

# COUNTY-WIDE LAND SURVEYORS INC.

LAND SURVEYORS - PLANNERS

P.O. BOX 823271 SOUTH FLORIDA, FL. 33082-3271 (305) 772-0766

15358 S.W. 140 St. Miami, FL 33196



LOCATION SKETCH NOT TO SCALE

## LEGAL DESCRIPTION

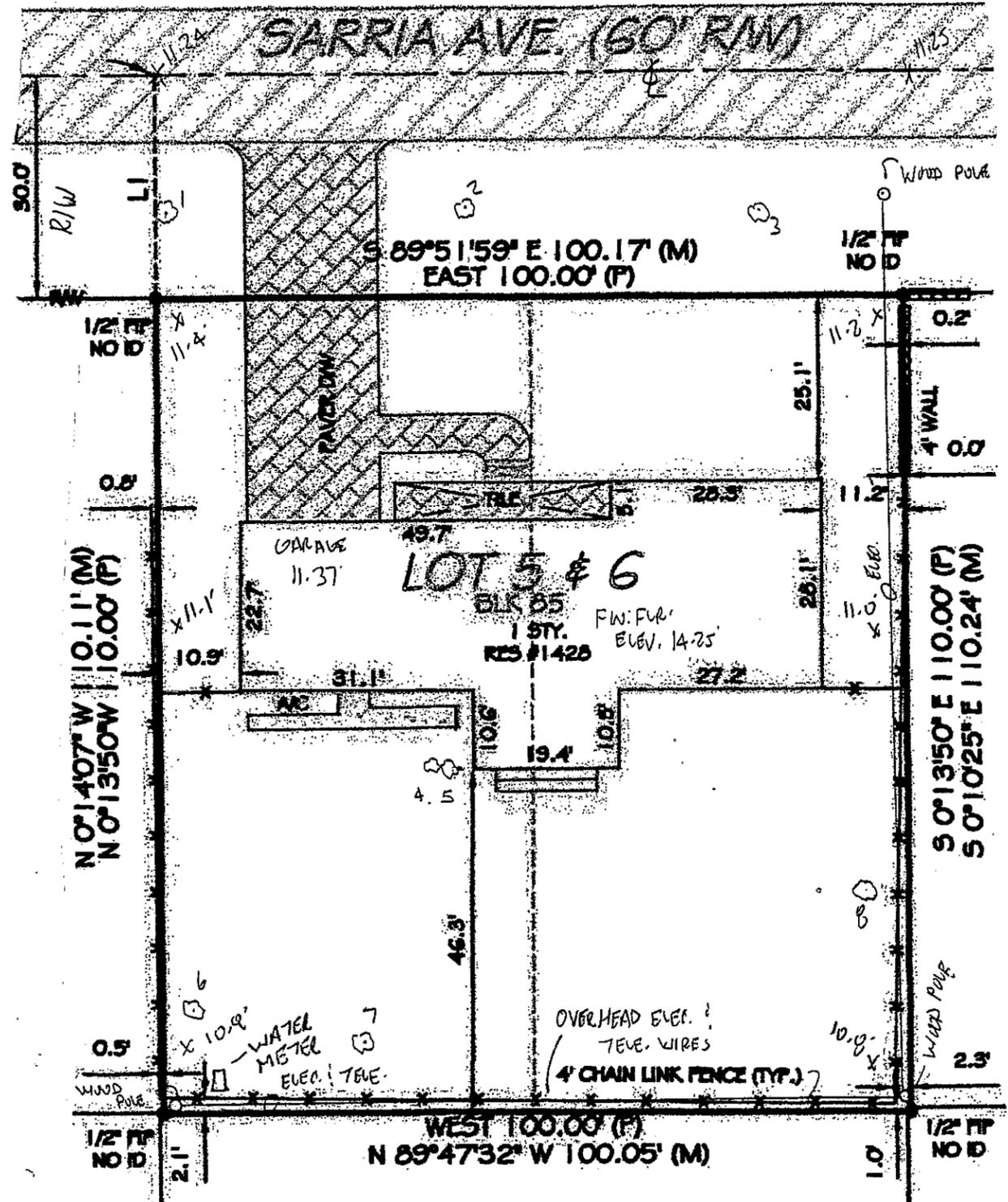
Lot 5 & 6 in Block 85 of AMENDED PLAT OF CORAL GABLES COUNTRY CLUB SECTION PART FIVE, according to the plat thereof, as recorded in Plat Book 23 at Page 55 of the Public Records of Miami-Dade County, Florida.

## SURVEYORS NOTES:

- 1). Legal description provided by client.
- 2). Only record plat easements are shown.
- 3). Right of way information obtained from record plat.
- 4). In Federal Flood Zone X, Panel 0456 last revised 9-11-2009.
- 5). Benchmark used- Coral Gables BM# 109 Elev. 10.79' NGVD1929.
- 6). Elevations are referenced to National Geodetic Vertical Datum 1929 Adjustment (NGVD1929).

## TREE LEGEND

NO.	SPECIE	DIAMETER	CANOPY	HEIGHT
1	Mahogany	3.0'	35'	35'
2	"	3.5'	35'	35'
3	"	2.0'	35'	35'
4-5	Palm	0.8'	15'	20'
6	"	1.5'	10'	50'
7	Avocado	2.0'	25'	30'
8	Oak	1.4'	40'	30'



BOUNDARY, IMPROVEMENTS, TREE & ELEVATION SURVEY Gables, Fl. 33146

SURVEY FOR: Benjamin Fernandez, IV & Maria Rosario 1428 Sarria Ave. Coral

SURVEYORS CERTIFICATE: NOTE: NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL. I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LB # 4680

REVISIONS		BY	DATE

DRAWN BY	SCALE	DATE	FB./PG.	JOB #
JLM	1" = 20'			2020-



JOSEPH L. MARTIN  
PROFESSIONAL LAND SURVEYOR # 4368  
STATE OF FLORIDA



ADJACENT HOUSE TO WEST



610 West CT PROPERTY



HOUSE DRIVING THE LEFT



HOUSE AMIBHC TRP. 1/10/2021



APPROXIMATE HOUSE TO EAST



CODE REFERENCE- 2011 FLORIDA BUILDING CODE  
 ALL CEILING AND WALL FINISHES TO HAVE FLAME SPREAD CLASSIFICATION NOT GREATER THAN 200, AND AS PER FBC 2011 R915.1.  
 ALL INSULATION MATERIALS TO HAVE FLAME SPREAD INDEX OF NO MORE THEN 25, AND A SMOKE- DEVELOPED INDEX OF NO MORE THEN 450.  
 AT ALL WALL HUNG ITEMS PROVIDE 20 GA STUDS @ 16" O.C. W/ 2" X 6" WOOD BLOCKING. SEE TYPICAL INTERIOR PARTITION DETAIL ON A-1

- LEGEND:
- NEW INTERIOR PARTITION W/ 3-5/8" 25 GA MTL STUDS @ 24" O.C. MAX W/ 5/8" GYP BD EA SIDE & SOUND INSULATION AT ALL PLUMB AND BEDRM PARTITIONS.
  - NEW CMU WALL PER PLANS & SECTIONS W/ STUCCO FIN. TO MATCH EXIST AND R-4.1 FOIL INSUL AND 5/8" GYP BD.
  - NEW DOOR, SEE DOOR SCHEDULE.
  - NEW WINDOW, SEE DOOR SCHEDULE.
  - INDICATES LEVEL FLOOR ON BOTH SIDES OF OPENING. FINISHED FLOOR TO BE MAX 1-1/2" FROM TOP OF THRESHOLD TO FIN FLOOR LANDING, G.C. TO LOWER SLAB ON EXTERIOR SIDE OF DOORS TO ALLOW FOR EXTERIOR FIN. FLOOR TO BE INSTALLED BELOW SWING OF DOOR

**KEY NOTES**

- 1 Ceiling, new 5/8" drywall on 1"x3" metal hi-hats at 16" on center. Typical unless otherwise noted throughout house.
- 2 5/8" drywall on 3/4" F.T. furring strips at 16" on center with R-4.1 foil insulation. Typical on new perimeter concrete block walls unless otherwise noted.
- 3 5/8" drywall on 1 5/8" x 3 5/8" 25 ga. metal studs at 24" on center. Typical for new interior partitions. See detail 5/A-1.
- 4 Concrete utility slab on grade.
- 5 At showers and tubs, provide non absorbant, water resistant tile up to min 12" a.f.f. with cement bd backing.
- 6 All glass at showers and tubs to be CAT II rated.
- 7 Min 22"x36" attic access w/ latches on all sides when closed.
- 8 All cabinets and millwork to be selected by the owner & G.C.
- 9 Denotes CAT II glass
- 10 Built-in base cabinet and counter
- 11 1"x6" Tongue & Groove ceiling secured to under side of pre-fab truss chord w/ 2-Bd nails at each chord.
- 12 Provide niche in partition for recessed t.v. Coordinate all dimensions with owner
- 13 1"x6" Tongue & Groove ceiling secured to 2"x4" PT nailers as per sections
- 14 12" raised cove clg. Coordinate with truss manufacturer
- 15 Painted metal guardrails, 36" high at inclined surfaces (stairs) and 36" high at landing and horizontal surfaces as per FBC R312.12 Provide pickets spaced to reject 4" sphere at all points. See stair section and elevations.
- 16 Steel column, see structural plans
- 17 1/2" tempered glass partition w/ translucent finish
- 18 Thoresal liquid applied water proofing over conc slab with tile finish on thinesl sloped to drain as per plan
- 19 Thoresal liquid applied water proofing over conc slab with smooth stucco finish sloped to drain
- 20 Conc roof slab sloped 1/4"/ft. to drain with built up roof membrane. Provide min R-19 insulation on underside of this roof
- 21 Provide min R-19 insulation to underside of portion of conc slab of Bedroom #4 that is above Rear Terrace.

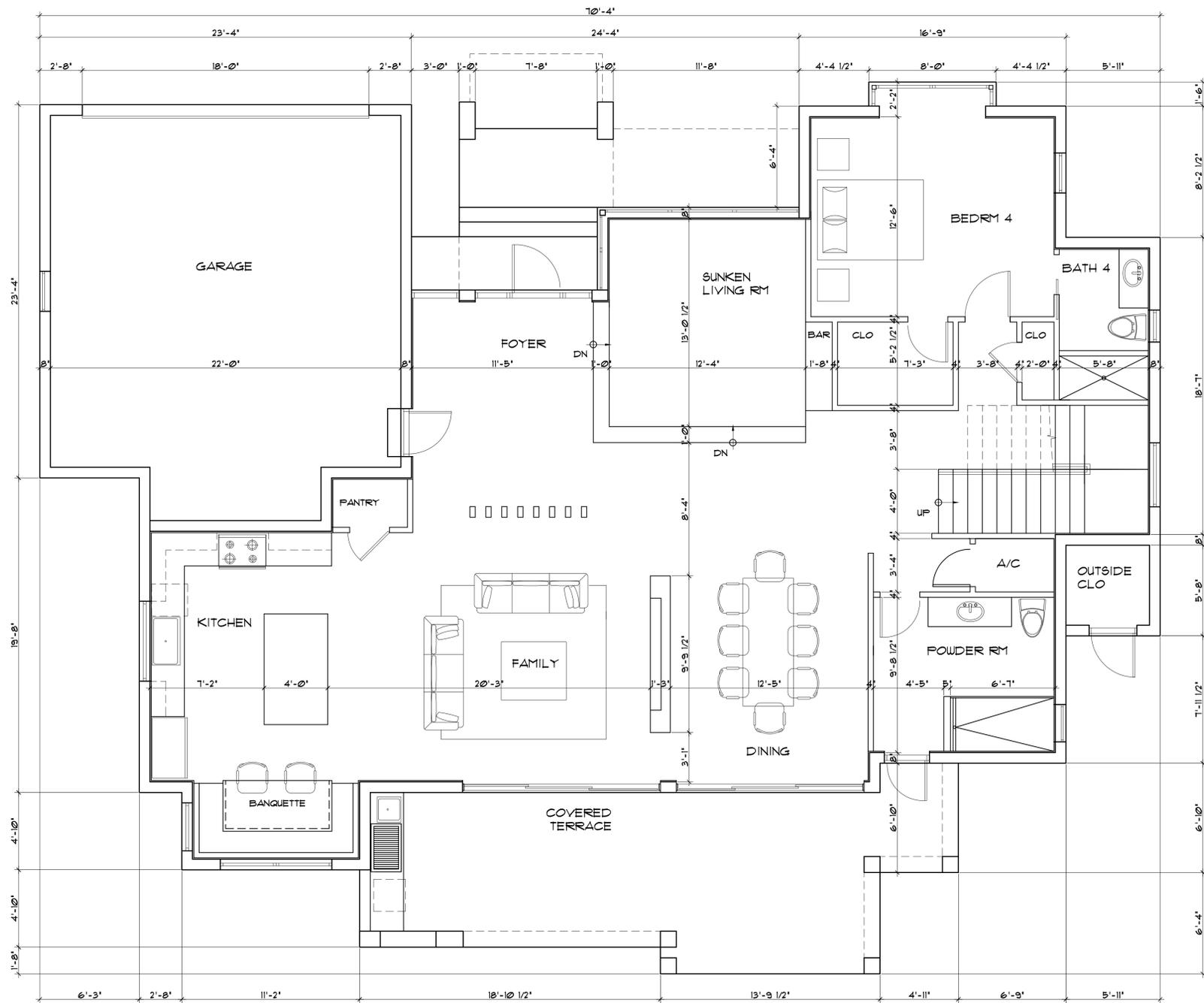
NOTES:

ANY GLAZING IN EXTERIOR DOORS OR WINDOWS WITHIN 48" OF DOORS, OR WINDOWS ADJACENT TO SHOWERS/TUBS TO BE CAT II RATED GLASS. SEE DOOR/ WINDOW SCHEDULES

ALL PLUMBING AND ELECTRICAL FIXTURES TO BE SELECTED BY OWNER & G.C.  
 ALL MILLWORK TO BE SELECTED BY OWNER & G.C.

DIMENSIONS INCLUDING CMU WALLS ARE TAKEN FROM THE APPLICABLE FACE OF THE CMU WALL.

ABBREVIATIONS (APPLIC. ALL SHEETS)  
 O.C. ON CENTER  
 A.F.F. ABOVE FINISHED FLOOR  
 V.I.F. VERIFY IN FIELD  
 A.F.G. ABOVE FINISHED GRADE  
 U.O.N. UNLESS OTHERWISE NOTED  
 TYP TYPICAL  
 CONT. CONTINUOUS  
 R.D. ROOF DRAIN  
 E.O.S. EMERGENCY OVERFLOW SCUPPER



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

REVISION BY

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15790 SW 88TH AVE  
 MIAMI, FL 33157  
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NOTE:  
 ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO: ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, & WRITTEN SPECIFICATIONS. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS AND DIMENSIONS BEFORE COMMENCING WORK. REPORT TO THE ARCHITECT ENGINEER ANY DISCREPANCIES, ERRORS OR CONDITIONS THAT WILL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS.  
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SEAL:

NEW HOUSE FOR  
 BEN FERNANDEZ  
 MARIA ROSARIO  
 1428 SARRIA AVE  
 CORAL GABLES, FL

DATE: 9/1/20  
 SCALE: AS NOTED  
 SHEET NO.:

A-2



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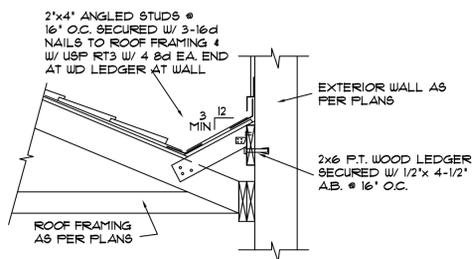
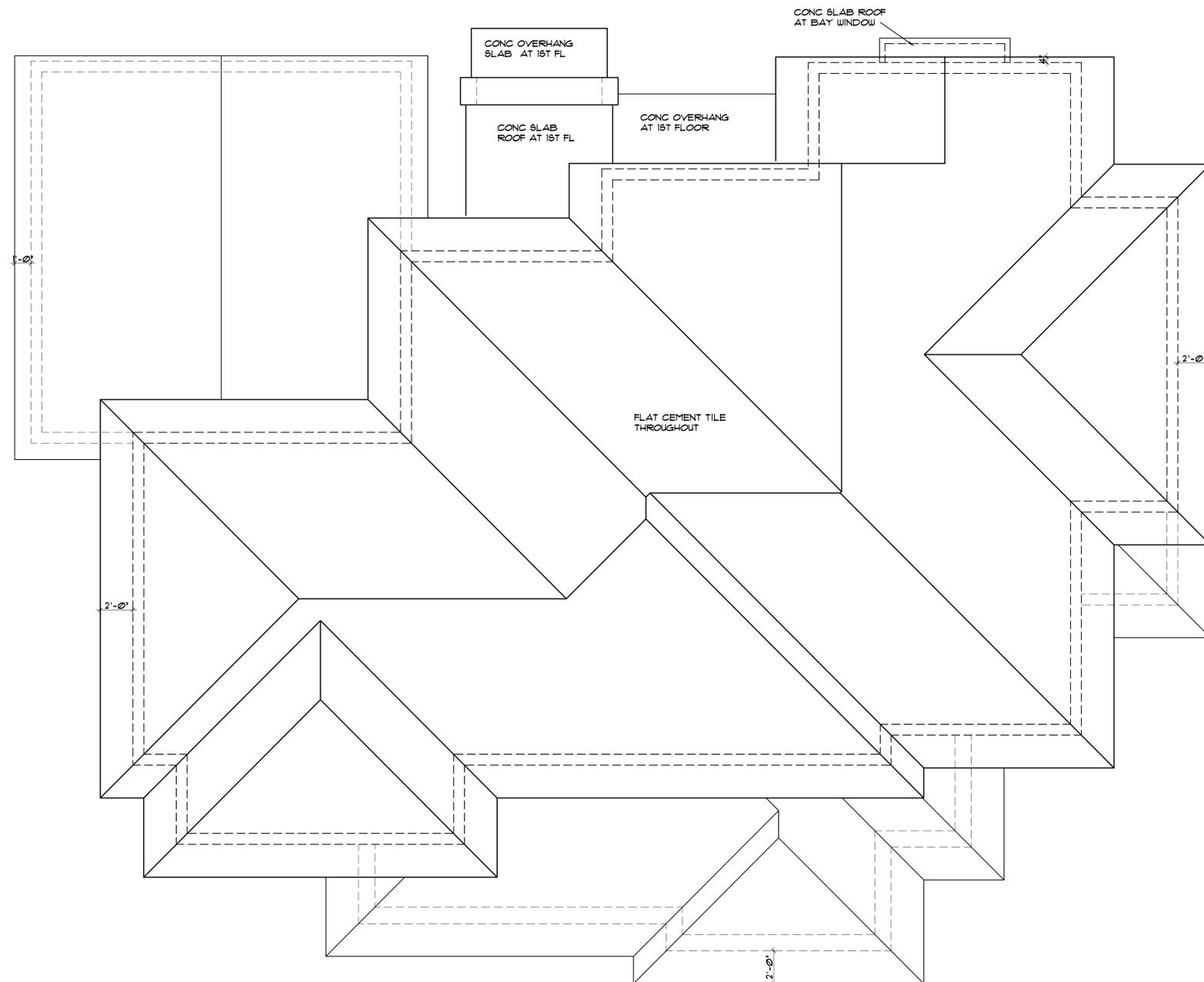
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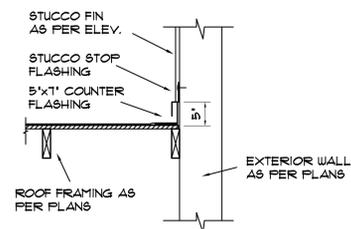
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A-4



TYP CRICKET DETAIL



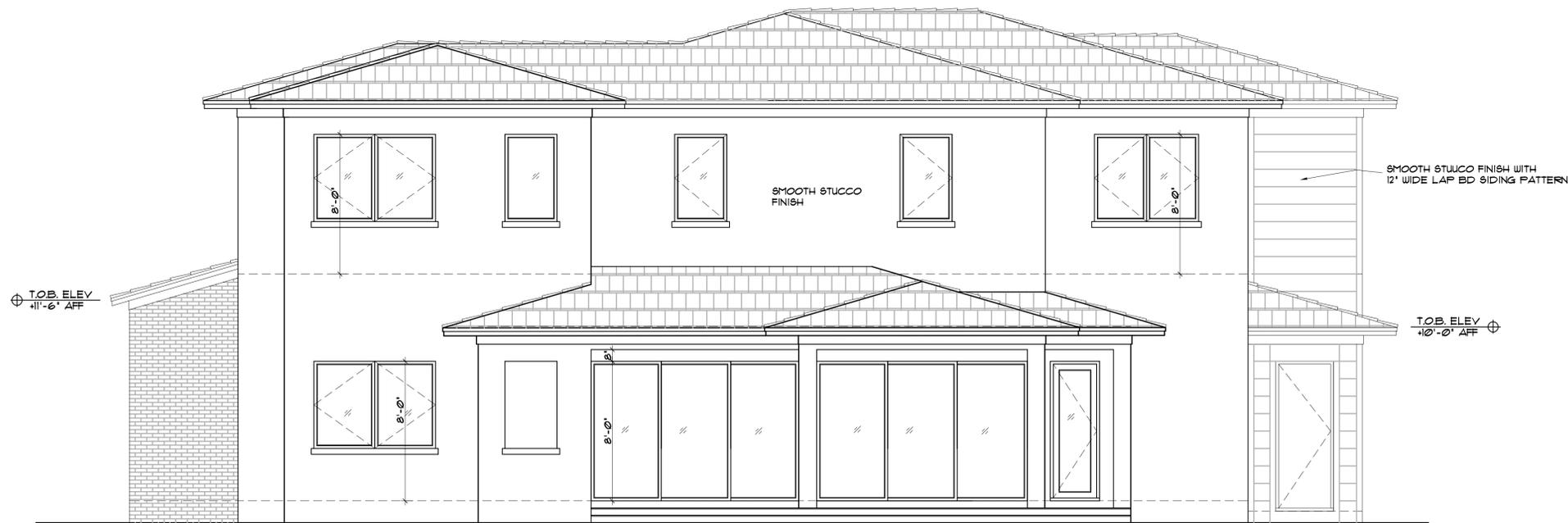
TYP FLASHING DETAIL

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



ROOF PLAN

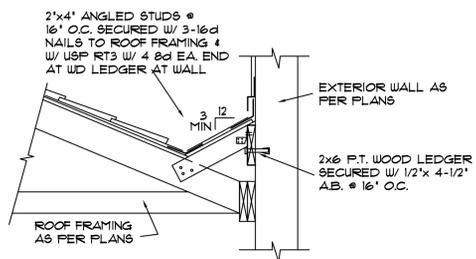
SCALE: 1/4" = 1'-0"



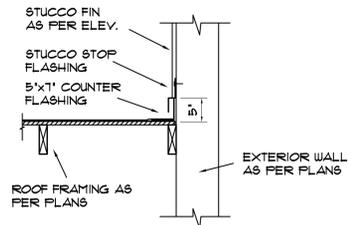
**REAR (SOUTH) ELEVATION**  
SCALE: 1/4" = 1'-0"



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



TYP CRICKET DETAIL



TYP FLASHING DETAIL

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

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