NEIGHBORS ACROSS STREET TO SW

NEIGHBORS ACROSS STREET

EXISTING PROPERTY STREET VIEW

NEIGHBORS TO WEST SIDE

EXISTING PROPERTY

NEIGHBORS TO EAST SIDE

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AA#26001777

project info :

Addition & Remodeling Residence for: Kenny Platt, Ileana Platt, Nicolas Platt.

437 Fluvia Ave,
Coral Gables, Florida, 33134
Folio No. 03-4117-004-2580

seal :

ROBERT K. MORISETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

drawing data :

EXISTING CONTEXT

project number : #19915

drawing scale : As Shown

drawing date : January, 2020

phase : Permit Set

sheet number : A3.04

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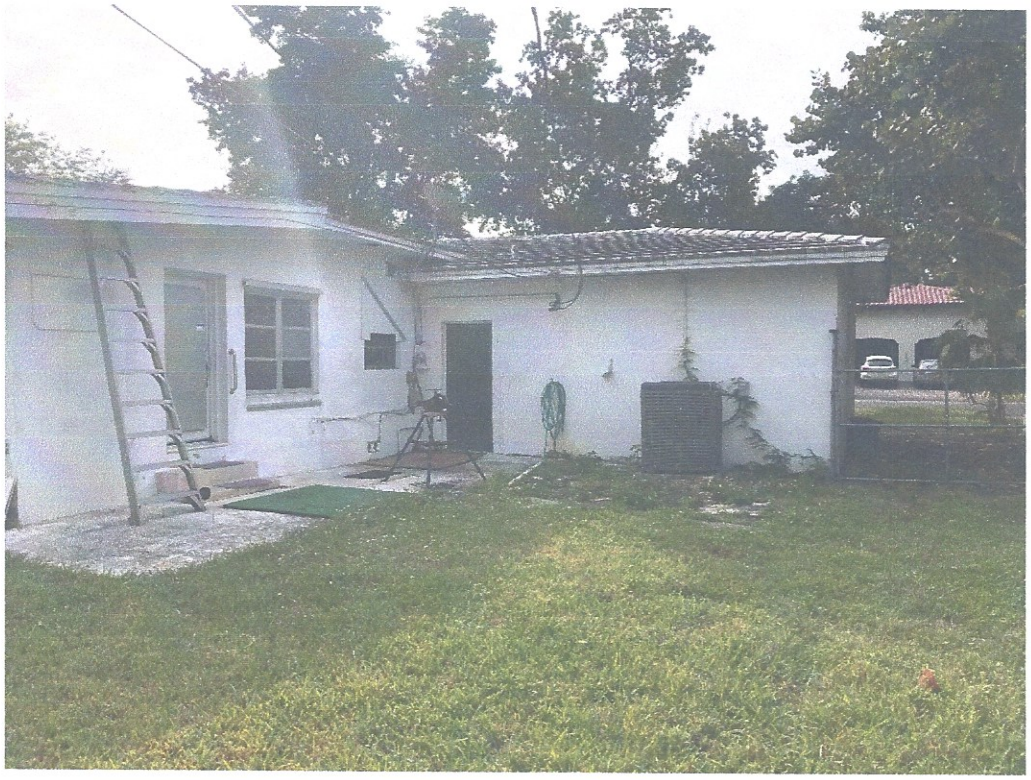
437 Fluvia Ave, Coral Gables, Fl.

Front Elevation

Right Side Elevation

Rear Elevation



Left Side Elevation

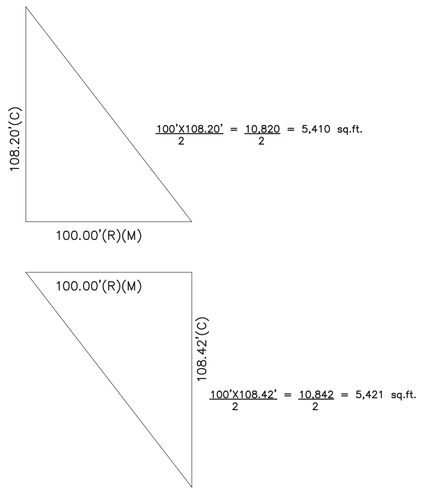
ZONING DATA WORKSHEET

ADDRESS: 437 FLUVIA AVE.
CORAL GABLES, FL. 33134.

FOLIO: 03–4117–004–2580

SCOPE OF WORK: ENTRY FEATURE ADDITION, COVERED TERRACE, KITCHEN, STORAGE AND CABANA LEFT SIDE REAR ADDITION. MASTER BEDROOM RIGHT SIDE REAR ADDITION, COMPLETE INTERIOR REMODELING OF EXISTING RESIDENCE. NEW STRUCTURE ROOF FOR THE ENTIRE HOUSE. NEW PERIMETER FENCE.

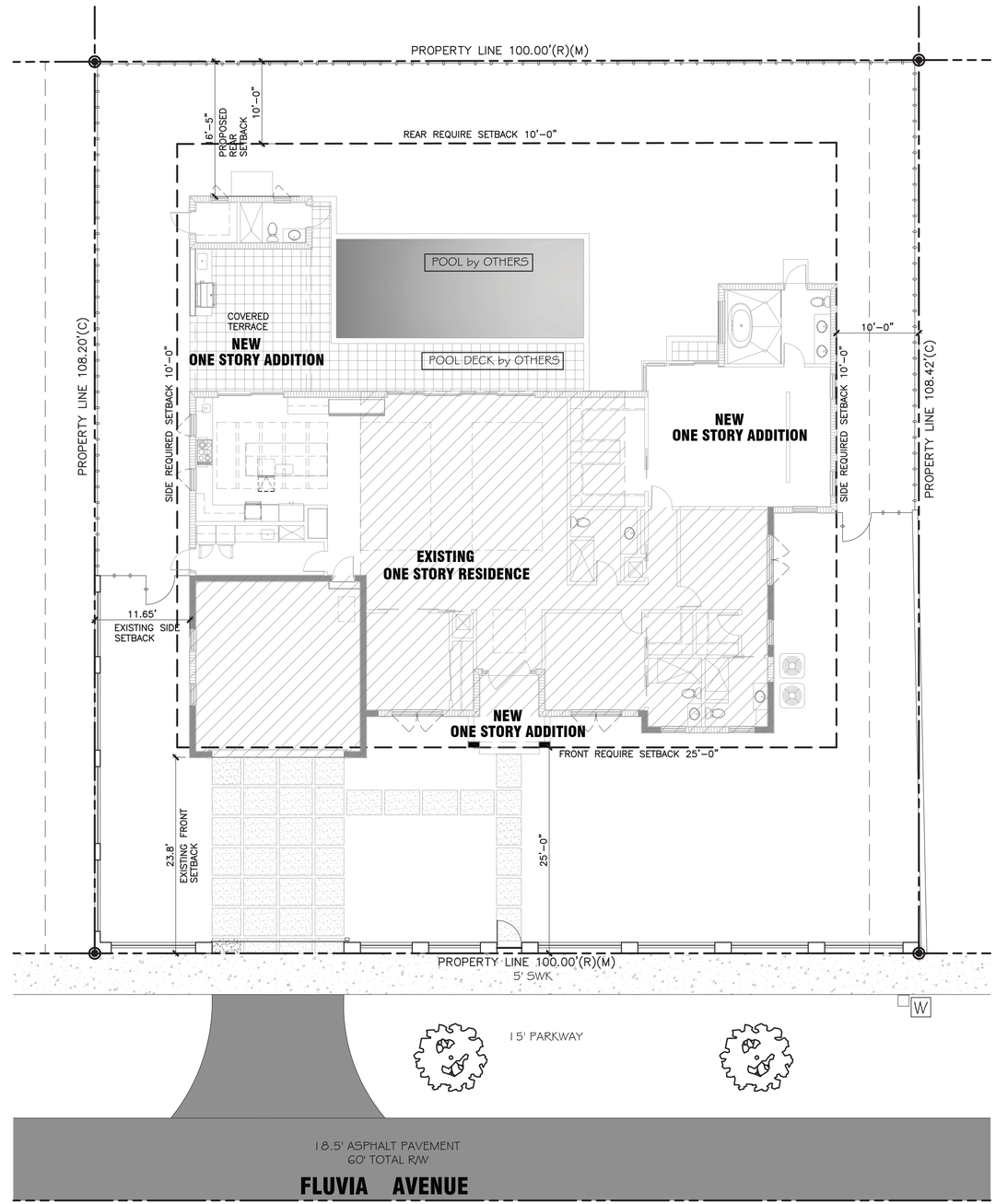
LOT AREA: 10,831 SQ.FT.



LOT SIZE CALCULATION:

5,410 + 5,421 =10,831

DIAGRAM # 1
SETBACKS
(ZONING CODE ARTICLE 4, SECTION 4–101, D., #4 & #5



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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

2 10/12/20 PRE BOA COMMENTS

drawing data :

SETBACKS DIAGRAM #1 ZONING DATA WORKSHEET

project number : #19915

drawing scale : As Shown

drawing date : January, 2020

phase : Permit Set

sheet number : **A0.03**

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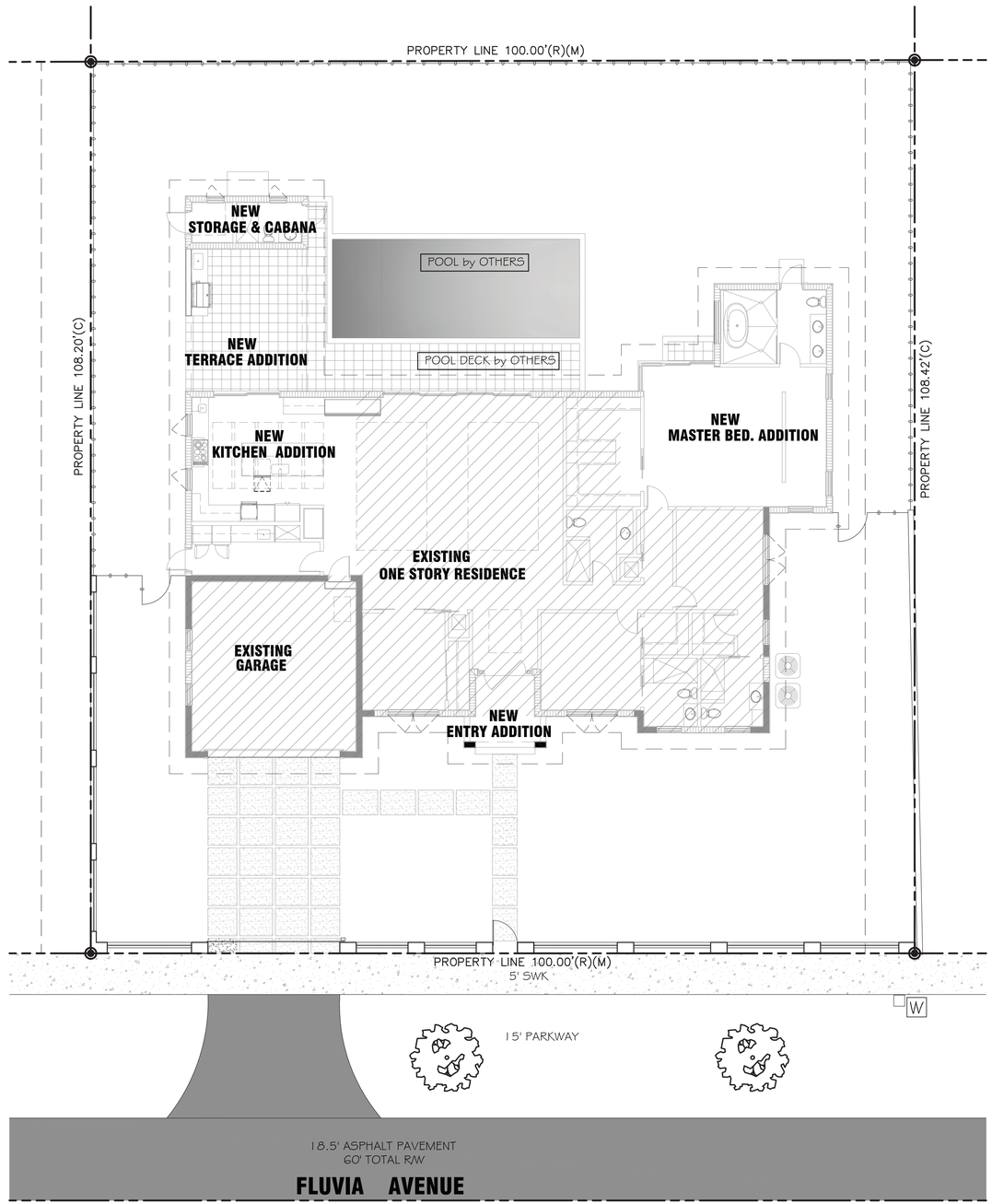
DIAGRAM # 2
GROUND AREA COVERAGE 35%
(ZONING CODE ARTICLE 4, SECTION 4–101, D., #8



G.A.C. 35% CALCULATION:

LOT AREA X 35% = 10,831 SQ.FT. X35% = 3,790.85 SQ.FT.
PROVIDED G.A.C. 35% = 3,635.28 SQ.FT.

CALCULATION BREAK DOWN:

EXISTING A/C FOOTPRINT = 1,710.23 SQ.FT.
EXISTING GARAGE = 457.99 SQ.FT.
NEW ENTRY ADDITION = 73.43 SQ.FT.
NEW MASTER BEDROOM ADDITION = 583.01 SQ.FT.
NEW KITCHEN ADDITION = 461.55 SQ.FT.
NEW STORAGE & CABANA ADDITION = 93.41 SQ.FT.
NEW COVERED TERRACE ADDITION = 255.66 SQ.FT.

TOTAL MAIN RESIDENCE = 3,635.28 SQ.FT.

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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

2 10/12/20 PRE BOA COMMENTS

drawing data :

DIAGRAM #2 GROUND AREA COVERAGE

project number : #19915
drawing scale : As Shown
drawing date : January, 2020
phase : Permit Set
sheet number : **A0.04**

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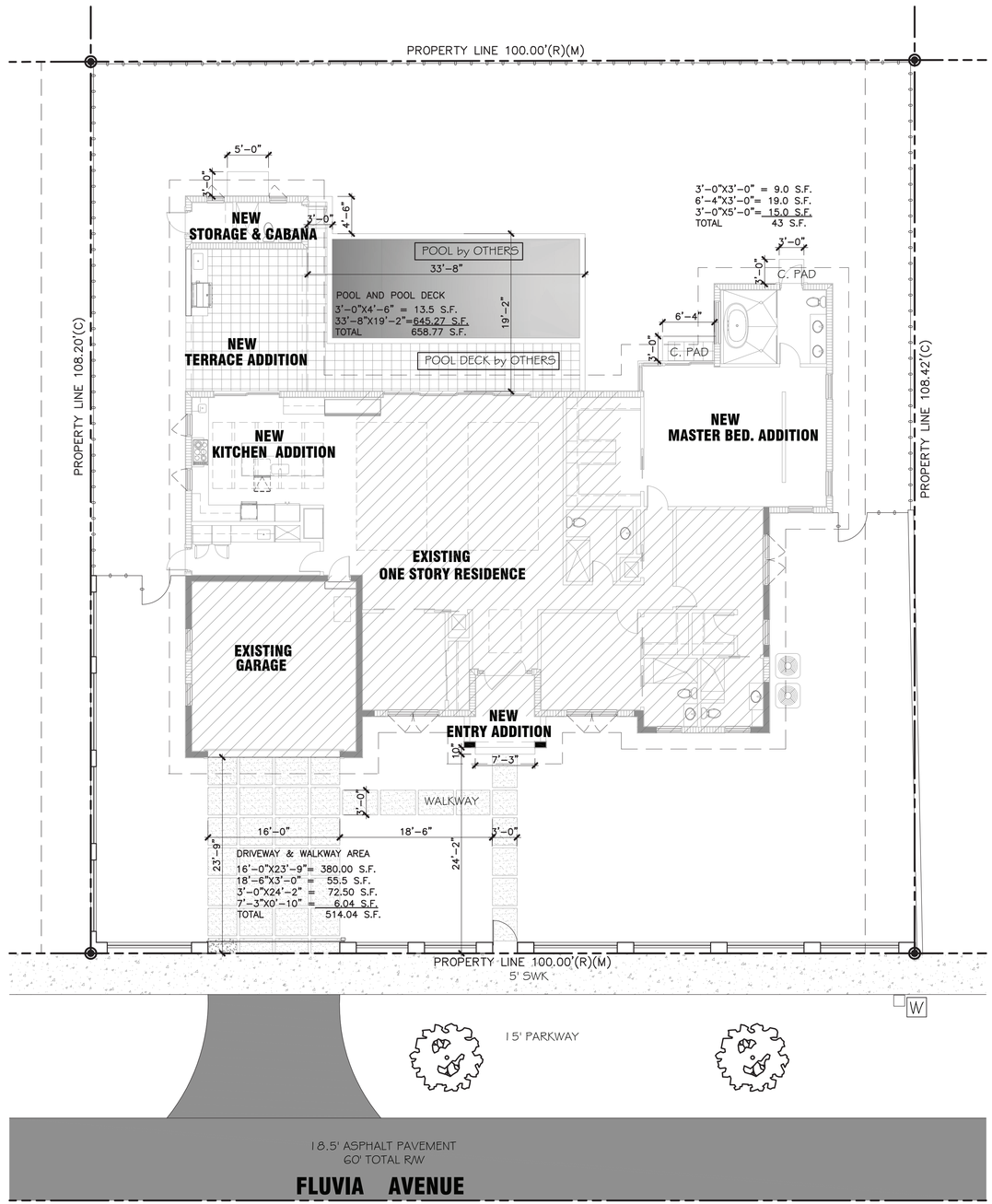
DIAGRAM # 3
GROUND AREA COVERAGE 45%
(ZONING CODE ARTICLE 4, SECTION 4–101, D., #8



G.A.C. 45% CALCULATION:

LOT AREA X 45% = 10,831 SQ.FT. X45% = 4,873.95 SQ.FT.
PROVIDED G.A.C. 45% = 4,866.09 SQ.FT.

CALCULATION BREAK DOWN:

EXISTING A/C FOOTPRINT = 1,710.23 SQ.FT.
EXISTING GARAGE = 457.99 SQ.FT.
NEW ENTRY ADDITION = 73.43 SQ.FT.
NEW MASTER BEDROOM ADDITION = 583.01 SQ.FT.
NEW KITCHEN ADDITION = 461.55 SQ.FT.
NEW STORAGE & CABANA ADDITION = 93.41 SQ.FT.
NEW COVERED TERRACE ADDITION = 255.66 SQ.FT.

TOTAL MAIN RESIDENCE = 3,635.28 SQ.FT.

POOL & POOL DECK = 658.77 SQ.FT.
CONCRETE PADS AREA = 58.00 SQ.FT.
DRIVEWAY AND WALKWAY AREAS = 514.04 SQ.FT.

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Folio No. 03-4117-004-2580

seal :

ROBERT K. MORISETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

2 10/12/20 PRE BOA COMMENTS

drawing data :

DIAGRAM #3 GROUND AREA COVERAGE 45%

project number : #19915
drawing scale : As Shown
drawing date : January, 2020
phase : Permit Set
sheet number : **A0.05**

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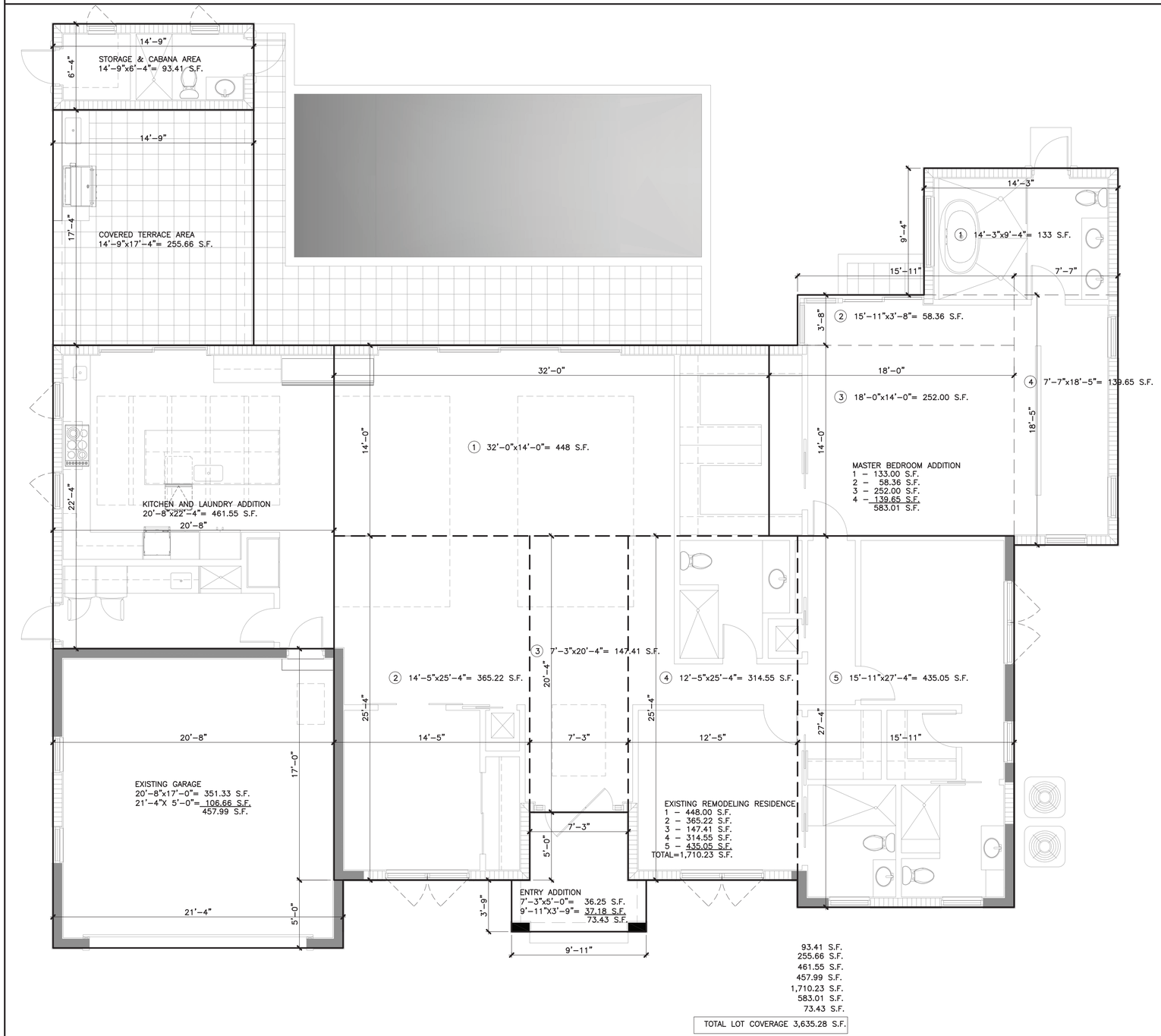
DIAGRAM # 4
FLOOR AREA RATIO
(ZONING CODE ARTICLE 4, SECTION 4–101, D., #9 & #10



F.A.R. CALCULATION:

LOT AREA 1st 5,000 SQ.FT. X 48% = 2,400 SQ.FT.
LOT AREA 2nd 5,000 SQ.FT. X 35% = 1,750 SQ.FT.
REMAINDER OF THE LOT AREA X 30% = 249.3 SQ.FT.

48% + 35% + 30% = MAX. ALLOWED F.A.R.
2400 + 1,750 + 249.3 = 4,399,3 SQ.FT.

MAX. ALLOWED = 4,399,3 SQ.FT.
PROVIDE F.A.R. = 3,635.28 SQ.FT.

CALCULATION BREAK DOWN:

GROUND FLOOR:

EXISTING A/C FOOTPRINT = 1,710.23 SQ.FT.
EXISTING GARAGE = 457.99 SQ.FT.
NEW ENTRY ADDITION = 73.43 SQ.FT.
NEW MASTER BEDROOM ADDITION = 583.01 SQ.FT.
NEW KITCHEN ADDITION = 461.55 SQ.FT.
NEW STORAGE & CABANA ADDITION = 93.41 SQ.FT.
NEW COVERED TERRACE ADDITION = 255.66 SQ.FT.

TOTAL MAIN RESIDENCE = 3,635.28 SQ.FT.

SECOND FLOOR:

N/A.

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Folio No. 03-4117-004-2580

seal :

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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

2 10/12/20 PRE BOA COMMENTS

drawing data :

DIAGRAM #4 FLOOR AREA RATIO

project number : #19915

drawing scale : As Shown

drawing date : January, 2020

phase : Permit Set

sheet number : **A0.06**

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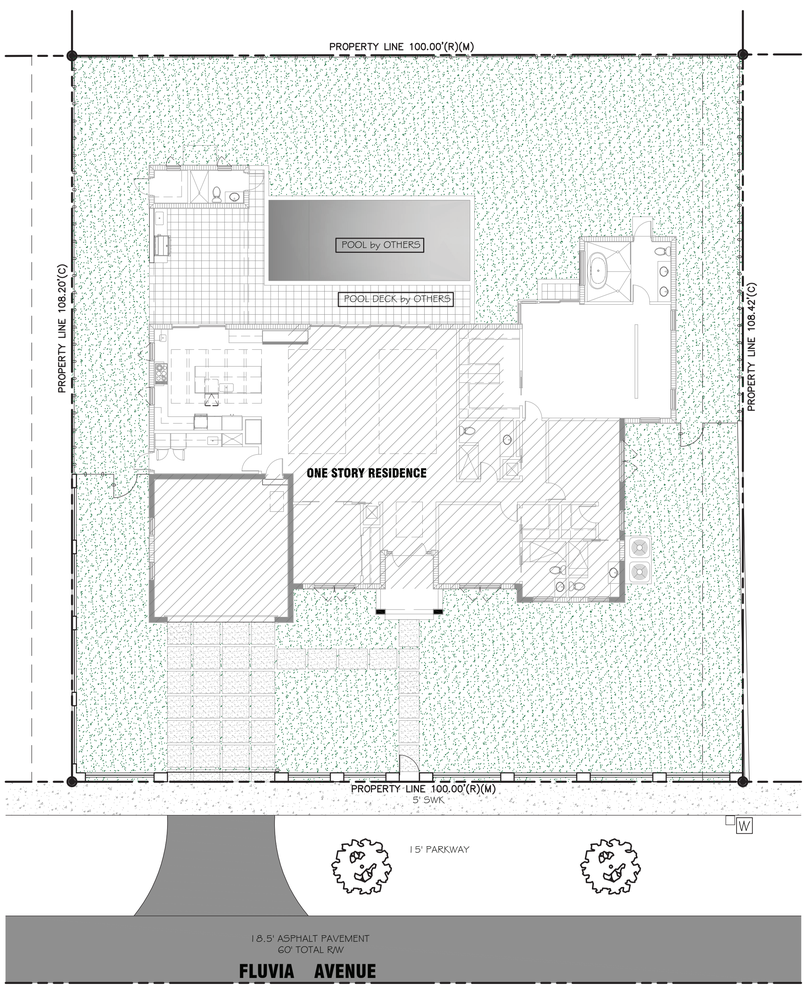
DIAGRAM # 5
LANDSCAPING REQUIREMENTS
(ZONING CODE ARTICLE 5, SECTION 5-1105.B.)



LANDSCAPING CALCULATION:

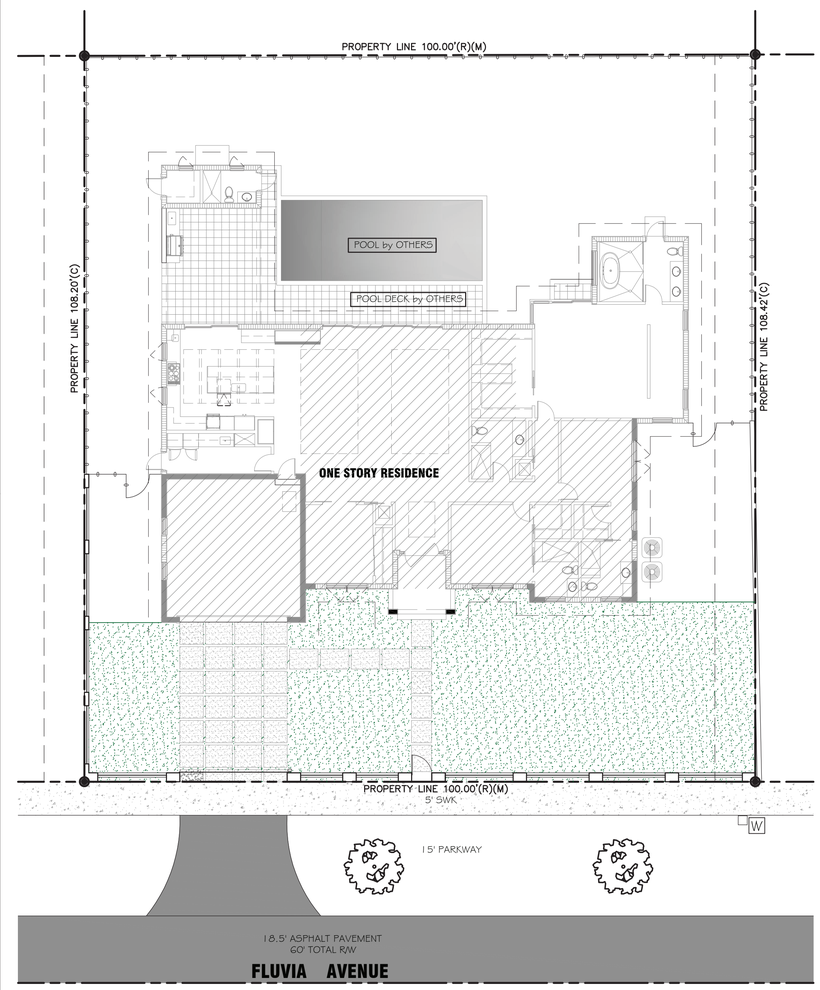
LOT AREA X 40% = 10,831 SQ.FT. X40% = 4,332.4 SQ.FT.
MIN. REQUIRED LANDSCAPE (GREEN AREA) = 4,332.4 SQ.FT.

PROVIDED = 4,866.09 SQ.FT.

LANDSCAPING CALCULATION PART TWO
FRONT YARD AREA :

40% SUM = 4,332.4 SQ.FT. X 20% = 866.48 SQ.FT.
MIN. REQUIRED FRONT YARD LANDSCAPE

PROVIDED = 1,978.43 SQ.FT.



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project info :

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437 Fluvia Ave,
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Folio No. 03-4117-004-2580

seal :

ROBERT K. MORISETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

2	10/12/20	PRE BOA COMMENTS

drawing data :

DIAGRAM #5 LANDSCAPE REQUIREMENTS

project number : #19915
drawing scale : As Shown
drawing date : January, 2020
phase : Permit Set
sheet number : **A0.07**

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ZONING INFORMATION:

ZONING DATA – CITY OF CORAL GABLES
(CODE OF ORDINANCES)

SITE ADDRESS:	437 FLUVIA AVE, CORAL GABLES, FL. 33134	
FOLIO NO:	03–4117–004–2580	
LEGAL DESCRIPTION:	ALL OF LOT 3 EXCEPT THE WEST 6 FEET, AND ALL LOT 4 AND THE WEST 6 FEET OF LOT 5, BLOCK 145 SUBDIVISION CORAL GABLES CONTRY CLUB SECTION PART SIX, PB 20, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY,FLORIDA.	
PROPERTY OWNER:	KENNY PLATT, ILEANA PLATT & NICOLAS PLATT.	
MAILING ADDRESS:	437 FLUVIA AVE, CORAL GABLES, FL. 33134	
NET LOT AREA:	10,831 S.F. (SEE SHEET A0.03)	
CLASSIFICATION OF WORK:	ADDITION TO EXISTING RESIDENCE	
CURRENT USE:	SINGLE FAMILY RESIDENCE SFR	SINGLE FAMILY RESIDENCE SFR
	ALLOWED	PROPOSED
LOT COVERAGE	35% OF LOT= 3,790.85 S.F.	3,635.28 S.F.
ADDITIONAL GROUND COVERAGE	45% OF LOT= 4,873.95 S.F.	4,866.09 S.F.
MAX HEIGHT	25' TWO STORY	20'–4" ONE STORY
GARAGE NO MORE OF 600 SQ.FT.	600 SQ.FT.	457.99 S.F. (EXISTING)
FAR:		
48% FIRST 5,000 SQ.FT. 35% SECOND 5,000 SQ.FT. 30% REST OF LOT SQ.FT.	2,400 SQ.FT. 1,750 SQ.FT. 249.3 SQ.FT. 4,399.3 SQ.FT. TOTAL FAR	3,635.28 S.F. ZONING PRE–BOA COMMENT#5

MIN. BUILDING SETBACKS:		ALLOWED	PROPOSED
	FRONT SETBACK	25'–0"	23.8' (EXIST.)
	SIDE CORNER		N/A
	SIDE SETBACK	10% LOT WIDTH OR 5'–0"	11.65' (EXISTING) 10'–0" (NEW)
	REAR	10'–0"	16'–4½"(NEW)

APPLICABLE CODES:

(F.A.C.) 2017 FL. ACCESSIBILITY CODE
(F.B.C.) 2017 FL. BUILDING CODE
(F.M.C.) 2017 FL. MECHANICAL CODE
(F.P.C.) 2017 FL. PLUMBING CODE
(F.R.C.) 2017 FLORIDA RESIDENTIAL CODE
(N.E.C.) 2017 NATIONAL ELECTRICAL CODE

FLOOD LEGEND :

ALL FLOOD ELEVATION INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY AS PREPARED BY:

TOMAS J. KELLY INC.
PROFESSIONAL SURVEYOR AND MAPPERS
PH: 786.242.7692
FAX: 786.242.6494

STATE OF FL. PROFESSIONAL LAND SURVEYOR NO. 8077
FIELD WORK DATE: 11–16–2019 SURVEY UPDATED:–
DWG NO. 19–1853

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

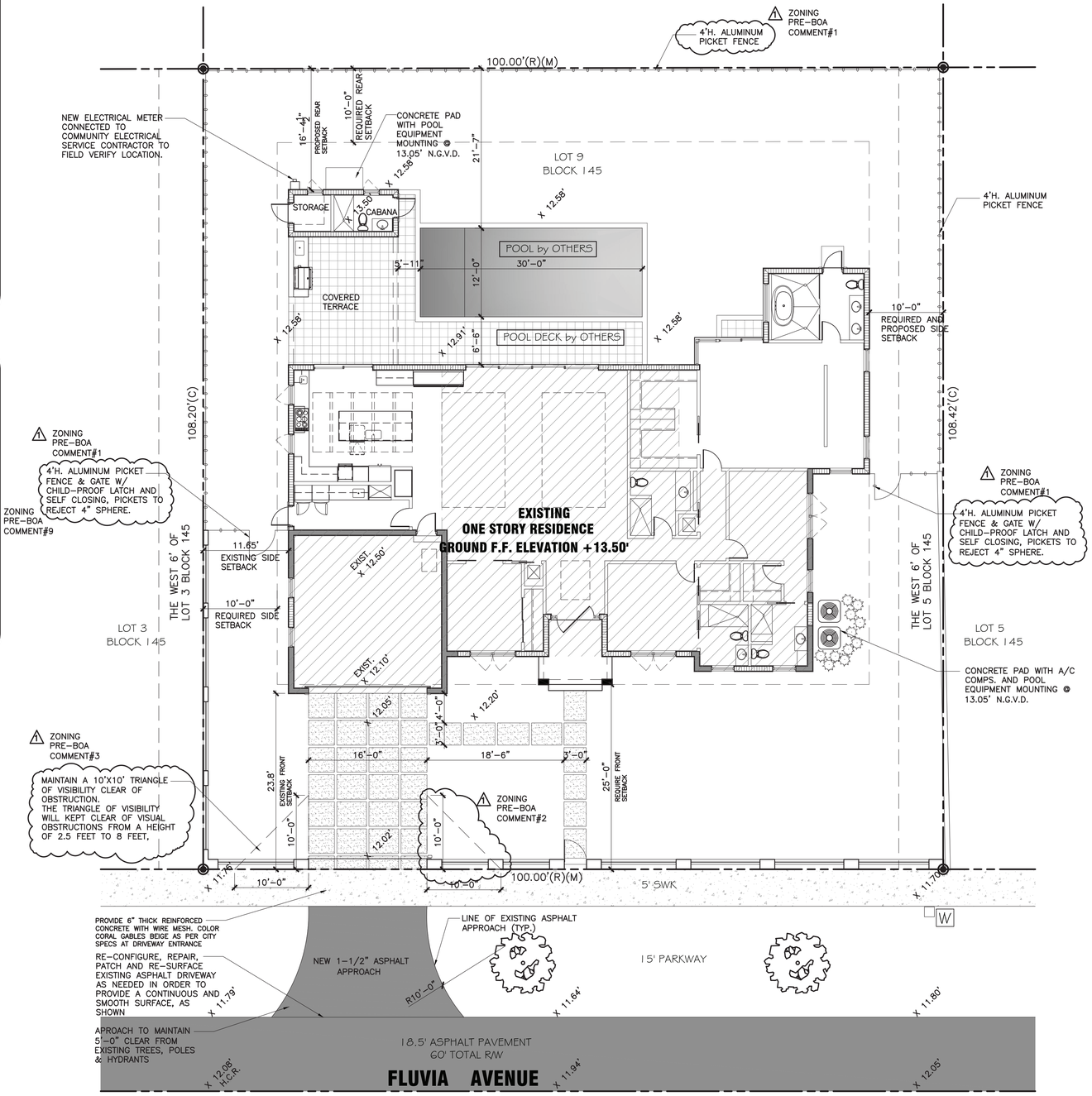
DENOTED 0'–0" : = 13.50 FT. N.G.V.D.
BASE FLOOD : = N/A
FLOOD ZONE : = X
PANEL NO. : = 0459
COMMUNITY NO. ; = 120635
DATE OF FIRM : = 09–11–2009

AREA TABULATION:

EXISTING A/C RESIDENCE	1,710.23 S.F.
EXISTING GARAGE	457.99 S.F.
NEW ENTRY	73.43 S.F.
NEW MASTER BEDROOM ADDITION	583.01 S.F.
NEW KITCHEN AREA ADDITION	461.55 S.F.
NEW STORAGE & CABANA ADDITION	93.41 S.F.
NEW COVERED TERRACE ADDITION	255.66 S.F.
TOTAL MAIN RESIDENCE	3,635.28 S.F.
POOL & POOL DECK	658.77 S.F.
CONCRETE PADS AREA	58.00 S.F.
DRIVEWAY AND WALKWAY AREA:	514.04 S.F.

UNDER SEPARATE PERMIT:

*DRIVEWAY
*FENCE
*POOL
*WINDOWS
*DOORS
*WATERPROOFING
*ROOFING



18 Site Plan
SCALE: 1/8"=1'–0"

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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

2	10/12/20	PRE BOA COMMENTS
1	08/21/20	PRE BOA COMMNETS

drawing data :

ARCHITECTURAL SITE PLAN & ZONING TABULATION

project number : #19915
drawing scale : As Shown
drawing date : January, 2020
phase : Permit Set
sheet number : **A1.01**

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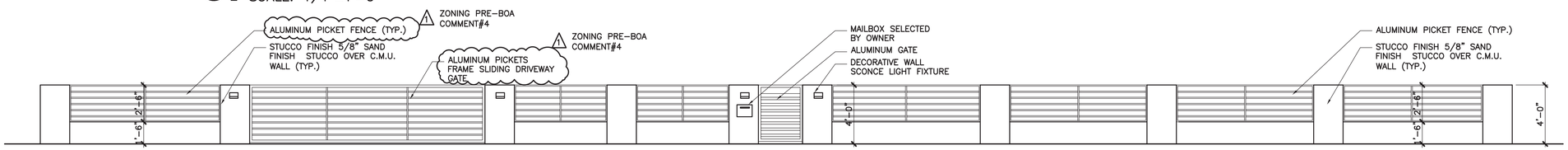
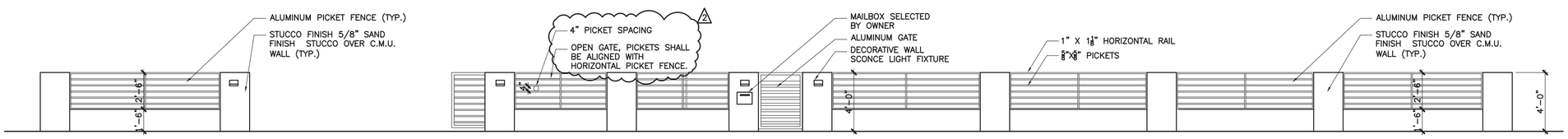
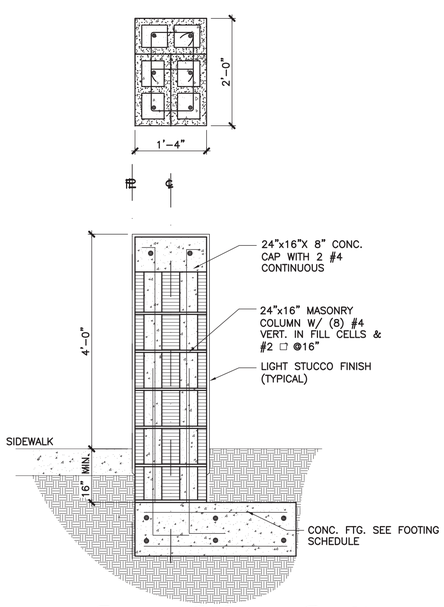
01 PROPOSED FENCE FRONT ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"



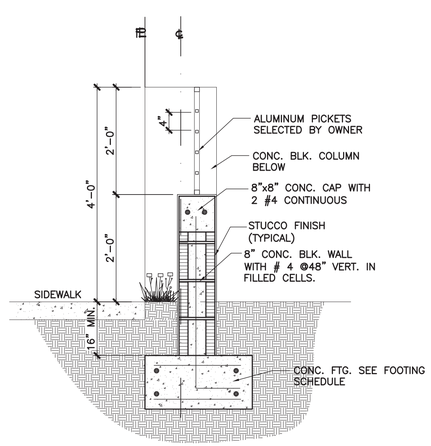
02 PROPOSED FENCE FRONT ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"



03 PROPOSED FENCE WITH GATE OPEN
SCALE: 1/4"=1'-0"



04 Fence Column Section
SCALE: 3/4"=1'-0"



04 Low Wall fence Section
SCALE: 3/4"=1'-0"

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seal :

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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

2	10/12/20	PRE BOA COMMENTS
1	08/21/20	PRE BOA COMMENTS

drawing data :

PROPOSED FENCE ELEVATION

project number : #19915
drawing scale : As Shown
drawing date : January, 2020
phase : Permit Set
sheet number : A1.02

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NOTE:
- NONABSORBENT SURFACES ON WALLS ENCLOSING BATHTUBS AND SHOWER COMPARTMENTS MUST EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR. TYP FOR ALL BATHROOMS. AS PER F.B.C.' 17 R307.2.
- EGRESS WINDOW TO PROVIDE 20" MIN. WIDTH CLEAR & 24" MIN. IN HEIGHT CLEAR OPENING & 5.7 SILL HEIGHT TO BE MAX. 44" A.F.F. (TYP)

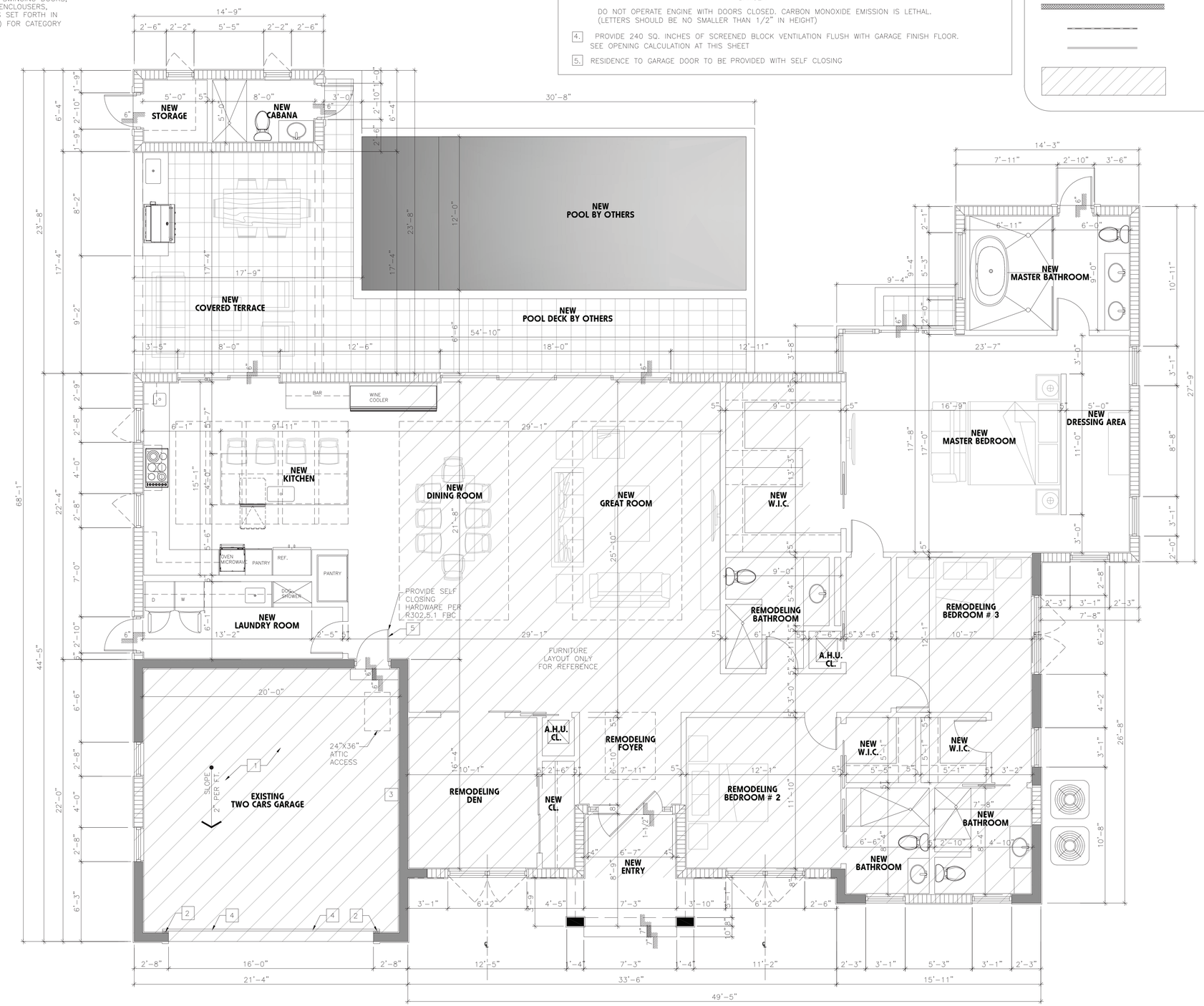
NOTE:
- THE GLAZING IN SLIDING AND SWINGING DOORS, INCLUIDING SHOWER OR TUB ENCLOUSERS, SHALL BE SAFETY GLAZING AS SET FORTH IN SUB-PARAGRAPH 3508.3(a)(5) FOR CATEGORY II GLAZING PRODUCTS.

GARAGE NOTES:

1. SMOOTH FINISHED PAINTED (1) LAYER OF 5/8" GYP. WALLBOARD ON METAL HI-HAT FURRING STRIPS @ 16" O.C.
2. PROVIDE 2" X 6" PRESSURE TREATED WOOD JAMB BOLTED TO 8" CONCRETE BLOCK W/ 1/2" DIA. ANCHOR BOLTS X (4) FOR OVER HEAD DOOR RAIL, NOT MORE THAN 6" TOP & BOTTOM.
3. PROVIDE DANGER SIGN AT GARAGE AREA IN MINIMUM 1/2" LETTERING:
   - DANGER -
   DO NOT OPERATE ENGINE WITH DOORS CLOSED. CARBON MONOXIDE EMISSION IS LETHAL. (LETTERS SHOULD BE NO SMALLER THAN 1/2" IN HEIGHT)
4. PROVIDE 240 SQ. INCHES OF SCREENED BLOCK VENTILATION FLUSH WITH GARAGE FINISH FLOOR. SEE OPENING CALCULATION AT THIS SHEET
5. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH SELF CLOSING

Wall legend :

- NEW CONCRETE BLOCK WALL
- EXISTING CONCRETE BLOCK WALL
- EXISTING INTERIOR PARTITION WALL
- NEW INTERIOR PARTITION WALL
- NEW INTERIOR PARTITION WALL WITH BACKING, SEE DETAIL.
- STUCCO SIDING FINISH
- STUCCO SAND FINISH
- EXIST REMODELING RESIDENCE



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

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1	08/21/20	PRE-BOA COMMENTS

drawing data :

ARCHITECTURAL GROUND FLOOR PLAN

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drawing scale : As Shown
drawing date : January, 2020
phase : Permit Set
sheet number : A2.01

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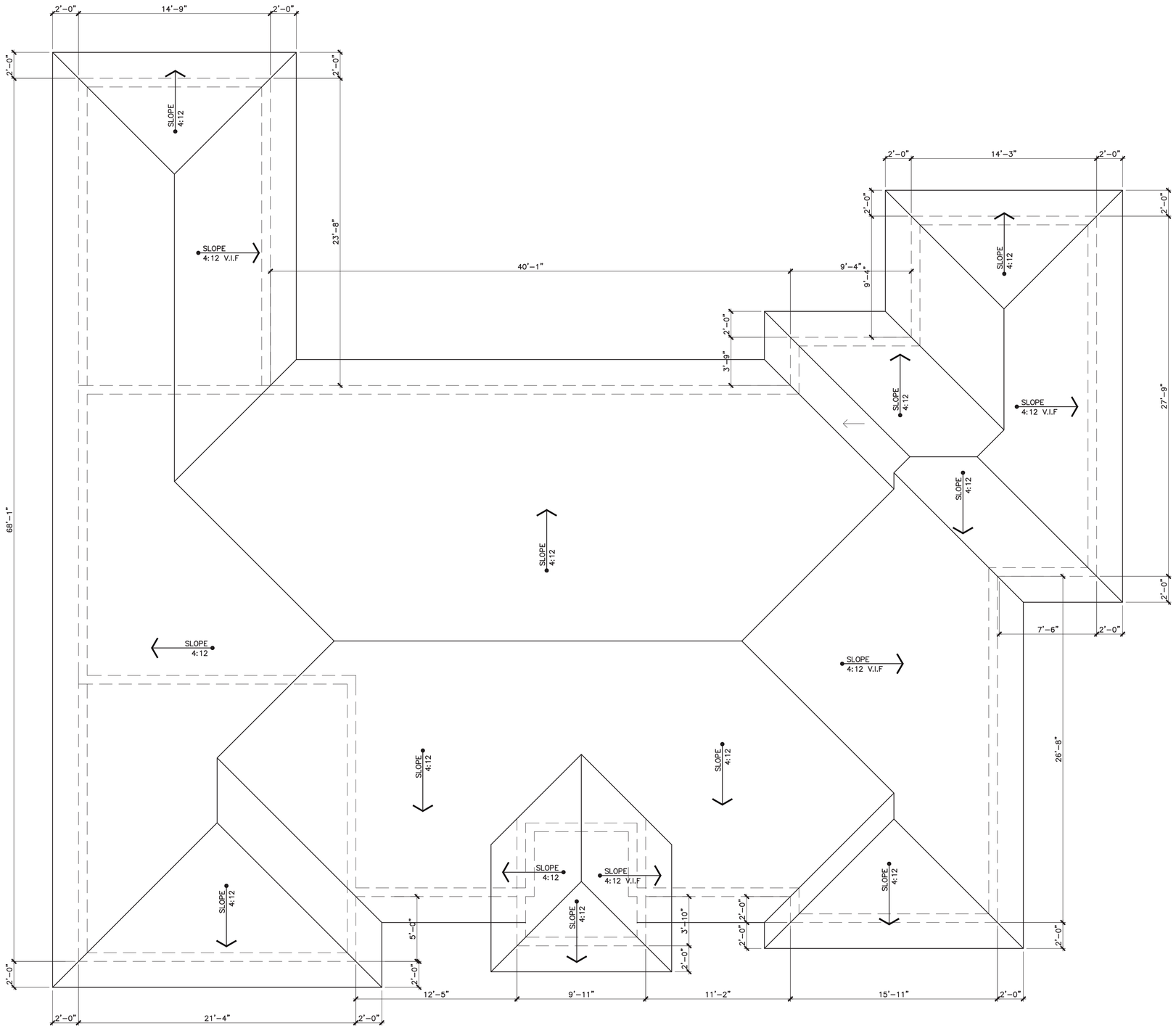

03 ROOF PLAN
SCALE: 1/4"=1'-0"

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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

drawing data :

Roof Plan

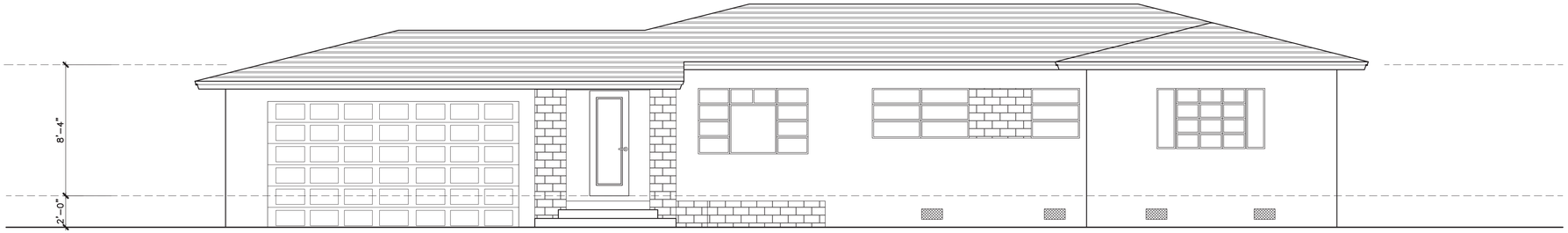
project number : #19915

drawing scale : As Shown

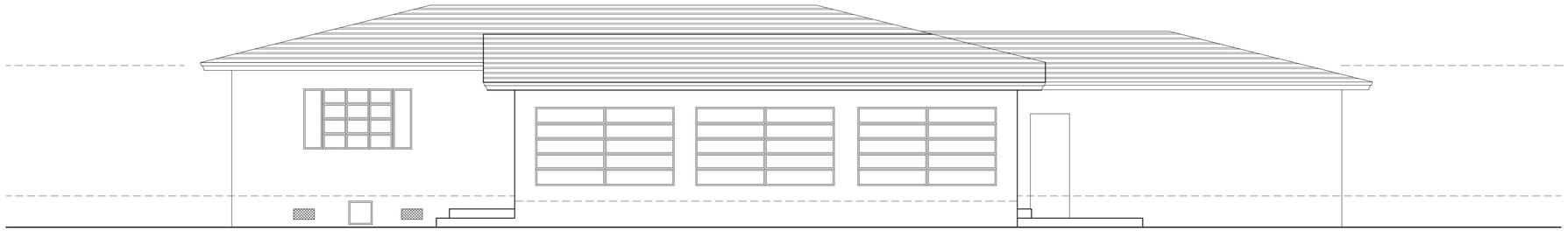
drawing date : January, 2020

phase : Permit Set

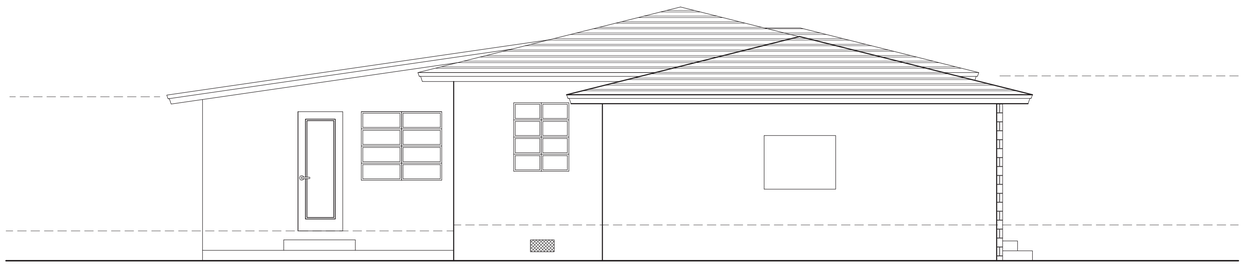
sheet number : A2.03



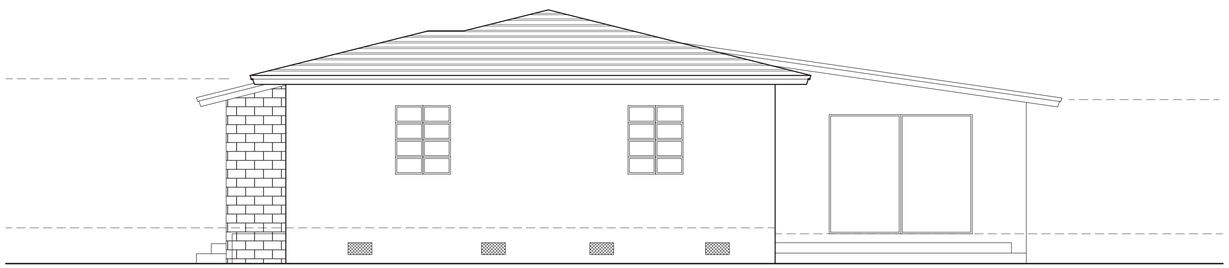
01 EXISTING FRONT ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"



02 EXISTING REAR ELEVATION (NORTH)
SCALE: 1/4"=1'-0"



03 EXISTING LEFT SIDE ELEVATION (WEST)
SCALE: 1/4"=1'-0"



04 EXISTING RIGHT SIDE ELEVATION (EAST)
SCALE: 1/4"=1'-0"

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revisions :

drawing data :

EXISTING ELEVATIONS

project number : #19915

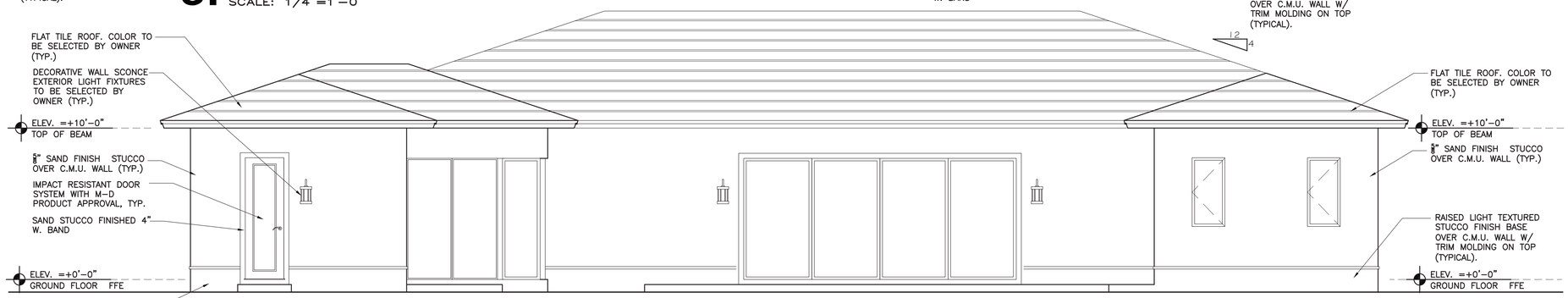
drawing scale : As Shown

drawing date : January, 2020

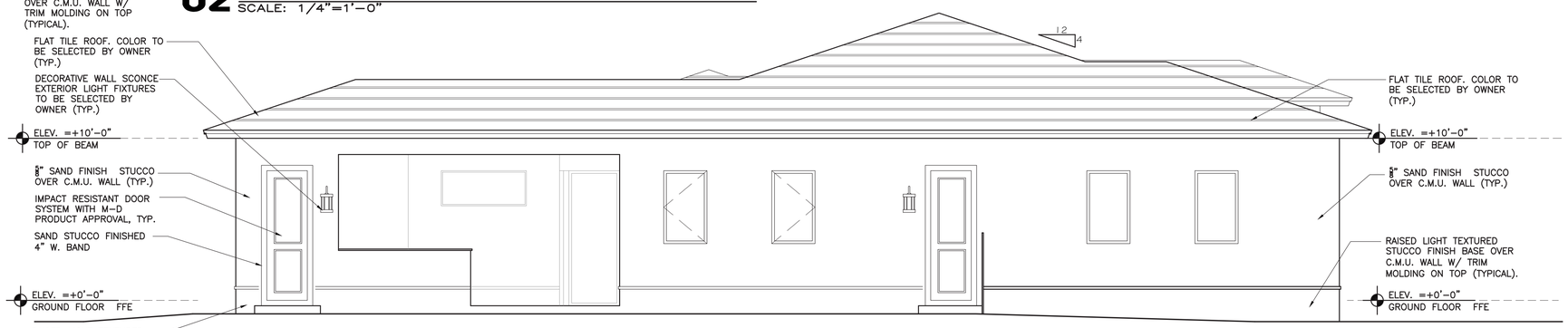
phase : Permit Set

sheet number : A3.01

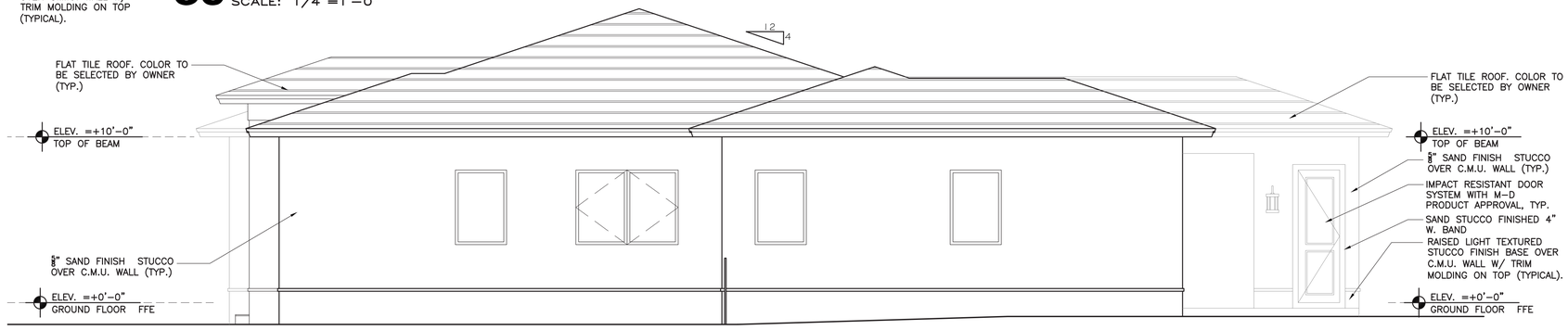
01 PROPOSED FRONT ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"



02 PROPOSED REAR ELEVATION (NORTH)
SCALE: 1/4"=1'-0"



03 PROPOSED LEFT SIDE ELEVATION (WEST)
SCALE: 1/4"=1'-0"



04 PROPOSED RIGHT SIDE ELEVATION (EAST)
SCALE: 1/4"=1'-0"

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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

1	08/21/20	PRE BOA COMMENTS

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PROPOSED ELEVATIONS

project number : #19915

drawing scale : As Shown

drawing date : January, 2020

phase : Permit Set

sheet number : A3.02

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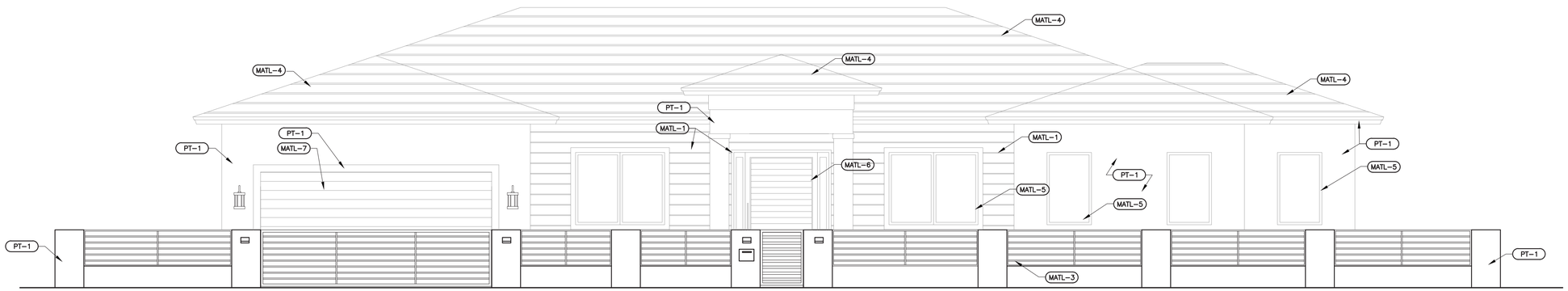


06 FRONT ELEVATION WITH FENCE

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

PT-1
SHERWIN WILLIAMS (SW 7005) PURE WHITE

MATL-1
1" REVEAL WALL

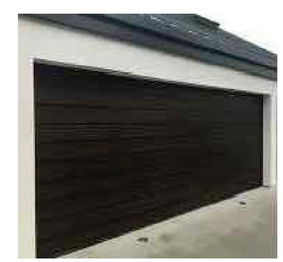
MATL-2
40" X 40" CONCRETE PAVERS

MATL-3
CONCRETE FENCE WITH METAL PICKETS

MATL-4
CONCRETE FLAT TILE ROOF COCOA BROW COLOR

MATL-5
BRONZE FRAME WINDOWS

MATL-6
PIVOT DOOR



MATL-7
GARAGE DOOR

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revisions :

drawing data :

FINISH MATERIALS AND COLORS

project number : #19915

drawing scale : As Shown

drawing date : January, 2020

phase : Permit Set

sheet number : A3.03

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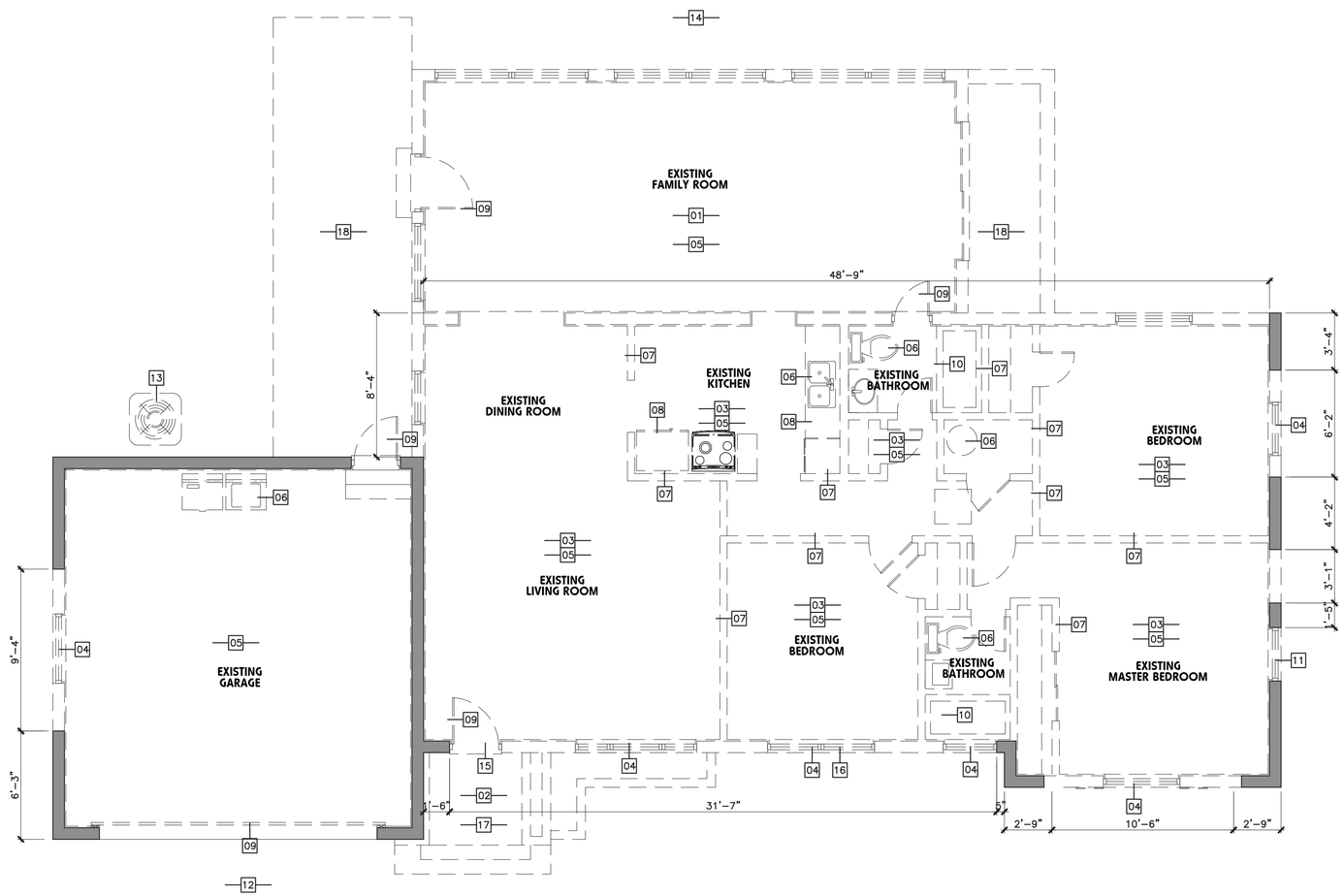

01 DEMOLITION PLAN
SCALE: 1/4"=1'-0"

KEYNOTES

01	DASHED LINES INDICATE EXISTING TO BE DEMOLISHED. COORDINATE DEMOLITION INDICATED ON THESE DRAWINGS WITH ANY AND ALL DEMOLITION NOTED ON STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.
02	ALL FLOOR FINISHES TO BE REMOVED DOWN TO A CLEAN SMOOTH CONCRETE FINISH (TYPICAL).
03	ALL FLOOR WOOD JOIST TO REMOVE AND PROVIDE VAPOR BARRIER FOR NEW CONCRETE SLAB
04	EXISTING WINDOWS TO BE REPLACED WITH MIAMI DADE COUNTY PRODUCT APPROVED IMPACT RESISTANT ASSEMBLY VERIFY ROUGH OPENING IN FIELD PRIOR TO FABRICATION, REFER TO BUILDING ELEVATIONS. (UNDER A SEPARATE PERMIT).
05	REMOVE EXITING ROOF STRUCTURE AS INDICATE, CLEAN SMOOTH CONCRETE FINISH
06	CONTRACTOR TO CAP ALL PLUMBING AND ELECTRICAL LINES AS REQUIRED PRIOR TO PROCEEDING WITH THE NEW WORK.
07	DASH LINES INDICATE EXISTING DRYWALL PARTITIONS TO BE DEMOLISHED
08	DASH LINE INDICATES EXISTING KITCHEN CABINETS AND APPLIANCES TO BE REMOVED IN ITS ENTIRELY.
09	DASH LINES INDICATE EXISTING DOORS AND FRAME TO BE DEMOLISHED
10	EXISTING PLUMBING FIXTURES TO BE REMOVED. CAP ALL PLUMBING LINES AS REQUIRED
11	REMOVE EXISTING WINDOW AND BLOCK UP AS PER DIMENSIONED DRAWING
12	EXISTING DRIVEWAY TO BE DEMOLISHED
13	REMOVE EXISTING A.H.U. AND MECHANICAL DUCT WORK AS INDICATED
14	DEMOLISH EXISTING POOL, POOL EQUIPMENT AS INDICATE, NEW POOL BY SEPARATE PERMIT AND BY OTHERS
15	PROVIDE NEW OPENING TO ACCOMMODATE NEW DOOR, SEE PROPOSED FLOOR PLAN.
16	PROVIDE NEW OPENING TO ACCOMMODATE NEW WINDOW, SEE PROPOSED FLOOR PLAN AND WINDOW SCHEDULE.
17	DEMOLISH EXISTING COLUMNS AND ROOF AT ENTRY AREA, SEE PROPOSED PLAN AND STRUCTURAL PLANS
18	DEMOLISH EXISTING CONCRETE STEPS AS INDICATE, CLEAN AREA AND PREPARE SURFACE FOR NEW CONSTRUCTION.

COMPONENTS OF MEANS OF ESCAPE:

(A) NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 3'–0" WIDE, WHEN DOOR IS IN OPEN POSITION
B) AT LESS ONE BATHROOM DOORS AT HABITABLE LEVEL MUST BE PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 29" FOR HANDICAPPED ACCESS, (DOOR MUST BE PROVIDE 29" CLEAR IN THE DOOR OPEN POSITION) F.B.C. 11–4.22.2
(C) EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
(D) EVERY BATHROOM DOOR LOCK SHALL BE DESIGN TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
(E) DOORS MAY BE SWINGING OR SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS OF PARAGRAPH 3103.2(C) F.B.C.
(F) NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.

Wall legend :

	EXISTING CONCRETE BLOCK WALL
	EXISTING INTERIOR PARTITION WALL
	EXISTING INTERIOR PARTITION TO DEMOLISH

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seal :

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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

drawing data :

DEMOLITION PLAN

project number : #19915
drawing scale : As Shown
drawing date : January, 2020
phase : Permit Set
sheet number : D1.01

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NOTES:
1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER.

2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.

3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.

SODDED–LAWN AREAS
2" DEPTH PLANTING SOIL SPREAD IN PLACE– THROUGHOUT.
GROUNDCOVER PLANTING BEDS:
6" DEPTH PLANTING SOIL SPREAD IN PLACE– THROUGHOUT.
SHRUB AND HEDGE PLANTING AREAS:
12" DEPTH PLANTING SOIL SPREAD IN PLACE– THROUGHOUT.
TREES, PALMS, SPECIMEN PLANT MATERIAL:
24" DEPTH PLANTING SOIL SPREAD IN PLACE OR, TO THE DEPTH OF THE ROOTBALL OR CONTAINER WHICHEVER IS GREATEST.
LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
EXCAVATE AND REMOVE ALL LIMEROCK, ROCKS, DEBRIS. ETC. TO A DEPTH OF 12" AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX.
BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.

5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.

6. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT.
OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.

7. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL, INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DIAL 811 "NO CUTS" AS REQUIRED BY LAW.

8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS. I.E. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.

9. SOD SHALL BE ARGENTINE "BAHIA" OR ST. AUGUSTINE "FLORATAM" AS SHOWN ON THE PLANS, STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED.

10. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 5–MONTH WARRANTY.

11. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE–YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

12. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.

13. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.

14. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH A 100% OVERLAP, AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST–INSTALLATION WATERING SCHEDULES.

15. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.

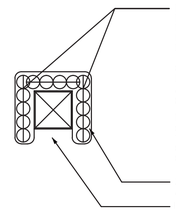
16. CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING–IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

17. ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENAX" PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIPLINE OF THE TREES, PALMS AND PLANT MATERIAL WHERE POSSIBLE. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK,, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRADES.

18. EXISTING TREES AND PALMS TO REMAIN SHALL BE TRIMMED PER ANSI–300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA–CERTIFIED ARBORIST.

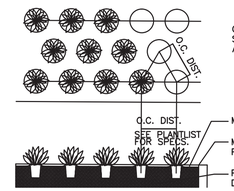
19. ALL EXISTING TREES AND PALMS SHALL BE "LIFTED AND THINNED" TO PROVIDE FOR AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS, AND ALL VEHICULAR USE AREAS.

20. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.



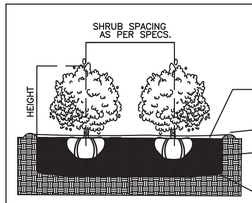
TYPICAL PLANTING SCREEN FOR GROUND-MOUNTED EQUIPMENT

N.T.S.



GROUNDCOVER PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

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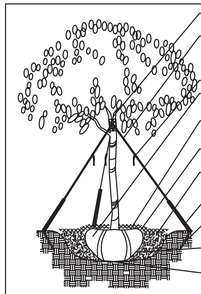


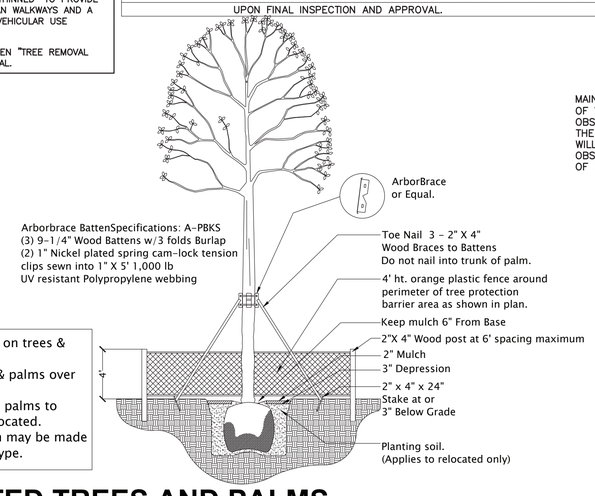
TREE PLANTING DETAIL

N.T.S.

PLANT LIST

SYM.	NATIVE	#	NAME	BOTANICAL NAME	SPECIFICATION
EXISTING TREES TO REMAIN					
01	YES	1	LIVE OAK	Quercus virginiana	
02	YES	1	LIVE OAK	Quercus virginiana	
NEW TREES					
03	YES	1	DAHOON HOLLY	Ilex cassine	14' x 6'spr., 4" cal.
04	YES	1	LIVE OAK	Quercus virginiana	4"d x 12'spr.,
05	YES	1	LIVE OAK	Quercus virginiana	4"d x 12'spr.,
NEW PALMS					
06		2	KING ALEXANDER PALMS	Archontophoenix alexandrae	16' o.a., TRIPLE, full head
07		1	TRAVELER'S PALM	Ravenala madagascarensis	FG., 12' o.a., full head
08	YES	3	KEY THATCH PALMS	Thrinax morrissii	25 gal., 8' o.a., DBL TK., full
SHRUBS					
09	YES	120	COCOPLUM	Chysobalanus icaco	7 GAL., 30" x 24" full, 24" o.c.
10	YES	50	PITCH APPLE	Clusia rosea	7 GAL., 36" ht., 30" O.C., FTB.
ACCENTS AND GROUNDCOVERS					
11		10	CAT PALMS	Chamadorea cataractarum	7 gal., 30" x 2', 30" o.c.
12		2	LADY PALMS	Rhapis excelsa	5'o.a., FTG., sun acclimated
13		30	"GREEN ISLAND" FICUS	Ficus "Green Island"	3 gal., 18" x 18", 18" o.c., full
14		40	BLUEBERRY FLAX LILY	Dianella tasmanica	3 gal., 12" x 18", 18" o.c., full
15		15	YELLOW GROUND ORCHIDS	Spathoglottis gracilis	1 gal., 10" x 10" full, 12" o.c.
SOD					
FLO 30,248 S.F. "FLORATAM" ST. AUGUSTINE Stenotaphrum secundatum SOLID SOD, price per s.f.					

TOPSOIL: 15 C.Y. TREES, PALMS,. SHRUBS AND GROUNDCOVERS
10 C.Y. AREA TO BE SODDED WITH A 2" DEPTH OF TOPSOIL SPREAD IN PLACE
15 C.Y.+/– PINE BARK NUGGETS MULCH, 3" DEPTH, SPREAD IN PLACE
––– TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL INSPECTION AND APPROVAL.



–Place three straps or wood braces on trees & palms less than 8" caliper
–Place four wood braces on trees & palms over 8" caliper
–Place protective barrier on trees & palms to remain and trees & palms to be relocated. barriers on existing trees to remain may be made out of plastic orange temp. fence type.

EXISTING & RELOCATED TREES AND PALMS PROTECTIVE BARRIER & BRACING SECTION DETAIL

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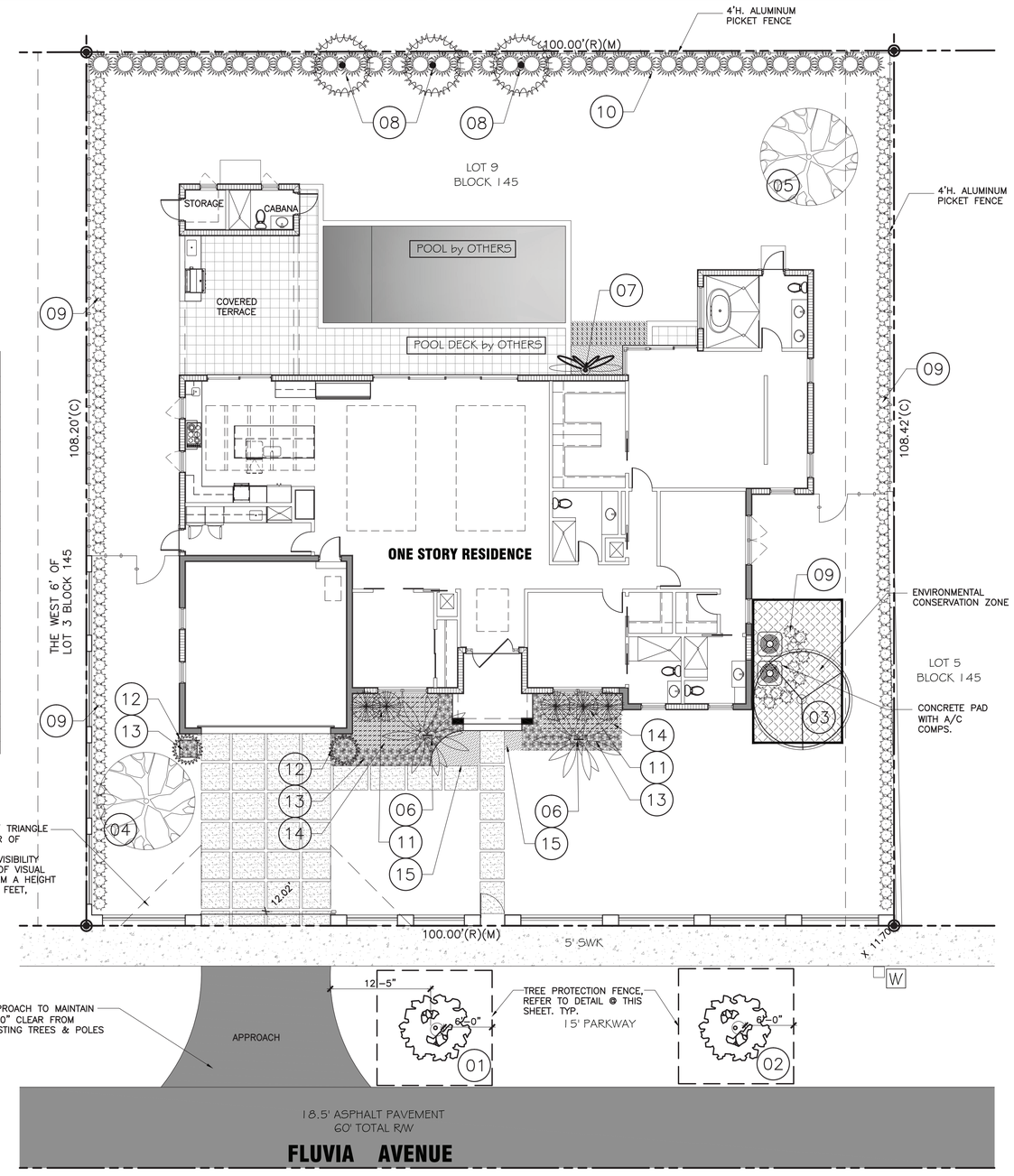

18 Landscape Plan
SCALE: 1/8"=1'–0"

N

NOTE:
IF THERE IS TREE REMOVAL OR RELOCATION, A PERMIT MUST BE APPLIED FOR AND APPROVED WITH CITY ARBORIST, AND ANY MITIGATION SHOWN ON LANDSCAPING PLAN.

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revisions :

2	10/12/20	PRE BOA COMMNETS

drawing data :

ARCHITECTURAL SITE PLAN & ZONING TABULATION

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drawing date : January, 2020
phase : Permit Set
sheet number : L1.01

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