 ALL ROOFS)
- 6.2 CONCRETE SLAB ROOF STRUCTURE SEE PLANS FOR PITCH 4 TYP. O.H. SEE STRUCT. DWGS FOR REINFORCEMENT INFO.
- 6.3 WOOD TRUSSES ROOF STRUCTURE SEE PLANS FOR PITCH 4 TYP. O.H. SEE STRUCT. DWGS FOR MORE INFO.
- 6.4 CRICKET 3" X FT. MIN. SLOPE. W/ FLASHING AND COUNTER FLASHING AS REQUIRED
- 6.5 CONC. FLAT ROOF/ EYEBROW 3" X FT. MIN. SLOPE AWAY FROM HOUSE OR TOWARDS DRAINAGE

DRAINAGE
- 7.0 WASHER FAUCET IN RECESSED METAL POCKET AS PER F.B.C.
- 7.1 PRECAST OVERFLOW SCUPPER W/ FLASHING AND DRIP CHANNEL
- 7.2 PRECAST EMERGENCY OVERFLOW SCUPPER 2" TO 4" ABOVE ROOF SURFACE
- 7.3 LINEAR DRAIN/ FLOOR DRAIN FLUSH W/ FLOOR FINISH LEVEL
- 7.4 2" DIAM. PIPE, FROM DRAIN THRU CLG. SPACE DOWN INSIDE A CMU WALL OR CONC. COL. INTO DRYWELL (AWAY FROM FOUNDATION)
- 7.5 DRYWALL SEE DETAIL 11 PAGE A8.1

FLOOR LEVEL FINISH
- 8.1 EXTERIOR FLOOR/NON-SLIPPERY): DOMINICAN CORAL

RAILINGS / GATES
- 9.0 PRIVACY GATE: SEE SITE PLAN AND DETAIL A, PAGE A01 FOR MORE INFO

CONSTRUCTION KEY NOTES

MILLWORK
- 10.0 36" H. COUNTER: W/ STORAGE BELOW AND W/ WALL CABINETS ABOVE (U.O.N.)
- 10.1 36"H. ISLAND: 4 KITCHEN W/ WATERFALL 4 KNEE WALL BELOW 4 W/C W/ STORAGE BELOW
- 10.2 42" H. COUNTER: W/ KNEE WALL BELOW (LAUNDRY, COORD. HEIGHT W/ APPLIANCES)
- 10.3 36" H. VANITY SINK WITH MIRROR 36" H. MAKE UP VANITY WITH KNEE SPACE BELOW
- 10.4 DOORS BY MILLWORK COMPANY CLOSET 4 LINEN CLOSET DESIGN BY MILLWORK/CO. COMPANY

BATHROOM

SEE PAGE A5.1, DET. 9 FOR FIXTURE CLEARANCES 4 DET. 10 FOR BATHTUB/SHOWER WALL DETAIL
- 11.0 SHOWER, 8'-0"H. CAT. II SAF. GL. DOOR 4 ENCL. W/ HEADER ABOVE 4 MIN. 23" CLEAR DOOR WIDTH, PROVIDE A 4' MIN. DEPTH SHAMPOO NICHE
- 11.1 BATHROOM AND SHOWER FLOOR : FINISH: TO BE NON-SLIPPERY DRAINAGE TO BE LINEAL

INTERIOR CEILINGS
- 12.0 LINE OF CURTAIN POCKET ABOVE W/ ELECTRICAL OUTLET (SEE DETAIL 6, PAGE A5.1)
- 12.1 LINE OF COVE CEILING ABOVE W/ INDIRECT LED LIGHT (SEE DETAIL 7, PAGE A5.1)
- 12.2 EXISTING DECORATIVE WOOD BEAMS IN THE CEILING TO REMAIN (SEE DETAIL X, PAGE A5.1)

EXTERIOR CEILINGS
- 13.0 CEDAR TONGUE AND GROOVE PLANKS (TYP. AT ALL EXTERIOR CEILINGS U.O.N.)
- 13.1 SMOOTH STUCCO CEILING ON METAL LATH ON 1/2" PLYWOOD SHEATHING. COLOR: WHITE

ELECTRICAL
- 14.0 ELECTRICAL PANELS
- 14.1 OUTDOOR ELECTRICAL FIXTURES (TO BE SELECTED BY OWNER)

FINISHES
- 15.0 SMOOTH STUCCO FINISH (TYP. U.O.N.) COLOR: WHITE
- 15.1 LIMESTONE VENEER (TYP. WHERE SHOWN) SEE DETAIL 2, PAGE A8.2 TO BE SELECTED BY OWNER

OTHERS
- 16.3

CONSTRUCTION LEGEND :

- NEW 8" CMU WALL: WITH 5/8" GYP BD. ** ON 1"X2" WD FURRING @ 16" OC ON THE INTERIOR SIDE AND STUCCO FINISH ON THE EXTERIOR
- NEW 8" CMU EXTERIOR LOW WALL: STUCCO FINISH ON BOTH SIDES (SEE PLAN FOR T.O.B)
- NEW 4" PARTITION: 3 5/8" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O/C WITH 1 FULL LENGTH LAYER OF 5/8" GYP. BD. ** APPLIED VERTICALLY TO EACH SIDE
- NEW 1 HR. FIRE RATED WALL: 3 5/8" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O/C WITH 1 FULL LENGTH LAYER OF 5/8" TYPE "X" GYP. BD. ** APPLIED VERTICALLY TO EACH SIDE
- NEW STEEL "COLUMN": IN 1 HOUR FIRE RATED COVER EXTERIOR STL. "COLUMN"; GALVANIZED AND PROTECTED W/ ANTI-CORROSION PAINT COATING.
- NEW CONCRETE "COLUMN": REFER TO STRUCTURAL DWGS FOR REINFORCING, SIZE 4 DETAIL INFO.
- DENOTES NEW FLOOR OR WALL SURFACE TO BE ALIGN WITH ADJACENT SURFACES AND TO MATCH FINISHES
- DENOTES EXISTING. (NOT INCLUDED IN THE SCOPE OF WORK)

** USE CEMENT BOARD IN HIGH-MOISTURE AREAS

• SEE STRUCTURAL DRAWINGS FOR SCHEDULES, REINFORCING AND MORE DETAILS INFORMATION

(F.V.) DENOTES "FIELD VERIFY"

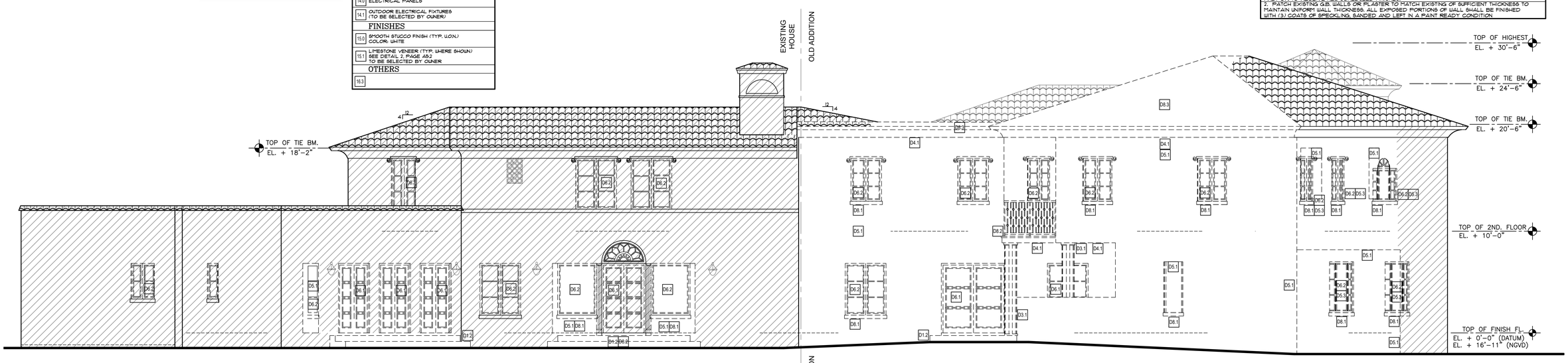
(E) DENOTES EXISTING TO REMAIN

DEMOLITION KEY NOTES

D1.0	SLABS	D6.0	WINDOWS & DOORS
D1.1	SAW-CUT EXISTING CONC. SLAB REFER TO STRUCTURAL DWGS FOR DETAIL	D6.1	REMOVE EXISTING DOOR(S) 4 DOOR FRAME(S) AS SHOWN
D1.2	EXISTING CONC. STEPS TO BE REMOVED AND/OR RECONFIGURED	D6.2	REMOVE EXISTING WINDOW(S) 4 WINDOW FRAME(S) AS SHOWN
D2.0	STAIRS	D7.0	INTERIOR
D2.1	REMOVE EXISTING CONC. STAIRS AND RAILINGS	D7.1	REMOVE INTERIOR PARTITIONS AS SHOWN. REMOVE 4 CAP ALL OUTLETS, SWITCHES, WIRES, ETC. TO THEIR SOURCE AS REQUIRED
D3.0	COLUMNS	D7.2	EXISTING MILLWORK, PLUMBING FIXTURES AND/OR APPLIANCES TO BE REMOVED
D3.1	COLUMN TO BE REMOVED •	D7.3	REMOVE EXISTING FINISH FLOOR AND BASEBOARDS IN THIS AREA
D3.2	COLUMN TO BE REMOVED AND TO BE REPLACED WITH NEW •	D7.4	REMOVE EXISTING CEILING IN THIS AREA
D4.0	BEAMS	D7.5	ALL EXISTING LIGHT FIXTURES, A/C AND RETURN GRILLES TO BE REMOVED AND REPLACED, REFER TO PROPOSED MEP
D4.1	BEAM TO BE REMOVED •	D8.0	EXTERIOR
D4.1	BEAM TO BE REMAIN AND TO BE REINFORCED • SEE STRUCTURAL DWGS FOR MORE INFO	D8.1	REMOVE ALL STONE FINISHES, SILLS, MOLDINGS AND PRECAST ELEMENTS AS SHOWN. PATCH AS REQUIRED.
D5.0	CMU WALLS	D8.2	REMOVE ALL EXTERIOR RAILINGS, BALCONIES AND EXTERIOR STAIRS
D5.1	PARTIALLY DEMO CMU WALL FOR NEW OPENING, SEE PROPOSED PLANS FOR NEW DOOR OR WINDOW SIZE AND LOCATION	D8.3	REMOVE ROOF TILES AND ROOF STRUCTURE AS SHOWN
D5.2	PARTIALLY DEMO CMU WALL TO BE REDUCED IN HEIGHT, SEE PROPOSED PLANS FOR NEW TOP OF WALL CAP.		
D5.3	EXISTING OPENING TO BE BLOCKED AND PATCHED AS REQUIRED **		

• PROVIDE SHORING AS REQUIRED. SEE STRUCTURAL DWGS FOR SIZE, DETAILS AND REINFORCING INFORMATION

** EXISTING CONCRETE FLOOR SLABS AND/OR SURFACES SHALL BE PREPARED TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING, LEVELING, ETC. AS REQUIRED.
1. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/ OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/ OR TO RECEIVE NEW SCHEDULED FINISHES.
2. PATCH EXISTING G.B. WALLS OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS. ALL EXPOSED PORTIONS OF WALL SHALL BE FINISHED WITH (3) COATS OF SPECKLING, SANDED AND LEFT IN A PAINT READY CONDITION



REAR DEMOLITION ELEVATION (A)

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

DEMOLITION LEGEND :

- DASHED LINES INDICATE ITEMS TO BE DEMOLISHED
- LINE THAT INDICATES THE SCOPE OF WORK
- DENOTES EXISTING. (NOT INCLUDED IN THE SCOPE OF WORK)
- (V.I.F.) DENOTES TO BE VERIFIED IN FIELD

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP 4 BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW 4 DOOR ROUGH OPENINGS WITH WINDOW 4 DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL
• EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET, AS PER FBC.
• EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY, AS PER FBC.
• ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR93309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS 4 CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED 4 SEALED BY A FLORIDA LICENSE ENGINEER.

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

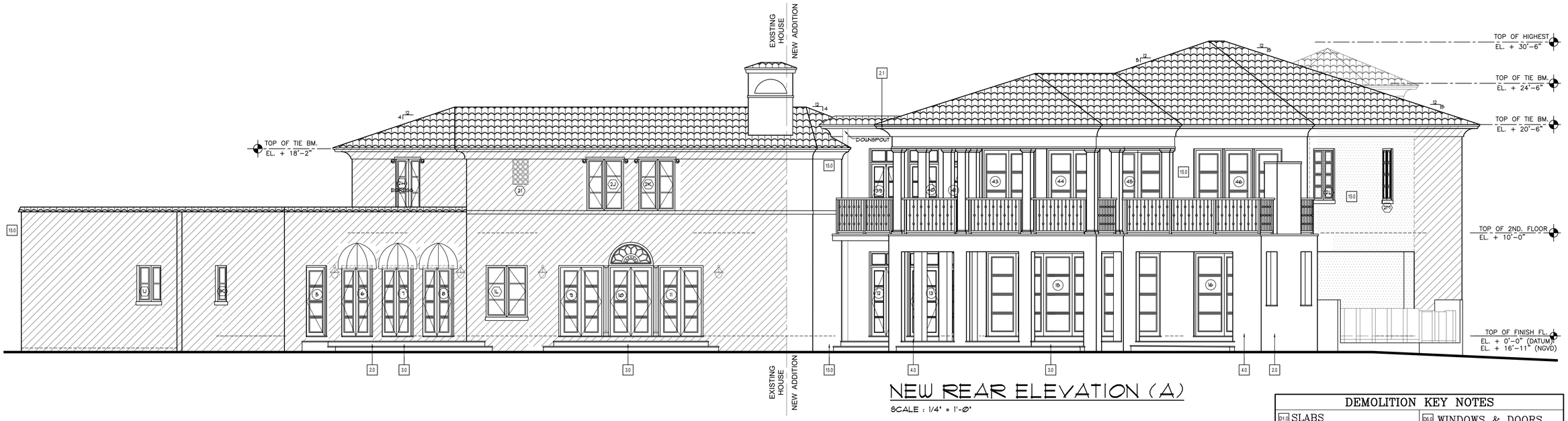
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
LIC. No. AR93309
T. (305) 662-1008

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

DATE:	2/18/26
ISSUED:	1 2/18/2026
DRAWN:	XX
CHECKED:	A.R.
PROJECT No.	

SHEET: A2.2
14 OF 19



NEW REAR ELEVATION (A)

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

CONSTRUCTION KEY NOTES

SLABS
- 1.0 CONC. SLAB: NON-SLIPPERY FINISH. 1/4" X FT. MIN. SLOPE AWAY FROM HOUSE
- 1.2 LINE OF EYEBROW, EAVE, OVERHANG OR FLAT ROOF ABOVE

WALLS
- 2.0 LOW CMU WALL: SEE PLAN & ELEV. FOR T.O. BEAM/CAP
- 2.1 LOW CMU WALL PARAPET: SEE PLAN & ELEV. FOR T.O. BEAM & DRAINAGE LOCATION. PROVIDE FLASHING AS REQUIRED

STAIRS
- 3.0 CONCRETE STAIRS: SEE PLANS FOR TREAD & RISER DIMENSIONS SEE DET. 1/A8.1

COLUMNS
- 4.0 CONCRETE COLUMN: SEE PLAN FOR SIZE. SEE STRUCT. DWGS FOR REINF. INFO AND DETAILS
- 4.1 1 HR F.R. STEEL COLUMN (BRONZE COLOR) EXT. CEDURE UC CLADDING OR INTUMESCENT PAINT. INTERIOR. SEE DET. 8 PAGE A8.1
- 4.2 STL. COL. OVER 18"X18" CONC. COL. (TYP. OF 2) SEE STRUCT. DWGS FOR REINF. INFO AND DETAILS

BEAMS
- 5.0 CONC. BEAM (ABOVE) W/ SMOOTH STUCCO FINISH
- 5.1 CONC. BEAM (ABOVE) TO BE HIDDEN ABOVE CEILING
- 5.2 UPTURNED CONC. BEAM (ABOVE)

FOR SIZE, ELEVATION, DETAILS AND REINFORCING INFORMATION SEE STRUCTURAL DWGS.

CONSTRUCTION KEY NOTES

ROOF
- 6.0 ATTIC ACCESS (ABOVE): 22"X36"X30" PLYWD (METAL CLADDED). 1 HR FIRE RATED W/ LIGHT & PULL DN CHAIN) SEE DET. 5, PAGE A8.1
- 6.1 ROOF: FLAT CEMENT TILE ROOF (TYP., @ ALL ROOFS)
- 6.2 CONCRETE SLAB ROOF STRUCTURE: SEE PLANS FOR PITCH & TYP. O.H. SEE STRUCT. DWGS FOR REINFORCEMENT INFO.
- 6.3 WOOD TRUSSES ROOF STRUCTURE: SEE PLANS FOR PITCH & TYP. O.H. SEE STRUCT. DWGS FOR MORE INFO.
- 6.4 CRICKET: 3' X FT. MIN. SLOPE. W/ FLASHING AND COUNTER FLASHING AS REQUIRED
- 6.5 CONC. FLAT ROOF/ EYEBROW: 3' X FT. MIN. SLOPE AWAY FROM HOUSE OR TOWARDS DRAINAGE

DRAINAGE
- 7.0 WASHER FAUCET: IN RECESSED METAL POCKET AS PER F.B.C.
- 7.1 PRECAST OVERFLOW SCUPPER: W/ FLASHING AND DRIP CHANNEL
- 7.2 PRECAST EMERGENCY OVERFLOW SCUPPER: 2" TO 4" ABOVE ROOF SURFACE
- 7.3 LINEAR DRAIN/ FLOOR DRAIN: FLUSH W/ FLOOR FINISH LEVEL
- 7.4 2" DIAM. PIPE, FROM DRAIN THRU CLG. SPACE DOWN INSIDE A CMU WALL OR CONC. COL. INTO DRYWELL (AWAY FROM FOUNDATION)
- 7.5 DRYWALL: SEE DETAIL 11 PAGE A8.1

FLOOR LEVEL FINISH
- 8.1 EXTERIOR FLOOR (NON-SLIPPERY): DOMINICAN CORAL

RAILINGS / GATES
- 9.0 PRIVACY GATE: SEE SITE PLAN AND DETAIL A, PAGE A01 FOR MORE INFO

CONSTRUCTION KEY NOTES

MILLWORK
- 10.0 36" H. COUNTER: W/ STORAGE BELOW AND W/ WALL CABINETS ABOVE (U.O.N.)
- 10.1 36" H. ISLAND: @ KITCHEN W/ WATERFALL & KNEE WALL BELOW @ WIC W/ STORAGE BELOW
- 10.2 42" H. COUNTER: W/ KNEE WALL BELOW (@ LAUNDRY, COORD. HEIGHT W/ APPLIANCES)
- 10.3 36" H. VANITY SINK WITH MIRROR 36" H. MAKE UP VANITY WITH KNEE SPACE BELOW
- 10.4 DOORS BY MILLWORK COMPANY CLOSET & LINEN CLOSET DESIGN BY MILLWORK/CD. COMPANY

BATHROOM

SEE PAGE A5.1, DET. 9 FOR FIXTURE CLEARANCES & DET. 10 FOR BATHTUB/SHOWER WALL DETAIL
- 11.0 SHOWER, 8'-0"H. CAT. II SAF. GL. DOOR & ENCL. W/ HEADER ABOVE 4 MIN. 23" CLEAR DOOR WIDTH, PROVIDE A 4' MIN. DEPTH SHAMPOO NICHE
- 11.1 BATHROOM AND SHOWER FLOOR: FINISH: TO BE NON-SLIPPERY DRAINAGE TO BE LINEAL

INTERIOR CEILINGS
- 12.0 LINE OF CURTAIN POCKET ABOVE W/ ELECTRICAL OUTLET (SEE DETAIL 6, PAGE A5.1)
- 12.1 LINE OF COVE CEILING ABOVE W/ INDIRECT LED LIGHT (SEE DETAIL 7, PAGE A5.1)
- 12.2 EXISTING DECORATIVE WOOD BEAMS IN THE CEILING TO REMAIN (SEE DETAIL X, PAGE A5.1)

EXTERIOR CEILINGS
- 13.0 CEDAR TONGUE AND GROOVE PLANKS (TYP. AT ALL EXTERIOR CEILINGS U.O.N.)
- 13.1 SMOOTH STUCCO CEILING ON METAL LATH ON ½" PLYWOOD SHEATHING. COLOR: WHITE

ELECTRICAL
- 14.0 ELECTRICAL PANELS
- 14.1 OUTDOOR ELECTRICAL FIXTURES (TO BE SELECTED BY OWNER)

FINISHES
- 15.0 SMOOTH STUCCO FINISH (TYP. U.O.N.) COLOR: WHITE
- 15.1 LIMESTONE VENEER (TYP. WHERE SHOWN) SEE DETAIL 2, PAGE A8.2 TO BE SELECTED BY OWNER

OTHERS
- 16.3

CONSTRUCTION LEGEND :

- NEW 8" CMU WALL: WITH ½" GYP BD. ** ON 1"X2" WD FURRING @ 16" OC ON THE INTERIOR SIDE AND STUCCO FINISH ON THE EXTERIOR
- NEW 6" C.M.U. EXTERIOR LOW WALL: STUCCO FINISH ON BOTH SIDES (SEE PLAN FOR T.O.B.)
- NEW 4" PARTITION: 3⅝" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O/C WITH 1 FULL LENGTH LAYER OF 5/8" GYP. BD. ** APPLIED VERTICALLY TO EACH SIDE
- NEW 1 HR. FIRE RATED WALL: 3⅝" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O/C WITH 1 FULL LENGTH LAYER OF 5/8" TYPE "X" GYP. BD. ** APPLIED VERTICALLY TO EACH SIDE
- NEW STEEL "COLUMN": IN 1 HOUR FIRE RATED COVER EXTERIOR STL. "COLUMN"; GALVANIZED AND PROTECTED W/ ANTI-CORROSION PAINT COATING.
- NEW CONCRETE "COLUMN": REFER TO STRUCTURAL DWGS FOR REINFORCING, SIZE & DETAIL INFO.
- DENOTES NEW FLOOR OR WALL SURFACE TO BE ALIGN WITH ADJACENT SURFACES AND TO MATCH FINISHES
- DENOTES EXISTING. (NOT INCLUDED IN THE SCOPE OF WORK.)

** USE CEMENT BOARD IN HIGH-MOISTURE AREAS

• SEE STRUCTURAL DRAWINGS FOR SCHEDULES, REINFORCING AND MORE DETAILS INFORMATION

(F.V.) DENOTES "FIELD VERIFY"

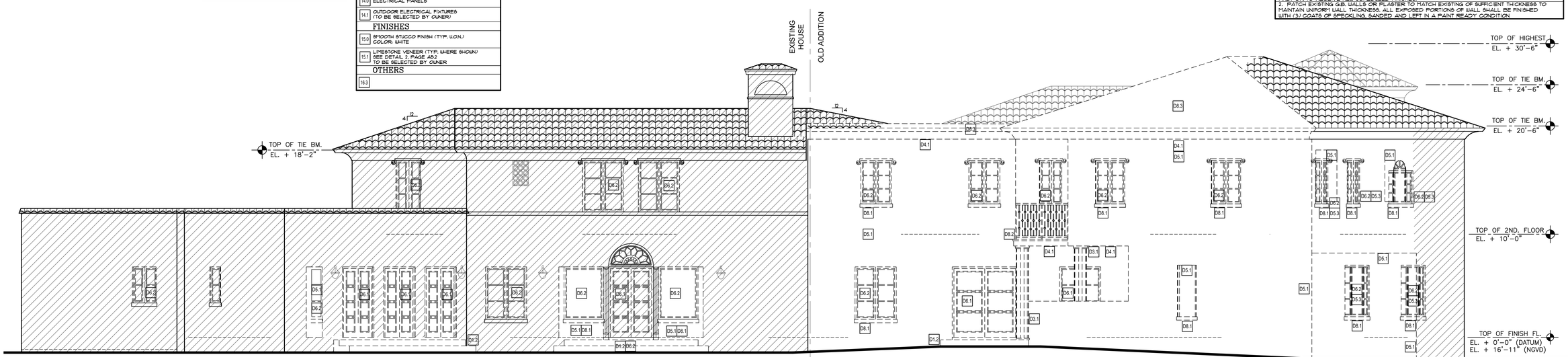
(E) DENOTES EXISTING TO REMAIN

DEMOLITION KEY NOTES

D1.0	SLABS	D6.0	WINDOWS & DOORS
D1.1	SAW-CUT EXISTING CONC. SLAB REFER TO STRUCTURAL DWGS FOR DETAIL	D6.1	REMOVE EXISTING DOOR(S) & DOOR FRAME(S) AS SHOWN
D1.2	EXISTING CONC. STEPS TO BE REMOVED AND/OR RECONFIGURED	D6.2	REMOVE EXISTING WINDOW(S) & WINDOW FRAME(S) AS SHOWN
D2.0	STAIRS	D7.0	INTERIOR
D2.1	REMOVE EXISTING CONC. STAIRS AND RAILINGS	D7.1	REMOVE INTERIOR PARTITIONS AS SHOWN. REMOVE & CAP ALL OUTLETS, SWITCHES, WIRES, ETC. TO THEIR SOURCE AS REQUIRED
D3.0	COLUMNS	D7.2	EXISTING MILLWORK, PLUMBING FIXTURES AND/OR APPLIANCES TO BE REMOVED
D3.1	COLUMN TO BE REMOVED •	D7.3	REMOVE EXISTING FINISH FLOOR AND BASEBOARDS IN THIS AREA
D3.2	COLUMN TO BE REMOVED AND TO BE REPLACED WITH NEW •	D7.4	REMOVE EXISTING CEILING IN THIS AREA
D4.0	BEAMS	D7.5	ALL EXISTING LIGHT FIXTURES, A/C AND RETURN GRILLES TO BE REMOVED AND REPLACED. REFER TO PROPOSED MEP
D4.1	BEAM TO BE REMOVED •	D8.0	EXTERIOR
D4.1	BEAM TO BE REMAIN AND TO BE REINFORCED • SEE STRUCTURAL DWGS FOR MORE INFO	D8.1	REMOVE ALL STONE FINISHES, SILLS, MOLDINGS AND PRECAST ELEMENTS AS SHOWN. PATCH AS REQUIRED.
D5.0	CMU WALLS	D8.2	REMOVE ALL EXTERIOR RAILINGS, BALCONIES AND EXTERIOR STAIRS
D5.1	PARTIALLY DEMO CMU WALL FOR NEW OPENING. SEE PROPOSED PLANS FOR NEW DOOR OR WINDOW SIZE AND LOCATION	D8.3	REMOVE ROOF TILES AND ROOF STRUCTURE AS SHOWN
D5.2	PARTIALLY DEMO CMU WALL TO BE REDUCED IN HEIGHT. SEE PROPOSED PLANS FOR NEW TOP OF WALL CAP.		
D5.3	EXISTING OPENING TO BE BLOCKED AND PATCHED AS REQUIRED ••		

• PROVIDE SHORING AS REQUIRED. SEE STRUCTURAL DWGS FOR SIZE, DETAILS AND REINFORCING INFORMATION

•• EXISTING CONCRETE FLOOR SLABS AND/OR SURFACES SHALL BE PREPARED TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING, LEVELING, ETC. AS REQUIRED.
1. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/ OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/ OR TO RECEIVE NEW SCHEDULED FINISHES.
2. PATCH EXISTING G.B. WALLS OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS. ALL EXPOSED PORTIONS OF WALL SHALL BE FINISHED WITH (3) COATS OF SPECKLING, SANDED AND LEFT IN A PAINT READY CONDITION



REAR DEMOLITION ELEVATION (A)

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

DEMOLITION LEGEND :

- DASHED LINES INDICATE ITEMS TO BE DEMOLISHED
- LINE THAT INDICATES THE SCOPE OF WORK
- DENOTES EXISTING. (NOT INCLUDED IN THE SCOPE OF WORK)
- (V.I.F.) DENOTES TO BE VERIFIED IN FIELD

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL
• EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC.
• EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
• ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR93309 — REGISTERED ARCHITECT

VOID

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

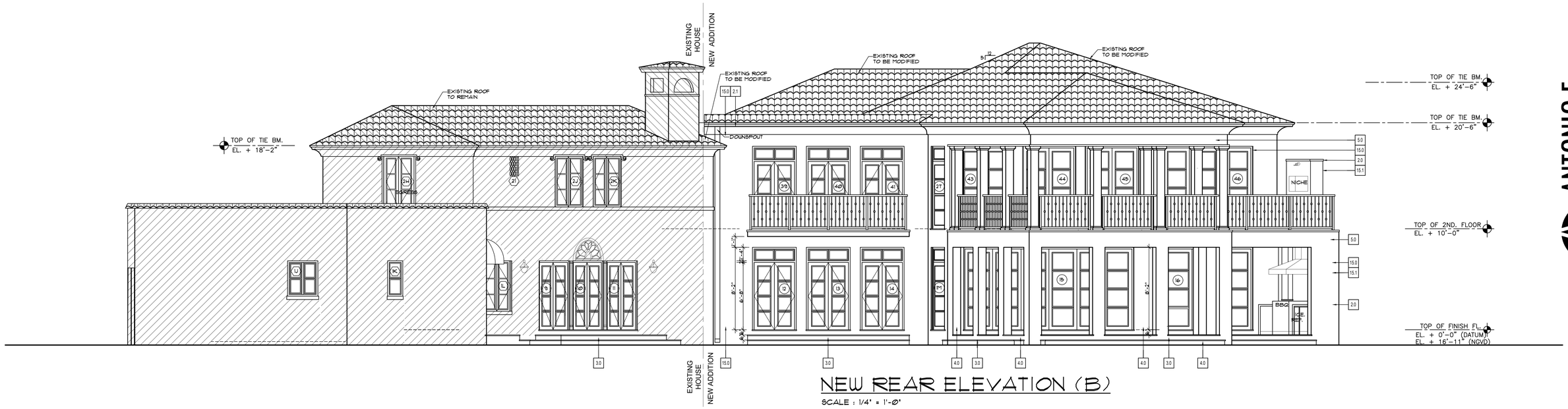
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588
LIC. No. AR93309
T. (305) 662-1008
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

DATE: 12/8/25
ISSUED: XX
DRAWN: A.R.
CHECKED:
PROJECT No.

SHEET: A2.2
14 OF 19



NEW REAR ELEVATION (B)

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

CONSTRUCTION KEY NOTES

SLABS

- 1.0 CONC. SLAB — NON-SLIPPERY FINISH. ↓" X FT. MIN. SLOPE AWAY FROM HOUSE
- 1.1 LINE OF EYEBROW, EAVE, OVERHANG OR FLAT ROOF ABOVE

WALLS

- 2.0 LOW CMU WALL — SEE PLAN & ELEV. FOR T.O. BEAM/CAP
- 2.1 LOW CMU WALL PARAPET — SEE PLAN & ELEV. FOR T.O. BEAM & DRAINAGE LOCATION. PROVIDE FLASHING AS REQUIRED

STAIRS

- 3.0 CONCRETE STAIRS — SEE PLANS FOR TREAD & RISER DIMENSIONS SEE DET. 1/A5

COLUMNS

- 4.0 CONCRETE COLUMN — SEE PLAN FOR SIZE. SEE STRUCT. DWGS FOR REINF. INFO AND DETAILS
- 4.1 1 HR F.R. STEEL COLUMN. (BRONZE COLOR) EXT. CEDAR OR EQUIVALENT WOOD CLADDING OR INTUMESCENT PAINT. INTERIOR: SEE DET. 8 PAGE A5.1
- 4.2 STL. COL. OVER 18"x18" CONC. COL. (TYP. OF 2) SEE STRUCT. DWGS FOR REINF. INFO AND DETAILS

BEAMS

- 5.0 CONC. BEAM (ABOVE) W/ SMOOTH STUCCO FINISH
- 5.1 CONC. BEAM (ABOVE) TO BE HIDDEN ABOVE CEILING
- 5.2 UPTURNED CONC. BEAM (ABOVE)

FOR SIZE, ELEVATION, DETAILS AND REINFORCING INFORMATION SEE STRUCTURAL DWGS.

CONSTRUCTION KEY NOTES

ROOF

- 6.0 ATTIC ACCESS (ABOVE) 22"x36"x3" PLYWD (METAL CLADDED, 1 HR FIRE RATED W/ LIGHT & PULL DN CHAIN) SEE DET. 9, PAGE A5.1
- 6.1 ROOF: FLAT CEMENT TILE ROOF (TYP., @ ALL ROOFS)
- 6.2 CONCRETE SLAB ROOF STRUCTURE: SEE PLANS FOR PITCH & TYP. O.H. SEE STRUCT. DWGS FOR REINFORCEMENT INFO.
- 6.3 WOOD TRUSSED ROOF STRUCTURE: SEE PLANS FOR PITCH & TYP. O.H. SEE STRUCT. DWGS FOR MORE INFO.
- 6.4 CRICKET: ↓" X FT. MIN. SLOPE W/ FLASHING AND COUNTER FLASHING AS REQUIRED
- 6.5 CONC. FLAT ROOF/ EYEBROW: ↓" X FT. MIN. SLOPE AWAY FROM HOUSE OR TOWARDS DRAINAGE

DRAINAGE

- 7.0 WASHER FAUCET: IN RECESSED METAL POCKET AS PER F.B.C.
- 7.1 PRECAST OVERFLOW SCUPPER: W/ FLASHING AND DRIP CHANNEL
- 7.2 PRECAST EMERGENCY OVERFLOW SCUPPER W/ FLASHING AND DRIP CHANNEL. 2" TO 4" ABOVE ROOF SURFACE
- 7.3 LINEAR DRAIN/ FLOOR DRAIN: FLUSH W/ FLOOR FINISH LEVEL
- 7.4 2" DIAM. PIPE, FROM DRAIN THRU CLG. SPACE DOWN INSIDE A CMU WALL OR CONC. COL. INTO DRYWELL (AWAY FROM FOUNDATION)
- 7.5 DRYWELL: SEE DETAIL 11 PAGE A5.1

FLOOR LEVEL FINISH

- 8.1 EXTERIOR FLOOR (NON-SLIPPERY): DOMINICAN CORAL

RAILINGS / GATES

- 9.0 PRIVACY GATE: SEE SITE PLAN AND DETAIL A, PAGE A8.1 FOR MORE INFO

CONSTRUCTION KEY NOTES

MILLWORK

- 10.0 36" H. COUNTER: W/ STORAGE BELOW AND W/ WALL CABINETS ABOVE (U.O.N.)
- 10.1 36"H. ISLAND: @ KITCHEN W/ WATERFALL & KNEE WALL BELOW. @ W/C W/ STORAGE BELOW.
- 10.2 42" H. COUNTER: W/ KNEE WALL BELOW (@ LAUNDRY; COORD. HEIGHT W/ APPLIANCES)
- 10.3 VANITIES: 36" H. VANITY SINK WITH MIRROR 30" H. MAKE UP VANITY WITH KNEE SPACE BELOW
- 10.4 DOORS BY MILLWORK COMPANY CLOSET & LINEN CLOSET DESIGN BY MILLWORK I.D. COMPANY.

BATHROOM

SEE PAGE A5.1, DET. 8 FOR FIXTURE CLEARANCES & DET. 10 FOR BATHTUB/SHOWER WALL DETAIL

- 11.0 SHOWER, 8'-0"H. CAT. II SAF. GL. DOOR & ENCL. W/ HEADER ABOVE & MIN. 22" CLEAR DOOR WIDTH. PROVIDE A 4" MIN. DEPTH SHAMPOO NICHE
- 11.1 BATHROOM AND SHOWER FLOOR: FINISH: TO BE NON-SLIPPERY DRAINAGE TO BE LINEAL

INTERIOR CEILINGS

- 12.0 LINE OF CURTAIN POCKET ABOVE W/ ELECTRICAL OUTLET (SEE DETAIL 6, PAGE A5.1)
- 12.1 LINE OF COVE CEILING ABOVE W/ INDIRECT LED LIGHT (SEE DETAIL 7, PAGE A5.1)
- 12.2 EXISTING DECORATIVE WOOD BEAMS IN THE CEILING TO REMAIN (SEE DETAIL X, PAGE A5.1)

EXTERIOR CEILINGS

- 13.0 CEDAR TONGUE AND GROOVE PLANKS (TYP. AT ALL EXTERIOR CEILINGS U.O.N.)
- 13.1 SMOOTH STUCCO CEILING ON METAL LATH ON ↓" PLYWOOD SHEATHING. COLOR: WHITE

ELECTRICAL

- 14.0 ELECTRICAL PANELS
- 14.1 OUTDOOR ELECTRICAL FIXTURES (TO BE SELECTED BY OWNER)

FINISHES

- 15.0 SMOOTH STUCCO FINISH (TYP. U.O.N.) COLOR: WHITE
- 15.1 LIMESTONE VENEER (TYP. WHERE SHOWN) SEE DETAIL 2, PAGE A5.2 TO BE SELECTED BY OWNER

OTHERS

- 16.0

CONSTRUCTION LEGEND :

- NEW 8" C.M.U. WALL: WITH ½" GYP. BD. + ON 1"X2" WD FURRING @ 16" OC ON THE INTERIOR SIDE AND STUCCO FINISH ON THE EXTERIOR
- NEW 8" C.M.U EXTERIOR LOW WALL: STUCCO FINISH ON BOTH SIDES (SEE PLAN FOR T.O.B.)
- NEW 4" PARTITION: 3⅝" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O/C WITH 1 FULL LENGTH LAYER OF 5/8" GYP. BD. ** APPLIED VERTICALLY TO EACH SIDE
- NEW 1 HR. FIRE RATED WALL: 3⅝" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O/C WITH 1 FULL LENGTH LAYER OF 5/8" TYPE 'X' GYP. BD. ** APPLIED VERTICALLY TO EACH SIDE
- NEW STEEL "COLUMN": IN 1 HOUR FIRE RATED COVER EXTERIOR STL. COLUMNS. GALVANIZED AND PROTECTED W/ ANTI-CORROSION PAINT COATING.
- NEW CONCRETE COLUMN: REFER TO STRUCTURAL DWGS FOR REINFORCING, SIZE & DETAIL INFO.
- DENOTES NEW FLOOR OR WALL SURFACE TO BE ALIGN WITH ADJACENT SURFACES AND TO MATCH FINISHES
- DENOTES EXISTING. (NOT INCLUDED IN THE SCOPE OF WORK)

** USE CEMENT BOARD IN HIGH-MOISTURE AREAS

* SEE STRUCTURAL DRAWINGS FOR SCHEDULES, REINFORCING AND MORE DETAILS INFORMATION

(F.V.) DENOTES "FIELD VERIFY"

(E) DENOTES EXISTING TO REMAIN

DEMOLITION KEY NOTES

D1.0	SLABS	D6.0	WINDOWS & DOORS
D1.1	SAW-CUT EXISTING CONC. SLAB REFER TO STRUCTURAL DWGS FOR DETAIL	D6.1	REMOVE EXISTING DOOR(S) & DOOR FRAME(S) AS SHOWN
D1.2	EXISTING CONC. STEPS TO BE REMOVED AND/OR RECONFIGURED	D6.2	REMOVE EXISTING WINDOW(S) & WINDOW FRAME(S) AS SHOWN
D2.0	STAIRS	D7.0	INTERIOR
D2.1	REMOVE EXISTING CONC. STAIRS AND RAILINGS	D7.1	REMOVE INTERIOR PARTITIONS AS SHOWN. REMOVE & CAP ALL OUTLETS, SWITCHES, WIRES, ETC TO THEIR SOURCE AS REQUIRED
D3.0	COLUMNS	D7.2	EXISTING MILLWORK, PLUMBING FIXTURES AND/OR APPLIANCES TO BE REMOVED
D3.1	COLUMN TO BE REMOVED *	D7.3	REMOVE EXISTING FINISH FLOOR AND BASEBOARDS IN THIS AREA
D3.2	COLUMN TO BE REMOVED AND TO BE REPLACED WITH NEW *	D7.4	REMOVE EXISTING CEILING IN THIS AREA
D4.0	BEAMS	D7.5	ALL EXISTING LIGHT FIXTURES, A/C AND RETURN GRILLES TO BE REMOVED AND REPLACED. REFER TO PROPOSED MEP
D4.1	BEAM TO BE REMOVED *	D8.0	EXTERIOR
D4.1	BEAM TO BE REMAIN AND TO BE REINFORCED * SEE STRUCTURAL DWGS FOR MORE INFO	D8.1	REMOVE ALL STONE FINISHES, SILLS, MOLDINGS AND PRECAST ELEMENTS AS SHOWN. PATCH AS REQUIRED
D5.0	CMU WALLS	D8.2	REMOVE ALL EXTERIOR RAILINGS, BALCONIES AND EXTERIOR STAIRS
D5.1	PARTIALLY DEMO CMU WALL FOR NEW OPENING. SEE PROPOSED PLANS FOR NEW DOOR OR WINDOW SIZE AND LOCATION	D8.3	REMOVE ROOF TILES AND ROOF STRUCTURE AS SHOWN
D5.2	PARTIALLY DEMO CMU WALL TO BE REDUCED IN HEIGHT. SEE PROPOSED PLANS FOR NEW TOP OF WALL CAP.		
D5.3	EXISTING OPENING TO BE BLOCKED AND PATCHED AS REQUIRED **		

* PROVIDE SHORING AS REQUIRED. SEE STRUCTURAL DWGS FOR SIZE, DETAILS AND REINFORCING INFORMATION

** EXISTING CONCRETE FLOOR SLABS AND/OR SURFACES SHALL BE PREPARED TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING, LEVELING, ETC. AS REQUIRED.
1. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/ OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/ OR TO RECEIVE NEW SCHEDULED FINISHES.
2. PATCH EXISTING C.B. WALLS OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS. ALL EXPOSED PORTIONS OF WALL SHALL BE FINISHED WITH (3) COATS OF SPECKLING, SANDED AND LEFT IN A PAINT READY CONDITION



REAR DEMOLITION ELEVATION (B)

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

DEMOLITION LEGEND :

- ===== DASHED LINES INDICATE ITEMS TO BE DEMOLISHED
- —·— LINE THAT INDICATES THE SCOPE OF WORK
- DENOTES EXISTING. (NOT INCLUDED IN THE SCOPE OF WORK)
- (V.I.F.) DENOTES TO BE VERIFIED IN FIELD

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6" O.C. EA WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
- ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.1 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR93309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS	
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL	
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS	
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES	
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.	

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.)

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

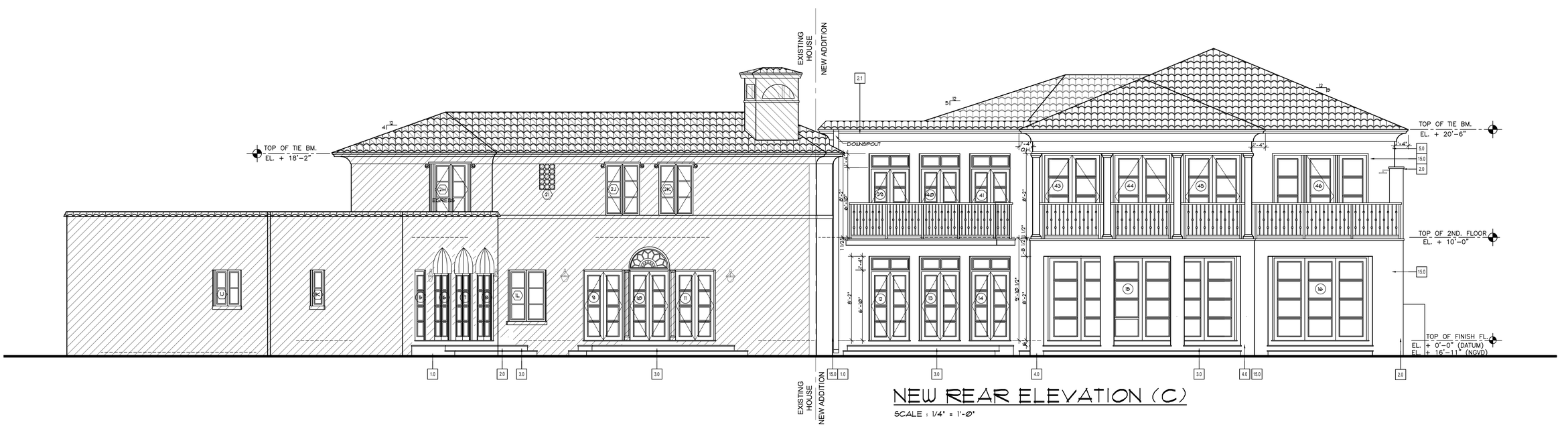
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588
LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
T. (305) 662-1008

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

DATE: 12.8.25
ISSUED: XX
DRAWN: A.R.
CHECKED:
PROJECT No.

SHEET: A2.3
15 OF 19



NEW REAR ELEVATION (C)

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

CONSTRUCTION KEY NOTES

SLABS
- 1.0 CONC. SLAB — NON-SLIPPERY FINISH ¼" X FT. MIN. SLOPE AWAY FROM HOUSE
- 1.2 LINE OF EYEBROW, EAVE, OVERHANG OR FLAT ROOF ABOVE

WALLS
- 2.0 LOW CMU WALL — SEE PLAN & ELEV. FOR T.O. BEAM/CAP
- 2.1 LOW CMU WALL PARAPET — SEE PLAN & ELEV. FOR T.O. BEAM & DRAINAGE LOCATION. PROVIDE FLASHING AS REQUIRED

STAIRS
- 3.0 CONCRETE STAIRS — SEE PLANS FOR TREAD & RISER DIMENSIONS SEE DET. D/A8

COLUMNS
- 4.0 CONCRETE COLUMN — SEE PLAN FOR SIZE. SEE STRUCT. DWGS FOR REINF. INFO AND DETAILS
- 4.1 1 HR FR. STEEL COLUMN (BRONZE COLOR) EXT.: CEDAR UD CLADDING OR INTUMESCENT PAINT. INTERIOR: SEE DET. 8 PAGE A8.1
- 4.2 6"Ø CONC. COL. OVER 18"X18" CONC. COL. (TYP. OF 2) SEE STRUCT. DWGS FOR REINF. INFO AND DETAILS

BEAMS
- 5.0 CONC. BEAM (ABOVE) W/ SMOOTH STUCCO FINISH
- 5.1 CONC. BEAM (ABOVE) TO BE HIDDEN ABOVE CEILING
- 5.2 UPTURNED CONC. BEAM (ABOVE)

FOR SIZE, ELEVATION, DETAILS AND REINFORCING INFORMATION SEE STRUCTURAL DWGS.

CONSTRUCTION KEY NOTES

ROOF
- 6.0 ATTIC ACCESS (ABOVE) 22"X36"X8" PLYWD (METAL CLADDED, 1 HR FIRE RATED W/ LIGHT & PULL DN CHAIN) SEE DET. 9, PAGE A8.1
- 6.1 ROOF — FLAT CEMENT TILE ROOF (TYP. @ ALL ROOFS)
- 6.2 CONCRETE SLAB ROOF STRUCTURE — SEE PLANS FOR PITCH & TYP. O.H. SEE STRUCT. DWGS FOR REINFORCEMENT INFO.
- 6.3 WOOD TRUSSES ROOF STRUCTURE — SEE PLANS FOR PITCH & TYP. O.H. SEE STRUCT. DWGS FOR MORE INFO.
- 6.4 CRICKET — ¼" X FT. MIN. SLOPE W/FLASHING AND COUNTER FLASHING AS REQUIRED
- 6.5 CONC. FLAT ROOF/ EYEBROW — ¼" X FT. MIN. SLOPE AWAY FROM HOUSE OR TOWARDS DRAINAGE

DRAINAGE
- 7.0 WASHER FAUCET — IN RECESSED METAL POCKET AS PER F.B.C.
- 7.1 PRECAST OVERFLOW SCUPPER W/ FLASHING AND DRIP CHANNEL
- 7.2 PRECAST EMERGENCY OVERFLOW SCUPPER W/ FLASHING AND DRIP CHANNEL 2" TO 4" ABOVE ROOF SURFACE
- 7.3 LINEAR DRAIN/ FLOOR DRAIN — FLUSH W/ FLOOR FINISH LEVEL
- 7.4 2" PVMT. RISER, FROM DRAIN THRU CLG. SPACE DOWN INSIDE A CMU WALL OR CONC. COL. INTO DRYWELL (AWAY FROM FOUNDATION)
- 7.5 DRYWELL — SEE DETAIL 11 PAGE A8.1

FLOOR LEVEL FINISH
- 8.1 EXTERIOR FLOOR (NON-SLIPPERY): DOMINICAN CORAL

RAILINGS / GATES
- 9.0 PRIVACY GATE: SEE SITE PLAN AND DETAIL A, PAGE A8.1 FOR MORE INFO

CONSTRUCTION KEY NOTES

MILLWORK
- 10.0 36" H. COUNTER: W/ STORAGE BELOW AND W/ WALL CABINETS ABOVE (U.O.N.)
- 10.1 36"H. ISLAND: • KITCHEN W/ WATERFALL & KNEE WALL BELOW. • W/C W/ STORAGE BELOW.
- 10.2 42" H. COUNTER: W/ KNEE WALL BELOW (• LAUNDRY: COORD. HEIGHT W/ APPLIANCES)
- 10.3 VANITIES: 36" H. VANITY SINK WITH MIRROR 30" H. MAKE UP VANITY WITH KNEE SPACE BELOW
- 10.4 DOORS BY: MILLWORK COMPANY CLOSET & LINEN CLOSET DESIGN BY MILLWORK/D. COMPANY

BATHROOM

SEE PAGE A5.1, DET. 5 FOR FIXTURE CLEARANCES & DET. 10 FOR BATHTUB/SHOWER WALL DETAIL.
- 11.0 SHOWER: 8'-0"H. CAT. II SAF. GL. DOOR & ENCL. W/ HEADER ABOVE & MIN. 22" CLEAR DOOR WIDTH. PROVIDE A 4" MIN. DEPTH SHAMPOO NICHE
- 11.1 BATHROOM AND SHOWER FLOOR: FINISH: TO BE NON-SLIPPERY DRAINAGE TO BE LINEAL

INTERIOR CEILINGS
- 12.0 LINE OF CURTAIN POCKET ABOVE W/ ELECTRICAL OUTLET (SEE DETAIL 6, PAGE A5.1)
- 12.1 LINE OF COVE CEILING ABOVE W/ INDIRECT LED LIGHT (SEE DETAIL 7, PAGE A5.1)
- 12.2 EXISTING DECORATIVE WOOD BEAMS IN THE CEILING TO REMAIN (SEE DETAIL X, PAGE A5.1)

EXTERIOR CEILINGS
- 13.0 CEDAR TONGUE AND GROOVE PLANKS (TYP. AT ALL EXTERIOR CEILINGS U.O.N.)
- 13.1 SMOOTH STUCCO CEILING ON METAL LATH ON ¾" PLYWOOD SHEATHING. COLOR: WHITE

ELECTRICAL
- 14.0 ELECTRICAL PANELS
- 14.1 OUTDOOR ELECTRICAL FIXTURES (TO BE SELECTED BY OWNER)

FINISHES
- 15.0 SMOOTH STUCCO FINISH (TYP. U.O.N.) COLOR: WHITE
- 15.1 LIMESTONE VENEER (TYP. WHERE SHOWN) SEE DETAIL 7, PAGE A5.1 TO BE SELECTED BY OWNER

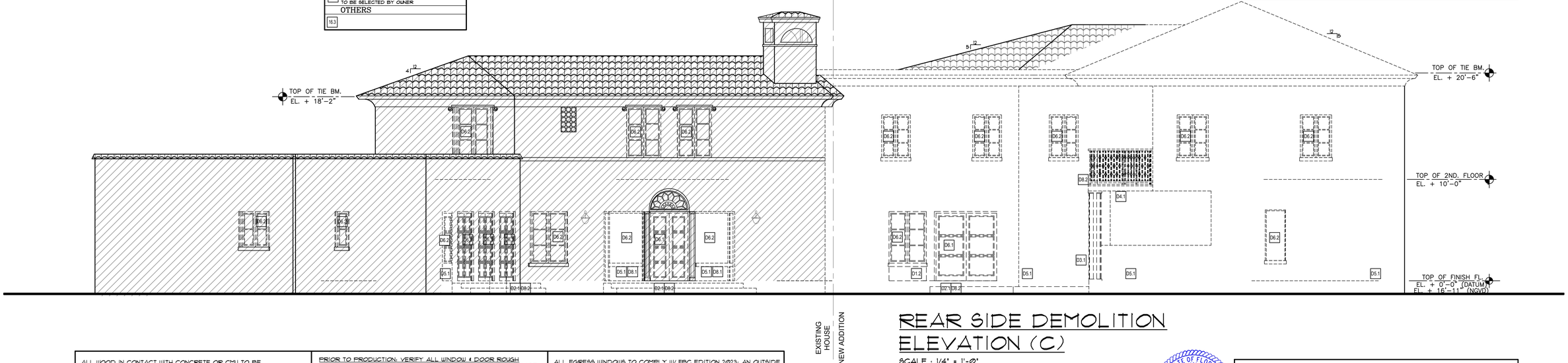
OTHERS
- 16.3

DEMOLITION KEY NOTES

D1.0 SLABS	D6.0 WINDOWS & DOORS
D1.1 SAW-CUT EXISTING CONC. SLAB REFER TO STRUCTURAL DWGS FOR DETAIL	D6.1 REMOVE EXISTING DOOR(S) & DOOR FRAME(S) AS SHOWN
D1.2 EXISTING CONC. STEPS TO BE REMOVED AND/OR RECONFIGURED	D6.2 REMOVE EXISTING WINDOW(S) & WINDOW FRAME(S) AS SHOWN
D2.0 STAIRS	D7.0 INTERIOR
D2.1 REMOVE EXISTING CONC. STAIRS AND RAILINGS	D7.1 REMOVE INTERIOR PARTITIONS AS SHOWN. REMOVE 4 CAP ALL OUTLETS, SWITCHES, WIRES, ETC TO THEIR SOURCE AS REQUIRED
D3.0 COLUMNS	D7.2 EXISTING MILLWORK, PLUMBING FIXTURES AND/OR APPLIANCES TO BE REMOVED
D3.1 COLUMN TO BE REMOVED *	D7.3 REMOVE EXISTING FINISH FLOOR AND BASEBOARDS IN THIS AREA
D3.2 COLUMN TO BE REMOVED AND TO BE REPLACED WITH NEW *	D7.4 REMOVE EXISTING CEILING IN THIS AREA
D4.0 BEAMS	D7.5 ALL EXISTING LIGHT FIXTURES, A/C AND RETURN GRILLES TO BE REMOVED AND REPLACED. REFER TO PROPOSED M.E.P.
D4.1 BEAM TO BE REMOVED *	D8.0 EXTERIOR
D4.1 BEAM TO BE REMAIN AND TO BE REINFORCED * SEE STRUCTURAL DWGS FOR MORE INFO	D8.1 REMOVE ALL STONE FINISHES, SILLS, MOLDINGS AND PRECAST ELEMENTS AS SHOWN. PATCH AS REQUIRED
D5.0 CMU WALLS	D8.2 REMOVE ALL EXTERIOR RAILINGS, BALCONIES AND EXTERIOR STAIRS
D5.1 PARTIALLY DEMO CMU WALL FOR NEW OPENING, SEE PROPOSED PLANS FOR NEW DOOR OR WINDOW SIZE AND LOCATION	D8.3 REMOVE ROOF TILES AND ROOF STRUCTURE AS SHOWN
D5.2 PARTIALLY DEMO CMU WALL TO BE REDUCED IN HEIGHT, SEE PROPOSED PLANS FOR NEW TOP OF WALL CAP.	
D5.3 EXISTING OPENING TO BE BLOCKED AND PATCHED AS REQUIRED **	

* PROVIDE SHORING AS REQUIRED. SEE STRUCTURAL DWGS FOR SIZE, DETAILS AND REINFORCING INFORMATION.

** EXISTING CONCRETE FLOOR SLABS AND/OR SURFACES SHALL BE PREPARED TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING, LEVELING, ETC. AS REQUIRED.
1. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/ OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/ OR TO RECEIVE NEW SCHEDULED FINISHES.
2. PATCH EXISTING G.B. WALLS OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS. ALL EXPOSED PORTIONS OF WALL SHALL BE FINISHED WITH (3) COATS OF SPECKLING, SANDED AND LEFT IN A PAINT READY CONDITION.



REAR SIDE DEMOLITION ELEVATION (C)

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

DEMOLITION LEGEND :

- ===== DASHED LINES INDICATE ITEMS TO BE DEMOLISHED
- —·—·— LINE THAT INDICATES THE SCOPE OF WORK
- DENOTES EXISTING. (NOT INCLUDED IN THE SCOPE OF WORK)
- (V.I.F.) DENOTES TO BE VERIFIED IN FIELD

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
- ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR093309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.)

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

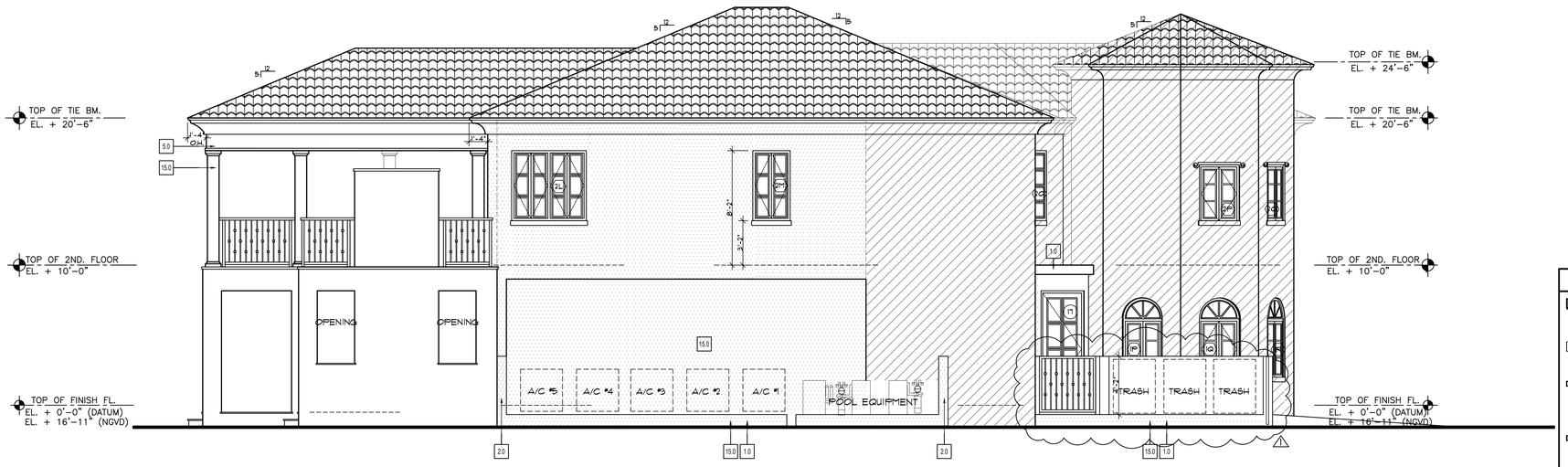
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588
LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
T. (305) 662-1008

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

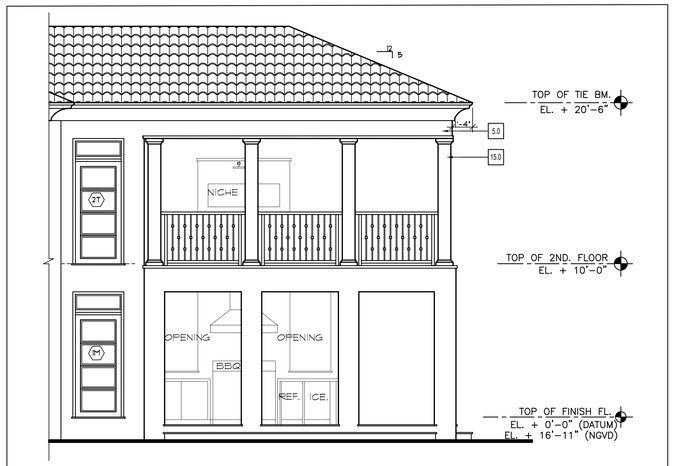
DATE: 12.8.25
ISSUED: XX
DRAWN: A.R.
CHECKED:
PROJECT No.

SHEET: A2.4
16 OF 19



NEW SIDE ELEVATION (D)

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



NEW SIDE ELEVATION (E)

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



SIDE DEMOLITION ELEVATION (D)

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

CONSTRUCTION KEY NOTES

SLABS
- 1.0 CONC. SLAB — NON-SLIPPERY FINISH; ¼" X FT. MIN. SLOPE AWAY FROM HOUSE
- 1.2 LINE OF EYEBROW, EAVE, OVERHANG OR FLAT ROOF ABOVE

WALLS
- 2.0 LOW CMU WALL — SEE PLAN & ELEV. FOR T.O. BEAM/CAP
- 2.1 LOW CMU WALL PARAPET — SEE PLAN & ELEV. FOR T.O. BEAM & DRAINAGE LOCATION. PROVIDE FLASHING AS REQUIRED

STAIRS
- 3.0 CONCRETE STAIRS — SEE PLANS FOR TREAD & RISER DIMENSIONS SEE DET. 1/A5.1

COLUMNS
- 4.0 CONCRETE COLUMN — SEE PLAN FOR SIZE. SEE STRUCT. DWGS FOR REINF. INFO AND DETAILS
- 4.1 1 HR FR. STEEL COLUMN (BRONZE COLOR) EXT. CEDAR WD CLADDING OR INTUMESCENT PAINT. INTERIOR: SEE DET. 8 PAGE A5.1
- 4.2 STL. COL. OVER 18"X18" CONC. COL. (TYP. OF 2) SEE STRUCT. DWGS FOR REINF. INFO AND DETAILS

BEAMS
- 5.0 CONC. BEAM (ABOVE) W/ SMOOTH STUCCO FINISH
- 5.1 CONC. BEAM (ABOVE) TO BE HIDDEN ABOVE CEILING
- 5.2 UPTURNED CONC. BEAM (ABOVE)

FOR SIZE, ELEVATION, DETAILS AND REINFORCING INFORMATION SEE STRUCTURAL DWGS.

CONSTRUCTION KEY NOTES

ROOF
- 6.0 ATTIC ACCESS (ABOVE) \ 22"X36"X3" PLYWD (METAL CLADDED, 1 HR FIRE RATED W/ LIGHT & PULL DN CHAIN) SEE DET. 9, PAGE A5.1
- 6.1 ROOF — FLAT CEMENT TILE ROOF (TYP., • ALL ROOFS)
- 6.2 CONCRETE SLAB ROOF STRUCTURE — SEE PLANS FOR PITCH & TYP. O.H. SEE STRUCT. DWGS FOR REINFORCEMENT INFO.
- 6.3 WOOD TRUSSES ROOF STRUCTURE — SEE PLANS FOR PITCH & TYP. O.H. SEE STRUCT. DWGS FOR MORE INFO.
- 6.4 CRICKET — ¼" X FT. MIN. SLOPE, W/ FLASHING AND COUNTER FLASHING AS REQUIRED
- 6.5 CONC. FLAT ROOF/ EYEBROW — ¼" X FT. MIN. SLOPE AWAY FROM HOUSE OR TOWARDS DRAINAGE

DRAINAGE
- 7.0 WASHER FAUCET — IN RECESSED METAL POCKET AS PER F.B.C.
- 7.1 PRECAST OVERFLOW SCUPPER W/ FLASHING AND DRIP CHANNEL
- 7.2 PRECAST EMERGENCY OVERFLOW SCUPPER W/ FLASHING AND DRIP CHANNEL 2" TO 4" ABOVE ROOF SURFACE
- 7.3 LINEAR DRAIN/ FLOOR DRAIN — FLUSH W/ FLOOR FINISH LEVEL
- 7.4 2" DIAM. PIPE, FROST DRAIN THRU CLG. SPACE DOWN INSIDE A CMU WALL OR CONC. COL. INTO DRYWELL (AWAY FROM FOUNDATION)
- 7.5 DRYWELL — SEE DETAIL 11 PAGE A5.1

FLOOR LEVEL FINISH
- 8.1 EXTERIOR FLOOR (NON-SLIPPERY.): DOMINICAN CORAL

RAILINGS / GATES
- 9.0 PRIVACY GATE: SEE SITE PLAN AND DETAIL A, PAGE A5.1 FOR MORE INFO

CONSTRUCTION KEY NOTES

MILLWORK
- 10.0 36" H. COUNTER: W/ STORAGE BELOW AND W/ WALL CABINETS ABOVE (U.O.N.)
- 10.1 36"H. ISLAND: • KITCHEN W/ WATERFALL & KNEE WALL BELOW. • W/C W/ STORAGE BELOW.
- 10.2 42" H. COUNTER: W/ KNEE WALL BELOW (• LAUNDRY: COORD. HEIGHT W/ APPLIANCES)
- 10.3 VANITIES: 36" H. VANITY SINK WITH MIRROR 30" H. MAKE UP VANITY WITH KNEE SPACE BELOW
- 10.4 DOORS BY MILLWORK COMPANY CLOSET & LINEN CLOSET DESIGN BY MILLWORK/ID. COMPANY

BATHROOM

SEE PAGE A5.1 DET. 9 FOR FIXTURE CLEARANCES & DET. 10 FOR BATHTUB/SHOWER WALL DETAIL

- 11.0 SHOWER: 8'-0"H. CAT. 1 SAF. GL. DOOR & ENCL. W/ HEADER ABOVE & MIN. 22" CLEAR DOOR WIDTH. PROVIDE A 4" MIN. DEPTH SHAMPOO NICHE
- 11.1 BATHROOM AND SHOWER FLOOR: FINISH: TO BE NON-SLIPPERY DRAINAGE TO BE LINEAL

INTERIOR CEILINGS
- 12.0 LINE OF CURTAIN POCKET ABOVE W/ ELECTRICAL OUTLET (SEE DETAIL 6, PAGE A5.1)
- 12.1 LINE OF COVE CEILING ABOVE W/ INDIRECT LED LIGHT (SEE DETAIL 7, PAGE A5.1)
- 12.2 EXISTING DECORATIVE WOOD BEAMS IN THE CEILING TO REMAIN (SEE DETAIL X, PAGE A5.1)

EXTERIOR CEILINGS
- 13.0 CEDAR TONGUE AND GROOVE PLANKS (TYP. AT ALL EXTERIOR CEILINGS U.O.N.)
- 13.1 SMOOTH STUCCO CEILING ON METAL LATH ON ½" PLYWOOD SHEATHING. COLOR: WHITE

ELECTRICAL
- 14.0 ELECTRICAL PANELS
- 14.1 OUTDOOR ELECTRICAL FIXTURES (TO BE SELECTED BY OWNER)

FINISHES
- 16.0 SMOOTH STUCCO FINISH (TYP. U.O.N.) COLOR: WHITE
- 15.1 LIMESTONE VENEER (TYP. WHERE SHOWN) SEE DETAIL 2, PAGE A5.1 TO BE SELECTED BY OWNER

OTHERS
- 16.3

CONSTRUCTION LEGEND :

- NEW 8" CMU WALL: WITH ½" GYP BD. •• ON 1"X3" WD FURRING @ 16" OC. ON THE INTERIOR SIDE AND STUCCO FINISH ON THE EXTERIOR
- NEW 8" CMU EXTERIOR LOW WALL: STUCCO FINISH ON BOTH SIDES (SEE PLAN FOR T.O.B)
- NEW 4" PARTITION: 3⅝" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O/C WITH 1 FULL LENGTH LAYER OF 5/8" GYP. BD. •• APPLIED VERTICALLY TO EACH SIDE
- NEW 1 HR. FIRE RATED WALL: 3⅝" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O/C WITH 1 FULL LENGTH LAYER OF 5/8" TYPE "X" GYP. BD. •• APPLIED VERTICALLY TO EACH SIDE
- NEW STEEL •COLUMN: IN 1 HOUR FIRE RATED COVER EXTERIOR STL. •COLUMNS: GALVANIZED AND PROTECTED W/ ANTI-CORROSION PAINT COATING.
- NEW CONCRETE •COLUMN: REFER TO STRUCTURAL DWGS FOR REINFORCING, SIZE & DETAIL INFO.
- DENOTES NEW FLOOR OR WALL SURFACE TO BE ALIGN WITH ADJACENT SURFACES AND TO MATCH FINISHES
- DENOTES EXISTING. (NOT INCLUDED IN THE SCOPE OF WORK)

•• USE CEMENT BOARD IN HIGH-MOISTURE AREAS

• SEE STRUCTURAL DRAWINGS FOR SCHEDULES, REINFORCING AND MORE DETAILS INFORMATION

(F.V.) DENOTES "FIELD VERIFY"

(E) DENOTES EXISTING TO REMAIN

DEMOLITION KEY NOTES

- 01.0 SLABS
- 01.1 SAW-CUT EXISTING CONC. SLAB REFER TO STRUCTURAL DWGS FOR DETAIL
- 01.2 EXISTING CONC. STEPS TO BE REMOVED AND/OR RECONFIGURED
- 02.0 STAIRS
- 02.1 REMOVE EXISTING CONC. STAIRS AND RAILINGS
- 03.0 COLUMNS
- 03.1 COLUMN TO BE REMOVED •
- 03.2 COLUMN TO BE REMOVED AND TO BE REPLACED WITH NEW •
- 04.0 BEAMS
- 04.1 BEAM TO BE REMOVED •
- 04.1 BEAM TO BE REMAIN AND TO BE REINFORCED • SEE STRUCTURAL DWGS FOR MORE INFO
- 05.0 CMU WALLS
- 05.1 PARTIALLY DEMO CMU WALL FOR NEW OPENING, SEE PROPOSED PLANS FOR NEW DOOR OR WINDOW SIZE AND LOCATION
- 05.2 PARTIALLY DEMO CMU WALL TO BE REDUCED IN HEIGHT, SEE PROPOSED PLANS FOR NEW TOP OF WALL CAP.
- 05.3 EXISTING OPENING TO BE BLOCKED AND PATCHED AS REQUIRED ••
- 06.0 WINDOWS & DOORS
- 06.1 REMOVE EXISTING DOOR(S) & DOOR FRAME(S) AS SHOWN
- 06.2 REMOVE EXISTING WINDOW(S) & WINDOW FRAME(S) AS SHOWN
- 07.0 INTERIOR
- 07.1 REMOVE INTERIOR PARTITIONS AS SHOWN. REMOVE & CAP ALL OUTLETS, SWITCHES, WIRES, ETC TO THEIR SOURCE AS REQUIRED
- 07.2 EXISTING MILLWORK, PLUMBING FIXTURES AND/OR APPLIANCES TO BE REMOVED
- 07.3 REMOVE EXISTING FINISH FLOOR AND BASEBOARDS IN THIS AREA
- 07.4 REMOVE EXISTING CEILING IN THIS AREA
- 07.5 ALL EXISTING LIGHT FIXTURES, A/C AND RETURN GRILLES TO BE REMOVED AND REPLACED. REFER TO PROPOSED M.E.P.
- 08.0 EXTERIOR
- 08.1 REMOVE ALL STONE FINISHES, SILLS, MOLDINGS AND PRECAST ELEMENTS AS SHOWN. PATCH AS REQUIRED
- 08.2 REMOVE ALL EXTERIOR RAILINGS, BALCONIES AND EXTERIOR STAIRS
- 08.3 REMOVE ROOF TILES AND ROOF STRUCTURE AS SHOWN

• PROVIDE SHORING AS REQUIRED. SEE STRUCTURAL DWGS FOR SIZE, DETAILS AND REINFORCING INFORMATION

•• EXISTING CONCRETE FLOOR SLABS AND/OR SURFACES SHALL BE PREPARED TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING, LEVELING, ETC. AS REQUIRED.
1. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/ OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/ OR TO RECEIVE NEW SCHEDULED FINISHES.
2. PATCH EXISTING G.B. WALLS OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS. ALL EXPOSED PORTIONS OF WALL SHALL BE FINISHED WITH (3) COATS OF SPECKLING, SANDED AND LEFT IN A PAINT READY CONDITION.

DEMOLITION LEGEND :

- ===== DASHED LINES INDICATE ITEMS TO BE DEMOLISHED
- —·—·— LINE THAT INDICATES THE SCOPE OF WORK
- DENOTES EXISTING. (NOT INCLUDED IN THE SCOPE OF WORK)
- (V.I.F.) DENOTES TO BE VERIFIED IN FIELD

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
• EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC.
• EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
• ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR093309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER)

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

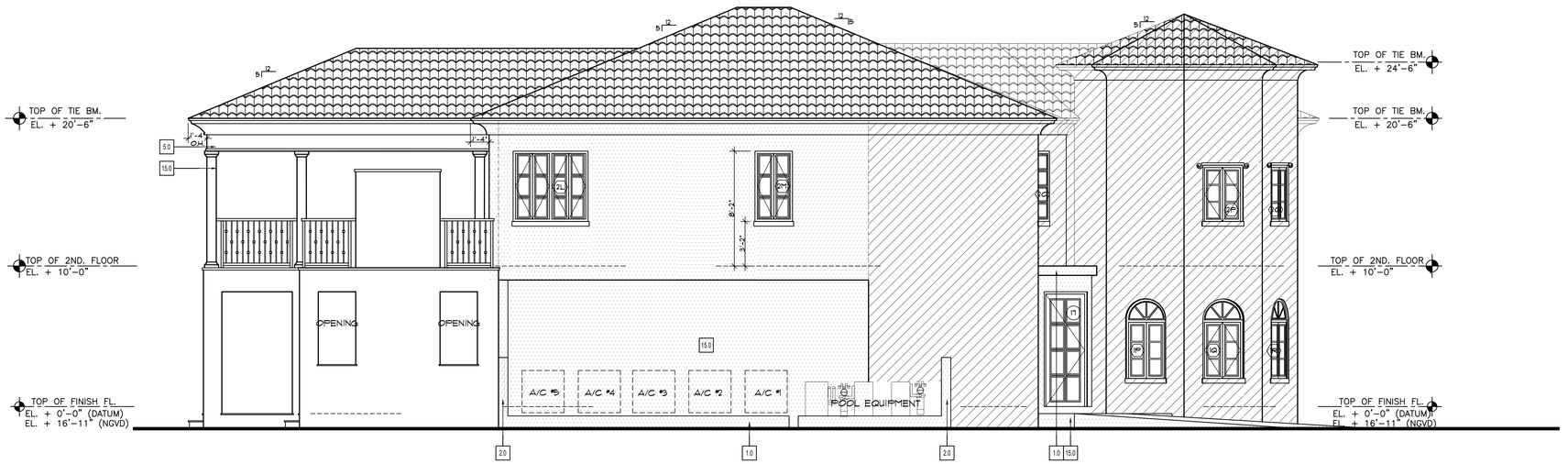
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588
LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
T. (305) 662-1008

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

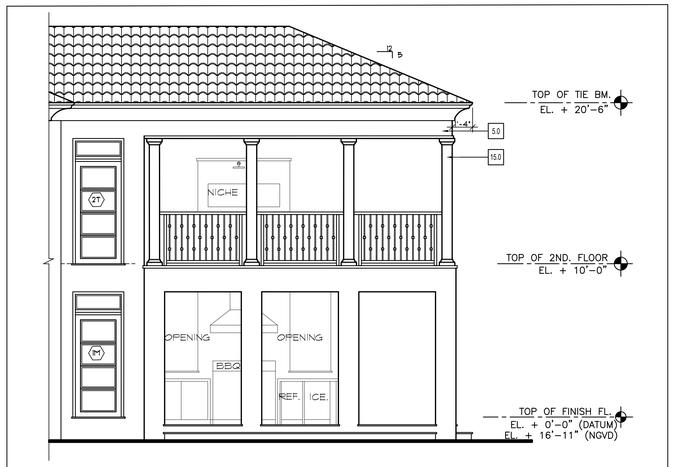
DATE: 2/18/26
1 2/18/2026
ISSUED: XX
DRAWN: A.R.
CHECKED:
PROJECT No.

SHEET: A2.5
17 OF 19



NEW SIDE ELEVATION (D)

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



NEW SIDE ELEVATION (E)

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

CONSTRUCTION KEY NOTES

SLABS
- 1.0 CONC. SLAB NON-SLIPPERY FINISH ¼" × FT. MIN. SLOPE AWAY FROM HOUSE
- 1.2 LINE OF EYEBROW, EAVE, OVERHANG OR FLAT ROOF ABOVE

WALLS
- 2.0 LOW CMU WALL SEE PLAN & ELEV. FOR T.O. BEAM/CAP
- 2.1 LOW CMU WALL PARAPET SEE PLAN & ELEV. FOR T.O. BEAM & DRAINAGE LOCATION. PROVIDE FLASHING AS REQUIRED

STAIRS
- 3.0 CONCRETE STAIRS SEE PLANS FOR TREAD & RISER DIMENSIONS SEE DET. 1/A9.1

COLUMNS
- 4.0 CONCRETE COLUMN SEE PLAN FOR SIZE. SEE STRUCT. DWGS FOR REINF. INFO AND DETAILS
- 4.1 1 HR FR. STEEL COLUMN (BRONZE COLOR) EXT. CEDAR ID CLADDING OR INTUMESCENT PAINT. INTERIOR: SEE DET. 8 PAGE A9.1
- 4.2 STL. COL. OVER 18"X18" CONC. COL. (TYP. OF 2) SEE STRUCT. DWGS FOR REINF. INFO AND DETAILS

BEAMS
- 5.0 CONC. BEAM (ABOVE) W/ SMOOTH STUCCO FINISH
- 5.1 CONC. BEAM (ABOVE) TO BE HIDDEN ABOVE CEILING
- 5.2 UPTURNED CONC. BEAM (ABOVE)

FOR SIZE, ELEVATION, DETAILS AND REINFORCING INFORMATION SEE STRUCTURAL DWGS.

CONSTRUCTION KEY NOTES

ROOF
- 6.0 ATTIC ACCESS (ABOVE) 22"×36"×3" PLYWD (METAL CLADDED, 1 HR FIRE RATED W/ LIGHT & PULL DN CHAIN) SEE DET. 9, PAGE A9.1
- 6.1 ROOF FLAT CEMENT TILE ROOF (TYP., ● ALL ROOFS)
- 6.2 CONCRETE SLAB ROOF STRUCTURE SEE PLANS FOR PITCH & TYP. O.H. SEE STRUCT. DWGS FOR REINFORCEMENT INFO.
- 6.3 WOOD TRUSSES ROOF STRUCTURE SEE PLANS FOR PITCH & TYP. O.H. SEE STRUCT. DWGS FOR MORE INFO.
- 6.4 CRICKET ¼" × FT. MIN. SLOPE, W/ FLASHING AND COUNTER FLASHING AS REQUIRED
- CONC. FLAT ROOF/ EYEBROW ¼" × FT. MIN. SLOPE AWAY FROM HOUSE OR TOWARDS DRAINAGE
- 6.5

DRAINAGE
- 7.0 WASHER FAUCET IN RECESSED METAL POCKET AS PER F.B.C.
- 7.1 PRECAST OVERFLOW SCUPPER W/ FLASHING AND DRIP CHANNEL
- 7.2 PRECAST EMERGENCY OVERFLOW SCUPPER W/ FLASHING AND DRIP CHANNEL 2" TO 4" ABOVE ROOF SURFACE
- 7.3 LINEAR DRAIN/ FLOOR DRAIN FLUSH W/ FLOOR FINISH LEVEL
- 7.4 2" DIAM. PIPE, FROST DRAIN THRU CLG. SPACE DOWN INSIDE A CMU WALL OR CONC. COL. INTO DRYWELL (AWAY FROM FOUNDATION)
- 7.5 DRYWELL SEE DETAIL 11 PAGE A9.1

FLOOR LEVEL FINISH
- 8.1 EXTERIOR FLOOR (NON-SLIPPERY.): DOMINICAN CORAL

RAILINGS / GATES
- 9.0 PRIVACY GATE: SEE SITE PLAN AND DETAIL A, PAGE A9.1 FOR MORE INFO

CONSTRUCTION KEY NOTES

MILLWORK
- 10.0 36" H. COUNTER: W/ STORAGE BELOW AND W/ WALL CABINETS ABOVE (U.O.N.)
- 10.1 36" H. ISLAND: ● KITCHEN W/ WATERFALL & KNEE WALL BELOW. ● W/C W/ STORAGE BELOW.
- 10.2 42" H. COUNTER: W/ KNEE WALL BELOW (● LAUNDRY: COORD. HEIGHT W/ APPLIANCES)
- 10.3 VANITIES: 36" H. VANITY SINK WITH MIRROR 30" H. MAKE UP VANITY WITH KNEE SPACE BELOW
- 10.4 DOORS BY MILLWORK COMPANY CLOSET & LINEN CLOSET DESIGN BY MILLWORK/ID. COMPANY.

BATHROOM

SEE PAGE A9.1, DET. 9 FOR FIXTURE CLEARANCES & DET. 10 FOR BATHTUB/SHOWER WALL DETAIL.
- 11.0 SHOWER: 8'-0"H. CAT. II SAF. GL. DOOR & ENCL. W/ HEADER ABOVE & MIN. 22" CLEAR DOOR WIDTH. PROVIDE A 4" MIN. DEPTH SHAMPOO NICHE
- 11.1 BATHROOM AND SHOWER FLOOR: FINISH: TO BE NON-SLIPPERY DRAINAGE TO BE LINEAL

INTERIOR CEILINGS
- 12.0 LINE OF CURTAIN POCKET ABOVE W/ ELECTRICAL OUTLET (SEE DETAIL 6, PAGE A9.1)
- 12.1 LINE OF COVE CEILING ABOVE W/ INDIRECT LED LIGHT (SEE DETAIL 7, PAGE A9.1)
- 12.2 EXISTING DECORATIVE WOOD BEAMS IN THE CEILING TO REMAIN (SEE DETAIL X, PAGE A9.1)

EXTERIOR CEILINGS
- 13.0 CEDAR TONGUE AND GROOVE PLANKS (TYP. AT ALL EXTERIOR CEILINGS U.O.N.)
- 13.1 SMOOTH STUCCO CEILING ON METAL LATH ON ½" PLYWOOD SHEATHING. COLOR: WHITE

ELECTRICAL
- 14.0 ELECTRICAL PANELS
- 14.1 OUTDOOR ELECTRICAL FIXTURES (TO BE SELECTED BY OWNER)

FINISHES
- 16.0 SMOOTH STUCCO FINISH (TYP. U.O.N.) COLOR: WHITE
- 15.1 LIMESTONE VENEER (TYP. WHERE SHOWN) SEE DETAIL 2, PAGE A9.2 TO BE SELECTED BY OWNER

OTHERS
- 16.3



SIDE DEMOLITION ELEVATION (D)

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

DEMOLITION KEY NOTES

01.0 SLABS	06.0 WINDOWS & DOORS
01.1 SAW-CUT EXISTING CONC. SLAB REFER TO STRUCTURAL DWGS FOR DETAIL	06.1 REMOVE EXISTING DOOR(S) & DOOR FRAME(S) AS SHOWN
01.2 EXISTING CONC. STEPS TO BE REMOVED AND/OR RECONFIGURED	06.2 REMOVE EXISTING WINDOW(S) & WINDOW FRAME(S) AS SHOWN
02.0 STAIRS	07.0 INTERIOR
02.1 REMOVE EXISTING CONC. STAIRS AND RAILINGS	07.1 REMOVE INTERIOR PARTITIONS AS SHOWN. REMOVE & CAP ALL OUTLETS, SWITCHES, WIRES, ETC TO THEIR SOURCE AS REQUIRED
03.0 COLUMNS	07.2 EXISTING MILLWORK, PLUMBING FIXTURES AND/OR APPLIANCES TO BE REMOVED
03.1 COLUMN TO BE REMOVED *	07.3 REMOVE EXISTING FINISH FLOOR AND BASEBOARDS IN THIS AREA
03.2 COLUMN TO BE REMOVED AND TO BE REPLACED WITH NEW *	07.4 REMOVE EXISTING CEILING IN THIS AREA
04.0 BEAMS	07.5 ALL EXISTING LIGHT FIXTURES, A/C AND RETURN GRILLES TO BE REMOVED AND REPLACED. REFER TO PROPOSED M.E.P.
04.1 BEAM TO BE REMOVED *	08.0 EXTERIOR
04.1 BEAM TO BE REMAIN AND TO BE REINFORCED * SEE STRUCTURAL DWGS FOR MORE INFO	08.1 REMOVE ALL STONE FINISHES, SILLS, MOLDINGS AND PRECAST ELEMENTS AS SHOWN. PATCH AS REQUIRED
05.0 CMU WALLS	08.2 REMOVE ALL EXTERIOR RAILINGS, BALCONIES AND EXTERIOR STAIRS
05.1 PARTIALLY DEMO CMU WALL FOR NEW OPENING, SEE PROPOSED PLANS FOR NEW DOOR OR WINDOW SIZE AND LOCATION	08.3 REMOVE ROOF TILES AND ROOF STRUCTURE AS SHOWN
05.2 PARTIALLY DEMO CMU WALL TO BE REDUCED IN HEIGHT, SEE PROPOSED PLANS FOR NEW TOP OF WALL CAP.	
05.3 EXISTING OPENING TO BE BLOCKED AND PATCHED AS REQUIRED **	

* PROVIDE SHORING AS REQUIRED. SEE STRUCTURAL DWGS FOR SIZE, DETAILS AND REINFORCING INFORMATION.

** EXISTING CONCRETE FLOOR SLABS AND/OR SURFACES SHALL BE PREPARED TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING, LEVELING, ETC. AS REQUIRED.
1. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/ OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/ OR TO RECEIVE NEW SCHEDULED FINISHES.
2. PATCH EXISTING G.B. WALLS OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS. ALL EXPOSED PORTIONS OF WALL SHALL BE FINISHED WITH (3) COATS OF SPECKLING, SANDED AND LEFT IN A PAINT READY CONDITION.

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
- ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

DEMOLITION LEGEND :

===== DASHED LINES INDICATE ITEMS TO BE DEMOLISHED	DENOTES EXISTING. (NOT INCLUDED IN THE SCOPE OF WORK)
——·—— LINE THAT INDICATES THE SCOPE OF WORK	(V.I.F.) DENOTES TO BE VERIFIED IN FIELD

VOID

ANTONIO E. RODRIGUEZ — AR93309 — REGISTERED ARCHITECT — STATE OF FLORIDA

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER)

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

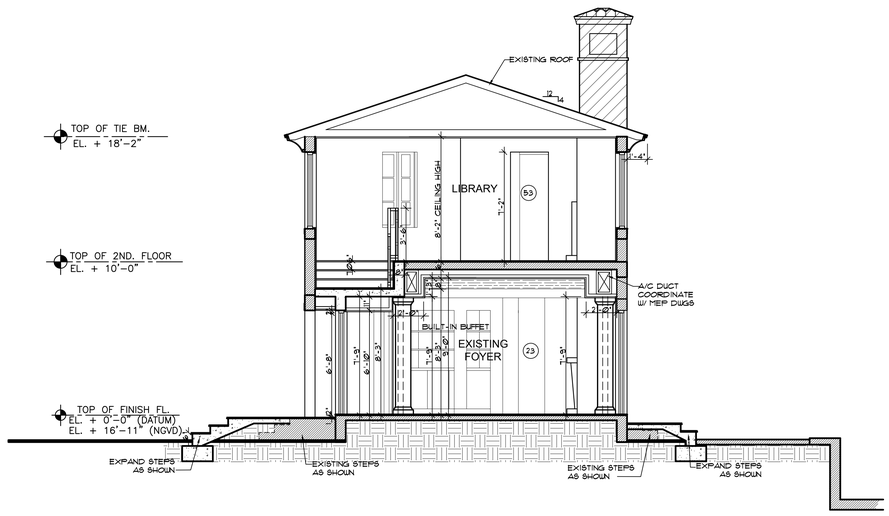
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588
LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
T. (305) 662-1008

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

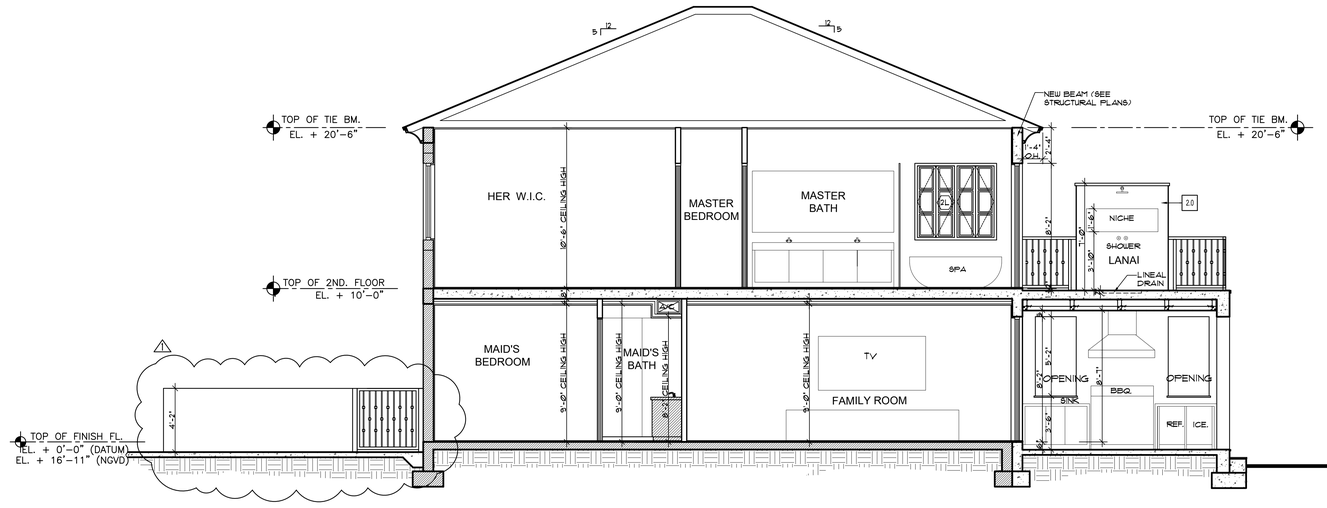
DATE: 12.8.25
ISSUED: XX
DRAWN: A.R.
CHECKED:
PROJECT No.

SHEET: A2.5
17 OF 19



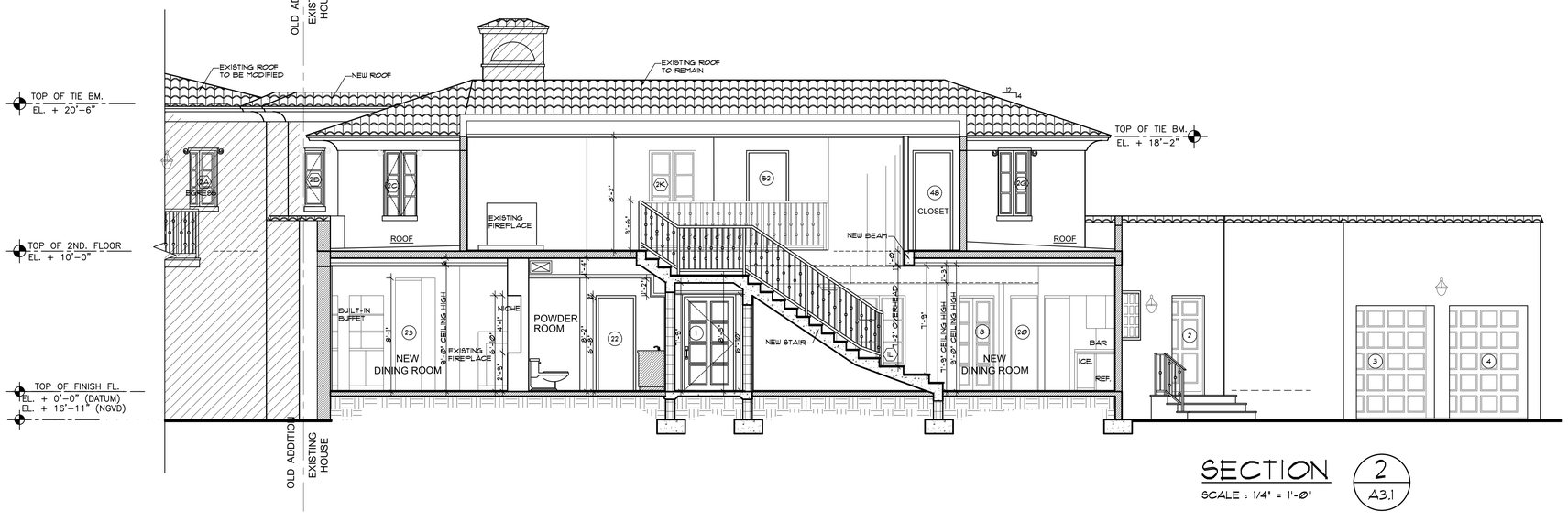
SECTION 1 / A3.1

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



SECTION 5 / A3.1

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



SECTION 2 / A3.1

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

CONSTRUCTION LEGEND :

- NEW 8" CMU WALL: WITH ½" GYP BD ** ON 1"X2" I.D FURRING @ 16" OC ON THE INTERIOR SIDE AND STUCCO FINISH ON THE EXTERIOR
- NEW 8" CMU EXTERIOR LOW WALL: STUCCO FINISH ON BOTH SIDES (SEE PLAN FOR T.O.B)
- NEW 4" PARTITION: 3⅝" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O/C WITH 1 FULL LENGTH LAYER OF 5/8" GYP. BD. ** APPLIED VERTICALLY TO EACH SIDE
- NEW 1 HR. FIRE RATED WALL: 3⅝" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O/C WITH 1 FULL LENGTH LAYER OF 5/8" TYPE 'X' GYP. BD. ** APPLIED VERTICALLY TO EACH SIDE
- NEW STEEL 'COLUMN': IN 1 HOUR FIRE RATED COVER EXTERIOR STL. 'COLUMNS' GALVANIZED AND PROTECTED W/ ANTI-CORROSION PAINT COATING.
- NEW CONCRETE 'COLUMN': REFER TO STRUCTURAL DWGS FOR REINFORCING, SIZE & DETAIL INFO.
- DENOTES NEW FLOOR OR WALL SURFACE TO BE ALIGN WITH ADJACENT SURFACES AND TO MATCH FINISHES
- DENOTES EXISTING. (NOT INCLUDED IN THE SCOPE OF WORK)

** USE CEMENT BOARD IN HIGH-MOISTURE AREAS

• SEE STRUCTURAL DRAWINGS FOR SCHEDULES, REINFORCING AND MORE DETAILS INFORMATION

(F.V.) DENOTES "FIELD VERIFY"

(E) DENOTES EXISTING TO REMAIN

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76-MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL

- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
- ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

GENERAL SECTION/ DETAILS

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

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR93309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.)

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

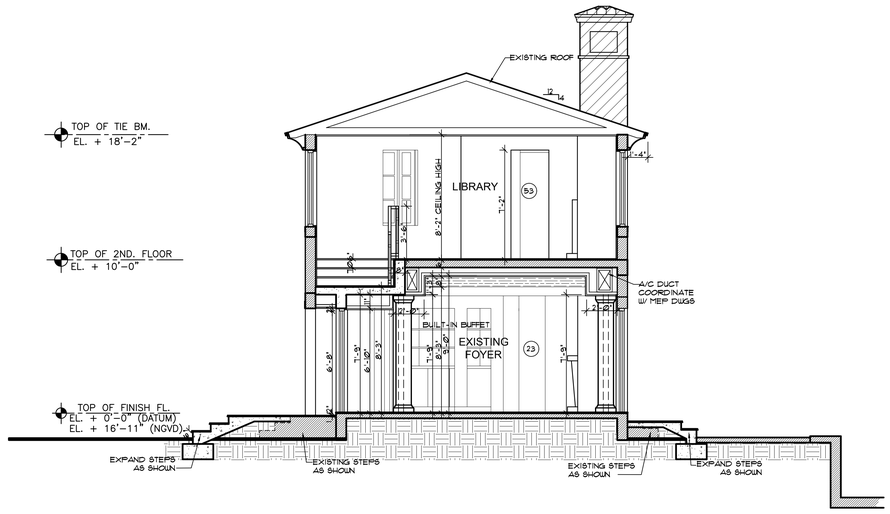
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002538 LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA T. (305) 662-1008
4808 S.W. 72 AVENUE. MIAMI FL. 33155

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

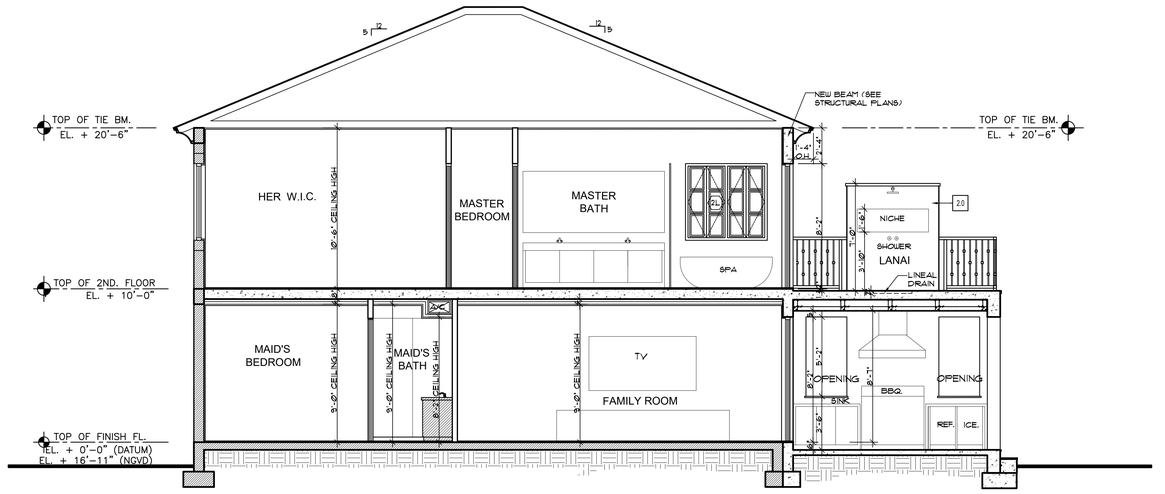
1	2/18/2026
DATE:	2/18/26
ISSUED:	XX
DRAWN:	AR
CHECKED:	
PROJECT No.	

SHEET: A3.1



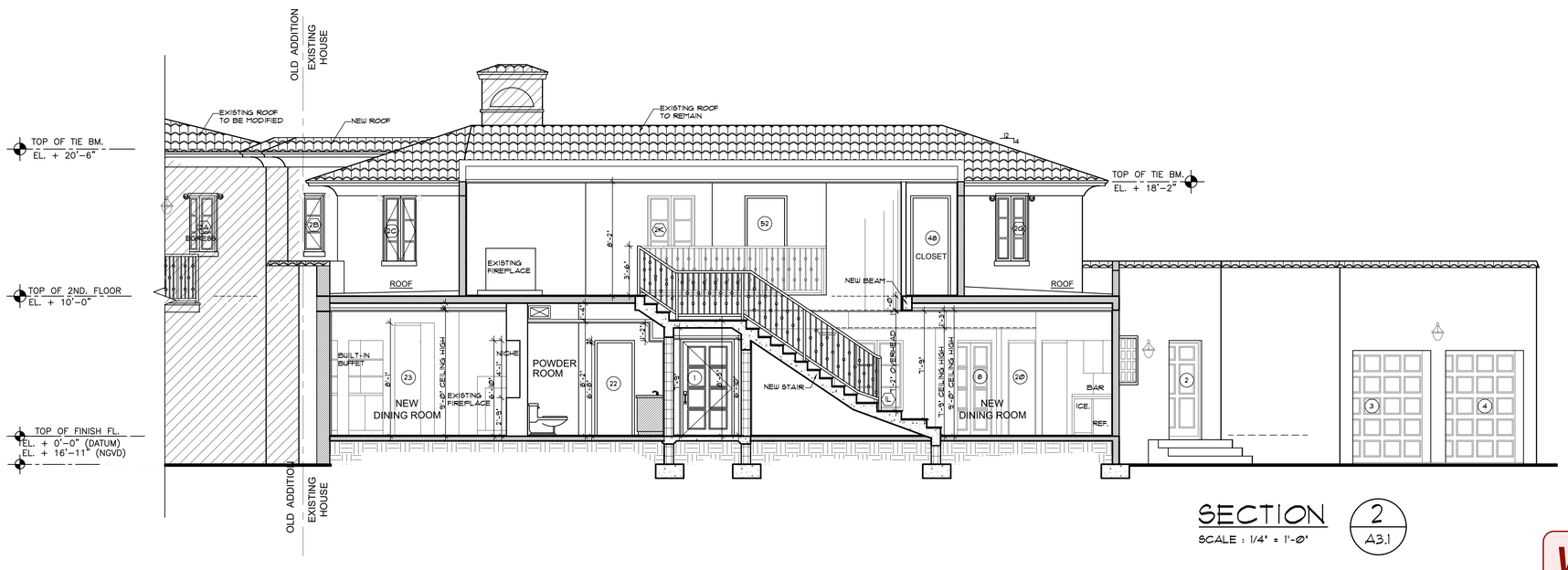
SECTION 1 / A3.1

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



SECTION 5 / A3.1

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



SECTION 2 / A3.1

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

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023. ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT. AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.	PRIOR TO PRODUCTION: VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL • EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC. • EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC. • ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)	ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

GENERAL SECTION/ DETAILS

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

CONSTRUCTION LEGEND :

NEW 8" CMU WALL: WITH 5/8" GYP BD ** ON 1"X3" WD FURRING @ 16" OC ON THE INTERIOR SIDE AND STUCCO FINISH ON THE EXTERIOR	NEW STEEL "COLUMN": IN 1 HOUR FIRE RATED COVER EXTERIOR STL. COLUMNS; GALVANIZED AND PROTECTED W/ ANTI-CORROSION PAINT COATING.
NEW 8" CMU EXTERIOR LOW WALL: STUCCO FINISH ON BOTH SIDES (SEE PLAN FOR T.O.B)	NEW CONCRETE "COLUMN": REFER TO STRUCTURAL DWGS FOR REINFORCING, SIZE & DETAIL INFO.
NEW 4" PARTITION: 3⅝" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O/C WITH 1 FULL LENGTH LAYER OF 5/8" GYP. BD. ** APPLIED VERTICALLY TO EACH SIDE	DENOTES NEW FLOOR OR WALL SURFACE TO BE ALIGN WITH ADJACENT SURFACES AND TO MATCH FINISHES
NEW 1 HR. FIRE RATED WALL: 3⅝" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O/C WITH 1 FULL LENGTH LAYER OF 5/8" TYPE "X" GYP. BD. ** APPLIED VERTICALLY TO EACH SIDE	DENOTES EXISTING. (NOT INCLUDED IN THE SCOPE OF WORK)
** USE CEMENT BOARD IN HIGH-MOISTURE AREAS	* SEE STRUCTURAL DRAWINGS FOR SCHEDULES, REINFORCING AND MORE DETAILS INFORMATION
(F.V.) DENOTES "FIELD VERIFY"	(E) DENOTES EXISTING TO REMAIN

VOID

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR93309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.)

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588
LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
T. (305) 662-1008

RESIDENCE FOR :

1233 ANASTASIA AVENUE

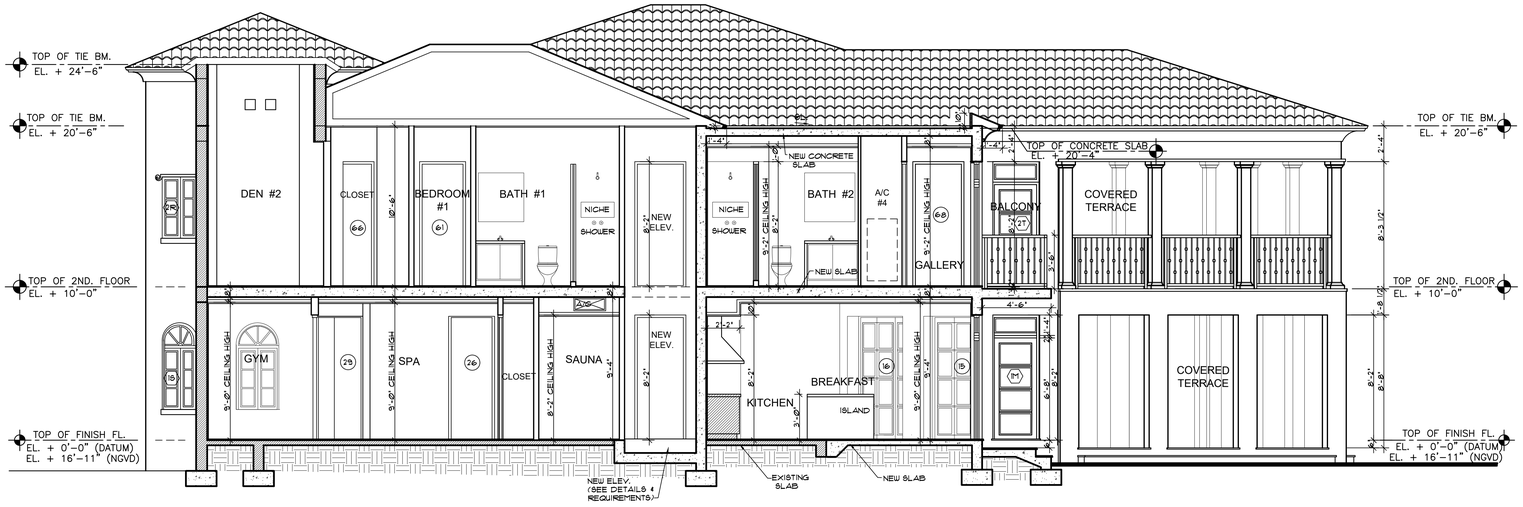
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

DATE: 2/18/26
ISSUED: XX
DRAWN: AR
CHECKED:
PROJECT No.

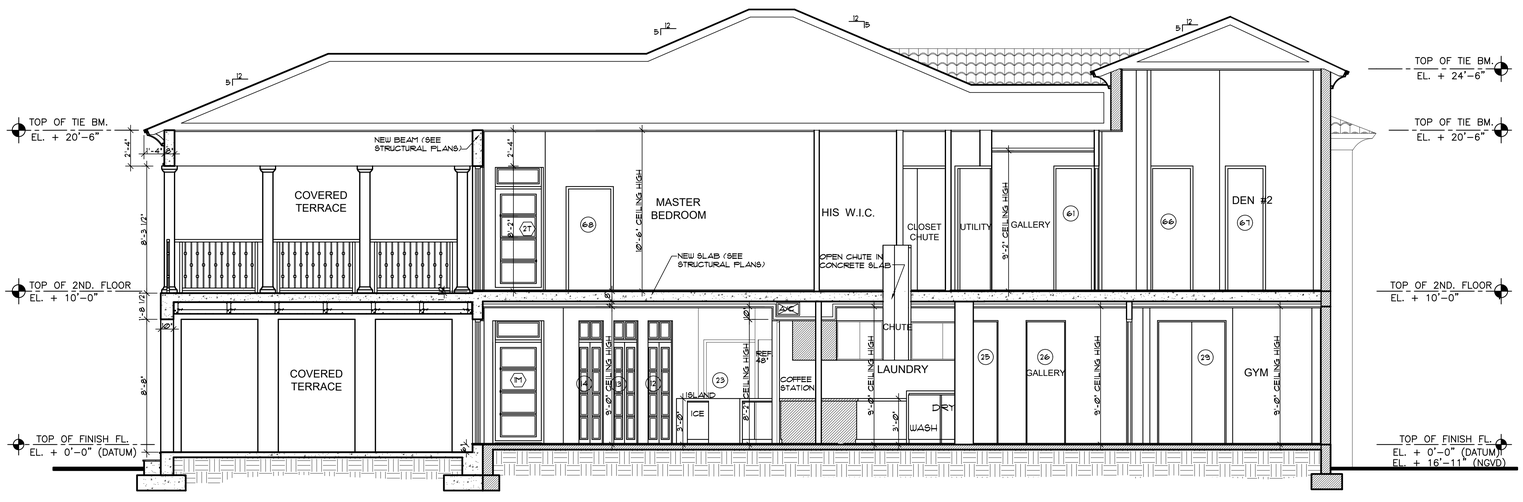
SHEET: A3.1

18 OF 19



SECTION 3 / A3.2

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



SECTION 4 / A3.2

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

CONSTRUCTION LEGEND :

NEW 8" CMU WALL: WITH ½" GYP BD ** ON 1"x2" WD FURRING @ 16" OC ON THE INTERIOR SIDE AND STUCCO FINISH ON THE EXTERIOR	NEW STEEL "COLUMN": IN 1 HOUR FIRE RATED COVER EXTERIOR STL. COLUMNS: GALVANIZED AND PROTECTED W/ ANTI-CORROSION PAINT COATING.
NEW 8" CMU EXTERIOR LOW WALL: STUCCO FINISH ON BOTH SIDES (SEE PLAN FOR T.O.B)	NEW CONCRETE "COLUMN": REFER TO STRUCTURAL DWGS FOR REINFORCING, SIZE & DETAIL INFO.
NEW 4" PARTITION: 3⅝" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O/C WITH 1 FULL LENGTH LAYER OF 5/8" GYP. BD. ** APPLIED VERTICALLY TO EACH SIDE	DENOTES NEW FLOOR OR WALL SURFACE TO BE ALIGN WITH ADJACENT SURFACES AND TO MATCH FINISHES
NEW 1 HR. FIRE RATED WALL: 3⅝" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O/C WITH 1 FULL LENGTH LAYER OF 5/8" TYPE "X" GYP. BD. ** APPLIED VERTICALLY TO EACH SIDE	DENOTES EXISTING. (NOT INCLUDED IN THE SCOPE OF WORK)
** USE CEMENT BOARD IN HIGH-MOISTURE AREAS	* SEE STRUCTURAL DRAWINGS FOR SCHEDULES, REINFORCING AND MORE DETAILS INFORMATION.
(F.V.) DENOTES "FIELD VERIFY"	(E) DENOTES EXISTING TO REMAIN

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.

- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
- ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

GENERAL SECTION/ DETAILS

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

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR093309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.)

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588
LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
T. (305) 662-1008

RESIDENCE FOR :

1233 ANASTASIA AVENUE

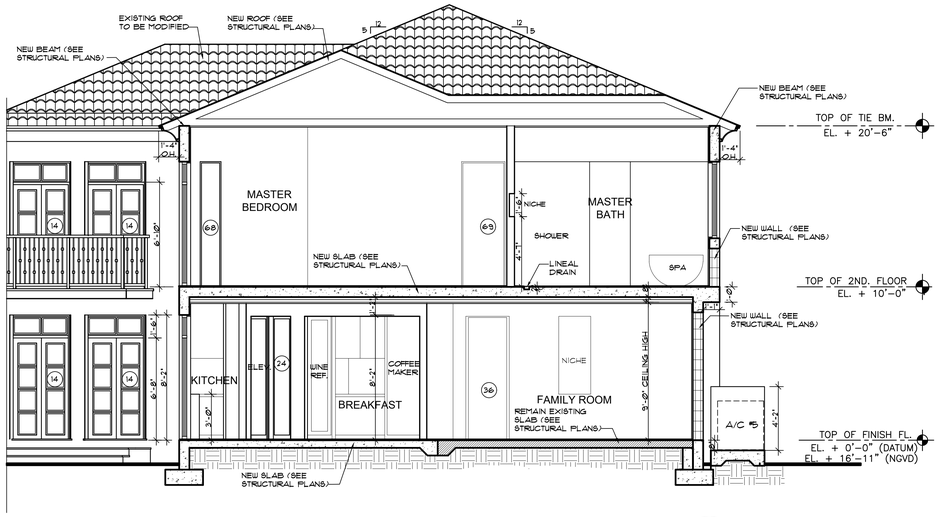
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

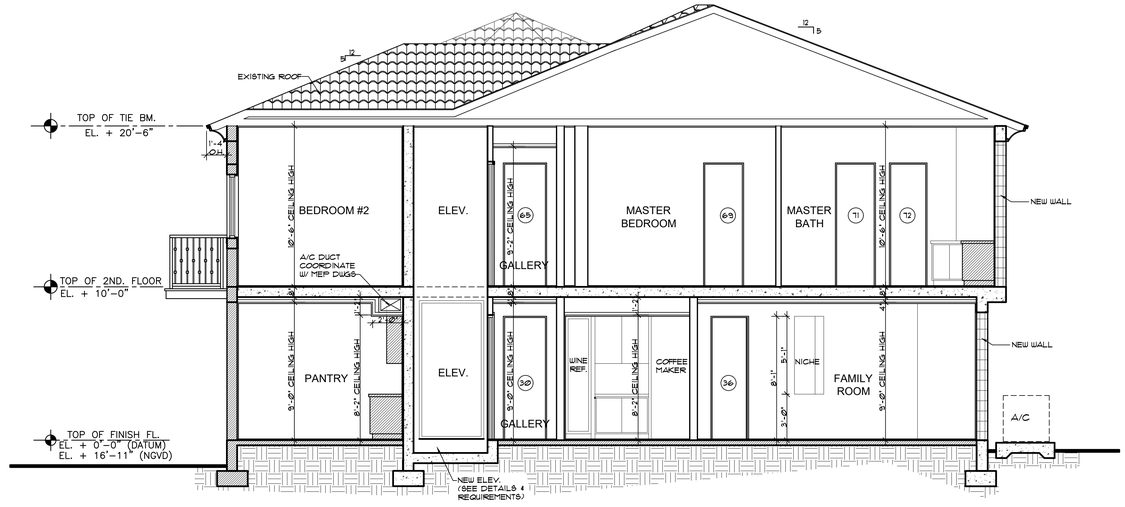
DATE: 2/18/26
ISSUED: XX
DRAWN: AR
CHECKED:
PROJECT No.

SHEET: A3.2

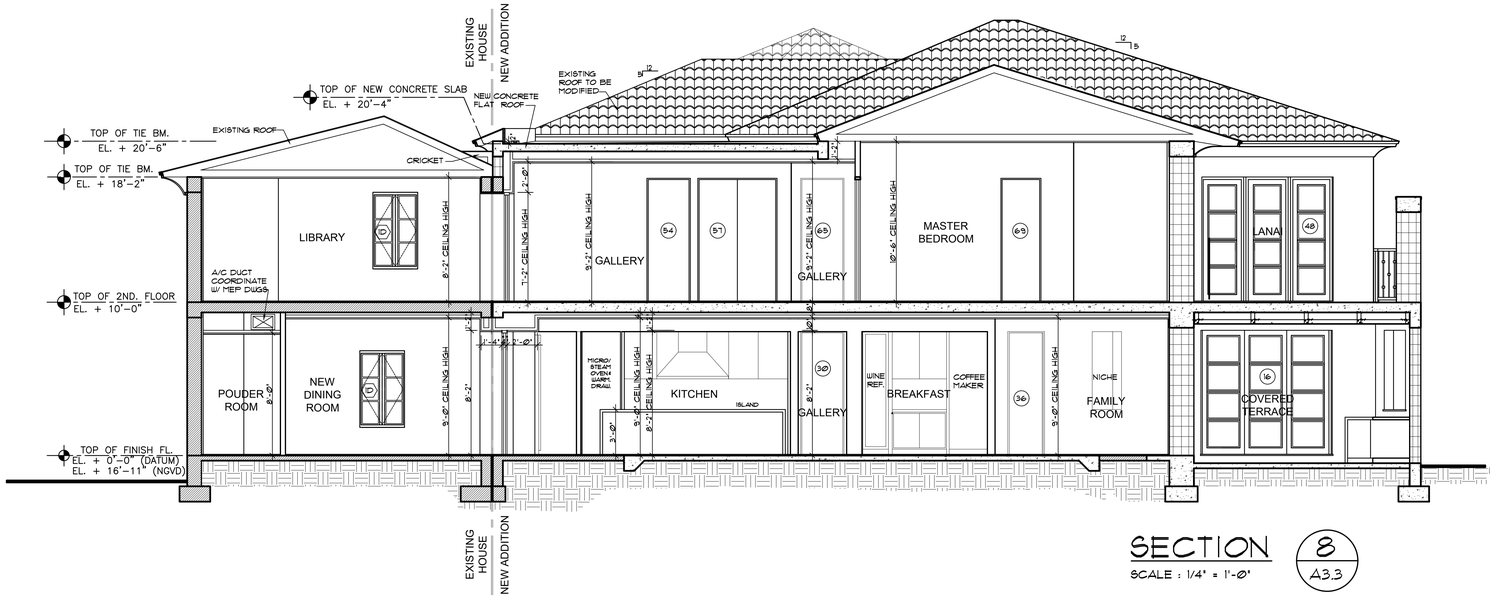
19 OF 19



SECTION 6 / A3.3
SCALE : 1/4" = 1'-Ø"



SECTION 7 / A3.3
SCALE : 1/4" = 1'-Ø"



SECTION 8 / A3.3
SCALE : 1/4" = 1'-Ø"

CONSTRUCTION LEGEND :

NEW 8" CMU WALL: WITH ½" GYP BD. ** ON 1"x2" WD FURRING @ 16" OC ON THE INTERIOR SIDE AND STUCCO FINISH ON THE EXTERIOR	NEW STEEL "COLUMN": IN 1 HOUR FIRE RATED COVER EXTERIOR STL. COLUMNS; GALVANIZED AND PROTECTED W/ ANTI-CORROSION PAINT COATING.
NEW 8" CMU EXTERIOR LOW WALL: STUCCO FINISH ON BOTH SIDES (SEE PLAN FOR T.O.B)	NEW CONCRETE "COLUMN": REFER TO STRUCTURAL DWGS FOR REINFORCING, SIZE & DETAIL INFO.
NEW 4" PARTITION: 3⅝" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O/C WITH 1 FULL LENGTH LAYER OF 5/8" GYP. BD. ** APPLIED VERTICALLY TO EACH SIDE	DENOTES NEW FLOOR OR WALL SURFACE TO BE ALIGN WITH ADJACENT SURFACES AND TO MATCH FINISHES
NEW 1 HR. FIRE RATED WALL: 3⅝" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O/C WITH 1 FULL LENGTH LAYER OF 5/8" TYPE "X" GYP. BD. ** APPLIED VERTICALLY TO EACH SIDE	DENOTES EXISTING. (NOT INCLUDED IN THE SCOPE OF WORK)
** USE CEMENT BOARD IN HIGH-MOISTURE AREAS	* SEE STRUCTURAL DRAWINGS FOR SCHEDULES, REINFORCING AND MORE DETAILS INFORMATION.
(F.V.) DENOTES "FIELD VERIFY"	(E) DENOTES EXISTING TO REMAIN

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
- ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

GENERAL SECTION/ DETAILS
SCALE : 1/4" = 1'-Ø"

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR0933309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DUGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.)

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

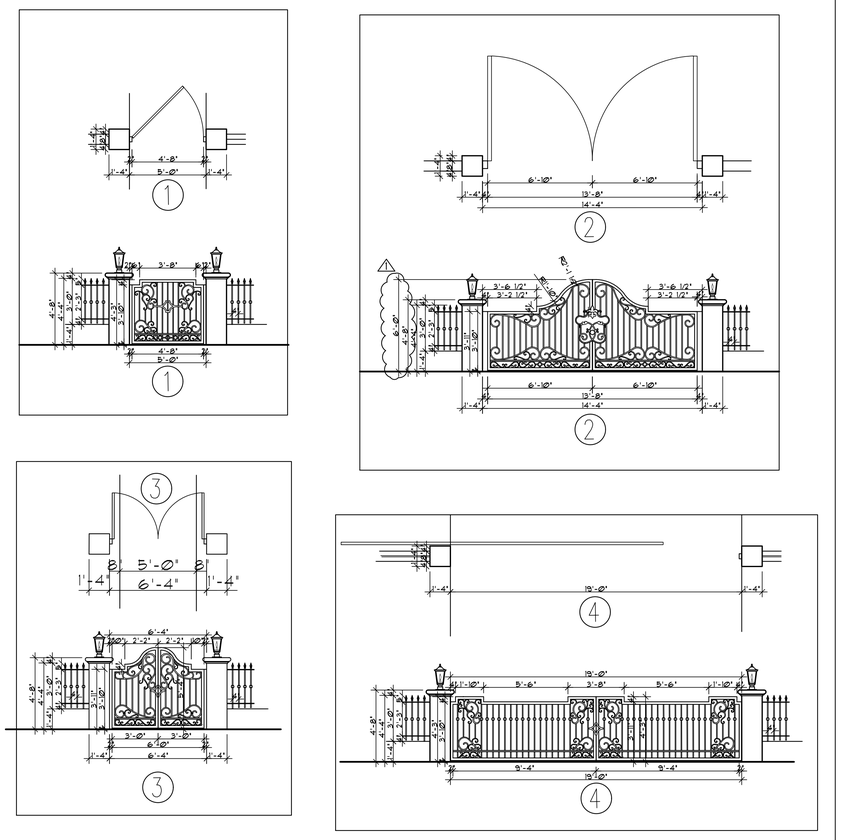
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588
LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
T. (305) 662-1008

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

DATE: 2/18/26
ISSUED: XX
DRAWN: AR
CHECKED:
PROJECT No.

SHEET: A3.3
20 OF 19



GATES ELEVATION

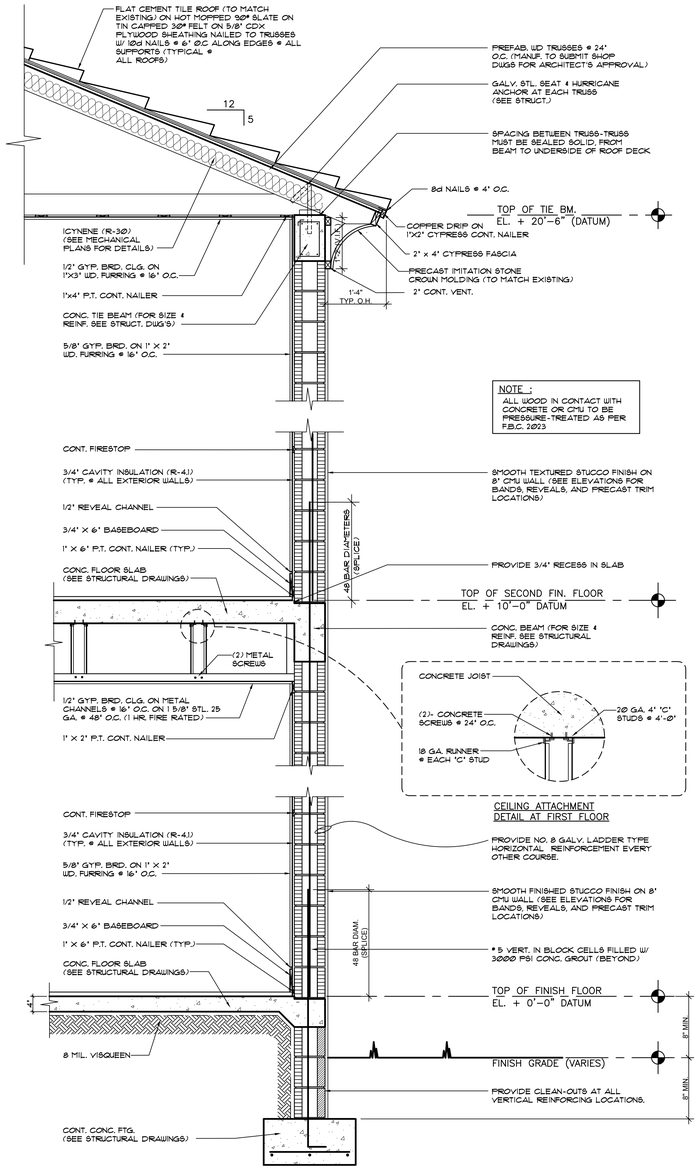
SCALE : AS NOTED

FIRE RATINGS DESCRIPTION :

1 x 3 RURRING 16" O.C. ONE LAYER 5/8" TYPE X GYPSUM LATH 3d CEMENT-COATED OR RING SHANKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMETENTITIOUS COMPOUND OVER JOINTS, EXPOSED NAIL HEADS COVERED WITH COMPOUND OVER JOINTS, EXPOSED NAIL HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATTS, OR BLOWN IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-11.

DROP CEILINGS & EXTERIOR SOFFITS NOTE:

CONTRACTOR TO PROVIDE SHOP DRAWINGS AND CALCULATIONS BY FLORIDA P.E. FOR ALL DROP CEILINGS AND EXTERIOR SOFFITS TO BE REVIEWED AND APPROVED BY THE A.O.R./E.O.R.



TYPICAL 2 STORY WALL SECTION

A / A4.1

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

AS PER 2023 F.B.C. 718.2 FIREBLOCKING.

IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIREBLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTIONS 718.2.2 THROUGH 718.2.7.

718.2.1 FIREBLOCKING MATERIALS.

FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS:

1. TWO-INCH (51 MM) NOMINAL LUMBER.
2. TWO THICKNESSES OF 1-INCH (25 MM) NOMINAL LUMBER WITH BROKEN LAP JOINTS.
3. ONE THICKNESS OF 0.719-INCH (18.3 MM) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH (18.3 MM) WOOD STRUCTURAL PANELS.
4. ONE THICKNESS OF 0.75-INCH (19.1 MM) PARTICLEBOARD WITH JOINTS BACKED BY 0.75-INCH (19 MM) PARTICLEBOARD.
5. ONE-HALF-INCH (12.7 MM) GYPSUM BOARD.
6. ONE-FOURTH-INCH (6.4 MM) CEMENT-BASED MILLBOARD.
7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
8. CELLULOSE INSULATION INSTALLED AS TESTED FOR THE SPECIFIC APPLICATION.

718.2.1 BATTS OR BLANKETS OF MINERAL WOOL OR MINERAL FIBER.

BATTS OR BLANKETS OF MINERAL WOOL OR MINERAL FIBER OR OTHER APPROVED NONRIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT (3048 MM) HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.
718.2.1.2 UNFACED FIBERGLASS.

UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES (406 MM) MEASURED VERTICALLY. WHERE PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION.
718.2.1.3 LOOSE-FILL INSULATION MATERIAL.

LOOSE-FILL INSULATION MATERIAL, INSULATING FOAM SEALANTS AND CAULK MATERIALS SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.
718.2.1.4 FIREBLOCKING INTEGRITY.

THE INTEGRITY OF FIREBLOCKS SHALL BE MAINTAINED.

718.2.1.5 DOUBLE STUD WALLS.

BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIALS SHALL BE ALLOWED AS FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.

718.2.2 CONCEALED WALL SPACES.

FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:

1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).

718.2.3 CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES.

FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
718.2.4 STAIRWAYS.

FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRWAYS SHALL COMPLY WITH SECTION 1011.7.3.
718.2.5 CEILING AND FLOOR OPENINGS.

WHERE REQUIRED BY SECTION 712.1.8, EXCEPTION 1 OF SECTION 714.4.1.2 OR SECTION 714.5, FIREBLOCKING OF THE ANNULAR SPACE AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILINGS AND FLOOR LEVELS SHALL BE INSTALLED WITH A MATERIAL SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION.

718.2.5.1 FACTORY-BUILT CHIMNEYS AND FIREPLACES.

FACTORY-BUILT CHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED IN ACCORDANCE WITH UL 103 AND UL 127.

718.2.6 EXTERIOR WALL COVERINGS.

FIREBLOCKING SHALL BE INSTALLED WITHIN CONCEALED SPACES OF EXTERIOR WALL COVERINGS AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS WHERE PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION AS SPECIFIED IN SECTION 1406 OR WHERE ERECTED WITH COMBUSTIBLE FRAMES. FIREBLOCKING SHALL BE INSTALLED AT MAXIMUM INTERVALS OF 20 FEET (6096 MM) IN EITHER DIMENSION SO THAT THERE WILL BE NO CONCEALED SPACE EXCEEDING 100 SQUARE FEET (9.3 M2) BETWEEN FIREBLOCKING. WHERE WOOD FURRING STRIPS ARE USED, THEY SHALL BE OF APPROVED WOOD OF NATURAL DECAY RESISTANCE OR PRESERVATIVE-TREATED WOOD. IF NONCONTINUOUS, SUCH ELEMENTS SHALL HAVE CLOSED ENDS, WITH NOT LESS THAN 4 INCHES (102 MM) OF SEPARATION BETWEEN SECTIONS.

EXCEPTIONS:

1. FIREBLOCKING OF CORNICES IS NOT REQUIRED IN SINGLE-FAMILY DWELLINGS. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED ONLY AT THE LINE OF DWELLING UNIT SEPARATION.
2. FIREBLOCKING SHALL NOT BE REQUIRED WHERE THE EXTERIOR WALL COVERING IS INSTALLED ON NONCOMBUSTIBLE FRAMING AND THE FACE OF THE EXTERIOR WALL COVERING EXPOSED TO THE CONCEALED SPACE IS COVERED BY ONE OF THE FOLLOWING MATERIALS:
   2.1 ALUMINUM HAVING A MINIMUM THICKNESS OF 0.019 INCH (0.5 MM).
   2.2 CORROSION-RESISTANT STEEL HAVING A BASE METAL THICKNESS NOT LESS THAN 0.016 INCH (0.4 MM) AT ANY POINT.
   2.3 OTHER APPROVED NONCOMBUSTIBLE MATERIALS.
3. FIREBLOCKING SHALL NOT BE REQUIRED WHERE THE EXTERIOR WALL COVERING HAS BEEN TESTED IN ACCORDANCE WITH, AND COMPLIES WITH THE ACCEPTANCE CRITERIA OF, NFPA 285. THE EXTERIOR WALL COVERING SHALL BE INSTALLED AS TESTED IN ACCORDANCE WITH NFPA 285.

718.2.7 CONCEALED SLEEPER SPACES.

WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON MASONRY OR CONCRETE FIRE-RESISTANCE-RATED FLOORS, THE SPACE BETWEEN THE FLOOR SLAB AND THE UNDERSIDE OF THE WOOD FLOORING SHALL BE FILLED WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION OR FIREBLOCKED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER THE FLOORING THAT WILL EXCEED 100 SQUARE FEET (9.3 M2) IN AREA AND SUCH SPACE SHALL BE FILLED SOLIDLY UNDER PERMANENT PARTITIONS SO THAT THERE IS NO COMMUNICATION UNDER THE FLOORING BETWEEN ADJOINING ROOMS.

EXCEPTIONS:

1. FIREBLOCKING IS NOT REQUIRED FOR SLAB-ON-GRADE FLOORS IN GYMNASIUMS.
2. FIREBLOCKING IS REQUIRED ONLY AT THE JUNCTURE OF EACH ALTERNATE LANE AND AT THE ENDS OF EACH LANE IN A BOWLING FACILITY.

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECTS APPROVAL.

- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
- ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

TYP. WALL SECTION & NOTES

SCALE : AS NOTED

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR093309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORT SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.)

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588
LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
T. (305) 662-1008

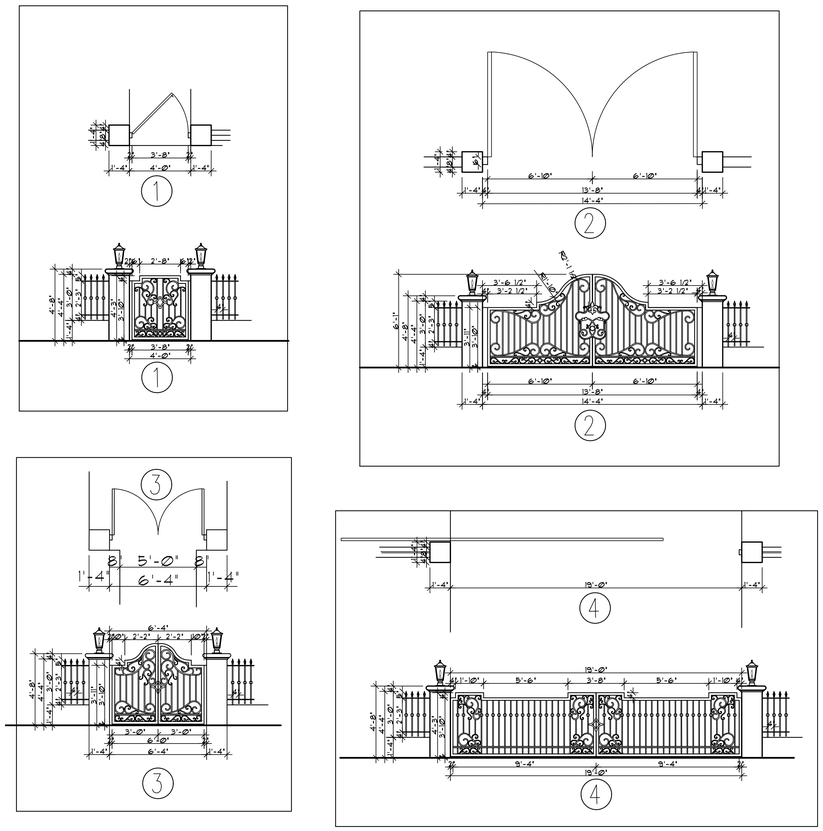
RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

DATE:	2/18/2026
ISSUED:	△2/18/2026
DRAWN:	XX
CHECKED:	AR
PROJECT No.	

SHEET: A4.1

18 OF 19



GATES ELEVATION

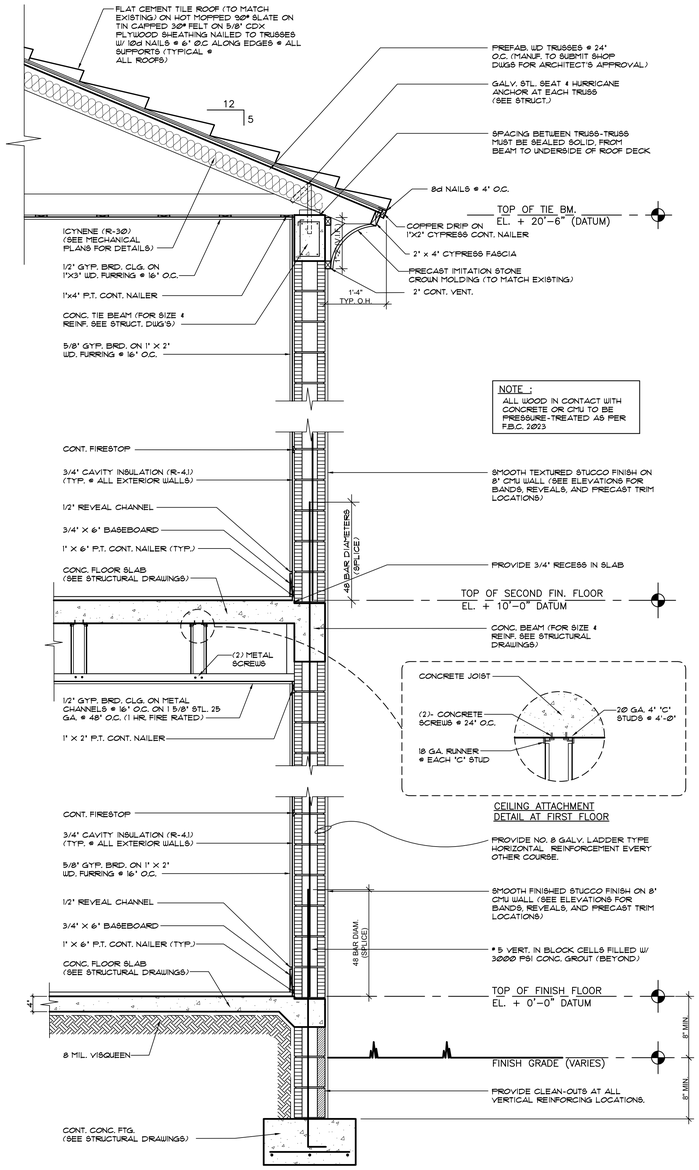
SCALE : AS NOTED

FIRE RATINGS DESCRIPTION :

1 x 3 RURRING 16" O.C. ONE LAYER 5/8" TYPE X GYPSUM LATH 3d CEMENT-COATED OR RING SHANKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMETENTITIOUS COMPOUND OVER JOINTS, EXPOSED NAIL HEADS COVERED WITH COMPOUND OVER JOINTS, EXPOSED NAIL HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATTS, OR BLOWN IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-11.

DROP CEILINGS & EXTERIOR SOFFITS NOTE:

CONTRACTOR TO PROVIDE SHOP DRAWINGS AND CALCULATIONS BY FLORIDA P.E. FOR ALL DROP CEILINGS AND EXTERIOR SOFFITS TO BE REVIEWED AND APPROVED BY THE A.O.R./E.O.R.



TYPICAL 2 STORY WALL SECTION

A / A4.1

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

AS PER 2023 F.B.C. 718.2 FIREBLOCKING.

IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIREBLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTIONS 718.2.2 THROUGH 718.2.7.

718.2.1 FIREBLOCKING MATERIALS.

FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS:

1. TWO-INCH (51 MM) NOMINAL LUMBER.
2. TWO THICKNESSES OF 1-INCH (25 MM) NOMINAL LUMBER WITH BROKEN LAP JOINTS.
3. ONE THICKNESS OF 0.719-INCH (18.3 MM) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH (18.3 MM) WOOD STRUCTURAL PANELS.
4. ONE THICKNESS OF 0.75-INCH (19.1 MM) PARTICLEBOARD WITH JOINTS BACKED BY 0.75-INCH (19 MM) PARTICLEBOARD.
5. ONE-HALF-INCH (12.7 MM) GYPSUM BOARD.
6. ONE-FOURTH-INCH (6.4 MM) CEMENT-BASED MILLBOARD.
7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
8. CELLULOSE INSULATION INSTALLED AS TESTED FOR THE SPECIFIC APPLICATION.

718.2.1 BATTS OR BLANKETS OF MINERAL WOOL OR MINERAL FIBER.

BATTS OR BLANKETS OF MINERAL WOOL OR MINERAL FIBER OR OTHER APPROVED NONRIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT (3048 MM) HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.
718.2.1.2 UNFACED FIBERGLASS.

UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES (406 MM) MEASURED VERTICALLY. WHERE PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION.
718.2.1.3 LOOSE-FILL INSULATION MATERIAL.

LOOSE-FILL INSULATION MATERIAL, INSULATING FOAM SEALANTS AND CAULK MATERIALS SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.
718.2.1.4 FIREBLOCKING INTEGRITY.

THE INTEGRITY OF FIREBLOCKS SHALL BE MAINTAINED.

718.2.1.5 DOUBLE STUD WALLS.

BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIALS SHALL BE ALLOWED AS FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.

718.2.2 CONCEALED WALL SPACES.

FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:

1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).

718.2.3 CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES.

FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
718.2.4 STAIRWAYS.

FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRWAYS SHALL COMPLY WITH SECTION 1011.7.3.
718.2.5 CEILING AND FLOOR OPENINGS.

WHERE REQUIRED BY SECTION 712.1.8, EXCEPTION 1 OF SECTION 714.4.1.2 OR SECTION 714.5, FIREBLOCKING OF THE ANNULAR SPACE AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILINGS AND FLOOR LEVELS SHALL BE INSTALLED WITH A MATERIAL SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION.

718.2.5.1 FACTORY-BUILT CHIMNEYS AND FIREPLACES.

FACTORY-BUILT CHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED IN ACCORDANCE WITH UL 103 AND UL 127.

718.2.6 EXTERIOR WALL COVERINGS.

FIREBLOCKING SHALL BE INSTALLED WITHIN CONCEALED SPACES OF EXTERIOR WALL COVERINGS AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS WHERE PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION AS SPECIFIED IN SECTION 1406 OR WHERE ERECTED WITH COMBUSTIBLE FRAMES. FIREBLOCKING SHALL BE INSTALLED AT MAXIMUM INTERVALS OF 20 FEET (6096 MM) IN EITHER DIMENSION SO THAT THERE WILL BE NO CONCEALED SPACE EXCEEDING 100 SQUARE FEET (9.3 M2) BETWEEN FIREBLOCKING. WHERE WOOD FURRING STRIPS ARE USED, THEY SHALL BE OF APPROVED WOOD OF NATURAL DECAY RESISTANCE OR PRESERVATIVE-TREATED WOOD. IF NONCONTINUOUS, SUCH ELEMENTS SHALL HAVE CLOSED ENDS, WITH NOT LESS THAN 4 INCHES (102 MM) OF SEPARATION BETWEEN SECTIONS.

EXCEPTIONS:

1. FIREBLOCKING OF CORNICES IS NOT REQUIRED IN SINGLE-FAMILY DWELLINGS. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED ONLY AT THE LINE OF DWELLING UNIT SEPARATION.
2. FIREBLOCKING SHALL NOT BE REQUIRED WHERE THE EXTERIOR WALL COVERING IS INSTALLED ON NONCOMBUSTIBLE FRAMING AND THE FACE OF THE EXTERIOR WALL COVERING EXPOSED TO THE CONCEALED SPACE IS COVERED BY ONE OF THE FOLLOWING MATERIALS:
   2.1 ALUMINUM HAVING A MINIMUM THICKNESS OF 0.019 INCH (0.5 MM).
   2.2 CORROSION-RESISTANT STEEL HAVING A BASE METAL THICKNESS NOT LESS THAN 0.016 INCH (0.4 MM) AT ANY POINT.
   2.3 OTHER APPROVED NONCOMBUSTIBLE MATERIALS.
3. FIREBLOCKING SHALL NOT BE REQUIRED WHERE THE EXTERIOR WALL COVERING HAS BEEN TESTED IN ACCORDANCE WITH, AND COMPLIES WITH THE ACCEPTANCE CRITERIA OF, NFPA 285. THE EXTERIOR WALL COVERING SHALL BE INSTALLED AS TESTED IN ACCORDANCE WITH NFPA 285.

718.2.7 CONCEALED SLEEPER SPACES.

WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON MASONRY OR CONCRETE FIRE-RESISTANCE-RATED FLOORS, THE SPACE BETWEEN THE FLOOR SLAB AND THE UNDERSIDE OF THE WOOD FLOORING SHALL BE FILLED WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION OR FIREBLOCKED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER THE FLOORING THAT WILL EXCEED 100 SQUARE FEET (9.3 M2) IN AREA AND SUCH SPACE SHALL BE FILLED SOLIDLY UNDER PERMANENT PARTITIONS SO THAT THERE IS NO COMMUNICATION UNDER THE FLOORING BETWEEN ADJOINING ROOMS.

EXCEPTIONS:

1. FIREBLOCKING IS NOT REQUIRED FOR SLAB-ON-GRADE FLOORS IN GYMNASIUMS.
2. FIREBLOCKING IS REQUIRED ONLY AT THE JUNCTURE OF EACH ALTERNATE LANE AND AT THE ENDS OF EACH LANE IN A BOWLING FACILITY.

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECTS APPROVAL.

- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
- ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

TYP. WALL SECTION & NOTES

SCALE : AS NOTED

VOID

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — REGISTERED ARCHITECT — AR093309

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORT SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.)

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588
Antonio E. Rodriguez, Architect, AIA — LIC. No. AR93309
4808 S.W. 72 AVENUE, MIAMI FL. 33155 — T. (305) 662-1008

RESIDENCE FOR :

1233 ANASTASIA AVENUE

CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

DATE: 12/8/25
ISSUED: XX
DRAWN: AR
CHECKED:
PROJECT No.

SHEET: A4.1

18 OF 19

DOOR SCHEDULE

	No.	LOCATION	SIZE WIDTH	SIZE HEIGHT	SIZE THICK	TYPE	MATERIAL	FINISH	THRSHLD.	FRAME	FRAME COLOR	GLAZING	REMARKS
++	(1)	EXISTING FOYER	3'-6"	6'-8"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS (V.I.F. DIMENSION)
++	(2)	GALLERY	3'-0"	6'-8"	1-3/4"	FRENCH	ALUMIN.	FACT. FIN.	ALUMIN.	ALUM.	WHITE		(V.I.F. DIMENSION)
	(3)	GARAGE	8'-0"	8'-0"	1-3/4"	OVERHEAD	WOOD/AL	FACT. FIN.	1-1/2"RAINCUT	WOOD	WHITE		(V.I.F. DIMENSION)
	(4)	GARAGE	8'-0"	8'-0"	1-3/4"	OVERHEAD	WOOD/AL	FACT. FIN.	1-1/2"RAINCUT	WOOD	WHITE		(V.I.F. DIMENSION)
*	(5)	POOL BATH	2'-6"	6'-8"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	WHITE	CLEAR	CAT. II SAF. GLASS
*	(6)	DEN ¶	4'-0"	6'-8"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	WHITE	CLEAR	CAT. II SAF. GLASS (V.I.F. DIMENSION)
*	(7)	DEN ¶	4'-0"	6'-8"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	WHITE	CLEAR	CAT. II SAF. GLASS (V.I.F. DIMENSION)
*	(8)	LIVING ROOM	4'-0"	6'-8"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	WHITE	CLEAR	CAT. II SAF. GLASS (V.I.F. DIMENSION)
*	(9)	EXISTING FOYER	4'-0"	6'-8"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	WHITE	CLEAR	CAT. II SAF. GLASS.
*	(10)	EXISTING FOYER	4'-0"	6'-8"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	WHITE	CLEAR	CAT. II SAF. GLASS. DECORATIVE ARC (V.I.F. DIMENSION)
*	(11)	EXISTING FOYER	4'-0"	6'-8"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	WHITE	CLEAR	CAT. II SAF. GLASS.
*	(12)	KITCHEN	4'-0"	6'-8"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	WHITE	CLEAR	CAT. II SAF. GLASS, W/ 16" H. TRANSOM
*	(13)	KITCHEN	4'-0"	6'-8"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	WHITE	CLEAR	CAT. II SAF. GLASS, W/ 16" H. TRANSOM
*	(14)	KITCHEN	4'-0"	6'-8"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	WHITE	CLEAR	CAT. II SAF. GLASS, W/ 16" H. TRANSOM
*	(15)	BREAKFAST	18'-0"	8'-0"	1-3/4"	BI-FOLD	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	WHITE	CLEAR	CAT. II SAF. GLASS
*	(16)	FAMILY ROOM	9'-0"	8'-0"	1-3/4"	BI-FOLD	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	WHITE	CLEAR	CAT. II SAF. GLASS
	(17)	GALLERY (LAUNDRY)	3'-0"	8'-0"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	WHITE	CLEAR	CAT. II SAF. GLASS
	(18)	EXISTING GARAGE	3'-0"	6'-8"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			1 HR FIRE RATED, METAL CLAD W/ SELF-CLOSING DIVICE
	(19)	STORAGE GARAGE	3'-0"	6'-8"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			1 HR FIRE RATED, METAL CLAD W/ SELF-CLOSING DIVICE
	(20)	DEN ¶	2'-8"	6'-8"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(21)	POOL BATH	2'-8"	6'-8"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			
	(22)	POWDER ROOM	2'-6"	6'-8"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			
	(23)	KITCHEN	4'-0"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			POCKET DOOR
	(24)	CLOSET A/C ¶	2'-6"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(25)	UTILITY CL. (MOP SINK)	5'-0"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			
	(26)	SPA	2'-8"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(27)	CLOSET	2'-8"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(28)	BATH ROOM	2'-6"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			
	(29)	GYM	4'-8"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(30)	GYM	2'-8"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(31)	GALLERY	3'-0"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			NON-LOCKABLE
	(32)	LAUNDRY	3'-0"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			
	(33)	MAID'S BEDROOM	2'-8"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(34)	MAID'S CLOSET	2'-6"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(35)	MAID'S BATH	2'-8"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			POCKET DOOR
	(36)	POWDER ROOM	2'-6"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			
++	(44)	CLOSET A/C #5	2'-6"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
		SECOND FLOOR											
	(37)	BEDROOM ¶	5'-0"	7'-0"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS. (V.I.F. DIMENSIONS)
	(38)	BEDROOM ¶	5'-0	7'-0"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS. (V.I.F. DIMENSIONS)
	(39)	GALLERY	4'-0"	6'-8"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS, W/ 16" H. TRANSOM
	(40)	GALLERY	4'-0"	6'-8"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS, W/ 16" H. TRANSOM
	(41)	GALLERY	4'-0"	6'-8"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS, W/ 16" H. TRANSOM
	(42)	N/A											
	(43)	MASTER BEDROOM	5'-4"	8'-0"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS
	(44)	MASTER BEDROOM	5'-4"	8'-0"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS
	(45)	MASTER BEDROOM	5'-4"	8'-0"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS
	(46)	MASTER BATH ¶	6'-0"	8'-0"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS
	(47)	DEN #3	2'-8"	7'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(48)	CLOSET	2'-6"	7'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(49)	A/C #3	2'-6"	7'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			FULLY LOUVERED
	(50)	CLOSET	2'-6"	7'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(51)	BATH #4	2'-6"	7'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			
	(52)	BATH #4	2'-8"	7'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			
	(53)	GALLERY	3'-6"	7'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			POCKET DOOR
	(54)	BEDROOM #2	2'-8"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(55)	BATH #2	2'-8"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			
	(56)	W.I.C.	2'-8"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(57)	A/C #3, A/C #4	5'-0"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			FULLY LOUVERED
	(58)	LINEN CLOSET	2'-4"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(59)	LAUNDRY CHUTE	4'-8"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(60)	UTILITY CL. (MOP SINK) TRASH CHUTE	4'-8"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			
	(61)	BEDROOM ¶	2'-8"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(62)	BATH ¶	2'-8"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			
	(63)	CLOSET	2'-8"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(64)	CLOSET	2'-8"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(65)	DEN #2	2'-8"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(66)	CLOSET	2'-8"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(67)	BATH #3	2'-6"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			
	(68)	MASTER BEDROOM	3'-0"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(69)	HIS W.I.C.	2'-8"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(70)	HER W.I.C.	2'-8"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(71)	MASTER BATH	2'-8"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			
	(72)	W.C	2'-6"	8'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			

* 1. All doors ¶ windows with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and its screen are opened. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm shall be equipped with a manual means to temporarily deactivate the alarm for a single opening. Such deactivation shall last no more than 15 seconds. The deactivation switch shall be located at least 54 inches above the threshold of the door.

++ 2. Other means of protection, such as self-closing doors with self-latching devices or doors with positive mechanical latching locking devices installed a minimum 54 inches above the threshold, which are approved by the administrative authority, shall be accepted.

3. Coordinate thickness of door with manufacturer.

++ 4. Impact resistant, means of escape. (As per F.B.C. 2023)

WINDOW SCHEDULE

SYMBOL	LOCATION	TYPE	OVERALL SIZE WIDTH X HT.	THICKNESS	FRAME COLOR	GLAZING	REMARKS (SEE FLOOR PLANS FOR EGRESS LOCATIONS)
(A)	SPA	MOD. CAS.	37 X 50 3/4	5/8"	WHITE	CLEAR	CAT. II SAF. GLASS, W/ 18.5" H. ARC. TRANSOM EGRESS (V.I.F. DIMENSION)
(B)	SPA	MOD. CAS.	37 X 50 3/4	5/8"	WHITE	CLEAR	CAT. II SAF. GLASS, W/ 18.5" H. ARC. TRANSOM (V.I.F. DIMENSION)
(C)	BATH	MOD. CAS.	37 X 50 3/4	5/8"	WHITE	CLEAR	CAT. II SAF. GLASS, W/ 18.5" H. ARC. TRANSOM (V.I.F. DIMENSION)
(D)	NEW DINING ROOM	MOD. CAS.	37 X 63	5/8"	WHITE	CLEAR	CAT. II SAF. GLAZING. V.I.F. DIMENSION)
(E)	NEW DINING ROOM	MOD. CAS.	37 X 63	5/8"	WHITE	CLEAR	CAT. II SAF. GLAZING.V.I.F. DIMENSION)
(F)	LIVING ROOM	MOD. CAS.	26 1/2 X 26	5/8"	WHITE	CLEAR	(V.I.F. DIMENSION)
(G)	LIVING ROOM	MOD. CAS.	26 1/2 X 26	5/8"	WHITE	CLEAR	(V.I.F. DIMENSION)
(H)	LIVING ROOM	MOD. CAS.	26 1/2 X 26	5/8"	WHITE	CLEAR	(V.I.F. DIMENSION)
(I)	LIVING ROOM	MOD. CAS.	37 X 38 3/4	5/8"	WHITE	CLEAR	(V.I.F. DIMENSION)
* (U)	GARAGE	MOD. CAS.	36 X 42	5/8"	WHITE	CLEAR	(V.I.F. DIMENSION)
* (K)	POOL BATH	FIXED	18 X 42	5/8"	WHITE	CLEAR	CAT. II SAF. GLAZING (V.I.F. DIMENSION)
* (L)	LIVING ROOM	2(MOD. CAS.)	48 X 60	5/8"	WHITE	CLEAR	CAT. II SAF. GLAZING (V.I.F. DIMENSION)
* (M)	BREAKFAST	FIXED	40 X 80	5/8"	WHITE	CLEAR	W/ 16" H. TRANSOM
(N)	MAID'S BEDROOM	MOD. CAS.	37 X 50 3/4	5/8"	WHITE	CLEAR	W/ 18.5" H. ARC. TRANSOM EGRESS (V.I.F. DIMENSION)
(O)	MAID'S BEDROOM	MOD. CAS.	37 X 50 3/4	5/8"	WHITE	CLEAR	W/ 18.5" H. ARC. TRANSOM (V.I.F. DIMENSION)
(P)	GYM	MOD. CAS.	37 X 50 3/4	5/8"	WHITE	CLEAR	W/ 18.5" H. ARC. TRANSOM EGRESS V.I.F.
(Q)	GYM	MOD. CAS.	37 X 50 3/4	5/8"	WHITE	CLEAR	W/ 18.5" H. ARC. TRANSOM (V.I.F. DIMENSION)
(R)	GYM	MOD. CAS.	37 X 50 3/4	5/8"	WHITE	CLEAR	W/ 18.5" H. ARC. TRANSOM (V.I.F. DIMENSION)
(S)	GYM	MOD. CAS.	37 X 50 3/4	5/8"	WHITE	CLEAR	W/ 18.5" H. ARC. TRANSOM (V.I.F. DIMENSION)
(T)	STAIR	MOD. CAS.	26 1/2 X 26	5/8"	WHITE	CLEAR	(V.I.F. DIMENSION)
	SECOND FLOOR						
(A)	BEDROOM #2	MOD. CAS.	32 X 48	5/8"	WHITE	CLEAR	(V.I.F. DIMENSION) EGRESS
(B)	BEDROOM #2	MOD. CAS.	24 X 48	5/8"	WHITE	CLEAR	(V.I.F. DIMENSION)
(C)	LIBRARY	2(MOD. CAS.)	40 X 60	5/8"	WHITE	CLEAR	(V.I.F. DIMENSION)
(D)	STAIR	2(MOD. CAS.)	40 X 60	5/8"	WHITE	CLEAR	(V.I.F. DIMENSION)
(E)	STAIR	2(MOD. CAS.)	40 X 60	5/8"	WHITE	CLEAR	(V.I.F. DIMENSION)
(F)	STAIR	2(MOD. CAS.)	40 X 60	5/8"	WHITE	CLEAR	(V.I.F. DIMENSION)
(G)	DEN #3	2(MOD. CAS.)	40 X 60	5/8"	WHITE	CLEAR	(V.I.F. DIMENSION)
(H)	DEN #3	2(MOD. CAS.)	40 X 60	5/8"	WHITE	CLEAR	EGRESS (V.I.F. DIMENSION)
(I)	DEN #3	FIXED	18 X 30	5/8"	WHITE	CLEAR	(V.I.F. DIMENSION)
(J)	BATH #3	2(MOD. CAS.)	40 X 60	5/8"	WHITE	CLEAR	CAT. II SAF. GLAZING
(K)	LIBRARY	2(MOD. CAS.)	40 X 60	5/8"	WHITE	CLEAR	(V.I.F. DIMENSION)
(L)	MASTER BATH	2(MOD. CAS.)	64 X 60	5/8"	WHITE	CLEAR	CAT. II SAF. GLAZING
(M)	W.C	MOD. CAS.	32 X 60	5/8"	WHITE	CLEAR	CAT. II SAF. GLAZING
(N)	HER W.I.C.	MOD. CAS.	36 X 60	5/8"	WHITE	CLEAR	
(O)	HIS W.I.C.	MOD. CAS.	24 X 60	5/8"	WHITE	CLEAR	
(P)	DEN #2	MOD. CAS.	36 X 48	5/8"	WHITE	CLEAR	EGRESS (V.I.F. DIMENSION)
(Q)	DEN #2	MOD. CAS.	36 X 48	5/8"	WHITE	CLEAR	(V.I.F. DIMENSION)
(R)	DEN #2	MOD. CAS.	36 X 48	5/8"	WHITE	CLEAR	(V.I.F. DIMENSION)
(S)	BATH ¶	FIXED	ø 16	5/8"	WHITE	CLEAR	(V.I.F. DIMENSION)
(T)	MASTER BEDROOM	FIXED	40 X 80	5/8"	WHITE	CLEAR	W/ 16" H. TRANSOM

#1. All windows with direct access to the pool area w/ sills less than 48" AFF, shall be equipped with an alarm which produces an audible warning when the window and its screen are opened as per FBC 2023. The alarm shall sound continuously for a minimum of 30 seconds immediately after the window is opened and be capable of being heard throughout the house during normal household activities.
The alarm shall automatically reset under all conditions. The alarm shall be equipped with a manual means to temporarily deactivate the alarm for a single opening. Such deactivation shall last no more than 15 seconds. The deactivation switch shall be located at least 54 inches above finish floor.

2. AS PER F.B.C. R308, ANY GLAZING MATERIAL WITHIN 48 INCHES OF AN EXTERIOR DOOR SHALL BE CATEGORY II SAFETY GLASS.

3. AS PER F.B.C. R308, ANY GLAZING MATERIAL IN ANY WINDOW ADJACENT TO A TUB AND SHOWER COMPARTMENT SHALL BE CATEGORY II SAFETY GLASS.

4. AS PER F.B.C. BUILDING 2406.1 ALL GLAZING LARGER THAN 9 SQ. FT. MUST BE CATEGORY II SAFETY GLASS. MANUFACTURER SHALL STORE GLASS ON SITE READILY ACCESSIBLE FOR INSPECTION.

ROOM FINISH SCHEDULE

	LOCATION	FLOOR	BASEBOARD	WALL	CEILING	REMARKS
	FIRST FLOOR					
*	COVERED ENTRY	STONE		STUCCO	T&G	NON-SLIPPERY
*	COVERED TERRACES	STONE		STUCCO	T&G	NON-SLIPPERY
	EXISTING GARAGE	EXP. CONC		STUCCO	GYP. BD.	NON-SLIPPERY
	EXISTING FOYER	STONE	WOOD	GYP. BD.	GYP. BD.	
	NEW DINING ROOM	STONE	WOOD	GYP. BD.	GYP. BD.	
	LIVING ROOM	STONE	WOOD	GYP. BD.	GYP. BD.	
	FAMILY ROOM	STONE	WOOD	GYP. BD.	GYP. BD.	
	BREAKFAST	STONE	WOOD	GYP. BD.	GYP. BD.	
	A/C ¶, A/C #2	STONE	WOOD	GYP. BD.	GYP. BD.	
	STORAGE	STONE	WOOD	GYP. BD.	GYP. BD.	
	DEN ¶	STONE	WOOD	GYP. BD.	GYP. BD.	
	GALLERY	STONE	WOOD	GYP. BD.	GYP. BD.	
	GYM	STONE	WOOD	GYP. BD.	GYP. BD.	
	MAID'S BEDROOM	STONE	WOOD	GYP. BD.	GYP. BD.	
	MAID'S CLOSET	STONE	WOOD	GYP. BD.	GYP. BD.	
	SPA	STONE	WOOD	GYP. BD.	GYP. BD.	
	CLOSETS	STONE	WOOD	GYP. BD.	GYP. BD.	
	UTILITY	STONE	WOOD	GYP. BD.	GYP. BD.	
	PANTRY	STONE	WOOD	GYP. BD.	GYP. BD.	
**	KITCHEN	STONE	WOOD	M.R. GYP. BD.	M.R. GYP. BD.	
**	LAUNDRY	STONE	WOOD	M.R. GYP. BD.	M.R. GYP. BD.	NON-SLIPPERY
**	POUDER ROOM	STONE	WOOD	M.R. GYP. BD.	M.R. GYP. BD.	NON-SLIPPERY
**	POOL BATH	STONE	WOOD	M.R. GYP. BD.	M.R. GYP. BD.	NON-SLIPPERY
**	MAID'S BATH	STONE	WOOD	M.R. GYP. BD.	M.R. GYP. BD.	NON-SLIPPERY
	SECOND FLOOR					
	COVERED TERRACE	STONE		STUCCO	T&G	NON-SLIPPERY
	LANAI	STONE		STUCCO		NON-SLIPPERY
	BALCONY	STONE		STUCCO		NON-SLIPPERY
	MASTER BEDROOM	STONE	WOOD	GYP. BD.	GYP. BD.	
	BEDROOM ¶	STONE	WOOD	GYP. BD.	GYP. BD.	
	BEDROOM #2	STONE	WOOD	GYP. BD.	GYP. BD.	
	LIBRARY	STONE	WOOD	GYP. BD.	GYP. BD.	
	WALK-IN CLOSETS	STONE	WOOD	GYP. BD.	GYP. BD.	
	A/C #3, A/C #4, A/C #5	STONE	WOOD	GYP. BD.	GYP. BD.	
	LINEN CLOSET	STONE	WOOD	GYP. BD.	GYP. BD.	
	GALLERY	STONE	WOOD	GYP. BD.	GYP. BD.	
	DEN ¶	STONE	WOOD	GYP. BD.	GYP. BD.	
	DEN #3	STONE	WOOD	GYP. BD.	GYP. BD.	
**	MASTER BATHROOM	STONE	WOOD	M.R. GYP. BD.	M.R. GYP. BD.	NON-SLIPPERY
**	BATH ¶	STONE	WOOD	M.R. GYP. BD.	M.R. GYP. BD.	NON-SLIPPERY
**	BATH #2	STONE	WOOD	M.R. GYP. BD.	M.R. GYP. BD.	NON-SLIPPERY
**	BATH #3	STONE	WOOD	M.R. GYP. BD.	M.R. GYP. BD.	NON-SLIPPERY
**	W.C.	STONE	WOOD	M.R. GYP. BD.	M.R. GYP. BD.	

NOTES:

** 1/2" DUROCK TO BE USED AS BACKER BOARD FOR TILES AND SHOWER COMPARTMENTS.
* 1"X6" T&G PLANKS (TYP. @ ALL EXT. CL'GS U.O.N.).
*** SMOOTH STUCCO CEILING ON METAL LATH ON 3/4" PLYWOOD SHEATHING (TYP. @ ALL EXT. CL'GS U.O.N.).

- SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NON-ABSORBENT WATER-RESISTENT MATERIALS TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE COMPARTMENT FLOOR AT THE DRAIN AS PER F.B.C. 2023.

DROP CEILINGS & EXTERIOR SOFFITS NOTE:

CONTRACTOR TO PROVIDE SHOP DRAWINGS AND CALCULATIONS BY FLORIDA P.E. FOR ALL DROP CEILINGS AND EXTERIOR SOFFITS TO BE REVIEWED AND APPROVED BY THE A.O.R./E.O.R.

U-FACTOR = _____ Impact Glass, Clear

SHGC = _____

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP ¶ BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW ¶ DOOR ROUGH OPENINGS WITH WINDOW ¶ DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL

- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
- ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

SCHEDULES

SCALE : NTS

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR093309 — REGISTERED ARCHITECT

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS ¶ CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED ¶ SEALED BY A FLORIDA LICENSE ENGINEER.)

COPYRIGHT © 2024 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588
Antonio E. Rodriguez, Architect, AIA — LIC. No. AR93309
4808 S.W. 72 AVENUE, MIAMI FL. 33155 — T. (305) 662-1008

RESIDENCE FOR :
1233 ANASTASIA AVENUE
CORAL GABLES FLORIDA

OWNER: X1 REALTY GROUP

DATE: 12/8/25
ISSUED: XX
DRAWN: AR
CHECKED:
PROJECT No.

SHEET: A4.2
19 OF 19