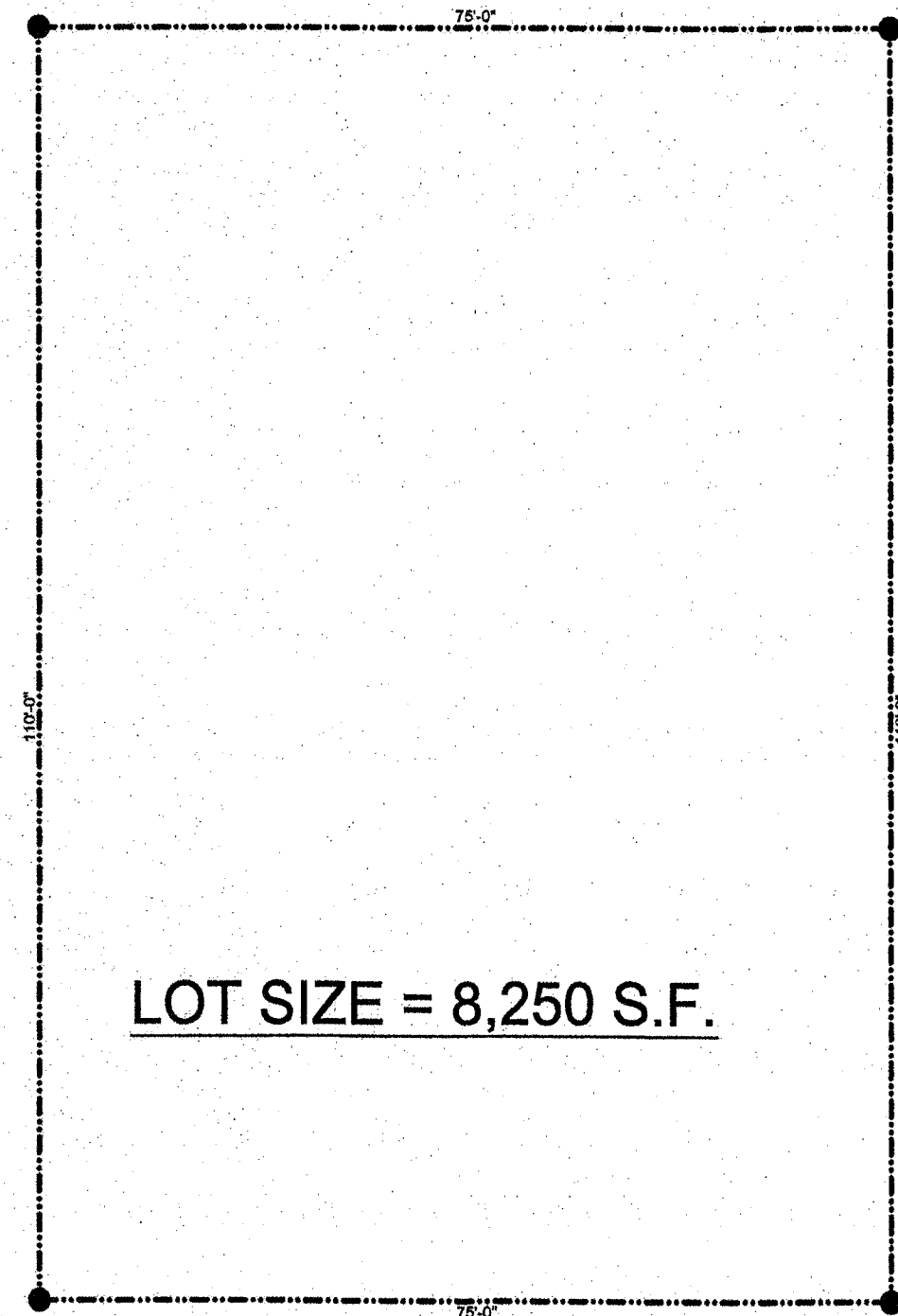


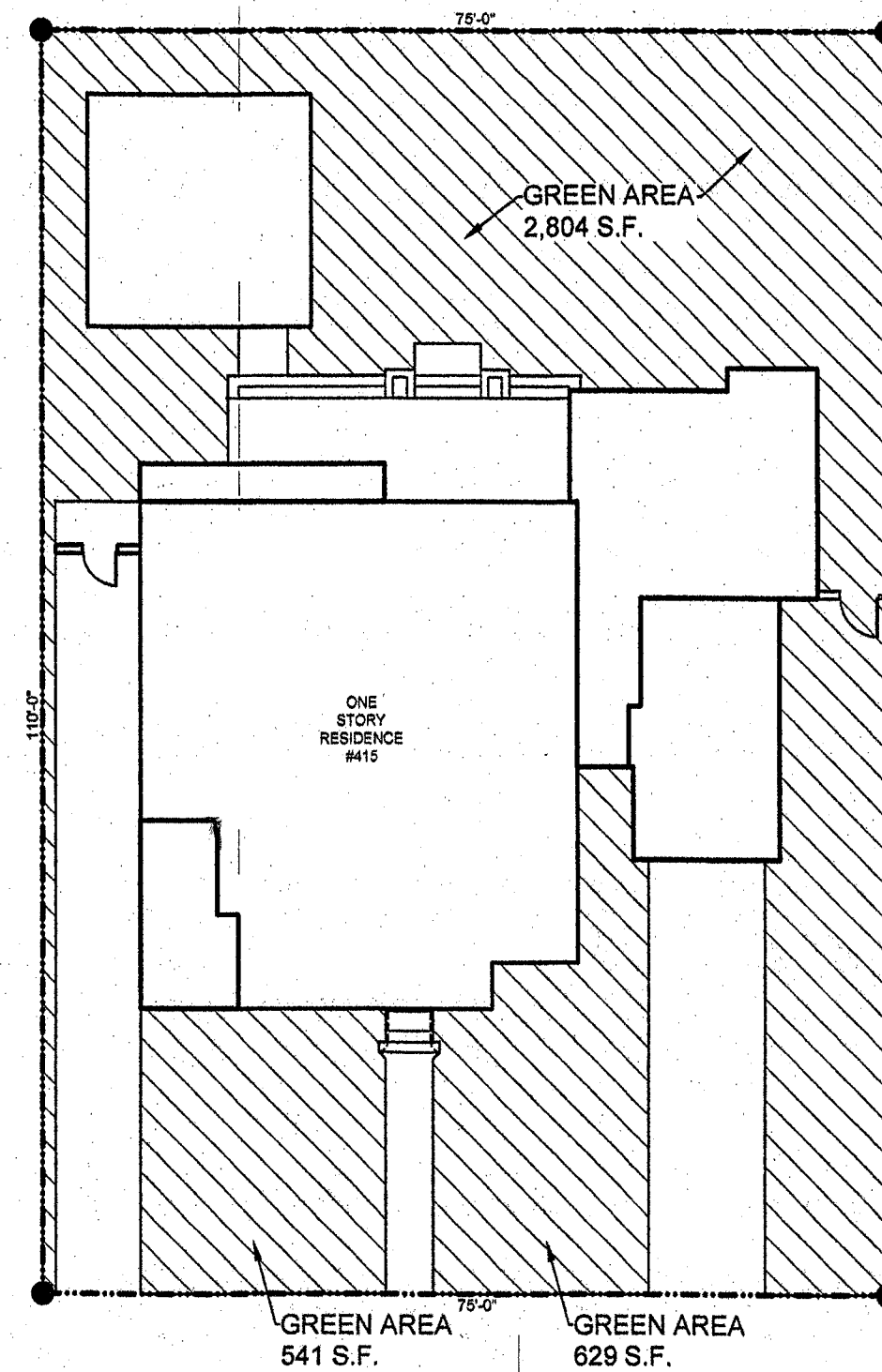
**ZONING DATA**  
**ADDRESS:**  
 415 Aragon Ave,  
 Coral Gables, FL 33134  
**FOLIO NUMBER:**  
 03-4108-001-1130  
**LEGAL DESCRIPTION:**  
 CORAL GABLES SEC B PB 5-111  
 LOT 16 & W1/2 LOT 15 BLK 7  
 LOT SIZE IRREGULAR  
 OR 18627-3022 0599 1  
**SETBACKS:**  
**FRONT (SOUTH):**  
 25'-0" REQUIRED  
 24'-10" EXISTING  
**INTERIOR SIDE (EAST)**  
 6'-3" REQUIRED  
 6'-3" NEW  
**INTERIOR SIDE (WEST)**  
 8'-9" REQUIRED  
 8'-9" EXISTING  
**REAR SETBACK (REAR BUILDING):**  
 5'-0" REQUIRED  
 5'-6" EXISTING



LOT SIZE = 8,250 S.F.

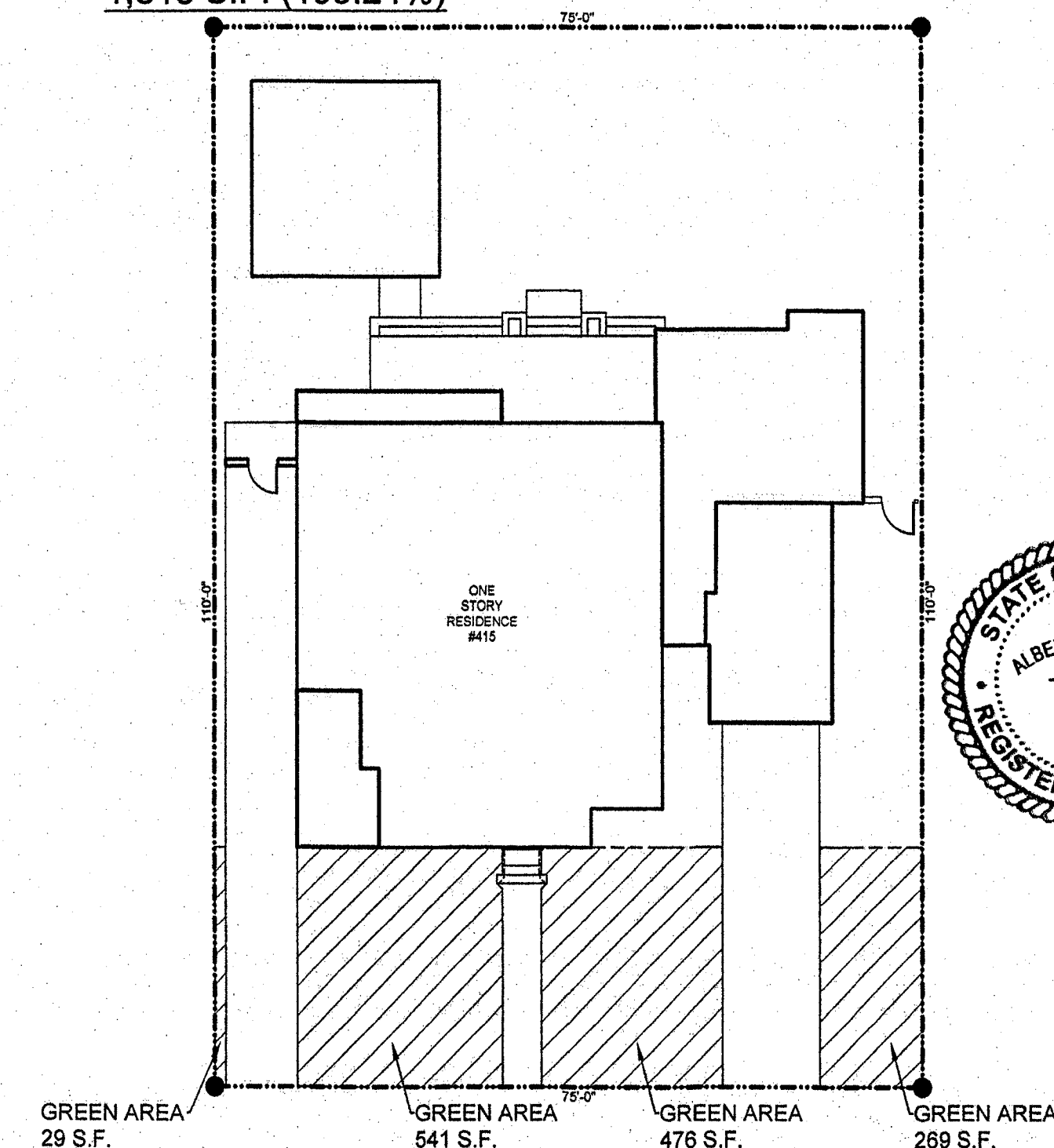
LOT SIZE = 8,250 S.F.

**40% MINIMUM LANDSCAPE REQUIREMENT**  
 $8,250 \times 40\% = 3,300 \text{ S.F.}$   
**GREEN AREA PROPOSED**  
 3,974 S.F. - 48.17%

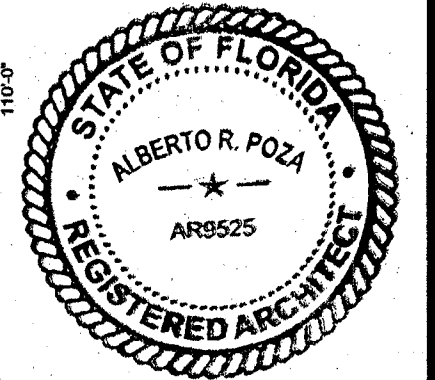


40% LANDSCAPE MINIMUM

**20% MINIMUM LANDSCAPE REQUIREMENT**  
 $3,300 \times 20\% = 660 \text{ S.F.}$   
**MINIMUM REQUIRED**  
 20% GREEN AREA  
**PROPOSED**  
 1,315 S.F. (199.24%)



20% FRONT YARD  
 LANDSCAPE MINIMUM



REVISIONS BY  
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 www.arpoza.com

**INDEX OF DRAWINGS**

**ARCHITECTURAL**

- A.0 Zoning Diagrams, Computations
- A.1 Site Plan / Roof Plan, Landscaping, Details, Notes
- A.2 Original Floor Plan, Original Elevations
- A.3 Existing Floor Plan
- A.4 Proposed Floor Plan, Window Schedule, Door Schedule, Room Finish Schedule, Details, Legend, Notes
- A.5 Existing Elevations, Proposed Elevations, Existing Pictures
- A.6 Existing Elevations, Proposed Elevations
- A.7 Existing Pictures
- A.8 Sections, Notes  
 (SEE EACH DRAWING FOR INDEX)

**SCOPE OF WORK**

Addition of Master Suite, Carport, Rear Covered Terrace, new Front Awning, New Driveway / Approach, new Walkway, refurbished existing Driveway and Approach, new Windows and Doors, new Roofing, stucco repair and Interior Remodeling.

**FLOOR AREA ALLOWED:**  
 5,000 S.F. AT 48% = 2,400 S.F.  
 3,250 S.F. AT 35% = 1,138 S.F.

**MAXIMUM ALLOWED = 3,538 S.F.**

**FLOOR 2,291 S.F.**

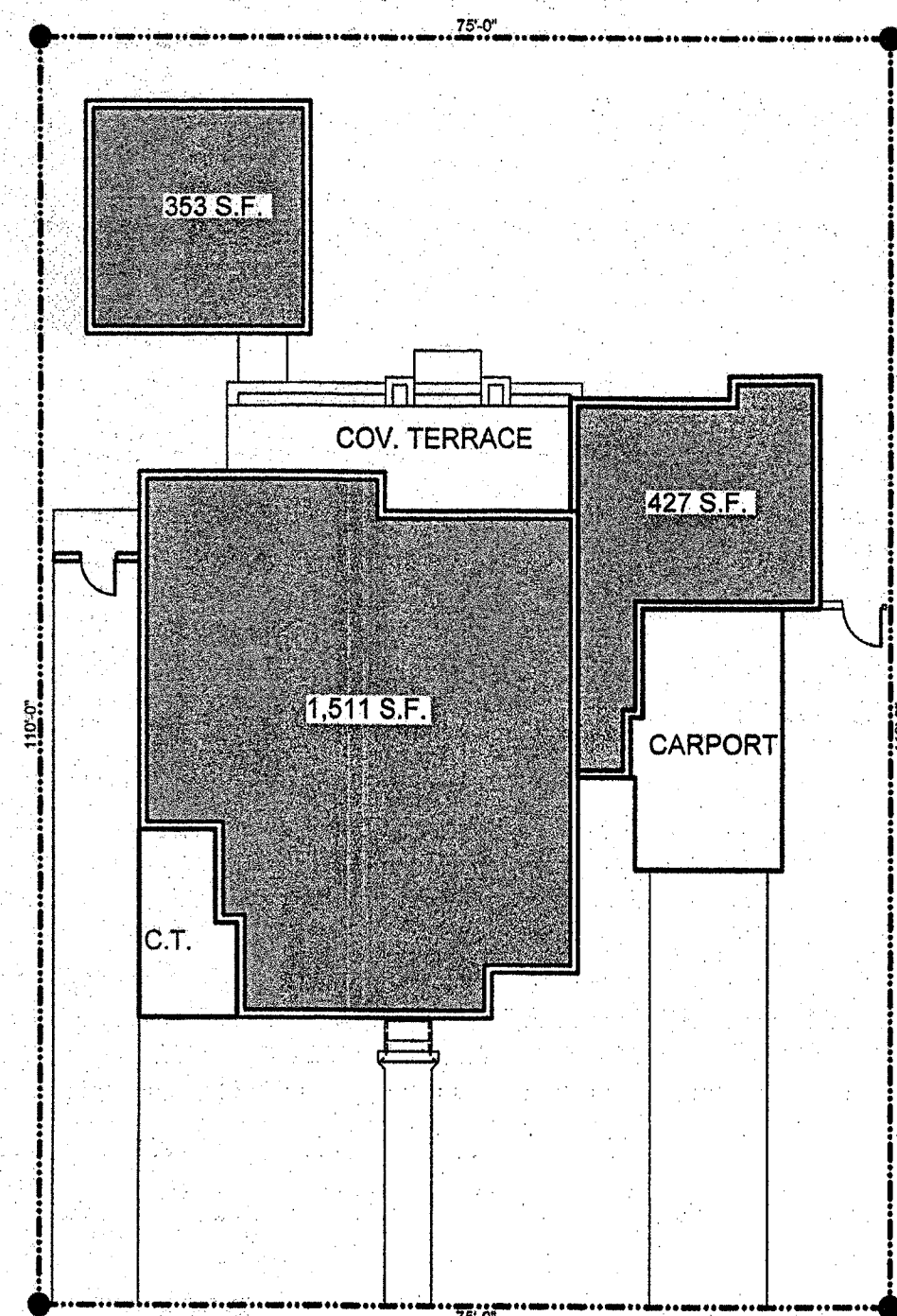
**PROPOSED = 2,291 S.F.**

**35% GROUND COVERAGE**  
 $8,250 \text{ S.F.} \times 35\% = 2,888 \text{ S.F.}$   
**MAX. ALLOWED**  
**FLOOR 2,515 S.F.**  
**CARPORT 291 S.F.**  
**PROPOSED = 2,806 S.F.**

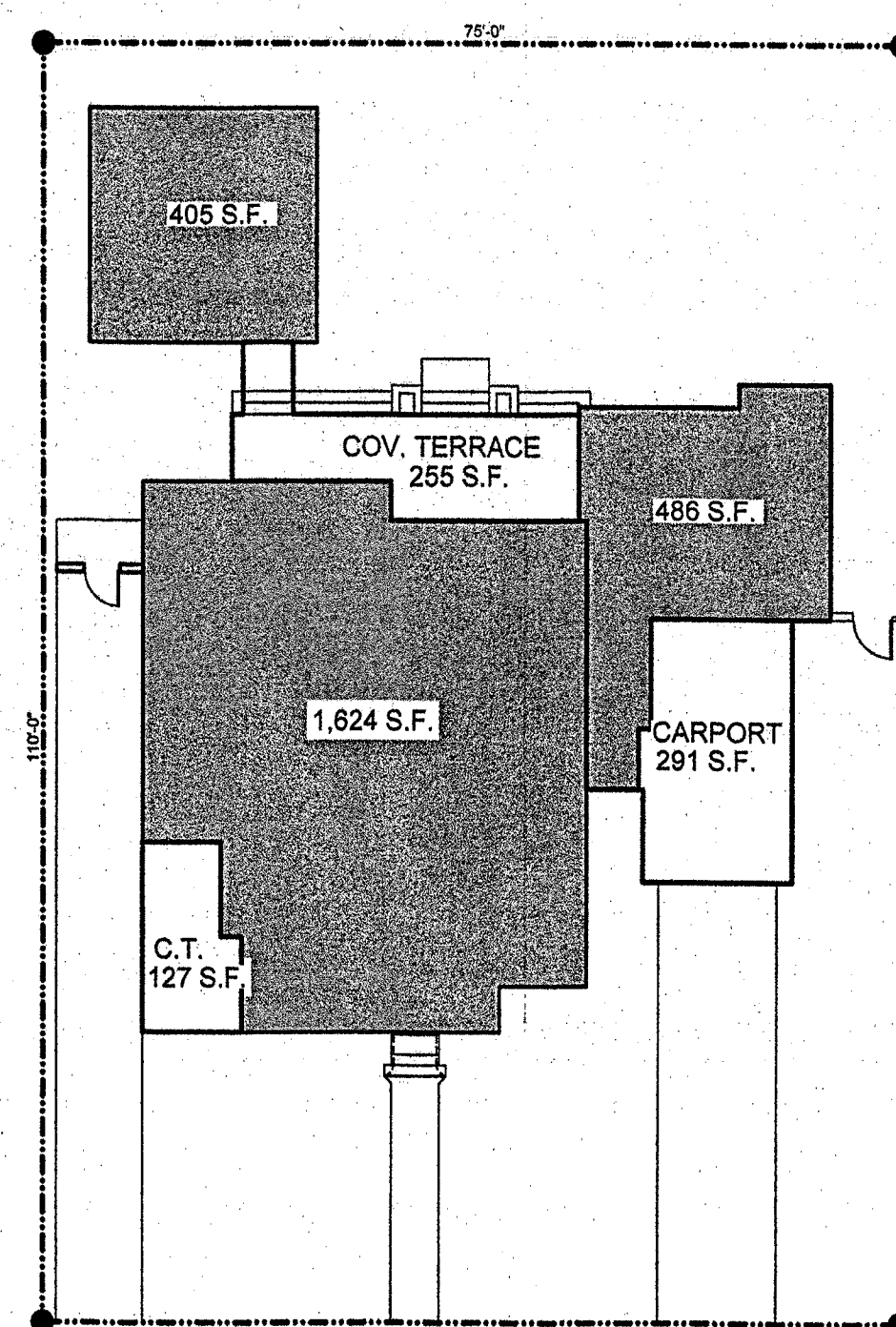
**TOTAL GROUND COVERAGE**  
 2,888 S.F. 35% MAX. ALLOWED  
 2,806 S.F. 34.01%

**45% TOTAL AUXILIARY AND/OR ACCESSORY**  
 $8,250 \text{ S.F.} \times 45\% = 3,713 \text{ S.F.}$   
**MAX. ALLOWED**  
**FLOOR 2,515 S.F.**  
**COV. TERRACE 382 S.F.**  
**CARPORT 291 S.F.**  
**AUXILIARY 0 S.F.**  
**PROPOSED = 3,188 S.F.**

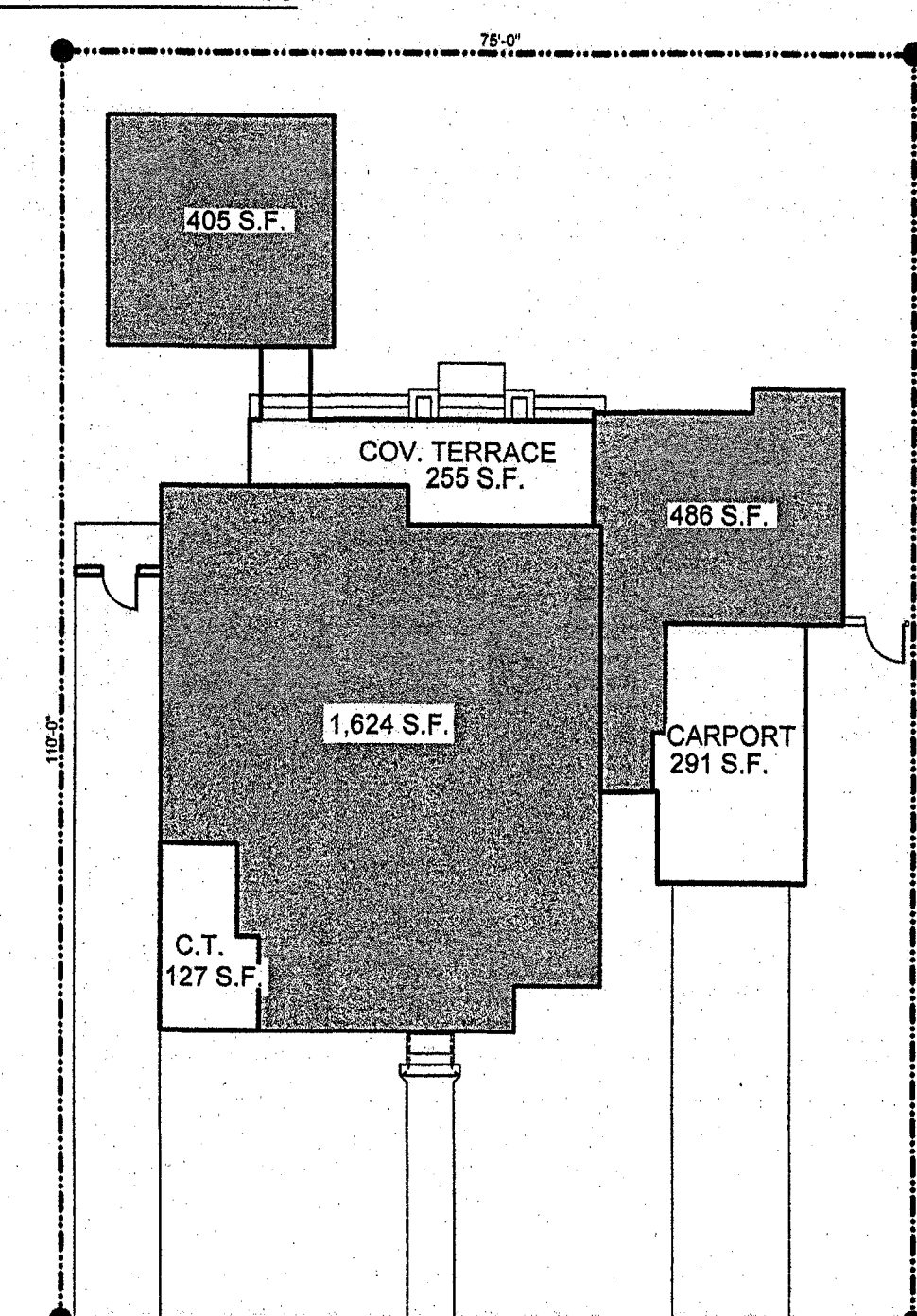
**TOTAL GROUND COVERAGE**  
 3,713 S.F. 45% MAX. ALLOWED  
 3,188 S.F. 38.64%



F.A.R.



35% GROUND COVERAGE



45% GROUND COVERAGE

**RESIDENCE - ADDITION & REMODELING**  
 415 ARAGON AVENUE, CORAL GABLES, FLORIDA 33134

Date: 02.07.2026  
 Scale: AS NOTED  
 Drawn: ---  
 Job: ---  
 Sheet: **A.0**  
 Of 5 Sheets

**NOTES:**

- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
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- CONTRACTOR TO FURNISH OWNER WITH LIST OF ALLOWANCE ITEMS. OWNER RESERVES RIGHT TO MAKE THE SELECTION OF AN ALLOWANCE ITEM.
- REPAIR ALL AREAS TO MATCH EXISTING WHERE DAMAGED BY NEW CONSTRUCTION.
- ALL FINISHES - I.E., PAINT AND TILES, ETC., TO BE SELECTED BY OWNER.
- ALL INTERIOR STUDS AND FURRING TO BE WOOD 1 1/2" ON CENTER WITH MINIMUM 1/2" DRYWALL (UNLESS OTHERWISE INDICATED) TAPED, SPACKLED AND SANDED SMOOTH. FOLLOW HEREIN OR AS PER ITEM ABOVE UNLESS OTHERWISE INDICATED. (5/8" AT C/O ON 1 X 3 AT 24" O.C OR 1/2" @ 16" O.C - VERIFY MATCH TO EXISTING).
- ALL FRAMING/FURRING TO BE COORDINATED WITH ALL OTHER TRADES TO INSURE PROPER FIT AND CLEARANCES. USE MINIMUM SIZES PROPER FOR THE SPECIFIC INSTALLATION, UNLESS OTHERWISE INDICATED.
- USE PRESSURE TREATED WOOD NAILERS AND BLOCKING (OR GALVANIZED METAL) WHEN IN CONTACT WITH CONCRETE OR MASONRY.
- CALL/K ALL ADJOINING DISSIMILAR MATERIALS UNLESS STATED OTHERWISE. USE INDUSTRY STANDARDS.
- COORDINATE ALL TRADES, DISCIPLINES AND WORK.
- COORDINATE ML WORK WITH RELATED WORK.
- COORDINATE WITH OWNER AND/OR OWNER'S REPRESENTATIVES.
- ALL WORK AND MATERIALS TO BE OF THE HIGHEST INDUSTRY STANDARDS.
- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS, NOTIFY ARCHITECT OF ANY DISCREPANCY PRIOR TO CONTINUING WITH THE WORK.
- ALL WORK TO COMPLY W/ FL. BLDG. CODE 2023 AND ALL OTHER APPLICABLE CODES.
- COORDINATE/COOPERATE W/ ANY OWNER SUB-CONTRACTOR.
- CONTRACTOR TO PROVIDE SOIL TREATMENT AGAINST TERMITES, ETC. BELOW ALL NEW SLABS. (APPLICABLE IF NEW SLABS ARE BEING CONSTRUCTED). (G.C. TO PROVIDE IN WRITING).
- CONTRACTOR TO DO A FINAL CLEAN-UP (COORDINATE WITH OWNER).
- CONTRACTOR TO PATCH/REPAIR/REPLACE ALL ITEMS/AREAS DAMAGED BY NEW CONSTRUCTION WHEN NOT IN SCOPE OF WORK. (INCLUDING FENCES, PROPERTY LINE WALLS, SOD, LANDSCAPING, WALKS, DRIVEWAYS, ETC).
- USE MATERIALS APPROPRIATE FOR EXISTING ADJACENT SALTWATER ENVIRONMENT WHEN APPLICABLE.
- CONTRACTOR TO REVIEW ALL SHOP DRAWINGS AGAINST EXISTING CONDITIONS TO VERIFY THAT THEY MATCH TO EXISTING WHEN APPLICABLE. CONTRACTOR TO SIGN-OFF ON SHOP DRAWINGS PRIOR TO SUBMITTING TO ARCHITECT WHICH ASCERTAINS THAT SHOP DRAWINGS HAVE BEEN CHECKED AND CONFORM TO REQUIRED/ EXISTING CONDITIONS.
- WHERE / WHEN APPLICABLE BY PERMITTING JURISDICTION (CITY OF CORAL GABLES), HIDE ALL STRUCTURAL CONNECTIONS.
- WHEN PERMIT REQUIRES "SPECIAL INSPECTOR" FOR SOILS LETTER, REINFORCED MASONRY, ETC., CONTRACTOR IS RESPONSIBLE TO NOTIFY ARCHITECT IN A TIMELY MANNER.

**R302.9 Flame Spread Index and Smoke-Developed Index for Wall and Ceiling Finishes**

Flame spread and smoke-developed indexes for wall and ceiling finishes shall be in accordance with Section R302.9.1 through R302.9.4.

**R302.9.1 Flame Spread Index**

Wall and ceiling finishes shall have a flame spread index of not greater than 200. Exceptions: Flame spread index requirements for finishes shall not apply to trim defined as picture moulds, chair rails, baseboards and handrails; to doors and windows or their frames; or to materials that are less than 1/2 inch (12.7 mm) in thickness cemented to the surface of walls or ceilings if these materials exhibit flame spread index values not greater than those of paper of this thickness cemented to a noncombustible backing.

**R302.9.2 Smoke-Developed Index**

Wall and ceiling finishes shall have a smoke-developed index of not greater than 400.

**R302.9.3 Testing**

Tests shall be made in accordance with ASTM E84 or UL 723.

**R302.9.4 Alternative Test Method**

As an alternative to having a flame spread index of not greater than 200 and a smoke-developed index of not greater than 400 where tested in accordance with ASTM E84 or UL 723, wall and ceiling finishes shall be permitted to be tested in accordance with NFPA 285. Materials tested in accordance with NFPA 285 shall meet the following criteria:  
 1. The interior finish shall comply with the following:  
 1. During the 40 kW exposure, flames shall not spread to the ceiling.  
 2. The flames shall not spread to the outer extremity of the sample on any wall or ceiling.  
 3. Flashover, as defined in NFPA 285, shall not occur.  
 4. The peak heat release rate throughout the test shall not exceed 800 kW.  
 5. The total smoke released throughout the test shall not exceed 1,000 m<sup>3</sup>.

**R302.10.1 Insulation**

Insulating materials installed within floor-ceiling assemblies, roof-ceiling assemblies, wall assemblies, crawl spaces and attics shall comply with the requirements of this section. They shall exhibit a flame spread index not to exceed 25 and a smoke-developed index not to exceed 400 where tested in accordance with ASTM E84 or UL 723, insulating materials, where tested in accordance with the requirements of this section, shall include finishes, where used, such as vapor retarders, vapor-permeable membranes and other coverings.

- Where such materials are installed in concealed spaces, the flame spread index and smoke-developed index limitations do not apply to the finishes, provided that the facing is installed in substantial contact with the exposed surface of the ceiling, floor or wall finish.
- Cellulose fiber loose-fill insulation, that is not spray applied, complying with the requirements of Section R302.10.2, shall not be required to meet a flame spread index requirement but shall be required to meet a smoke-developed index of not more than 400 where tested in accordance with ASTM E84 or UL 723.
- Open plastic insulation shall comply with Section R302.10.2.

**R302.10.2 Loose-Fill Insulation**

Loose-fill insulation materials that cannot be tested in accordance with ASTM E84 or UL 723 apparatus without a ceiling or wall support shall comply with the flame spread and smoke-developed limits of Section R302.10.1 where tested in accordance with ASTM E84 or UL 723.

**R302.10.3 Cellulosic Fiber Loose-Fill Insulation**

Cellulosic fiber loose-fill insulation shall comply with ASTM E84 or UL 723 apparatus without a ceiling or wall support shall comply with the flame spread and smoke-developed limits of Section R302.10.1 where tested in accordance with ASTM E84 or UL 723.

**R302.10.4 Exposed Attic Insulation**

Exposed insulation installed on attic floors shall have a ceiling surface that is not less than 1/2 inch thick gypsum board.

**R302.10.5 Testing**

Tests for critical areas shall be made in accordance with ASTM E84 or UL 723.  
 1. In concealed spaces of walls and partitions, insulating foam spaces and parallel trim of studs or staggered studs, as follows:  
 1.1. Vertically at the ceiling and floor levels.  
 1.2. Horizontally at intervals not exceeding 10 feet (3048 mm).  
 2. At transverse sections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and core ceilings.  
 3. In concealed spaces between ceiling edges at the top and bottom of the run. Enclosed spaces similar shall comply with Section R302.10.2.  
 4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved method to restrict the free passage of flames and products of combustion. The method filling this smaller space shall not be required to meet the ASTM E84 requirements.  
 5. For the fireblocking of chimneys and fireplaces, see Section R1003.10.  
 6. Fireblocking of columns of a two-family dwelling is required at the line of living unit separation.

**Fireblocking materials.**

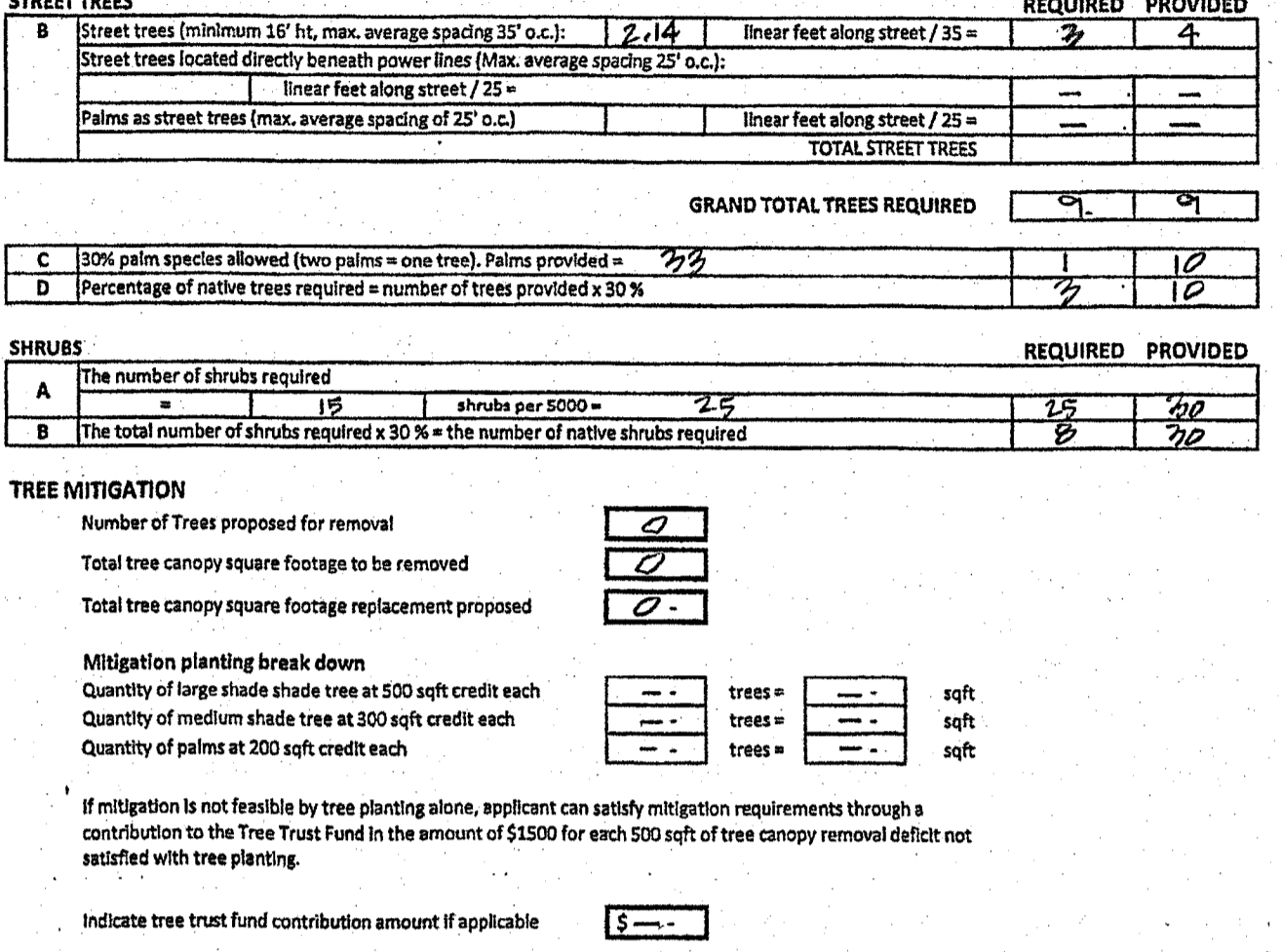
- Two-inch (51 mm) nominal lumber.
- Two thicknesses of 1/2-inch (12.7 mm) gypsum board with broken top joints.
- One thickness of 1/2-inch (12.7 mm) wood structural panels with joints lapped by 1/2-inch (12.7 mm) wood structural panels.
- One thickness of 1/2-inch (12.7 mm) particleboard with joints lapped by 1/2-inch (12.7 mm) particleboard.
- One-half-inch (12.7 mm) gypsum board.
- One-quarter-inch (6.4 mm) asbestos-based millboard.
- Batts or blankets of mineral wool or glass fiber or other approved materials installed in such a manner so as to be securely retained in place.
- Cellulosic insulation installed as tested in accordance with ASTM E819 or UL 253, for the specific application.

**Fireblocking protection.**

Fireblocking protection shall be provided by registered termite shields, including seal 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 Fertilizers." Upon completion of the application of the termite protective treatment, a Certificate of Compliance shall be issued to the building department by the licensed pest control company that certifies 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."

**LANDSCAPE LEGEND**

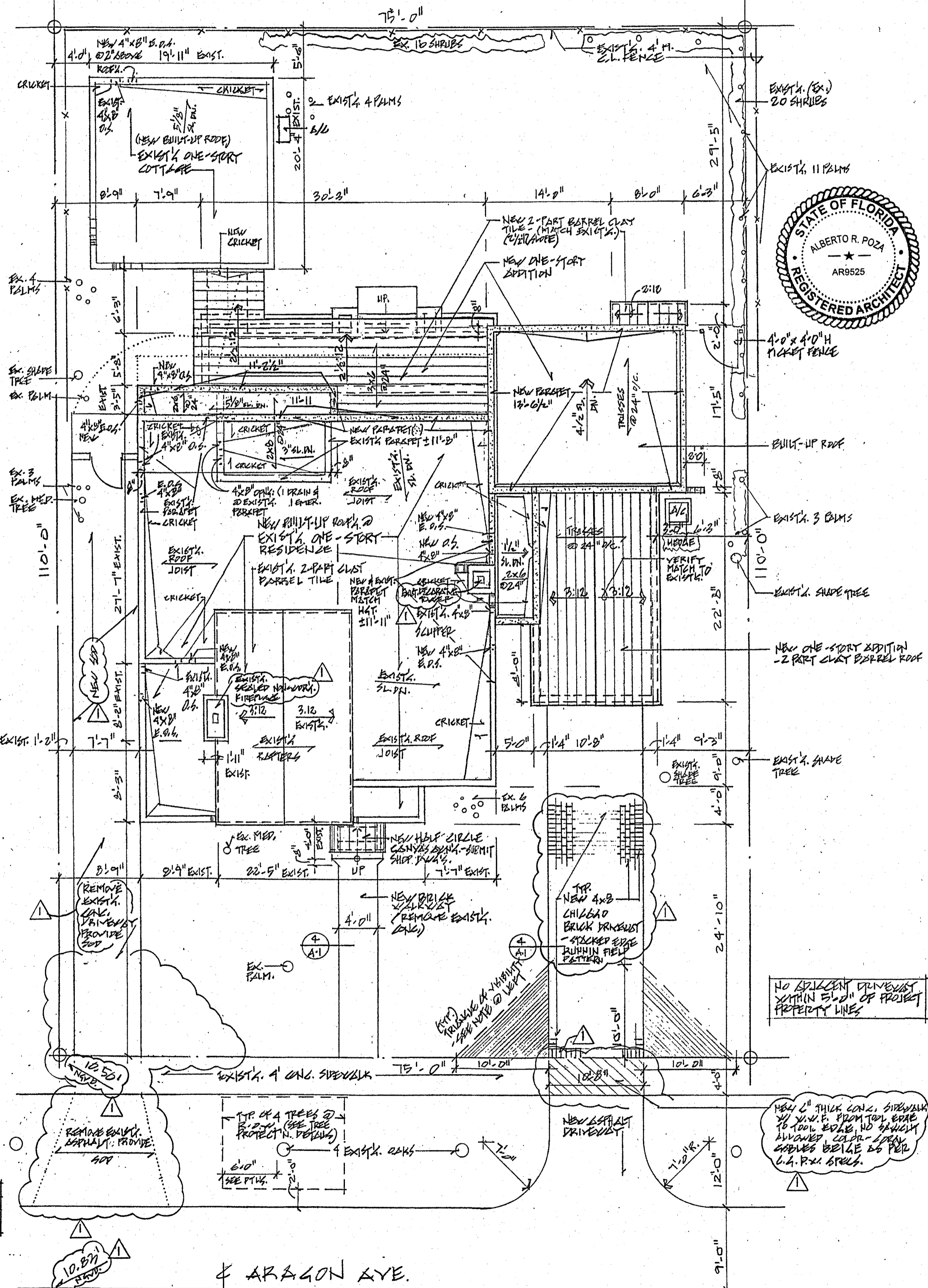
Zoning District: SFR		Net Lot Area: 3,250 (Acres) 1197 (square feet)		PROPERTY: APPL. #	
OPEN SPACE REQUIREMENTS		REQUIRED	PROVIDED		
A Square foot of open space required by Article 6, as indicated on site plan:					
Net Lot Area = 3,250		40%	1,300	3,250	3,250
B Square foot of front yard open space required by Article 6, as indicated on site plan:					
Open Space = 1,300		20%	260	1,300	1,300
LAWN AREA CALCULATION		REQUIRED	PROVIDED		
A Total square feet of landscape open space required by Article 6		1,300	1,300		
B Maximum lawn area (Non-Bahia sod) permitted =		60%	780	1,300	1,300
TREES		REQUIRED	PROVIDED		
SITE TREES					
A The number of large shade trees (minimum 12" dbh) required		1	2		
B The number of medium shade trees required		2	2		
C The number of small shade trees required		4	4		
D Total number of trees required		7	8		
E Total number of trees provided		0	0		
F Total number of trees to be planted		7	8		
STREET TREES		REQUIRED	PROVIDED		
A Street trees (minimum 16" ht, max. average spacing 35' o.c.):		2	4		
B Street trees located directly beneath power lines (max. average spacing 25' o.c.):		0	0		
C Palms as street trees (max. average spacing of 25' o.c.):		0	0		
D Grand Total Trees Required		2	4		
SHRUBS		REQUIRED	PROVIDED		
A The number of shrubs required		25	10		
B The total number of shrubs required x 30% = the number of native shrubs required		8	3		
TREE MITIGATION					
Number of Trees proposed for removal		0			
Total tree canopy square footage to be removed		0			
Total tree canopy square footage replacement proposed		0			
Mitigation planting break down					
Quantity of large shade trees at 500 sqft credit each	0	0	sqft		
Quantity of medium shade trees at 300 sqft credit each	0	0	sqft		
Quantity of palms at 200 sqft credit each	0	0	sqft		



**LANDSCAPING**

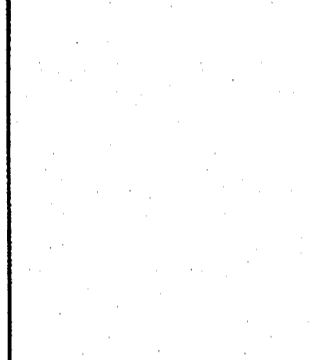
- Tree root protection fencing to be placed a minimum distance of 6' distance from tree trunks, and 2' distance from road edge.  
 Fencing to be placed around all existing trees by the City and to be properly maintained prior to construction and left in place through final inspection, as per details found on city website, public works, landscape services section and city tree ordinance, section 21, vegetation.
- The existing landscaping is to be replaced at the end of construction to meet the minimum zoning code requirements of article 5, division 21. Shade trees / shrubs may need to be added to meet the minimum code requirements.

THE OPEN LANDSCAPE SHALL COMPLY WITH THE LOCAL ZONING CODE ARTICLES 5 AND 21 LANDSCAPE SECTION



REVISIONS	BY

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 www.arpoza.com



**RESIDENCE - ADDITION & REMODELING**  
 415 ARAGON AVENUE, CORAL GABLES, FLORIDA 33134

Date 2.9.26  
 Scale  
 Drawn  
 Job  
 Sheet A.1  
 Of 9 Sheets

**NOTES:**

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- REPAIR ALL AREAS TO MATCH EXISTING WHERE DAMAGED BY NEW CONSTRUCTION.
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- ALL INTERIOR STUDS AND FURRING TO BE WOOD 16" ON CENTER WITH MINIMUM 1/2" DRYWALL (UNLESS OTHERWISE INDICATED) TAPED, SPACKLED AND SANDED SMOOTH. FOLLOW HEREIN OR AS PER ITEM 4 ABOVE UNLESS OTHERWISE INDICATED. (5/8" AT CL/G ON 1 X 3 AT 24" OC OR 1/2" @ 16" OC - VERIFY MATCH TO EXISTING).
- ALL FRAMING/FURRING TO BE COORDINATED WITH ALL OTHER TRADES TO INSURE PROPER FIT AND CLEARANCES. USE MINIMUM SIZES PROPER FOR THE SPECIFIC INSTALLATION, UNLESS OTHERWISE INDICATED.
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**R302.10.2 Loose-Fill Insulation**

Loose-fill insulation materials that cannot be installed in the ASTM E94 or UL 723 apparatus without a spacer or artificial supports shall comply with the flame spread and smoke-developed index of Section R302.10.1 where tested in accordance with CANULC 6102.2.

Exceptions: Cellulose fiber loose-fill insulation shall not be required to be tested in accordance with CANULC 6102.2, provided each insulation complies with the requirements of Sections R302.10.1 and R302.10.3.

**R302.10.3 Cellulosic Fiber Loose-Fill Insulation**

Cellulosic fiber loose-fill insulation shall comply with CPSC 16 CFR, Parts 1200 and 1601, third paragraph of each insulating material shall be clearly labeled as complying with CPSC 16 CFR, Parts 1200 and 1601.

**R302.10.4 Exposed Attic Insulation**

Exposed insulation materials installed on attic floors shall have a flame spread index not greater than 0.50 and a smoke-developed index not greater than 100.

**R302.10.5 Testing**

Insulation materials shall be tested in accordance with ASTM E94.

Installation: Insulation shall be installed in accordance with the following locations:

- In concealed spaces of floor joists and rafters, including lined spaces and parallel runs of studs or sheathing studs, as follows:
  - Verticality of the ceiling and floor finish.
  - Horizontality at intervals not exceeding 10 feet (3049 mm).
  - At intersections between concealed vertical and horizontal spaces such as occur at walls, chimneys and roof eaves.
  - At concealed spaces between ceiling joists at the top and bottom of the run. Enclosed spaces under rafters shall comply with Section R302.7.
  - At openings around vents, pipes, ducts, cables and wires at ceiling and floor levels, with an equipment register to resist the free passage of flames and products of combustion. The register filling this smaller space shall not be required to meet the ASTM E94 requirements.
  - For the finishing of chimneys and fireplaces, see Section R1003.10.
  - Finishing of corners of a two-family dwelling is required at the line of dividing self-insulation.
- In the finishing of chimneys and fireplaces, see Section R1003.10.
- Finishing of corners of a two-family dwelling is required at the line of dividing self-insulation.

**R302.10.6 Fireblocking**

Except as provided in Section R302.11, Item 4, fireblocking shall consist of the following materials:

- One-half inch (12.7 mm) gypsum board.
- One-quarter inch (6.4 mm) cement-based millboard.
- Half inch (12.7 mm) or thicker wood or other approved materials installed in each of manner as to be securely retained in place.
- Cellulose insulation installed as tested in accordance with ASTM E119 or UL 2033, for the specific application.

**R302.10.7 Termites**

Termite protection shall be provided by registered termiticides, including self-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 Termiticides." Upon issuance of the building department by the licensed pest control company that contains the following statements: "The building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and fees established by the Florida Department of Agriculture and Consumer Services."

**R302.10.8 Termite Protection**

Termite protection shall be provided by registered termiticides, including self-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 Termiticides." Upon issuance of the building department by the licensed pest control company that contains the following statements: "The building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and fees established by the Florida Department of Agriculture and Consumer Services."

**R302.10.9 Termite Protection**

Termite protection shall be provided by registered termiticides, including self-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 Termiticides." Upon issuance of the building department by the licensed pest control company that contains the following statements: "The building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and fees established by the Florida Department of Agriculture and Consumer Services."

**R302.10.10 Termite Protection**

Termite protection shall be provided by registered termiticides, including self-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 Termiticides." Upon issuance of the building department by the licensed pest control company that contains the following statements: "The building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and fees established by the Florida Department of Agriculture and Consumer Services."

**R302.10.11 Termite Protection**

Termite protection shall be provided by registered termiticides, including self-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 Termiticides." Upon issuance of the building department by the licensed pest control company that contains the following statements: "The building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and fees established by the Florida Department of Agriculture and Consumer Services."

**R302.10.12 Termite Protection**

Termite protection shall be provided by registered termiticides, including self-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 Termiticides." Upon issuance of the building department by the licensed pest control company that contains the following statements: "The building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and fees established by the Florida Department of Agriculture and Consumer Services."

**R302.9 Flame Spread Index and Smoke-Developed Index for Wall and Ceiling Finishes**

Flame spread and smoke-developed indexes for wall and ceiling finishes shall be in accordance with Section R302.9.1 through R302.9.4.

**R302.9.1 Flame Spread Index**

Wall and ceiling finishes shall have a flame spread index of not greater than 200.

Exceptions: Flame spread index requirements for finishes shall not apply to trim defined as picture moulds, chair rails, baseboards and handrails; to doors and windows or their frames; or to materials that are less than 1/8 inch (3.2 mm) in thickness cemented to the surface of walls or ceilings if flame materials exhibit same spread index values not greater than those of paper of this thickness cemented to a noncombustible backing.

**R302.9.2 Smoke-Developed Index**

Wall and ceiling finishes shall have a smoke-developed index of not greater than 450.

**R302.9.3 Testing**

Tests shall be made in accordance with ASTM E84 or UL 723.

**R302.9.4 Alternative Test Method**

As an alternative to having a flame spread index of not greater than 200 and a smoke-developed index of not greater than 450 where tested in accordance with ASTM E84 or UL 723, wall and ceiling finishes shall be permitted to be tested in accordance with NFPA 285. Materials tested in accordance with NFPA 285 shall meet the following criteria:

- During the 40 KW exposure, flames shall not spread to the ceiling.
- The flames shall not spread to the outer extremity of the sample on any wall or ceiling.
- Flameover, as defined in NFPA 285, shall not occur.
- The peak heat release rate throughout the test shall not exceed 800 KW.
- The total smoke released throughout the test shall not exceed 1,000 m<sup>3</sup>.

**R302.10.1 Insulation**

Insulating materials installed within floor-ceiling assemblies, roof-ceiling assemblies, wall assemblies, crawl spaces and attic shall comply with the requirements of the section. They shall exhibit a flame spread index not to exceed 25 and a smoke-developed index not to exceed 450 where tested in accordance with ASTM E84 or UL 723, fireblocking materials, where tested in accordance with the requirements of this section, shall include finishes, where used, such as vapor retarders, vapor-permeable membranes and similar coverings.

- Where such materials are installed in concealed spaces, the flame spread index and smoke-developed index limitations do not apply to the finish, provided that the finish is installed in substantial contact with the exposed surface of the ceiling, floor or wall finish.
- Cellulose fiber loose-fill insulation, that is not spray applied, complying with the requirements of Section R302.10.3, shall not be required to meet a flame spread index requirement but shall be required to meet a smoke-developed index of not more than 450 where tested in accordance with CANULC 6102.2.
- Foam plastic insulation shall comply with Section R318.

**LANDSCAPE LEGEND**

Zoning District: SFR		Net Lot Area: 8,250 (Acres) 1.91 (Square Foot)		PROPERTY: APPL #	
OPEN SPACE REQUIREMENTS			REQUIRED	PROVIDED	
Square Foot of open space required by Article 6, as indicated on site plan:					
Net Lot Area	2250	Square Feet x 40%	=	900	3974
A Square Foot of front yard open space required by Article 6, as indicated on site plan:					
Open Space	900	Square Feet x 20%	=	180	1815
LAWN AREA CALCULATION			REQUIRED	PROVIDED	
A Total square feet of landscape open space required by Article 6					
Open Space	900			2200	2275
B Maximum lawn area (Non-Balds acid) permitted = 60%					
				2282	2250

**TREES**

SITE TREES			REQUIRED	PROVIDED	
A The number of large shade trees (minimum 12' ht) required					
	1	tree per 5000 = 1.65		2	3
B The number of medium shade trees required					
	2	tree per 5000 = 2.22		4	2
C Less the existing number of trees that meet the minimum requirements					
				0	0
TOTAL NEW SITE TREES					
				0	0

**STREET TREES**

STREET TREES			REQUIRED	PROVIDED	
A Street trees (minimum 16' ht, max. average spacing 25' o.c.):					
	2.14	linear feet along street / 35 =		3	4
B Street trees located directly adjacent to power lines (max. average spacing 25' o.c.):					
	1	linear feet along street / 25 =			
C Palms as street trees (max. average spacing of 25' o.c.):					
		linear feet along street / 25 =			
GRAND TOTAL TREES REQUIRED					
				3	4

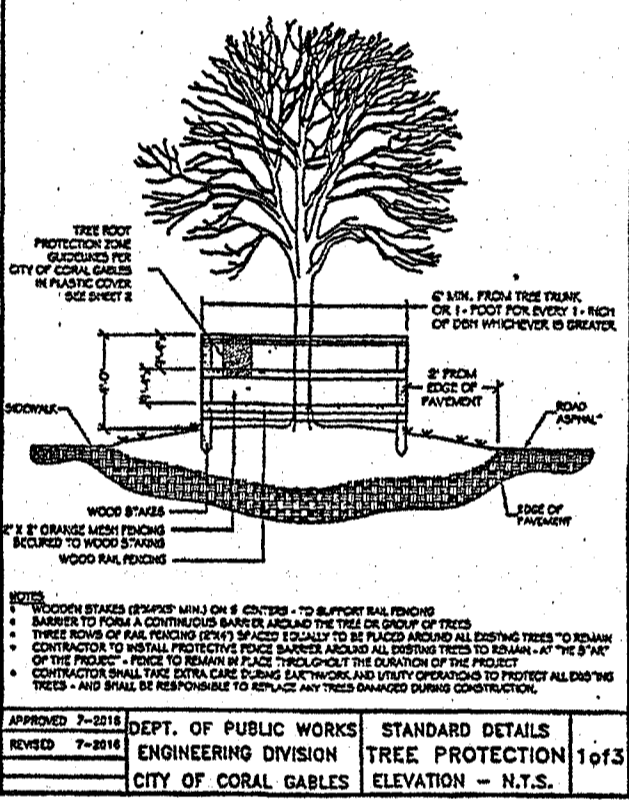
**SHRUBS**

SHRUBS			REQUIRED	PROVIDED	
A The number of shrubs required					
	12	shrubs per 5000 = 2.5		25	30
B The total number of shrubs required x 30 % = the number of native shrubs required					
				8	9

**TREE MITIGATION**

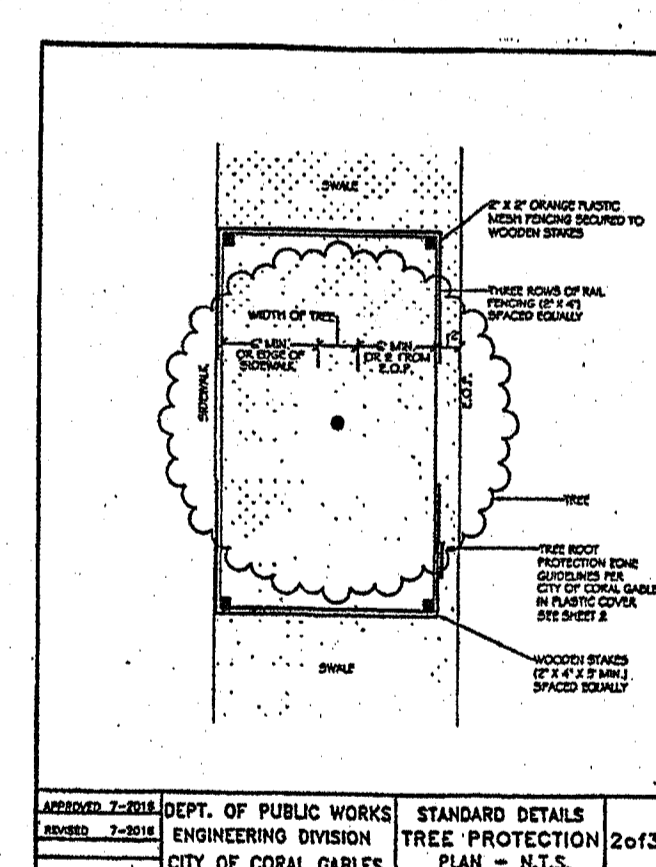
- Number of Trees proposed for removal
- 0
- Total tree canopy square footage to be removed
- 0
- Total tree canopy square footage replacement proposed
- 0
- Mitigation planting break down
- Quantity of large shade tree at 500 sqft credit each
  - Quantity of medium shade tree at 200 sqft credit each
  - Quantity of palms at 200 sqft credit each
- If mitigation is not feasible by tree planting alone, applicant can satisfy mitigation requirements through a contribution to the Tree Trust Fund in the amount of \$1500 for each 500 sqft of tree canopy removal deficit not satisfied with tree planting.

Indicate tree trust fund contribution amount if applicable



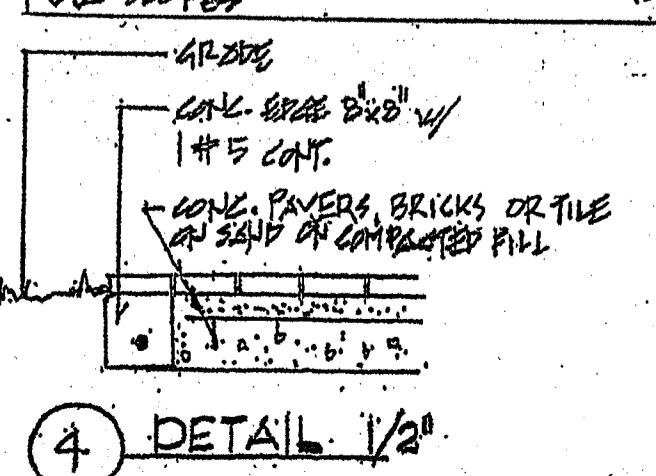
**TREE ROOT PROTECTION ZONE**  
TO BE POSTED ON TREE PROTECTION FENCE - PROTECTED WITH PLASTIC COVER

- NO EXCAVATION
- NO STORAGE OF CONSTRUCTION BUILDING MATERIALS OR TRAILERS
- NO SPILLAGE OR DUMPING OF FUEL OR OTHER CHEMICALS OR LIQUIDS
- NO GRADE CHANGES
- NO EQUIPMENT OPERATION
- NO ENTRANCE INTO ENCLOSURE
- NO TEMPORARY REMOVAL OF ENCLOSURE
- CONTACT PERSON RESPONSIBLE FOR SITE INFORMATION



**TRIANGLE OF VISIBILITY**  
NOTHING WILL BE ERECTED, PLACED, PARKED OR ALLOWED TO GROW IN SUCH A MANNER WITHIN A TRIANGLE OF VISIBILITY BETWEEN A HEIGHT OF 2.5 FT. AND 8 FT. ABOVE THE ESTABLISHED GRADE MEASURED AT THE DRIVEWAY OR AT THE TRIANGLE OF VISIBILITY INTERSECTION.

SEE SURVEY FOR ADDITIONAL INFO. NO TREES BEING REMOVED. MAINTAIN ALL WATER RUN-OFF ON-SITE. NO SUBTERRANEAN UTILITY LINES.

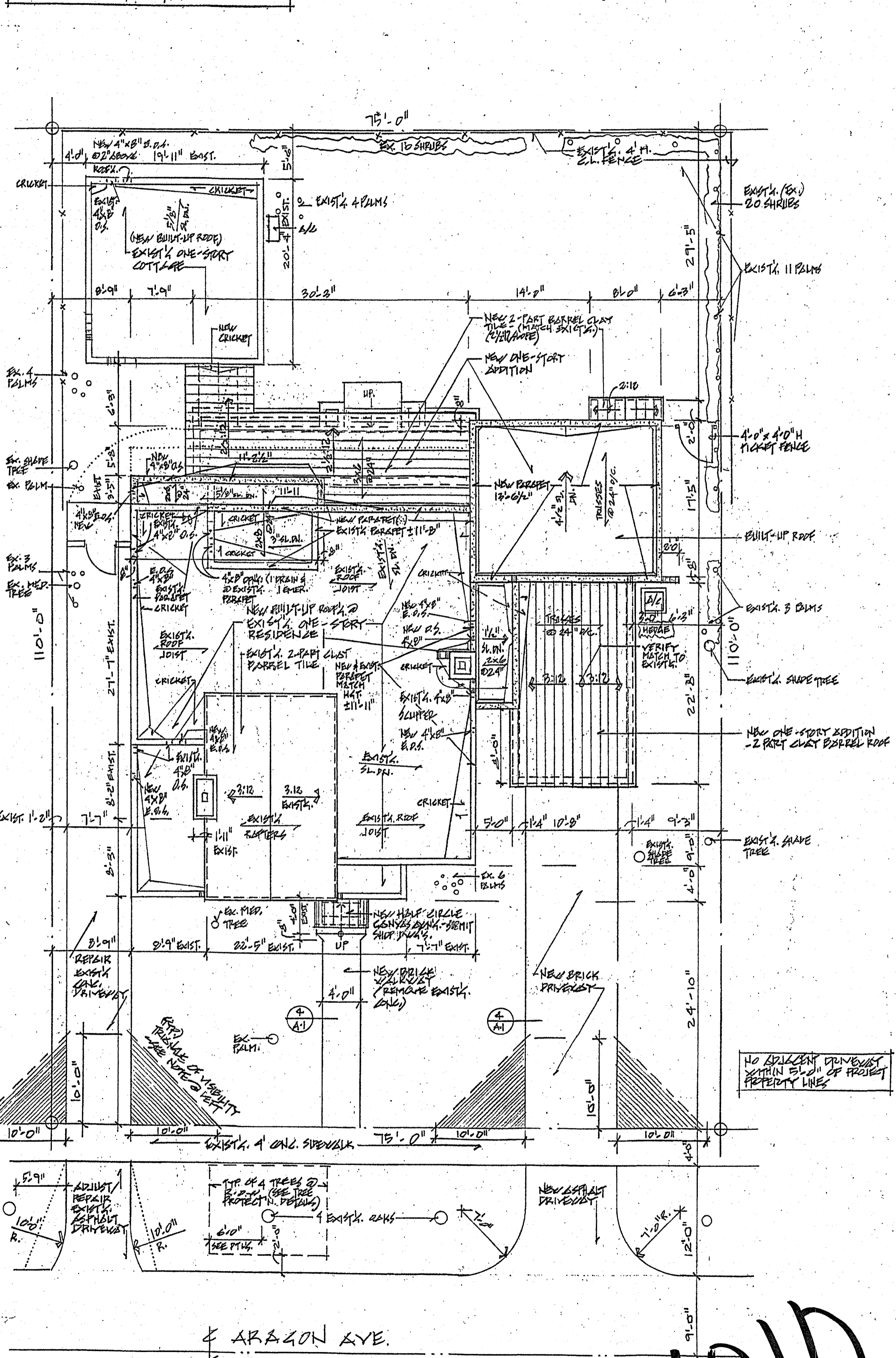


4 DETAIL 1/2"

**LANDSCAPING**

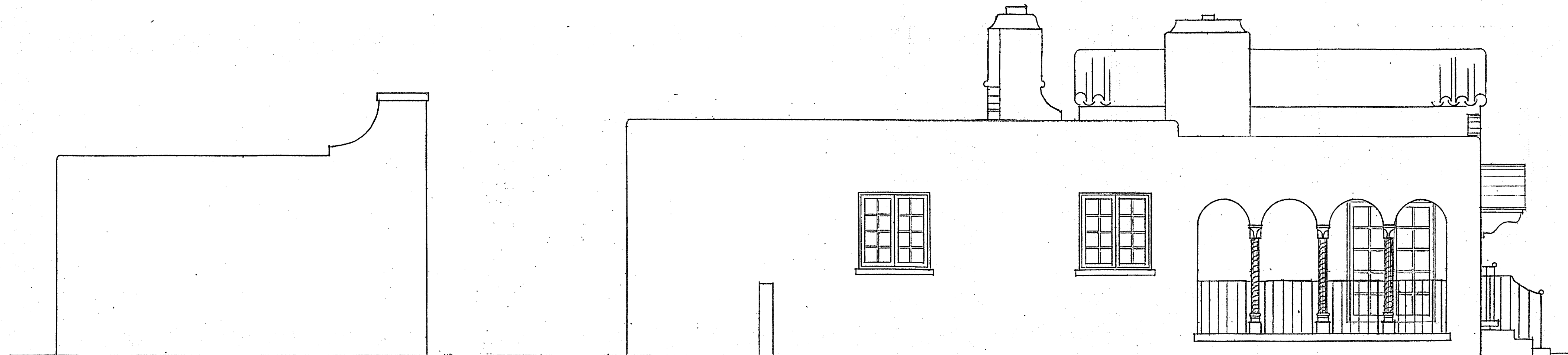
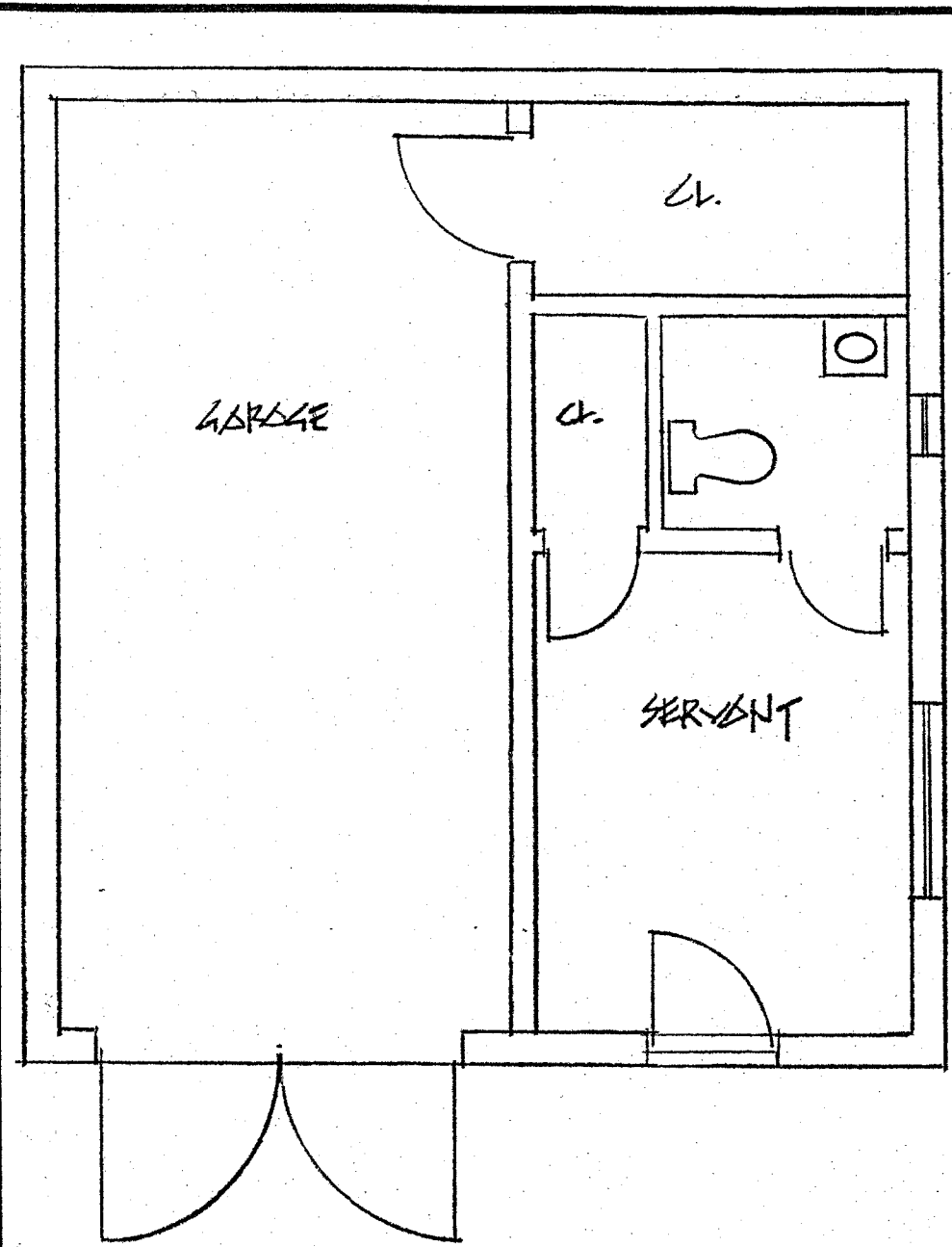
- Tree root protection fencing to be placed a minimum distance of 6" distance from tree trunks, and 2' distance from road edge. Fencing to be placed around all existing trees in the City municipal lands property area of work prior to construction and left in place through final inspection. All tree details found on city website, public works, landscape services section and city tree ordinance, section 62, regulations.
- The existing landscaping to be replaced at the end of construction to meet the minimum zoning code requirements of Article 6, Division 2.1. Shade trees / shrubs may need to be added to meet the minimum code requirements.

THE OPEN LANDSCAPE SHALL COMPLY WITH THE LOCAL ORDINANCE ZONING CODE ARTICLE 6 DIV. II LANDSCAPE DESIGN



**LEGAL**

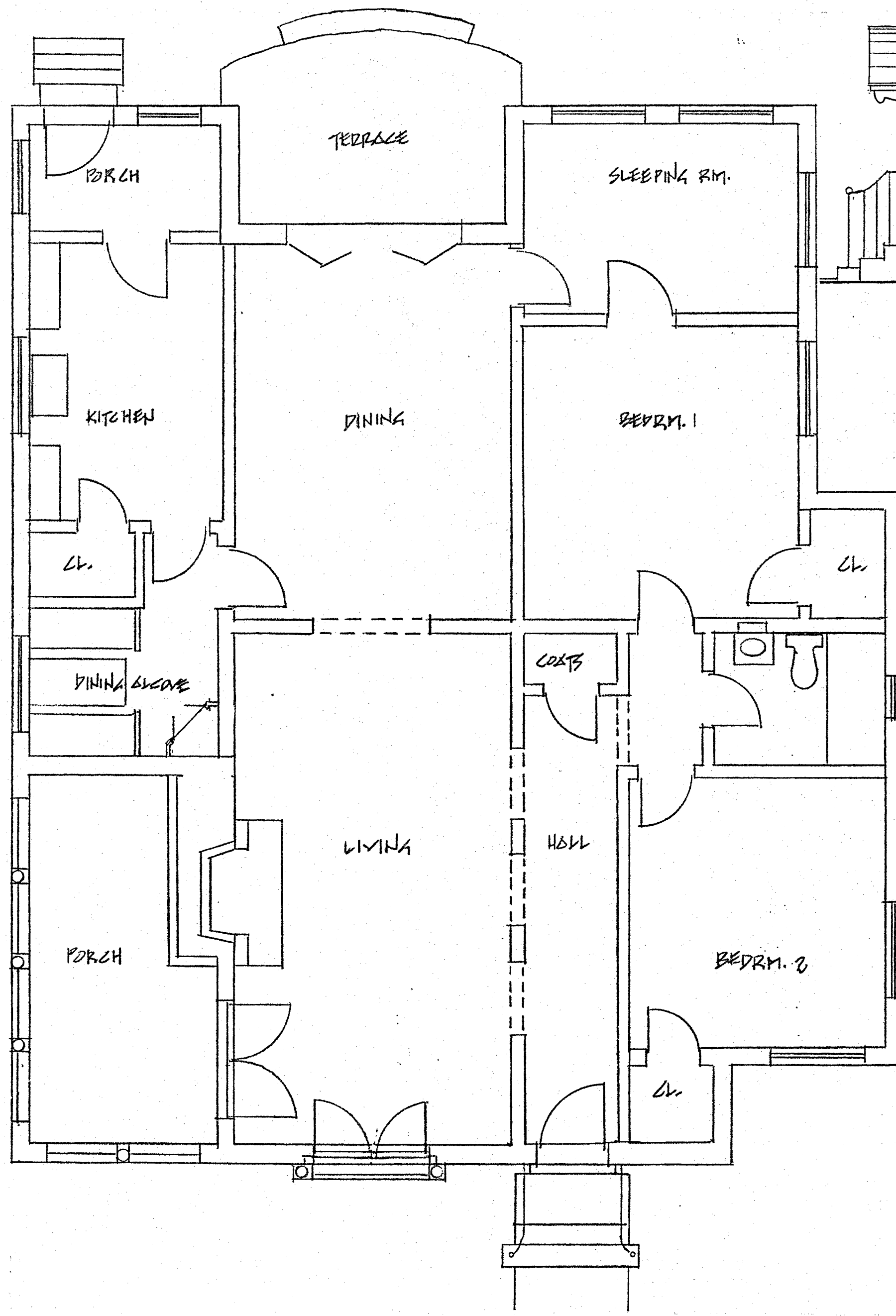
LOT 16, 1/2 OF LOT 15, BLK 7, CORAL GABLES SUBD. NO. 1, DIST. 12, PLAT 111, PLAT 112, DIST. 12, PLAT 113, PLAT 114, DIST. 12, PLAT 115, PLAT 116, DIST. 12, PLAT 117, PLAT 118, DIST. 12, PLAT 119, PLAT 120, DIST. 12, PLAT 121, PLAT 122, DIST. 12, PLAT 123, PLAT 124, DIST. 12, PLAT 125, PLAT 126, DIST. 12, PLAT 127, PLAT 128, DIST. 12, PLAT 129, PLAT 130, DIST. 12, PLAT 131, PLAT 132, DIST. 12, PLAT 133, PLAT 134, DIST. 12, PLAT 135, PLAT 136, DIST. 12, PLAT 137, PLAT 138, DIST. 12, PLAT 139, PLAT 140, DIST. 12, PLAT 141, PLAT 142, DIST. 12, PLAT 143, PLAT 144, DIST. 12, PLAT 145, PLAT 146, DIST. 12, PLAT 147, PLAT 148, DIST. 12, PLAT 149, PLAT 150, DIST. 12, PLAT 151, PLAT 152, DIST. 12, PLAT 153, PLAT 154, DIST. 12, PLAT 155, PLAT 156, DIST. 12, PLAT 157, PLAT 158, DIST. 12, PLAT 159, PLAT 160, DIST. 12, PLAT 161, PLAT 162, DIST. 12, PLAT 163, PLAT 164, DIST. 12, PLAT 165, PLAT 166, DIST. 12, PLAT 167, PLAT 168, DIST. 12, PLAT 169, PLAT 170, DIST. 12, PLAT 171, PLAT 172, DIST. 12, PLAT 173, PLAT 174, DIST. 12, PLAT 175, PLAT 176, 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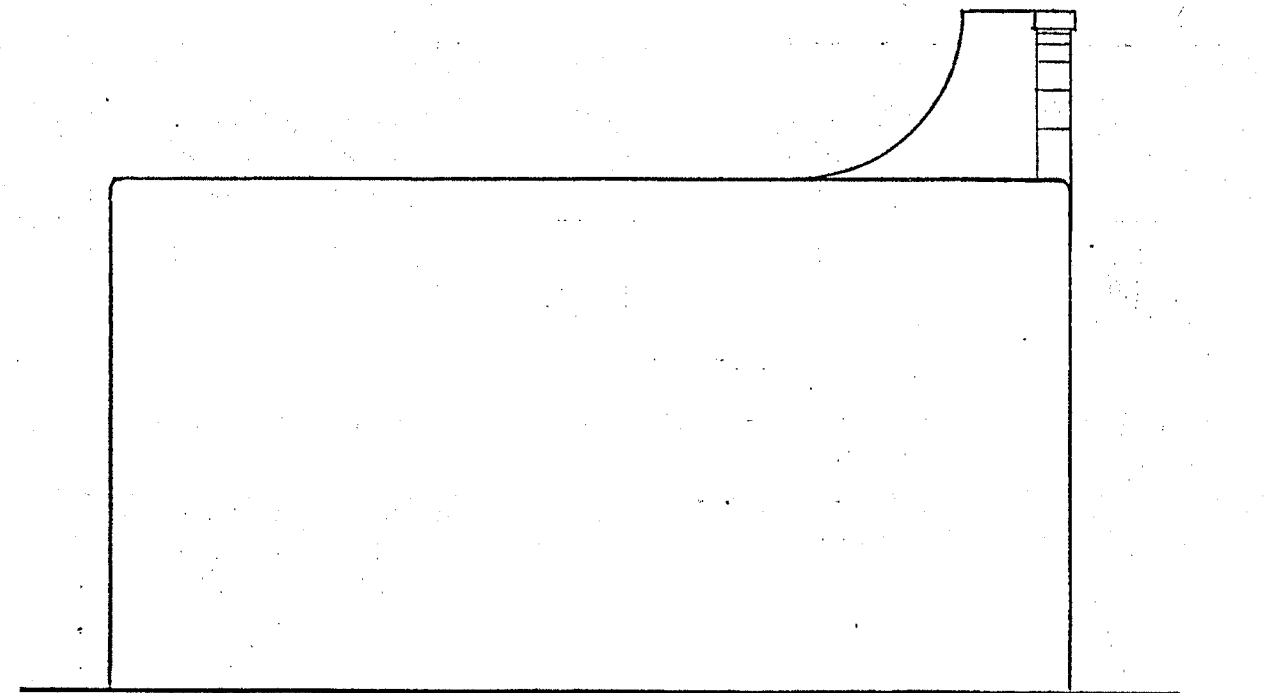
ORIGINAL WEST ELEVATION 1/4"



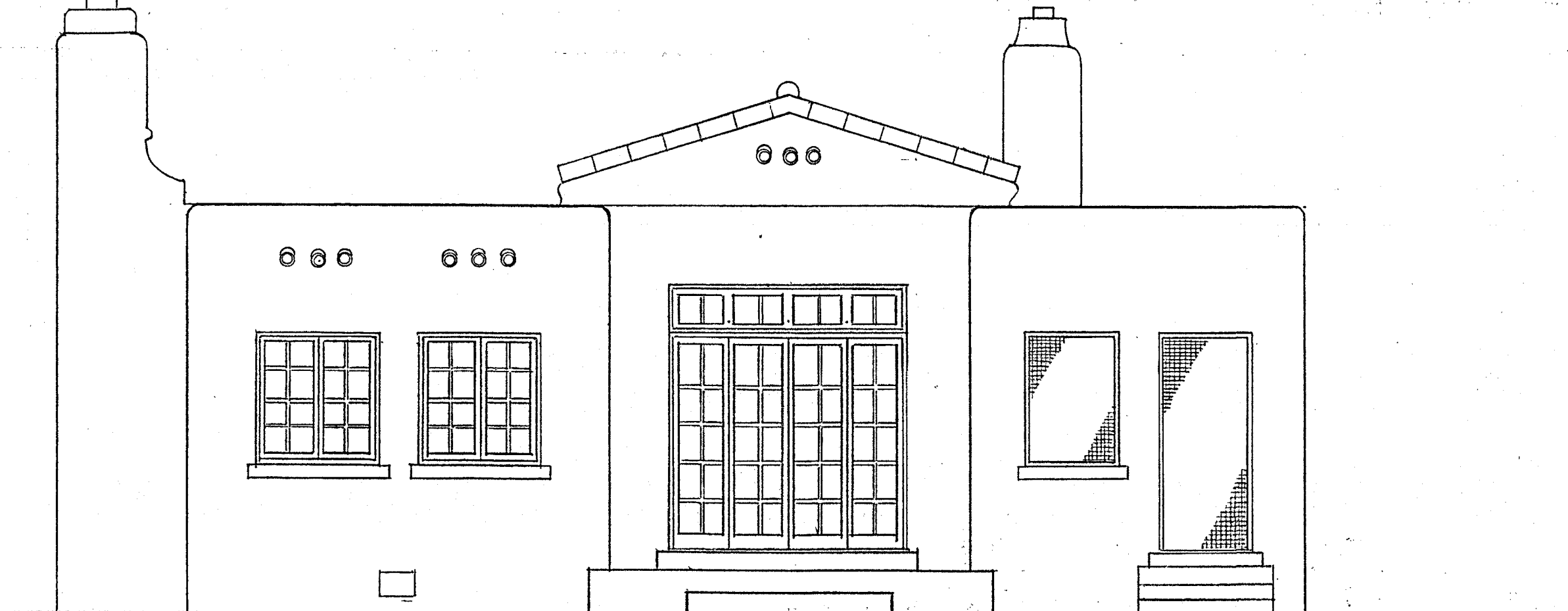
ORIGINAL EAST ELEVATION 1/4"



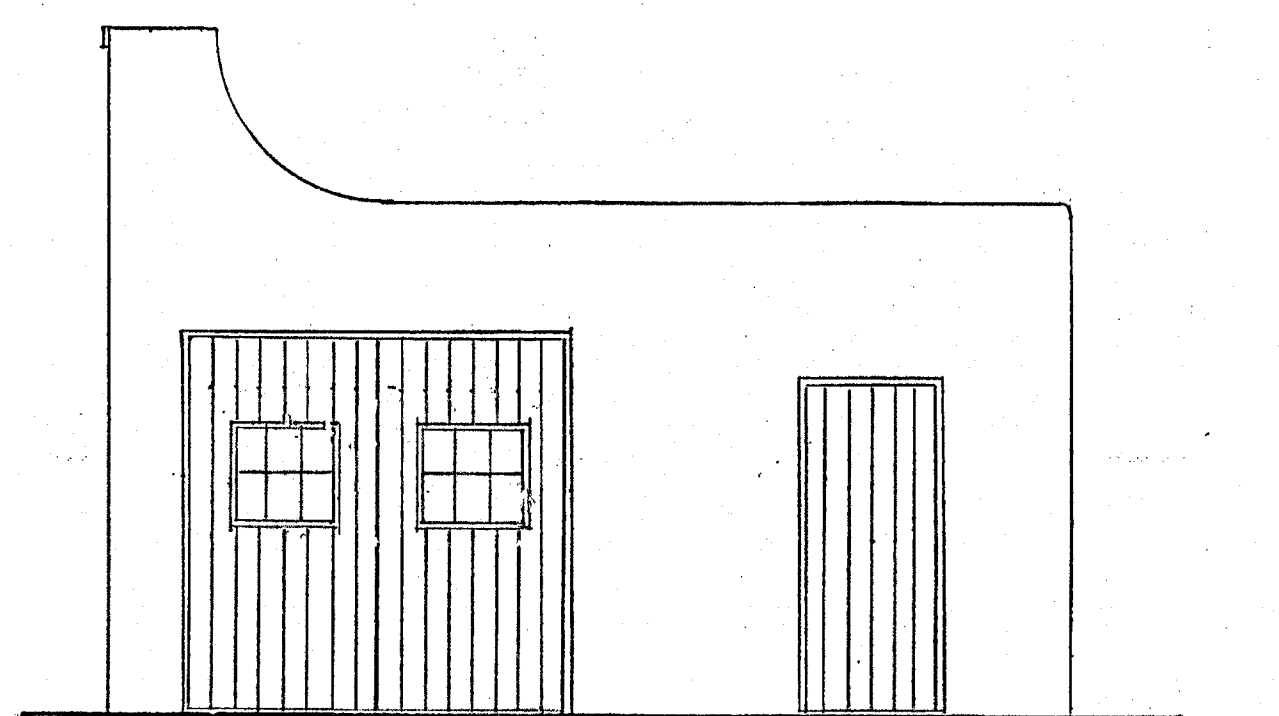
ORIGINAL FLOOR PLAN 1/4"



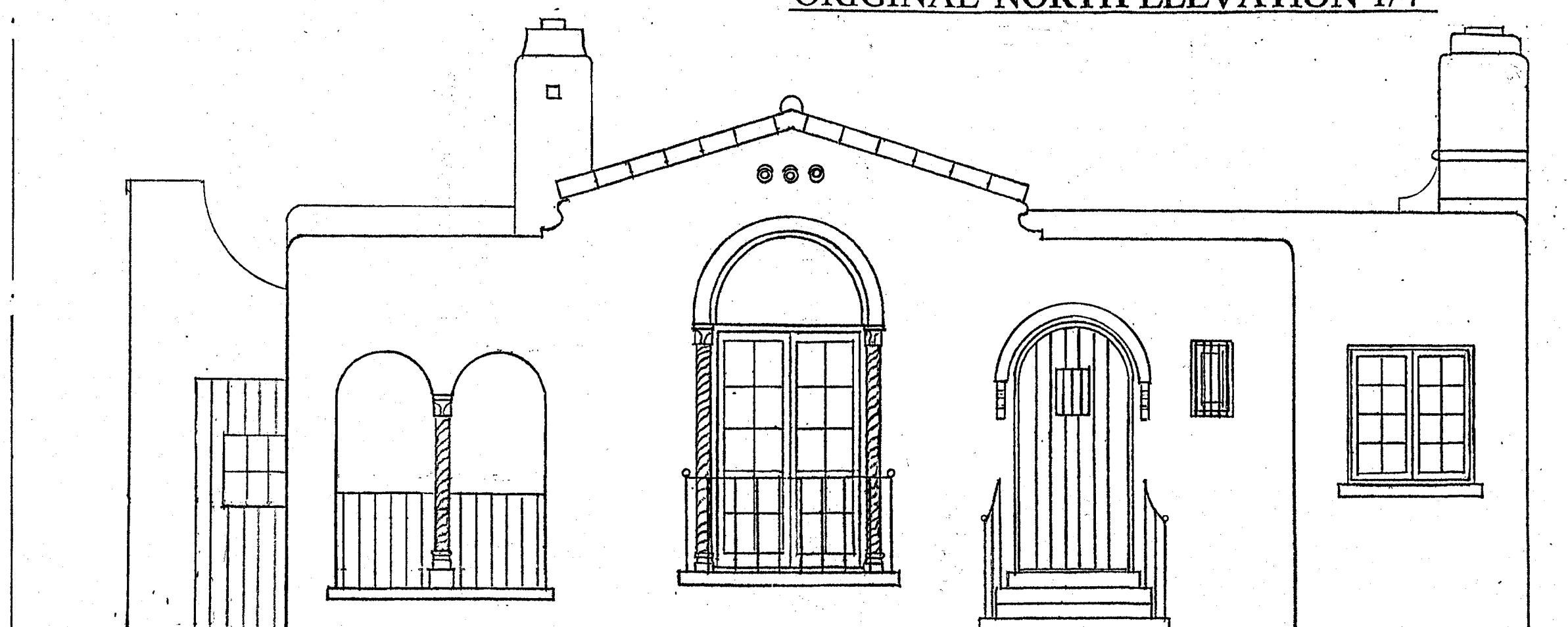
ORIGINAL NORTH ELEVATION 1/4"  
REAR BLDG.



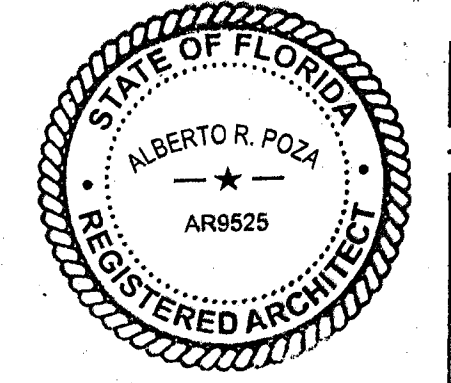
ORIGINAL NORTH ELEVATION 1/4"



ORIGINAL SOUTH ELEVATION 1/4"  
REAR BLDG.



ORIGINAL SOUTH ELEVATION 1/4"



REVISIONS	BY

**A. R. POZA**  
ARCHITECT, INC.  
Architecture  
Interior Design  
Construction Management  
  
**ALBERT R. POZA**  
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arp@arpza.com  
www.arpza.com

**RESIDENCE - ADDITION & REMODELING**  
415 ARAGON AVENUE, CORAL GABLES, FLORIDA 33134

Date	2.9.26
Scale	
Drawn	
Job	
Sheet	A.2
Of	9 Sheets

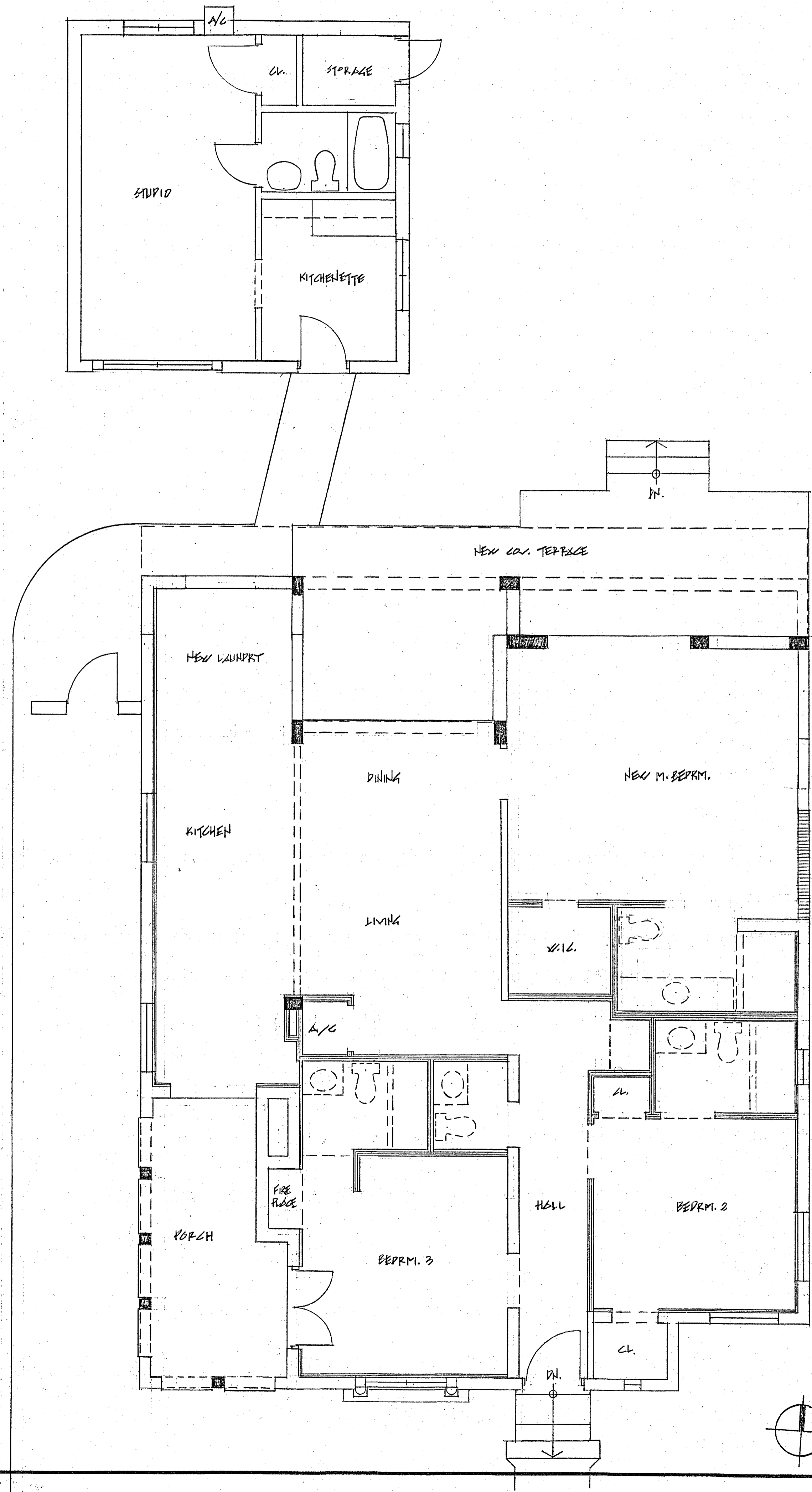
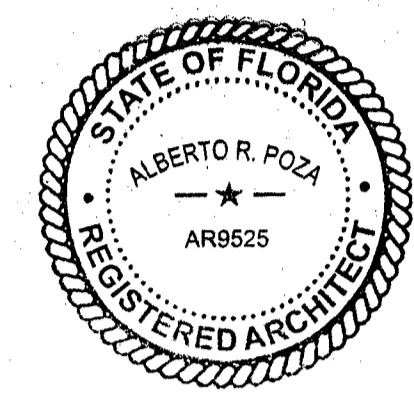
REVISIONS	BY

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arpoza@arpoza.com  
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--- PARTS IN PROGRESS  
OR CHANGE

**FLOOR PLAN 1/4"**  
(EXISTING)

**RESIDENCE - ADDITION & REMODELING**  
415 ARAGON AVENUE, CORAL GABLES, FLORIDA 33134

Date	2.9.26
Scale	
Drawn	
Job	
Sheet	A.3
Of	9 Sheets

**WINDOW SCHEDULE**

MK	WINDOW NOMENCLATURE	MASONRY OPENING	TYPE	MATERIAL	FINISH	GLASS	MANUF. NOA #	REMARKS
A	Custom	Existing	Fixed	Alum/Glass	White	Clear**		** Impact, ** Clear (see notes)
B	13	±20" x 38 3/8" H	Casement	Alum/Glass	White	Clear**		** Impact, ** Clear (see notes)
C	2030 + Arch	±25" x 49" H	Casement**	Alum/Glass	White	Clear**		** Impact, ** Clear (see notes) ***Fixed Arch
D	2040	±25" x 48" H	Casement	Alum/Glass	White	Clear**		** Impact, ** Clear (see notes)
E	34	±54" x 50 5/8" H**	Casement	Alum/Glass	White	Clear**		** Impact, ** Clear (see notes) ***Verify Exist
F	3030	±37" x 36" H**	Casement	Alum/Glass	White	Clear**		** Impact, ** Clear (see notes) ***Verify Exist
G	Custom	±60" x 87" H**	Casement	Alum/Glass	White	Clear**		** Impact, ** Clear (see notes) ***Verify Exist
H	2-5060	±122" x 61" H**	Casement	Alum/Glass	White	Clear**		** Impact, ** Clear (see notes) ***Verify Exist
I (see note)								
J	Custom	±49" x 54 1/2" H**	Casement	Alum/Glass	White	Clear**		** Impact, ** Clear (see notes) ***Verify Exist
K	23	±38" x 38 3/8" H	Fixed	Alum/Glass	White	Clear**		** Impact, ** Clear (see notes) ***Verify Exist

ZONE 1 = A-C  
 4 ±27.0 PSF, -4.01 PSF THE WIND PRESSURES PROVIDED CALIFORNIA TP ASCE 7-22, SERVICE/ASD UDCS  
 5 ±27.0 PSF, -4.23 PSF

- NOTES:**
- See Floor Plans and Elevations
  - Coordinate all masonry openings with Manufacturer and built conditions
  - Contractor to provide NOA's
  - Contractor to provide Shop Drawings (and check against built conditions prior to submittal for review)
  - See Elevations for Wind Pressures
  - Windows shall be Hurricane Impact
  - GLASS SHALL BE CLEAR, NON-REFLECTIVE, NON-LOW-E, WITH RAISED MUNTINS

**WINDOWS AND DOORS TO HAVE HIGH PROFILE/ DIMENSIONAL MUNTINS, CLEAR, NO TINT, NO REFLECTIVITY AND NO LOW-E GLASS.**

**FRENCH DOORS TO HAVE A HIGHER BOTTOM RAIL / KICKPLATE.**

**DOOR SCHEDULE**

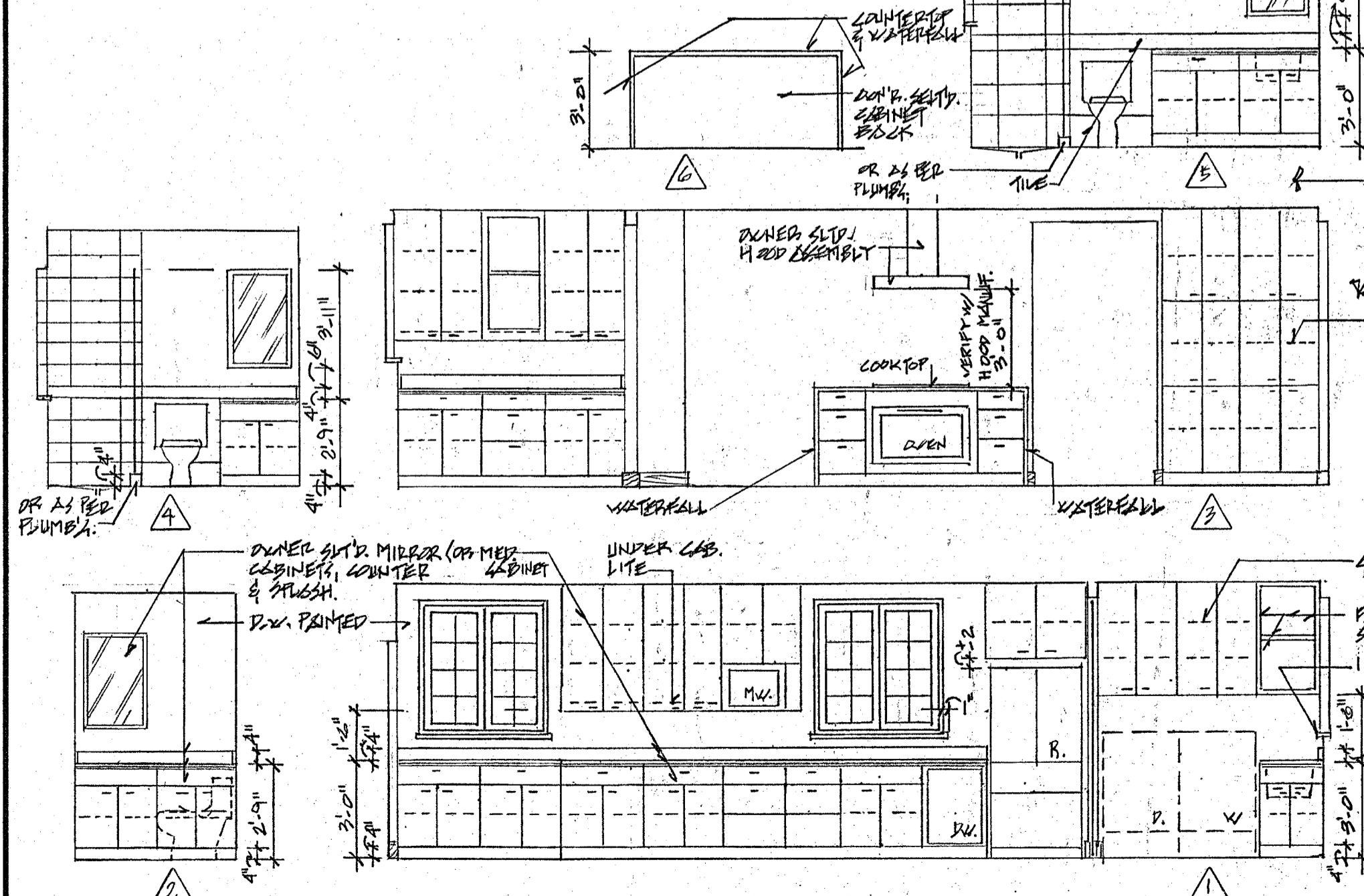
MK	SIZE	TYPE	MATERIAL	FRAME	THRESHOLD	REMARKS
1	Existing**	Historical	Wd. Painted/Gls.	Wd. Painted	Wd. Painted	** Patch, Repair, Paint **Provide Shutters/Shop Drawings
2	3'-0" x 6'-8" x 1 3/4" H	S.C. **	Wd. Painted/Gls.	Wd. Painted	Metal	** Impact ** Pinned ** THIS SCHEDULE
3	5'-0" x 6'-8" H	French	Wood Painted**	Wd. Painted	Metal	** Impact ** Match Existing Vertical 6" Wd. Planks
4	7'-4" x 8'-0" OXO**	French	Metal/Gls.	Metal Painted	Metal	** Impact ** Verify with Existing Opening
5	7'-4" x 8'-0" OXO**	French	Metal/Gls.	Metal Painted	Metal	** Impact ** 2'-6" Door
6	10'-2" x 8'-0" OXO**	French	Metal/Gls.	Metal Painted	Metal	** Impact ** 5'-0" Door
7	4'-6" x 6'-8" H	French	Metal/Gls.	Metal Painted	Metal	** Impact ** Verify w/Existing Opening
8	2'-0" x 6'-8" x 1 3/8" H	S.C. Pinned	Wd. Painted	Wd. Painted	---	---
9	2'-4" x 8'-0" x 1 3/8" H	S.C. Louvered Pinned	Wd. Painted	Wd. Painted	---	---
10,11	2'-4" x 8'-0" x 1 3/8" H	S.C. Pinned	Wd. Painted	Wd. Painted	---	---
12	2'-4" x 8'-0" x 1 3/8" H	S.C. Louvered Pinned	Wd. Painted	Wd. Painted	---	---
13,15	2'-4" x 8'-0" x 1 3/8" H	S.C. Pinned	Wd. Painted	Wd. Painted	---	---
14,16,17	2'-4" x 8'-0" x 1 3/8" H	S.C. Pinned Pocket	Wd. Painted	Wd. Painted	---	---
18,19	2'-4" x 8'-0" x 1 3/8" H	S.C. Pinned Pocket	Wd. Painted	Wd. Painted	---	---
20	2'-4" x 8'-0" x 1 3/8" H	Bi-Fold Pinned	Wd. Painted	Wd. Painted	---	---
21,22,23	2'-6" x 6'-8" H	Bi-Fold Pinned	Wd. Painted	Wd. Painted	---	---
24	5'-0" x 6'-8" H	Bi-Fold Pinned	Wd. Painted	Wd. Painted	---	---
25	6'-0" x 8'-0" H	Shower	Cat. 2 Safety Gls.	---	---	---
26	2'-2" x 6'-4" H	Shower	Cat. 2 Safety Gls.	---	---	---
27,28	5'-0" x 6'-4" H	Shower**	Cat. 2 Safety Gls.	---	---	---
29	5'-4" x 4'-0" H	Shower**	Cat. 2 Safety Gls.	---	---	---
30	3'-6" x 4'-0" H	Gate*	Alum. Painted	---	---	---
31	3'-8" x 4'-0" H	Gate*	Alum. Painted	---	---	---

- NOTES:**
- PAINT OR STAIN ALL EDGES; COORDINATE WITH OWNER; COORDINATE ALL FINISHES, COLORS AND HARDWARE COORDINATE WITH OWNER; COORDINATE UNDERCUT REQUIREMENTS WITH MECHANICAL AND FLOORING; CLOSET AND BATH LOCKS TO COMPLY W/21-2.43 AND 2.4.4 NFPA 101; PROVIDE COST ALLOWANCES FOR ALL ITEMS TO BE SELECTED BY OWNER, I.E., HINGES, HARDWARE, ETC.
  - FACTORY PAINT ALL ALUMINUM
  - COORDINATE ALL DOOR SIZES WITH OPENINGS.
  - GLASS SHALL BE CLEAR, NON-REFLECTIVE, NON-LOW-E, WITH RAISED MUNTINS

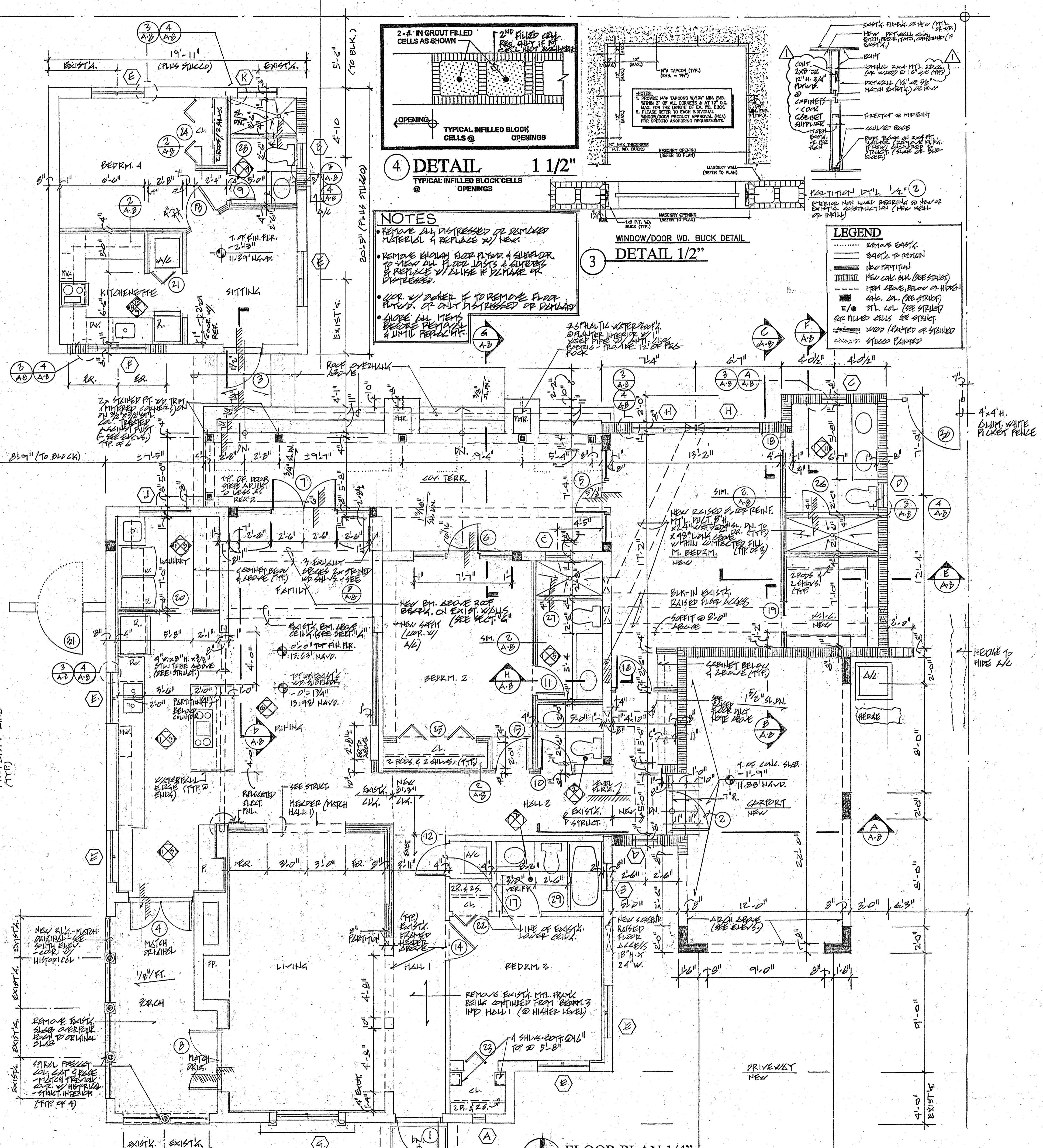
**ROOM FINISHES**

ROOM	FLOOR	BASE	WALL	CEILING	HEIGHT	REMARKS
Hall 1,2,4	Tile	1 x 6 Painted	D.W. Painted	D.W. Painted	Existing	Existing
Living	Tile	1 x 6 Painted	D.W. Painted	D.W. Painted	Existing	Existing
Bedroom 1,2,4	Tile	1 x 6 Painted	D.W. Painted	D.W. Painted	Existing	Existing
Master Bedroom	Tile	1 x 6 Painted	D.W. Painted	D.W. Painted	Existing	Existing
Closet / W.I.C.*	Tile	1 x 6 Painted	D.W. Painted	D.W. Painted	Existing	Existing
AC	Tile	1 x 6 Painted	D.W. Painted	D.W. Painted	Existing	Existing
Family	Tile	1 x 6 Painted	D.W. Painted	D.W. Painted	Existing	Existing
Laundry	Tile	1 x 6 Painted	D.W. Painted	D.W. Painted	Existing	Existing
Kitchenette	Tile	1 x 6 Painted	D.W. Painted	D.W. Painted	Existing	Existing
Bathrooms	Tile	1 x 6 Painted	D.W. Painted/Tile*	D.W. Painted	Existing	Existing
Master Bath	Tile	1 x 6 Painted	D.W. Painted/Tile*	D.W. Painted	Existing	Existing
Dining / Sitting	Tile	1 x 6 Painted	D.W. Painted	D.W. Painted	Existing	Existing
Porch	Tile	Stucco	Stucco	Stucco	Existing	Existing
Covered Terrace	Tile	Stucco	Stucco	Stucco	Existing	Existing
Carport	Conc. Pavers	Stucco	Stucco	Stucco	Existing	Existing
POWDER ROOM	Tile	Tile	D.W. Painted	D.W. Painted	Existing	Existing

- NOTES:**
- ALL ALIKE FINISHES TO MATCH; MOISTURE RESISTANT DRYWALL IN WET AREAS; DURROCK BEHIND TILED, STONE, OR MARBLED WALLS.
  - PATCH/REPAIR EXISTING WHERE DAMAGED BY NEW CONSTRUCTION PRIOR TO PAINT.
  - COORDINATE WITH OWNER SCOPE OF MILLWORK TRIM, I.E., BASE, ETC.
  - ALL FLOOR MATERIALS TO BE NON-SLIP.
  - COORDINATE CEILING HEIGHTS W/FLOORING MATERIAL THICKNESS, STRUCTURAL, MECHANICAL AND PLUMBING.
  - COORDINATE WITH OWNER MATERIALS DESIRED.
  - PAINTED SURFACES TO RECEIVE PRIMER PLUS TWO FINISH COATS (USE SEMI-GLOSS IN BATHROOMS).
  - CONFIRM ALL MATERIALS WITH OWNER.



**INTERIOR ELEVATIONS 1/4"**  
 CONTINUES ON SHEET A-5



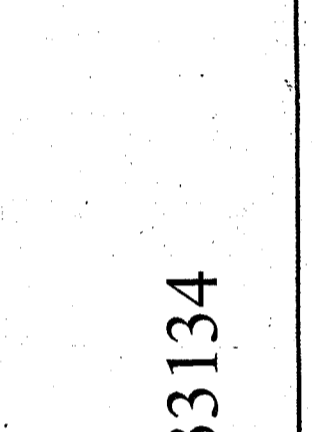
**FLOOR PLAN 1/4"**

REVISIONS	BY
1	BPZ
2	9.19.26

**A. R. POZA ARCHITECT, INC.**  
 Architecture  
 Interior Design  
 Construction Management

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Date	9.19.26
Scale	
Drawn	
Job	
Sheet	A.4
Of	9 Sheets







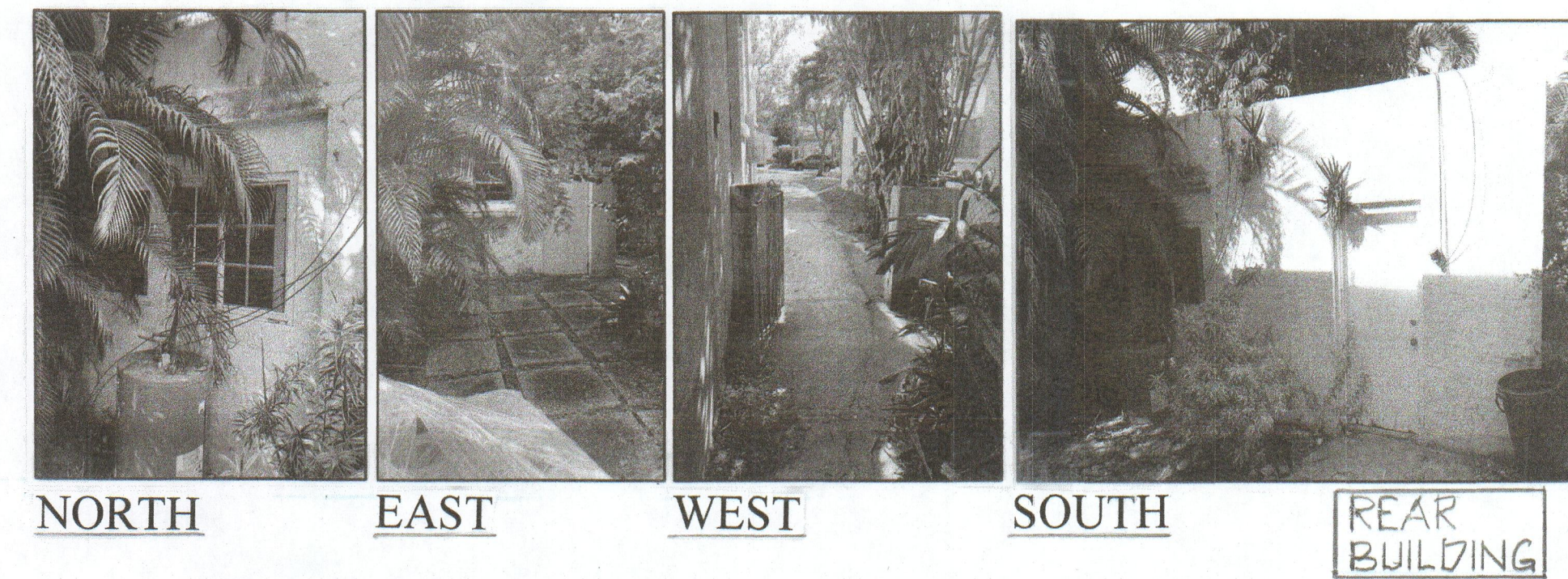
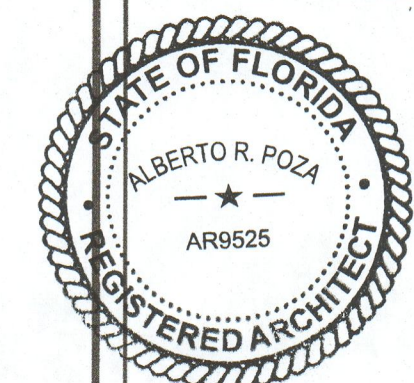
REVISIONS	BY

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ARCHITECT, INC.

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Interior Design  
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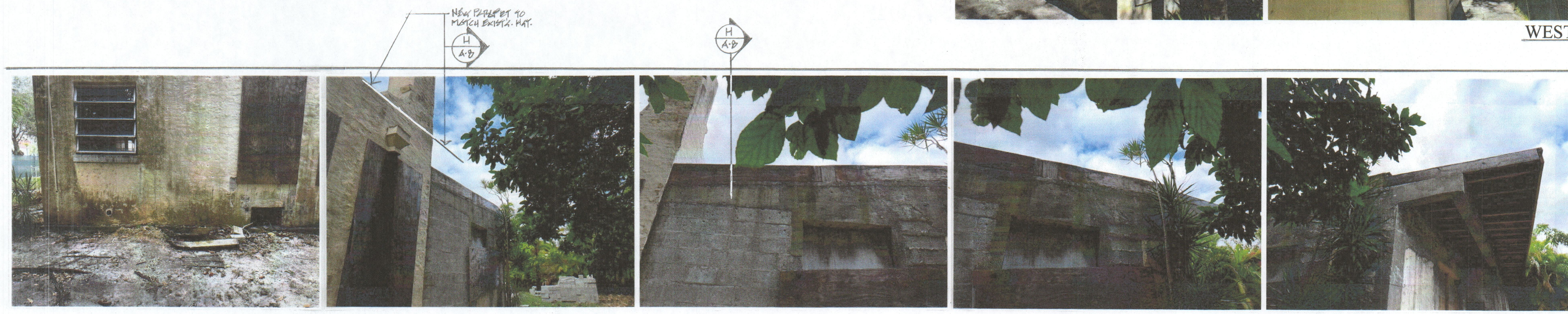
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Sheet **A.7**

Of 9 Sheets

