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CAMARIN ST

ALTAMIRA ST

BARQUERA ST

PORTILLO ST

TALAVERA ST

CAPILLA ST

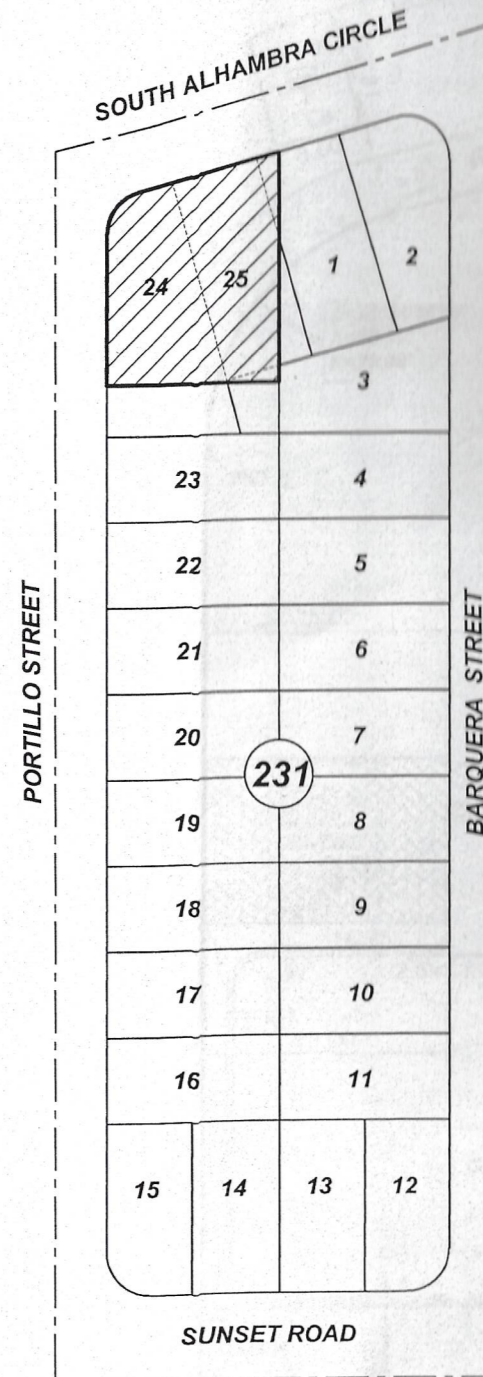


JUAN R. MARTINEZ & ASSOCIATES, INC.

ENGINEERS-SURVEYORS-PLANNERS
8550 WEST FLAGLER STREET, SUITE 121
MIAMI, FLORIDA 33144
PHONE: (305) 552-7007 FAX: (305) 552-7016

LOCATION SKETCH

SCALE = N.T.S.



LEGAL DESCRIPTION:

A PORTION OF LOTS 1,3,24 AND 25, BLOCK 231, REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 12, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE 35, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 23, OF SAID BLOCK 231, THENCE RUN NORTH ALONG THE CENTERLINE OF SAID BLOCK 231, FOR A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG THE CENTERLINE OF SAID BLOCK 231, FOR A DISTANCE OF 134.31 FEET TO A POINT OF CIRCULAR CURVE; SAID CURVE BEING THE NORTHERLY LINE OF SAID BLOCK 231; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 3290 FEET AND CENTRAL ANGLE OF 1 DEGREE 28 MINUTES 05 SECONDS FOR A DISTANCE OF 84.3 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING FOR ITS ELEMENTS A RADIUS OF 25 FEET AND CENTRAL ANGLE OF 75 DEGREES 24 MINUTES 39 SECONDS FOR A DISTANCE OF 32.90 FEET TO A POINT OF TANGENCY 19.33; THENCE RUN SOUTH ALONG THE WEST LINE OF BLOCK 231, A DISTANCE OF 88.75 FEET TO A POINT; SAID POINT BEING 30 FEET NORTH OF THE NORTHWEST CORNER OF SAID LOT 23; THENCE RUN EAST PARALLEL TO AND 30 FEET NORTH OF THE NORTH LINE OF SAID LOT 23 A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

ADDRESS:

840 SOUTH ALHAMBRA CIRCLE, CORAL GABLES, FL 33146

CERTIFIED TO:

WILLIAM X. CANDELA AND SYLVIA H. CANDELA.

FLOOD ZONE INFORMATION:

THE NATIONAL FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DELINEATES THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE: X, MAP/PANEL: 12086C/0459, SUFFIX: L, EFFECTIVE DATE: 9/11/2009 AND BASE FLOOD ELEV.: N/A.
UNINCORPORATED AREA CORAL GABLES 120639, PANEL 0459.

JOB No.: 42762

DATE OF FIELD WORK: 08-05-2020

FIELD BOOK No. 283 Pg. 6

DRAWN BY: M.M.

DRAWING DATE: 08-10-2020

SURVEYOR'S NOTES:

- 1). EXAMINATION OF THE "ABSTRACT OF TITLE" WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 2). LOCATION AND IDENTIFICATION OF UTILITIES AND EASEMENTS ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT IF ANY.
- 3). OWNERSHIP IS SUBJECT TO THE "OPINION OF TITLE".
- 4). THIS IS A: "BOUNDARY SURVEY".
- 5). ALL RIGHTS-OF-WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
- 6). THIS SURVEY HAS A TRAVERSE CLOSURE OF NO LESS THAN 1.0 FOOT IN 7,500 FEET.
- 7). THE SURVEY DEPICTED HERE IS COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 8). ELEVATIONS SHOWN ARE REFERRED TO CORAL GABLES BENCHMARK No. 632, ELEV. 10.55 FEET.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THE ATTACHED SKETCH OF BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY, MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY:

JUAN R. MARTINEZ

PROFESSIONAL LAND SURVEYOR NO. 2160

STATE OF FLORIDA

CERTIFICATE No.: L.B. 1751

(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

JUAN R. MARTINEZ & ASSOCIATES, INC.

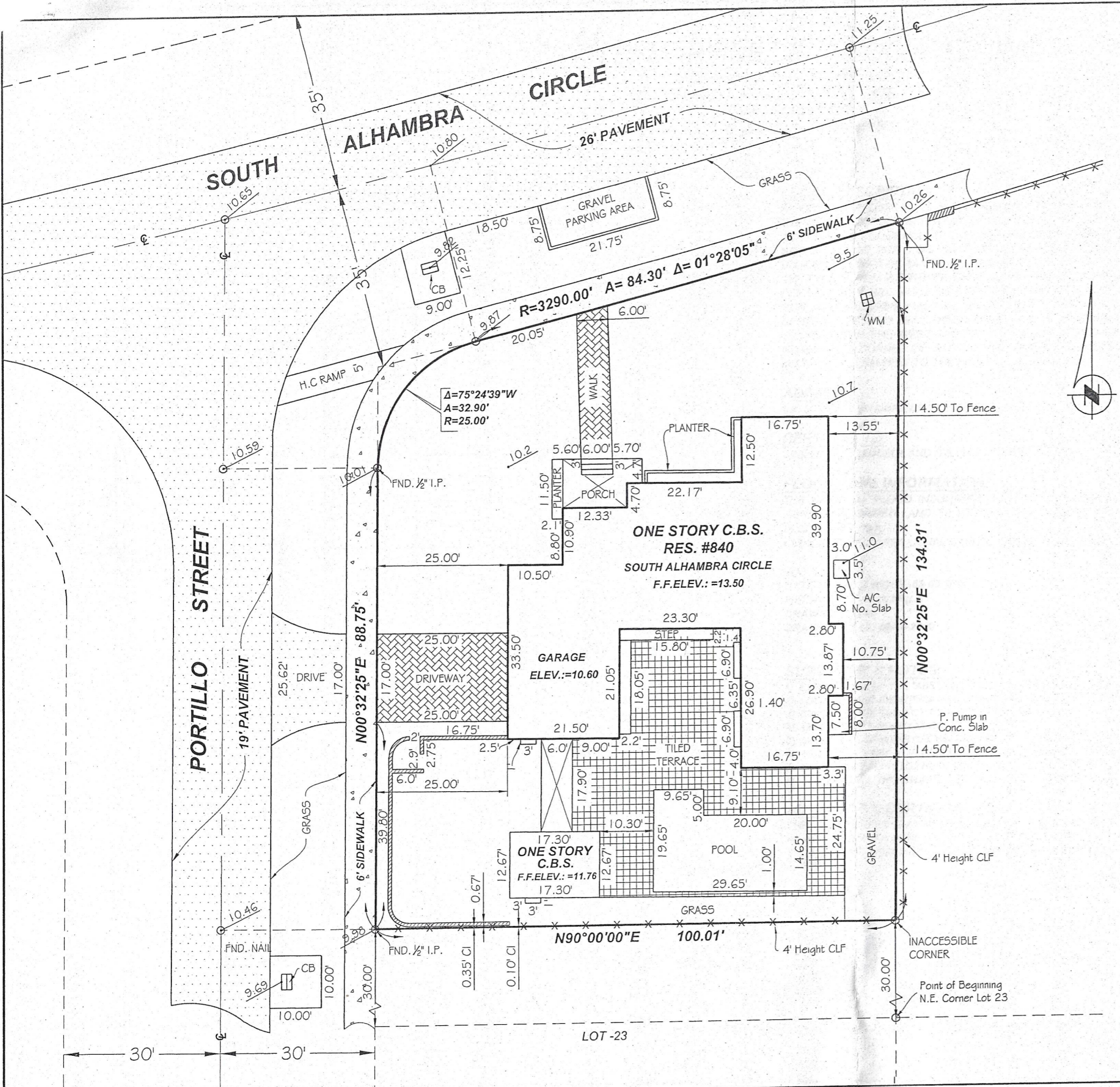
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8550 WEST FLAGLER STREET, SUITE 121
MIAMI, FLORIDA 33144
PHONE: (305) 552-7007 FAX: (305) 552-7016

BOUNDARY SURVEY

SCALE: 1" = 20'

JOB No.: 42762
DATE OF FIELD WORK:
08-05-2020
FIELD BOOK No. 283 Pg. 6
DRAWN BY: M.M.
DRAWING DATE: 08-10-2020

LEGEND AND ABBREVIATIONS:
C/L = Center Line
Elev. = Elevation
C.B. = Catch Basin.
= Existing Elev.
W.M. = Water Meter
A = Arc
R = Radius
 Δ = Delta
C.B.S. = Concrete Block Structure
H.C. = Handicap Ramp
I.P. = Iron Pipe





NEIGHBOR'S VIEW



NEIGHBOR'S VIEW



REAR PATIO VIEW



NEIGHBOR'S VIEW



NEIGHBOR'S VIEW



PROPOSED REAR ADDITION VIEW

PORTILLO STREET

S. ALHAMBRA CIRCLE

EXISTING DRIVEWAY

EXISTING WALKWAY

73 SQ. FT.

EXISTING ONE STORY CONSTRUCTION
2,666 SQ. FT.

ADDITION
632 SQ. FT.

EXISTING GUEST BUILDING AND BREEZEWAY
334 SQ. FT.

EXISTING SWIMMING POOL
472 SF

SCOPE OF WORK

SITE PLAN

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

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	SIGNS	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	

SECURITY AND FORCED ENTRY PREVENTION

1. PROVIDE INTRUSION AND BURGLARY SECURITY DEVICES
2. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LB. APPLIED IN ANY MOVEABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS.
3. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT INSERTS.
4. THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF SHALL HAVE MULTIPLE POINTS OF LOCKS WITH 5/8" MIN. THROW BOLTS WITH INSERTS.
5. JAMBS OF ALL EXTERIOR OFFSET TYPE IN SWING DOORS SHALL BE RABBETTED OR OF SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF THE LOCKS AND LATCHES.
6. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON REMOVEABLE PINS AND NON-EXPOSED SCREWS.
7. GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS ISTITUTE'S STANDARD 297.1.
8. VISION PANEL EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40 OF THE INSIDE LOCKING ACTIVATING DEVICE OF LOOSE AND SWING DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARD INSTITUTE'S STANDARD 297.1.
9. WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM MAGS ASSOCIATION STANDARDS FOR FORCE ENTRY RESISTANCE , AAMA 13033 PROVIDE LOCKS EXTERIOR WINDOWS SHALL BE LOCKED WITH DEVICE CAPABLE OF WITHSTANDING A FORCE OF 150 LB. APPLIED IN AN OPERABLE DIRECTION.
10. FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANELS.

DOOR NOTES: COMPONENTS OF MEANS OF ESCAPE

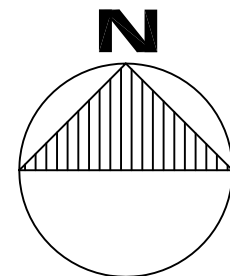
- A. NO DOOR IN THE PATH OF MEANS OF ESCAPE SHALL BE LESS THAN 32" WIDE UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY REQUIREMENTS OF THE FLORIDA BUILDING CODE.
- B. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
- C. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO ALLOW THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
- D. DOORS MAY BE SWINGING OR SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
- E. 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.

LEGAL DESCRIPTION :

LOT 11, BLOCK 8, OF "ASCOT PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53 AT PAGE 99 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING CALCULATIONS : (FSR)	
LOT AREA:	12,115 SQ. FT.
EXISTING A/C AREA =	2,666 SQ. FT.
EXISTING ENTRY PORCH AREA =	73 SQ. FT.
EXISTING GUEST BUILDING AREA & BREEZEWAY=	334 SQ. FT.
EXISTING LOT COVERAGE =	3,073 SQ. FT.
PROPOSED ADDITION AREA =	632 SQ. FT.
GROUND AREA COVERAGE (PROPOSED) =	3,705 SQ. FT.
GROUND AREA COVERAGE REQUIRED (35%)=	4,240 SQ. FT.
MAX. AREA COVERAGE REQUIRED (45%)=	5,451 SQ. FT.
MAX. AREA COVERAGE (PROPOSED) =	4,317 SQ. FT.

SETBACKS :		
LOCATION	REQUIRED	PROVIDED
FRONT	25'-0"	27'-4" (EXISTING)
RIGHT SIDE	7'-6"	25'-0" (EXISTING)
LEFT SIDE	7'-6"	10'-6" (EXISTING)
REAR	25'-0"	5'-9" (EXISTING)



GENERAL NOTES :

1. CONCRETE SHALL HAVE 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED (U.O.W.).
2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS, AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI GRADE 60, AND MEET ASTM A-36 SPECS.
3. ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36,000 PSI, AND MEET ASTM A-36 SPECS.
4. ALL DETAILING, FABRICATION AND PLACING OF REINFORCING BARS MUST FOLLOW THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", U.O.N.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE STARTING WORK. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. STRUCTURAL DRAWINGS SHALL COORDINATED TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL AND MECHANICAL DWGS., TO LOCATE OPENINGS, DRAINS, SLOPES, DEPRESSED SLABS, BOLTS, CURBS, ETC.
7. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI-301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
8. REMOVAL OF FORMWORK SHALL BE IN ACCORDANCE WITH ACI-347 "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK."
9. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT/ENGINEER'S APPROVAL.
10. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
11. REBARS SHOWN ON SECTIONS ARE FOR PLACEMENT DETAIL ONLY, SIZE AND AMOUNT OF REBARS ARE AS PER SCHEDULES.
12. CONTRACTOR SHALL OBTAIN LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE STARTING CONSTRUCTION.
13. DO NOT SUBSTITUTE MATERIALS, EQUIPMENT, OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER / ARCHITECT / ENGINEER.
14. THIS OFFICE DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE INTERPRETATION OF THESE PLANS BY OTHERS, UNLESS REQUESTED IN WRITING, AND IT IS GIVEN THE AUTHORITY TO CHECK AND APPROVE SHOP DRAWINGS, AND TO VERIFY THE ACTUAL PLACING OF REBARS IN THE FIELD
15. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF LOCAL ORDINANCES AND THE "FLORIDA BUILDING CODE", CURRENT EDITION.
16. WINDOW MANUFACTURER TO VERIFY ALL WINDOW OPENINGS AT FIELD PRIOR TO WINDOW PLACEMENT.
17. NO TIE BEAMS SHALL BE FORMED / POURED PRIOR TO TRUSS SHOP DRAWINGS APPROVAL.
18. ARCHITECT / ENGINEER'S VISITS AT THE SITE DURING CONSTRUCTION SHALL BE SCHEDULED WITH CONTRACTOR BEFORE COMMENCING OF WORK AND DURING CONSTRUCTION SHALL BE COORDINATED WITHIN 24 HOURS IN ADVANCE PRIOR TO INSPECTION.
19. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO THE CONTRACTOR FOR INSTALLATION.
20. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR EXTRA WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER FOLLOWED BY A CHANGE ORDER.
21. THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL SANITARY FACILITIES, BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS OF CONSTRUCTION. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES.
22. THE ARCHITECT / INTERIOR DESIGNER / OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET HIGHEST QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.
23. THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB.
24. THE CONTRACTOR SHALL DELIVER THE ANNOTATED JOB RECORD SET TO THE OWNER UPON COMPLETION OF THE WORK AS A CONDITION OF ACCEPTANCE.
25. CLEANING AND DEBRIS REMOVAL. THE OWNER SHALL RECIEVE THE PROPERTY FREE FROM DUST, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FORM MEALS CONSUMED ON PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS. THE CONTRACTOR SHALL CLEAN SITE ONCE PER WEEK TO THE OWNERS SATISFACTION.
26. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS
27. FOR BURGLARY INTRUSION NOTES REFER TO "METROPOLITAN DADE COUNTY CODE", SECTION 8C/18.
28. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN THE LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEM. CONTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING ANY CONCRETE BEAM IF INTERFERING WITH A/C DUCT OR PLUMBING FIXTURES OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED. EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL / ELECTRICAL PLANS TO ACCOMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
29. THE CONTRACTOR SHALL PRODUCE, BY MEANS OF SHOP DRAWINGS, ALL ADDITIONAL DETAILS WHICH ARE INFERRABLE FROM THESE PLANS AND WHICH ARE NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK. ALL SHOP DRAWINGS ARE TO BE APPROVED BY THE ARCHITECT BEFORE THE WORK COMMENCES.
30. THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB.
31. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCHLIST", INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN 14 CALENDAR WORKING DAYS.
32. CONTRACTOR TO VERIFY THAT THERE ARE NO PERTINENT FEATURES ON THE ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM INSTALLATION.

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larry candela
architect

License # : AA26009299
5940 S.W. 73rd. Street, Miami, FL - 33143 - Suite 202
Phone: 305.424.9544 - email: larrycandela@me.com
Hilary J. Candela, AIA License #: AR0013820

NEW ADDITION

Scope of work:

840 S. ALHAMBRA CIRCLE, CORAL GABLES, FLORIDA

Address:

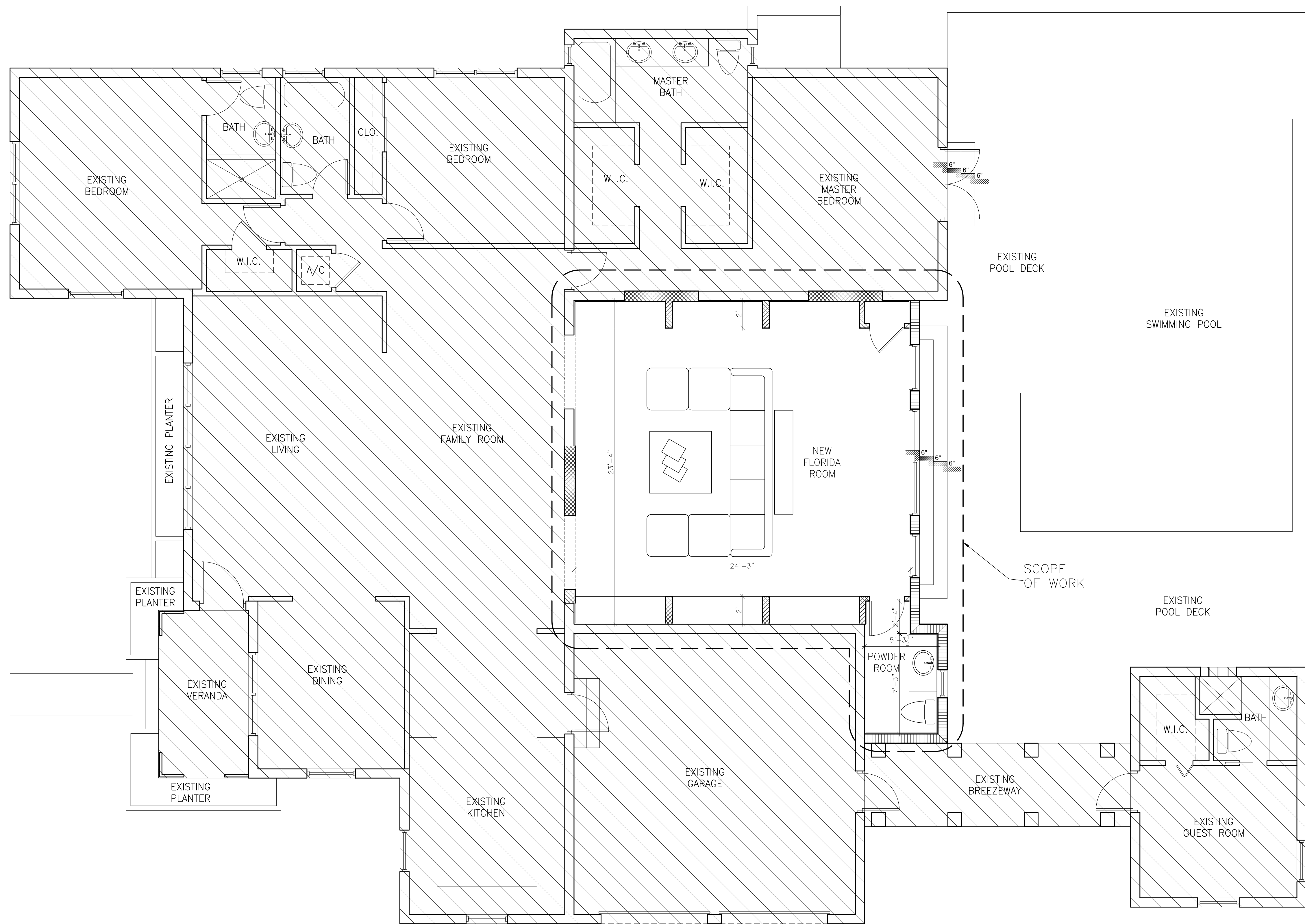
WILLIAM + SYLVIA CANDELA

Owner:

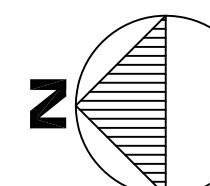
Date: 11/23/20
Revisions:

A-1

Sheet 2 of 7

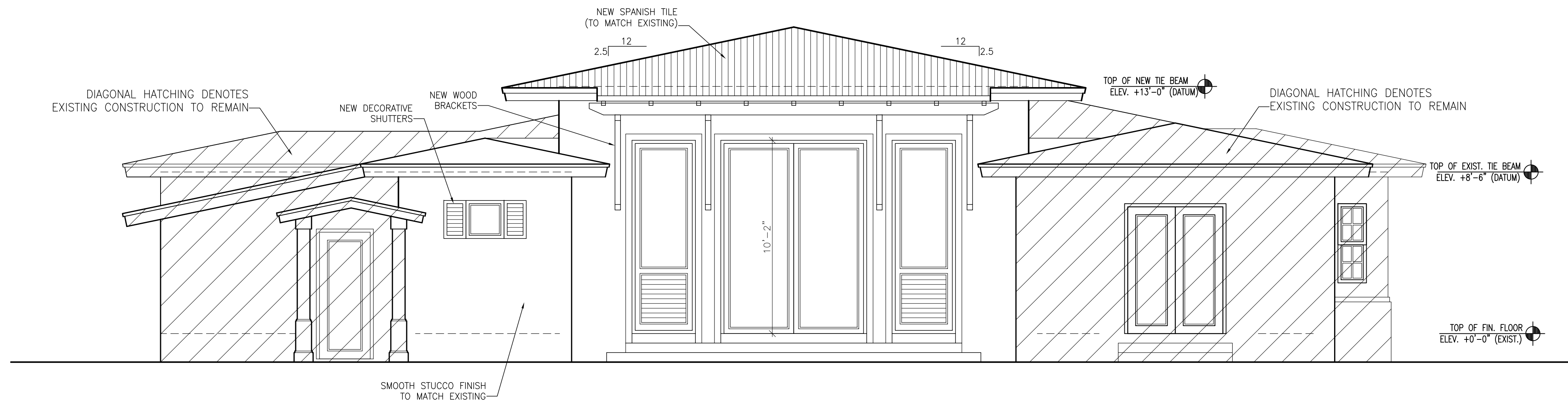


PROPOSED FLOOR PLAN
SCALE : 1/4"=1'-0"

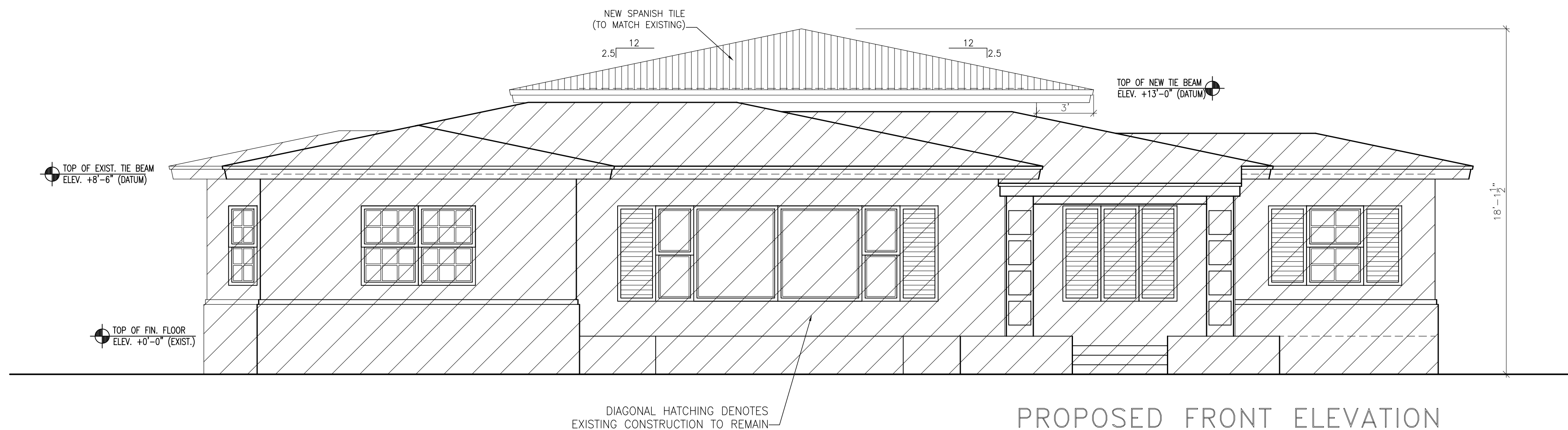


Scope of work: NEW ADDITION
Address: 840 S. ALHAMBRA CIRCLE, CORAL GABLES, FLORIDA
Owner: WILLIAM + SYLVIA CANDELA

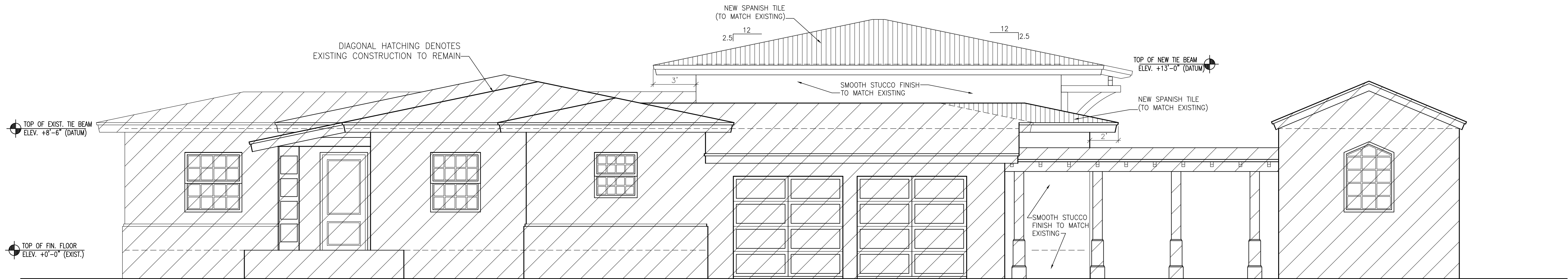
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Revisions:



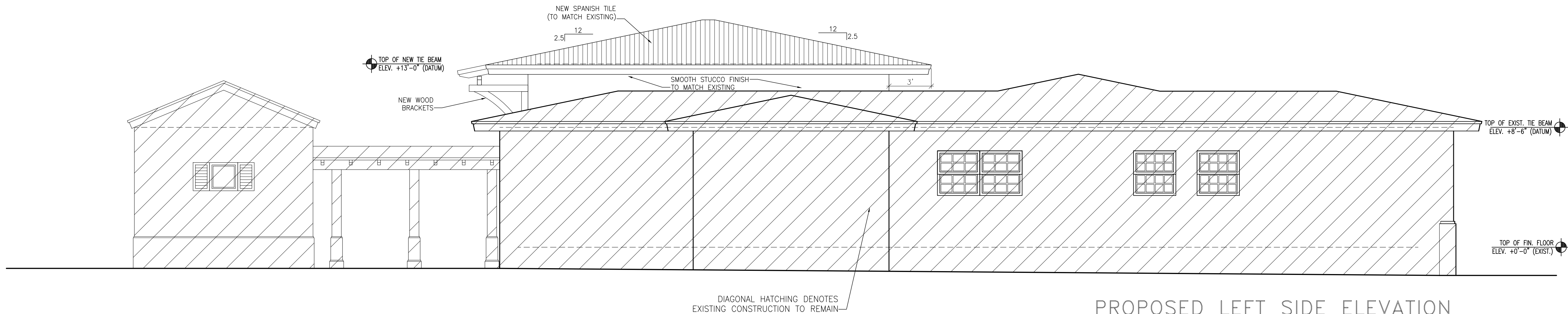
PROPOSED REAR ELEVATION
SCALE : 1/4"=1'-0"



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



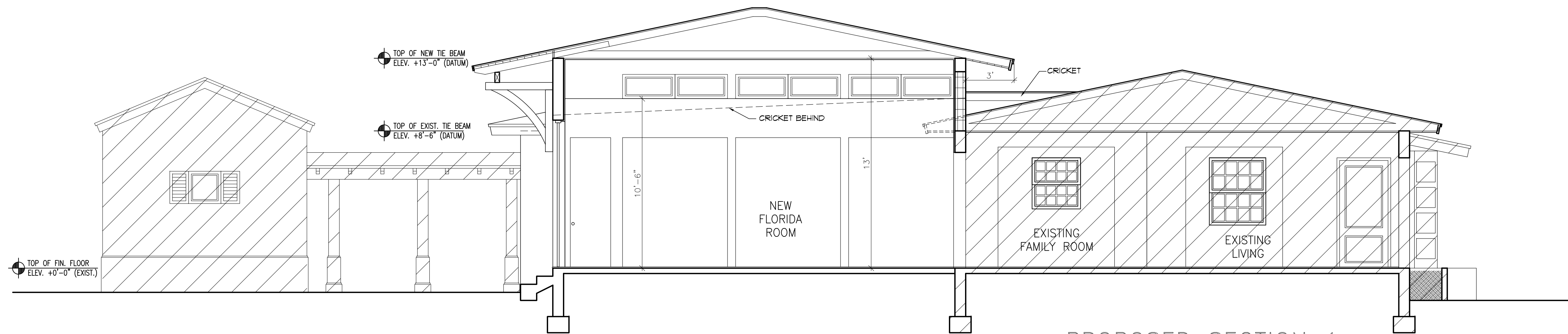
PROPOSED RIGHT SIDE ELEVATION
SCALE : 1/4"=1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE : 1/4"=1'-0"

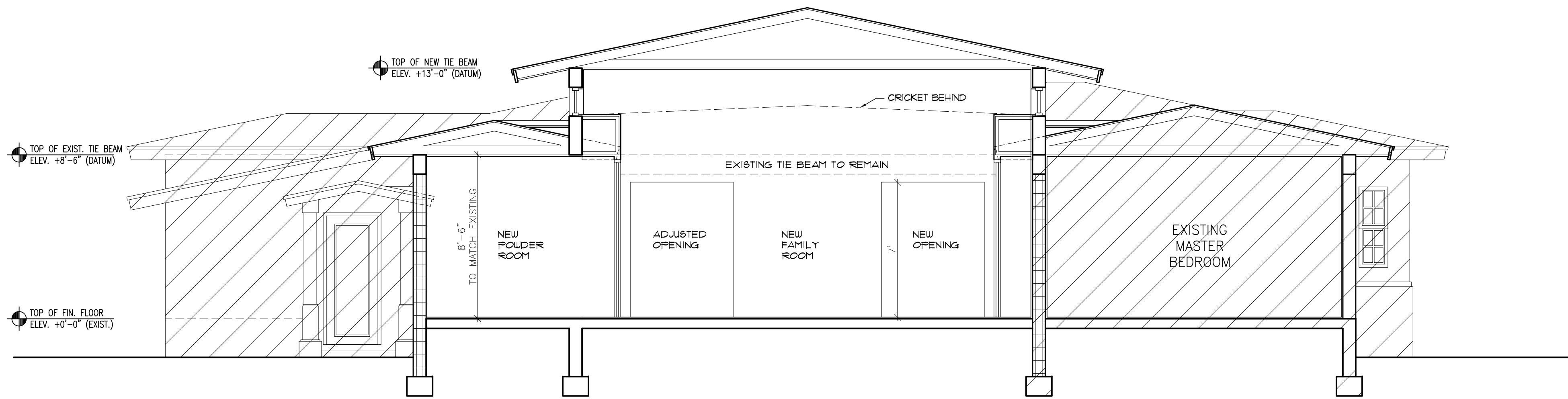
Scope of work: NEW ADDITION
Address: 840 S. ALHAMBRA CIRCLE, CORAL GABLES, FLORIDA
Owner: WILLIAM + SYLVIA CANDELA

Date: 11/23/20
Revisions:



PROPOSED SECTION 1

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



PROPOSED SECTION 2

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

NOTE :

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2017

NOTE :

VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER.

ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6" O.C. EA. WAY, IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THEN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.

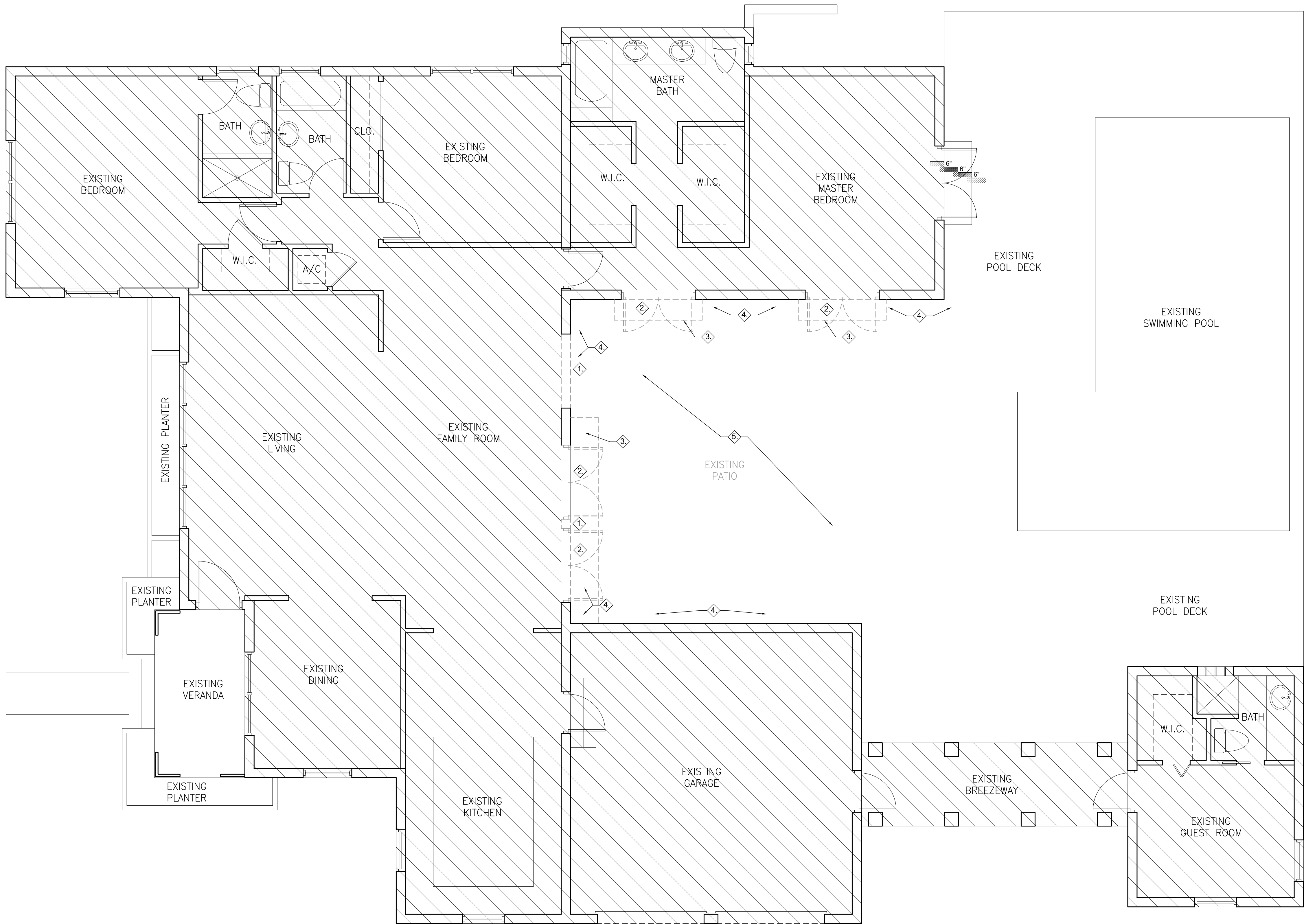
NOTE : EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC

EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE PENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC

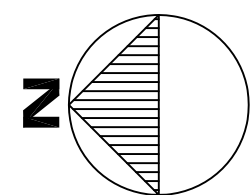
NOTE : ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

NOTE :

ALL EGRESS WINDOWS TO COMPLY W/ FBC: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.



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



- ### DEMOLITION KEY NOTES
1. REMOVE EXISTING EXTERIOR CMU WALL AND/OR COLUMN.
PREPARE SURFACES TO RECEIVE NEW WORK.
 2. REMOVE EXISTING EXTERIOR DOOR AND FRAME.
PREPARE SURFACE TO RECEIVE NEW WORK.
 3. REMOVE EXISTING CONC. STEPS AND/OR LANDING.
PREPARE SURFACES TO RECEIVE NEW WORK.
 4. REMOVE PART OF EXISTING ROOF OVERHANG.
PREPARE SURFACES TO RECEIVE NEW WORK.
 5. REMOVE EXISTING SLOPPED CONCRETE SLAB.
PREPARE SURFACES TO RECEIVE NEW WORK.

- ### GENERAL DEMOLITION NOTES:
1. DASHED LINES INDICATE WALLS AND ITEMS TO BE REMOVED,
LIGHT SOLID LINES INDICATE EXISTING WALLS AND ITEMS TO REMAIN.
 2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION
RELATED CONDITIONS PRIOR TO STARTING DEMOLITION. ANY AND
ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE
ATTENTION OF THE OWNER'S REPRESENTATIVE.
 3. THE OWNER SHALL RETAIN ALL SALVAGE RIGHTS OVER BUILDING
MATERIALS THAT ARE OF VALUE AS DESIGNATED BY THE OWNER'S
REPRESENTATIVE. THE OWNER'S REPRESENTATIVE SHALL DIRECT
THE INDIVIDUAL CONTRACTORS TO THE LOCATIONS OF STORAGE
AREAS FOR VARIOUS SALVAGE ITEMS. THE CONTRACTOR SHALL
BE RESPONSIBLE FOR REMOVING FROM THE BUILDING AND THE
CONSTRUCTION SITE ALL CONSTRUCTION DEBRIS AND ITEMS NOT
RETAINED BY THE OWNER'S REPRESENTATIVE.
 4. ALL OPENINGS AND VOIDS LEFT BY THE REMOVAL OF EXISTING
CONSTRUCTION EQUIPMENT, PIPING, DUCTS, ETC. SHALL BE
PROPERLY PATCHED OR CLOSED OFF TO MAINTAIN FIRE RATING OF
SURROUNDING WALL AND WEATHER TIGHT CONDITIONS.
 5. PATCH AND REPAIR ALL EXISTING SURFACES THAT ARE TO RECEIVE
NEW FINISHES.
 6. ALL FINISHED AREAS WHICH ARE DAMAGED DURING DEMOLITION BY
THE CONTRACTOR SHALL BE PATCHED TO MATCH EXISTING FINISHES,
ETC. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING NEW
FINISHES, CEILING, FLOORING, ETC. TO DAMAGED AREAS.
 7. EXISTING ITEMS, EQUIPMENT, PLUMBING FIXTURES, ETC. TO
REMAIN IN PLACE SHALL BE PROTECTED FROM DIRT AND DAMAGE
DURING DEMOLITION AND CONSTRUCTION.
 8. WHERE REMOVAL OF PORTIONS OF FLOOR COVERINGS ARE REQUIRED,
REMOVE ONLY THOSE MATERIALS TO THE EXTENT SHOWN WITHIN THE ROOMS.
INCLUDING THE REMOVAL OF ADHESIVES, GROUTING BEDS,
ANCHORING DEVICES AND PREPARE SURFACES FOR NEW CONSTRUCTION.
 9. WHERE REMOVAL OF PORTIONS OF FINISHED CEILINGS ARE REQUIRED,
REMOVE ONLY THOSE LIGHT FIXTURES AND OTHER CEILING EQUIPMENT
WITHIN THAT PORTION OF CEILING. COORDINATE WITH DRAWINGS.
 10. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE
TO OWNER'S OCCUPIED AREAS ADJACENT TO NEW CONSTRUCTION OR OCCUPIED
AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSION ARE REQUIRED,
AND IS RESPONSIBLE FOR DAMAGE CAUSED BY ADVERSE WEATHER CONDITIONS,
INCLUDING RAIN AND WIND.
 11. ALL DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL ADHERE TO BUILDING
REGULATIONS AND BE COORDINATED WITH THE OWNER'S REPRESENTATIVE TO
MINIMIZE DISRUPTION WITH THE NORMAL DAILY FUNCTIONS OF THE BUILDING'S
OCCUPIED AREAS.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE AND PROTECTION OF
ALL SALVAGE ITEMS WHICH WILL BE REUSED IN THIS PROJECT.
 13. ALL NON-ATTACHED ITEMS, SUCH AS FURNISHINGS, MOBILE EQUIPMENT,
CHAIRS, ETC. SHALL BE REMOVED BY OWNER PRIOR TO COMMENCEMENT
OF DEMOLITION WORK. COORDINATE WITH OWNER'S REPRESENTATIVE FOR
REMOVAL OR RELOCATION OF ANY REMAINING ITEMS.
 14. EXISTING EXIT PASSAGEWAYS SHALL BE MAINTAINED AND ACCESSIBLE
AT ALL TIMES DURING CONSTRUCTION.
 15. STOP ALL WORK IF ANY UNFORESEEN CONDITIONS ARE ENCOUNTERED DURING
DEMOLITION AND CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY.
 16. COORDINATE WITH BUILDING MANAGEMENT ALL WORK TO BE
PERFORMED.

- ### LEGEND :
- | | |
|--|---|
| | EXISTING 8" C.B.S. WALL
TO REMAIN |
| | EXISTING 4" PARTITION
TO REMAIN |
| | EXISTING 8" C.B.S. WALL
TO BE DEMOLISHED |
| | EXISTING TO BE REMOVED |
| | EXISTING DOOR TO BE REMOVED |



- larry candela***
a r c h i t e c t
License #: AA26003239
5940 S.W. 73rd. Street Miami, FL 33143 - Suite 202
Phone: 305.424.9544 - email: larrycandela@me.com
Hilary J. Candela, AIA - License #: AR0013820



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