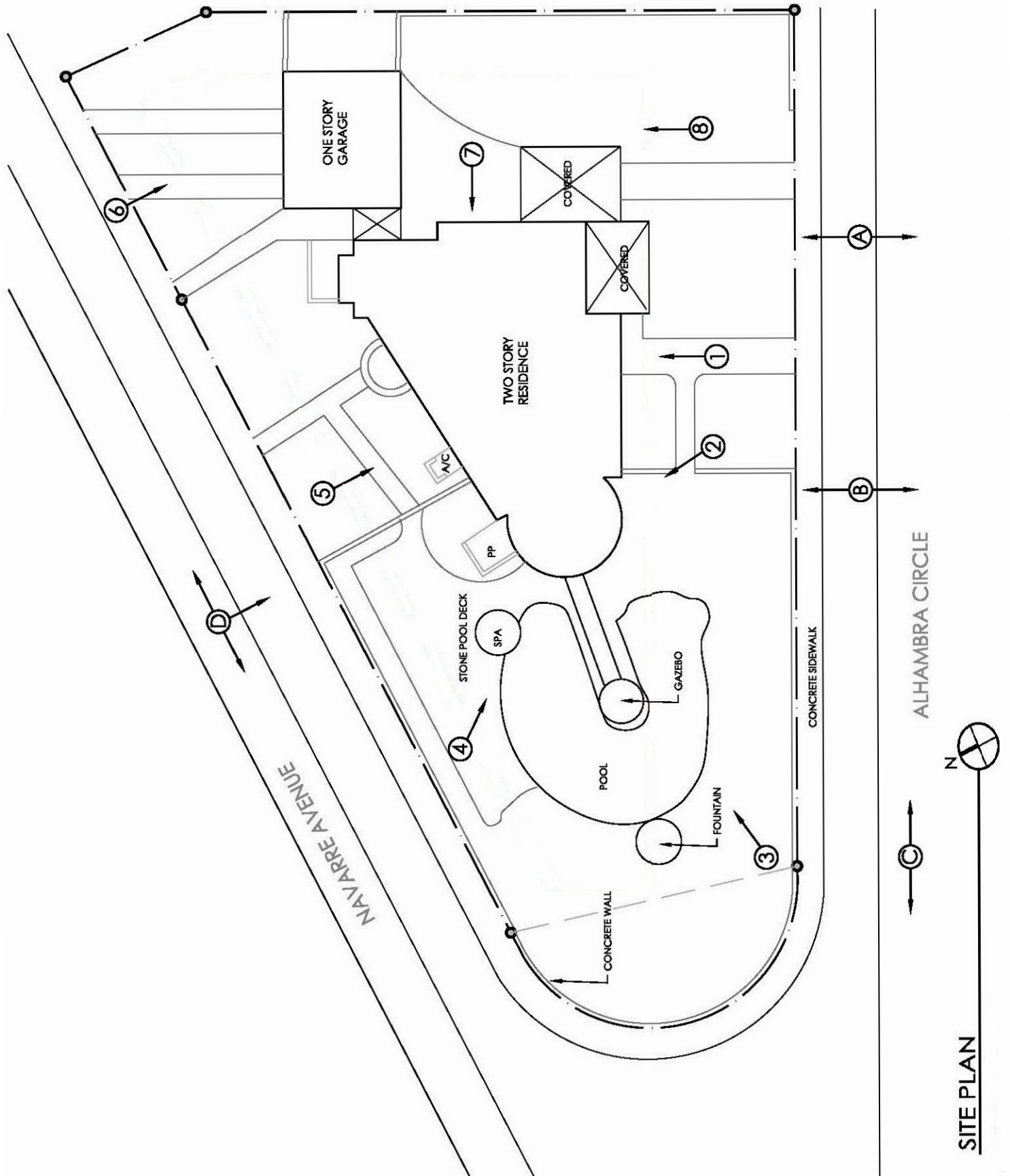


LOCATION MAP

Photographic Record

Project: Fadel Residence
817 Alhambra Circle
Coral Gables, FL 33134



Photographic Record

Project: Fadel Residence
817 Alhambra Circle
Coral Gables, FL 33134



01



02

Photographic Record

Project: Fadel Residence
817 Alhambra Circle
Coral Gables, FL 33134



03



04

Photographic Record

Project: Fadel Residence
817 Alhambra Circle
Coral Gables, FL 33134



05



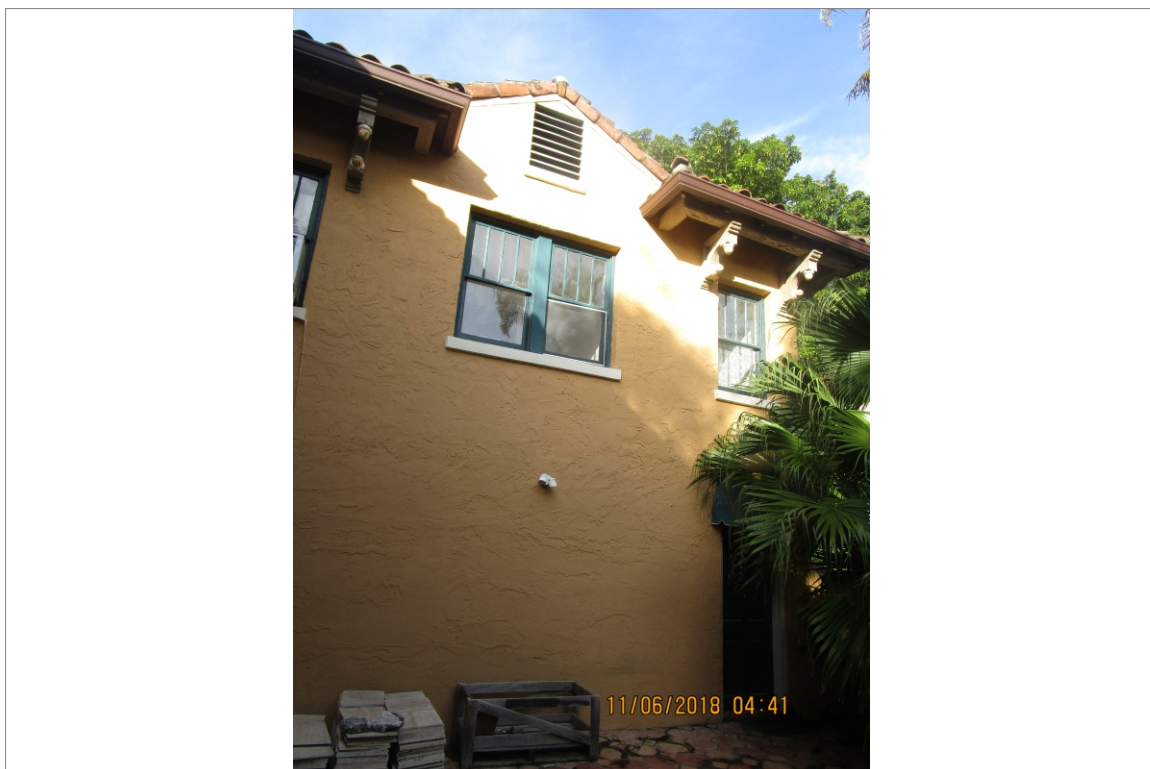
06

Photographic Record

Project: Fadel Residence
817 Alhambra Circle
Coral Gables, FL 33134



07



08

Photographic Record

Project: Fadel Residence
817 Alhambra Circle
Coral Gables, FL 33134

A- Alhambra Circle



Photographic Record

Project: Fadel Residence
817 Alhambra Circle
Coral Gables, FL 33134

B- Alhambra Circle



Photographic Record

Project: Fadel Residence
817 Alhambra Circle
Coral Gables, FL 33134

C- Alhambra Circle



Photographic Record

Project: Fadel Residence
817 Alhambra Circle
Coral Gables, FL 33134

D- Navarro Avenue

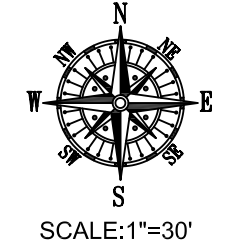


Photographic Record

Project: Fadel Residence
817 Alhambra Circle
Coral Gables, FL 33134

D- Navarro Avenue





PROPERTY ADDRESS:
817 ALHAMBRA CIRCLE
CORAL GABLES, FL 33134

INVOICE NUMBER: 82202-SE
DATE OF FIELD WORK: 10/14/2017

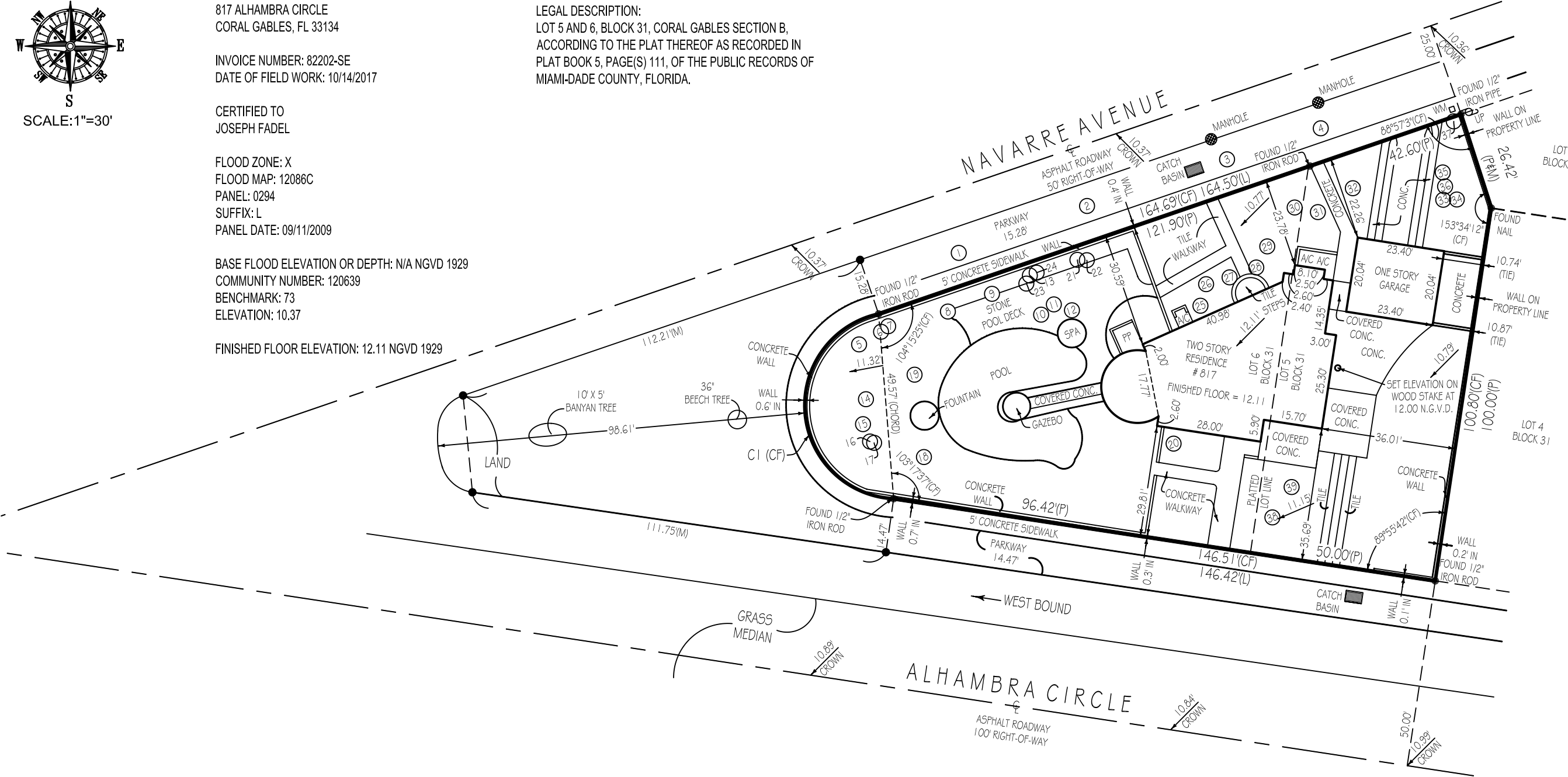
CERTIFIED TO
JOSEPH FADEL

FLOOD ZONE: X
FLOOD MAP: 12086C
PANEL: 0294
SUFFIX: L
PANEL DATE: 09/11/2009

BASE FLOOD ELEVATION OR DEPTH: N/A NGVD 1929
COMMUNITY NUMBER: 120639
BENCHMARK: 73
ELEVATION: 10.37

FINISHED FLOOR ELEVATION: 12.11 NGVD 1929

LEGAL DESCRIPTION:
LOT 5 AND 6, BLOCK 31, CORAL GABLES SECTION B,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 5, PAGE(S) 111, OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)

TREE TABLE			
	TYPE	DIAM.	HEIGHT
1	UNKNOWN	0.70'	14.0'
2	UNKNOWN	0.40'	10.0'
3	UNKNOWN	0.40'	10.0'
4	UNKNOWN	0.40'	8.0'
5	PALM	1.80'	13.0'
6	PALM	0.30'	20.0'
7	PALM	0.30'	25.0'
8	PALM	0.30'	16.0'
9	PALM	0.40'	25.0'
10	PALM	1.80'	8.0'
11	PALM	1.80'	7.0'
12	PALM	1.90'	10.0'
13	PALM	0.30'	17.0'
14	PALM	0.80'	27.0'
15	PALM	0.80'	27.0'
16	PALM	0.40'	25.0'
17	PALM	0.30'	25.0'
18	PALM	2.40'	42.0'
19	PALM	2.10'	29.0'
20	PALM	0.40'	9.0'
21	PALM	0.30'	22.0'
22	PALM	0.30'	25.0'
23	PALM	0.40'	22.0'
24	PALM	0.30'	17.0'
25	PALM	1.00'	22.0'
26	PALM	0.30'	25.0'
27	PALM	0.30'	25.0'
28	PALM	0.30'	30.0'
29	PALM	0.30'	30.0'
30	PALM	0.30'	27.0'
31	UNKNOWN	1.20'	20.0'
32	PALM	0.40'	30.0'
33	PALM	0.60'	30.0'
34	PALM	0.50'	30.0'
35	PALM	0.30'	30.0'
36	PALM	0.30'	30.0'
37	PALM	0.30'	26.0'
38	OAK	1.60'	30.0'
39	PALM	0.40'	9.0'

CURVE TABLE			
	RADIUS	LENGTH	DELTA
C1	25.00'	72.00'	165°01'21"

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

SIGNED: _____ DATE: 11/02/2020
ANDREW SNYDER PROFESSIONAL SURVEYOR AND MAPPER FLORIDA
REGISTRATION No. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

LEGEND:

A - DENOTES ARC LENGTH
CA - DENOTES CENTRAL ANGLE
CATV - DENOTES CABLE T.V. BOX
CF - DENOTES CALCULATED FROM FIELD
CR - DENOTES CALCULATED FROM RECORD
CH - DENOTES CHORD DISTANCE
DE - DENOTES DRAINAGE EASEMENT
EM - DENOTES ELECTRIC METER
FN - DENOTES FOUND NAIL
L - DENOTES LEGAL
M - DENOTES MEASURED
OHC - DENOTES OVERHEAD CABLE

————— BOUNDARY LINE
————— BUILDING LINE
————— CENTERLINE
————— EASEMENT LINE
x — x — METAL FENCE
// — // — WOODEN FENCE
— o — PVC FENCE
— | — OVERHEAD CABLE

P - DENOTES PLAT
PH - DENOTES POOL HEATER
PP - DENOTES POOL PUMP
R - DENOTES RADIUS
SV - DENOTES SEWER VALVE
TR - DENOTES TELEPHONE RISER
UE - DENOTES UTILITY EASEMENT
UP - DENOTES UTILITY POLE
WM - DENOTES WATER METER
WV - DENOTES WATER VALVE

BEARING REFERENCE:

NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.

IMPORTANT NOTE:
IF THIS SKETCH OF SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, IT IS LIMITED TO THE INFORMATION REQUIRED FOR THAT PURPOSE. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM LANDTEC. SAID APPROVAL SHALL BE CONFIRMED BY AN ADDITIONAL SIGNED NOTATION: "LANDTEC APPROVAL FOR CONSTRUCTION" LISTED IN THE REVISION BAR BELOW. LANDTECH ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE
-NONE FOUND

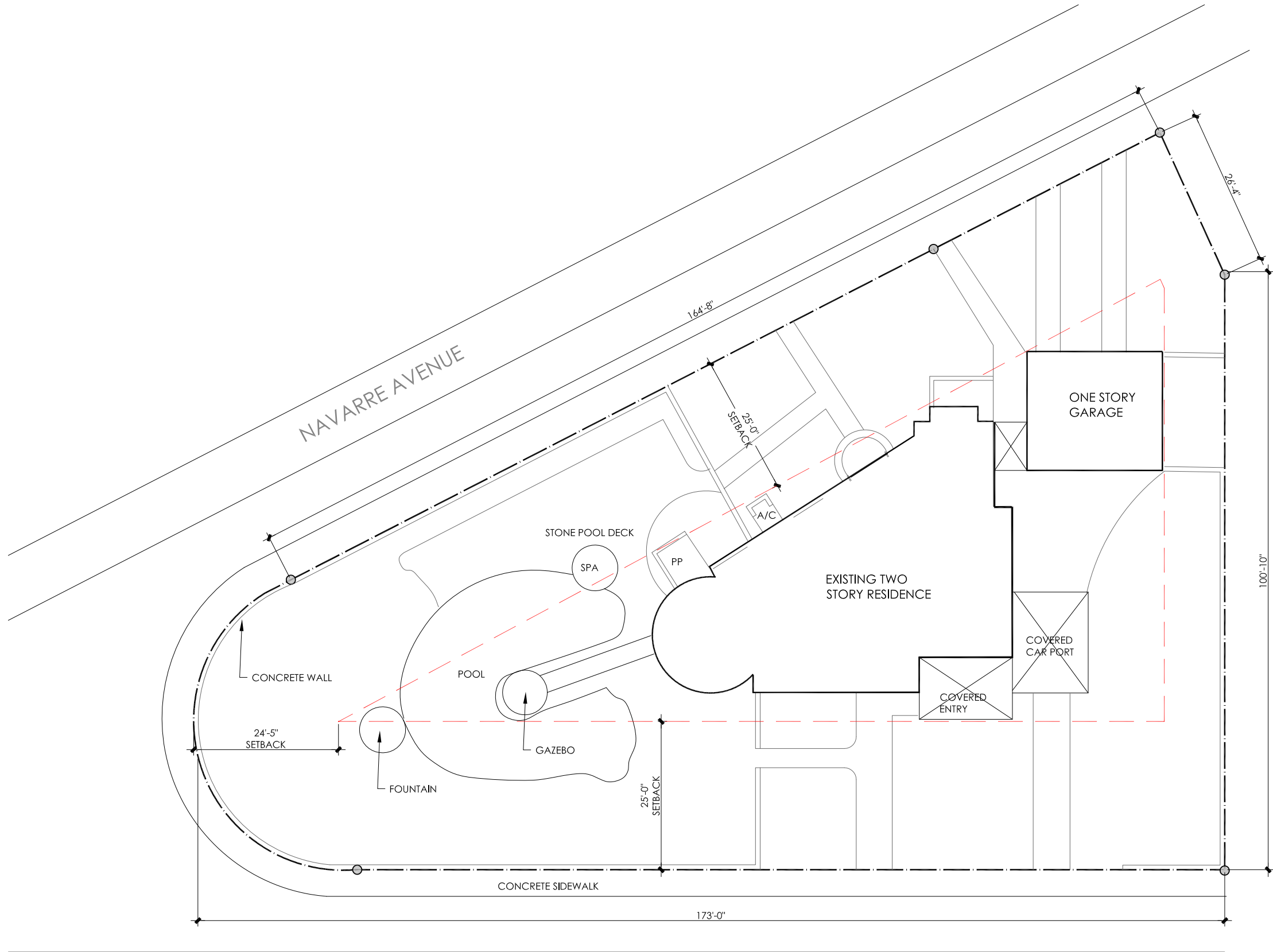
This survey has been issued by the following Landtec Surveying office:
481 E. Hillsboro Blvd. Ste 100-A
Deerfield Beach, FL 33441
Office: (561) 367-3587 Fax: (561) 465-3145
www.LandtecSurvey.com

PLEASE NOTE:
SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES.
APPROVED FOR CONSTRUCTION HAS BEEN MADE BY THIS OFFICE.

Job Number: 82202-SE Rev.: 11/02/2020 B. ZAB
Drawn By: L.G. Rev.:
Date of Field Work: 10/14/2020 Rev.:

ELEVATIONS SHOWN - IF APPLICABLE - ARE BASED UPON
BENCH MARK: MIAMI-DADE BENCHMARK ID #73
ELEVATION = 10.37' N.G.V.D. 1929





EXISTING SITE PLAN

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



JOHN R. MEDINA & ASSOC.
ARCHITECTS

4901 S.W. 75th Avenue
Miami, Florida 33155
T 305.740.0554
F 305.740.5355
jrmainc@bellsouth.net

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects

AA0002847

	JOHN RICHARD MEDINA AR 014867

Drawings and Specifications as instrument of service are and shall remain the property of the Architect and shall remain the property of the Architect whether the project for which they were made is executed or not. They are not to be used in any manner on other projects or extensions to this project except by agreement in writing and with the appropriate compensation to the Architect. Reproduction of drawings and specifications without the written consent of the Architect is prohibited.

FADEL RESIDENCE

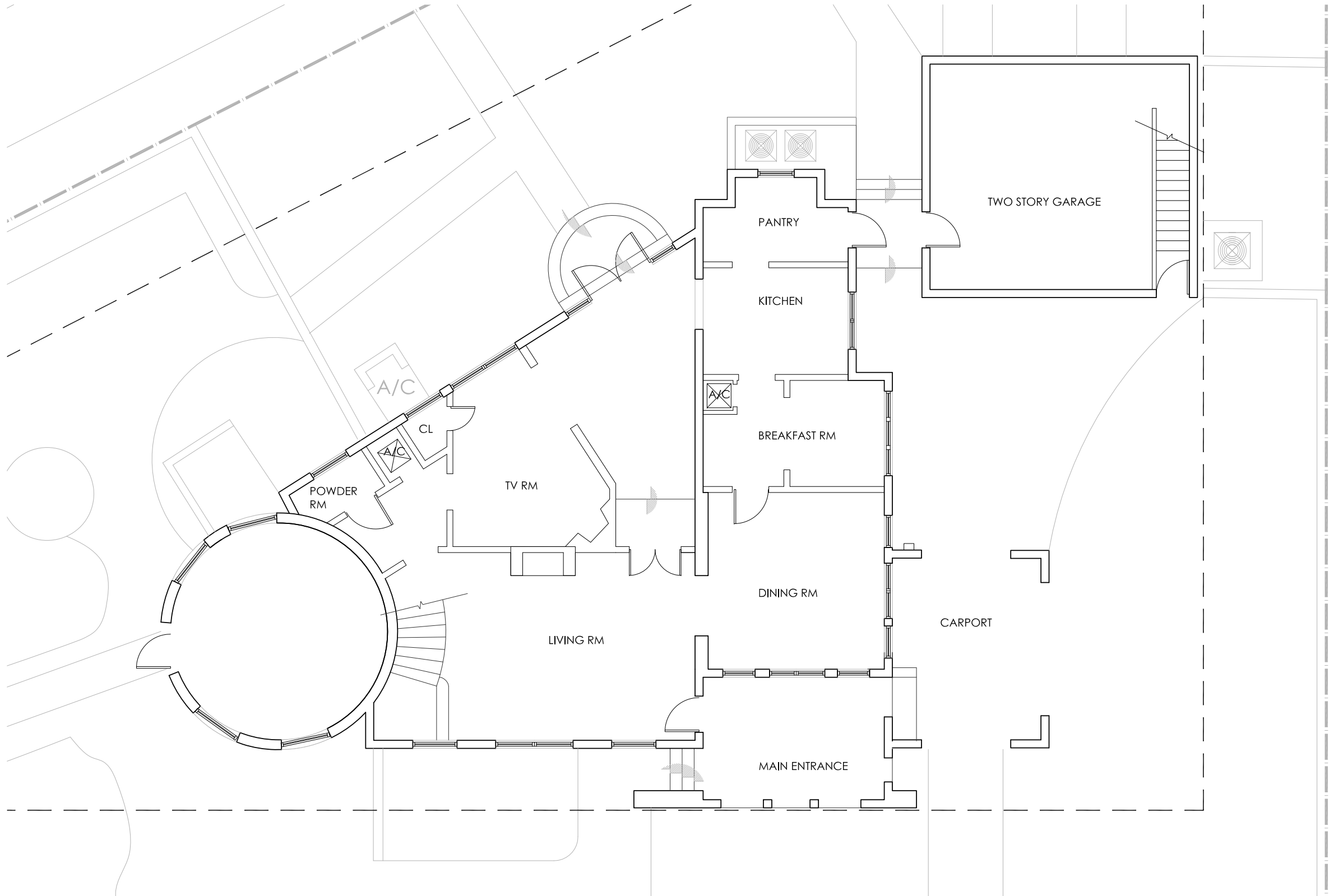
817 Alhambra Circle,
Coral Gables, FL 33134

EXISTING SITE
PLAN

SCALE: 1/16"=1'-0"
DATE: 09-2020
DRAWN: MR

SCHEMATIC DESIGN
- NOT FOR CONSTRUCTION -

BOA A-00



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



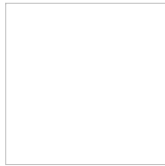
JOHN R. MEDINA & ASSOC.
ARCHITECTS

4901 S.W.75th Avenue
Miami, Florida 33155
T 305.740.0554
F 305.740.5355
jrmainc@bellsouth.net

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects

AA0002647



JOHN RICHARD MEDINA
AR 014867

FADEL RESIDENCE

Drawings and Specifications as instrument of service are and shall remain the property of the Architect and shall remain the property of the Architect whether the project for which they were made is executed or not. They are not to be used in any manner on other projects or extensions to this project except by agreement in writing and with the appropriate compensation to the Architect. Reproduction of drawings and specifications without the written consent of the Architect is prohibited.

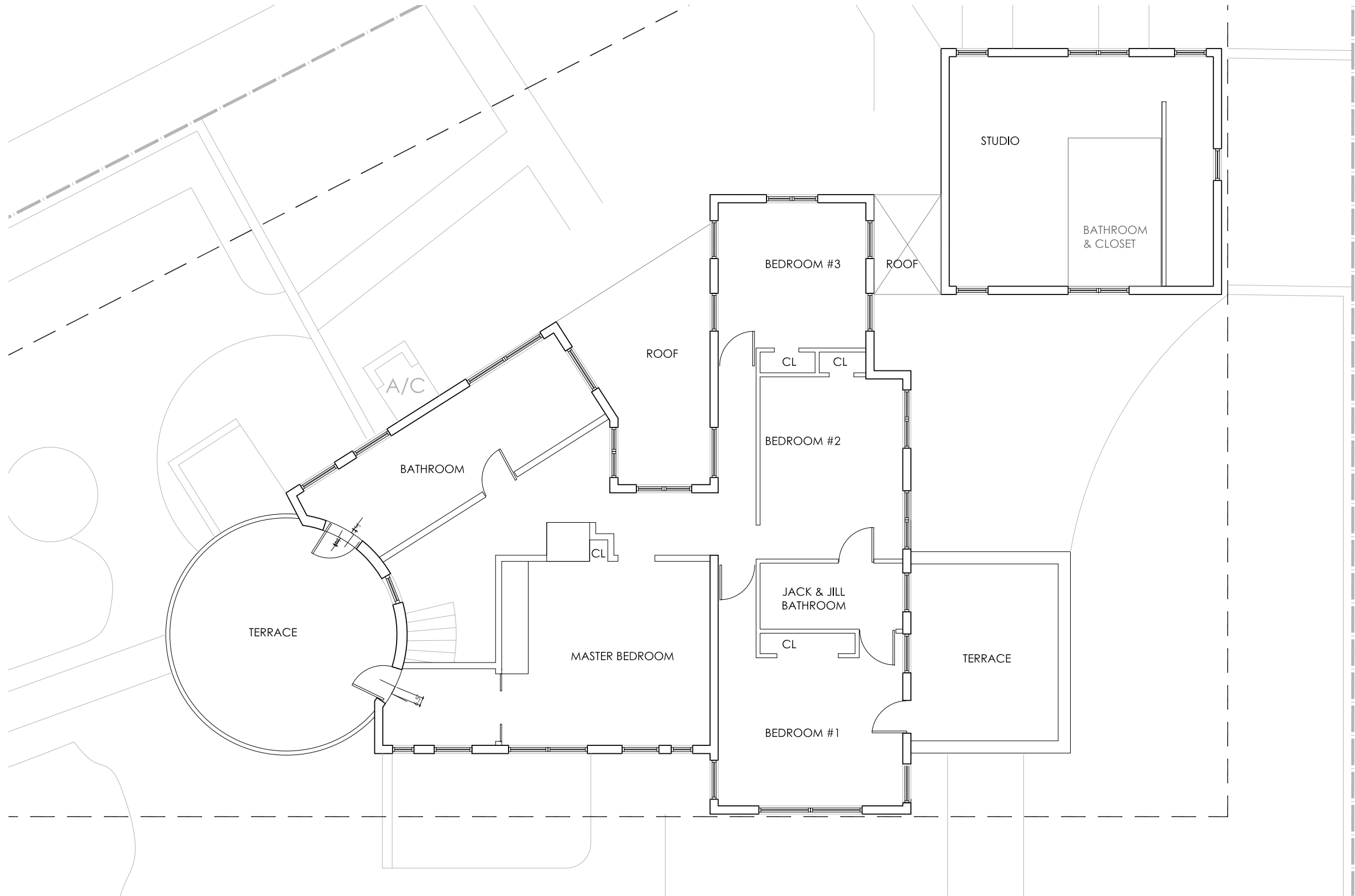
817 Alhambra Circle,
Coral Gables, FL 33134

EXISTING
GROUND LEVEL

SCALE: 1/16"=1'-0"
DATE: 09-2020
DRAWN: MR

SCHEMATIC DESIGN
- NOT FOR CONSTRUCTION -

BOA A-01



EXISTING FLOOR PLAN-LEVEL 2
SCALE: 1/4"=1'-0"



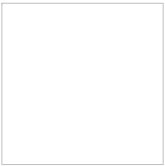
JOHN R. MEDINA & ASSOC.
ARCHITECTS

4901 S.W.75th Avenue
Miami, Florida 33155
T 305.740.0554
F 305.740.5355
jrmainc@bellsouth.net

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects

AA0002647



JOHN RICHARD MEDINA
AR 014867

FADEL RESIDENCE

Drawings and Specifications as instrument of service are and shall remain the property of the Architect and shall remain the property of the Architect whether the project for which they were made is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with the appropriate compensation to the Architect. Reproduction of drawings and specifications without the written consent of the Architect is prohibited.

817 Alhambra Circle,
Coral Gables, FL 33134

EXISTING
LEVEL 2

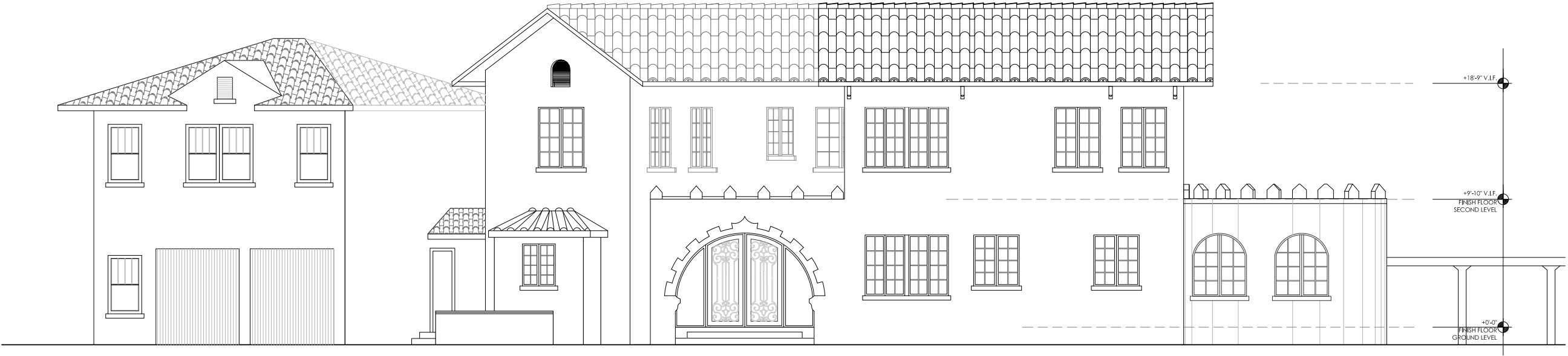
SCALE: 1/16"=1'-0"
DATE: 09-2020
DRAWN: MR

SCHEMATIC DESIGN
- NOT FOR CONSTRUCTION -

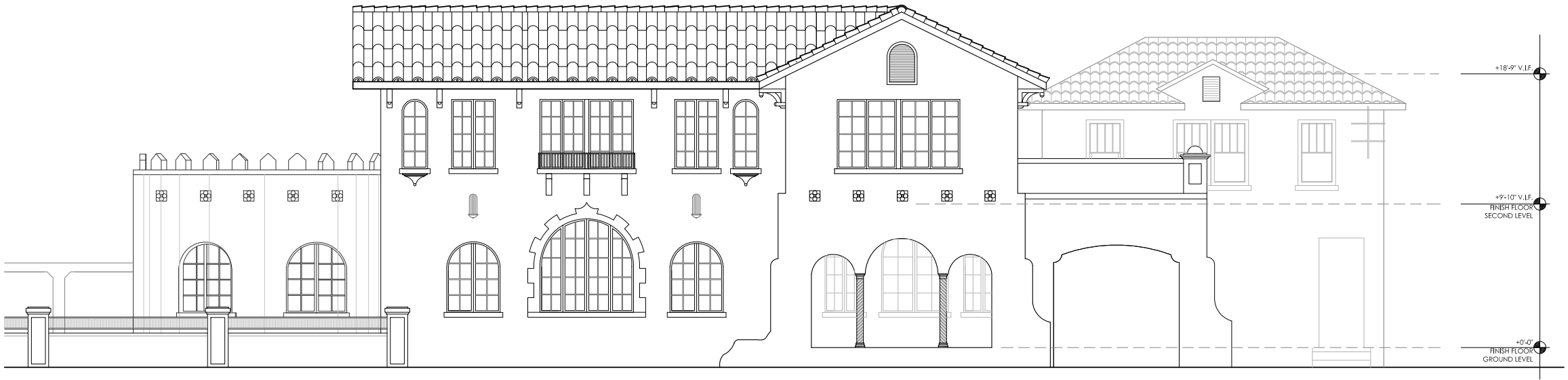
BOA **A-02**

REVISIONS	DATE	BY
REV 1	1-18-2021	MR

John Richard Medina & Associates, Architects
AA0002647



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



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

JOHN RICHARD MEDINA
AR 014867

FADEL RESIDENCE

Drawings and Specifications as instrument of service are and shall remain the property of the Architect and shall remain the property of the Architect whether the project for which they were made is executed or not. They are not to be used in any manner on other projects or extensions to this project except by agreement in writing and with the appropriate compensation to the Architect. Reproduction of drawings and specifications without the written consent of the Architect is prohibited.

817 Alhambra Circle,
Coral Gables, FL 33134

SCALE:
DATE: 09-2020
DRAWN: MR

JOHN R. MEDINA & ASSOC.
ARCHITECTS

4901 S.W. 75th Avenue
Miami, Florida 33155
T 305.740.0554
F 305.740.5355
jrmainc@bellsouth.net

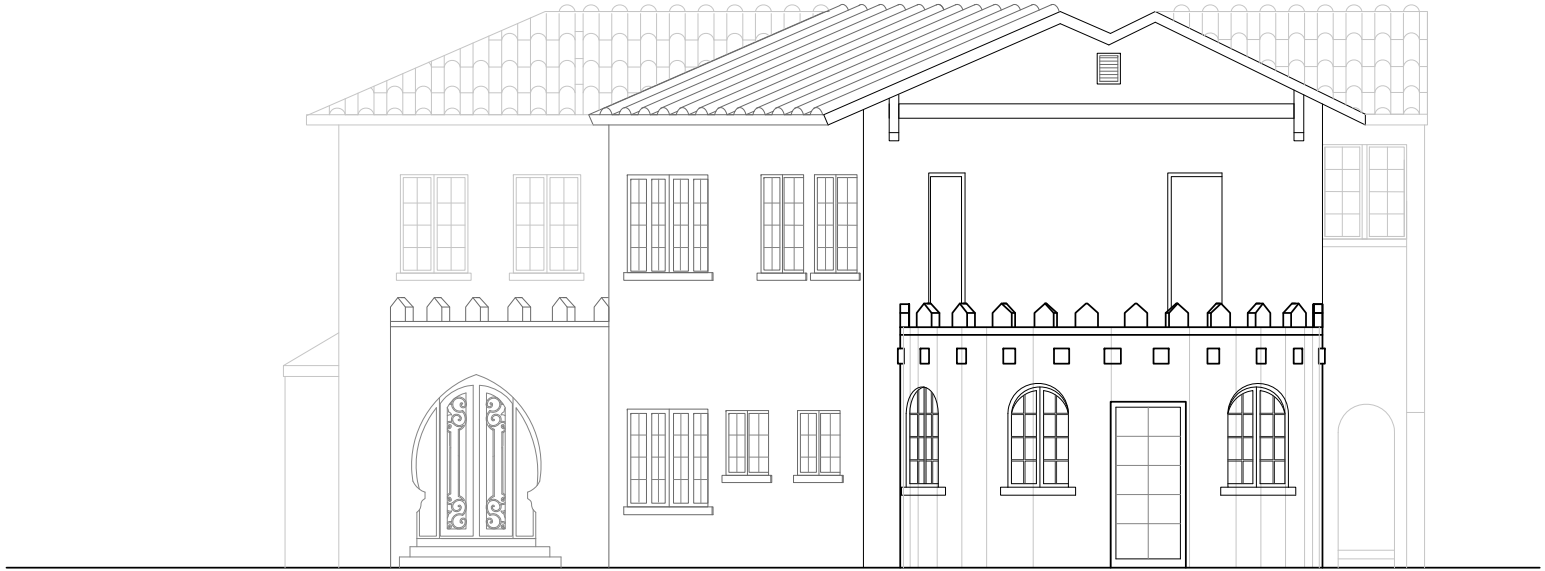
REVISIONS	DATE	BY
REV 1	1-18-2021	MR

John Richard Medina & Associates, Architects

AA0002847



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



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



Drawings and Specifications as instrument of service are and shall remain the property of the Architect and shall remain the property of the Architect whether the project for which they were made is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with the appropriate compensation to the Architect. Reproduction of drawings and specifications without the written consent of the Architect is prohibited.

FADEL RESIDENCE

817 Alhambra Circle,
Coral Gables, FL 33134

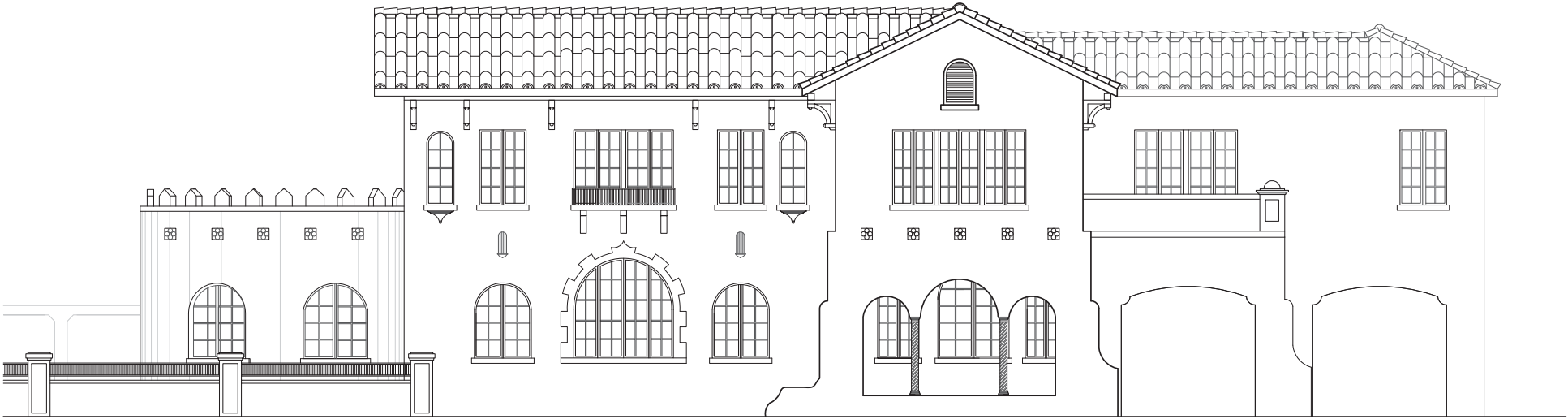
SCALE:
DATE: 09-2020
DRAWN: MR

SCHEMATIC DESIGN
- NOT FOR CONSTRUCTION -

BOA A-04

JOHN R. MEDINA & ASSOC.
ARCHITECTS

4901 S.W. 75th Avenue
Miami, Florida 33155
T 305.740.0554
F 305.740.5355
jmainc@bellsouth.net



FADEL RESIDENCE

JOHN R. MEDINA & ASSOCIATES ARCHITECTS

SCOPE OF WORK:

- THE PROJECT CONSISTS OF A NEW TWO STORY ADDITION AND INTERIOR RENOVATION INCLUDING REPLACEMENT OF WINDOWS AND DOORS ON AN EXISTING RESIDENTIAL BUILDING AS PER FBCB 2017, 6TH EDITION & FBCR 2017,6TH EDITION.

John Richard Medina & Associates, Architects
AA0002647

REVISIONS	DATE	BY

	JOHN RICHARD MEDINA AR 014867

Drawings and Specifications as instrument of service are and shall remain the property of the Architect and shall remain the property of the Architect whether the project for which they were made is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with the appropriate compensation to the Architect. Reproduction of drawings and specifications without the written consent of the Architect is prohibited.

FADEL RESIDENCE

817 Alhambra Circle
Coral Gables, FL 33134

COVER

SCALE: N.T.S.
DATE: 09-2020
DRAWN: MR

SCHEMATIC DESIGN
- NOT FOR CONSTRUCTION -

BOA |



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

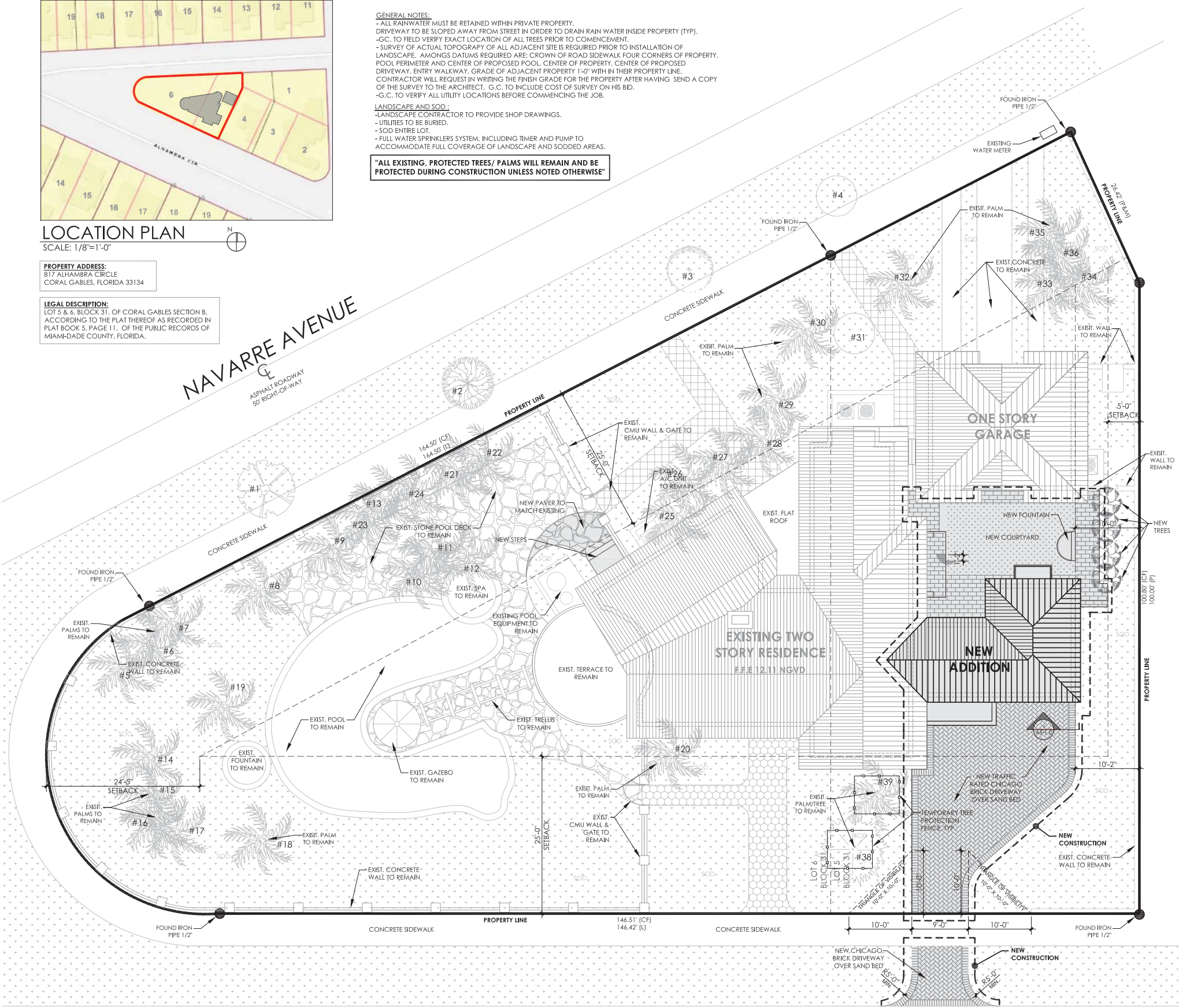
PROPERTY ADDRESS:
817 ALHAMBRA CIRCLE
CORAL GABLES, FLORIDA 33134

LEGAL DESCRIPTION:
LOT 5 & 6, BLOCK 31, OF CORAL GABLES SECTION B,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 5, PAGE 11, OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA.

GENERAL NOTES:
- ALL RAINWATER MUST BE RETAINED WITHIN PRIVATE PROPERTY.
- DRIVEWAY TO BE SLOPED AWAY FROM STREET IN ORDER TO DRAIN RAIN WATER INSIDE PROPERTY (TYP).
- G.C. TO FIELD VERIFY EXACT LOCATION OF ALL TREES PRIOR TO COMMENCEMENT.
- SURVEY OF ACTUAL TOPOGRAPHY OF ALL ADJACENT SITE IS REQUIRED PRIOR TO INSTALLATION OF LANDSCAPE. AMONGS DATUMS REQUIRED ARE: CROWN OF ROAD SIDEWALK FOUR CORNERS OF PROPERTY, POOL PERIMETER AND CENTER OF PROPOSED POOL, CENTER OF PROPERTY, CENTER OF PROPOSED DRIVEWAY, ENTRY WALKWAY, GRADE OF ADJACENT PROPERTY 1'-0" WITH IN THEIR PROPERTY LINE. CONTRACTOR WILL REQUEST IN WRITING THE FINISH GRADE FOR THE PROPERTY AFTER HAVING SEND A COPY OF THE SURVEY TO THE ARCHITECT. G.C. TO INCLUDE COST OF SURVEY ON HIS BID.
- G.C. TO VERIFY ALL UTILITY LOCATIONS BEFORE COMMENCING THE JOB.

LANDSCAPE AND SOD:
- LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS.
- UTILITIES TO BE BURIED.
- SOD ENTIRE LOT.
- FULL WATER SPRINKLERS SYSTEM, INCLUDING TIMER AND PUMP TO ACCOMMODATE FULL COVERAGE OF LANDSCAPE AND SODDED AREAS.

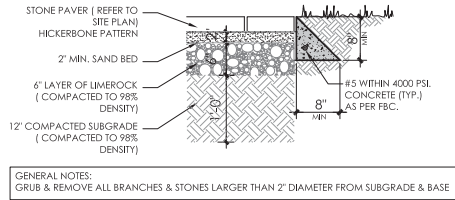
"ALL EXISTING, PROTECTED TREES/ PALMS WILL REMAIN AND BE PROTECTED DURING CONSTRUCTION UNLESS NOTED OTHERWISE"



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

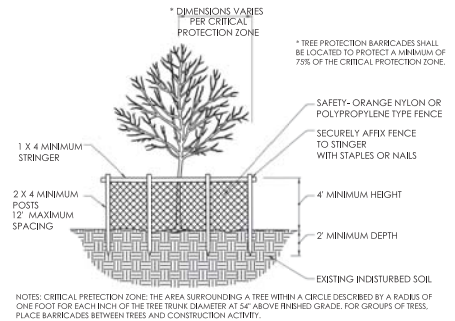
ALHAMBRA CIRCLE

SCOPE OF WORK:
THE PROJECT CONSIST OF A NEW TWO STORY ADDITION AND INTERIOR RENOVATION INCLUDING REPLACEMENT OF WINDOWS AND DOORS ON AN EXISTING RESIDENTIAL BUILDING



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

EXISTING TREES AND PALMS				
NUMBER	COMMON	DBH	HEIGHT	STATUS
TREE #1	UNKNOWN	0.70 FT	14 FT	REMAIN
TREE #2	UNKNOWN	0.40 FT	10 FT	REMAIN
TREE #3	UNKNOWN	0.40 FT	10 FT	REMAIN
TREE #4	UNKNOWN	0.40 FT	8 FT	REMAIN
TREE #5	PALM	1.80 FT	13 FT	REMAIN
TREE #6	PALM	0.30 FT	20 FT	REMAIN
TREE #7	PALM	0.30 FT	25 FT	REMAIN
TREE #8	PALM	0.30 FT	16 FT	REMAIN
TREE #9	PALM	0.40 FT	25 FT	REMAIN
TREE #10	PALM	1.80 FT	8 FT	REMAIN
TREE #11	PALM	1.80 FT	7 FT	REMAIN
TREE #12	PALM	1.90 FT	10 FT	REMAIN
TREE #13	PALM	0.30 FT	17 FT	REMAIN
TREE #14	PALM	0.80 FT	27 FT	REMAIN
TREE #15	PALM	0.80 FT	27 FT	REMAIN
TREE #16	PALM	0.40 FT	25 FT	REMAIN
TREE #17	PALM	0.30 FT	25 FT	REMAIN
TREE #18	PALM	2.40 FT	42 FT	REMAIN
TREE #19	PALM	2.10 FT	29 FT	REMAIN
TREE #20	PALM	0.40 FT	9 FT	REMAIN
TREE #21	PALM	0.30 FT	22 FT	REMAIN
TREE #22	PALM	0.30 FT	25 FT	REMAIN
TREE #23	PALM	0.40 FT	22 FT	REMAIN
TREE #24	PALM	0.30 FT	17 FT	REMAIN
TREE #25	PALM	1.00 FT	22 FT	REMAIN
TREE #26	PALM	0.30 FT	25 FT	REMAIN
TREE #27	PALM	0.30 FT	25 FT	REMAIN
TREE #28	PALM	0.30 FT	30 FT	REMAIN
TREE #29	PALM	0.30 FT	30 FT	REMAIN
TREE #30	PALM	0.30 FT	27 FT	REMAIN
TREE #31	UNKNOWN	1.20 FT	20 FT	REMAIN
TREE #32	PALM	0.40 FT	30 FT	REMAIN
TREE #33	PALM	0.60 FT	30 FT	REMAIN
TREE #34	PALM	0.50 FT	30 FT	REMAIN
TREE #35	PALM	0.30 FT	30 FT	REMAIN
TREE #36	PALM	0.30 FT	30 FT	REMAIN
TREE #37	PALM	0.30 FT	26 FT	REMAIN
TREE #38	OAK	1.60 FT	30 FT	REMAIN
TREE #39	PALM	0.40 FT	9 FT	REMAIN



TREE PROTECTION DIAGRAM
SCALE: NTS

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects

AA0002647

JOHN RICHARD MEDINA
AR 014867

FADEL RESIDENCE

Drawings and Specifications as instrument of service are and shall remain the property of the Architect and shall remain the property of the Architect whether the project for which they were made is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with the appropriate compensation to the Architect.

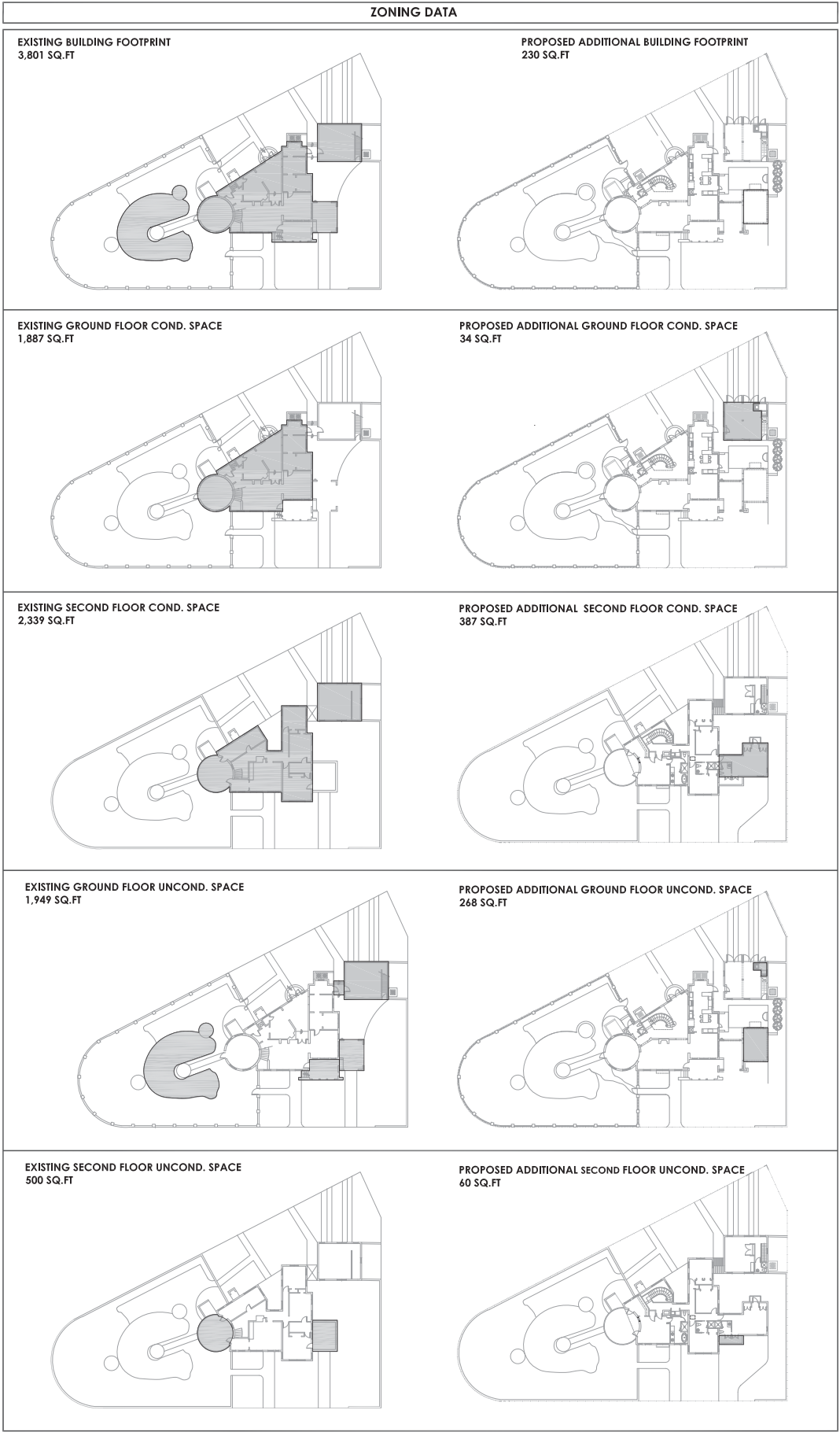
Reproduction of drawings and specifications without the written consent of the Architect is prohibited.

EXISTING SITE PLAN

SCALE: AS SHOWN
DATE: 09-2020
DRAWN: MR

SCHEMATIC DESIGN
- NOT FOR CONSTRUCTION -

BOA AS-1.0



EXISTING SECOND FLOOR COND. SPACE
2,339 SQ.FT



PROPOSED ADDITIONAL SECOND FLOOR COND. SPACE
387 SQ.FT



EXISTING GROUND FLOOR UNCOND. SPACE
1,949 SQ.FT



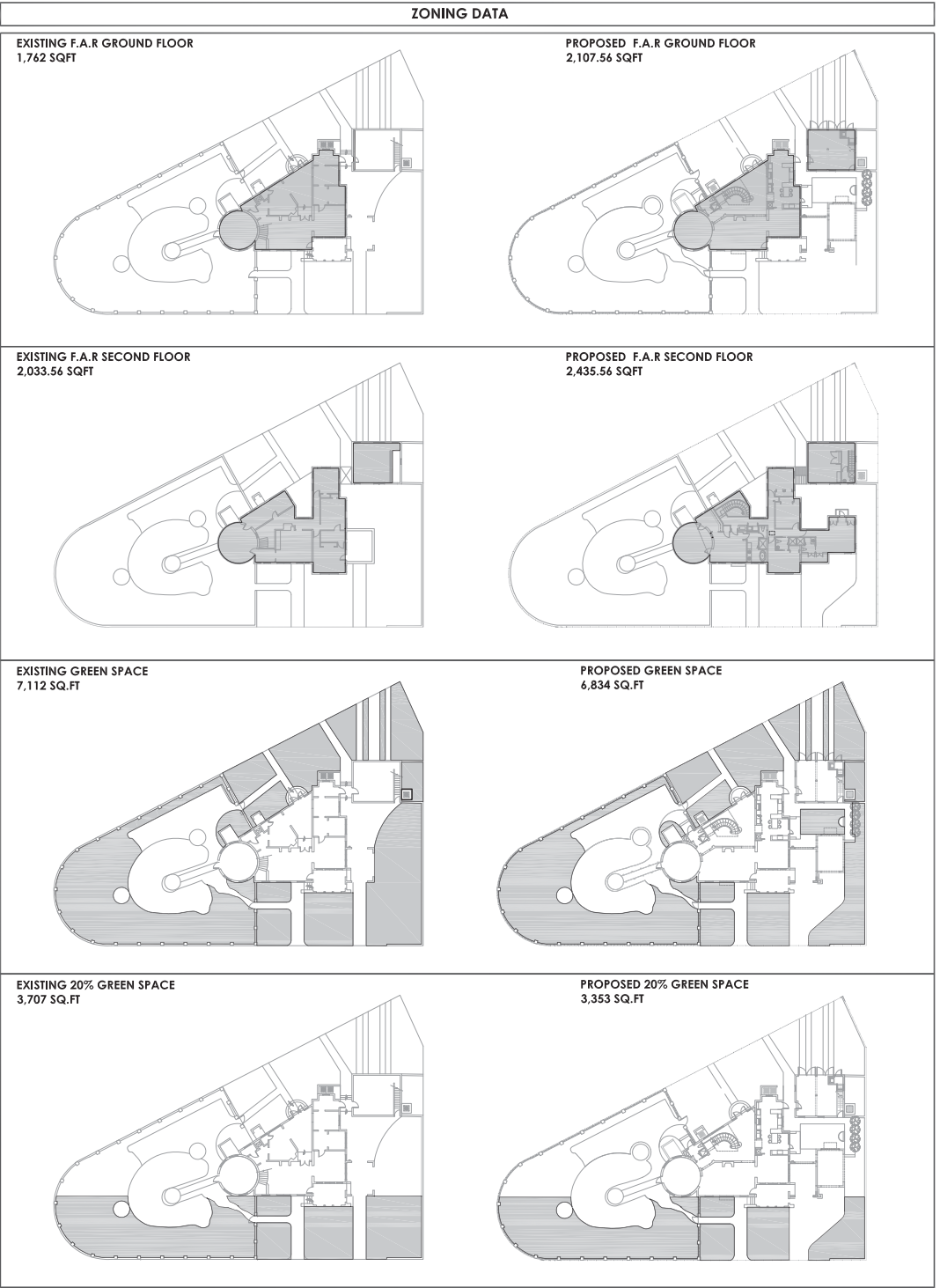
PROPOSED ADDITIONAL GROUND FLOOR UNCOND. SPACE
268 SQ.FT



EXISTING SECOND FLOOR UNCOND. SPACE
500 SQ.FT



PROPOSED ADDITIONAL SECOND FLOOR UNCOND. SPACE
60 SQ.FT



EXISTING GREEN SPACE
7,112 SQ.FT



PROPOSED GREEN SPACE
6,834 SQ.FT



EXISTING 20% GREEN SPACE
3,707 SQ.FT



PROPOSED 20% GREEN SPACE
3,353 SQ.FT



ZONING CRITERIA						
ZONING CLASSIFICATION: SFR						
TOTAL LOT AREA: 13,953 SQFT						
DESCRIPTION	%	ALLOWED	EXISTING	PROPOSED	TOTAL	
BUILDING FOOTPRINT	35%	4,884 SQ FT	3,801 SQ FT	230 SQFT	3,571 SQFT	
NUMBER OF FLOORS		2	2	2	2	
HEIGHT OF BUILDING		2 STORIES	2 STORY	2 STORY	2 STORY	
GROUND FLOOR COND. SPACE			1,887 SQ FT	382 SQFT	2,269 SQFT	
SECOND FLOOR COND. SPACE			2,339 SQ FT	387 SQFT	2,726 SQFT	
TOTAL COND. SPACE			4,216 SQ FT	765 SQFT	4,995 SQFT	
GROUND FLOOR UNCOND. SPACE			1,481 SQ FT	268 SQFT	1,213 SQFT	
SECOND FLOOR UNCOND. SPACE			500 SQ FT	60 SQ FT	440 SQFT	
TOTAL UNCOND. SPACE			1,981 SQ FT	332 SQ FT	1,653 SQ FT	
AUXILIARY BUILDING	45%	6,279 SQ FT	1,032 SQ FT	0 SQ FT	1,032 SQ FT	
MAXIMUM F.A.R		5.086 SQ FT	3,795.56 SQ FT	- 391.56 SQFT	4,187.12 SQFT	
GREEN AREA	40%MIN	5,581 SQ FT	7,112 SQFT	- 278 SQFT	6,834 SQFT	
	20% OF 40%	1,116 SQ FT	3,707 SQ FT	- 354 SQFT	3,353 SQFT	

SETBACKS: PRINCIPAL FRONT: 25 FT MIN.
SIDE: 5 FT (20% OF LOT WIDTH)
REAR: 25 FT MIN.

JOHN R. MEDINA & ASSOC.
ARCHITECTS

4901 S.W.75th Avenue
Miami, Florida 33155
T 305.740.0554
F 305.740.5355
jrmainc@bellsouth.net

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
AA0002647

JOHN RICHARD MEDINA
AR 014867

FADEL RESIDENCE

Drawings and Specifications as instrument of service are and shall remain the property of the Architect and shall remain the property of the Architect whether the project for which they were made is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with the appropriate compensation to the Architect. Reproduction of drawings and specifications without the written consent of the Architect is prohibited.

ZONING CALCULATIONS

817 Alhambra Circle
Coral Gables, FL 33134

SCALE:AS SHOWN
DATE:09-2020
DRAWN: MR

SCHMATIC DESIGN
- NOT FOR CONSTRUCTION -

BOA AS1.2

[illegible]

John Richard Medina & Associates, Architects
AA0002647

JOHN RICHARD MEDINA
AR 014867

FADEL RESIDENCE

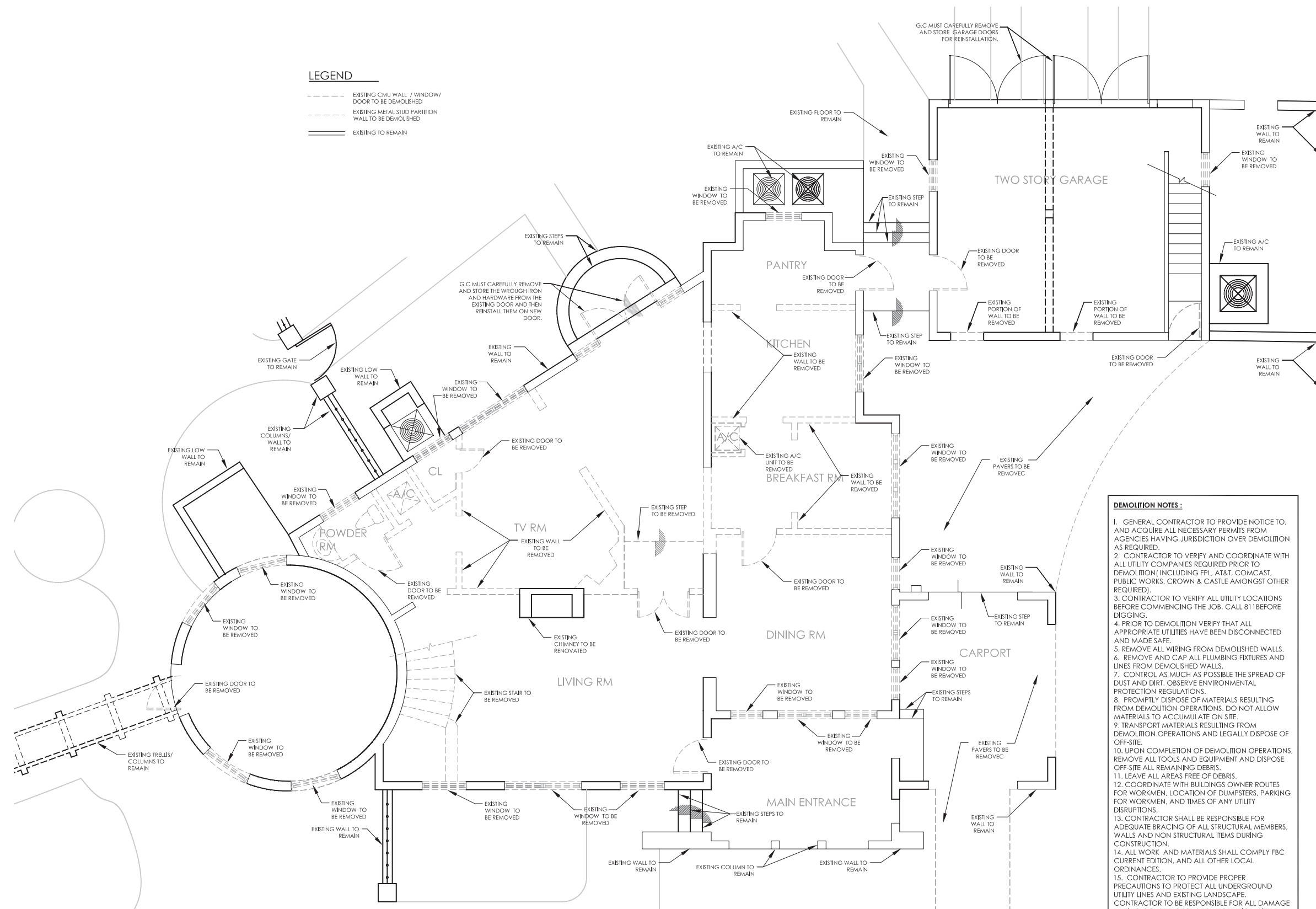
Drawings and Specifications as instrument of service are and shall remain the property of the Architect and shall remain the property of the Architect whether the project for which they were made is executed or not. They are not to be used in any manner on other projects or extensions to this project except by agreement in writing and with the appropriate compensation to the Architect.

Reproduction of drawings and specifications without the written consent of the Architect is prohibited.

DEMOLITION PLAN-
GROUND FLOOR

SCALE: 1/4"=1'-0"
DATE: 09-2020
DRAWN: MP

- - - - - EXISTING CMU WALL / WINDOW/
DOOR TO BE DEMOLISHED
 - - - - - EXISTING METAL STUD PARTITION
WALL TO BE DEMOLISHED
 _____ EXISTING TO REMAIN



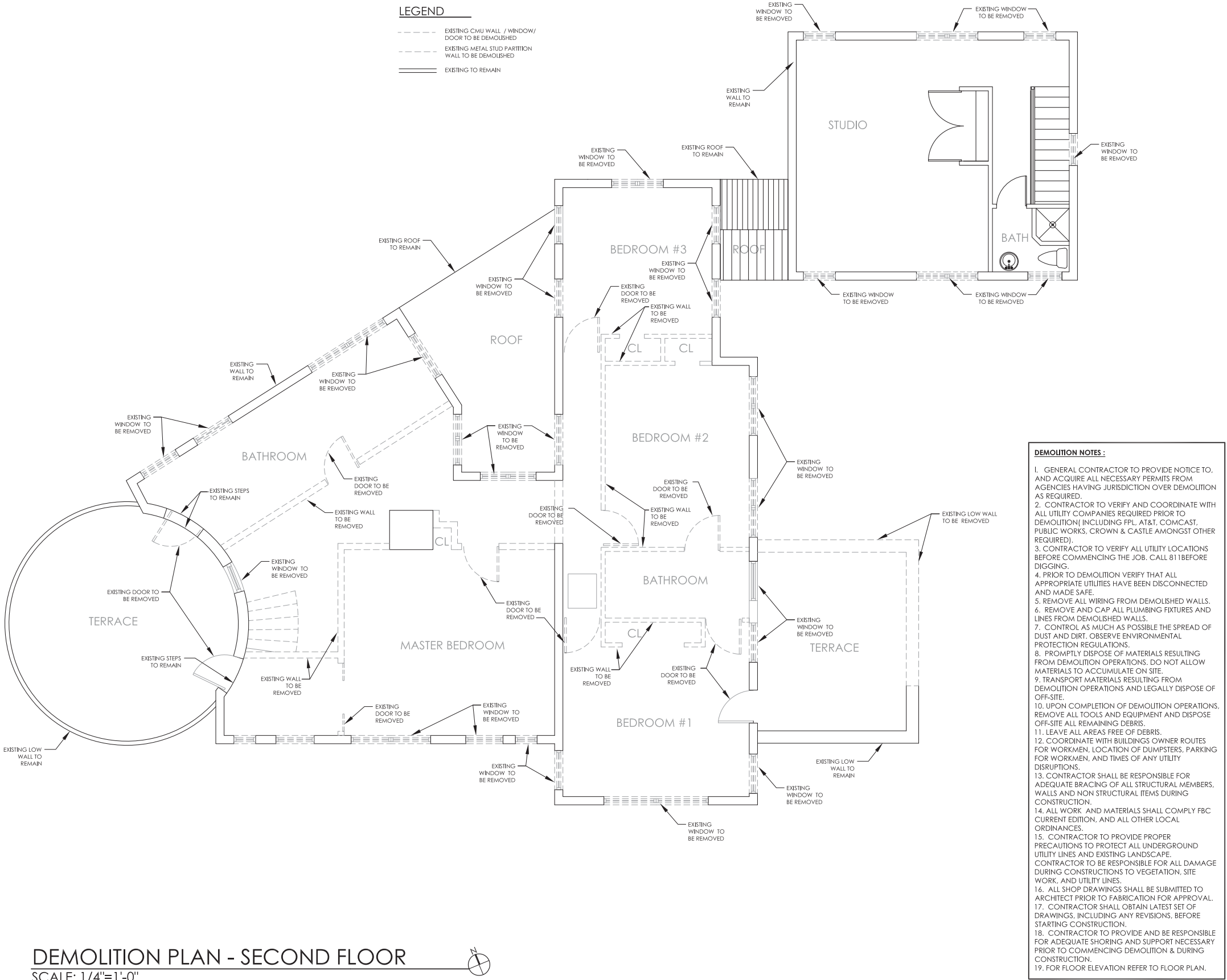
SCALE: 1/4"=1'-0"



DEMOLITION NOTES :

1. GENERAL CONTRACTOR TO PROVIDE NOTICE TO, AND ACQUIRE ALL NECESSARY PERMITS FROM AGENCIES HAVING JURISDICTION OVER DEMOLITION AS REQUIRED.
2. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL UTILITY COMPANIES REQUIRED PRIOR TO DEMOLITION (INCLUDING FPL, AT&T, COMCAST, PUBLIC WORKS, CROWN & CASTLE AMONGST OTHER REQUIRED).
3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BEFORE COMMENCING THE JOB. CALL 811 BEFORE DIGGING.
4. PRIOR TO DEMOLITION VERIFY THAT ALL APPROPRIATE UTILITIES HAVE BEEN DISCONNECTED AND MADE SAFE.
5. REMOVE ALL WIRING FROM DEMOLISHED WALLS. REMOVE AND CAP ALL PLUMBING FIXTURES AND LINES FROM DEMOLISHED WALLS.
7. CONTROL AS MUCH AS POSSIBLE THE SPREAD OF DUST AND DIRT. OBSERVE ENVIRONMENTAL PROTECTION REGULATIONS.
8. PROMPTLY DISPOSE OF MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DO NOT ALLOW MATERIALS TO ACCUMULATE ON SITE.
9. TRANSPORT MATERIALS RESULTING FROM DEMOLITION OPERATIONS AND LEGALLY DISPOSE OF OFF-SITE.
10. UPON COMPLETION OF DEMOLITION OPERATIONS, REMOVE ALL TOOLS AND EQUIPMENT AND DISPOSE OFF-SITE ALL REMAINING DEBRIS.
11. LEAVE ALL AREAS FREE OF DEBRIS.
12. COORDINATE WITH BUILDINGS OWNER ROUTES FOR WORKMEN, LOCATION OF DUMPSTERS, PARKING FOR WORKMEN, AND TIMES OF ANY UTILITY DISRUPTIONS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING OF ALL STRUCTURAL MEMBERS, WALLS AND NON STRUCTURAL ITEMS DURING CONSTRUCTION.
14. ALL WORK AND MATERIALS SHALL COMPLY FBC CURRENT EDITION, AND ALL OTHER LOCAL ORDINANCES.
15. CONTRACTOR TO PROVIDE PROPER PRECAUTIONS TO PROTECT ALL UNDERGROUND UTILITY LINES AND EXISTING LANDSCAPE. CONTRACTOR TO BE RESPONSIBLE FOR ALL DAMAGE DURING CONSTRUCTIONS TO VEGETATION, SITE WORK, AND UTILITY LINES.
16. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT PRIOR TO FABRICATION FOR APPROVAL.
17. CONTRACTOR SHALL OBTAIN LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE STARTING CONSTRUCTION.
18. CONTRACTOR TO PROVIDE AND BE RESPONSIBLE FOR ADEQUATE SHORING AND SUPPORT NECESSARY PRIOR TO COMMENCING DEMOLITION & DURING CONSTRUCTION.
19. FOR FLOOR ELEVATION REFER TO FLOOR PLAN.

REVISIONS	DATE	BY



REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
AA0002647

JOHN RICHARD MEDINA
AR 014867

FADEL RESIDENCE

Drawings and Specifications as instrument of service are and shall remain the property of the Architect and shall remain the property of the Architect whether the project for which they were made is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with the appropriate compensation to the Architect. Reproduction of drawings and specifications without the written consent of the Architect is prohibited.

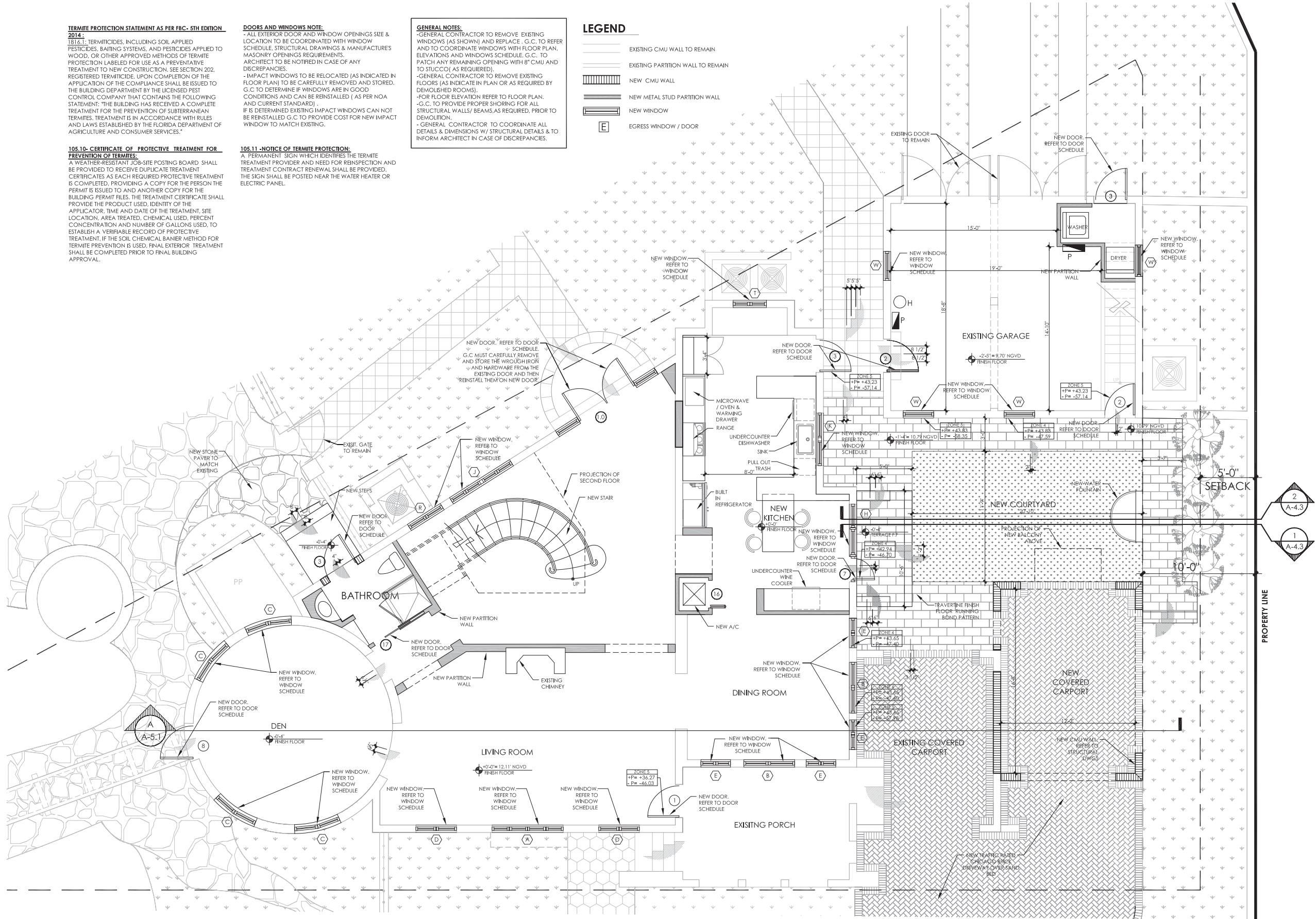
817 Alhambra Circle,
Coral Gables, FL 33134

GROUND FLOOR PLAN

SCALE: 1/4"=1'-0"
DATE: 09-2020
DRAWN: MR

SCHEMATIC DESIGN
- NOT FOR CONSTRUCTION -

BOA A1.1



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



TERMITE PROTECTION STATEMENT AS PER FBC- 5TH EDITION 2014:
1816.11- TERMICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION, SEE SECTION 202, REGISTERED TERMICIDE. UPON COMPLETION OF THE APPLICATION OF THE 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."

105.10- CERTIFICATE OF PROTECTIVE TREATMENT FOR PREVENTION OF TERMITES:
A WEATHER-RESISTANT JOB-SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BANIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

DOORS AND WINDOWS NOTE:
- ALL EXTERIOR DOOR AND WINDOW OPENINGS SIZE & LOCATION TO BE COORDINATED WITH WINDOW SCHEDULE, STRUCTURAL DRAWINGS & MANUFACTURER'S MASONRY OPENINGS REQUIREMENTS.
- ARCHITECT TO BE NOTIFIED IN CASE OF ANY DISCREPANCIES.
- IMPACT WINDOWS TO BE RELOCATED (AS INDICATED IN FLOOR PLAN) TO BE CAREFULLY REMOVED AND STORED. G.C. TO DETERMINE IF WINDOWS ARE IN GOOD CONDITIONS AND CAN BE REINSTALLED (AS PER NOA AND CURRENT STANDARD).
- IF IS DETERMINED EXISTING IMPACT WINDOWS CAN NOT BE REINSTALLED G.C. TO PROVIDE COST FOR NEW IMPACT WINDOW TO MATCH EXISTING.

105.11 -NOTICE OF TERMITE PROTECTION:
A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.

GENERAL NOTES:
- GENERAL CONTRACTOR TO REMOVE EXISTING WINDOWS (AS SHOWN) AND REPLACE, G.C. TO REFER AND TO COORDINATE WINDOWS WITH FLOOR PLAN, ELEVATIONS AND WINDOWS SCHEDULE. G.C. TO PATCH ANY REMAINING OPENING WITH 8" CMU AND TO STUCCO (AS REQUIRED).
- GENERAL CONTRACTOR TO REMOVE EXISTING FLOORS (AS INDICATE IN PLAN OR AS REQUIRED BY DEMOLISHED ROOMS).
- FOR FLOOR ELEVATION REFER TO FLOOR PLAN.
- G.C. TO PROVIDE PROPER SHORING FOR ALL STRUCTURAL WALLS/ BEAMS AS REQUIRED, PRIOR TO DEMOLITION.
- GENERAL CONTRACTOR TO COORDINATE ALL DETAILS & DIMENSIONS W/ STRUCTURAL DETAILS & TO INFORM ARCHITECT IN CASE OF DISCREPANCIES.

LEGEND

- EXISTING CMU WALL TO REMAIN
- EXISTING PARTITION WALL TO REMAIN
- NEW CMU WALL
- NEW METAL STUD PARTITION WALL
- NEW WINDOW
- EGRESS WINDOW / DOOR

TERMITE PROTECTION STATEMENT AS PER FBC- 5TH EDITION 2014:
1816.1- TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION, SEE SECTION 202, REGISTERED TERMITICIDE. UPON COMPLETION OF THE APPLICATION OF THE 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."

105.10- CERTIFICATE OF PROTECTIVE TREATMENT FOR PREVENTION OF TERMITES:
A WEATHER-RESISTANT JOB-SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

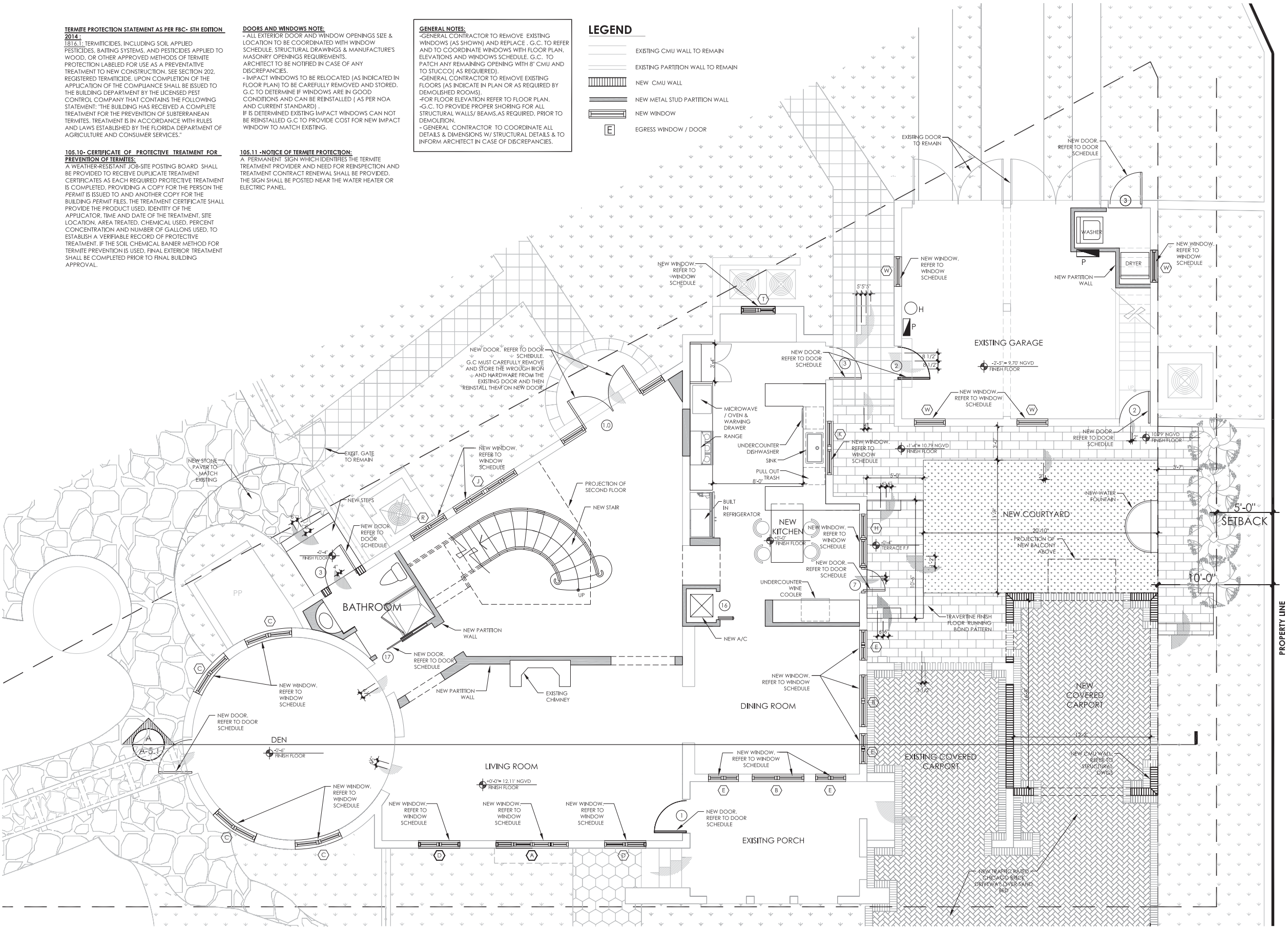
DOORS AND WINDOWS NOTE:
- ALL EXTERIOR DOOR AND WINDOW OPENINGS SIZE & LOCATION TO BE COORDINATED WITH WINDOW SCHEDULE. STRUCTURAL DRAWINGS & MANUFACTURER'S MASONRY OPENINGS REQUIREMENTS. ARCHITECT TO BE NOTIFIED IN CASE OF ANY DISCREPANCIES.
- IMPACT WINDOWS TO BE RELOCATED (AS INDICATED IN FLOOR PLAN) TO BE CAREFULLY REMOVED AND STORED. G.C. TO DETERMINE IF WINDOWS ARE IN GOOD CONDITIONS AND CAN BE REINSTALLED (AS PER NOA AND CURRENT STANDARD). IF IT IS DETERMINED EXISTING IMPACT WINDOWS CAN NOT BE REINSTALLED G.C. TO PROVIDE COST FOR NEW IMPACT WINDOW TO MATCH EXISTING.

105.11- NOTICE OF TERMITE PROTECTION:
A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.

GENERAL NOTES:
-GENERAL CONTRACTOR TO REMOVE EXISTING WINDOWS (AS SHOWN) AND REPLACE : G.C. TO REFER AND TO COORDINATE WINDOWS WITH FLOOR PLAN, ELEVATIONS AND WINDOWS SCHEDULE. G.C. TO PATCH ANY REMAINING OPENING WITH 8" CMU AND TO STUCCO (AS REQUIRED).
-GENERAL CONTRACTOR TO REMOVE EXISTING FLOORS (AS INDICATE IN PLAN OR AS REQUIRED BY DEMOLISHED ROOMS).
-FOR FLOOR ELEVATION REFER TO FLOOR PLAN.
-G.C. TO PROVIDE PROPER SHORING FOR ALL STRUCTURAL WALLS/ BEAMS,AS REQUIRED, PRIOR TO DEMOLITION.
-GENERAL CONTRACTOR TO COORDINATE ALL DETAILS & DIMENSIONS W/ STRUCTURAL DETAILS & TO INFORM ARCHITECT IN CASE OF DISCREPANCIES.

LEGEND

- EXISTING CMU WALL TO REMAIN
- EXISTING PARTITION WALL TO REMAIN
- NEW CMU WALL
- NEW METAL STUD PARTITION WALL
- NEW WINDOW
- EGRESS WINDOW / DOOR



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

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
AA0002647

VOID

JOHN RICHARD MEDINA
AR 014867

FADEL RESIDENCE

817 Alhambra Circle,
Coral Gables, FL 33134

GROUND FLOOR PLAN

SCALE: 1/4"=1'-0"
DATE: 09-2020
DRAWN: MR

SCHEMATIC DESIGN
- NOT FOR CONSTRUCTION -

BOA A1.1

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
AA0002647

JOHN RICHARD MEDINA
AR 014867

FADEL RESIDENCE

Drawings and Specifications as instrument of service are and shall remain the property of the Architect and shall remain the property of the Architect whether the project for which they were made is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with the appropriate compensation to the Architect. Reproduction of drawings and specifications without the written consent of the Architect is prohibited.

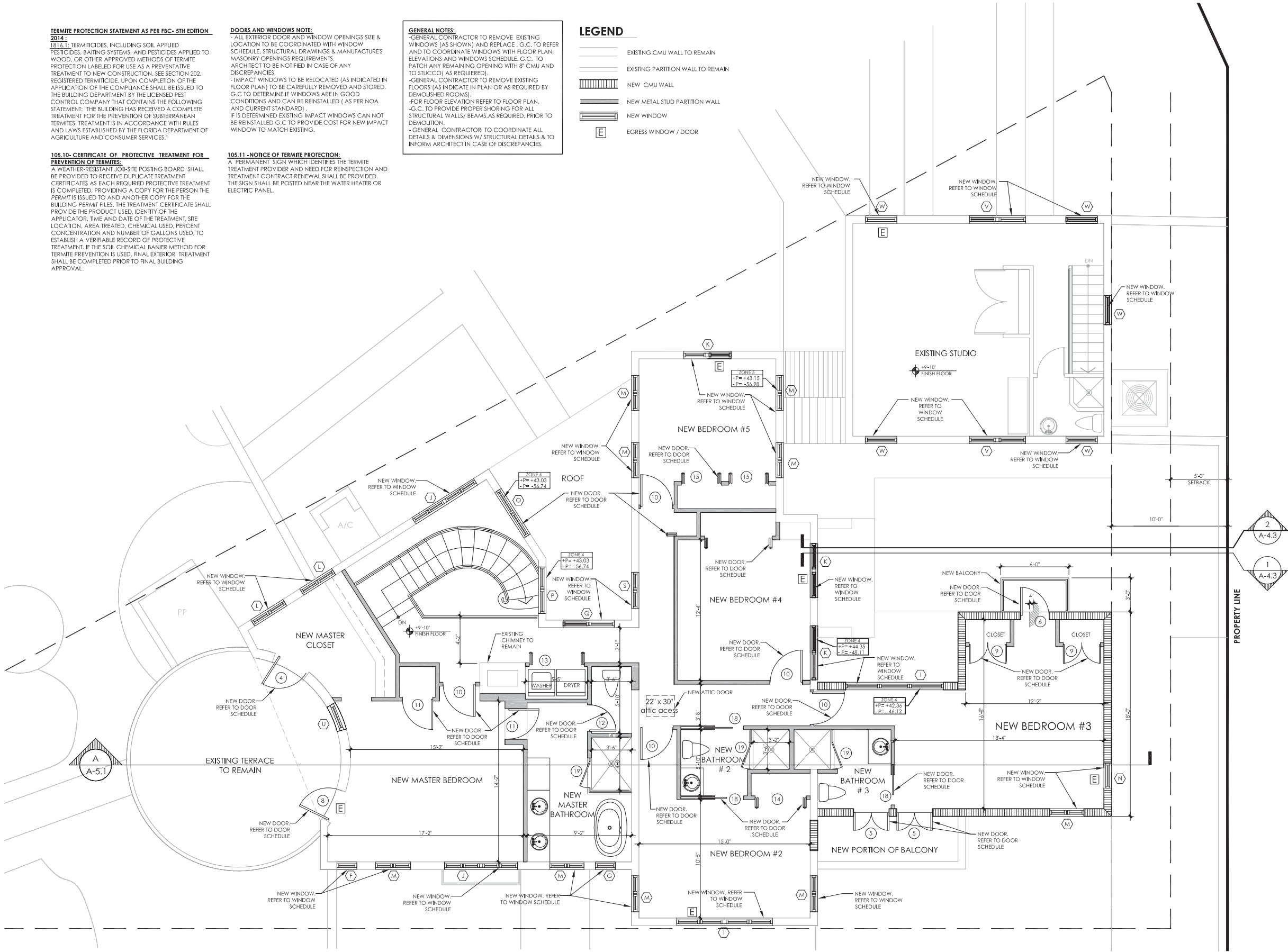
817 Alhambra Circle,
Coral Gables, FL 33134

SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"
DATE: 09-2020
DRAWN: MR

SCHEMATIC DESIGN
- NOT FOR CONSTRUCTION -

BOA A1.2



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

TERMITE PROTECTION STATEMENT AS PER FBC- 5TH EDITION 2014:
1B16.1: TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202. REGISTERED TERMITICIDE, UPON COMPLETION OF THE APPLICATION OF THE 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."

105.10- CERTIFICATE OF PROTECTIVE TREATMENT FOR PREVENTION OF TERMITES:
A WEATHER-RESISTANT JOB-SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

DOORS AND WINDOWS NOTE:
- ALL EXTERIOR DOOR AND WINDOW OPENINGS SIZE & LOCATION TO BE COORDINATED WITH WINDOW SCHEDULE, STRUCTURAL DRAWINGS & MANUFACTURER'S MASONRY OPENINGS REQUIREMENTS. ARCHITECT TO BE NOTIFIED IN CASE OF ANY DISCREPANCIES.
- IMPACT WINDOWS TO BE RELOCATED (AS INDICATED IN FLOOR PLAN) TO BE CAREFULLY REMOVED AND STORED. G.C. TO DETERMINE IF WINDOWS ARE IN GOOD CONDITIONS AND CAN BE REINSTALLED (AS PER NOA AND CURRENT STANDARD).
- IF IS DETERMINED EXISTING IMPACT WINDOWS CAN NOT BE REINSTALLED G.C. TO PROVIDE COST FOR NEW IMPACT WINDOW TO MATCH EXISTING.

105.11 -NOTICE OF TERMITE PROTECTION:
A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.

GENERAL NOTES:
- GENERAL CONTRACTOR TO REMOVE EXISTING WINDOWS (AS SHOWN) AND REPLACE. G.C. TO REFER AND TO COORDINATE WINDOWS WITH FLOOR PLAN, ELEVATIONS AND WINDOWS SCHEDULE. G.C. TO PATCH ANY REMAINING OPENING WITH 8" CMU AND TO STUCCO (AS REQUIRED).
- GENERAL CONTRACTOR TO REMOVE EXISTING FLOORS (AS INDICATE IN PLAN OR AS REQUIRED BY DEMOLISHED ROOMS).
- FOR FLOOR ELEVATION REFER TO FLOOR PLAN.
- G.C. TO PROVIDE PROPER SHORING FOR ALL STRUCTURAL WALLS/ BEAMS AS REQUIRED, PRIOR TO DEMOLITION.
- GENERAL CONTRACTOR TO COORDINATE ALL DETAILS & DIMENSIONS W/ STRUCTURAL DETAILS & TO INFORM ARCHITECT IN CASE OF DISCREPANCIES.

LEGEND

- EXISTING CMU WALL TO REMAIN
- EXISTING PARTITION WALL TO REMAIN
- NEW CMU WALL
- NEW METAL STUD PARTITION WALL
- NEW WINDOW
- E EGRESS WINDOW / DOOR

TERMITE PROTECTION STATEMENT AS PER FBC- 5TH EDITION 2014:
1816.1. TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202. REGISTERED TERMITICIDE. UPON COMPLETION OF THE APPLICATION OF THE 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."

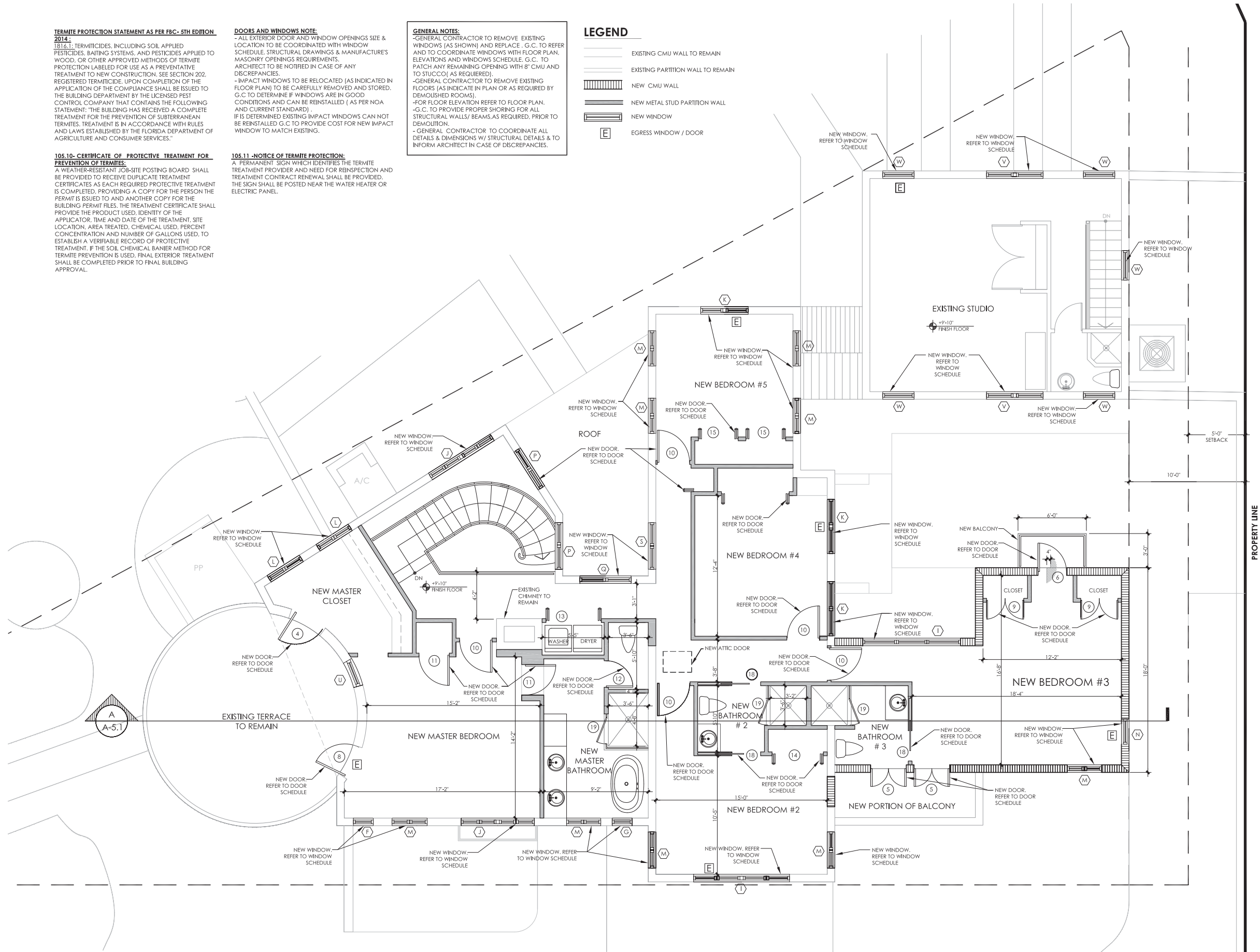
105.10- CERTIFICATE OF PROTECTIVE TREATMENT FOR PREVENTION OF TERMITES:
A WEATHER-RESISTANT JOB-SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BANIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

DOORS AND WINDOWS NOTE:
- ALL EXTERIOR DOOR AND WINDOW OPENINGS SIZE & LOCATION TO BE COORDINATED WITH WINDOW SCHEDULE, STRUCTURAL DRAWINGS & MANUFACTURE'S MASONRY OPENINGS REQUIREMENTS. ARCHITECT TO BE NOTIFIED IN CASE OF ANY DISCREPANCIES.
- IMPACT WINDOWS TO BE RELOCATED (AS INDICATED IN FLOOR PLAN) TO BE CAREFULLY REMOVED AND STORED. G.C. TO DETERMINE IF WINDOWS ARE IN GOOD CONDITIONS AND CAN BE REINSTALLED (AS PER NOA AND CURRENT STANDARD) .
IF IS DETERMINED EXISTING IMPACT WINDOWS CAN NOT BE REINSTALLED G.C. TO PROVIDE COST FOR NEW IMPACT WINDOW TO MATCH EXISTING.

GENERAL NOTES:
-GENERAL CONTRACTOR TO REMOVE EXISTING WINDOWS (AS SHOWN) AND REPLACE . G.C. TO REFER AND TO COORDINATE WINDOWS WITH FLOOR PLAN, ELEVATIONS AND WINDOWS SCHEDULE. G.C. TO PATCH ANY REMAINING OPENING WITH 8" CMU AND TO STUCCO(AS REQUIRED).
-GENERAL CONTRACTOR TO REMOVE EXISTING FLOORS (AS INDICATE IN PLAN OR AS REQUIRED BY DEMOLISHED ROOMS).
-FOR FLOOR ELEVATION REFER TO FLOOR PLAN.
-G.C. TO PROVIDE PROPER SHORING FOR ALL STRUCTURAL WALLS/ BEAMS,AS REQUIRED, PRIOR TO DEMOLITION.
-GENERAL CONTRACTOR TO COORDINATE ALL DETAILS & DIMENSIONS W/ STRUCTURAL DETAILS & TO INFORM ARCHITECT IN CASE OF DISCREPANCIES.

LEGEND

- EXISTING CMU WALL TO REMAIN
- EXISTING PARTITION WALL TO REMAIN
- NEW CMU WALL
- NEW METAL STUD PARTITION WALL
- NEW WINDOW
- EGRESS WINDOW / DOOR



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

JOHN R. MEDINA & ASSOC.
ARCHITECTS

4901 S.W.75th Avenue
Miami, Florida 33155
T 305.740.0554
F 305.740.5355
jrmanc@bellsouth.net

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
AA0002647

VOID

JOHN RICHARD MEDINA
AR 014867

FADEL RESIDENCE

Drawings and Specifications as instrument of service are and shall remain the property of the Architect and shall remain the property of the Architect whether the project for which they were made is executed or not. They are not to be used in any manner on other projects or extensions to this project except by agreement in writing and with the appropriate compensation to the Architect. Reproduction of drawings and specifications without the written consent of the Architect is prohibited.

SECOND FLOOR PLAN

817 Alhambra Circle,
Coral Gables, FL 33134

SCALE: 1/4"=1'-0"
DATE: 09-2020
DRAWN: MR

SCHEMATIC DESIGN
- NOT FOR CONSTRUCTION -

BOA A1.2

[illegible]

John Richard Medina & Associates, Architects
AA0002647

ADEL RESIDENCE

Drawings and Specifications as Instrument of service are and shall remain the property of the Architect and shall remain the property of the Architect whether the project for which they were made is executed or not. They are not to be used in any manner on other projects or extensions to this project except by agreement in writing and with the appropriate compensation to the Architect.

Reproduction of drawings and specifications without the written consent of the Architect is prohibited.

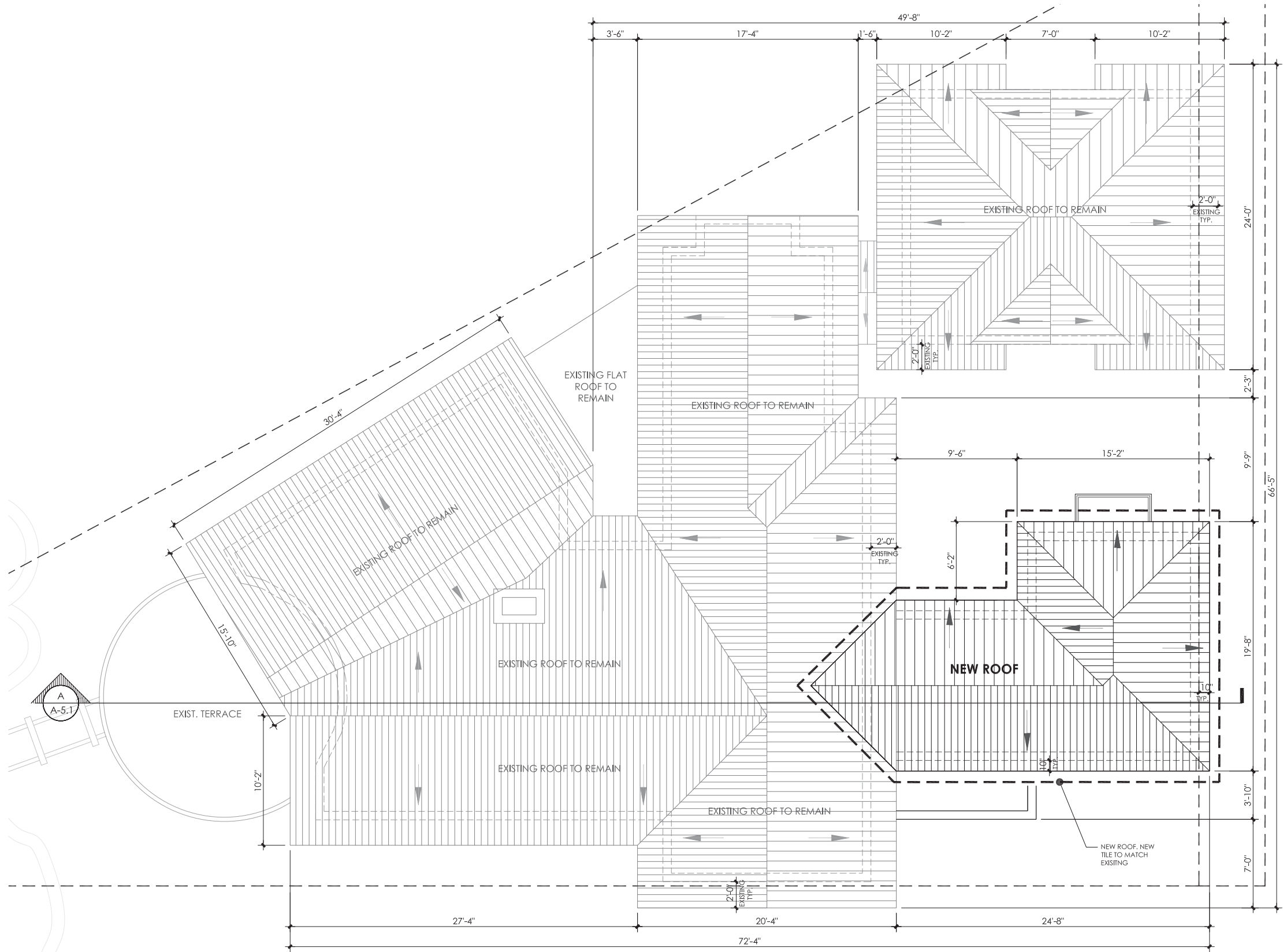
7 Alhambra Circle,
Oral Gables, FL 33134

ROOF PLAN

SCALE: 1/4"=1'-0"
DATE: 09-2020
DRAWN: MR

SCHEMATIC DESIGN
- NOT FOR CONSTRUCTION -

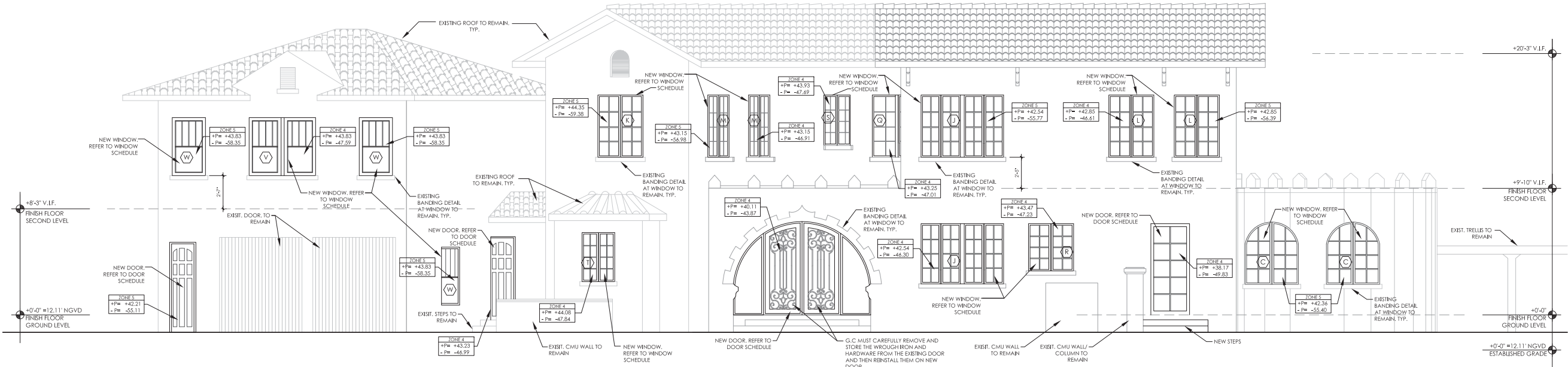
BOA A 3.1



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



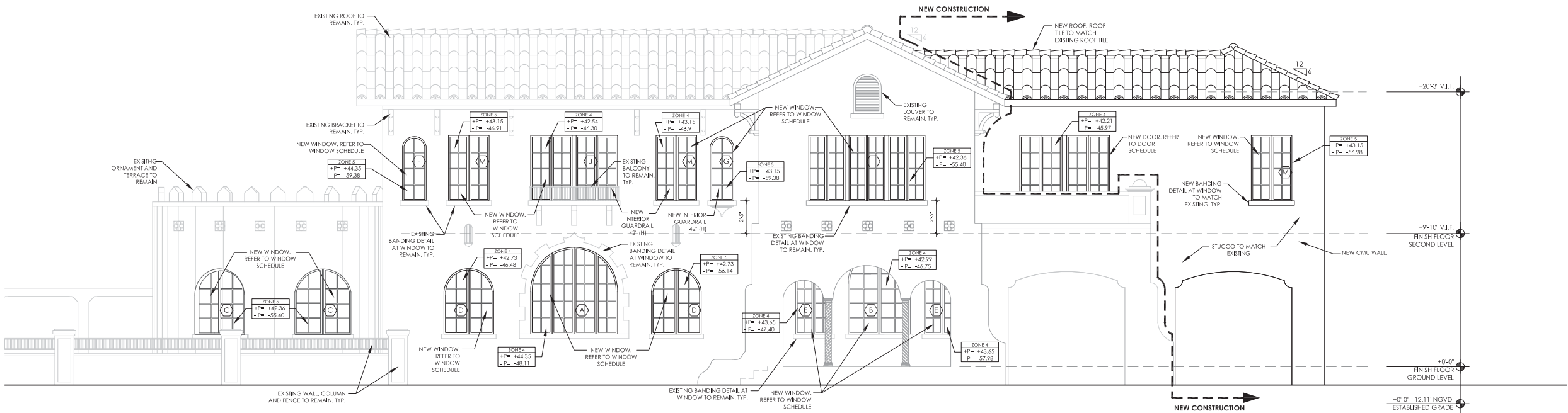
NOTE:
- OPERABLE WINDOWS AT SECOND LEVEL TO BE 36" MIN FROM FINISH FLOOR. IF EXISTING WINDOW IS BELOW 36" AFF. ADD A CONTROL DEVICE THAT ALLOWS A 4" Ø SPHERE REJECTED. REFER TO WINDOW SCHEDULE FOR WINDOWS WITH THIS REQUIREMENT.
- REFER FLOOR PLAN FOR EXACT LOCATION OF NEW WINDOWS.
- REFER TO FLOOR PLANS FOR WIND PRESSURES OF WINDOWS NOT REFLECTED IN ELEVATIONS.



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

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
AA0002647



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

JOHN RICHARD MEDINA
AR 014867

FADEL RESIDENCE

Drawings and Specifications as instrument of service are and shall remain the property of the Architect and shall remain the property of the Architect whether the project for which they were made is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with the appropriate compensation to the Architect. Reproduction of drawings and specifications without the written consent of the Architect is prohibited.

817 Alhambra Circle,
Coral Gables, FL 33134

NORTH & SOUTH
ELEVATION

SCALE: 1/4"=1'-0"
DATE: _____
DRAWN: MR

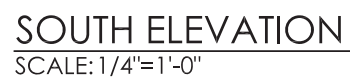
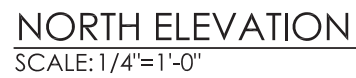
AA0002647

ID

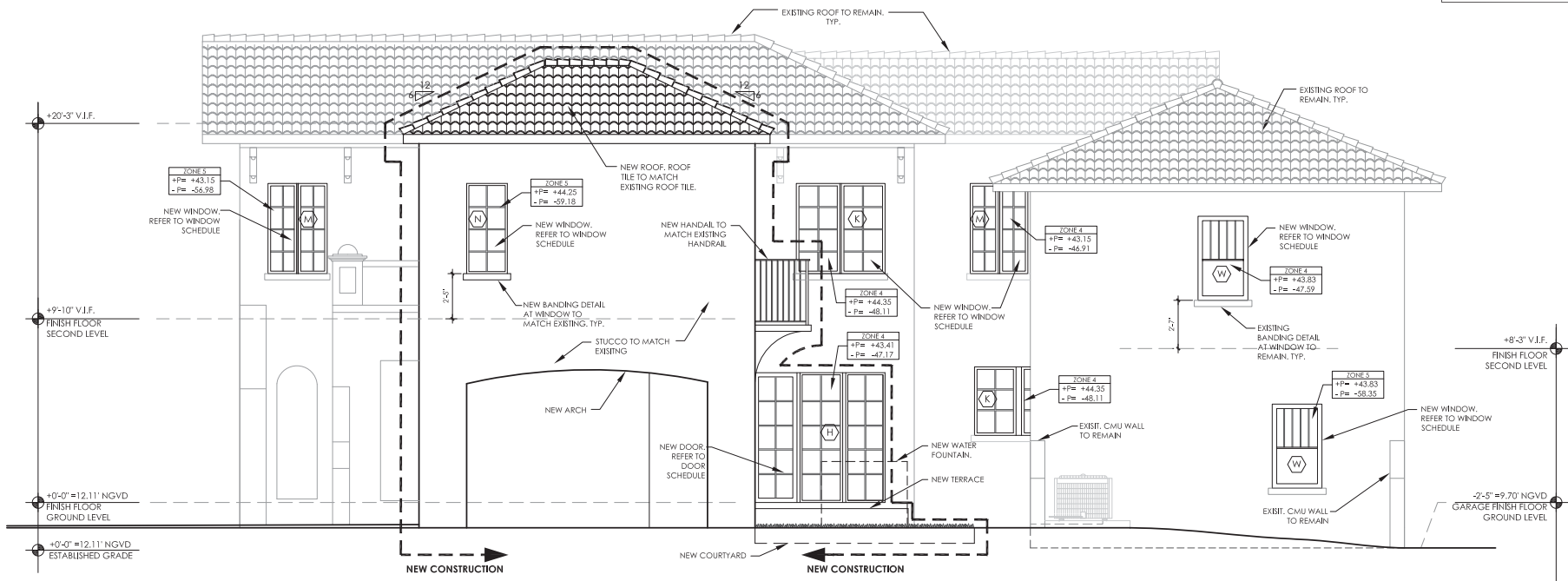
DEL RESIDENCE

LE: 1/4"=1'-0"
E: 10-2020
WN: MR

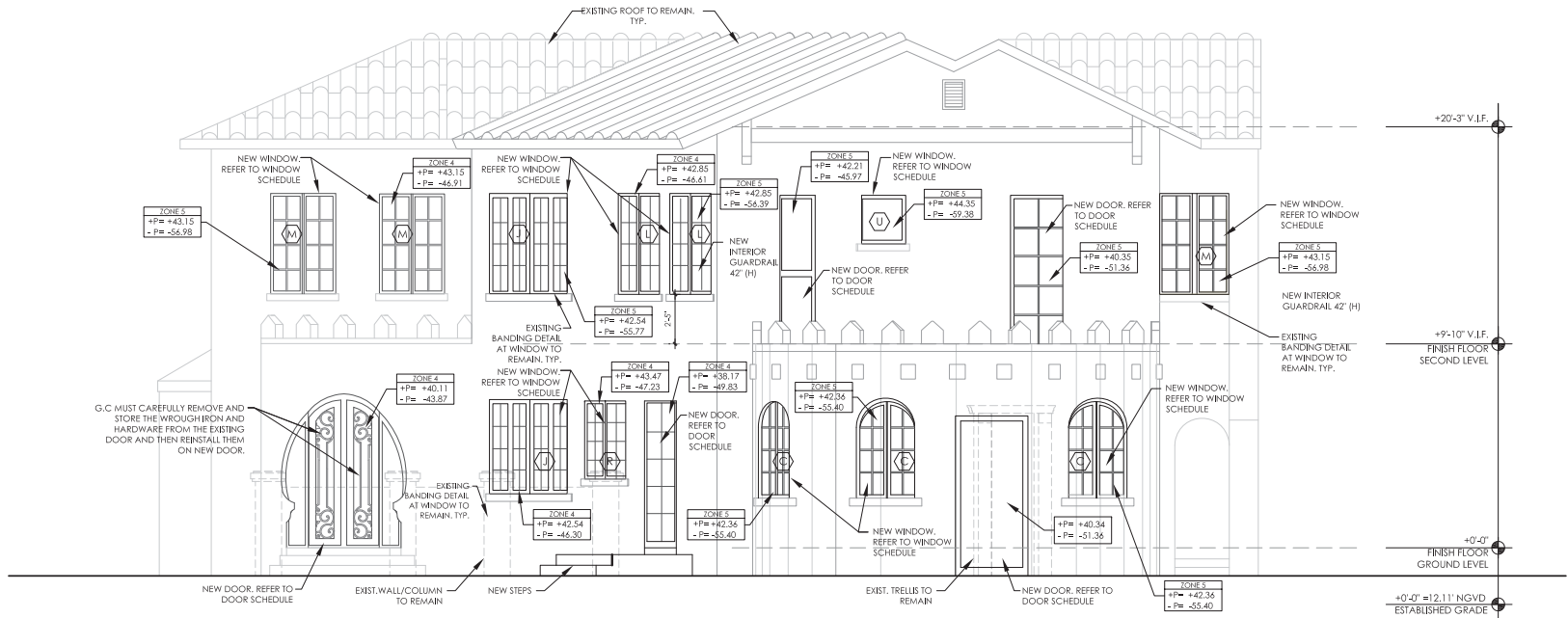
A 4.1



NOTE:
- OPERABLE WINDOWS AT SECOND LEVEL TO BE 36" MIN FROM FINISH FLOOR, IF EXISTING WINDOW IS BELOW 36" AFF. ADD A CONTROL DEVICE THAT ALLOWS A 4" Ø SPHERE REJECTED. REFER TO WINDOW SCHEDULE FOR WINDOWS WITH THIS REQUIREMENT.
- REFER FLOOR PLAN FOR EXACT LOCATION OF NEW WINDOWS.
- REFER TO FLOOR PLANS FOR WIND PRESSURES OF WINDOWS NOT REFLECTED IN ELEVATIONS.



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



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

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects

AA0002647

JOHN RICHARD MEDINA
AR 014867

FADEL RESIDENCE

Drawings and Specifications as instrument of service are and shall remain the property of the Architect and shall remain the property of the Architect whether the project for which they were made is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with the appropriate compensation to the Architect. Reproduction of drawings and specifications without the written consent of the Architect is prohibited.

817 Alhambra Circle,
Coral Gables, FL 33134

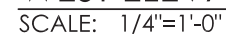
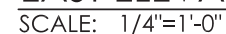
EAST & WEST
ELEVATION

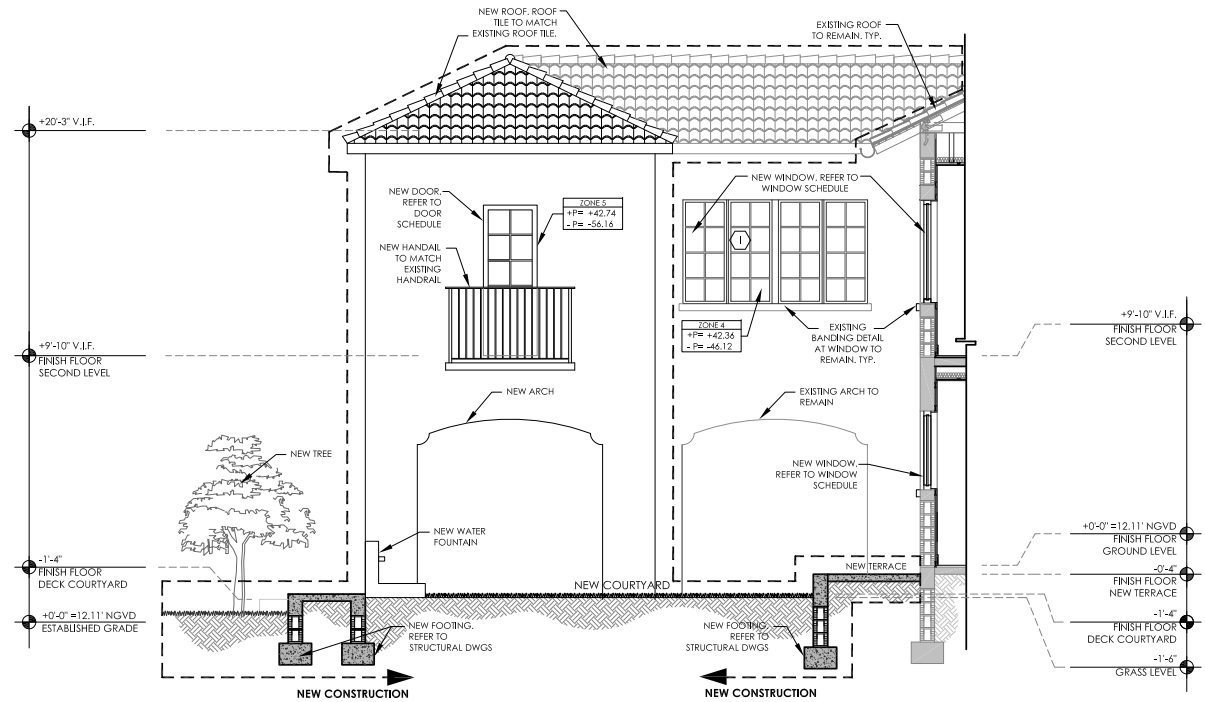
SCALE: 1/4"=1'-0"
DATE:
DRAWN: MR

[illegible]16C13
AA0002647

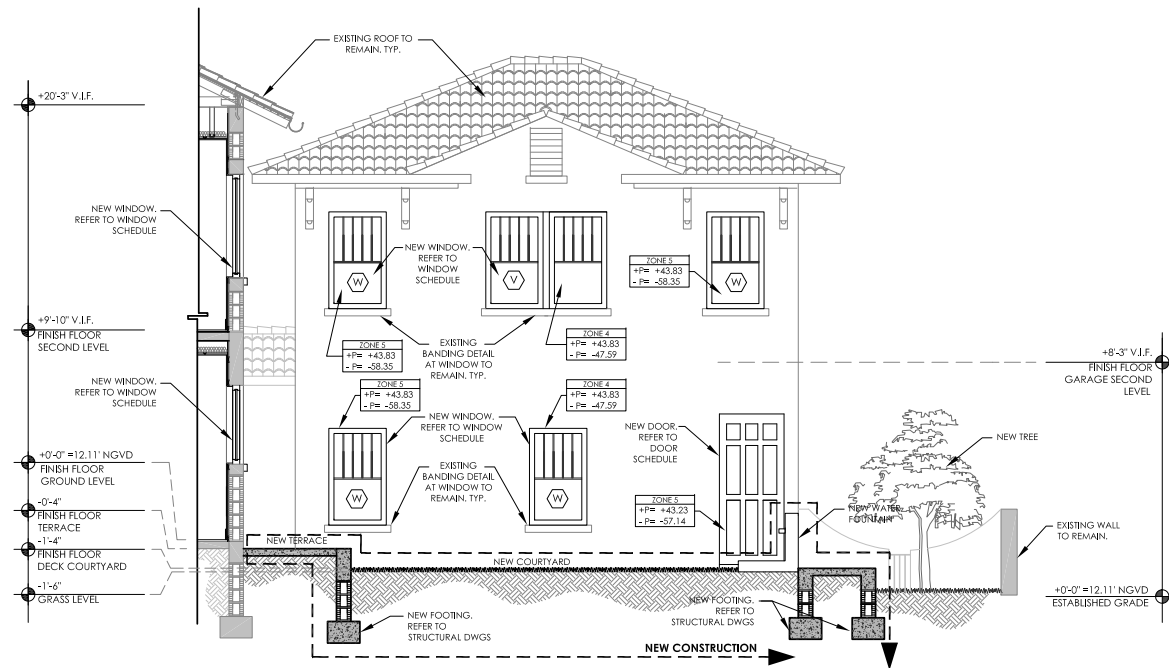
SCALE: 1/4"=1'-0"
DATE: 10-2020
DRAWN: MR

A 4.2





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



2 INTERIOR SOUTH ELEVATION/SECTION
SCALE: 1/4"=1'-0"

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
AA0002647



Drawings and Specifications as instrument of service are and shall remain the property of the Architect and shall remain the property of the Architect whether the project for which they were made is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with the appropriate compensation to the Architect. Reproduction of drawings and specifications without the written consent of the Architect is prohibited.

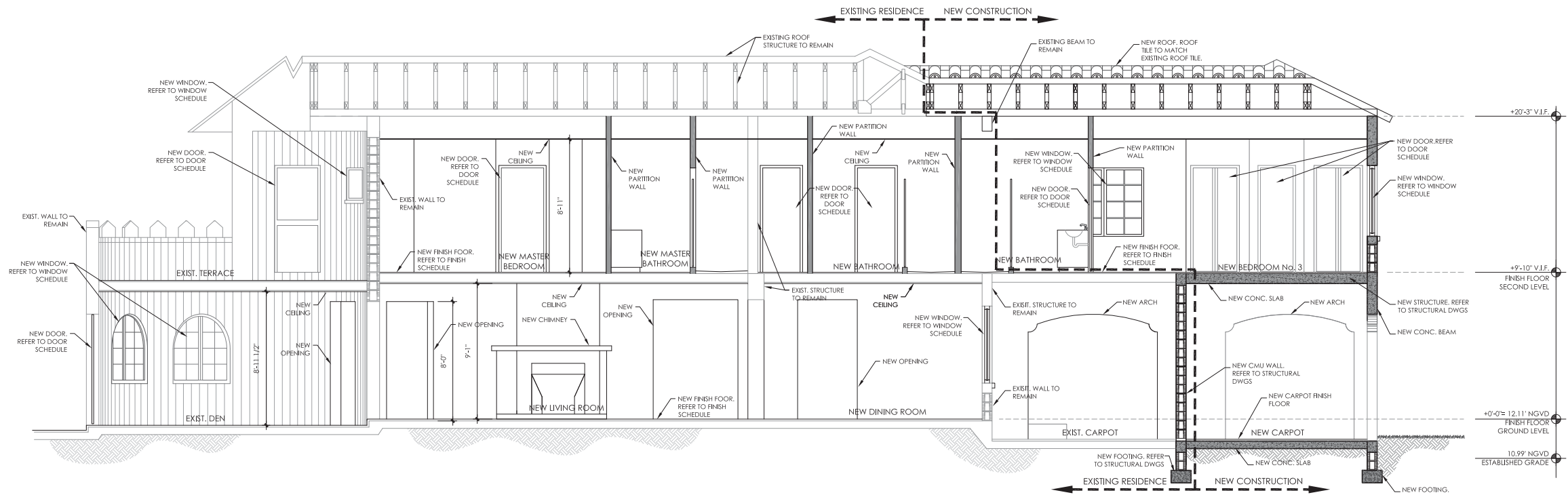
FADEL RESIDENCE

817 Alhambra Circle,
Coral Gables, FL 33134

INTERIOR NORTH &
SOUTH
ELEVATION/SECTION

SCALE: 1/4"=1'-0"
DATE: 2/2021
DRAWN: MR

REVISIONS	DATE	BY



A SECTION
SCALE = 1/4"=1'-0"

John Richard Medina & Associates, Architects
AA0002647

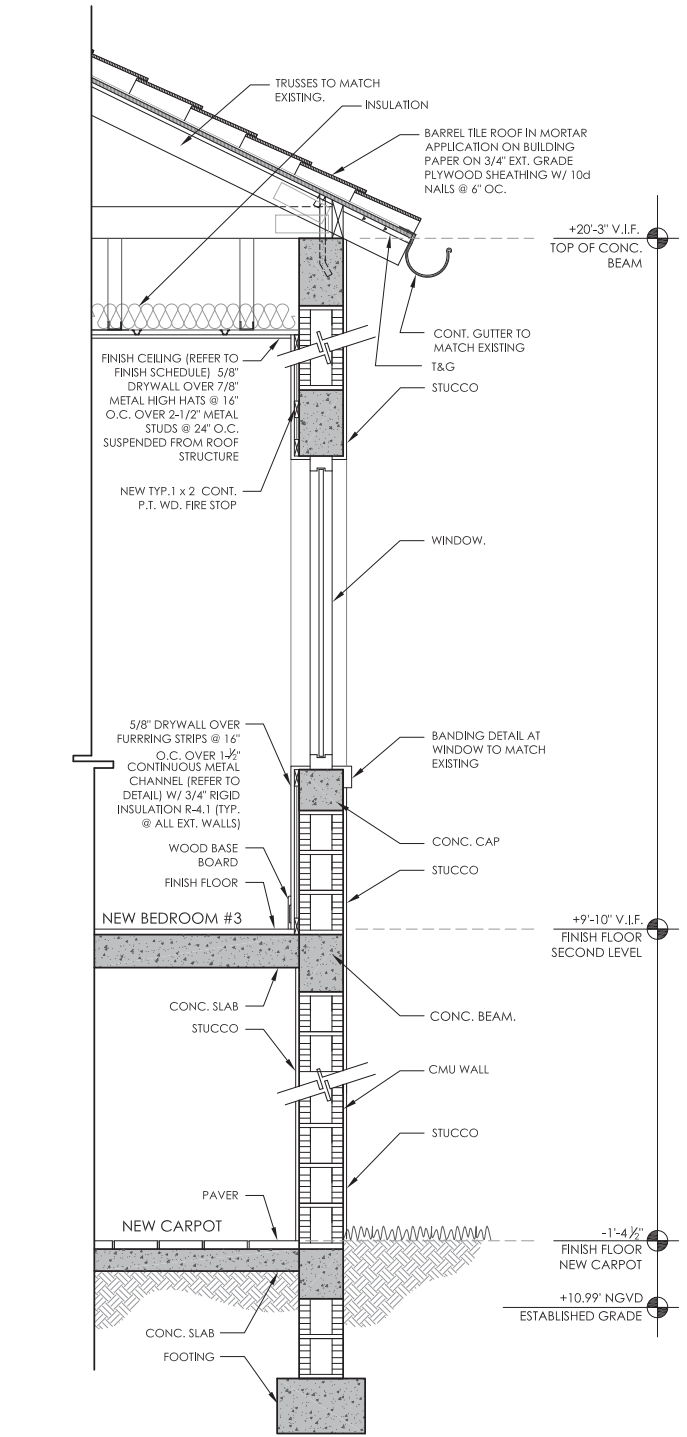
JOHN RICHARD MEDINA
AR 014867

FADEL RESIDENCE

Drawings and Specifications as instrument of service are and shall remain the property of the Architect and shall remain the property of the Architect whether the project for which they were made is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with the appropriate compensation to the Architect. Reproduction of drawings and specifications without the written consent of the Architect is prohibited.

817 Alhambra Circle,
Coral Gables, FL 33134

SECTIONS
SCALE: 1/4"=1'-0"
DATE: 09-2020
DRAWN: MR



1 TYP. TWO STORY WALL SECTION
SCALE = 3/4"=1'-0"

JOHN R. MEDINA & ASSOC.
ARCHITECTS

4901 S.W.75th Avenue
Miami, Florida 33155
T 305.740.0554
F 305.740.5355
jrmainc@bellsouth.net

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects

AA0002647

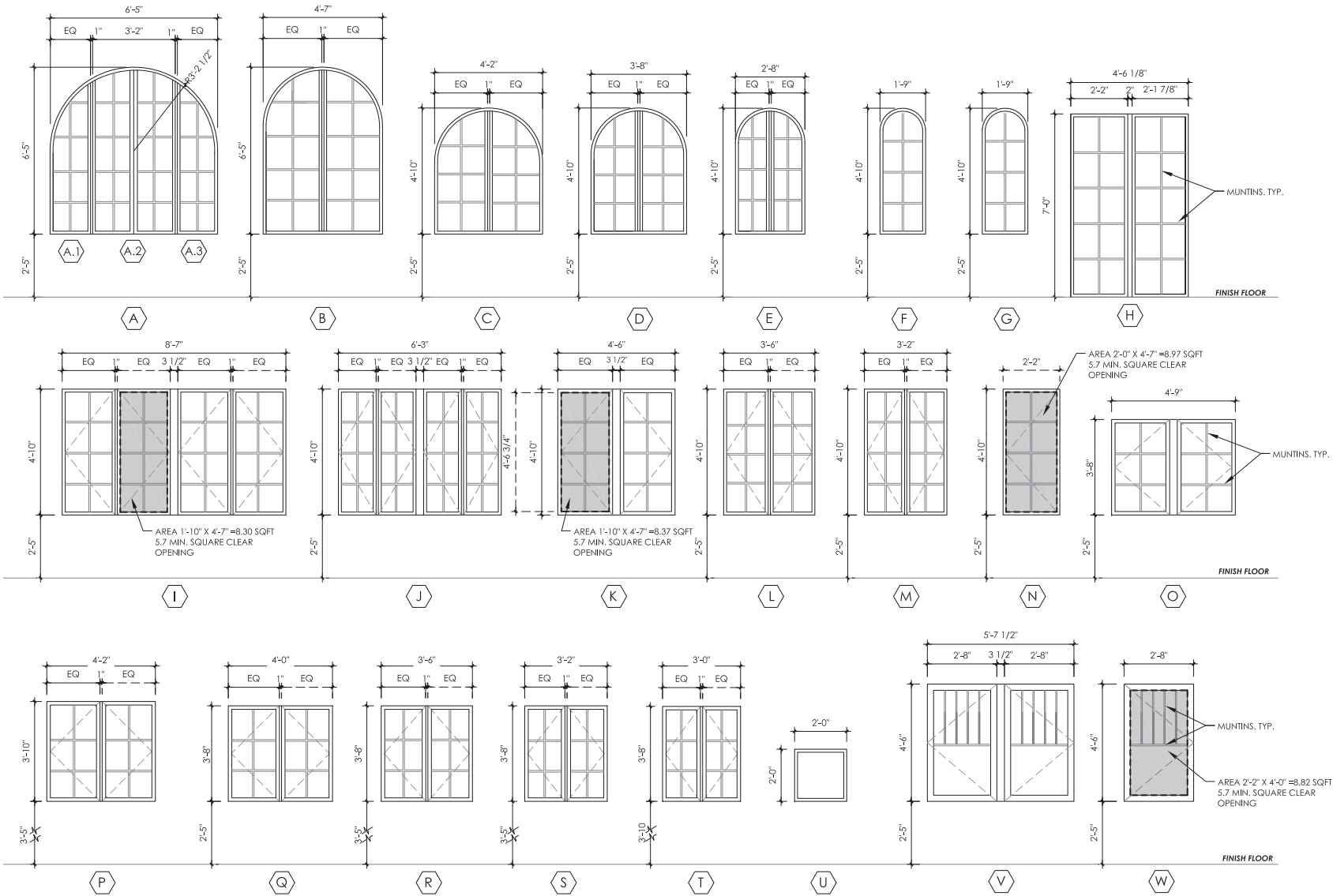


FADEL RESIDENCE

Drawings and Specifications as instrument of service are and shall remain the property of the Architect and shall remain the property of the Architect whether the project for which they were made & executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with the appropriate compensation to the Architect. Reproduction of drawings and specifications without the written consent of the Architect is prohibited.

817 Alhambra Circle,
Coral Gables, FL 33134

WALL SECTION
SCALE: 1/4"=1'-0"
DATE: 09-2020
DRAWN: MR



WINDOW ELEVATIONS

SCALE:3/8"=1'-0"

WINDOW SCHEDULE					
NO.	TYPE	WIDTH	HEIGHT	FINISH	REMARKS
A	A.1 FIXED	1'-6 1/2"	6'-5"	ESP/BR	W/ MULLIONS CUSTOM ARCH
	A.2 FIXED	3'-3"			
	A.3 FIXED	1'-6 1/2"			
B	FIXED	(2) 2'-3"	6'-5"	ESP/BR	CUSTOM ARCH - W/ MULLION
C	FIXED	4'-2"	4'-10"	ESP/BR	CUSTOM ARCH - W/ MULLION
D	FIXED	3'-8"	4'-10"	ESP/BR	CUSTOM ARCH - W/ MULLION
E	FIXED	2'-8"	4'-10"	ESP/BR	CUSTOM ARCH - W/ MULLION
F	FIXED	1'-9"	4'-10"	ESP/BR	CUSTOM ARCH
G	FIXED	1'-9"	4'-10"	ESP/BR	CUSTOM ARCH
H	FIXED	(2) 2'-2"	6'-5"	ESP/BR	W/ MULLION
I	CASEMENT	(2) 4'-1 3/4"	4'-10"	ESP/BR	W/ MULLION - 4" SPHERE REJECTED
J	CASEMENT	(2) 2'-11 3/4"	4'-10"	ESP/BR	W/ MULLION - 4" SPHERE REJECTED
K	CASEMENT	(2) 2'-1 1/4"	4'-10"	ESP/BR	W/ MULLION - 4" SPHERE REJECTED
L	CASEMENT	3'-6"	4'-10"	ESP/BR	W/ MULLION - 4" SPHERE REJECTED
M	CASEMENT	3'-2"	4'-10"	ESP/BR	W/ MULLION - 4" SPHERE REJECTED
N	CASEMENT	2'-2"	4'-10"	ESP/BR	W/ MULLION - 4" SPHERE REJECTED
O	CASEMENT	4'-9"	3'-8"	ESP/BR	W/ MULLION - 4" SPHERE REJECTED
P	CASEMENT	4'-2"	3'-10"	ESP/BR	W/ MULLION - 4" SPHERE REJECTED
Q	CASEMENT	4'-0"	3'-8"	ESP/BR	W/ MULLION - 4" SPHERE REJECTED
R	CASEMENT	3'-6"	3'-8"	ESP/BR	W/ MULLION - 4" SPHERE REJECTED
S	CASEMENT	3'-2"	3'-8"	ESP/BR	W/ MULLION - 4" SPHERE REJECTED
T	CASEMENT	3'-0"	3'-8"	ESP/BR	W/ MULLION - 4" SPHERE REJECTED
U	FIXED	2'-0"	2'-0"	ESP/BR	
V	CASEMENT	(2) 2'-8"	4'-6"	ESP/BR	W/ MULLION - 4" SPHERE REJECTED
W	CASEMENT	2'-8"	4'-6"	ESP/BR	4" SPHERE REJECTED

SECURITY AND FORCED ENTRY PREVENTION (CHAPTER 36 SFBC):

1. PROVIDE INTRUSION AND BURGLARY SECURITY DEVICES AS SET FORTH IN CHAPTER 36 OF THE SOUTH FLORIDA BUILDING CODE.
2. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS. APPLIED IN ANY MOVEABLE DIRECTION AN IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN THE SOUTH FLORIDA BUILDING CODE.
3. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT INSERTS.
4. THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF SHALL HAVE MULTIPLIED POINTS OF LOCKS WITH 5/8" MIN. THROW BOLTS WITH INSERTS.
5. JAMBS OF ALL EXTERIOR OFFSET TYPE IN SWING DOORS SHALL BE RABBETED OR OF SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF THE LOCKS AND LATCHES.
6. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NONREMOVABLE PINS AND NON-EXPOSED SCREWS.
7. GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD 2971.
8. VISION PANEL EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40" OF THE INSIDE LOCKING ACTIVATING DEVICE OF LOOSE AND SWING DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARD INSTITUTE STANDARD 2971.
9. WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM MGS. ASSOCIATION STANDARDS FOR FORCE ENTRY RESISTANCE AAMA 13033 PROVIDE LOCKS AS PER SFBA 36032 (A), (B)2, (AA) AND (C) EXTERIOR WINDOW SHALL BE LOCKED WITH DEVICE CAPABLE OF WITHSTANDING A FORCE OF 150 LBS. APPLIED IN AN OPERABLE DIRECTION.
10. EXTERIOR WINDOWS USED AS A MEANS OF ESCAPE SHALL ALSO COMPLY WITH A DOOR SCOPE OR VISION PANELS.
11. FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANELS.
12. GLAZING WITHIN 36" HORIZONTALLY AND 60" VERTICALLY OF SHOWERS/TUBS SHALL BE "CAT II SAFETY GLASS" AS PER 2405.2 FBC.
13. CONTRACTOR TO REFER TO PLANS, SECTIONS AND ELEVATIONS FOR LOCATIONS AND DETAILS (IF ANY DISCREPANCIES ARE FOUND, ARCHITECT SHOULD BE NOTIFIED).
14. GC. TO CONFIRM THAT ALL DIMENSION ARE CORRECT PRIOR TO FABRICATION OF DOORS AND WINDOWS.
15. GC. TO PROVIDE SHOP DRAWINGS STAMPED WITH THEIR TITLE BLOCK AND ACTION TAKEN, EITHER "APPROVED AS NOTED" OR "REJECTED AND RESUBMITTED".
16. GC. TO VERIFY THAT THE PRODUCT APPROVAL DOCUMENTS SUBMITTED FOR DOORS AND WINDOWS ARE IN COMPLIANCE WITH ARCHITECT DWGS.
17. GC. IS RESPONSIBLE FOR OBTAINING FULL APPROVAL FROM BUILDING & ZONING DEPARTMENT FOR EXTERIOR WINDOWS AND DOORS SHOP DRAWINGS PRIOR TO PLACING ORDER.
18. THE WIND LOAD CALCULATIONS, MASONRY OPENINGS AND MULLIONS REFLECTED IN THE ARCHITECTURAL DRAWINGS WILL NOT BE CONSIDERED FINAL UNTIL THE SHOP DRAWINGS HAVE RECEIVED FINAL APPROVAL FROM THE BUILDING AND ZONING DEPARTMENT.
19. IN THE EVENT THAT THE WINDOWS AND DOORS ARE ORDERED AND/OR INSTALLED (WITHOUT RECEIVING PERMIT FROM CITY) THE G.C WILL BE COMPLETELY RESPONSIBLE FOR ANY DISCREPANCIES THAT MAY RESULT FROM NOT HAVING APPROVED SET OF SHOP DRAWINGS BY THE BUILDING DEPT.
20. ALL FULL VIEW DOORS, FIXED & CASEMENT WINDOWS TO BE CGI IMPACT RESISTANT OR APPROVED EQUAL.
21. ALL DOOR HARDWARE TO BE APPROVED BY OWNER/ARCHITECT PRIOR TO PURCHASE.
22. CONTRACTOR TO PROVIDE ARCHITECT WITH COMPLETE PACKAGE OF WINDOW AND EXTERIOR DOOR SUBMITTAL IN BINDER INCLUDING PRODUCT APPROVALS. THIS WILL INCLUDE SHOP DRAWINGS.
23. ALL OPENINGS (SIZE & LOCATION) TO BE COORDINATED WITH WINDOW SCHEDULE, STRUCTURAL DRAWINGS & MANUFACTURER'S MASONRY OPENING REQUIREMENTS. ARCHITECT TO BE NOTIFIED IN CASE OF ANY DISCREPANCIES.
24. CONTRACTOR TO VERIFY SWING SIDE OF WINDOWS AND DOORS AS PER ELEVATIONS AND OR FLOOR PLANS PRIOR TO PURCHASE.

JOHN R. MEDINA & ASSOC.
ARCHITECTS

4901 S.W.75th Avenue
Miami, Florida 33155
T 305.740.0554
F 305.740.5355
jrmainc@bellsouth.net

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects

AA0002647

JOHN RICHARD MEDINA
AR 014867

FADEL RESIDENCE

Drawings and Specifications as instrument of service are and shall remain the property of the Architect and shall remain the property of the Architect whether the project for which they were made is executed or not. They are not to be used for any manner on other projects or extensions to the project except by agreement in writing and with the appropriate compensation to the Architect. Reproduction of drawings and specifications without the written consent of the Architect is prohibited.

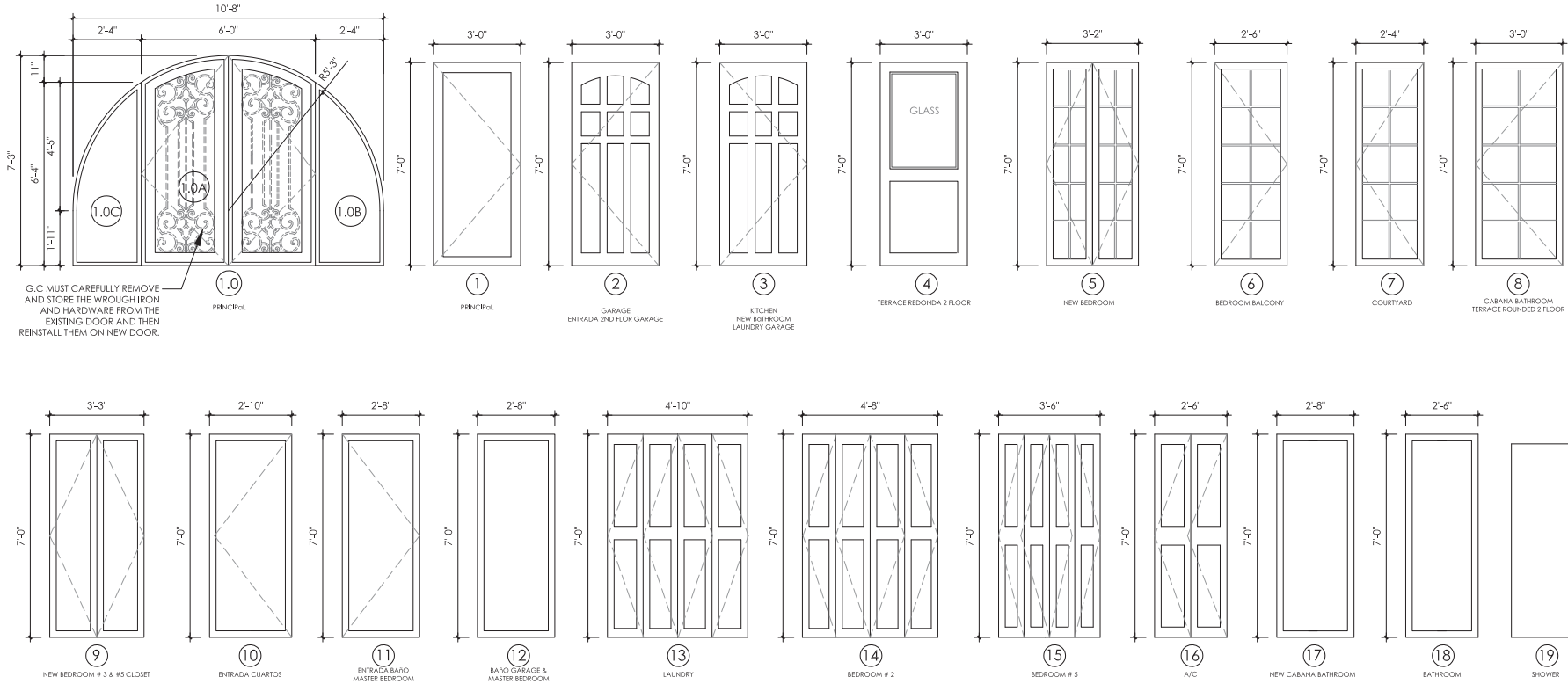
WINDOWS SCHEDULE

817 Alhambra Circle,
Coral Gables, FL 33134

SCALE: AS SHOWN
DATE: 09-2020
DRAWN: MR

SCHEMATIC DESIGN
- NOT FOR CONSTRUCTION -

BOA A7.1



DOOR ELEVATIONS

SCALE: 3/8"=1'-0"

DOOR SCHEDULE							
No.	TYPE	WIDTH	HEIGHT	THK	MATERIALS		REMARKS
					DOOR	FRAME	
1.0	1.0A EXTERIOR FULL VIEW	6'-0"	7'-3"	1' 3/4"	GL	ALUM.	
	1.0B SIDELITE	2'-4"	6'-4"				
	1.0C SIDELITE	2'-4"	6'-4"				
1	EXTERIOR DOOR	3'-0"	7'-0"	1' 3/4"	WD	WD	
2	EXTERIOR DOOR	3'-0"	7'-0"	1' 3/4"	WD	WD	HINGE AT LEFT
3	EXTERIOR DOOR	3'-0"	7'-0"	1' 3/4"	WD	WD	HINGE AT RIGHT
4	EXTERIOR DOOR	3'-0"	7'-0"	1' 3/4"	WD	WD	W/ GLASS
5	EXTERIOR DOOR	3'-2"	7'-0"	1' 3/4"	GL	ALUM.	
6	EXTERIOR DOOR	2'-6"	7'-0"	1' 3/4"	GL	ALUM.	HINGE AT RIGHT
7	EXTERIOR DOOR	2'-4"	7'-0"	1' 3/4"	GL	ALUM.	HINGE AT LEFT
8	EXTERIOR DOOR	5'-8"	7'-0"	1' 3/4"	GL	ALUM.	
9	INTERIOR SOLID	3'-3"	7'-0"	1' 3/4"	WD	WD	
10	INTERIOR SOLID	2'-10"	7'-0"	1' 3/4"	WD	WD	HINGE AT LEFT
11	INTERIOR SOLID	2'-8"	7'-0"	1' 3/4"	WD	WD	HINGE AT RIGHT
12	INTERIOR SOLID	2'-4"	7'-0"	1' 3/4"	WD	WD	
13	INTERIOR BY-FOLD DOOR	5'-5"	7'-0"	1' 3/4"	WD	WD	
14	INTERIOR BY-FOLD DOOR	4'-6"	7'-0"	1' 3/4"	WD	WD	
15	INTERIOR BY-FOLD DOOR	3'-6"	7'-0"	1' 3/4"	WD	WD	
16	INTERIOR BY-FOLD DOOR	2'-6"	7'-0"	1' 3/4"	WD	WD	
17	INTERIOR POCKET DOOR	2'-8"	7'-0"	1' 3/4"	WD	WD	
18	INTERIOR POCKET DOOR	2'-6"	7'-0"	1' 3/4"	WD	WD	
19	SHOWER DOOR	2'-4"	6'-8"		GL	GL	HINGES & FRAME BRASS

NOTES:

- CONTRACTOR TO PROVIDE ARCHITECT WITH COMPLETE PACKAGE OF WINDOW AND EXTERIOR DOOR SUBMITTAL IN BINDER INCLUDING PRODUCT APPROVALS. THIS WILL INCLUDE SHOP DRAWINGS.
- GENERAL CONTRACTOR TO VERIFY ACCEPTABILITY OF ALL PRODUCT APPROVALS FOR WINDOWS AND DOORS PRIOR TO PURCHASE OF WINDOWS AND DOORS (TYPICAL).
- ALL FULL VIEW DOORS, FIXED, SINGLE HUNG & CASEMENT WINDOWS TO BE CGI IMPACT RESISTANT. (OR APPROVED EQUAL.)
- ALL FULL VIEW PANELS ADJACENT TO DOORS AND SHOWER ENCLOSURES SHALL BE CATEGORY II GLAZING.
- ALL EXTERIOR GLAZING ALUMINUM FRAMES TO BE "HUNTER GREEN" KEYNAR FINISH TO MATCH EXISTING. SAMPLE TO BE PROVIDED TO ARCHITECT PRIOR TO MANUFACTURING.
- ALL GLASS IN WINDOWS AND EXTERIOR DOORS TO BE CLEAR. (TYPICAL). SAMPLE TO BE PROVIDED TO OWNER FOR APPROVAL PRIOR TO PURCHASE.
- GENERAL CONTRACTOR TO VERIFY SWING SIDE OF WINDOWS AND DOORS AS PER ELEVATIONS AND OR FLOOR PLANS PRIOR TO PURCHASE
- CONTRACTOR TO FIELD VERIFY ALL DOOR & WINDOW DIMENSIONS PRIOR TO FABRICATION (TYPICAL).
- G.C. TO STAMP THE SHOP DRWGS THAT THEY HAVE BEEN REVIEWED FOR PERFORMANCE AND EITHER APPROVED OR DISAPPROVED PRIOR TO SUBMITTAL TO ARCHITECT. ANY DISCREPANCIES SHOULD BE REPORTED AND FLAGGED UPON DISCOVERY.
- ALL DOOR HARDWARE TO BE APPROVED BY OWNER/ ARCHITECT PRIOR TO PURCHASE. G.C. TO PURCHASE AND INSTALL/COORDINATE INSTALLATION WITH SUB-CONTRACTORS.
- ALL STEEL COLUMNS TO HAVE COVER TO MATCH WINDOW FRAME MANUFACTURE
- PROVIDE FLASHING AROUND ALL EXTERIOR OPENINGS

SECURITY AND FORCED ENTRY PREVENTION (CHAPTER 36 SFBC) :

1. PROVIDE INTRUSION AND BURGLARY SECURITY DEVICES AS SET FORTH IN CHAPTER 36 OF THE SOUTH FLORIDA BUILDING CODE.
2. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS. APPLIED IN ANY MOVEABLE DIRECTION AN IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN THE SOUTH FLORIDA BUILDING CODE.
3. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT INSERTS.
4. THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF SHALL HAVE MULTIPLIED POINTS OF LOCKS WITH 5/8" MIN. THROW BOLTS WITH INSERTS.
5. JAMBS OF ALL EXTERIOR OFFSET TYPE IN SWING DOORS SHALL BE RABBETED OR OF SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF THE LOCKS AND LATCHES.
6. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NONREMOVABLE PINS AND NON-EXPOSED SCREWS.
7. GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD 2971.
8. VISION PANEL EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40" OF THE INSIDE LOCKING ACTIVATING DEVICE OF LOOSE AND SWING DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARD INSTITUTE STANDARD 2971.
9. WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM MGS. ASSOCIATION STANDARDS FOR FORCE ENTRY RESISTANCE AAMA 13033 PROVIDE LOCKS AS PER SFBA 36032 (A), (B)2, (AA) AND (C) EXTERIOR WINDOW SHALL BE LOCKED WITH DEVICE CAPABLE OF WITHSTANDING A FORCE OF 150 LBS. APPLIED IN AN OPERABLE DIRECTION.
10. EXTERIOR WINDOWS USED AS A MEANS OF ESCAPE SHALL ALSO COMPLY WITH A DOOR SCOPE OR VISION PANELS.
11. FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANELS.
12. GLAZING WITHIN 36" HORIZONTALLY AND 60" VERTICALLY OF SHOWERS/TUBS SHALL BE "CAT II SAFETY GLASS" AS PER 2405.2 FBC.
13. CONTRACTOR TO REFER TO PLANS, SECTIONS AND ELEVATIONS FOR LOCATIONS AND DETAILS (IF ANY DISCREPANCIES ARE FOUND, ARCHITECT SHOULD BE NOTIFIED).
14. G.C. TO CONFIRM THAT ALL DIMENSIONS ARE CORRECT PRIOR TO FABRICATION OF DOORS AND WINDOWS.
15. G.C. TO PROVIDE SHOP DRAWINGS STAMPED WITH THEIR TITLE BLOCK AND ACTION TAKEN, EITHER "APPROVED AS NOTED" OR "REJECTED AND RESUBMITTED".
16. G.C. TO VERIFY THAT THE PRODUCT APPROVAL DOCUMENTS SUBMITTED FOR DOORS AND WINDOWS ARE IN COMPLIANCE WITH ARCHITECT DRAWINGS.
17. G.C. IS RESPONSIBLE FOR OBTAINING FULL APPROVAL FROM BUILDING & ZONING DEPARTMENT FOR EXTERIOR WINDOWS AND DOORS SHOP DRAWINGS PRIOR TO PLACING ORDER.
18. THE WIND LOAD CALCULATIONS, MASONRY OPENINGS AND MULLIONS REFLECTED IN THE ARCHITECTURAL DRAWINGS WILL NOT BE CONSIDERED FINAL UNTIL THE SHOP DRAWINGS HAVE RECEIVED FINAL APPROVAL FROM THE BUILDING AND ZONING DEPARTMENT.
19. IN THE EVENT THAT THE WINDOWS AND DOORS ARE ORDERED AND/OR INSTALLED (WITHOUT RECEIVING PERMIT FROM CITY) THE G.C. WILL BE COMPLETELY RESPONSIBLE FOR ANY DISCREPANCIES THAT MAY RESULT FROM NOT HAVING APPROVED SET OF SHOP DRAWINGS BY THE BUILDING DEPT.
20. ALL FULL VIEW DOORS, FIXED & CASEMENT WINDOWS TO BE CGI IMPACT RESISTANT OR APPROVED EQUAL.
21. ALL DOOR HARDWARE TO BE APPROVED BY OWNER/ARCHITECT PRIOR TO PURCHASE.
22. CONTRACTOR TO PROVIDE ARCHITECT WITH COMPLETE PACKAGE OF WINDOW AND EXTERIOR DOOR SUBMITTAL IN BINDER INCLUDING PRODUCT APPROVALS. THIS WILL INCLUDE SHOP DRAWINGS.
23. ALL OPENINGS (SIZE & LOCATION) TO BE COORDINATED WITH WINDOW SCHEDULE, STRUCTURAL DRAWINGS & MANUFACTURER'S MASONRY OPENING REQUIREMENTS. ARCHITECT TO BE NOTIFIED IN CASE OF ANY DISCREPANCIES.
24. CONTRACTOR TO VERIFY SWING SIDE OF WINDOWS AND DOORS AS PER ELEVATIONS AND OR FLOOR PLANS PRIOR TO PURCHASE.

JOHN R. MEDINA & ASSOC.
ARCHITECTS

4901 S.W. 75th Avenue
Miami, Florida 33155
T 305.740.0554
F 305.740.5355
jrmanc@bellsouth.net

REVISIONS DATE BY

John Richard Medina & Associates, Architects
AA0002647

JOHN RICHARD MEDINA
AR 014867

FADEL RESIDENCE

Drawings and Specifications as instrument of service are and shall remain the property of the Architect and shall remain the property of the Architect whether the project for which they were made is executed or not. They are not to be used in any manner on other projects or extensions to this project except by agreement in writing and with the appropriate compensation to the Architect. Reproduction of drawings and specifications without the written consent of the Architect is prohibited.

DOORS SCHEDULE

817 Alhambra Circle,
Coral Gables, FL 33134
SCALE: AS SHOWN
DATE: 09-2020
DRAWN: MR

SCHEMATIC DESIGN
- NOT FOR CONSTRUCTION -

BOA A7.2



① ENTRANCE CABANA BATHROOM - STONE TO MATCH EXISTING



② STONE PAVER FOR CARPOT, DRIVEWAY



③ COURTYARD - TRAVERTINE RUNNING BOND PATTERN



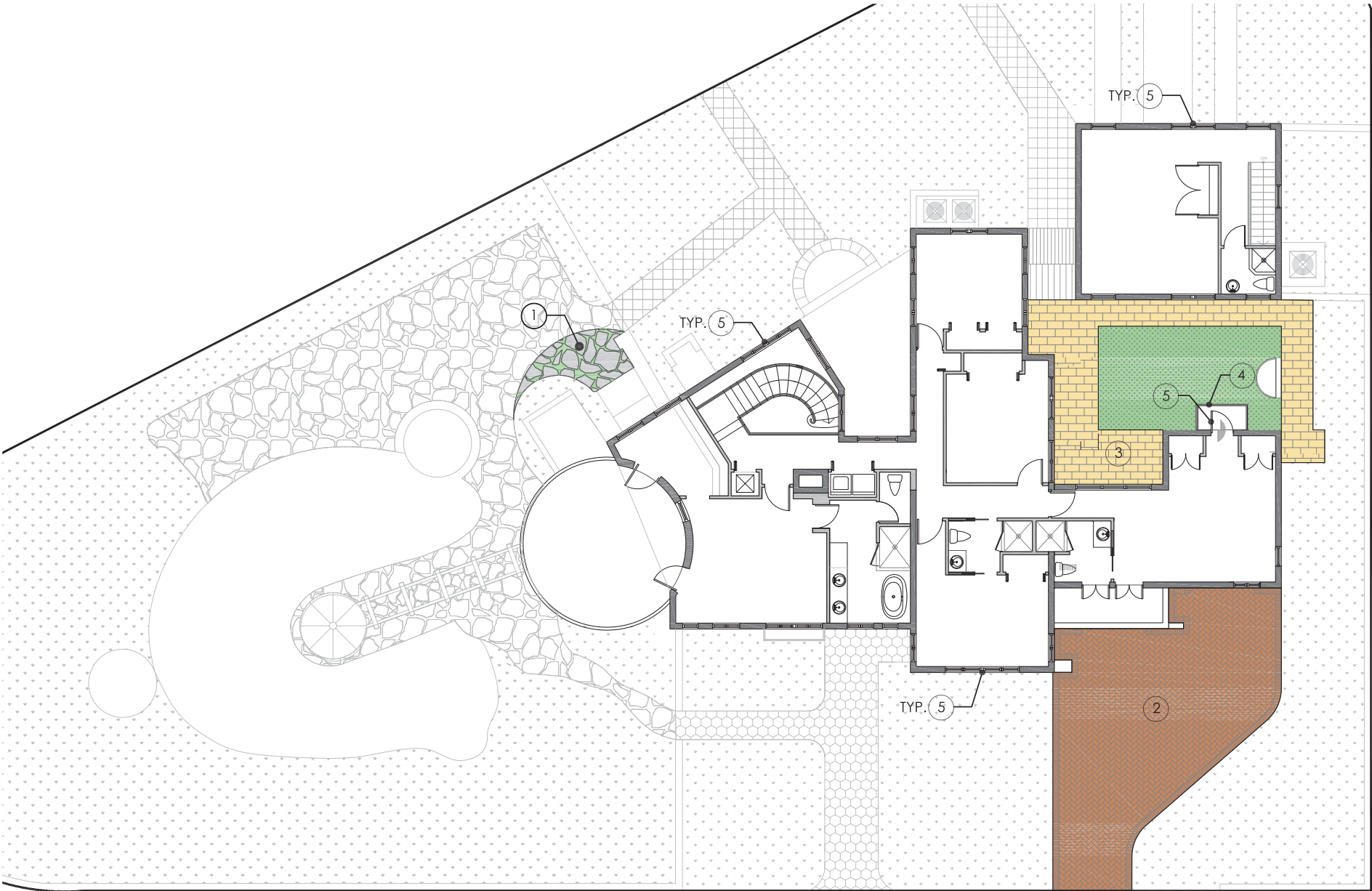
④ GREEN HUNTER IRON HANDRAIL



⑤ WINDOWS & DOORS FRAMES CLEAR GLASS-GREEN HUNTER FRAMES



NEW ROOF - BARREL TILE



PROPOSED HARDSCAPE AND MATERIALS PLAN
SCALE: N.T.S.



JOHN R. MEDINA & ASSOC.
ARCHITECTS

4901 S.W. 75th Avenue
Miami, Florida 33155
T 305.740.0554
F 305.740.5355
jmainc@bellsouth.net

REVISIONS	DATE	BY

John Richard Medina & Associates, Architects
AA0002647

JOHN RICHARD MEDINA
AR 014867

FADEL RESIDENCE

Drawings and Specifications as instrument of service are and shall remain the property of the Architect and shall remain the property of the Architect whether the project for which they were made is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with the appropriate compensation to the Architect. Reproduction of drawings and specifications without the written consent of the Architect is prohibited.

PROPOSED HARDSCAPE AND MATERIALS PLANS

817 Alhambra Circle
Coral Gables, FL 33134

SCALE: N.T.S.
DATE: 09-2020
DRAWN: MR

SCHEMATIC DESIGN
- NOT FOR CONSTRUCTION -

BOA 8.1