LEGAL DESCRIPTION

LOT 4, IN BLOCK 25, "COCOPLUM SECTION TWO PLAT F" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 133, AT PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROJECT INFO:

CLASSIFICATION OF REHABILITATION WORK: (2) RENOVATION (6)ADDITION

LEVEL OF ALTERATION : 2
CONSTRUCTION TYPE: II-B
OCCUPANCY: RESIDENTIAL (SINGLE FAMILY)

CODES IN EFFECT: FLORIDA BUILDING CODE, 7TH EDITION 2020
FLORIDA BUILDING CODE ACCESSIBILITY 2020
FLORIDA FIRE PREVENTION CODE 7th EDITION 2020
NFPA 101 2020 EDITIONS
NEC 2017

FLOOD LEGEND

FLOOD ZONE: AE (11) NGVD
BASE FLOOD ELEVATION (BFE)= + 11.0' NGVD
DESIGN FLOOD ELEVATION (DFE)= (BFE+1')= 12.0' NGVD

	EXISTING	PROPOSED
RESID. LOWEST LEVEL	+ 11.0' NGVD	+ 13.0' NGVD = 0'-0"
GARAGE	+ 9.5' NGVD	EX. TO REMAIN

THE OWNER OF THIS PROPERTY UNDERSTANDS THAT THE WORK AMOUNT INDICATED ABOVE IS GOING TO BE KEPT ON THE OFFICIAL RECORD DURING A SIX (6) MONTH PERIOD FROM THE DATE OF WHICH THE CERTIFICATE OF COMPLETION IS ISSUED. IF ANY ADDITIONAL REPAIR, RECONSTRUCTION, ALTERATION ADDITION, REMODELING, OR COMBINATION THEREOF IS DONE BEFORE THE ABOVE WORK, IF THE PROPERTY IS DECLARED SUBSTANTIALLY IMPROVED OR DAMAGED AND THE FLOOR ELEVATION IS NOT IN COMPLIANCE, THE STRUCTURE WILL BE ELEVATED IN ACCORDANCE WITH CHAPTER 110 OF THE MIAMI-DADE COUNTY CODE.

ZONING INFO.
CITY OF CORAL GABLES

ZONING DESIGNATION: SINGLE FAMILY (SFR)

SETBACKS-PRINCIPAL BUILDING	REQUIRED	PROVIDED
FRONT	25.00'	25.00'
SIDE INTERIOR NORTH	15.00'	15.00'
SIDE INTERIOR SOUTH	15.00'	15.00'
REAR	15.00'	37.67'
SETBACKS-POOL		
FROM STRUCTURE		
REAR	5.00'	9.92'
SIDE INTERIOR	5.00'	16.32'
SETBACKS-GAZEBO		
REAR	15.00'	15.00'
SIDE INTERIOR	15.00'	15.00'

BUILDING HEIGHT		
MAX. HEIGHT ALLOWED - 2 STORIES	35.00'	33.00'

ZONING CALCULATION

NET LOT AREA 13,972.0 SF

	ALLOWED	EXISTING	TOTAL PROPOSED
GROUND COVERAGE(MAIN B.)	(33%) 4,890.20 SF	3,772.0 S.F.	(26.2%) 3,657.0 S.F.
GROUND COVERAGE(ACCES.)	(10%) 1,397.20 SF	221.0 SF	(1.2%) 178.0 SF
GROUND COVERAGE MAX	(43%) 6,287.40 SF	3,993.0 SF	(27.4%) 3,835.0 SF
FLOOR AREA RATIO (FAR)	ALLOWED	EXISTING	TOTAL PROPOSED
FIRST 5,000 SF X 65%= 2,600.0 SECOND 5,000 SF X 35%= 1,750.0 REMAINING 3,972 SF X 30%= 1,191.6 5,541.6 SF			
GROUND FLOOR FAR CALCULATION		2,933.0 SF	3,000.0 SF
SECOND FLOOR FAR CALCULATION		1,404.0 SF	2,342.0 SF
TOTAL (FAR)	5,342.0 SF	4,337.0 SF	5,342.0 SF
LANDSCAPE REQUIREMENTS	REQUIRED	EXISTING	TOTAL PROPOSED
IMPERVIOUS AREA		6,997.0 S.F.	7,207.0 S.F.
PERVIOUS AREA (MIN)		13,972.0-6,997.0= 6,975.0 S.F.	13,972.0-7,207.0= 6,765.0 S.F.
	(40%) 5,589.0 SF		(48.4%) 6,765.0 S.F.
FRONT YARD OPEN SPACE	REQUIRED	EXISTING	TOTAL PROPOSED
FRONT YARD (min)	20% x 5,588.0= 1,116.0 SF	1,395.00 SF	(25.3%) 1,414.00 SF

SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION N.G.V.D OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ABUTTING THE PROPERTY.

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

ANY APPLICABLE RESOLUTION: _____

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SECTION 553.79 (10) FLORIDA STATUTES, EFFECTIVE 7/10/87.

APPLICANT WILL COMPLY WITH ORDINANCE 80-90 (SECTION 13-13.1) OF THE METROPOLITAN DADE COUNTY CODE, PRIOR TO STARTING CONSTRUCTION.

A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES. CONTACT PUBLIC WORKS DEPARTMENT.

THE HEIGHT OF FENCES, WALL AND HEDGES SHALL NOT EXCEED 25 FEET IN HEIGHT WITHIN A DISTANCE OF 10' OF AN DRIVEWAY HEADING TO A RIGHT OF WAY. THE HEIGHT IS DEFINED BEING MEASURED FROM GRADE= ELEVATION OF PUBLIC SIDEWALK SHOWN ABOVE.

INCREASE FLOW RATE SCHEDULE

	AREA	FLOW RATE
PRIOR TO REPAIR	4,337.0 S.F.	310 G.P.D.
POST-DEVELOPMENT	5,342.0 S.F.	510 G.P.D.

05/01/2024

BLDR-23-11-832 APPROVED SET

SCOPE OF WORK:

NEW POOL, GAZEBO, POOL DECK, STAIR ENCL., ALL INT. PARTITIONS, WINDOWS & DOORS, STAIRS, EQUIP., FENCES DRIVEWAY, ETC

GENERAL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE-7TH EDITION AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
3. CONTRACTOR TO AQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
4. ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
5. CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS REQUIRED TO INSTALL SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.
6. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
7. CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDING IN THE DRAWINGS.
8. IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
9. IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
10. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY.
11. SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEERS.
12. CONTRACTOR OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.
13. ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED IF THESE DRAWINGS OR ANY PART THERE OF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO ARCHITECT FOR HIS FULL COMMISSION.

ADDITIONAL NOTES

14. ALL EXTERIOR WORK:
FENCE, DRIVEWAY, ETC. WILL BE UNDER SEPARATE PERMIT
POOL/WATER FEATURE/COLD PLUNGE WILL BE UNDER SEPARATE PERMIT
15. PROPOSED SETBACKS FOR BUILDING AND OVERHANG PROJECTION COMPLIES WITH PERMITTED BY CODE, AS SHOWN ON PLANS.

POOL SAFETY BARRIER:

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 OF MOUNTED ON TOP OF THE POOL STRUCTURE. WHERE THE BARRIER IS MOUNTED ON TO OF THE POOL STRUCTURE AND THE BOTTOM OF THE BARRIER SHALL BE 4 INCHES (102 MM).

ACCESS GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 424.2.17.1.1 THROUGH 424.2.17.1.7 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 ½ INCH (12.7 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.

NOTE : TERMITE PROTECTION

ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

TREE NOTE:

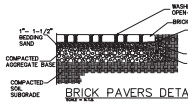
EXISTING TREES TO REMAIN UNDISTURBED. PROVIDE A 10'-0" BARRIER AROUND EXISTING TREES. NO MACHINERY, CHEMICALS, MATERIALS, EQUIPMENT, FILL AND/OR PEOPLE TO BE WITHIN PERIMETER OF BARRIER.

AREA UNDER A/C	EXISTING	TOTAL PROPOSED
FIRST FLOOR LIVING AREA	2,352.0 SF	2,528.0 SF
FIRST FLOOR GARAGE		(*) 472.0 SF
SECOND FLOOR LIVING AREA	1,404.0 SF	2,342.0 SF
TOTAL AREA UNDER A/C	3,756.0 SF	5,342.0 SF

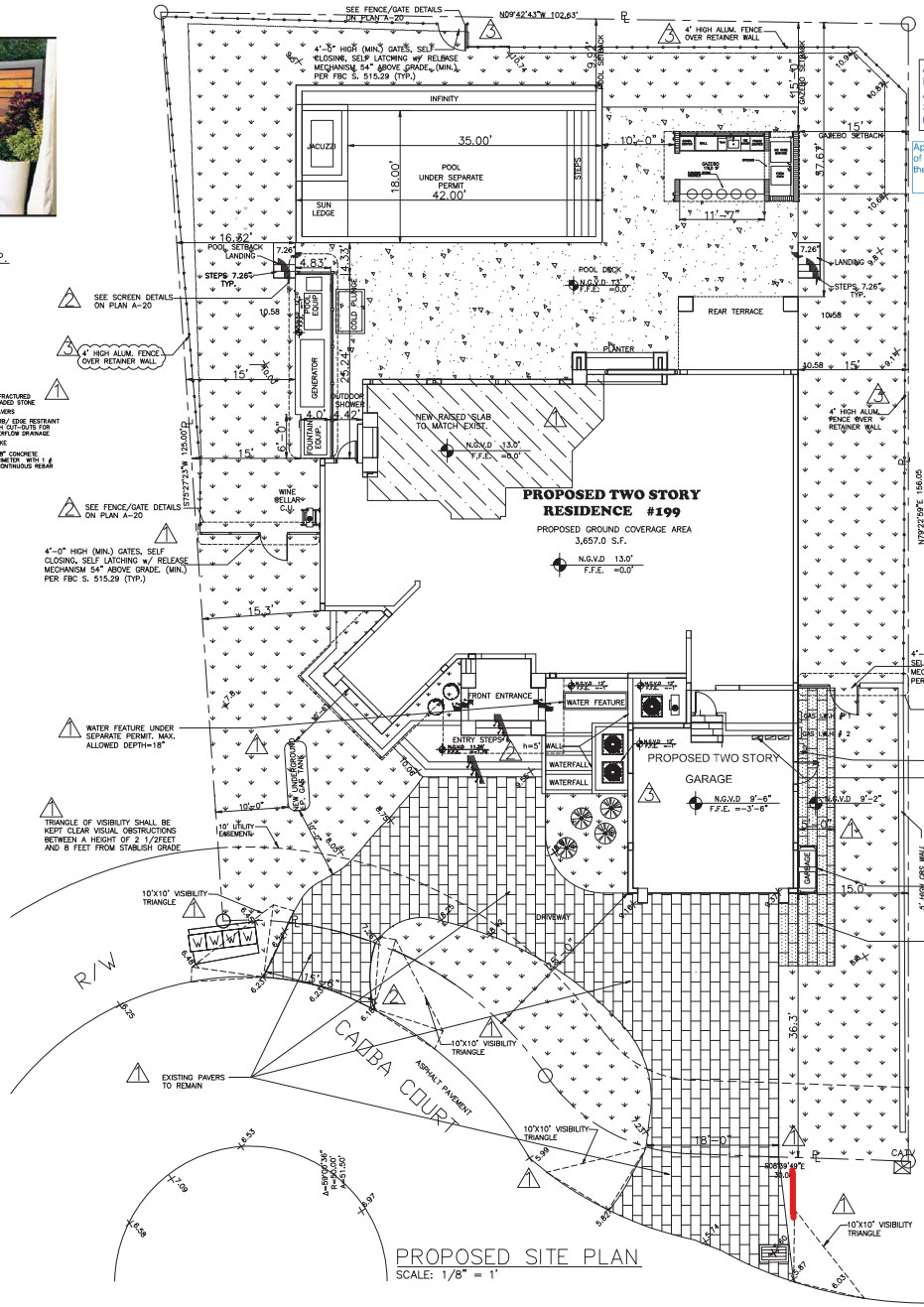
FLOOR AREA NON A/C	EXISTING	TOTAL PROPOSED
FIRST FLOOR GARAGE	581.0 SF	——

(*) PROPOSED GARAGE HAS A SPLIT-TYPE AIR CONDITIONER

SCREEN DETAIL
GARBAGE & MECH. EQUIP.



BRICK PAVERS DETAIL



PROPOSED SITE PLAN
SCALE: 1/8" = 1'

APPROVED AS NOTED: MAXIMUM OVERALL HEIGHT ALLOWED FOR FENCES IS SIX (6') FEET HIGH. 04/23/2024.

Approval of this plan does not constitute approval of any structure or condition not in compliance with the Coral Gables Zoning Code.

Revisions
1 11.10.23 1ST. ISSUE
2 2.14.23 CITY COMM.
3 11.12.24 CITY COMM.
4 12.08.24 CITY COMM.
5 3.27.24 CITY COMM.

ADDITION AND REMODEL RESIDENCE

Owner: Manny A. Varas
199 CAOBA COURT
CORAL GABLES, FL 33143

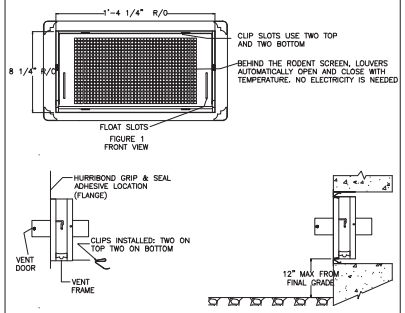
J.C.D. ARCHITECT INC
JUAN C. DAVID A.R. #0015344
LEED ACCREDITED PROFESSIONAL
Design & Development
Architecture Interiors Planning Construction
1395 Coral Way, Suite 404 • Miami, Florida 33145 • Phone: (305) 285-2343 • Fax: (305) 285-2303

Job No.
Date
Scale SHOWN
Seal
AA-26001560
Sheet No.
A-0.1

Designs are subject to field verification of actual measurements, standard industry practices in light of existing structural and other conditions, applicable bldg. codes, and the law. These plans are and shall remain the property of Mr. David and shall not be sold or reproduced without his prior written consent. No Owner shall be notified of any changes made by actual measurements, etc. as aforesaid prior to submittal of any plans for bid or construction.

DETAIL DIAGRAM
MODEL 1540-510

DUAL FUNCTION FLOOD AND VENTILATION VENT



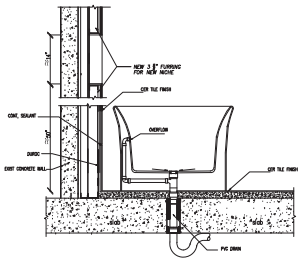
SMART VENT® 877-441-8368 WWW.SMARTVENT.COM	SMART VENT Foundation Flood Vents 430 AndBro Dr., Unit 1 Pitman NJ 08071		
	DUAL FUNCTION FLOOD AND VENTILATION VENT MODEL 1540-510		
	SIZE A	DWG NO. 1540-510	REV A
	DATE. 6-21-16	SHEET 1 OF 2	

CALCULATION FLOOD VENTS (FOR GARAGE)

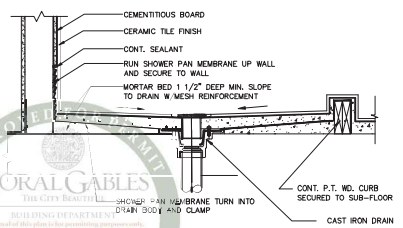
OF FLOOD VENTS IS : 1 Sqft AREA PER 1Sqin VENT

TOTAL Sq Ft. = 472.0 Sq Ft/128 = 3.69 Sq VENTS REQUIRED
= 4 VENTS

PROVIDED
FLOOD OPENING NOTES:
-OPENINGS SHALL NOT BE LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.
-THE BOTTOM OF THE OPENINGS MUST BE NO HIGHER THAN ONE FOOT ABOVE THE HIGHER OF THE EXTERIOR OR INTERIOR GRADE OR FLOOR IMMEDIATELY BELOW THE OPENING.
-THE OPENING MUST BE BELOW THE BFE. ANY PART OF THE OPENING ABOVE THE BFE CANNOT BE COUNTED TOWARDS THE COMPLIANCE WITH THE FLOOD OPENING REQUIREMENTS.



FREESTANDING BATHTUB DETAIL
SCALE: N.T.S.



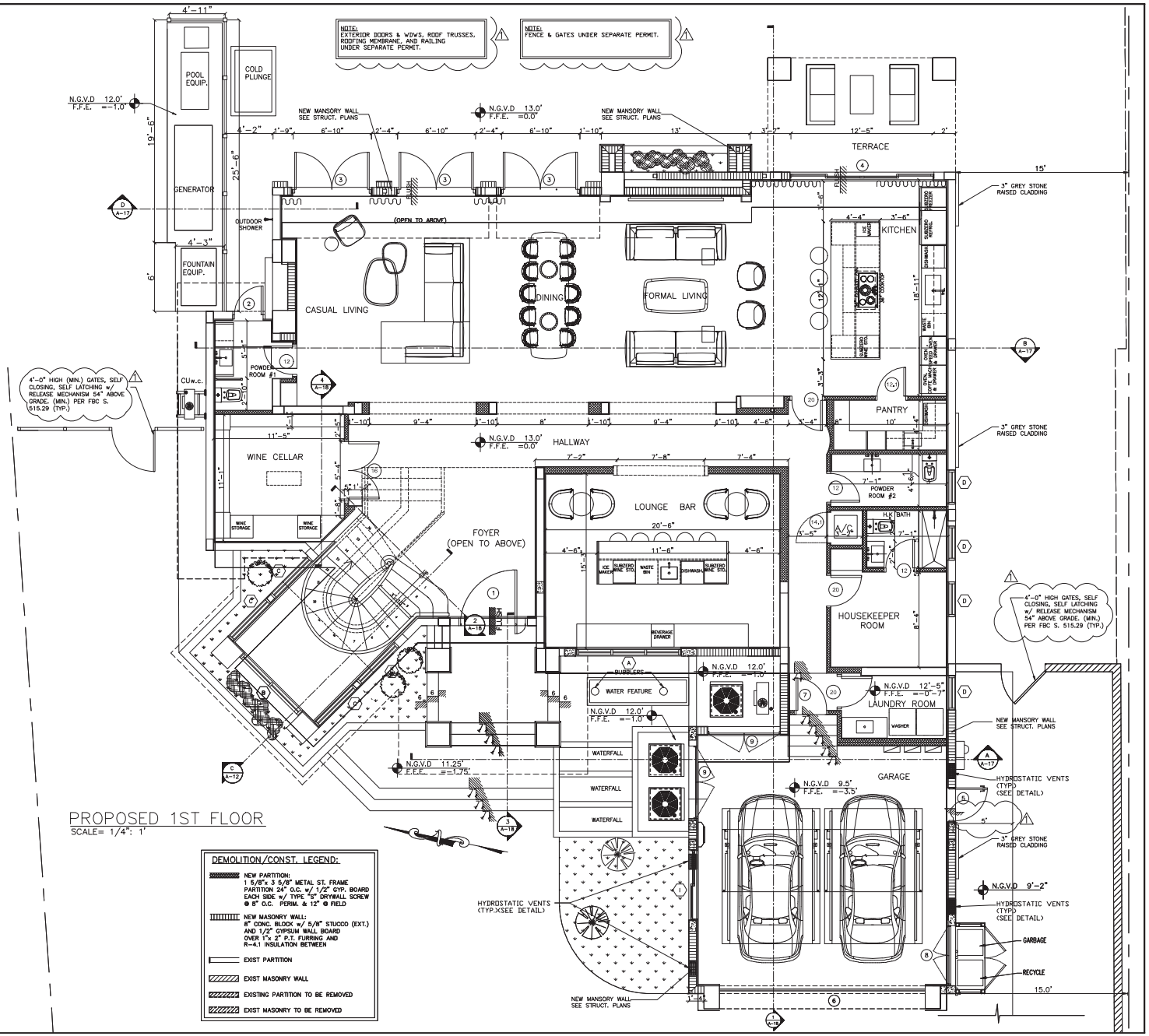
SHOWER DETAIL
N.T.S. (CURB ENTRY)

NOTE : VERIFY SHOWER PAN SLOPE TO DRAIN PER F.B.C. P-417.5.2

05/01/2024

BLDR-23-1-4632 APPROVED SET

APPROVED FOR ISSUANCE
CORAL GABLES
THE CITY BEAUTIFUL
BUILDING DEPARTMENT
REVIEWED FOR CODE COMPLIANCE



PROPOSED 1ST FLOOR
SCALE= 1/4": 1'

DEMOLITION/CONST. LEGEND:

- NEW PARTITION: 1 5/8"x 3 5/8" METAL ST. FRAME PARTITION 24" O.C. w/ 1/2" GYP. BOARD EACH SIDE w/ TYPE "S" DRYWALL SCREW @ 8" O.C. PERIM. & 12" Ø FIELD
- NEW MASONRY WALL: 8" CONC. BLOCK w/ 5/8" STUCCO (EXT.) AND 1/2" GYPSUM WALL BOARD OVER 1"x 2" P.T. FURRING AND R-4.1 INSULATION BETWEEN
- EXIST PARTITION
- EXIST MASONRY WALL
- EXISTING PARTITION TO BE REMOVED
- EXIST MASONRY TO BE REMOVED

Revisions
1 11.10.23 1ST. ISSUE
2 2.14.23 CITY COMM.

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ADDITION AND REMODEL RESIDENCE

Owner: Manny A. Varas
199 CAOBA COURT
CORAL GABLES, FL 33143

Job No.
Date
Scale SHOWN
Seal
AA-26001560
Sheet No.
A-7

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NOTE 1:
GLAZING:
-GLASS IN DOORS SHALL BE CATEGORY II SAFETY GLAZING, INCLUDING SLIDING GLASS DOORS, AS PER FBC R308.4.1 & 2406.4.1.
-GLASS PANELS ADJACENT TO DOORS (WITHIN 24") SHALL BE OF CATEGORY II SAFETY GLAZING AS PER FBC R308.4.2 & 2406.4.2.
-GLASS WHERE THE BOTTOM EDGE IS LESS THAN 18" A.F.F. SHALL BE CATEGORY II SAFETY GLAZING AS PER FBC R308.4.3.
-GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE SHALL BE CATEGORY II SAFETY GLAZING AS PER FBC R308.4.4.
-GLASS OF SHOWER DOORS, AND IN WINDOWS ADJACENT TO TUBS & SHOWER COMPARTMENTS SHALL BE CATEGORY II SAFETY GLAZING AS PER FBC R308.4.5 & 2406.4.5.
-ADJACENT TO STAIRWAYS SHALL BE CATEGORY II SAFETY GLAZING AS PER FBC R308.4.6, R308.4.7, 2406.4.6 & 2406.4.7.

NOTE 2:
MINIMUM SIZE EGRESS WINDOW:
THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM) AND THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). THE MINIMUM NET CLEAR OPENING AREA SHALL BE 5.7 SQ FT (0.53 M^2).

NOTE 3:
EXTERIOR DOORS & WDWS, ROOF TRUSSES, ROOFING MEMBRANE, AND RAILING UNDER SEPARATE PERMIT.

NOTE 4:
WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 PER FBC 2020 R302.9.1. WALL AND CEILING FINISHES SHALL HAVE SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 PER AS PER ASTM E-84 OR UL273 AND FBC 2020 R302.9.2.

NOTE 5:
INSULATION MATERIAL, FACINGS & VAPOR RETARDERS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 AS PER ASTM E84 OR UL273 AS PER FBC R302.10.1.

NOTE 6:
ALL WINDOWS AND DOORS LEADING TO POOL MUST BE INSTALLED WITH AN ALARM TO COMPLY WITH R4101.17.1.9. SEE ALARM NOTE.

NOTE 7:
ALL INTERVENING DOORS IN PATH OF EGRESS SHALL BE READILY OPENABLE FROM EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT TO COMPLY WITH FBC R311.1 AND R311.2.

NOTE 8:
R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1½" INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD.

NOTE 9:
R311.3.2 FLOOR ELEVATIONS FOR OTHER EXTERIOR DOORS. DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7¾" INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD.

SUBMIT S&S SHOP DWGS UNDER SEPARATE PERMIT FOR:

- STAIRS
- RAILING
- WINDOWS & DOORS
- ALUMINUN BATTENS
- ROOFING
- TRUSSES
- PRE-CAST
- SHORING.
- DRIVEWAY
- FENCING
- POOL

DEMOLITION/CONST. LEGEND:

- NEW PARTITION: 1 5/8"x 3 5/8" METAL ST. FRAME PARTITION 24" O.C. w/ 1/2" GYP. BOARD EACH SIDE w/ TYPE "S" DRYWALL SCREW @ 8" O.C. PERIM. & 12" @ FIELD
- NEW MASONRY WALL: 8" CONC. BLOCK w/ 5/8" STUCCO (EXT.) AND 1/2" GYPSUM WALL BOARD OVER 1"x 2" P.T. FURRING AND R-4.1 INSULATION BETWEEN
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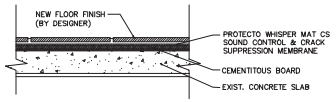
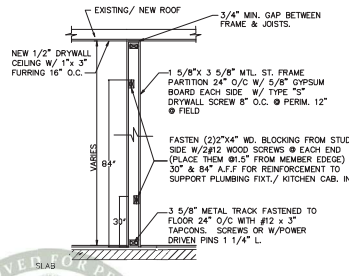


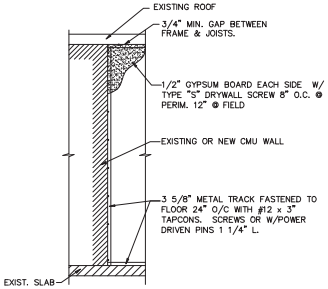
ACOUSTIC FLR DET.

NOTE :
- ALL NEW FLOORS MUST HAVE PROPER ACOUSTIC INSULATION AS SHOWN ON THE ABOVE DETAIL.
- INTERIOR FLOORING PACKAGE MUST BE INSTALLED TO ACHIEVE FLUSH/LEVEL TRANSITION BETWEEN ALL SPACES.
- QC TO ENSURE THAT FLOORING INSTALLATION AT BALCONY & TERRACE LEAVES A MINIMUM GUARDRAIL HEIGHT OF 42" A.F.F.
- WATERPROOFING SYSTEM FOR BALCONY TO BE CUSTOM BUILDING PRODUCTS WATERPROOFING SYSTEM, NOA 16-0521.02

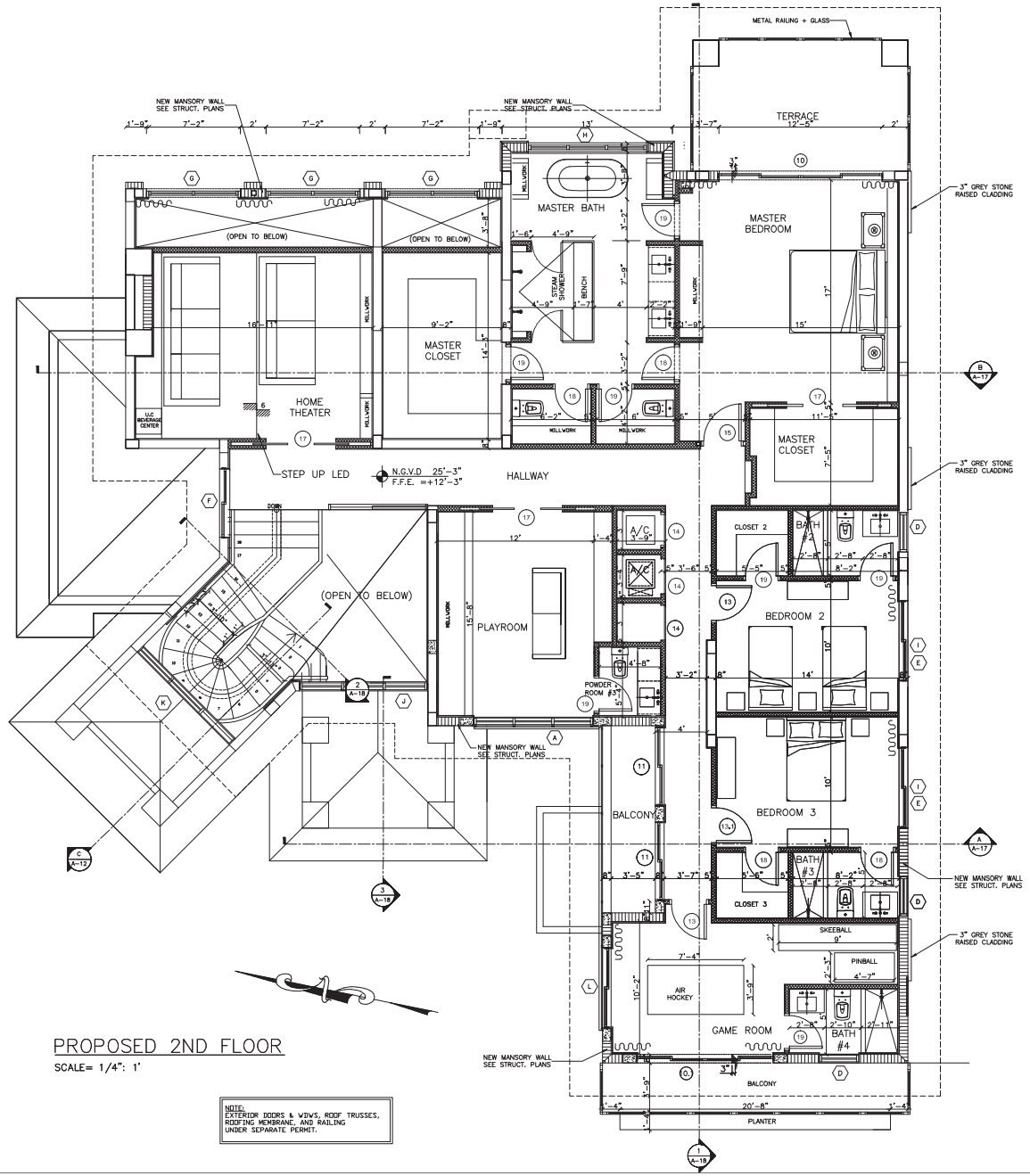


NOTE: - USE "DUROC" OR SIMILAR @ TILE INSTALLATIONS.
- USE DOUBLE STUD OR 20 GA. @ KITCHEN/BATHROOM CABINET INSTALLATION W/ A MIN EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.84 IN4 PER SECTION 2517.5.1.1 F.B.C.
- THE HORIZONTAL MEMBER MUST BE CONNECTED TO NOT LESS THAN 2 STUDS PER SECTION 2517.5.1.3 F.B.C.

TYP. PARTITION
SCALE - N.T.S.



PARTITION CONN. TO CMU
SCALE - N.T.S.



PROPOSED 2ND FLOOR
SCALE= 1/4": 1'

NOTE:
EXTERIOR DOORS & WDWS, ROOF TRUSSES, ROOFING MEMBRANE, AND RAILING UNDER SEPARATE PERMIT.

Revisions
11.10.23 1ST. ISSUE

ADDITION AND REMODEL RESIDENCE
Owner: Manny A. Varas
199 CAOBA COURT
CORAL GABLES, FL 33143

J.C.D. ARCHITECT INC
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Job No.
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APPROVED FOR PERMIT
CORAL GABLES
THE CITY BEAUTIFUL
BUILDING DEPARTMENT
Approval of this plan is for permitting purposes only and does not imply authority to violate or cancel the provisions of any applicable law of the provisions of the currently adopted technical codes, ordinances, laws or regulations, requiring correction of errors in either the plans or construction, or any deficiencies which may have been unintentionally overlooked by the plan review process.
05/01/2024
BLDR-23-14-832 APPROVED SET
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