

REVISIONS

| # | DATE |
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SINGLE FAMILY HOME RENOVATION & ADDITION

TIRADO

2622 SAN DOMINGO ST., CORAL GABLES, FL 33134

DEBOWSKY DESIGN GROUP

ARCHITECTURE, PLANNING & INTERIORS

4384 SOUTHWEST 13TH STREET
MIAMI, FLORIDA 33134
305.495.2751
FLORIDA LICENSE # AR 94898
AA 260022858

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| STUART DEBOWSKY AR 94898 AA 260022858 | |
| DATE | 2021.08.30 |
| JOB No. | 20-649 |
| SHEET No. | 01 OF - |

A0

| INDEX OF SHEETS | | REVISIONS | | | |
|-----------------|-------------------------------------|----------------------|-------------------|-------------------|-------------------|
| | | ORIGINAL: 2021.XX.XX | REV 1: 2021.XX.XX | REV 2: 2021.XX.XX | REV 3: 2021.XX.XX |
| ARCHITECTURAL | | | | | |
| A0 | SITE PLAN AND GENERAL INFORMATION | X | | | |
| A0.1 | EXISTING AND PROPOSED SITE PLANS | X | | | |
| A0.2 | COVERING DIAGRAMS | X | | | |
| D1 | DEMOLITION PLAN - FIRST FLOOR | X | | | |
| D2 | DEMOLITION PLAN - SECOND FLOOR | X | | | |
| A1.1 | FIRST FLOOR PLAN | X | | | |
| A1.2 | SECOND FLOOR PLAN | X | | | |
| A2.1 | FIRST FLOOR REFLECTED CEILING PLAN | X | | | |
| A2.2 | SECOND FLOOR REFLECTED CEILING PLAN | X | | | |
| A3.1 | ELEVATIONS | X | | | |
| A3.2 | ELEVATIONS | X | | | |
| A3.3 | ELEVATIONS | X | | | |
| A3.4 | ELEVATIONS | X | | | |
| 3.5 | ELEVATIONS | X | | | |
| A4 | SECTIONS | X | | | |
| A5 | DETAILS | | | | |
| ELECTRICAL | | | | | |
| E1 | LIGHTING FLOOR PLAN | | | | |
| E2 | POWER FLOOR PLAN | | | | |
| E3 | ELECTRICAL NOTES AND DIAGRAMS | | | | |
| PLUMBING | | | | | |
| P1 | PLUMBING SITE PLAN | | | | |
| P2 | SANITARY FLOOR PLAN | | | | |
| P3 | WATER FLOOR PLAN | | | | |
| P4 | PLUMBING NOTES AND DETAILS | | | | |
| MECHANICAL | | | | | |
| M1 | MECHANICAL FLOOR PLAN | | | | |
| M2 | MECHANICAL NOTES AND DETAILS | | | | |
| STRUCTURAL | | | | | |
| S1 | STRUCTURAL FLOOR PLAN AND DETAILS | | | | |

PROJECT TEAM:

ARCHITECT:
DEBOWSKY DESIGN GROUP
14301 SW 74th COURT
PALMETTO BAY, FL 33158
305.495.2751

INTERIOR DESIGN:
DEBOWSKY DESIGN GROUP
14301 SW 74th COURT
PALMETTO BAY, FL 33158
305.495.2751

SCOPE AND CLASSIFICATION

- LEVEL 2 ALTERATION
- INTERIOR RENOVATION OF KITCHEN & DINING, PANTRY, FAMILY ROOM, BAR, POWDER ROOM, CABANA BATH, LAUNDRY, BATH 2, BATH 3, MASTER BEDROOM & MASTER BATHROOM IN EXISTING SINGLE FAMILY RESIDENCE
- PARTIAL KITCHEN RENOVATION/EXPANSION
- ADDITIONS TO INCLUDE NEW SUITE AND EN SUITE BATHROOMS FOR KIDS
- NEW CABANA BATH STRUCTURE AND GUEST HOUSE
- NEW POOL, OUTDOOR KITCHEN AND PATIO/DECK
- RELOCATION OF LAUNDRY ROOM TO SECOND FLOOR
- RELOCATION OF GARAGE TO FRONT OF PROPERTY
- NEW PITCHED ROOF ON GUEST HOUSE

CODE REFERENCES:

1. FLORIDA BUILDING CODE 7TH EDITION 2020
2. MIAMI-DADE COUNTY HRS DEPARTMENT
3. NFPA 101 LIFE SAFETY CODE 2015 EDITION
4. FLORIDA ACCESSIBILITY CODE FOR NEW BUILDING CONSTRUCTION 7TH EDITION 2020

| ZONING LEGEND | | | |
|------------------|--|-----------------|-----|
| PROPERTY ADDRESS | 2622 SAN DOMINGO ST., CORAL GABLES, FL 33134 | FLOOD ZONE | X |
| FOLIO NUMBER | 03-4118-002-1690 | ZONING DISTRICT | SFR |
| LOT SIZE | 9,600 SF | | |

| SETBACKS | | | |
|-------------------------------|--------------------|-------------------------|-------------------------|
| PRINCIPAL | REQUIRED | EXISTING | PROPOSED |
| FRONT (WEST) | 25' | 30'-3 1/2" | 30'-3 1/2" |
| REAR (EAST) | 10' | 5'-3" | 5'-3" |
| SIDE INTERIOR (NORTH & SOUTH) | 20% OF WIDTH = 15' | 5'-7" + 5'-4" = 10'-11" | 5'-7" + 5'-4" = 10'-11" |
| POOL | | | |
| | REQUIRED | EXISTING | PROPOSED |
| REAR | 10' | N/A | 29'-3" |

| FAR REQUIREMENTS | | |
|----------------------|----------------|---------------------|
| DESCRIPTION | MAX. ALLOWABLE | PROVIDED |
| 48% OF FIRST 5000 SF | 2400 SF | 1ST LEVEL = 1604 SF |
| 35% OF NEXT 4600 SF | 1610 SF | 2ND LEVEL = 1604 SF |
| | | GUESTHOUSE = 408 SF |
| TOTAL | 4010 SF | 3616 SF |

| GROUND AREA COVERAGE | | |
|----------------------|----------------|-------------------|
| | ALLOWED | PROVIDED |
| PRINCIPAL | 35 % = 3360 SF | 23.13 % = 2221 SF |
| ACCESSORY | 10 % = 960 SF | 9.08 % = 872 SF |
| TOTAL | 45 % = 4320 SF | 32.21 % = 3093 SF |

| IMPERVIOUS AREA | | |
|--------------------|---------|----------|
| DESCRIPTION | SF | 60% MAX. |
| BUILDING AREA | 2350 SF | |
| DRIVEWAY | 432 SF | |
| WALKWAY | 111 SF | |
| OUTDOOR KITCHEN | 146 SF | |
| POOL | 397 SF | |
| ACCESSORY BUILDING | 537 SF | |
| TOTAL | 3973 SF | 41.38% |

| OPEN SPACE | | |
|---------------------|----------|----------|
| DESCRIPTION | REQUIRED | PROVIDED |
| 40% OF LOT | 3840 SF | 5627 SF |
| 20% OF 40% ON FRONT | 768 SF | 1890 SF |
| TOTAL | | 58.62% |

GENERAL NOTES:

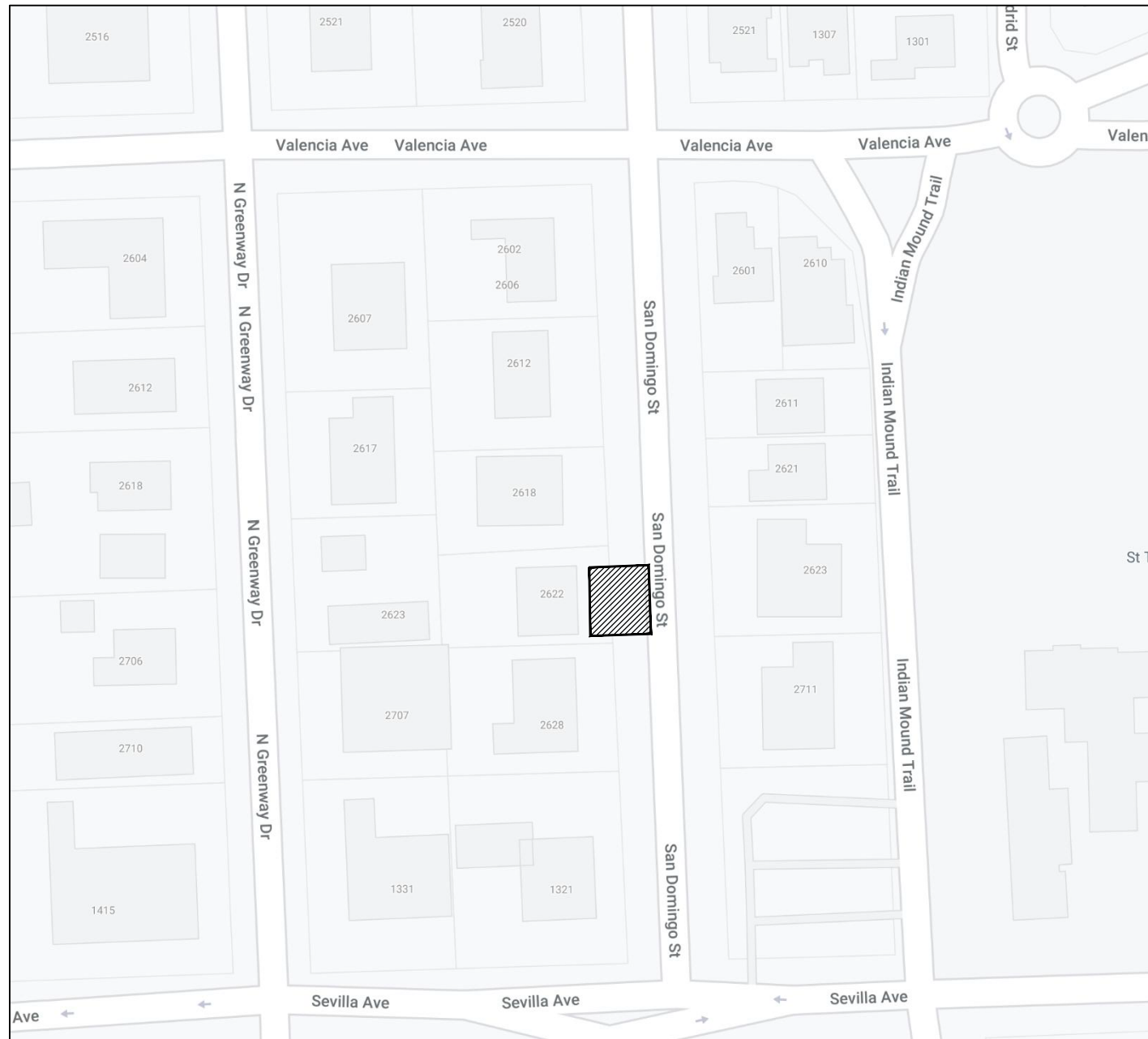
1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. IN THE EVENT OF CONFLICT, NOTIFY ARCHITECT BEFORE PROCEEDING.
2. CONTRACTOR SHALL COORDINATE WITH OWNER AND VARIOUS TRADES SO THAT PROPER OPENINGS AND CHASES SHALL BE PROVIDED.
3. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED
4. USE GALVANIZED NAILS ONLY FOR EXTERIOR WOOD WORK.
5. ALL STUCCO SCRATCH COATS SHALL BE ALLOWED 24 HOURS DRYING PERIOD
6. SUBSTITUTIONS OF SPECIFIED PRODUCTS AND/OR MATERIALS BY WRITTEN REQUEST TO AND SUBJECT TO APPROVAL BY OWNER/ ARCHITECT
7. CONTRACTOR TO PROVIDE WHITE MARBLE WINDOW SILLS FOR ALL ALTERED EXTERIOR OPENINGS
8. EVERY CLOSET DOOR SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET
9. INTERIOR FINISH OF WALLS AND CEILINGS SHALL BE CLASS A, B, OR C
10. ALL BATHROOM FLOORS TO BE OF IMPERVIOUS MATERIAL
11. EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY
12. NO DOUBLE CYLINDER KEY LOCKS OR KEY OPERATED CHAIN LOCKS SHALL BE INSTALLED ON THE FRONT ENTRANCE DOOR
13. ENTRY DOOR SHALL BE CONSIDERED AN EGRESS DOOR AND IMPACT TESTS SHALL BE PROVIDED.
14. EVERY SLEEPING ROOM OF GROUP OR OCCUPANCY R SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS OR KEYS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NO MORE THAN 44 INCHES FROM FINISH FLOOR
15. THE MINIMUM CLEAR OPENING HEIGHT SHALL BE 24 INCHES. THE CLEAR MINIMUM OPENING WITH SHALL BE 20 INCHES. THE MINIMUM NET CLEAR OPENING SHALL BE IN NO CASE LESS THAN 5.7 SQUARE FEET
16. ALL NEW WALLS AT WET LOCATIONS SUCH AS TUBS AND SHOWERS TO BE 1/2 INCHES MINIMUM CEMENTITIOUS BOARD TO CEILING HEIGHT
17. ALL SHOWERS TO BE EQUIPPED WITH ANTI SCALDING FAUCETS
18. ALL SHOWER DOORS AND ENCLOSURES TO BE CATEGORY II GLASS
19. BUILDER TO COORDINATE ALL THE WORK OF ALL THE TRADES
20. FLAME SPREAD INDEX: WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 (PER FBC R302.9.1)
21. SMOKE-DEVELOPED INDEX: WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 (PER FBC R302.9.2)
22. ALL RECESSED LIGHTING TO BE 4" IC RATED AIR-TIGHT UNITS W/ SQUARE TRIMS PROVIDED BY CONTRACTOR UNLESS OTHERWISE SPECIFIED
23. WINDOW GLAZING REQUIREMENTS: SGHC: 0.30 & U FACT.: 0.65

SOIL STATEMENT (BEARING PRESSURE):

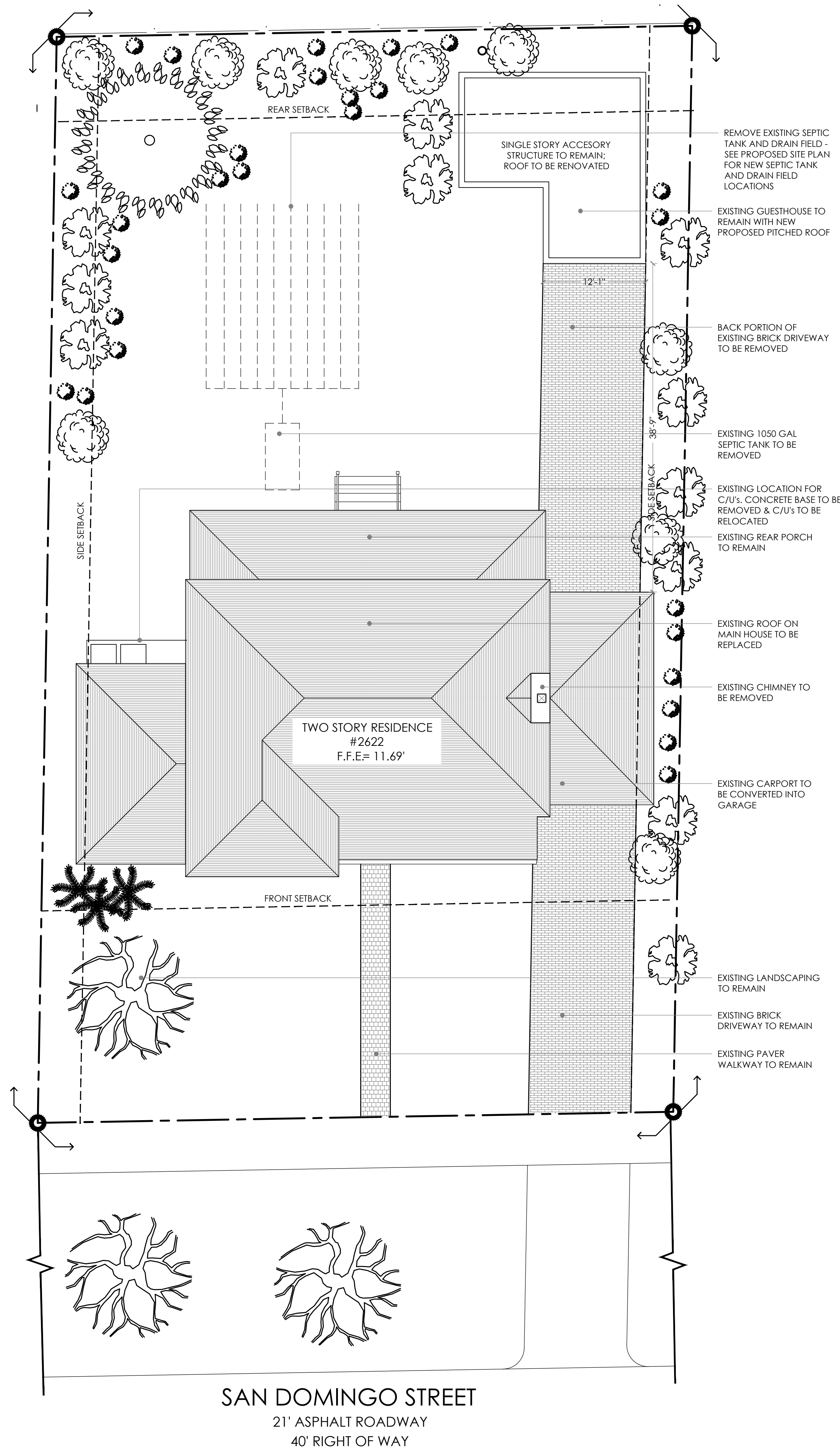
BY VISUAL INSPECTION, I HAVE MADE A SITE VISIT TO THE RIGHT CAPTION ADDRESS AND HAVE FOUND THE SOIL TO BE UNDISTURBED ROCK AND SAND CAPABLE OF WITHSTANDING A DESIGN LOAD OF 2000 PSF. SHOULD ANY OTHER CONDITIONS BE ENCOUNTERED THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. UPON EXCAVATION OF THE FOUNDATION A LETTER WILL BE PROVIDED TO THE BUILDING OFFICIAL ATTESTING TO THE CONDITION.

TERMITE PROTECTION:

BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A 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."



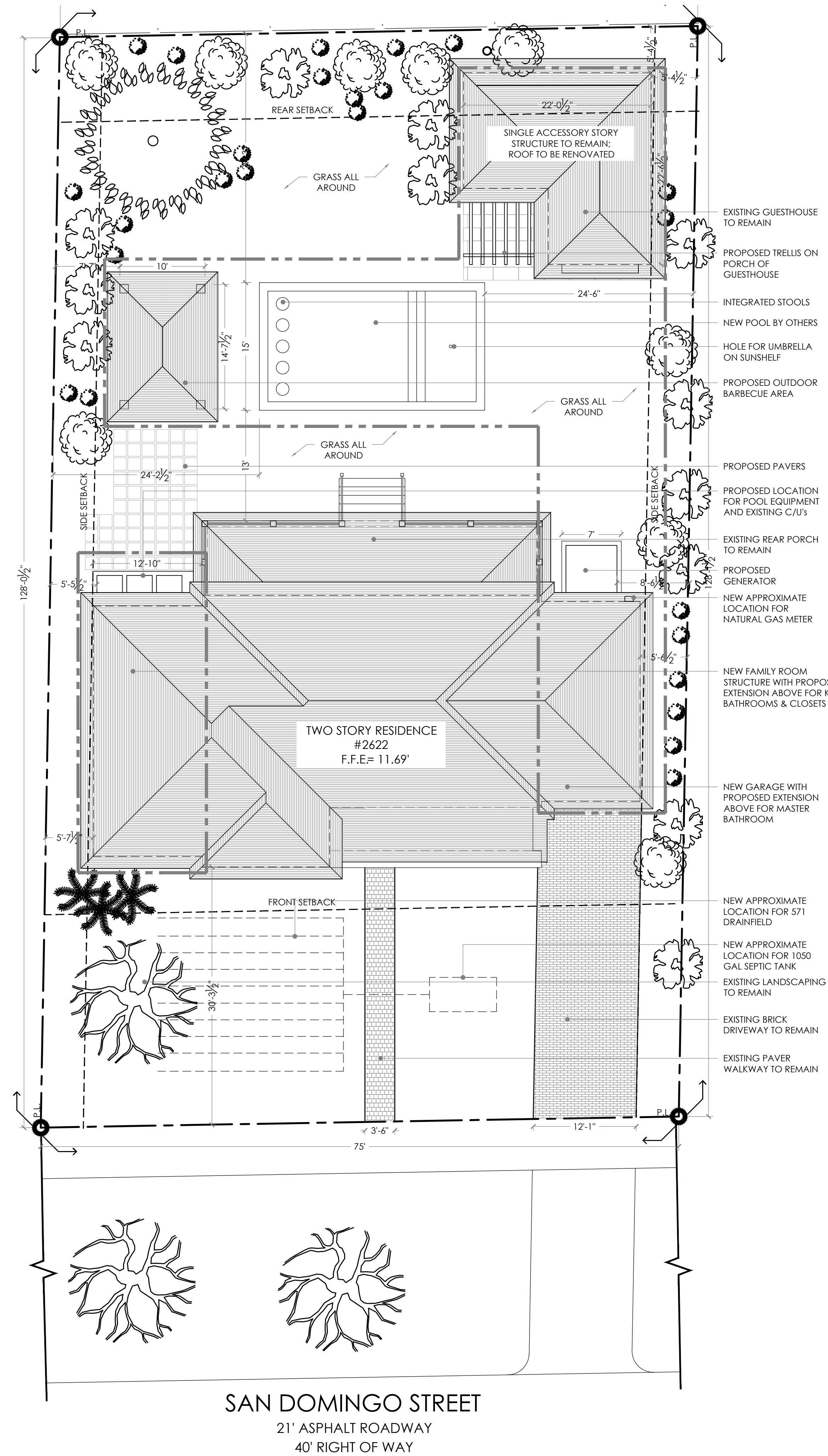
NORTH
0
SCALE: N.T.S.



NORTH

2

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



NORTH

1

PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"

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debowsky
design group

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TIRADO

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ARCHITECTURE, PLANNING & INTERIORS

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MIAMI, FLORIDA 33134

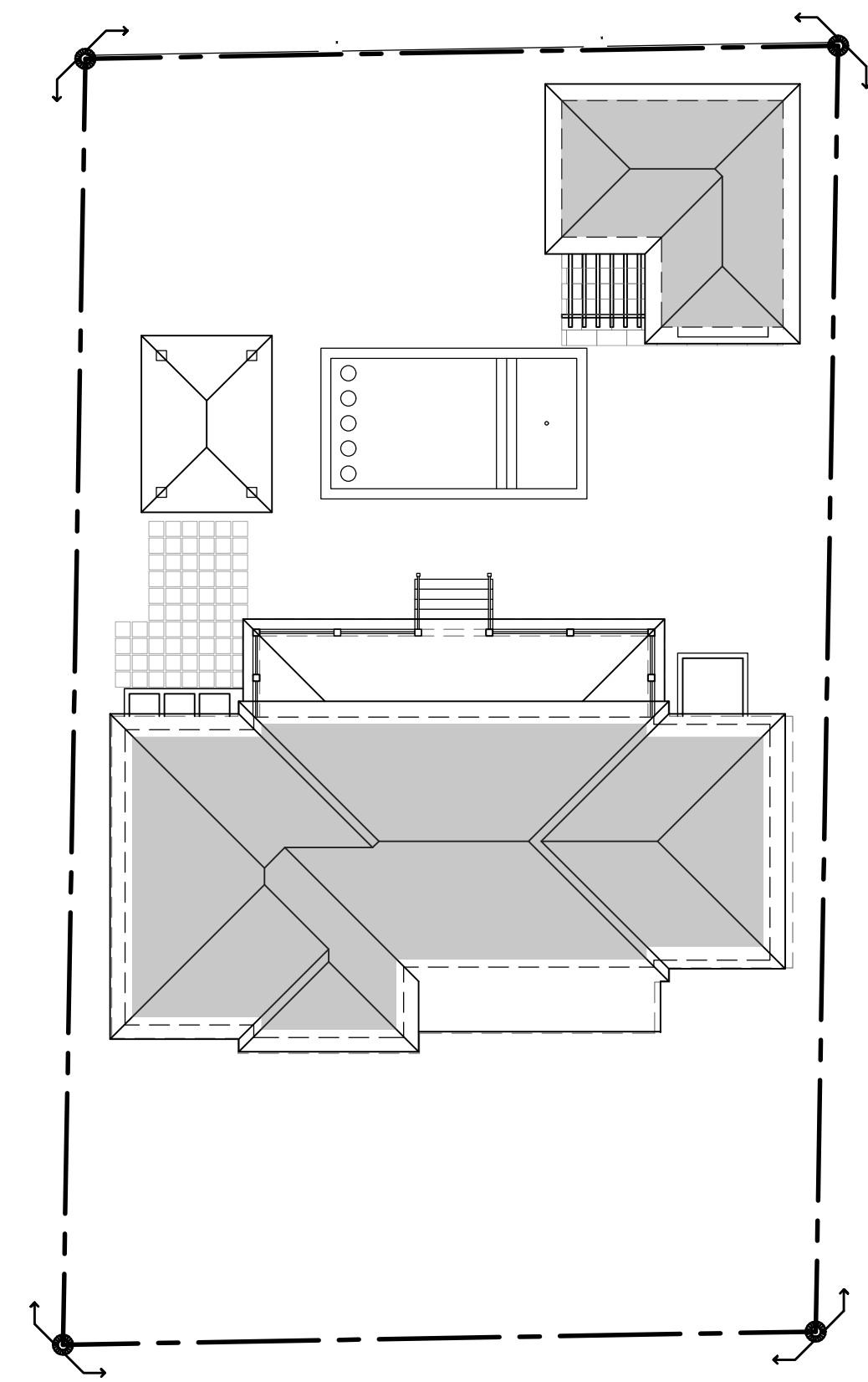
305.495.2751

FLORIDA LICENSE # AR 94898
AA 260022858

STUART DEBOWSKY
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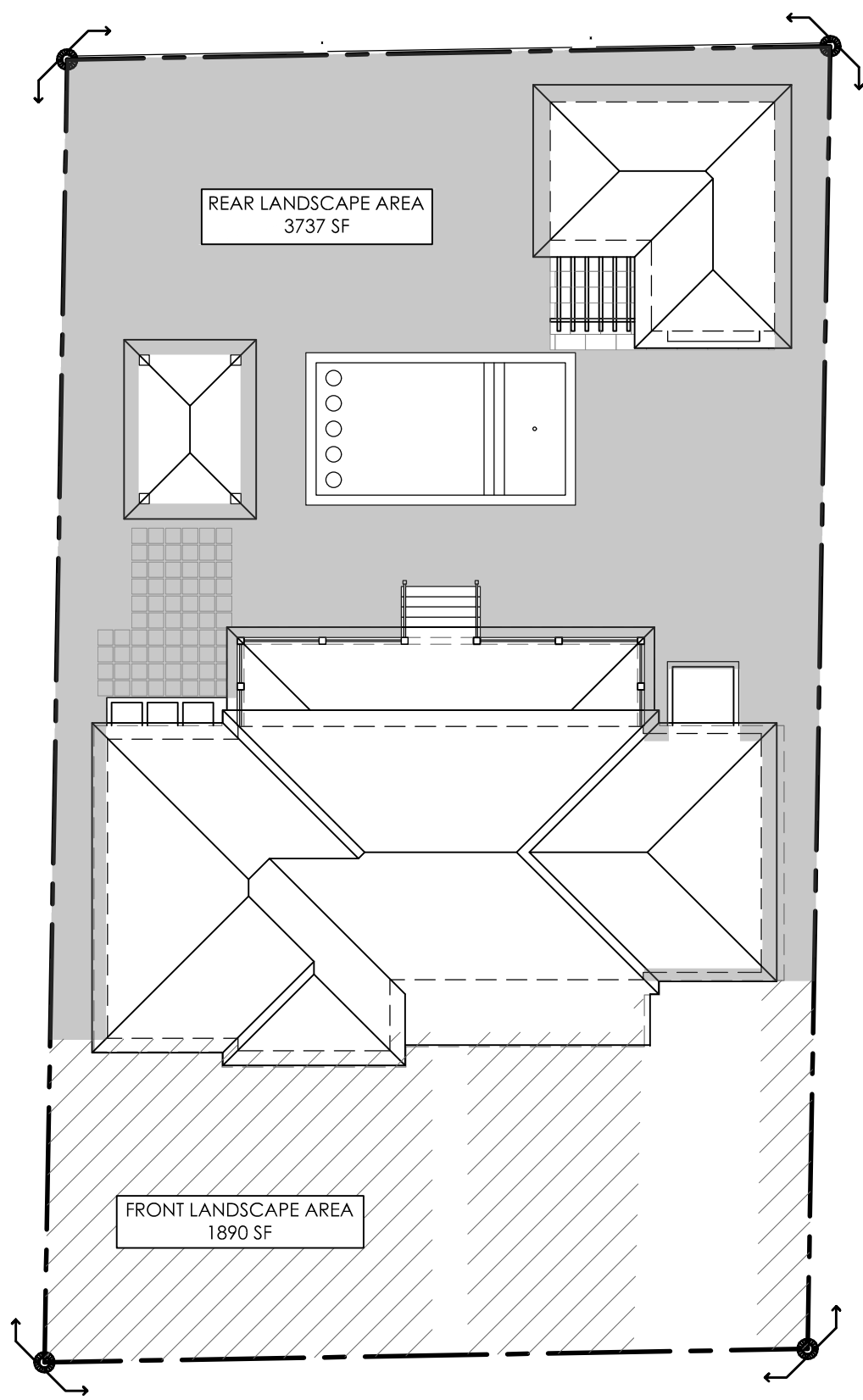
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| SHEET No. | 02 OF - |

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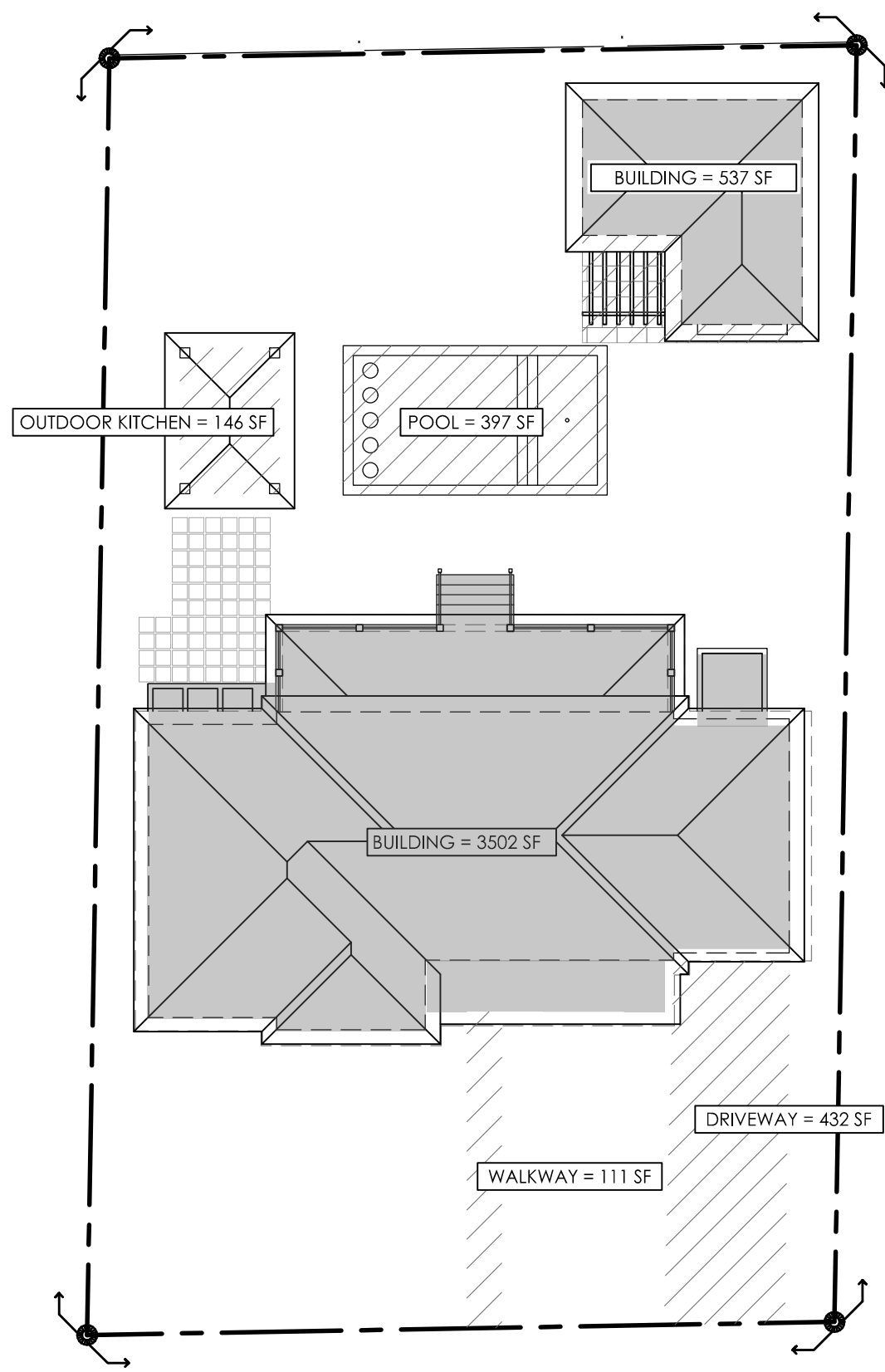
NORTH ► 4 FAR DIAGRAM
SCALE: 1/16" = 1'=0"

| FAR REQUIREMENTS | | |
|----------------------|----------------|---------------------|
| DESCRIPTION | MAX. ALLOWABLE | PROVIDED |
| 48% OF FIRST 5000 SF | 2400 SF | 1ST LEVEL = 1604 SF |
| 35% OF NEXT 4600 SF | 1610 SF | 2ND LEVEL = 1604 SF |
| | | GUESTHOUSE = 408 SF |
| TOTAL | 4010 SF | 3616 SF |



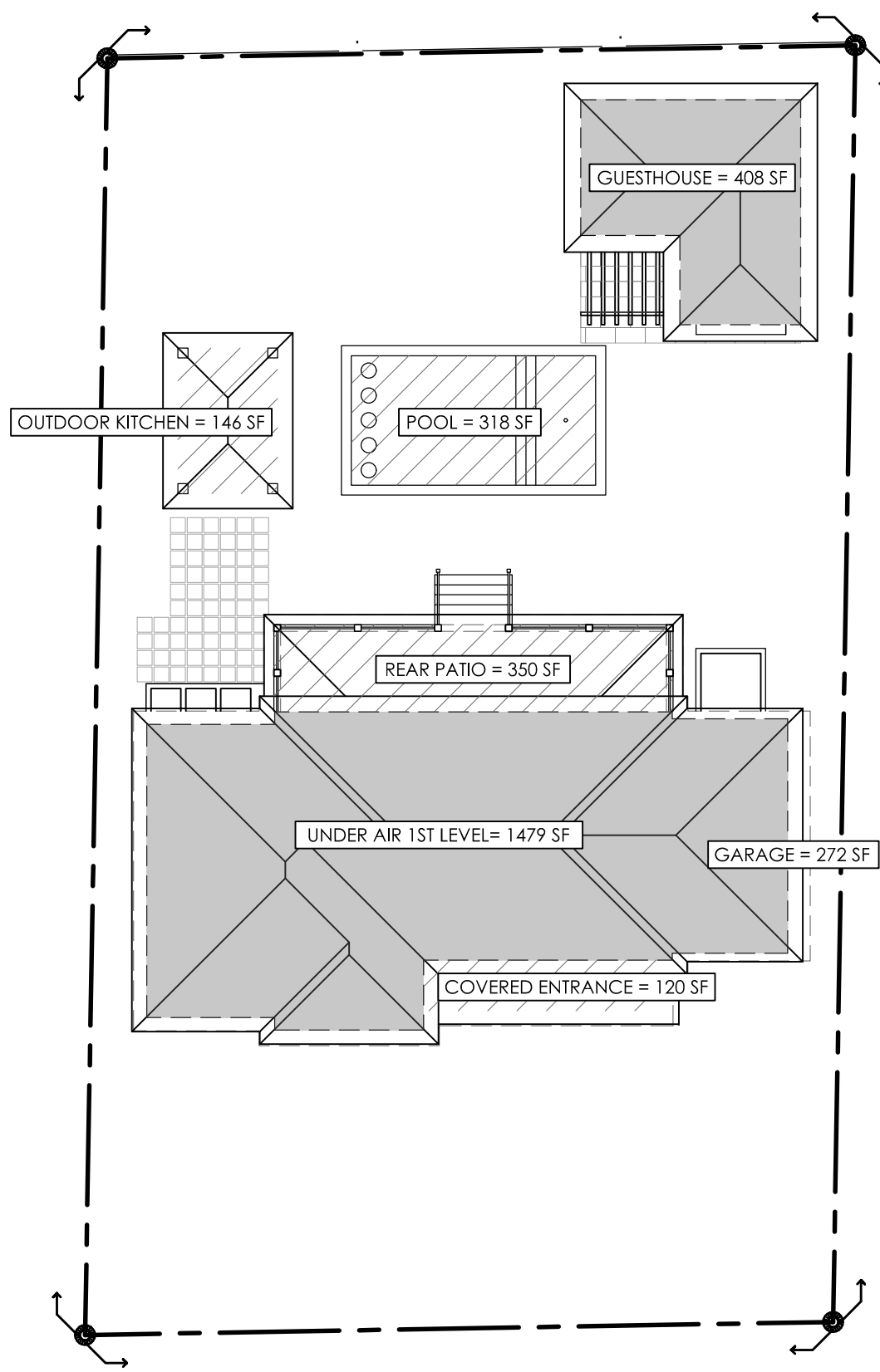
NORTH ► 3 OPEN SPACE DIAGRAM
SCALE: 1/16" = 1'=0"

| OPEN SPACE | | |
|---------------------|----------|----------|
| DESCRIPTION | REQUIRED | PROVIDED |
| 40% OF LOT | 3840 SF | 5627 SF |
| 20% OF 40% ON FRONT | 768 SF | 1890 SF |
| TOTAL | | 58.62% |



NORTH ► 2 IMPERVIOUS COVERAGE
SCALE: 1/16" = 1'=0"

| IMPERVIOUS AREA | | |
|--------------------|---------|----------|
| DESCRIPTION | SF | 60% MAX. |
| BUILDING AREA | 2350 SF | |
| DRIVEWAY | 432 SF | |
| WALKWAY | 111 SF | |
| OUTDOOR KITCHEN | 146 SF | |
| POOL | 397 SF | |
| ACCESSORY BUILDING | 537 SF | |
| TOTAL | 3973 SF | 41.38% |



NORTH ► 1 LOT COVERAGE DIAGRAM
SCALE: 1/16" = 1'=0"

| GROUND AREA COVERAGE | | |
|----------------------|----------------|-------------------|
| | ALLOWED | PROVIDED |
| PRINCIPAL | 35 % = 3360 SF | 23.13 % = 2221 SF |
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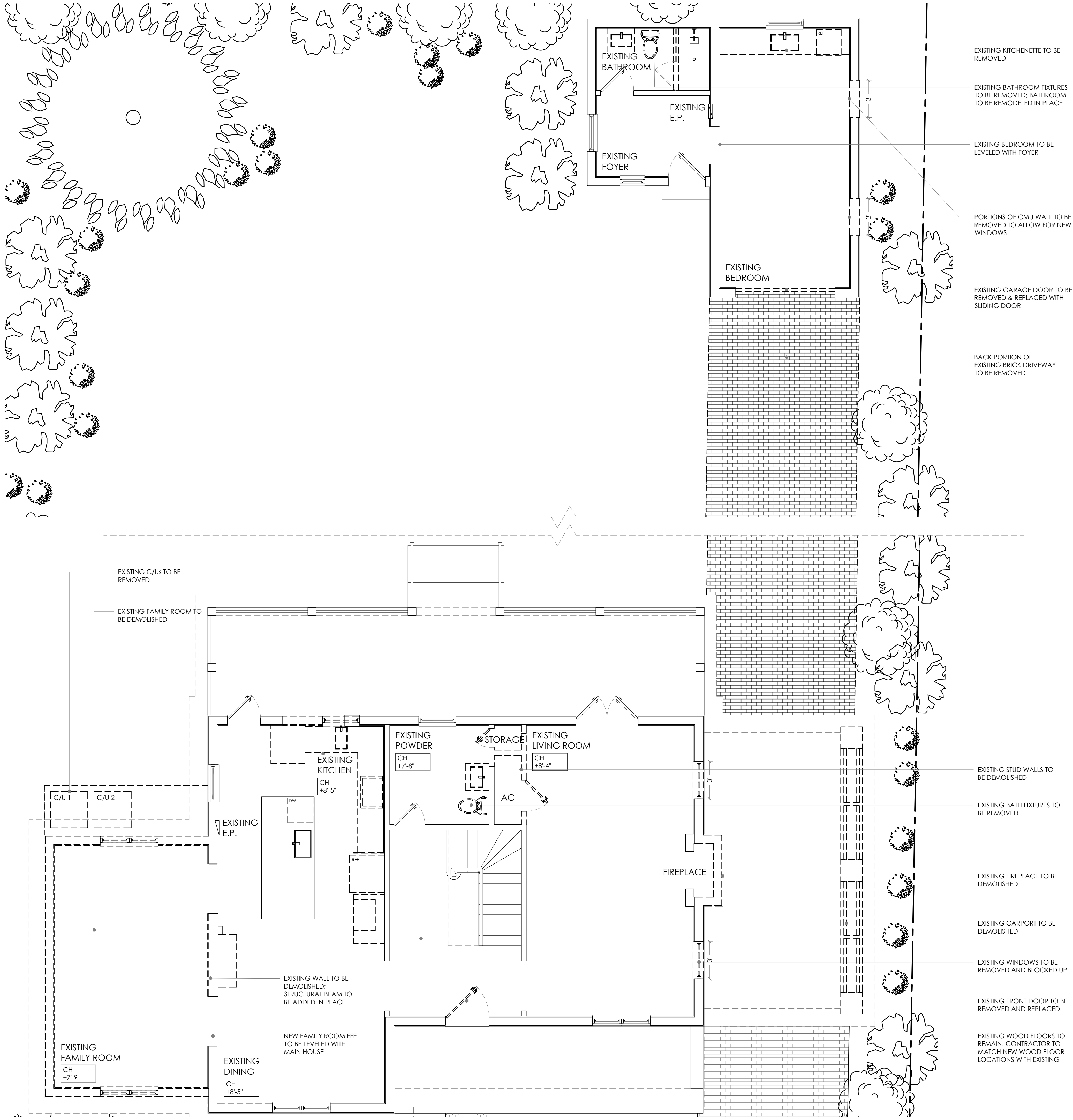
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DEMOLITION NOTES:

1. ALL FINISH ON FLOORS TO BE REMOVED IN ALL LOCATIONS
2. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO ANY DEMOLITION OR CONSTRUCTION
3. GENERAL CONTRACTOR TO PERFORM ALL WORK ACCORDING TO ALL APPLICABLE CODES AND AS PER MANUFACTURER SPECIFICATIONS
4. GENERAL CONTRACTOR TO PATCH AND REPAIR ALL DISTURBED AREAS AS PER CODE AND TO MATCH ADJACENT FINISHES
5. ALL AREAS HAVING PORTIONS OF WALL, FLOORS AND CEILINGS REMOVED SHALL BE PATCHED AND FINISHED TO MATCH MATERIALS AND CONDITIONS
6. ALL PLUMBING FIXTURES THAT ARE REMOVED SHALL BE CAPPED OFF

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NORTH

1

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

D1

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SINGLE FAMILY HOME RENOVATION & ADDITION

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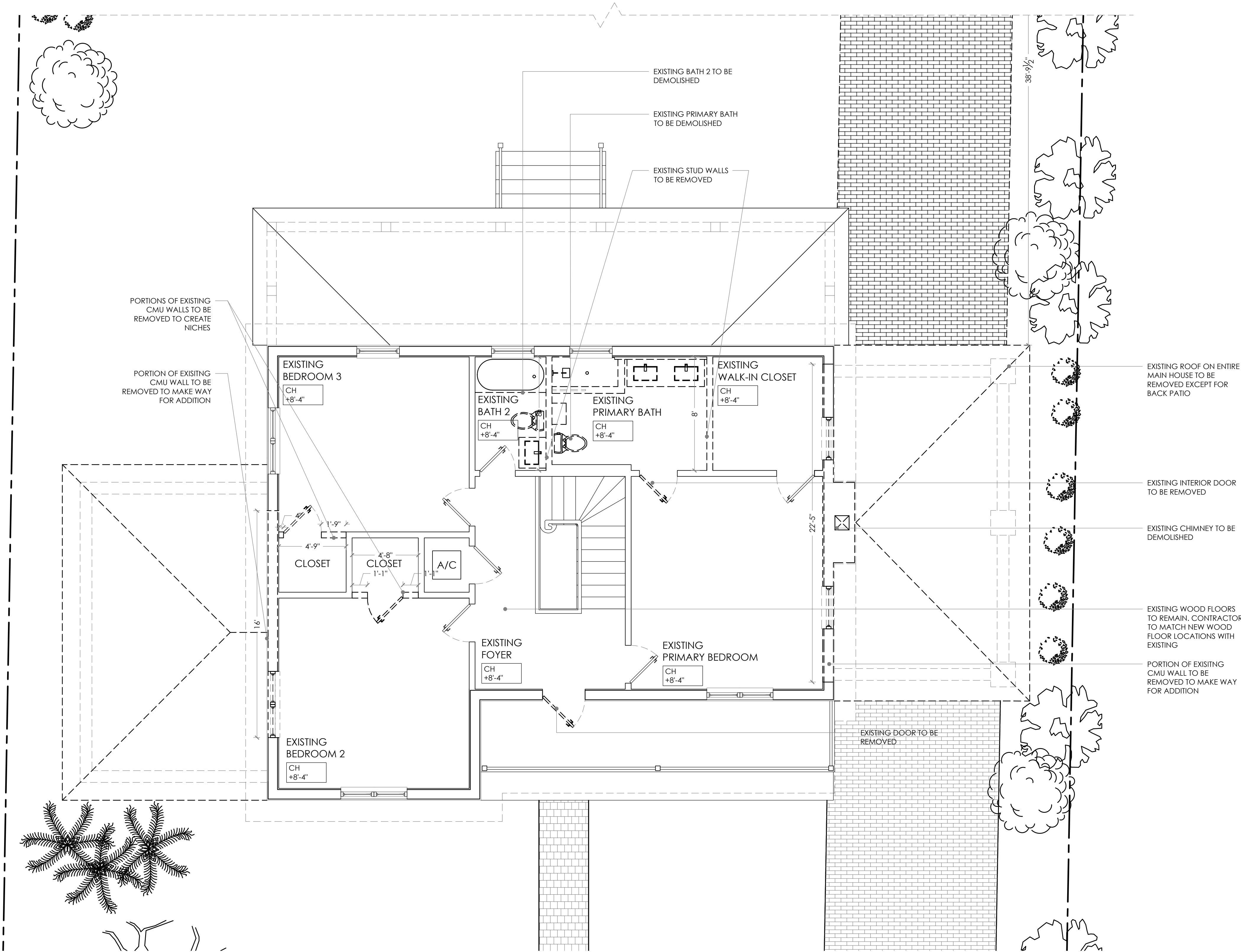
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3. GENERAL CONTRACTOR TO PERFORM ALL WORK ACCORDING TO ALL APPLICABLE CODES AND AS PER MANUFACTURER SPECIFICATIONS
4. GENERAL CONTRACTOR TO PATCH AND REPAIR ALL DISTURBED AREAS AS PER CODE AND TO MATCH ADJACENT FINISHES
5. ALL AREAS HAVING PORTIONS OF WALL, FLOORS AND CEILINGS REMOVED SHALL BE PATCHED AND FINISHED TO MATCH MATERIALS AND CONDITIONS
6. ALL PLUMBING FIXTURES THAT ARE REMOVED SHALL BE CAPPED OFF



NORTH

1

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

D2

| INTERIOR DOOR SCHEDULE | | | | | | |
|------------------------|-------|--------|---------------|--------------|----------------|-----------------------|
| DOOR No. | WIDTH | HEIGHT | DOOR MATERIAL | DOOR TYPE | HARDWARE STYLE | NOTES |
| 1 | 2'-6" | 6'-8" | WOOD | PANEL | PASSAGE | |
| 2 | 2'-6" | 6'-8" | WOOD | PANEL | PRIVACY | |
| 3 | 3'-0" | 6'-8" | WOOD | DOUBLE PANEL | PASSAGE | |
| 4 | 2'-0" | 6'-8" | WOOD | PANEL | PASSAGE | LOUVERED - A/C INTAKE |
| 5 | 3' | 6'-8" | WOOD | PANEL | PASSAGE | BARN DOOR |
| 6 | 2'-6" | 6'-8" | WOOD | PANEL | PRIVACY | |
| 7 | 2'-6" | 6'-8" | WOOD | PANEL | PASSAGE | LOUVERED - A/C INTAKE |
| 8 | 2'-6" | 6'-8" | WOOD | PANEL | PASSAGE | |
| 9 | 2'-6" | 6'-8" | WOOD | PANEL | PRIVACY | |
| 10 | 2'-6" | 6'-8" | WOOD | PANEL | PASSAGE | |
| 11 | 4'-0" | 6'-8" | WOOD | PANEL | PASSAGE | |
| 12 | 3'-0" | 6'-8" | WOOD | POCKET | PASSAGE | |
| 13 | 3'-0" | 6'-8" | WOOD | PANEL | PRIVACY | |
| 14 | 4' | 6'-8" | WOOD | SLIDING | PASSAGE | |
| 15 | 2'-4" | 6'-8" | WOOD | PANEL | PRIVACY | |

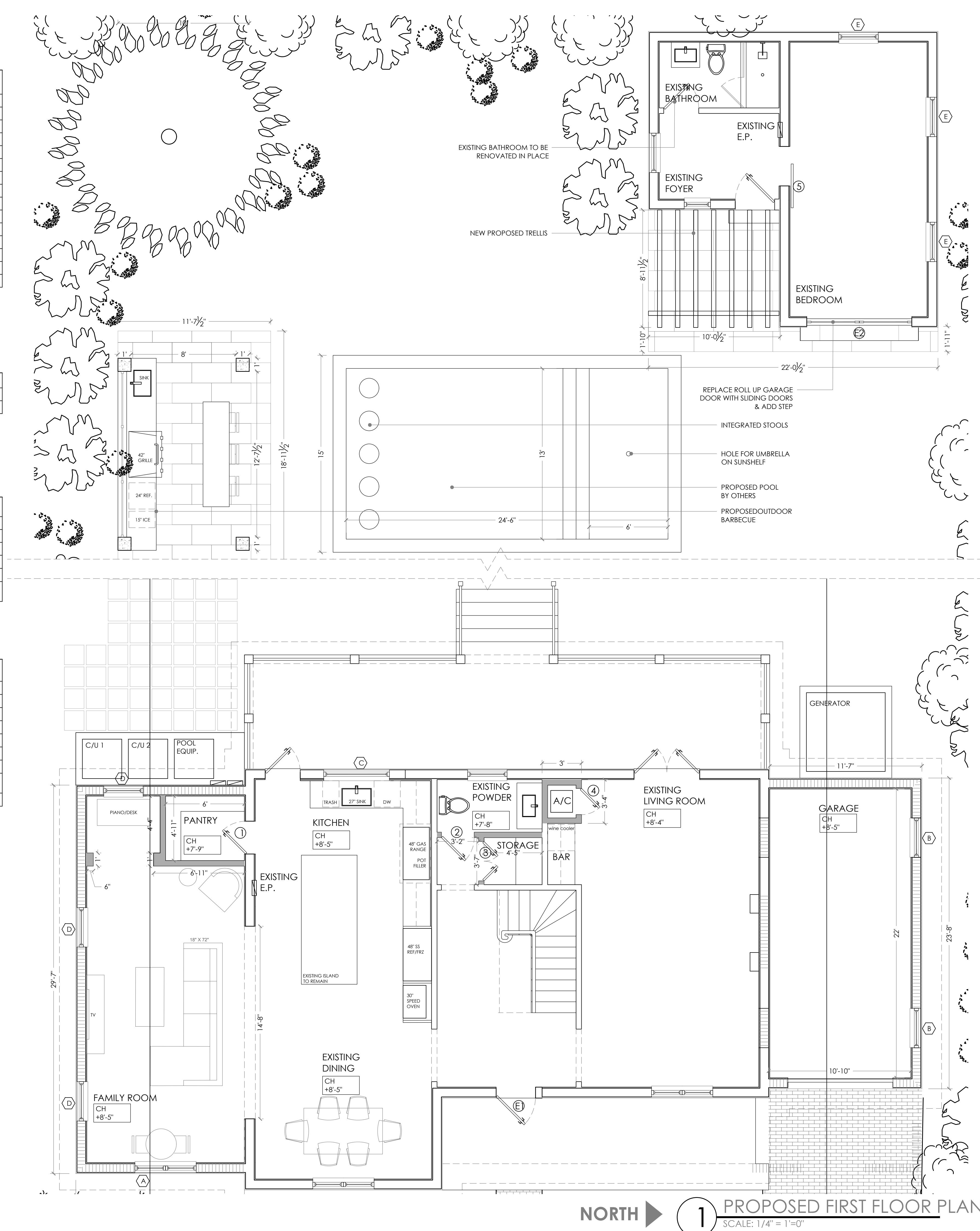
NOTES
ALL INTERIOR DOORS TO BE SOLID CORE 2 PANEL. PRIMED AND PAINTED UNLESS OTHERWISE SPECIFIED
ALL DIMENSIONS TO BE VERIFIED IN FIELD

| SHOWER GLASS SCHEDULE | | | | |
|-----------------------|-------|--------|--|--|
| DOOR No. | WIDTH | HEIGHT | NOTES | |
| S1 | 2'-6" | 7'-0" | SINGLE GLASS DOOR | |
| S2 | 4'-0" | 7'-0" | SINGLE 2'-6" GLASS DOOR IN BETWEEN 9" GLASS PANELS | |

NOTES
ALL SHOWER GLASS ENCLOSURES TO BE CAT II SAFETY GLASS

| EXTERIOR DOOR SCHEDULE | | | | | | |
|---|-------|--------|---------------|----------------|----------------------|------------------------------|
| DOOR No. | WIDTH | HEIGHT | DOOR MATERIAL | MANUFACTURER | N.O.A | NOTES |
| E1 | 3'-0" | 6'-8" | ALUM/GLASS | PGT OR SIMILAR | | ADD 6" SIDELITE |
| E2 | 3'-0" | 6'-8" | ALUM/GLASS | PGT OR SIMILAR | | |
| E3 | 8'-0" | 6'-8" | ALUM/GLASS | PGT OR SIMILAR | | SLIDING DOOR |
| NOTES ALL EXTERIOR GLASS TO BE IMPACT RATED CAT II SAFETY GLASS ALL DIMENSIONS TO BE VERIFIED IN FIELD (*) TO MATCH EXISTING GARAGE DOOR. TO BE APPROVED BY A.O.R. AT THE TIME OF SHOP DRAWINGS SUBMISSIONS | | | | | GLAZING REQUIREMENTS | SGHC: 0.30 U FACTOR: 0.65 |

| WINDOW SCHEDULE | | | | | | | | |
|--|-------|--------|-------------|----------------|-------------|----------------|----------------------|------------------------------|
| TAG | WIDTH | HEIGHT | WINDOW TYPE | FRAME MATERIAL | FRAME COLOR | MANUFACTURER | N.O.A | NOTES |
| A | 4'-8" | 5'-2" | CASEMENT | ALUMINUM | WHITE | PGT OR SIMILAR | | |
| B | 3'-0" | 4'-4" | FIXED | ALUMINUM | WHITE | PGT OR SIMILAR | | *coordinate with elevation |
| C | 5'-0" | 3'-0" | CASEMENT | ALUMINUM | WHITE | PGT OR SIMILAR | | |
| D | 3'-0" | 2'-6" | CASEMENT | ALUMINUM | ALUMINUM | PGT OR SIMILAR | | |
| E | 3'-0" | 3'-0" | CASEMENT | ALUMINUM | ALUMINUM | PGT OR SIMILAR | | |
| F | 3'-0" | 2'-0" | CASEMENT | ALUMINUM | ALUMINUM | PGT OR SIMILAR | | |
| G | 3'-0" | 4'-2" | CASEMENT | ALUMINUM | ALUMINUM | PGT OR SIMILAR | | |
| NOTES ALL EXTERIOR GLASS TO BE IMPACT RATED CAT II SAFETY GLASS ALL DIMENSIONS TO BE VERIFIED IN FIELD | | | | | | | GLAZING REQUIREMENTS | SGHC: 0.30 U FACTOR: 0.65 |



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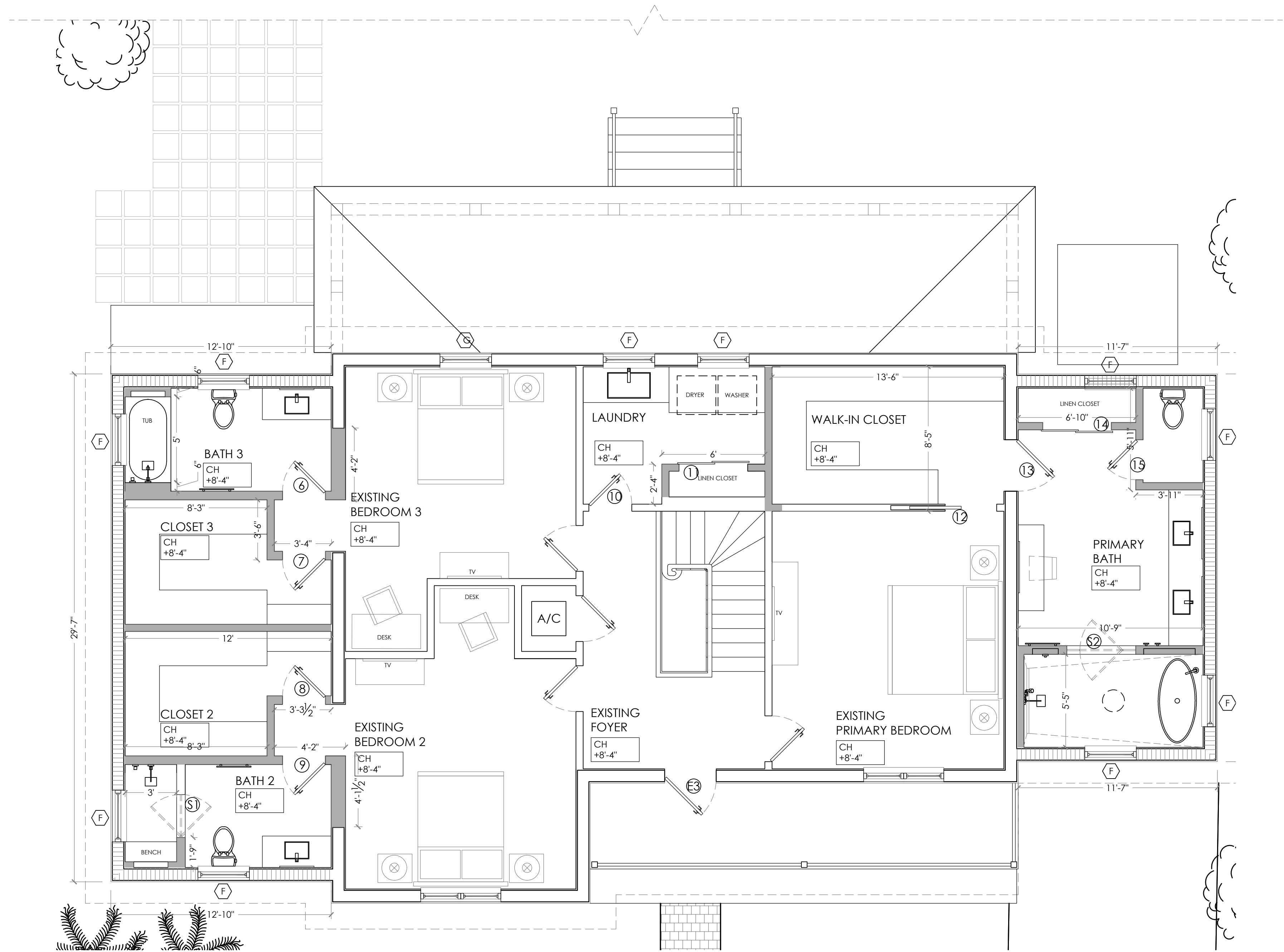
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A1.1



NORTH

1

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

REVISIONS

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SINGLE FAMILY HOME RENOVATION & ADDITION

TIRADO

2622 SAN DOMINGO ST., CORAL GABLES, FL 33134

DEBOWSKY DESIGN GROUP

ARCHITECTURE, PLANNING & INTERIORS

4384 SOUTHWEST 13TH STREET
MIAMI, FLORIDA 33134
305.495.2751
FLORIDA LICENSE # AR 94898
AA 260022858

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| STUART DEBOWSKY AR 94898 AA 260022858 | |
| DATE | 2021.08.30 |
| JOB No. | 20-649 |
| SHEET No. | 07 OF - |

A1.2

REVISIONS

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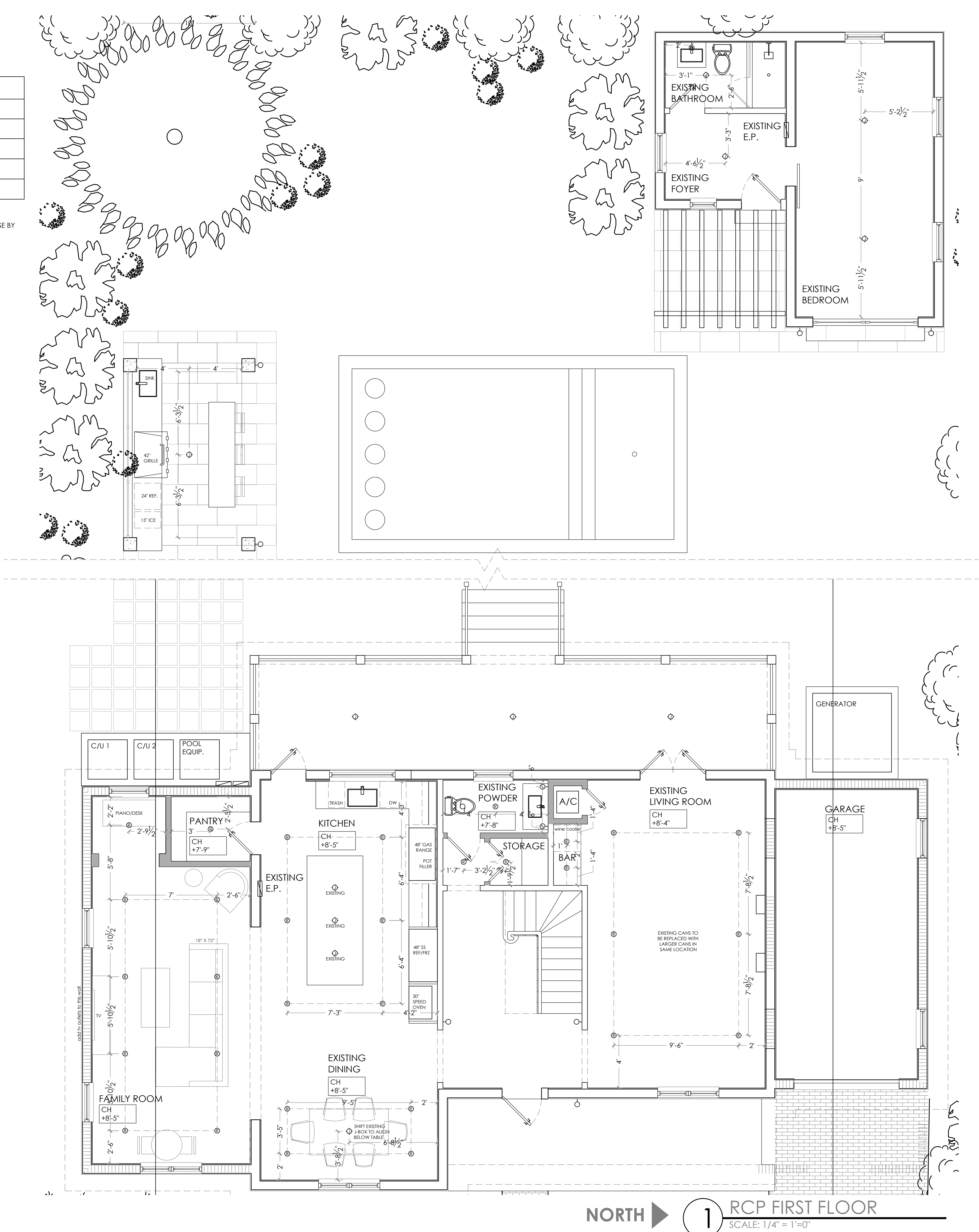
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|-----------|------------|
| DATE | 2021.08.30 |
| JOB No. | 20-649 |
| SHEET No. | 08 OF - |

A2.1

LIGHTING LEGEND

| MARK | TYPE | MANUFACTURER | NOTES |
|------|-------------------------|---------------|---|
| Ⓡ | RECESSED CAN | BY CONTRACTOR | RECESSED CAN TO MATCH EXISTING |
| Ⓡ | ADJUSTABLE RECESSED CAN | BY CONTRACTOR | ADJUSTABLE DIRECTION |
| Ⓡ | J BOX | BY CONTRACTOR | CEILING MOUNTED LIGHT OR FAN - SEE ID DOCUMENTS |
| Ⓡ | FLOOR OUTLET | BY CONTRACTOR | |
| --- | LED STRIP | BY CONTRACTOR | LOW VOLTAGE LED STRIP BELOW CASEWORK |

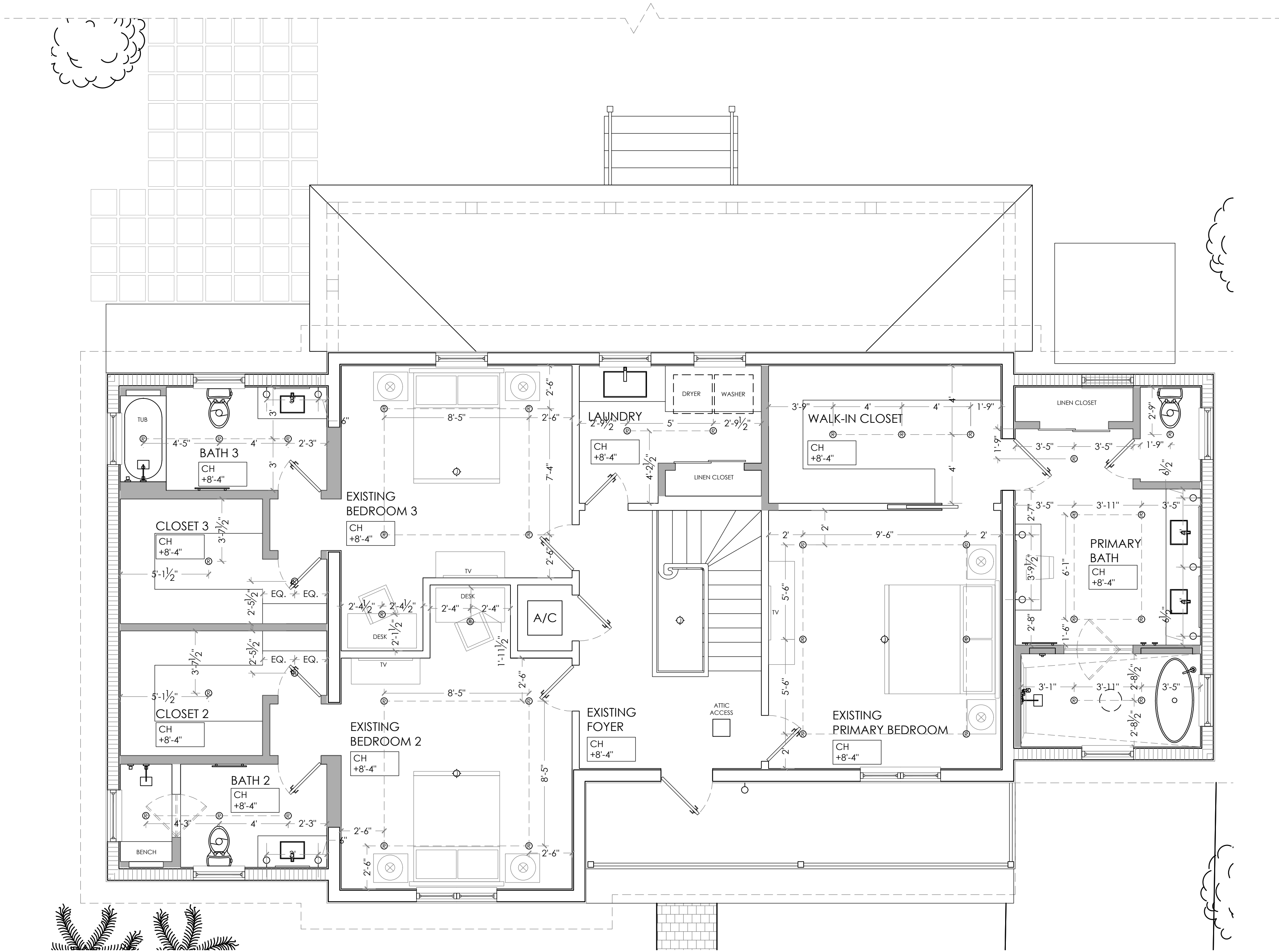
NOTES
ALL LIGHTING TO BE SUPPLIED BY CONTRACTOR UNLESS NOTED - ALL CONTRACTOR SELECTIONS TO BE APPROVED BY ARCHITECT/OWNER PRIOR TO PURCHASE
IF UNMARKED - RECESSED CANS TO BE 4" IC RATED AIR TIGHT UNITS - ARCHITECT/OWNER TO APPROVE UNITS BEFORE PURCHASE BY CONTRACTOR



NORTH

1

RCP FIRST FLOOR
SCALE: 1/4" = 1'-0"



NORTH

1

RCP - SECOND FLOOR

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

REVISIONS

| # | DATE |
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|-----------|------------|
| DATE | 2021.08.30 |
| JOB No. | 20-649 |
| SHEET No. | 09 OF - |

A2.2



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'=0"



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

REVISIONS

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| DATE | 2021.08.30 |
| JOB No. | 20-649 |
| SHEET No. | 10 OF - |

A3.1

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SINGLE FAMILY HOME RENOVATION & ADDITION

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|---|------------|
| STUART DEBOWSKY AR 94898 AA 260022858 | |
| DATE | 2021.08.30 |
| JOB No. | 20-649 |
| SHEET No. | 11 OF - |

A3.2



2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1"=0"



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

REVISIONS

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| DATE | 2021.08.30 |
| JOB No. | 20-649 |
| SHEET No. | 12 OF - |

A3.3



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



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

REVISIONS

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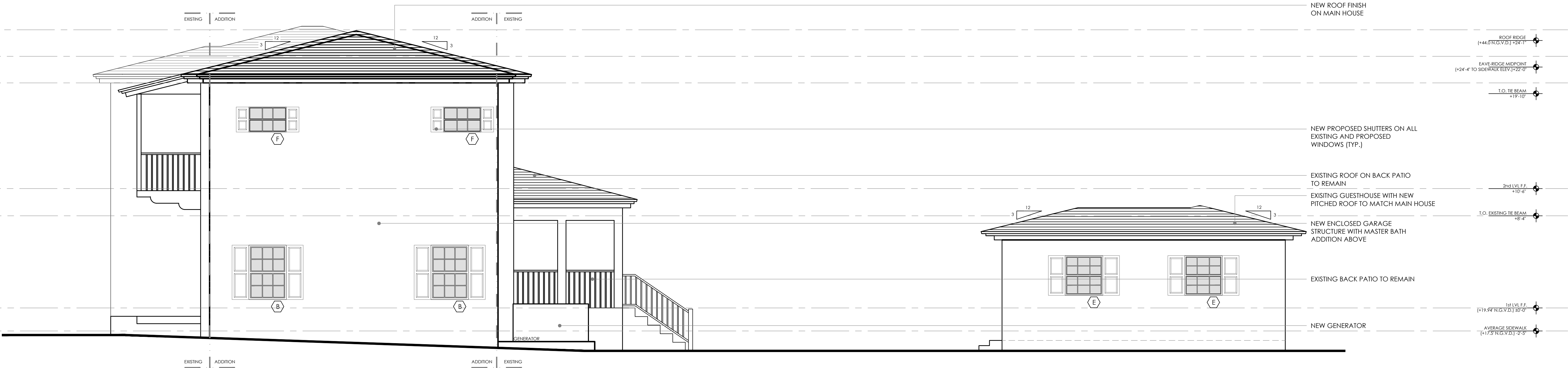
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| DATE | 2021.08.30 |
| JOB No. | 20-649 |
| SHEET No. | 13 OF - |

A3.4



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



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

REVISIONS

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SINGLE FAMILY HOME RENOVATION & ADDITION

TIRADO

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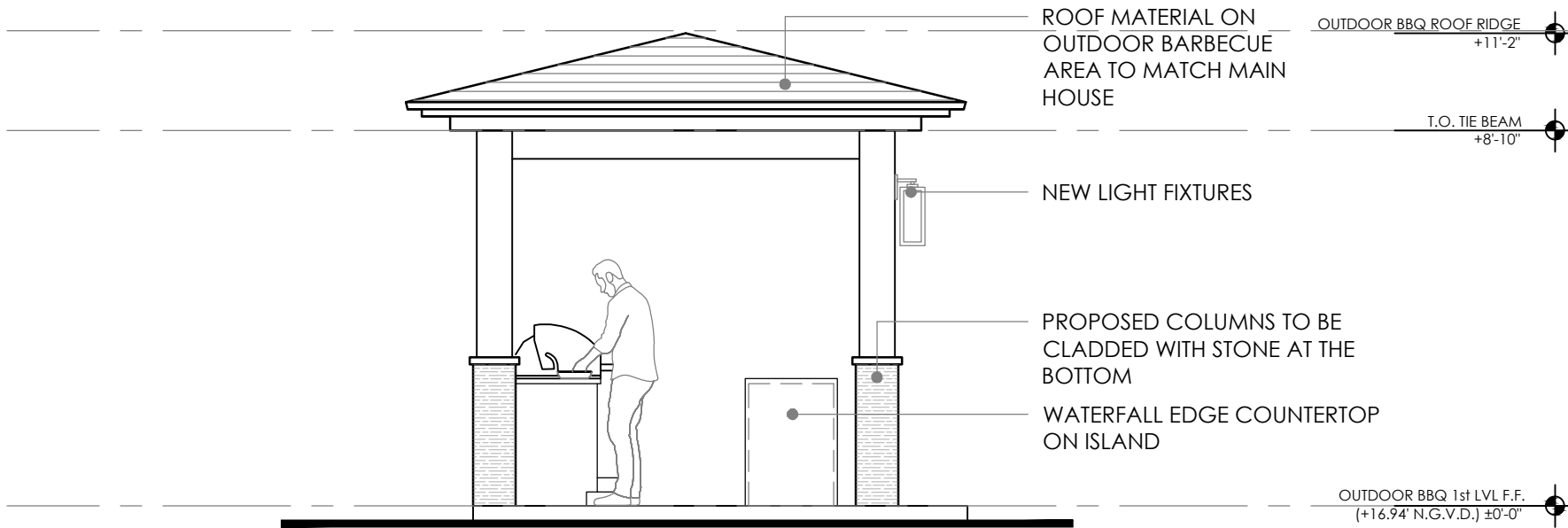
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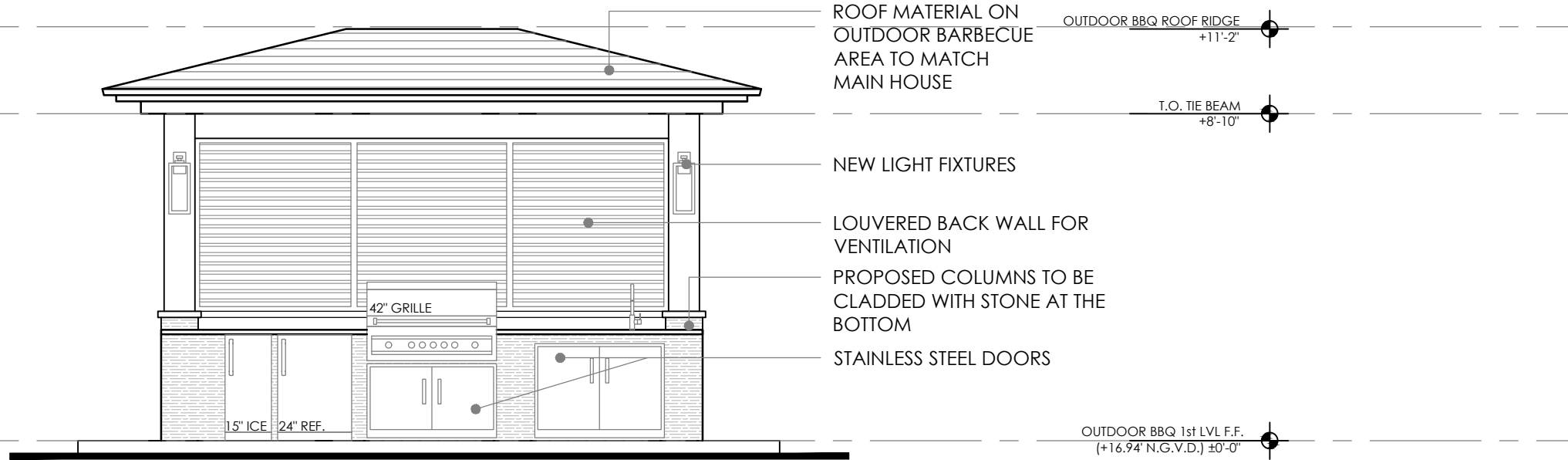
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| DATE | 2021.08.30 |
| JOB No. | 20-649 |
| SHEET No. | 14 OF - |

A3.5



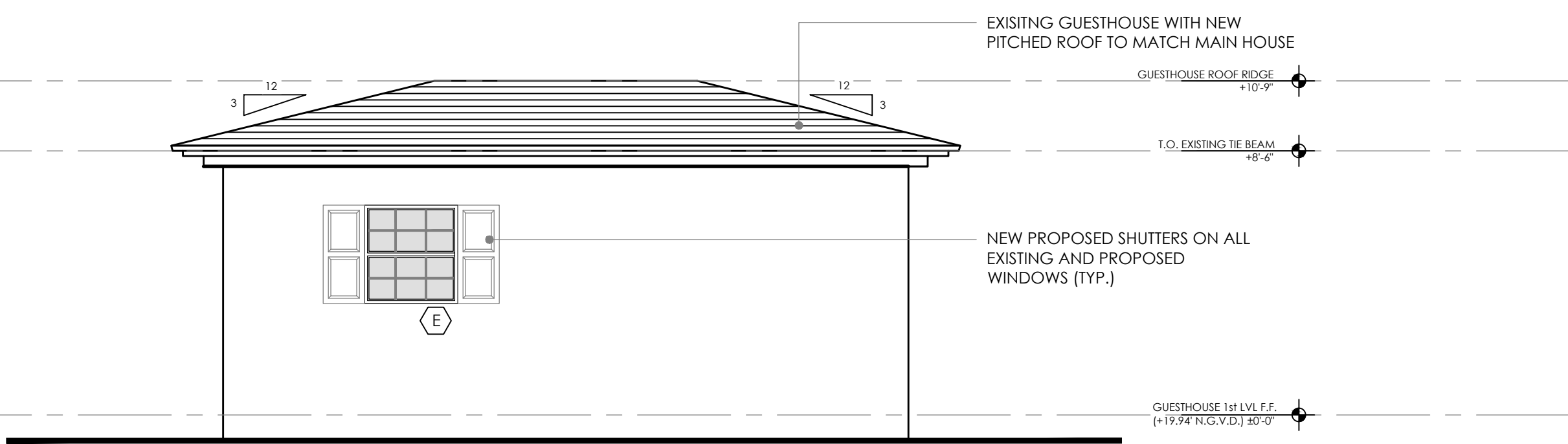
6 BBQ SIDE ELEVATION
SCALE: 1/4" = 1'=0"



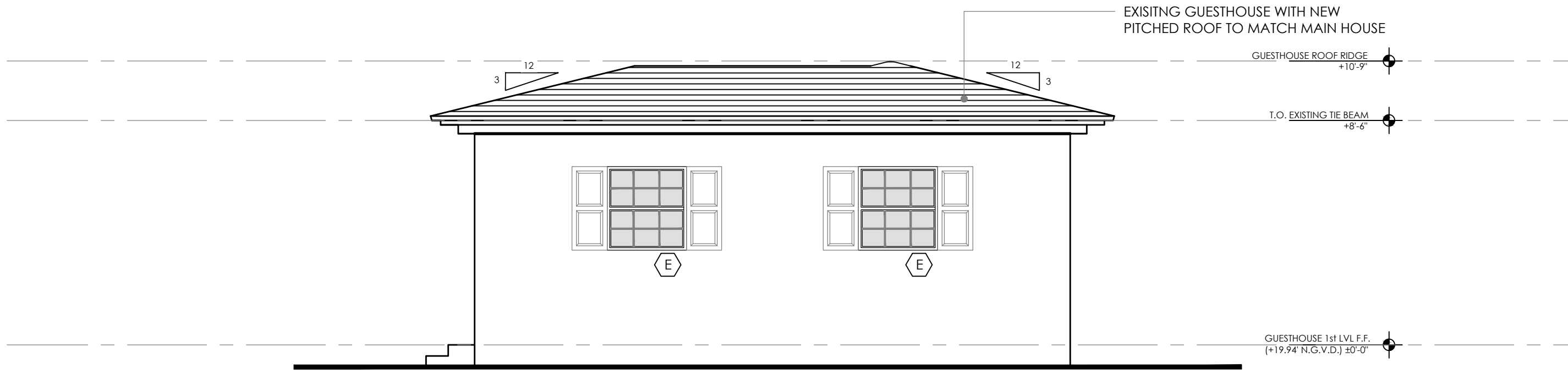
5 BBQ FRONT ELEVATION
SCALE: 1/4" = 1'=0"



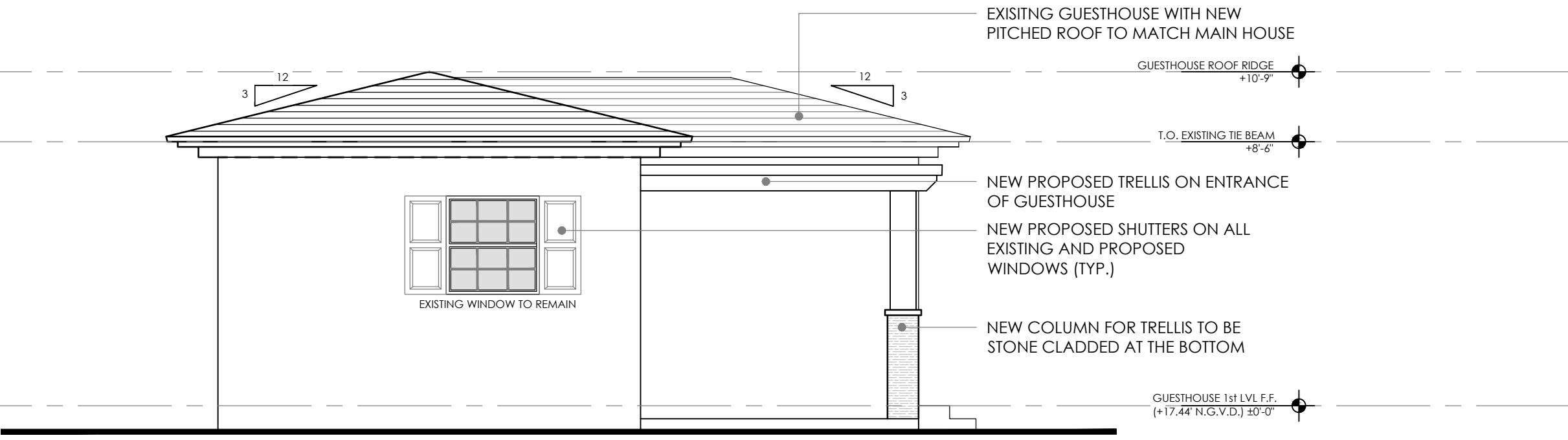
4 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'=0"



3 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'=0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'=0"



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

REVISIONS

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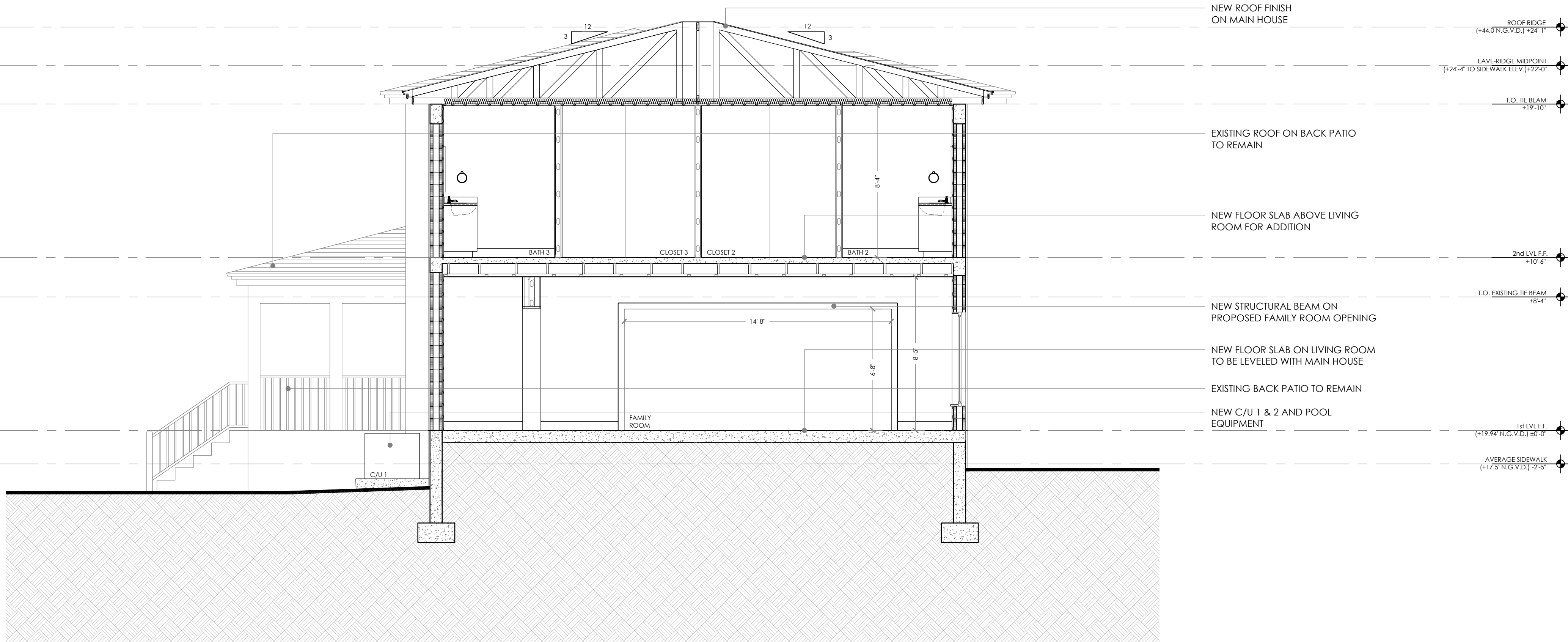
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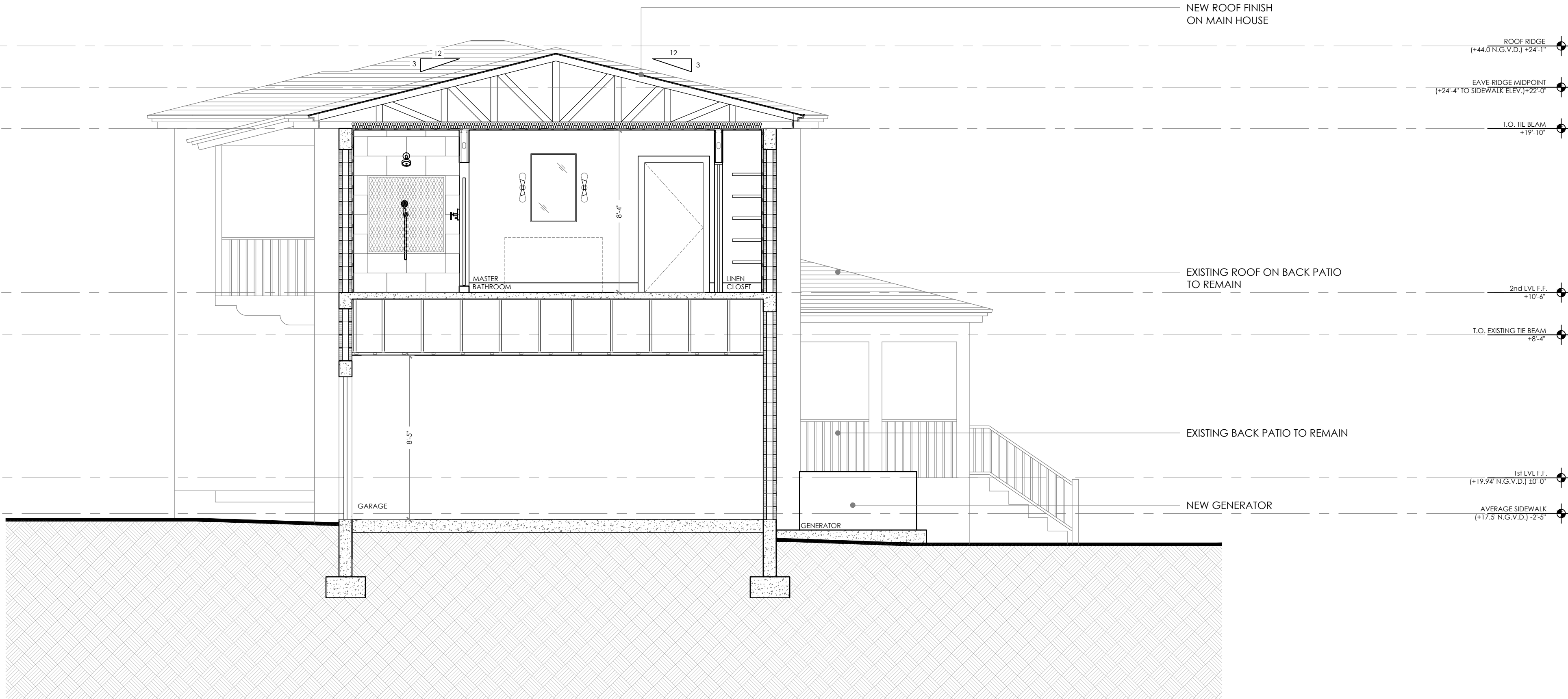
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| DATE | 2021.08.30 |
| JOB No. | 20-649 |
| SHEET No. | 15 OF - |

A4



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



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

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PROPERTY ADDRESS:

2622 SAN DOMINGO STREET
CORAL GABLES, FL 33134

BOUNDARY SURVEY

Prepared for:
Monica Tirado



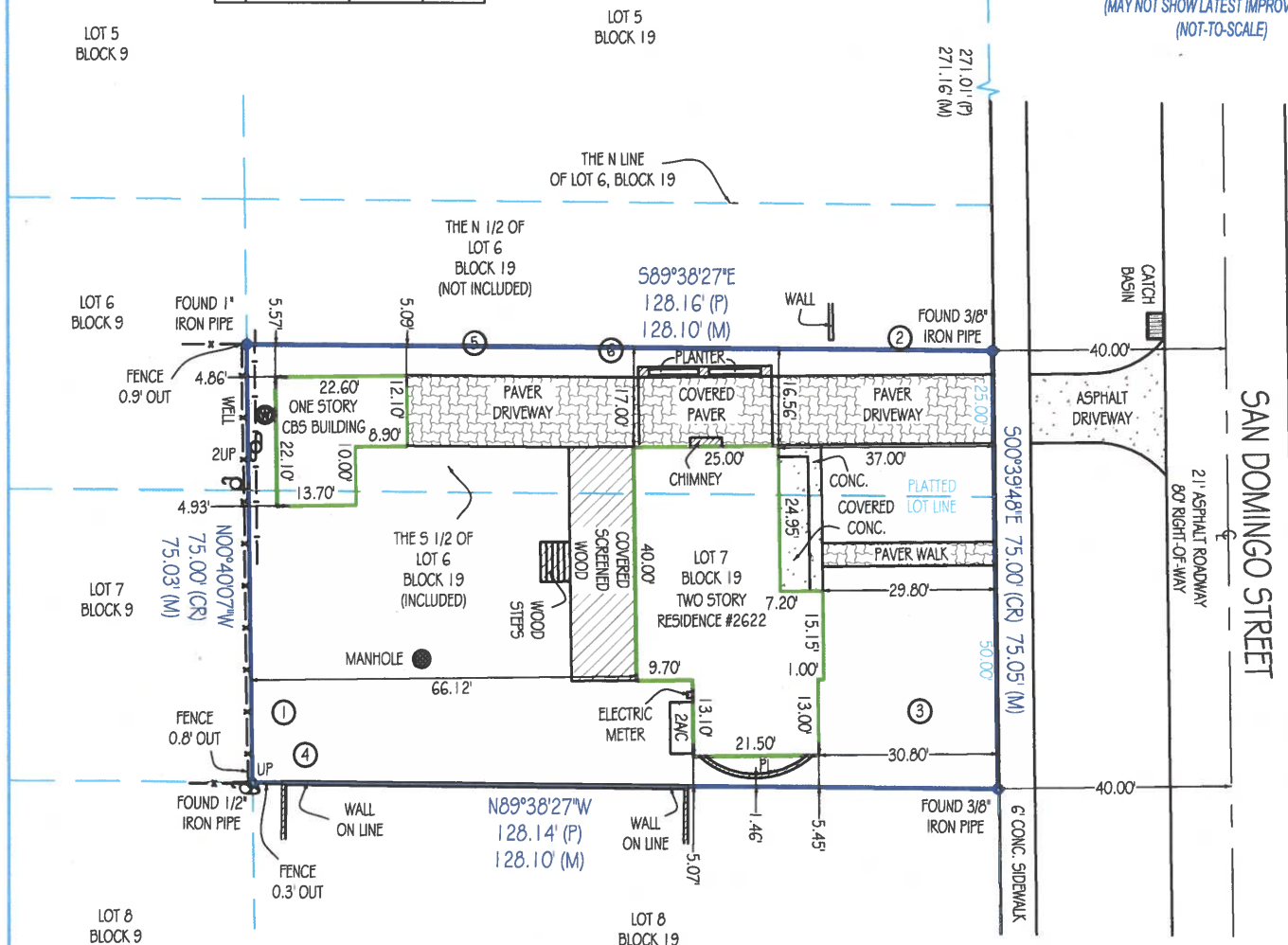
SCALE: 1"=30'

| TREE | | | |
|------|------------|------|---------|
| | TYPE | SIZE | HEIGHT± |
| 1 | OAK | 2' | 45± |
| 2 | OAK | 2' | 35± |
| 3 | OAK | 3' | 35± |
| 4 | ROYAL TREE | 2.3' | 45± |
| 5 | ROYAL TREE | 3' | 38± |
| 6 | PALM TREE | 0.7' | 34± |

BEARING REFERENCE:
CENTER LINE OF SAN DOMINGO STREET AS S00°39'48"E
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



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



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
- PAVER WALK CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF LOT AS SHOWN.

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.
NO APPROVAL FOR CONSTRUCTION HAS BEEN MADE BY THIS OFFICE.

Job Number : 102451-SE

Rev.:

Drawn By : A.I.

Rev.:

Date of Field Work : 03/24/2020

Rev.:

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LICENSED BUSINESS # 8007

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LEGAL DESCRIPTION:

Lot 7 and the South 1/2 of Lot 6, Block 19, Coral Gables Section D, according to the plat thereof as recorded in Plat Book 25, Page(s) 74, of the Public Records of Miami-Dade County, Florida.

PROPERTY ADDRESS:

2622 SAN DOMINGO STREET
CORAL GABLES, FL 33134

INVOICE NUMBER: 102451-SE

DATE OF FIELD WORK: 03/24/2020

CERTIFIED TO
MONICA TIRADO

FLOOD ZONE: X

FLOOD MAP: 12086C

PANEL: 0456

SUFFIX: L

PANEL DATE: 09/11/2009

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.

- PAVER WALK CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF LOT AS SHOWN.

GENERAL NOTES:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM LANDTEC SURVEYING. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. CORNERS SHOWN AS "SET" ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) # 5639.

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 6J-17.051 & 6J-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 6J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by Andrew Snyder
DN: c=US, o=Landtec Surveying Inc,
ou=A01410D0000016C242483F500002A58, cn=Andrew Snyder
Date: 2020.06.02 11:15:31 -04'00'
Adobe Acrobat version: 2020.009.20065

DATE: 03/25/2020

SIGNATURE
ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC 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

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

BOUNDARY LINE
BUILDING LINE
CENTERLINE
EASEMENT LINE
METAL FENCE
WOODEN FENCE
PVC FENCE
OVERHEAD CABLE

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