

# SINGLE FAMILY RESIDENCE

FOR:

## AYLIN FRAXEDAS ELLENBURG

AT:

1256 South Greenway Drive  
Coral Gables FL 33134



ARCHITECT:



301 almeria avenue, suite 210  
coral gables, florida, 33134  
tel. 305.447.1927 - fax. 305.443.5986

CONSULTANTS:

Consultant  
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PROJECT NAME:

**New Single Family Residence**

PROPERTY ADDRESS  
1256 South Greenway Drive, Coral Gables FL  
33134

OWNER INFORMATION  
Ms Aylin Fraxedas Ellenburg

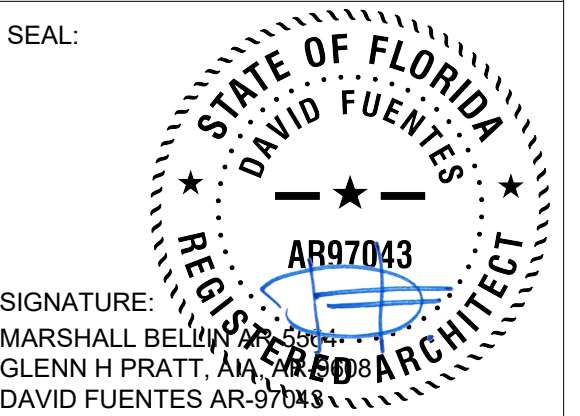
Permit Set

ISSUE DATE: 09-03-2024  
PROJECT No.: 2023-05  
DRAWN BY: T.C.  
APPROVED BY: D.F. & G.P.

REVISIONS:

No.	Description	Date
1	BOA Comments	01/10/2025

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SHEET TITLE:

**Cover**

SCALE: 1" = 1'-0"  
SHEET No.:

**A0.0**

### Architecture Permit Set Index

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LA 0.1	Landscape Plan
LA 0.2	Tree Survey / Disposition & Protection Plan
LA 0.3	Grading Plan
IR 0.4	Irrigation Plan

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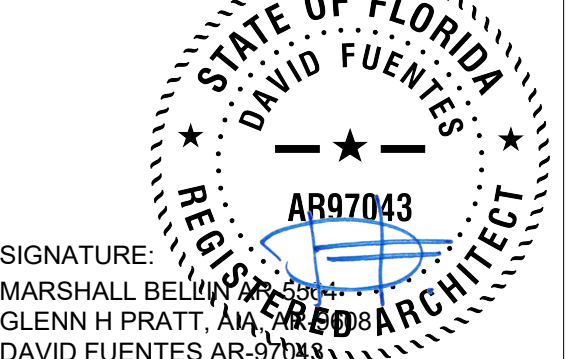
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GLENN H PRATT, ARCHITECT  
DAVID FUENTES ARCHITECT

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**VOID**

**ZONING INFORMATION**

CITY	CITY OF CORAL GABLES	
PROPERTY TAX FOLIO	03-4107-016-0630	
PROPERTY ADDRESS	1256 S GREENWAY DR, CORAL GABLES, FL 33134	
PROPERTY OWNER	Aylin Fraxedas Ellenburg	
LEGAL DESCRIPTION	Lots 3 and 4, in Block 5, of CORAL GABLES SECTION E; according to the Plat thereof, as recorded in Plat Book 8, at Page 13, of the Public Records of Miami-Dade County, Florida.	
APPLICABLE CODES	FLORIDA BUILDING CODE: RESIDENTIAL "2020 EDITION" FLORIDA FIRE PREVENTION CODE: "5TH EDITION" ZONING CODE OF CORAL GABLES, FLORIDA Section A-42 - Section E.	
ZONING CLASSIFICATION	SFR - Single Family	

SITE AREA	NET SQ.FT.	EXISTING
	NET ACREAGE: 1 Acre = 43,560 SQ.FT.	12,500 S.F. 0.29 Acres

LOT SIZE	LOT WIDTH	EXISTING
	LOT DEPTH	100'-0"
		125'-0"

SETBACKS		ALLOWED	PROPOSED
	FRONT (North)	35'-0"	35'-0"
	REAR (South)	10'-0"	10'-0"
	SIDE (East)	20% lot width, w/a combined max. of 20 ft on both sides.	10'-0"
	SIDE (West)		10'-0"
POOL SETBACK (South)	10'-0"	10'-0"	

GROUND COVERAGE		ALLOWED	PROPOSED
	Refer to Sheet A0.2 Diagrams	35% Maximum 4,375 SF	4,351 SF
	45% Maximum: Main Bldg + Accessory Structure (Pool)	5,625 SF	4,351 SF + 704 SF = 5,055 (40.44%)

MAXIMUM FLOOR AREA		ALLOWED	PROPOSED
	Refer to Sheet A0.2 Diagrams	48% of First 5,000 SF of Lot Area	2,400 SF
		35% of Next 5,000 SF of Lot Area	1,750 SF
		30% of Remainder of the Lot Area	750 SF
	Total Floor Area	4,900 SF	4,899 SF

OPEN SPACE		ALLOWED	PROPOSED
	Refer to Sheet A0.2 Diagrams	OPEN SPACE: 40% of Lot Area	5,000 SF (40%)
	FRONT LANDSCAPE: 20% of the Required Open Space	1,000 SF	2,206 SF (44.1%)

MAXIMUM HEIGHT		ALLOWED	PROPOSED
		2-STORY OR 25.00 FT	2-STORY (25.00 FT)

**SCOPE OF WORK**

NEW 2-STORY RESIDENCE.

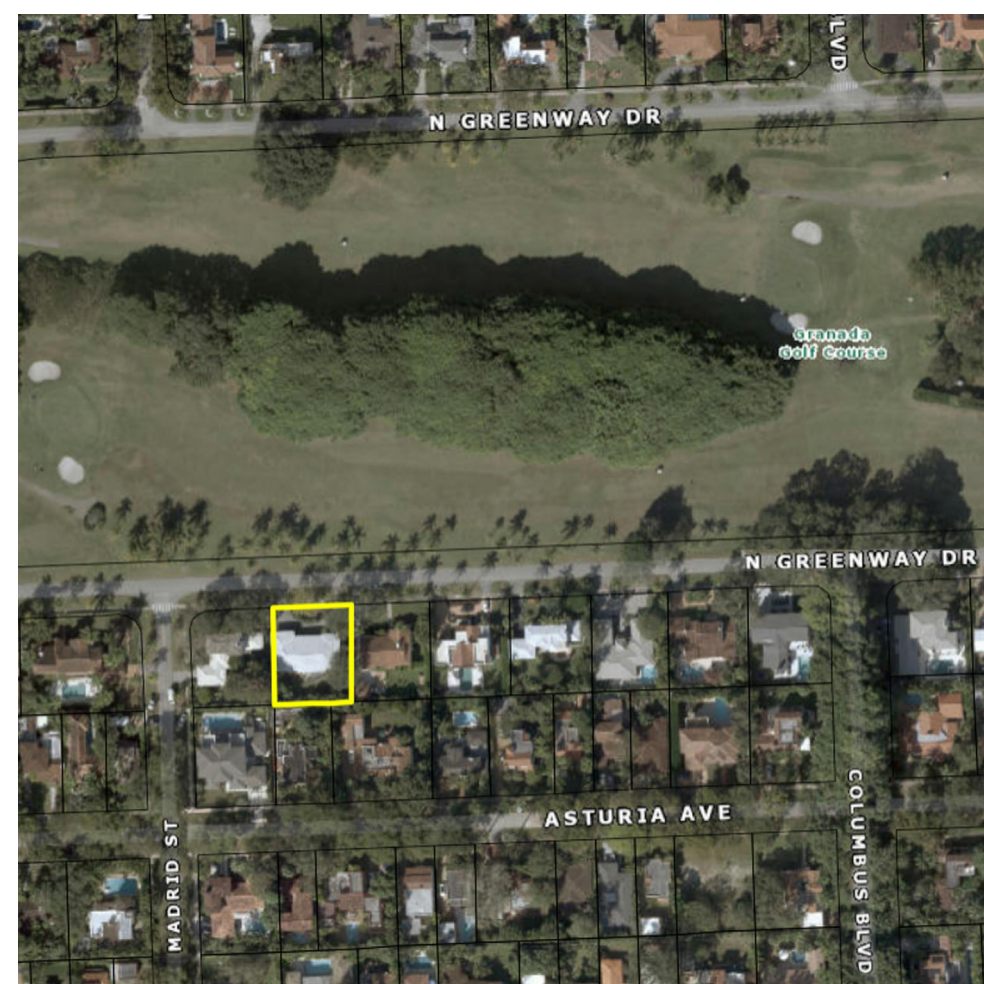
**SEPARATE PERMIT NOTE**

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

1. POOL & POOL DECK
2. EXTERIOR DOORS
3. IMPACT WINDOWS
4. ROOFING.
5. FENCE

**SITE PLAN NOTES**

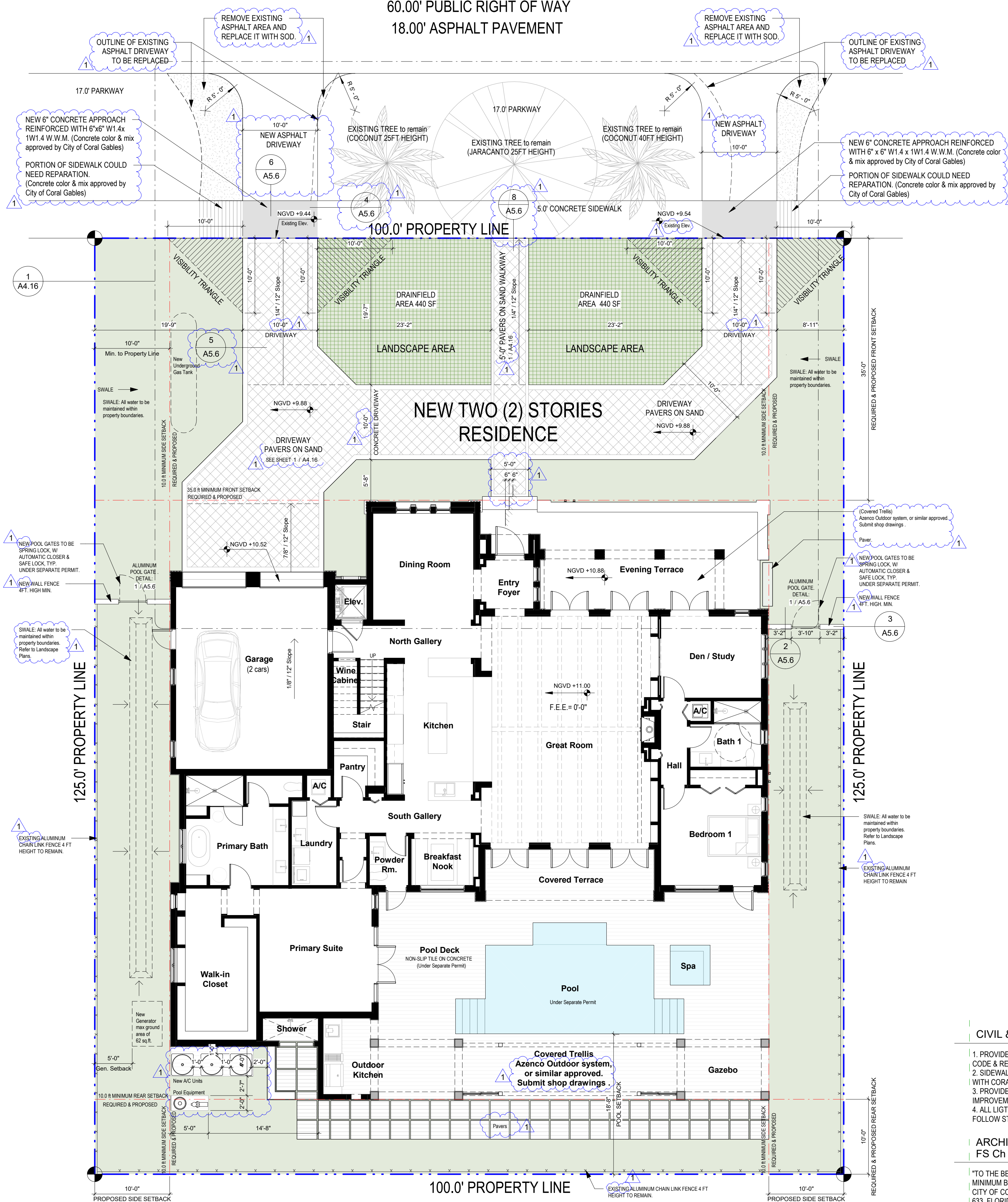
1. TRIANGLE OF VISIBILITY NOTE: ALL TRIANGLES OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND HALF (2-1/2) FEET AND EIGHT (8) FEET ABOVE ESTABLISHED GRADE.
2. EXISTING LANDSCAPE TO REMAIN. NEW LANDSCAPE TO COMPLY WITH CHAPTER 18A ORDINANCE #98-13 DADE COUNTY, REFER TO LANDSCAPE PLANS.
3. POOL FENCE ENCLOSURE & POOL GATES UNDER SEPARATE PERMIT. GATES IN THE PROTECTIVE FENCE AND/OR WALL SHALL BE SPRING LOCK TYPE, SO THAT THEY SHALL AUTOMATICALLY BE IN A CLOSED AND FASTENED POSITION AT ALL TIMES. GATES SHALL ALSO BE EQUIPPED WITH SAFE LOCK AND SHALL BE LOCKED WHEN THE SWIMMING POOL IS NOT IN USE.
4. ALL WATER TO BE MAINTAINED WITHIN PROPERTY BOUNDARIES. GRADE ELEVATION AT NEIGHBOR'S PROPERTY NOT TO BE DISTURBED.



Location Map

**SOUTH GREENWAY DRIVE**

60.00' PUBLIC RIGHT OF WAY  
18.00' ASPHALT PAVEMENT



**1 Site Plan**  
SCALE: 1/8" = 1'-0"

**CIVIL & LIGHTING NOTES**

1. PROVIDE CURB AND GUTTER MINIMUM SLOPE THAT COMPLIES WITH CORAL GABLES PUBLIC WORKS CODE & REQUIREMENTS
2. SIDEWALKS THROUGH CURBS CUTS TO MAINTAIN A CONTINUOUS CROSS SLOPE THAT COMPLIES WITH CORAL GABLES PUBLIC WORKS CODE & REQUIREMENTS
3. PROVIDE A PHOTOMETRIC ANALYSIS ALONG ALL ABUTTING RIGHT OF WAY. LIGHTING IMPROVEMENTS TO COMPLY WITH MINIMUM CORAL GABLES CODE & PUBLIC WORKS REQUIREMENTS
4. ALL LIGHTING IN THE R.O.W. SHALL BE LED 3000K AND CORAL GABLES POLE WITH ACORN FIXTURE. FOLLOW STANDARDS AND SPECIFICATION FROM PUBLIC WORKS DEPARTMENT

ARCHITECT'S THRESHOLD BUILDING STATEMENT - FS Ch 533.79(7)(d); FBC 110.8.4.4.

"TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF CORAL GABLES IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 633, FLORIDA STATUTES"

ARCHITECT:



301 almeria avenue, suite 210  
coral gables, florida 33134  
tel 305.447.1927 - fax 305.443.5986

**CONSULTANTS:**

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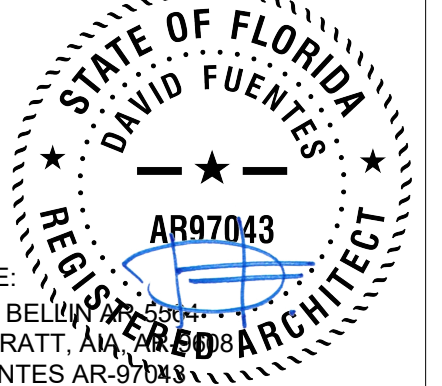
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SEAL:



SIGNATURE:  
MARSHALL BELLIN PRATT  
GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

**SHEET TITLE:**

**Site Plan & Zoning Information**

SCALE: As indicated  
SHEET No.:

**A0.1**



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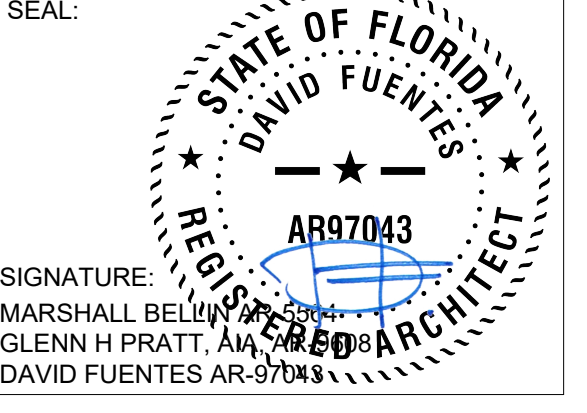
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**SITE AREA**

NET SQ.FT.	EXISTING
NET ACREAGE: 1 Acre = 43,560 SQ.FT.	12,500 S.F. 0.29 Acres

**LOT SIZE**

LOT WIDTH	EXISTING
LOT DEPTH	EXISTING

**SETBACKS**

	ALLOWED	PROPOSED
FRONT (North)	35'-0"	35'-0"
REAR (South)	10'-0"	10'-0"
SIDE (East)	20% lot width, w/a combined max. of 20 ft on both sides.	10'-0"
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**SCOPE OF WORK**

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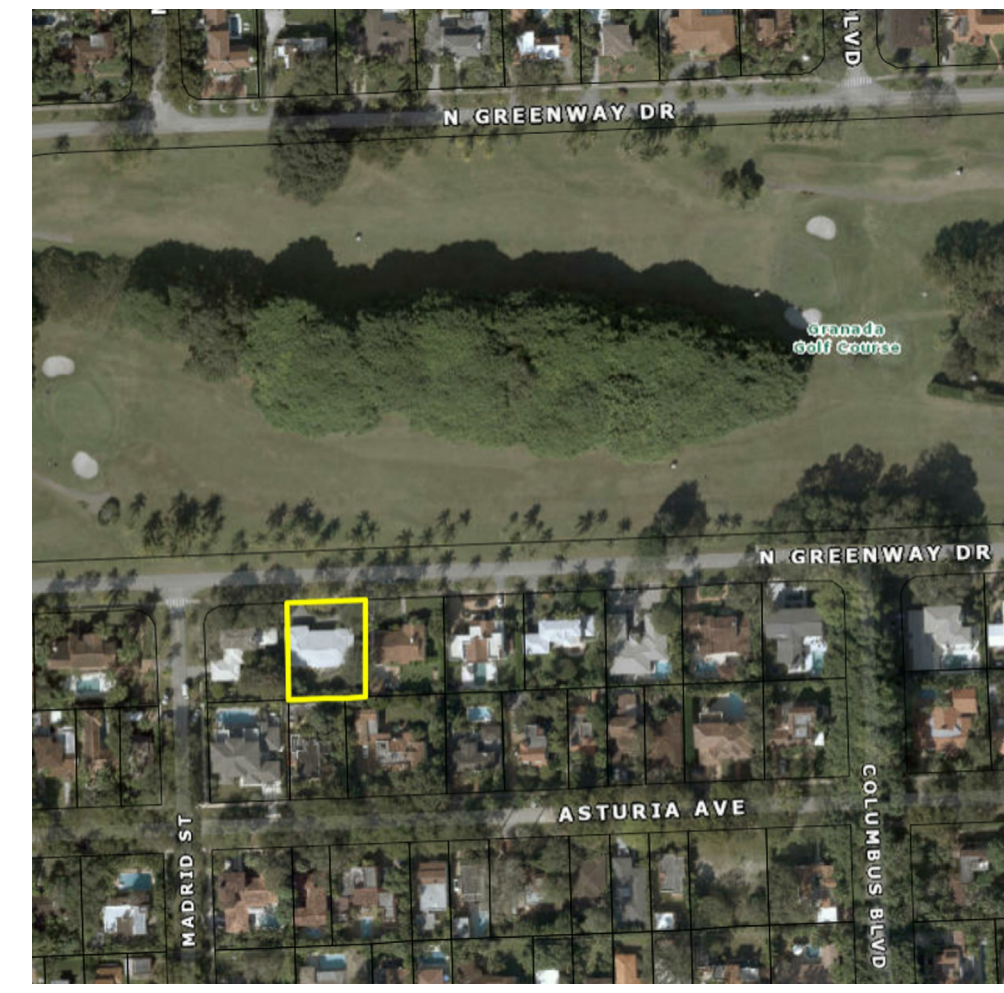
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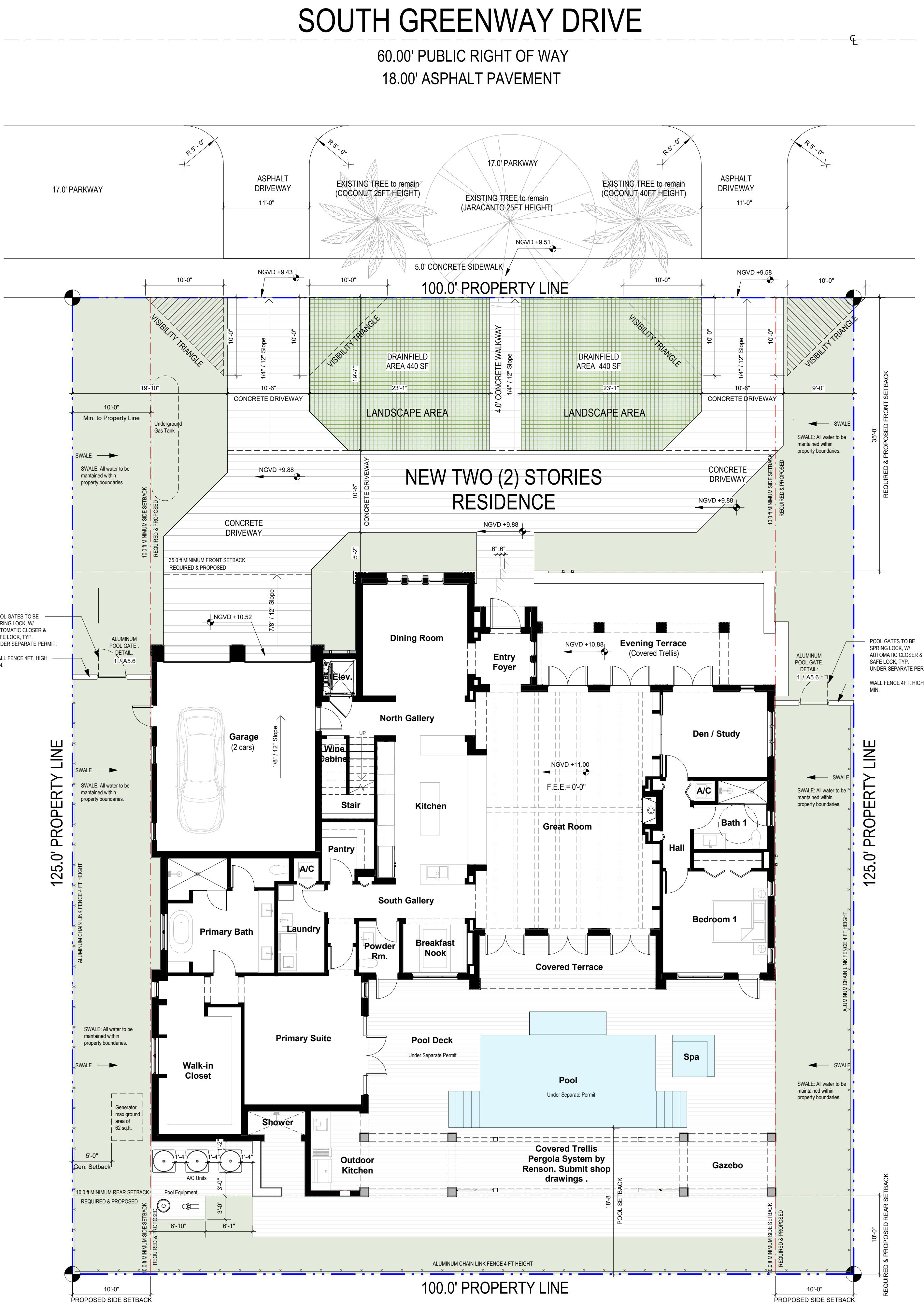
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Location Map



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

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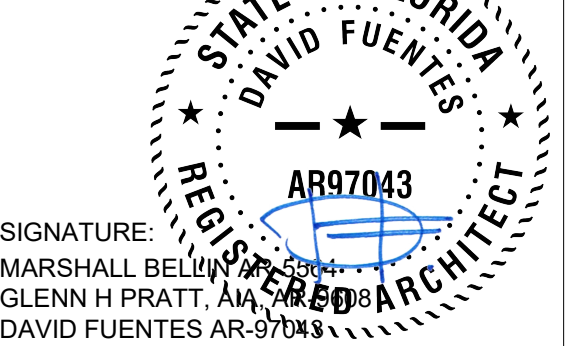
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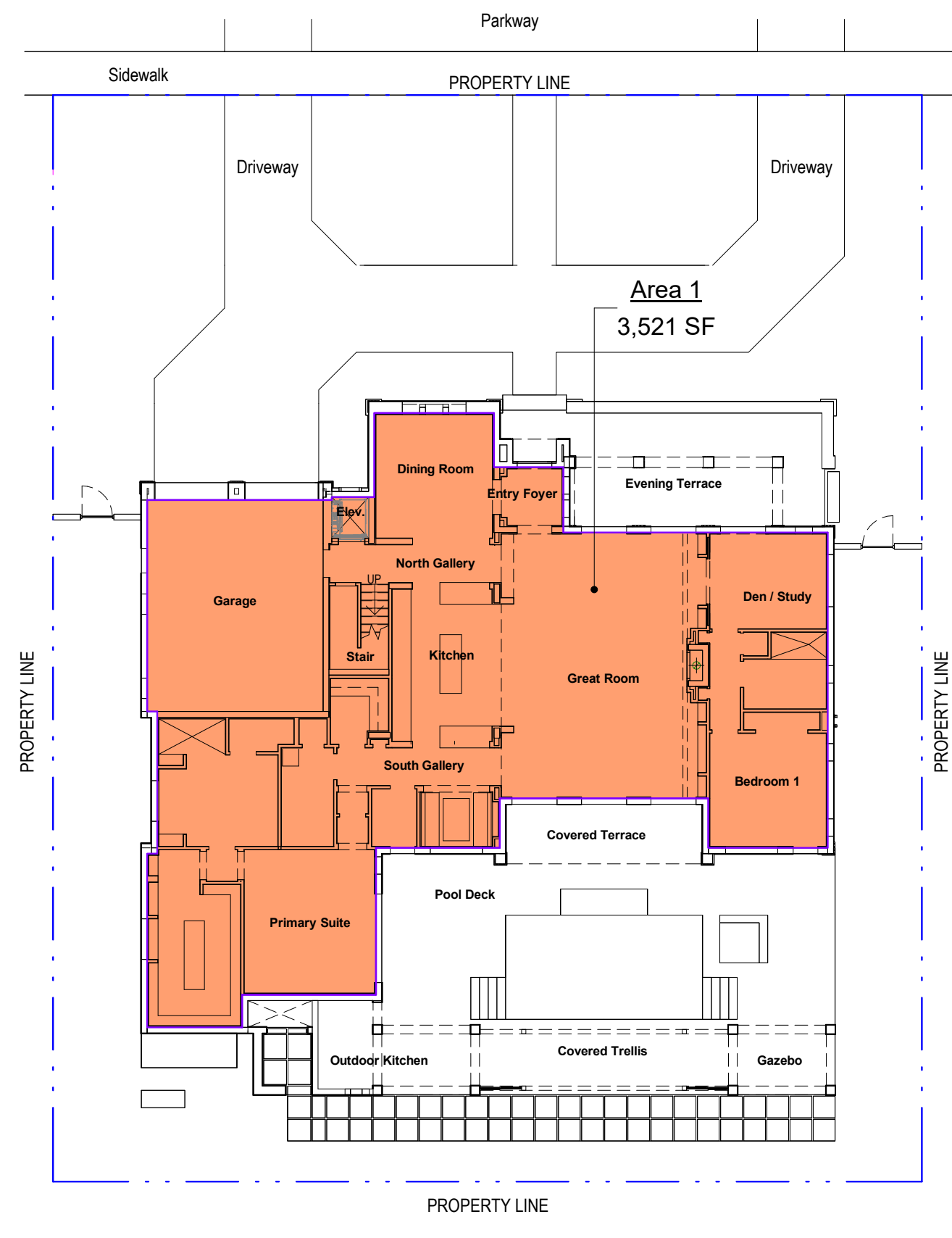
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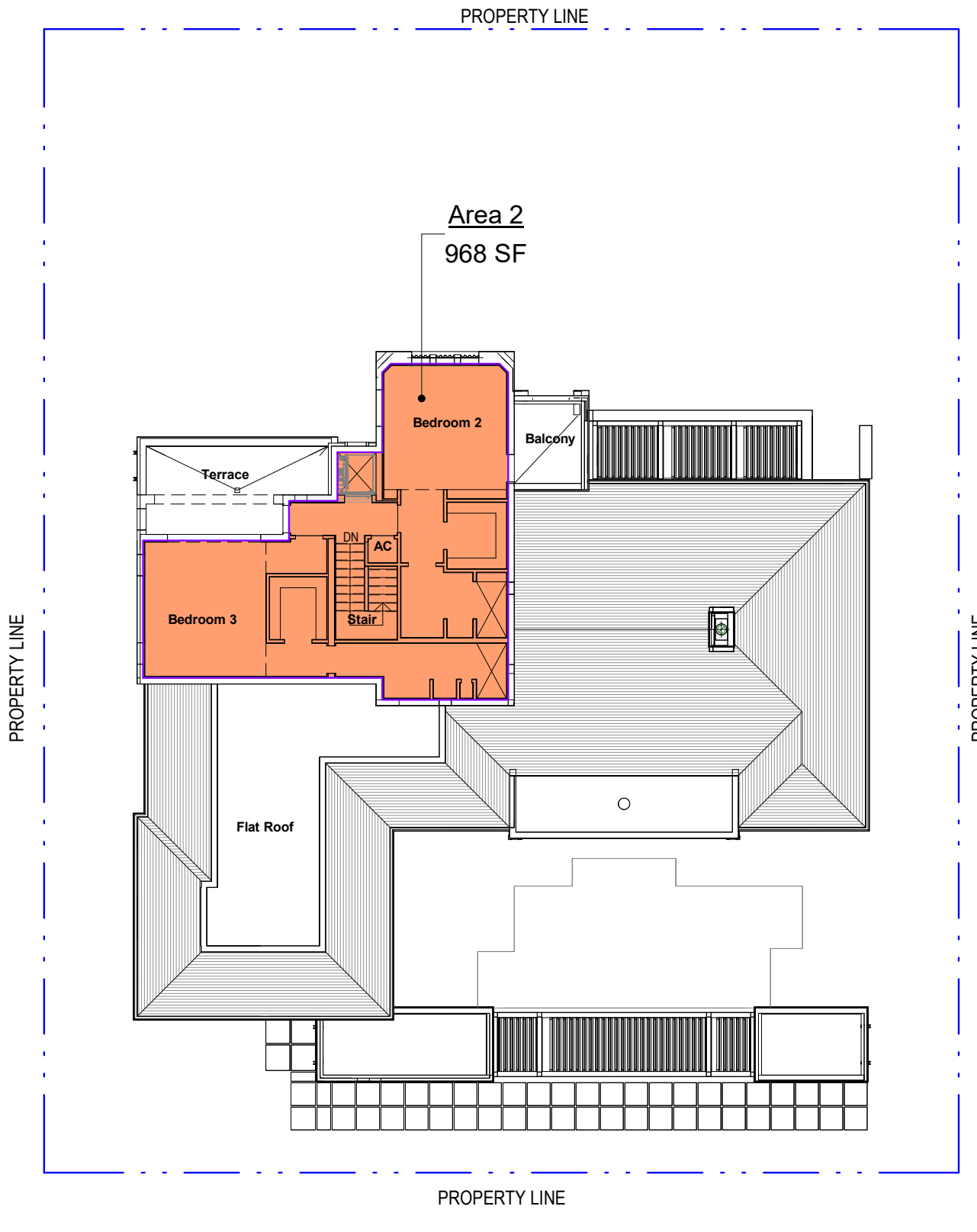
SHEET TITLE:  
**Diagrams**

SCALE: As indicated  
SHEET No.:

**A0.2**



**1 1st Level - F.A.R. DIAGRAM**  
SCALE: 1/16" = 1'-0"



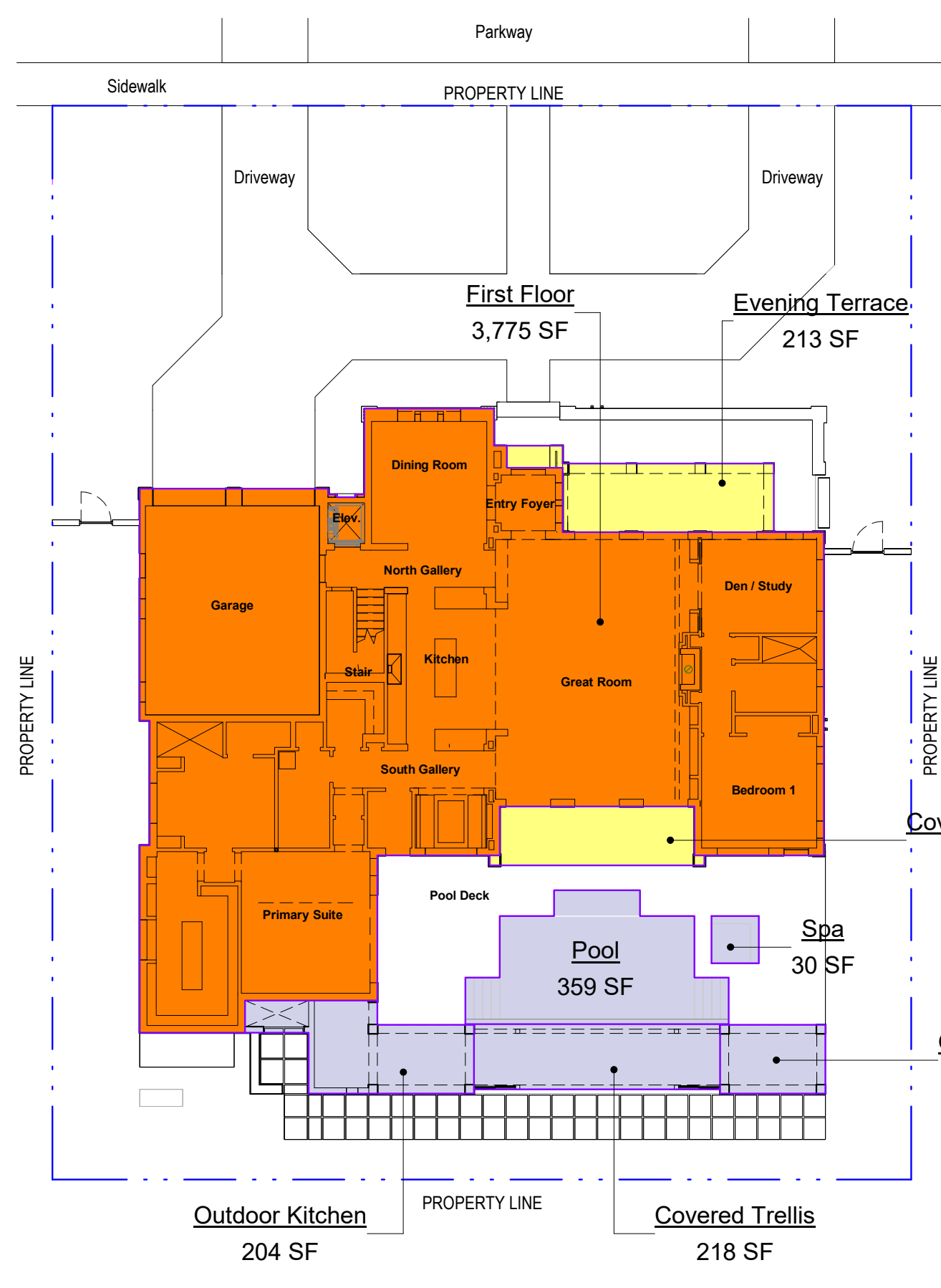
**2 2nd Level - F.A.R. DIAGRAM**  
SCALE: 1/16" = 1'-0"

**PROPOSED FAR CALCULATION**

Name	Area
1st Level	
Area 1	3,521 SF
2nd Level	
Area 2	968 SF
<b>GRAND TOTAL</b>	<b>4,489 SF</b>

**REQUIRED F.A.R.**

5,000 SF x 48% = 2,400 SF
5,000 SF x 35% = 1,750 SF
2,500 SF x 30% = 750 SF
<b>4,900 SF (MAXIMUM ALLOWED)</b>



**3 1st Level - GROUND COVERAGE DIAGRAM**  
SCALE: 1/16" = 1'-0"

**PROPOSED GROUND COVERAGE AREA 35% Ground Coverage**

Name	Area	Percent
First Floor	3,775 SF	30.20%
Evening Terrace	213 SF	1.71%
Covered Terrace	158 SF	1.26%
Outdoor Kitchen	204 SF	1.64%
<b>GRAND TOTAL</b>	<b>4,351 SF</b>	<b>34.81%</b>

**GROUND COVERAGE MAXIMUM**

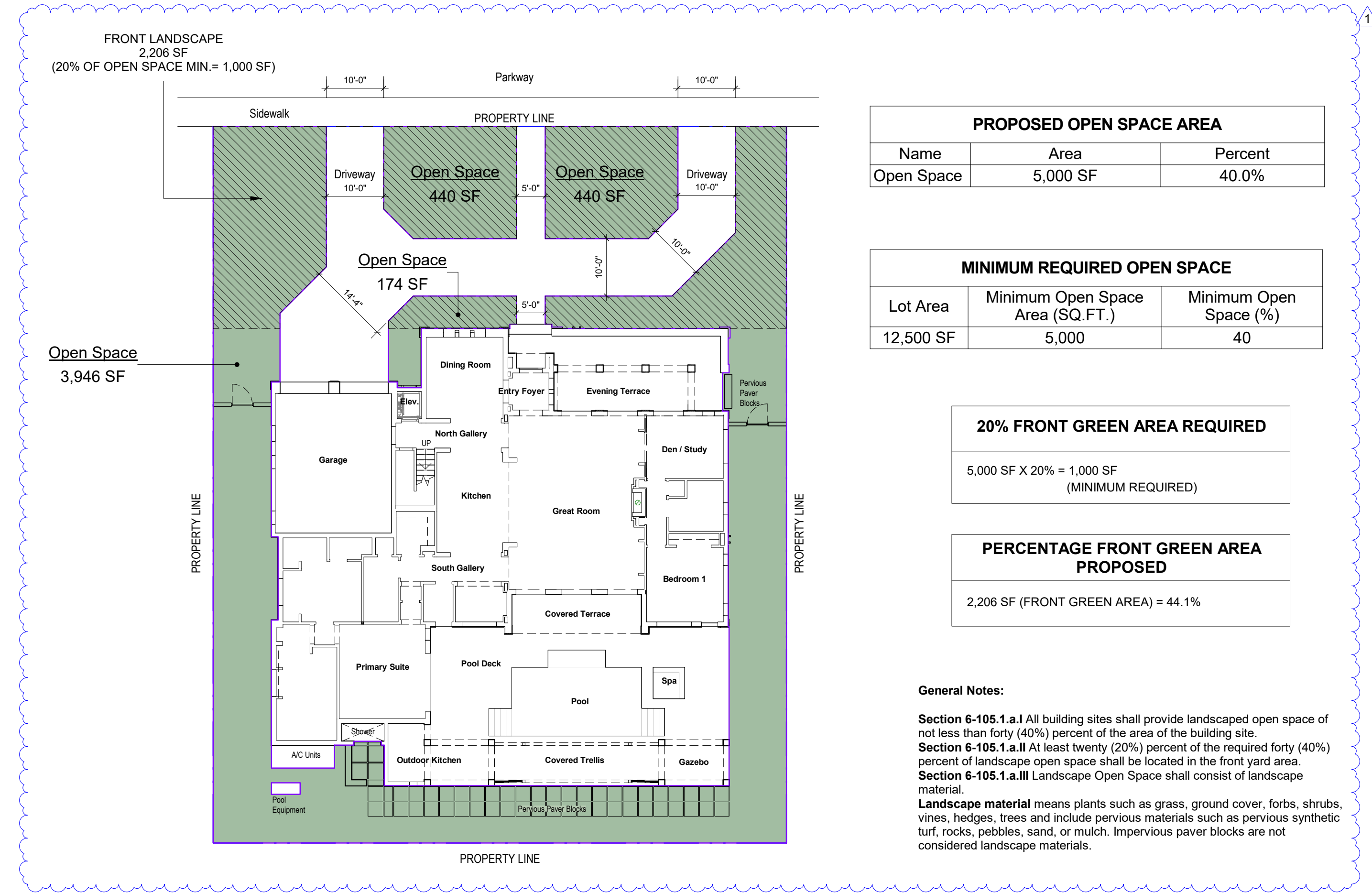
**35% GROUND COVERAGE**  
12,500 SF x 35% = 4,375 SF  
(MAXIMUM ALLOWED)

**PROPOSED GROUND COVERAGE AREA 45% with Accessory Structures**

Name	Area	Percent
First Floor	3,775 SF	30.20%
Evening Terrace	213 SF	1.71%
Covered Terrace	158 SF	1.26%
Outdoor Kitchen	204 SF	1.64%
Gazebo	98 SF	0.78%
Pool	359 SF	2.87%
Spa	30 SF	0.24%
Covered Trellis	218 SF	1.74%
<b>GRAND TOTAL</b>	<b>5,055 SF</b>	<b>40.44%</b>

**GROUND COVERAGE MAXIMUM**

**45% TOTAL AREA WITH ACCESSORY STRUCTURES**  
12,500 SF x 45% = 5,625 SF  
(MAXIMUM ALLOWED)



**4 1st Level - OPEN SPACE DIAGRAM**  
SCALE: 1/16" = 1'-0"

**PROPOSED OPEN SPACE AREA**

Name	Area	Percent
Open Space	5,000 SF	40.0%

**MINIMUM REQUIRED OPEN SPACE**

Lot Area	Minimum Open Space Area (SQ.FT.)	Minimum Open Space (%)
12,500 SF	5,000	40

**20% FRONT GREEN AREA REQUIRED**  
5,000 SF X 20% = 1,000 SF  
(MINIMUM REQUIRED)

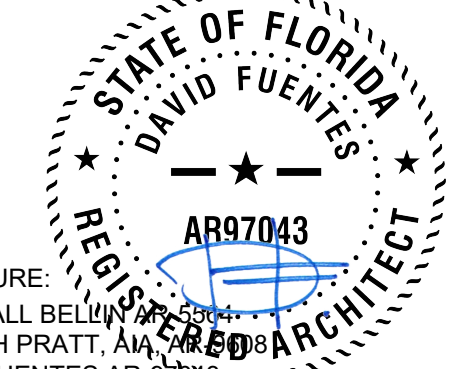
**PERCENTAGE FRONT GREEN AREA PROPOSED**  
2,206 SF (FRONT GREEN AREA) = 44.1%

**General Notes:**  
**Section 6-105.1.a.I** All building sites shall provide landscaped open space of not less than forty (40%) percent of the area of the building site.  
**Section 6-105.1.a.II** At least twenty (20%) percent of the required forty (40%) percent of landscape open space shall be located in the front yard area.  
**Section 6-105.1.a.III** Landscape Open Space shall consist of landscape material.  
**Landscape material** means plants such as grass, ground cover, forbs, shrubs, vines, hedges, trees and include pervious materials such as pervious synthetic turf, rocks, pebbles, sand, or mulch. Impervious paver blocks are not considered landscape materials.

No.	Description	Date

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SEAL:

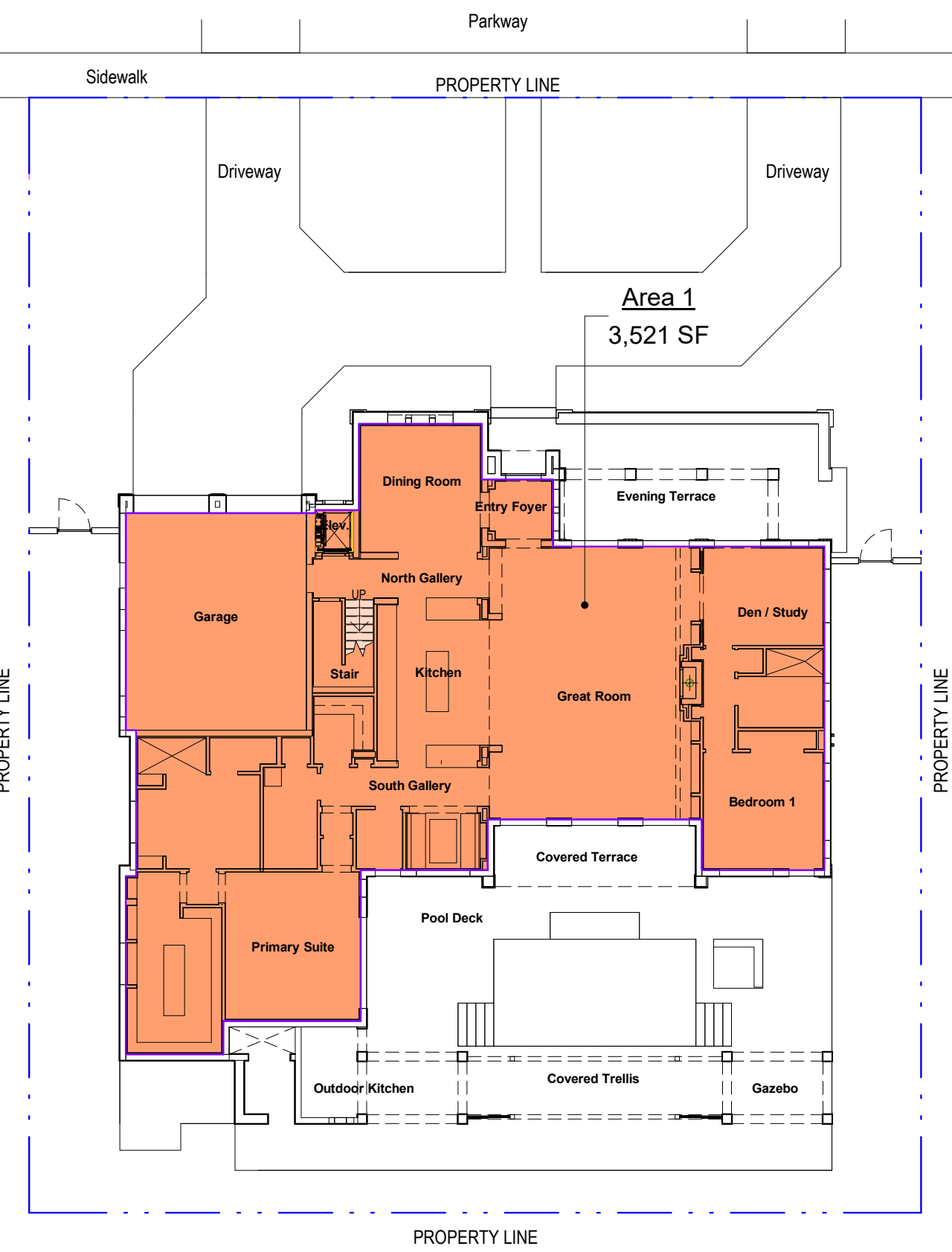


SIGNATURE:  
 MARSHALL BELLIN PRATT, ARCHITECT  
 GLENN H PRATT, ARCHITECT  
 DAVID FUENTES ARCHITECT

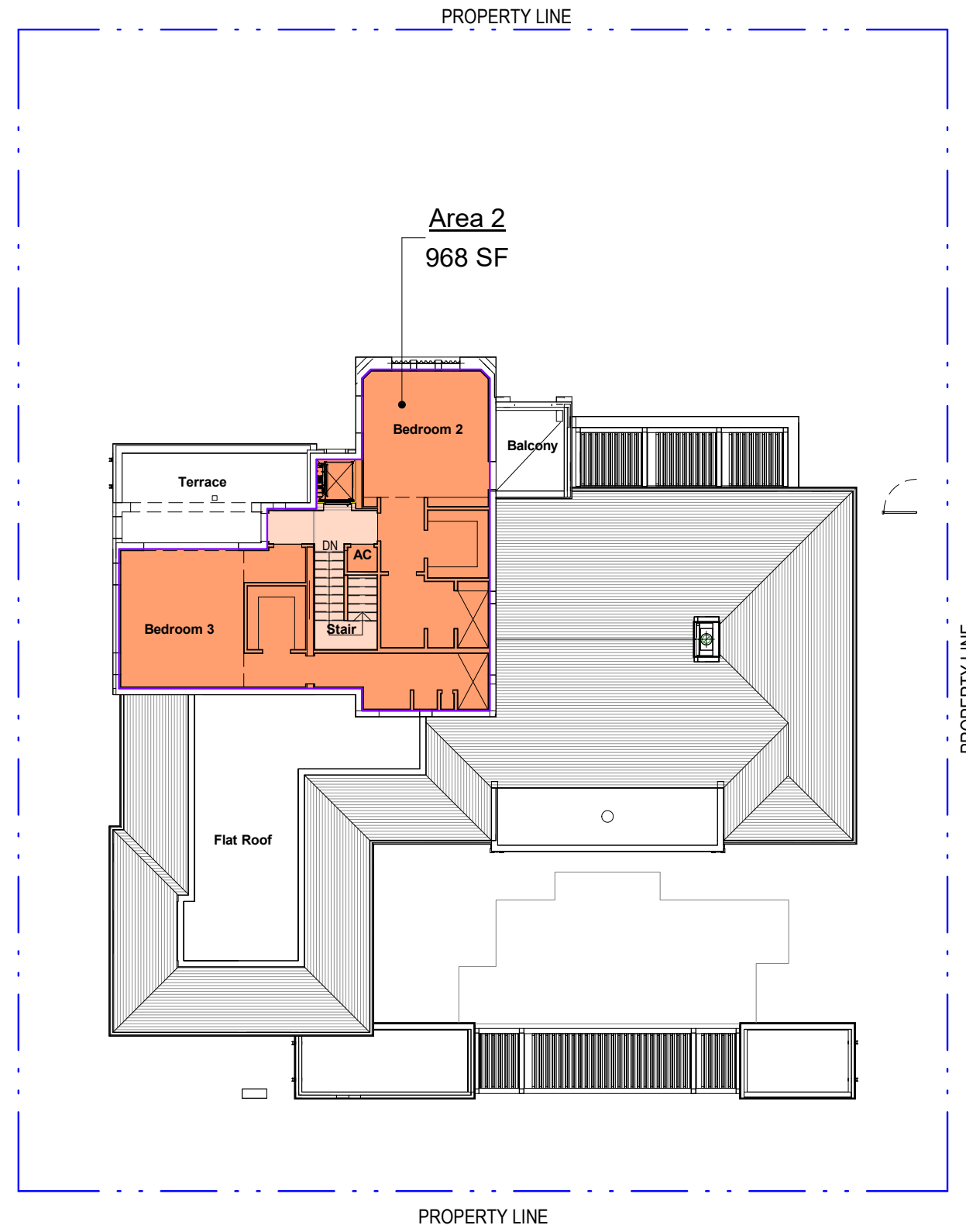
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**1 1st Level - F.A.R. DIAGRAM**  
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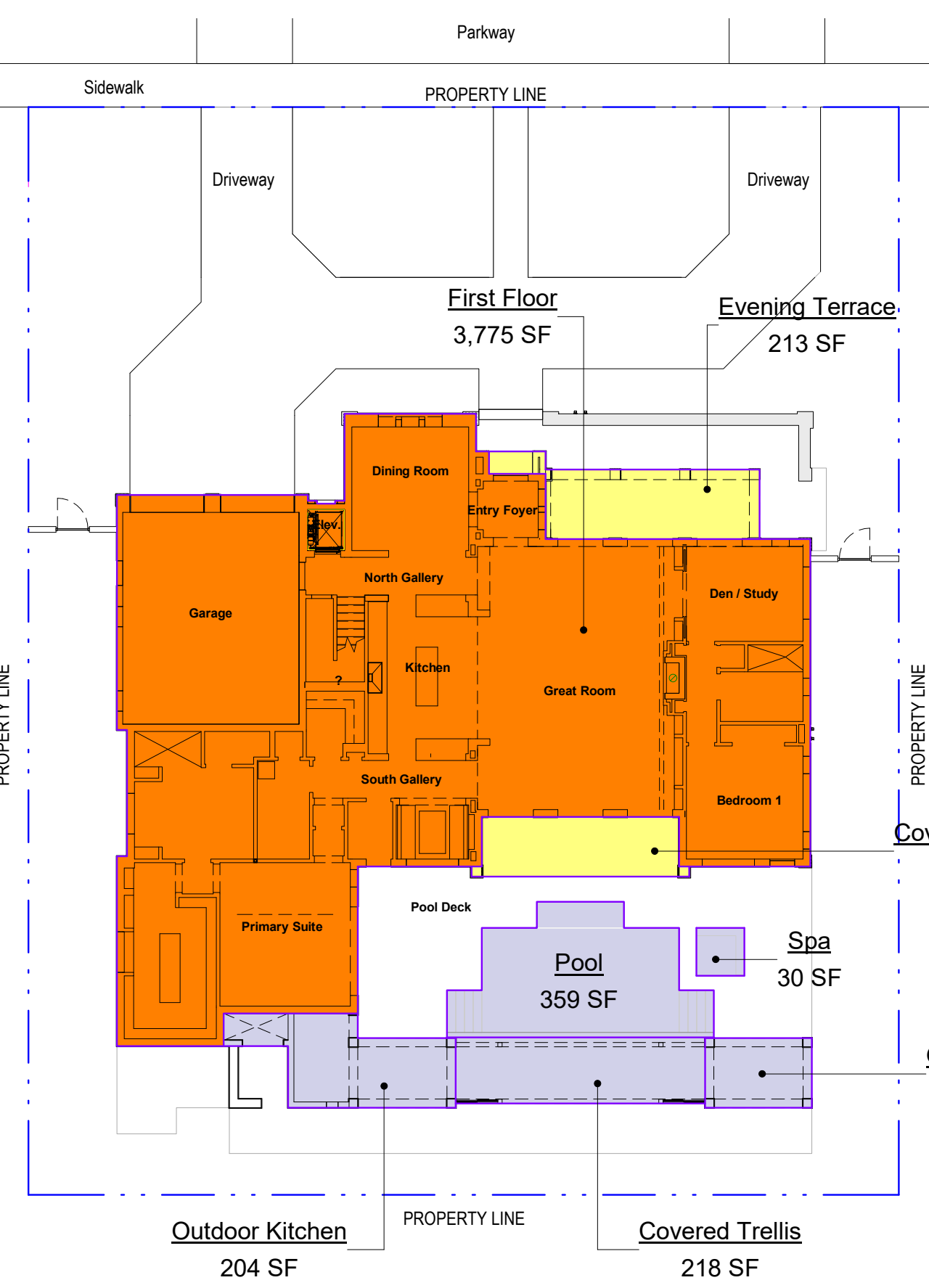
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**GROUND COVERAGE MAXIMUM**

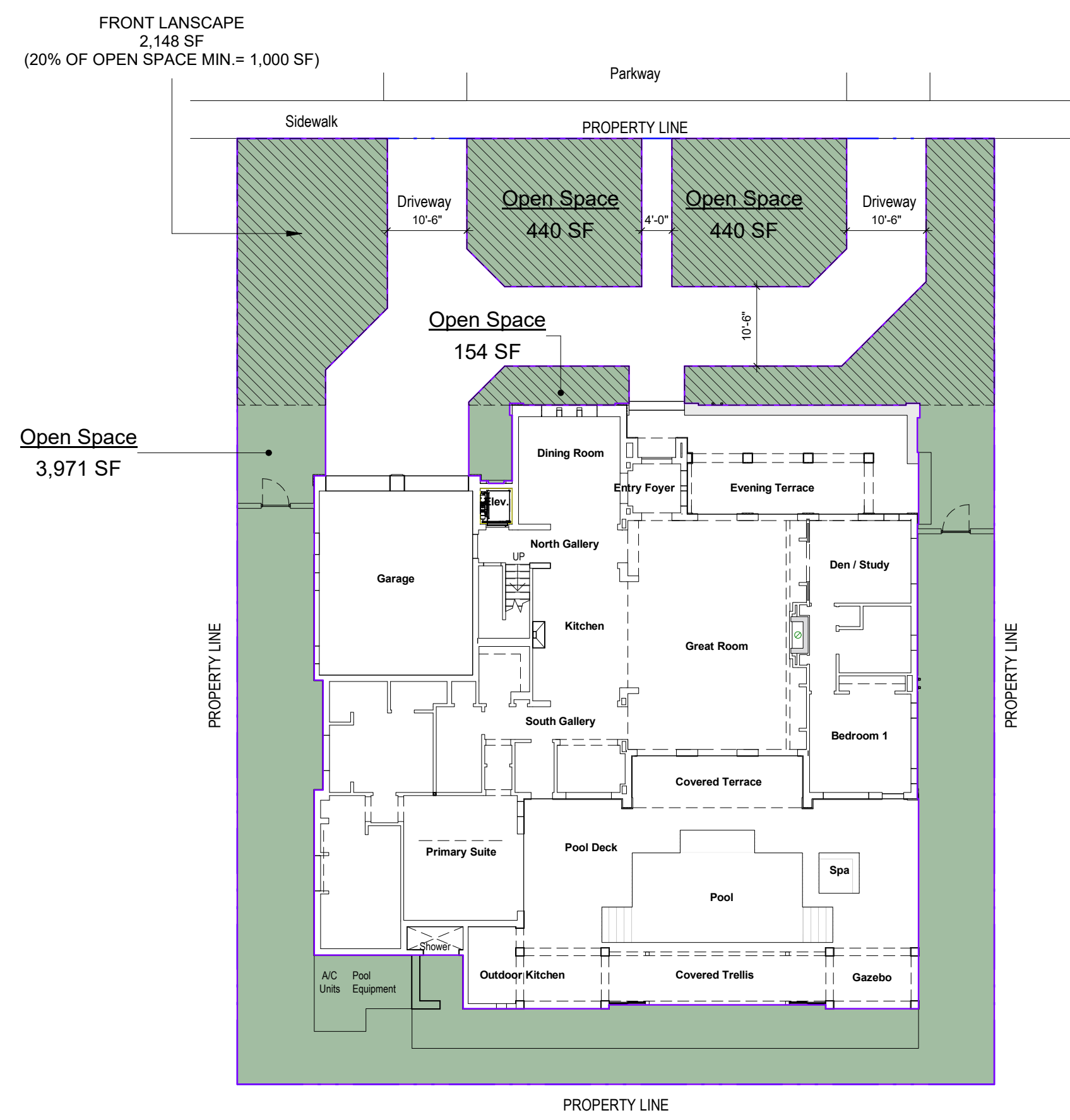
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<b>GRAND TOTAL</b>	<b>5,055 SF</b>	<b>40.44%</b>

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 12,500 SF x 45% = 5,625 SF  
 (MAXIMUM ALLOWED)



**4 1st Level - OPEN SPACE DIAGRAM**  
 SCALE: 1/16" = 1'-0"

**PROPOSED OPEN SPACE AREA**

Name	Area	Percent
Open Space	5,003 SF	40.0%

**MINIMUM REQUIRED OPEN SPACE**

Lot Area	Minimum Open Space Area (SQ.FT.)	Minimum Open Space (%)
12,500 SF	5,000	40

**20% FRONT GREEN AREA REQUIRED**  
 5,000 SF X 20% = 1,000 SF  
 (MINIMUM REQUIRED)

**PERCENTAGE FRONT GREEN AREA PROPOSED**  
 2,148 SF (FRONT GREEN AREA) = 42.9%

**VOID**

ABBREVIATIONS

@	AT	ID	INSIDE DIAMETER	S	SOUTH
&	AND	INSUL	INSULATION	SC	SEALED CONCRETE
AB	ANCHOR BOLT	INT	INTERIOR	SD	SCUPPER DRAIN
ACOUS	ACOUSTICAL	INV	INVERT	SE	SOUTHEAST
A/C	AIR CONDITIONING	JAN	JANITOR	S/A	SUPPLY AIR
ACT	ACOUSTICAL CEILING TILE	JC	JANITOR CLOSET	SCHED	SCHEDULE
AD	AREA DRAIN	JST	JOIST	SECT	SECTION
AFF	ABOVE FINISHED FLOOR	JT	JOINT	SF	SQUARE FOOT
AHU	AIR HANDLING UNIT	KS	KNEE SPACE	SPECS	SPECIFICATIONS
ALT	ALTERNATE	L	LONG, LENGTH	SS	SERVICE SINK
ALUM	ALUMINUM	LAB	LABORATORY	SST	STAINLESS STEEL
APPROX	APPROXIMATE	KG	KILOGRAM	STD	STANDARD
ARCH	ARCHITECTURAL	KIT	KITCHEN	STL	STEEL
AV	AUDIO VISUAL	KO	KNOCKOUT	STND	STAINED
AVG	AVERAGE	KS	KNEE SPACE	STOR	STORAGE
BD	BOARD	L	LONG, LENGTH	STRUCT	STRUCTURAL
BEJ	BRICK EXPANSION JOINT	LAB	LABORATORY	SUSP	SUSPENDED
BLDG	BUILDING	LAV	LABORATORY	SQ	SQUARE
BLKG	BLOCKING	LB	LOAD BEARING	SW	SOUTHWEST
BOT	BOTTOM	LBS	POUNDS	SYM	SYMMETRICAL
BO	BOTTOM OF	LEV	LEVEL	SYS	SYSTEM
BRG	BEARING	LH	LEFT HAND	T	TREAD
BRK	BRICK	LHR	LEFT HAND REVERSE	T&B	TOP & BOTTOM
BSMT	BASEMENT	LIN	LINOLEUM	T&G	TONGUE & GROOVE
BUR	BUILT-UP ROOF	LLH	LONG LEG HORIZONTAL	TC	TOP OF CURB
		LLV	LONG LEG VERTICAL	TEL	TELEPHONE
CAB	CABINET	LP	LOW POINT	TEMP	TEMPORARY
CB	CATCH BASIN	LT	LIGHT	THK	THICK, THICKNESS
CFM	CUBIC FEET PER MINUTE	LTL	LINTEL	TO	TOP OF
CF	CUBIC FEET	LTV	LOUVER	TOC	TOP OF CONCRETE
CFMF	COLD-FORMED METAL FRAMING	LW	LIGHTWEIGHT	TOS	TOP OF STEEL
CJ	CONTROL JOINT	M	METER	TOW	TOP OF WALL
CL	CENTERLINE	MAINT	MAINTENANCE	TS	TRANSPARENT
CLG	CEILING	MAX	MAXIMUM	TYP	TYPICAL
CLOS	CLOSET	MDF	MEDIUM DENSITY FIBERBOARD	UC	UNDECUT
CM	CENTIMETER	MDO	MEDIUM DENSITY OVERLAY	UH	UNIT HEATER
CMU	CONCRETE MASONRY UNIT	MECH	MECHANICAL	UNFIN	UNFINISHED
CO	CLEAR OPENING, CLEANOUT	MET	METAL	UNO	UNLESS NOTED OTHERWISE
COL	COLUMN	MEZZ	MEZZANINE	UTIL	UTILITY
CONC	CONCRETE	MFR	MANUFACTURER	VB	VAPOR BARRIER
CONF	CONFERENCE	MFG	MANUFACTURING	VCT	VINYL COMPOSITION TILE
CONST	CONSTRUCTION	MH	MANHOLE	VERT	VERTICAL
CONT	CONTINUOUS	MIN	MINIMUM	VIF	VERIFY IN FIELD
CORR	CORRIDOR	MIR	MIRROR	VTR	VENT THROUGH ROOF
CPT	CARPET	MISC	MISCELLANEOUS	WVC	VINYL WALL COVERING
CT	CERAMIC TILE	MNT	MILLIMETER	W	WIDTH, WEST
CW	CHILIER WATER	MO	MOUNT	W/	WITH
CY	CUBIC YARD	MTG	MOUNTING	W/O	WITHOUT
		MUL	MULLION	WC	WATER CLOSET, WALL COVERING
D	DEEP	N	NORTH	WD	WOOD
BDL	DOUBLE	NE	NORTHEAST	WGL	WIRE GLASS
DET	DETAIL	NE	NORTHEAST	WH	WATER HEATER
DF	DRINKING FOUNTAIN	NI	NOT IN CONTRACT	WP	WATERPROOFING
DIA	DIAMETER	NO	NUMBER	WT	WEIGHT
DIAG	DIAGONAL	NOM	NOMINAL	WWM	WELDED WIRE MESH
DIM	DIMENSION	NPS	NOMINAL PIPE SIZE		
DN	DOWN	NTS	NOT TO SCALE		
DR	DOOR	NW	NORTHWEST		
DS	DOWNSPOUT	OA	OVERALL		
DWG(S)	DRAWING(S)	OC	ON CENTER		
		OD	OUTSIDE DIAMETER		
E	EAST	OFF	OFFICE		
EA	EACH	OF	OWNER FURNISHED CONTRACTOR INSTALLED		
EF	EACH FACE	OFI	OWNER FURNISHED OWNER INSTALLED		
EIFS	EXTERIOR INSULATION FINISH SYSTEM	OH	OVERHEAD		
EJ	EXPANSION JOINT	OPNG	OPENING		
ELEC	ELECTRICAL	OPP	OPPOSITE		
EL	ELEVATION	OS	OVERFLOW SCUPPER		
ELEV	ELEVATION	OTO	OUT-TO-OUT		
EQUIP	EQUIPMENT	PDB	PARTICLE BOARD		
EQ	EQUAL	PC	PRECAST		
EW	EYE WASH, EACH WAY	PERF	PERFORATED		
EWC	ELECTRIC WATER COOLER	PNT(D)	PAINTED		
EWV	ELECTRICAL WATER HEATER	PL	PLATE, PROPERTY LINE		
EXIST	EXISTING	PLM	PLASTIC LAMINATE		
EXP	EXPIRATION, EXPOSED	PLAS	PLASTER		
EXT	EXTERIOR	PLMB	PLUMBING		
		PLWD	PLYWOOD		
FA	FIRE ALARM	PLYWD	PLYWOOD		
FB	FACE BRICK	PNL	PANEL		
FD	FLOOR DRAIN	POL	POLISHED		
FE	FIRE EXTINGUISHER	PR	PAIR		
FEC	FIRE EXTINGUISHER IN CABINET	PSF	POUNDS PER SQUARE FOOT		
FF	FINISHED FLOOR	PSI	POUNDS PER SQUARE INCH		
FFE	FINISHED FLOOR ELEVATION	PT	PRESSURE TREATED		
FH	FIRE HYDRANT	PTM	PARTITION		
FHC	FIRE HOSE CABINET	PM	PRESSED METAL		
FIN	FINISH	PVC	POLYVINYL CHLORIDE		
FL	FLOOR, FLOORING	PVG	PAVING		
FO	FACE OF	PWD	PLYWOOD		
FOC	FACE OF CONCRETE	QT	QUARRY TILE		
FOM	FACE OF MASONRY	R	RADIUS, RISER		
FOS	FACE OF STUDS	R/A	RETURN AIR		
FP	FIREPROOF	RB	RESILIENT BASE		
FR	FIRE RATED	RD	ROOF DRAIN		
FRP	FIBERGLASS REINFORCED PLASTIC	REF	REFERENCE		
FRT	FIRE RETARDANT TREATED	REINF	REINFORCED, REINFORCING		
FS	FULL SIZE	REQ'D	REQUIRED		
FT	FOOT, FEET	RES	RESILIENT		
FTG	FOTING	REV	REVISION		
FURN	FURNISH	RH	RIGHT HAAND		
FUT	FUTURE	RHR	RIGHT HAND REVERSE		
FV	FIELD VERIFY	RL	RAIN LEADER		
		RM	ROOM		
G	GAS	RTU	ROOFTOP UNIT		
GA	GAGE	RUB	RUBBER		
GALV	GALVANIZED	ROW	RIGHT OF WAY		
GB	GRAB BAR				
GC	GENERAL CONTRACTOR				
GCMU	GLAZED CONCRETE MASONRY UNIT				
GD	GRADE				
GFRG	GLASS FIBER REINFORCED CONCRETE				
GFRG	GLASS FIBER REINFORCED GYPSUM				
GL	GLASS				
GYP	GYPSUM				
GWB	GYPSUM WALL BOARD				
HB	HOSE BIB				
HC	HANDICAPPED, HOLLOW CORE				
HD	HAND				
HDR	HEADER				
HDWD	HARDWOOD				
HDW	HARDWARE				
HK	HOOK(S)				
HM	HOLLOW METAL				
HORIZ	HORIZONTAL				
HP	HIGH POINT, HORSE POWER				
HR	HOUR				
HS	HEAT STRENGTHENED				
HT	HEIGHT				
HVAC	HEATING VENTILATING AIR CONDITIONING				
HW	HOT WATER				

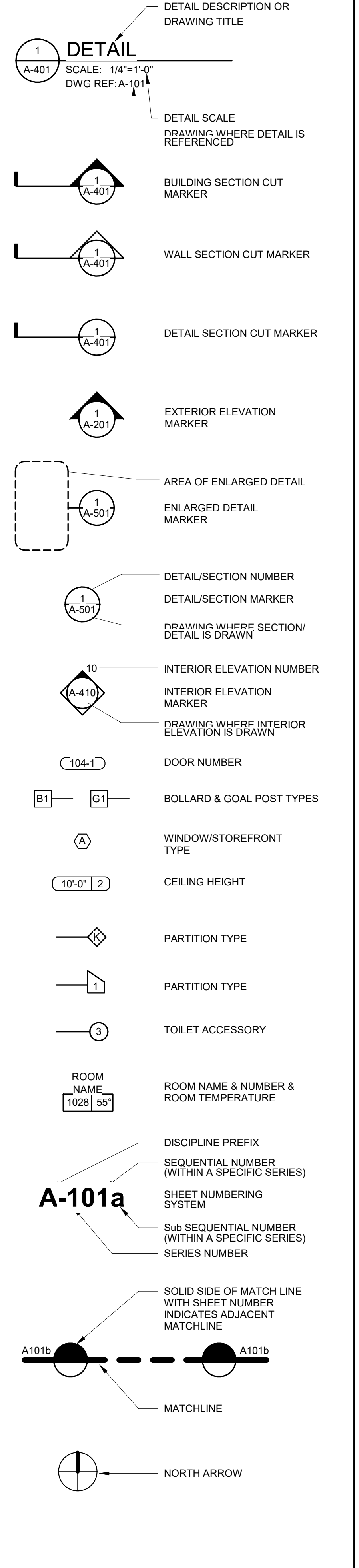
GRAPHIC SYMBOLS

	PRECAST CONCRETE PANEL (Small scale)
	CONCRETE MASONRY UNIT (Small scale)
	CAST IN PLACE CONCRETE COLUMN OR WALL (Small scale)
	EARTH, BACKFILL MATERIAL
	WOOD BLOCKING
	SHIM
	BATT INSULATION
	RIGID INSULATION
	POURED IN PLACE CONCRETE (Large scale)
	PRECAST CONCRETE (Large scale)
	PLYWOOD
	GLASS PANEL (Large scale)
	TILE (Large scale)
	PLASTER, STUCCO, GYP. BOARD (Large scale)
	POLYSTYRENE (Large scale)
	GRAVEL (Large scale)

GENERAL NOTES

- The specifications, included herewith, are an integral part of these contract documents and all conditions mentioned in either shall be executed as though specifically mentioned in both.
- Contractor shall comply with all applicable local, state and federal building codes. Permit shall be posted on a visible place at all times. All permits, utility and meter connection fees shall be obtained and paid for by the contractor.
- Requirements of codes and regulations shall be considered as minimum, where contract documents exceed w/o violation code and regulation requirements, contract documents shall take precedence, where codes conflict, the more stringent shall apply.
- All required permits shall be obtained from the building officials and a certificate of occupancy must be obtained before the building is occupied.
- All work, materials and equipment utilized in this Project shall be installed in strict accordance with the manufacturer's recommendations and specifications.
- All work for this Project shall conform to standards published by recognized professional and industry organizations.
- Contractor shall be responsible for visiting the site prior to bidding and familiarizing himself with all existing conditions affecting the work, including but not limited to private and public utilities, on and off site, access roads, and other support facilities.
- Contractor to remove, relocate or re-route as necessary electrical, water, gas or any other utility lines encountered and shall coordinate this work with all local utility companies.
- Contractor must notify Architect immediately of any unexpected or unknown conditions, discrepancies in the drawings and contract documents, any errors or omissions on the drawings in the field prior to proceeding with work or shop fabrication.
- Contractor shall notify Architect for clarification prior to bidding of any discrepancies between architectural, mechanical and electrical drawings. (Whether shown or Not on the drawings) Bid shall be based on the most stringent requirement.
- Contractor to obtain written approval from Owner and Architect prior to any changes or deviation from Contract Documents.
- Contractor shall prepare and maintain all construction areas, as well as surrounding areas free of debris or hazardous equipment at all times.
- Contractor shall be responsible for the repair and/or the replacement of any items damaged during construction or clean-up. Construction personnel shall be confined to the limits of the construction area. All OSHA regulations for construction areas shall be strictly followed.
- Discrepancies
  - A- In discrepancies or conflicts in the contract documents, the more strict requirements will apply.
  - B- The contractor shall have all items or details clarified with the architect prior to submitting a bid, otherwise the architect's interpretation shall be final.
  - C- On-site verification of all dimensions and conditions shall be the responsibility of the contractor. Any discrepancies shall be reported to the architect at once before proceeding. Drawings are not to be scaled. Dimensions shall be followed.
- All dimensions are based on nominal sizes of members and are given to the outer face of such members, not to face of finish material unless otherwise noted on drawings.
- Contractor to submit shop drawings for approval before commencing fabrication and/or installation of all applicable items of construction. All shop drawing dimensions shall be field verified, reviewed and approved by Contractor before submittal. Shop Drawings which are incomplete or lacking sufficient information will be returned without review. Refer to specifications for additional requirements.
- The Contractor shall be aware that specific fire rated separation within the building's construction are required by code. The use of specific materials and combinations of materials within fire rated assemblies as called for on the drawings and Specifications are for the purpose of achieving those required fire separation. It shall be the Contractor's responsibility to verify that change in material that are requested by or made by the Contractor and/or it's sub-contractors, from those materials drawn or specified, does not in any way affect or lessen the required fire rated construction or assembly.
- Where CMU is indicated to have a specific hourly fire rating, this shall be taken as the minimum allowed.
- All wood framing, including plywood, which is concealed within walls or ceilings or used for support of walls or ceilings shall meet code requirements, pressure treated wood shall be used where in contact with concrete or masonry or in contact with the elements (exterior).
- All piping sleeved through slab. Contractor to fully seal space around pipes with a 2-hour U.L. approved fire resistive "Thermafiber" glass fiber safing insulation as manufactured by U.S. Gypsum Co. complying with ASTM E-119 or approved similar. Penetrations through fire rated walls shall be protected as to maintain the fire rating of said wall.
- All shafts where applicable to be 2-hour rated without exception, UL Design No. U-505 or approved similar and shall continue as such to underside of roof or floor structural decking. See wall type details for wall design.
- Contractor to submit a minimum of five (5) sets of complete shop drawings or as submittals for approval before commencing fabrication and/or installation of all applicable items of construction. All shop drawing dimensions shall be field verified and reviewed and approved by the Contractor before submittal, and so noted. RE: Review by architect or engineer required by submittal not evaluated and approved by Contractor shall be paid for by the Contractor on hourly rates established in Architects Contract for services for this Project.
- The underside of all exterior soffits and slabs exposed to weather shall receive a continuous drip strip without exception.
- All metal flashing, scuppers, etc. to receive paint as recommended by manufacturer, unless otherwise noted on drawings or project manual.
- Contractor to furnish and install all metal and wood blocking required for wall mounted or braced fixtures, millwork, shelves, bathroom fixtures and accessories or by other items described in Interior Design and Architectural drawings.
- In addition to wall types shown on plans the Contractor shall refer to the room finish schedule, interior elevations and details for additional information regarding finishes.
- Contractor to provide access panels for all A/C fire dampers, where applicable.
- Contractor shall coordinate with mechanical and electrical contractors the location of all access panels so as to allow for proper equipment accessibility, maintenance and/or operation of the Building Systems. The omission of any or all access panels does not relieve the Contractor of the responsibility from providing and installing such panels or doors.
- Contractor shall paint all visible surfaces of factory primed or factory paint finished equipment, A/C grills or registers, covers, etc. unless specifically noted otherwise verify and coordinate colors with Interior Designer and Architect.
- Before installation, the Contractor shall coordinate with the Architect the exact mounting location of all switches, wall receptacles, plugs, thermostats and other wall mounted fixtures.
- All interior and exterior joints between different materials or finishes shall receive a bead of caulking to match color o adjacent surface. Coordinate colors with Architect.
- Contractor shall be responsible for removing all debris and construction material from the site (refer to note #12). Contractor shall also be responsible for properly cleaning all areas prior to final acceptance by the Owner including but not limited to windows, storefront, floors carpets, walls, doors, etc.
- Upon completion of this Project, the Contractor shall give the Owner a complete set of as-built architectural, mechanical, and electrical drawings along with the written Guarantees, operation and maintenance manuals of all equipment and finishes installed. The Contractor shall maintain a current set of as-built drawings. Information shall be recorded by Contractor as construction progresses.
- All slabs on grade, interior and exterior, to be on 6 mil polyethylene vapor barrier.
- Provide termite protection as per Section R320 FBC Residential. Termite protection shall be provided by registered termiticides, including soil applied pesticides, baiting systems, and pesticides applied to wood or other approved methods as a preventive treatment for new construction. A Certificate of Compliances shall be issued to the Building Department by the Licensed Pest Control Company that contains the following statement: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
- Site Investigation. Before Bidding, Contractor shall perform a thorough investigation of actual condition at the job site, and include all works required to get the job done as indicated on drawings or necessitated by the construction, perform all such work without addition to the contract cost.
- All glass shall comply with the requirements of R308 F.B.C. 2020 Residential code
- Address shall be provided for all new and existing building in a position as to be plainly visible and legible from the street or road fronting the property
- All decorative materials shall be maintained in a flame-retardant condition.
- Emergency escape and rescue required. Emergency escape shall be provided in accordance to the section R310 of the F.B.C Residential. Every sleeping room shall have operable emergency escape from the inside without use of a key or any special knowledge or effort with a sill height of not more than 44" above floor, minimum clear opening of 5.7 sq.ft. minimum height of 24", minimum width of 20"
- Even though the drawings are to scale, do not scale any of them, follow the dimensions, elevations and specifications shown on plans
- When a detail, dimension, or reference is indicated as "typical", it applies to all similar situations, whether indicated or not.
- Sections or details shown, apply to similar situations, whether indicated or not and unless otherwise noted.
- All ceramic installation shall be done with the "handbook of ceramic tile installation" published by the tile council of America.
- All Gypsum wallboard shall be installed and finished in accordance with manufacturer's instructions and in compliance with F.B.C. 2020 Residential code
- Verify all dimensions in field before fabrication of any cabinetwork, or built-in equipment.
- Contractor shall verify with window and doors manufacture's required masonry opening for proper installation before concrete block work is started or tie column are poured.
- Mean of Egress. exterior exits, hallways and doors shall comply with Section R311 F.B.C. Residential

SYMBOLS LEGEND



ARCHITECT:



301 almeria avenue, suite 210  
coral gables, florida 33134  
tel 305.447.1927 - fax 305.443.5986

CONSULTANT:  
Consultant  
Address  
Phone  
Fax  
e-mail

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ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCED, DUPLICATED OR USED WITH THE WRITTEN CONSENT OF BELLIN PRATT & FUENTES ARCHITECTS, LLC.

PROJECT NAME:  
**New Single Family Residence**  
  
PROPERTY ADDRESS  
1256 South Greenway Drive, Coral Gables FL 33134  
OWNER INFORMATION  
Ms Aylin Fraxedas Ellenburg

Permit Set  
  
ISSUE DATE: 09-03-2024  
PROJECT No.: 2023-05  
DRAWN BY: T.C.  
APPROVED BY: D.F. & G.P.

REVISIONS:

No.	Description	Date

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SIGNATURE:  
MARSHALL BELLIN PRATT  
GLENN H PRATT, ARCHITECT  
DAVID FUENTES AR-97043

SHEET TITLE:  
**General Notes, Symbols & Data**  
  
SCALE: **As indicated**  
SHEET No.:  
**A0.2A**

ARCHITECT:



301 almeria avenue, suite 210  
coral gables, florida, 33134  
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

Consultant  
Address  
Phone  
Fax  
e-mail

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PROJECT NAME:

**New Single Family Residence**

PROPERTY ADDRESS  
1256 South Greenway Drive, Coral Gables FL  
33134

OWNER INFORMATION  
Ms Aylin Fraxedas Ellenburg

Permit Set

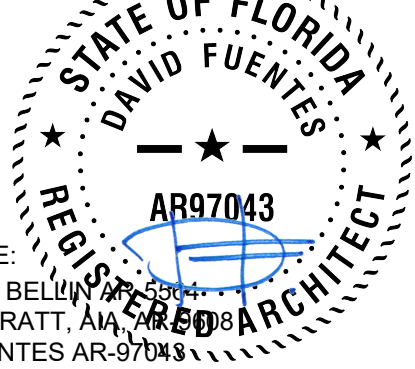
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GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

SHEET TITLE:

**Site & Contextual  
Photos**

SCALE:  
SHEET No.:

**A0.3**



VIEW TO THE NORTH EAST



VIEW TO THE SOUTH EAST



NORTH VIEW

1260 S Greenway Dr | 1256 S Greenway Dr | 1242 S Greenway Dr



NORTH VIEW

1260 S Greenway Dr | 1256 S Greenway Dr | 1242 S Greenway Dr



1217 N Greenway Dr



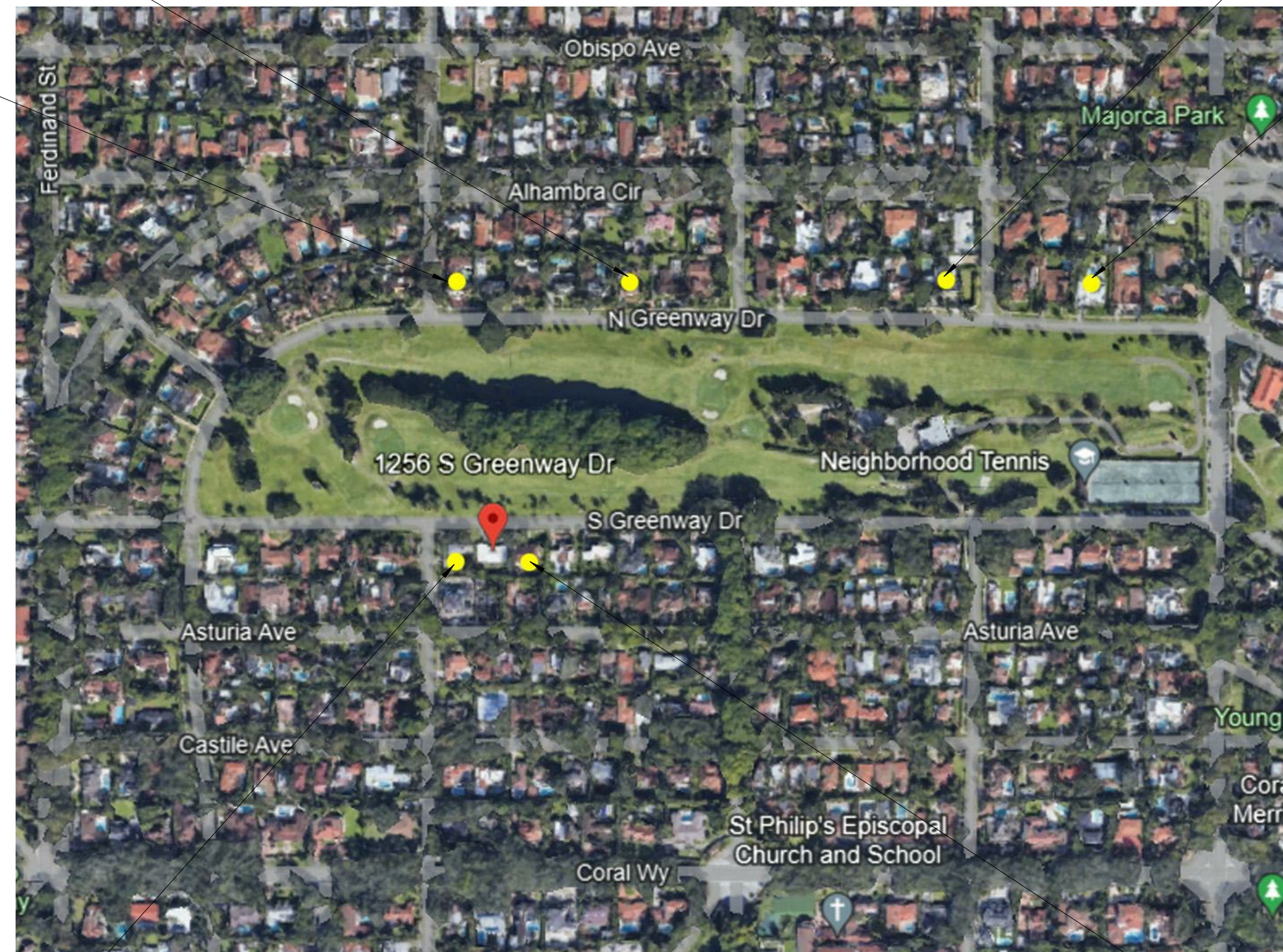
1101 N Greenway Dr



1261 N Greenway Dr



1021 N Greenway Dr



1260 S Greenway Dr

1242 S Greenway Dr



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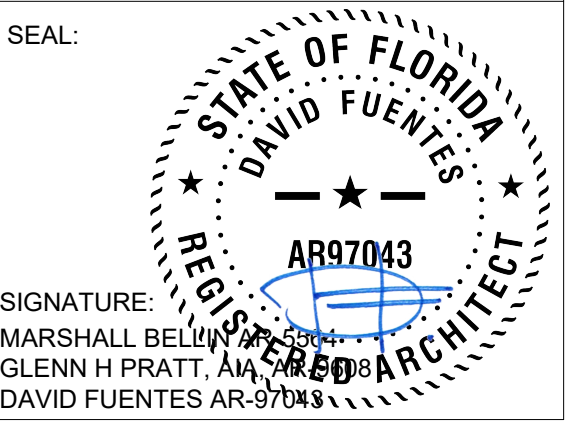
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**Site & Contextual  
Photos**

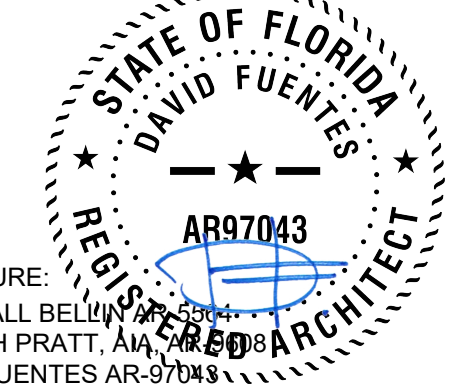
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SHEET No.:  
**A0.4**

REVISIONS:

No.	Description	Date
1	BOA Comments	01/10/2025

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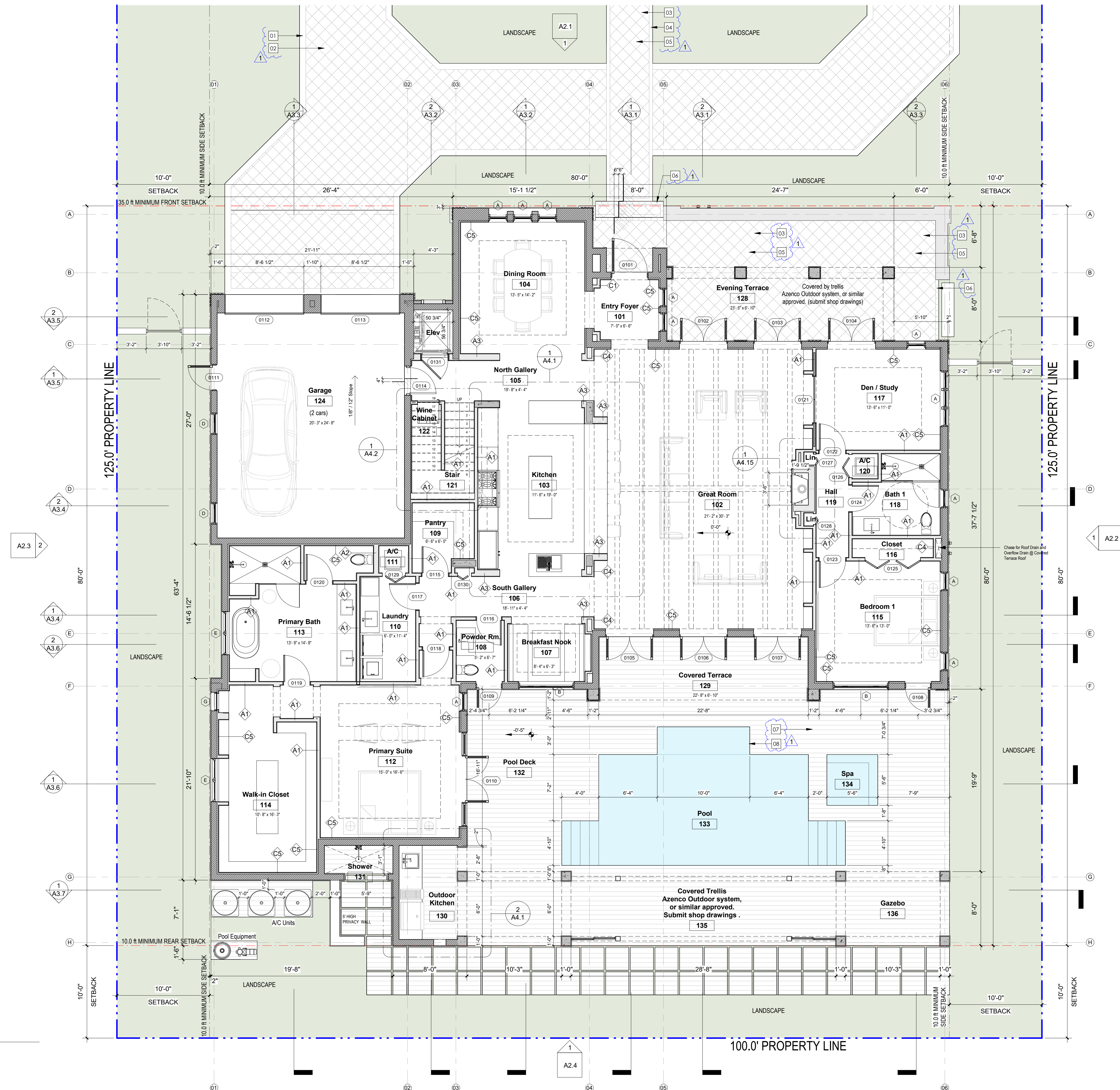


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GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

## 2 Exterior Tile and Pavers

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

- 01 CHARCOAL CONCRETE  
Paver 8" x 8" x 2 3/8"
- 02 CHARCOAL CONCRETE  
Paver 12" x 12" x 2 3/8"
- 03 BASALT BRUSHED  
Paver 12" x 12" x 1 1/4"
- 04 CREMA BELLA BRUSHED  
Paver 8" x 8" x 1 1/4"
- 05 CREMA BELLA BRUSHED  
Paver 12" x 12" x 1 1/4"
- 06 CREMA BELLA BRUSHED  
Coping 4" x 8" x 1 1/4"
- 07 ANTI-SLIP PORCELAIN TILE  
BY EXAGRES MANUFACTURE  
24" x 48" x 1/2"
- 08 ANTI-SLIP PORCELAIN TILE  
BY EXAGRES MANUFACTURE  
13" x 48" x 1/2"



**1 1st Level**  
SCALE: 3/16" = 1'-0"



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New Single Family Residence

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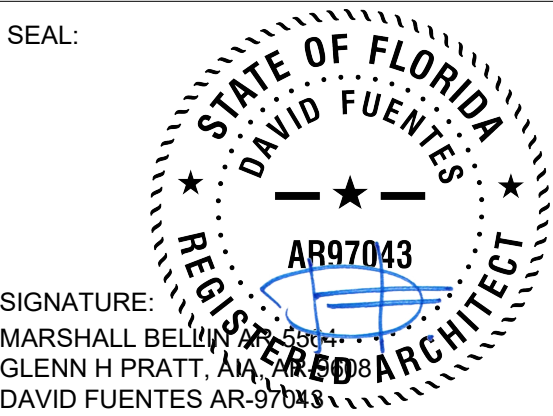
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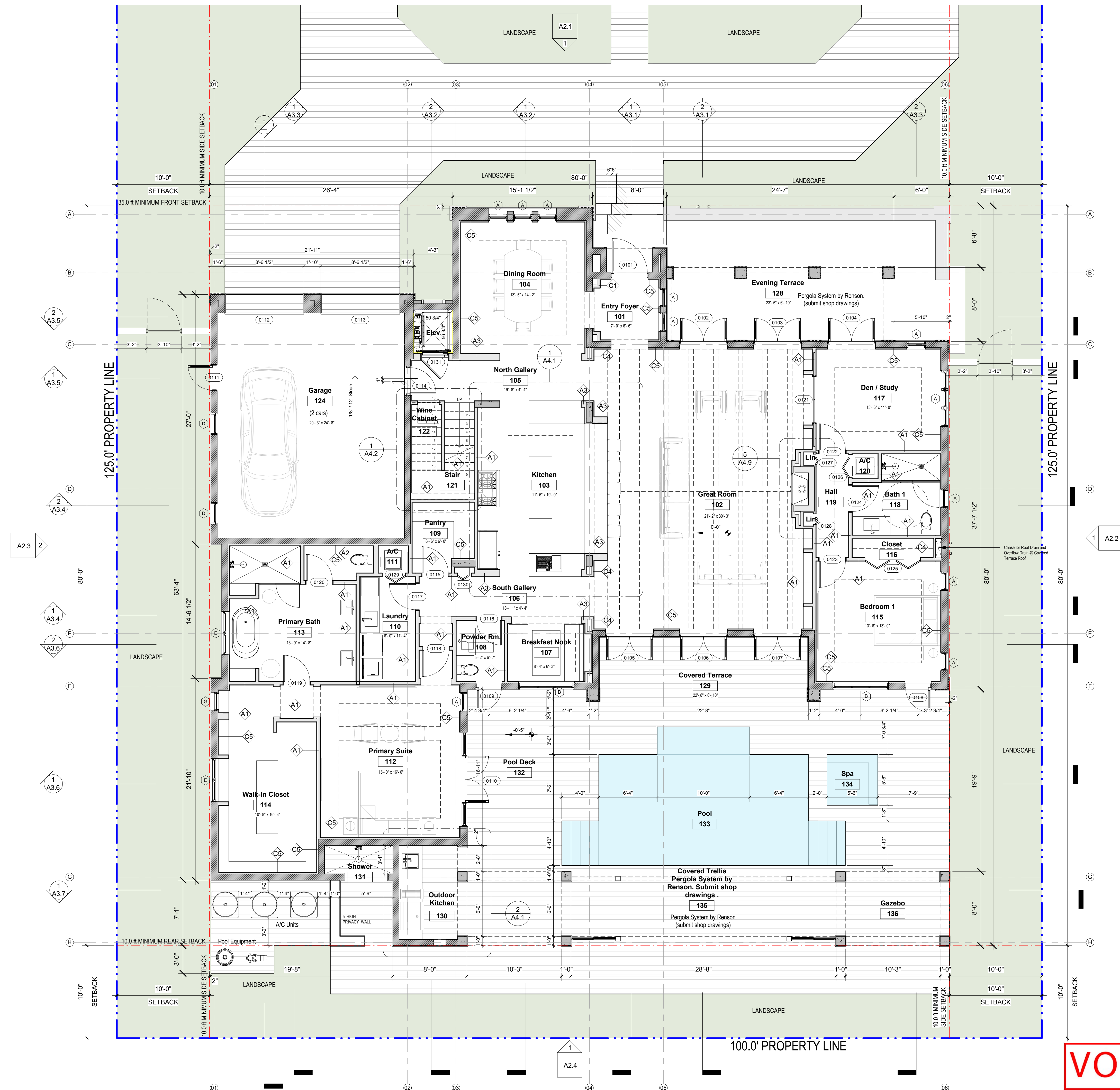
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**SHEET TITLE:**  
Ground Floor Plan

SCALE: 3/16" = 1'-0"  
SHEET No.: **A1.1**



**1 1st Level**  
SCALE: 3/16" = 1'-0"

**VOID**

11/11/2024 3:25:37 PM



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New Single Family Residence

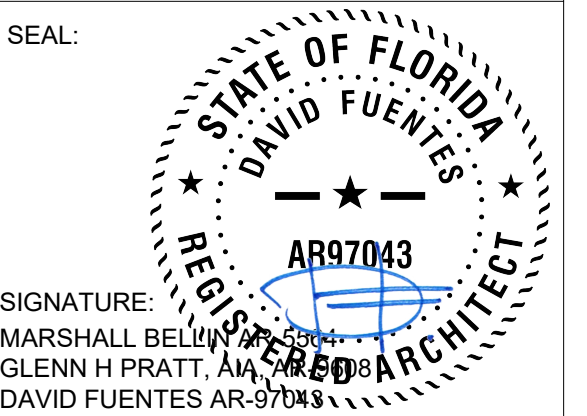
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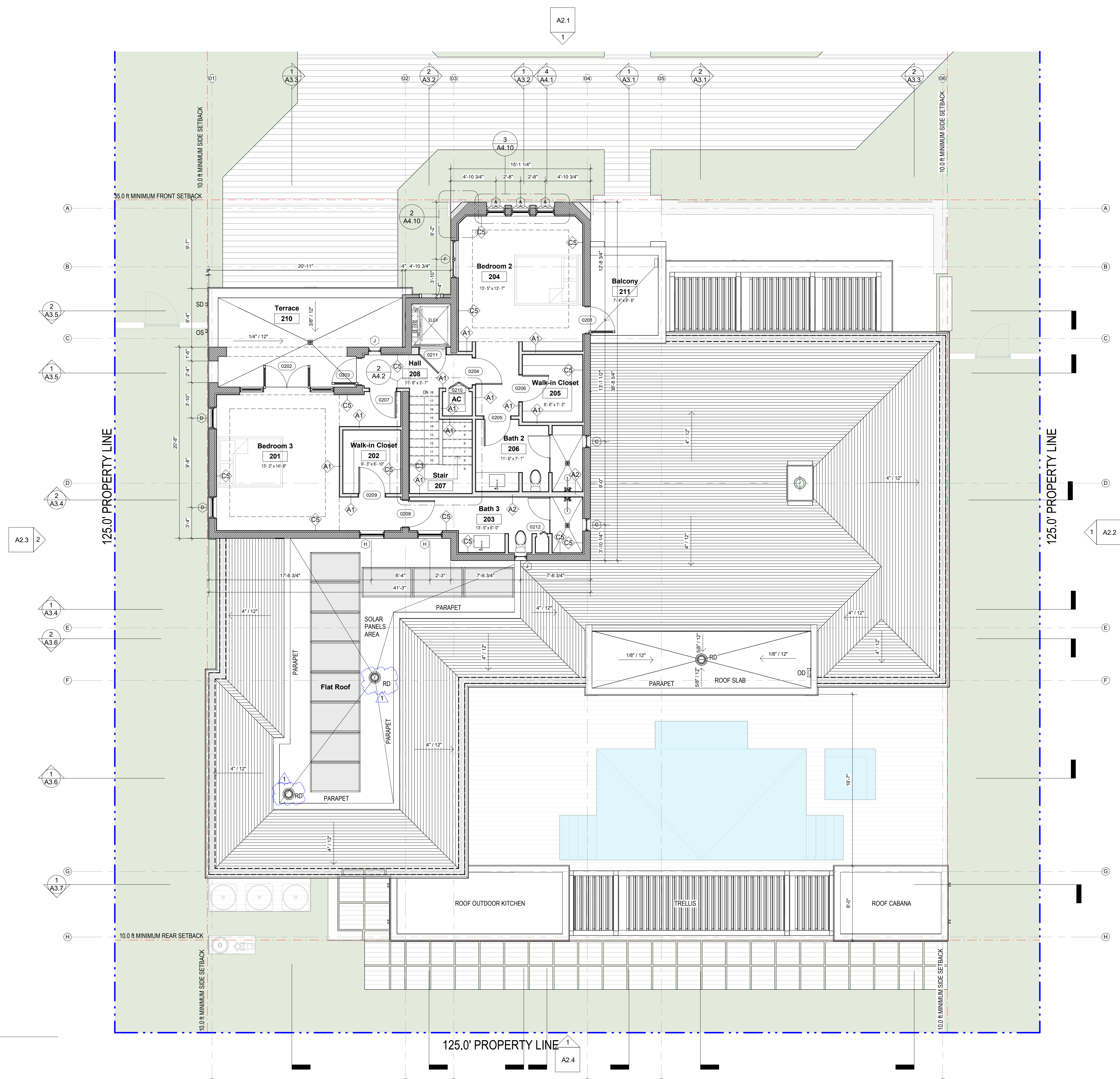
No.	Description	Date
1	BOA Comments	01/10/2025

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**SHEET TITLE:**  
2nd Floor Plan

SCALE: 3/16" = 1'-0"  
SHEET No.:  
**A1.2**



**1 2nd Level**  
SCALE: 3/16" = 1'-0"

2/12/2025 11:18:33 AM



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**PROJECT NAME:**  
New Single Family Residence

**PROPERTY ADDRESS**  
1256 South Greenway Drive, Coral Gables FL 33134  
**OWNER INFORMATION**  
Ms Aylin Fraxedas Ellenburg

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ISSUE DATE: 09-03-2024  
PROJECT No.: 2023-05  
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REVISIONS:

No.	Description	Date

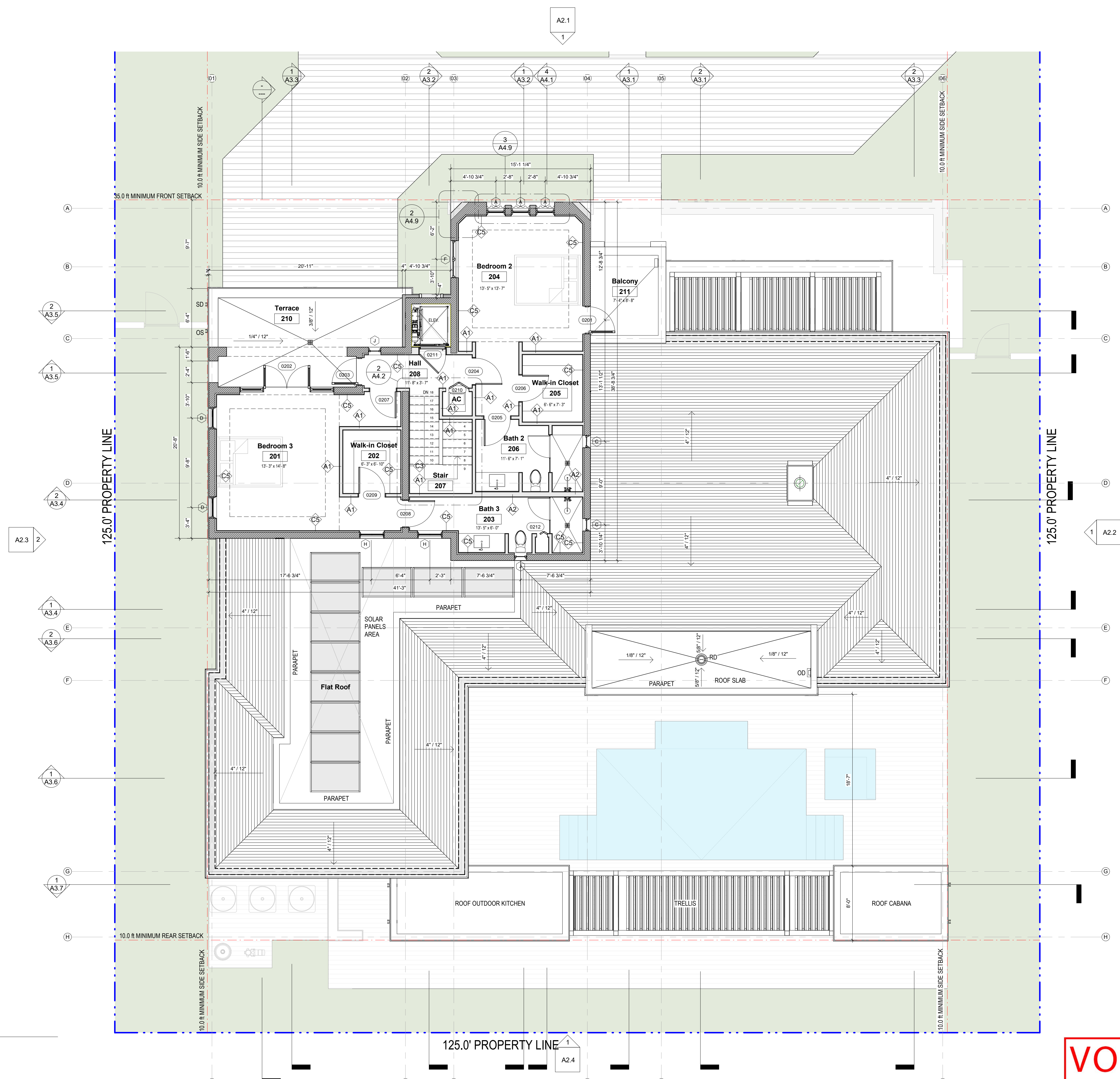
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GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

**SHEET TITLE:**  
2nd Floor Plan

SCALE: 3/16" = 1'-0"  
SHEET No.:  
**A1.2**

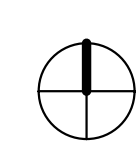


**1 2nd Level**  
SCALE: 3/16" = 1'-0"

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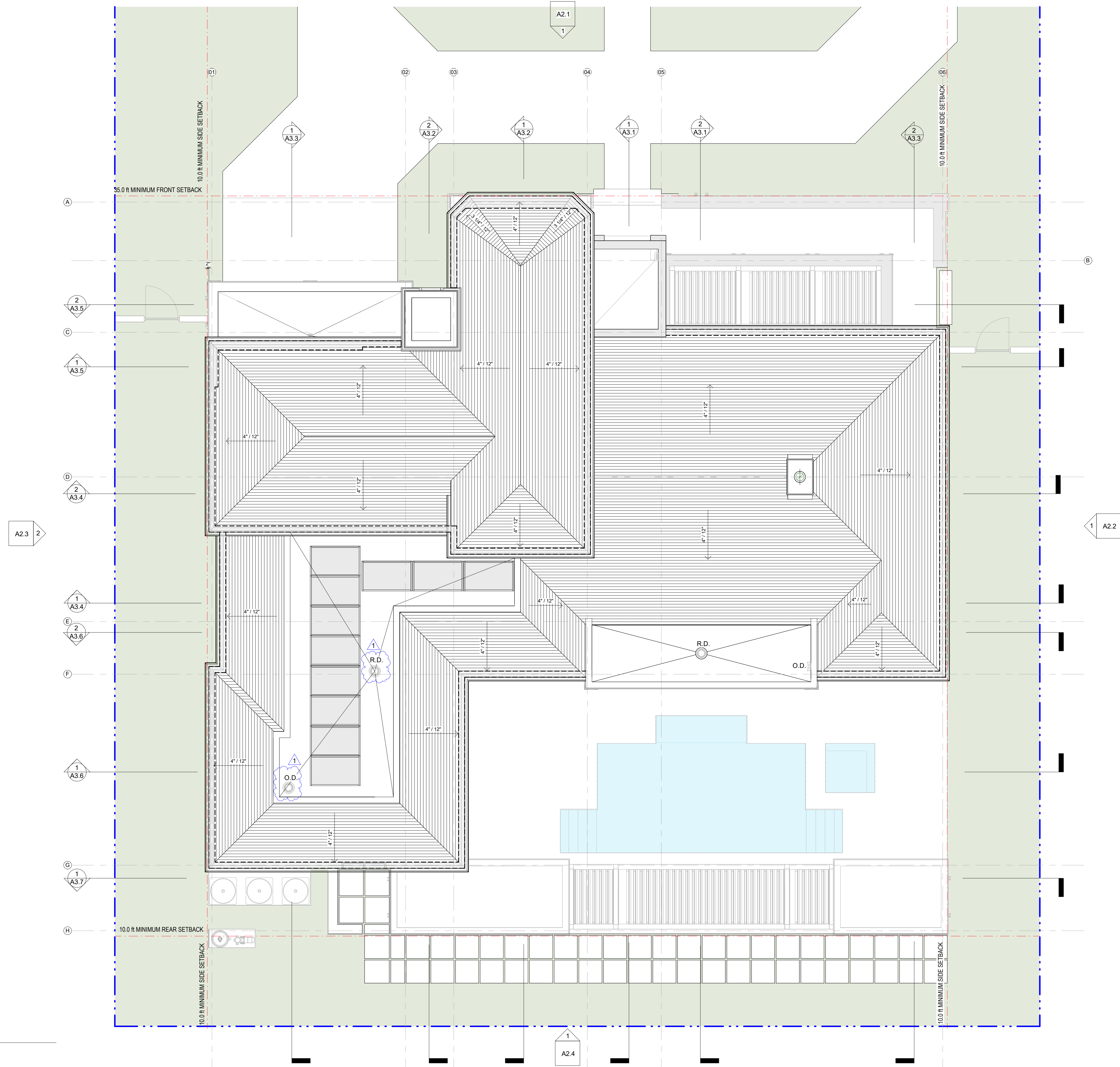
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2/10/2025 5:47:01 PM



# 1 TOB Roof II

SCALE: 3/16" = 1'-0"



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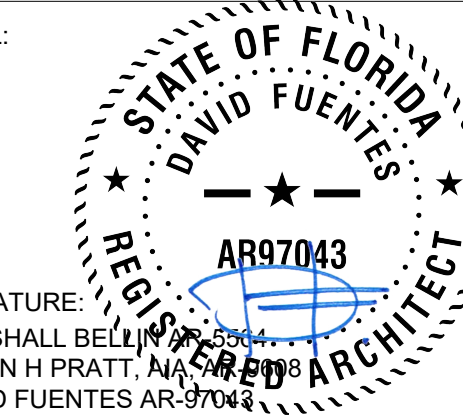
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No.	Description	Date
1	BOA Comments	01/10/2025

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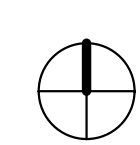
SIGNATURE:  
MARSHALL BELLIN  
GLENN H PRATT, ARCHITECT  
DAVID FUENTES AR-97043

SHEET TITLE:  
**Roof Plan**

SCALE: 3/16" = 1'-0"  
SHEET No.:

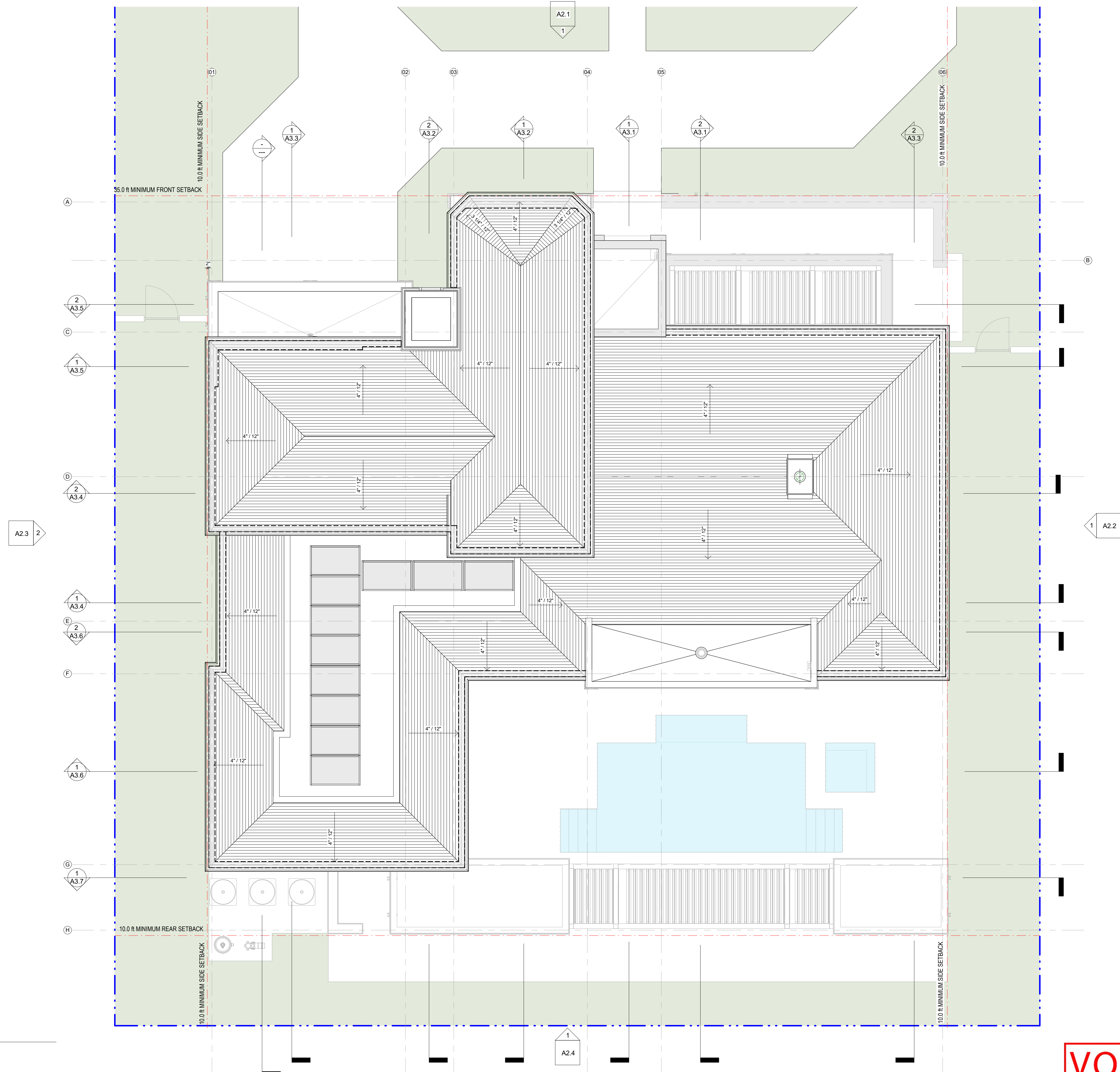
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# 1 TOB Roof II

SCALE: 3/16" = 1'-0"



**VOID**

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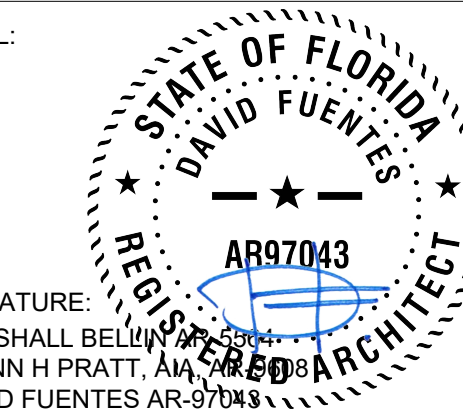
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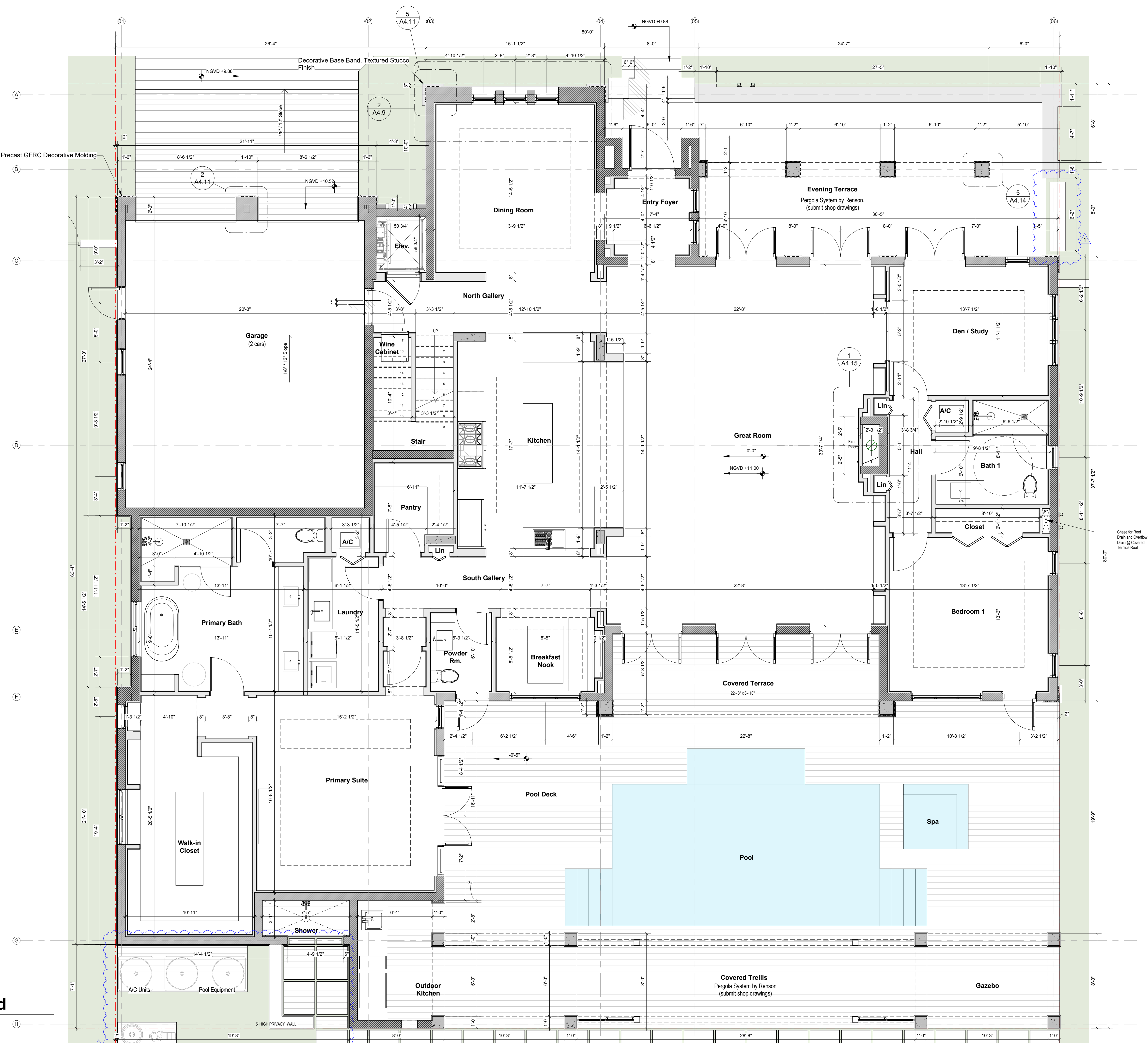


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GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

SHEET TITLE:  
**Roof Plan**

SCALE: 3/16" = 1'-0"  
SHEET No.:

**A1.3**



**1** 1st Level\_Enlarged  
SCALE: 1/4" = 1'-0"



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Ms Aylin Fraxedas Ellenburg

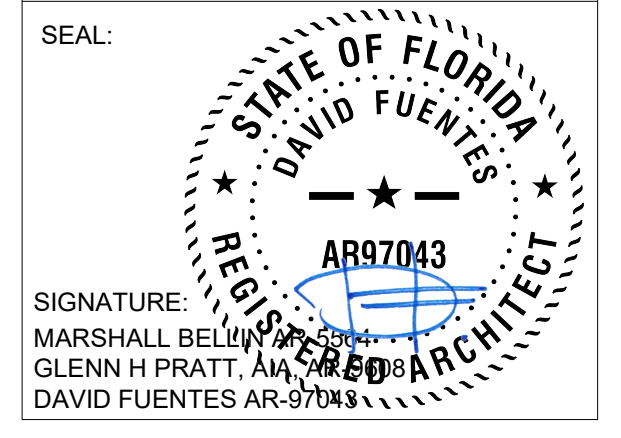
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**SHEET TITLE:**  
**Ground Level.  
Dimensions.**

SCALE: 1/4" = 1'-0"  
SHEET No.:

**A1.4**



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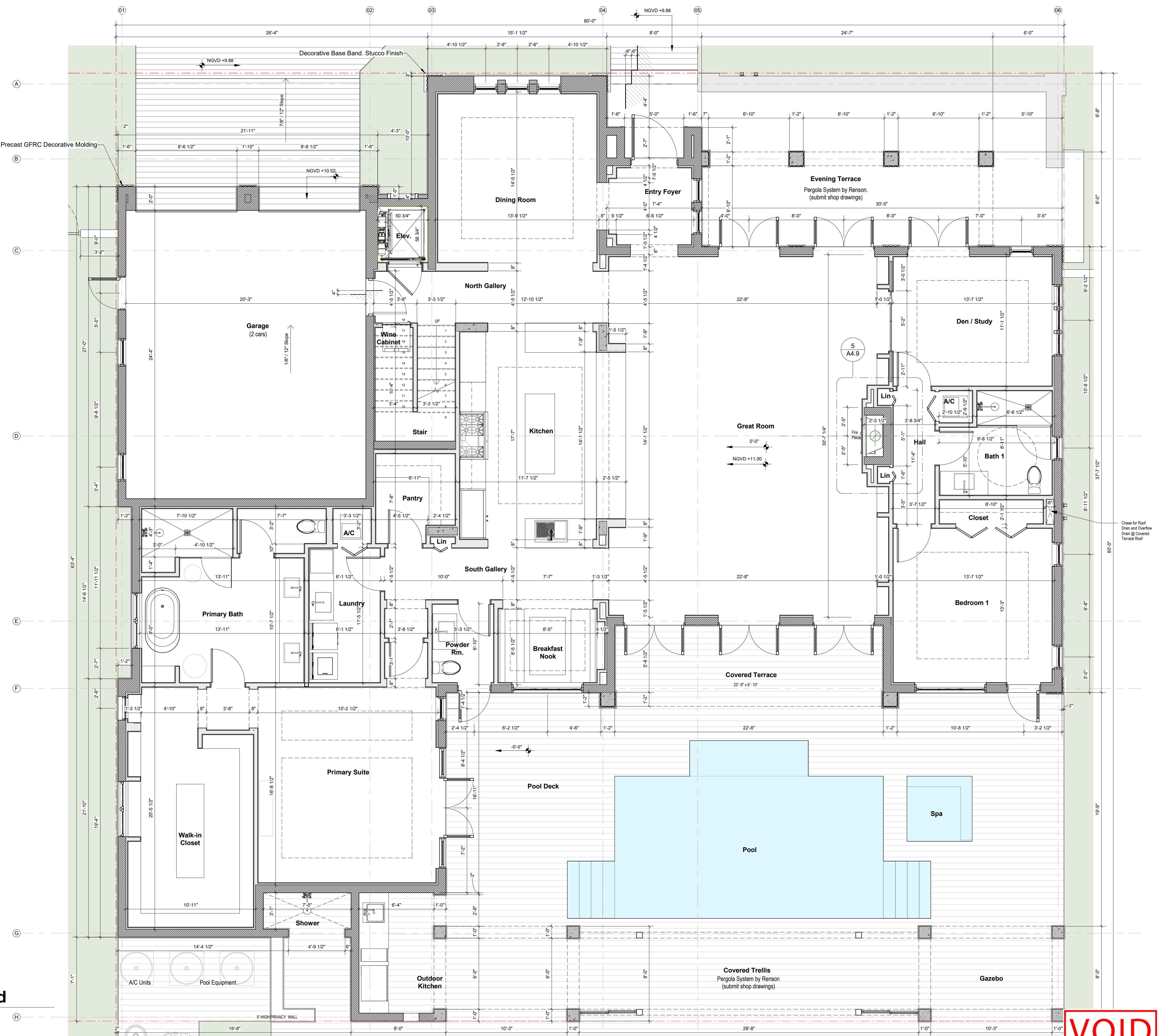
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Ground Level.  
Dimensions.

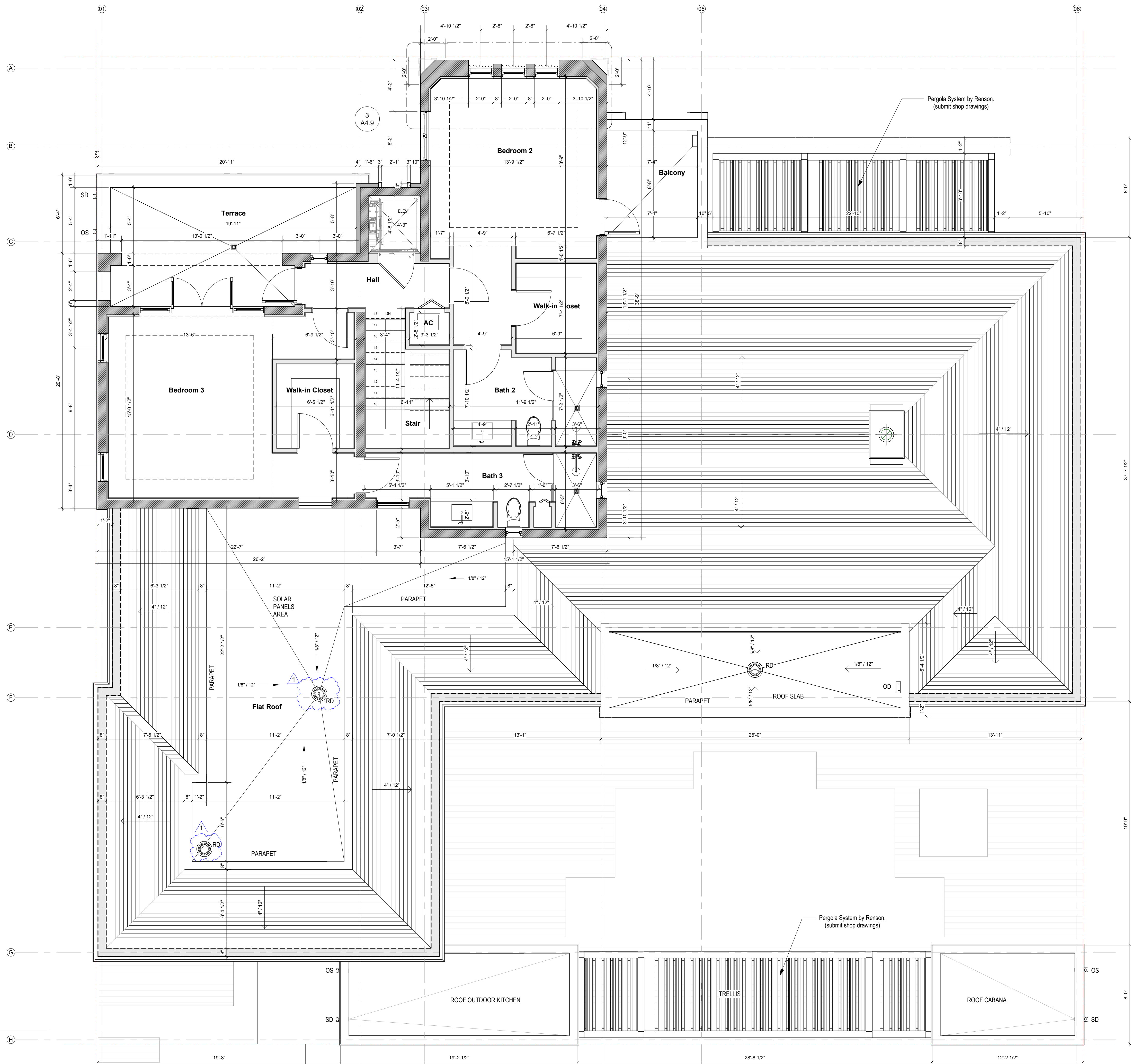
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SCALE: 1/4" = 1'-0"

**VOID**

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**1** 2nd Level\_Enlarged  
SCALE: 1/4" = 1'-0"

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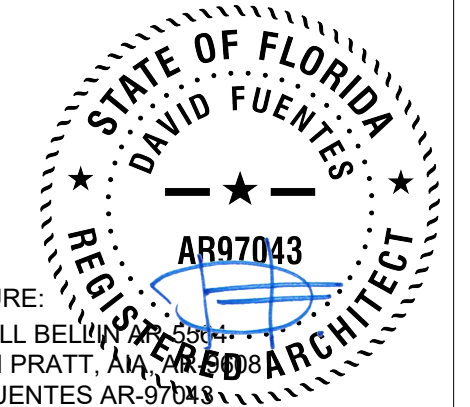
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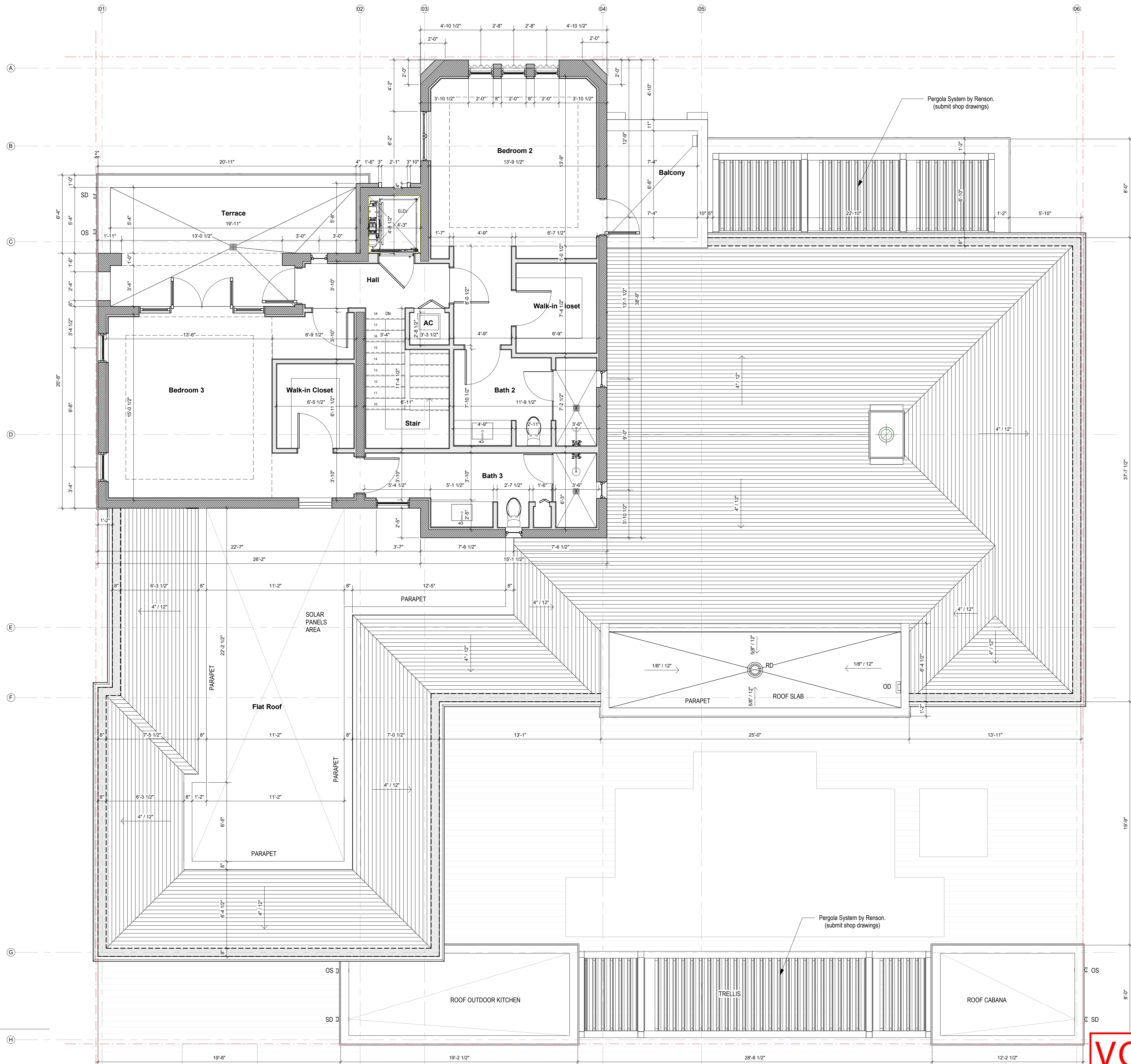


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GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

SHEET TITLE:  
**Second Level.  
Dimensions.**

SCALE: 1/4" = 1'-0"  
SHEET No.:

**A1.5**



**1** 2nd Level\_Enlarged  
SCALE: 1/4" = 1'-0"

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**PROJECT NAME:**  
New Single Family Residence

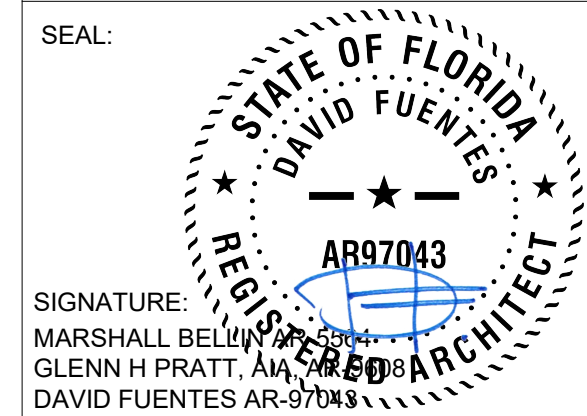
**PROPERTY ADDRESS**  
1256 South Greenway Drive, Coral Gables FL 33134  
**OWNER INFORMATION**  
Ms Aylin Fraxedas Ellenburg

**Permit Set**  
ISSUE DATE: 09-03-2024  
PROJECT No.: 2023-05  
DRAWN BY: T.C.  
APPROVED BY: D.F. & G.P.

**REVISIONS:**

No.	Description	Date

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**SHEET TITLE:**  
Second Level.  
Dimensions.

SCALE: 1/4" = 1'-0"  
SHEET No.:  
**A1.5**

REVISIONS:

No.	Description	Date
1	BOA Comments	01/10/2025

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SEAL:

SIGNATURE:  
 MARSHALL BELLIN PRATT, AIA  
 GLENN H PRATT, AIA  
 DAVID FUENTES AR-97043

SHEET TITLE:  
**Reflected Ceiling Plan**

SCALE: As indicated  
 SHEET No.:  
**A1.6**

**LIGHTING & CEILING FIXTURES**

LEGEND

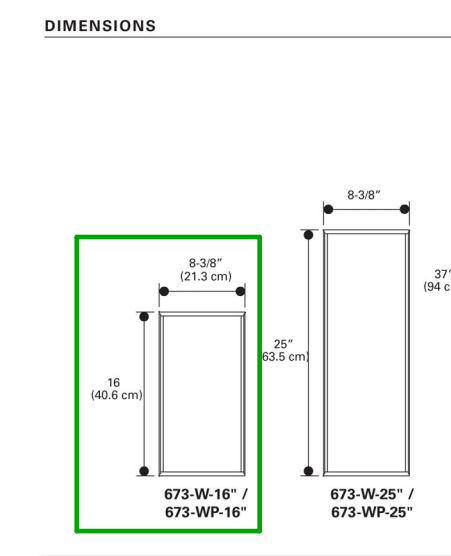
MARK	SYMBOL	DESCRIPTION
A	■	RECESSED CEILING LIGHT
B	○	CEILING MOUNTED
C	↓	SCONCE LIGHT   BATHROOMS
D	○	PENDANT LIGHT
E	○	PENDANT LIGHT
F	▭	CEILING MOUNTED   GARAGE
G	⊙	CEILING FAN WITH LIGHT   EXTERIOR AREAS
H	▭	SCONCE   EXTERIOR AREAS (SEE CUT SHEET)
J	⊖	OVER DOOR SCONCE
K	⊙	SCONCE   EXTERIOR AREAS
VP	⊙	RECESSED CEILING LIGHT   VAPOR RESISTANT
L	▭	CONTINUOUS TAPE LIGHT
□	□	EXHAUST
J	⊙	JUNCTION BOX

- NOTES:
- ALL DIMENSIONS ARE TO THE ROUGH STUDS UNLESS OTHERWISE NOTED
  - ALL LIGHT FIXTURES AND J BOXES ARE TO BE CENTERED IN CEILINGS UNLESS OTHERWISE DIMENSIONED
  - ALL WALL SCONCES ARE TO BE MOUNTED AT 7'-4" A.F.F. TO THE CENTERLINE UNLESS OTHERWISE NOTED. WALL SCONCES IN BATHROOMS ARE TO BE CENTERED ABOVE LAVATORIES UNLESS OTHERWISE NOTED
  - ALL SFFITTS ARE TO ALIGN WITH ADJACENT WALL FINISH UNLESS OTHERWISE NOTED

**H. SCONCE LIGHTING FIXTURE**

**DESCRIPTION:**  
 673-W and 673-WP Luminous wall sconce features 6 standard finishes, 3 decorative trim bar options and is ADA compliant.  
 -Wall Luminous Vanity Luminaire  
 -Painted solid aluminum w/ extruded white acrylic panel  
 -Universal circular strap for a standard 4" J-box or plaster ring  
 -UL and CUL approved for interior and damp locations

**SPECIFICATION FEATURES**  
**Material**  
 Painted or plated solid aluminum with a 1/8" matte white extruded acrylic panel, open top and bottom end caps, with acrylic inserts. Luminous top and bottom for LED.  
**Finishes**  
 ALP (Aluminum Paint)  
 MW (Matte White)  
 MB (Matte Black)  
 GRM (Graphite Metallic)  
 DP (Dark Platinum)  
 BM (Bronze Metallic)  
 CC (Custom Color - Specify)  
 For Custom Color contact factory for quotation.



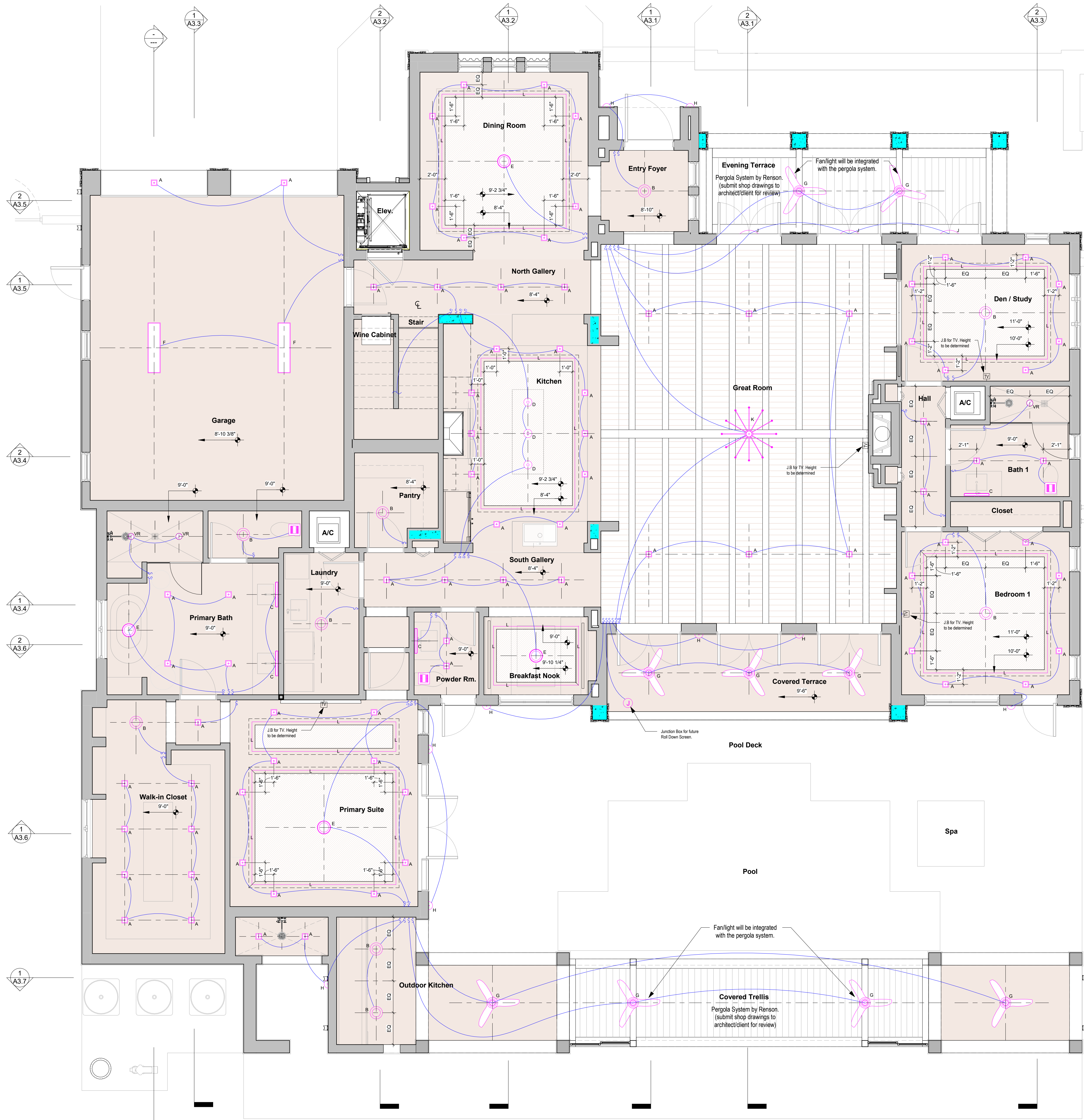
**ORDERING INFORMATION**  
 Sample Number: 673-16-W-L3-023-UVV-ALP-RBP

Series	Size	Mounting Type	LED Lamp	LED Voltage	Finish	Options
673 - Luminous Half Cylinder	16-37"	W - Interior Wall WP - Exterior Wall	16"	25"	37"	UVV = (120-277V)
			L3027	L3027	L4027	ALP-Aluminum Paint MB-Matte Black GRM-Graphite Metallic DP-Dark Platinum BM-Bronze Metallic CC-Custom Color-Contact factory for quotation
			L3028	L3028	L4028	XTVB-Two Vertical Trim Bars XTFB-Two Horizontal Trim Bars XTVB/XTFB-Two Vertical Trim Bars/Two Horizontal Trim Bars PFCP-Perforated Center BC-Closed Bottom Cover BPP-Remote Battery Pack
			L3046	L3046	L4046	

COOPER Lighting Solutions  
 1001 E. Collins Avenue  
 Suite 100  
 Coral Gables, FL 33134  
 P: 305.447.1927  
 www.cooperlighting.com

**1 1st Level**  
 SCALE: 1/4" = 1'-0"





**LIGHTING & CEILING FIXTURES**  
LEGEND

MARK	SYMBOL	DESCRIPTION
A	■	RECESSED CEILING LIGHT
B	○	CEILING MOUNTED
C	↓	SCONCE LIGHT   BATHROOMS
D	○	PENDANT LIGHT
E	○	PENDANT LIGHT
F	▭	CEILING MOUNTED   GARAGE
G	⊗	CEILING FAN WITH LIGHT   EXTERIOR AREAS
H	▭	SCONCE   EXTERIOR AREAS
J	⊖	OVER DOOR SCONCE
K	⊗	SCONCE   EXTERIOR AREAS
VP	⊖	RECESSED CEILING LIGHT   VAPOR RESISTANT
L	—	CONTINUOUS TAPE LIGHT
□	□	EXHAUST
J	⊖	JUNCTION BOX

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  - ALL SOFFITS ARE TO ALIGN WITH ADJACENT WALL FINISH UNLESS OTHERWISE NOTED



301 almeria avenue, suite 210  
coral gables, florida, 33134  
tel 305.447.1927 - fax 305.443.5986

**CONSULTANTS:**

Consultant  
Address  
Phone  
Fax  
e-mail

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**PROJECT NAME:**  
**New Single Family Residence**

**PROPERTY ADDRESS**  
1256 South Greenway Drive, Coral Gables FL 33134

**OWNER INFORMATION**  
Ms Aylin Fraxedas Ellenburg

**Permit Set**

ISSUE DATE: 09-03-2024  
PROJECT No.: 2023-05  
DRAWN BY: T.C.  
APPROVED BY: D.F. & G.P.

**REVISIONS:**

No.	Description	Date

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SEAL:

SIGNATURE:  
MARSHALL BELLIN  
GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

**SHEET TITLE:**  
**Reflected Ceiling Plan**

**SCALE:** As indicated  
SHEET No.: **A1.6**

**1 1st Level**  
SCALE: 1/4" = 1'-0"

**VOID**



301 almeria avenue, suite 210  
coral gables, florida, 33134  
tel. 305.447.1927 - fax. 305.443.5986

**CONSULTANTS:**  
Consultant  
Address  
Phone  
Fax  
e-mail

**PROJECT NAME:**  
**New Single Family Residence**

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33134

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**Permit Set**

ISSUE DATE: 09-03-2024  
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No.	Description	Date
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SIGNATURE:  
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GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

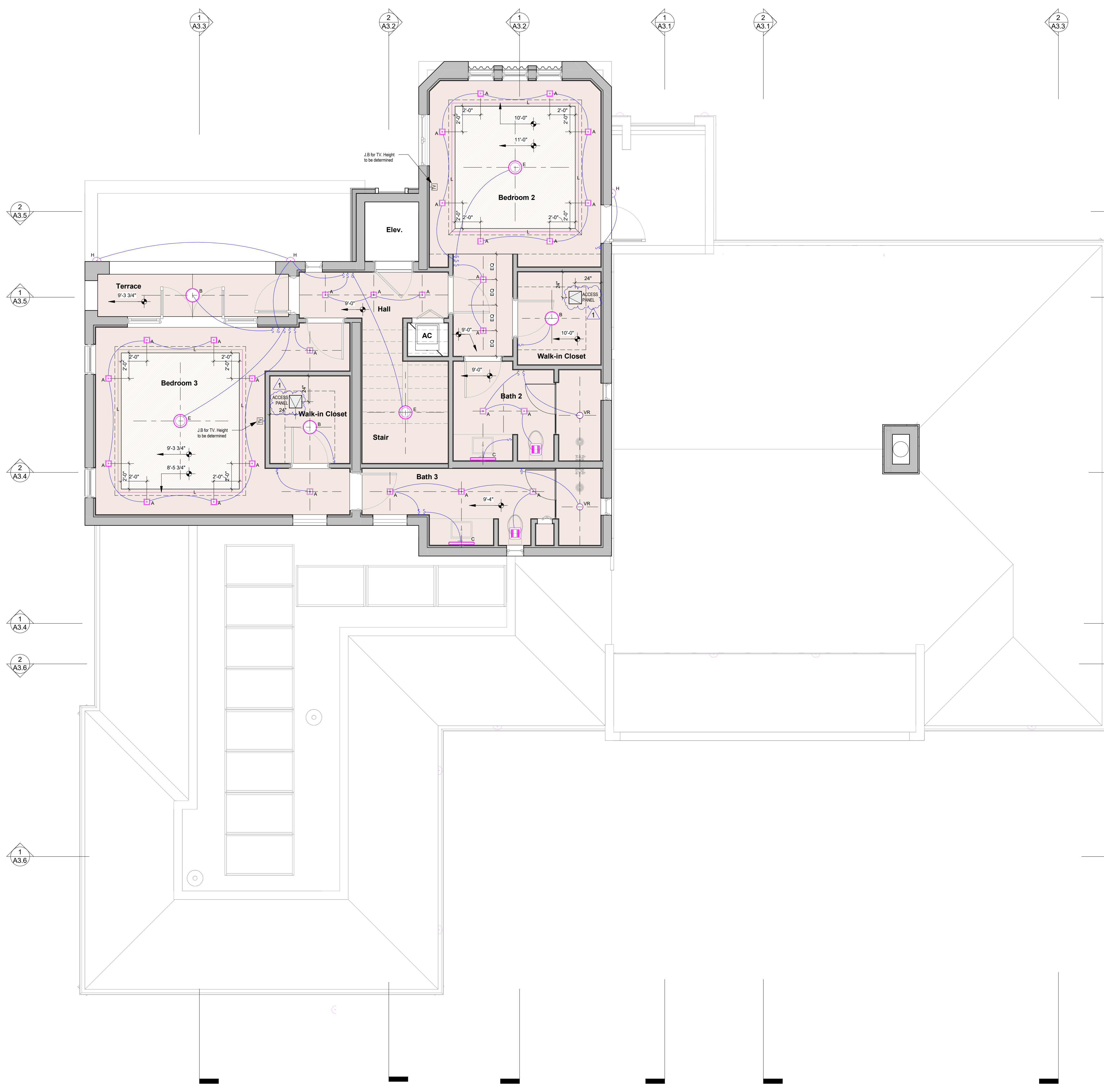
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**Reflected Ceiling Plan**

SCALE: As indicated  
SHEET No.:  
**A1.7**

**LIGHTING & CEILING FIXTURES  
LEGEND**

MARK	SYMBOL	DESCRIPTION
A	■	RECESSED CEILING LIGHT
B	○	CEILING MOUNTED
C	↑	SCONCE LIGHT   BATHROOMS
D	○	PENDANT LIGHT
E	○	PENDANT LIGHT
F	▭	CEILING MOUNTED   GARAGE
G	⊗	CEILING FAN WITH LIGHT   EXTERIOR AREAS
H	—	SCONCE   EXTERIOR AREAS (SEE CUT SHEET)
J	—	OVER DOOR SCONCE
K	⊗	SCONCE   EXTERIOR AREAS
VP	■	RECESSED CEILING LIGHT   VAPOR RESISTANT
L	—	CONTINUOUS TAPE LIGHT
	□	EXHAUST
	⊕	JUNCTION BOX

- NOTES:**
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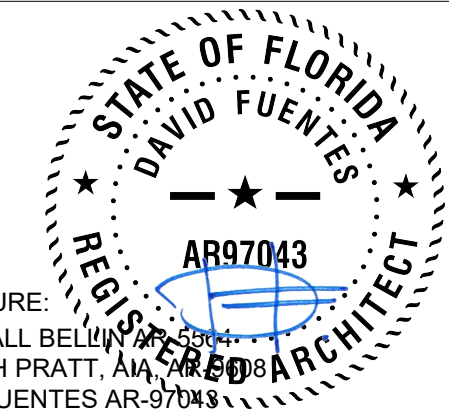
**1 2nd Level**  
SCALE: 1/4" = 1'-0"

REVISIONS:

No.	Description	Date

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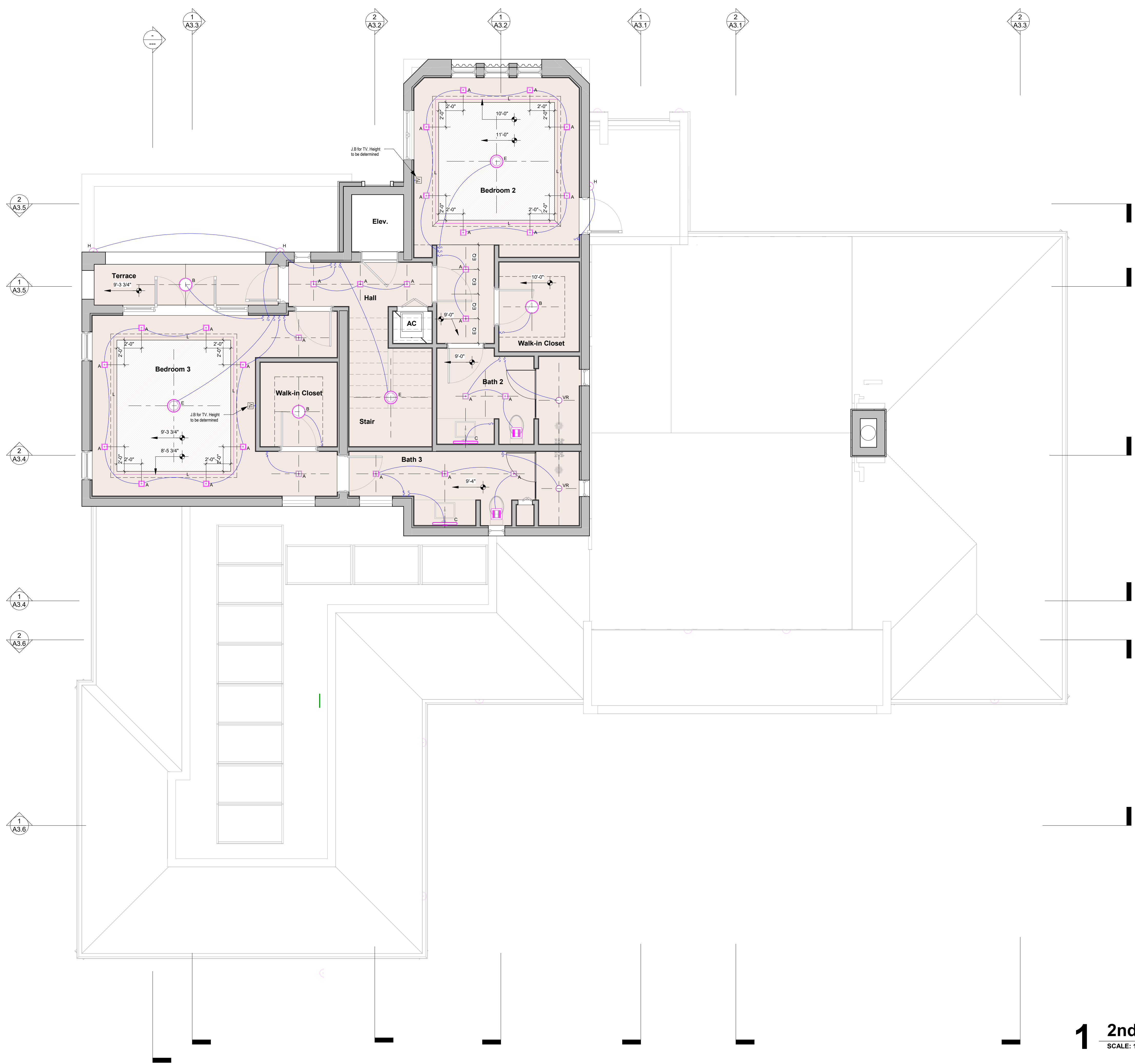


SIGNATURE:  
MARSHALL BELLIN  
GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

LIGHTING & CEILING FIXTURES LEGEND

MARK	SYMBOL	DESCRIPTION
A	■	RECESSED CEILING LIGHT
B	○	CEILING MOUNTED
C	↑	SCONCE LIGHT   BATHROOMS
D	○	PENDANT LIGHT
E	○	PENDANT LIGHT
F	▭	CEILING MOUNTED   GARAGE
G	⊗	CEILING FAN WITH LIGHT   EXTERIOR AREAS
H	—	SCONCE   EXTERIOR AREAS
J	—	OVER DOOR SCONCE
K	⊗	SCONCE   EXTERIOR AREAS
VP	▭	RECESSED CEILING LIGHT   VAPOR RESISTANT
L	—	CONTINUOUS TAPE LIGHT
	□	EXHAUST
	⊕	JUNCTION BOX

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  4. ALL SOFFITS ARE TO ALIGN WITH ADJACENT WALL FINISH UNLESS OTHERWISE NOTED



**1** 2nd Level  
SCALE: 1/4" = 1'-0"

**VOID**



301 almeria avenue, suite 210  
coral gables, florida, 33134  
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:  
Consultant  
Address  
Phone  
Fax  
e-mail

PROPERTY ADDRESS  
1256 South Greenway Drive, Coral Gables FL 33134  
OWNER INFORMATION  
Ms Aylin Fraxedas Ellenburg

PERMIT SET  
ISSUE DATE: 09-03-2024  
PROJECT No.: 2023-05  
DRAWN BY: T.C.  
APPROVED BY: D.F. & G.P.

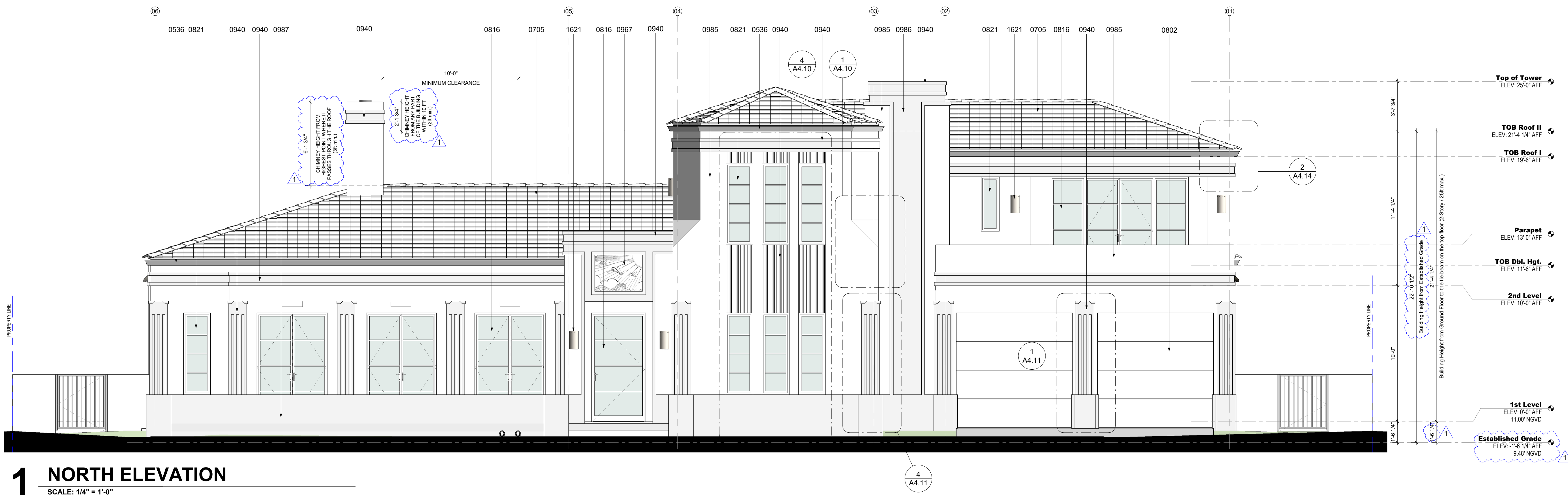
REVISIONS:  
No. Description Date  
1 BOA Comments 01/10/2025

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SEAL:  
STATE OF FLORIDA  
DAVID FUENTES  
REG. ARCHITECT  
AR97043

SIGNATURE:  
MARSHALL BELLIN  
GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

SHEET TITLE:  
**Building Elevation**  
SCALE: As indicated  
SHEET No.:  
**A2.1**



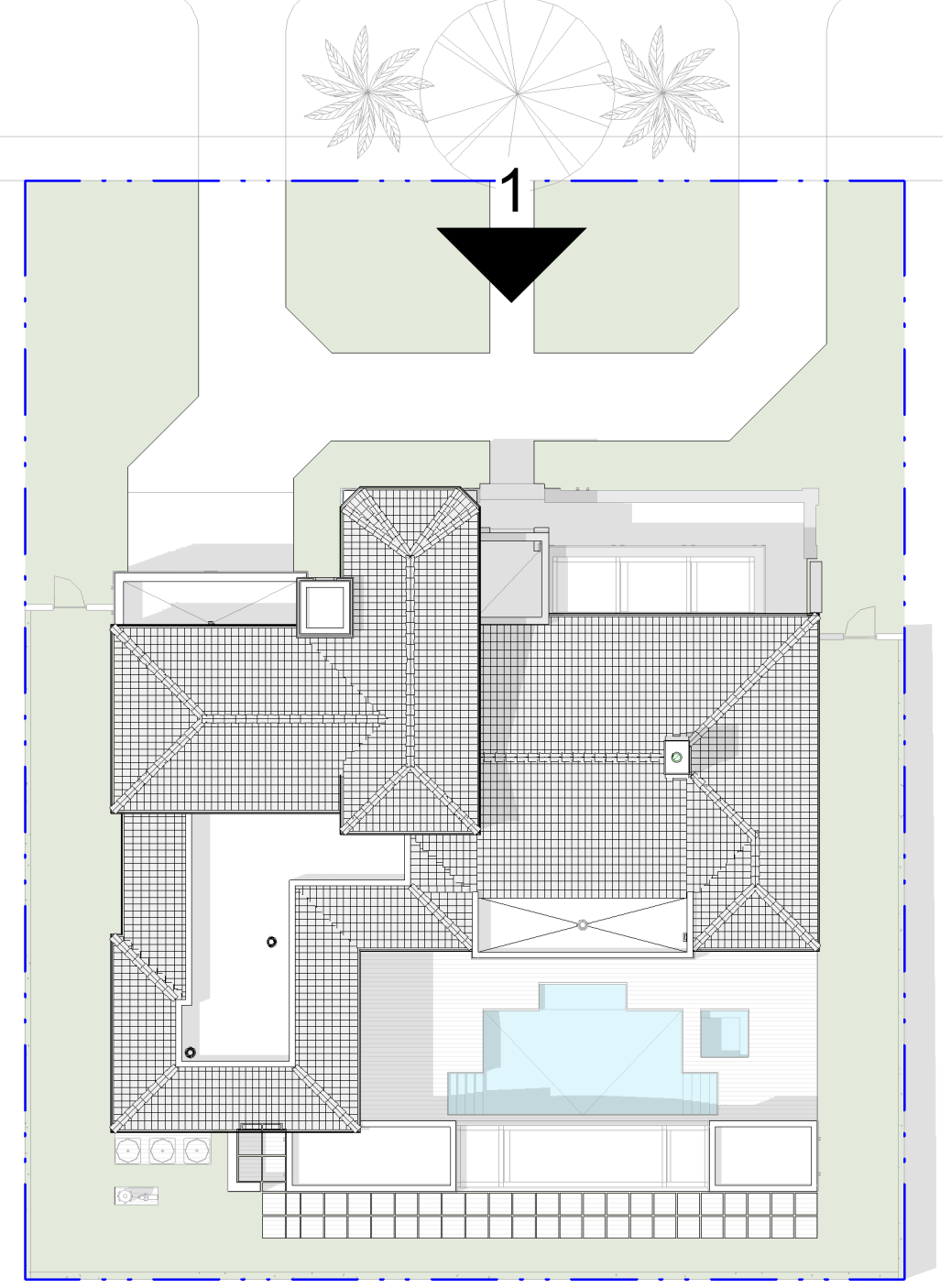
**1 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**ELEVATION NOTES**

- | NUMBER | DESCRIPTION   |
|--------|---|
| 0536   | Metal Box Gutter  |
| 0705   | Flat Roof Cement Tile: Flat cement Tile Model: Saxony 900-Slate, Color: Stone Mountain by Westlake Royal Roofing, or Model: Bel Air, Color: 4503 Sierra Madre by Eagles Roofing, or equal approved. Miami Dade County Approved Roofing System to be installed w/ Foam Adhesive 30Lb Base Sheet Thin Tag, and 90 LB. Roof Felt Solid Mopped with Hor Asphalt Back Nailed @ the Top of Deck on 5/8" CDX EXT. Grade Plywood. Refer to Structural drawings for Plywood Nailing. |

**ELEVATION NOTES**

- | NUMBER | DESCRIPTION  |
|--------|--|
| 0802   | Impact Rated Overhead Metal Garage Door. Refer to Door Schedule                            |
| 0816   | Impact Resistance Aluminum Swing Glass Door. Refer to Schedule                             |
| 0821   | Impact Resistance Aluminum Fixed Glass Window. Refer to Schedule                           |
| 0940   | Precast GFRC Decorative Molding  |
| 0967   | Precast GFRC Decorative Panel  |
| 0985   | 3/4" Smooth Stucco Finish  |
| 0986   | 3/4" Textured Stucco Finish  |
| 0987   | Decorative Base Band. Textured Stucco Finish   |
| 1621   | Wall Mounted Light Fixture. Luminous Half Cylinder 673-W-16" by Cooper Lighting Solutions. |



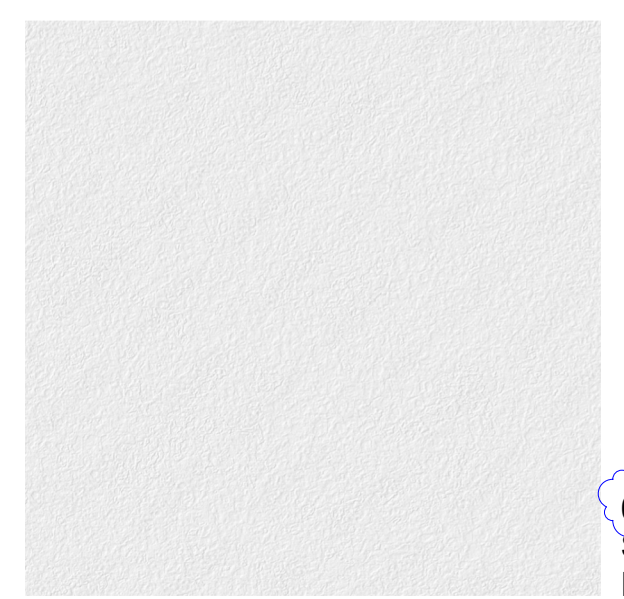
**2 KEY PLAN I**  
SCALE: 1" = 20'-0"



**0705**  
FLAT ROOF CEMENT TILE  
Flat cement Tile: Model: Saxony 900-Slate, Color: Stone Mountain by Westlake Royal Roofing, or Model: Bel Air, Color: 4503 Sierra Madre by Eagles Roofing, or equal approved.



**0986 | 0987**  
TEXTURED STUCCO FINISH



**0985 | 0940**  
SMOOTH STUCCO FINISH



**0574**  
ALUMINUM PERGOLA



301 almeria avenue, suite 210  
coral gables, florida, 33134  
tel: 305.447.1927 - fax: 305.443.5986

CONSULTANTS:  
Consultant  
Address  
Phone  
Fax  
e-mail

PROJECT NAME:  
**New Single Family Residence**

PROPERTY ADDRESS  
1256 South Greenway Drive, Coral Gables FL  
33134  
OWNER INFORMATION  
Ms Aylin Fraxedas Ellenburg

PERMIT SET

ISSUE DATE: 09-03-2024  
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No.	Description	Date

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SEAL:

SIGNATURE:  
MARSHALL BELLIN  
GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

SHEET TITLE:  
**Building Elevation**

SCALE: As indicated  
SHEET No.:  
**A2.1**



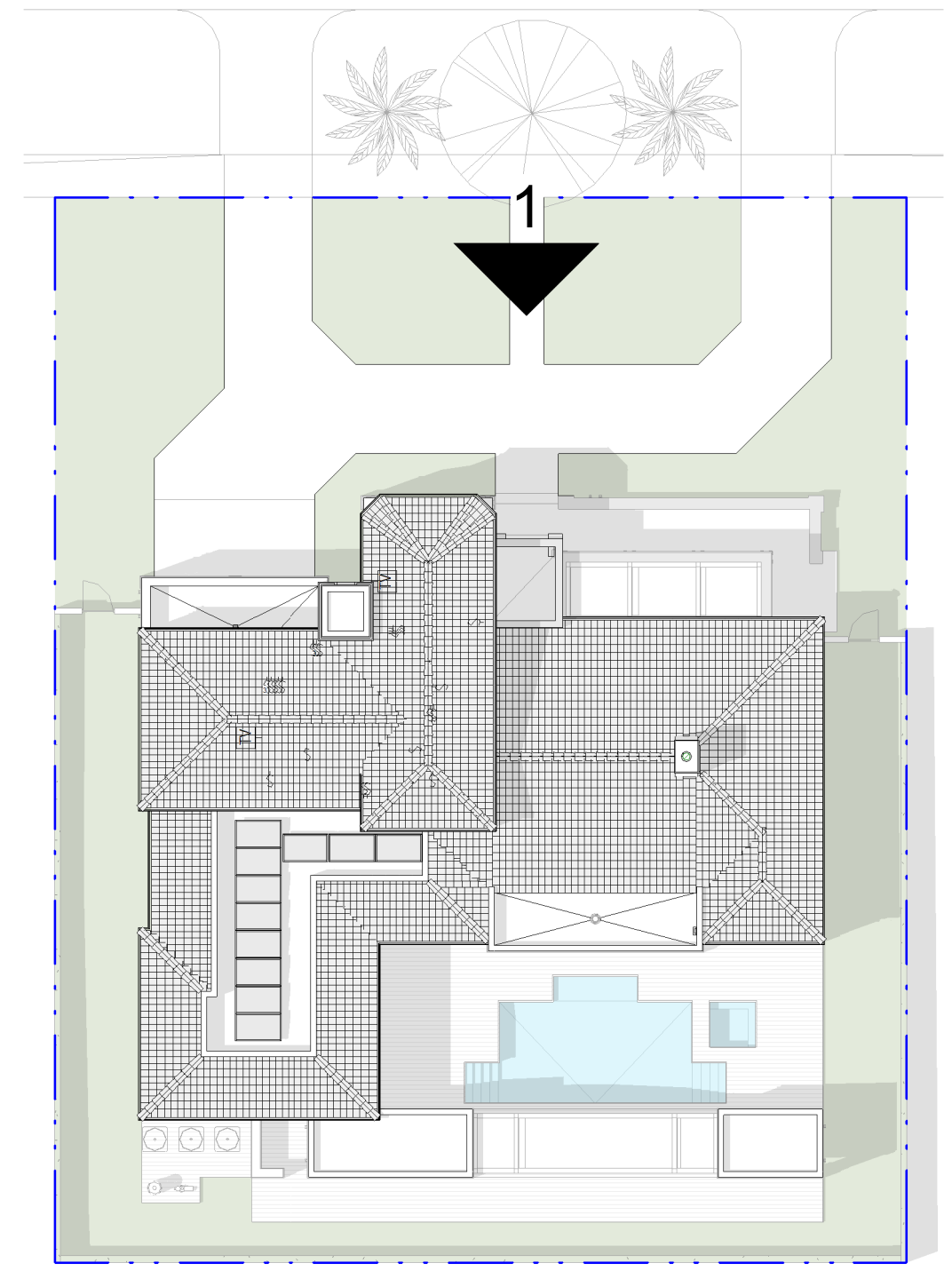
**1 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**ELEVATION NOTES**

NUMBER	DESCRIPTION
0536	Metal Box Gutter
0705	Flat Roof Cement Tile. Miami Dade County Approved Roofing System to be Installed w/ Foam Adhesive 30Lb Base Sheet Thin Tag, and 90 LB Roof Felt Solid Mopped with Hor Asphalt Back Nailed @ the Top of Deck on 5/8" CDX EXT. Grade Plywood. Refer to Structural drawings for Plywood Nailing.
0802	Impact Rated Overhead Metal Garage Door. Refer to Door Schedule

**ELEVATION NOTES**

NUMBER	DESCRIPTION
0816	Impact Resistance Aluminum Swing Glass Door. Refer to Schedule
0821	Impact Resistance Aluminum Fixed Glass Window. Refer to Schedule
0902	Coat 3/4" Stucco Finish
0905	3/4" Thick Stucco Smooth Finish Band
0940	Precast GFRC Decorative Molding
0967	Precast GFRC Decorative Panel
1613	Wall Mounted Light Fixture



**2 KEY PLAN I**  
SCALE: 1" = 20'-0"

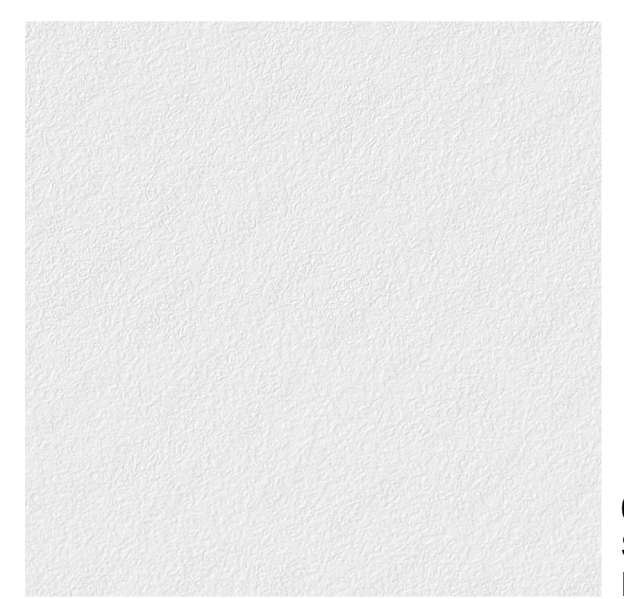
**VOID**



**0705**  
FLAT ROOF  
CEMENT TILE



**0933 | 0940**  
TEXTURED  
STUCCO FINISH



**0902**  
SMOOTH STUCCO  
FINISH



**0515**  
ALUMINUM PERGOLA



301 almeria avenue, suite 210  
coral gables, florida, 33134  
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

Consultant  
Address  
Address  
Phone  
Fax  
e-mail

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PROJECT NAME:  
**New Single Family Residence**

PROPERTY ADDRESS  
1256 South Greenway Drive, Coral Gables FL 33134

OWNER INFORMATION  
Ms Aylin Fraxedas Ellenburg

Permit Set

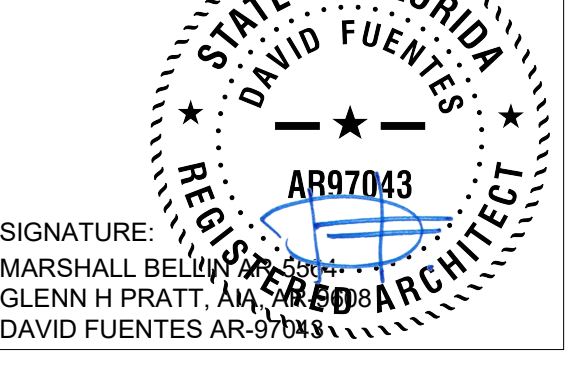
ISSUE DATE: 09-03-2024  
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DRAWN BY: T.C.  
APPROVED BY: D.F. & G.P.

REVISIONS:

No.	Description	Date
1	BOA Comments	01/10/2025

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SEAL:



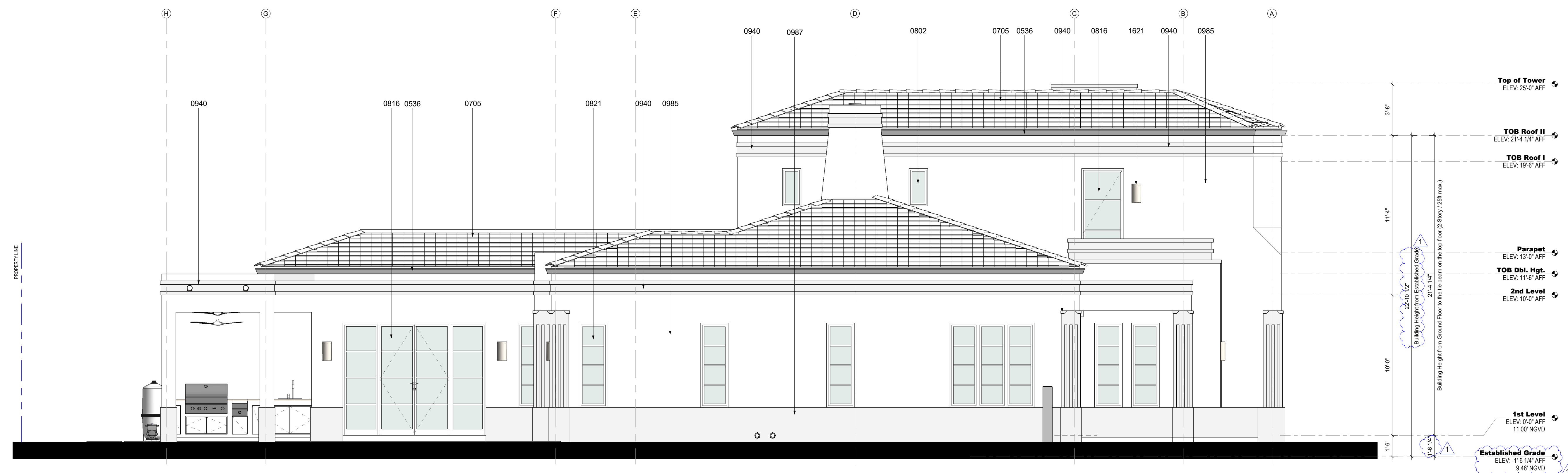
SIGNATURE:  
MARSHALL BELLIN PRATT, AIA  
GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

SHEET TITLE:

**Building Elevation**

SCALE: As indicated  
SHEET No.:

**A2.2**



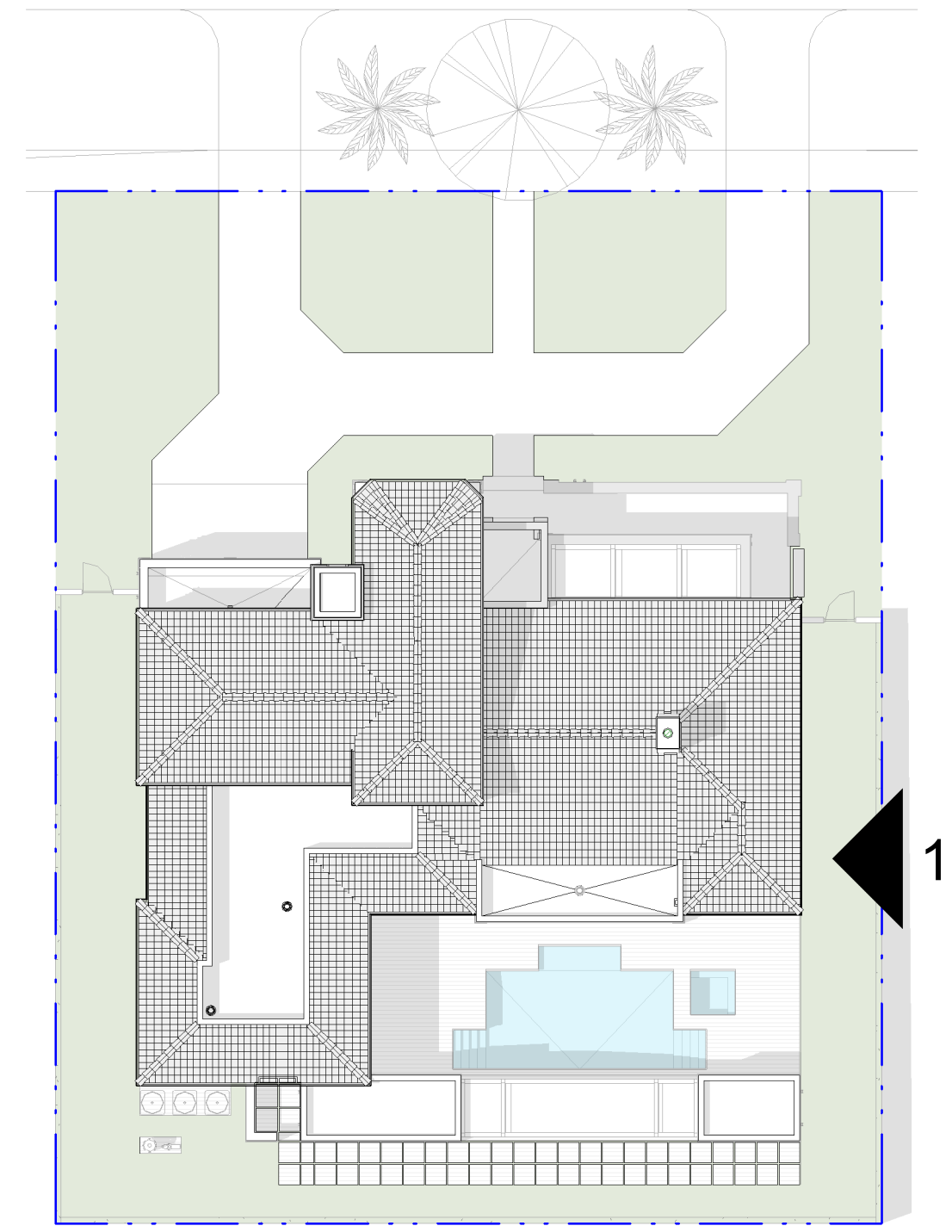
**1 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

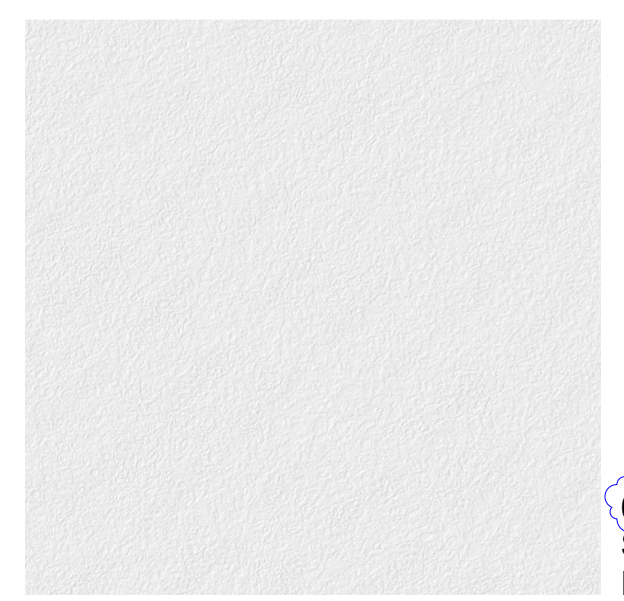
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|--------|---|
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ELEVATION NOTES

- | NUMBER | DESCRIPTION  |
|--------|--|
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| 0816   | Impact Resistance Aluminum Swing Glass Door. Refer to Schedule                             |
| 0821   | Impact Resistance Aluminum Fixed Glass Window. Refer to Schedule                           |
| 0940   | Precast GFRC Decorative Molding  |
| 0985   | 3/4" Smooth Stucco Finish  |
| 0987   | Decorative Base Band. Textured Stucco Finish   |
| 1621   | Wall Mounted Light Fixture. Luminous Half Cylinder 673-W-16" by Cooper Lighting Solutions. |



**2 KEY PLAN II**  
SCALE: 1" = 20'-0"



ARCHITECT:



301 almeria avenue, suite 210  
coral gables, florida, 33134  
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

Consultant  
Address  
Address  
Phone  
Fax  
e-mail

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DRAWN BY: T.C.  
APPROVED BY: D.F. & G.P.

REVISIONS:

No.	Description	Date

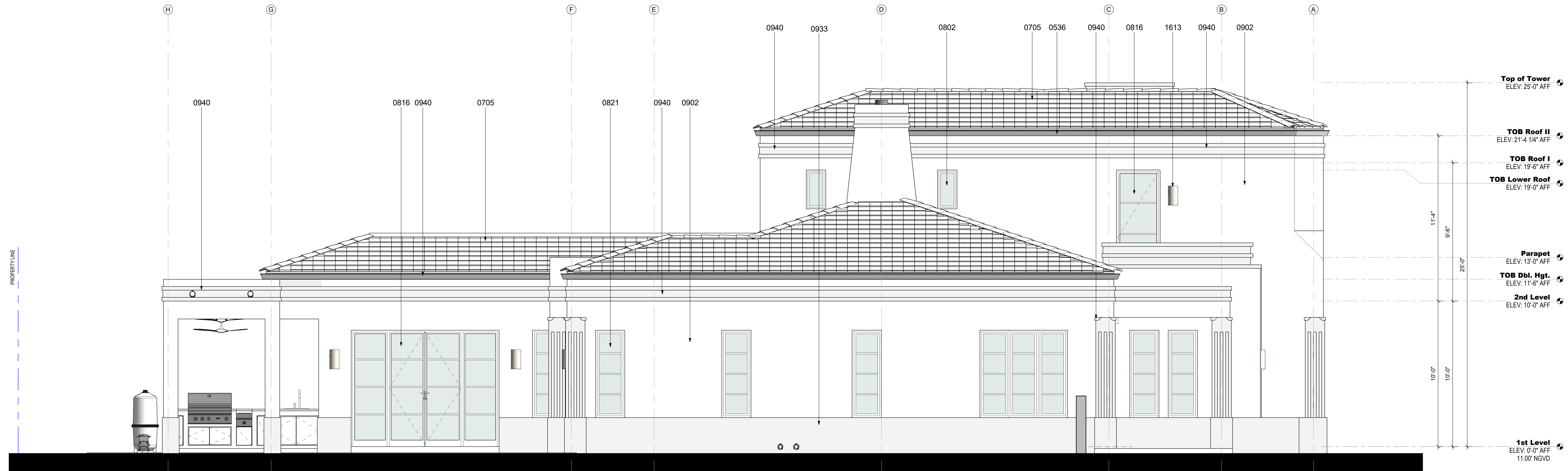
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GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

SHEET TITLE:  
**Building Elevation**

SCALE: As indicated  
SHEET No.:  
**A2.2**



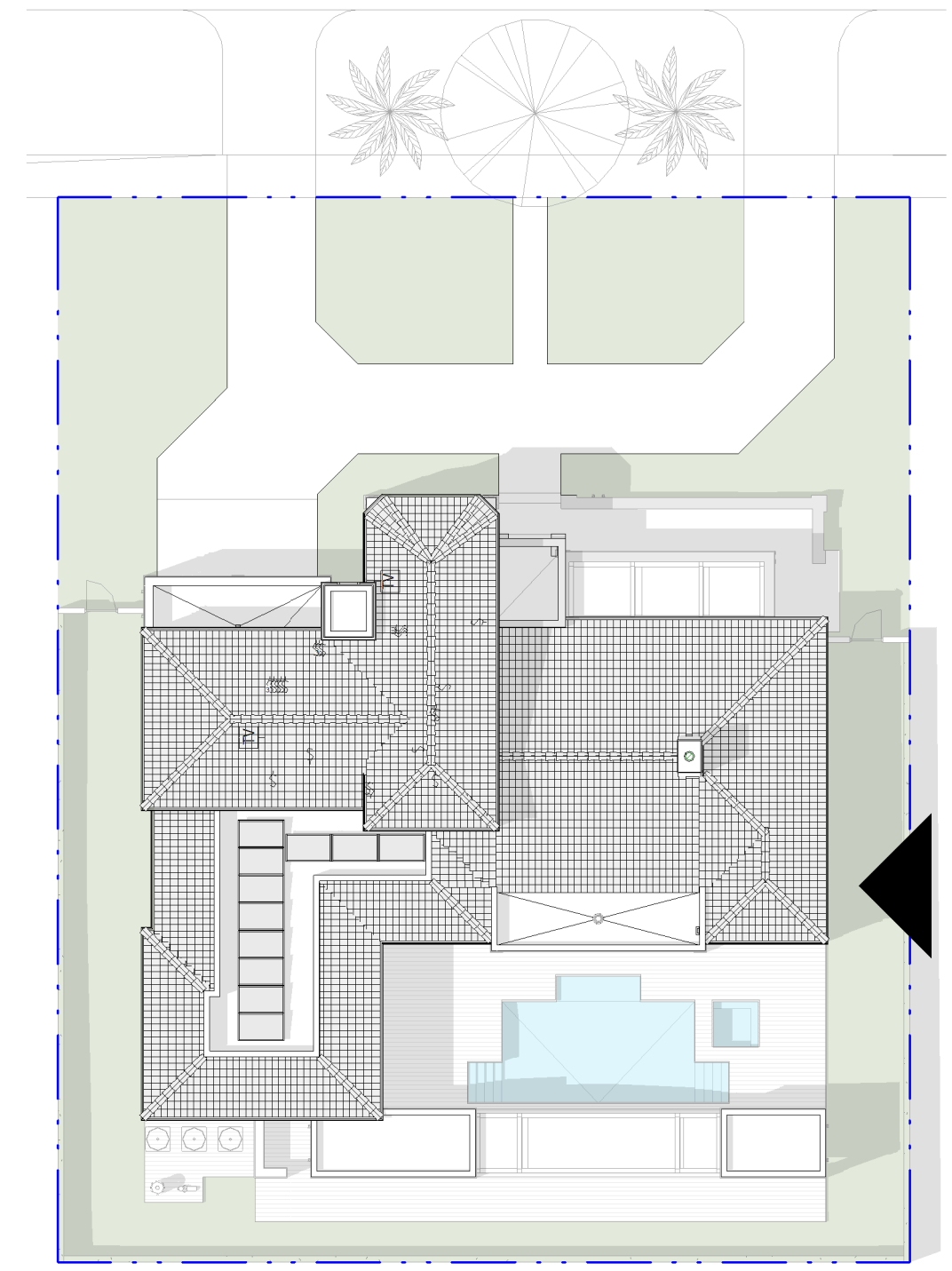
**1 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**ELEVATION NOTES**

NUMBER	DESCRIPTION
0536	Metal Box Gutter
0705	Flat Roof Cement Tile. Miami Dade County Approved Roofing System to be Installed w/ Foam Adhesive 30Lb Base Sheet Thin Tag, and 90 LB. Roof Felt Solid Mopped with Hor Asphalt Back Nailed @ the Top of Deck on 5/8" CDX EXT. Grade Plywood. Refer to Structural drawings for Plywood Nailing.

**ELEVATION NOTES**

NUMBER	DESCRIPTION
0802	Impact Rated Overhead Metal Garage Door. Refer to Door Schedule
0816	Impact Resistance Aluminum Swing Glass Door. Refer to Schedule
0821	Impact Resistance Aluminum Fixed Glass Window. Refer to Schedule
0902	Coat 3/4" Stucco Finish
0933	Decorative Base Band. Stucco Finish
0940	Precast GFRC Decorative Molding
1613	Wall Mounted Light Fixture



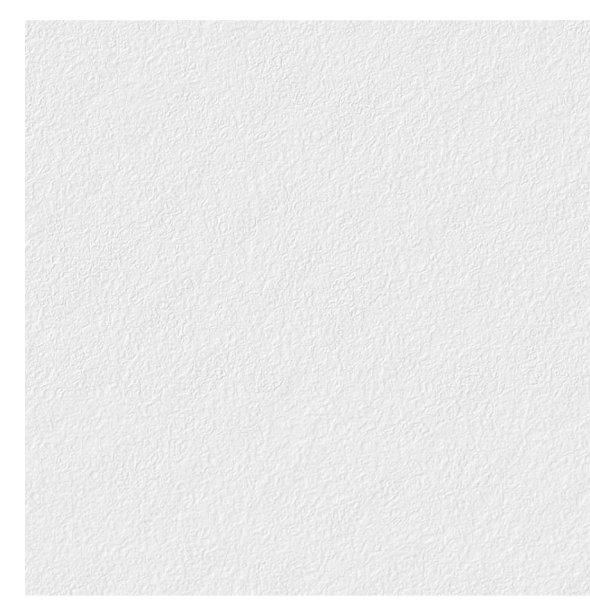
**2 KEY PLAN II**  
SCALE: 1" = 20'-0"



**0705**  
FLAT ROOF CEMENT TILE



**0933 | 0940**  
TEXTURED STUCCO FINISH



**0902**  
SMOOTH STUCCO FINISH



**0515**  
ALUMINUM PERGOLA

**VOID**



301 almeria avenue, suite 210  
coral gables, florida, 33134  
tel 305.447.1927 - fax 305.443.5986

**CONSULTANTS:**  
Consultant  
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**PROJECT NAME:**  
**New Single Family Residence**

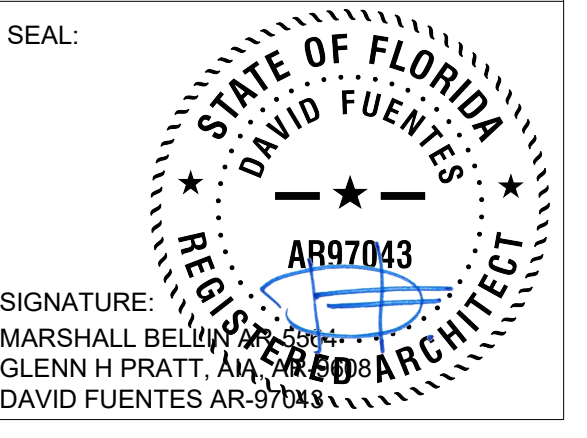
**PROPERTY ADDRESS**  
1256 South Greenway Drive, Coral Gables FL 33134  
**OWNER INFORMATION**  
Ms Aylin Fraxedas Ellenburg

**Permit Set**  
ISSUE DATE: 09-03-2024  
PROJECT No.: 2023-05  
DRAWN BY: T.C.  
APPROVED BY: D.F. & G.P.

**REVISIONS:**

No.	Description	Date
1	BOA Comments	01/10/2025

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**SHEET TITLE:**  
**Building Elevation**  
  
SCALE: As indicated  
SHEET No.: **A2.3**



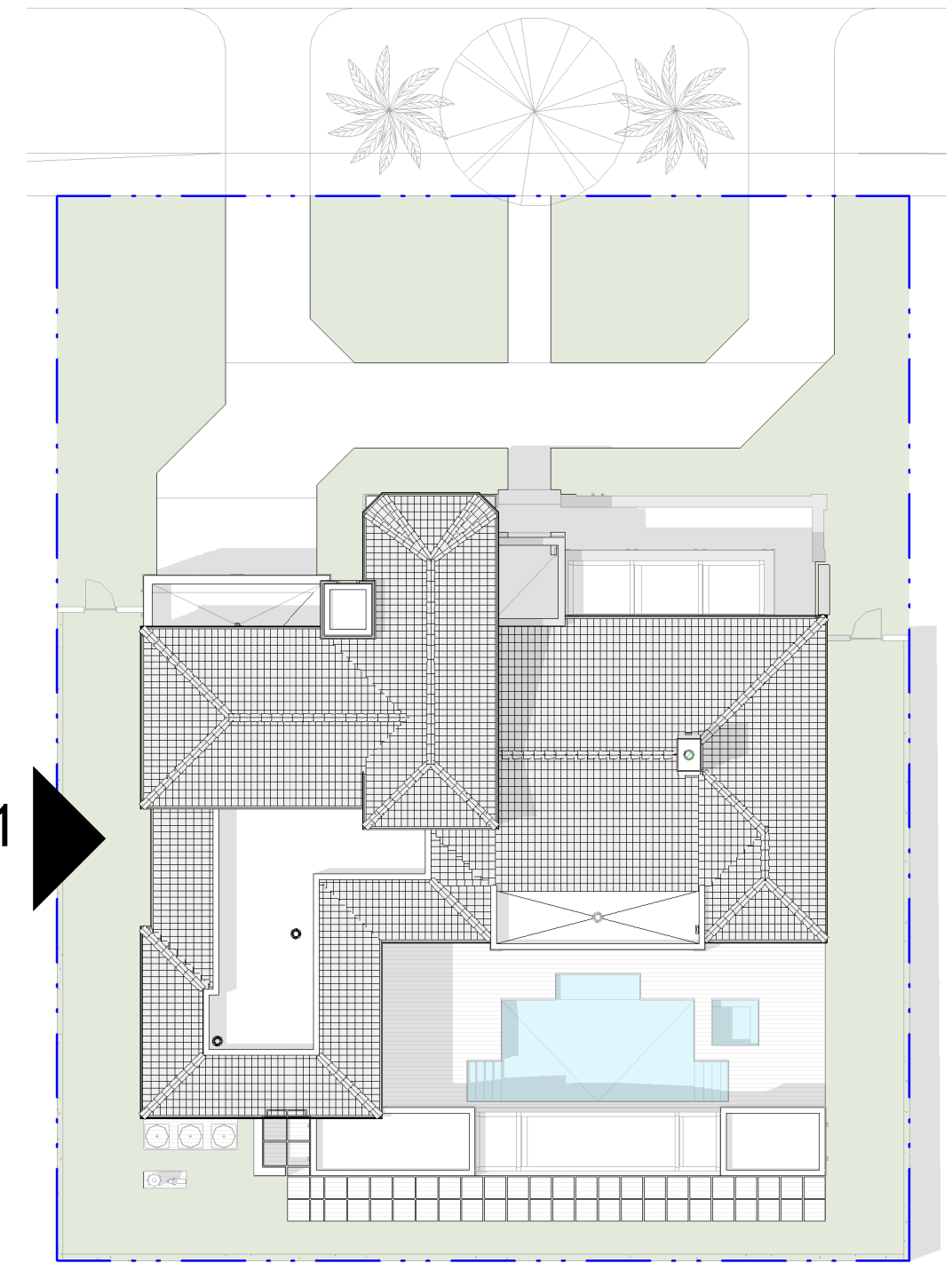
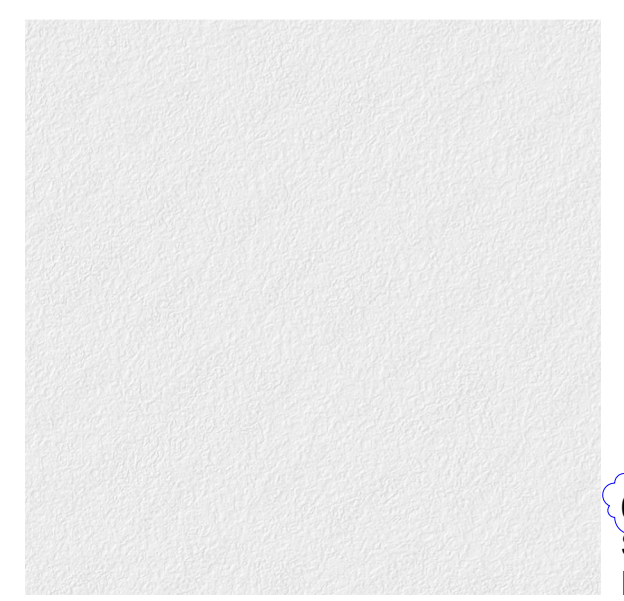
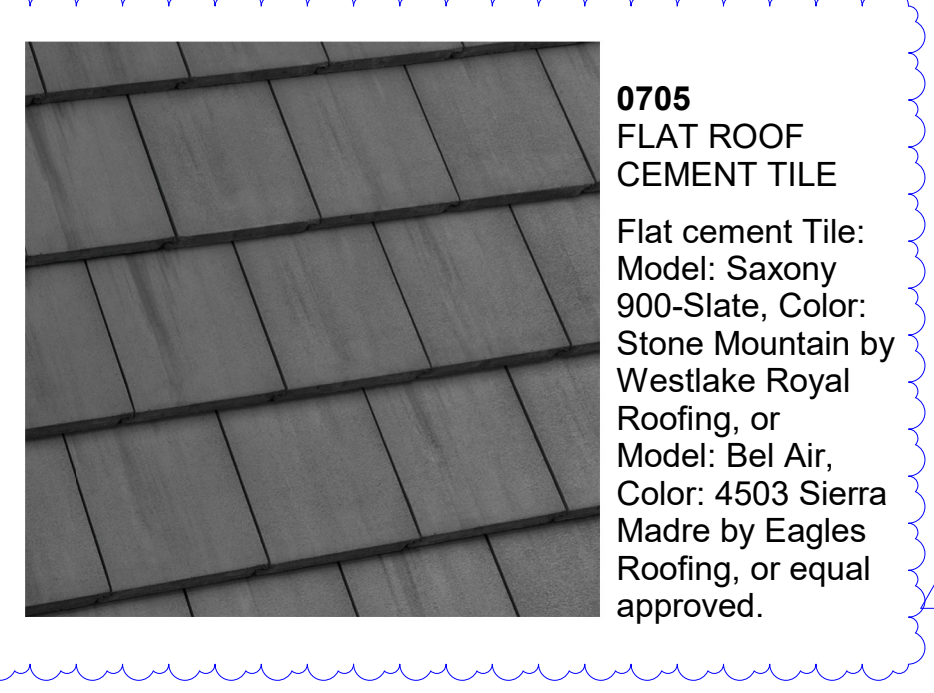
**2 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**ELEVATION NOTES**

- | NUMBER | DESCRIPTION   |
|--------|---|
| 0536   | Metal Box Gutter  |
| 0705   | Flat Roof Cement Tile: Flat cement Tile Model: Saxony 900-Slate, Color: Stone Mountain by Westlake Royal Roofing, or Model: Bel Air, Color: 4503 Sierra Madre by Eagles Roofing, or equal approved. Miami Dade County Approved Roofing System to be Installed w/ Foam Adhesive 30LB Base Sheet Thin Tag, and 90 LB. Roof Felt Solid Mopped with Hor Asphalt Back Nailed @ the Top of Deck on 5/8" CDX EXT. Grade Plywood. Refer to Structural drawings for Plywood Nailing. |

**ELEVATION NOTES**

- | NUMBER | DESCRIPTION  |
|--------|--|
| 0804   | Impact Rated Window. Refer to Window Schedule  |
| 0816   | Impact Resistance Aluminum Swing Glass Door. Refer to Schedule                             |
| 0821   | Impact Resistance Aluminum Fixed Glass Window. Refer to Schedule                           |
| 0940   | Precast GFRC Decorative Molding  |
| 0985   | 3/4" Smooth Stucco Finish  |
| 0987   | Decorative Base Band. Textured Stucco Finish   |
| 1501   | Air Conditioning Condenser Unit  |
| 1502   | Outdoor Shower Head  |
| 1621   | Wall Mounted Light Fixture. Luminous Half Cylinder 673-W-16" by Cooper Lighting Solutions. |



ARCHITECT:



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PROJECT NAME:  
**New Single Family Residence**

PROPERTY ADDRESS  
1256 South Greenway Drive, Coral Gables FL 33134  
OWNER INFORMATION  
Ms Aylin Fraxedas Ellenburg

Permit Set

ISSUE DATE: 09-03-2024  
PROJECT No.: 2023-05  
DRAWN BY: T.C.  
APPROVED BY: D.F. & G.P.

REVISIONS:

No.	Description	Date

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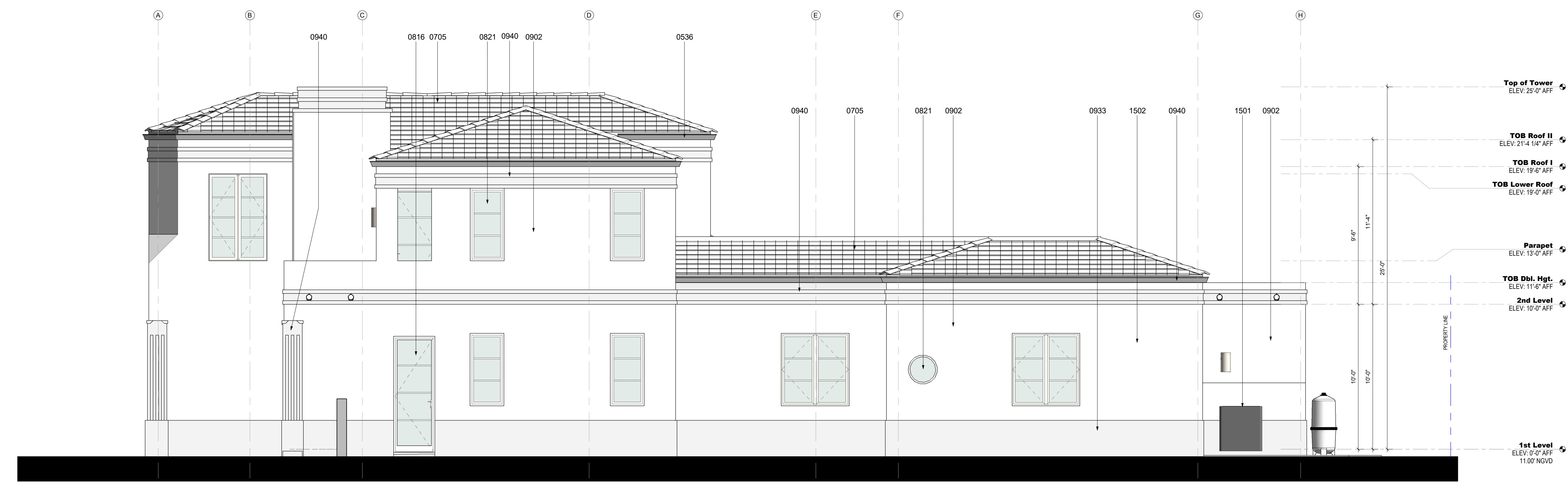
SEAL:

SIGNATURE:  
MARSHALL BELLIN  
GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

SHEET TITLE:  
**Building Elevation**

SCALE: As indicated  
SHEET No.:

**A2.3**



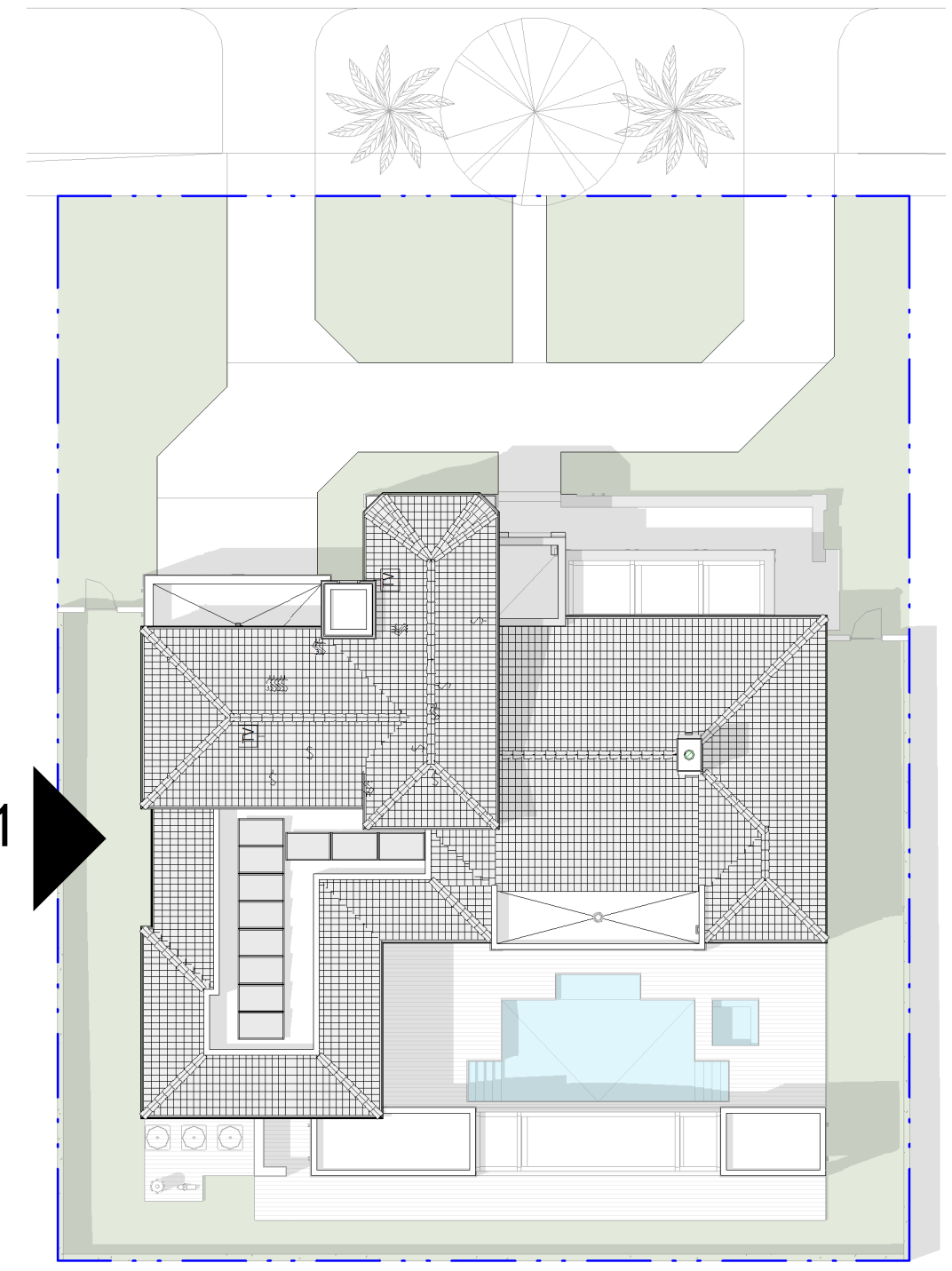
**2 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**ELEVATION NOTES**

NUMBER	DESCRIPTION
0536	Metal Box Gutter
0705	Flat Roof Cement Tile. Miami Dade County Approved Roofing System to be Installed w/ Foam Adhesive 30LB Base Sheet Thin Tag, and 90 LB. Roof Felt Solid Mopped with Hor Asphalt Back Nailed @ the Top of Deck on 5/8" CDX EXT. Grade Plywood. Refer to Structural drawings for Plywood Nailing.

**ELEVATION NOTES**

NUMBER	DESCRIPTION
0816	Impact Resistance Aluminum Swing Glass Door. Refer to Schedule
0821	Impact Resistance Aluminum Fixed Glass Window. Refer to Schedule
0902	Coat 3/4" Stucco Finish
0933	Decorative Base Band. Stucco Finish
0940	Precast GFRC Decorative Molding
1501	Air Conditioning Condenser Unit
1502	Outdoor Shower Head



**1 KEY PLAN III**  
SCALE: 1" = 20'-0"

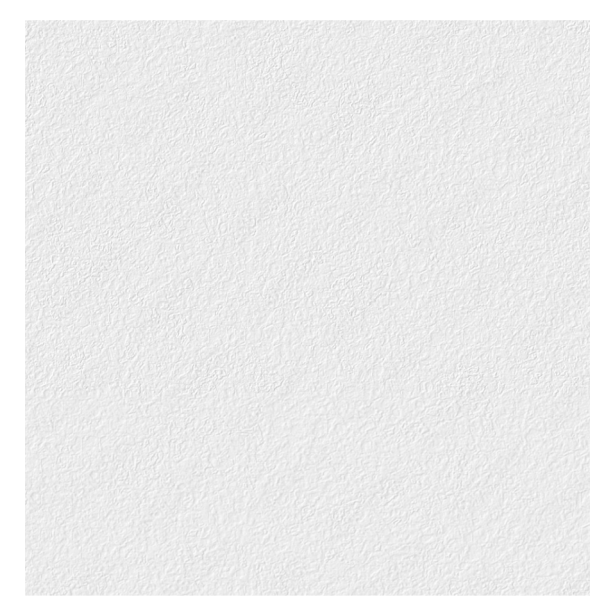
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**0705**  
FLAT ROOF CEMENT TILE



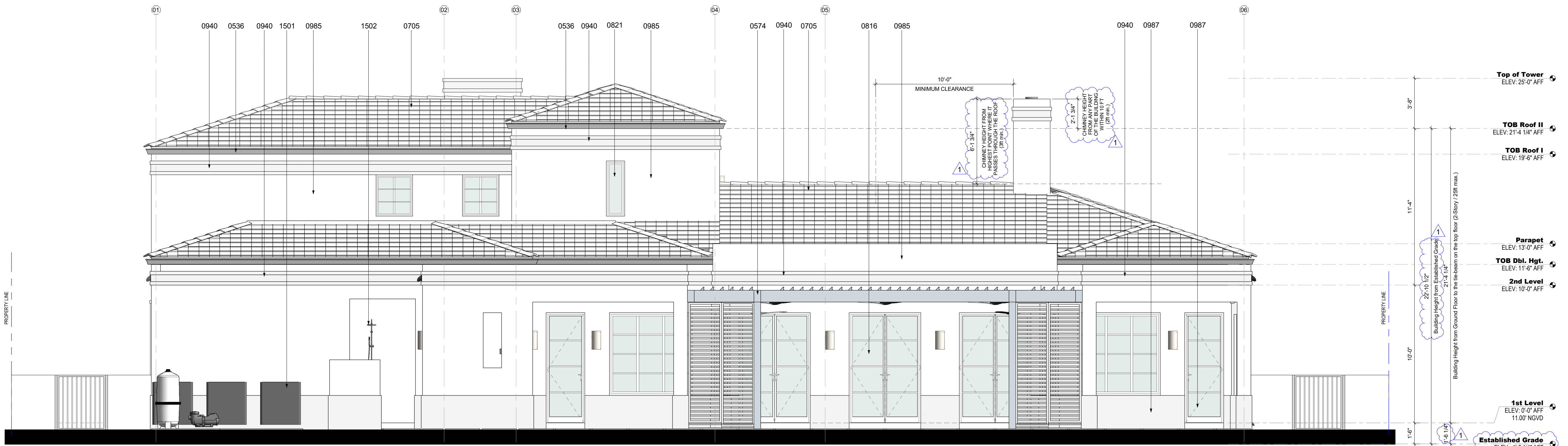
**0933 | 0940**  
TEXTURED STUCCO FINISH



**0902**  
SMOOTH STUCCO FINISH



**0515**  
ALUMINUM PERGOLA



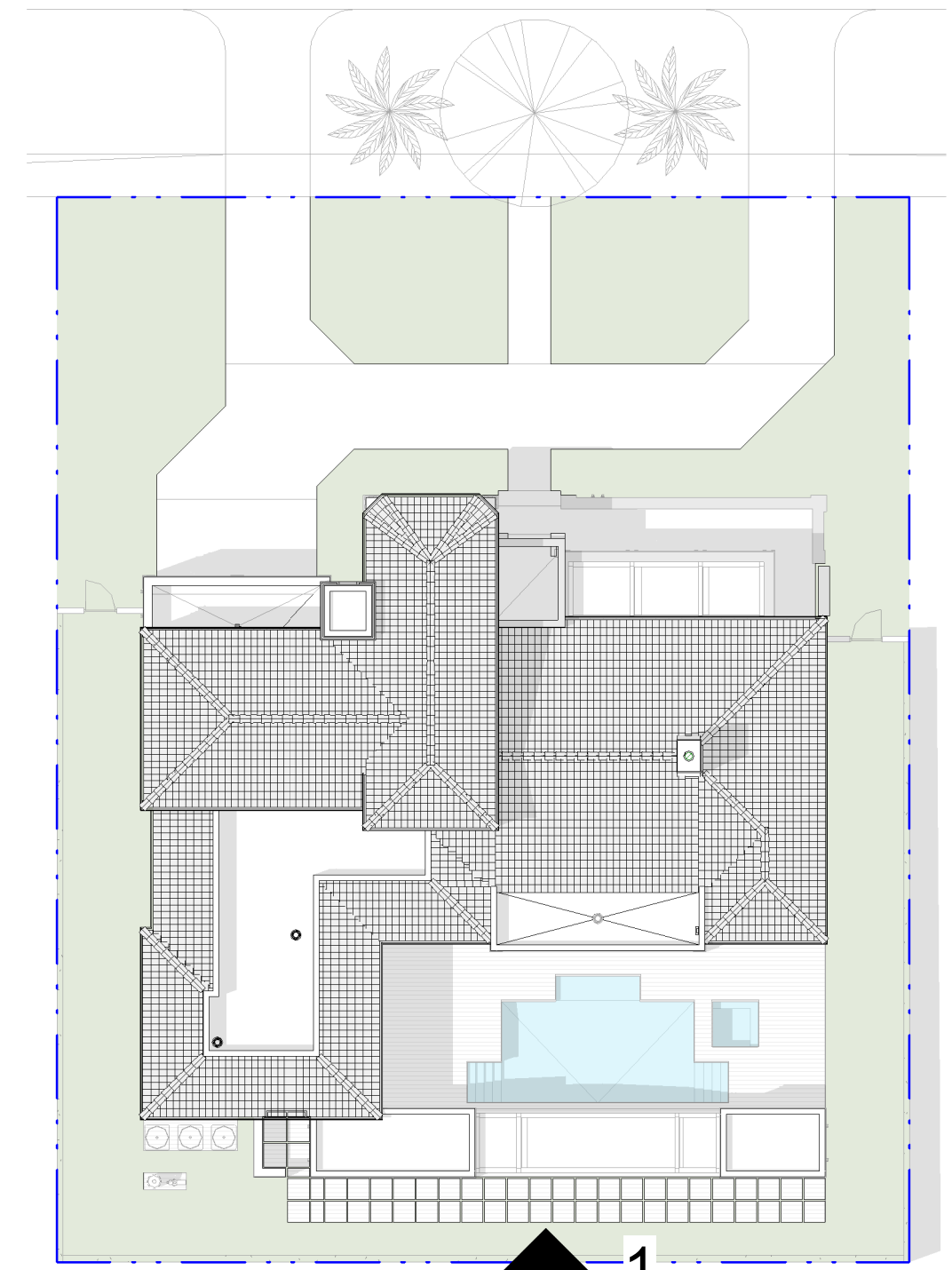
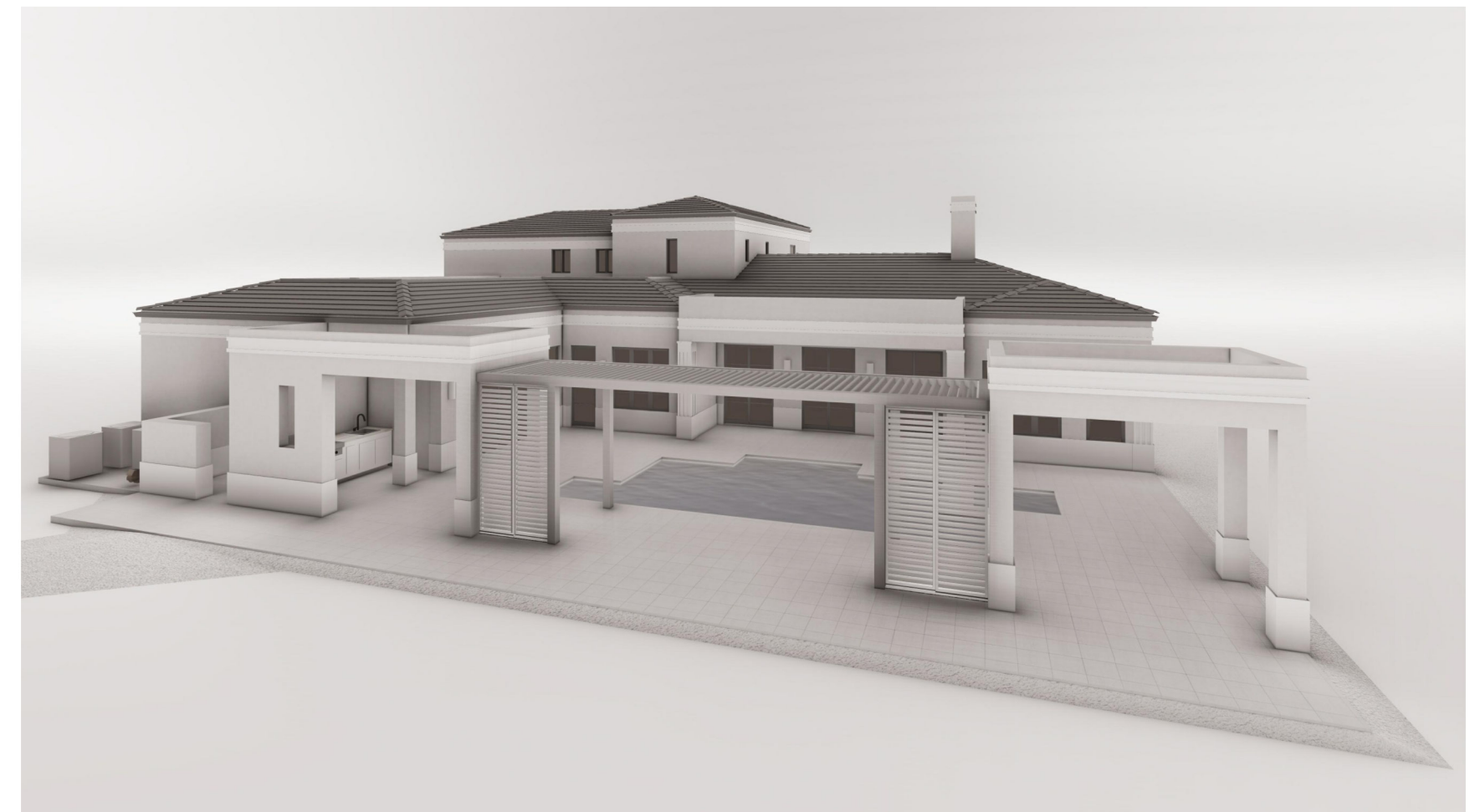
**1 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**ELEVATION NOTES**

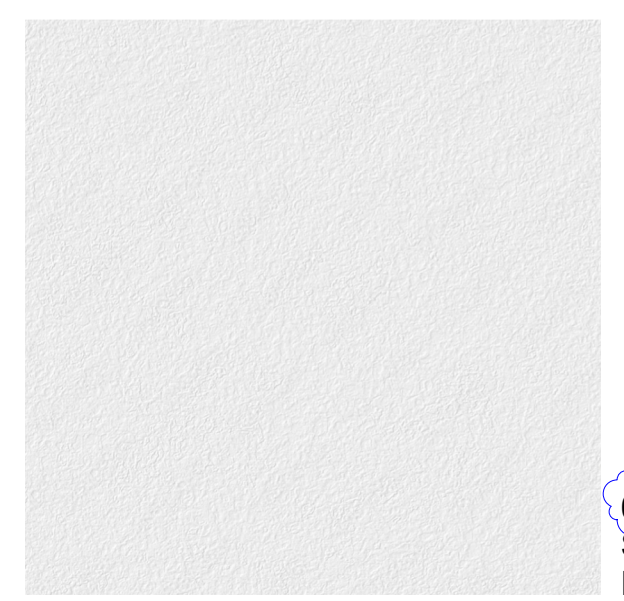
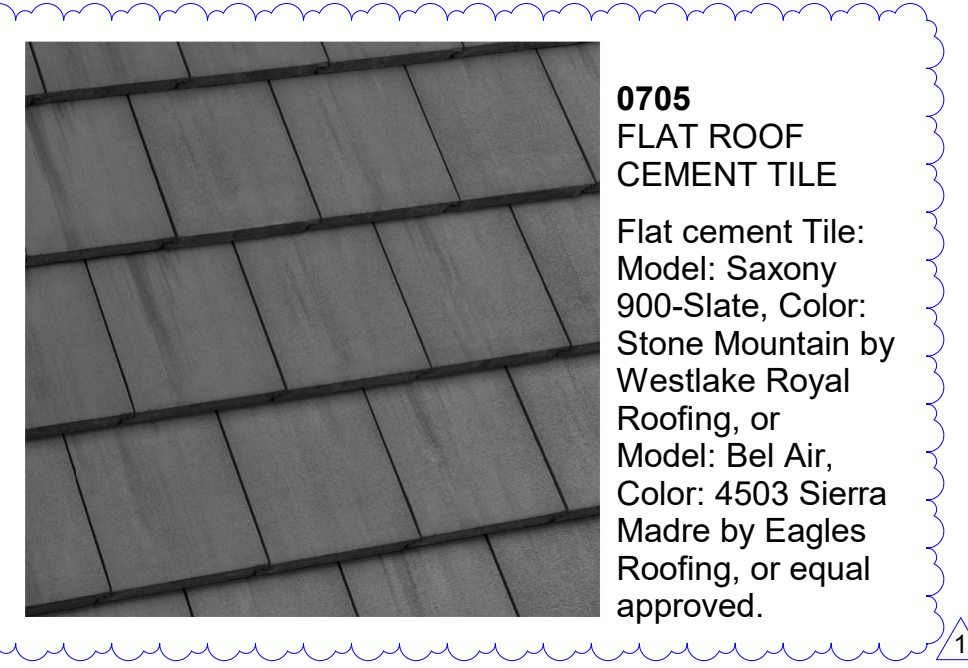
- | NUMBER | DESCRIPTION   |
|--------|---|
| 0536   | Metal Box Gutter  |
| 0574   | Aluminum Pergola with fully retractable and rotating aluminum louvers. Manufacturer: Azénco Outdoor or similar approved   |
| 0705   | Flat Roof Cement Tile: Flat cement Tile Model: Saxony 900-Slate, Color: Stone Mountain by Westlake Royal Roofing, or Model: Bel Air, Color: 4503 Sierra Madre by Eagles Roofing, or equal approved. Miami Dade County Approved Roofing System to be Installed w/ Foam Adhesive 30Lb Base Sheet Thin Tag, and 90 LB. Roof Felt Solid Mopped with Hor Asphalt Back Nailed @ the Top of Deck on 5/8" CDX EXT. Grade Plywood. Refer to Structural drawings for Plywood Nailing. |

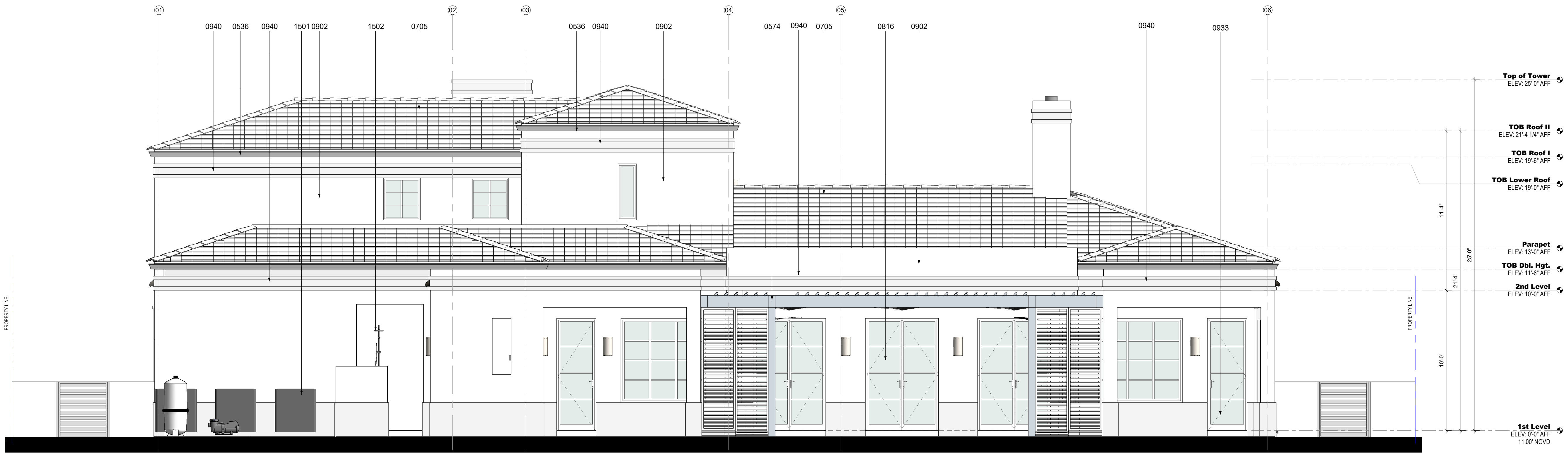
**ELEVATION NOTES**

- | NUMBER | DESCRIPTION  |
|--------|--|
| 0816   | Impact Resistance Aluminum Swing Glass Door. Refer to Schedule   |
| 0821   | Impact Resistance Aluminum Fixed Glass Window. Refer to Schedule |
| 0940   | Precast GFRC Decorative Molding                                  |
| 0985   | 3/4" Smooth Stucco Finish  |
| 0987   | Decorative Base Band. Textured Stucco Finish                     |
| 1501   | Air Conditioning Condenser Unit                                  |
| 1502   | Outdoor Shower Head  |



**2 KEY PLAN IV**  
SCALE: 1" = 20'-0"





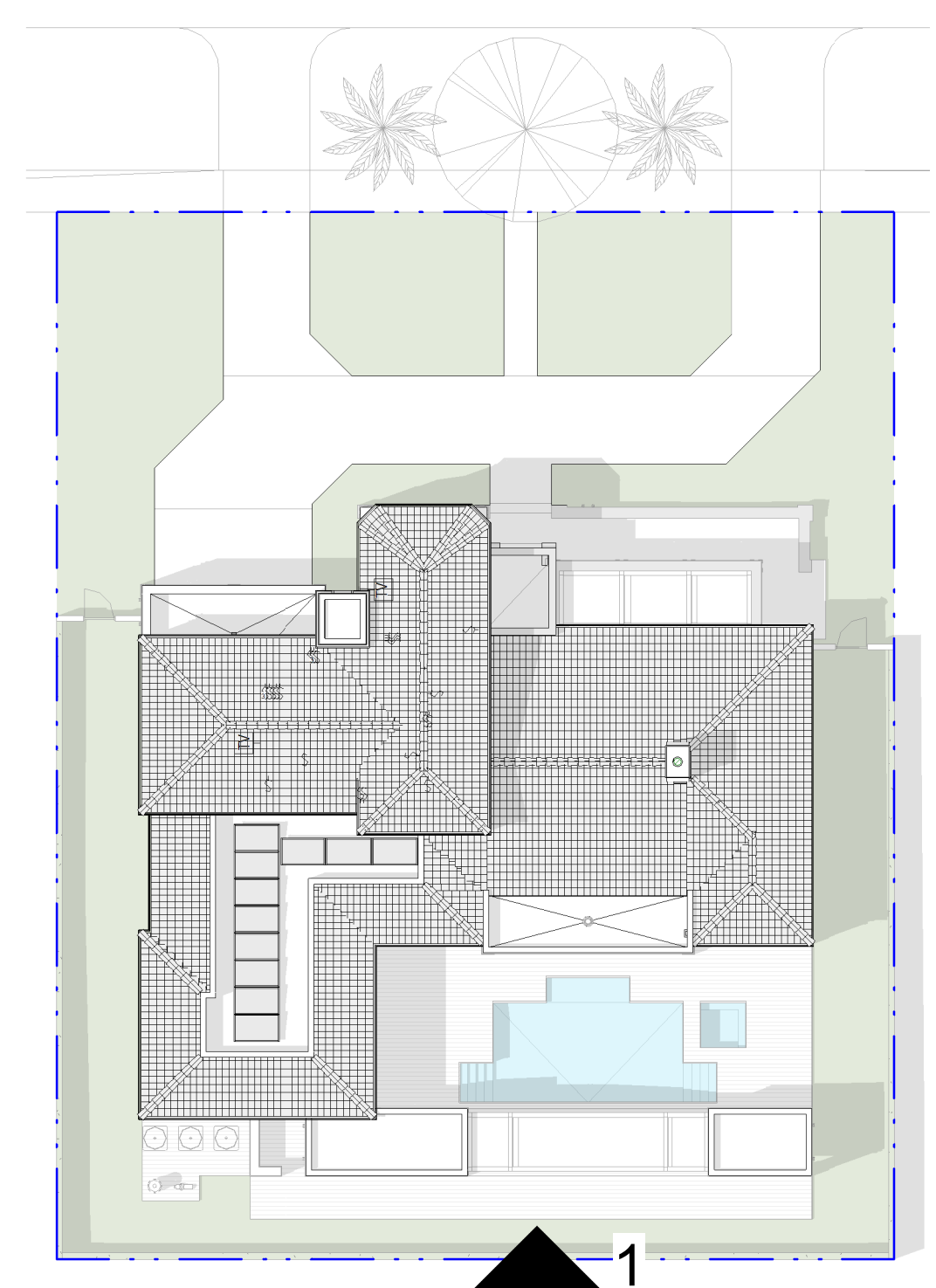
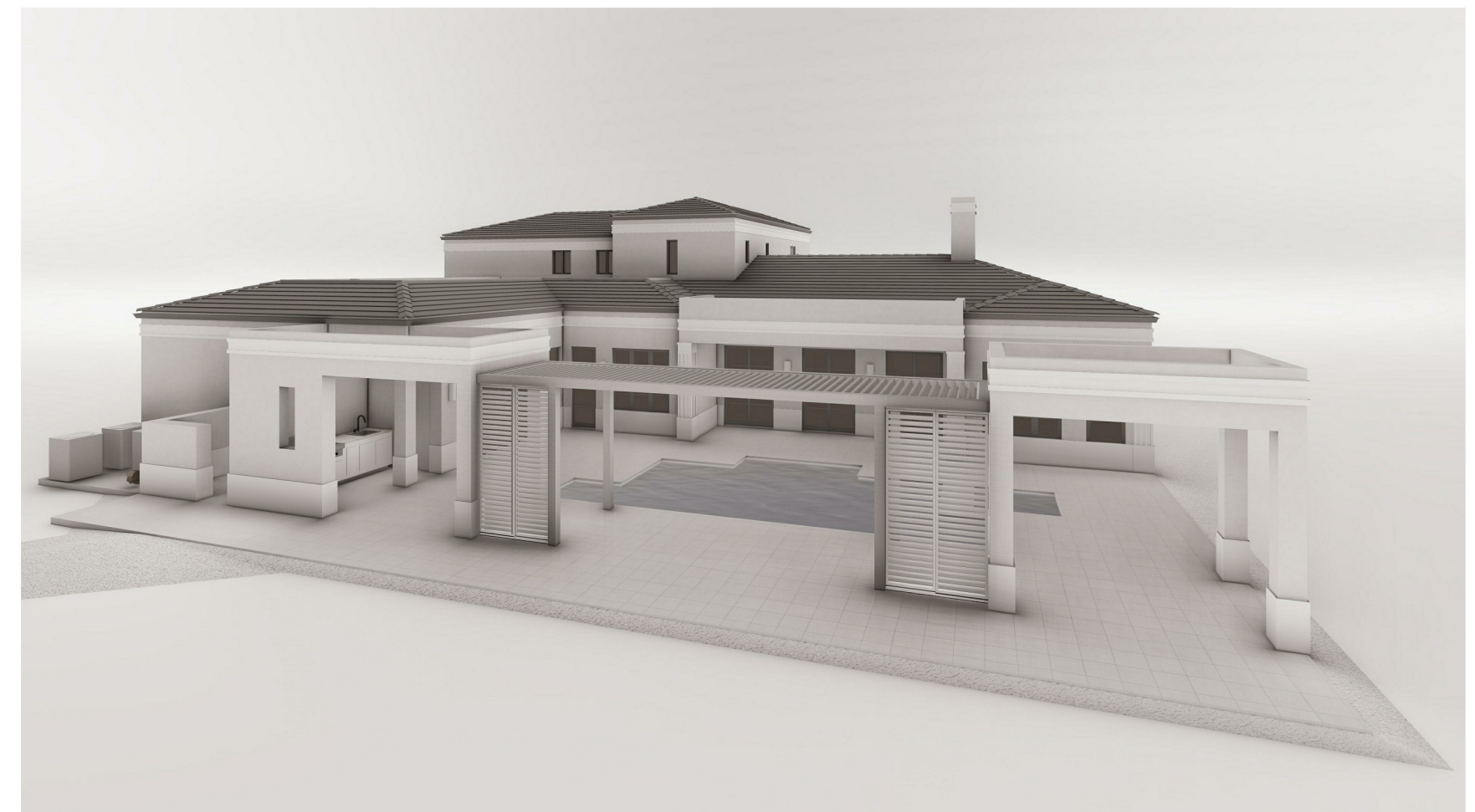
**1 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**ELEVATION NOTES**

NUMBER	DESCRIPTION
0536	Metal Box Gutter
0574	Aluminum Pergola with fully Retractable and rotating aluminum louvers. Refer to Renson System for Reference
0705	Flat Roof Cement Tile. Miami Dade County Approved Roofing System to be Installed w/ Foam Adhesive 30Lb Base Sheet Thin Tag, and 90 LB. Roof Felt Solid Mopped with Hor Asphalt Back Nailed @ the Top of Deck on 5/8" CDX EXT. Grade Plywood. Refer to Structural drawings for Plywood Nailing.

**ELEVATION NOTES**

NUMBER	DESCRIPTION
0816	Impact Resistance Aluminum Swing Glass Door. Refer to Schedule
0902	Coat 3/4" Stucco Finish
0933	Decorative Base Band. Stucco Finish
0940	Precast GFRC Decorative Molding
1501	Air Conditioning Condenser Unit
1502	Outdoor Shower Head



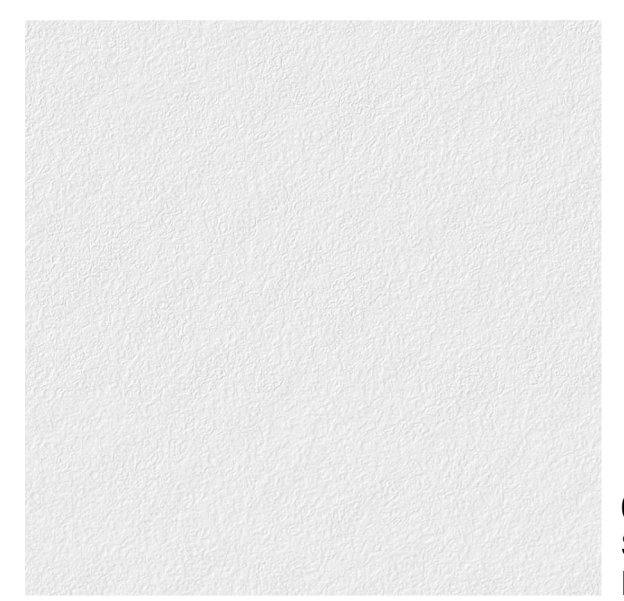
**2 KEY PLAN IV**  
SCALE: 1" = 20'-0"



**0705**  
FLAT ROOF  
CEMENT TILE



**0933 | 0940**  
TEXTURED  
STUCCO FINISH



**0902**  
SMOOTH STUCCO  
FINISH



**0515**  
ALUMINUM PERGOLA

**VOID**



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**PROJECT NAME:**  
New Single Family Residence

**PROPERTY ADDRESS**  
1256 South Greenway Drive, Coral Gables FL 33134  
**OWNER INFORMATION**  
Ms Aylin Fraxedas Ellenburg

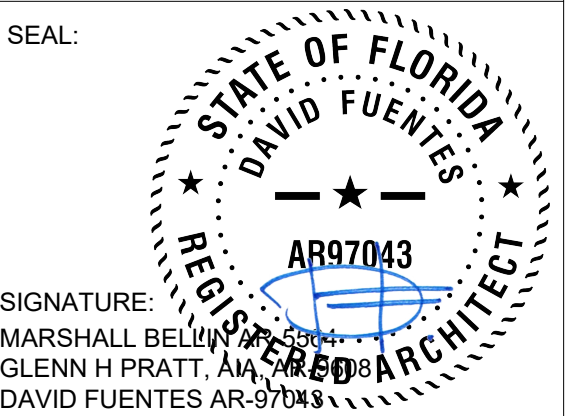
**Permit Set**

ISSUE DATE: 09-03-2024  
PROJECT No.: 2023-05  
DRAWN BY: T.C.  
APPROVED BY: D.F. & G.P.

**REVISIONS:**

No.	Description	Date

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**SHEET TITLE:**  
Building Elevation

SCALE: As indicated  
SHEET No.:  
**A2.4**

ARCHITECT:



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PROJECT NAME:  
**New Single Family Residence**  
  
PROPERTY ADDRESS  
1256 South Greenway Drive, Coral Gables FL  
33134  
OWNER INFORMATION  
Ms Aylin Fraxedas Ellenburg

Permit Set  
ISSUE DATE: 09-03-2024  
PROJECT No.: 2023-05  
DRAWN BY: T.C.  
APPROVED BY: D.F. & G.P.

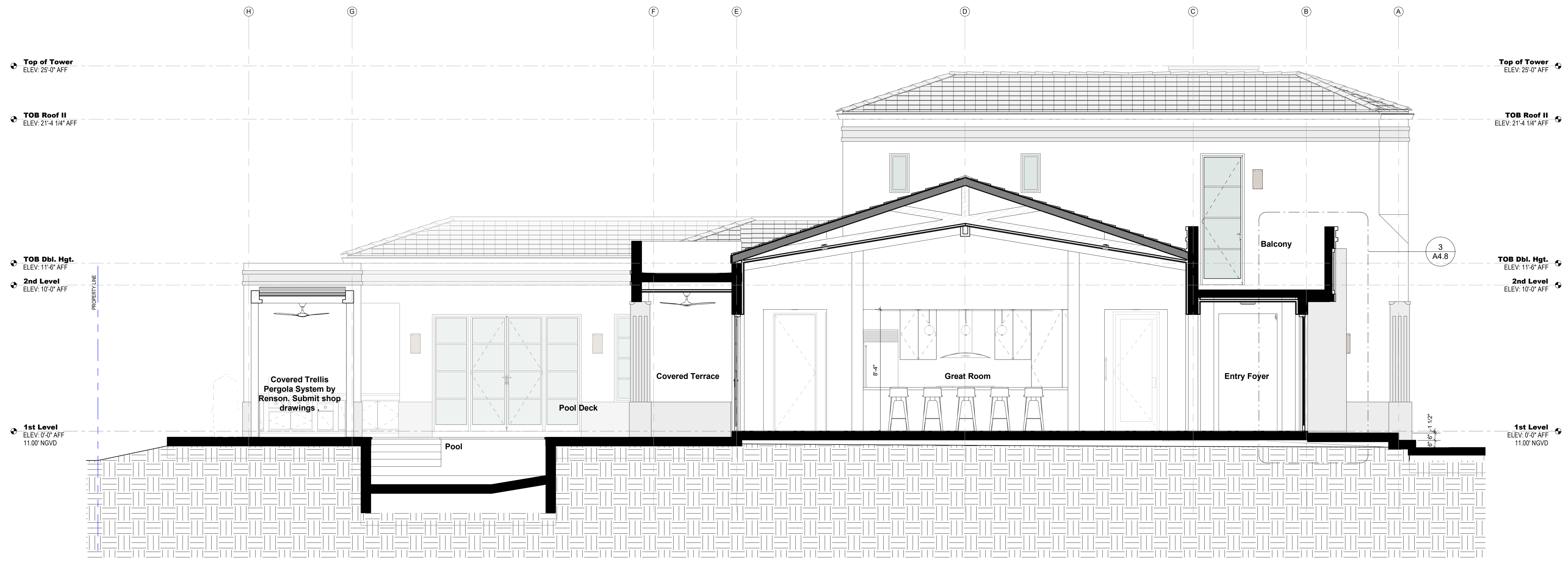
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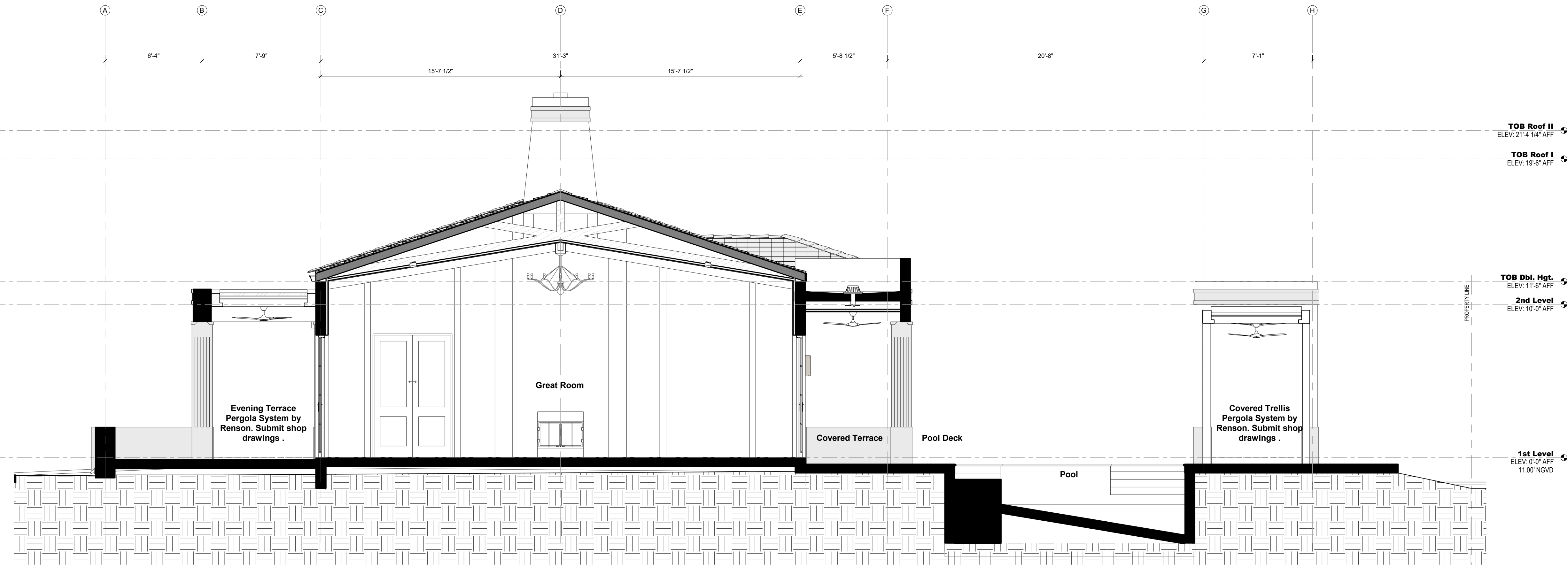
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SEAL:  
  
SIGNATURE:  
MARSHALL BELLIN, ARCHITECT  
GLENN H PRATT, ARCHITECT  
DAVID FUENTES AR-97043

SHEET TITLE:  
**Building Section**  
  
SCALE: 1/4" = 1'-0"  
SHEET No.:  
**A3.1**



**1 Section 01**  
SCALE: 1/4" = 1'-0"



**2 Section 02**  
SCALE: 1/4" = 1'-0"

ARCHITECT:



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PROJECT NAME:  
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PROPERTY ADDRESS  
1256 South Greenway Drive, Coral Gables FL 33134  
OWNER INFORMATION  
Ms Aylin Fraxedas Ellenburg

Permit Set

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APPROVED BY: D.F. & G.P.

REVISIONS:

No.	Description	Date

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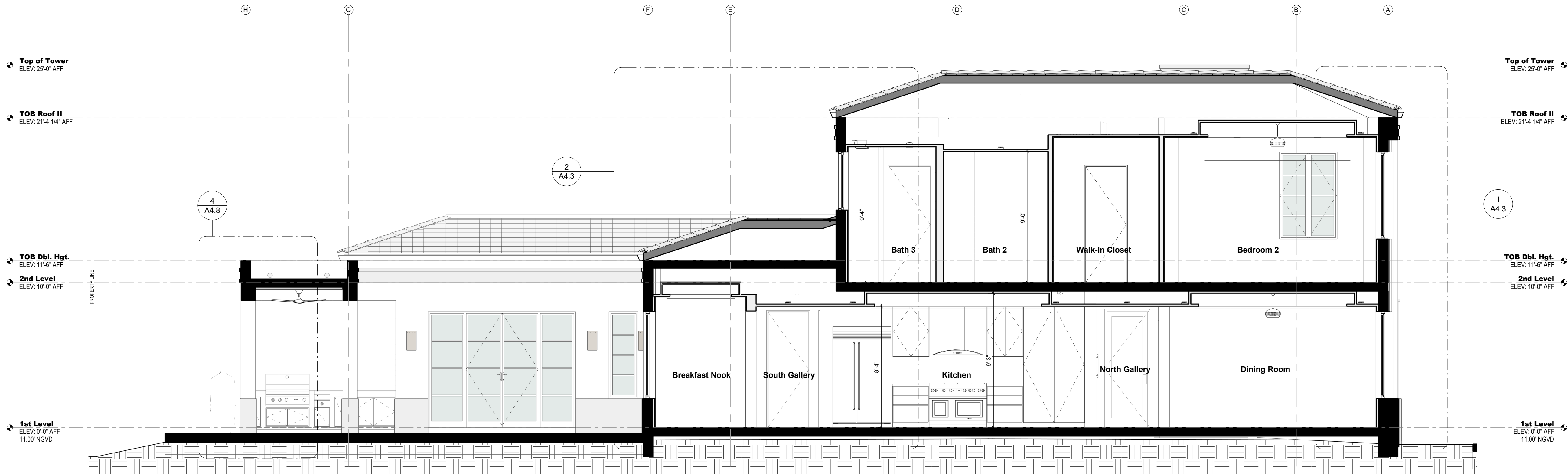
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SIGNATURE:  
MARSHALL BELLIN  
GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

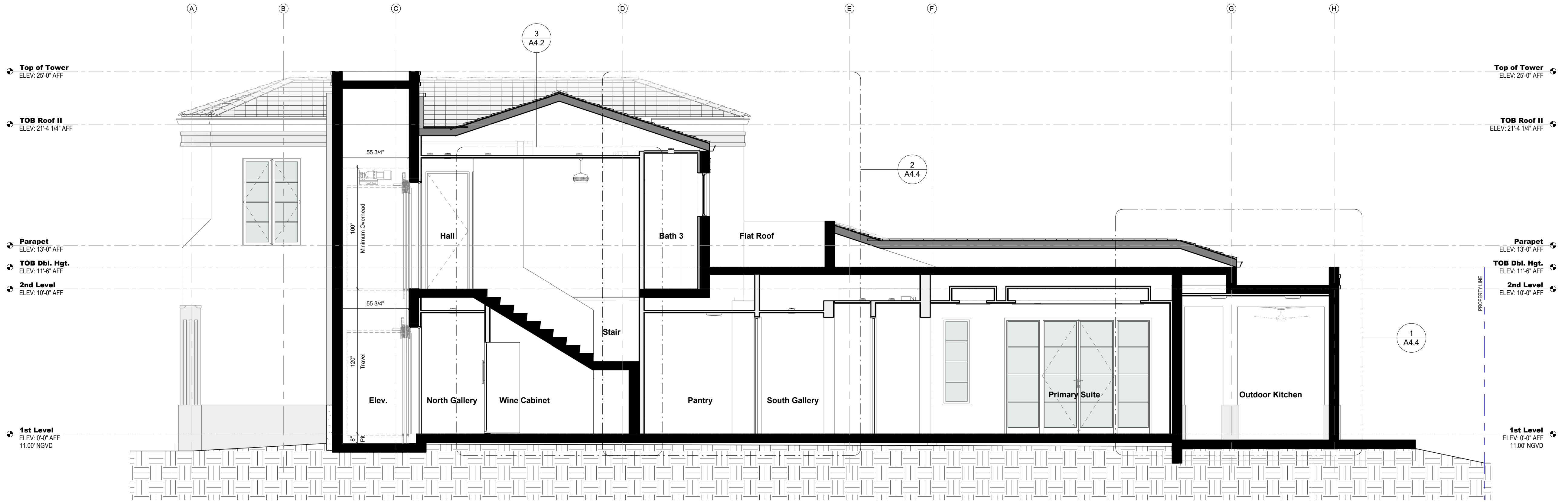
SHEET TITLE:  
**Building Section**

SCALE: 1/4" = 1'-0"  
SHEET No.:

**A3.2**



**1 Section 03**  
SCALE: 1/4" = 1'-0"



**2 Section 04**  
SCALE: 1/4" = 1'-0"



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PROJECT NAME:  
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PROPERTY ADDRESS  
1256 South Greenway Drive, Coral Gables FL 33134

OWNER INFORMATION  
Ms Aylin Fraxedas Ellenburg

Permit Set

ISSUE DATE: 09-03-2024  
PROJECT No.: 2023-05  
DRAWN BY: T.C.  
APPROVED BY: D.F. & G.P.

REVISIONS:

No.	Description	Date

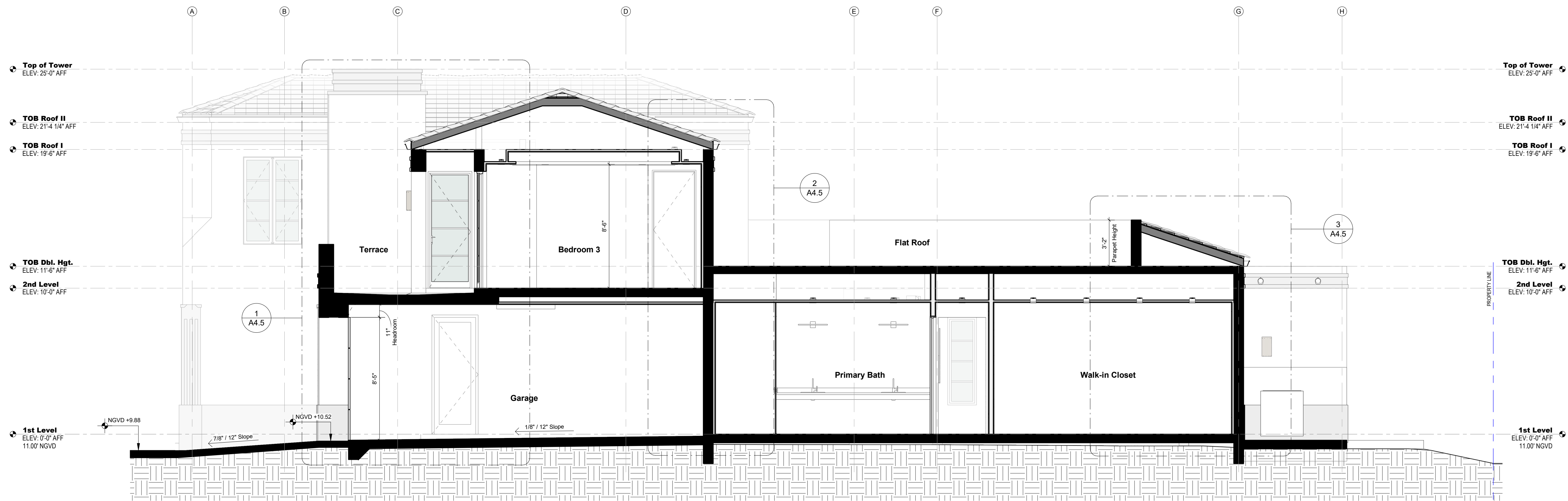
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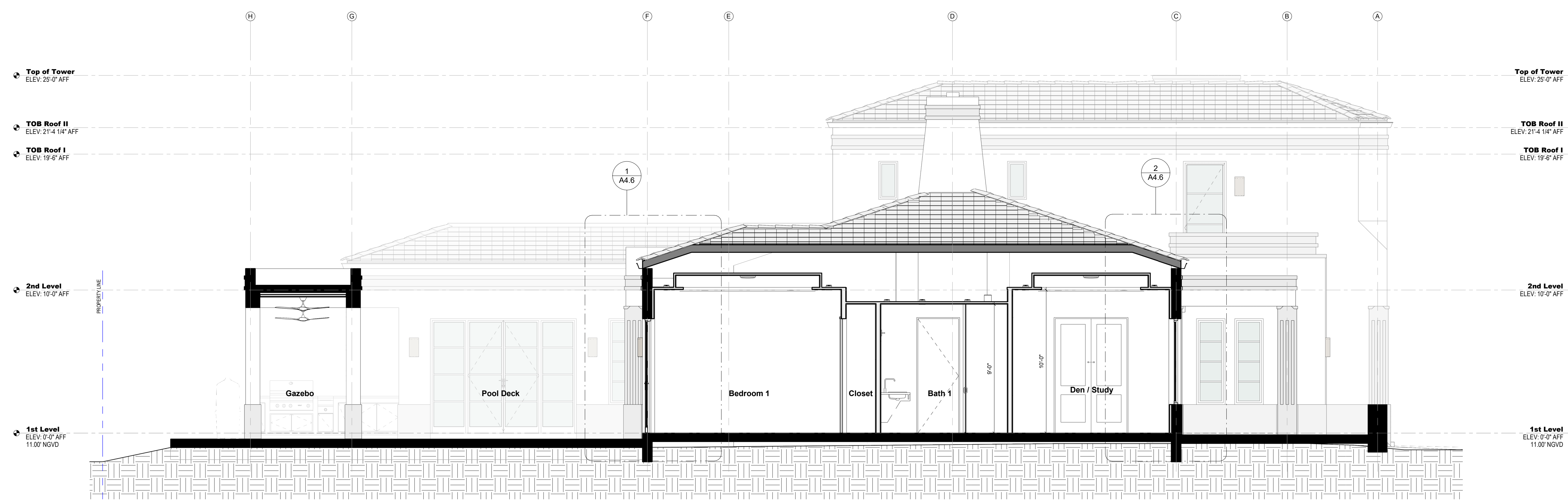
SIGNATURE:  
MARSHALL BELLIN PRATT, AIA  
GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

SHEET TITLE:  
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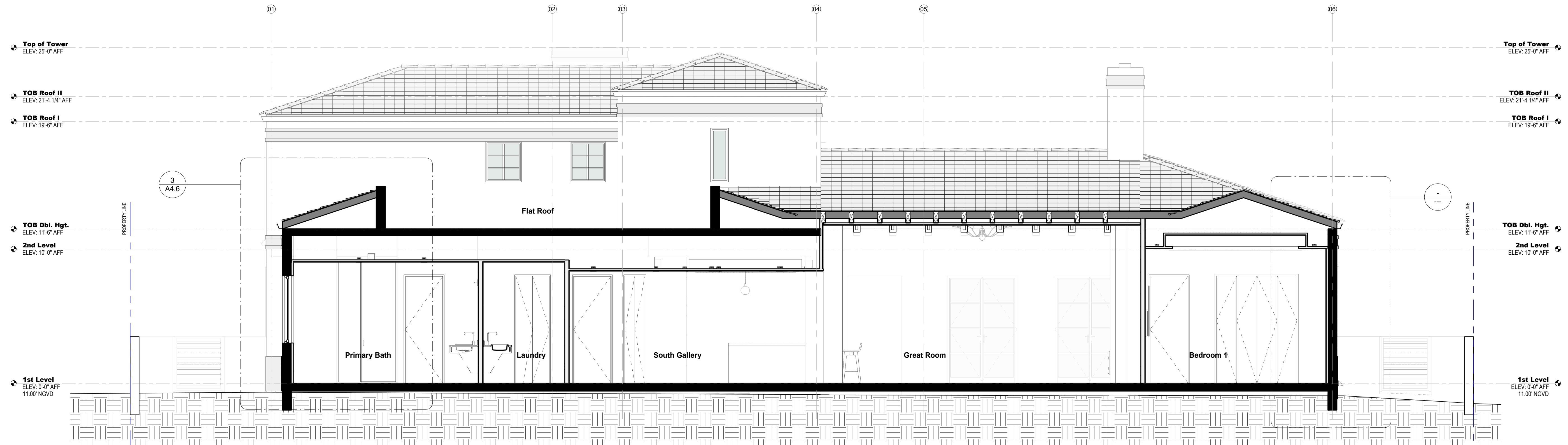
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**A3.3**



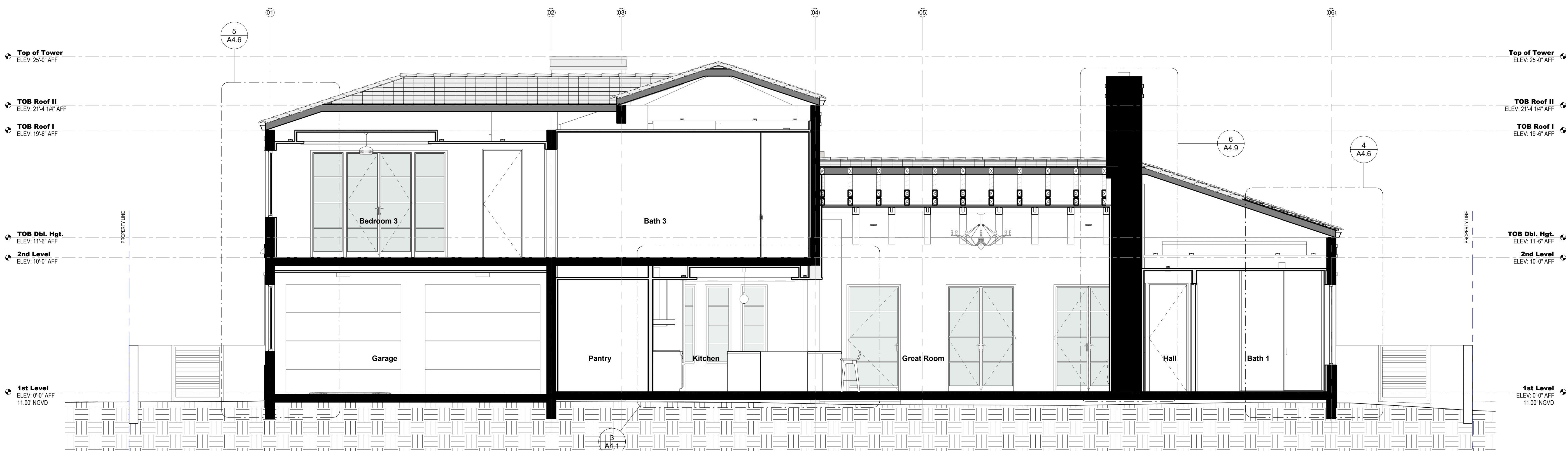
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**2 Section 06**  
SCALE: 1/4" = 1'-0"



**1 Section 07**  
SCALE: 1/4" = 1'-0"



**2 Section 08**  
SCALE: 1/4" = 1'-0"



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**PROJECT NAME:**  
New Single Family Residence

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**OWNER INFORMATION**  
Ms Aylin Fraxedas Ellenburg

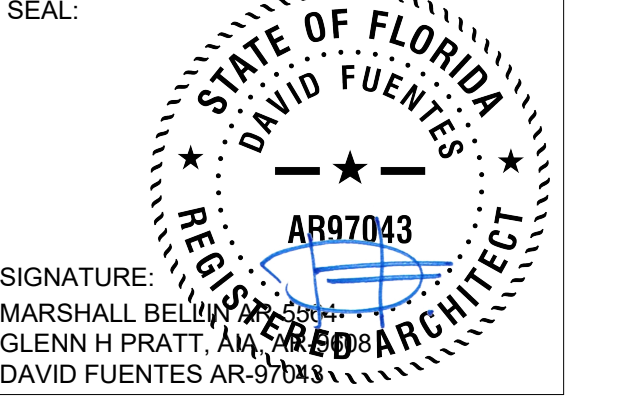
**Permit Set**

ISSUE DATE: 09-03-2024  
PROJECT No.: 2023-05  
DRAWN BY: T.C.  
APPROVED BY: D.F. & G.P.

**REVISIONS:**

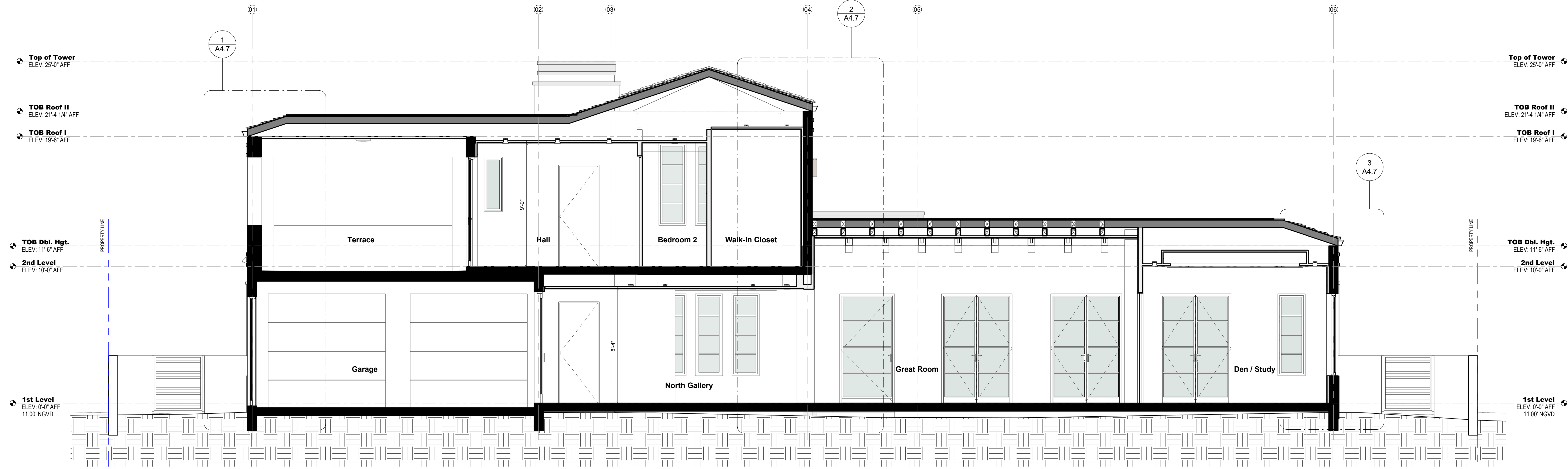
No.	Description	Date

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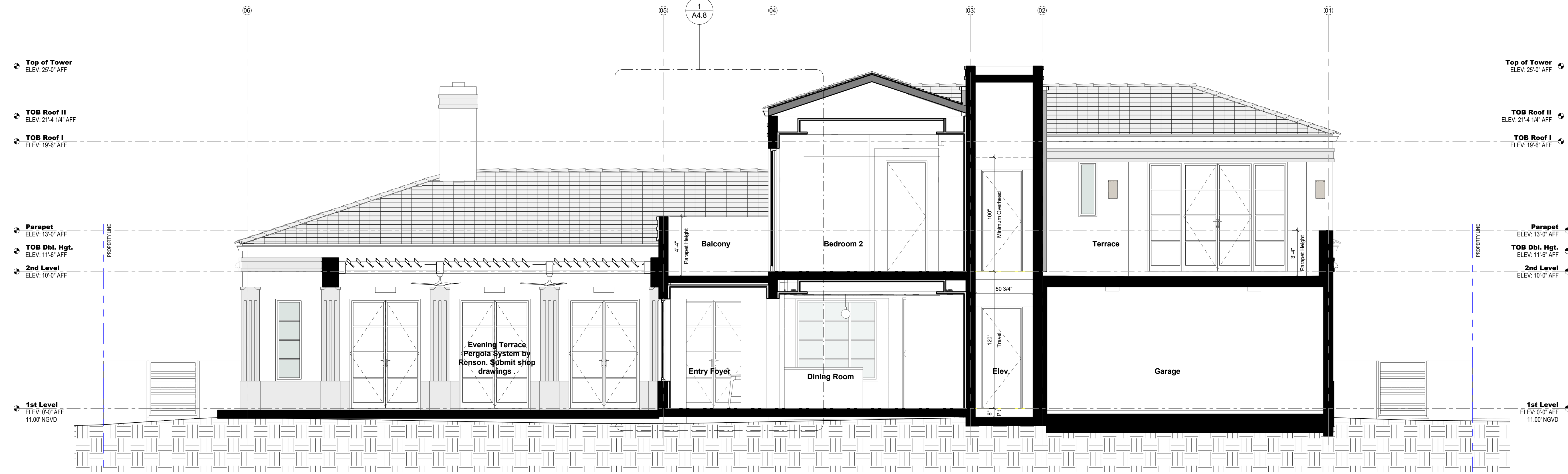


**SHEET TITLE:**  
Building Section

SCALE: 1/4" = 1'-0"  
SHEET No.:  
**A3.4**



**1 Section 09**  
SCALE: 1/4" = 1'-0"



**2 Section 10**  
SCALE: 1/4" = 1'-0"



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**PROJECT NAME:**  
New Single Family Residence

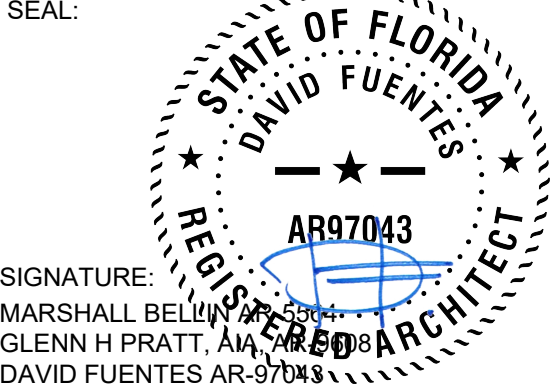
**PROPERTY ADDRESS**  
1256 South Greenway Drive, Coral Gables FL 33134  
**OWNER INFORMATION**  
Ms Aylin Fraxedas Ellenburg

**Permit Set**  
ISSUE DATE: 09-03-2024  
PROJECT No.: 2023-05  
DRAWN BY: T.C.  
APPROVED BY: D.F. & G.P.

**REVISIONS:**

No.	Description	Date

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**SHEET TITLE:**  
Building Section

SCALE: 1/4" = 1'-0"  
SHEET No.:  
**A3.5**

ARCHITECT:



301 almeria avenue, suite 210  
coral gables, florida, 33134  
tel: 305.447.1927 - fax: 305.443.5986

**CONSULTANTS:**  
Consultant  
Address  
Phone  
Fax  
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**New Single Family Residence**

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1256 South Greenway Drive, Coral Gables FL 33134

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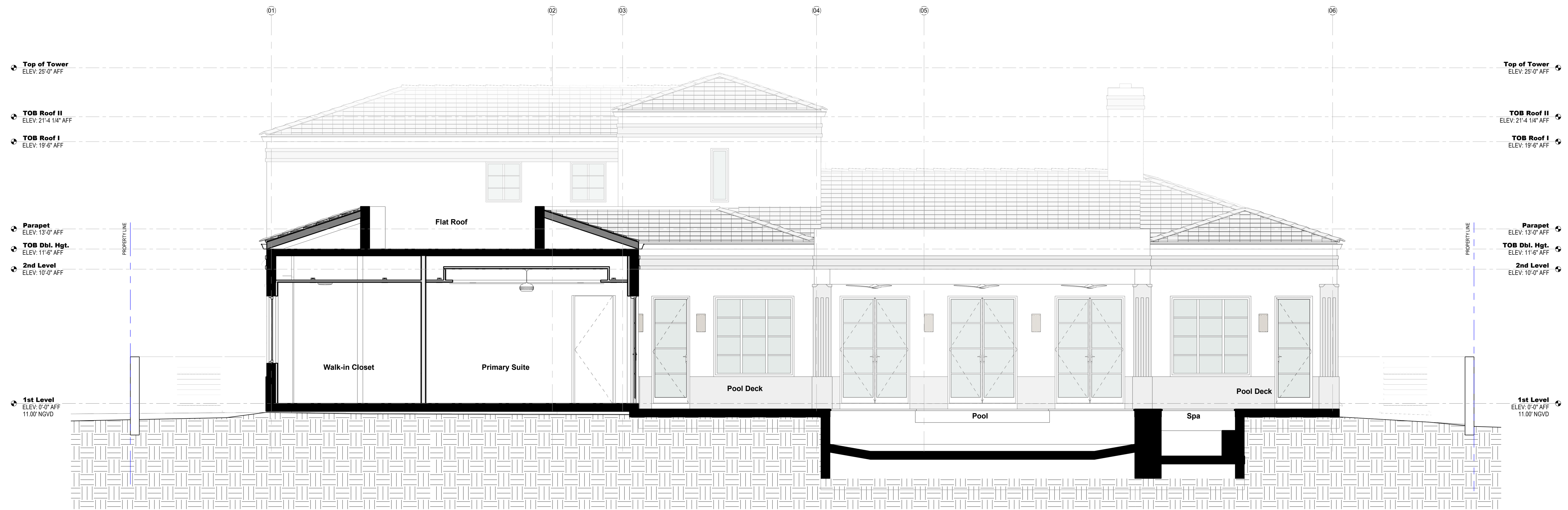
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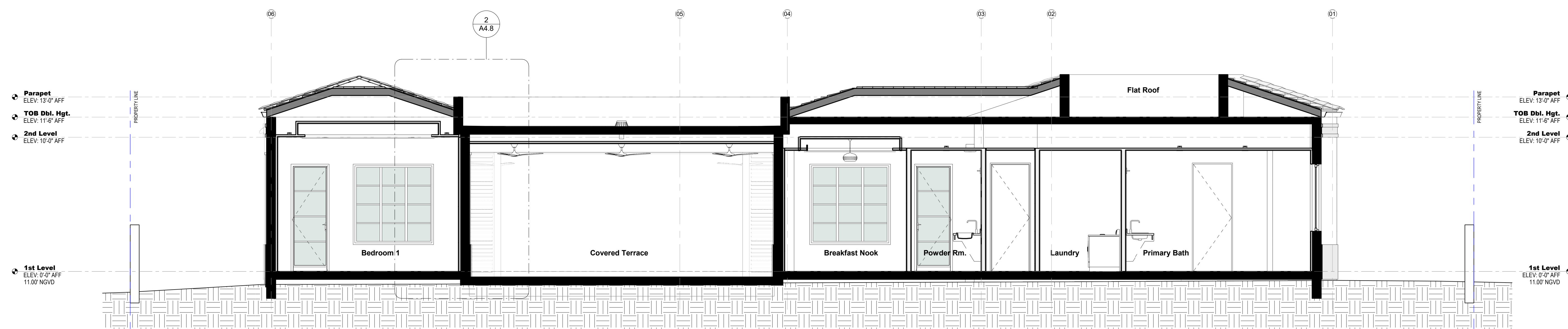
SIGNATURE:  
MARSHALL BELLIN  
GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

**SHEET TITLE:**  
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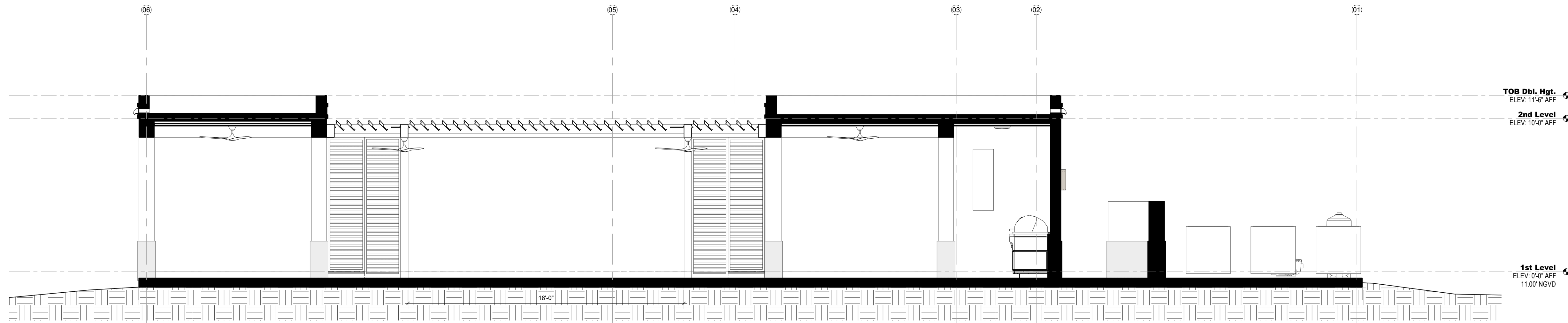
SCALE: 1/4" = 1'-0"  
SHEET No.:  
**A3.6**



**1 Section 11**  
SCALE: 1/4" = 1'-0"



**2 Section 12**  
SCALE: 1/4" = 1'-0"



**1 Section 13**

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

ARCHITECT:



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OWNER INFORMATION  
Ms Aylin Fraxedas Ellenburg

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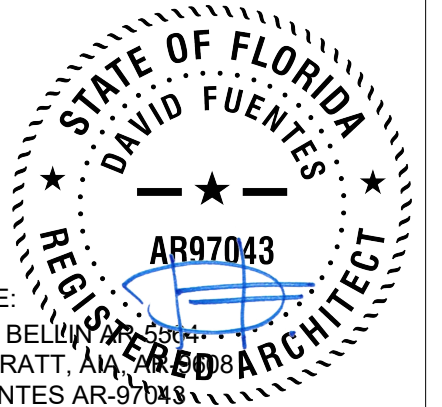
ISSUE DATE: 09-03-2024  
PROJECT No.: 2023-05  
DRAWN BY: Author  
APPROVED BY: Approver

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SHEET TITLE:

**Building Section**

SCALE: 1/4" = 1'-0"  
SHEET No.:

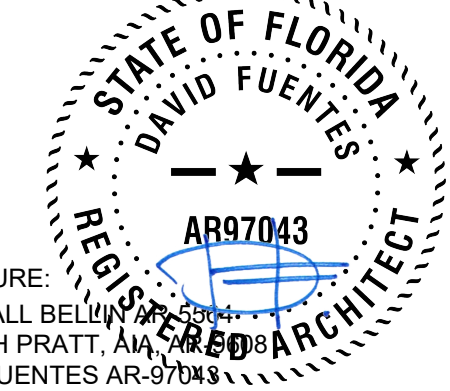
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REVISIONS:

No.	Description	Date

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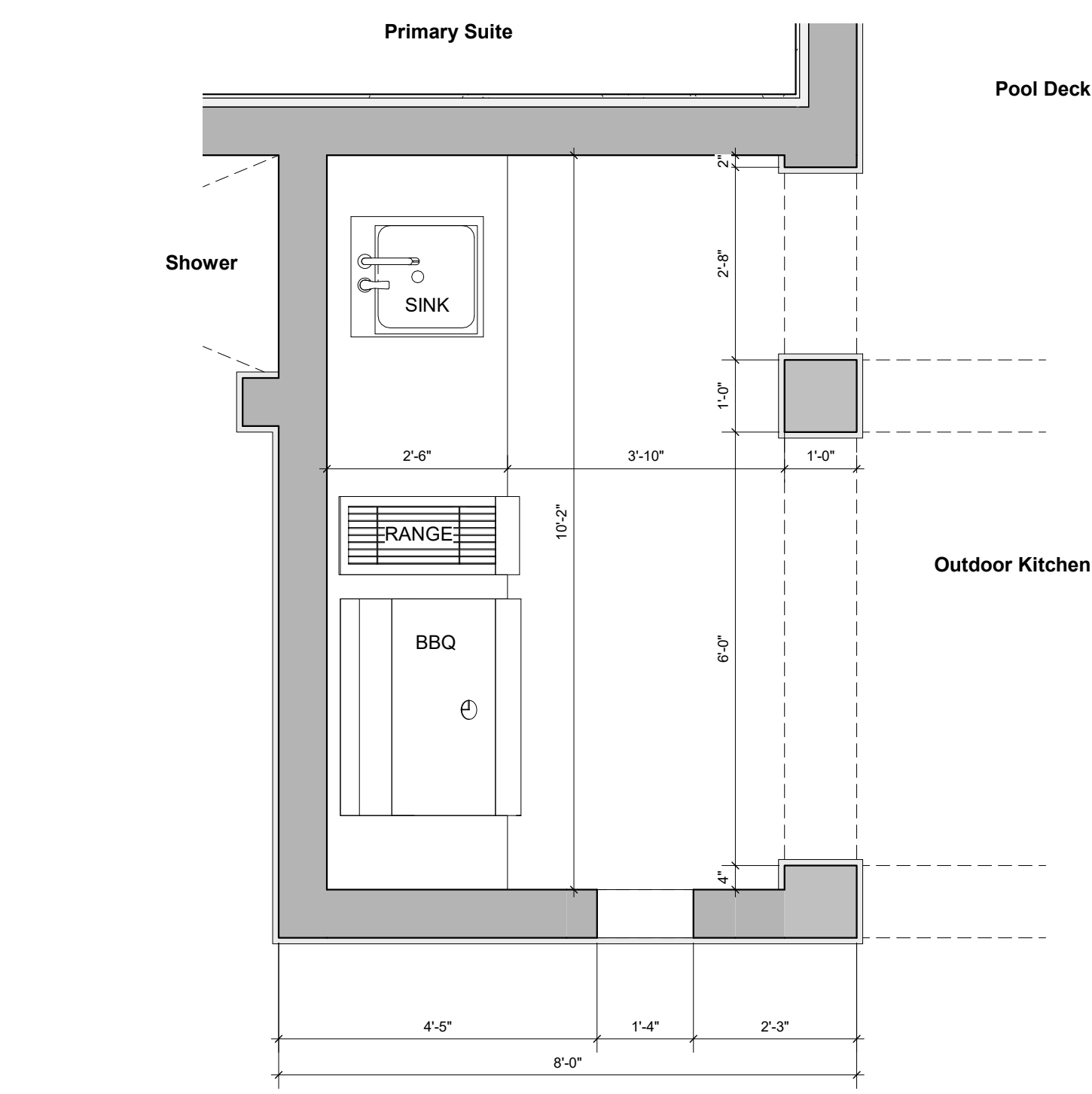
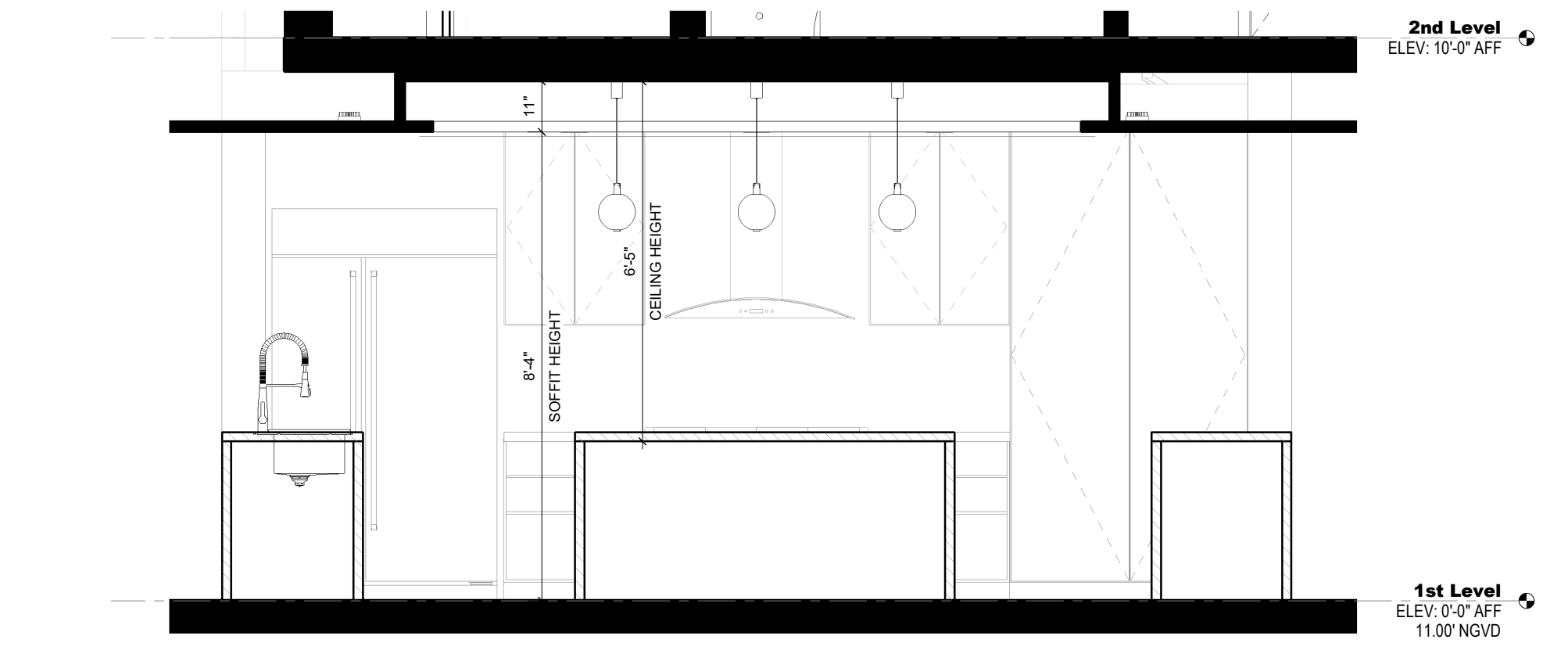
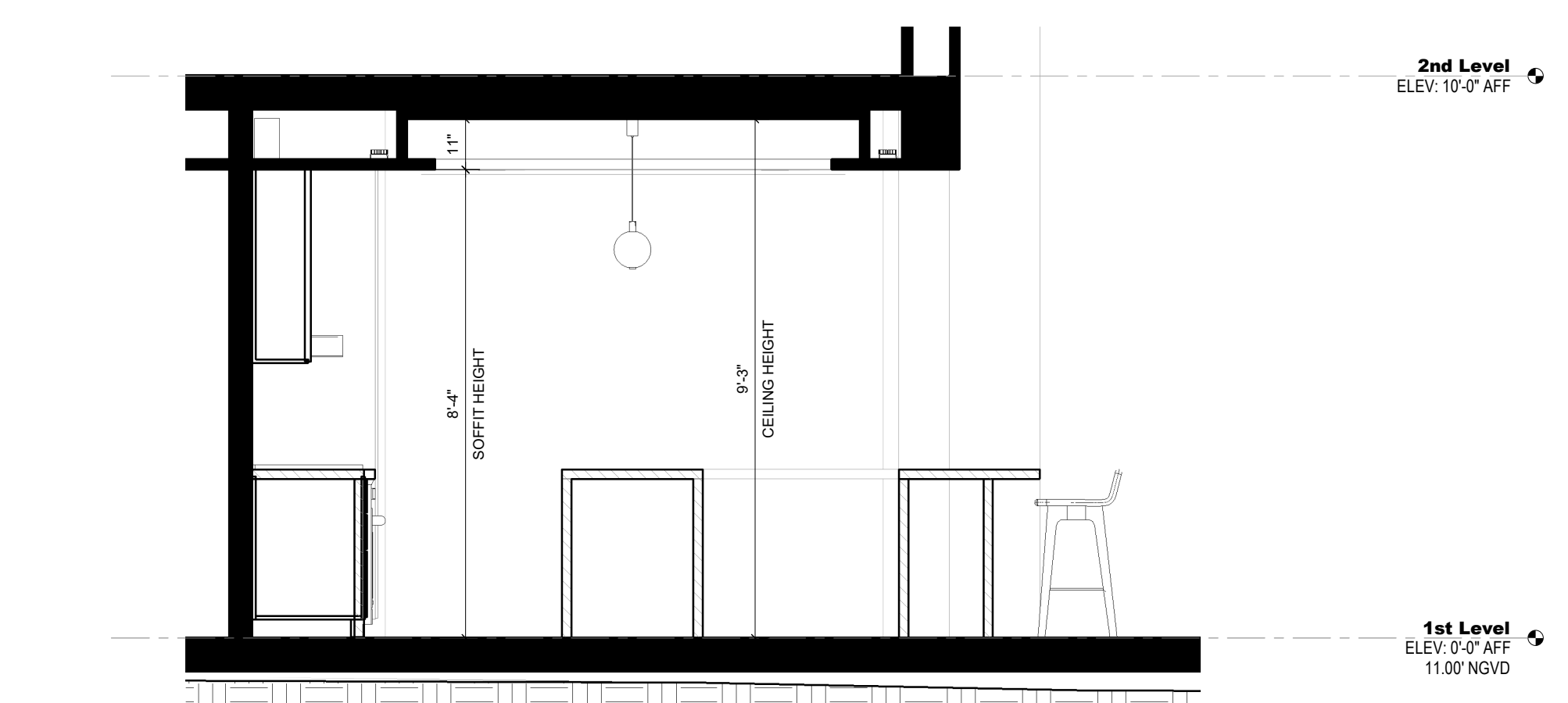
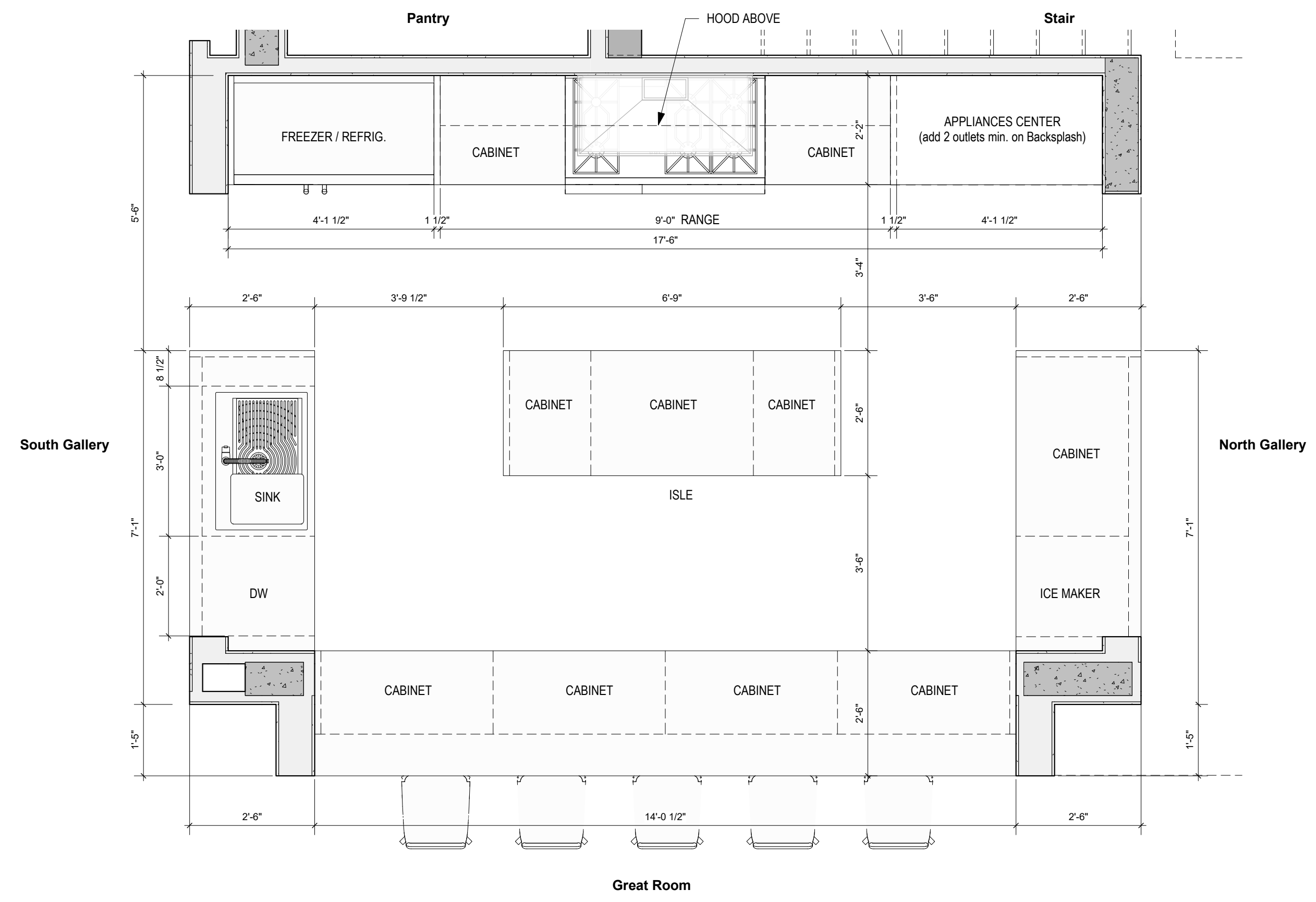
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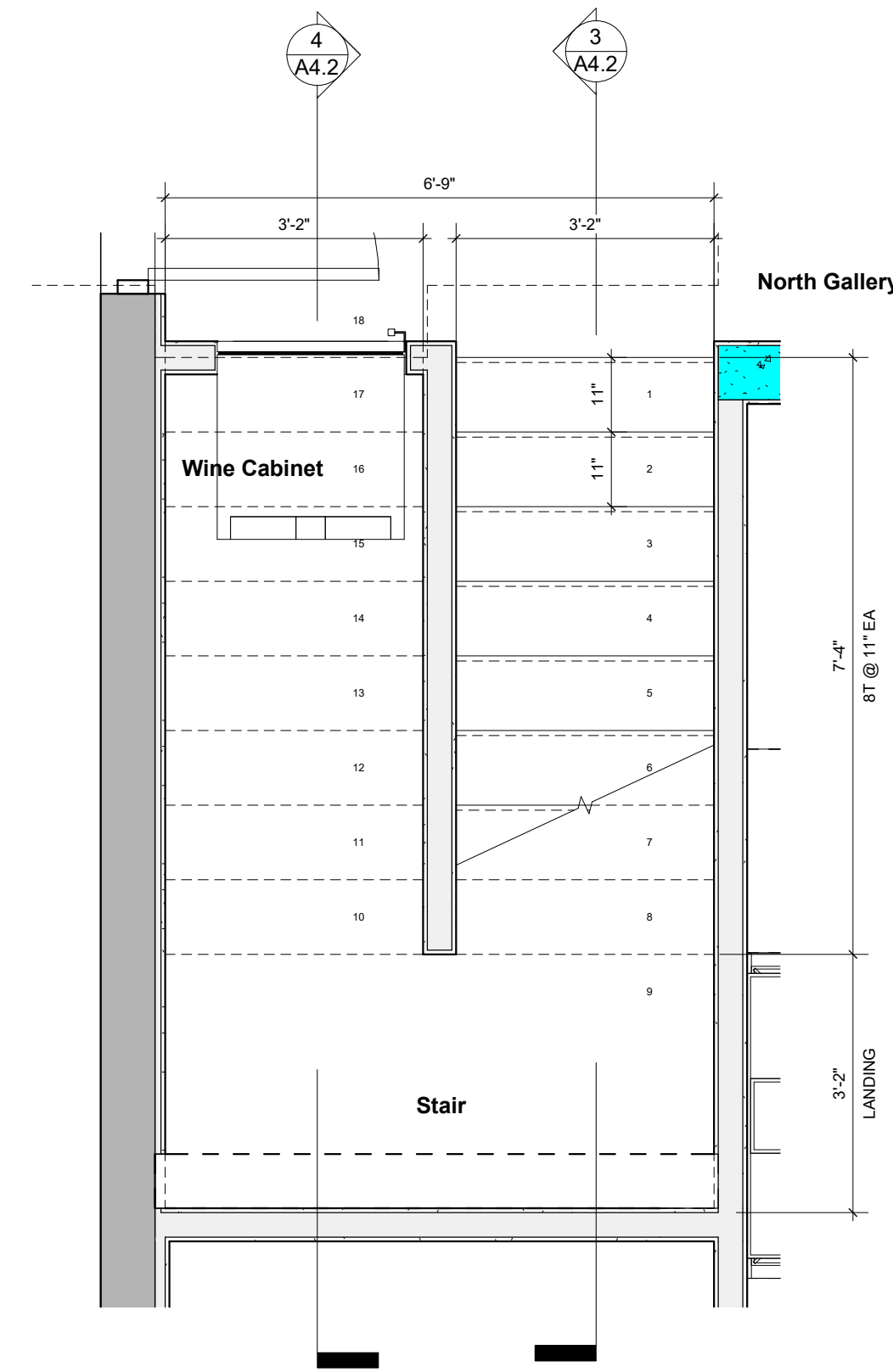


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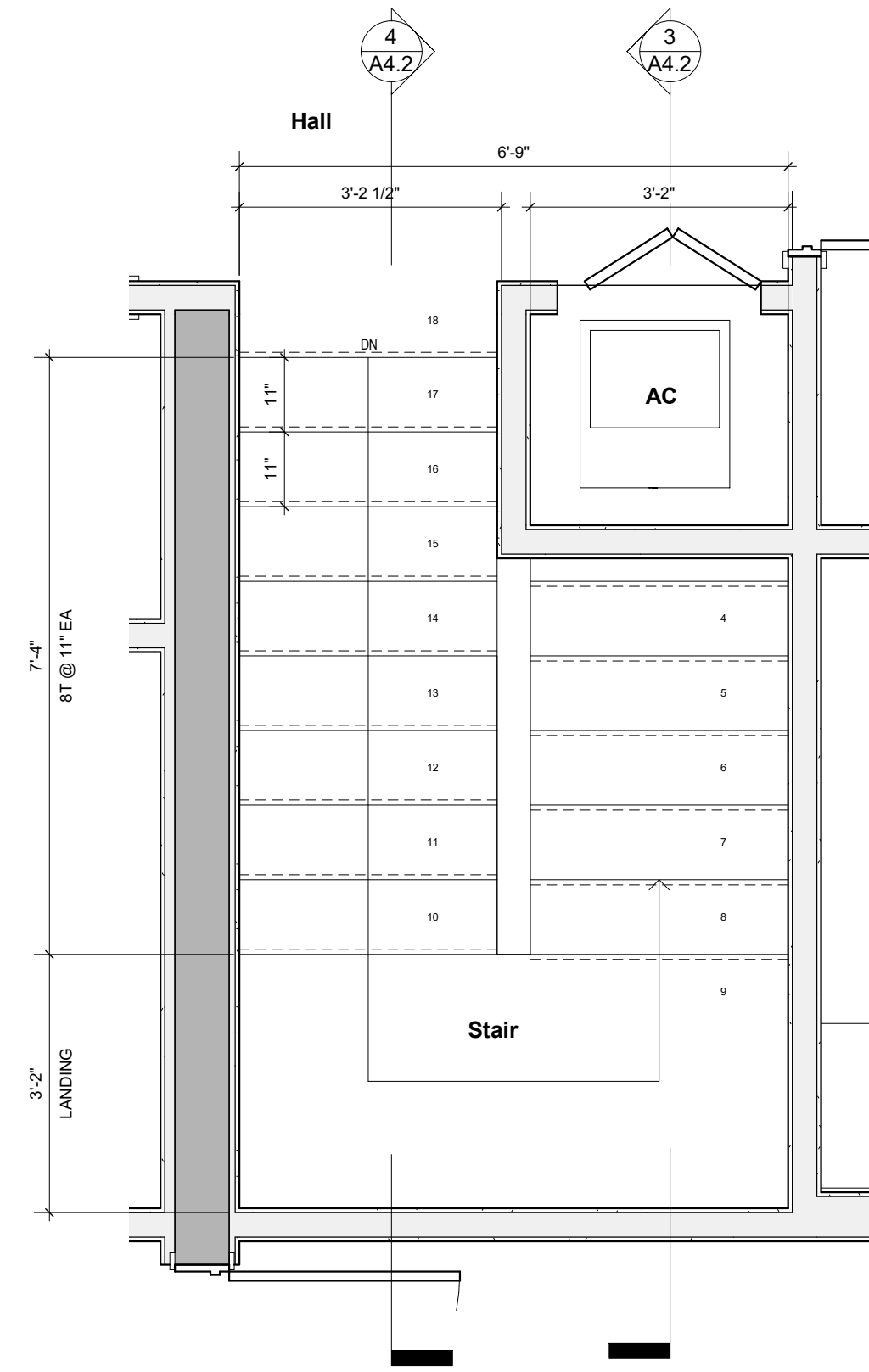
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SCALE: As indicated  
SHEET No.:  
**A4.1**

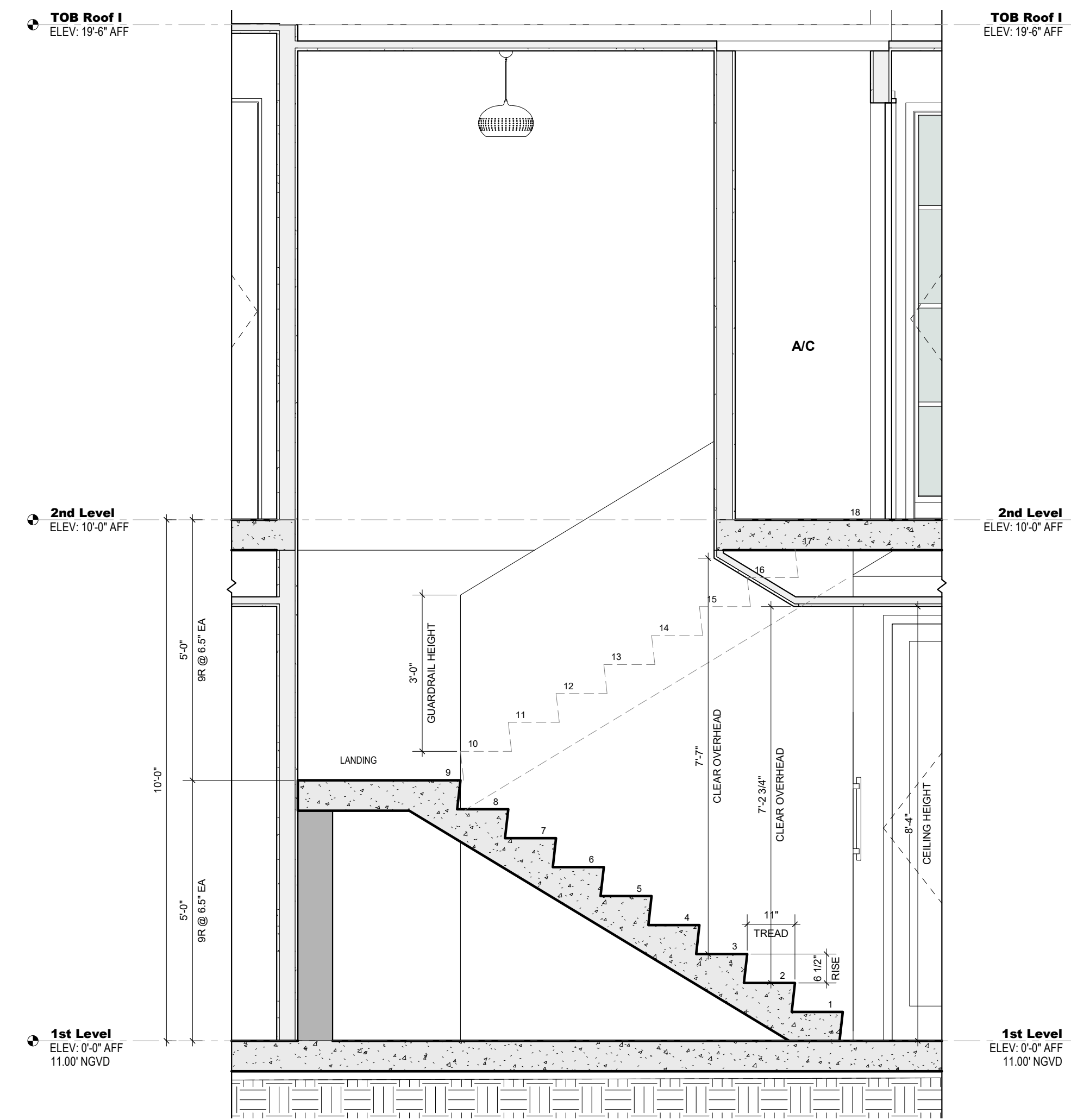




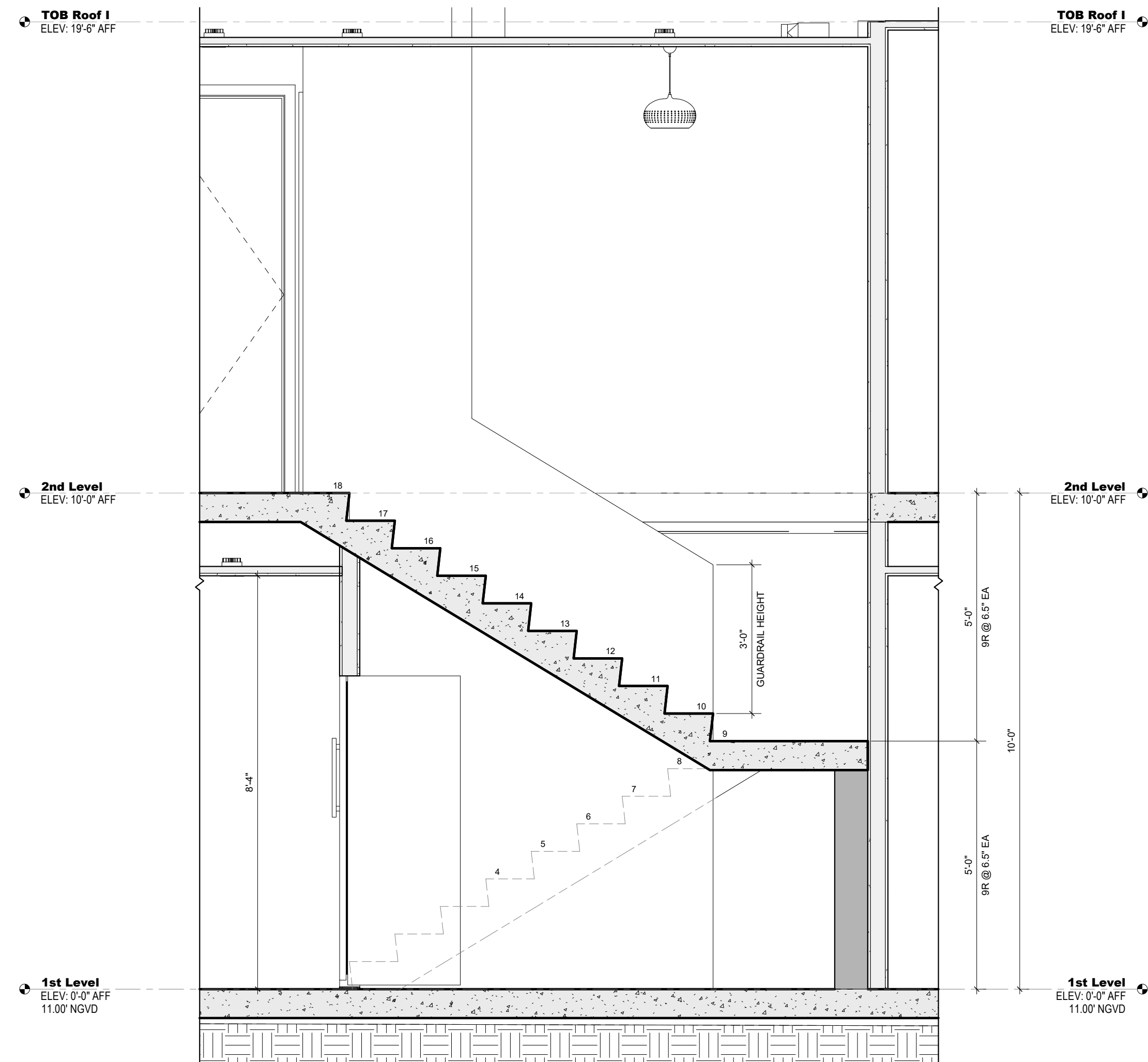
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SCALE: 1/2" = 1'-0"



**2 2nd Level - Stair**  
SCALE: 1/2" = 1'-0"



**3 Section 1 - Stair**  
SCALE: 1/2" = 1'-0"



**4 Section 2 - Stair**  
SCALE: 1/2" = 1'-0"



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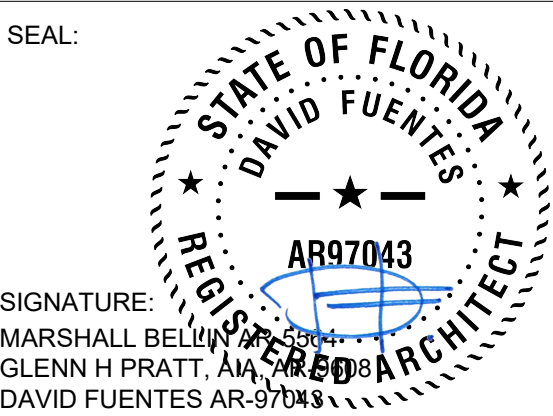
**PROPERTY ADDRESS**  
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33134  
**OWNER INFORMATION**  
Ms Aylin Fraxedas Ellenburg

**Permit Set**  
ISSUE DATE: 09-03-2024  
PROJECT No.: 2023-05  
DRAWN BY: T.C.  
APPROVED BY: D.F. & G.P.

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No.	Description	Date

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**SHEET TITLE:**  
Enlarged Stair

SCALE: 1/2" = 1'-0"  
SHEET No.:  
**A4.2**



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OWNER INFORMATION  
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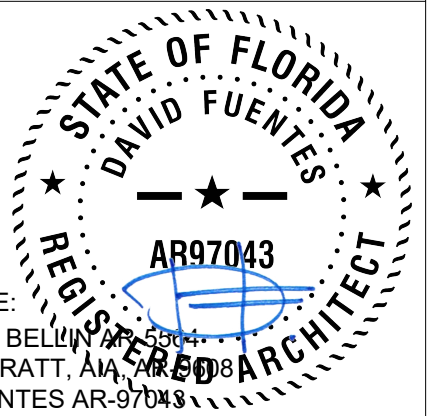
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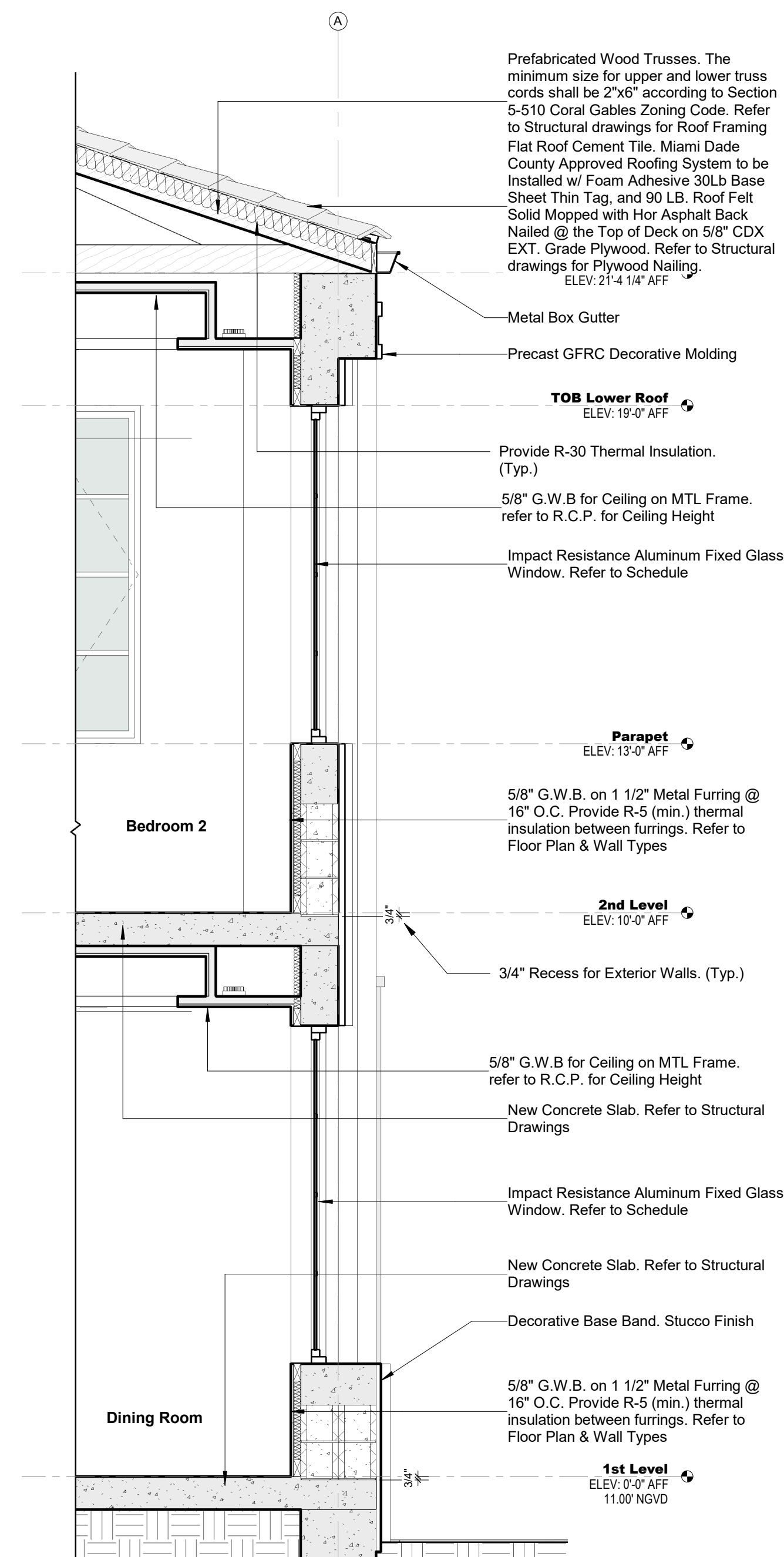


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GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

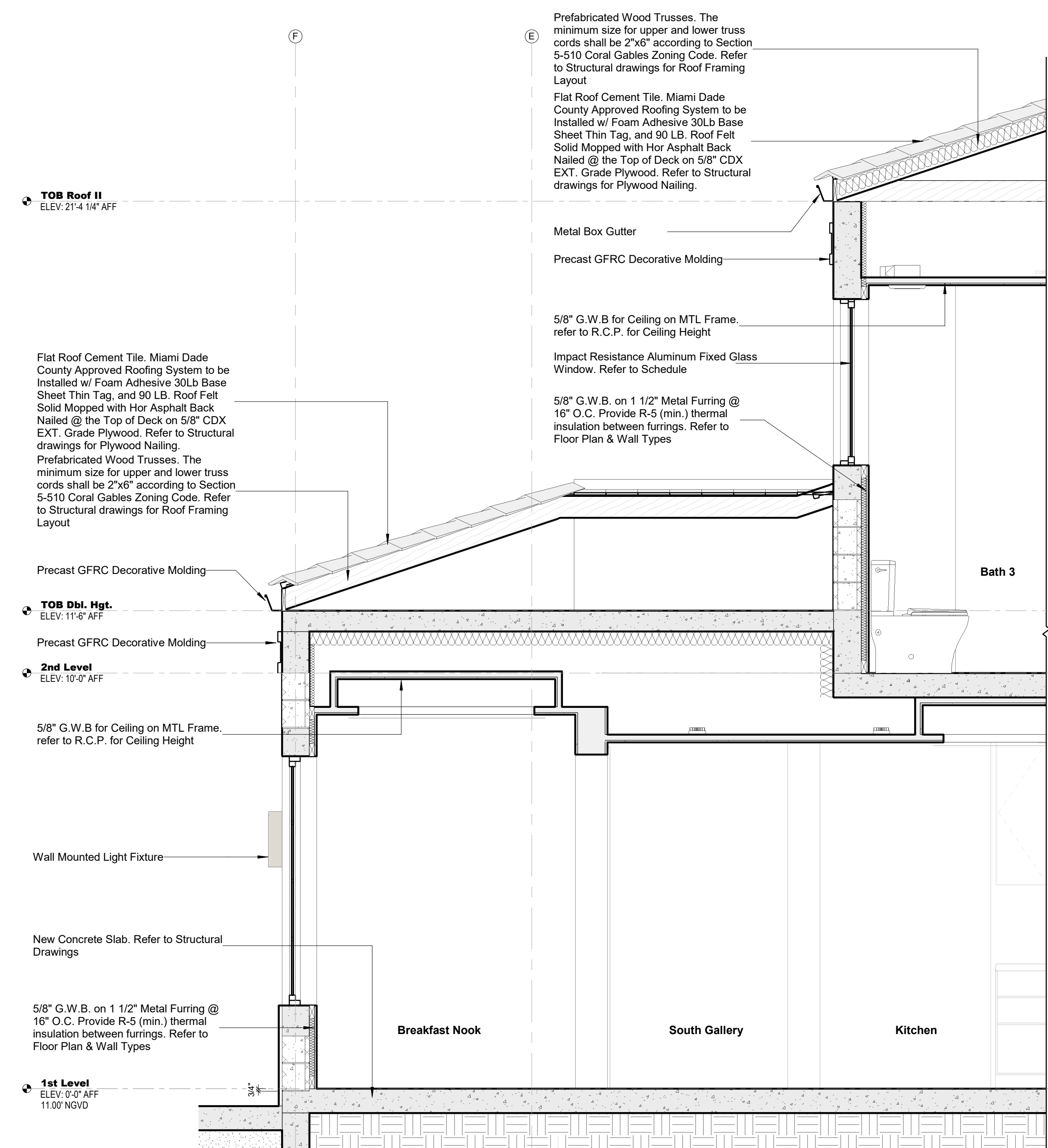
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**Wall Sections**

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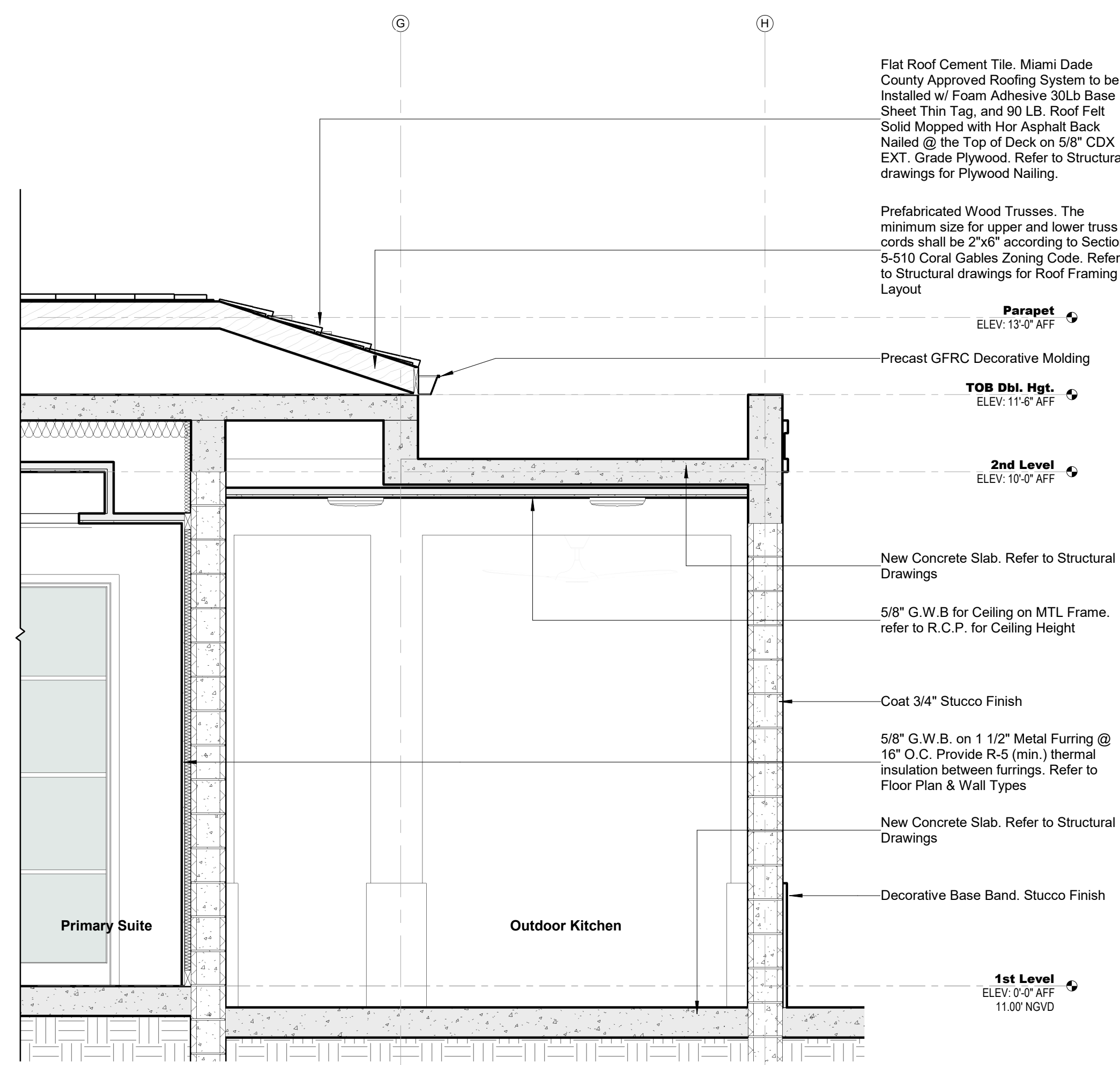
**A4.3**



**1** Wall Section 01\_Callout 1 Section 03  
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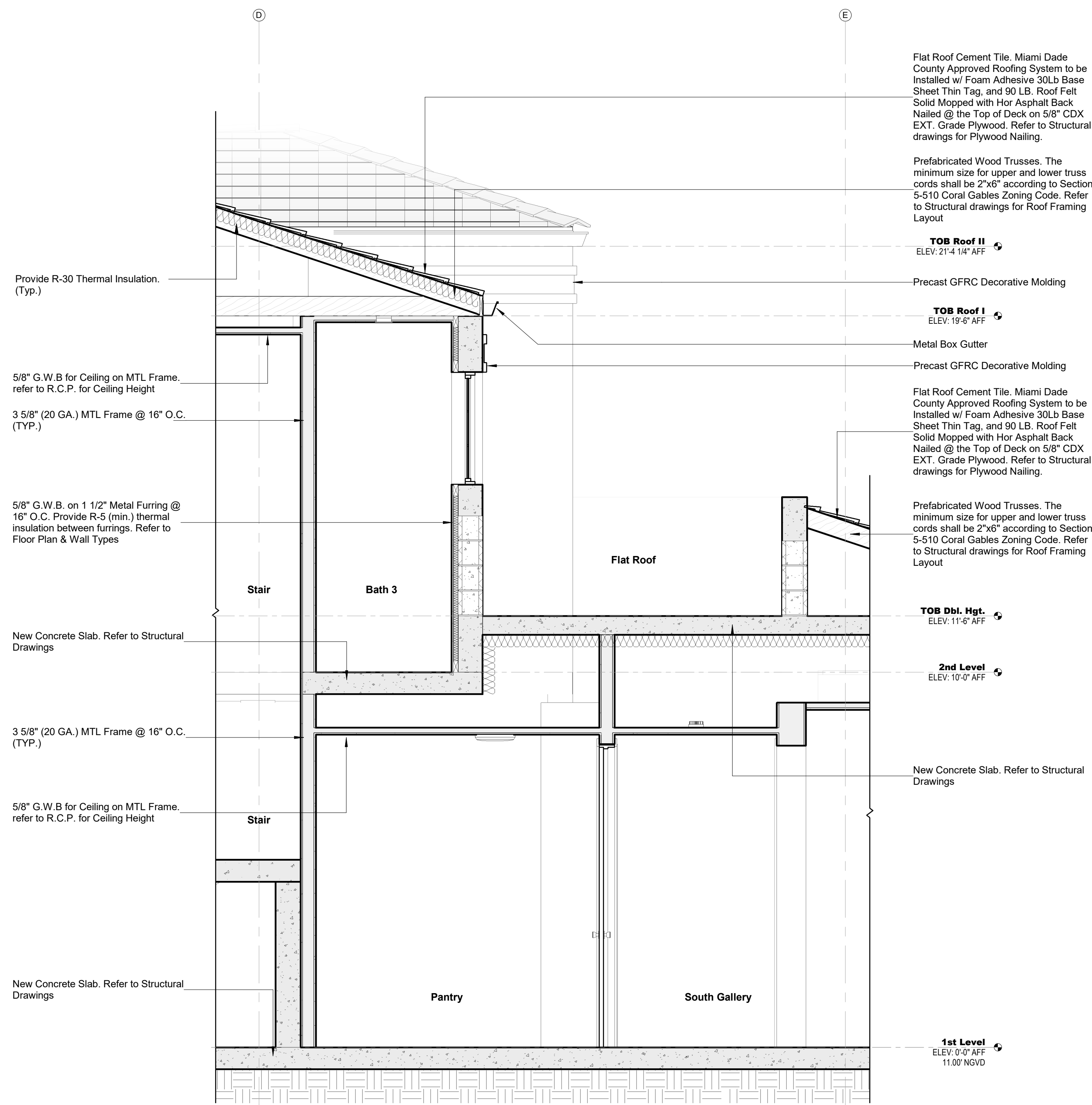


**2** Wall Section 02 - Callout 2 Section 03  
SCALE: 1/2" = 1'-0"



**1 Wall Section 03 - Callout 1 Section 04**

SCALE: 1/2" = 1'-0"



**2 Wall Section 04 - Callout 2 Section 04**

SCALE: 1/2" = 1'-0"

ARCHITECT:



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coral gables, florida, 33134  
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

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PROJECT NAME:  
**New Single Family Residence**

PROPERTY ADDRESS  
1256 South Greenway Drive, Coral Gables FL  
33134

OWNER INFORMATION  
Ms Aylin Fraxedas Ellenburg

Permit Set

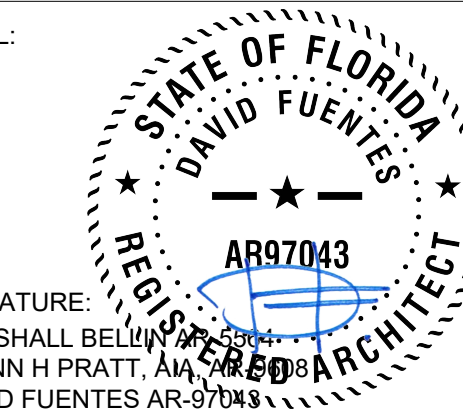
ISSUE DATE: 09-03-2024  
PROJECT No.: 2023-05  
DRAWN BY: T.C.  
APPROVED BY: D.F. & G.P.

REVISIONS:

No.	Description	Date

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MARSHALL BELLIN  
GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

SHEET TITLE:  
**Wall Sections**

SCALE: 1/2" = 1'-0"  
SHEET No.:

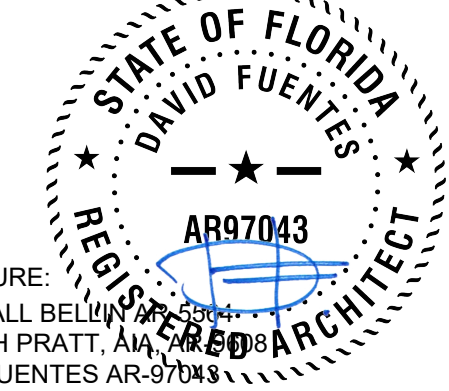
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REVISIONS:

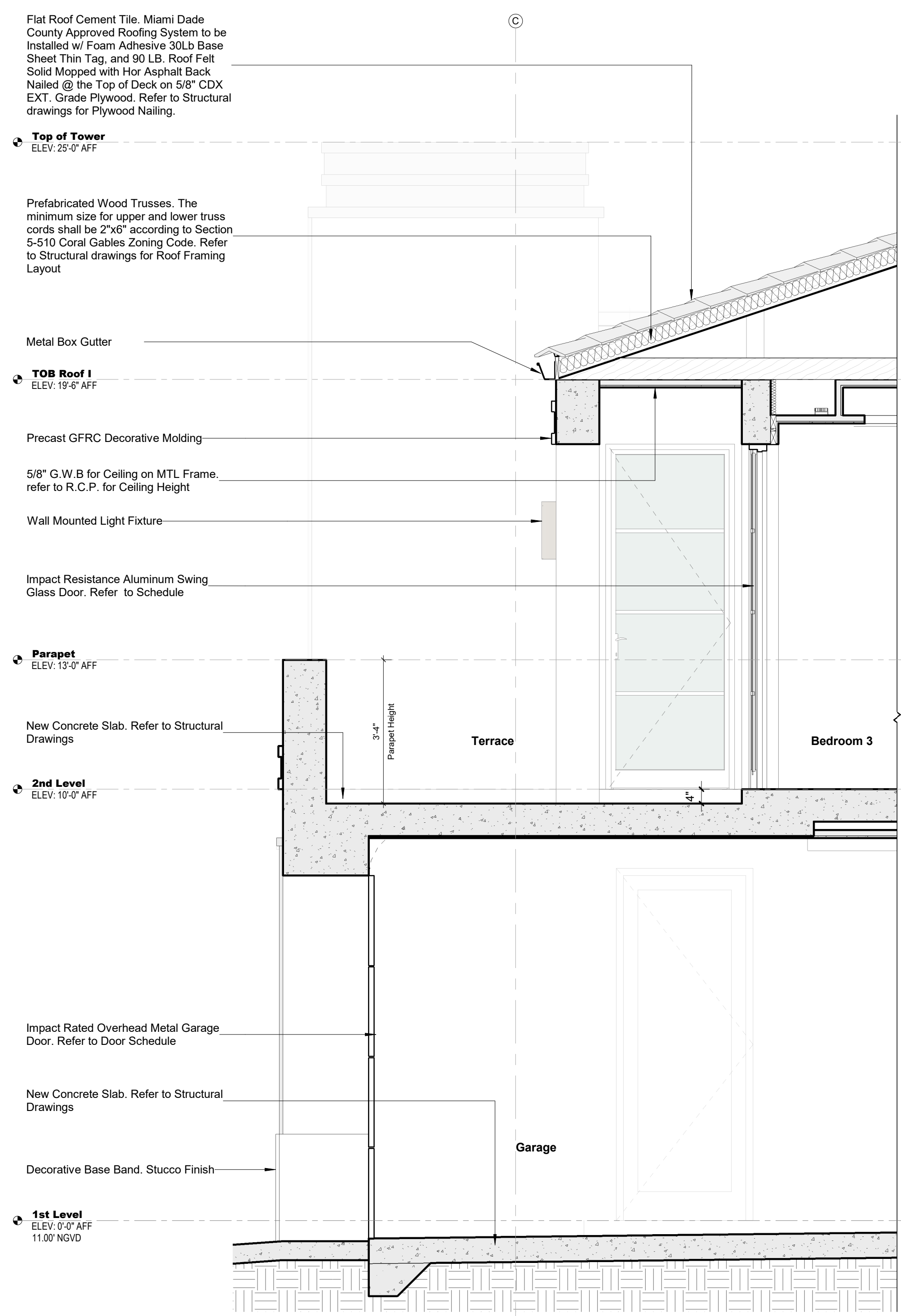
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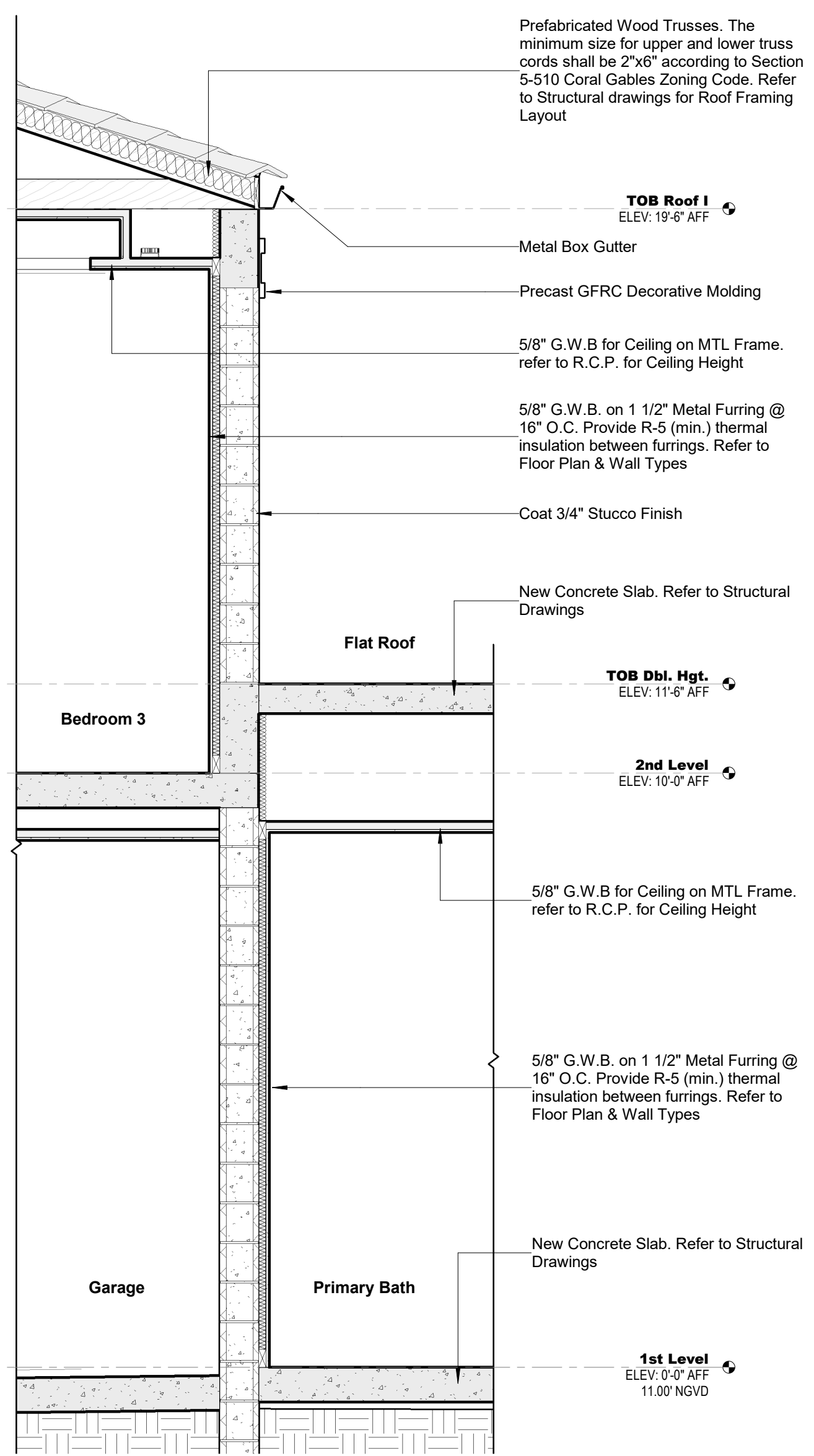
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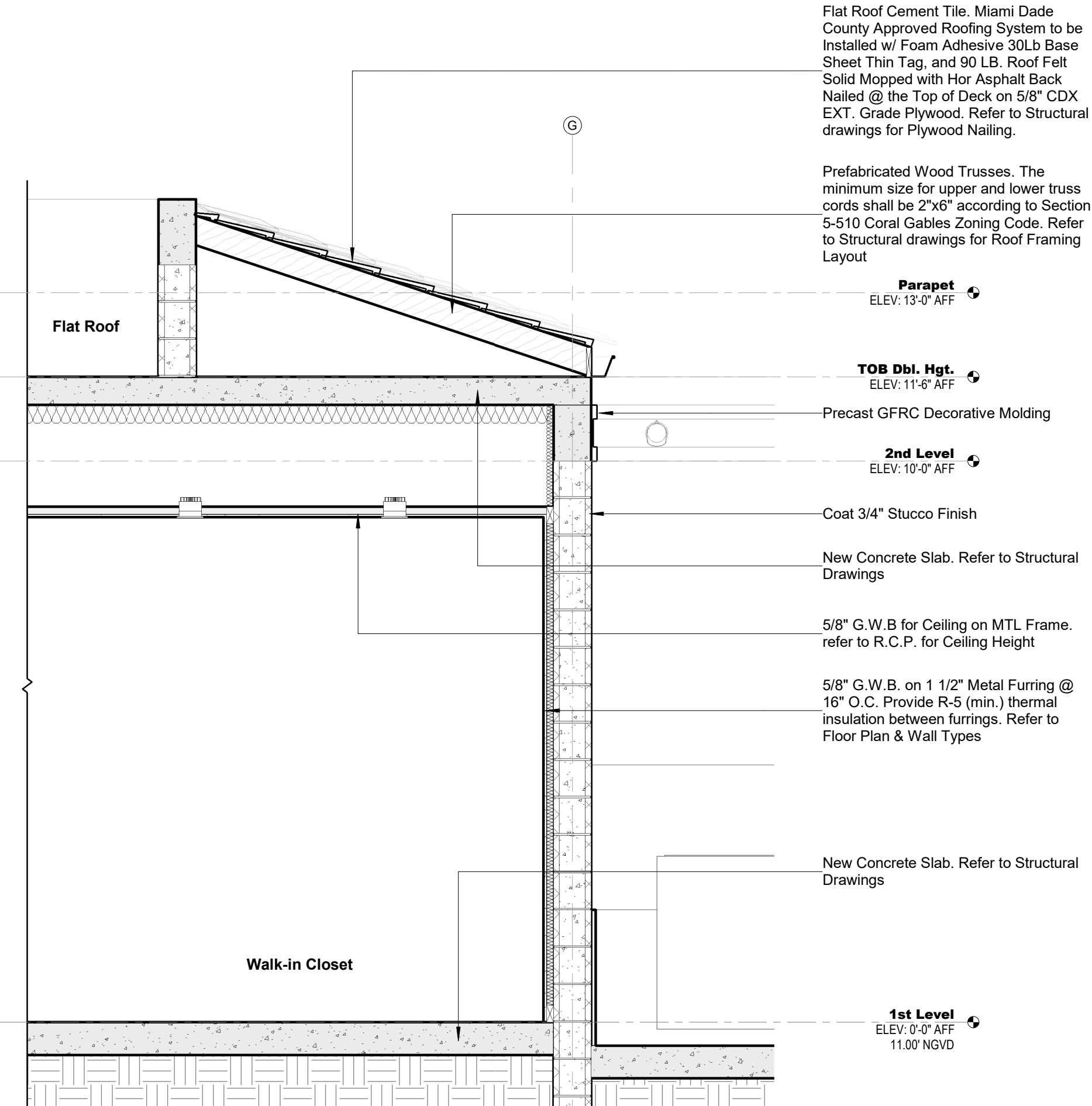
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MARSHALL BELLIN  
GLENN H PRATT, AIA  
DAVID FUENTES AR-97043



**1 Wall Section 05 - Callout 1 Section 05**  
SCALE: 1/2" = 1'-0"



**2 Wall Section 06 - Callout 2 Section 05**  
SCALE: 1/2" = 1'-0"



**3 Wall Section 07 - Callout 3 Section 05**  
SCALE: 1/2" = 1'-0"



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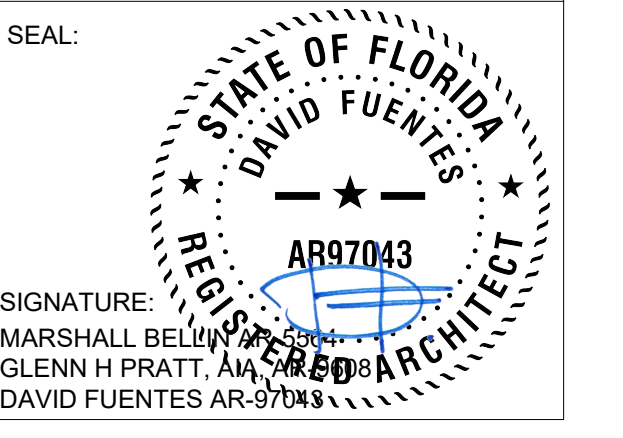
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1256 South Greenway Drive, Coral Gables FL 33134  
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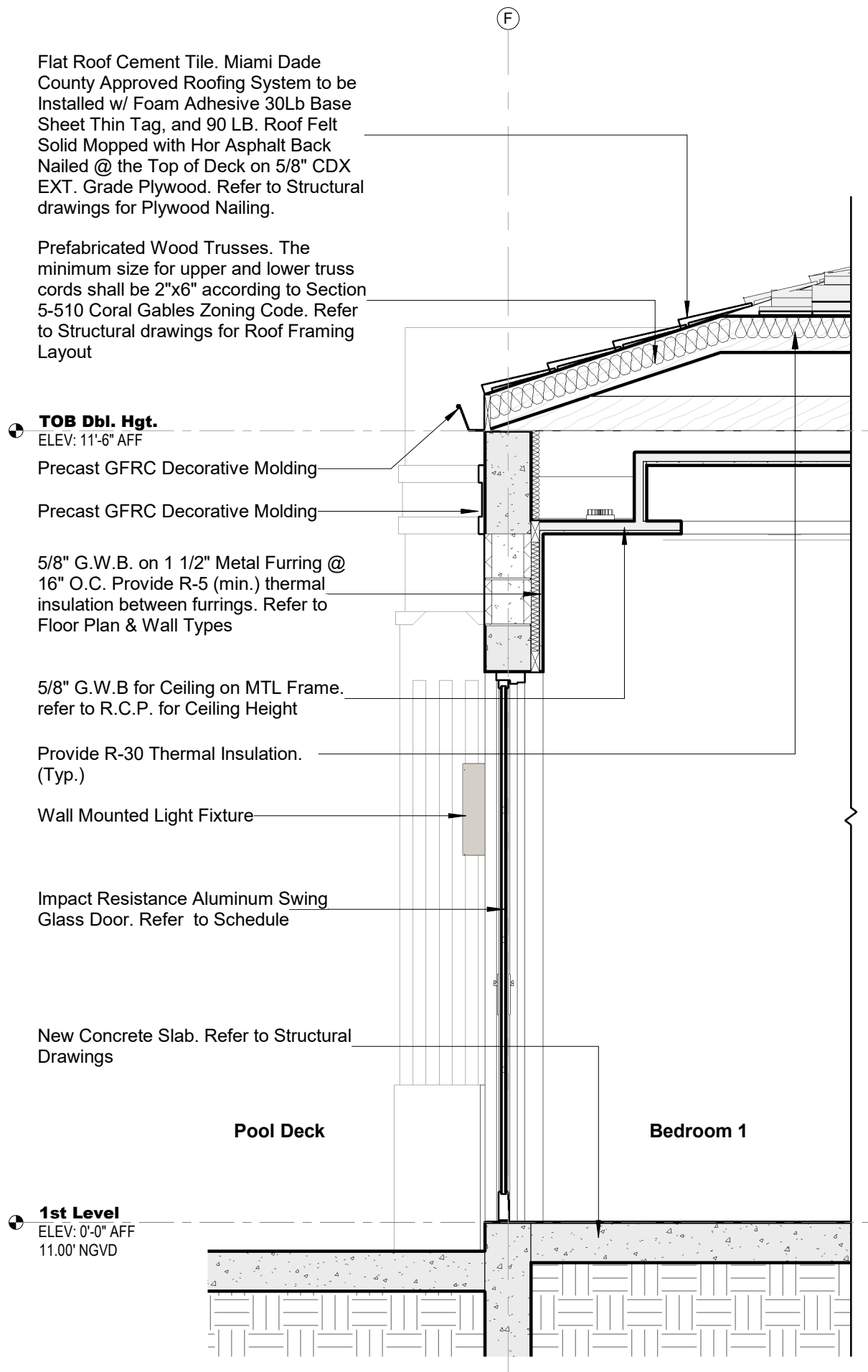
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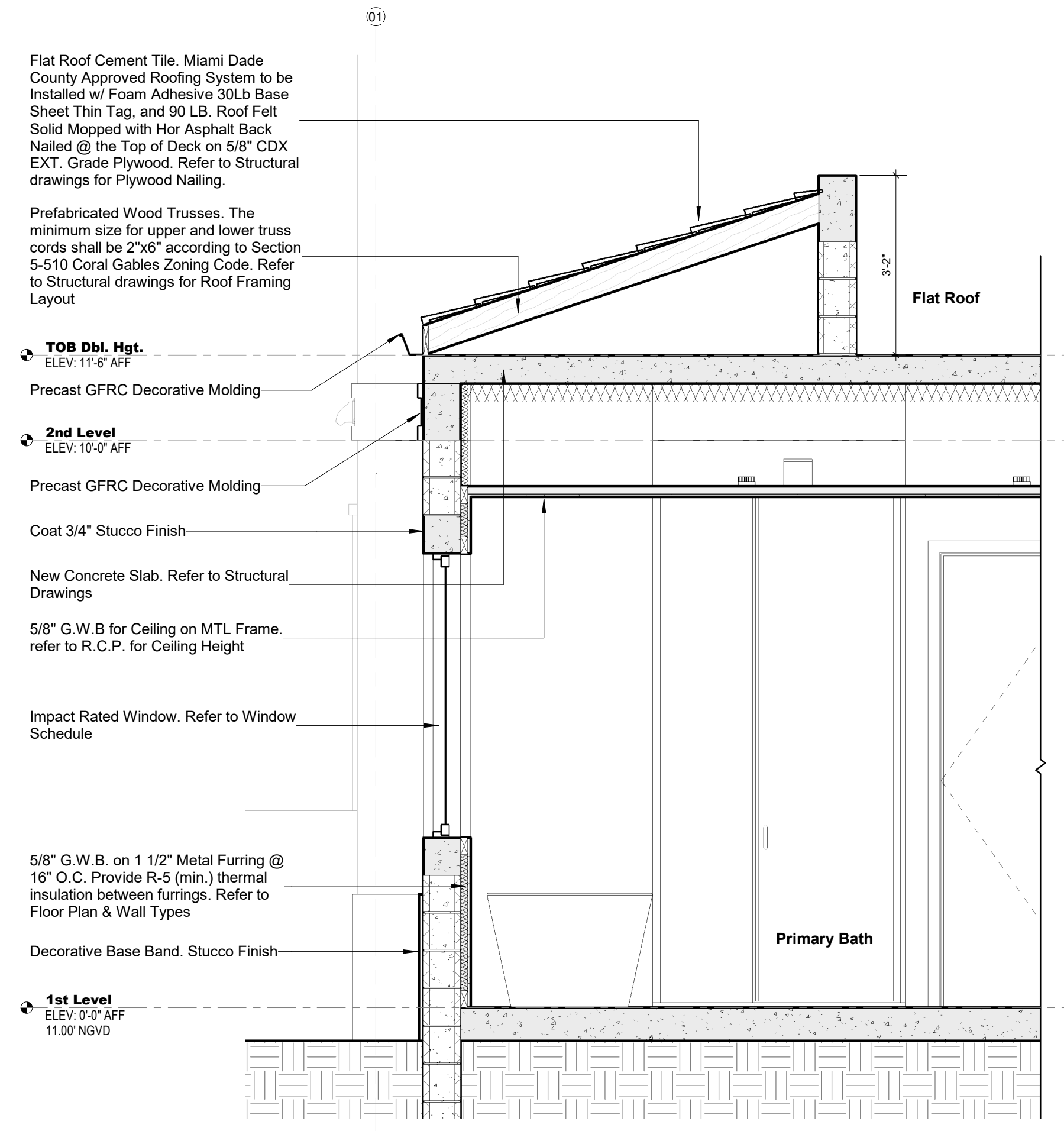


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Wall Sections

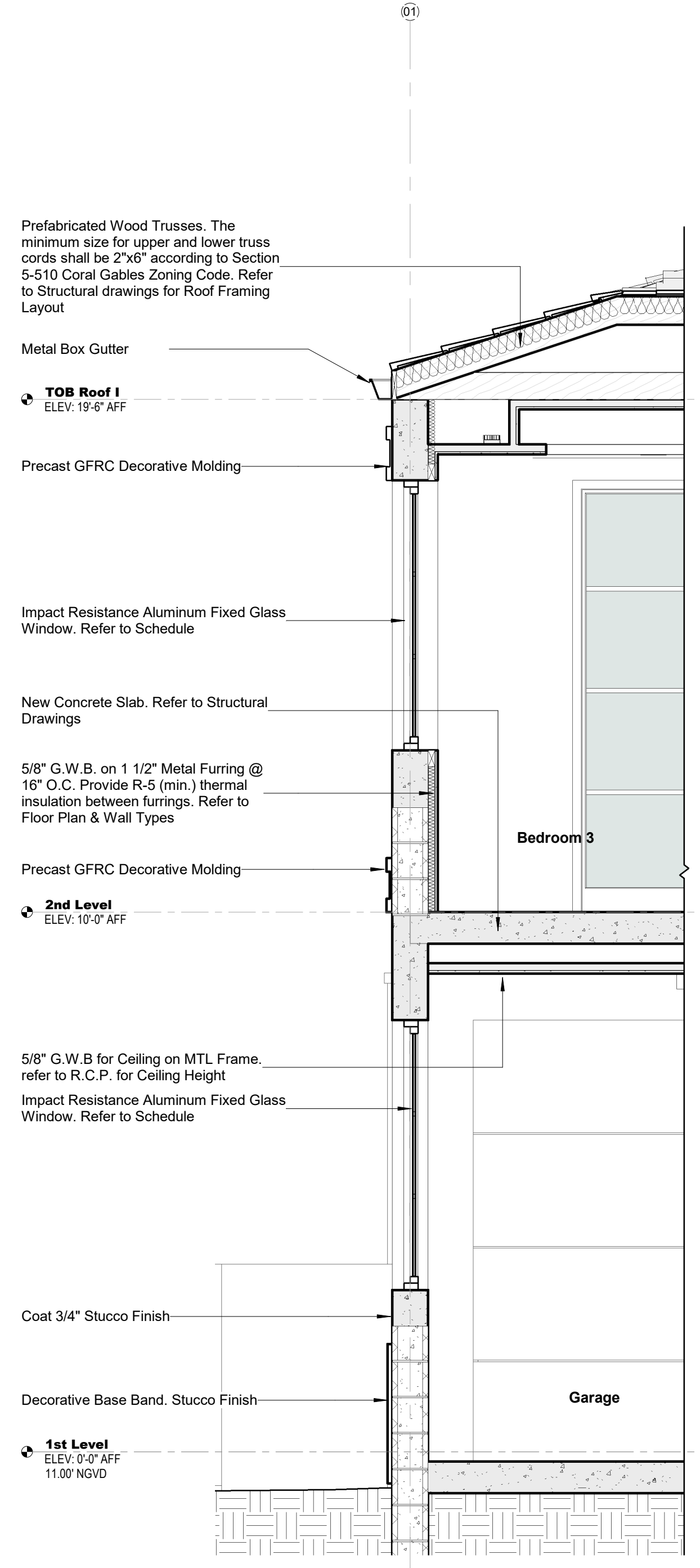
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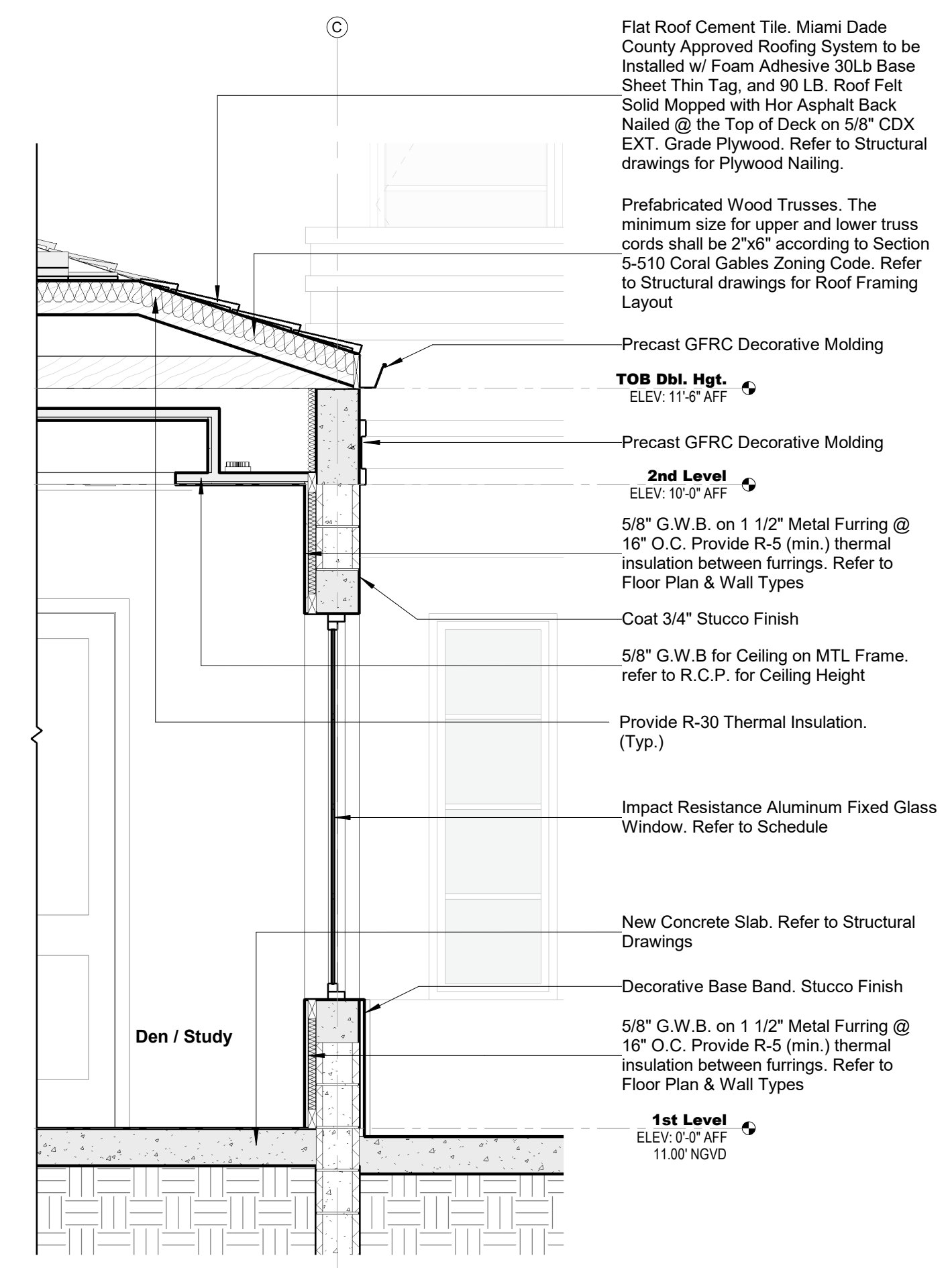
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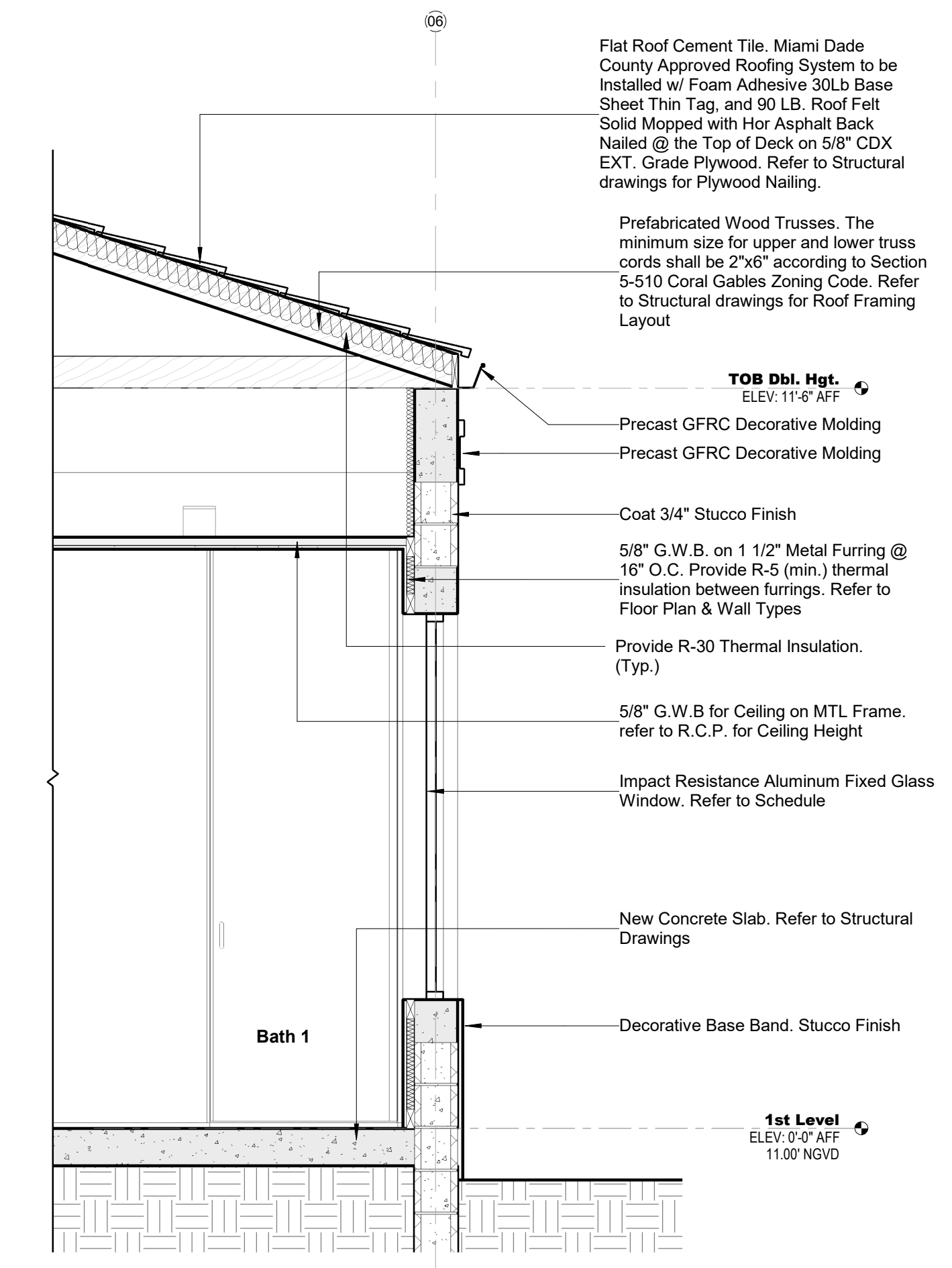
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SCALE: 1/2" = 1'-0"



**5 Wall Section 12 - Callout 2 Section 08**  
SCALE: 1/2" = 1'-0"



**2 Wall Section 09 - Callout 2 Section 06**  
SCALE: 1/2" = 1'-0"



**4 Wall Section 11 - Callout 1 Section 08**  
SCALE: 1/2" = 1'-0"

11/11/2024 3:30:24 PM



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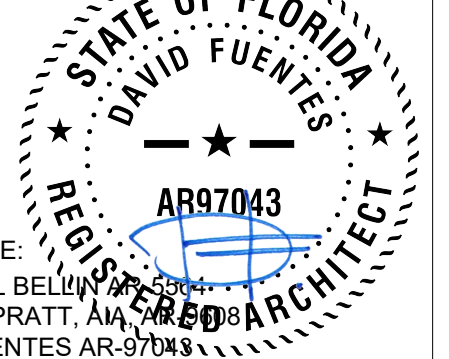
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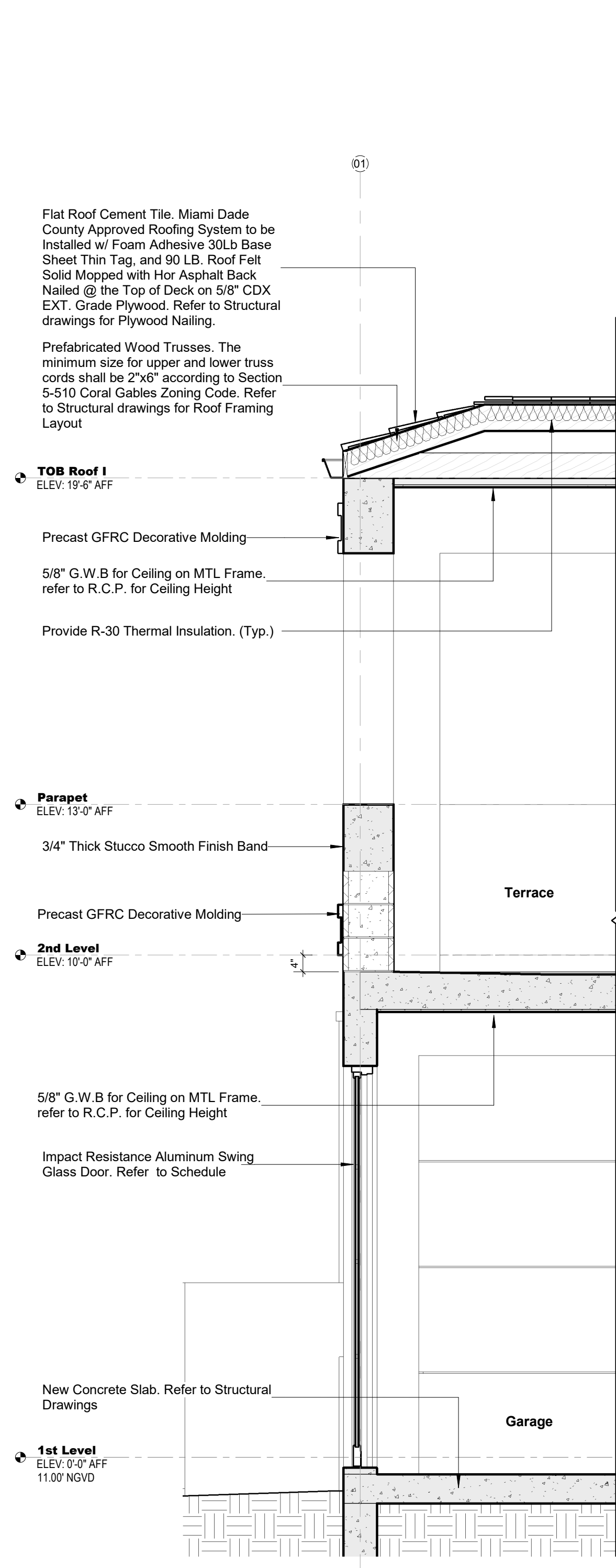


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MARSHALL BELLIN  
GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

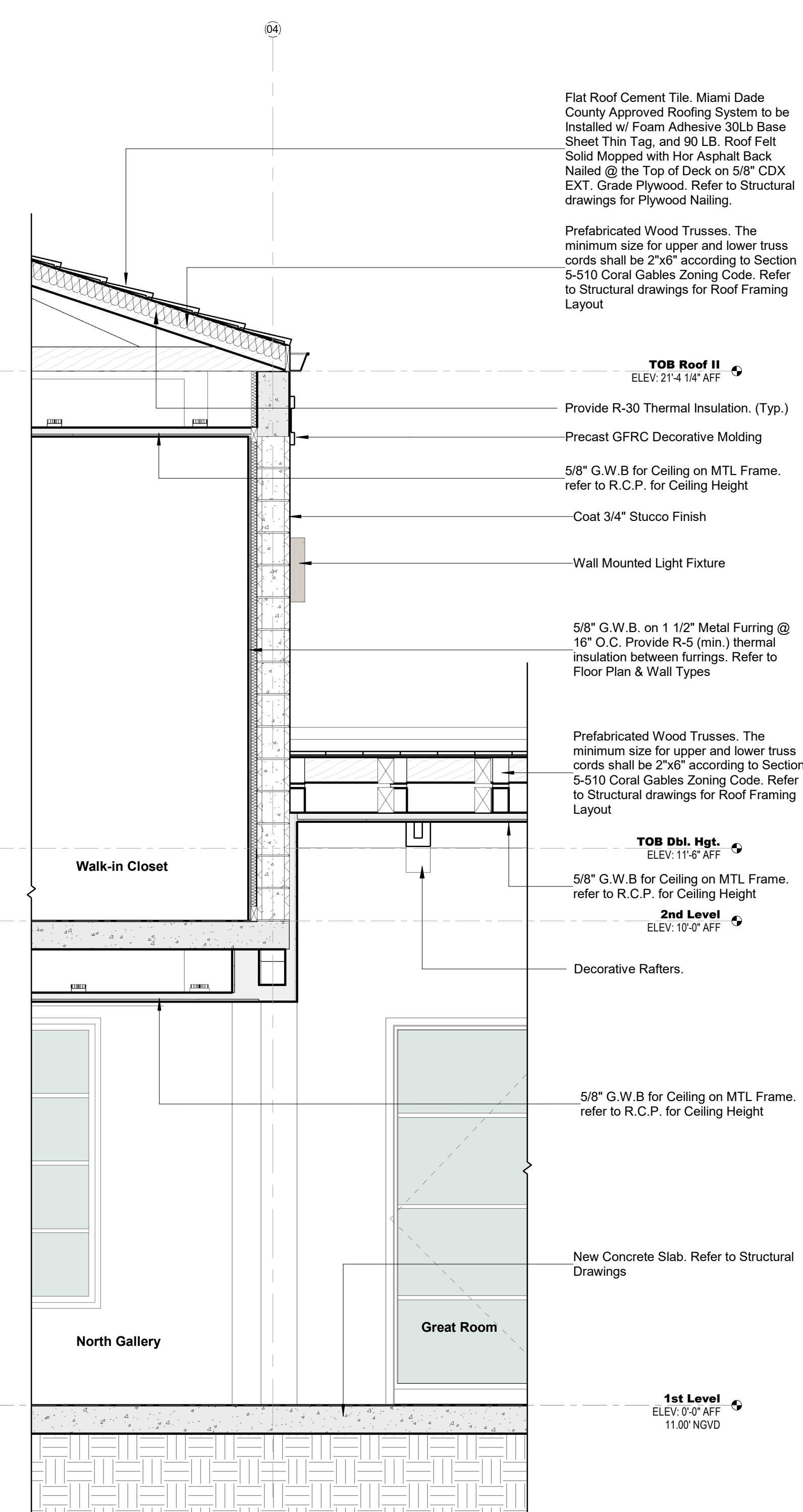
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**Wall Sections**

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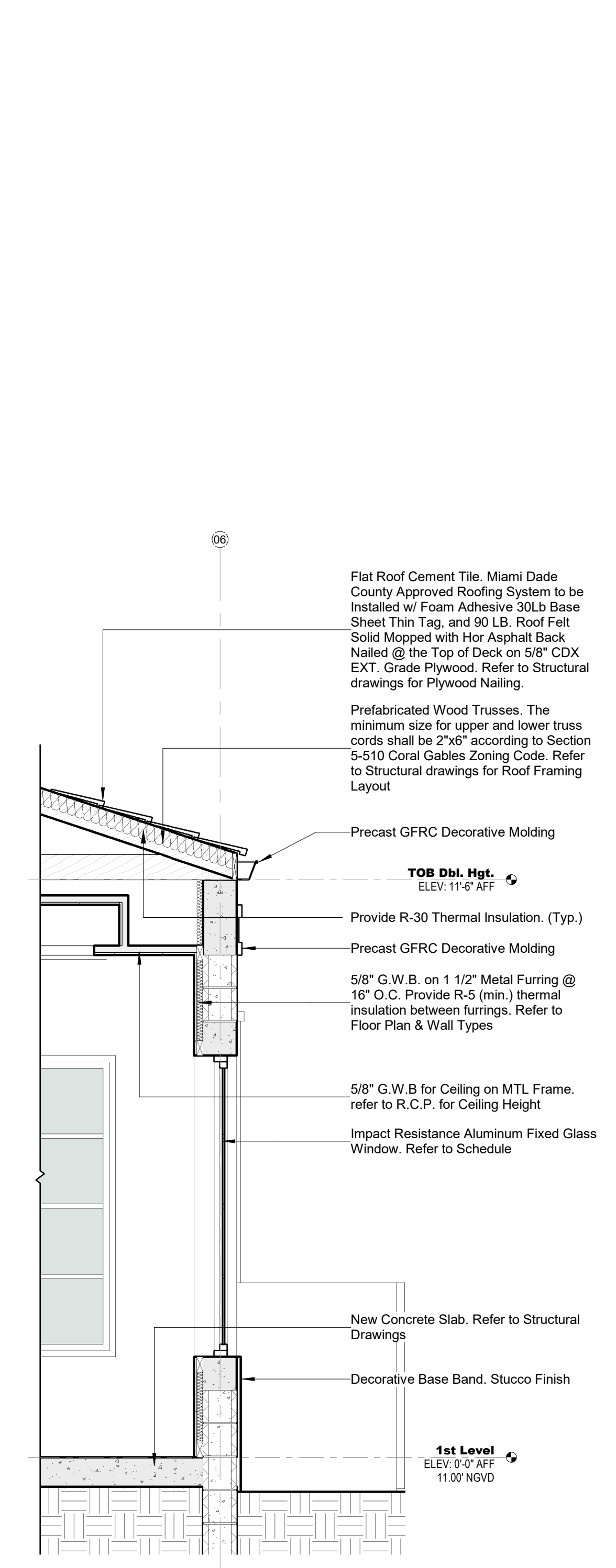
**A4.7**



**1 Wall Section 13 - Callout 1 Section 09**  
SCALE: 1/2" = 1'-0"



**2 Wall Section 14 - Callout 2 Section 09**  
SCALE: 1/2" = 1'-0"



**3 Wall Section 15 - Callout 3 Section 09**  
SCALE: 1/2" = 1'-0"



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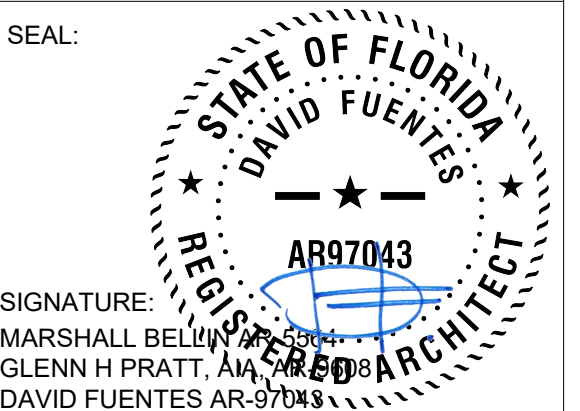
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No.	Description	Date
1	BOA Comments	01/10/2025

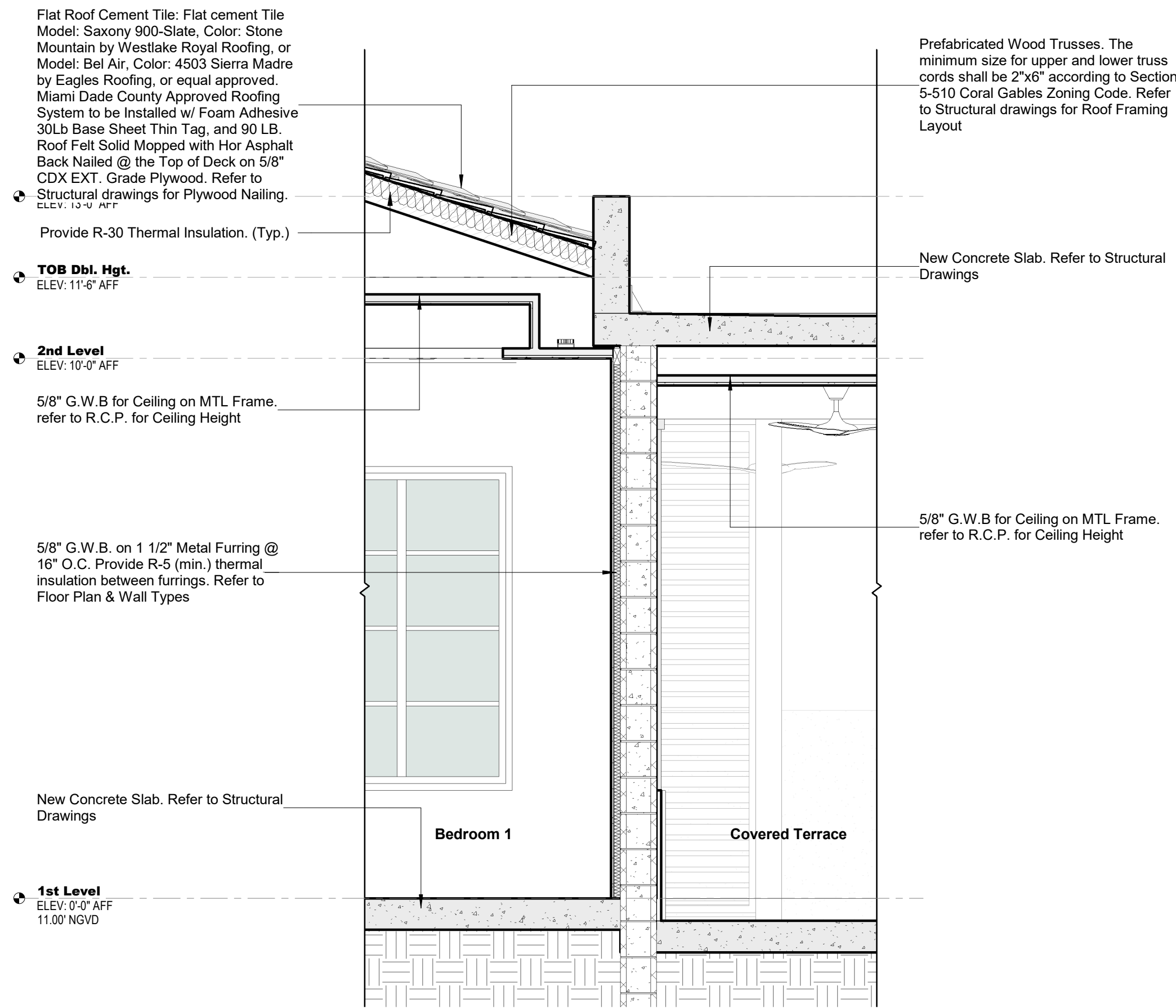
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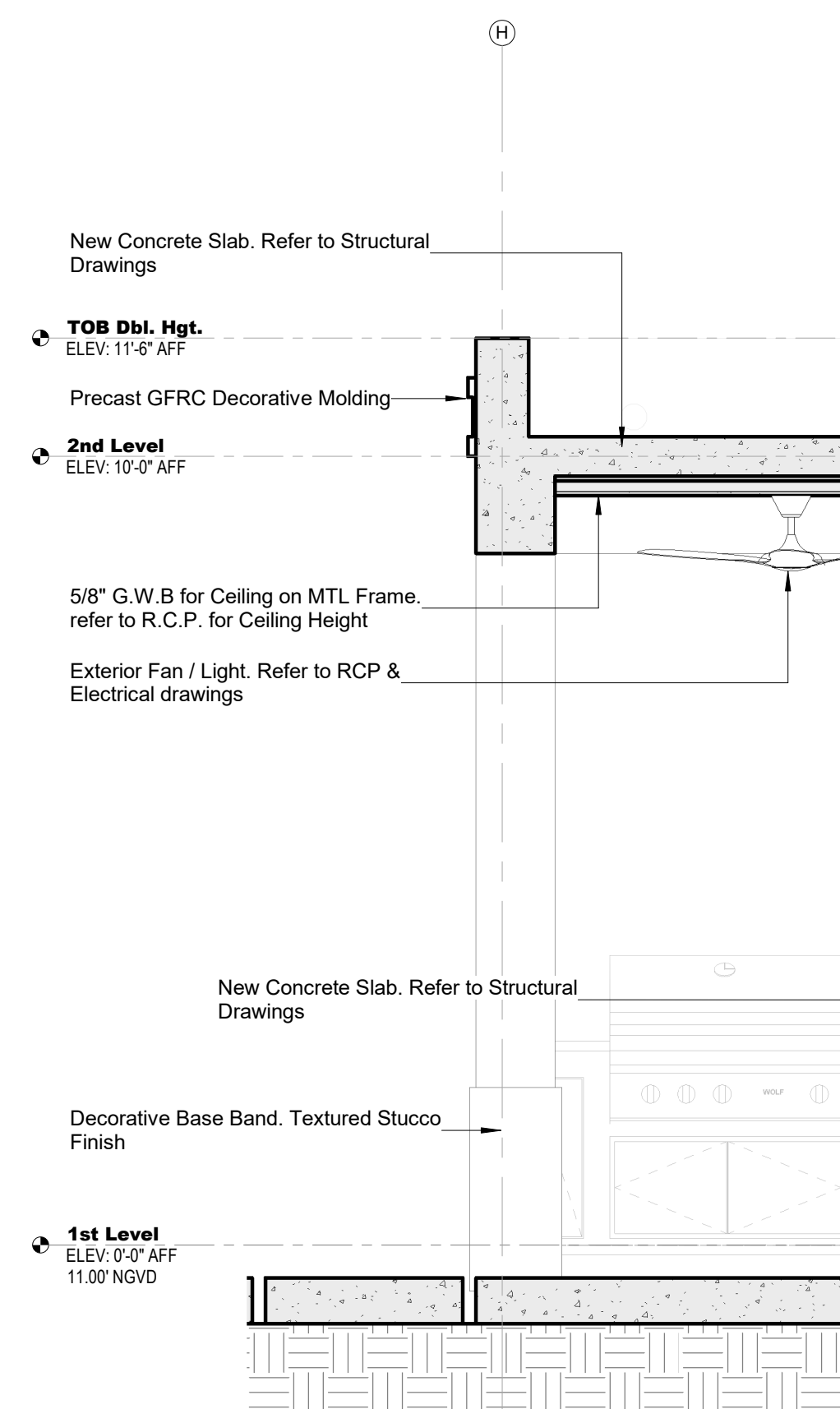
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**Wall Sections**

SCALE: 1/2" = 1'-0"  
SHEET No.:

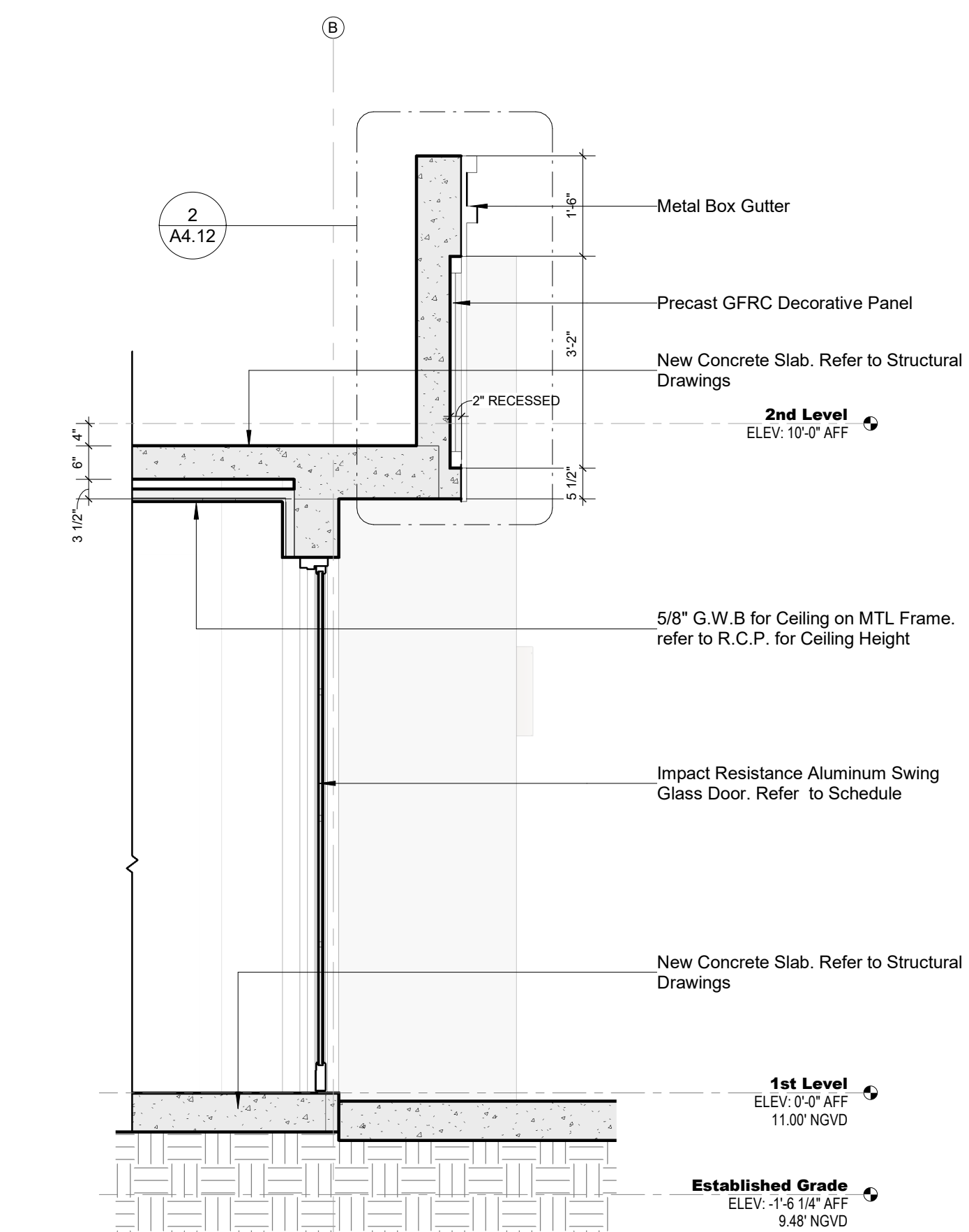
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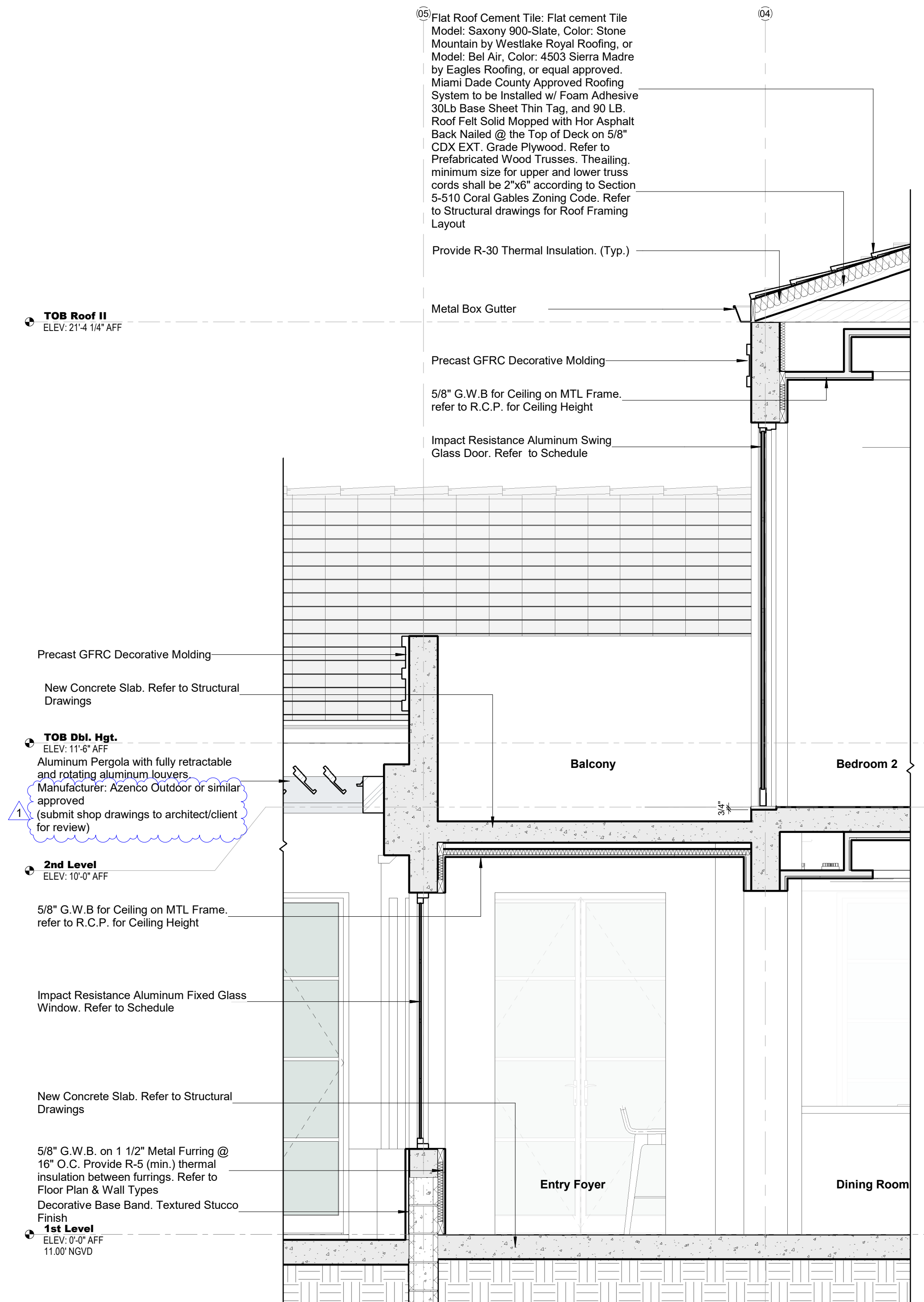
**2 Section 12 - Callout 1**  
SCALE: 1/2" = 1'-0"



**4 Section 03 - Callout 3**  
SCALE: 1/2" = 1'-0"



**3 Section 01 - Callout 1**  
SCALE: 1/2" = 1'-0"



**1 Section 10 - Callout 1**  
SCALE: 1/2" = 1'-0"



301 almeria avenue, suite 210  
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tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

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PROJECT NAME:  
**New Single Family Residence**

PROPERTY ADDRESS  
1256 South Greenway Drive, Coral Gables FL 33134

OWNER INFORMATION  
Ms Aylin Fraxedas Ellenburg

Permit Set

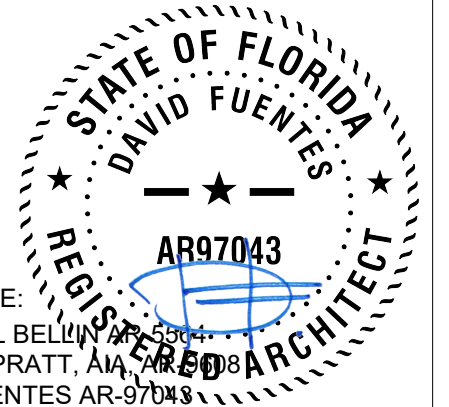
ISSUE DATE: 09-03-2024  
PROJECT No.: 2023-05  
DRAWN BY: T.C.  
APPROVED BY: D.F. & G.P.

REVISIONS:

No.	Description	Date

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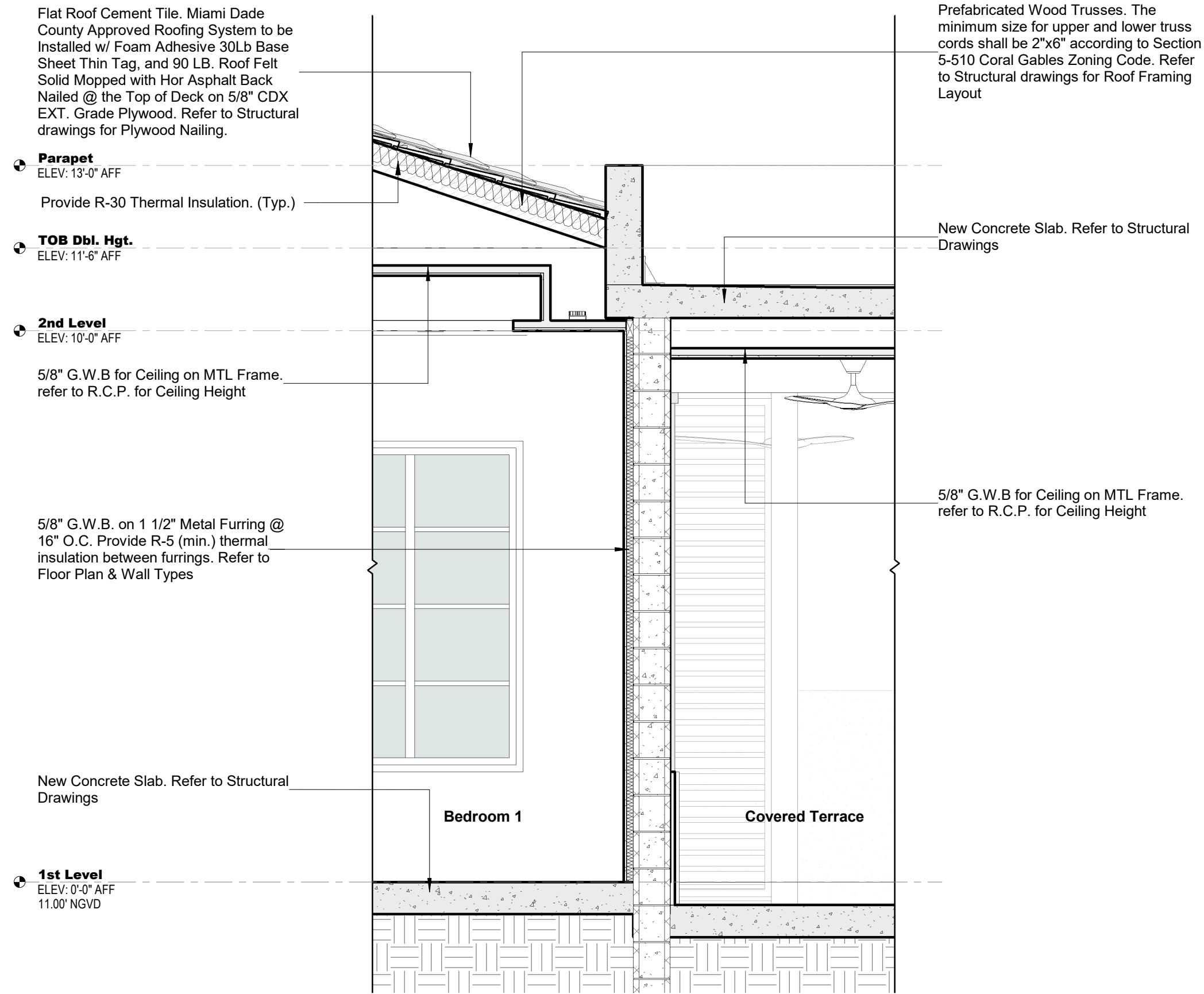
SIGNATURE:  
MARSHALL BELLIN PRATT  
GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

SHEET TITLE:  
**Wall Sections**

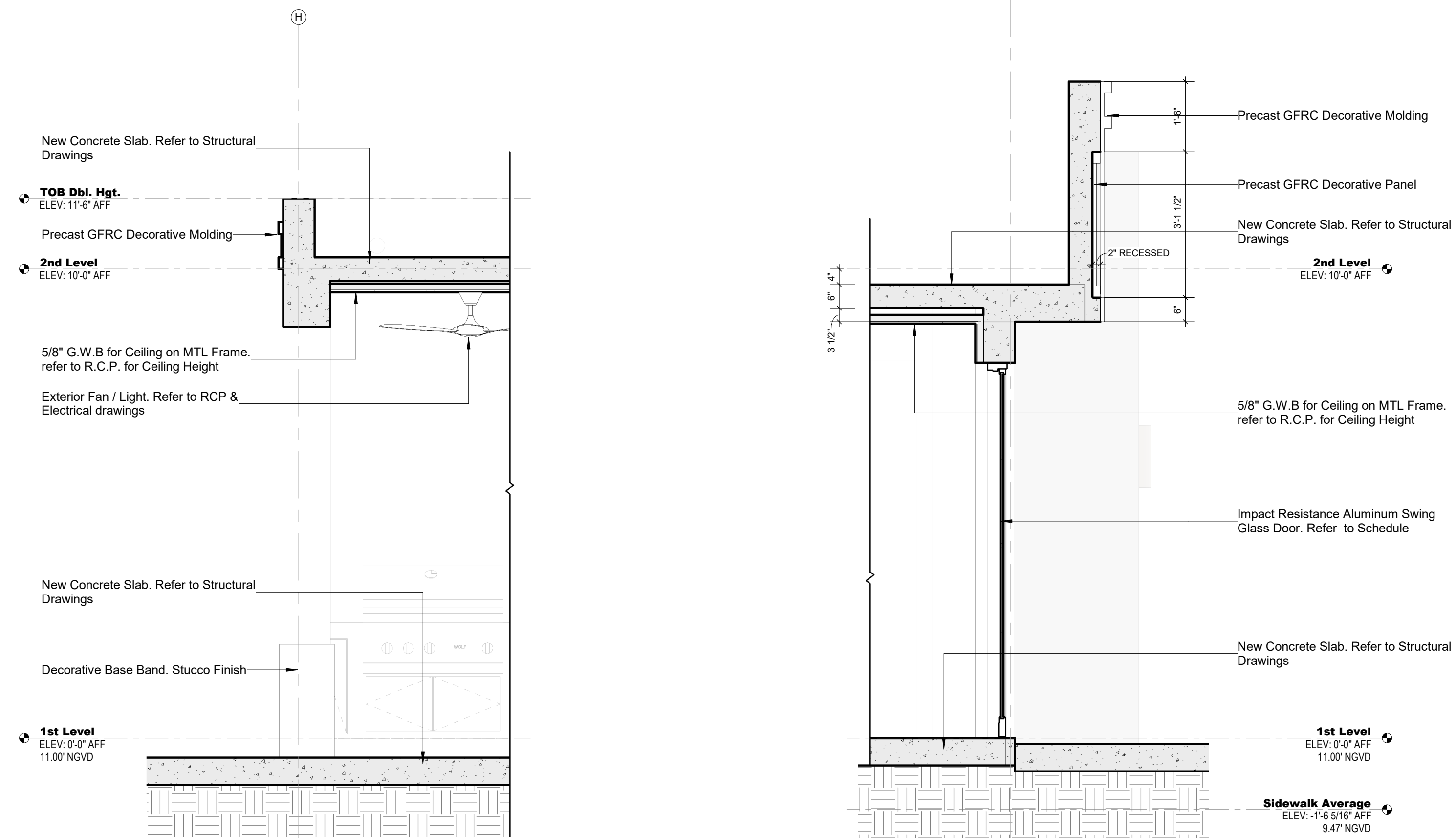
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SHEET No.:

**A4.8**

**VOID**

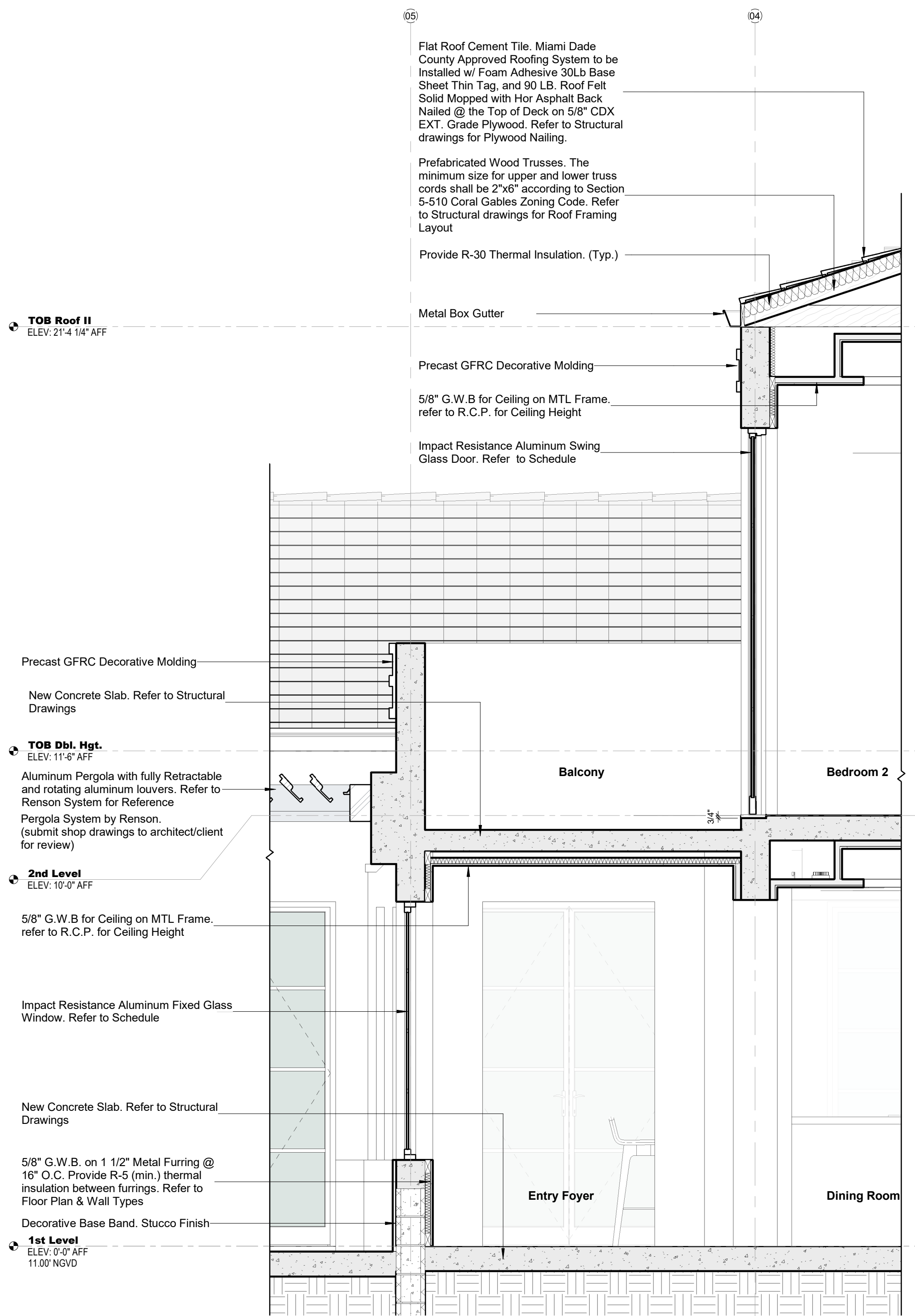


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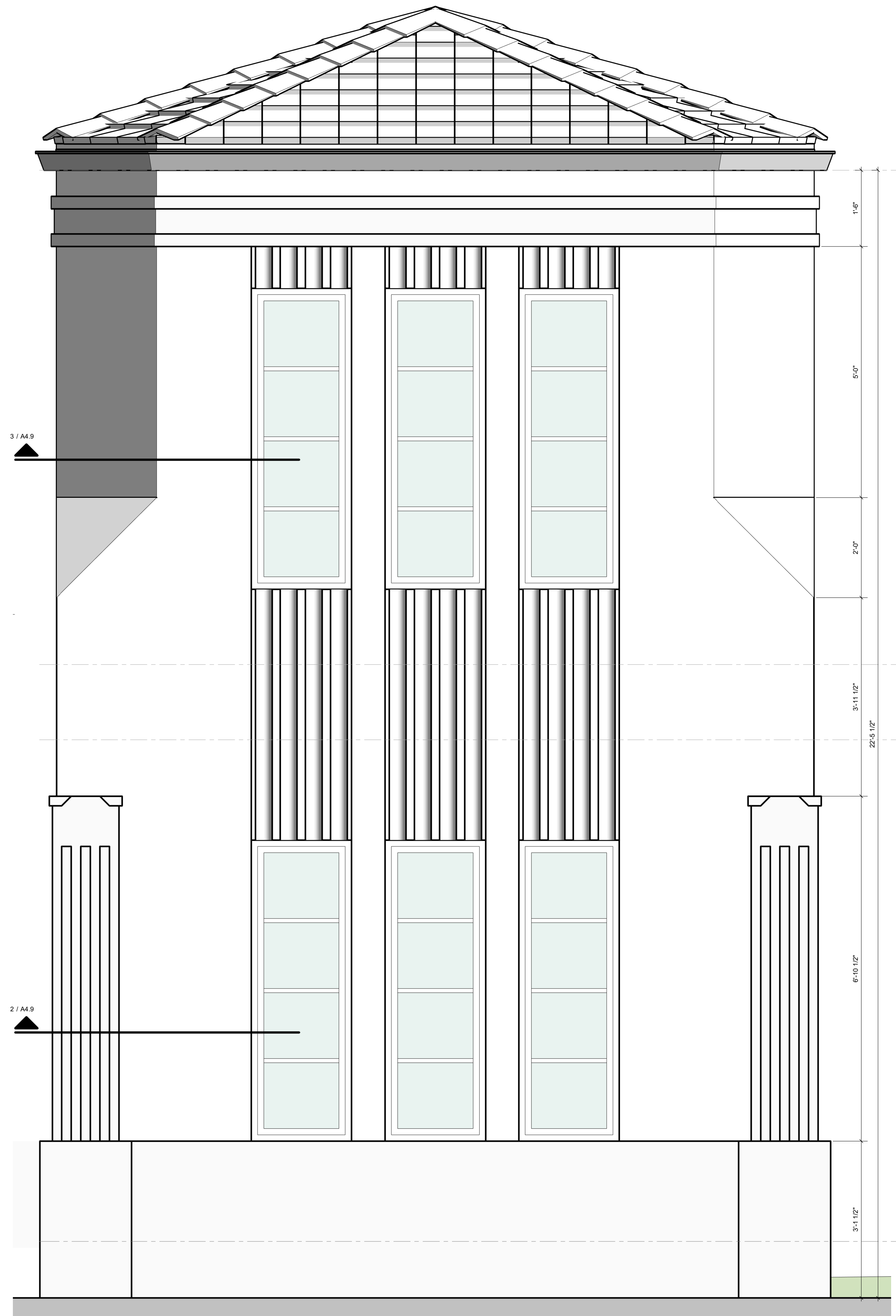


**4 Section 03 - Callout 3**  
SCALE: 1/2" = 1'-0"

**3 Section 01 - Callout 1**  
SCALE: 1/2" = 1'-0"



**1 Section 10 - Callout 1**  
SCALE: 1/2" = 1'-0"



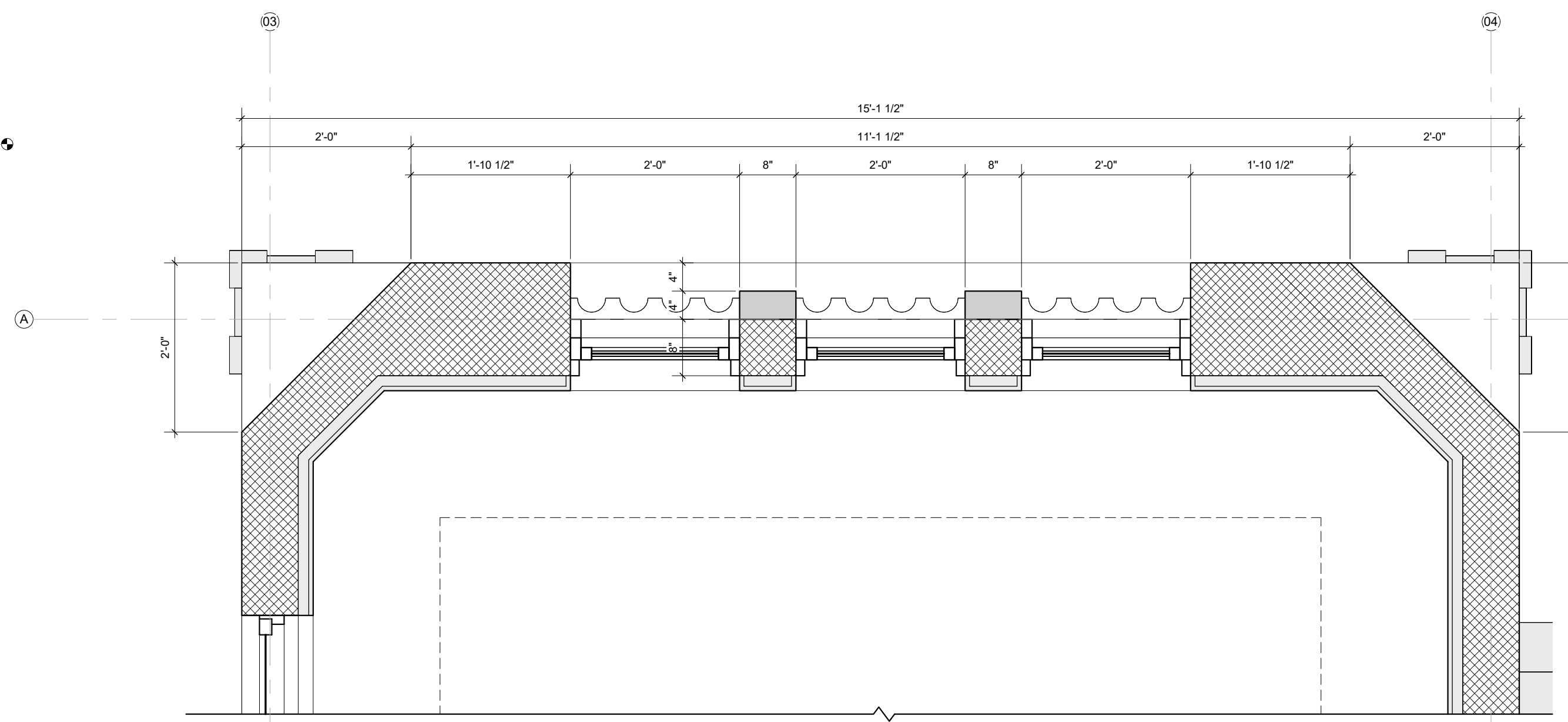
**1 Elevation 1 - a**  
SCALE: 3/4" = 1'-0"

TOB Roof II  
ELEV: 21'-4 1/4" AFF

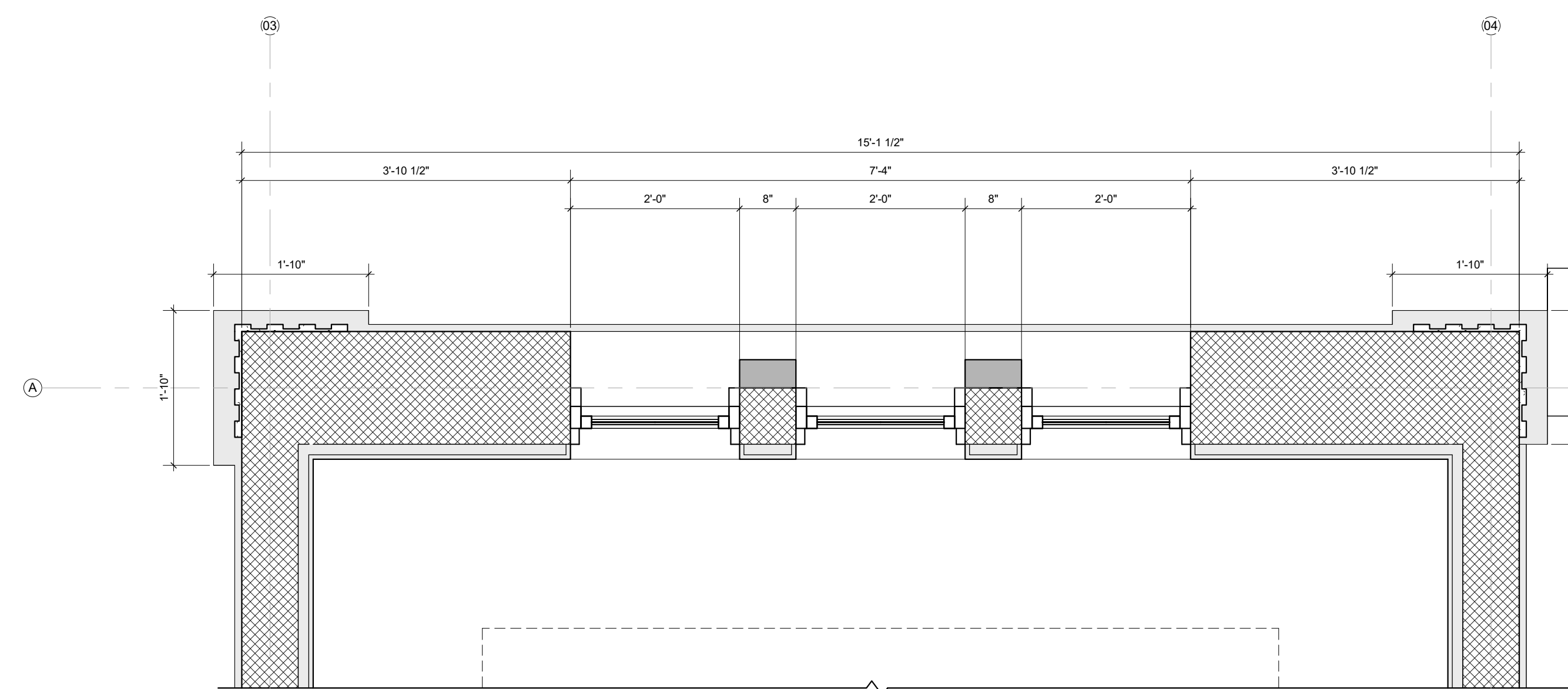
TOB Dbl. Hgt.  
ELEV: 11'-6" AFF

2nd Level  
ELEV: 10'-0" AFF

1st Level  
ELEV: 0'-0" AFF  
11.00' NGVD



**3 2nd Level Enlarged - Callout 1**  
SCALE: 3/4" = 1'-0"



**2 1st Level Enlarged - Callout 1**  
SCALE: 3/4" = 1'-0"

ARCHITECT:



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PROJECT NAME:  
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OWNER INFORMATION  
Ms Aylin Fraxedas Ellenburg

Permit Set

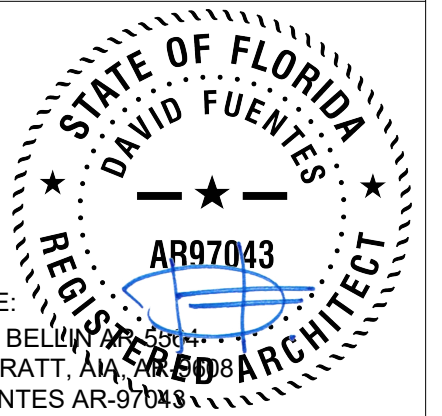
ISSUE DATE: 09-03-2024  
PROJECT No.: 2023-05  
DRAWN BY: Author  
APPROVED BY: Approver

REVISIONS:

No.	Description	Date
1	BOA Comments	01/10/2025

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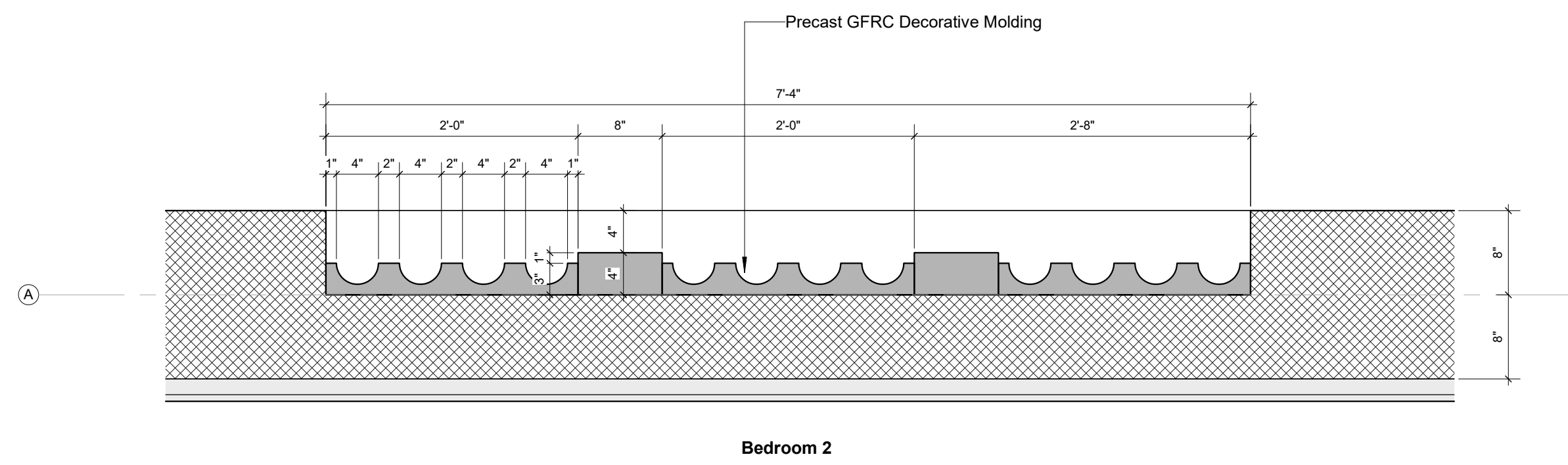
SIGNATURE:  
MARSHALL BELLIN PRATT, AIA  
GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

SHEET TITLE:  
**Building Details**

SCALE: 3/4" = 1'-0"  
SHEET No.:

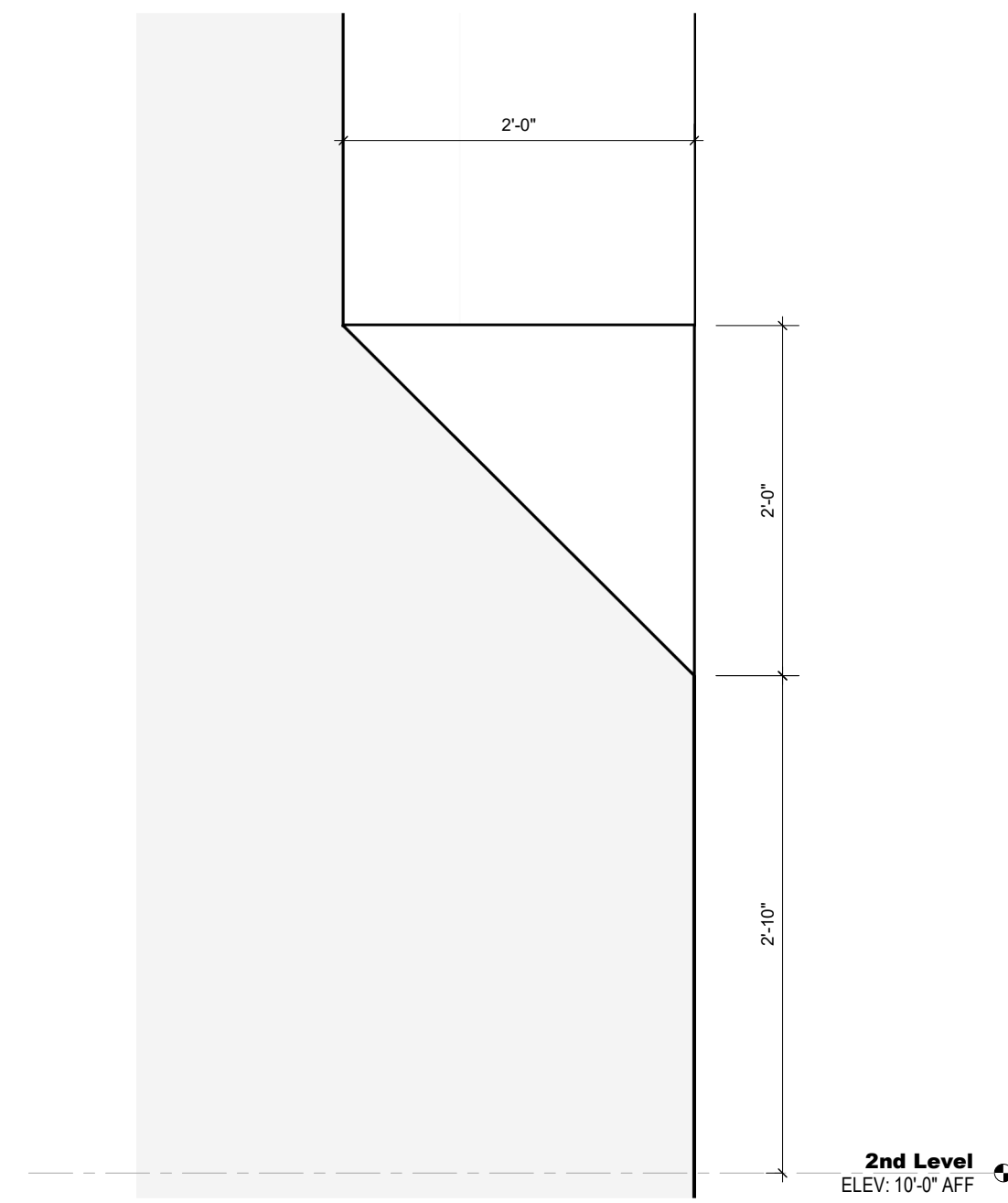
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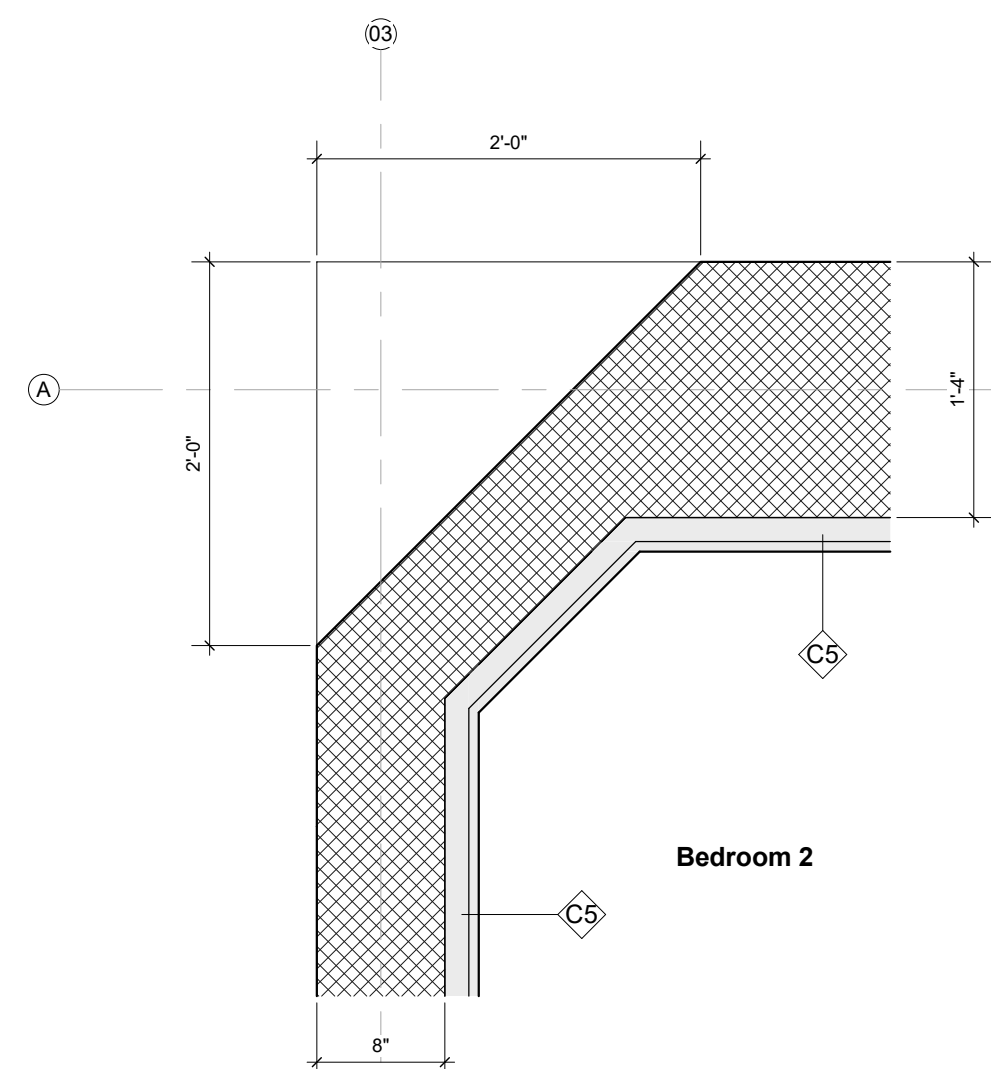


Bedroom 2

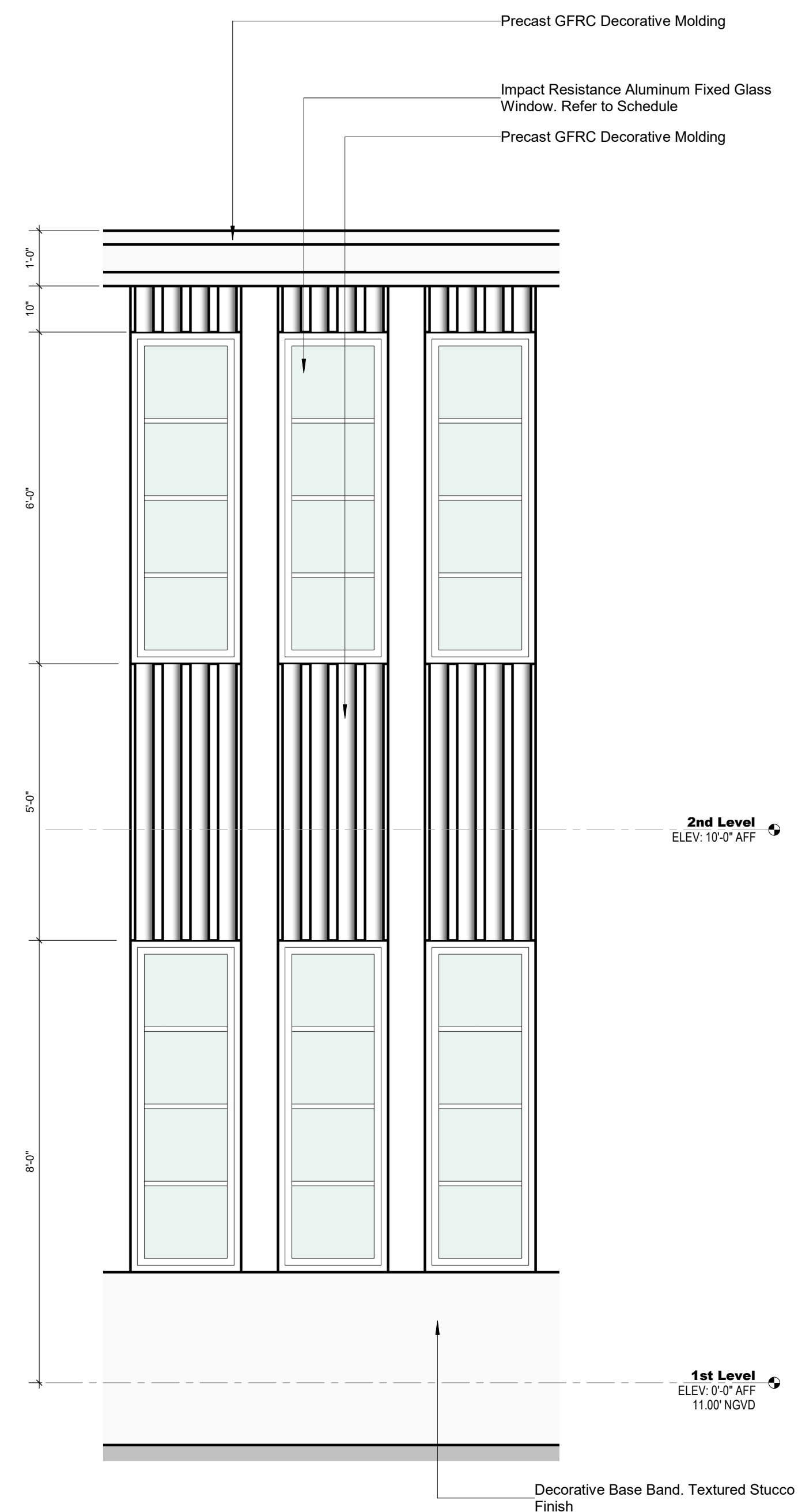
**3** Decorative Molding Detail - Floor Plan  
SCALE: 1" = 1'-0"



**1** Chanfer Elevation  
SCALE: 1" = 1'-0"



**2** Chanfer Floor Plan - 2nd Level  
SCALE: 1" = 1'-0"



**4** Decorative Molding Detail - Elevation  
SCALE: 1/2" = 1'-0"



**8** Tower 3D View  
SCALE:

ARCHITECT:



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33134  
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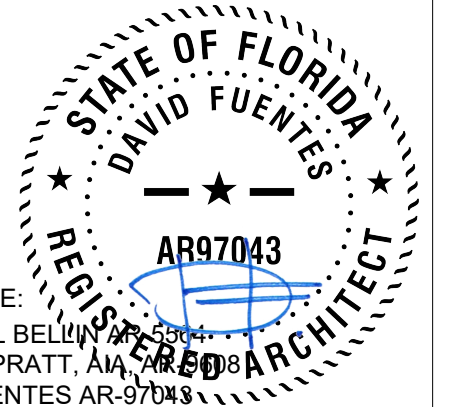
ISSUE DATE: 09-03-2024  
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APPROVED BY: Approver

REVISIONS:

No.	Description	Date
1	BOA Comments	01/10/2025

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SIGNATURE:  
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GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

SHEET TITLE:  
**Building Details**

SCALE: As indicated  
SHEET No.:

**A4.10**







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APPROVED BY: Approver

REVISIONS:

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1	BOA Comments	01/10/2025

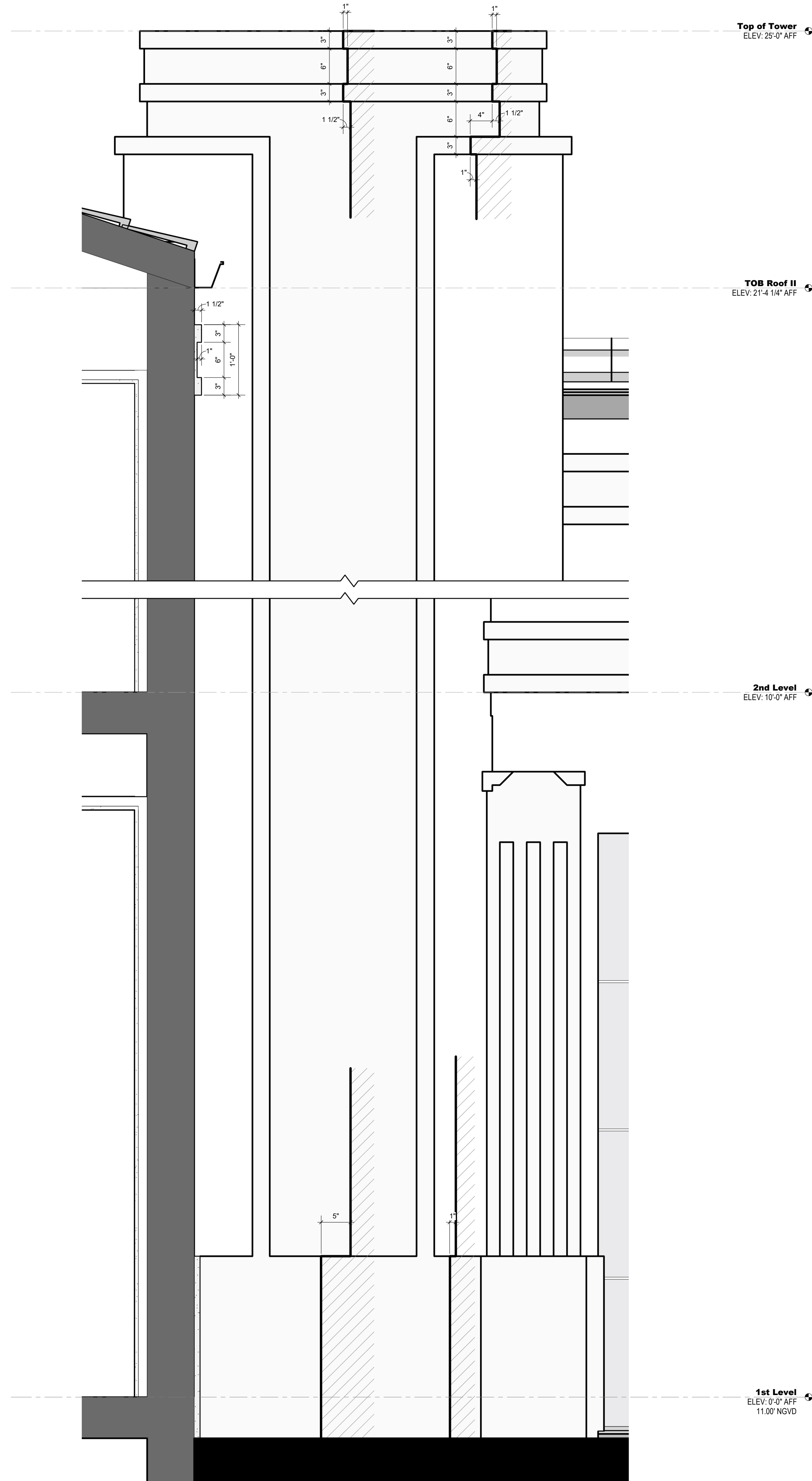
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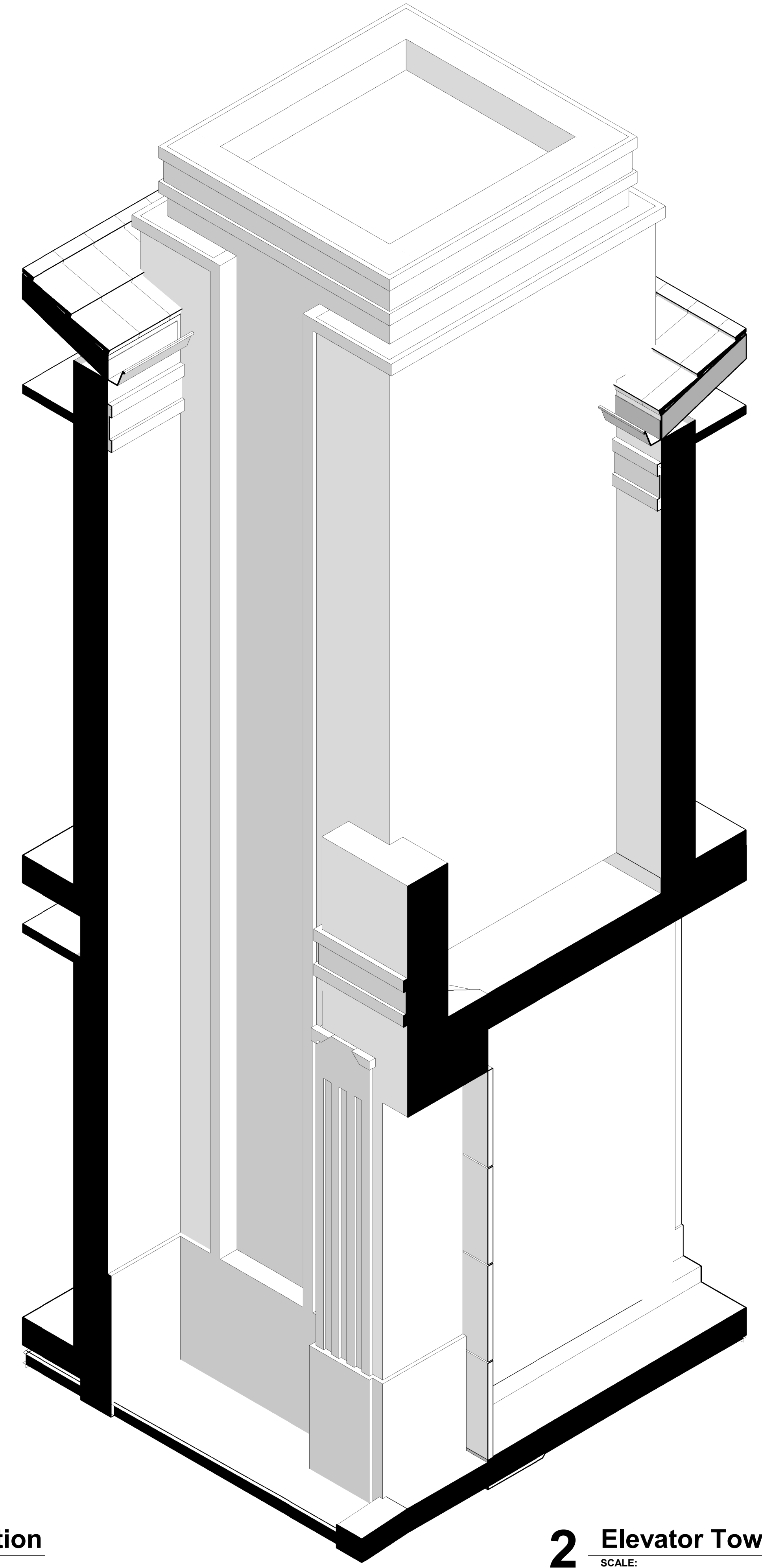
SIGNATURE:  
MARSHALL BELLIN  
GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

SHEET TITLE:  
**Building Details**

SCALE: 1" = 1'-0"  
SHEET No.:  
**A4.13**



**1 Elevator Tower Elevation**  
SCALE: 1" = 1'-0"



**2 Elevator Tower 3D View**  
SCALE:



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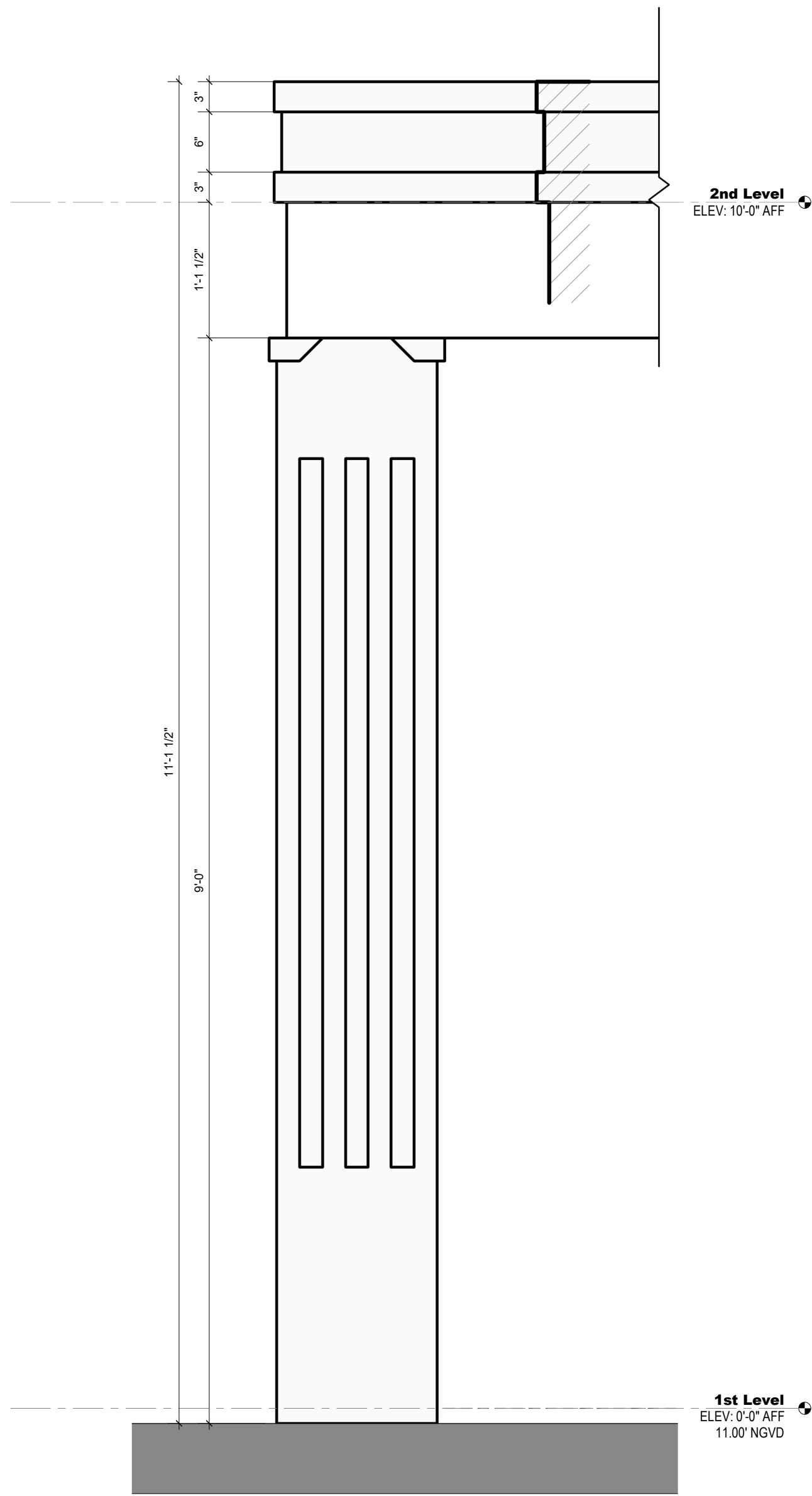
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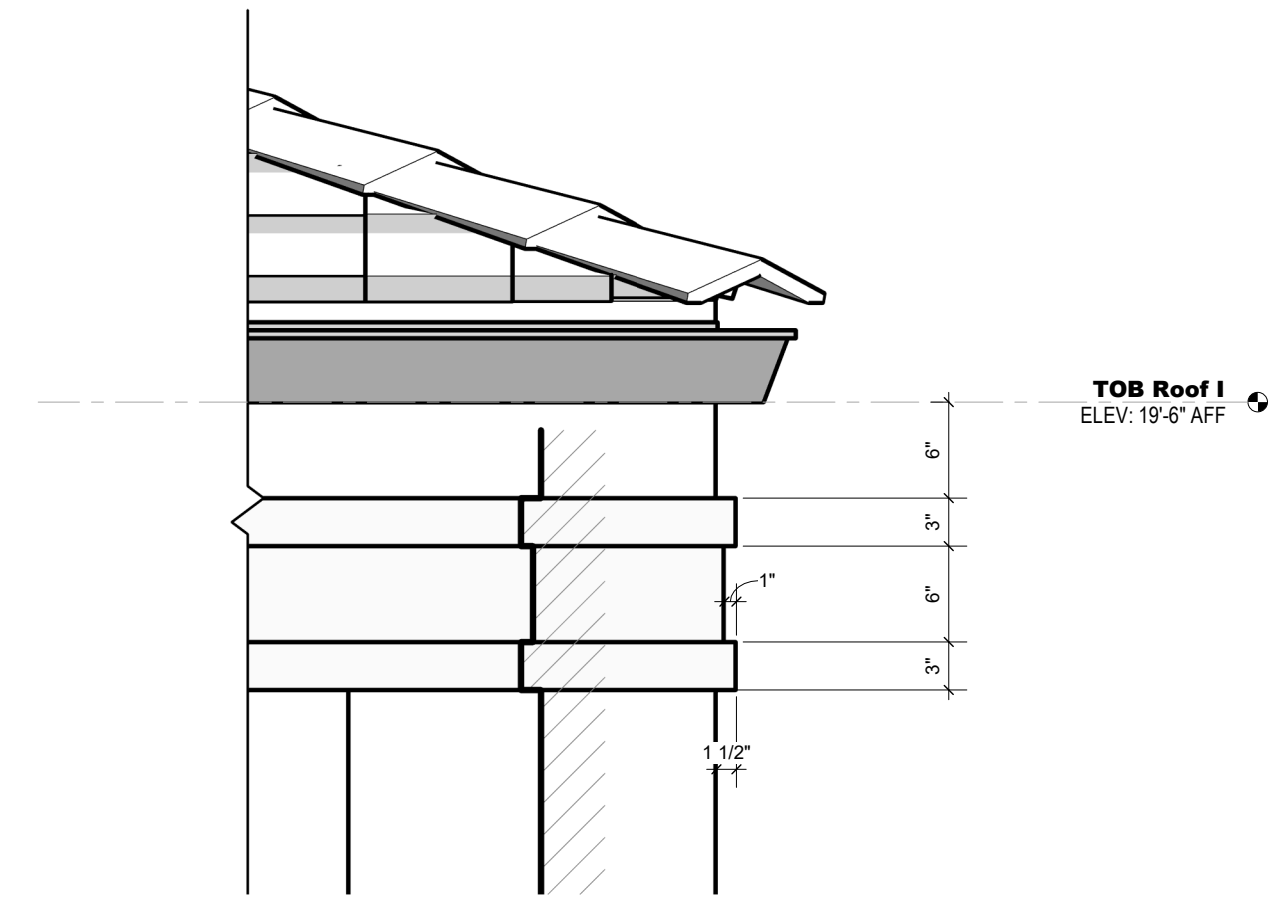
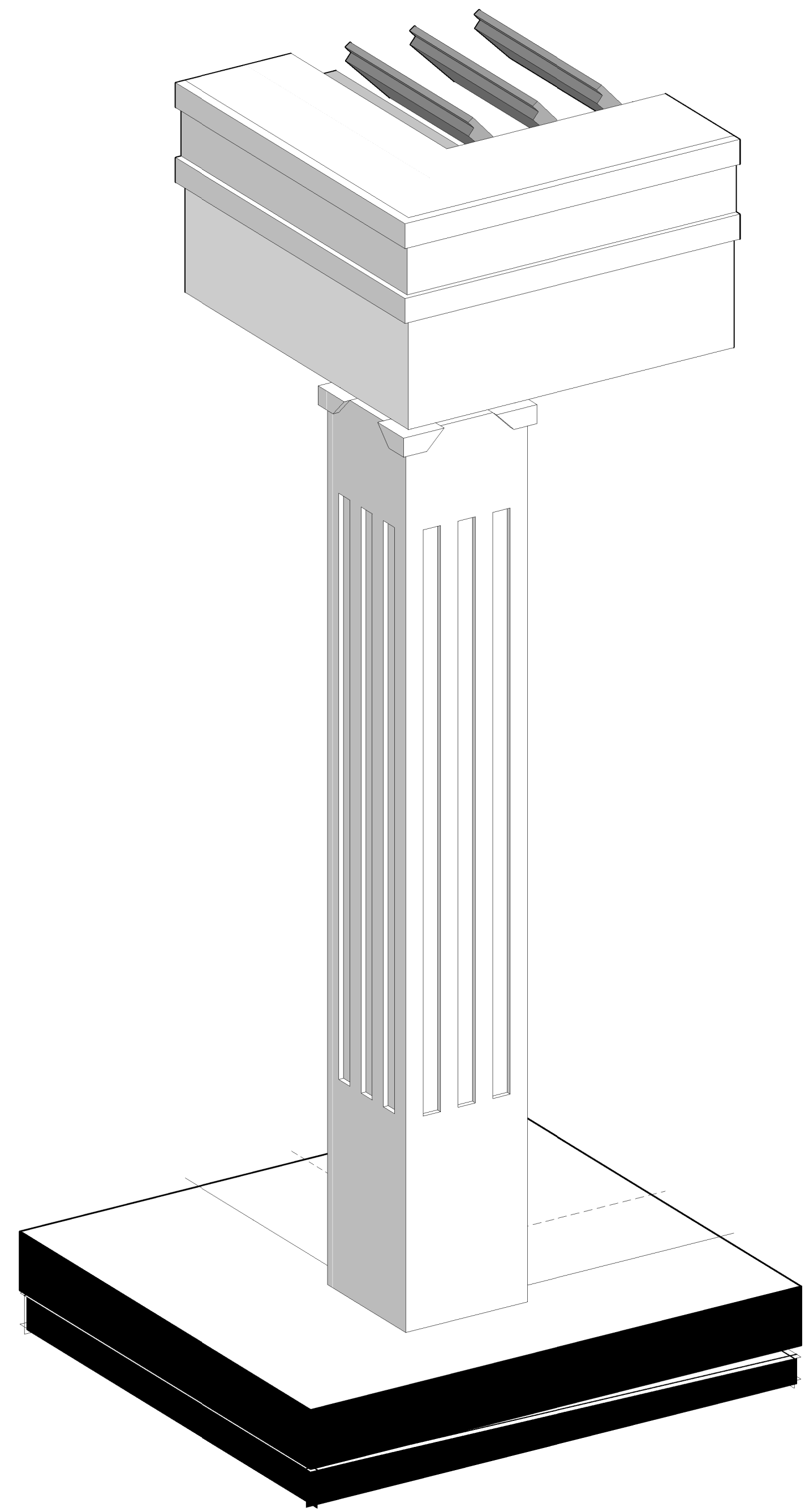
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SHEET TITLE:  
**Building Details**

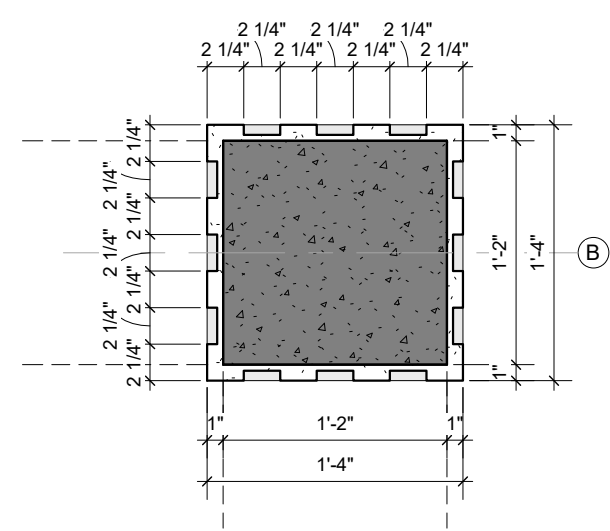
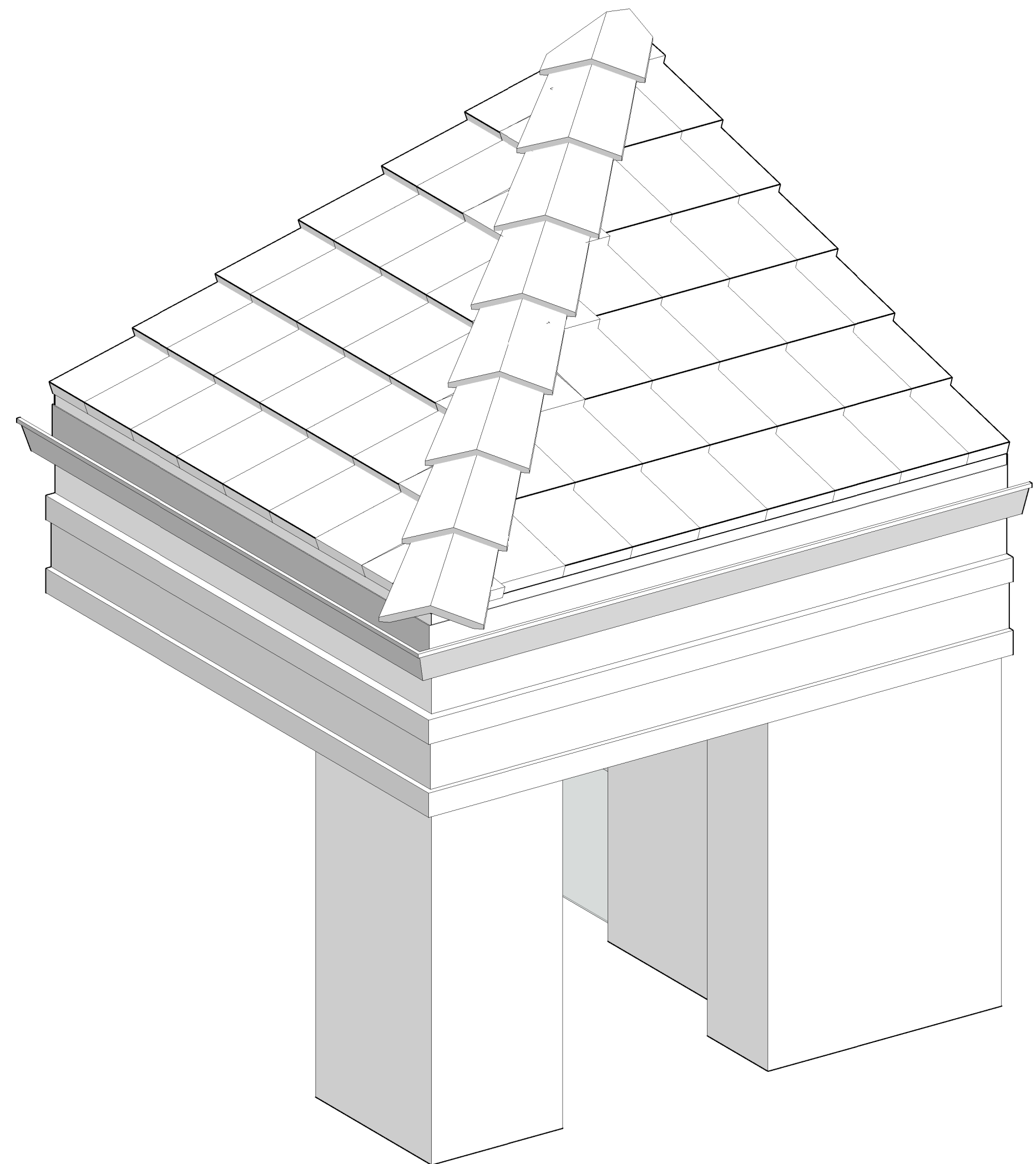
SCALE: 1" = 1'-0"  
SHEET No.:  
**A4.14**



**1 Evening Terrace Molding Details**  
SCALE: 1" = 1'-0"



**2 Typical Molding Detail**  
SCALE: 1" = 1'-0"



**5 Evening Terrace Column. Plan View**  
SCALE: 1" = 1'-0"





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**CONSULTANTS:**

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**OWNER INFORMATION**  
Ms Aylin Fraxedas Ellenburg

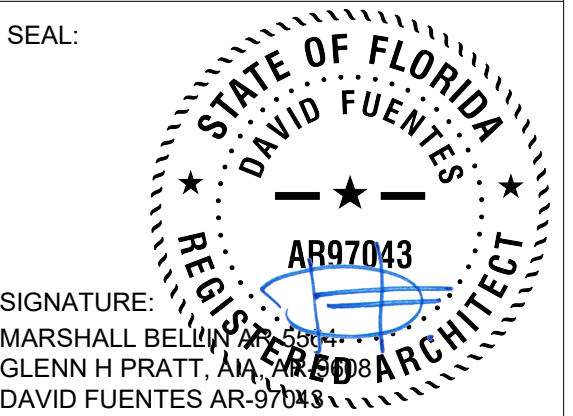
**Permit Set**

ISSUE DATE: 09-03-2024  
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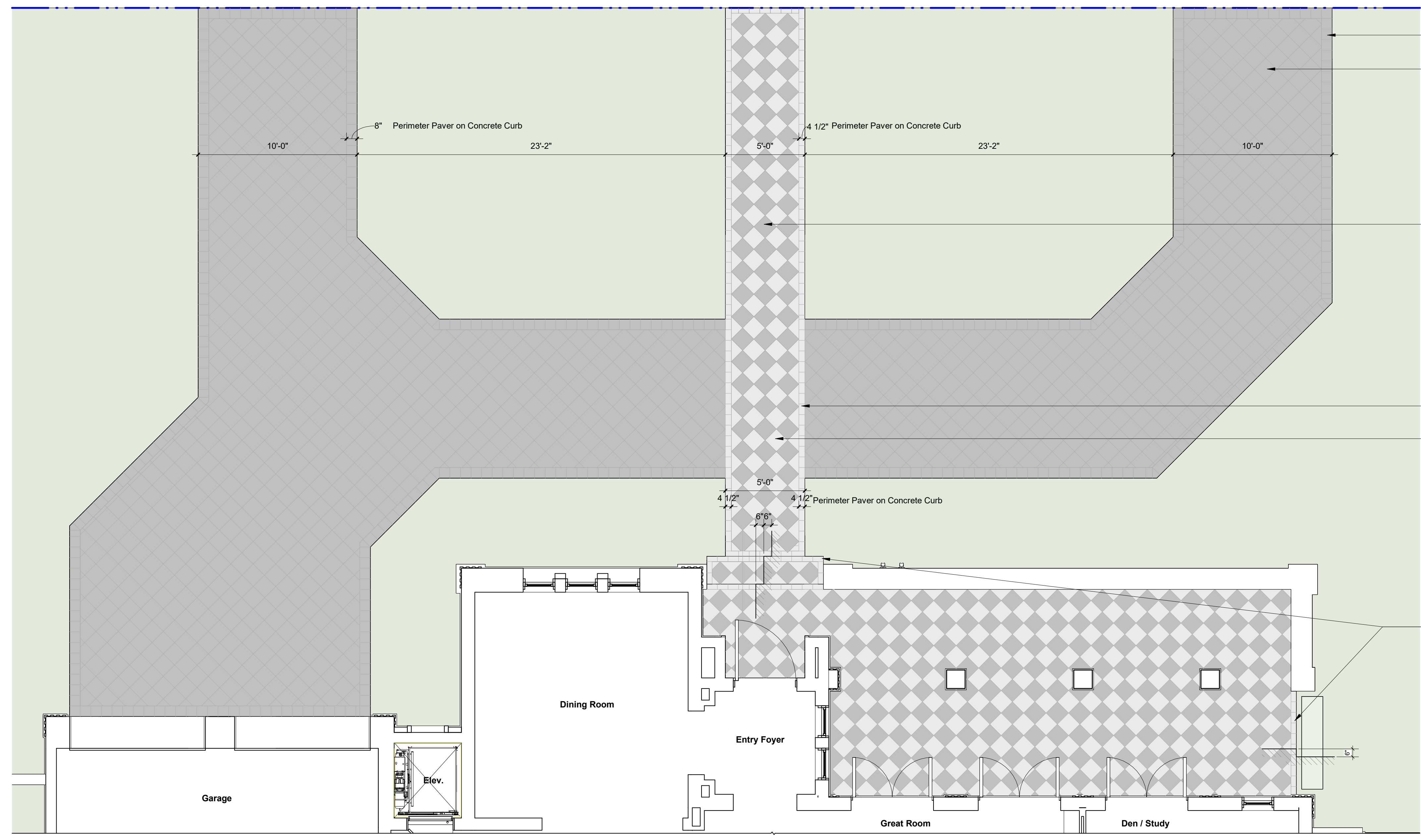
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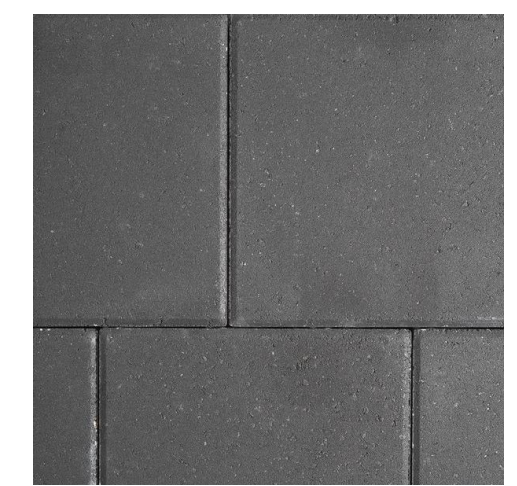
**SHEET TITLE:**  
**Driveway, Walkway & Terrace pavers design**

SCALE: 1/4" = 1'-0"  
SHEET No.:

**A4.16**



CHARCOAL CONCRETE  
Paver 8" x 8" x 2 3/8"



CHARCOAL CONCRETE  
Paver 12" x 12" x 2 3/8"



BASALT BRUSHED  
Paver 12" x 12" x 1 1/4"



CREMA BELLA BRUSHED  
Paver 8" x 8" x 1 1/4"

CREMA BELLA BRUSHED  
Paver 12" x 12" x 1 1/4"



CREMA BELLA BRUSHED  
Coping 4" x 8" x 1 1/4"

**1 Driveway, Walkway & Terrace pavers design**  
SCALE: 1/4" = 1'-0"

**GENERAL NOTES FOR ALL PARTITIONS**

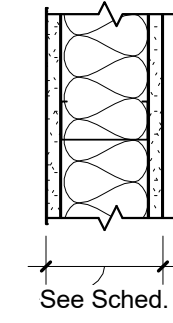
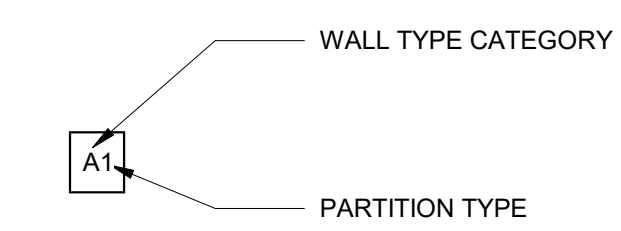
- USE MOISTURE RESISTANT CEMENTITIOUS BOARD @ WET AREAS WHERE TILE IS USED (INCLUDES ALL BATHROOM CONDITIONS)
- GYPSON BOARD SHALL BE CONTINUOUS TO UNDERSIDE OF SLAB @ ALL FIRE RATED PARTITIONS & ALL PENETRATIONS SHALL HAVE PROPER UL RATED FIRE SAFETY AS PER ASTM E 814 & UL 1479 TEST CRITERIA. SEE PENETRATION DETAILS ON SHEET A 7.11- A 7.15
- ALL METAL STUDS AT PERIMETER OF ALL WATER CLOSET TO BE CONSTRUCTED OF 20 GAGE (MIN.) CAPABLE OF WITHSTANDING THE LOADS FOR HANDICAP BARS, TYP. ACCESS UNITS AND WHERE CABINETS OR PLUMBING FIXTURES ARE HUNG.
- PROPER BRACING OF STUDS SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR INSTALLING THEM.
- AT ALL FIRE RATED WALLS, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE PROPER CONSTRUCTION UNDER U.L. DESIGN CRITERIA.
- MASONRY NOT TO BE BROKEN WHEN ELECTRICAL RECEPTACLES OCCUR.
- ALL FIRE RATING SHOWN FOR PARTITIONS REFER TO FIRE RESISTANT RATING PER U.L. OR GYPSON ASSOCIATION FIRE RESISTANCE DESIGN MANUAL (LATEST EDITION).
- INSTALLATIONS OF FIRE RATED PARTITIONS TO BE AS PER U.L. FIRE RESISTANCE DIRECTORY (LATEST EDITION).
- CONCRETE BLOCK MANUFACTURER TO SUBMIT CERTIFIED DOCUMENT SHOWING THAT BLOCK HAS THE REQUIRED FIRE RATING FOR REQUIRED ENCLOSURES.
- ALL INTERIOR MATERIALS SHALL COMPLY WITH NFPA 101 TABLE A.10.2.2 AS FOLLOWS:
  - CLASS A: EXIT ENCLOSURES
  - CLASS A OR B: LOBBIES AND CORRIDORS
  - CLASS A, B OR C: ALL OTHER SPACES
- ALL METAL STUD FRAME SHALL EXTEND FULL HEIGHT, FLOOR TO SLAB ABOVE.
- ALL VERTICAL PENETRATIONS THROUGH SLABS TO BE FIRE STOPPED USING 3M FIRE BARRIER OR EQUAL & 3M TYPE 25 C.P. CAULKING OR EQUAL. INSTALL AS PER MANUFACTURERS SPECS & UL LAB TEST SPECS.
- ALL FIRE RATED WALLS TO BE CONTINUOUS WITHOUT BEING INTERRUPTED BY OTHER PARTITIONS, TYP.
- ALL PLUMBING HORIZONTAL BRANCHES & TRAPS WHICH OCCUR BELOW SLABS TO BE WRAPPED W/ NOISE BARRIER MATERIAL. USE E-A-R NON REINFORCED ACOUSTICAL BARRIER MANUFACTURED BY E-A-R DIVISION CABOT CORPORATION (WB-10) OR EQUAL (NOT REQUIRED IF CAST IRON).
- PENETRATIONS THROUGH FIRE RATED WALLS & FLOORS SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES & HOT GASES WHEN SUBJECTED TO THE REQUIREMENTS OF THE TEST STANDARD SPECIFIC FOR FIRE STOPS ASTM E814/UL1479 (SEE SHEET A FOR QUICK REFERENCE GUIDE).
- ALL ELECTRICAL RECEPTACLES @ STUD PARTY WALLS TO BE STAGGERED A MIN. OF 1'-0" APART (NO BACK TO BACK OUTLETS) PERIMETER OF OUTLET BOXES TO BE SEALED W/ ACOUSTICAL CAULKING.
- ALL COLUMNS IN COVERED WALKWAYS TO RECEIVE 5/8" STUCCO FINISH.
- ALL EXTERIOR FINISH MATERIAL TO BE SEALED & PAINTED.
- REFER TO THE ROOM FINISH SCHEDULES AND RELATED DETAILS FOR FINISHES REQUIRED AND TO THE MANUFACTURE FOR SURFACE PREP. REQUIREMENTS.
- REFER TO THE FLOOR PLAN, INTERIOR ELEVATIONS, DETAILS MECH, PLUMB AND ELECTRICAL PLANS FOR WALL BACKING REQUIREMENTS AND IN-WALL UTILITIES.
- ALL DOORS OPENINGS UP TO 48" WIDE SHALL HAVE 20 GA. TRACK HEADER AND JAMB STUDS EXTENDED TO STRUCTURE ABOVE.
- PROVIDED 3-5/8" X 20 GA. STEEL TRACK BACKING AT ALL WALL MOUNTED DOOR STOPS.
- ALL STUDS SUPPORTING WALL HUNG CABINETS SHALL BE MI. 20 GA. STUDS SPACED AT 16" O.C. MAX.
- ALL RATED WALL (FIRE & SMOKE) SHALL BE CONSTRUCTED SO THAT SECONDARY WALLS SO NOT PENETRATE SYSTEM. ALL PENETRATIONS SHALL BE SEALED W/ UL LISTED FIRE STOP SEALANT, UL LISTED ASSEMBLIES OR APPROVED EQUAL.
- SUBMITTAL FOR WALL MATERIALS SHALL BE PROVIDED TO SUBSTANTIATE THAT THE PROPOSED MATERIALS HAVE BEEN TESTED BY A RECOGNIZED TESTING AGENCY TO MEET THE REQUIRED RATINGS AND PERFORMANCE LEVELS OF THE SPECIFIED MATERIALS.
- ALL 8" SOLID CMU TO RECEIVE 3/8" PARGE COATING WHERE 2 HR. FIRE RATED IS REQUIRED, UNLESS BLOCK HAS 2HR. FIRE RATING WITHOUT PARGING
- FIRE RATED MATERIALS & CONSTRUCTION TO CONFORM W/ CHAPTER 37 OF FLORIDA BUILDING CODE
- ALL DEMISING WALLS TO BE MINIMUM NOMINAL 20 GA. @ 16" O.C., FIRE TAPED AND BEDDED, PLUMB AND SQUARE, READY FOR TENANT WALL FINISHES FROM FLOOR TO UNDERSIDE OF ROOF DECK. SEAL TOP AND BOTTOM JOIST, AND ALL PENETRATIONS, AIRTIGHT WITH PROPERLY RATED FIRE STOPPING MATERIALS.
- PROVIDE SOUND INSULATION AT THE FOLLOWING LOCATIONS:
  - AROUND ALL BATHROOMS AND TOILET AREAS
  - PARTITIONS BETWEEN TENANTS
- USE BLOCK CLASS D-2 WHEN 2HR. FIRE RATED TO COMPLY WIT DESIGN #905
- REFER TO FLOOR PLANS FOR WALL TYPES LOCATION
- STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE NOT LESS THAN 20 GAUGE WITH A MINIMUM EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864 in<sup>4</sup>.
- INSULATION TO BE INSTALLED IN FURRING CAVITY AT ALL EXTERIOR CMU & CONCRETE WALLS (REFER TO MECH. PLANS & CALCS.)
- WATER RESISTANT GYPSON BACKING BOARD SHALL NOT BE USED WHERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.
- FOR CMU WALL AND CONCRETE COLUMN TYPES PLEASE REFER TO STRUCTURAL PLANS. THE EXTERIOR CMU WALL AND CONCRETE COLUMN TYPICAL FINISHES SHALL BE 3/4" STUCCO. THE INTERIOR CMU WALL AND CONCRETE COLUMN TYPICAL FINISHES SHALL BE 5/8" GWB ON 7/8" FURRING CHANNELS.

704.2.1.4 F.B.C. - CORRIDOR PARTITIONS, SMOKESTOP PARTITIONS, HORIZONTAL SMOKE STOP PARTITIONS, EXIT ENCLOSURES, AND FIRE RATED WALLS REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN A MANNER ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION. SUCH IDENTIFICATION SHALL BE ABOVE ANY DECORATIVE CEILING AND IN CONCEALED SPACES.  
SUGGESTED WORDING:  
"FIRE AND SMOKE BARRIER PROTECT ALL OPENINGS."

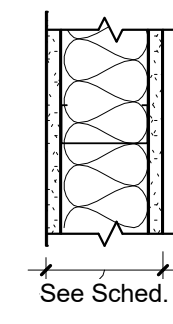
**UL FIRE ASSEMBLIES**

GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS OF PROPOSED UL DESIGNS FOR ALL PENETRATIONS THROUGH RATED FLOORS AND WALLS AND ALL FIRE RATED JOINT SYSTEMS

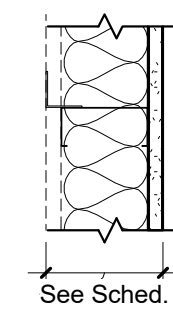
**PARTITION TYPES**



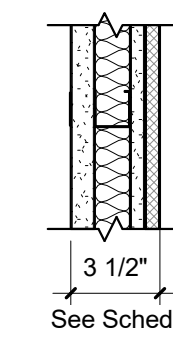
**TYPE A - NON FIRE RATED WALL PARTITION**  
**NOTES:**  
 • CONTINUOUS METAL RUNNER FASTENERS @ 24" O.C. MAX.  
 • METAL STUDS @ 16" O.C. WITH 5/8" GYPSON WALLBOARD EACH SIDE, (MOISTURE RESISTANT @ WET AREAS)  
 • 3" ACOUSTIC INSULATION AS SCHEDULED



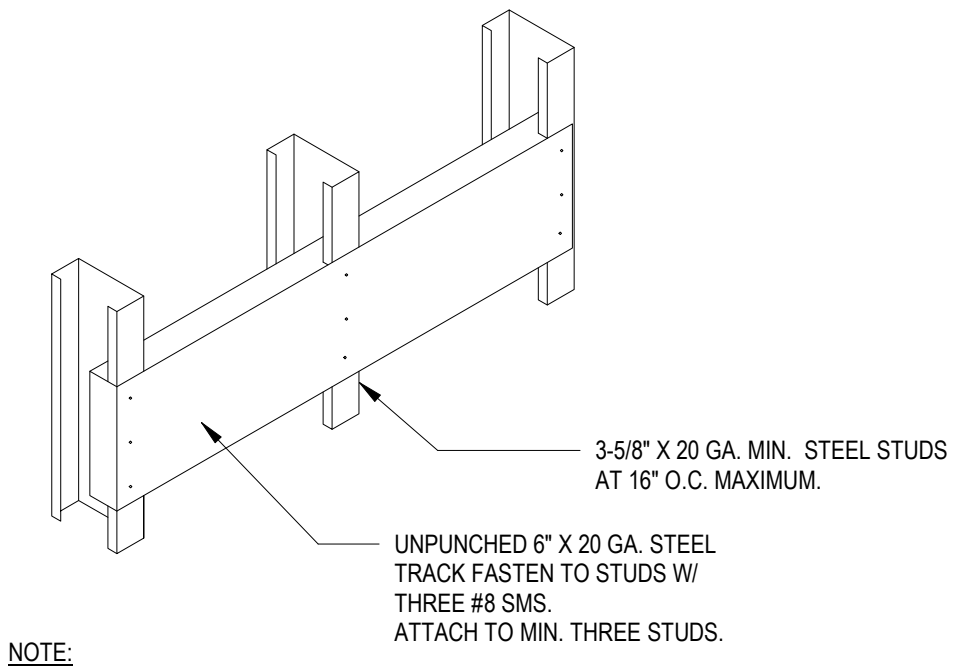
**TYPE B - FIRE RATED WALL PARTITION**  
**NOTES:**  
 • CONTINUOUS METAL RUNNER FASTENERS @ 24" O.C. MAX.  
 • METAL STUDS @ 16" O.C. WITH TYPE X GYPSON WALLBOARD EACH SIDE, (MOISTURE RESISTANT @ WET AREAS)  
 • 3" ACOUSTIC INSULATION AS SCHEDULED  
 • UL U404 @ WET AREAS  
 • 1-HR. SYSTEM: (1) 5/8" GYP. BD. ONE SIDE & (1) 5/8" CEMENTITIOUS BACKER UNIT ONE SIDE  
 • 2-HR. SYSTEM: (2) 5/8" GYP. BD. ONE SIDE & (1) 5/8" GYP. BD. + (1) 5/8" CEMENTITIOUS BACKER UNIT ONE SIDE  
 • UL U419  
 • 1HR. 5/8" GYP. BD. EACH SIDE  
 • 2HR. (2) 5/8" GYP. BD. EACH SIDE



**TYPE C - NON FIRE RATED WALL FURRING**  
**NOTES:**  
 • CONTINUOUS METAL RUNNER FASTENERS @ 24" O.C. MAX.  
 • METAL STUDS @ 16" O.C. WITH 5/8" GYPSON WALLBOARD ONE SIDE, (MOISTURE RESISTANT @ WET AREAS)  
 • METAL FURRING CHANNEL @ 16" O.C. (NOT SHOWN)  
 METAL STUDS WITH CLIP AT MID-HEIGHT. 48" O.C. ATTACHED TO STUD AND STRUCTURE  
 • 3" ACOUSTIC INSULATION AS SCHEDULED



**TYPE D - FIRE RATED WALL FURRING - CHASE**  
**NOTES:**  
 • FLOOR, SIDE & CEILING CONTINUOUS "J" SHAPED METAL RUNNER FASTENERS @ 24" O.C. MAX.  
 • C-H METAL STUDS @ 16" O.C. WITH TYPE X GYPSON WALLBOARD EACH SIDE  
 • 3" ACOUSTIC INSULATION AS SCHEDULED  
 • UL U415  
 • SYSTEM A: 1 HR (1) 1" GYP. LINER PANEL ONE SIDE & (1) 5/8" GYP. BD. ONE SIDE  
 • SYSTEM B: 2 HR (1) 1" GYP. LINER PANEL ONE SIDE & (2) 5/8" GYP. BD. ONE SIDE  
 • SYSTEM D: 2 HR (1) 1" GYP. LINER PANEL ONE SIDE & (1) 5/8" GYP. BD. + (1) 5/8" CEMENTITIOUS BACKER UNIT ON ONE SIDE

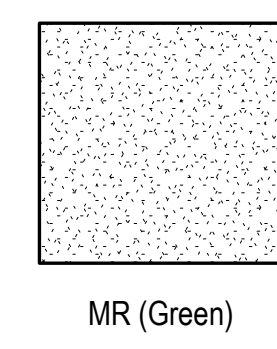


**NOTE:**  
 CONTRACTORS OPTION TO USE 6" X 16 GA. FLAT PLATE AT FLOOR SUPPORTED CABINETRY FASTEN W/ TWO #8 SMS.

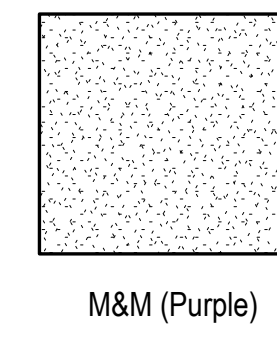
**1 Detail - Wall Backing1**  
 SCALE: 3" = 1'-0"

INTERIOR PARTITION TYPES SCHEDULE				
Type Mark	Width	Description	Comments	
A1	4 7/8"	3 5/8" METAL STUD W/ 5/8" GYPSON WALL BOARD ON BOTH SIDES		
A2	7 1/4"	6" METAL STUD W/ 5/8" GYPSON WALL BOARD ON BOTH SIDES		
A3	9 1/4"	8" METAL STUD W/ 5/8" GYPSON WALL BOARD ON BOTH SIDES		
A4	3 3/4"	2 1/2" METAL STUD W/ 5/8" GYPSON WALL BOARD ON BOTH SIDES		
C1	4 1/4"	3 5/8" METAL STUD W/ 5/8" GYPSON WALL BOARD ON ONE SIDE		
C2	6 5/8"	6" METAL STUD W/ 5/8" GYPSON WALL BOARD ON ONE SIDE		
C3	1 1/2"	7/8" METAL FURRING W/ 5/8" GYPSON WALL BOARD ON CMU/CONCRETE WALL		
C4	3 1/8"	2 1/2" METAL STUD W/ 5/8" GYPSON WALL BOARD ON ONE SIDE		
C5	2 1/8"	2 1/2" METAL STUD W/ 5/8" GYPSON WALL BOARD ON ONE SIDE		

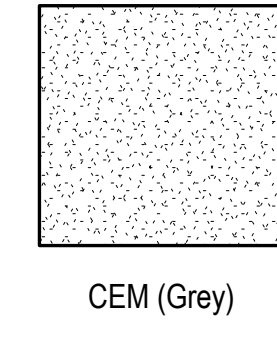
**GYPSON & CEMENTITIOUS BOARDS TYPES**



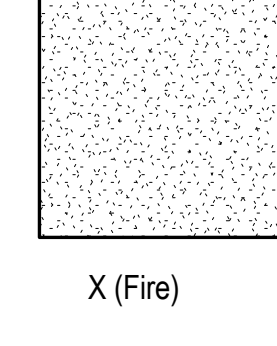
**MR (Green) = MOISTURE RESISTANT WALLS AROUND TUBS WITH NO SHOWER**  
 INSTALL AT ALL WALLS AROUND TUBS WITHOUT SHOWERS (FULL HEIGHT) BATHROOM SIDE ONLY



**M&M (Purple) = MOLD AND MILDEW RESISTANT ALL BATHROOMS WALLS EXCEPT SHOWERS**  
 INSTALL AT ALL BATHROOM WALLS EXCEPT SHOWER (FULL HEIGHT) BATHROOM SIDE ONLY



**CEM (Grey) = CEMENTITIOUS BOARD ALL SHOWER & WALLS SCHEDULE TO RECEIVE TILE**  
 INSTALL AT ALL SHOWERS WALLS AND OTHER WALLS SCHEDULE TO RECEIVE TILE FINIHS (FULL HEIGHT)



**X (Grey) = FIRE RESISTAN BOARD ALL FIRE RATED PARTITIONS**  
 INSTALL AT BOTH SIDES OF ALL FIRE RATED PARTITIONS, (FULL HEIGHT), REFER TO LIFE SAFETY PLANS

ARCHITECT:

301 almeria avenue, suite 210  
 coral gables, florida 33134  
 tel 305.447.1927 - fax 305.443.5986

**CONSULTANTS:**

Consultant  
 Address  
 Address  
 Phone  
 Fax  
 e-mail

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**PROJECT NAME:**  
**New Single Family Residence**

**PROPERTY ADDRESS**  
 1256 South Greenway Drive, Coral Gables FL 33134

**OWNER INFORMATION**  
 Ms Aylin Fraxedas Ellenburg

**Permit Set**

ISSUE DATE: 09-03-2024  
 PROJECT No.: 2023-05  
 DRAWN BY: T.C.  
 APPROVED BY: D.F. & G.P.

REVISIONS:

No.	Description	Date

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

SEAL:

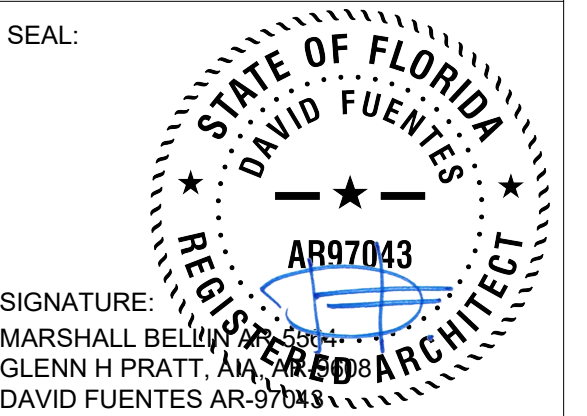
SIGNATURE:  
 MARSHALL BELLIN PRATT, ARCHITECT  
 GLENN H PRATT, ARCHITECT  
 DAVID FUENTES AR-97043

SHEET TITLE:  
**Wall Types**

SCALE: **As indicated**  
 SHEET No.:  
**A5.1**

No.	Description	Date

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

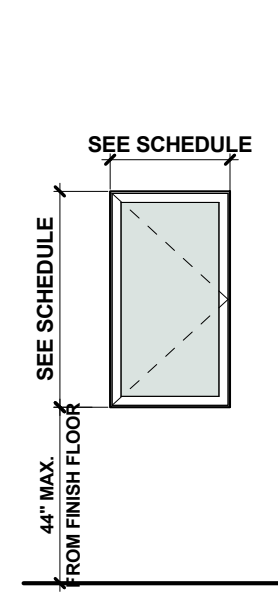
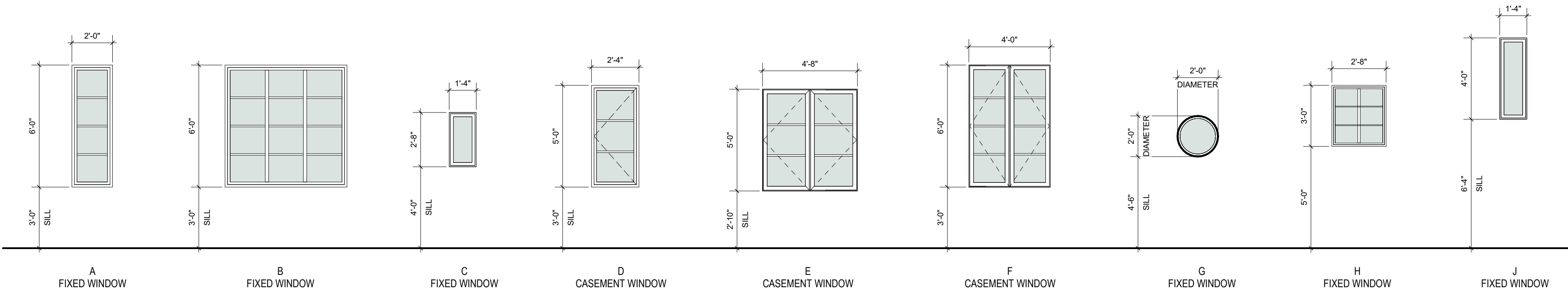


EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH SECTION R310 OF THE 7TH EDITION BUILDING CODE 2020 (RESIDENTIAL)

MINIMUM OPENING AREA: 5.7SF  
MINIMUM OPENING HEIGHT SHALL BE 24"  
MINIMUM OPENING WIDTH SHALL BE 20"

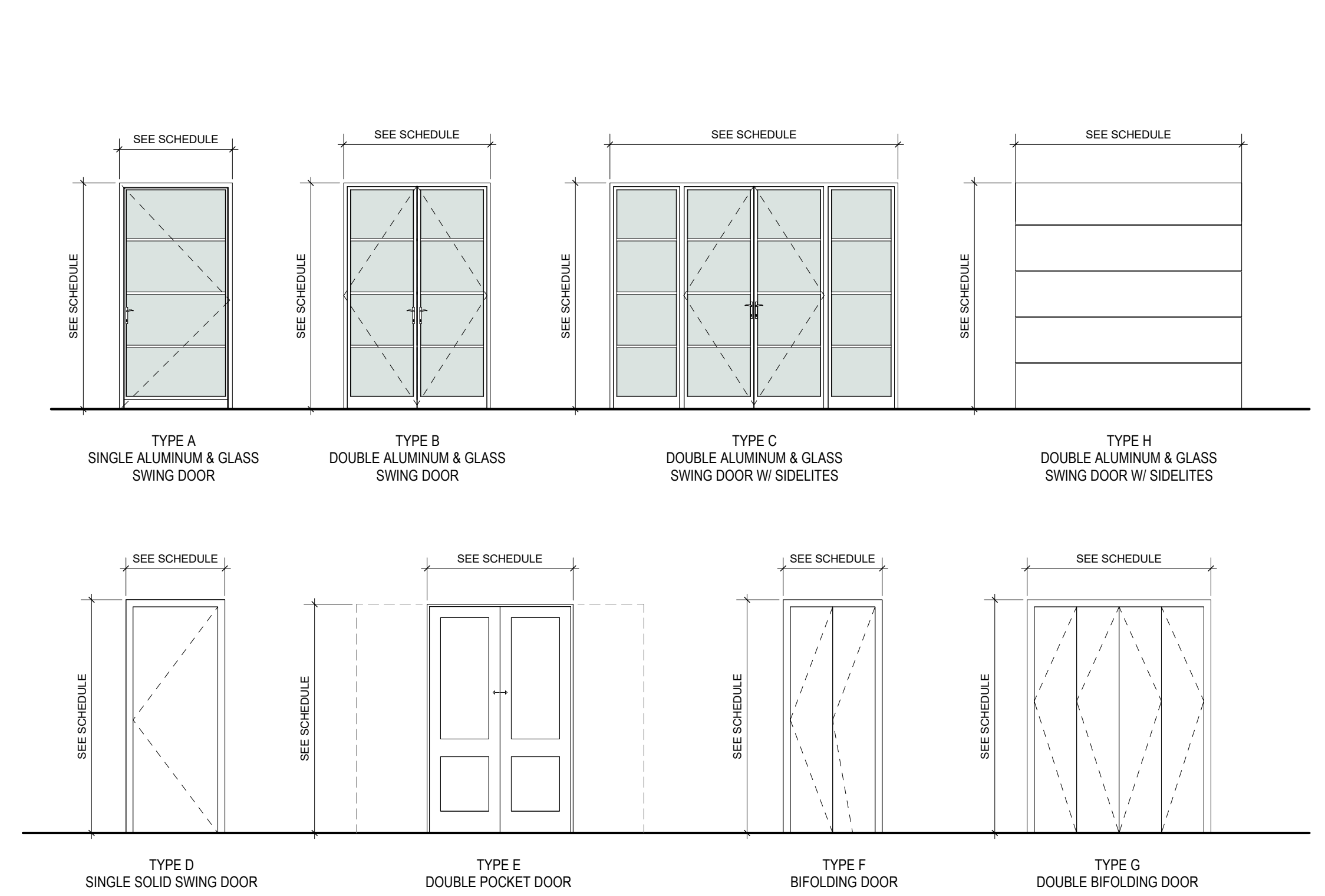
E.S. Windows, LLC. - CASEMENT TYPE / HS. ROLLING TYPE  
IN AN OUTSIDE EGRESS WINDOW OPERABLE FROM THE INSIDE, THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT, SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN WIDTH, AND 24" IN HEIGHT.

Every sleeping room shall have operable emergency escape from the inside without use of a key or any special knowledge or effort with a sill height of not more than 44" above floor, minimum clear opening of 5.7 sq.ft, minimum height of 24", minimum width of 20"



**EGRESS WINDOW DIAGRAM**  
SCALE: 1/4" = 1'-0"

**1 Windows Types**  
SCALE: 1/4" = 1'-0"



- DOOR AND WINDOW NOTES**
- EXTERIOR DOORS AND WINDOWS UNDER SEPARATE PERMIT.
  - GLAZING ON ALL EXTERIOR DOORS, SIDE-LITES AND GLASS PANELS GREATER THAN 9 SQ. FT. IN AREA SHALL BE CAT. II SAFETY GLAZING AS PER FBC. 2020, 7TH EDITION - BUILDING SECTION 2406.4.
  - ALL NEW EXTERIOR DOORS AND WINDOWS SHALL BE IMPACT RATED AS PER N.O.A.
  - GLAZING ON ALL EXTERIOR DOORS AND SIDE-LITES SHALL BE CAT. II SAFETY GLASS.
  - PROVIDE EGRESS HARDWARE FOR ALL EGRESS WINDOWS.
  - PROVIDE 1" UNDERCUT TO INTERIOR DOORS AS INDICATED IN MECHANICAL DRAWINGS.
  - ALL INTERIOR WOOD DOOR STYLE, FINISH & COLOR TO BE SELECTED BY OWNER.
  - INTERIOR DOOR HARDWARE SHALL BE SELECTED AND PURCHASED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR.
  - DOOR ELEV. "L" FINISH TO MATCH KITCHEN CABINETS BY MANUFACTURER.

**2 Door Types**  
SCALE: 1/4" = 1'-0"

Mark	Type	Function	Door Panel		Door Frame		Manufacturer	NOA	Exp. Date	Description	
			Size	Panel Mat.	Panel Fin.	Frame Mat.					Frame Fin.
1st Level											
0101	A	Exterior	4' - 0"	8' - 0"	Impact Resistant Glass	Clear	Aluminum E.S.P. Dark Bronze	ES Windows	23-0714.10	January 04, 2028	Out-Swing French Door 1 Panel
0102	B	Exterior	5' - 2 1/4"	8' - 0"	Impact Resistant Glass	Clear	Aluminum E.S.P. Dark Bronze	ES Windows	23-0714.10	January 04, 2028	Out-Swing French Door 2 Panels
0103	B	Exterior	5' - 2 1/4"	8' - 0"	Impact Resistant Glass	Clear	Aluminum E.S.P. Dark Bronze	ES Windows	23-0714.10	January 04, 2028	Out-Swing French Door 2 Panels
0104	B	Exterior	5' - 2 1/4"	8' - 0"	Impact Resistant Glass	Clear	Aluminum E.S.P. Dark Bronze	ES Windows	23-0714.10	January 04, 2028	Out-Swing French Door 2 Panels
0105	B	Exterior	5' - 2 1/4"	8' - 0"	Impact Resistant Glass	Clear	Aluminum E.S.P. Dark Bronze	ES Windows	23-0714.10	January 04, 2028	Out-Swing French Door 2 Panels
0106	B	Exterior	5' - 2 1/4"	8' - 0"	Impact Resistant Glass	Clear	Aluminum E.S.P. Dark Bronze	ES Windows	23-0714.10	January 04, 2028	Out-Swing French Door 2 Panels
0107	B	Exterior	5' - 2 1/4"	8' - 0"	Impact Resistant Glass	Clear	Aluminum E.S.P. Dark Bronze	ES Windows	23-0714.10	January 04, 2028	Out-Swing French Door 2 Panels
0108	B	Exterior	2' - 10"	8' - 0"	Impact Resistant Glass	Clear	Aluminum E.S.P. Dark Bronze	ES Windows	23-0714.10	January 04, 2028	Out-Swing French Door 2 Panels
0109	B	Exterior	2' - 10"	8' - 0"	Impact Resistant Glass	Clear	Aluminum E.S.P. Dark Bronze	ES Windows	23-0714.10	January 04, 2028	Out-Swing French Door 2 Panels
0110	C	Exterior	5' - 2 1/4"	8' - 0"	Impact Resistant Glass	Clear	Aluminum E.S.P. Dark Bronze	ES Windows	23-0714.10	January 04, 2028	Out-Swing French Door 2 Panel Dual Sidelite
0111	B	Exterior	2' - 10"	8' - 0"	Impact Resistant Glass	Clear	Aluminum E.S.P. Dark Bronze	ES Windows	23-0714.10	January 04, 2028	Out-Swing French Door 2 Panels
0112	H	Exterior	8' - 6 1/2"	8' - 5"	Aluminum	E.S.P. Dark Brown	Aluminum E.S.P. Dark Brown	Clopay Building Products Co.	20-0922.54	July 16, 2025	Overhead Garage Door
0113	H	Exterior	8' - 6 1/2"	8' - 5"	Aluminum	E.S.P. Dark Brown	Aluminum E.S.P. Dark Brown	Clopay Building Products Co.	20-0922.54	July 16, 2025	Overhead Garage Door
2nd Level											
0201	A	Exterior	3' - 0"	9' - 0"	Impact Resistant Glass	Clear	Aluminum E.S.P. Dark Bronze	ES Windows	23-0714.10	January 04, 2028	Out-Swing French Door 1 Panel
0202	C	Exterior	5' - 2 1/4"	8' - 0"	Impact Resistant Glass	Clear	Aluminum E.S.P. Dark Bronze	ES Windows	23-0714.10	January 04, 2028	Out-Swing French Door 2 Panel Dual Sidelite
0203	A	Exterior	3' - 0"	8' - 0"	Impact Resistant Glass	Clear	Aluminum E.S.P. Dark Bronze	ES Windows	23-0714.10	January 04, 2028	Out-Swing French Door 1 Panel
Grand total: 16											

**Windows Schedule**

Mark	Description	Size		Glass	Glass Tint	Frame		Manufacturer	NOA	Exp. Date
		Width	Height			Frame Mat.	Frame Fin.			
1st Level										
A	FIXED GLASS	2' - 0"	6' - 0"	Impact Resistance	Clear	Aluminum	E.S.P. Dark Bronze	ES Windows	23-0717.22	March 31, 2026
A: 13										
B	FIXED GLASS	6' - 0"	6' - 0"	Impact Resistance	Clear	Aluminum	E.S.P. Dark Bronze	ES Windows	23-0717.22	March 31, 2026
B: 2										
D	FIXED GLASS	2' - 4"	5' - 0"	Impact Resistance	Clear	Aluminum	E.S.P. Dark Bronze	ES Windows	23-0717.22	March 31, 2026
D: 2										
E	CASEMENT	4' - 8"	5' - 0"	Impact Resistance	Clear	Aluminum	E.S.P. Dark Bronze	ES Windows	23-0717.25	April 03, 2028
E: 2										
G	ROUND FIXED GLASS	2' - 0"	2' - 0"	Impact Resistance	Clear	Aluminum	E.S.P. Dark Bronze	ES Windows		March 31, 2026
G: 1										
2nd Level										
A	FIXED GLASS	2' - 0"	6' - 0"	Impact Resistance	Clear	Aluminum	E.S.P. Dark Bronze	ES Windows	23-0717.22	March 31, 2026
A: 3										
C	FIXED GLASS	1' - 4"	2' - 8"	Impact Resistance	Clear	Aluminum	E.S.P. Dark Bronze	ES Windows	23-0717.22	March 31, 2026
C: 2										
D	FIXED GLASS	2' - 4"	5' - 0"	Impact Resistance	Clear	Aluminum	E.S.P. Dark Bronze	ES Windows	23-0717.22	March 31, 2026
D: 2										
F	CASEMENT	4' - 0"	6' - 0"	Impact Resistance	Clear	Aluminum	E.S.P. Dark Bronze	ES Windows	23-0717.25	April 03, 2028
F: 1										
H	FIXED GLASS	2' - 8"	3' - 0"	Impact Resistance	Clear	Aluminum	E.S.P. Dark Bronze	ES Windows	23-0717.22	March 31, 2026
H: 2										
J	FIXED GLASS	1' - 4"	4' - 0"	Impact Resistance	Clear	Aluminum	E.S.P. Dark Bronze	ES Windows	23-0717.22	March 31, 2026
J: 2										
Grand total: 32										

**Interior Door Schedule**

Mark	Type	Function	Door		Frame		Description	
			Size	Panel Mat.	Door Fin.	Frame Mat.		Frame Fin.
1st Level								
0114	D	Interior	2' - 10"	8' - 0"	Hollow Core Metal	Painted	Hollow Metal Painted	
0115	D	Interior	2' - 10"	8' - 0"	Wood	Painted	Wood Painted	
0116	D	Interior	2' - 8"	8' - 0"	Wood	Painted	Wood Painted	
0117	D	Interior	2' - 10"	8' - 0"	Wood	Painted	Wood Painted	
0118	D	Interior	2' - 10"	8' - 0"	Wood	Painted	Wood Painted	
0119	D	Interior	2' - 10"	8' - 0"	Wood	Painted	Wood Painted	
0120	D	Interior	2' - 10"	8' - 0"	Wood	Painted	Wood Painted	
0121	E	Interior	5' - 0"	8' - 0"	Wood	Painted	Wood Painted	
0122	D	Interior	2' - 10"	8' - 0"	Wood	Painted	Wood Painted	
0123	D	Interior	2' - 10"	8' - 0"	Wood	Painted	Wood Painted	
0124	D	Interior	2' - 10"	8' - 0"	Wood	Painted	Wood Painted	
0125	G	Interior	6' - 0"	8' - 0"	Wood	Painted	Wood Painted	Double Bi-Folding Door
0126	F	Interior	2' - 6"	8' - 0"	Wood	Painted	Wood Painted	
0127	F	Interior	1' - 2"	8' - 0"	Wood	Painted	Wood Painted	
0128	F	Interior	1' - 2"	8' - 0"	Wood	Painted	Wood Painted	
0129	F	Interior	2' - 6"	8' - 0"	Wood	Painted	Wood Painted	
0130	F	Interior	1' - 6"	8' - 0"	Wood	Painted	Wood Painted	
0131	D	Interior	2' - 10"	7' - 4"	Wood	Painted	Wood Painted	
2nd Level								
0204	D	Interior	2' - 10"	8' - 0"	Wood	Painted	Wood Painted	
0205	D	Interior	2' - 10"	8' - 0"	Wood	Painted	Wood Painted	
0206	D	Interior	2' - 10"	8' - 0"	Wood	Painted	Wood Painted	
0207	D	Interior	2' - 10"	8' - 0"	Wood	Painted	Wood Painted	
0208	D	Interior	2' - 10"	8' - 0"	Wood	Painted	Wood Painted	
0209	D	Interior	2' - 10"	8' - 0"	Wood	Painted	Wood Painted	
0210	B	Interior	2' - 6"	8' - 0"	Wood	Painted	Wood Painted	
0211	D	Interior	2' - 10"	7' - 4"	Wood	Painted	Wood Painted	
0212	F	Interior	1' - 2"	8' - 0"	Wood	Painted	Wood Painted	



301 almeria avenue, suite 210  
coral gables, florida 33134  
tel 305.447.1927 - fax 305.443.5986

**CONSULTANTS:**  
Consultant  
Address  
Phone  
Fax  
e-mail

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**PROJECT NAME:**  
**New Single Family Residence**

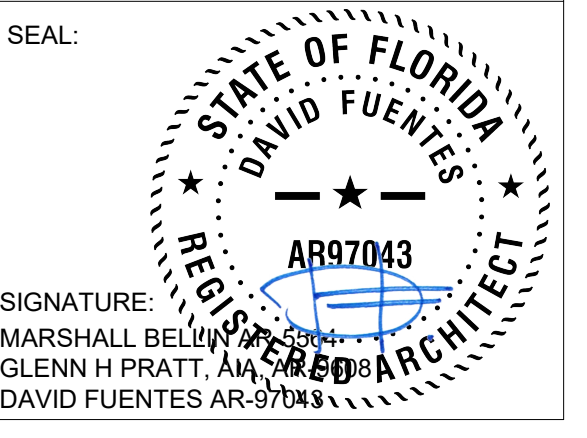
**PROPERTY ADDRESS**  
1256 South Greenway Drive, Coral Gables FL 33134  
**OWNER INFORMATION**  
Ms Aylin Fraxedas Ellenburg

**Permit Set**  
ISSUE DATE: 09-03-2024  
PROJECT No.: 2023-05  
DRAWN BY: T.C.  
APPROVED BY: D.F. & G.P.

**REVISIONS:**

No.	Description	Date

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT



SIGNATURE:  
MARSHALL BELLIN PRATT, ARCHITECT  
GLENN H PRATT, ARCHITECT  
DAVID FUENTES AR-97043

**SHEET TITLE:**  
**Doors & Window Details**  
**SCALE:** As indicated  
**SHEET No.:**  
**A5.3**

**WINDOWS & DOOR GENERAL NOTES**

- CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWING TO THE ARCHITECT FOR APPROVAL PRIOR SHOP FABRICATION OR PURCHASE.
- ALL PRODUCTS APPROVAL DOCUMENTATION SHALL BE SUBMITTED TO THE BLDG. DEPT. AS REQUIRED.
- FORCE ENTRY REQUIREMENTS: ALL EXTERIOR DOORS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 36 OF THE F.B.C. FOR GROUP ONE OCCUPANCIES.
- STRUCTURAL PERFORMANCE: DOORS SHALL BE DESIGNED AND CONSTRUCTED TO PRESERVE THE ENCLOSED BUILDING ENVELOPE AGAINST WIND PRESSURE AS SET FORTH IN SECTION 2410 OF THE F.B.C. AND IMPACT LOADS AS SET FORTH IN SECTION 2411 OF THE F.B.C. 2014 EDITION
- ALL DOOR DIMENSIONS SHOWN ON THIS SHEET ARE UNIT SIZES, UNLESS OTHERWISE NOTED. PROVIDE MASONRY OPENING AS PER MANUFACTURER'S RECOMMENDATION. CONTACT ARCHITECT IF ANY DISCREPANCIES ARE FOUND, BEFORE PROCEEDING WITH THE WORK.
- ALL INTERIOR DOORS SHALL HAVE APPROPRIATE THRESHOLDS AT DOORWAY WHEN FINISH FLOORING MATERIAL IS DIFFERENT FROM ROOM TO ADJOINING ROOM.
- ALL EXTERIOR DOORS SHALL HAVE ALUM. THRESHOLDS, DOOR SWEEPERS & WEATHER STRIP-PING ALL AROUND.
- WINDOW SUPPLIER SHALL FIELD VERIFY ALL DOOR OPENINGS AND CONTRACTOR SHALL MAKE ALL REQUIRED ADJUSTMENTS TO MASONRY OPENING SIZES TO ACCOMMODATE AVAILABLE DOORS.
- NEW INSTALLATION SHALL BE IN COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS AND F.B.C. REQUIREMENTS.
- WINDOWS & DOOR UNDER SEPARATE PERMIT.
- CONTRACTOR OR HARDWARE SUPPLIER SHALL SUBMIT A HARDWARE SCHEDULE FOR APPROVAL PRIOR TO INSTALLATION.
- ALL DOUBLE DOORS SHALL HAVE MULTI POINT FLUSH BOLT AN ASTRAGAL.
- ALL INTERIOR WOOD DOORS & FRAMES TO RECEIVE CLEAR COAT OF POLYURETHANE FINISH. SUBMIT FINISH SAMPLES.
- ALL INTERIOR DOOR WIDTHS TO BE 13/8" UNLESS OTHERWISE NOTED. INTERIOR DOORS TO BE HOLLOW CORE WOOD DOORS / STAIN GRADE.
- ALL WOOD OR METAL EXTERIOR DOOR WIDTHS TO BE 13/4" UNLESS OTHERWISE NOTED. EXTERIOR METAL DOOR TO BE PREFINISHED STEEL DOOR.
- STOREFRONT FRAMING SHALL BE ALUMINUM E.S.P. COLOR TO BE SELECTED BY OWNER/ARCHITECT AND SHALL COMPLY WITH ALL APPLICABLE MOUNTING CODES AND REGULATIONS.
- SEAL TIGHT WITH BACKER ROD AND SEALANT ALL JOINTS BETWEEN ALUMINUM FRAMING AND ROUGH OPENINGS.
- PROVIDE 1" UNDER CUT TO ALL ROOM DOOR, REFER TO MECHANICAL PLANS.
- ALL NEW INTERIOR DOOR TO BE PRIMED AND PAINTED WITH 2 COATS SEMI-GLOSS PAINT BY BENJAMIN MOORE OR APPROVED EQUAL. COLOR TO BE SELECTED BY OWNER/ARCHITECT.
- ALL FIXED EXTERIOR GLASS PANELS, SHALL REQUIRE PRODUCT CONTROL APPROVAL.
- FOR THRESHOLDS REFER TO SHEET AS.1, DOOR JAMB ANCHORED DETAIL REFER TO SHEET AS.1
- ALL DOOR CORE TO BE HOLLOW OTHERWISE NOTED.
- 90 MIN. FIRE RATED DOOR FOR EXIT STAIRS.
- FIELD VERIFY ALL ROUGH OPENINGS PRIOR TO ORDERING DOORS.
- STORE FRONT SYSTEM TO BE CLEAR ANODIZED ALUMINUM INSULATED GLAZING BY KAWNEER OR EQUAL APPROVED.

**HARDWARE NOTES**

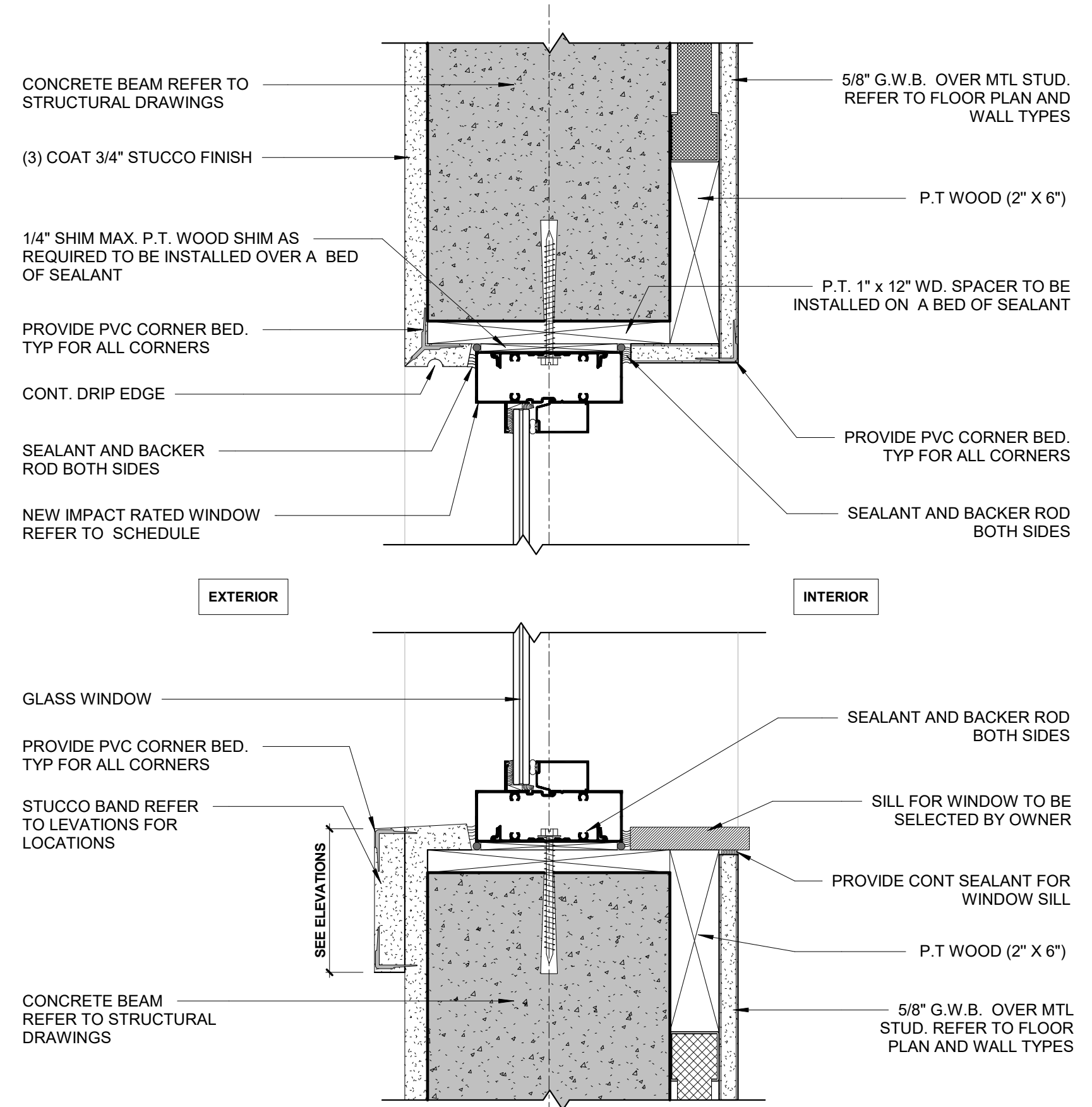
- CONTRACTOR SHALL PROVIDE ALL HARDWARE INCLUDING BUT NOT LIMITED TO: BUTTS, LOCKS, SELF-CLOSER, HOLDERS, DOOR STOPS, THRESHOLDS, KICK PLATES, PUSH PLATES, PULLS AND TEMPLATES AS APPLICABLE. DOOR LOCKS SHALL BE MANUFACTURED BY SCHLAGE OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE A COMPLETE HARDWARE SCHEDULE TO BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PROCUREMENT OF ITEMS.
- ALL HARDWARE SHALL BE LEVER TYPE AND SHALL MEET ALL REQUIREMENTS ACCORDING TO SECTION 404.2.7 OF THE FLORIDA ACCESSIBILITY CODE 2012.
- PROVIDE CLOSING COORDINATOR FOR ALL DOOR PAIRS EQUIPPED WITH SELF CLOSING DEVICE.
- HARDWARE SCHEDULE SHALL BE COORDINATE WITH THE WALL FIRE RATING ASSEMBLY. SEE LIFE SAFETY PLANS.
- HARDWARE SCHEDULE SHALL BE PROVIDE ALL THE NECESSARY PANIC & CLOSER DEVICES TO MEET THE LIFE SAFETY REQUIREMENTS.
- ALL HARDWARE TO BE SCHLAGE OR EQUAL APPROVED, CONTRACTOR TO CONSULT OWNER FOR DESIRED HARDWARE FINISH.
- ALL NEW DOORS SHALL HAVE 1 1/2" PAIR OF HINGES OR AS RECOMMENDED BY MANUFACTURER.
- PROVIDE ALLOWANCE FOR ALL HARDWARE.
- CONTRACTOR SHALL DEVELOP AND FURNISH A FINAL DOOR & DOOR HARDWARE SCHEDULE & SUBMIT SAME TO OWNER AND ARCHITECT FOR REVIEW AND APPROVAL

**SECURITY NOTES (BURGLARY SECURITY & FORCED ENTRY)**

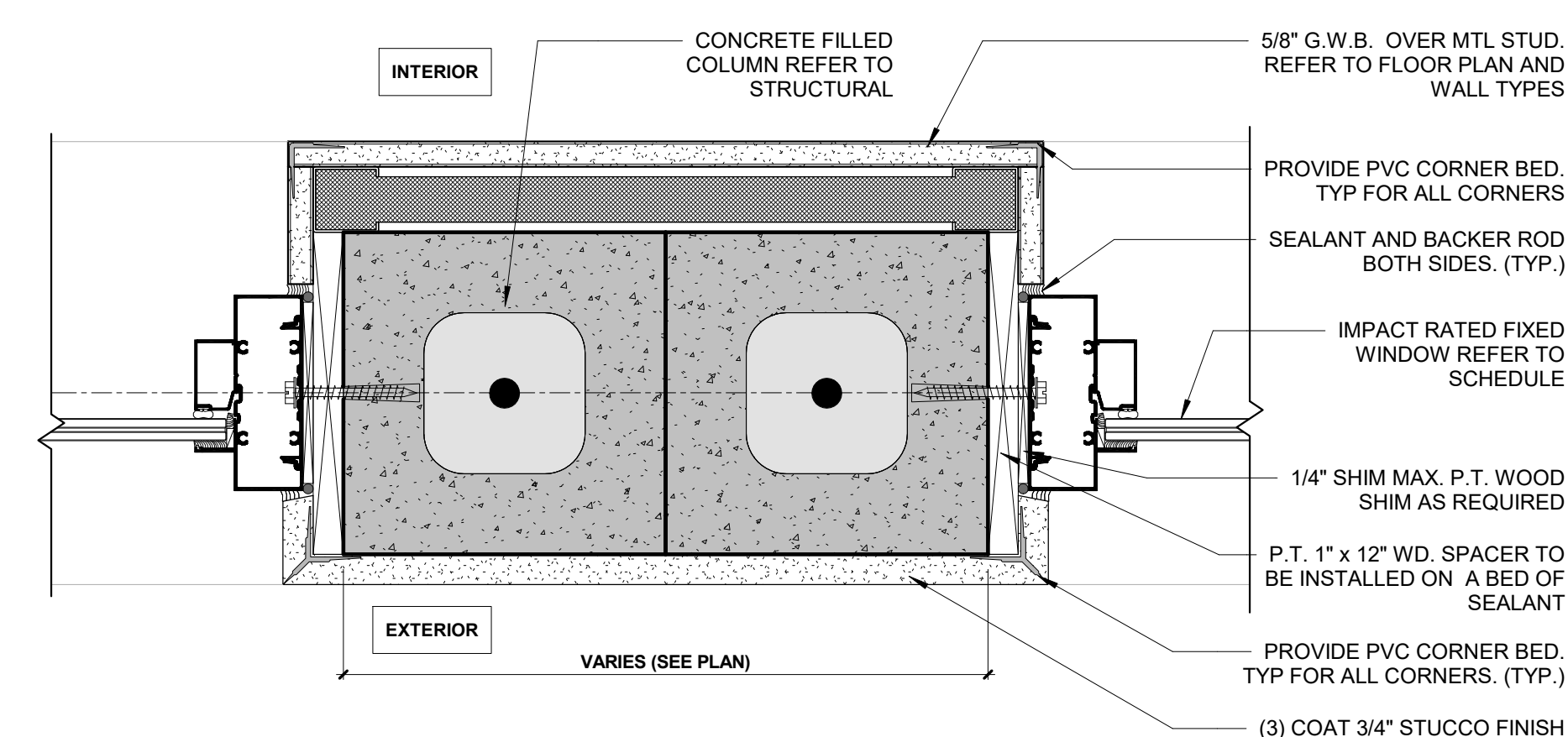
- ALL LOCKS AND EXTERIOR DOORS: SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LB. APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH THE RESISTANCE STANDARDS SET FORTH IN THE BUILDING CODE BOOK.
- ALL SINGLE EXTERIOR SWING DOOR: SHALL HAVE A LOCK TO BE KEY OPERATED FROM EXTERIOR WITH A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLTS WITH INSERTS.
- HINGES ON EXTERIOR OFFSET TYPE SWING DOORS: PROVIDE MIN. 3 HINGES PER DOOR W/ SECURITY NON REMOVABLE HINGES BY STANLEY OR APPROVED EQUAL.
- JAMBS ON ALL EXTERIOR OFFSET TYPE DOORS IN SWING DOORS: SHALL BE RABBETED, OR OF SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.
- SINGLE SWINGING EXTERIOR DOORS: IF WOOD SHALL BE OF SOLID CORE OF NO LESS THAN 1-3/8" THICK.
- EXTERIOR WINDOWS: SHALL BE LOCKED WITH DEVICE IN THE INSIDE CAPABLE OF WITH STANDING A FORCE OF 150 LBS APPLIED IN AN OPERABLE.
- WINDOW SUB-BUCKS: SHALL BE OF TREATED MATERIAL AT LEAST 2" NOMINAL THICKNESS & SECURED IN AT LEAST 6 POINTS ON EACH LEG WITH 3" OR EQUIVALENT FASTENERS.
- CLOSET DOOR: EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER NFPA 101
- BATHROOM DOOR: EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER NFPA 101

**GLAZING MATERIAL**

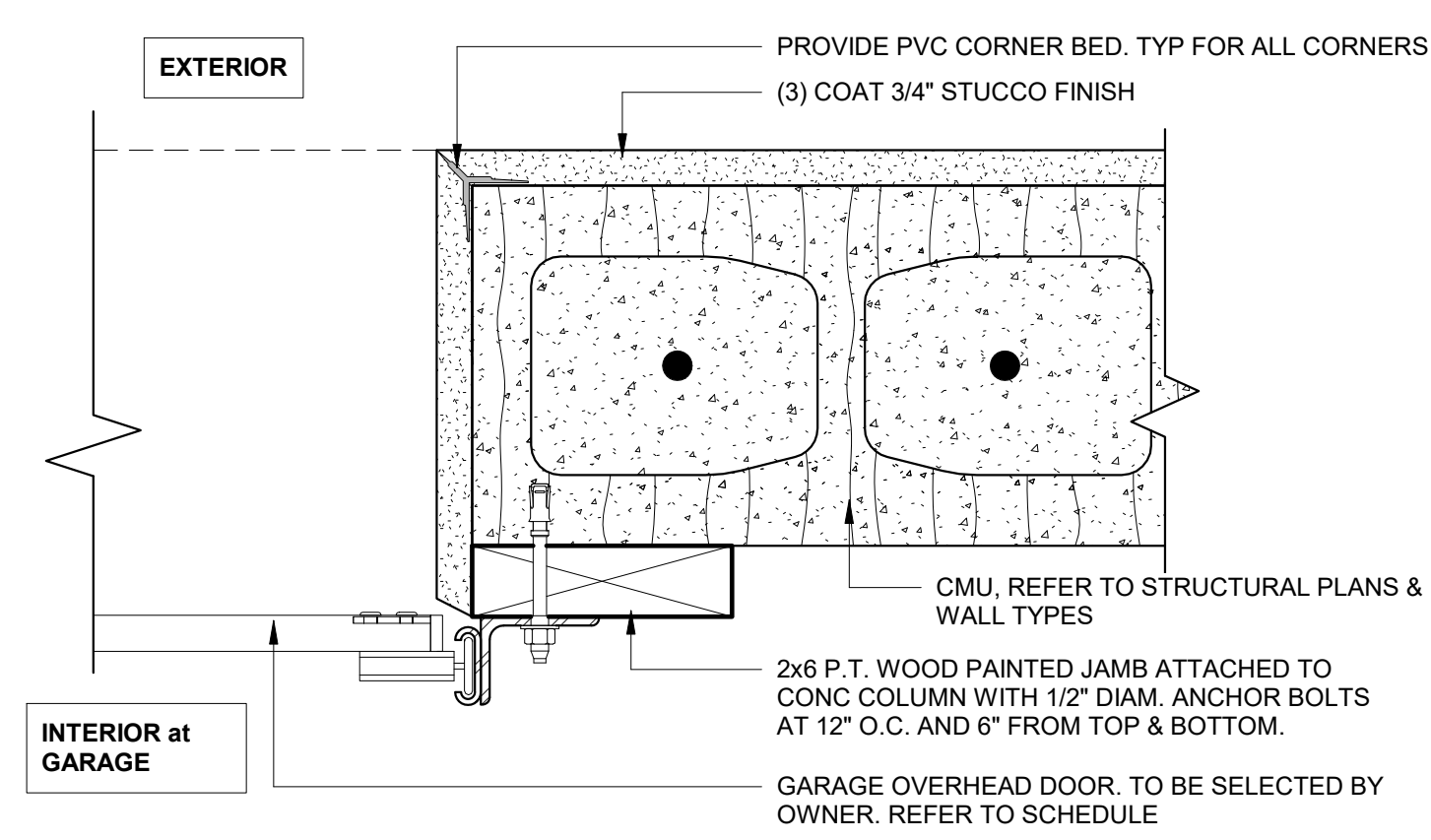
- STORE FRONT GLAZING TO BE CLEAR, NON-TINTED, NON REFLECTIVE.
- REFER TO SPECIFIC N.O.A. FOR GLAZING MINIMUM THICKNESS AND SHADING COEFFICIENT.
- GLAZING SHALL MEET ASCE 7-88 AND/OR APPLICABLE CODES AND REGULATIONS, ALL IMPACT GLASS UNDER SEPARATE PERMIT.
- GLAZING AT STORE FRONT SHALL BE CATEGORY SAFETY GLAZING, BALCONIES/TERRACES GLAZING REQUIRE TEST ANSI Z97.1-1984.
- GLASS NOTE  
MANUFACTURER: VIRACOM (OR EQUAL APPROVED)  
GLASS: Low-E CLEAR  
U FACTOR: 0.50  
SHGC: 0.25  
Refer to Mechanical Calculations
- GLASS COLOR NOTE  
GROUND FLOOR AND MEZZANINE LEVELS  
"OPT/WHITE" (24) VIRACOM (OR EQUAL APPROVED)  
2ND FLOOR UP TO 5TH FLOOR  
"GRAY" (3) VIRACOM (OR EQUAL APPROVED)



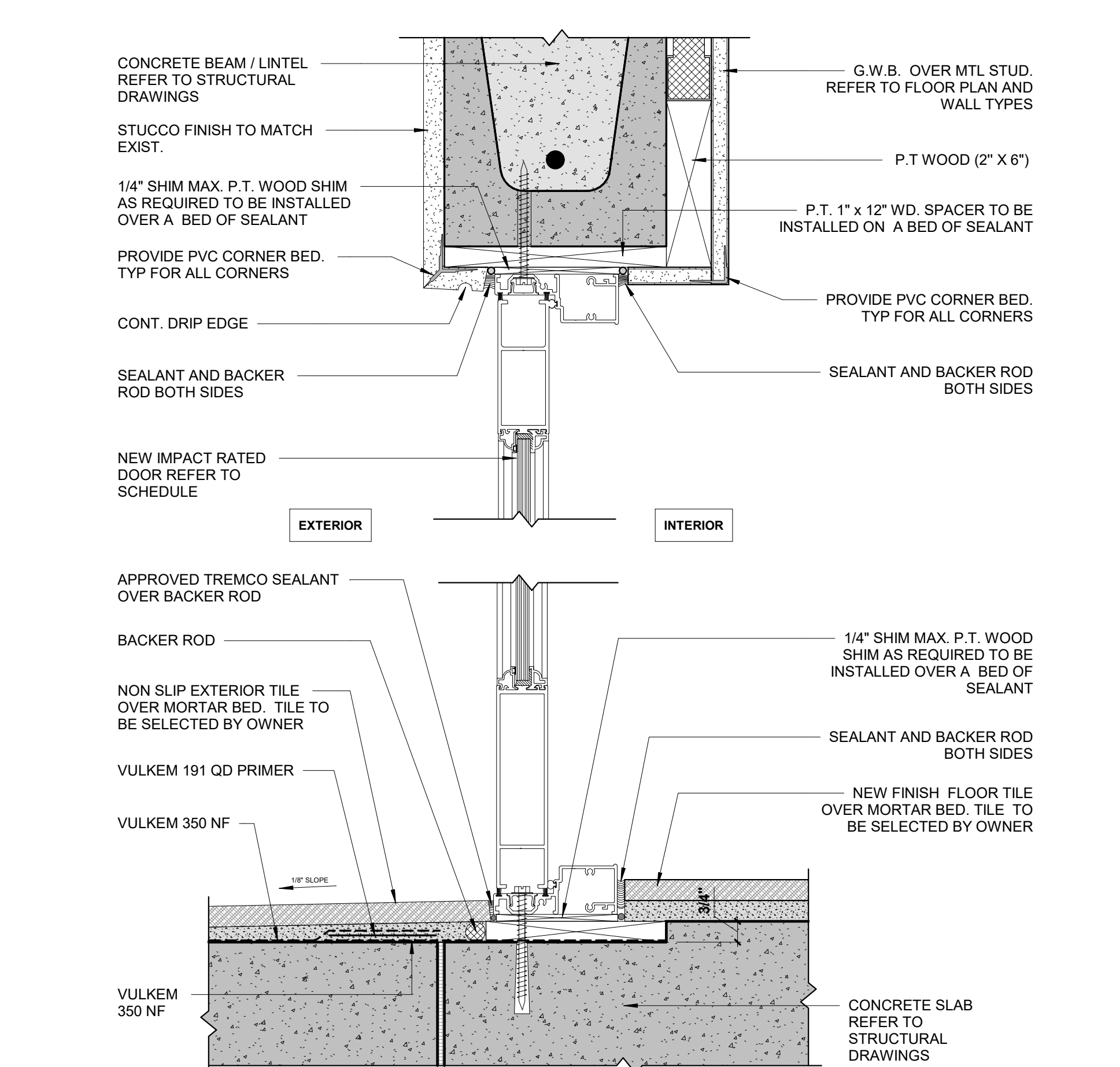
**5 FIXED WINDOW HEAD & SILL DETAIL (TYP.)**  
SCALE: 3" = 1'-0"



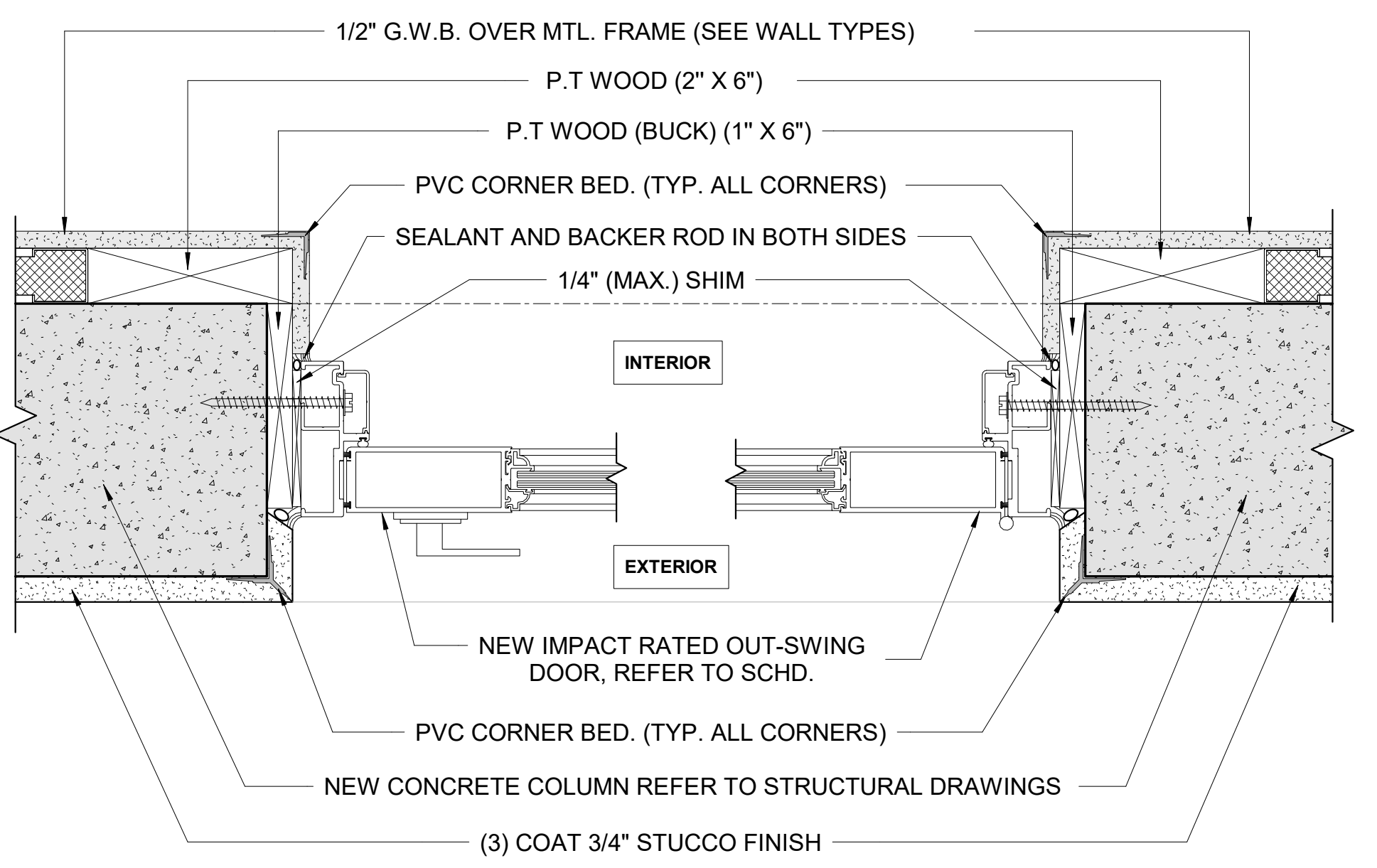
**4 FIXED WINDOW JAMB DETAIL**  
SCALE: 3" = 1'-0"



**3 OVERHEAD DOOR JAMB DETAIL (TYP.)**  
SCALE: 3" = 1'-0"



**1 EXTERIOR DOOR HEAD & SILL DET. (TYP.)**  
SCALE: 3" = 1'-0"



**2 OUT-SWING DOOR JAMB DETAIL (TYP.)**  
SCALE: 3" = 1'-0"

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REVISIONS:

No.	Description	Date

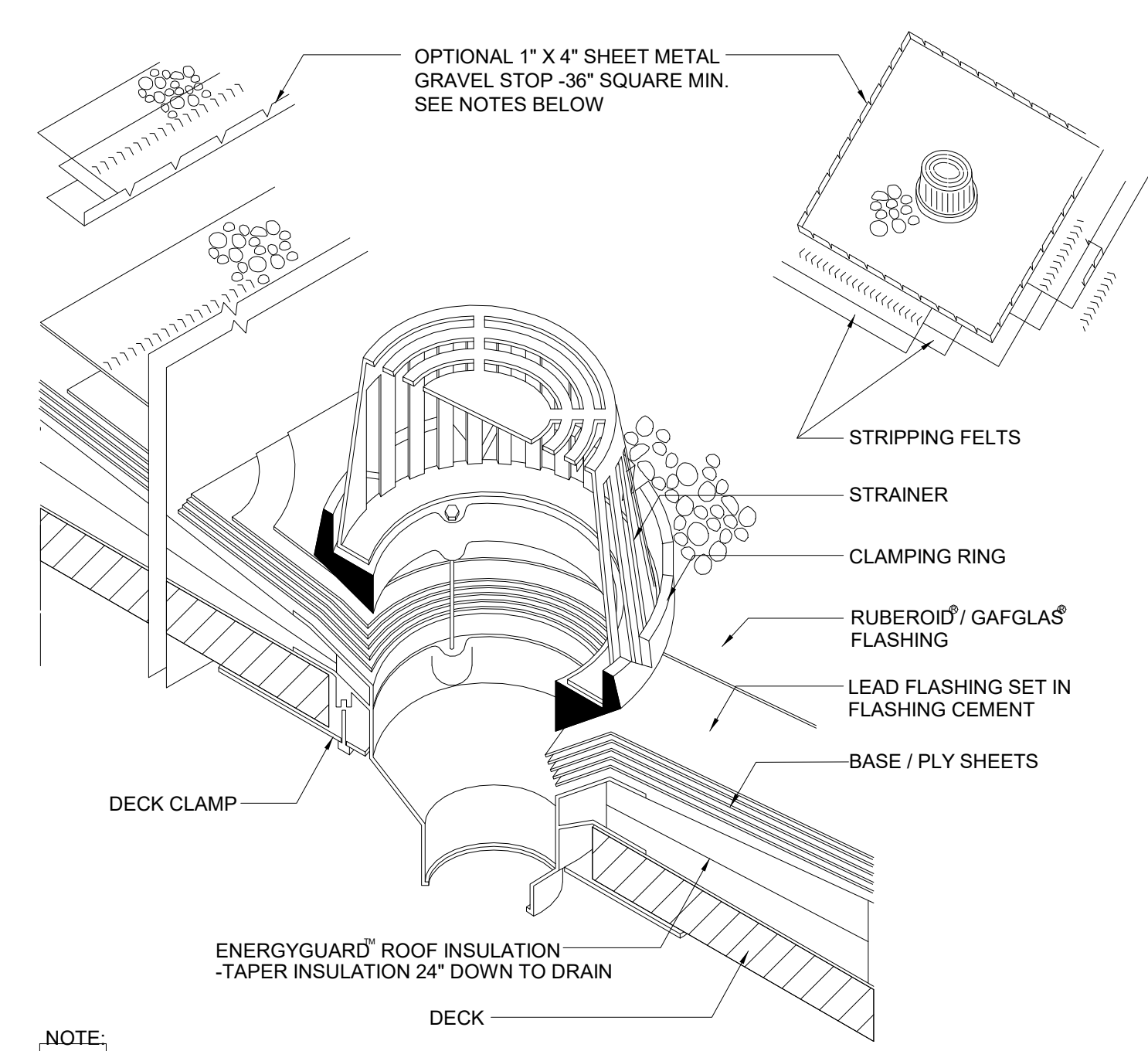
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SEAL:

SIGNATURE:  
MARSHALL BELLIN PRATT, AIA  
GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

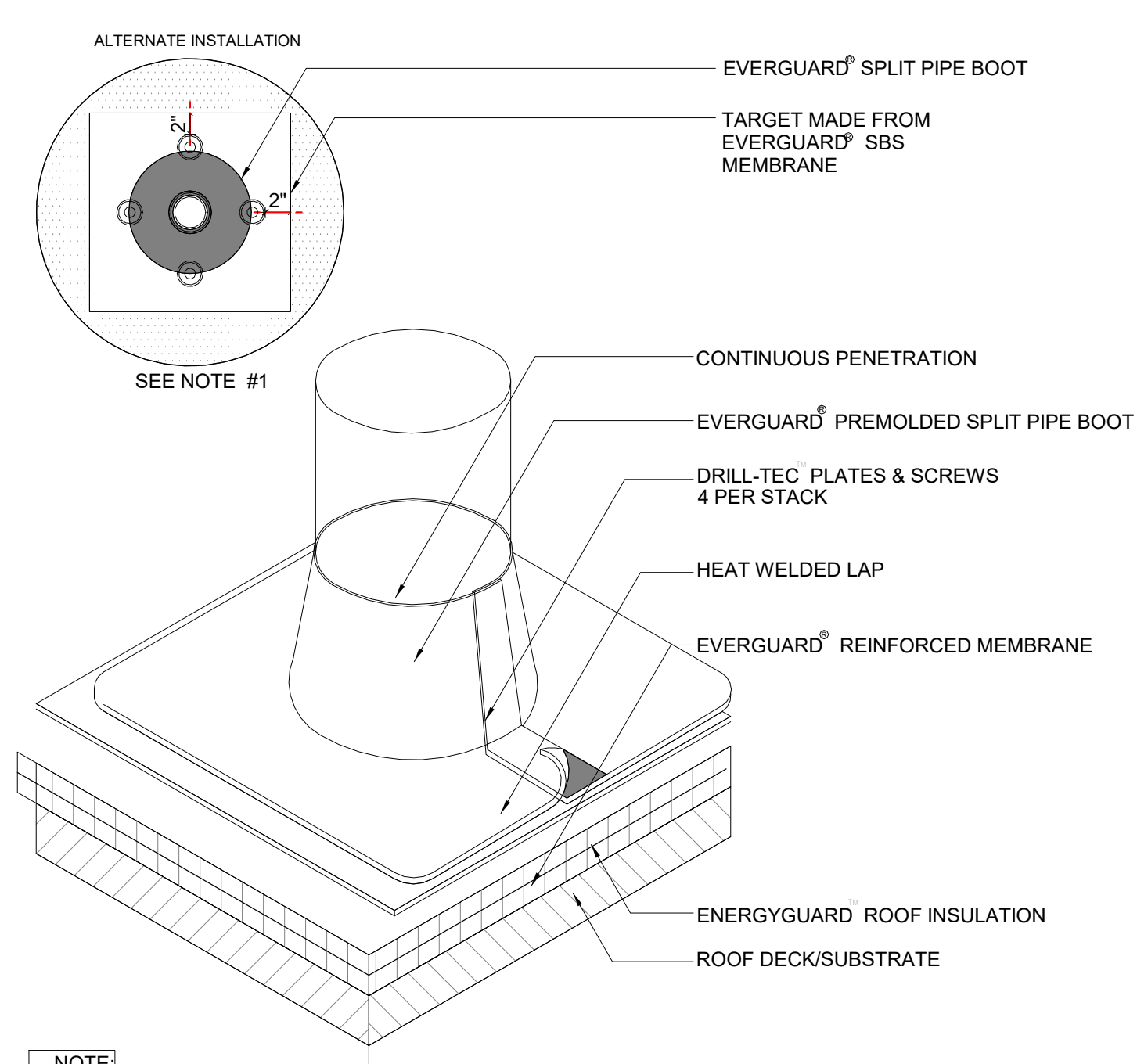
SHEET TITLE:  
**Roof Details**

SCALE: As indicated  
SHEET No.:  
**A5.4**



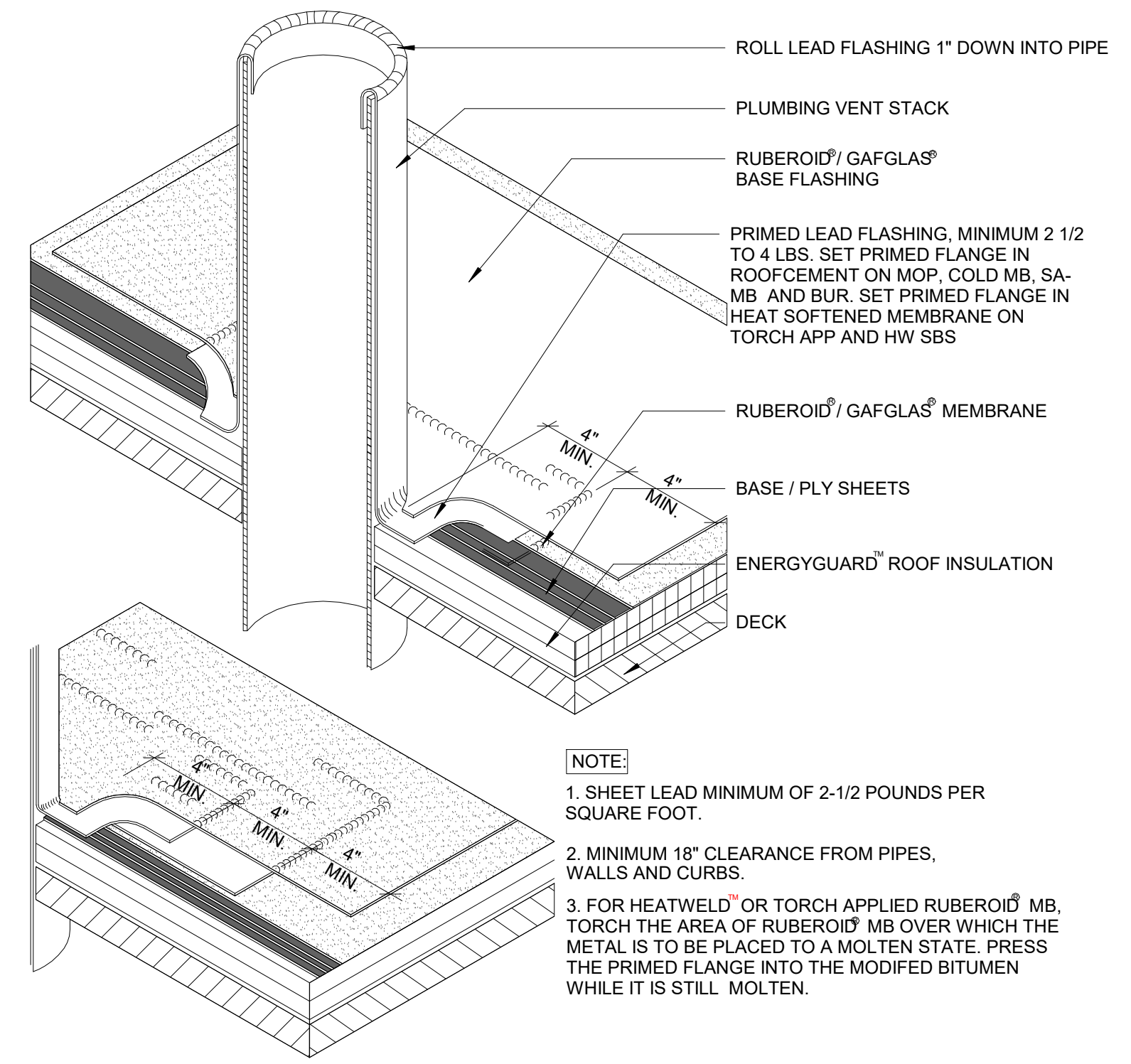
- NOTE:
1. MINIMUM 30" SQUARE, 2-1/2-LB. TO 4-LB. LEAD OR 16 OZ. SOFT COPPER FLASHING, SET PRIMED FLANGE IN ROOF CEMENT IN MOP MB, SA MB, COLD MB OR BUR. SET PRIMED FLANGE IN HEAT SOFTENED MEMBRANE ON TORCH APP OR HW SBS SYSTEMS. PRIME TOP SURFACE BEFORE STRIPPING.
  2. MEMBRANE PLIES, METAL FLASHING AND FLASHING PLIES EXTEND UNDER CLAMPING RING.
  3. STRIPPING FELTS-EXTEND 4" AND 8" BEYOND EDGE OF FLASHING SHEET, BUT NOT BEYOND

**3 ROOF DRAIN DETAIL ISOMETRIC VIEW**  
SCALE: 1 1/2" = 1'-0"



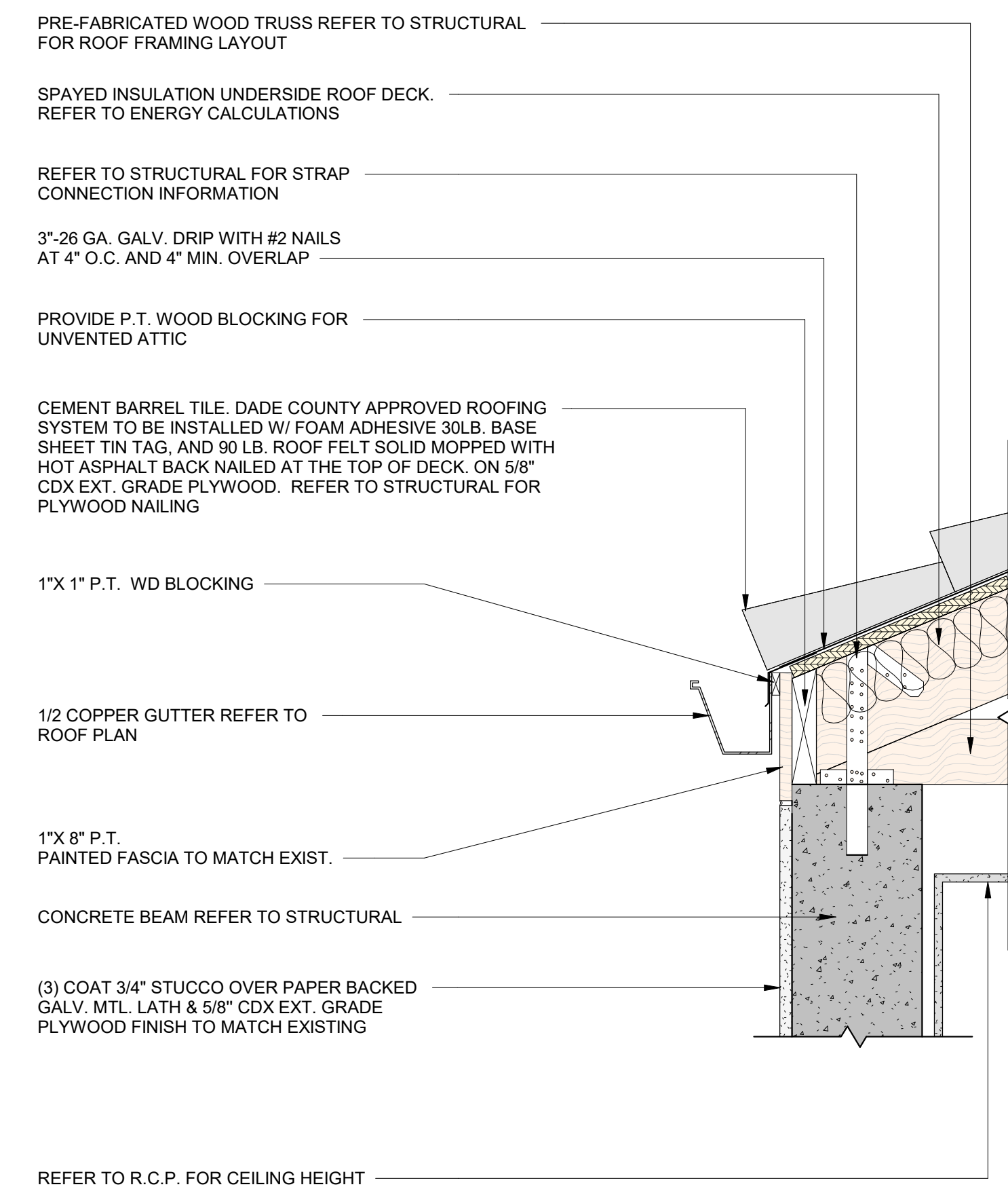
- NOTE:
1. IF THE PLATES AND FASTENERS INTRUDE INTO BOOT FLANGE AREA, THEN A TARGET MUST FIRST BE INSTALLED OVER PLATES AND FASTENERS BEFORE BOOT INSTALLATION.
  2. APPLY EVERGUARD SBS CUT EDGE SEALANT TO ALL CUT REINFORCED SBS EDGES (REFER TO DETAIL MA/FA/BA 115).

**2 SPLIT PIPE BOOT DETAIL**  
SCALE: 1 1/2" = 1'-0"



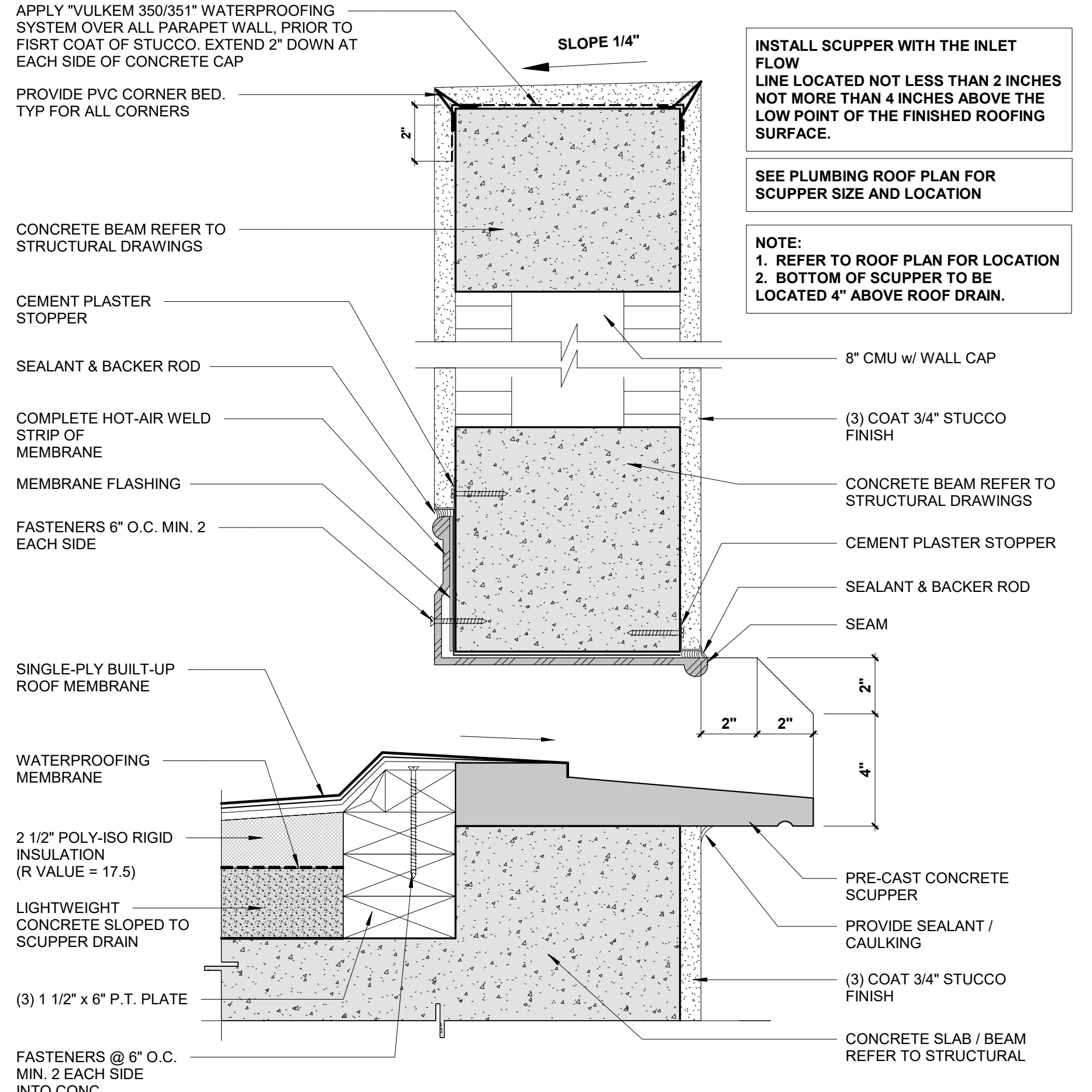
- NOTE:
1. SHEET LEAD MINIMUM OF 2-1/2 POUNDS PER SQUARE FOOT.
  2. MINIMUM 18" CLEARANCE FROM PIPES, WALLS AND CURBS.
  3. FOR HEATWELD OR TORCH APPLIED RUBEROID MB, TORCH THE AREA OF RUBEROID MB OVER WHICH THE METAL IS TO BE PLACED TO A MOLTEN STATE. PRESS THE PRIMED FLANGE INTO THE MODIFIED BITUMEN WHILE IT IS STILL MOLTEN.

**1 VENT STACK FLASHING DETAIL**  
SCALE: 1 1/2" = 1'-0"

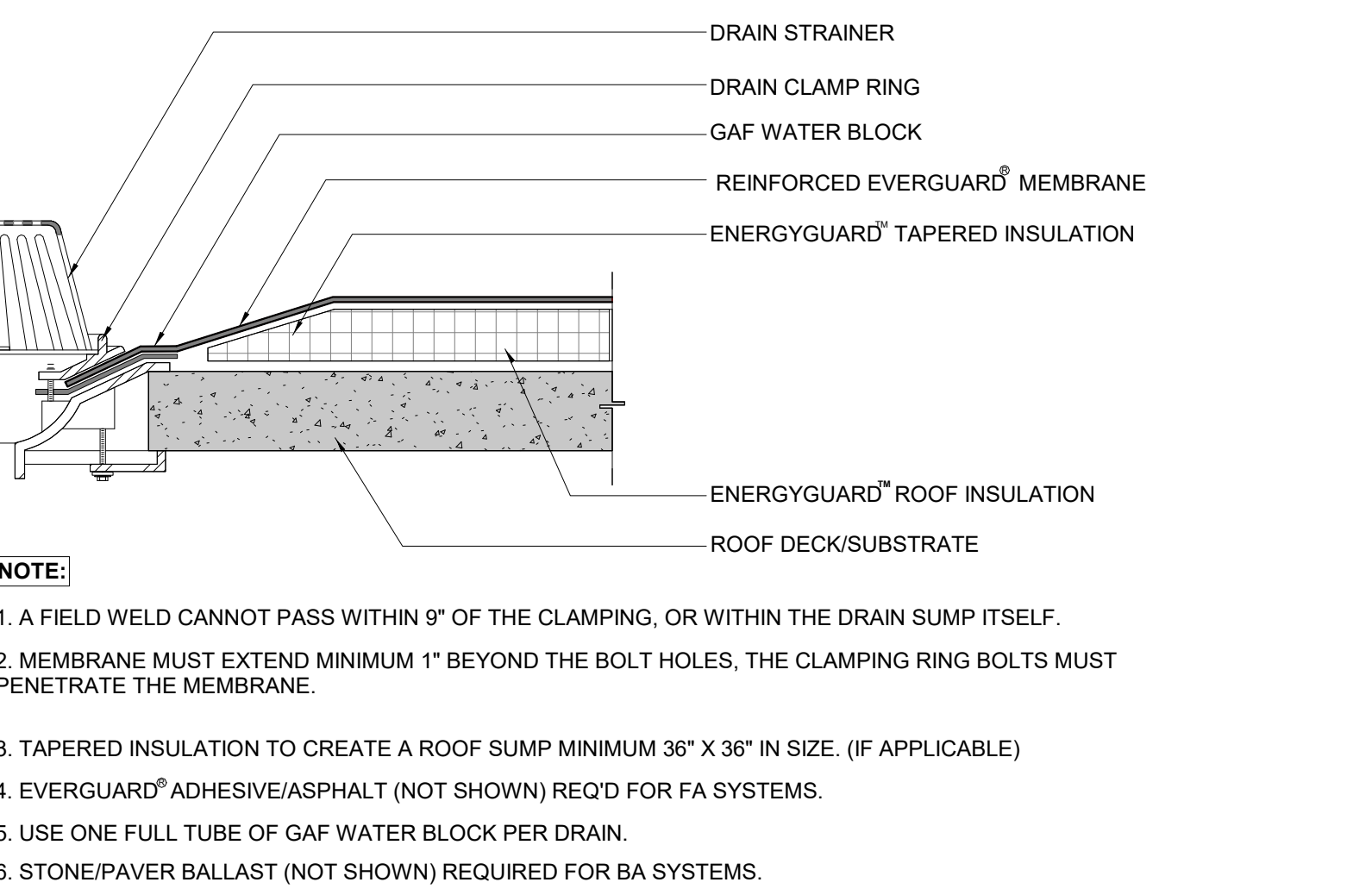


REFER TO R.C.P. FOR CEILING HEIGHT

**7 ROOF OVERHANG DETAIL (TYP.)**  
SCALE: 1 1/2" = 1'-0"

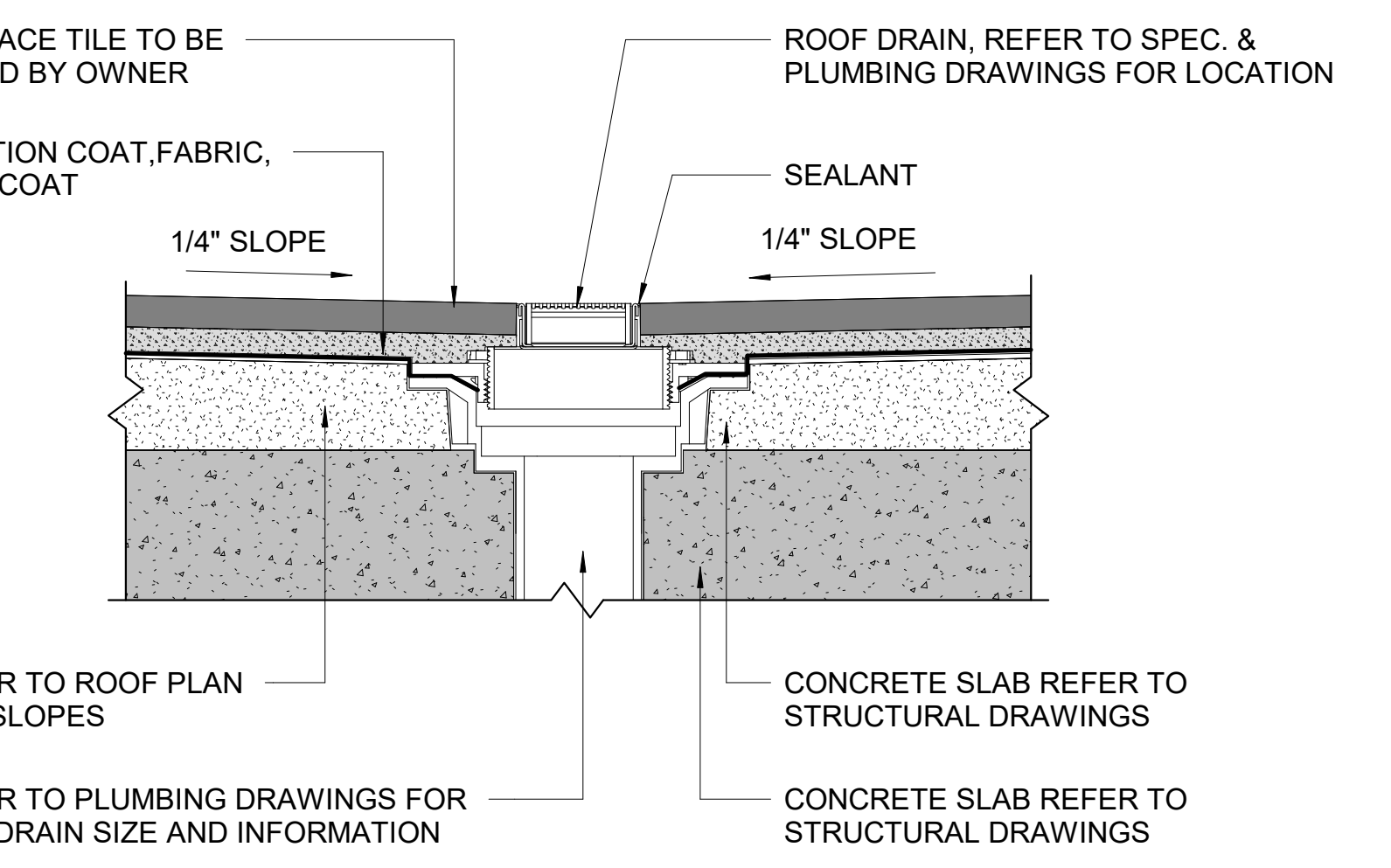


**6 PRE-CAST CONCRETE OVERFLOW SCUPPER DETAIL**  
SCALE: 3" = 1'-0"

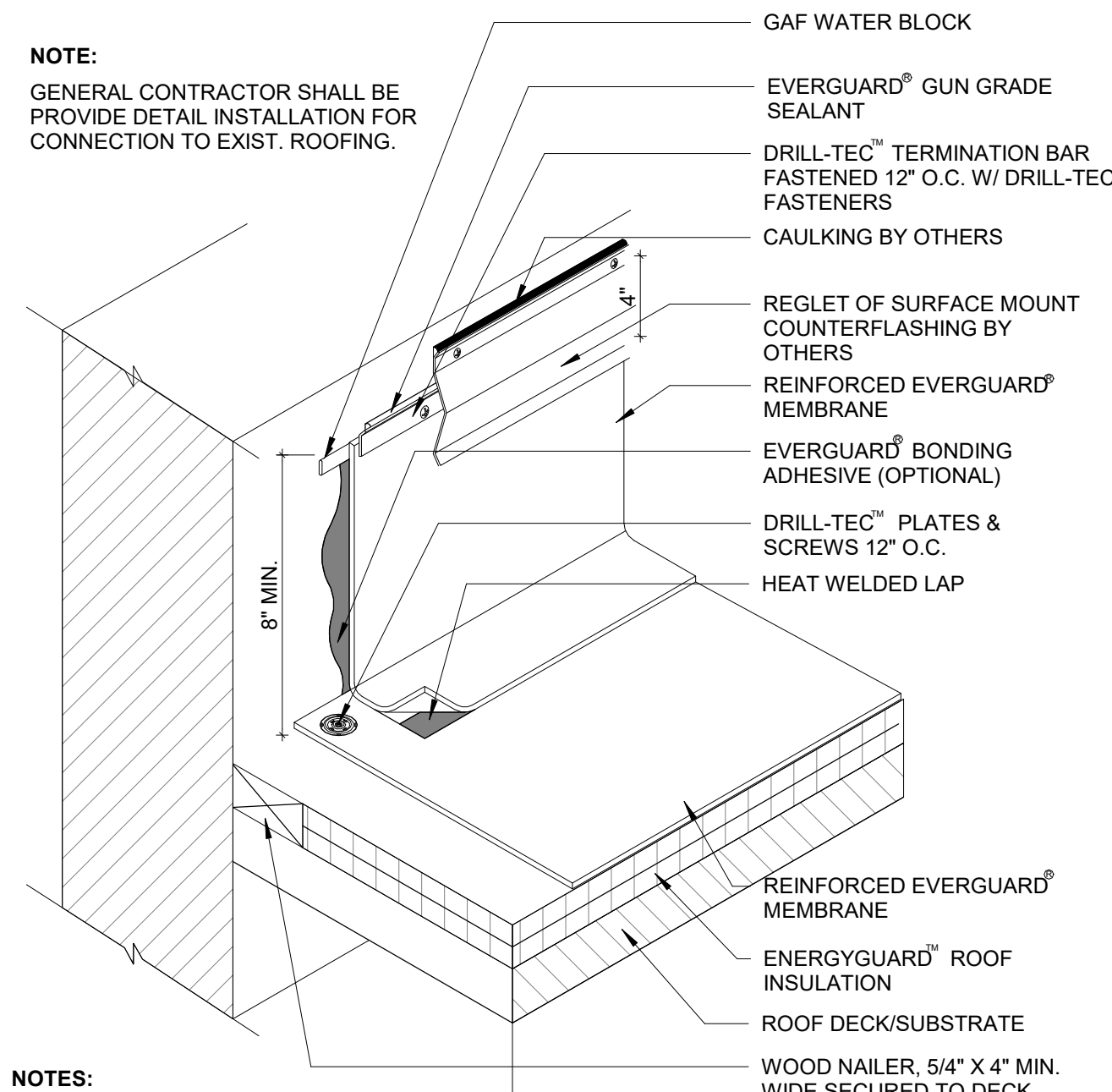


- NOTE:
1. A FIELD WELD CANNOT PASS WITHIN 9" OF THE CLAMPING, OR WITHIN THE DRAIN SUMP ITSELF.
  2. MEMBRANE MUST EXTEND MINIMUM 1" BEYOND THE BOLT HOLES, THE CLAMPING RING BOLTS MUST PENETRATE THE MEMBRANE.
  3. TAPERED INSULATION TO CREATE A ROOF SUMP MINIMUM 36" X 36" IN SIZE. (IF APPLICABLE)
  4. EVERGUARD ADHESIVE/ASPHALT (NOT SHOWN) REQ'D FOR FA SYSTEMS.
  5. USE ONE FULL TUBE OF GAF WATER BLOCK PER DRAIN.
  6. STONE/PAVER BALLAST (NOT SHOWN) REQUIRED FOR BA SYSTEMS.

**4 ROOF DRAIN DETAIL (TYP.)**  
SCALE: 1 1/2" = 1'-0"

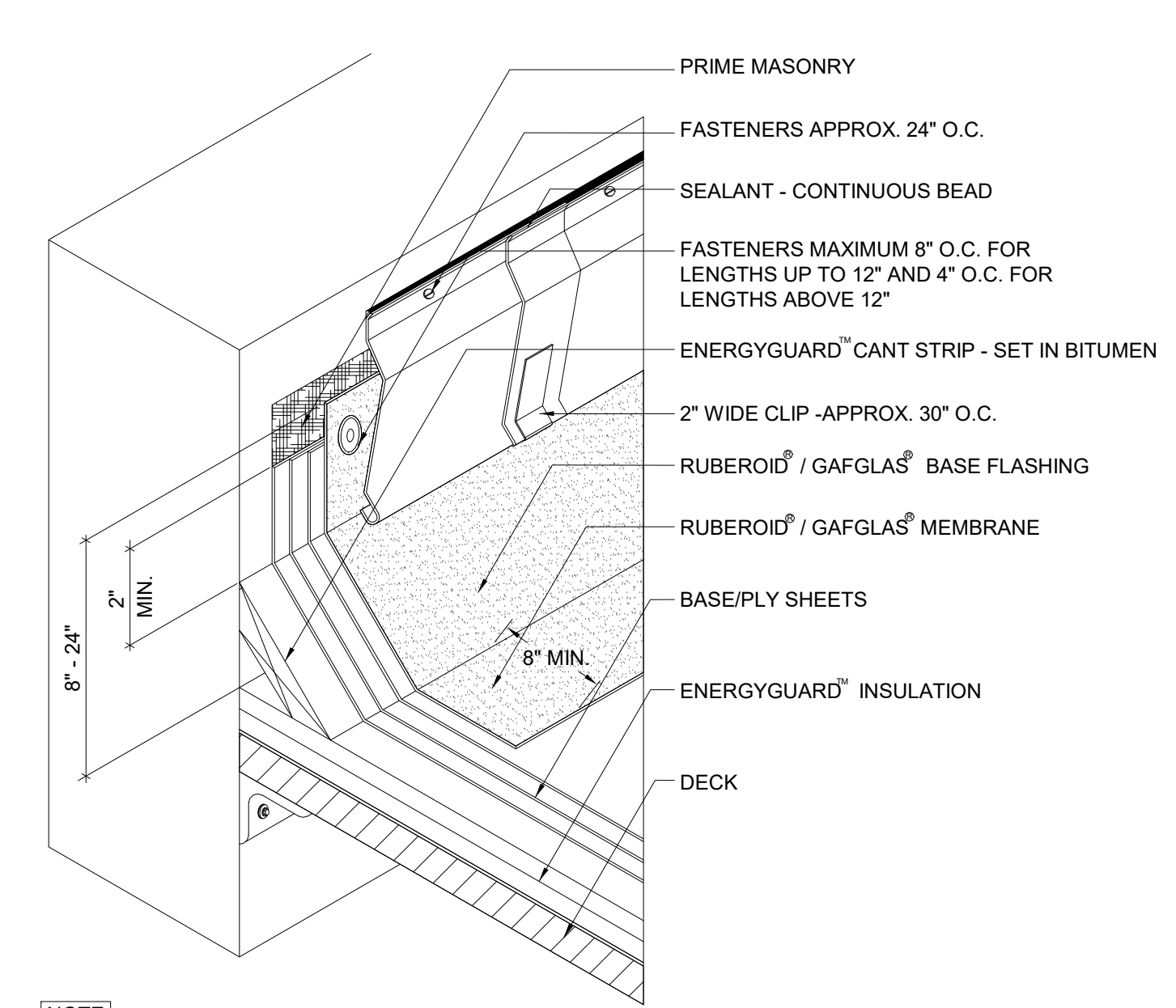


**5 FLOOR DRAIN DETAIL & TERRACE**  
SCALE: 3" = 1'-0"



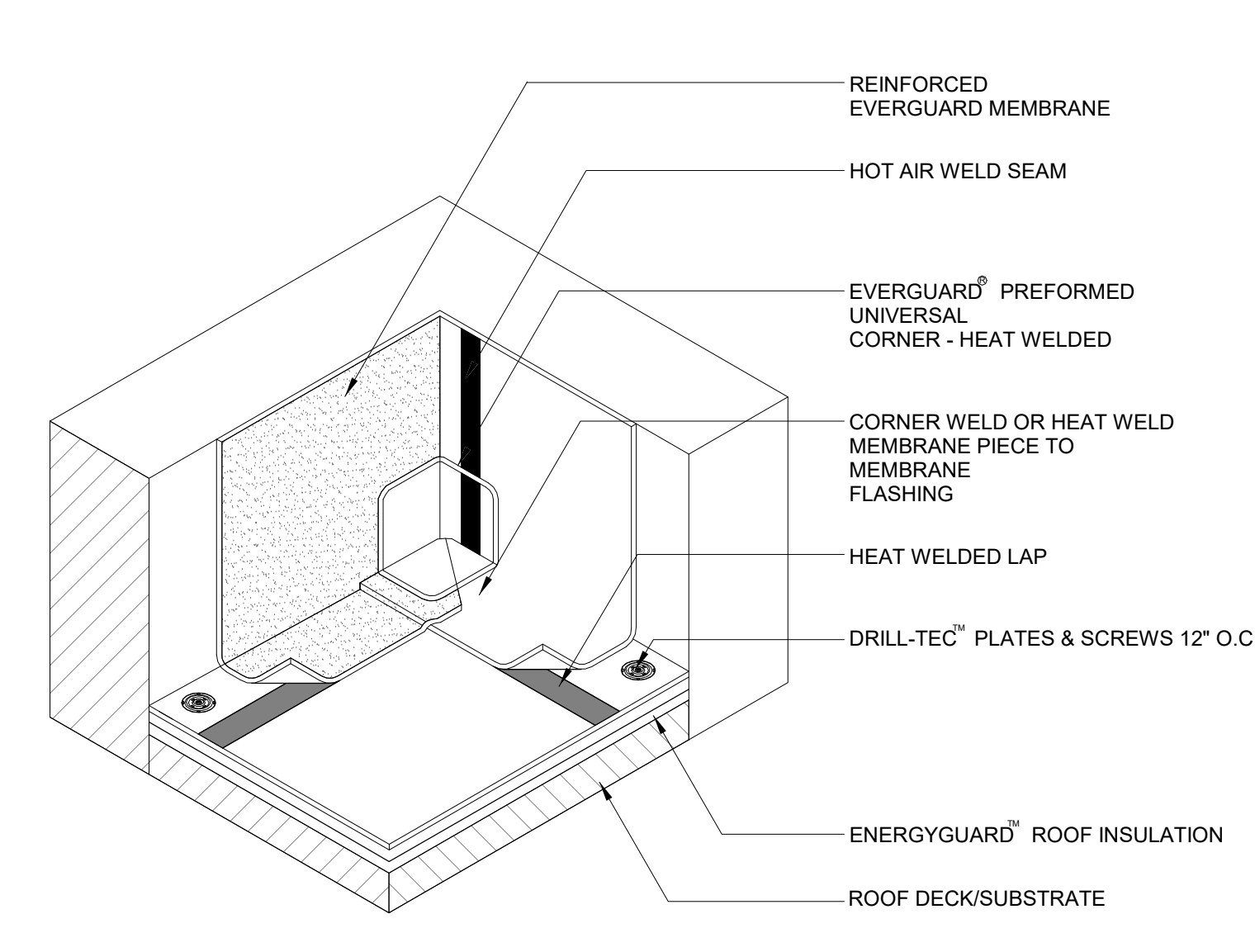
- NOTE:**  
GENERAL CONTRACTOR SHALL BE PROVIDE DETAIL INSTALLATION FOR CONNECTION TO EXIST. ROOFING.
- NOTES:**
1. THE FOLLOWING APPLIES FOR MA SYSTEMS ONLY: FOR INSULATION THICKNESSES GREATER THAN 8" CONTACT GAF CONTRACTOR SERVICES FOR ALTERNATE ATTACHMENT REQUIREMENTS. THESE METHODS MAY INCLUDE THE USE OF A HARD BOARD COVERING THE ASSEMBLY.
  2. PLATES & SCREWS 6" O.C. REQ'D FOR BA SYSTEMS.
  3. COUNTERFLASHING REQUIRED FOR 20 YEAR SYSTEM.
  4. APPLY EVERGUARD<sup>®</sup> SBS AND PVC CUT EDGE SEALANT TO ALL CUT REINFORCED SBS AND PVC EDGES ( REFER TO DETAIL MA/BA/FA 115 ).

**1 PARAPET WALL FLASHING DETAIL**  
SCALE: 1 1/2" = 1'-0"



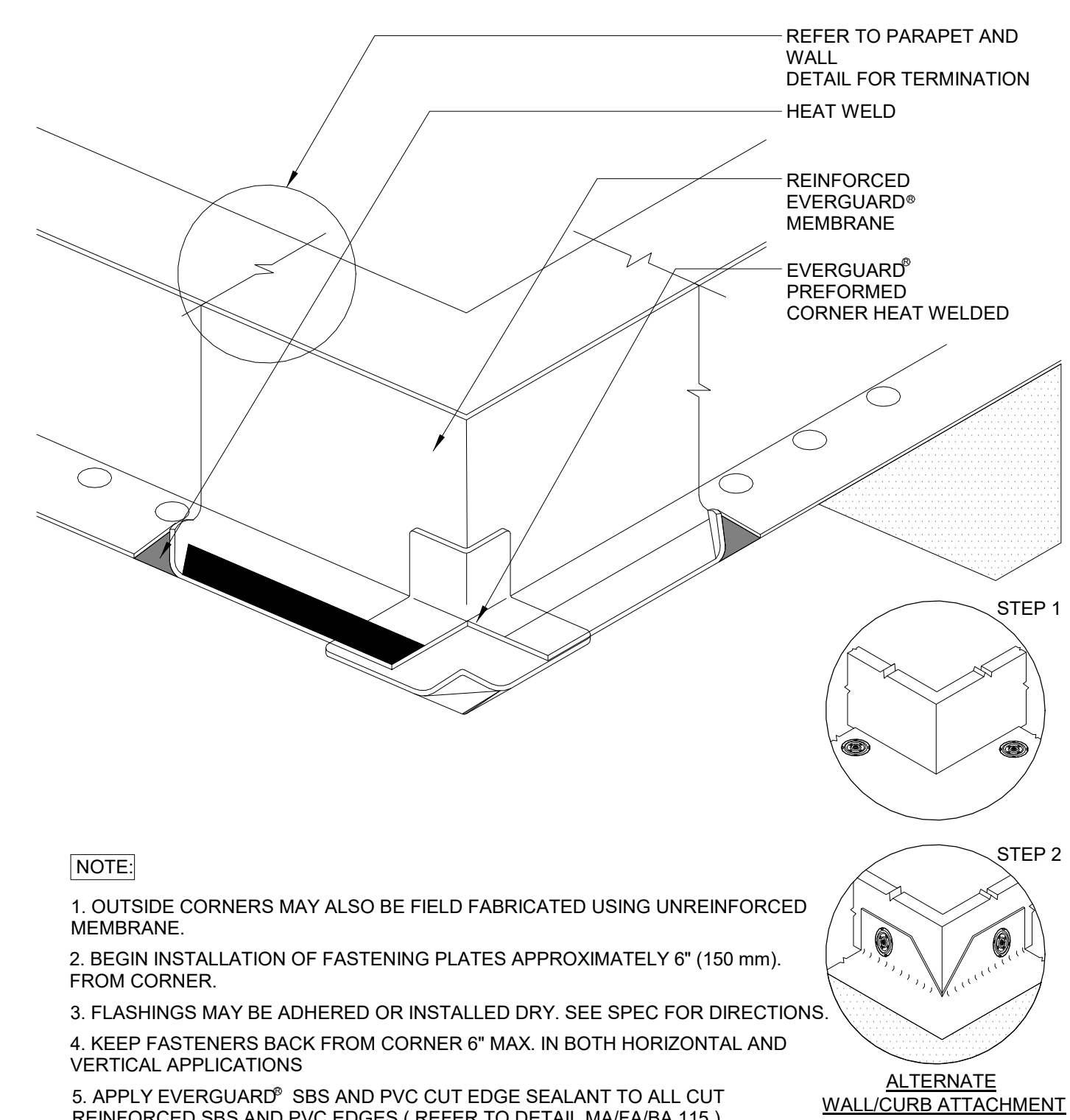
- NOTE:**
1. WHEN PARAPET WALL EXCEEDS 24" IN HEIGHT, REFER TO DETAIL MB/BUR 6, "HIGH PARAPET WALL."
  2. MASONRY WALLS TO BE PRIMED PRIOR TO FLASHING. WOOD WALLS REQUIRE BASE SHEET NAILED TO WALL 8" O.C. ALONG TOP AND LAPS AND 8" O.C. THROUGHOUT THE FIELD OF THE BASE SHEET ON THE WALL.
  3. BASE FLASHING ON ALL 15 AND 20 YEAR GUARANTEE SYSTEMS MUST HAVE A BASE PLY. REFER TO FLASHING MEMBRANE APPLICATION AND FLASHING SPECIFICATION PLATES.
  4. SEALANT AT TOP OF SURFACE MOUNTED COUNTER FLASHING IS A MAINTENANCE ITEM AND MUST BE MAINTAINED THROUGHOUT THE LIFE OF THE ROOF TO ENSURE A WATER TIGHT SEAL

**3 WALL FLASHING DETAIL**  
SCALE: 1 1/2" = 1'-0"



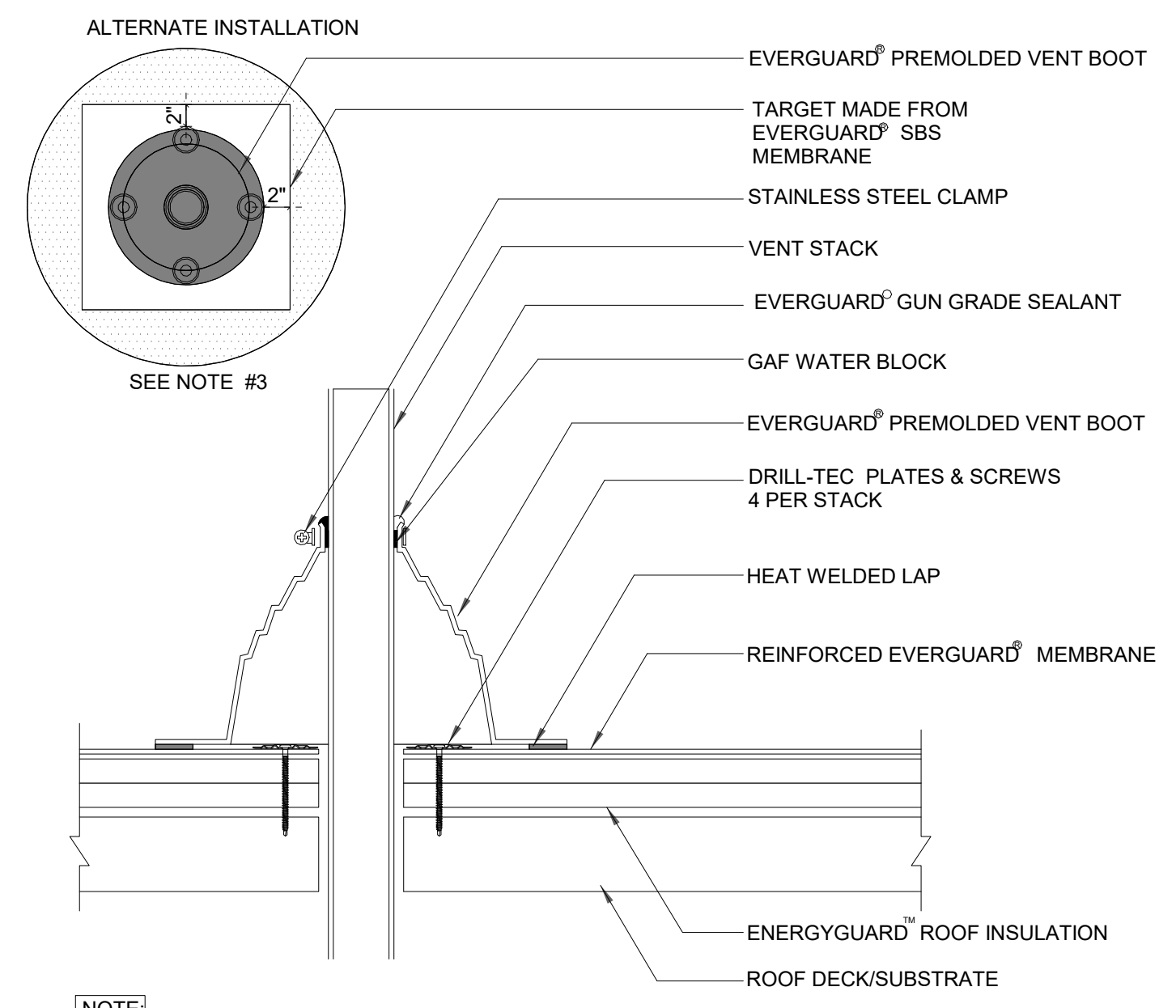
- NOTE:**
1. THE FOLLOWING APPLIES FOR MA SYSTEMS ONLY: FOR INSULATION THICKNESSES GREATER THAN 8", CONTACT GAF CONTRACTOR SERVICES FOR ALTERNATE ATTACHMENT REQUIREMENTS. THESE METHODS MAY INCLUDE THE USE OF A HARD BOARD COVERING THE ASSEMBLY.
  2. INSIDE CORNERS MAY ALSO BE FIELD FABRICATED USING UNREINFORCED MEMBRANE.
  3. PLATES & SCREWS 6" O.C. REQ'D FOR BA SYSTEMS.
  4. APPLY EVERGUARD<sup>®</sup> SBS AND PVC CUT EDGE SEALANT TO ALL CUT REINFORCED SBS AND PVC EDGES ( REFER TO DETAIL MA/BA/FA 115 ).

**5 INSIDE PREFORMED CORNER DETAIL**  
SCALE: 1 1/2" = 1'-0"



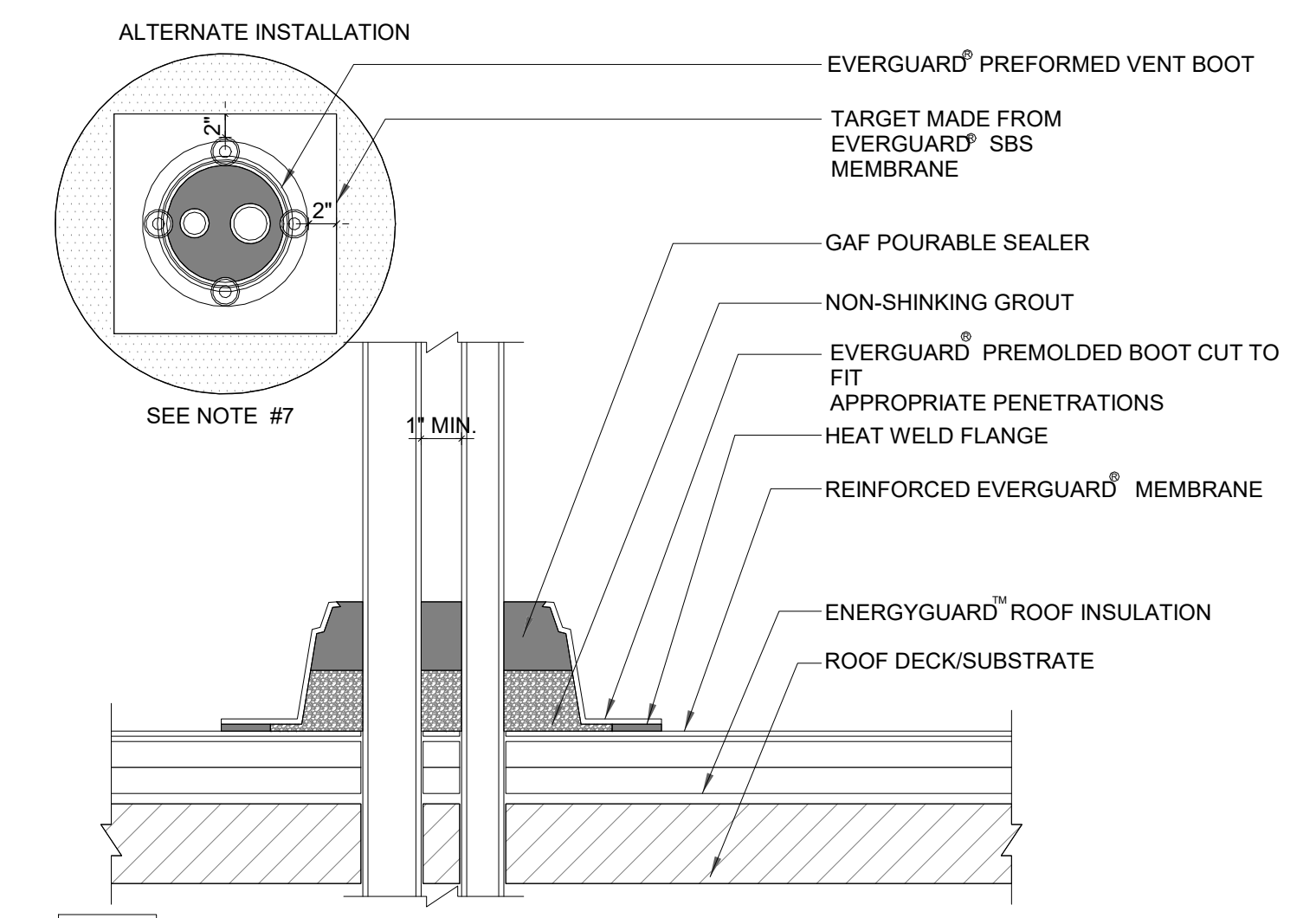
- NOTE:**
1. OUTSIDE CORNERS MAY ALSO BE FIELD FABRICATED USING UNREINFORCED MEMBRANE.
  2. BEGIN INSTALLATION OF FASTENING PLATES APPROXIMATELY 6" (150 mm) FROM CORNER.
  3. FLASHINGS MAY BE ADHERED OR INSTALLED DRY. SEE SPEC FOR DIRECTIONS.
  4. KEEP FASTENERS BACK FROM CORNER 6" MAX. IN BOTH HORIZONTAL AND VERTICAL APPLICATIONS
  5. APPLY EVERGUARD<sup>®</sup> SBS AND PVC CUT EDGE SEALANT TO ALL CUT REINFORCED SBS AND PVC EDGES ( REFER TO DETAIL MA/BA/FA 115 ).
- ALTERNATE WALL/CURB ATTACHMENT**

**2 OUTSIDE PREFORMED CORNER DETAIL**  
SCALE: 1 1/2" = 1'-0"



- NOTE:**
1. DO NOT CUT PREMOLDED BOOT. IT MUST BE PULLED OVER VENT PIPE.
  2. SBS SELF-ADHERED PIPE BOOTS AND PRIMER MAY BE USED WITH SBS SYSTEMS FOR UP TO A 15 YEAR GUARANTEE.
  3. IF THE PLATES AND FASTENERS INTRUDE INTO BOOT FLANGE AREA, THEN A TARGET MUST FIRST BE INSTALLED OVER PLATES AND FASTENERS BEFORE BOOT INSTALLATION.
  4. APPLY EVERGUARD<sup>®</sup> SBS AND PVC CUT EDGE SEALANT TO ALL CUT REINFORCED SBS AND PVC EDGES (REFER TO DETAIL MA/BA/FA 115).

**4 PRE-MOLDED VENT BOOT FLASHING**  
SCALE: 1 1/2" = 1'-0"



- NOTES:**
1. STONE/PAVER BALLAST (NOT SHOWN) REQUIRED FOR BA SYSTEMS
  2. EXISTING PROJECTION MUST BE CLEANED AND FREE OF INSULATING MATERIALS.
  3. POURABLE SEALER MOUNTED TO SHED WATER (MAX 2" DEPTH), REMAINDER OF POCKET MAY BE FILLED WITH A NON-SHRINKING GROUT.
  4. DO NOT USE OVER EXISTING PENETRATION POCKETS.
  5. DO NOT USE WHEN SERVICE LINE TEMP. EXCEEDS 140°F.
  6. SBS PRIMER REQ. ON PENETRATIONS AND
  7. MEMBRANE INSIDE OF PENETRATION POCKET.
  8. IF THE PLATES AND FASTENERS INTRUDE INTO BOOT FLANGE AREA, THEN A TARGET MUST FIRST BE
  9. INSTALLED OVER PLATES AND FASTENERS BEFORE BOOT INSTALLATION.
  10. APPLY EVERGUARD<sup>®</sup> SBS AND PVC CUT EDGE SEALANT TO ALL CUT REINFORCED SBS AND PVC EDGES ( REFER TO DETAIL MA/BA/FA 115 ).

**6 PREFORMED PENETRATION FLASHING DETAIL**  
SCALE: 1 1/2" = 1'-0"



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coral gables, florida, 33134  
tel 305.447.1927 - fax 305.443.5986

**CONSULTANTS:**  
Consultant  
Address  
Phone  
Fax  
e-mail

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**PROJECT NAME:**  
New Single Family Residence

**PROPERTY ADDRESS**  
1256 South Greenway Drive, Coral Gables FL 33134

**OWNER INFORMATION**  
Ms Aylin Fraxedas Ellenburg

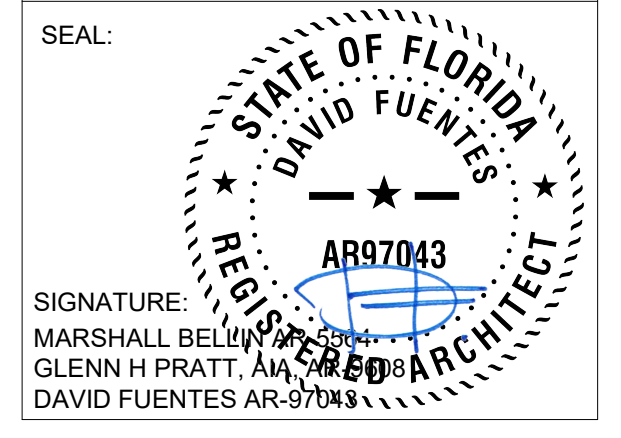
**Permit Set**

ISSUE DATE: 09-03-2024  
PROJECT No.: 2023-05  
DRAWN BY: T.C.  
APPROVED BY: D.F. & G.P.

**REVISIONS:**

No.	Description	Date

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**SHEET TITLE:**  
Roof Details

SCALE: 1 1/2" = 1'-0"  
SHEET No.:  
**A5.5**

**GENERAL NOTES | OUTDOOR SWIMMING BARRIER**

**OUTDOOR SWIMMING BARRIER**  
COMPLYING WITH R4501.17.1.1 THROUGH R4501.17.1.14, FLORIDA BUILDING CODE

**R4501.17.1.1**  
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).

**R4501.17.1.2**  
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.

**R4501.17.1.3**  
SOLID BARRIERS WHICH DO NOT HAVE OPENINGS SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS.

**R4501.17.1.4**  
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.

**R4501.17.1.5**  
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.

**R4501.17.1.6**  
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).

**R4501.17.1.7**  
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).

**R4501.17.1.8**  
ACCESS GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R4501.17.1.1 THROUGH R4501.17.1.7 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 MUST OPEN OUTWARD AWAY FROM THE POOL. THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2 INCH (12.7 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.

**R4501.17.1.9**  
WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY:

- 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 DB A AT 10 FEET (3048 MM). ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE SWITCH. 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.

- EXCEPTIONS:
- SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48 INCHES (1219 MM) OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL.
  - WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY.
  - SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS 42 INCHES (1067 MM) OR HIGHER WITH A COUNTER BENEATH.

- ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING DEVICE WITH POSITIVE MECHANICAL LATCHING/LOCKING INSTALLED A MINIMUM OF 54 INCHES (1372 MM) ABOVE THE THRESHOLD, WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

**R4501.17.1.10**  
WHERE AN ABOVEGROUND POOL STRUCTURE IS USED AS A BARRIER OR WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, AND THE MEANS OF ACCESS IS A LADDER OR STEPS, THE LADDER OR STEPS EITHER SHALL BE CAPABLE OF BEING SECURED, LOCKED OR REMOVED TO PREVENT ACCESS, OR THE LADDER OR STEPS SHALL BE SURROUNDED BY A BARRIER WHICH MEETS THE REQUIREMENTS OF SECTIONS R4501.17.1.1 THROUGH R4501.17.1.9 AND SECTIONS R4501.17.1.12 THROUGH R4501.17.1.14. WHEN THE LADDER OR STEPS ARE SECURED, LOCKED OR REMOVED, ANY OPENING CREATED SHALL NOT ALLOW THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

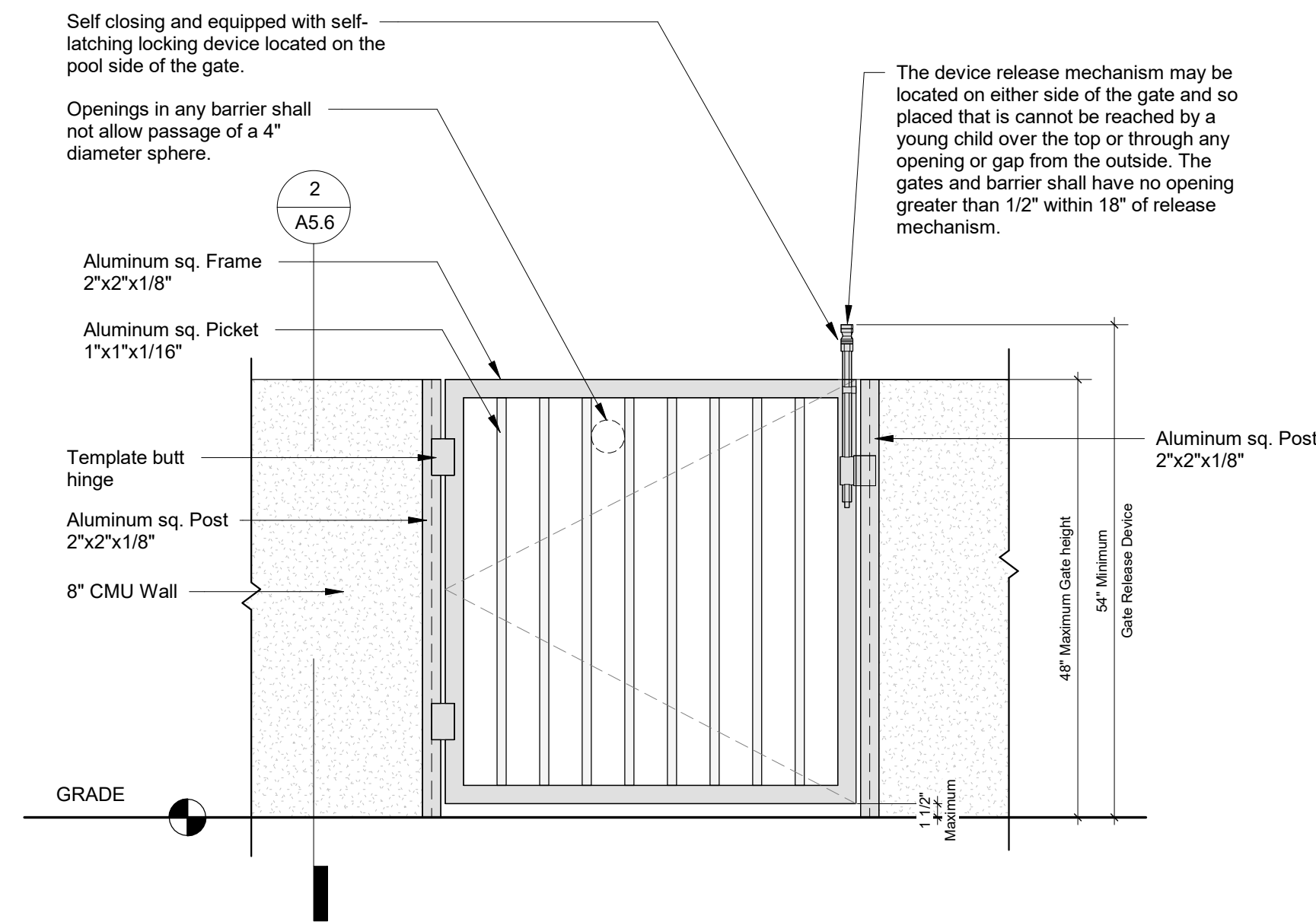
**R4501.17.1.11**  
STANDARD SCREEN ENCLOSURES WHICH MEET THE REQUIREMENTS OF SECTION R4101.17 MAY BE UTILIZED AS PART OF OR ALL OF THE "BARRIER" AND SHALL BE CONSIDERED A "NONDWELLING" WALL. REMOVABLE CHILD BARRIERS SHALL HAVE ONE END OF THE BARRIER NONREMOVABLE WITHOUT THE AID OF TOOLS.

**R4501.17.1.12**  
THE BARRIER MUST BE PLACED AROUND THE PERIMETER OF THE POOL AND MUST BE SEPARATE FROM ANY FENCE, WALL, OR OTHER ENCLOSURE SURROUNDING THE YARD UNLESS THE FENCE, WALL, OR OTHER ENCLOSURE OR PORTION THEREOF IS SITUATED ON THE PERIMETER OF THE POOL, IS BEING USED AS PART OF THE BARRIER, AND MEETS THE BARRIER REQUIREMENTS OF THIS SECTION.

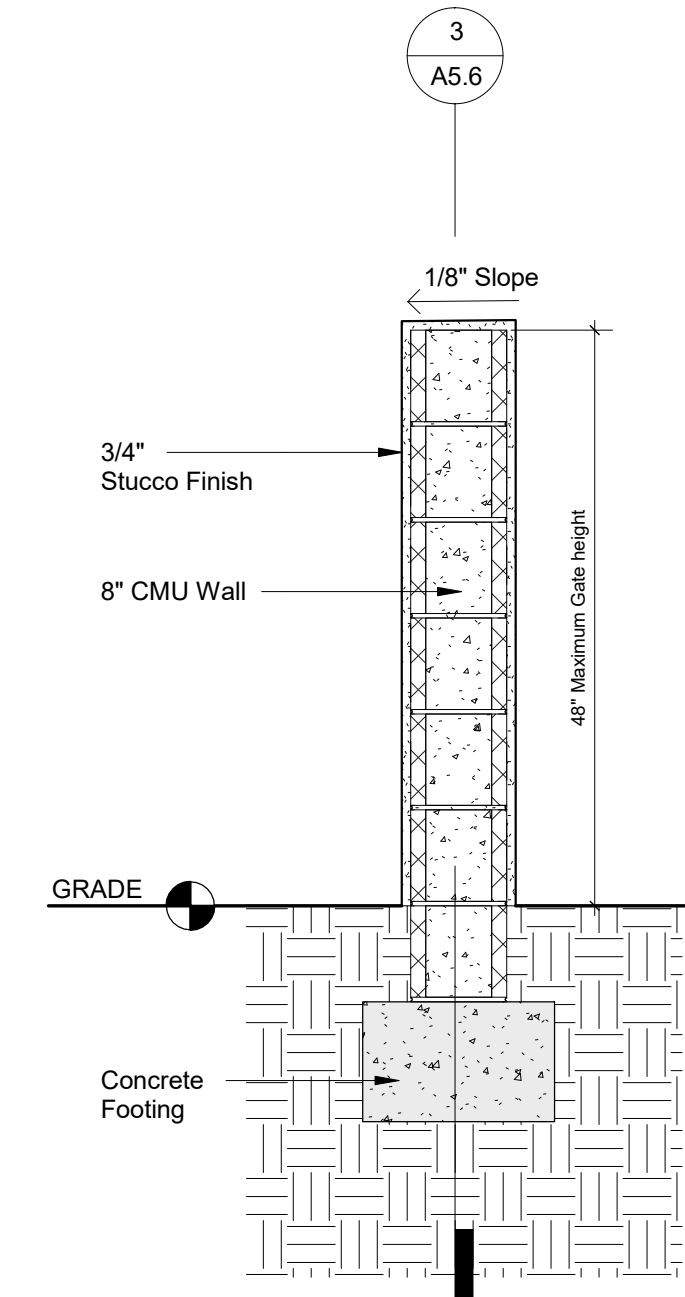
**R4501.17.1.13**  
REMOVABLE CHILD BARRIERS MUST BE PLACED SUFFICIENTLY AWAY FROM THE WATER'S EDGE TO PREVENT A YOUNG CHILD OR MEDICALLY FRAIL ELDERLY PERSON WHO MAY MANAGE TO PENETRATE THE BARRIER FROM IMMEDIATELY FALLING INTO THE WATER. SUFFICIENTLY AWAY FROM THE WATER'S EDGE SHALL MEAN NO LESS THAN 20 INCHES (508 MM) FROM THE BARRIER TO THE WATER'S EDGE. DWELLING OR NONDWELLING WALLS INCLUDING SCREEN ENCLOSURES, WHEN USED AS PART OF ALL OF THE "BARRIER" AND MEETING THE OTHER BARRIER REQUIREMENTS, MAY BE AS CLOSE TO THE WATER'S EDGE AS PERMITTED BY THIS CODE.

**R4501.17.1.14**  
A WALL OF A DWELLING MAY SERVE AS PART OF THE BARRIER IF IT DOES NOT CONTAIN ANY DOOR OR WINDOW THAT OPENS TO PROVIDE DIRECT ACCESS FROM THE HOME TO THE SWIMMING POOL.

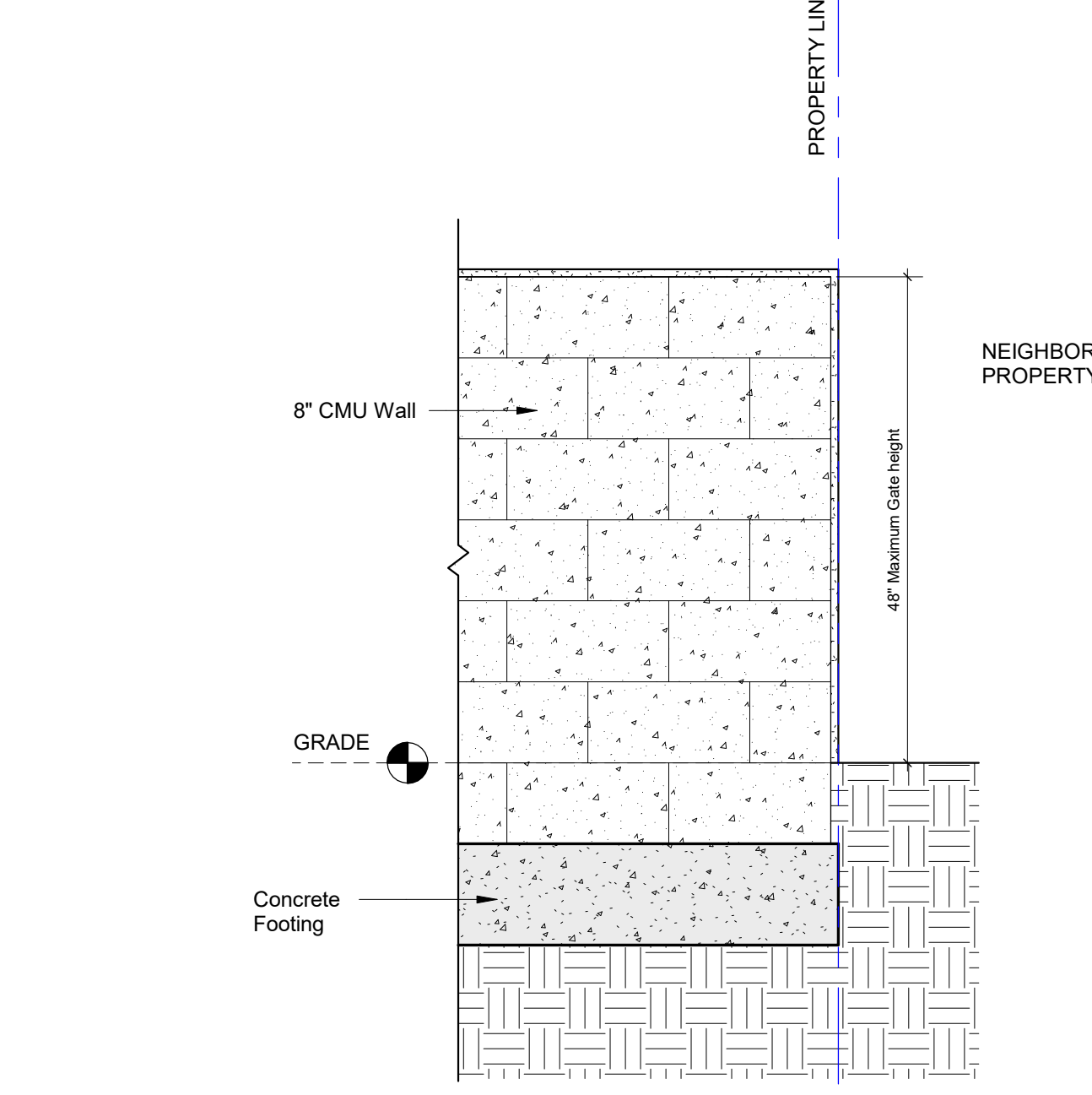
A BARRIER MAY NOT BE LOCATED IN A WAY THAT ALLOWS ANY PERMANENT STRUCTURE, EQUIPMENT, OR WINDOW THAT OPENS TO PROVIDE ACCESS FROM THE HOME TO THE SWIMMING POOL.



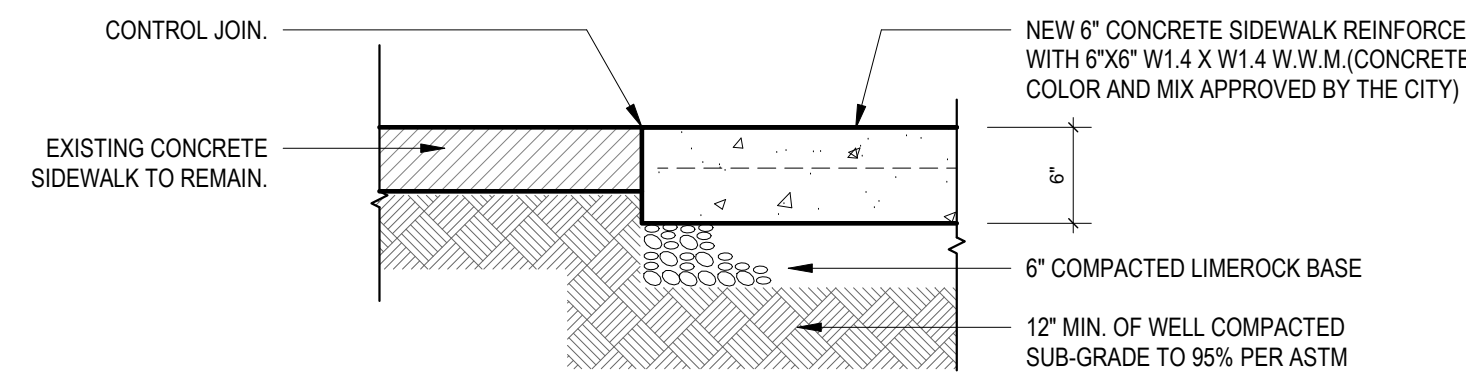
**1 Pool Fence Access Gate Schematic Detail**  
SCALE: 3/4" = 1'-0"



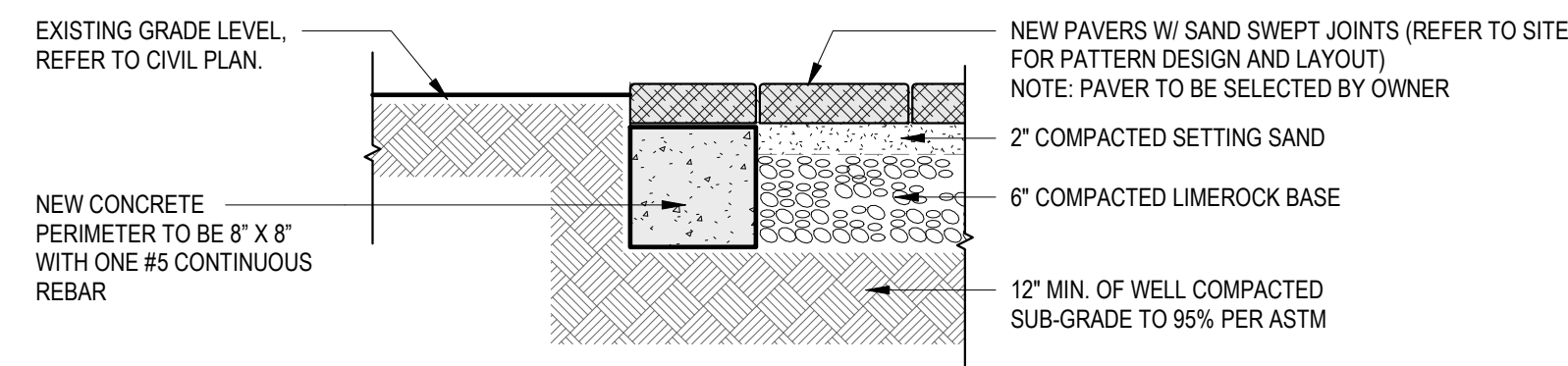
**2 Pool Wall Fence Cross-Section**  
SCALE: 3/4" = 1'-0"



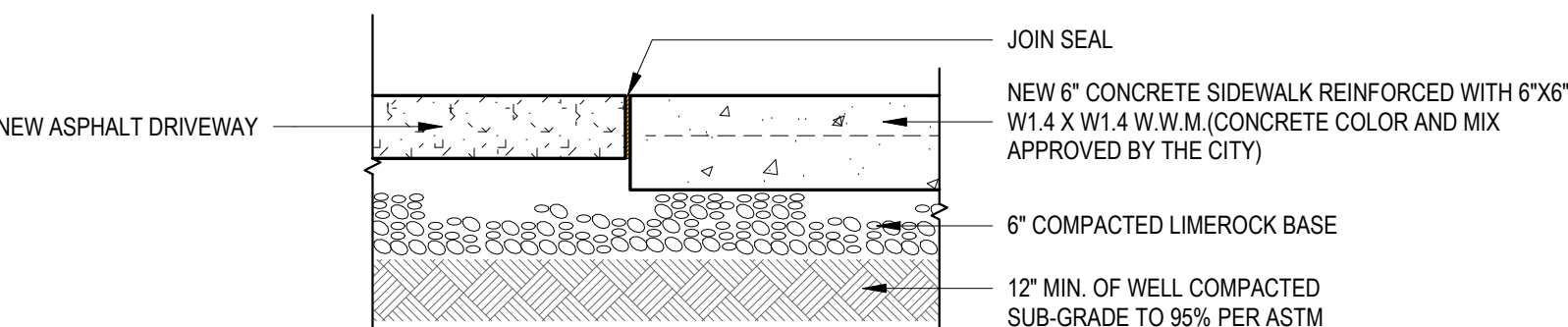
**3 Pool Wall Fence Longitudinal Section**  
SCALE: 3/4" = 1'-0"



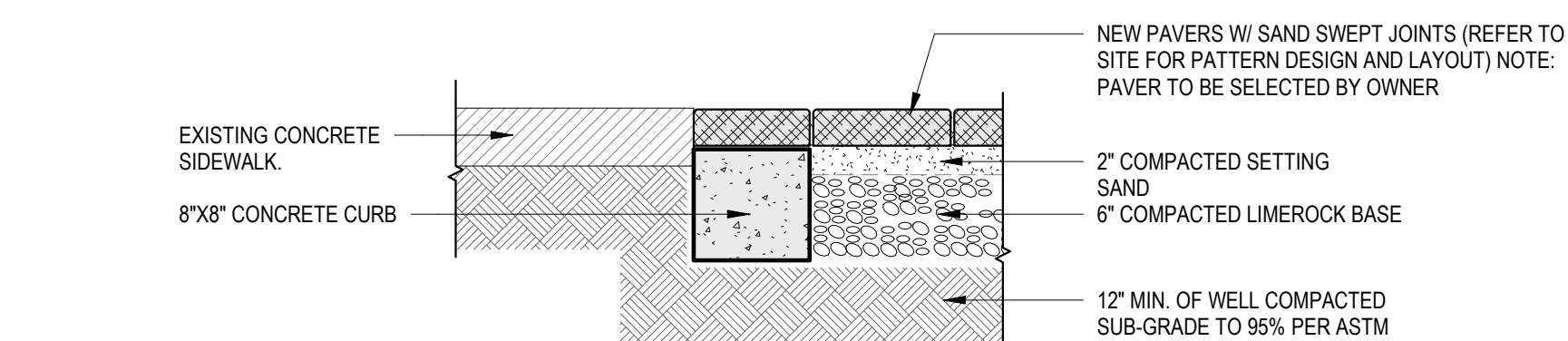
**4 Detail - Section Existing Sidewalk & New Driveway**  
SCALE: 1" = 1'-0"



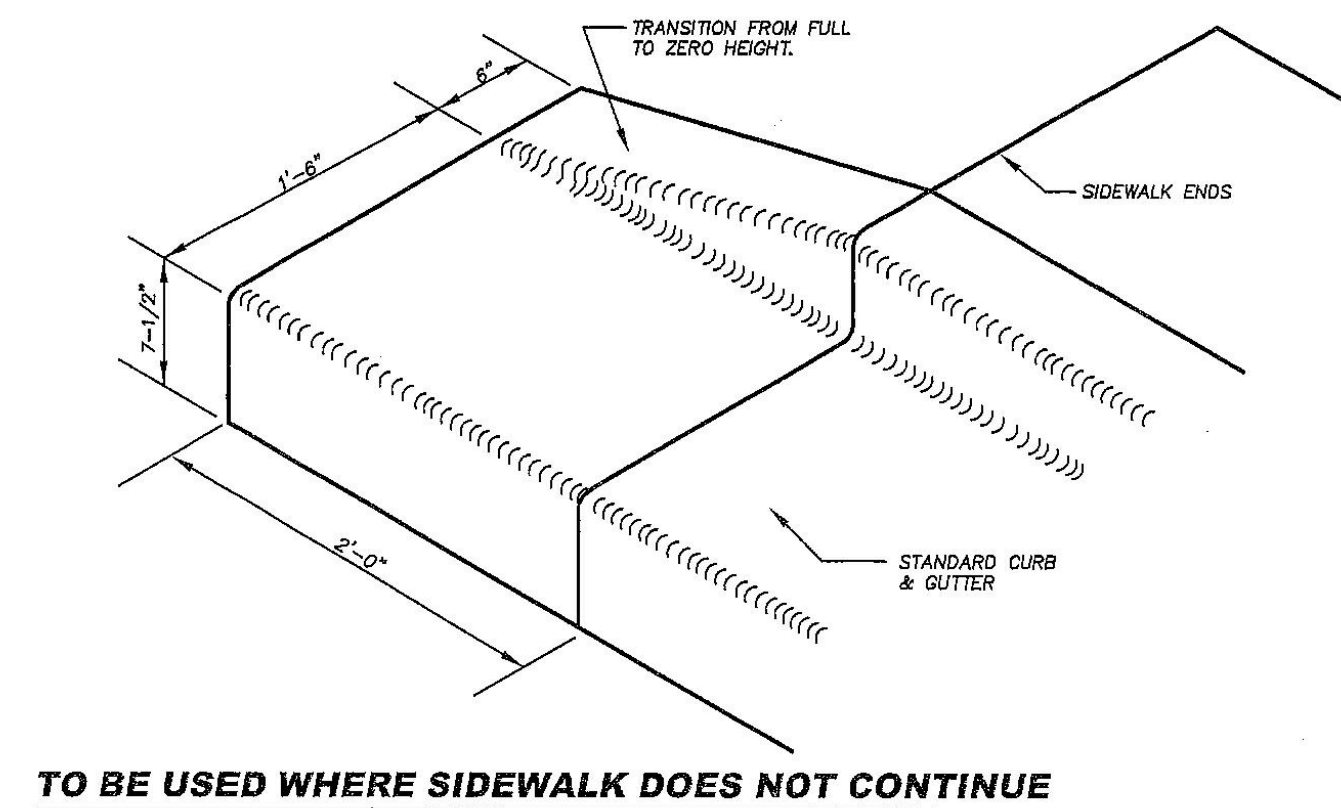
**5 Detail - Section Grade & New Driveway**  
SCALE: 1" = 1'-0"



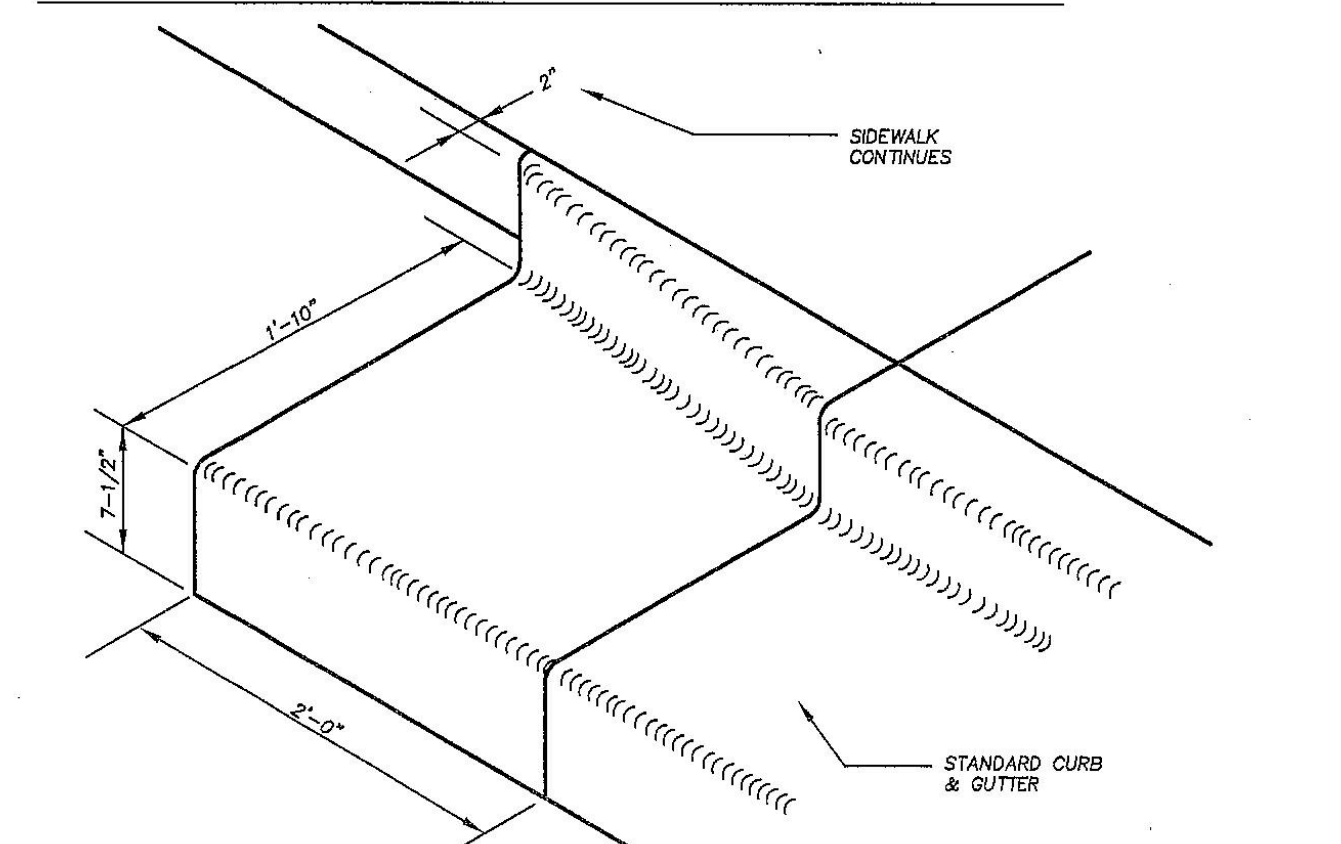
**6 Detail - Section New Asphalt Driveway & New Sidewalk**  
SCALE: 1" = 1'-0"



**8 Detail - Section Existing Sidewalk & New Walkway**  
SCALE: 1" = 1'-0"



TO BE USED WHERE SIDEWALK DOES NOT CONTINUE



TO BE USED WHERE SIDEWALK DOES CONTINUE PAST POINT WHERE C & G ENDS

**7 Detail - Curb & Gutter end transitions1**  
SCALE: 3/4" = 1'-0"

ARCHITECT:



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**CONSULTANTS:**

Consultant  
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**PROJECT NAME:**

**New Single Family Residence**

**PROPERTY ADDRESS**  
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**OWNER INFORMATION**  
Ms Aylin Fraxedas Ellenburg

**Permit Set**

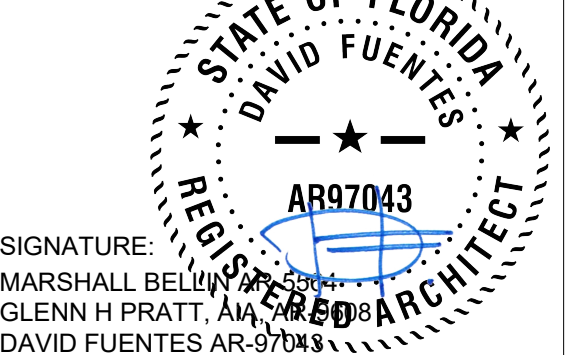
ISSUE DATE: 09-03-2024  
PROJECT No.: 2023-05  
DRAWN BY: T.C.  
APPROVED BY: D.F. & G.P.

**REVISIONS:**

No.	Description	Date
1	BOA Comments	01/10/2025

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**SEAL:**



SIGNATURE:  
MARSHALL BELLIN PRATT, AIA  
GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

**SHEET TITLE:**

**General Details**

SCALE: As indicated

SHEET No.:

**A5.6**

**GENERAL NOTES | OUTDOOR SWIMMING BARRIER**

**OUTDOOR SWIMMING BARRIER**  
COMPLYING WITH R4501.17.1.1 THROUGH R4501.17.1.14, FLORIDA BUILDING CODE

R4501.17.1.1 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).

R4501.17.1.2 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.

R4501.17.1.3 SOLID BARRIERS WHICH DO NOT HAVE OPENINGS SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS.

R4501.17.1.4 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.

R4501.17.1.5 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.

R4501.17.1.6 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).

R4501.17.1.7 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).

R4501.17.1.8 ACCESS GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R4501.17.1.1 THROUGH R4501.17.1.7 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 MUST OPEN OUTWARD AWAY FROM THE POOL. THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2 INCH (12.7 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.

R4501.17.1.9 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 DB A 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 WIRE TO A CENTRAL ALARM SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.

EXCEPTIONS:  
A. SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48 INCHES (1219 MM) OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL.  
B. WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY.  
C. SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS 42 INCHES (1067 MM) OR HIGHER WITH A COUNTER BENEATH.

2. ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING DEVICE WITH POSITIVE MECHANICAL LATCHING/LOCKING INSTALLED A MINIMUM OF 54 INCHES (1372 MM) ABOVE THE THRESHOLD, WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

R4501.17.1.10 WHERE AN ABOVEGROUND POOL STRUCTURE IS USED AS A BARRIER OR WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, AND THE MEANS OF ACCESS IS A LADDER OR STEPS, THE LADDER OR STEPS EITHER SHALL BE CAPABLE OF BEING SECURED, LOCKED OR REMOVED TO PREVENT ACCESS, OR THE LADDER OR STEPS SHALL BE SURROUNDED BY A BARRIER WHICH MEETS THE REQUIREMENTS OF SECTIONS R4501.17.1.1 THROUGH R4501.17.1.9 AND SECTIONS R4501.17.1.12 THROUGH R4501.17.1.14. WHEN THE LADDER OR STEPS ARE SECURED, LOCKED OR REMOVED, ANY OPENING CREATED SHALL NOT ALLOW THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

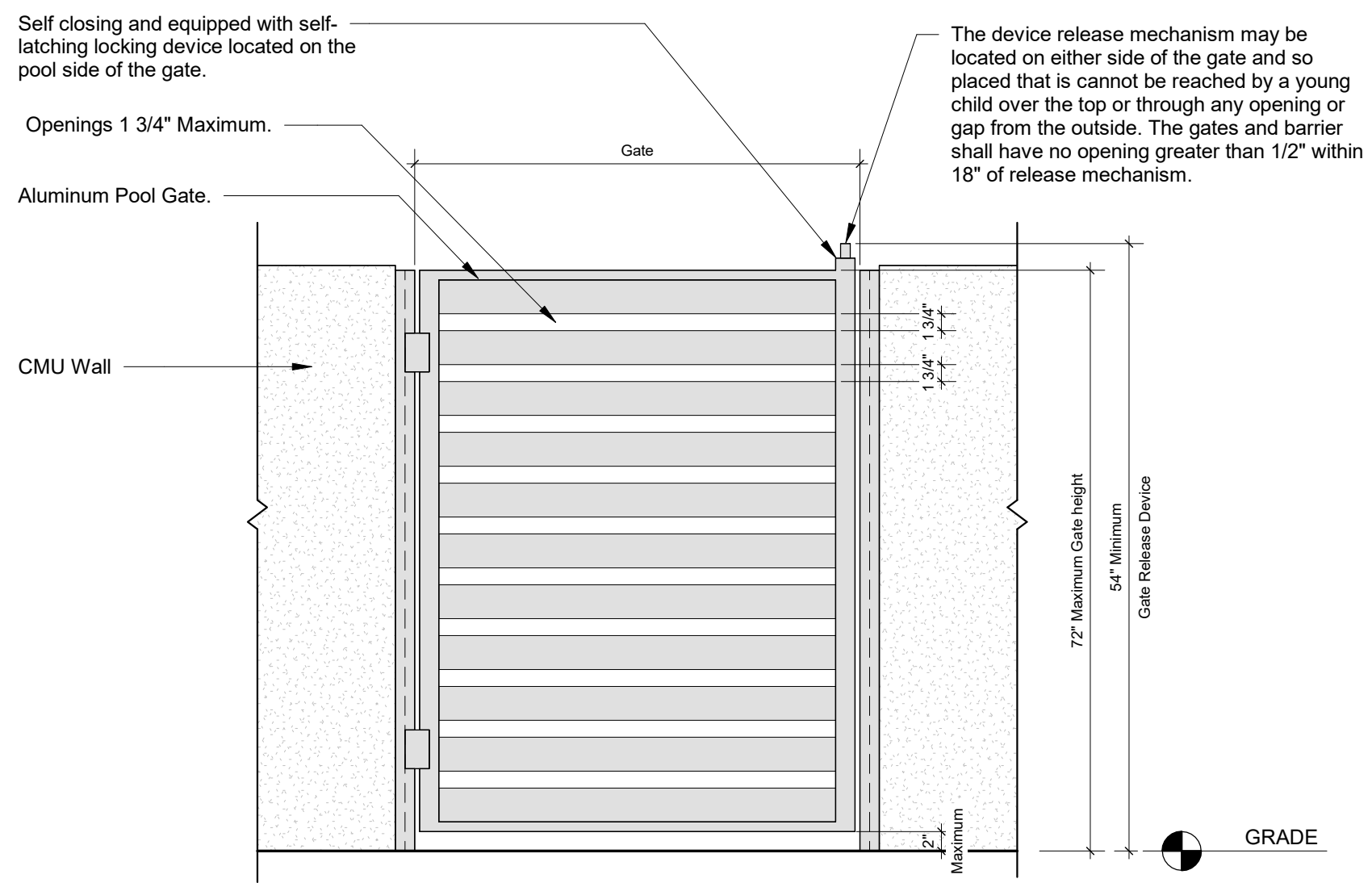
R4501.17.1.11 STANDARD SCREEN ENCLOSURES WHICH MEET THE REQUIREMENTS OF SECTION R4101.17 MAY BE UTILIZED AS PART OF OR ALL OF THE "BARRIER" AND SHALL BE CONSIDERED A "NONDWELLING" WALL. REMOVABLE CHILD BARRIERS SHALL HAVE ONE END OF THE BARRIER NONREMOVABLE WITHOUT THE AID OF TOOLS.

R4501.17.1.12 THE BARRIER MUST BE PLACED AROUND THE PERIMETER OF THE POOL AND MUST BE SEPARATE FROM ANY FENCE, WALL, OR OTHER ENCLOSURE SURROUNDING THE YARD UNLESS THE FENCE, WALL, OR OTHER ENCLOSURE OR PORTION THEREOF IS SITUATED ON THE PERIMETER OF THE POOL, IS BEING USED AS PART OF THE BARRIER, AND MEETS THE BARRIER REQUIREMENTS OF THIS SECTION.

R4501.17.1.13 REMOVABLE CHILD BARRIERS MUST BE PLACED SUFFICIENTLY AWAY FROM THE WATER'S EDGE TO PREVENT A YOUNG CHILD OR MEDICALLY FRAIL ELDERLY PERSON WHO MAY MANAGE TO PENETRATE THE BARRIER FROM IMMEDIATELY FALLING INTO THE WATER. SUFFICIENTLY AWAY FROM THE WATER'S EDGE SHALL MEAN NO LESS THAN 20 INCHES (508 MM) FROM THE BARRIER TO THE WATER'S EDGE. DWELLING OR NONDWELLING WALLS INCLUDING SCREEN ENCLOSURES, WHEN USED AS PART OR ALL OF THE "BARRIER" AND MEETING THE OTHER BARRIER REQUIREMENTS, MAY BE AS CLOSE TO THE WATER'S EDGE AS PERMITTED BY THIS CODE.

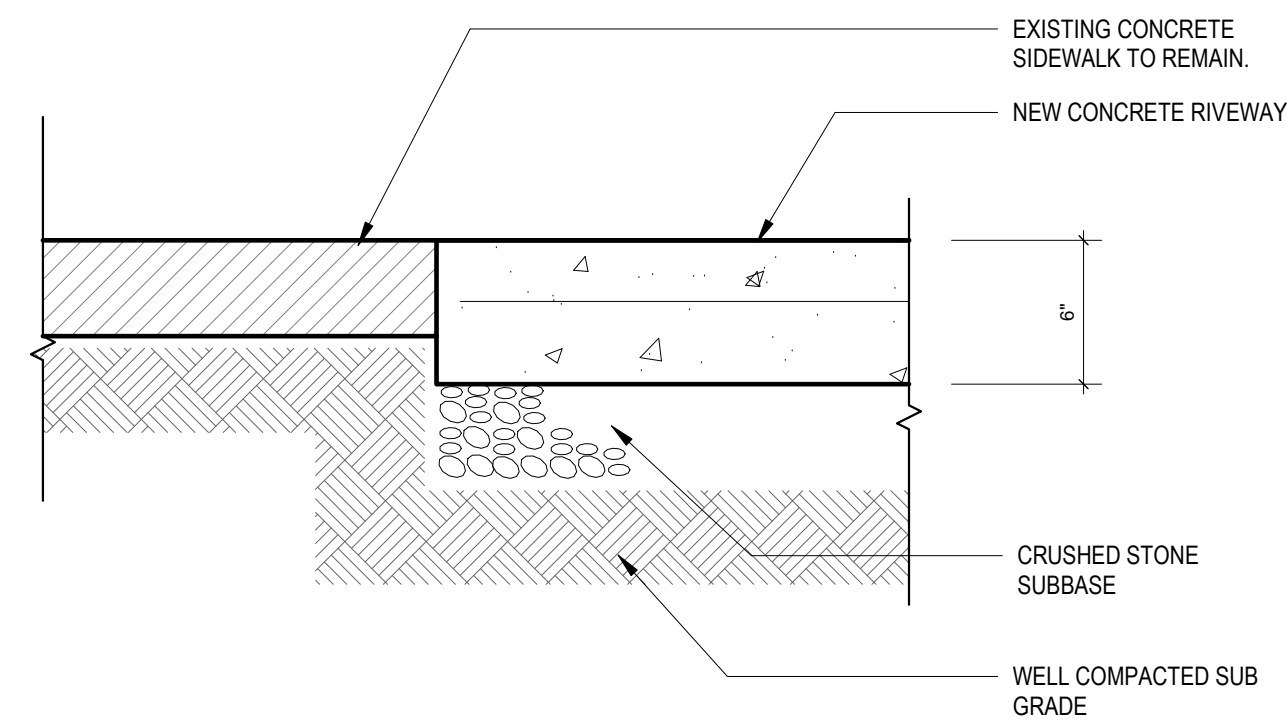
R4501.17.1.14 A WALL OF A DWELLING MAY SERVE AS PART OF THE BARRIER IF IT DOES NOT CONTAIN ANY DOOR OR WINDOW THAT OPENS TO PROVIDE DIRECT ACCESS FROM THE HOME TO THE SWIMMING POOL.

A BARRIER MAY NOT BE LOCATED IN A WAY THAT ALLOWS ANY PERMANENT STRUCTURE, EQUIPMENT, OR WINDOW THAT OPENS TO PROVIDE ACCESS FROM THE HOME TO THE SWIMMING POOL.



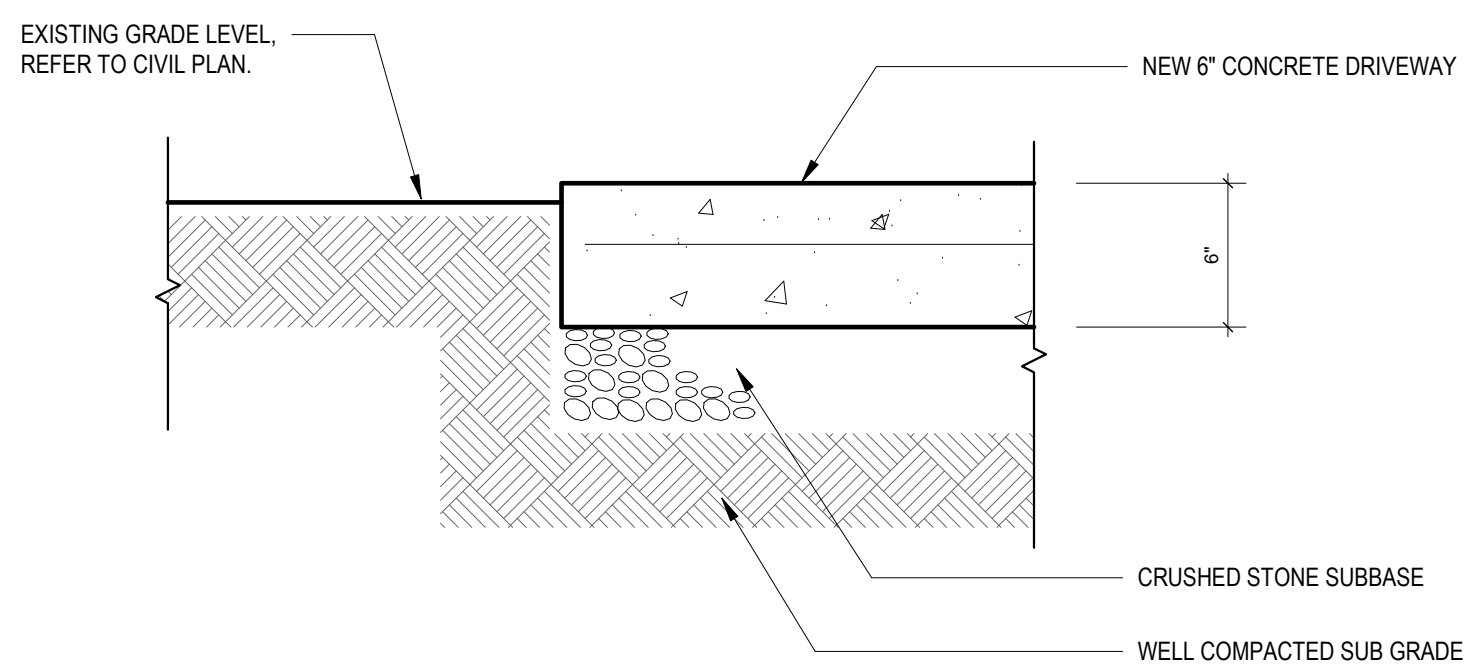
**1 Pool Fence Access Gate Schematic Detail**

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



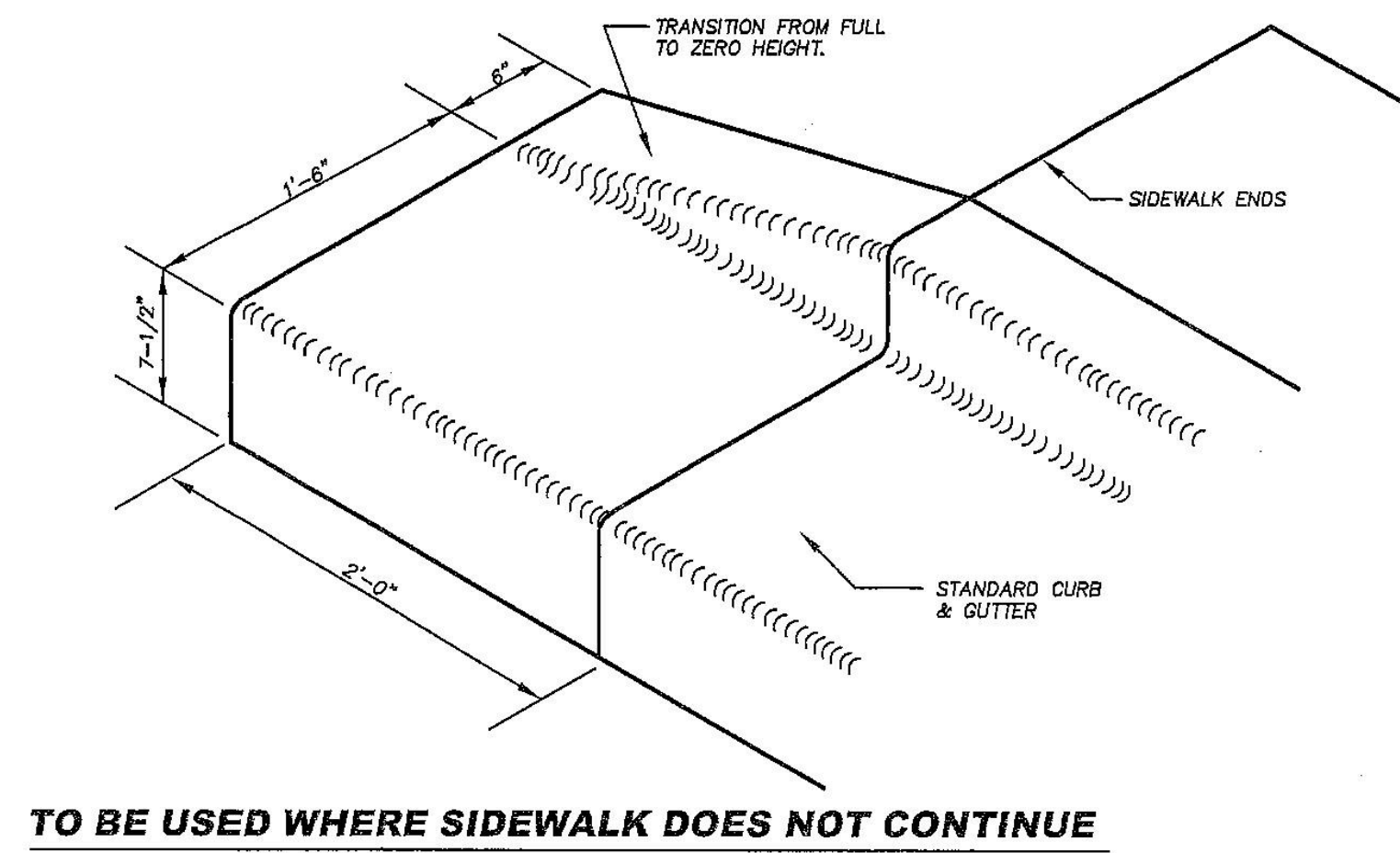
**2 Detail - Section Existing Sidewalk & New Driveway**

SCALE: 1 1/2" = 1'-0"

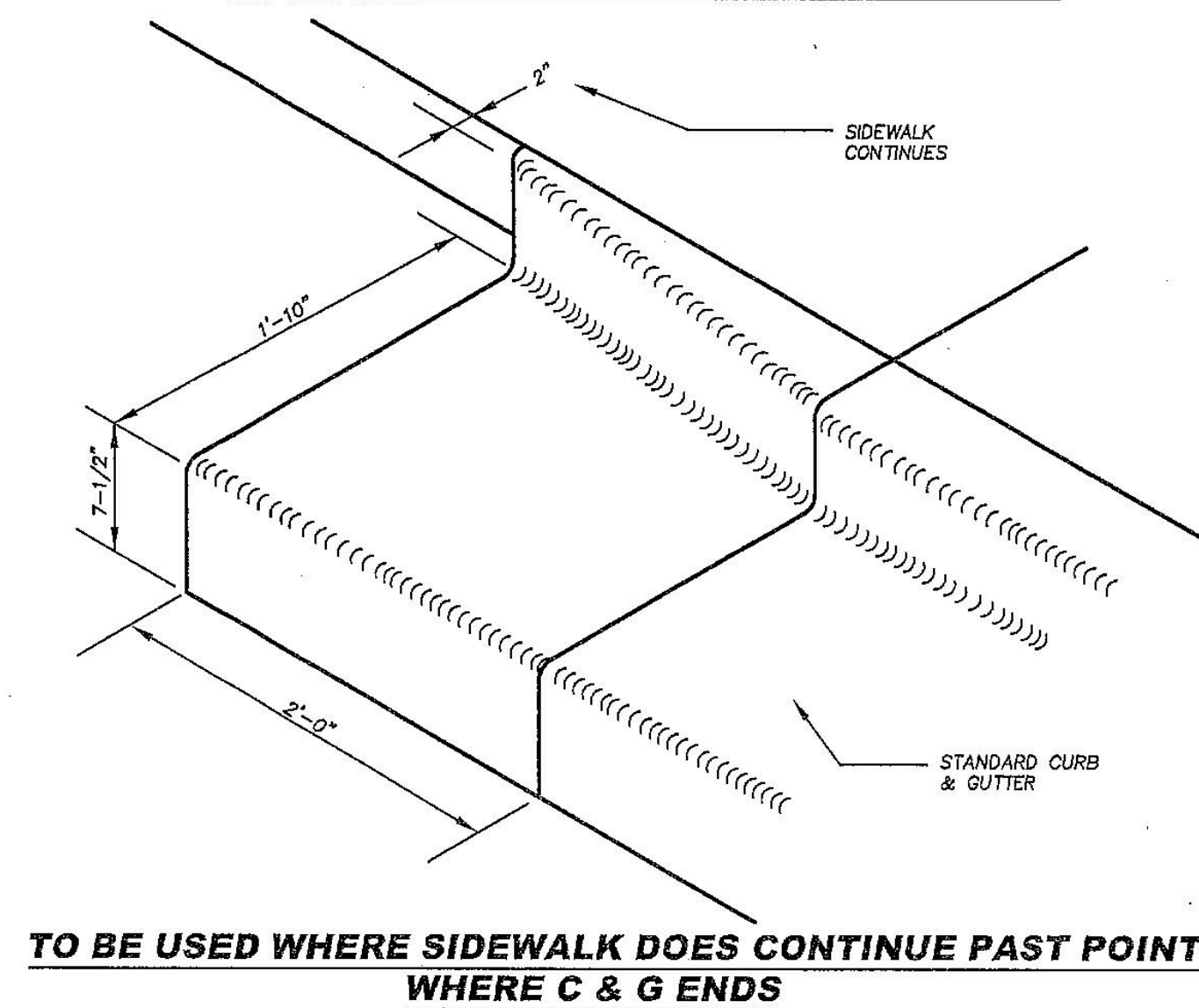


**3 Detail - Section Grade & New Driveway**

SCALE: 1 1/2" = 1'-0"



**TO BE USED WHERE SIDEWALK DOES NOT CONTINUE**



**TO BE USED WHERE SIDEWALK DOES CONTINUE PAST POINT WHERE C & G ENDS**

**4 Detail - Curb & Gutter end transitions 1**

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

ARCHITECT:



301 almeria avenue, suite 210  
coral gables, florida, 33134  
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

Consultant  
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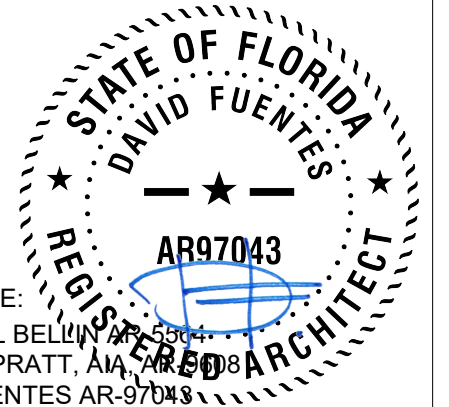
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PROJECT No.: 2023-05  
DRAWN BY: T.C.  
APPROVED BY: D.F. & G.P.

REVISIONS:

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SIGNATURE:  
MARSHALL BELLIN PRATT, AIA  
GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

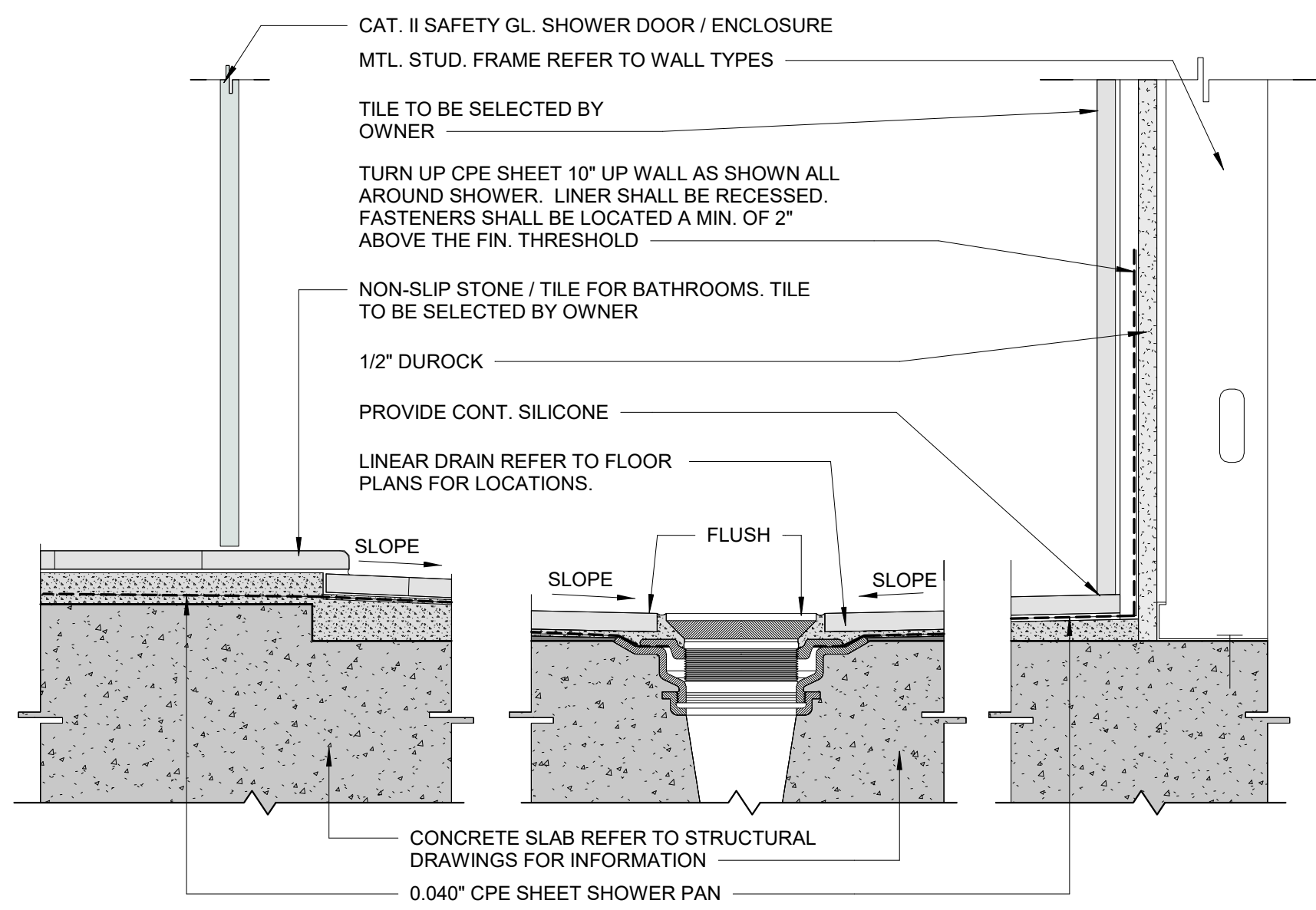
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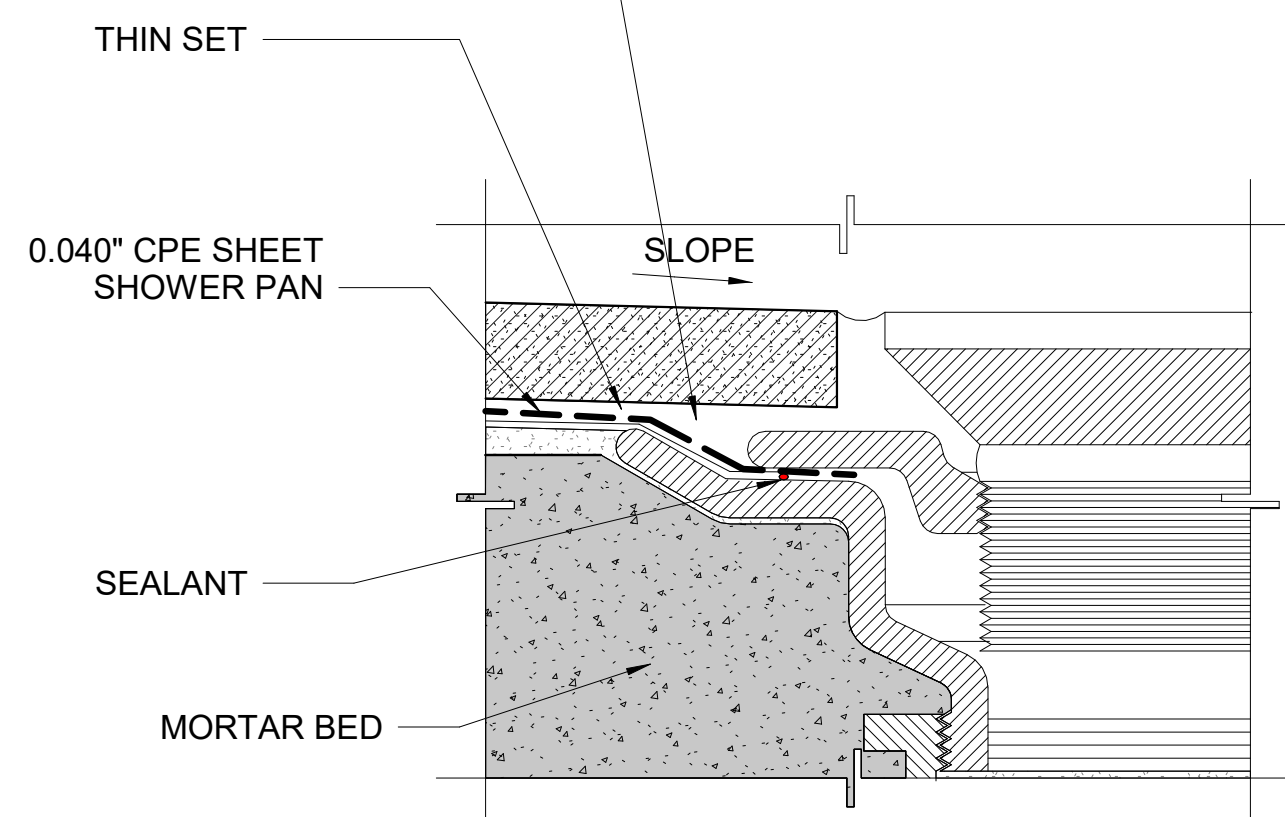
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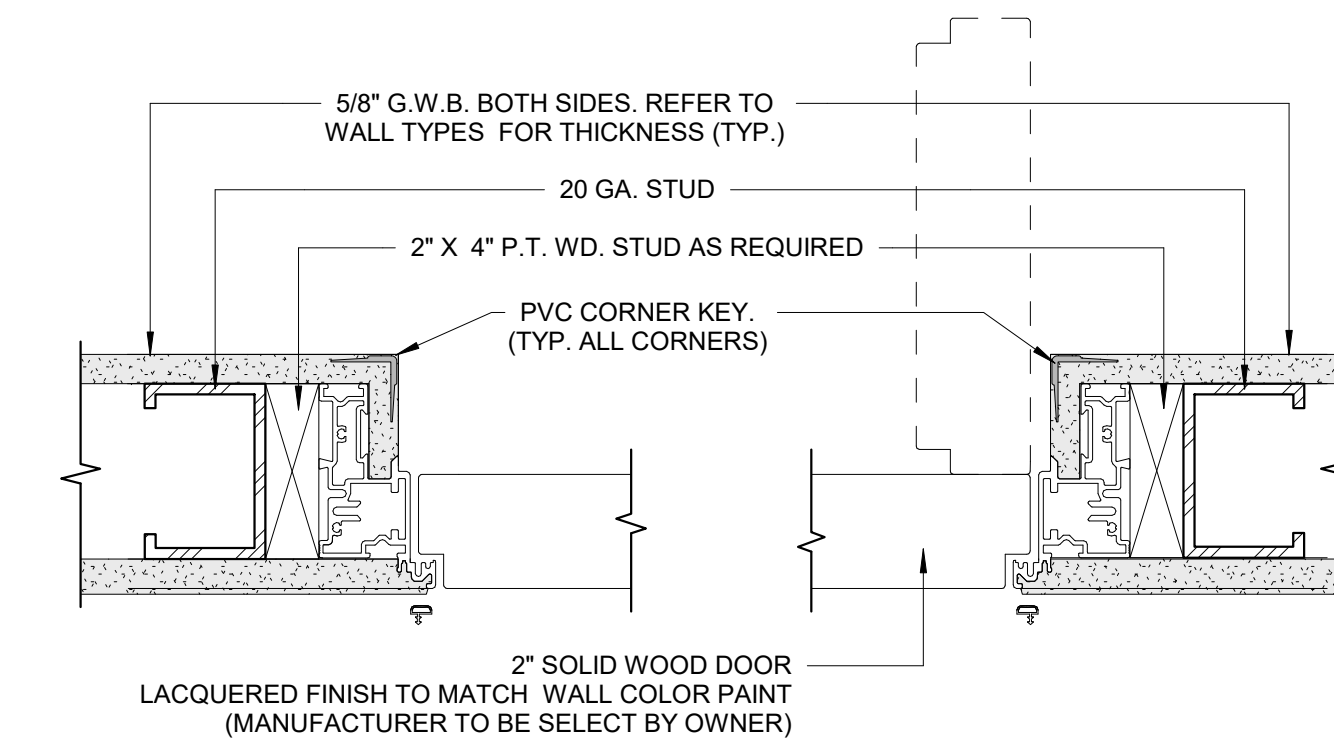


**1 SHOWER DETAIL WITH RECESSED EDGE**  
SCALE: 3" = 1'-0"

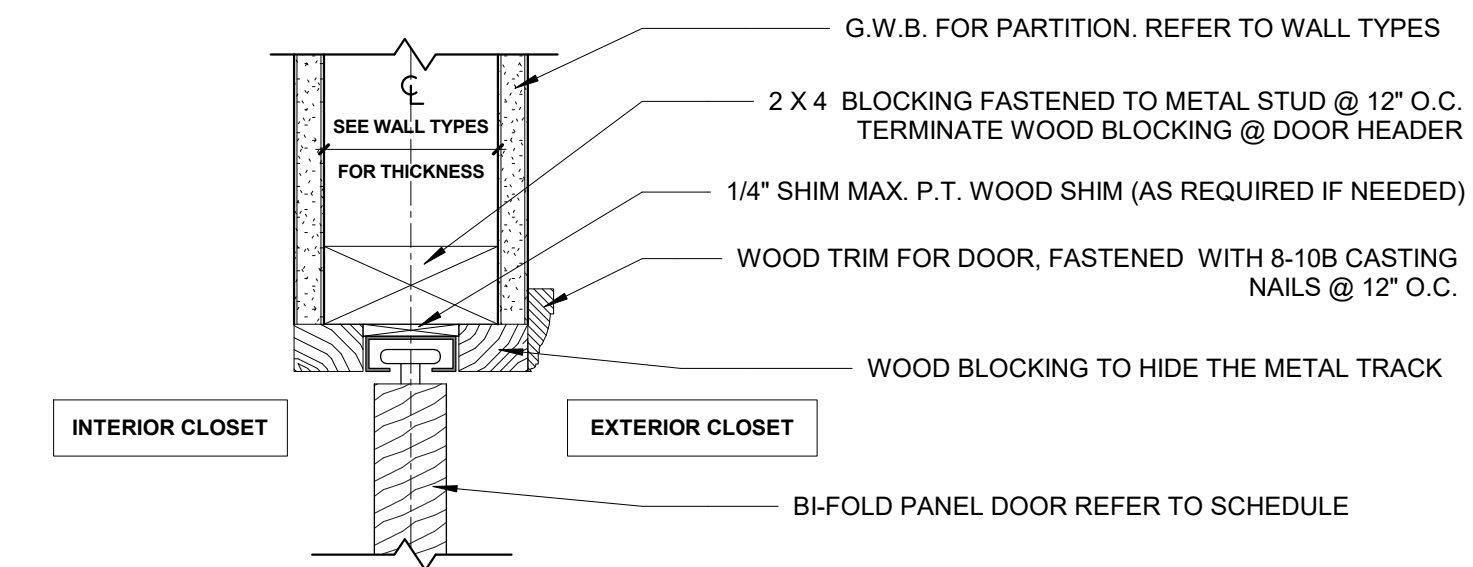
G.C. SHALL ENSURE A WATER TIGHT JOINT BE CREATED BETWEEN LINER AND OUTLET AS PER FBC-PLB 417.5.2



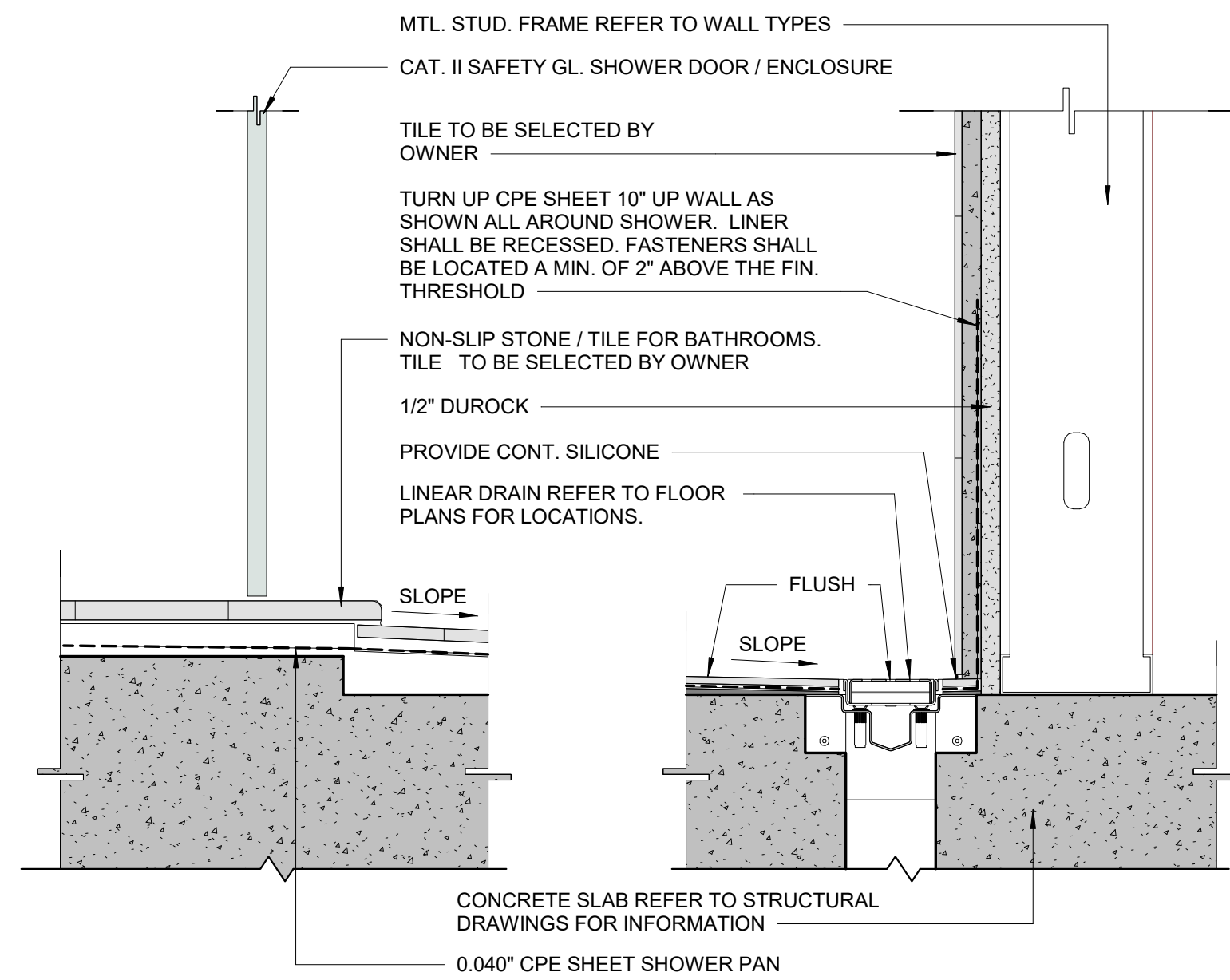
**2 SHOWER DETAIL WITH RECESSED EDGE**  
SCALE: 12" = 1'-0"



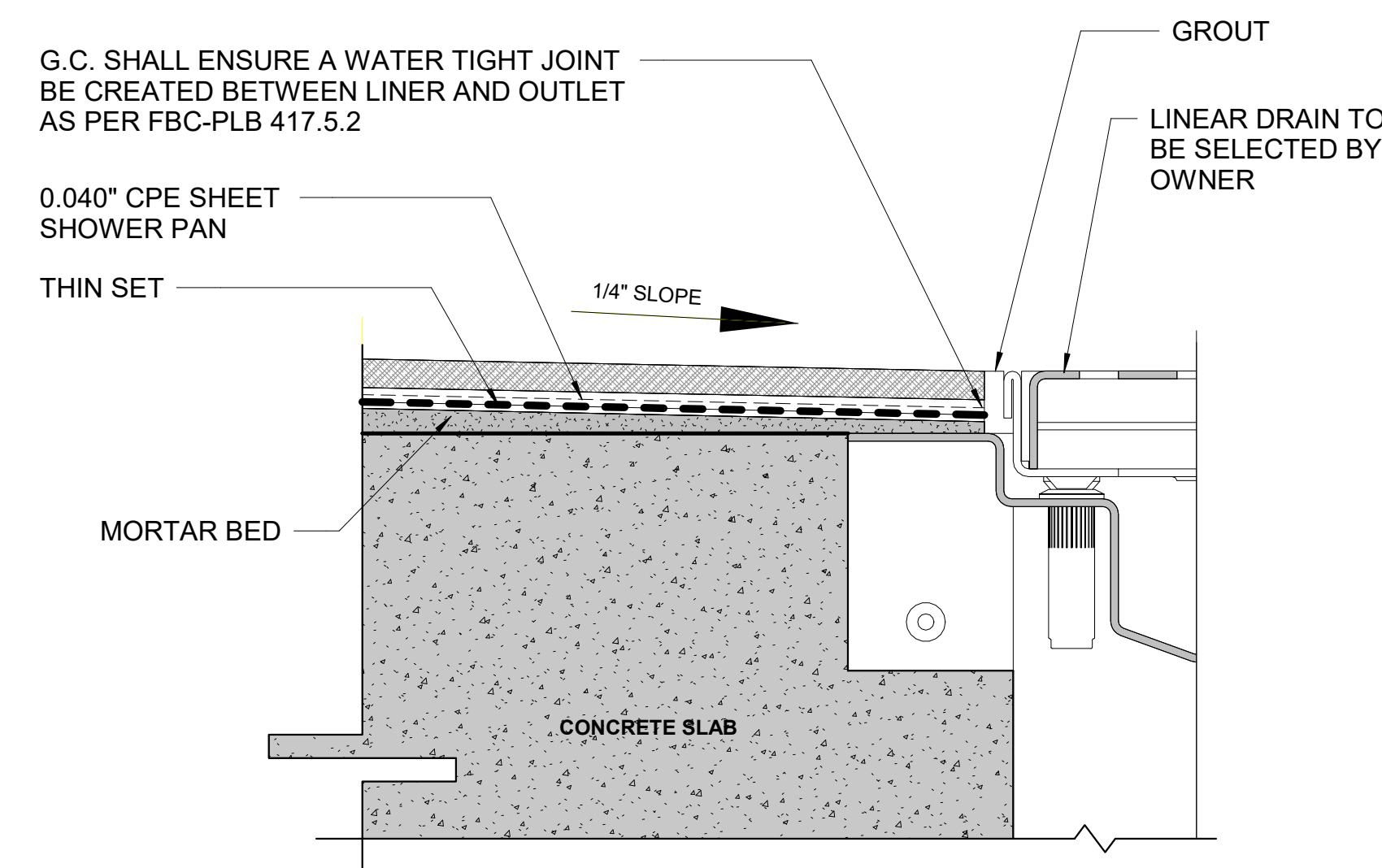
**7 ZERO REVEAL FLUSH DOOR JAMB DETAIL (TYP.)**  
SCALE: 3" = 1'-0"



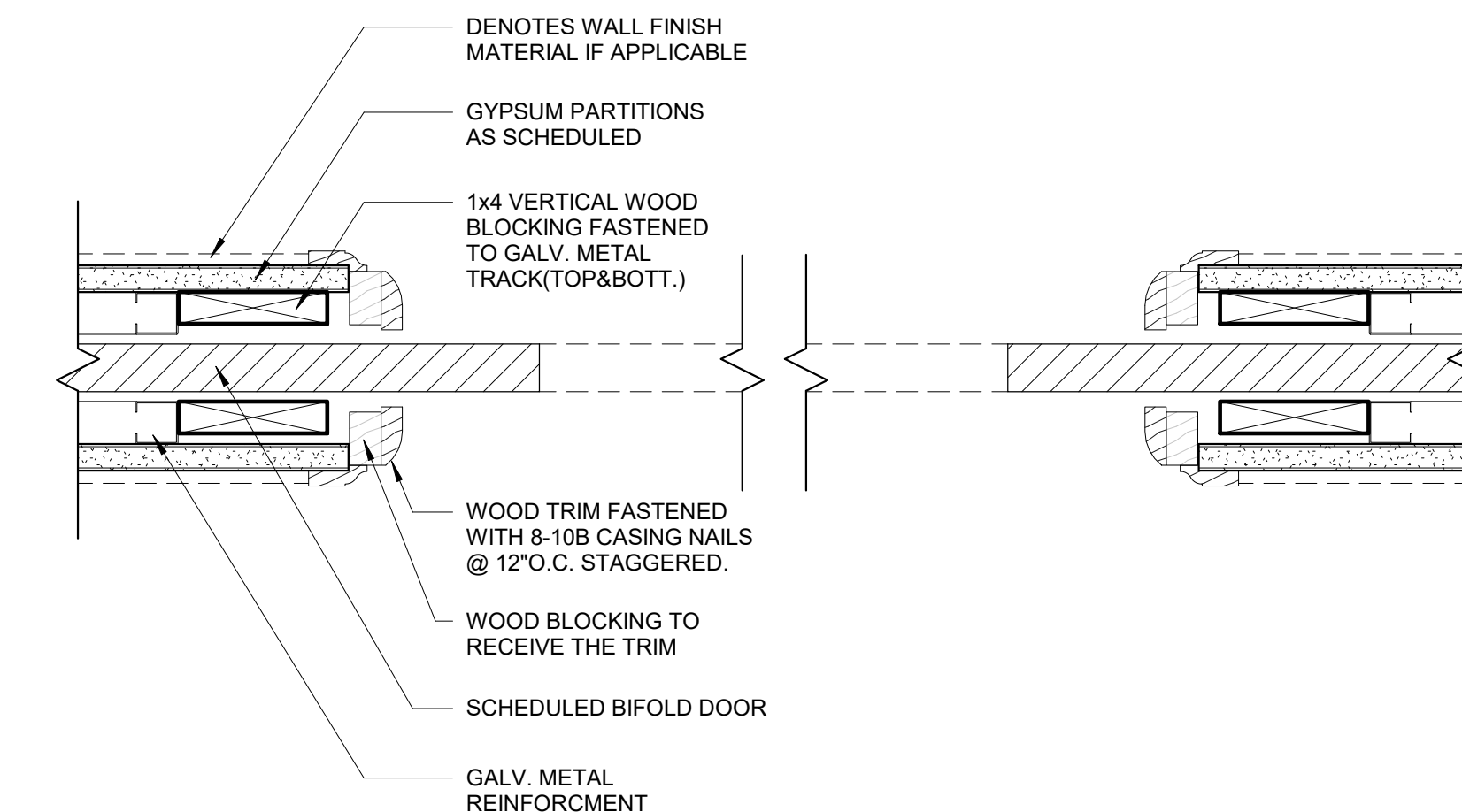
**8 BI-FOLD DOOR HEAD DETAIL (TYP.)**  
SCALE: 3" = 1'-0"



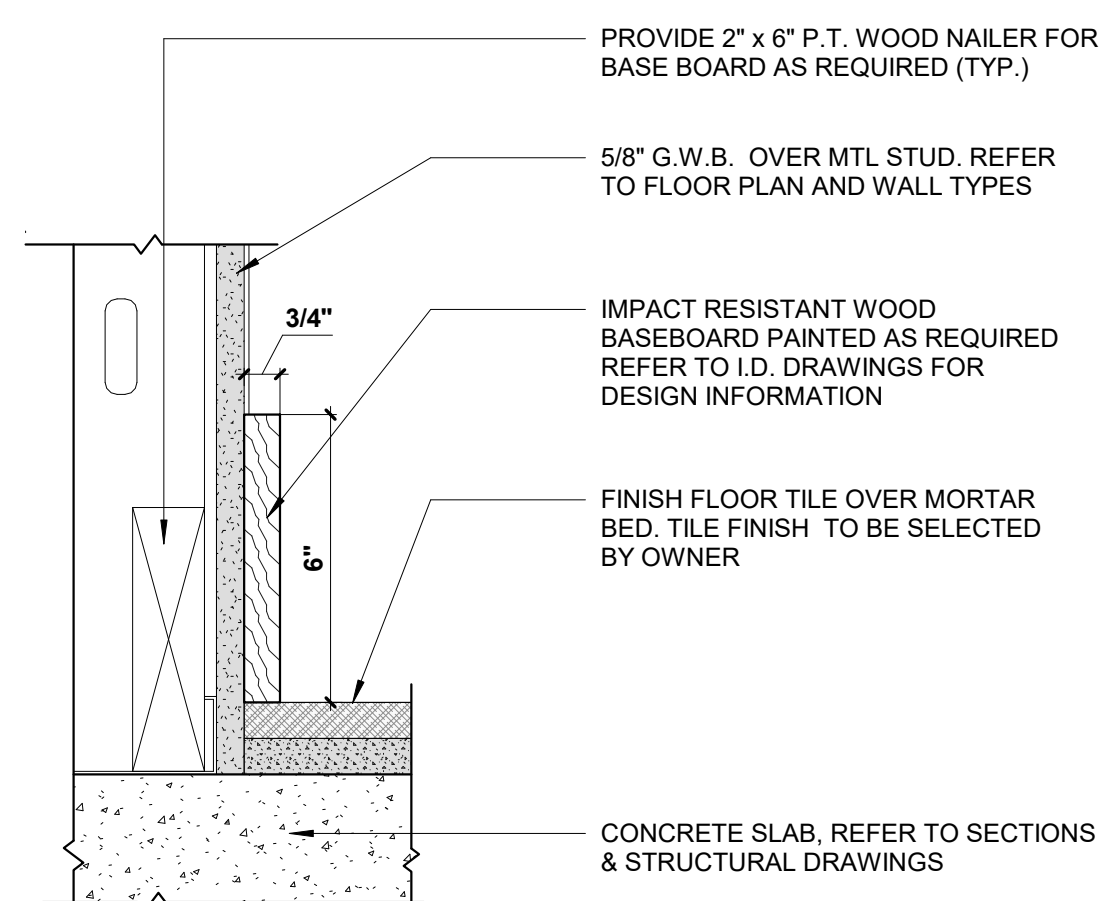
**3 SHOWER DETAIL WITH RECESSED EDGE**  
SCALE: 3" = 1'-0"



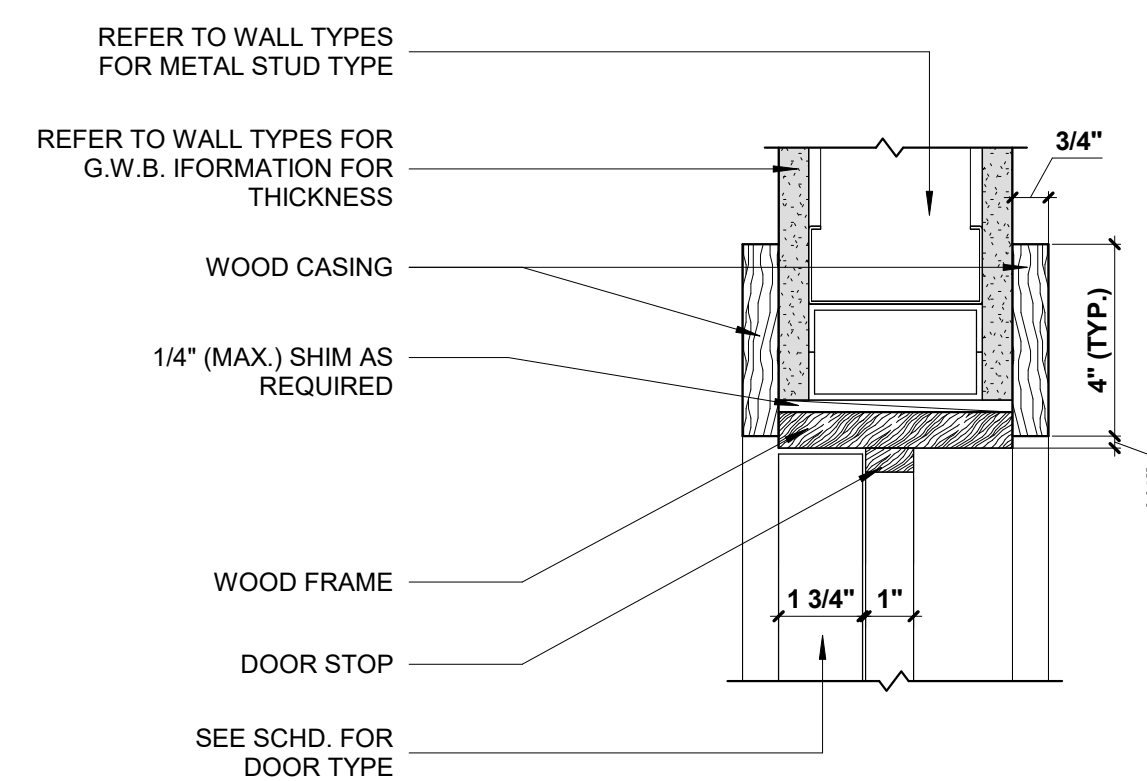
**4 ENL. SHOWER LINEAR DRAIN DET.**  
SCALE: 12" = 1'-0"



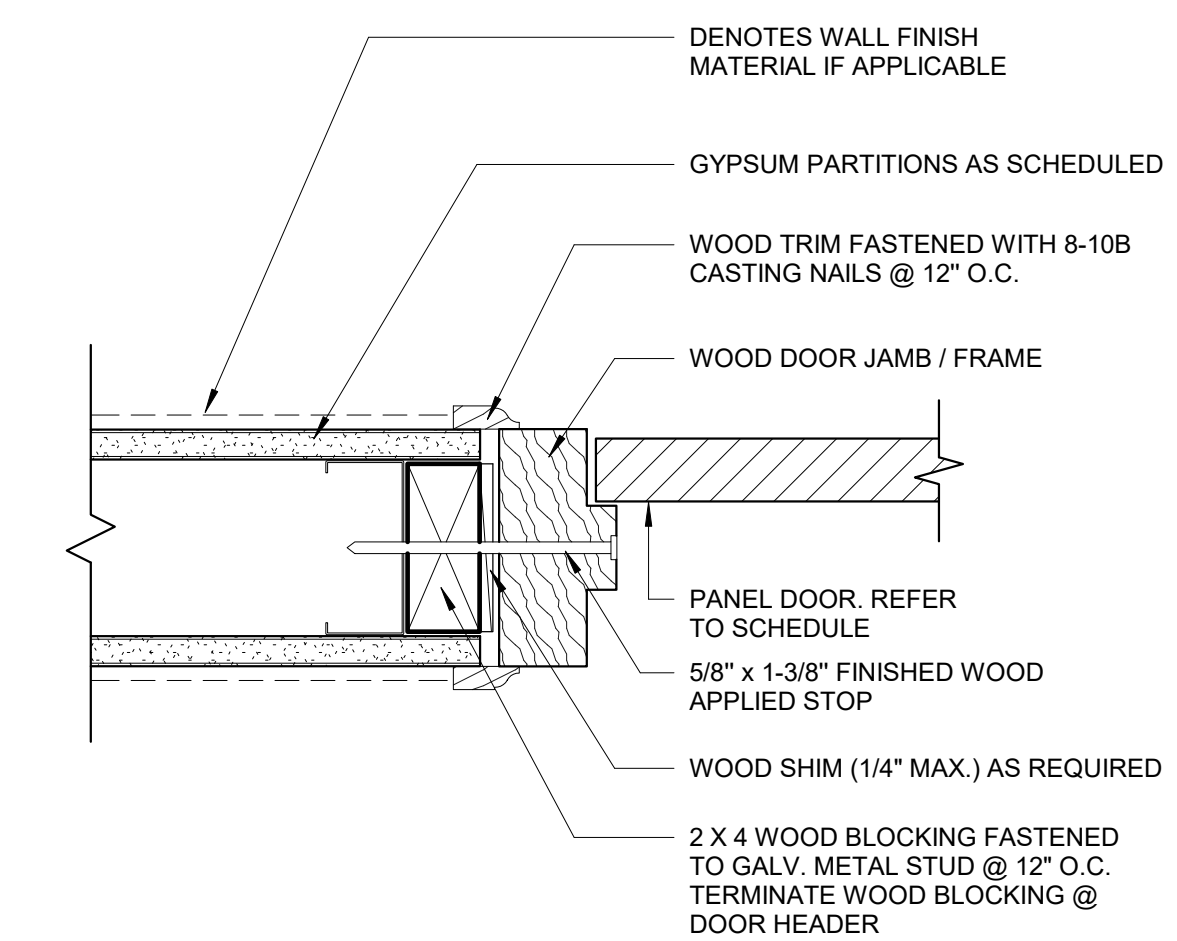
**9 INTERIOR POCKET DOOR JAMB DETAIL**  
SCALE: 3" = 1'-0"



**5 6" WOOD BASEBOARD DETAIL (TYP.)**  
SCALE: 3" = 1'-0"



**6 INTERIOR DOOR HEAD DETAIL (TYP.)**  
SCALE: 3" = 1'-0"



**10 INTERIOR WOOD DOOR JAMB DETAIL (TYP.)**  
SCALE: 3" = 1'-0"



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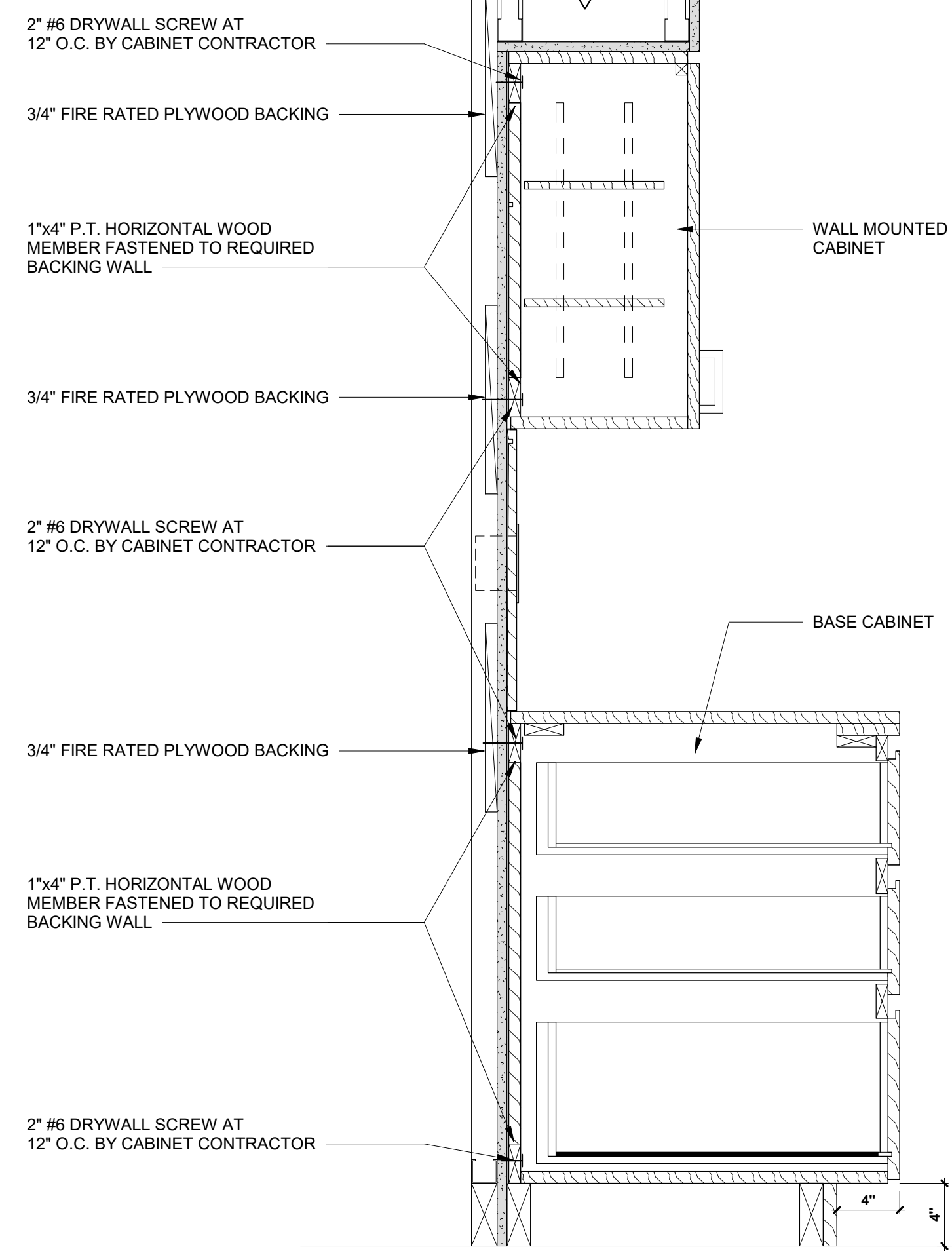
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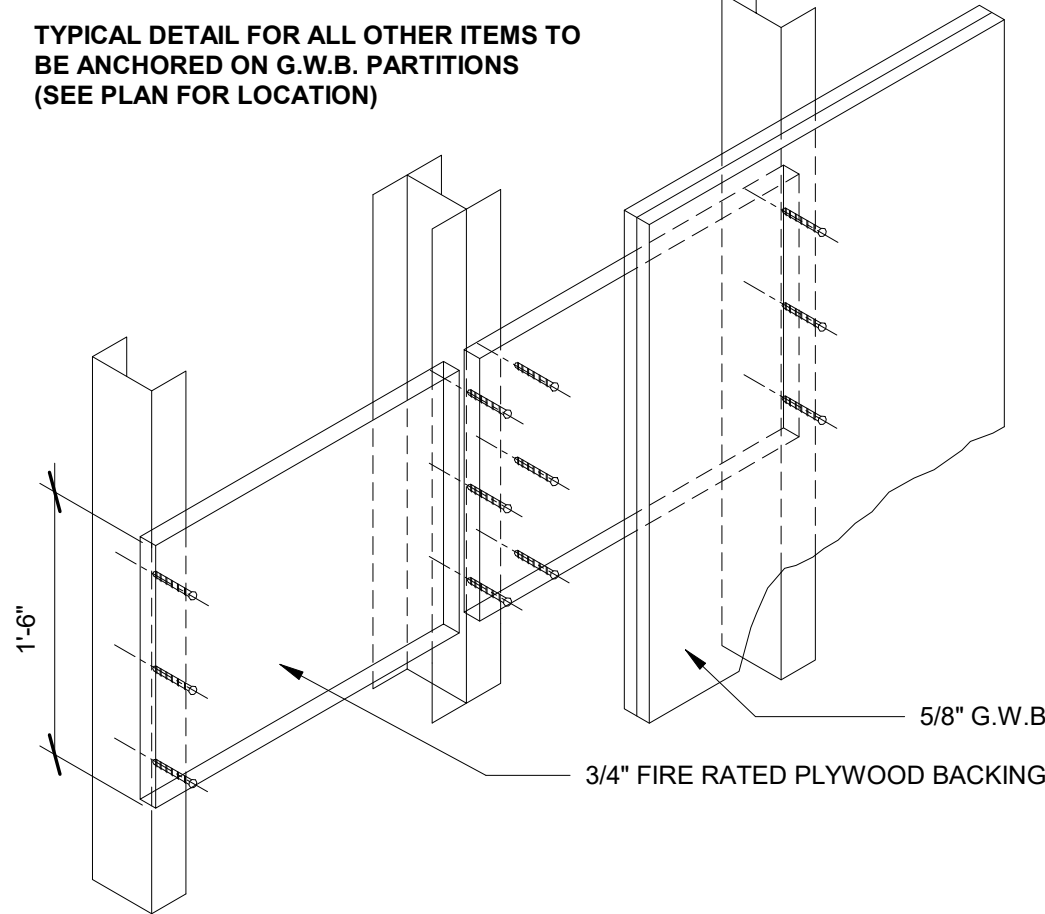
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STATE OF FLORIDA  
DAVID FUENTES  
REG. ARCHITECT  
AR97043  
SIGNATURE:  
MARSHALL BELLIN PRATT  
GLENN H PRATT, AIA  
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SHEET TITLE:  
**General Details**

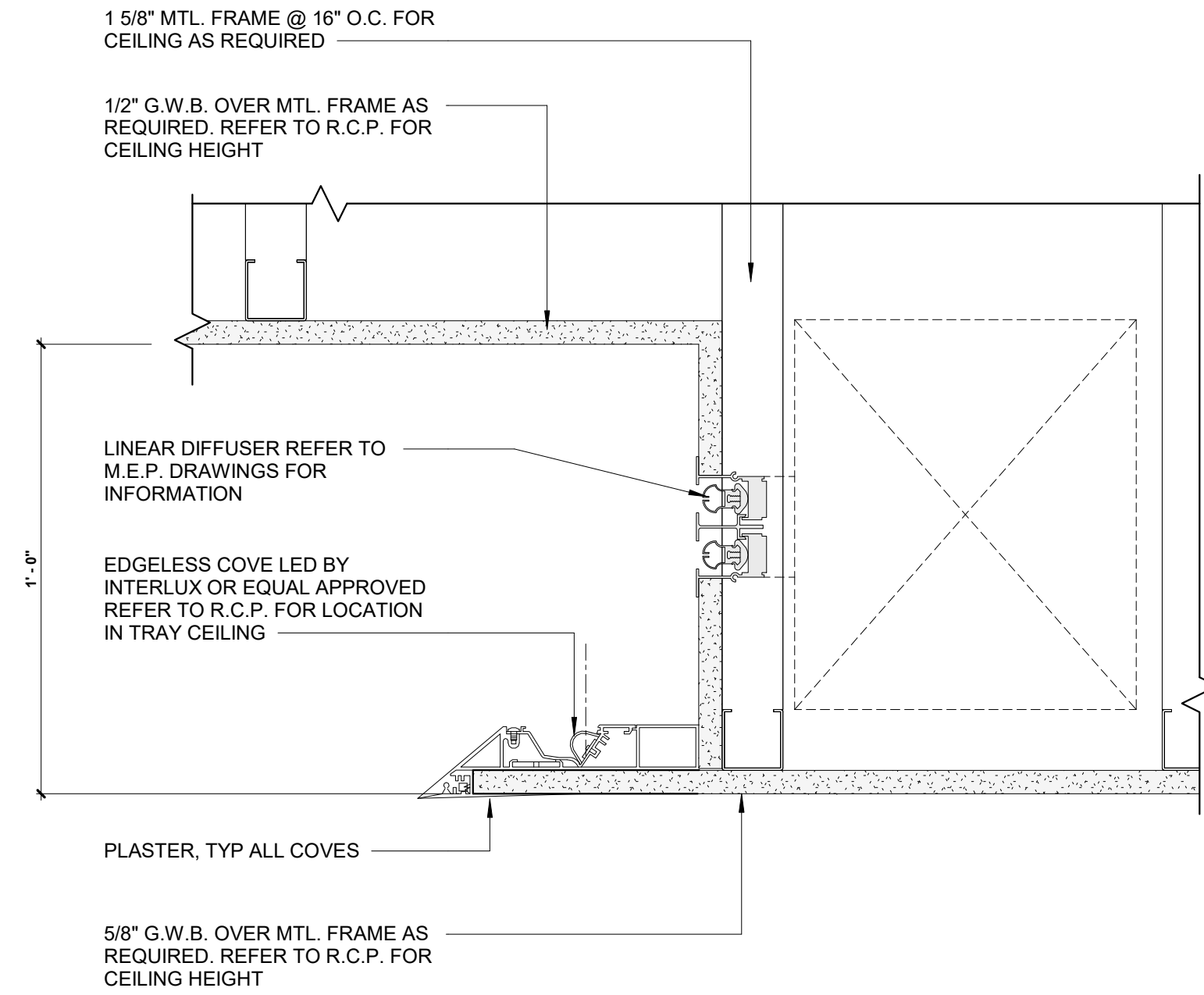
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SHEET No.:  
**A5.7**



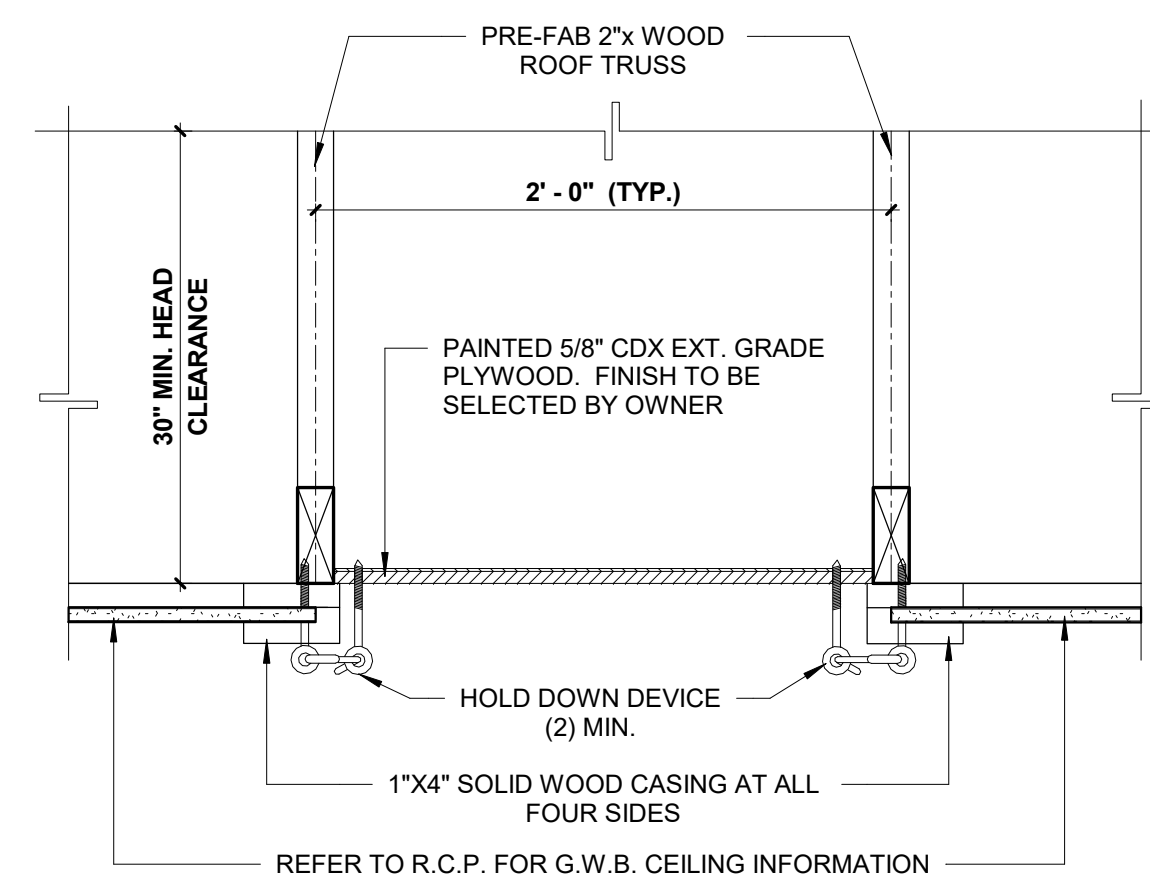
**1 CABINET BACKING DET. (TYP.)**  
SCALE: 1 1/2" = 1'-0"



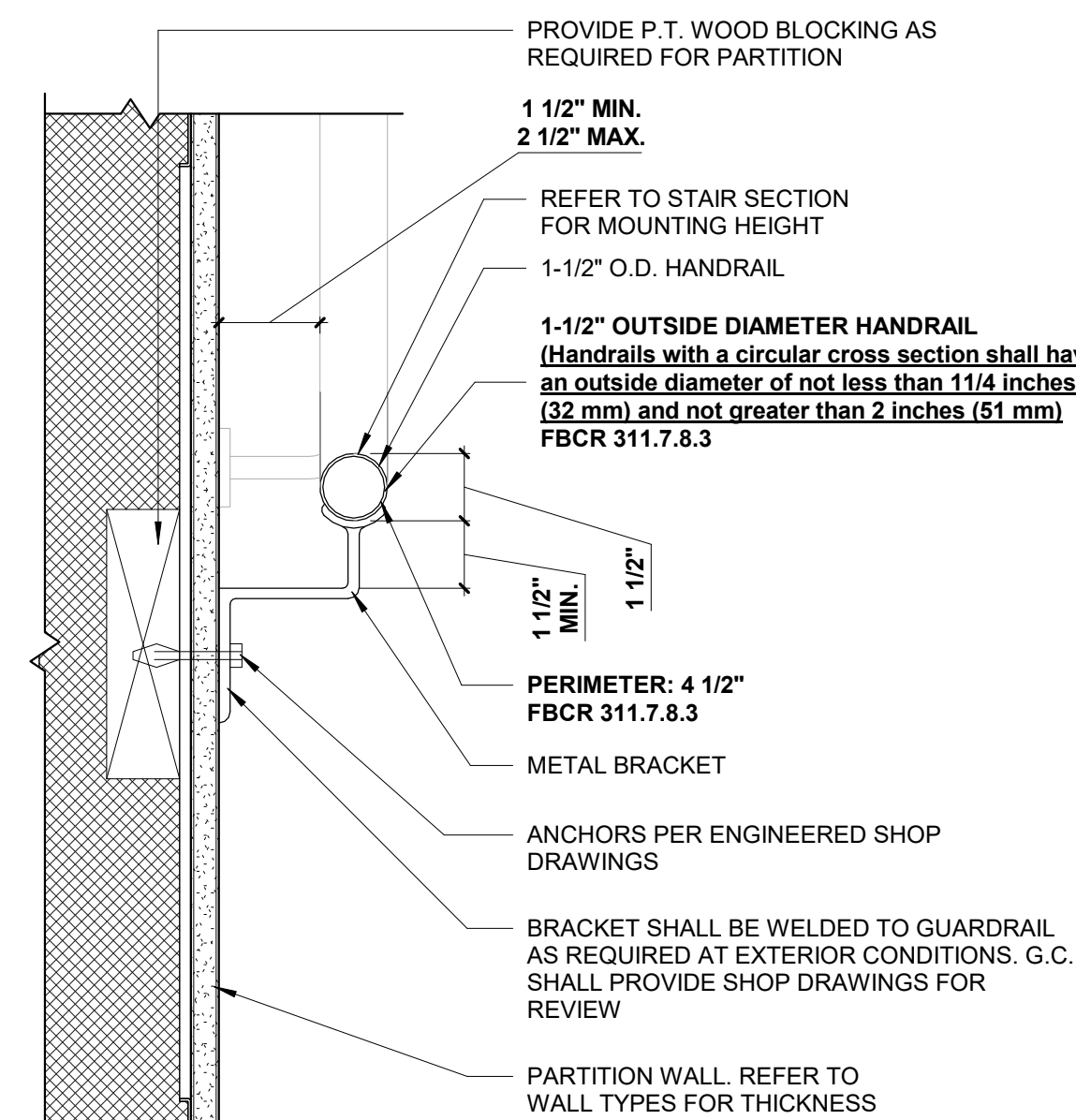
**2 BACKING WALL MOUNTED ITEMS DET. (TYP.)**  
SCALE: 3" = 1'-0"



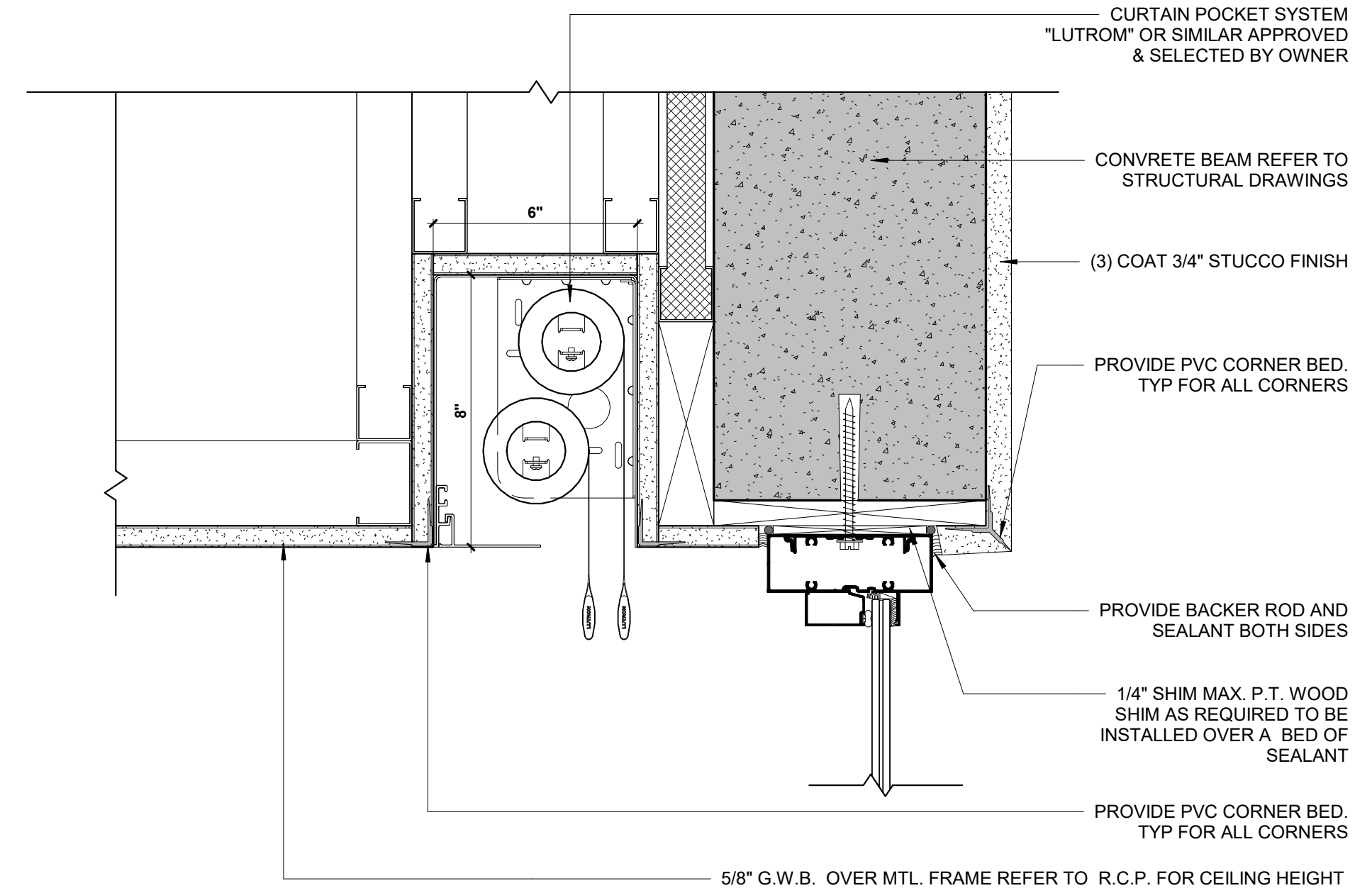
**3 TRAY CEILING DETAIL (TYP.)**  
SCALE: 3" = 1'-0"



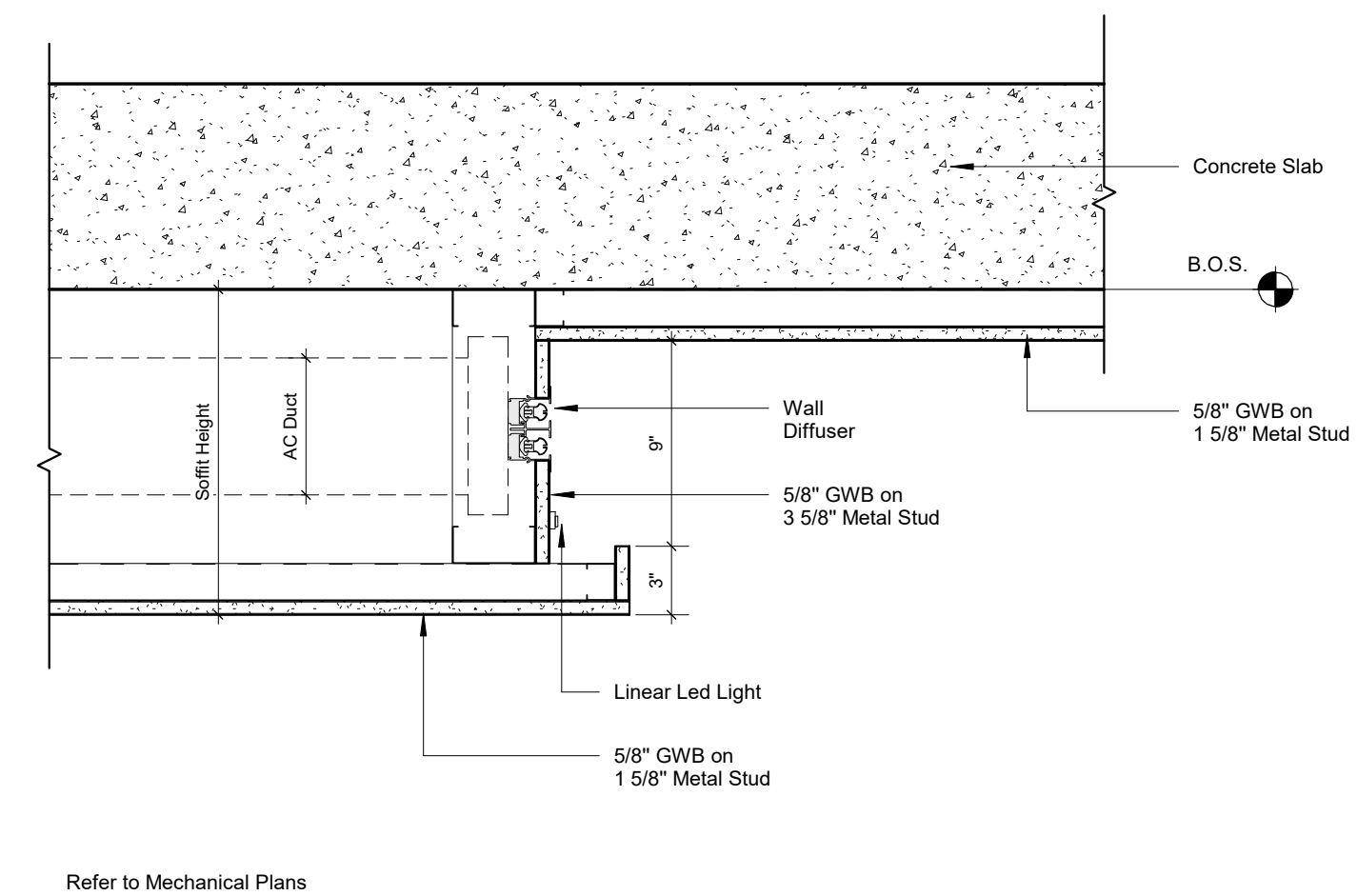
**4 ATTIC ACCESS DETAIL (TYP.)**  
SCALE: 1 1/2" = 1'-0"



**5 INTERIOR HANDRAIL DETAIL (TYP.)**  
SCALE: 3" = 1'-0"



**6 CURTAIN POCKET SHAPE DETAIL (TYP.)**  
SCALE: 3" = 1'-0"



**7 Detail - Ceiling Details. Soffit type 6**  
SCALE: 1 1/2" = 1'-0"

ARCHITECT:

**bellin pratt & fuentes**  
architects llc

AA26000893

301 almeria avenue, suite 210  
coral gables, florida, 33134  
tel: 305.447.1927 - fax: 305.443.5986

CONSULTANTS:

Consultant  
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PROJECT NAME:  
**New Single Family Residence**

PROPERTY ADDRESS  
1256 South Greenway Drive, Coral Gables FL 33134

OWNER INFORMATION  
Ms Aylin Fraxedas Ellenburg

Permit Set

ISSUE DATE: 09-03-2024  
PROJECT No.: 2023-05  
DRAWN BY: T.C.  
APPROVED BY: D.F. & G.P.

REVISIONS:

No.	Description	Date

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SEAL:

SIGNATURE:  
MARSHALL BELLIN PRATT, AIA  
GLENN H PRATT, AIA  
DAVID FUENTES AR-97043

SHEET TITLE:  
**General Details**

SCALE: As indicated  
SHEET No.:  
**A5.8**

Room Finish Schedule - All rooms						
Number	Name	Finishes				Comments
		Floor	Base	Wall	Ceiling	

1st Level

101	Entry Foyer	Tile	Wood	Gypsum Wall Board	Gypsum Board	
102	Great Room	Tile	Wood	Gypsum Wall Board	Gypsum Board / Decorative Rafters	
103	Kitchen	Tile	Wood	Gypsum Wall Board	Gypsum Board	
104	Dining Room	Tile	Wood	Gypsum Wall Board	Gypsum Board	
105	North Gallery	Tile	Wood	Gypsum Wall Board	Gypsum Board	
106	South Gallery	Tile	Wood	Gypsum Wall Board	Gypsum Board	
107	Breakfast Nook	Tile	Wood	Gypsum Wall Board	Gypsum Board	
108	Powder Rm.	Tile	Wood	Gypsum Wall Board	Gypsum Board	
109	Pantry	Tile	Wood	Gypsum Wall Board	Gypsum Board	
110	Laundry	Tile	Wood	Gypsum Wall Board	Gypsum Board	
111	A/C	Tile	Wood	Gypsum Wall Board	N/A	
112	Primary Suite	Tile	Wood	Gypsum Wall Board	Gypsum Board	
113	Primary Bath	Tile	Wood	Gypsum Wall Board / Tile	Gypsum Board	
114	Walk-in Closet	Tile	Wood	Gypsum Wall Board	Gypsum Board	
115	Bedroom 1	Tile	Wood	Gypsum Wall Board	Gypsum Board	
116	Closet	Tile	Wood	Gypsum Wall Board	Gypsum Board	
117	Den / Study	Tile	Wood	Gypsum Wall Board	Gypsum Board	
118	Bath 1	Tile	Wood	Gypsum Wall Board / Tile	Gypsum Board	
119	Hall	Tile	Wood	Gypsum Wall Board	Gypsum Board	
120	A/C	Tile	Wood	Gypsum Wall Board	N/A	
121	Stair	Tile	Wood	Gypsum Wall Board	Gypsum Board	
122	Wine Cabinet	Tile	Wood	Gypsum Wall Board	N/A	
123	Elev.	N/A	N/A	N/A	N/A	
124	Garage	Exposed Concrete	N/A	Stucco	Stucco on metal lath on playwood.	
125	Lin	Tile	N/A	Gypsum Wall Board	Gypsum Board	
126	Lin	Tile	N/A	Gypsum Wall Board	Gypsum Board	
127	Lin	Tile	N/A	Gypsum Wall Board	Gypsum Board	
128	Evening Terrace	Non Slip Tile	N/A	Stucco	Pergola System	Pergola System by Renson. Submit shop drawings .
129	Covered Terrace	Non Slip Tile	N/A	Stucco	Gypsum Board	
130	Outdoor Kitchen	Non Slip Tile	N/A	Stucco	Stucco	
131	Shower	Non Slip Tile	N/A	Tile	Stucco	
132	Pool Deck	Non Slip Tile	N/A	N/A	N/A	
133	Pool	N/A	N/A	N/A	N/A	
134	Spa	N/A	N/A	N/A	N/A	
135	Covered Trellis	Non Slip Tile	N/A	N/A	Pergola System	Pergola System by Renson. Submit shop drawings .
136	Gazebo	Non Slip Tile	N/A	N/A	Stucco	

2nd Level

201	Bedroom 3	Tile	Wood	Gypsum Wall Board	Gypsum Board	
202	Walk-in Closet	Tile	Wood	Gypsum Wall Board	Gypsum Board	
203	Bath 3	Non Slip Tile	Wood	Gypsum Wall Board / Tile	Gypsum Board	
204	Bedroom 2	Tile	Wood	Gypsum Wall Board	Gypsum Board	
205	Walk-in Closet	Tile	Wood	Gypsum Wall Board	Gypsum Board	
206	Bath 2	Non Slip Tile	Wood	Gypsum Wall Board / Tile	Gypsum Board	
207	Stair	Tile	Wood	Gypsum Wall Board	Gypsum Board	
208	Hall	Tile	Wood	Gypsum Wall Board	Gypsum Board	
209	AC	Tile	N/A	Gypsum Wall Board	N/A	
210	Terrace	Non Slip Tile	N/A	Stucco	Stucco on metal lath on playwood.	
211	Balcony	Non Slip Tile	N/A	Stucco	N/A	

ARCHITECT:



301 almeria avenue, suite 210  
coral gables, florida, 33134  
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CONSULTANTS:

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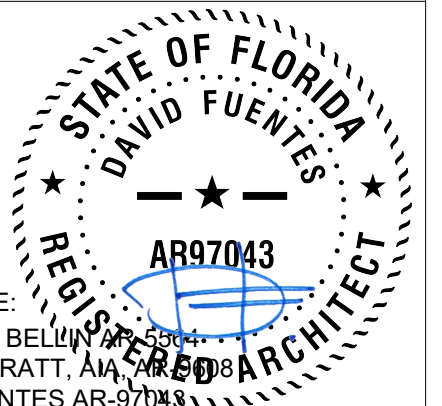
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No.	Description	Date

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SEAL:



SIGNATURE:  
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GLENN H PRATT, ARCHITECT  
DAVID FUENTES ARCHITECT

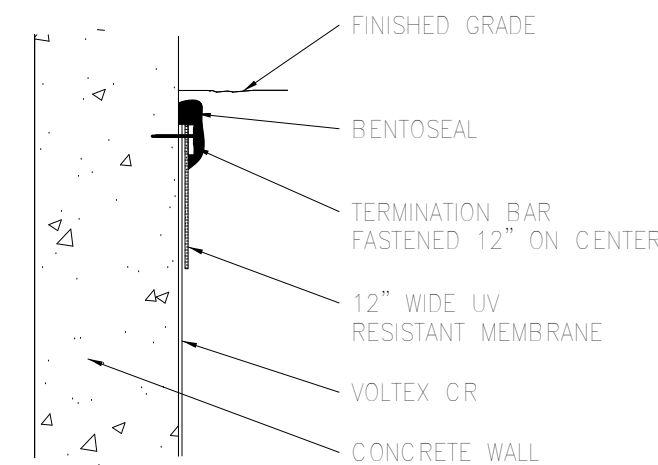
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**Room Finish Schedule**

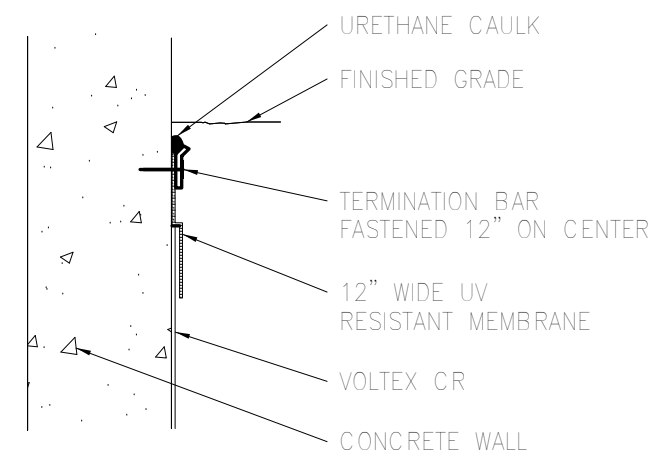
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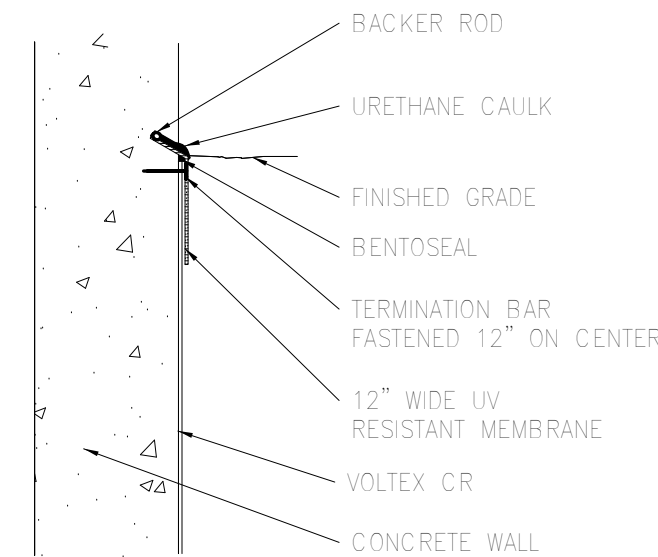
TYPICAL TERMINATION AT GRADE



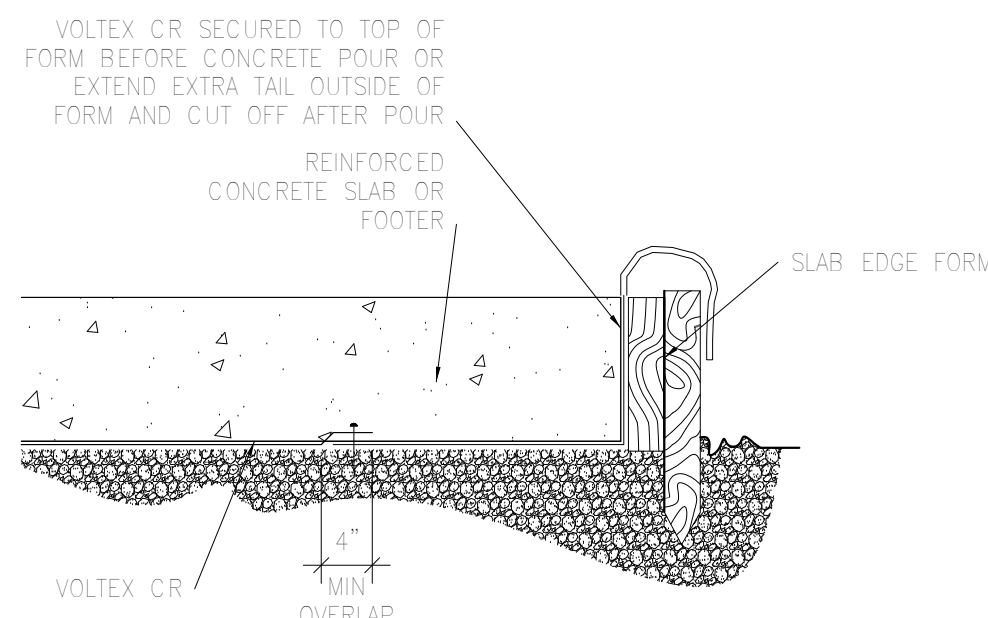
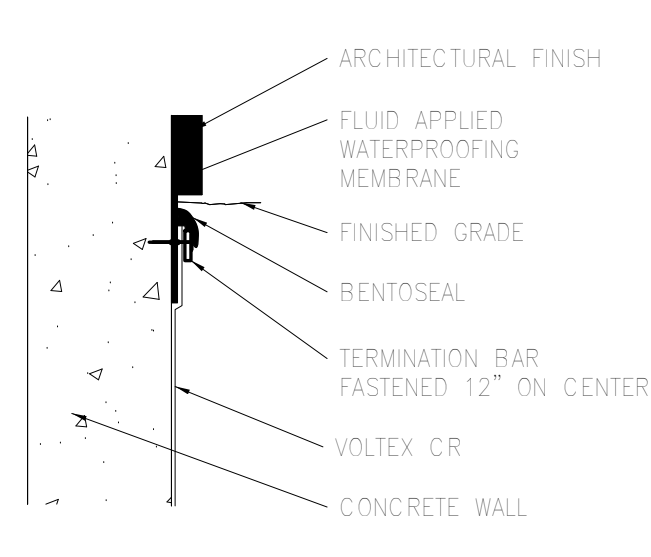
TERMINATION AT GRADE W/ UV FLASHING



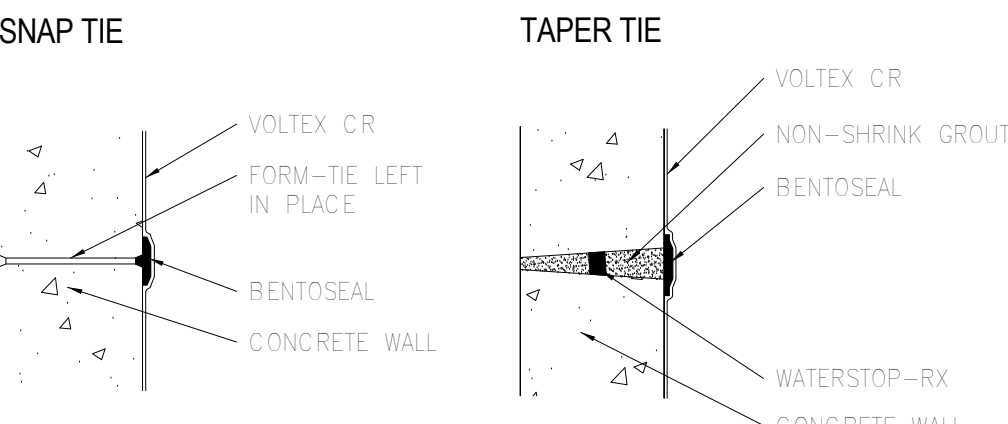
TERMINATION AT GRADE W/ CUT REGLET



TERMINATION AT GRADE W/ ARCHITECTURAL FINISH



3 Concrete Form Waterproofing Details  
3/4" = 1'-0"



4 Concrete Form Tie Waterproofing Details  
3/4" = 1'-0"

ROOF DECK WATERPROOFING NOTE

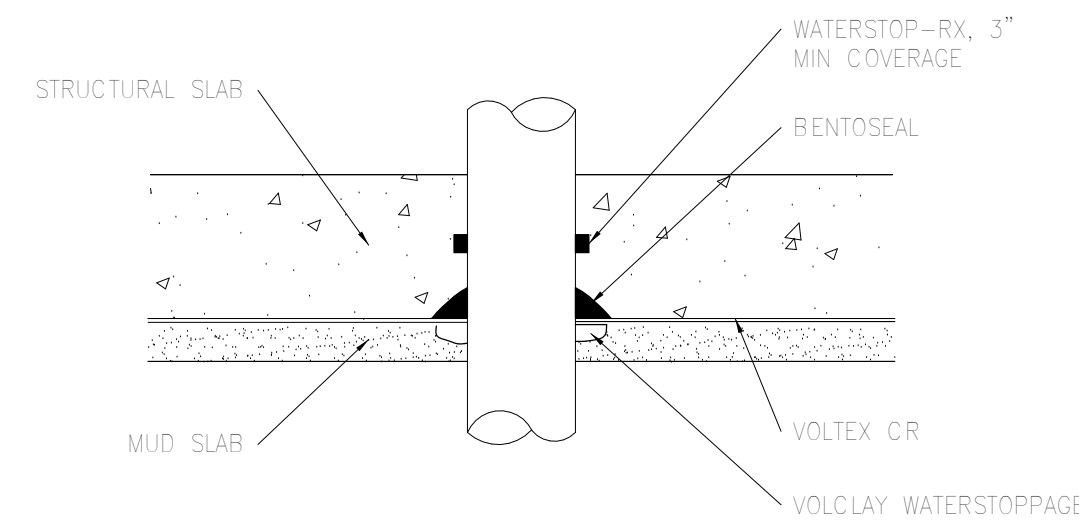
1. THE MINIMUM SLOPE REQUIRED FOR FLAT ROOF DECKS IS 1/4" PER FOOT SLOPE.
2. THE MINIMUM CRICKET SLOPE IS 1/2" PER FOOT.
3. ROOF DRAINS SHALL BE CAST IRON WITH CLAMPING RINGS AND STRAINER AS PER THE FBC.
  - A) STRAINER SHALL EXTEND NOT LESS THAN 4" ABOVE THE ROOF AS PER FBC
  - 1) SECONDARY ROOF DRAIN SYSTEM SHALL BE SIZED THE SAME AS THE PRIMARY DRAINS.
  - 2) SECONDARY OVERFLOW SCUPPERS SHALL BE SIZED TO PREVENT THE DEPTH OF WATER FROM EXCEEDING THE ROOF DESIGN
  - B) STRAINER INLET SHALL NOT BE LESS THAN 1.5 TIMES THE AREA OF THE CONDUCTOR.
  - C) FLAT STRAINER INLET SHALL NOT BE LESS THAN TWO TIMES THE AREA OF THE CONDUCTOR.
4. ALL COMBUSTIBLE ITEMS USED IN ROOF CONSTRUCTION - INCLUDING BUT NOT LIMITED TO, NAILERS, TRUSSES, RAFTERS, PLYWOOD, ETC. - SHALL BE TREATED WITH FIRE-RESISTANT COMPOUNDS.
5. G.C. TO PROVIDE PEDESTRIAN COATING SANDED ON ALL CONCRETE EYEBROWS.
6. PROVIDE 215 MIL HOT APPLIED WATERPROOFING WITH A PROTECTION BOARD AND DRAINAGE MAT OVER LIGHTWEIGHT ROOF DECK SLOPED TO ROOF DRAINS, TYPICAL AT ALL ROOFTOP TERRACE SLABS.

WATERPROOFING NOTE

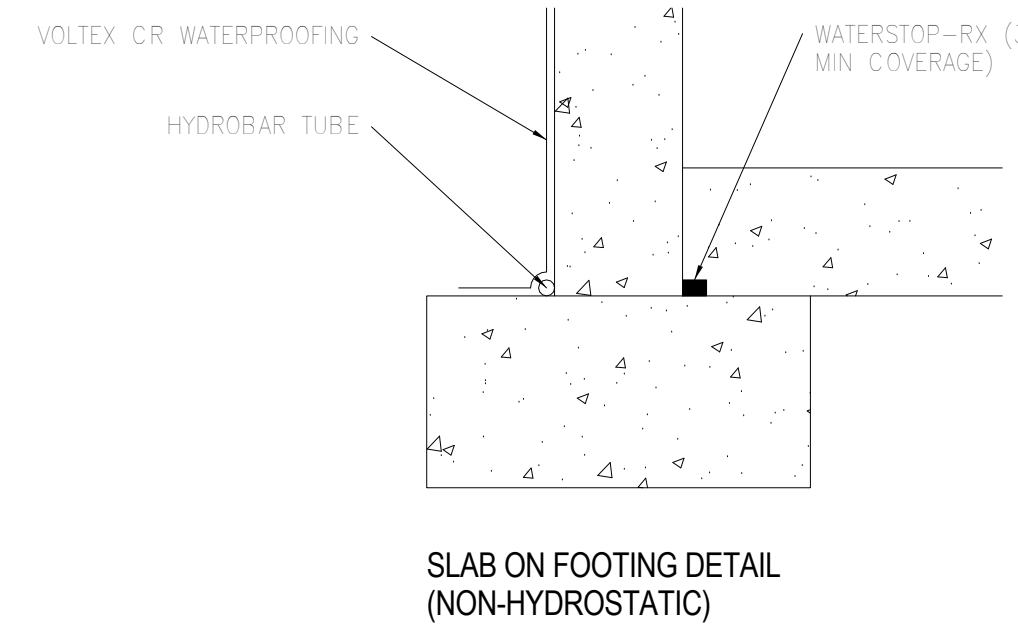
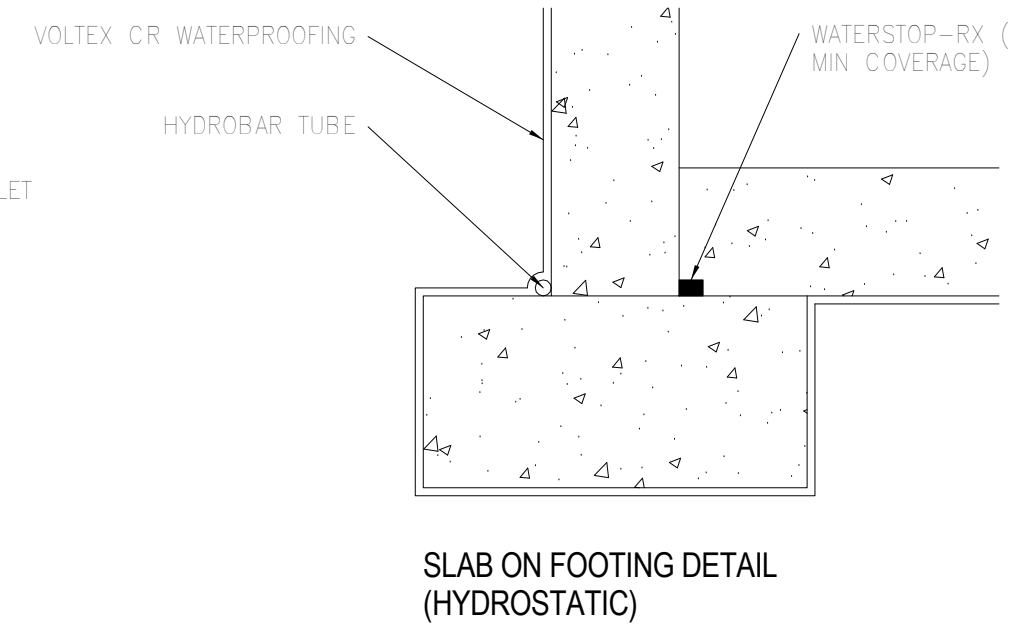
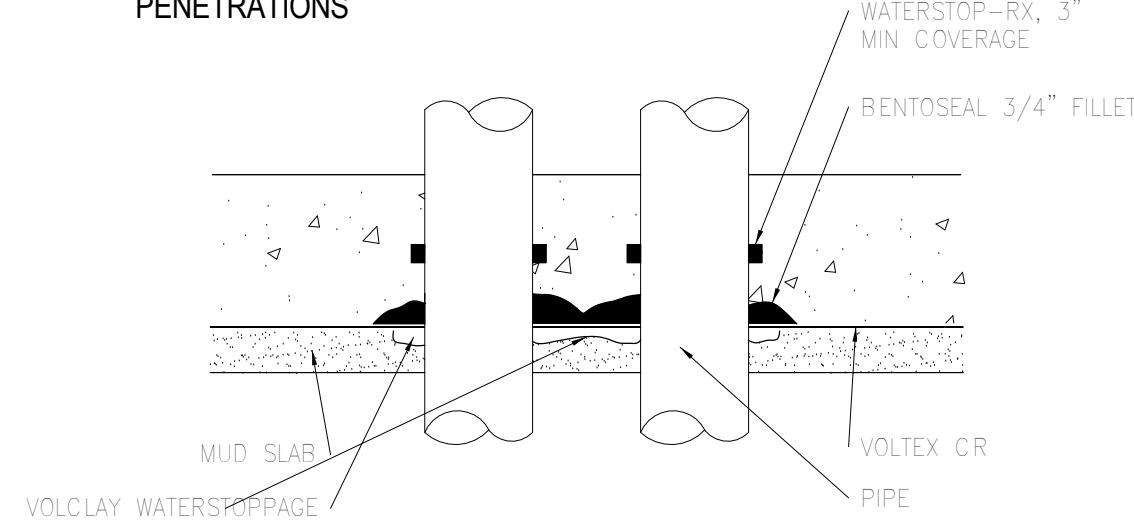
1. G.C. TO PROVIDE DADE-COUNTY NOTICE OF ACCEPTANCE FOR ALL HORIZONTAL WATERPROOFING SYSTEMS ABOVE GRADE.
2. G.C. TO PROVIDE A BENTONITE WATERPROOFING (VOLTEX CR) FOR ALL SLABS BELOW 9'-0" N.G.V.D. REFER TO WATERPROOFING DETAILS 3/A7.1
3. ALL DRAINS IN PLANTERS, LANDSCAPE AREAS, WATER FEATURES, ETC. SHALL BE CAST IRON, TWO (2) STAGE DRAINS. THE FLAT STRAINER INLET SHALL NOT BE LESS THAN TWO TIMES THE AREA OF THE CONDUCTOR.
4. G.C. TO PROVIDE A DRAINAGE COMPOSITE TO ALL HORIZONTAL WATERPROOFING SURFACES.
  - A) DRAINAGE COMPOSITE WITH A 15,000-lbs/ft<sup>2</sup> CORE ON PEDESTRIAN AREAS
  - B) DRAINAGE COMPOSITE WITH A 15,000-lbs/ft<sup>2</sup> CORE AND ROOT INHIBITOR FOR PLANTERS
  - C) DRAINAGE COMPOSITE WITH A 30,000-lbs/ft<sup>2</sup> CORE ON TRAFFIC AREAS WITH VEHICULAR TRAFFIC
6. ALL HORIZONTAL CONCRETE SURFACES TO RECEIVE WATERPROOFING OR ROOFING TO HAVE A LIGHT BROOM FINISH.
7. ALL FORM RELEASE AGENTS USED ON SURFACES TO RECEIVE WATERPROOFING ARE TO BE SODIUM SILICATE BASED.
8. ALL HORIZONTAL SURFACES THAT RECEIVE WATERPROOFING ARE TO BE WATER TESTED WITH A 2" HEAD OF WATER FOR A MINIMUM OF 24 HOURS.
9. PROVIDE CEMENTITIOUS WATERPROOFING 8" UP THE EXTERIOR SIDE OF THE CMU WALL AND 2" ON THE HORIZONTAL SLAB FOR ALL CMU WALLS ADJACENT TO RESIDENTIAL UNITS (THOROSEAL)
10. ALL EXTERIOR BALCONIES TO SLOPE 1/8" PER FOOT MINIMUM AND HAVE A CLEAR PENETRATING SEALER (HYDROZO ENVIRONSEAL 40)

1 Termination Waterproofing Details  
3/4" = 1'-0"

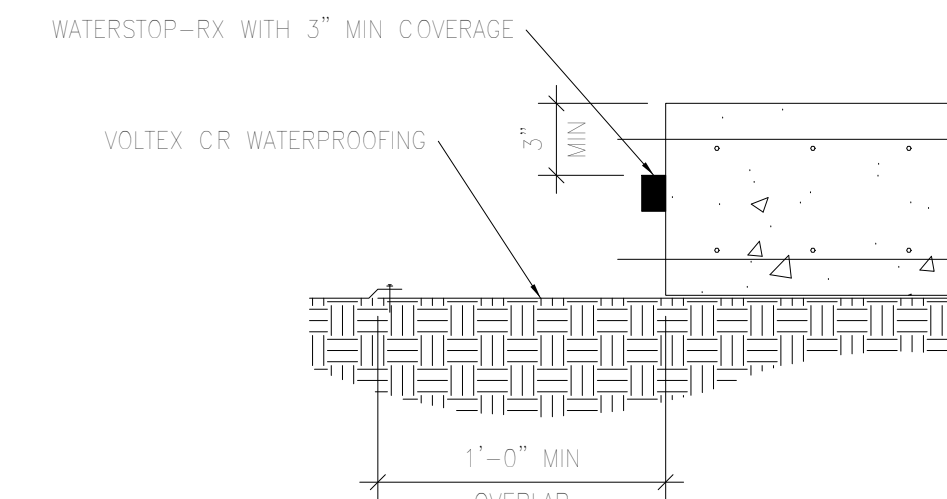
SLAB PENETRATION



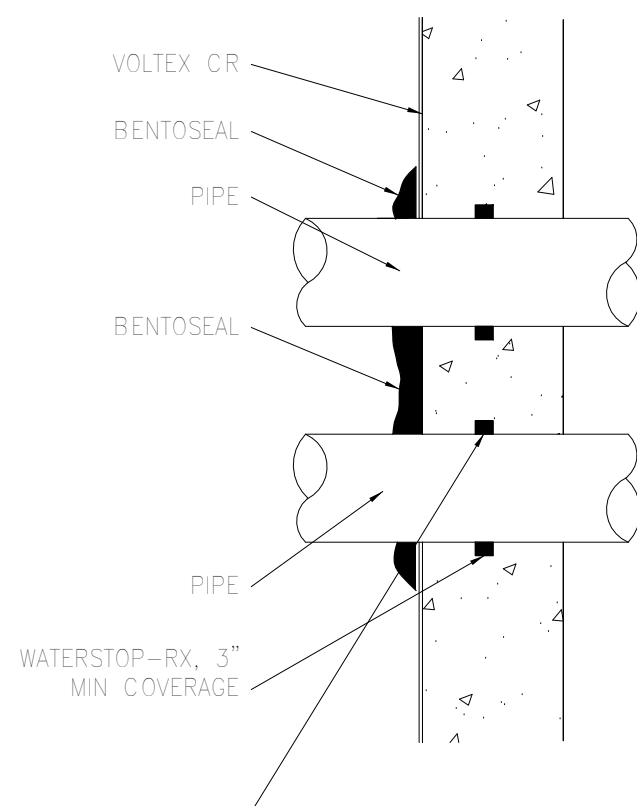
MULTIPLE PIPE PENETRATIONS



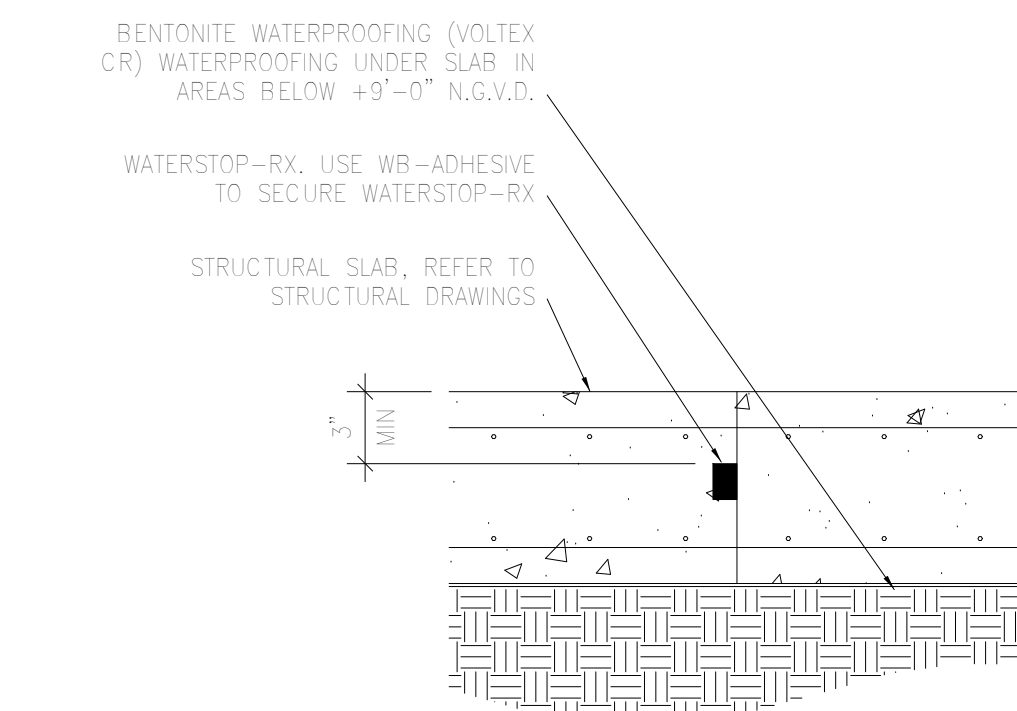
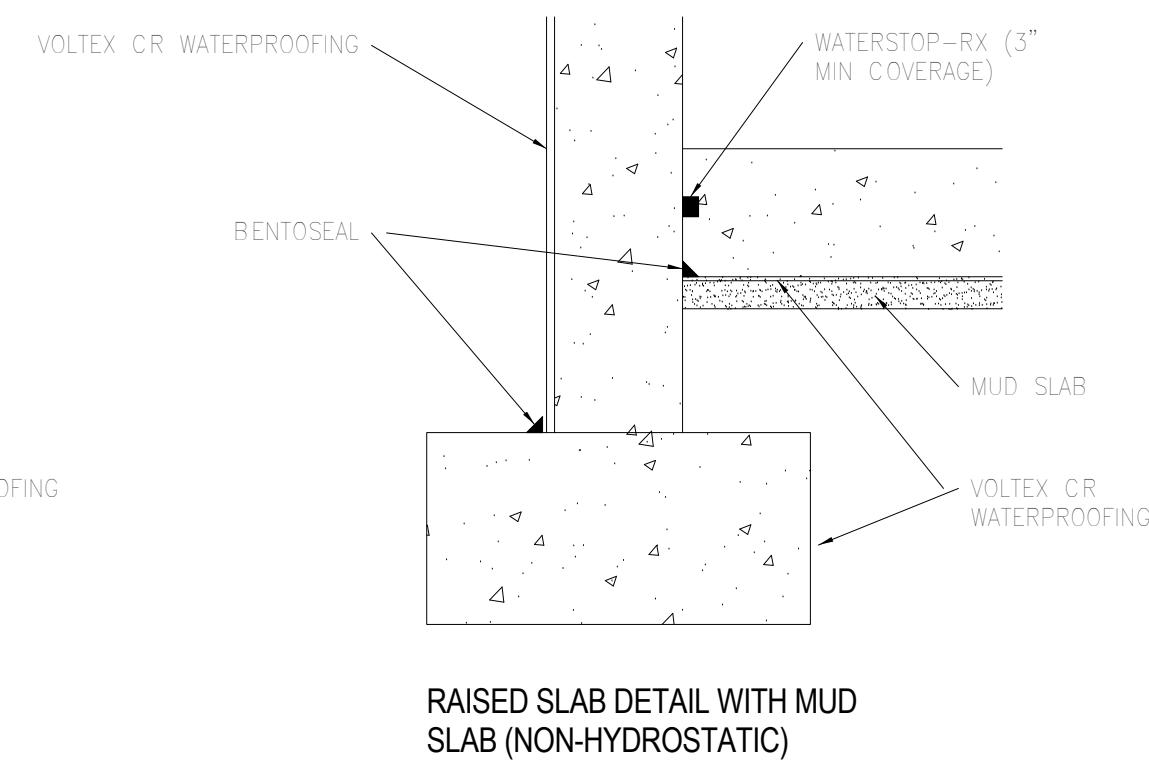
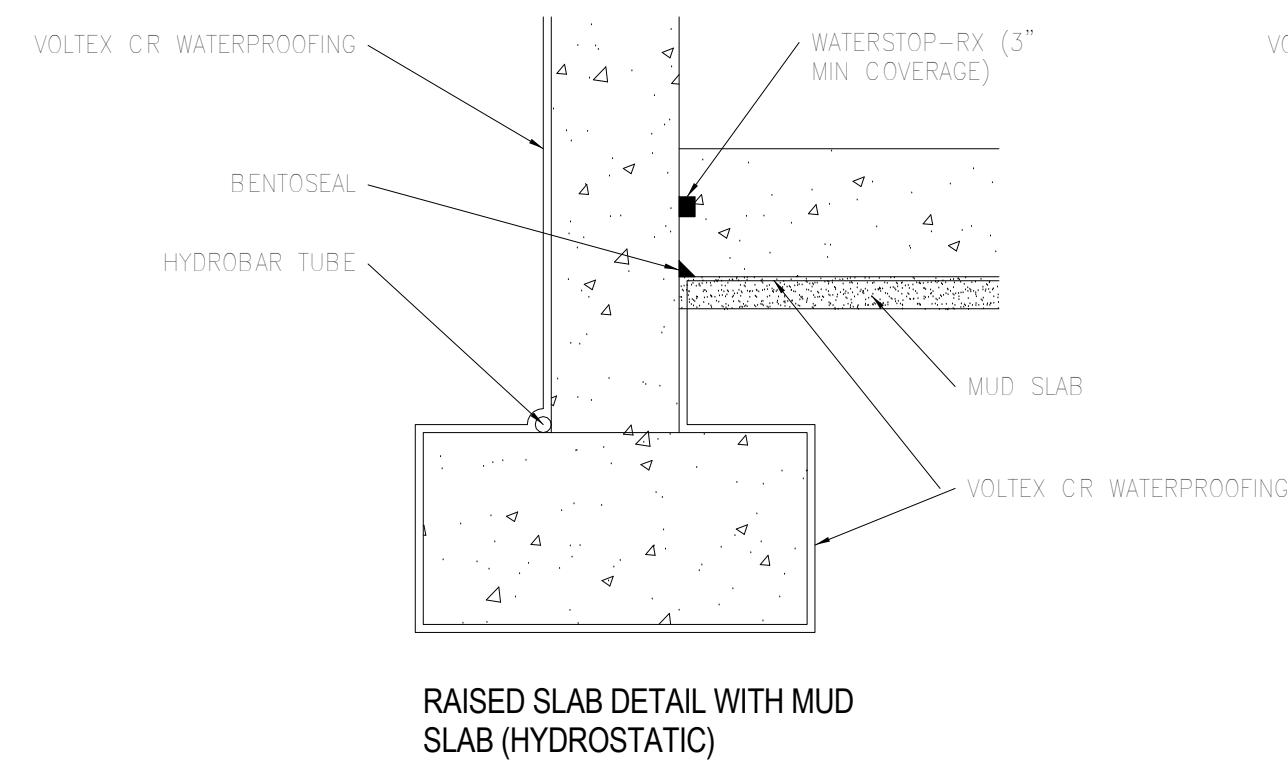
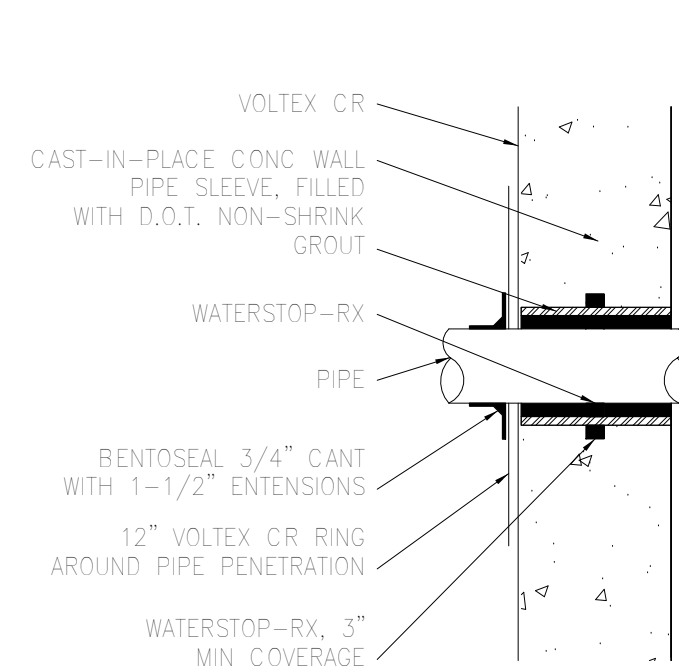
NOTE: WHEN SLAB IS POURED IN SECTIONS, VOLTEX CR WATERPROOFING SHOULD EXTEND A MINIMUM 12" BEYOND SLAB EDGE FOR PROPER OVERLAP.



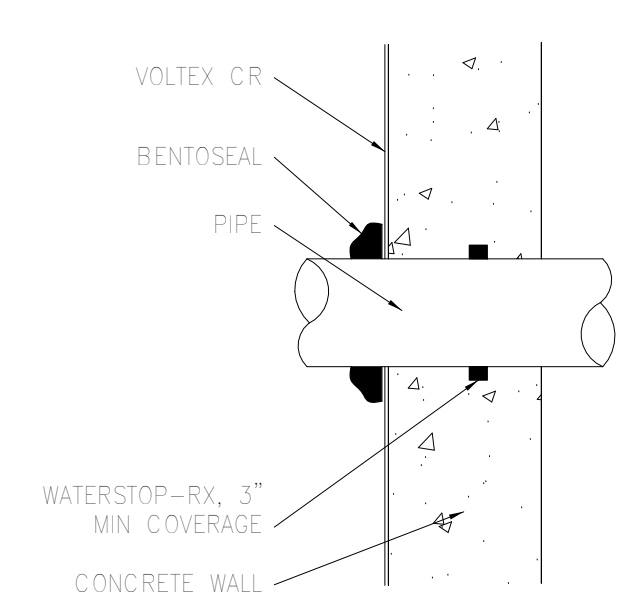
BACKFILL WALL PENETRATION



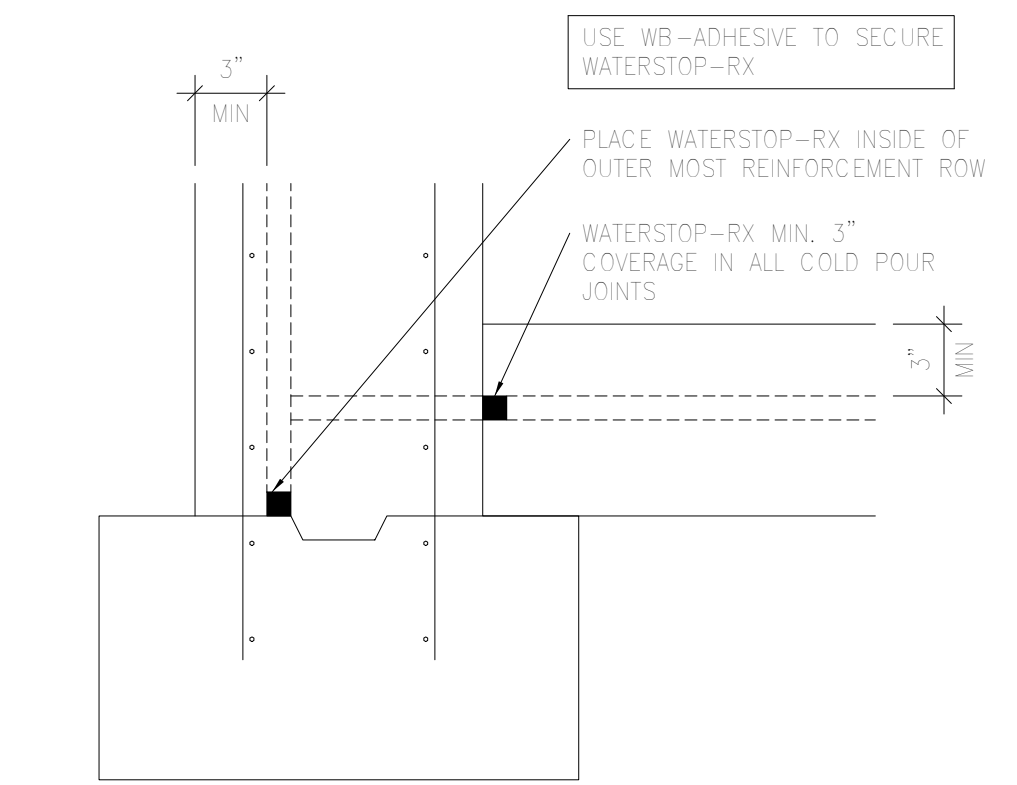
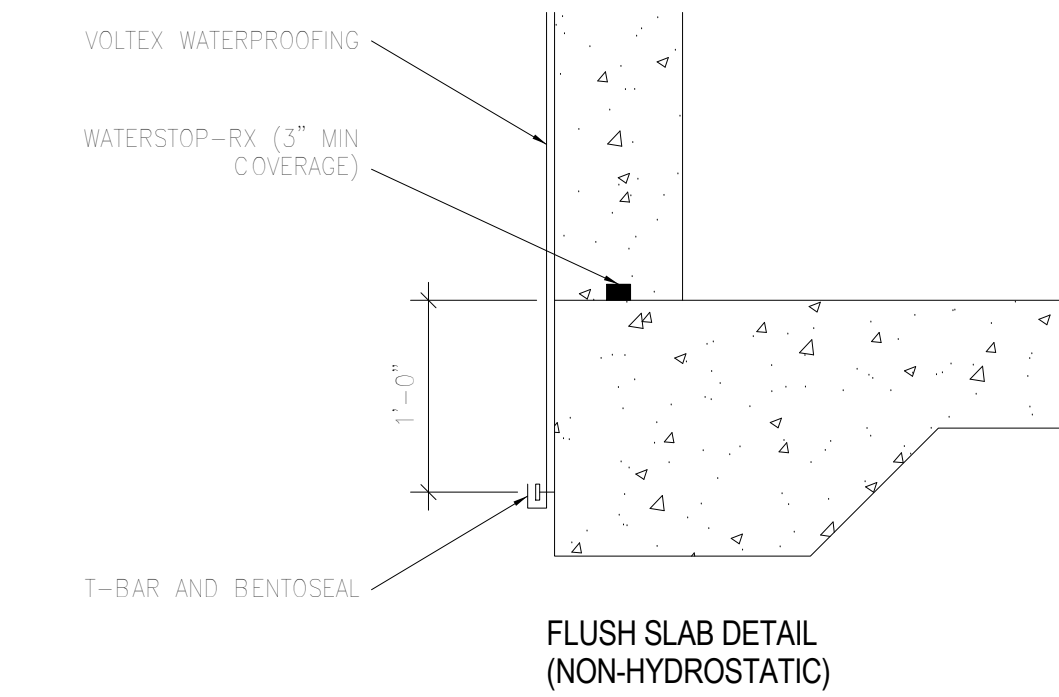
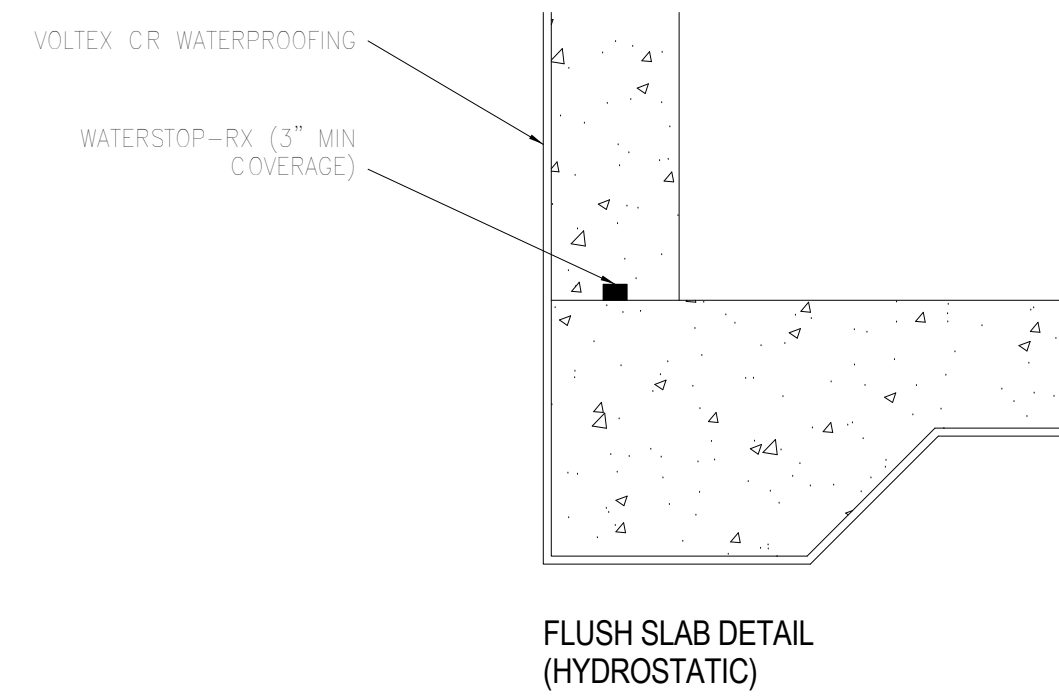
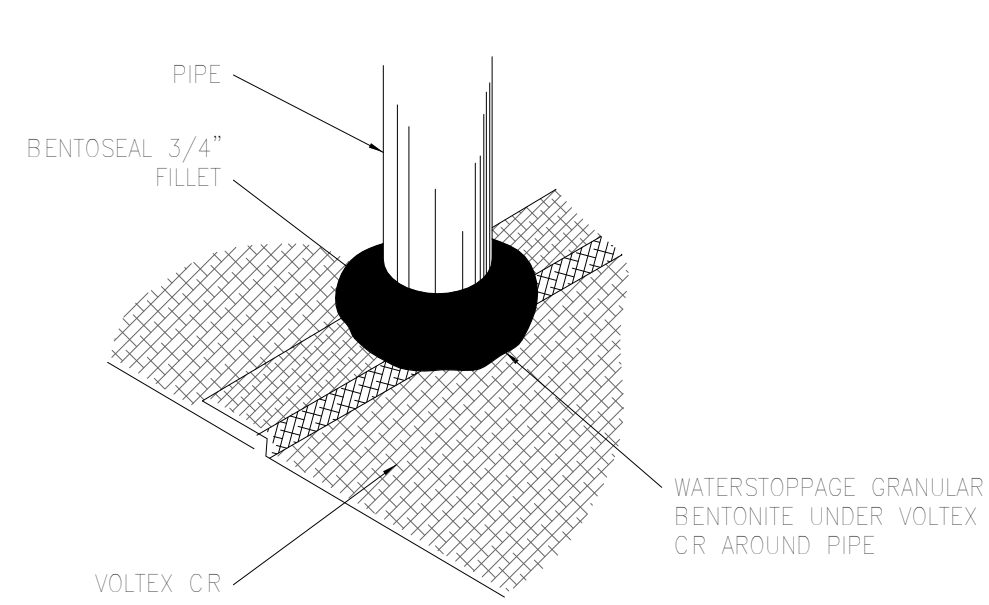
BACKFILL WALL PENETRATION



BACKFILL WALL PENETRATION



TYPICAL PENETRATION DETAIL



2 Penetration Waterproofing Details  
3/4" = 1'-0"

5 Slab - Footing Waterproofing Details  
1" = 1'-0"

6 Typical Joint Waterproofing Details  
1 1/2" = 1'-0"

ARCHITECT:



301 almeria avenue, suite 210  
coral gables, florida, 33134  
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

Consultant  
Address  
Phone  
Fax  
e-mail

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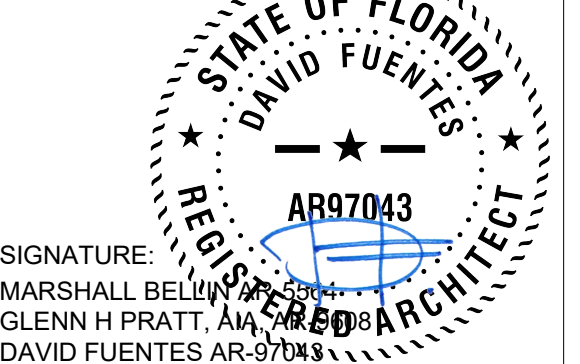
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DAVID FUENTES AR-97043

SHEET TITLE:

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SCALE: As indicated  
SHEET No.:

A7.1