GAZZOLO RESIDENCES
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City of Coral Gables, Florida	Level 1 Review	**General Procedures - Conditional**
		Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134 Email: planning@coralgables.com Phone: 305.460.5211

Development Review General Procedures – Conditional Use

The Development Review Committee (DRC) is an administrative and technical committee which reviews policy and technical issues raised by a development project. The DRC is intended to streamline and coordinate the review of the development process by identifying, addressing, providing input, advice and comments regarding all applicable provisions and regulations. The review of the projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Committee.

Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level One (1) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- ☐ Abandonment and Vacations
- ☐ Comprehensive Plan Map Amendment - Small Scale
- ☐ Comprehensive Plan Map Amendment - Large Scale
- ☐ Conditional Use with Site Plan
- ☐ Conditional Use without Site Plan
- ☐ Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- ☐ Development Agreement
- ☐ Development of Regional Impact
- ☐ Development of Regional Impact - Notice of Proposed Change
- ☐ Mixed Use Site Plan
- ☐ Planned Area Development Designation and Site Plan
- ☐ Planned Area Development Major Amendment
- ☒ Separation/Establishment of a Building Site
- ☐ Site Plan
- ☐ Subdivision Review for a Tentative Plat and Variance
- ☐ Transfer of Development Rights Receiving Site Plan
- ☐ University Campus District Modification to the Adopted Campus Master Plan
- ☐ Zoning Code Map Amendment
- ☐ Other: _____

Requests confirmed by Development Review Official (DRO) at pre-application meeting (signature): _____

Coral Gables Mediterranean Architecture Bonus

- ☐ Coral Gables Mediterranean Style Bonus - Table 1
- ☐ Coral Gables Mediterranean Style Bonus - Table 2
- ☐ Coral Gables Mediterranean Style Bonus - Table 3
- ☐ None

City of Coral Gables, Florida

Level **1** Review

General Procedures - Conditional

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Property information

Street address of the subject property: 1154 Alfonso Avenue

Property/project name: Gazzolo Residence

Current land use classification(s):

Current zoning district(s): Riviera Sec PT 13

Proposed land use classification(s) (if applicable): 0101 Single Family Residential: 1 Unit

Proposed zoning district(s) (if applicable):

Previous use(s)/current use(s) of the property/building(s): Single Family

Proposed use(s) of the property/building(s): Single Family: 2 Units

Size of property (square feet/acres) 36,000

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): 0

Total number of residential units per acre and total number of units 2

Estimated cost of the existing/proposed building/project:

Application(s) and date(s) of all previous City of Coral Gables submittals and type of actions related to existing/proposed building/project:

Project Legal Description: Lot(s): E50FT OF LOT 9 & ALL LOTS 10 & 11 & W25FT OF LOT 12 & RIP RTS

Block(s): BLK 223

Section(s): C GABLES RIVIERA SEC 13

Listing of all folio numbers for subject property:

03-4130-008-0430 03-4130-008-0420

City of Coral Gables, Florida

Level **1** Review

General Procedures - Conditional

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

General information

Applicant(s)/Agent(s) Name(s): Gillian Gaggero-Gazzolo

Telephone Contact No: 305.431.5478 Fax No. _____ Email gaggero@bellsouth.net

Mailing Address: 1154 Alfonso Avenue, Coral Gables, FL 33146
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Alvaro Gazzolo

Telephone Contact No: 786.519.9200 Fax No. _____ Email agazzolo@imcinc.tv

Mailing Address: 1154 Alfonso Avenue, Coral Gables, FL 33146
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Gillian Gaggero-Gazzolo

Telephone Contact No: 305.431.5478 Fax No. _____ Email gaggero@bellsouth.net

Mailing Address: 1154 Alfonso Avenue, Coral Gables, FL 33146
(City) (State) (ZIP Code)

Project Architect(s) Name(s): CAD Studio Architecture, Inc.

Telephone Contact No: 3056621008 Fax No. 3056623731 Email cad@bellsouth.net

Mailing Address: 4808 SW 72 Avenue, Miami, Florida 33155
(City) (State) (ZIP Code)

Provide the date(s) and type(s) of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

1. December 2, 2024 Building Site Determination No.: BUSD-24-11-0016 was issued denying lot separation with instructions to apply for for Conditional Use approval with a proposed site plan.

Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to tentatively be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. First Floor Board Room, 427 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agents shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- ☒ Table of Contents with page numbers identifying all below documents.
- ☒ DRC Application.
- ☒ Statement of use and/or cover letter.
- ☒ Aerial.
- ☒ Photographs of property, adjoining properties and/or streetscape.
- ☒ Property ALTA survey and legal description.
- ☒ Architectural drawings (signed/sealed), including: Zoning chart / supporting information; site plan; floor plan(s); and all affected elevations. Maximum of 20 sheets shall be accepted.
- ☒ Landscape plan; vegetation assessment; and tree survey / relocation plan.
- ☐ Pedestrian amenities and streetscape plan.
- ☐ On-street parking analysis.
- ☐ Art in Public Places plan and/or statement.
- ☐ Lighting plan and signage plan.
- ☐ Underground utilities plan and/or statement.
- ☐ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☒ Historical significance letter.
- ☐ City Concurrency Impact Statement (CIS).
- ☐ Traffic study.
- ☒ Name and contact information for property owner, applicant, architect, attorney, etc.
- ☒ City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- ☒ Warranty deed.
- ☒ Application fee equal to one tenth of one percent (.001) of the estimated total building construction cost as determined by the City ($100.00 minimum fee and $10,000.00 maximum fee). Payment shall be in check form, payable to the City of Coral Gables.
- ☐ Other:_____

Posting of the property. The Applicant will post the subject property with a sign in accordance with the requirements of the Zoning Code indicating the DRC meeting date and location. The sign will be installed ten (10) days prior to the meeting and shall not be removed until after the meeting has been held, at which time it is the applicant's responsibility to remove the sign.

Application submittal requirements

Electronic copy. A PDF of the entire application shall be submitted. The total file size shall not exceed 30 MB.

Applicant/agent/property owner/architect affirmation and consent

(I) (We) affirm and certify to all of the following:

1. Submission of the following:
   a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
   b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. The subject property will be posted by the Applicant in accordance with Zoning Code requirements. The sign shall be installed by the City ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
9. The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Applicant(s)/Agent(s) Signature:	Applicant(s)/Agent(s) Print Name: Gillian Gaggero-Gazzolo
Address: 1154 Alfonso Avenue, Coral Gables, FL 33146	
Telephone: 305.431.5478	Fax:
Email: gaggero@bellsouth.net	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 25 day of Feb by 2025
(Signature of Notary Public - State of Florida)

DIANA OLIVA
Notary Public - State of Florida
Commission # HH 289319
My Comm. Expires Jul 19, 2026

(Print, Type or Stamp Commissioned Name of Notary Public)
☐ Personally Known OR ☑ Produced Identification; Type of Identification Produced
FL DL

Property Owner(s) Signature:	Property Owner(s) Print Name: Alvaro Gazzolo
Property Owner(s) Signature:	Property Owner(s) Print Name: Gillian Gaggero-Gazzolo
Property Owner(s) Signature:	Property Owner(s) Print Name:
Address:	
Telephone:	Fax:
Email:	

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STATE OF FLORIDA/COUNTY OF
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FL DL

City of Coral Gables, Florida	Level 1 Review	**General Procedures - Conditional**

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Architect(s) Signature:

Architect(s) Print Name: CAD Studio Architecture, Inc.

Address: 4808 SW 72 Avenue, Miami, Florida 33155

Telephone: 3056621008 Fax: 3056623731

Email: cad@bellsouth.net

SEAL

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 7-5TH day of FEBRUARY 2025 by

(Signature of Notary Public - State of Florida)

2/25/25

THOMAS IGLESIAS
MY COMMISSION # HH 496696
EXPIRES: June 25, 2028

(Print, Type or Stamp Commissioned Name of Notary Public)

☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced

Gillian Gaggero, P.A.
305.431.5478
gaggero@bellsouth.net

July 22, 2025

Via Electronic Submittal

Ms. Jennifer Garcia
Assistant Director for Planning and Zoning
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

Re: Amended Statement of Use / Development Review Committee Application / 1154 Alfonso Avenue, Coral Gables, Florida

Dear Ms. Garcia,

On behalf of Alvaro Gazzolo and myself, Gillian Gaggero-Gazzolo, owners of the referenced property (the "**Property**") and (the "**Applicant**"), I respectfully submit this Statement of Use with the enclosed Development Review Committee Application for the proposed development of two (2) single family homes at the referenced property pursuant to Article 14 Section 14-202.6 "Building Site Determination", specifically 14-202.6F., conditional use for building site determination, of the City of Coral Gables Zoning Code (the "**Zoning Code**"). The proposed project involves the construction of a new single-family home, and the replacement and rebuilding of an existing single-family home, including the refurbishing of the existing pool, patio and boat house. Both homes and properties will be more in scale and in character with the other houses and properties in the neighborhood..

I. PROPERTY INFORMATION

The property is approximately 36,000 square feet or 0.826 +/- acres of land with 225' frontage on Alfonso Avenue. The property consists of ½ of lot 9, all of lots 10 and 11, and west 25' of lot 12, Block 223 of the Revised Plat of Coral Gables Riviera Section, Part 13 as recorded in Plat Book 28, Page 30 of the public records of Miami-Dade County, Florida. The property is currently improved with a two-story single-family residential structure originally constructed in 1948.

The Applicant seeks approval for the separation of the property into two (2) separate building sites ("**Proposed Lot Separation**"). The approval of the Proposed Lot Separation and subsequent project will permit the development of appropriately scaled single family residences in harmony with the quality and size of existing homes within the neighborhood.

II. ANALYSIS FOR PROPERTY SEPARATION

As detailed in the site plans prepared by CAD Studios, the Applicant seeks to separate the Property into two (2) separate building sites and develop a single family residence on one building site and replace the existing residence on the other building site. The Proposed Lot Separation would create a building site (the "**West Parcel**") with 125 feet frontage and an building site with 100 feet frontage (the "**East Parcel**"). Both parcels are equal in depth at 160 feet. The proposed West Parcel consists of East 50 feet of lot 9 and all of lot 10. The proposed East Parcel consists of all of lot 11 and west 25 feet of lot 12. The Proposed Lot Separation and subsequent construction of a two-story, single-family residence on the East Parcel and the replacement of the residence on the West Parcel comply with the applicable criteria established in Section 14-202.6(F) of the Zoning Code.

1. *That the building site(s) created would have a **lot area** equal to or larger than the majority of the existing building sites of the same zoning designation within a minimum of one thousand (1,000) feet of the perimeter of the subject property. The Development Review Official may determine that the comparison of building sites within one thousand (1,000) feet of the subject property shall be based on one (1) or more of the following: building sites located on the same street as the subject property; building sites with similar characteristics such as golf course frontage, water frontage, cul de-sac frontage; and, building sites within the same platted subdivision.*

The Proposed Lot Separation will create two separate building sites with areas of 20,000 square feet and 16,000 square feet. Compared to other similarly situated properties along Alfonso Avenue, and along So. Alhambra Circle, both on the Mahi Waterway, zoned SFR and located within the Riviera Part 13 subdivision, the Proposed Building Sites are equal to or greater than the majority of said properties. As illustrated in Chart 1, attached as Appendix 1,, the site average of waterfront properties on Alfonso Avenue and South Alhambra Circle from the cul de-sac at the end of Alfonso Avenue to the roundabouts located at Alfonso Avenue / Maynada Avenue and South Alhambra Circle / Maynada Avenue is 15,714 square feet. The East Parcel will equal 16,000 square feet. The West Parcel will equal 20,000. Both parcels are larger than the majority of the existing building sites..

2. *That exceptional or unusual circumstances exist, that are site specific such as unusual configuration or partially platted lots or are code specific such as properties having two (2) or more zoning or land use designations, multiple facings or through-block sites, which would warrant separation or establishment of a building site(s).*

The Property is the only property on Alfonso Avenue, South Alhambra Circle and on the Mahi Waterway with over 30,000 square feet. (See Appendix 1) Unusual circumstances do exist. The Property is composed of partially platted lots and has multiple facings, Alfonso Avenue and the Mahi Waterway.

3. *That the proposed building site(s) maintains and preserves open space and specimen trees, promotes neighborhood compatibility, preserves historic character, maintains property values and enhances visual attractiveness of the area.*

The Project is designed to provide nearly forty-two percent (42%) of green area at each building site. The Zoning Code requires forty (40%) at each building site. The enhanced landscaping and preservation of existing trees on the property promotes the lush canopy feeling unique to the City of Coral Gables and enhances the visual attractiveness of the Property. On the West Parcel the two mature Japanese Orange blossom trees will be relocated from the backyard to the frontyard. On the East parcel no canopy trees will be removed..

Additionally, as illustrated in Chart 2, attached as Appendix 2, the average actual area per Miami-Dade County Property Appraiser's Office, of the existing water frontage residences on Alfonso Avenue and South Alhambra Circle from the cul de-sac at the end of Alfonso Avenue to the roundabouts located at Alfonso Avenue / Maynada Avenue and South Alhambra Circle / Maynada Avenue, is 4639 square feet.

The largest existing residence on Alfonso Avenue has an actual area of 9495 square feet, nearly 2000 square feet more than the next largest home at 7990 square feet. Under the Zoning Code a residence of 11,950 square feet could be built at the Property. A residence of such size would disrupt the scale and harmony of the streetscape of the neighborhood. The proposed residences are approximately a 5948 square foot home on the East Parcel and approximately a 5625 square foot home on the West Parcel. This combined square footage of 11,573 is less than the 11,950 allowed by the Zoning Code for one home, maintains and preserves open space and promotes neighborhood compatibility,

4. *That the application satisfies at least two (2) of the following three (3) criteria:*

    a. *That the building site(s) created would have a **street frontage**, golf course frontage (if applicable), and **water frontage** (if applicable) equal to or larger than the majority of the existing building sites of the same zoning designation within a minimum of one thousand (1,000) feet of the perimeter of the subject property. For a cul-de-sac building site(s), the comparison of street frontages and water frontages (if applicable) shall include those similarly situated cul-de-sac building sites within one thousand (1,000) feet. If no cul-de-sac building sites exist within one thousand (1,000) feet then the comparison may be expanded to include all cul-de-sac building sites within the platted subdivision and any adjacent platted subdivision.*

The resulting street and waterway frontage of both the West Parcel and the East Parcel at 125 and 100 feet is larger than the majority of the existing properties within a minimum of 1,000 feet of the perimeter of the subject property. The 1000 feet radius street and waterway frontage average is approximately 92 Ft.

b. *That the building site(s) separated or established would not result in any existing structures becoming non-conforming as it relates to setbacks, lot area, lot width and depth, ground coverage and other applicable provisions of the Zoning Code, Comprehensive Plan and City Code. The voluntary demolition of a building or structure within the last ten (10) years which eliminates any of the conditions identified in this criterion shall result in non-compliance this criterion.*

During the DRC review process, it came to staff's attention that the existing boathouse on the property, which will be refurbished, encroaches into the side yard setback, It is located 2.16 feet from the property line. This does not comply with Section 14-202.6(F)(4)(b). Nearly all boathouses in Coral Gables encroach into the side setbacks and there is a long history in Coral Gables of allowing boathouses to remain as legal non-conforming structures. A legal opinion was requested from the City Attorney of Coral Gables. April 7, 2025, Gustavo Ceballos, Assistant City Attorney & City Prosecutor issued the following opinion

> "Upon review the separation would not result in any existing structures becoming non-conforming, the existing legal non-conformity would remain and would not be enlarged and therefore does not need to be moved."

c. The Project will result in the voluntary demolition of the existing residence on the property. Two (2) of the three (3) requirements, 14-202.6(F)4.a. above and 14-202.6(F)4.c. below are satisfied. As detailed in the Site Plan, the Project is in compliance with the minimum setbacks, lot and depth, lot area and ground area coverage required for SFR properties.*That the building site(s) created has been owned by the current owner continuously for a minimum of ten (10) years prior to an application submittal for conditional use for a building site determination.*

The Applicant acquired the property in November of 1999, raised their family and continues to reside there.

III. BOARD OF ARCHITECTS

The applicant's architectural plans were presented before the Board of Architects (BOA) May 1, 2025, June 12, 2025, July 10, 2025 and July 17, 2025. On July 17, 2025, the project plans were approved without comment by the BOA. The approved plans are now part of the updated application.

IV. CONCLUSION

The proposed lot separation meets the requirements set forth in the Zoning Code for separate building sites. The two (2) building sites with one (1) new home and the replacement of the existing home is consistent with the neighborhood scale and will enhance the beauty and character of Alfonso Avenue. The Project will replace an old characterless hodgepodge home and provide a new home to Alfonso Avenue, in context with the surrounding homes, both in lot size and home size. We look forward to your favorable consideration of our application. Please do not hesitate to contact me for additional information and with any questions or concerns, 305.431.5478 or gaggero@bellsouth.net.

Truly Yours,
Gillian Gaggero-Gazzolo

APPENDIX 1

	Address	Building Site (square feet)
1.	1100 Alfonso Avenue	18,840
2.	1112 Alfonso Avenue	27,475
3.	1120 Alfonso Avenue	12,375
4.	1130 Alfonso Avenue	12,375
5.	1134 Alfonso Avenue	16,000
6.	1140 Alfonso Avenue	16,000
7.	1210 Alfonso Avenue	16,300
8.	1216 Alfonso Avenue	22,800
9.	1220 Alfonso Avenue	21,400
10.	1224 Alfonso Avenue	20,900
11.	1300 Alfonso Avenue	25,772
12.	1101 South Alhambra Circle	14,400
13.	1111 South Alhambra Circle	12,000
14.	1115 South Alhambra Circle	13,500
15.	1125 South Alhambra Circle	13,500
16.	1133 South Alhambra Circle	9,000
17.	1141 South Alhambra Circle	12,000
18.	1151 South Alhambra Circle	12,000
19.	1155 South Alhambra Circle	12,000
20.	1161 South Alhambra Circle	9,000
21.	1169 South Alhambra Circle	8,878
22.	1181 South Alhambra Circle	14,340
23.	1191 South Alhambra Circle	14,400
24.	1195 South Alhambra Circle	11,400
25.	1205 South Alhambra Circle	13,703
26.	1207 South Alhambra Circle	14,231
27.	1211 South Alhambra Circle	19,733
28.	1215 South Alhambra Circle	13,500

[Chart 1[1]]

[1] Chart 1 lists the Building Sites' Sq.Ft. of waterfront properties on Alfonso Avenue and South Alhambra Circle from the cul de-sac at the end of Alfonso Avenue to the roundabouts located at Alfonso Avenue / Maynada Avenue and South Alhambra Circle / Maynada Avenue published at www.miamidade.gov.

APPENDIX 2

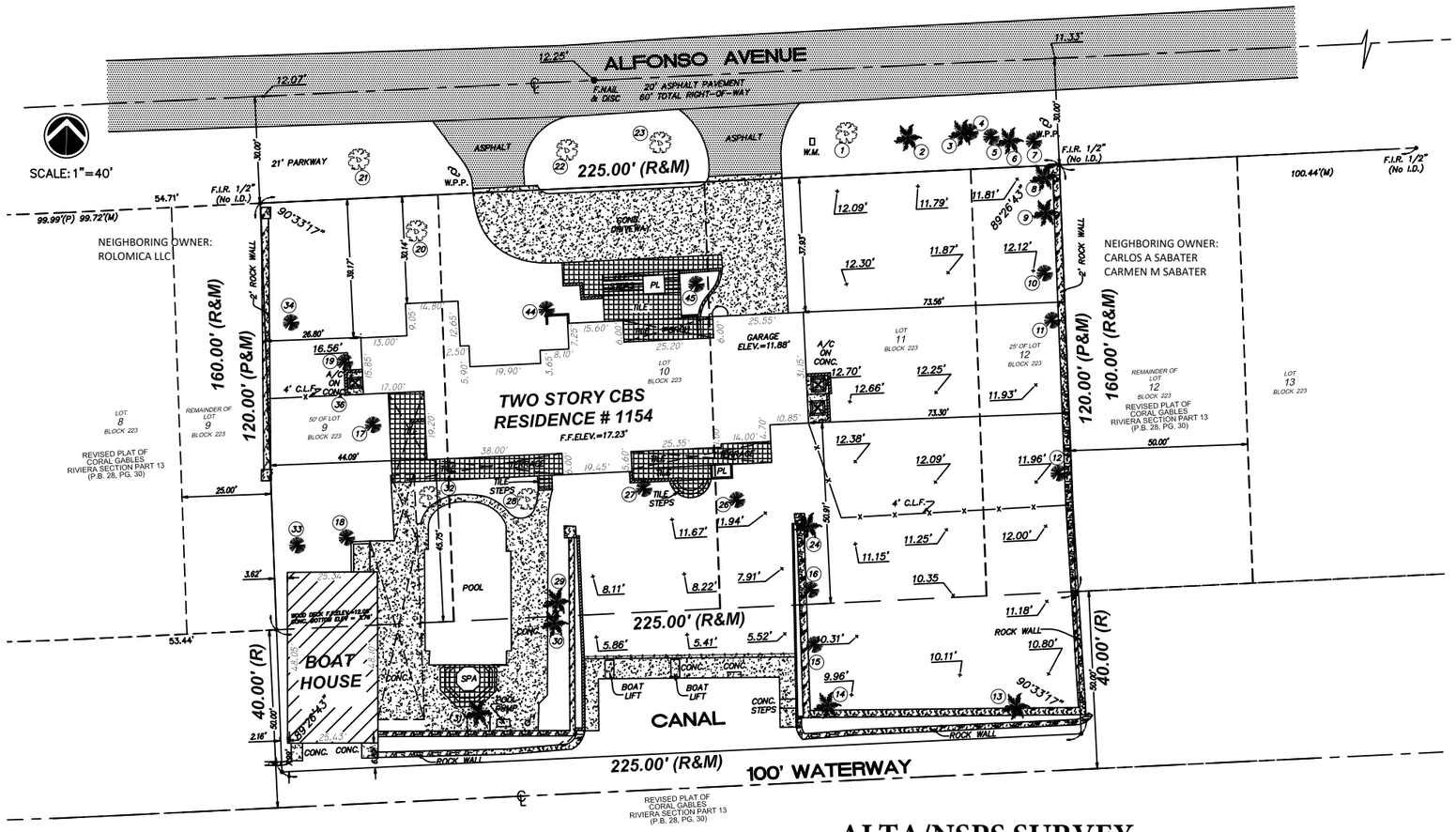
	Address	Actual Area[2] (square feet)
1.	1100 Alfonso Avenue	2927
2.	1112 Alfonso Avenue	7954
3.	1120 Alfonso Avenue	4160
4.	1130 Alfonso Avenue	3380
5.	1134 Alfonso Avenue	4338
6.	1140 Alfonso Avenue	5975
7.	1210 Alfonso Avenue	3045
8.	1216 Alfonso Avenue	7990[3]
9.	1220 Alfonso Avenue	5401
10.	1224 Alfonso Avenue	7974
11.	1300 Alfonso Avenue	9495
12.	1101 South Alhambra Circle	3007
13.	1111 South Alhambra Circle	4239
14.	1115 South Alhambra Circle	6004
15.	1125 South Alhambra Circle	3394
16.	1133 South Alhambra Circle	3636
17.	1141 South Alhambra Circle	2356
18.	1151 South Alhambra Circle	5526
19.	1155 South Alhambra Circle	3238
20.	1161 South Alhambra Circle	2409
21.	1169 South Alhambra Circle	2612
22.	1181 South Alhambra Circle	3876
23.	1191 South Alhambra Circle	3002
24.	1195 South Alhambra Circle	2832
25.	1205 South Alhambra Circle	6273
26.	1207 South Alhambra Circle	4130
27.	1211 South Alhambra Circle	6592
28.	1215 South Alhambra Circle	4487

[Chart 2[4]]

[2] Actual Area is a category of Sq.Ft. building construction published at www.miamidade.gov. The Sq.Ft. category allegedly includes all Sq.Ft. of construction of building on a building site. Note the Sq.Ft. of West and East Parcel were derived from FAR calculations. FAR calculations include the entire square footage of each garage. Actual Area includes 50%. As a result, it is likely that the 28 homes in this table are a bit larger using FAR calculations.

[3] 1216 Alfonso Avenue is currently under construction with an estimated 7990 Sq.Ft. Actual Area.

[4] Chart 2 lists the Actual Area Sq.Ft. of waterfront properties on Alfonso Avenue and South Alhambra Circle from the cul de-sac at the end of Alfonso Avenue to the roundabouts located at Alfonso Avenue / Maynada Avenue and South Alhambra Circle / Maynada Avenue published at www.miamidade.gov.



EXISTING TREES				
No	NAME	DBH	OH	SP
1	TREE	0.5'	17'	11'
2	PALM	0.7'	22'	7'
3	PALM	0.7'	22'	7'
4	ARECA	0.4'	25'	6'
5	ARECA	0.4'	22'	5'
6	PALM	0.7'	25'	10'
7	ARECA	0.3'	15'	5'
8	PALM	0.7'	30'	15'
9	PALM	0.7'	30'	15'
10	ARECA	0.4'	30'	6'
11	ARECA	0.4'	20'	6'
12	ARECA	0.4'	20'	6'
13	PALM	1.5'	10'	8'
14	PALM	1.0'	20'	15'
15	ARECA	0.4'	20'	8'
16	ARECA	0.6'	22'	10'
17	ARECA	0.4'	25'	6'
18	ARECA	0.4'	25'	6'
19	ARECA	0.4'	30'	5'
20	TREE	1.5'	32'	40'
21	TREE	2.0'	30'	40'
22	TREE	3.0'	30'	40'
23	TREE	3.0'	30'	40'

DBH=Diameter breast height (4.5 feet from ground) OH=Overall Height SP=Spread

EXISTING TREES				
No	NAME	DBH	OH	SP
24	ARECA	0.4'	20'	6'
25	ARECA	0.4'	20'	6'
26	ARECA	0.4'	32'	5'
27	ARECA	0.4'	32'	5'
28	TREE	1.0'	15'	15'
29	COCONUT PALM	1.0'	11'	15'
30	COCONUT PALM	0.8'	16'	15'
31	COCONUT PALM	0.7'	20'	3'
32	TREE	1.5'	10'	20'
33	ARECA CLUSTER			
34	ARECA CLUSTER			

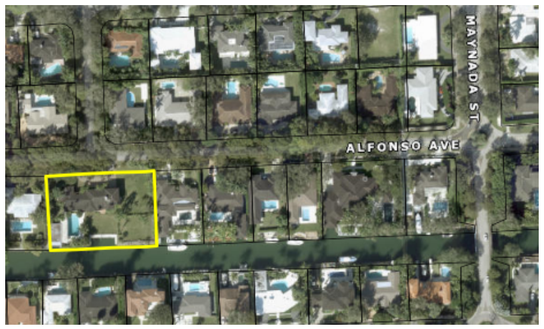
DBH=Diameter breast height (4.5 feet from ground) OH=Overall Height SP=Spread

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7B, 8, 9, 11, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 17TH 2024. SURVEY DONE ACCORDING TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO.: 1583764

- SCHDULE B-II TITLE EXCEPTION #7 AFFECTS THE PROPERTY BUT IS NOT PLOTTABLE (ORB 11508, PG. 431)
- ALL OTHER SCHEDULE B-II TITLE EXCEPTIONS ARE BLANKET IN NATURE AND NOT PLOTTABLE.
- A PORTION OF THE CORAL ROCK WALL ENCROACHES BEYON THE WEST AND EAST PROPERTY LINES.
- PROPERTY HAS DIRECT VEHICULAR ACCESS TO A PUBLICLY DEDICATED RIGHT OF WAY (ALFONSO AVENUE)
- LAND AREA = 35,998 SQ. FEET (0.826 ACRES)

LEGAL DESCRIPTION: East 50 feet of Lot 9, all of Lots 10 and 11 and the West 25 feet of Lot 12, Block 223, of the Revised Plat of Coral Gables Riviera Section, Part Thirteen, according to the Plat thereof as recorded in Plat Book 28, Page 30, of the Public Records of Miami-Dade County, Florida, including the undug portion of the Mahi Waterway lying South of the above described property, more particularly described as the undug portion of the waterway right-of-way lying between the South line of the above described lots and the water that lies between the extended lot line of said lots.

LOCATION MAP
NOT TO SCALE



ALTA/NSPS SURVEY

PROPERTY ADDRESS: 1154 ALFONSO AVE., CORAL GABLES, FL. 33146.

CERTIFIED TO:

Alvaro Gazzolo and Gillian Gaggero-Gazzolo, husband and wife, as to a life estate, with the remainder to Sebastian Gazzolo and Cristian Gazzolo and, as disclosed in the Public Records, has been since October 27, 1999.
SMGRA8, LLC, a Florida limited liability company, ISAOA, ATIMA
Nicole J. Huesmann, P.A.
Old Republic National Title Insurance Company

SURVEYOR'S NOTES:

1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7) OWNERSHIP OF FENCES ARE UNKNOWN.
8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
10) ELEVATIONS BASED OFF OF BM# CG-22 LOCATOR: 4155 W ELEV: 11.31' NGVD

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNNG PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 28 PG: 30

LEGEND & ABBREVIATIONS:

= CONCRETE
= CONC. BLOCK WALL
= WOOD DECK
= COVERED AREA
= ASPHALT
—X—X— = CHAIN LINK FENCE (CLF)
—//—//— = WOOD FENCE (WF)
—O—O— = IRON FENCE (IF)
A = ARC DISTANCE
L= LENGTH
Δ= CENTRAL ANGLE / DELTA
R = RADIUS
T = TANGENT
P.T. = POINT OF TANGENCY
P.C. = POINT OF CURVATURE
P.C.C.= POINT OF COMPOUND CURVE
C.B.= CATCH BASIN
CATV = CABLE UTILITY BOX

B.C.= BLOCK CORNER
P = PROPERTY LINE
℄ = CENTER LINE
M= MONUMENT LINE
CALC.= CALCULATED
M.= FIELD MEASURED
P. = PER PLAT
TYP. = TYPICAL
P.R.M.= PERMANENT REFERENCE MONUMENT
P.C.P.= PERMANENT CONTROL POINT
FD. NAIL = FOUND NAIL
FD. D/H = FOUND DRILL HOLE
FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER
C.M. = CONCRETE MONUMENT
W.M.= WATER METER
R/W = RIGHT OF WAY

U.E.= UTILITY EASEMENT
A.E. = ANCHOR EASEMENT
D.E. = DRAINAGE EASEMENT
ENCR.= ENCROACHEMENT
F.F. ELEV. = FINISHED FLOOR ELEVATION
N.T.S.= NOT TO SCALE
P.B.= PLAT BOOK
O.R.B.= OFFICIAL RECORD BOOK
M.H.= MAN HOLE
C.B.S.= CONCRETE BLOCK STRUCTURE
BLDG = BUILDING
O.H.L.= OVERHEAD UTILITY LINES
TEL.= TELEPHONE FACILITIES

P.R.C.= POINT OF REVERSE CURVE
CH = CHORD
CH. BRG.= CHORD BEARING
B.M.= BENCH MARK
B.R.= BEARING REFERENCE
P.O.C.= POINT OF COMMENCEMENT
P.O.B.= POINT OF BEGINNING
T.B.M.= TEMPORARY BENCH MARK
P.O.B.= POINT OF BEGINNING
T.B.M.= TEMPORARY BENCH MARK
FD. I.R. = FOUND IRON REBAR
FD. P.K.NAIL = FOUND PARKER-KALON NAIL
P.S.M.= PROFESSIONAL SURVEYOR AND MAPPER
A/C = AIR CONDITIONER PAD
TX= TRANSFORMER
P.P.= POWER POLE
D.M.E.= DRAINAGE & MAINTENANCE EASEMENT
+ 0.0'= EXISTING ELEVATION

ELEV.= ELEVATION
SEC.= SECTION
TWS. = TOWNSHIP
RG. = RANGE
SWK= SIDEWALK

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES.THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

SINCE 1987
BLANCO SURVEYORS INC.
Engineers • Land Surveyors • Planners • LB # 0007059
555 NORTH SHORE DRIVE
MIAMI BEACH, FL 33141
(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: X		SUFFIX: L FEMA DATE: 09 / 11 / 09	BASE: N/A
PANEL: 0459		COMMUNITY # 120639	
DATE: 11/19/24	SCALE: 1" = 40'	DWN. BY: R.BELLO	JOB No. 24-345

SURVEYOR'S SEAL

ADIS N. NUNEZ
License Number 5924
STATE OF FLORIDA
Professional Surveyor and Mapper

Aerials & Contextual Analysis
1154 Alfonso Ave, Coral Gables.

1154 Alfonso Ave. Aerial view





Bird's Eye View – Northeast



Bird's Eye View – Southeast



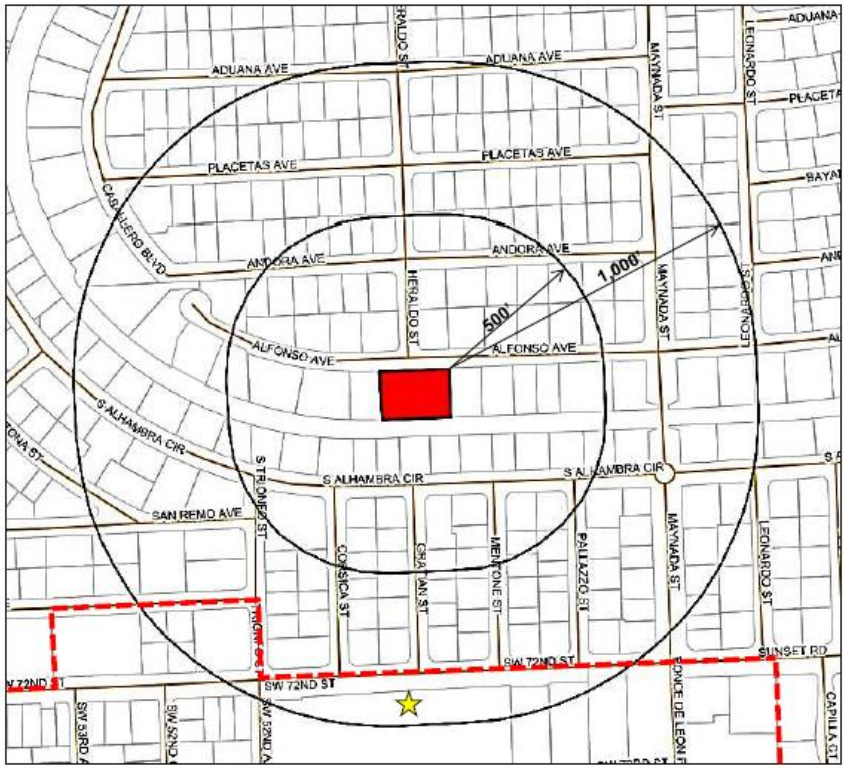
Bird's Eye View – Southwest



Bird's Eye View – Northwest

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rdrmiami.com | diana@rdrmiami.com | 305.498.1614

1,000' RADIUS MAP (N.T.S.)



SUBJECT: 1154 Alfonso Avenue, Coral Gables, FL 33146
FOLIO NUMBER: 03-4130-008-0430

LEGEND:
CITY OF CORAL GABLES BOUNDARY ▬▬▬▬▬▬ MDCPS ☆



1154 Alfonso Avenue 1,000 Ft. Perimeter Neighborhood
Lot Size Average is 12,685 Sq.Ft.



Caballero: 13,812

San Remo: 17,000

Santona: 16,286

San Ignacio: 17,500

Sunset: 11,417

Aduana: 10,964

Placetas: 10,388

Andora:11,112

Leonardo: 7,125

Maynada: 11,757

Alfonso: 16,872

S. Alhambra:14,050

Pallazzo: 7,714

Mentone: 8,188

Gratian: 8,207

Corsica: 8,750

Trionfo: 7,125

1154 Alfonso Avenue 1,000 Ft. Perimeter Neighborhood Frontage Average is 92 Ft.



Caballero: 145

San Remo: 150

Santona: 100

Sunset: 113

Aduana: 85

Placetas: 82

Andora:84

Leonardo: 95

Maynada: 87

Alfonso: 111

S. Alhambra:103

Pallazzo: 85

Mentone: 82

Gratian: 82

Corsica: 88

Trionfo: 72

1154 Alfonso Avenue 1,000 Feet Neighborhood Lot Size and Frontage Averages

Alfonso Ave.			Andora			Placetas			S. Alhambra Circle			Aduana		
Address	*Frontage (Ft.)*	*Lot (Sq.Ft.)*	*Address*	*Frontage (Ft.)*	*Lot (Sq.Ft.)*	*Address*	*Frontage (Ft.)*	*Lot (Sq.Ft.)*	*Address*	*Frontage (Ft.)*	*Lot (Sq.Ft.)*	*Address*	*Frontage (Ft.)*	*Lot (Sq.Ft.)*
1046	115	18975	**1104**	100	12,500	**1244**	irregular	16,250	**1101**	120	14,400	**1120**	79	9,875
1050	115	18975	**1110**	110	13,750	**1240**	75	9,375	**1111**	100	12,000	**1114**	79	9,875
1060	135	20520	**1116**	100	12,500	**1236**	75	9,375	**1115**	113	13,500	**1124**	79	9,875
1065	99	9900	**1124**	100	12,500	**1228**	109	13,591	**1125**	113	13,500	**1106**	79	9,875
1100	120	18,840	**1130**	125	15,625	**1220**	103	12,875	**1133**	75	9,000	**1110**	79	9,875
1112	irregular	27,475	**1136**	100	12,500	**1216**	100	12,500	**1141**	100	12,000	**1130**	79	9,875
1120	75	12,375	**1200**	95	11,875	**1210**	80	10,000	**1151**	100	12,000	**1116**	79	9,875
1130	75	12,375	**1206**	80	10,000	**1204**	80	10,000	**1155**	100	12,000	**1136**	82	10,250
1134	100	16,000	**1212**	80	10,000	**1200**	95	11,875	**1161**	75	9,000	**1200**	108	13,437
1140	100	16,000	**1216**	80	10,000	**1136**	70	8,750	**1020**	100	13,500	**1206**	108	13,437
1210	100	16,300	**1220**	80	1,000	**1132**	70	8,750	**1025**	150	17,250	**1212**	80	10,000
1215	irregular	13,407	**1224**	76	9,558	**1130**	90	11,250	**1036**	irregular	16,800	**1218**	100	12,500
1216	148	22,800	**1234**	irregular	29,632	**1122**	83	10,312	**1037**	120	14,400	**1222**	97	12,141
1220	175	21,400	**1233**	75	9,375	**1118**	83	10,312	**1160**	100	10,000	**1228**	75	9,375
1224	irregular	20,900	**1229**	irregular	17,691	**1114**	80	10,000	**1169**	73	8,878	**1232**	75	9,375
1300	irregular	25,772	**1221**	70	8,750	**1110**	80	10,000	**1181**	120	14,340	**Average**	**85**	**10,643**
1227	irregular	18,336	**1217**	70	8,750	**1106**	80	10,000	**1191**	120	14,400			
1211	irregular	13,200	**1213**	70	8,750	**1105**	90	11,250	**1195**	95	11,400			
1205	100	13,400	**1209**	70	8,750	**1111**	70	8,750	**1205**	irregular	13,703			
1201	125	16,875	**1205**	70	8,750	**1113**	80	10,000	**1200**	irregular	17,859			
1139	100	13,500	**1201**	75	9,375	**1119**	80	10,000	**1207**	irregular	14,231			
1133	115	15,525	**1137**	85	10,625	**1123**	80	10,000	**1211**	irregular	19,733			
1125	105	14,175	**1133**	80	10,000	**1129**	80	10,000	**1215**	irregular	13,500			
1117	105	14,175	**1127**	75	10,625	**1133**	80	10,000	**1212**	100	20,467			
1107	105	14,175	**1125**	80	10,000	**1137**	75	9,375	**1210**	100	12,960			
Average	**111**	**17,015**	**1121**	75	9,375	**1201**	100	12,500	**1202**	irregular	21,323			
			1115	80	10,000	**1207**	70	8,750	**1220**	100	10,360			
			1111	80	10,000	**1215**	115	14,375	**1221**	100	15,246			
			1105	80	10,000	**1217**	70	8,750	**1225**	100	11,326			
			Average	**84**	**11,112**	**1221**	70	8,750	**1226**	irregular	15,946			
						1225	67	8,367	**1190**	irregular	36,450			
						1229	75	9,375	**1170**	100	9,600			
						1233	75	9,375	**1160**	100	10,000			
						1237	75	9,375	**1148**	irregular	16,284			
						1241	75	9,375	**1140**	109	10,791			
						Average	**82**	**10,388**	**1130**	100	12,400			
									1110	120	14,880			
									1100	85	8,500			
									Average	**103**	**14,051**			

1154 Alfonso Avenue 1,000 Feet Neighborhood Lot Size and Frontage Averages

Maynada

Address	Frontage (Ft.)	Lot (Sq.Ft.)
6830	75	8250
6810	irregular	10606
6608	130	14300
6600	130	14300
6510	125	13750
6502	125	13750
6420	140	13750
6611	87	9614
6609	75	8250
6601	100	11000
6400	125	13750
6501	100	10000
6815	irregular	13200
6880	100	11000
6900	75	8250
6901	100	11000
6911	60	6600
6511	100	11000
6401	irregular	17600
6605	100	11000
Average	**87**	**11,549**

Pallazzo

Address	Frontage (Ft.)	Lot (Sq.Ft.)
6815	100	11,000
6821	100	11,000
6907	100	11,000
6906	100	10,000
6850	50	5,000
6820	50	5,000
6816	100	10,000
Average	**86**	**9,000**

Mentone

Address	Frontage (Ft.)	Lot (Sq.Ft.)
6809	75	7,500
6815	75	7,500
6901	100	10,000
6911	55	5,500
6910	75	7,500
6900	100	10,000
6814	100	10,000
6810	75	7,500
Average	**82**	**8,188**

Gratian

Address	Frontage (Ft.)	Lot (Sq.Ft.)
6815	100	10,000
6901	75	7,500
6911	75	7,500
6902	100	10,000
6830	75	7,500
6820	75	7,500
6810	74	7,447
Average	**82**	**8,207**

Corsica

Address	Frontage (Ft.)	Lot (Sq.Ft.)
6904	85	8,500
6868	65	6,500
6818	133	13,250
6811	80	8,000
6815	90	9,000
6825	60	6,000
6905	100	10,000
Average	**88**	**8,750**

Sunset

Address	Frontage (Ft.)	Lot (Sq.Ft.)
1177	100	12,000
1161	100	12,000
1151	100	12,000
1141	100	9,000
1131	100	11,500
1121	100	12,000
1111	100	12,000
1101	irregular	13,128
1185	200	20,000
Average	**113**	**12,625**

Trionfo

Address	Frontage (Ft.)	Lot (Sq.Ft.)
6815	68	6,750
6825	68	6,750
6901	75	7,500
6907	75	7,500
Average	**72**	**7,125**

San Remo

Address	Frontage (Ft.)	Lot (Sq.Ft.)
1200	irregular	20,000
1240	150	15,000
1220	irregular	30,000
Average	**150**	**21,667**

San Ignacio

Address	Frontage (Ft.)	Lot (Sq.Ft.)
1201	irregular	20,000
1233	irregular	15,000
Average		**17,500**

Santona

Address	Frontage (Ft.)	Lot (Sq.Ft.)
1203	irregular	16,625
1215	100	14,093
1212	irregular	15,946
Average	**100**	**15,555**

Leonardo

Address	Frontage (Ft.)	Lot (Sq.Ft.)
6500	100	12,000
6506	100	11,000
6520	100	11,000
6600	100	11,000
6604	71	7,810
6814	99	9,900
Average	**95**	**10,452**

Caballero

Address	Frontage (Ft.)	Lot (Sq.Ft.)
6505	irregular	13,289
6508	147	26,424
6500	143	25,734
Average	**145**	**21,816**

Total Lot Size Average (Sq.Ft.)	**12,685**
Total Frontage Average (Ft.)	**92**


CABALLERO BLVD
RALDO ST
ANDORA AVE
MAYNADA ST
ALFONSO AVE
CORAL GABLES
S ALHAMBRA CIR
Alfonso Avenue
South Alhambra Circle
1154 Alfonso Ave.
41
40
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1
2024 Aerial Photography
200 ft

South Alhambra Circle on the Mahi Canal (1-17)

House # 1101
Lot Size: 14,400



House # 1111
Lot Size: 12,00



House # 1115
Lot Size: 13,500



House # 1125
Lot Size:13,500



House # 1133
Lot Size: 9,000



House # 1141
Lot Size: 12,000



House # 1151
Lot Size: 12,000



House # 1155
Lot Size: 12,000



House # 1161
Lot Size: 9,000



House # 1169
Lot Size: 8,778



House # 1181
Lot Size: 14,340



House # 1191
Lot Size: 14,400



House # 1195
Lot Size: 11,400



House # 1205
Lot Size: 13,703



House # 1207
Lot Size: 14,231



House # 1211
Lot Size: 19,733



House # 1215
Lot Size: 13,500



Lot Size in Sq.Ft.

Alfonso Avenue on the Mahi Canal (18-29)

House # 1300
Lot Size: 25,772



House # 1228
Lot Size: ~21,000



House # 1224
Lot Size: 20,900



House # 1220
Lot Size: 27,140



House # 1216
Lot Size: 22,800



House # 1210
Lot Size: 16,300



House # 1140
Lot Size: 16,000



House # 1134
Lot Size: 16,000



House # 1130
Lot Size: 12,375



House # 1120
Lot Size: 12,375



House # 1112
Lot Size: 27,475



House # 1100
Lot Size: 18,840



Lot Size in Sq.Ft.

Alfonso Avenue on the Dry Side (30-41)

House # 6608 (Maynada)
Lot Size: 14,300



House # 1107
Lot Size: 14,175



House # 1111
Lot Size: 14,175



House # 1117
Lot Size: 14,175



House # 1125
Lot Size: 14,175



House # 1133
Lot Size: 15,525



House # 1139
Lot Size: 13,500



House # 1201
Lot Size: 16,875



House # 1205
Lot Size: 13,400



House # 1211
Lot Size: 13,200



House # 1215
Lot Size: 13,407



House # 1227
Lot Size: 18,386



Lot Size in Sq.Ft.

Two Story residences located in the neighborhood of 1154 Alfonso Ave, Coral Gables


24
CABALLERO BLVD
19
20
21
RALDO ST
22
23
ANDORA AVE
17
18
MAYNADA ST
15
11
16
CORAL GABLES
12
10
13
Alfonso Avenue
1154 Alfonso Ave.
ALFONSO AVE
9
14
8
7
6
S ALHAMBRA CIR
5
3
2
1
South Alhambra Circle
4
2024 Aerial Photography
200 ft
14

Two Story Residences on South Alhambra Circle (1-10)

House # 1101
Lot Size: 14,400



House # 1115
Lot Size: 13,500



House # 1133
Lot Size: 9,000



House # 1110
Lot Size: 14,880



House # 1151
Lot Size: 12,000





House # 1205
Lot Size: 13,703



House # 1207
Lot Size: 14,231



House # 1211
Lot Size: 19,733



House # 1215
Lot Size: 13,500



House # 1221
Lot Size: 15,246

Lot Size in Sq.Ft.

Two Story Residences on Alfonso Avenue (11-16)

House # 1300
Lot Size: 25,772



House # 1228
Lot Size: ~21,000



House # 1224
Lot Size: 20,900



House # 1216
Lot Size: 22,800



House # 1227
Lot Size:18,386



House # 1215
Lot Size: 13,407



Lot Size in Sq.Ft.

Two Story Residences on Andora Avenue (17-23) & Caballero Blvd. (24)

House # 1124
Lot Size: 12,500



House # 1110
Lot Size:13,750



House # 1229
Lot Size: 17,691



House # 1217
Lot Size: 8,700



House # 1205
Lot Size: 8,750



House # 1133
Lot Size: 10,000



House # 6510*
Lot Size:13,750



House # 6500 Caballero Blvd.
Lot Size: 25,734



*-Entrance through Maynada St.

Lot Size in Sq.Ft.

SITE PHOTOGRAPHS

FRONT ELEVATION



FRONT & SIDE ELEVATION (EAST)



REAR & SIDE ELEVATION (EAST)



REAR ELEVATION



REAR ELEVATION



REAR ELEVATION



SIDE ELEVATION (WEST)



BOAT HOUSE FRONT ELEVATION

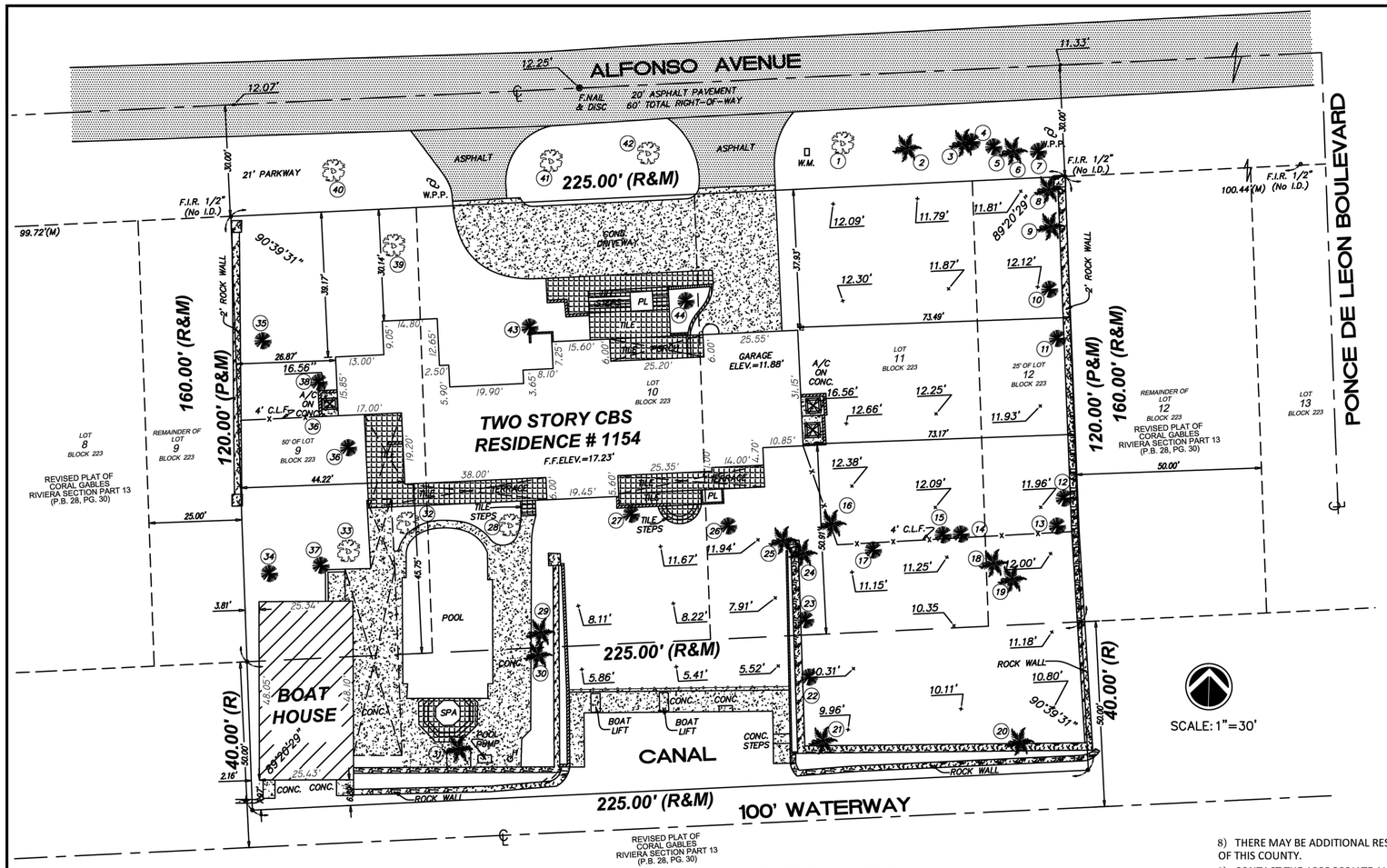


BOAT HOUSE SIDE ELEVATION (EAST)



BOAT HOUSE SIDE ELEVATION (WEST)





LOCATION MAP
NOT TO SCALE



EXISTING TREES

NO	NAME	DBH	OH	SP
1	TREE	0.5'	17'	11'
2	PALM	0.7'	22'	7'
3	PALM	0.7'	22'	7'
4	ARECA	0.4'	25'	6'
5	ARECA	0.4'	22'	5'
6	PALM	0.7'	25'	10'
7	ARECA	0.3'	15'	5'
8	PALM	0.7'	30'	15'
9	PALM	0.7'	30'	15'
10	ARECA	0.4'	30'	6'
11	ARECA	0.4'	20'	6'
12	ARECA	0.4'	20'	6'
13	ARECA	0.4'	20'	6'
14	ARECA	0.4'	20'	6'
15	ARECA	0.4'	20'	6'
16	PALM	1.0'	30'	15'
17	ARECA	0.4'	25'	5'
18	PALM	0.6'	35'	12'
19	PALM	0.6'	35'	12'
20	PALM	1.5'	10'	8'
21	PALM	1.0'	20'	15'
22	ARECA	0.4'	20'	8'
23	ARECA	0.6'	22'	10'

DBH=Diameter breast height (4.5 feet from ground) OH=Overall Height SP=Spread

EXISTING TREES

NO	NAME	DBH	OH	SP
24	PALM	0.6'	22'	10'
25	PALM	0.9'	10'	10'
26	ARECA	0.4'	32'	5'
27	ARECA	0.4'	32'	5'
28	TREE	1.0'	15'	15'
29	COCONUT PALM	1.0'	11'	15'
30	COCONUT PALM	0.8'	16'	15'
31	COCONUT PALM	0.7'	20'	3'
32	TREE	1.5'	10'	20'
33	TREE	1.5'	10'	20'
34	ARECA CLUSTER			
35	ARECA CLUSTER			
36	ARECA	0.4'	25'	6'
37	ARECA	0.4'	25'	6'
38	ARECA	0.4'	30'	5'
39	TREE	1.5'	32'	40'
40	TREE	2.0'	30'	40'
41	TREE	3.0'	30'	40'
42	TREE	3.0'	30'	40'
43	ARECA	0.4'	20'	6'
44	ARECA	0.4'	20'	6'

DBH=Diameter breast height (4.5 feet from ground) OH=Overall Height SP=Spread

PROPERTY ADDRESS: 1154 ALFONSO AVE., CORAL GABLES, FL 33146

LEGAL DESCRIPTION: EAST 50 FEET OF LOT 9, ALL OF LOTS 10 AND 11 AND THE WEST 25 FEET OF LOT 12, BLOCK 223, OF THE REVISED PLAT OF CORAL GABLES RIVIERA SECTION, PART THIRTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, INCLUDING THE UNDUG PORTION OF THE MAHI WATERWAY LYING SOUTH OF THE ABOVE DESCRIBED PROPERTY, MORE PARTICULARLY DESCRIBED AS THE UNDUG PORTION OF THE WATERWAY RIGHT-OF-WAY LYING BETWEEN THE SOUTH LINE OF THE ABOVE DESCRIBED LOTS AND THE WATER THAT LIES BETWEEN THE EXTENDED LOT LINE OF SAID LOTS.

LAND AREA = 36,007 SQ. FEET (0.826 ACRES)

BOUNDARY SURVEY

SURVEYORS NOTES:

1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7) OWNERSHIP OF FENCES ARE UNKNOWN.
8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
11) ELEVATIONS BASED OFF OF BM# CG-22 LOC# 4155 W ELEV. 11.31' NGVD

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNNG PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES
BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 28 PG: 30

LEGEND & ABBREVIATIONS:

= CONCRETE
= CONC. BLOCK WALL
= WOOD DECK
= COVERED AREA
= ASPHALT
— X—X— = CHAIN LINK FENCE (CLF)
—/—/—/— = WOOD FENCE (WF)
—O—O— = IRON FENCE (IF)
A = ARC DISTANCE
L= LENGTH
Δ= CENTRAL ANGLE / DELTA
R = RADIUS
T = TANGENT
P.T. = POINT OF TANGENCY
P.C. = POINT OF CURVATURE
P.C.C.= POINT OF COMPOUND CURVE
C.B.= CATCH BASIN
CATV = CABLE UTILITY BOX

B.C.= BLOCK CORNER
℄ = PROPERTY LINE
℄ = CENTER LINE
M= MONUMENT LINE
CALC.= CALCULATED
M.= FIELD MEASURED
P. = PER PLAT
TYP. = TYPICAL
P.R.M.= PERMANENT REFERENCE MONUMENT
P.C.P.= PERMANENT CONTROL POINT
FD. NAIL = FOUND NAIL
FD. D/H = FOUND DRILL HOLE
FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER
C.M. = CONCRETE MONUMENT
W.M.= WATER METER
R/W = RIGHT OF WAY

U.E.= UTILITY EASEMENT
A.E. = ANCHOR EASEMENT
D.E. = DRAINAGE EASEMENT
ENCR.= ENCROACHEMENT
F.F. ELEV. = FINISHED FLOOR ELEVATION
N.T.S.= NOT TO SCALE
P.B.= PLAT BOOK
O.R.B.= OFFICIAL RECORD BOOK
M.H.= MAN HOLE
C.B.S.= CONCRETE BLOCK STRUCTURE
BLDG = BUILDING
O.H.L.= OVERHEAD UTILITY LINES
TEL.= TELEPHONE FACILITIES

P.R.C.= POINT OF REVERSE CURVE
CH = CHORD
CH. BRG.= CHORD BEARING
B.M.= BENCH MARK
B.R.= BEARING REFERENCE
P.O.C.= POINT OF COMMENCEMENT
P.O.B.= POINT OF BEGINNING
T.B.M.= TEMPORARY BENCH MARK
P.O.B.= POINT OF BEGINNING
T.B.M.= TEMPORARY BENCH MARK
FD. I.R. = FOUND IRON REBAR
FD. P.K.NAIL = FOUND PARKER-KALON NAIL
P.S.M.= PROFESSIONAL SURVEYOR AND MAPPER
A/C = AIR CONDITIONER PAD
TX= TRANSFORMER
P.P.= POWER POLE
D.M.E.= DRAINAGE & MAINTENANCE EASEMENT
+ 0.0'= EXISTING ELEVATION

ELEV.= ELEVATION
SEC.= SECTION
TWS. = TOWNSHIP
RG. = RANGE
SWK= SIDEWALK

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES.THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

ADIS NUNEZ
2024.11.14 13:32:57 -05'00'

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

SINCE 1987
BLANCO SURVEYORS INC.
Engineers • Land Surveyors • Planners • LB # 0007059
555 NORTH SHORE DRIVE
MIAMI BEACH, FL 33141
(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE:X PANEL: 0459		SUFFIX: L COMMUNITY # 120639	FEMA DATE: 09 / 11 / 09 BASE: N/A
DATE: 11/13/24	SCALE: 1" = 30'	DWN. BY: R.BELLO	JOB No. 24-345

SURVEYOR'S SEAL

ADIS N. NUNEZ License Number 5924 STATE OF FLORIDA Professional Surveyor and Mapper

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
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 THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
• 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 OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY, AS PER FBC.
• ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: 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.

SURVEY
SCALE : NTS

NORTH

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	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

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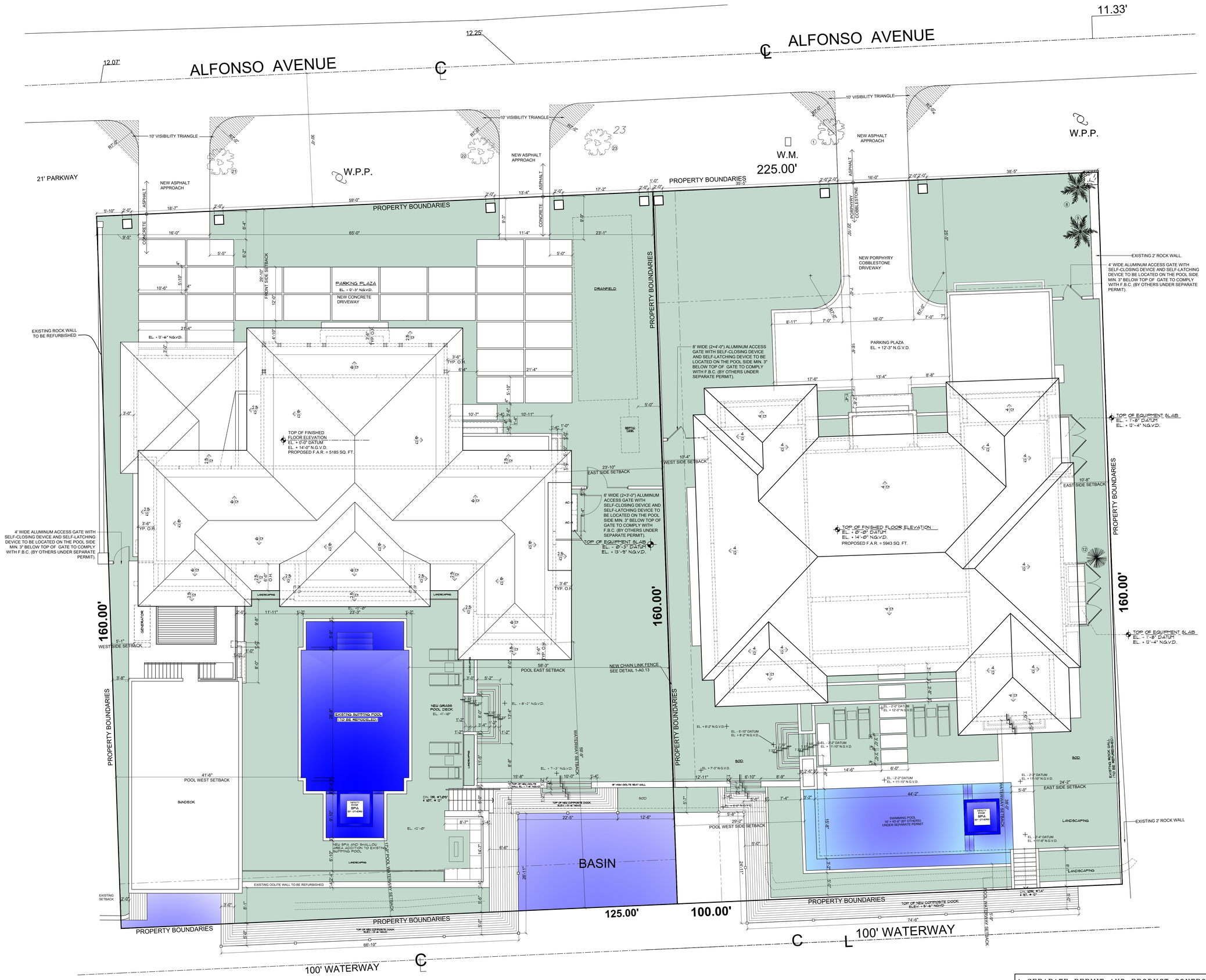
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588 LIC. No. AR93309
Antonio E. Rodriguez, Architect, AIA T. (305) 662-1008
4808 S.W. 72 AVENUE, MIAMI FL. 33155

RESIDENCE FOR :
1154 ALFONSO AVENUE
CORAL GABLES
FLORIDA

OWNER:
MR. & MRS. ALVARO GAZZOLO & GILLIAN GAGGERO GAZZOLO

DATE: 7 / 23 / 25
ISSUED: XX
DRAWN: A.R.
CHECKED:
PROJECT No.

SHEET:
A00.1
1 OF 7



CONTEXT-SITE PLAN

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

NORTH

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	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

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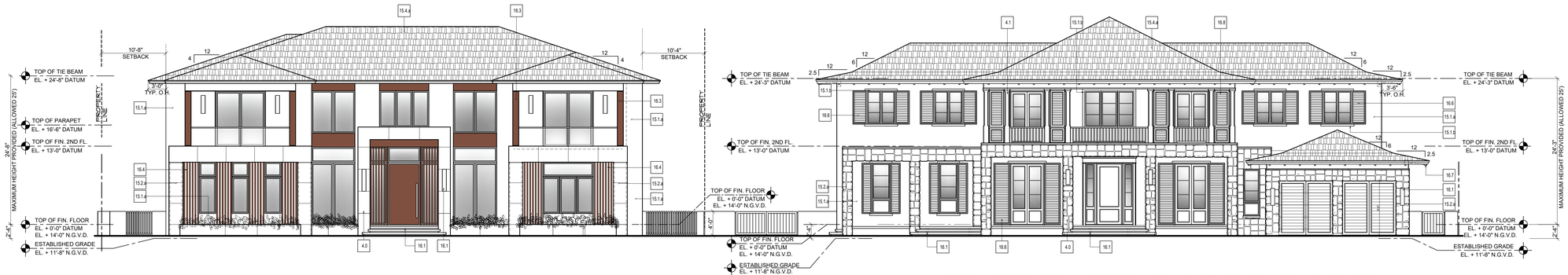
RESIDENCE FOR :
1154 ALFONSO AVENUE
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FLORIDA

OWNER:
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STATE OF FLORIDA
ANTONIO E. RODRIGUEZ
AR093309
REGISTERED ARCHITECT

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A00.2
2 OF 7



CONTEXT - FRONT SIDE ELEVATION

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



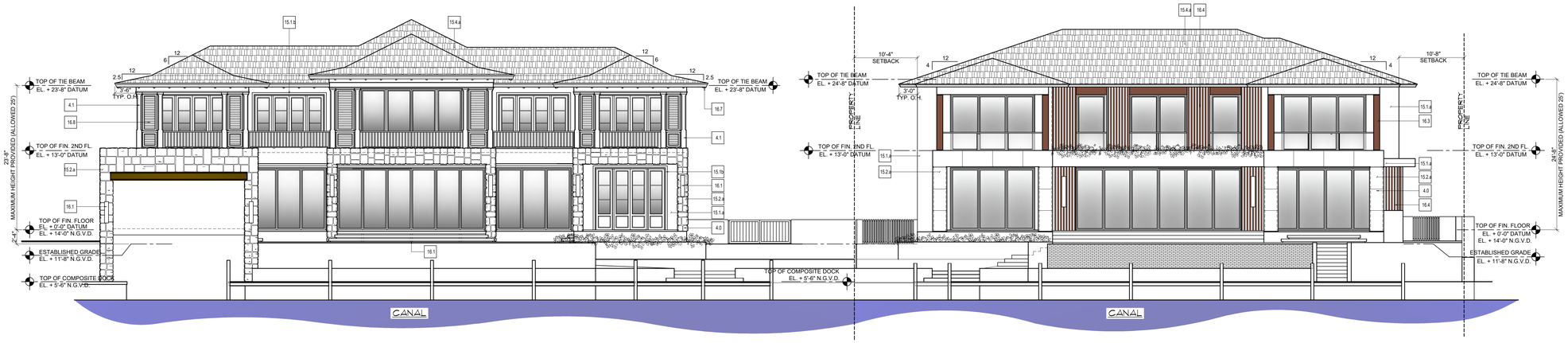
CONTEXT - EAST SIDE ELEVATION

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



CONTEXT - WEST SIDE ELEVATION

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



CONTEXT - REAR SIDE ELEVATION

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

CONTEXT-ELEVATIONS

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

NORTH

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

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RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

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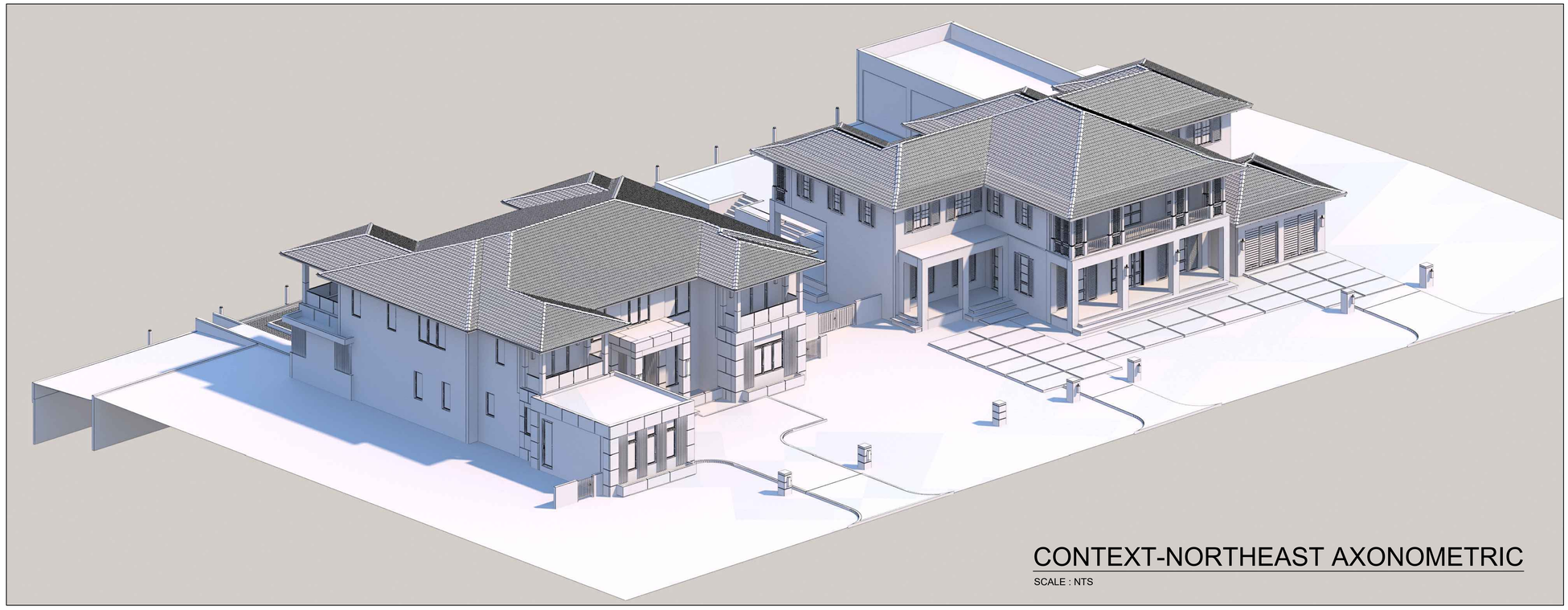
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A00.3
3 OF 7



CONTEXT-NORTHEAST AXONOMETRIC

SCALE : NTS



CONTEXT-NORTHWEST AXONOMETRIC

SCALE : NTS

CONTEXT-AXONOMETRICS

SCALE : NTS

NORTH

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	WATERPROOFING	GLASS WALL
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STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
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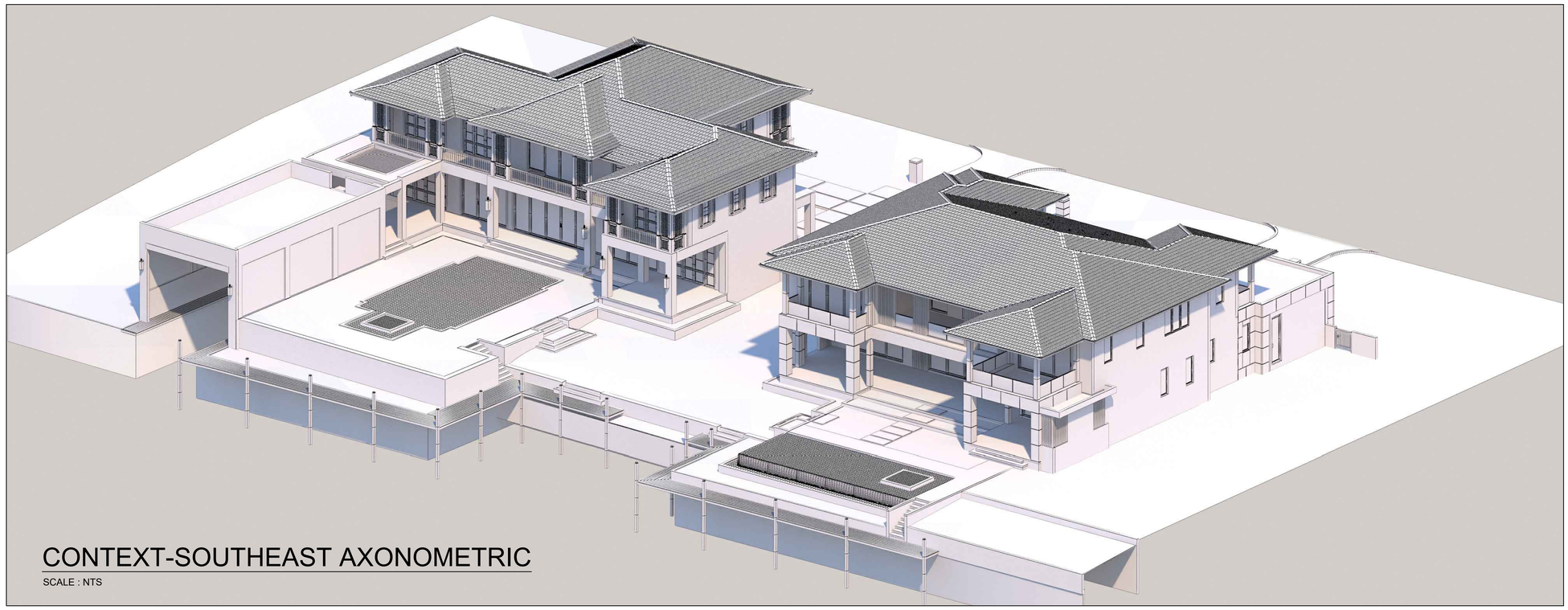
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PROJECT No.

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A00.4
4 OF 7



CONTEXT-SOUTHWEST AXONOMETRIC

SCALE : NTS



CONTEXT-SOUTHEAST AXONOMETRIC

SCALE : NTS

CONTEXT-ELEVATIONS

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

NORTH

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5 OF 7



CONTEXT- FRONT PERSPECTIVE

SCALE : NTS



CONTEXT- REAR PERSPECTIVE

SCALE : NTS

CONTEXT-PERSPECTIVES

SCALE : NTS

NORTH

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

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PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

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CORAL GABLES FLORIDA

OWNER: MR. & MRS. ALVARO GAZZOLO & GILLIAN GAGGERO GAZZOLO

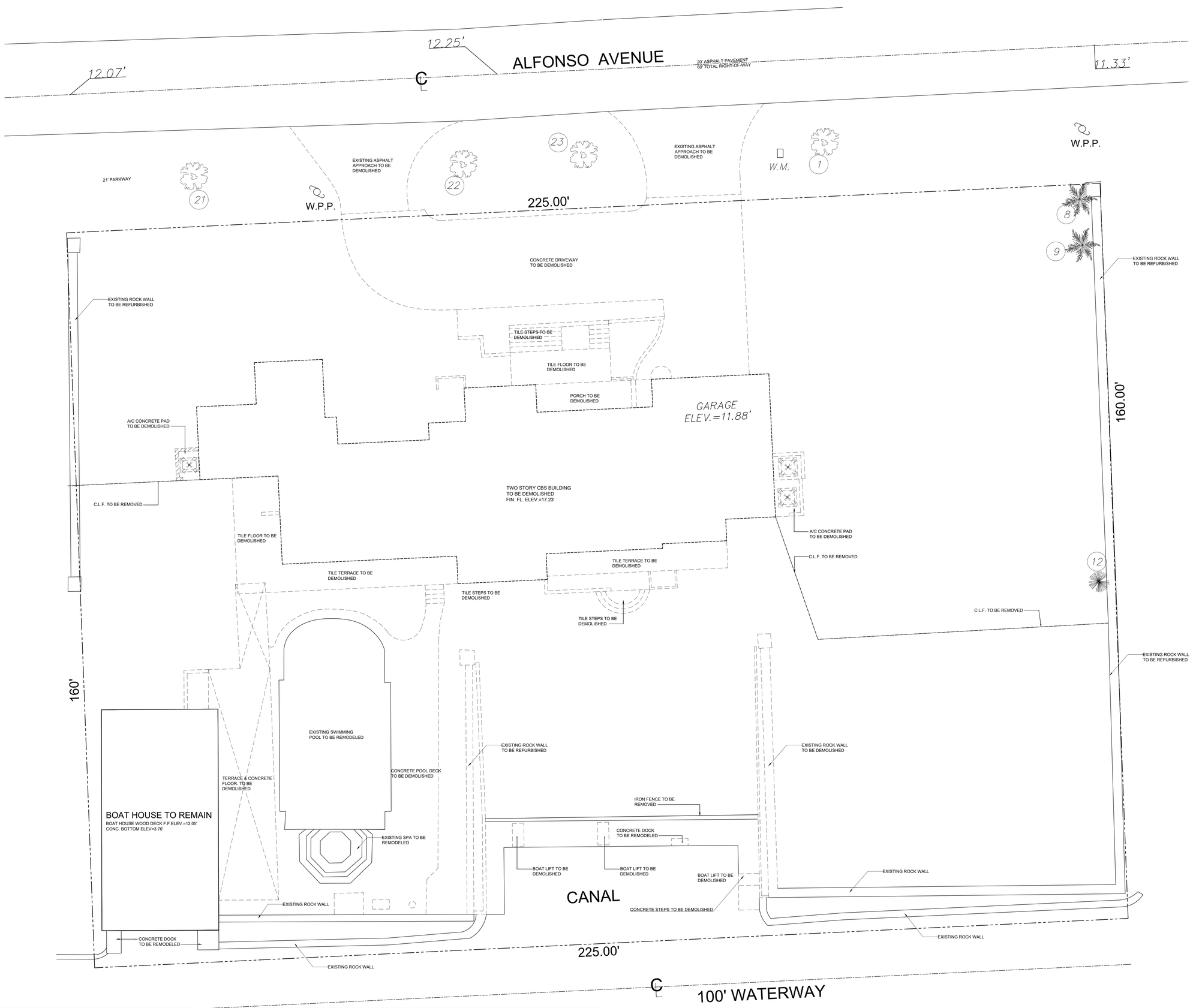
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6 OF 7



ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
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 THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.
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DEMOLITION PLAN

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

NORTH

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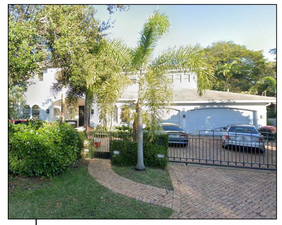
RESIDENCE FOR :
1154 ALFONSO AVENUE
CORAL GABLES FLORIDA

OWNER:
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ANTONIO E. RODRIGUEZ
AR093309
REGISTERED ARCHITECT

DATE:	7/23/25
ISSUED:	XX
DRAWN:	AR
CHECKED:	
PROJECT No.	

SHEET:
A00.1
1 OF 1


1227 ALFONSO AVE.


1215 ALFONSO AVE.

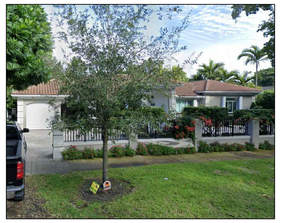

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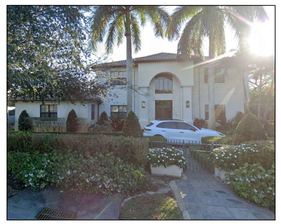

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1133 ALFONSO AVE.


1125 ALFONSO AVE.

1154 ALFONSO AVE


1228 ALFONSO AVE.

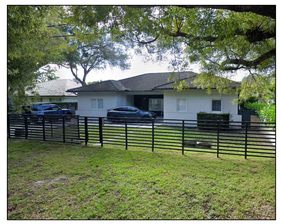

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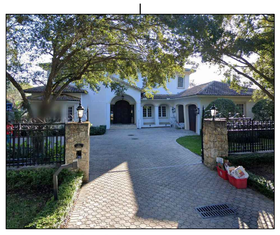

1154 ALFONSO AVE.


1154 ALFONSO AVE.


1148 ALFONSO AVE.


1130 ALFONSO AVE.


1134 ALFONSO AVE.


1224 ALFONSO AVE.

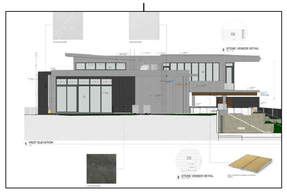
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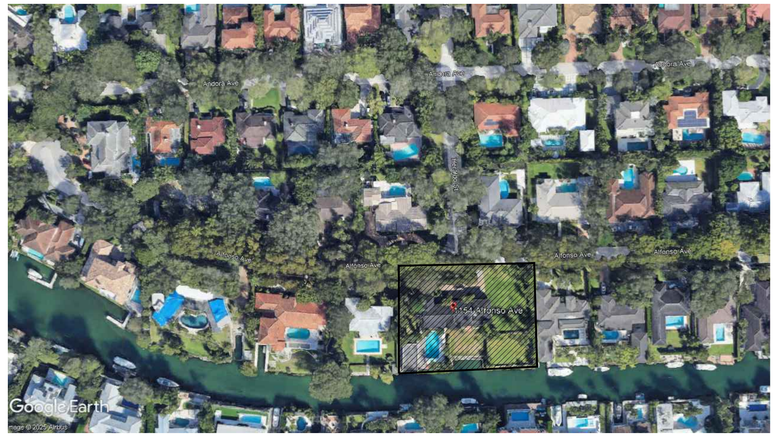
1216 ALFONSO AVE.











LOCATION SKETCH

SCALE : N.T.S.

N

STATE OF FLORIDA
ANTONIO E. RODRIGUEZ
AR093309
REGISTERED ARCHITECT

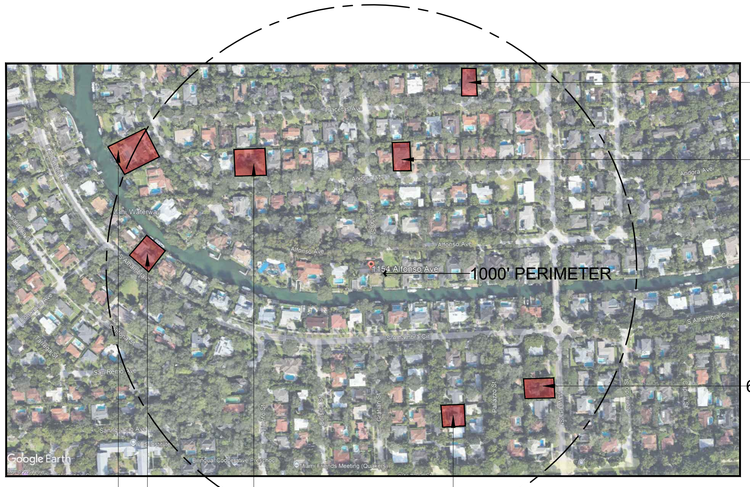
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002538
Antonio E. Rodriguez, Architect, AIA LIC. No. AR93309
4808 S.W. 72 AVENUE, MIAMI FL. 33155 T. (305) 662-1008

RESIDENCE FOR :
1154 ALFONSO AVE - WEST PARCEL
CITY OF CORAL GABLES
FLORIDA

OWNER:
MR. & MRS. ALVARO GAZZOLO & GILLIAN GAGGERO GAZZOLO

DATE: 7/16/25
ISSUED: XX
DRAWN: AR
CHECKED:
PROJECT No.

SHEET:
STREETSCAPE
1 OF 4



LOCATION SKETCH

SCALE : N.T.S.



1113 PLACETAS AVE.



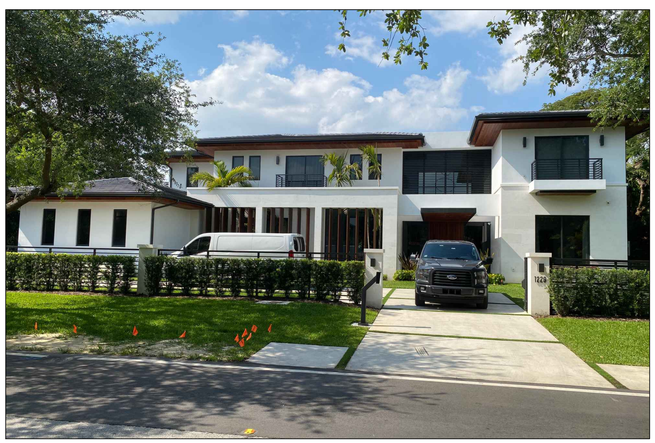
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6830 MAYNADA STREET



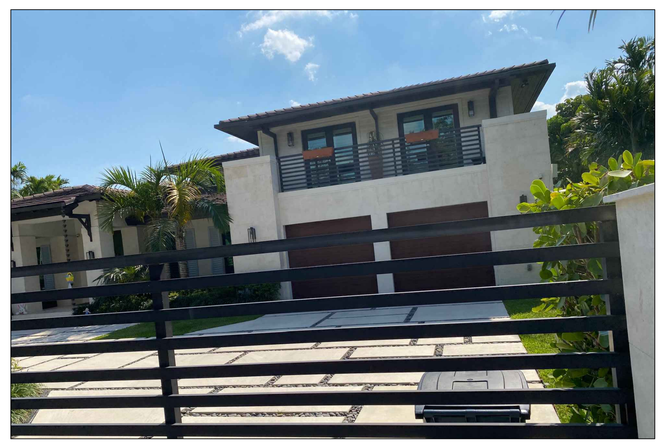
6901 MENTONE STREET



1229 ANDORA AVE



1221 SOUTH ALHAMBRA CIRCLE



6500 CABALLERO BLVD

ANTONIO E. RODRIGUEZ
CAD Studio Architecture
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STATE OF FLORIDA
ANTONIO E. RODRIGUEZ
AR093309
REGISTERED ARCHITECT

SHEET:
STREETSCAPE
2 OF 4



EXISTING FRONT ELEVATION



EXISTING FRONT ELEVATION



EXISTING FRONT ELEVATION



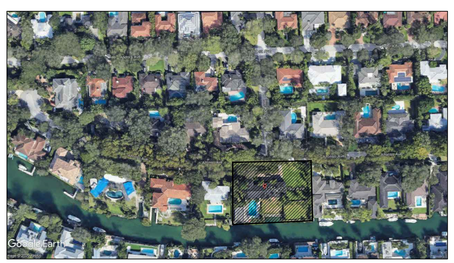
EXISTING REAR ELEVATION



EXISTING REAR ELEVATION



EXISTING REAR ELEVATION



LOCATION SKETCH

SCALE : N.T.S.

N

EXISTING HOUSE

1154 ALFONSO AVE.

ANTONIO E. RODRIGUEZ
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REGISTRATION No. AA0002538
Antonio E. Rodriguez, Architect, AIA LIC. No. AR93309
4808 S.W. 72 AVENUE, MIAMI FL. 33155 T. (305) 662-1008

RESIDENCE FOR :
1154 ALFONSO AVE - WEST PARCEL
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STATE OF FLORIDA
ANTONIO E. RODRIGUEZ
AR093309
REGISTERED ARCHITECT



RENDERINGS ARE FOR REFERENCE ONLY, END RESULT MAY VARY ACCORDING TO CHANGES THAT MAY ARISE DURING THE DESIGN/CONSTRUCTION PROCESS.

PROPOSED FRONT ELEVATION



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PROPOSED FRONT ELEVATION



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PROPOSED REAR ELEVATION



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PROPOSED REAR ELEVATION



ROOF: FLAT CEMENT WOOD IMITATION TILE.



DRIVEWAY: CONCRETE



HOUSE COLOR: WHITE



WINDOWS & DOOR FRAMES COLOR- BRONZE



RANDOM LIMESTONE CLADDING



SHUTTERS & LOUVERED PANELS

PROPOSED MATERIALS & COLOR SELECTIONS

ANTONIO E. RODRIGUEZ
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AR093309
REGISTERED ARCHITECT

SHEET:
STREETSCAPE
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RENDERINGS ARE FOR REFERENCE ONLY, END RESULT MAY VARY ACCORDING TO CHANGES THAT MAY ARISE DURING THE DESIGN/CONSTRUCTION PROCESS.

INDEX OF DRAWINGS :

ARCHITECTURE

A0.0 ____ COVER
A0.1 ____ SITE PLAN
A0.2 ____ LOT COVERAGE AREA CALCULATION
A0.3 ____ F.A.R. AREA CALCULATION
A0.4 ____ GREEN AREA CALCULATION
A1.1 ____ GROUND FLOOR PLAN
A1.2 ____ SECOND FLOOR PLAN
A1.3 ____ ROOF PLAN
A2.1 ____ MAIN ELEVATIONS
A2.2 ____ SIDE ELEVATIONS
A4.2 ____ SCHEDULES

SECURITY AND FORCE ENTRY PREVENTION

1. PROVIDE INTRUSION AND BURGLARY SECURITY DEVICES AS SET FORTH IN THE FLORIDA BUILDING CODE, CURRENT EDITION.
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 SET FORTH IN THE FLORIDA BUILDING CODE, CURRENT EDITION.
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 REMOVABLE PINS AND NON-EXPOSED SCREWS.
7. GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE'S STANDARD Z97.1.
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 Z97.1.
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 1303. PROVIDE LOCKS AS PER FBC 3603.7.A1/B.7.A.A1 AND /C EXTERIOR WINDOW 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 28" WIDE EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE UNLESS A LAGER 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.

REMODELED RESIDENCE FOR:

1154 ALFONSO AVE. - WEST PARCEL - REPLACED AND REBUILT HOME

DRC-25-02-0057

FOLIO NUMBER	03-4132-008-0430
NET AREA	36,000 SqFt/ 0.83 ACRES
FUTURE LAND USE MAP (FLUM)	SINGLE-FAMILY LOW DENSITY
ZONING DISTRICT	SINGLE FAMILY RESIDENCIAL SFR
FLOOD ZONE	X and AE-11
EXITING FEMA FIRM MAP PANEL	12086C0459L
EFFECTIVE DATE	SEPTEMBER 11, 2009

GENERAL NOTES :

1. CONCRETE SHALL HAVE 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED (U.O.N.)
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-615 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 ARCHI- TECTURAL, A/C, ELECTRICAL AND MECHANICAL DWGS, TO LOCATE OPENINGS, DRAINS, SLEEVES, SLOPES, DEPRESSED SLABS, BOLTS, CURBS, ETC.
7. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI-318 "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 AUTHORIZATION 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 RECEIVE 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 HEALS 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 OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
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 EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL / ELECTRICAL PLANS TO ACCOMMODATE 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 INFERABLE 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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STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR093309 — REGISTERED ARCHITECT

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MIAMI FL. 33155
305-662-1008
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LANDSCAPE: PURPLE MARTIN STUDIO
400 VALENCIA AVE. UNIT 2
CORAL GABLES, FL. 33134
352-494-6733

TERMITE NOTE :

R318.1 TERMITE PROTECTION.

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, "REGISTERED TERMITICIDE." UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

R318.1.1
IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, THE INITIAL CHEMICAL SOIL TREATMENT INSIDE THE FOUNDATION PERIMETER SHALL BE DONE AFTER ALL EXCAVATION, BACKFILLING AND COMPACTION IS COMPLETE.

R318.1.2
IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SOIL AREA DISTURBED AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE RETREATED WITH A CHEMICAL SOIL TREATMENT, INCLUDING SPACES BOXED OR FORMED.

R318.1.3
IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SPACE IN CONCRETE FLOORS BOXED OUT OR FORMED FOR THE SUBSEQUENT INSTALLATION OF PLUMBING TRAPS, DRAINS OR ANY OTHER PURPOSE SHALL BE CREATED BY USING PLASTIC OR METAL PERMANENTLY PLACED FORMS OF SUFFICIENT DEPTH TO ELIMINATE ANY PLANNED SOIL DISTURBANCE AFTER INITIAL CHEMICAL SOIL TREATMENT.

R318.1.4
IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH A MINIMUM 6 MIL VAPOR RETARDER TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. ANY WORK, INCLUDING PLACEMENT OF REINFORCING STEEL, DONE AFTER CHEMICAL TREATMENT UNTIL THE CONCRETE FLOOR IS POURED, SHALL BE DONE IN SUCH MANNER AS TO AVOID PENETRATING OR DISTURBING TREATED SOIL.

R318.1.5

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CONCRETE OVERPOUR OR MORTAR ACCUMULATED ALONG THE EXTERIOR FOUNDATION PERIMETER SHALL BE REMOVED PRIOR TO EXTERIOR CHEMICAL SOIL TREATMENT, TO ENHANCE VERTICAL PENETRATION OF THE CHEMICALS.

R318.1.6
IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICAL SOIL TREATMENTS SHALL ALSO BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1 FOOT (305 MM) OF THE PRIMARY STRUCTURE SIDEWALLS. ALSO, A VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION IS COMPLETED, INCLUDING INITIAL LANDSCAPING AND IRRIGATION/SPRINKLER INSTALLATION. ANY SOIL DISTURBED AFTER THE CHEMICAL VERTICAL BARRIER IS APPLIED SHALL BE PROMPTLY RETREATED.

R318.1.7
IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A BAIT SYSTEM IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SECTIONS R318.1.1 THROUGH R318.1.6 DO NOT APPLY. HOWEVER, A SIGNED CONTRACT ASSURING THE INSTALLATION, MAINTENANCE AND MONITORING OF THE BAITING SYSTEM THAT IS IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 482, FLORIDA STATUTES SHALL BE PROVIDED TO THE BUILDING OFFICIAL PRIOR TO THE POURING OF THE SLAB, AND THE SYSTEM MUST BE INSTALLED PRIOR TO FINAL BUILDING APPROVAL.

IF THE BAITING SYSTEM DIRECTIONS FOR USE REQUIRE A MONITORING PHASE PRIOR TO INSTALLATION OF THE PESTICIDE ACTIVE INGREDIENT, THE INSTALLATION OF THE MONITORING PHASE COMPONENTS SHALL BE DEEMED TO CONSTITUTE INSTALLATION OF THE SYSTEM.

R318.1.8
IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A WOOD TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SECTIONS R318.1.1 THROUGH R318.1.6 DO NOT APPLY. APPLICATION OF THE WOOD TREATMENT TERMITICIDE SHALL BE AS REQUIRED BY LABEL DIRECTIONS FOR USE, AND MUST BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

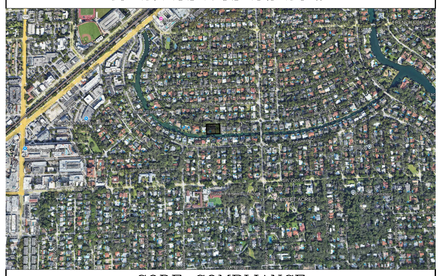
LEGAL DESCRIPTION

EAST 50 FEET OF LOT 9, ALL OF LOTS 10 AND 11 AND THE WEST 25 FEET OF LOT 12, BLOCK 223, OF THE REVISED PLAT OF CORAL GABLES RIVIERA SECTION, PART THIRTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, INCLUDING THE LYING PORTION OF THE MIAMI WATERWAY LYING SOUTH OF THE ABOVE DESCRIBED PROPERTY. MORE PARTICULARLY DESCRIBED AS THE LYING PORTION OF THE WATERWAY RIGHT-OF-WAY LYING BETWEEN THE SOUTH LINE OF THE ABOVE DESCRIBED LOTS AND THE WATER THAT LIES BETWEEN THE EXTENDED LOT LINE OF SAID LOTS.

LOCATION MAP

SCALE: 1" = 1000'

25°42.4480'N 80°16.5426'W



CODE COMPLIANCE

THE PLANS HEREIN COMPLY WITH THE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE, RESIDENTIAL, 8th EDITION

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	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DUGS + CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED + SEALED BY A FLORIDA LICENSE ENGINEER.

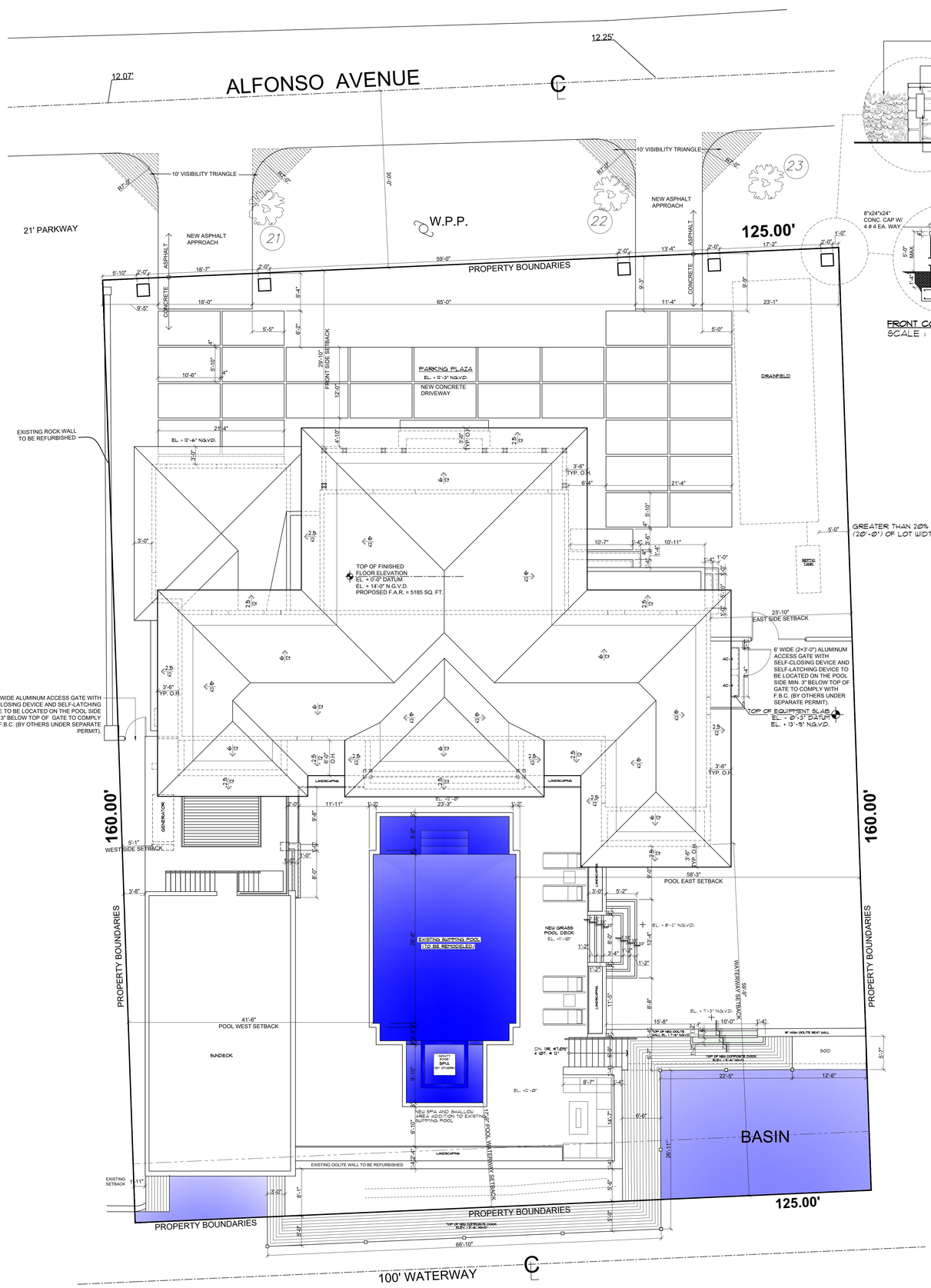
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588
Antonio E. Rodriguez, Architect, AIA — LIC. No. AR93309
4808 S.W. 72 AVENUE, MIAMI FL. 33155 — T. (305) 662-1008

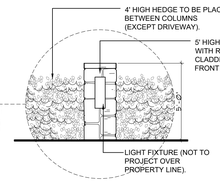
RESIDENCE FOR :
1154 ALFONSO AVE - WEST PARCEL
CORAL GABLES
FLORIDA

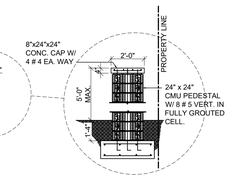
OWNER:
MR. & MRS. ALVARO GAZZOLO & GILLIAN GAGGERO GAZZOLO

DATE: 7/16/25
ISSUED: XX
DRAWN: AR
CHECKED:
PROJECT No.

SHEET:
A0.0
1 OF 11







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

ZONING CALCULATIONS:

LOT AREA:	20,000 SQ. FT.
MIN. GREEN AREA 40% / 20% FRONT =	8,000 SQ. FT / 1,600 SQ. FT.
GREEN AREA PROVIDED / FRONT =	8,249 SQ. FT. (41.2%) / 2,717 SQ. FT. (34%)
MAX. GROUND COVERAGE ALLOWED 35% =	7,000 SQ. FT.
GROUND COVERAGE PROVIDED =	6,152 SQ. FT. (30.76%)
TOTAL GROUND COVERAGE 45% =	9,000 SQ. FT.
TOTAL GROUND COVERAGE PROVIDED =	7,183 SQ. FT. (35.9%)
MAX AREA : .48 X 5,000 =	2,400 SQ. FT.
.35 X 5,000 =	1,750 SQ. FT.
.30 X 10,000 =	3,000 SQ. FT.
TOTAL AREA ALLOWED =	7,150 SQ. FT.
GROUND FL. A/C AREA :	2,768 SQ. FT.
SECOND FL. A/C AREA :	2,308 SQ. FT.
GARAGE AREA :	549 SQ. FT.
TOTAL AREA PROVIDED:	5,625 SQ. FT.

FOLIO NUMBER	03-4130-008-0430
NET AREA	36,000 SqFt/ 0.83 ACRES
FUTURE LAND USE MAP (FLUM)	SINGLE-FAMILY LOW DENSITY
ZONING DISTRICT	SINGLE FAMILY RESIDENCIAL SFR
FLOOD ZONE	X and AE-11
EXITING FEMA FIRM MAP PANEL	12086C0459L
EFFECTIVE DATE	SEPTEMBER 11, 2009

SETBACKS :

LOCATION	REQUIRED	PROVIDED
FRONT	25'-0"	29'-10"
EAST SIDE	5' MIN.	23'-10"
WEST SIDE	5' MIN.	5'-1"
WATERWAY	35' MIN.	59'-9"

POOL SETBACKS :

LOCATION	REQUIRED	PROVIDED
EAST SIDE	23'-6" MIN.	58'-3"
WEST SIDE	5'-1" MIN.	41'-6"
WATERWAY	5' MIN.	17'-9"

POOL BARRIER NOTES :

R45Ø2.17.1 OUTDOOR SWIMMING POOLS.
OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH SECTIONS R45Ø1.17.1.1 THROUGH R45Ø1.17.1.14.

R45Ø1.17.1.1
THE TOP OF THE BARRIER SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES (51 MM) MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. WHERE THE TOP OF THE POOL STRUCTURE IS ABOVE GRADE, THE BARRIER MAY BE AT GROUND LEVEL OR MOUNTED ON TOP OF THE POOL STRUCTURE. WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, THE MAXIMUM VERTICAL CLEARANCE BETWEEN THE TOP OF THE POOL STRUCTURE AND THE BOTTOM OF THE BARRIER SHALL BE 4 INCHES (102 MM).

R45Ø1.17.1.2
THE BARRIER MAY NOT HAVE ANY GAPS, OPENINGS, INDENTATIONS, PROTRUSIONS, OR STRUCTURAL COMPONENTS THAT COULD ALLOW A YOUNG CHILD TO CRAWL UNDER, SQUEEZE THROUGH, OR CLIMB OVER THE BARRIER AS HEREIN DESCRIBED BELOW. ONE END OF A REMOVABLE CHILD BARRIER SHALL NOT BE REMOVABLE WITHOUT THE AID OF TOOLS. OPENINGS IN ANY BARRIER SHALL NOT ALLOW PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

R45Ø1.17.1.3
SOLID BARRIERS WHICH DO NOT HAVE OPENINGS SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS.

R45Ø1.17.1.4
WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS LESS THAN 45 INCHES (1143 MM), THE HORIZONTAL MEMBERS SHALL BE LOCATED ON THE SWIMMING POOL SIDE OF THE FENCE. SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 1 3/4 INCHES (44 MM) IN WIDTH. WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 1 3/4 INCHES (44 MM) IN WIDTH.

R45Ø1.17.1.5
WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS 45 INCHES (1143 MM) OR MORE, SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 4 INCHES (102 MM). WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 1 3/4 INCHES (44 MM) IN WIDTH.

R45Ø1.17.1.6
MAXIMUM MESH SIZE FOR CHAIN LINK FENCES SHALL BE A 2 1/4 INCH SQUARE (57 MM) UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1 3/4 INCHES (44 MM).

R45Ø1.17.1.7
WHERE THE BARRIER IS COMPOSED OF DIAGONAL MEMBERS, THE MAXIMUM OPENING FORMED BY THE DIAGONAL MEMBERS SHALL BE NO MORE THAN 1 3/4 INCHES (44 MM).

R45Ø1.17.1.8
ACCESS GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R45Ø1.17.1.1 THROUGH R45Ø1.17.1.7 AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE. WHERE THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE, THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER SIDE OF THE GATE AND SO PLACED THAT IT CANNOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL. THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2 INCH (12.7 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.

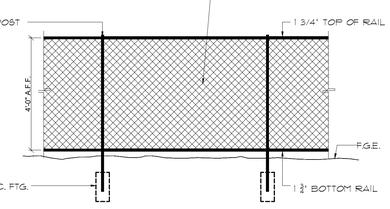
R45Ø1.17.1.9
WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY:

ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2023 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET (3048 MM). ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE ACCESS. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL ALARM SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.

SOIL STATEMENT :

SOIL AT THIS SITE IS SAND & ROCK ADEQUATE TO SUPPORT THE DESIGN LOAD OF 2000 P.S.F.
I HEREBY ATTEST THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED ON. IF YOU HAVE ANY QUESTIONS REGARDING THIS MATTER, PLEASE CONTACT THIS OFFICE.

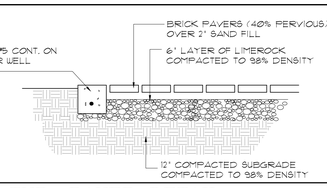
Maximum mesh size for chain link fences shall be 2 1/4 inch square unless the fence is provided with slats fastened at the top or bottom which reduce the openings to no more than 1 3/4 inches as per F.B.C. 4242.17.1.6



NOTES: 1. CORNER & TERMINAL POST TO BE 2 x Ø.042 INCHES OUTSIDE DIAMETER WITH A 10"ø x 24" CONC. FTG. 2. LINE POST TO BE 1 x Ø.047 INCHES OUTSIDE DIAMETER WITH A 8"ø x 24" CONC. FTG. 3. TOP PORTION OF CHAIN LINK FABRIC TO BE BENT & TIE WIRE TO BE SECURED TO 1 3/4" TOP RAIL.

NOTE: CHAIN LINK FENCE TO COMPLY WITH 2023 F.B.C. TABLE R4408.11 (FENCE UP TO 4' IN HEIGHT.)

1 CHAIN LINK FENCE DETAIL N.T.S



2 TYP. PAVER DETAIL N.T.S

NATIONWIDE INDUSTRIES
NW6270L
LOCKING 1" DROP ROD

1. With the DROP ROD in position as indicated insert the LOCKING TAB into the SLOT in the DROP ROD (Figure 1). Place a PADLOCK through the hole in the LOCKING TAB to prevent tab removal (Figure 2). The DROP ROD is now locked into place.
2. To unlock the DROP ROD, remove the PADLOCK from the LOCKING TAB, then pull the LOCKING TAB out of the DROP ROD.

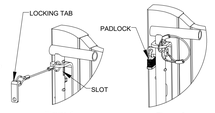
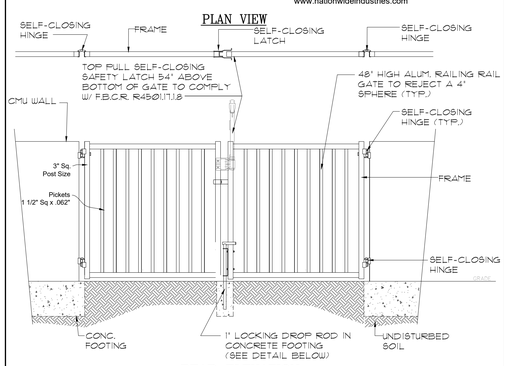


Figure 1 Figure 2

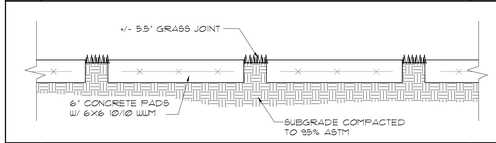
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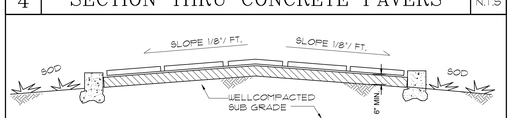
REAR ELEVATION

NOTE :
MANUFACTURER TO SUBMIT SHOP DRAWINGS FOR RAILINGS FOR ARCHITECT APPROVAL.

3 ALUMINUM FENCE & GATE DET. N.T.S



4 SECTION THRU CONCRETE PAVERS N.T.S



5 SECTION A-A THRU DRIVEWAY N.T.S

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS	
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL	
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS	
STORY SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES	
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.	

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.)

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
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 THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL
- 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 OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
- ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: 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.

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Sunshine811.com

SITE PLAN

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

NORTH

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR093309 — REGISTERED ARCHITECT

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

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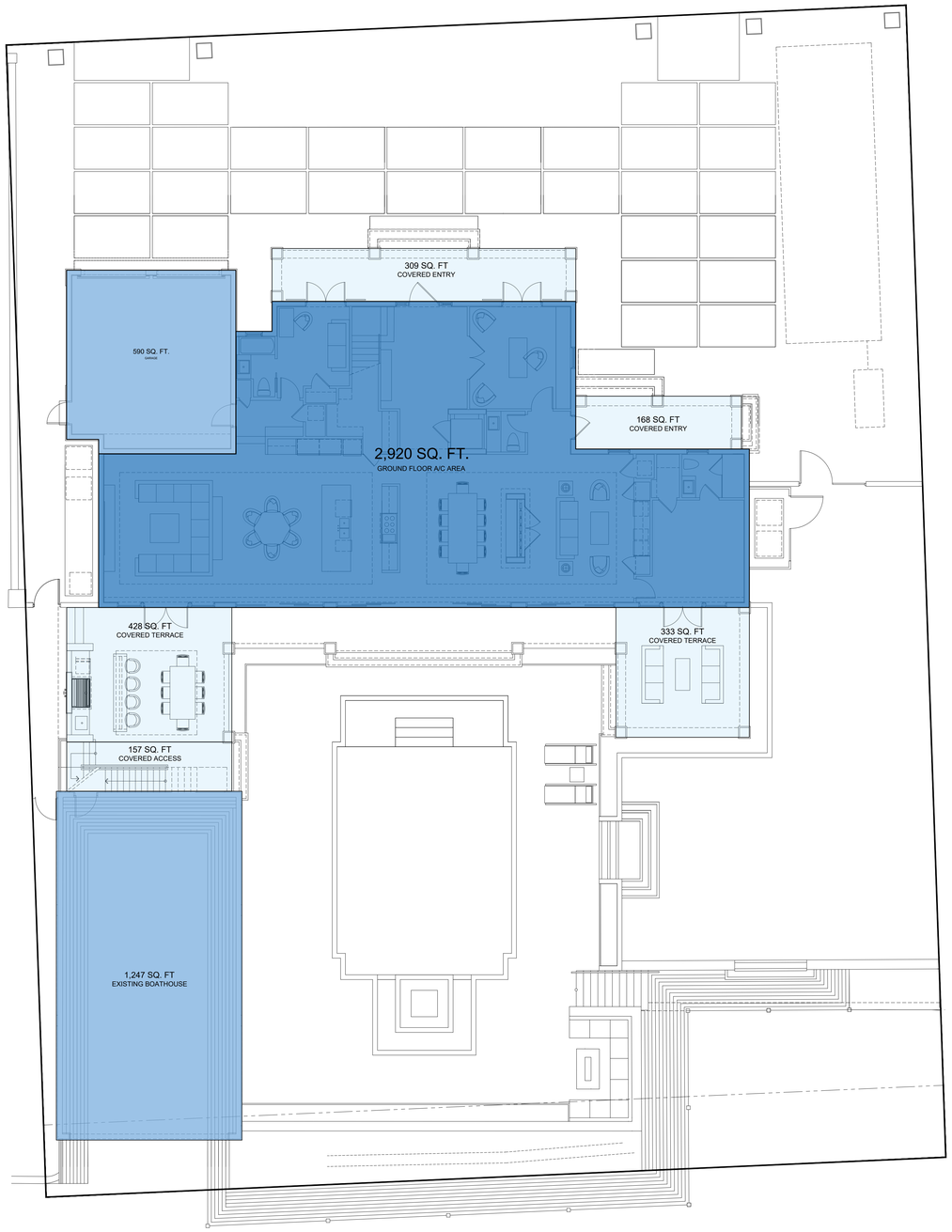
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Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
LIC. No. AR93309
T. (305) 662-1008

RESIDENCE FOR :
1154 ALFONSO AVE - WEST PARCEL
CORAL GABLES
FLORIDA

OWNER:
MR. & MRS. ALVARO GAZZOLO & GILLIAN GAGGERO GAZZOLO

DATE: 7/16/25
ISSUED: XX
DRAWN: A.R.
CHECKED:
PROJECT No.

SHEET:
A0.1
2 OF 11





*LOT AREA = 20,000 SQ .FT.

MAX. ALLOWED = 7,000 SQ .FT. (35%)

PROPOSED = 6,152 SQ. FT. (30.76%)

35% GROUND COVERAGE	
MAX. ALLOWED 20,000 x 35% =	7,000 SQ. FT.
GROUND FLOOR AC AREA =	2,920 SQ. FT.
GARAGE =	590 SQ. FT.
COVERED ENTRY =	309 SQ. FT.
COVERED ENTRY =	168 SQ. FT.
COVERED TERRACE=	333 SQ. FT.
COVERED TERRACE BBQ =	428 SQ. FT.
COVERED ACCESS =	157 SQ. FT.
EXISTING BOATHOUSE =	1,247 SQ. FT.
TOTAL LOT COVERAGE PROVIDED :	6,152 SQ. FT. (30.76%)

LOT COVERAGE AREA CALCULATION

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

*LOT AREA = 20,000 SQ .FT.

MAX. ALLOWED = 9,000 SQ .FT. (45%)

PROPOSED = 7,189 SQ. FT. (35.9%)

45% GROUND COVERAGE	
MAX. ALLOWED 20,000 x 45% =	9,000 SQ. FT.
GROUND FLOOR AC AREA =	2,920 SQ. FT.
GARAGE =	590 SQ. FT.
COVERED ENTRY =	309 SQ. FT.
COVERED ENTRY =	168 SQ. FT.
COVERED TERRACE=	333 SQ. FT.
COVERED TERRACE BBQ =	428 SQ. FT.
COVERED ACCESS =	157 SQ. FT.
EXISTING BOATHOUSE =	1,247 SQ. FT.
SWIMMING POOL	1,037 SQ. FT.
TOTAL LOT COVERAGE PROVIDED :	7,189 SQ. FT. (35.9%)

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

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
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STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
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ANTONIO E. RODRIGUEZ
AR093309
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DATE:	7 / 16 / 25
ISSUED:	XX
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CHECKED:	
PROJECT No.	

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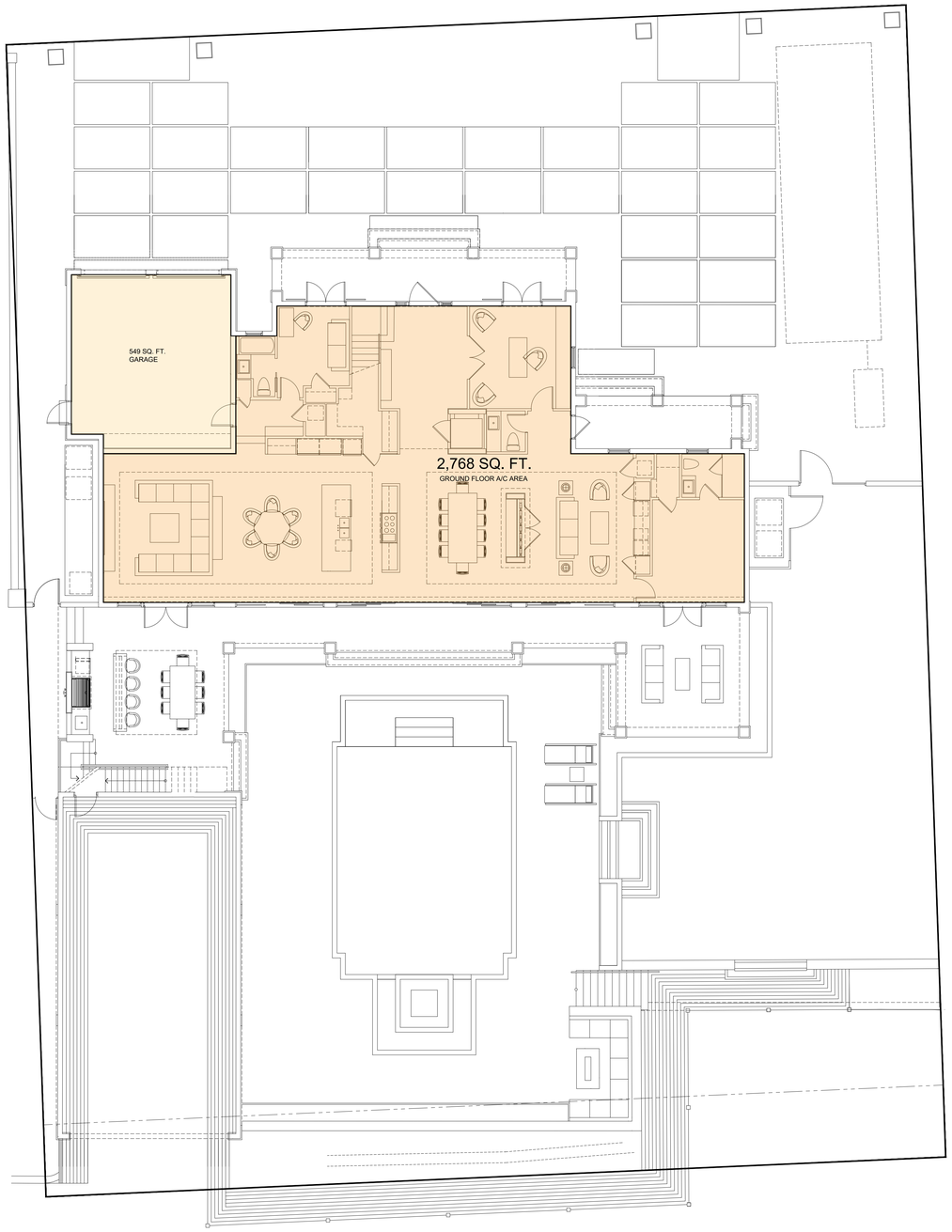
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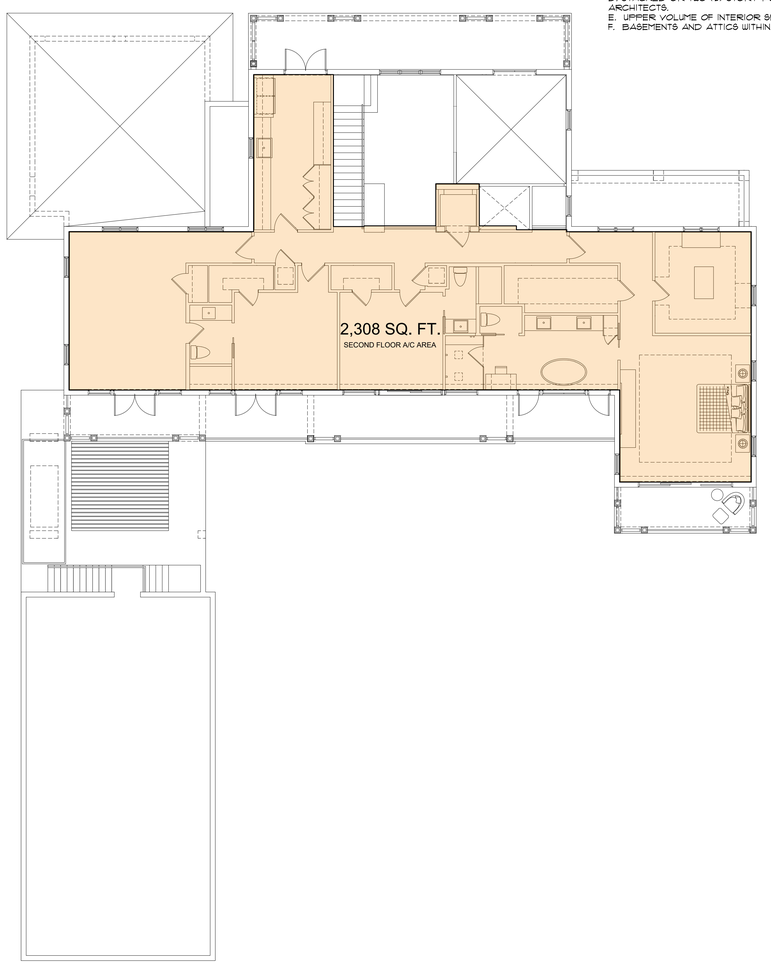
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F.A.R. CALCULATIONS:

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SECOND FL. A/C AREA :	2,308 SQ. FT.
GARAGE :	549 SQ. FT.
TOTAL AREA PROVIDED:	**5,625 SQ. FT.**

AS PER CORAL GABLES ZONING CODE,
THE DETERMINATION OF A BUILDING'S FLOOR AREA RATIO SHALL EXCLUDE THE FOLLOWING:
A. THICKNESS OF EXTERIOR WALLS, MEASURED FROM THE INTERIOR FACE OF STRUCTURE.
B. FLOOR SPACE IN ONE (1) STORY, ROOFED TERRACES, BREEZEWAYS, AND PORCHES WITH AN AVERAGE FLOOR TO CEILING HEIGHT LESS THAN OR EQUAL TO THIRTEEN (13) FEET SHALL ALSO BE EXEMPT, PROVIDED A COVENANT IS SUBMITTED STATING THAT SUCH ROOFED TERRACE, BREEZEWAY, OR PORCH WILL NOT BE ENCLOSED IF IT WILL CAUSE THE RESIDENCE TO EXCEED THE MAXIMUM PERMITTED FLOOR AREA.
C. DETACHED ONE- AND TWO-STORY CARPORTS AND GARAGES LOCATED IN THE REAR YARD, OR WHERE DETERMINED BY THE BOARD OF ARCHITECTS, THAT IS LESS THAN OR EQUAL TO FOUR-HUNDRED (400) SQUARE FEET. ANY ADDITIONAL AREA WILL NOT BE EXCLUDED.
D. STACKED OR TWO (2) STORY PORCHES, AS APPROVED BY THE BOARD OF ARCHITECTS.
E. UPPER VOLUME OF INTERIOR SPACES OR COURTYARDS.
F. BASEMENTS AND ATTICS WITHIN A PITCHED ROOF.





F.A.R. AREA CALCULATION

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

STATE OF FLORIDA
ANTONIO E. RODRIGUEZ
AR093309
REGISTERED ARCHITECT

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

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RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.)

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RESIDENCE FOR :

1154 ALFONSO AVE - WEST PARCEL

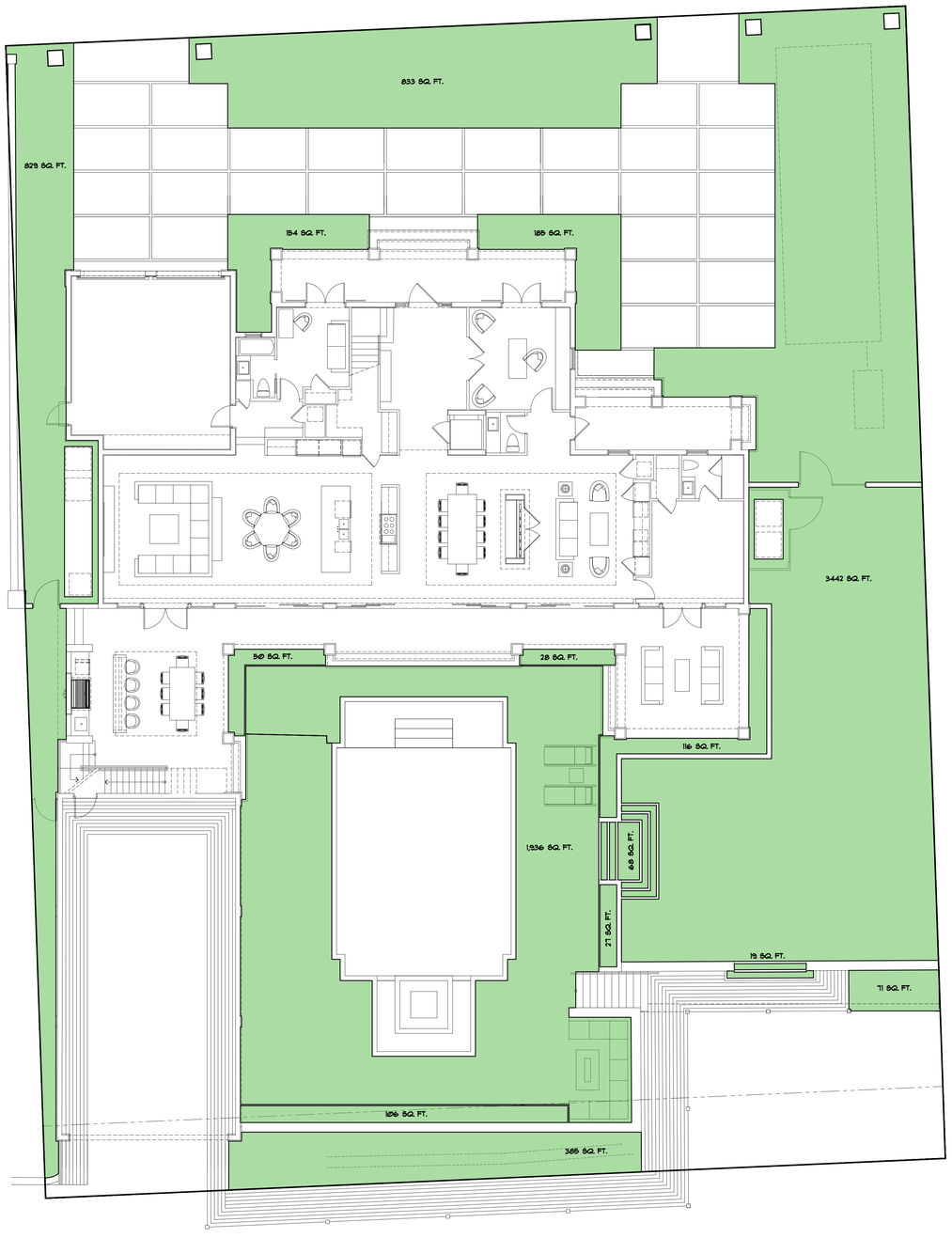
CORAL GABLES

FLORIDA

OWNER:
MR. & MRS. ALVARO GAZZOLO & GILLIAN GAGGERO GAZZOLO

DATE: 7/16/25
ISSUED: XX
DRAWN: AR
CHECKED:
PROJECT No.

SHEET:
A0.3
4 OF 11



GREEN AREA PLAN

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

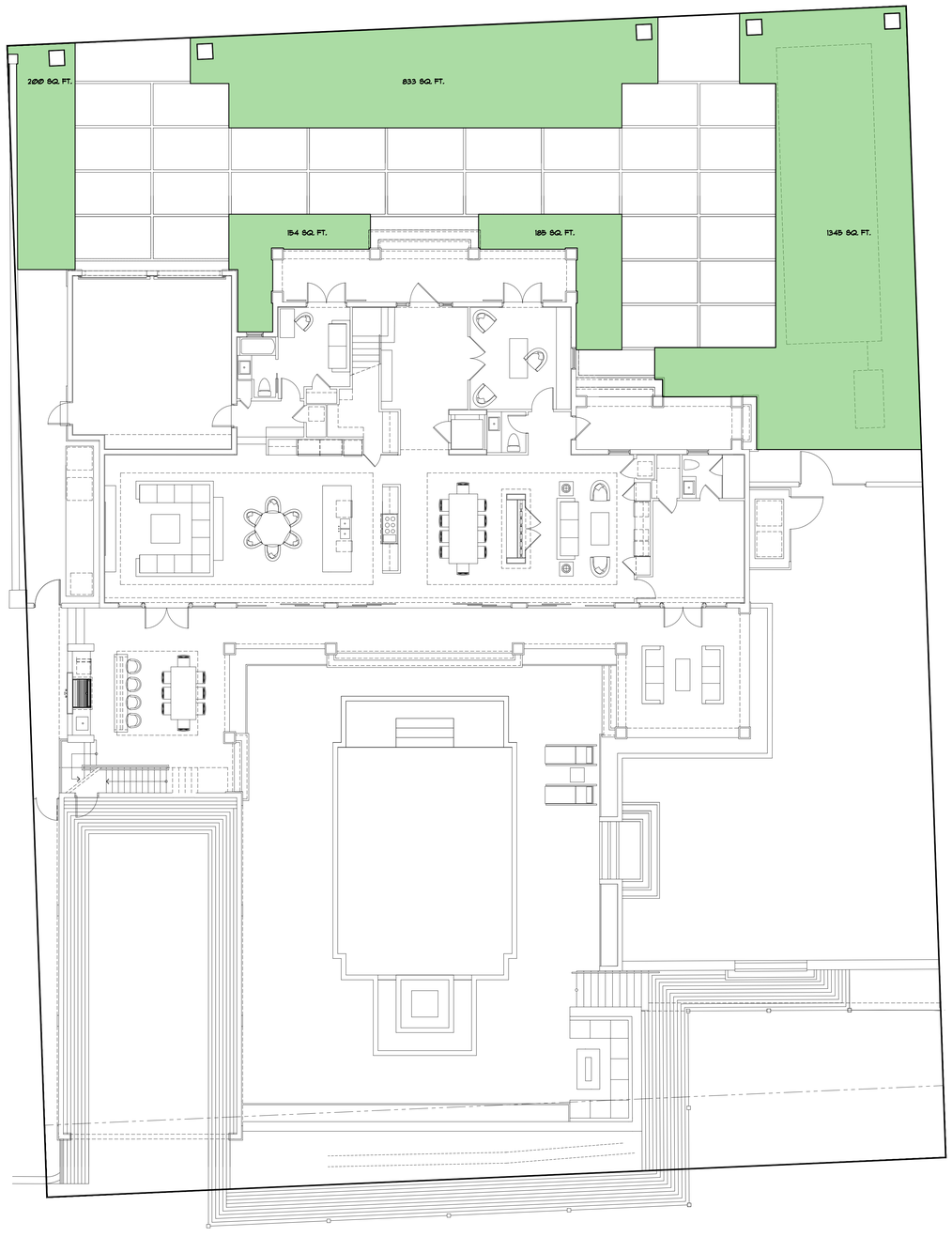
TOTAL GREEN AREA

*LOT AREA = 20,000 SQ FT.
MINIMUM REQUIRED = 8000 SQ. FT. (40%)
PROPOSED = 8,249 SQ. FT. (41.2%)

40 % MIN. TOTAL GREEN AREA

MINIMUN REQUIREMENT = 20,000 SQ. FT. x 40% = 8,000 SQ. FT.

	829 SQ. FT.
	833 SQ. FT.
	154 SQ. FT.
	185 SQ. FT.
	3,442 SQ. FT.
	50 SQ. FT.
	28 SQ. FT.
	116 SQ. FT.
	68 SQ. FT.
	1,936 SQ. FT.
	27 SQ. FT.
	19 SQ. FT.
	106 SQ. FT.
	385 SQ. FT.
	71 SQ. FT.
TOTAL GREEN AREA PROVIDED :	8,249 SQ. FT. (41.2%)



FRONT YARD GREEN AREA PLAN

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

FRONT GREEN AREA

*LOT AREA = 20,000 SQ FT.
MINIMUM REQUIRED = 1,600 SQ FT. (20%)
PROPOSED = 2,117 SQ. FT. (34%)

20 % MIN. FRONT YARD GREEN AREA

MINIMUN REQUIREMENT = 8000 SQ. FT. x 20% = 1,600 SQ. FT.

	200 SQ. FT.
	833 SQ. FT.
	154 SQ. FT.
	185 SQ. FT.
	1345 SQ. FT.
TOTAL GREEN AREA PROVIDED :	2,117 SQ. FT. (34%)

GREEN AREA CALCULATION

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	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.

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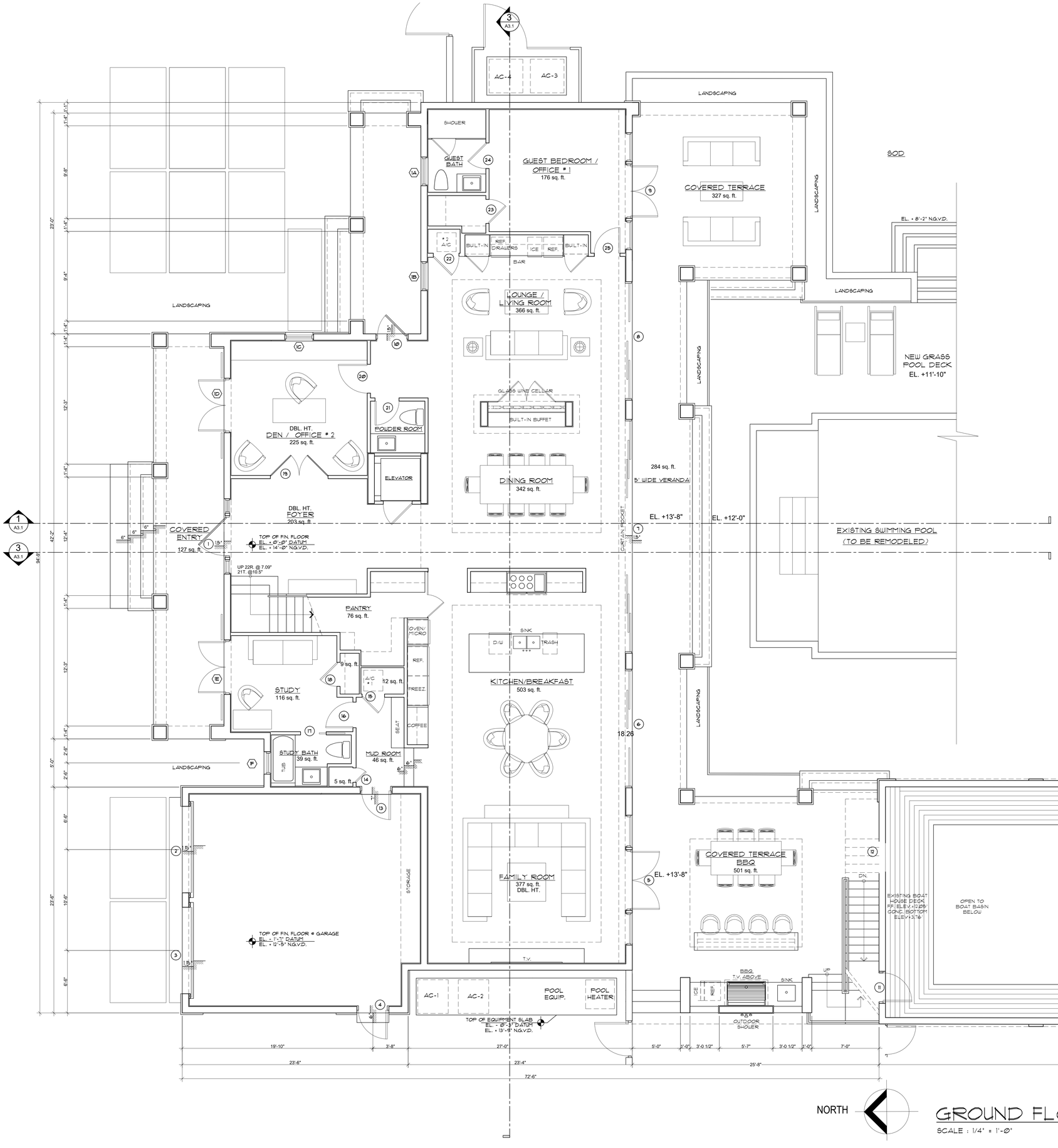
RESIDENCE FOR :
1154 ALFONSO AVE - WEST PARCEL
CORAL GABLES
FLORIDA

OWNER:
MR. & MRS. ALVARO GAZZOLO & GILLIAN GAGGERO GAZZOLO

STATE OF FLORIDA
ANTONIO E. RODRIGUEZ
AR093309
REGISTERED ARCHITECT

DATE: 7/16/25
ISSUED: XX
DRAWN: AR
CHECKED:
PROJECT No.

SHEET:
A0.4
5 OF 11



CONSTRUCTION KEY NOTES

SLABS

- 1.0 CONC. SLAB 4" ± FT. MIN. SLOPE AWAY FROM HOUSE
- 1.1 CONC. ROOF SLAB/ EYEBROW 1/4" ± FT. MIN. SLOPE AWAY FROM HOUSE TOWARDS DRAINS AND/OR SCUPPERS
- 1.2 CONCRETE PAVERS

WALLS
SEE PLAN & ELEVATIONS FOR TOP OF BEAM/CAP.

- 2.0 LOW CMU WALL
- 2.1 PARAPET SLOPE CAP/BEAM TOWARDS INSIDE FACE OF PARAPET.

STAIRS
SEE PLANS DIMS. 36" MIN. WIDTH, 7 1/2" MAX. RISER AND 10" MIN. TREAD (W/ NOSING)

- 3.0 CONCRETE STAIRS SEE STRUCT. DWGS FOR REINF. INFO SEE DETAIL 1/A5.1
- 3.1 PREFAB. OPEN RISERS STAIRS (BY OTHERS) PROVIDE SHOP DWGS FOR APPROVAL. TO REJECT A 4" SPHERE BETWEEN RISERS.

COLUMNS
SEE STRUCTURAL DWGS FOR SIZE AND REINFORCING INFO.

- 4.0 CONCRETE COLUMN/ PILASTER (SEE ELEVATIONS FOR TYP. COL.)
- 4.1 STEEL COLUMN (1 HR FIRE RATED)

BEAMS
COORDINATE ANY BEAM PENETRATION NEEDED W/ MECH. DUCTS

- 5.0 CONC. BEAM/ SKIRT BEAM W/ SMOOTH STUCCO FINISH AND DRIP GROOVE. SEE DETAIL 4/A4.3
- 5.1 CONC. BEAM / (ABOVE) TO BE HIDDEN ABOVE CEILING
- 5.2 BEAM PENETRATION COORDINATE SIZE W/ STRUCTURE AND MEP DWGS SEE STRUCTURE FOR REINF. INFO. AND DETAILS
- 5.3 UPTURNED CONC. BEAM / (ABOVE)

ROOFING
SEE PLANS FOR PITCH AND SLOPES

- 6.0 PREFAB. WOOD TRUSSES - BY OTHERS (PROVIDE SHOP DWGS FOR ENG. APPROVAL) INSULATION: (CYNENE FOAM INSUL. (R-30) APPLIED IN DIRECT CONTACT TO THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING TO END OF SEALED SOFFIT. PROVIDE HORIZONTAL FIBERGLASS BATT INSUL. (R-30) AT ALL OVER NON-CONDITIONED SPACE OF RESIDENCE.
- 6.1 CRICKET 1/4" ± FT. MIN. SLOPE. W/ FLASHING AND COUNTER FLASHING AS REQUIRED

DRAINAGE
SEE PLUMBING PLANS FOR DRAINAGE CALCULATIONS

- 7.0 FLOOR/ FLAT ROOF DRAIN: WITH LEAF TRAP AND FLUSH W/ FLOOR FINISH. DOUN TO A 3" DIAM. PIPE THRU CLG. SPACE DOUN INSIDE A CMU WALL OR COL. INTO DRYWELL (AWAY FROM FOUNDATION)
- 7.1 PRECAST SCUPPERS: W/ FLASHING AND DRIP CHANNEL. EMERGENCY OVERFLOW SCUPPERS TO BE 2" MIN. TO 4" MAX. ABOVE ROOF SURFACE.
- 7.2 DOWNSPOUT: RUST-FREE ALUM. PIPE FROM DRAIN DOUN TO A BASE PLATE DISCHARGING AWAY FROM FOUNDATION.

KITCHEN, BBQ & BAR

- 8.0
  - COUNTERS: W/ STORAGE BELOU STONE COUNTERTOP 4 WATERFALL EDGE (U.O.N.) ISLAND AND BAR COUNTERS: W/ KNEE WALLS AND KNEEU SPACE BELOU FOR SEATING.
  - WALL CABINETS: 18" ABOVE COUNTERTOPS W/ UNDERCABINETS LIGHTING.

  SEE DETAIL 4/A5.1 FOR STUD SPACING. APPLIANCES 4 FIXTURES TO BE SELECTED BY G.C/OUNER OR I.D. FINAL KITCHEN DESIGN BY INTERIOR DESIGNER

RAILINGS
RAILINGS TO REJECT A 4" SPHERE (SUBMIT SHOP DUGS FOR APPROVAL)

- 9.0 GUARDRAIL 42"H. (A.F.F.) TYP. AT BALCONIES, TERRACES AND SUNDECKS. SEE DETAIL 1/A5.2 STAIR HANDRAILS / GRABRAILS: HEIGHT BETWEEN 34"H. AND 38"H. (A.F.F.) SEE DETAIL 1/A5.1
- 9.1 PRIVACY / POOL BARRIER GATE MIN. 4'-0"H. (A.F.F.) SEE SITE PLAN DETAIL 4/A4.0
- 9.2 FENCE / GATE RAILING SEE ELEV. FOR HEIGHT

MILLWORK
FINAL MILLWORK DESIGNS BY I.D./ MILLWORK COMPANY

- 10.0 HERE W.I.C. TO HAVE A 36"H. ISLAND (U.O.N.) W/ STORAGE BELOU. ALL CLOSETS, DOORS, LIN. CL., BUILT-INS, ETC BY MILLWORK COMPANY.

BATHROOM
SEE FIXTURE CLEARANCES DET. 1/A5.1 4 TUB-SHOUER WALL DET. 1D/A5.1

- 11.0 SHOUER NOTES:
  - DOOR 8'-0"H. X 24" (MIN. CLEAR WIDTH)
  - DOOR MUST OPEN OUT.
  - CAT. II SAFETY GL. DR. 4 ENCLOSURE W/ HEADER ABOVE.
  - FLOORS 4 WALLS FINISHES TO BE CORROSION RESISTANT 4 NON-ABSORBENT WATER-RESISTANT MATERIALS TO A MIN. HEIGHT OF "0" ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.
  - SHOUER FINISH FLOOR TO HAVE A 1/4" TO 1/2" /FT SLOPE TOWARDS LINEAR DRAIN.
  - PROVIDE A 4" MIN. DEPTH SHAMPOO NICHE

  VANITIES:
  - 36"H. VANITY SINK W/ WALL MIRROR
  - 30"H. VANITY MAKE UP W/ KNEE SPACE BELOU (TYP. UHERE SHOUN)

  TOILETS:
  - ALL TOILETS TO BE TOILET/BIDET COMBINATION (U.O.N.) AND TO HAVE A GFCI OUTLET WITHIN 3 FT. OF THE TOILET.

  FLOOR FINISH / ALL THROUGHOUT BATHROOM):
  - TO BE NON-SLIPPERY.

  FIXTURES TO BE SELECTED BY G.C./OUNER OR INTERIOR DESIGNER.

LAUNDRY
WASHER FAUCET IN RECESSED METAL POCKET AS PER F.B.C.

- 12.0 36"H. WORK COUNTER W/ STORAGE BELOU 4 WALL CABINETS ABOVE (18" ABOVE COUNTER). COUNTERTOP ABOVE APPLIANCES (P.V. HEIGHT)

CEILINGS
SEE MEP. DUGS FOR R.C.P. DETAILS 4 MORE INFO.

- 13.0 ATTIC ACCESS (ABOVE): 22"X36"X3/8" PLYUD. METAL CLADDED UHR FIRE RATED W/ LIGHT 4 PULL DN CHAIN/ SEE DET. 5, PAGE A5.1
- 13.1 13.1.a COVE CEILING W/ INDIRECT LED LIGHT (TYP. UHERE SHOUN)
  13.1.b CURTAIN POCKET W/ ELECT. OUTLET. SEE DETAILS 6 4 7, PAGE A5.1
- 13.2 VAULTED CEILING SEE PLANS FOR PITCH AND SECTIONS FOR HEIGHTS
- 14.1 CYPRESS (OR SIMILAR-) 6" W. TONGUE 4 GROOVE PLANKS, TYP. AT ALL EXTERIOR CEILINGS (U.O.N.) - MATERIAL TO BE SELECTED BY G.C./OUNER.
- 14.2 SMOOTH STUCCO CEILING ON METAL LATH ON 1/2" PLYUOOD

MATERIALS
ALL FINISH MATERIALS TO BE SELECTED BY G.C./ OUNER

- 15.0 EXTERIOR FLOOR FINISH (NON-SLIPPERY):
  - 15.0.a DOMINICAN CORAL
  - 15.0.b UOOD DECK W/ 1/4" GAP BETUEEN SLATS
- 15.1 EXTERIOR WALL FINISH - STUCCO
  - 15.1.a SMOOTH STUCCO FINISH
  - 15.1.b TYP. STUCCO BANDS (UHERE SHOUN):
    - 4" BAND AROUND UINDOUS 4 DOORS
    - 5" SILLS
    - CONT. BAND (SEE ELEV. FOR DIMS.)
  - 15.1.c 1/8" SMOOTH STUCCO RAISED.
  - 15.1.d SMOOTH STUCCO IMITATION UOOD SIDING.
- 15.2 EXTERIOR FINISH - CLADDING
  - 15.2.a LIMESTONE VENEER, SEE DET. 2/A5.2
  - 15.2.b CYPRESS (OR CEDAR +) UOOD CLADDING (TO BE SELECTED BY G.C./OUNER)
  - 15.2.c ALUMINUM CLADDING OVER CONCRETE OR STL. COL.
- 15.3 EXTERIOR WALL FINISH - EXPOSED CONCRETE
- 15.4 ROOFING
  - 15.4.a FLAT CEMENT TILE IMITATION UD SHINGLE
  - 15.4.b SPANISH/ BARREL TILE
- 15.5 RAILINGS (SEE DETAIL 1/A5.2)
  - 15.5.a CAT. I SAFE GLAZING
  - 15.5.b ALUMINUM RAILING

OTHERS
SUBMIT SHOP DUGS FOR ARCHITECT'S APPROVAL (PRIOR TO MANUFACTURE)

- 16.0 GARAGE VENT. 640 SQ. IN. SCREENED LOUVER VENT BLOCK WITHIN 1' OF FIN. FLOOR
- 16.1 WATERPROOF/ OUTDOOR ELECTRICAL FIXTURES (TO BE SELECTED BY OUNER)
- 16.2 ELEVATOR (BY OTHERS) ELEVATOR DOOR BY ELEV. MANUFACTURER. COORD. ELEV. PIT ELEVATION W/ MANUFACTURER.
- 16.3 1" REVEAL DETAIL (TYP. UHERE SHOUN)
- 16.4 ALUMINUM VERTICAL MEMBERS
  - 16.4.a 3"x1.5" @ 6'-0" O.C.
  - 16.4.b 2"x4" @ 4'-0" O.C.
- 16.5 ARTIFICIAL GREEN WALL SUBMIT SHOP DUGS FOR ARCHITECT'S APPROVAL
- 16.6 DECORATIVE UOOD SHUTTERS TO BE SELECTED BY OUNER (BY OTHERS)
- 16.7 DECORATIVE OUTRIGGERS @ 30" O.C. (BY OTHERS)
- 16.8 LOUVERED UOOD PANELS (BY OTHERS)

NORTH

GROUND FLOOR PLAN

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

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

STRUCTURAL GLAZING	UOOD TRUSSES	DOORS	ROOFING	UINDOUS
RIDGE VENTILATION	CURTAIN UALLS	MULLIONS	UATERPROFING	GLASS UALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AUNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	UATER FEATURES	LOUVER ENCLOS.

(SHOP DUGS 4 CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED 4 SEALED BY A FLORIDA LICENSE ENGINEER.)

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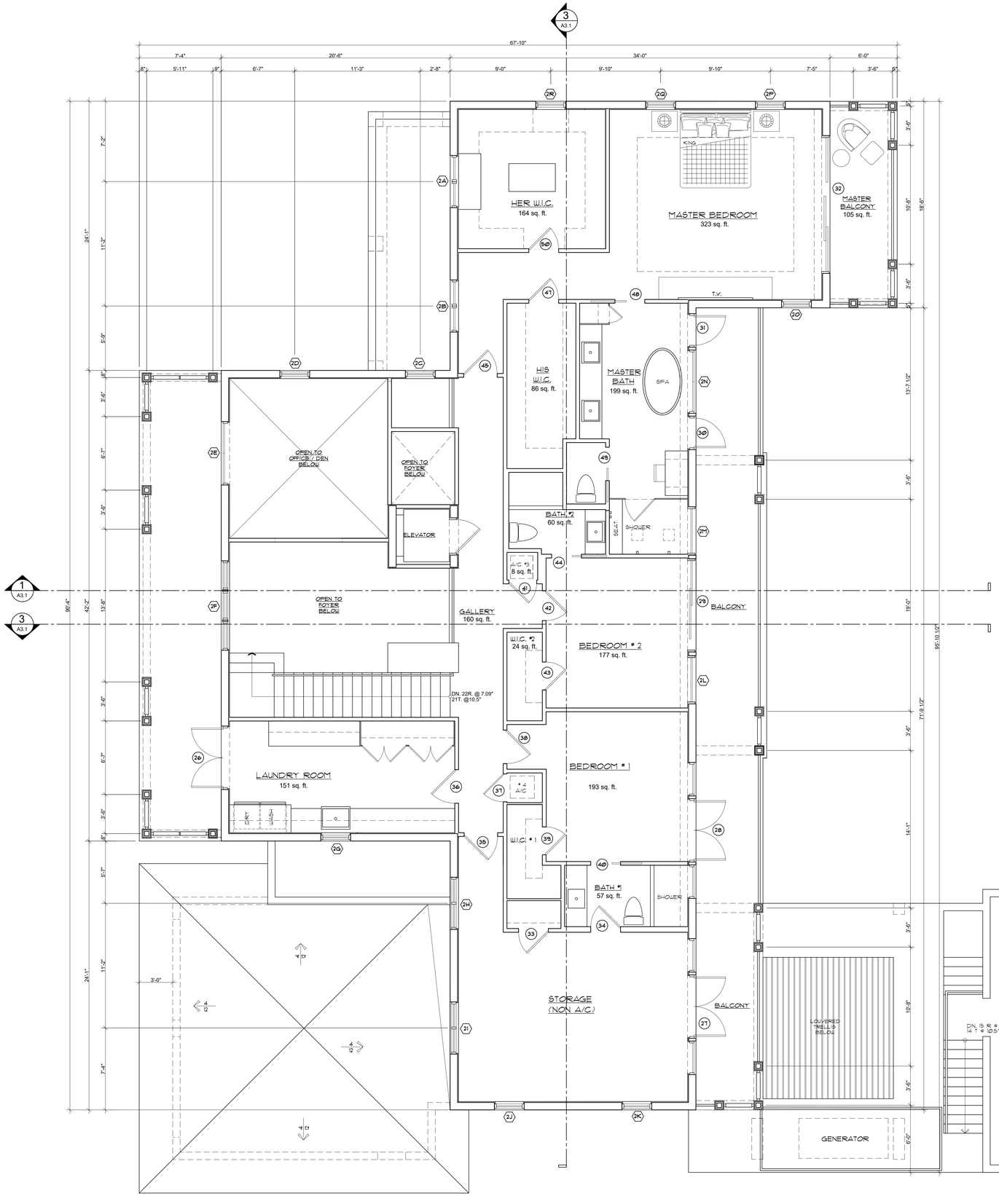
CORAL GABLES
FLORIDA

OWNER:
MR. & MRS. ALVARO GAZZOLO & GILLIAN GAGGERO GAZZOLO

STATE OF FLORIDA
ANTONIO E. RODRIGUEZ
AR093309
REGISTERED ARCHITECT

DATE: 7/16/25
ISSUED: XX
DRAWN: A.R.
CHECKED:
PROJECT No.

SHEET:
A1.1
6 OF 11



CONSTRUCTION KEY NOTES

··· SLABS

- 1.0 CONC. SLAB
  4" X FT. MIN. SLOPE AWAY FROM HOUSE
- 1.1 CONC. ROOF SLAB/ EYEBROW
  4" x FT. MIN. SLOPE AWAY FROM HOUSE TOWARDS DRAINS AND/OR SCUPPERS
- 1.2 CONCRETE PAVERS

··· WALLS
SEE PLAN & ELEVATIONS FOR TOP OF BEAM/CAP.

- 2.0 LOW CMU WALL
- 2.1 PARAPET
  SLOPE CAP/BEAM TOWARDS INSIDE FACE OF PARAPET.

··· STAIRS
SEE PLANS DIMS. 36" MIN. WIDTH, 7.75" MAX. RISER AND 10.5" MIN. TREAD (W/ NOSING)

- 3.0 CONCRETE STAIRS
  SEE STRUCT. DWGS FOR REINF. INFO
  SEE DETAIL 12/A5.1
- 3.1 PREFAB. OPEN RISERS STAIRS (BY OTHERS)
  PROVIDE SHOP DWGS FOR APPROVAL.
  TO REJECT A 4" SPHERE BETWEEN RISERS.

··· COLUMNS
SEE STRUCTURAL DWGS FOR SIZE AND REINFORCING INFO.

- 4.0 CONCRETE COLUMN/ PILASTER
  (SEE ELEVATIONS FOR TO COL.)
- 4.1 STEEL COLUMN (1 HR FIRE RATED)

··· BEAMS
COORDINATE ANY BEAM PENETRATION NEEDED W/ MECH. DUCTS

- 5.0 CONC. BEAM/ SKIRT BEAM
  W/ SMOOTH STUCCO FINISH AND DRIP GROOVE.
  SEE DETAIL 4/A4.3
- 5.1 CONC. BEAM (ABOVE)
  TO BE HIDDEN ABOVE CEILING
- 5.2 BEAM PENETRATION
  COORDINATE SIZE W/ STRUCTURE AND MEP DWGS
  SEE STRUCTURE FOR REINF. INFO. AND DETAILS
- 5.3 UPTURNED CONC. BEAM (ABOVE)

··· ROOFING
SEE PLANS FOR PITCH AND SLOPES

- 6.0 PREFAB. WOOD TRUSSES - BY OTHERS
  (PROVIDE SHOP DWGS FOR ENG. APPROVAL)
  INSULATION:
  (CYNENE FOAM INSUL (R-30) APPLIED IN DIRECT CONTACT TO THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING TO END OF SEALED SOFFIT.
  PROVIDE HORIZONTAL FIBERGLASS BATT INSUL (R-30) AT ALL OVER NON-CONDITIONED SPACE OF RESIDENCE.
- 6.1 CRICKET
  4" X FT. MIN. SLOPE. W/ FLASHING AND COUNTER FLASHING AS REQUIRED

DRAINAGE
SEE PLUMBING PLANS FOR DRAINAGE CALCULATIONS

- 7.0 FLOOR/ FLAT ROOF DRAIN.
  WITH LEAF TRAP AND FLUSH W/ FLOOR FINISH. DOUN TO A 3" DIAM. PIPE THRU CLG. SPACE DOUN INSIDE A CMU WALL OR COL. INTO DRYWELL (AWAY FROM FOUNDATION)
- 7.1 PRECAST SCUPPERS: W/ FLASHING AND DRIP CHANNEL. EMERGENCY OVERFLOW SCUPPERS TO BE 2" MIN. TO 4" MAX. ABOVE ROOF SURFACE.
- 7.2 DOWNSPOUT: RUST-FREE ALUM. PIPE.
  FROM DRAIN DOUN TO A BASE PLATE DISCHARGING AWAY FROM FOUNDATION.

KITCHEN, BBQ & BAR

- 8.0
  - COUNTERS: W/ STORAGE BELOU STONE COUNTERTOP 4 WATERFALL EDGE (UON.)
  - ISLAND AND BAR COUNTERS: W/ KNEE WALLS AND KNEEU SPACE BELOU FOR SEATING.
  - WALL CABINETS: 18" ABOVE COUNTERTOPS W/ UNDERCABINETS LIGHTING.

  SEE DETAIL 4/A5.1 FOR STUD SPACING.
  APPLIANCES 4 FIXTURES TO BE SELECTED BY GC/OUNER OR I.D.
  FINAL KITCHEN DESIGN BY INTERIOR DESIGNER

RAILINGS
RAILINGS TO REJECT A 4" SPHERE / SUBMIT SHOP DUGS FOR APPROVAL)

- 9.0 GUARDRAIL:
  42"H. (AFF.) TYP. AT BALCONIES, TERRACES AND SUNDECKS. SEE DETAIL 11/A5.2
  STAIR HANDRAILS / GRABRAILS:
  HEIGHT BETWEEN 34"H. AND 38"H. (AFF.)
  SEE DETAIL 11/A5.1
- 9.1 PRIVACY / POOL BARRIER GATE
  MIN. 4'-0"H. (AFF.)
  SEE SITE PLAN DETAIL A/A6.1
- 9.2 FENCE / GATE RAILING
  SEE ELEV. FOR HEIGHT

MILLWORK
FINAL MILLWORK DESIGNS BY I.D./ MILLWORK COMPANY

- 10.0 HER W.I.C. TO HAVE A 36"H. ISLAND (UON.) W/ STORAGE BELOU. ALL CLOSETS, DOORS, LIN. CL., BUILT-INS, ETC BY MILLWORK COMPANY.

BATHROOM
SEE FIXTURE CLEARANCES DET. 5/A5.1, 4 TUB-SHOWER WALL DET. 10/A5.1

- 11.0 SHOWER NOTES:
  - DOOR 8'-0"H. X 24" (MIN. CLEAR WIDTH)
  - DOOR MUST OPEN OUT.
  - CAT. II SAFETY GL. DR. 4 ENCLOSURE W/ HEADER ABOVE.
  - FLOORS 4 WALLS FINISHES TO BE CORROSION RESISTANT 4 NON-ABSORBENT WATER-RESISTANT MATERIALS TO A MIN. HEIGHT OF "3' ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.
  - SHOWER FINISH FLOOR TO HAVE A 1/2" TO 3/4" /FT SLOPE TOWARDS LINEAR DRAIN.
  - PROVIDE A 4" MIN. DEPTH SHAMPOO NICHE

  VANITIES:
  - 36"H. VANITY SINK W/ WALL MIRROR
  - 30"H. VANITY MAKE UP W/ KNEE SPACE BELOU (TYP. UHERE SHOUN)

  TOILETS:
  - ALL TOILETS TO BE TOILET/BIDET COMBINATION (UON.) AND TO HAVE A GFCI OUTLET UITHIN 3 FT. OF THE TOILET.

  FLOOR FINISH (ALL THROUGHOUT BATHROOM):
  - TO BE NON-SLIPPERY.

  FIXTURES TO BE SELECTED BY GC./OUNER OR INTERIOR DESIGNER.

LAUNDRY
WASHER FAUCET IN RECESSED METAL POCKET AS PER F.B.C.

- 12.0 36"H. WORK COUNTER W/ STORAGE BELOU 4 WALL CABINETS ABOVE (18" ABOVE COUNTER). COUNTERTOP ABOVE APPLIANCES (P.V. HEIGHT.)

CEILINGS
SEE MEP. DUGS FOR R.C.P. DETAILS 4 MORE INFO.

- 13.0 ATTIC ACCESS (ABOVE): 22"X36"X3/4" PLYUD. METAL CLADDED. 1 HR FIRE RATED W/ LIGHT 4 PULL DN CHAIN/ SEE DET. 5, PAGE A5.1
- 13.1 13.1.a COVE CEILING W/ INDIRECT LED LIGHT (TYP. UHERE SHOUN)
  13.1.b CURTAIN POCKET W/ ELECT. OUTLET. SEE DETAILS 6 4 7, PAGE A5.1
- 13.2 VAULTED CEILING
  SEE PLANS FOR PITCH AND SECTIONS FOR HEIGHTS
- 14.1 CYPRESS (OR SIMILAR) 6" W. TONGUE 4 GROOVE PLANKS, TYP. AT ALL EXTERIOR CEILINGS (UON.)
  - MATERIAL TO BE SELECTED BY GC./OUNER.
- 14.2 SMOOTH STUCCO CEILING ON METAL LATH ON 1/2" PLYUOOD

MATERIALS
ALL FINISH MATERIALS TO BE SELECTED BY GC./ OUNER

- 15.0 EXTERIOR FLOOR FINISH (NON-SLIPPERY):
  15.0.a DOMINCAN CORAL
  15.0.b UOOD DECK W/ 1/4" GAP BETUEEN SLATS
- 15.1 EXTERIOR UALL FINISH - STUCCO
  15.1.a SMOOTH STUCCO FINISH
  15.1.b TYP. STUCCO BANDS (UHERE SHOUN):
  - 4" BAND AROUND UINDOUS & DOORS
  - 5" SILLS
  - CONT. BAND (SEE ELEV. FOR DIMS.)

  15.1.c 1/8" SMOOTH STUCCO RAISED.
  15.1.d SMOOTH STUCCO IMITATION UOOD SIDING.
- 15.2 EXTERIOR FINISH - CLADDING
  15.2.a LIMESTONE VENEER. SEE DET. 2/A5.2
  15.2.b CYPRESS (OR CEDAR +) UOOD CLADDING (TO BE SELECTED BY GC./OUNER)
  15.2.c ALUMINUM CLADDING OVER CONCRETE OR STL. COL.
- 15.3 EXTERIOR UALL FINISH - EXPOSED CONCRETE
- 15.4 ROOFING
  15.4.a FLAT CEMENT TILE IMITATION UD SHINGLE
  15.4.b SPANISH BARREL TILE
- 15.5 RAILINGS (SEE DETAIL 11/A5.2)
  15.5.a CAT. I SAF. GLAZING
  15.5.b ALUMINUM RAILING

OTHERS
SUBMIT SHOP DUGS FOR ARCHITECT'S APPROVAL (PRIOR TO MANUFACTURE)

- 16.0 GARAGE VENT.
  6x6 SQ. IN. SCREENED LOUVER VENT BLOCK WITHIN 1' OF FIN. FLOOR
- 16.1 UATERPROOF/ OUTDOOR ELECTRICAL FIXTURES (TO BE SELECTED BY OUNER)
- 16.2 ELEVATOR (BY OTHERS)
  ELEVATOR DOOR BY ELEV. MANUFACTURER.
  COORD. ELEV. PIT ELEVATION W/ MANUFACTURER.
- 16.3 1" REVEAL DETAIL
  (TYP. UHERE SHOUN)
- 16.4 ALUMINUM VERTICAL MEMBERS
  16.4.a 3"x15" @ 6' O.C.
  16.4.b 2"x4" @ 4' O.C.
- 16.5 ARTIFICIAL GREEN UALL
  SUBMIT SHOP DUGS FOR ARCHITECT'S APPROVAL
- 16.6 DECORATIVE UOOD SHUTTERS TO BE SELECTED BY OUNER (BY OTHERS)
- 16.7 DECORATIVE OUTRIGGERS @ 30" O.C. (BY OTHERS)
- 16.8 LOUVERED UOOD PANELS (BY OTHERS)

ALL UOOD IN CONTACT UITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
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PRIOR TO PRODUCTION: VERIFY ALL UINDOU 4 DOOR ROUGH OPENINGS UITH UINDOU 4 DOOR MANUFACTURER AND SUBMIT SHOP DRAUINGS FOR ARCHITECT'S APPROVAL

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ALL EGRESS UINDOUS TO COMPLY UI FBC EDITION 2023: AN OUTSIDE UINDOU OR DOOR OPERABLE FROM THE INSIDE UITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" UIDE 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 KNOULEDGE 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.

NORTH

2ND FLOOR PLAN

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

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

STRUCTURAL GLAZING	UOOD TRUSSES	DOORS	ROOFING	UINDOUS
RIDGE VENTILATION	CURTAIN UALLS	MULLIONS	UATERPROOFING	GLASS UALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AUNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	UATER-FEATURES	LOUVER ENCLOS.

(SHOP DUGS 4 CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED 4 SEALED BY A FLORIDA LICENSE ENGINEER.)

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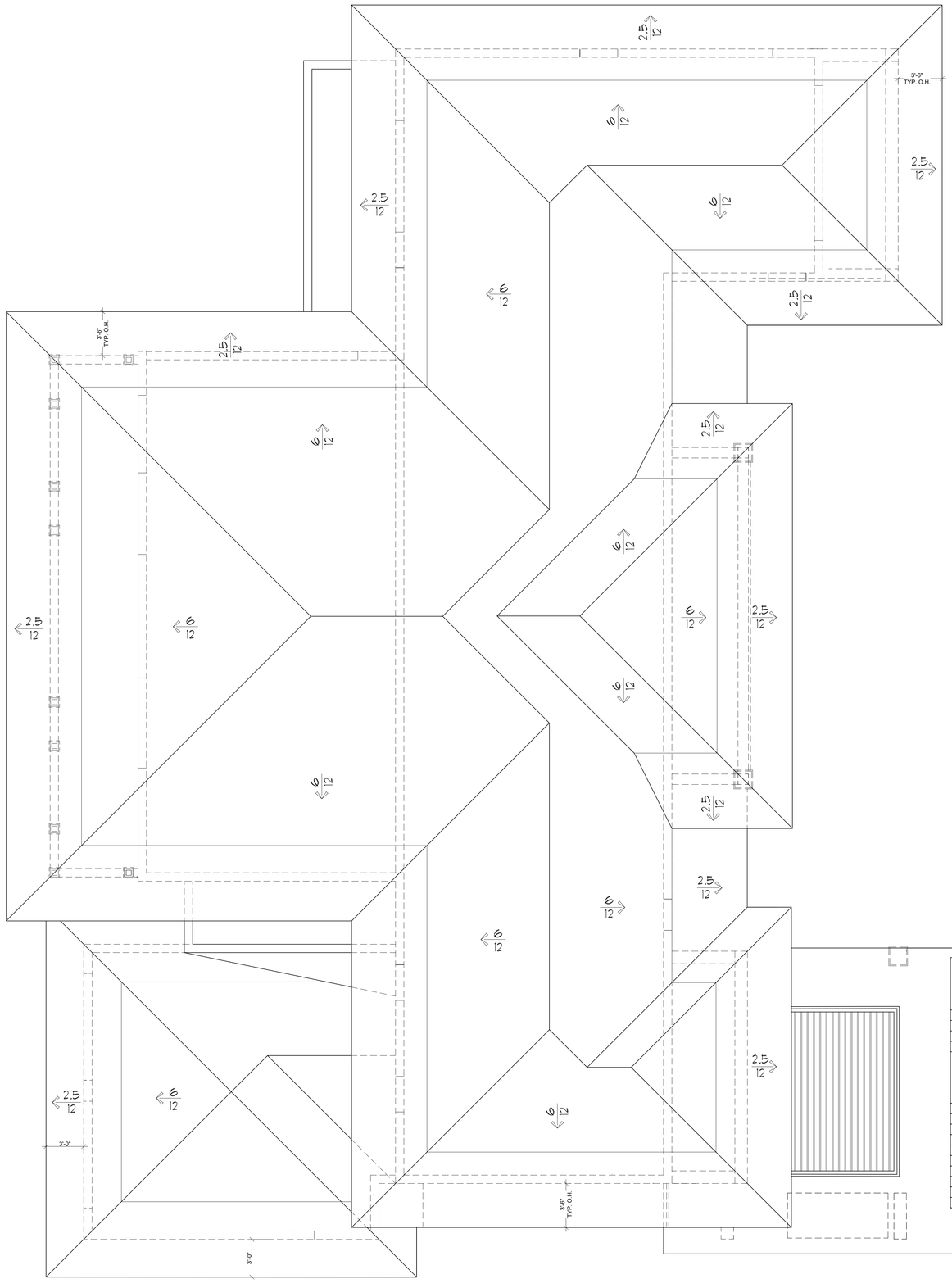
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A1.2
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CONSTRUCTION KEY NOTES

··· SLABS

1.0 CONC. SLAB
4" X FT. MIN. SLOPE AWAY FROM HOUSE

1.1 CONC. ROOF SLAB/ EYEBROW
4" X FT. MIN. SLOPE AWAY FROM HOUSE TOWARDS DRAINS AND/OR SCUPPERS

1.2 CONCRETE PAVERS

··· WALLS SEE PLAN & ELEVATIONS FOR TOP OF BEAM/CAP.

2.0 LOW CMU WALL

2.1 PARAPET
SLOPE CAP/BEAM TOWARDS INSIDE FACE OF PARAPET.

··· STAIRS SEE PLANS DIMS. 36" MIN. WIDTH, 7.75" MAX. RISER AND 10.5" MIN. TREAD (W/ NOSING)

3.0 CONCRETE STAIRS
SEE STRUCT. DWGS FOR REINF. INFO
SEE DETAIL 12/A8.1

3.1 PREFAB. OPEN RISERS STAIRS (BY OTHERS)
PROVIDE SHOP DWGS FOR APPROVAL.
TO REJECT A 4" SPHERE BETWEEN RISERS.

··· COLUMNS SEE STRUCTURAL DWGS FOR SIZE AND REINFORCING INFO.

4.0 CONCRETE COLUMN/ PILASTER
(SEE ELEVATIONS FOR TO COL.)

4.1 STEEL COLUMN (1 HR FIRE RATED)

··· BEAMS COORDINATE ANY BEAM PENETRATION NEEDED W/ MECH. DWGS

5.0 CONC. BEAM/ SKIRT BEAM
W/ SMOOTH STUCCO FINISH AND DRIP GROOVE.
SEE DETAIL 4/A4.3

5.1 CONC. BEAM (ABOVE)
TO BE HIDDEN ABOVE CEILING

5.2 BEAM PENETRATION
COORDINATE SIZE W/ STRUCTURE AND MEP DWGS
SEE STRUCTURE FOR REINF. INFO. AND DETAILS

5.3 UPTURNED CONC. BEAM (ABOVE)

··· ROOFING SEE PLANS FOR PITCH AND SLOPES

6.0 PREFAB. WOOD TRUSSES - BY OTHERS
(PROVIDE SHOP DWGS FOR ENG. APPROVAL)
INSULATION:
(CYNENE FOAM INSUL (R-30) APPLIED IN DIRECT CONTACT TO THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING TO END OF SEALED SOFFIT.
PROVIDE HORIZONTAL FIBERGLASS BATT INSUL (R-30) AT ALL OVER NON-CONDITIONED SPACE OF RESIDENCE.

6.1 CRICKET
1/2" X FT. MIN. SLOPE. W/ FLASHING AND COUNTER FLASHING AS REQUIRED

DRAINAGE SEE PLUMBING PLANS FOR DRAINAGE CALCULATIONS

7.0 FLOOR/ FLAT ROOF DRAIN:
WITH LEAF TRAP AND FLUSH W/ FLOOR FINISH. DOUN TO A 3" DIAM. PIPE THRU CLG. SPACE DOUN INSIDE A CMU WALL OR COL. INTO DRYWELL (AWAY FROM FOUNDATION)

7.1 PRECAST SCUPPERS: W/ FLASHING AND DRIP CHANNEL EMERGENCY OVERFLOW SCUPPERS TO BE 2" MIN. TO 4" MAX. ABOVE ROOF SURFACE.

7.2 DOWNSPOUT: RUST-FREE ALUM. PIPE.
FROM DRAIN DOUN TO A BASE PLATE DISCHARGING AWAY FROM FOUNDATION.

KITCHEN, BBQ & BAR

8.0
- COUNTERS: W/ STORAGE BELOU STONE COUNTERTOP 4 WATERFALL EDGE (U.O.N.)
- ISLAND AND BAR COUNTERS: W/ KNEE WALLS AND KNEEU SPACE BELOU FOR SEATING.
- WALL CABINETS: 18" ABOVE COUNTERTOPS W/ UNDERCABINETS LIGHTING.

SEE DETAIL 4/A8.1 FOR STUD SPACING.
APPLIANCES 4 FIXTURES TO BE SELECTED BY GC/OUNER OR I.D.
FINAL KITCHEN DESIGN BY INTERIOR DESIGNER

RAILINGS RAILINGS TO REJECT A 4" SPHERE. (SUBMIT SHOP DUGS FOR APPROVAL)

9.0 GUARDRAIL:
42"H. (AFF.) TYP. AT BALCONIES, TERRACES AND SUNDECKS. SEE DETAIL 1/A8.2
STAIR HANDRAILS / GRABRAILS:
HEIGHT BETWEEN 34"H. AND 38"H. (AFF.)
SEE DETAIL 11/A8.1

9.1 PRIVACY / POOL BARRIER GATE
MIN. 4'-0"H. (AFF.)
SEE SITE PLAN DETAIL A/A9.1

9.2 FENCE / GATE RAILING
SEE ELEV. FOR HEIGHT

MILLWORK FINAL MILLUORK DESIGNS BY I.D./ MILLUORK COMPANY

10.0 HERE U/C TO HAVE A 36"H. ISLAND (U.O.N.) W/ STORAGE BELOU. ALL CLOSETS, DOORS, LIN. CL., BUILT-INS, ETC BY MILLUORK COMPANY.

BATHROOM SEE FIXTURE CLEARANCES DET. 5/A8.1 4 TUB-SHOWER WALL DET. 10/A8.1

11.0 SHOWER NOTES:
- DOOR 8'-0"H. X 24" (MIN. CLEAR WIDTH)
- DOOR MUST OPEN OUT.
- CAT. II SAFETY GL. DR. 4 ENCLOSURE W/ HEADER ABOVE.
- FLOORS 4 WALLS FINISHES TO BE CORROSION RESISTANT 4 NON-ABSORBENT WATER-RESISTANT MATERIALS TO A MIN. HEIGHT OF 72" ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.
- SHOWER FINISH FLOOR TO HAVE A 1/4" TO 1/2" /FT SLOPE TOWARDS LINEAR DRAIN.
- PROVIDE A 4" MIN. DEPTH SHAMPOO NICHE

VANITIES:
- 36"H. VANITY SINK W/ WALL MIRROR
- 30"H. VANITY "MAKE UP" W/ KNEE SPACE BELOU (TYP. UHERE SHOUN)

TOILETS:
- ALL TOILETS TO BE TOILET/BIDET COMBINATION (U.O.N.) AND TO HAVE A GFCI OUTLET WITHIN 3 FT. OF THE TOILET.

FLOOR FINISH (ALL THROUGHOUT BATHROOM):
- TO BE NON-SLIPPERY.

FIXTURES TO BE SELECTED BY G.C./OUNER OR INTERIOR DESIGNER.

LAUNDRY WASHER FAUCET IN RECESSED METAL POCKET AS PER F.B.C.

12.0 36"H. WORK COUNTER W/ STORAGE BELOU 4 WALL CABINETS ABOVE (18" ABOVE COUNTER). COUNTERTOP ABOVE APPLIANCES (P.V. HEIGHT)

CEILINGS SEE MEP. DUGS FOR RCP. DETAILS 4 MORE INFO.

13.0 ATTIC ACCESS (ABOVE): 22"X36"X3/4" PLYUD. METAL CLADDED (1 HR FIRE RATED W/ LIGHT 4 PULL DN CHAIN) SEE DET. 5, PAGE A8.1

13.1 13.1.a COVE CEILING W/ INDIRECT LED LIGHT (TYP. UHERE SHOUN)

13.1.b CURTAIN POCKET W/ ELECT. OUTLET.
SEE DETAILS 6 4 7, PAGE A8.1

13.2 VAULTED CEILING
SEE PLANS FOR PITCH AND SECTIONS FOR HEIGHTS

14.1 CYPRESS (OR SIMILAR+) 6" W. TONGUE 4 GROOVE PLANKS, TYP. AT ALL EXTERIOR CEILINGS (U.O.N.)
+ MATERIAL TO BE SELECTED BY G.C./OUNER.

14.2 SMOOTH STUCCO CEILING ON METAL LATH ON 1/2" PLYUOOD

MATERIALS ALL FINISH MATERIALS TO BE SELECTED BY G.C./ OUNER

15.0 EXTERIOR FLOOR FINISH (NON-SLIPPERY):
15.0.a DOMINICAN CORAL
15.0.b UOOD DECK W/ 1/4" GAP BETUEEN SLATS

15.1 EXTERIOR UALL FINISH - STUCCO
15.1.a SMOOTH STUCCO FINISH
15.1.b TYP. STUCCO BANDS (UHERE SHOUN):
- 4" BAND AROUND UINDOUS 4 DOORS
- 5" SILLS
- CONT. BAND (SEE ELEV. FOR DIMS.)

15.1.c 1/4" SMOOTH STUCCO RAISED.
15.1.d SMOOTH STUCCO IMITATION UOOD SIDING.

15.2 EXTERIOR FINISH - CLADDING
15.2.a LIMESTONE VENEER, SEE DET. 2/A8.2
15.2.b CYPRESS (OR CEDAR +) UOOD CLADDING (TO BE SELECTED BY G.C./OUNER)
15.2.c ALUMINUM CLADDING OVER CONCRETE OR STL. COL.

15.3 EXTERIOR UALL FINISH - EXPOSED CONCRETE

15.4 ROOFING
15.4.a FLAT CEMENT TILE IMITATION UD SHINGLE
15.4.b SPANISH BARREL TILE

15.5 RAILINGS (SEE DETAIL 11/A8.2)
15.5.a CAT. II BAR GLAZING
15.5.b ALUMINUM RAILING

OTHERS SUBMIT SHOP DUGS FOR ARCHITECT'S APPROVAL (PRIOR TO MANUFACTURE)

16.0 GARAGE VENT:
640 SQ. IN. SCREENED LOUVER VENT BLOCK UITHIN 1' OF FIN. FLOOR

16.1 UATERPROOF/ OUTDOOR ELECTRICAL FIXTURES (TO BE SELECTED BY OUNER)

16.2 ELEVATOR (BY OTHERS)
ELEVATOR DOOR BY ELEV. MANUFACTURER.
COORD. ELEV. PIT ELEVATION U/ MANUFACTURER.

16.3 1" REVEAL DETAIL
(TYP. UHERE SHOUN)

16.4 ALUMINUM VERTICAL MEMBERS
16.4.a 3"x1.5" @ 6' O.C.
16.4.b 2"x4" @ 4' O.C.

16.5 ARTIFICIAL GREEN UALL
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ROOF PLAN

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

NORTH

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PREFABRICATED STAIRS	ELEVATORS	POOLS	UATER-FEATURES	LOUVER ENCLOS.

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STATE OF FLORIDA
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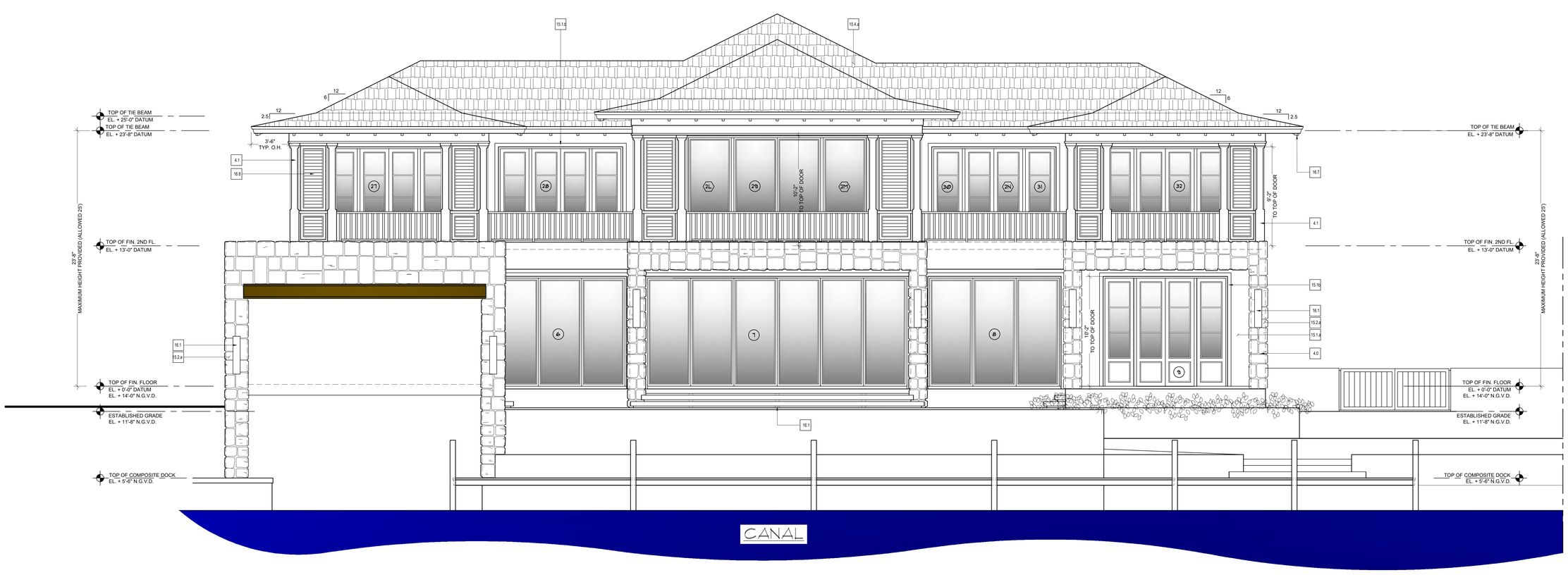
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NORTH SIDE ELEVATION

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



SOUTH SIDE ELEVATION

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

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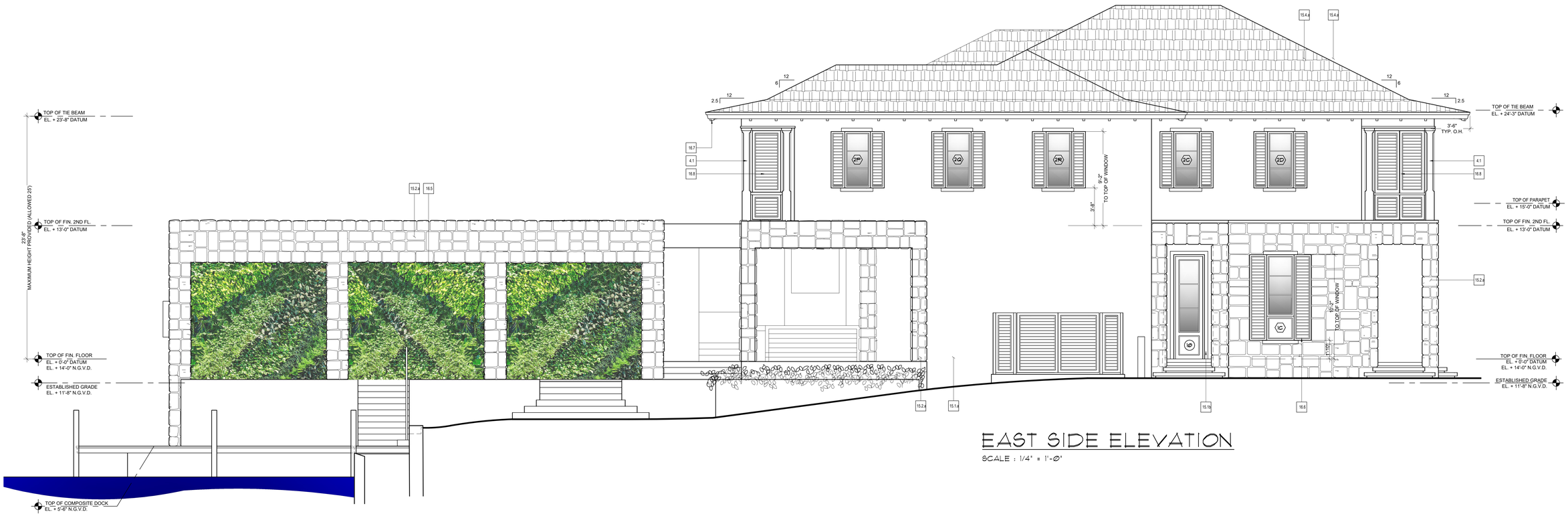
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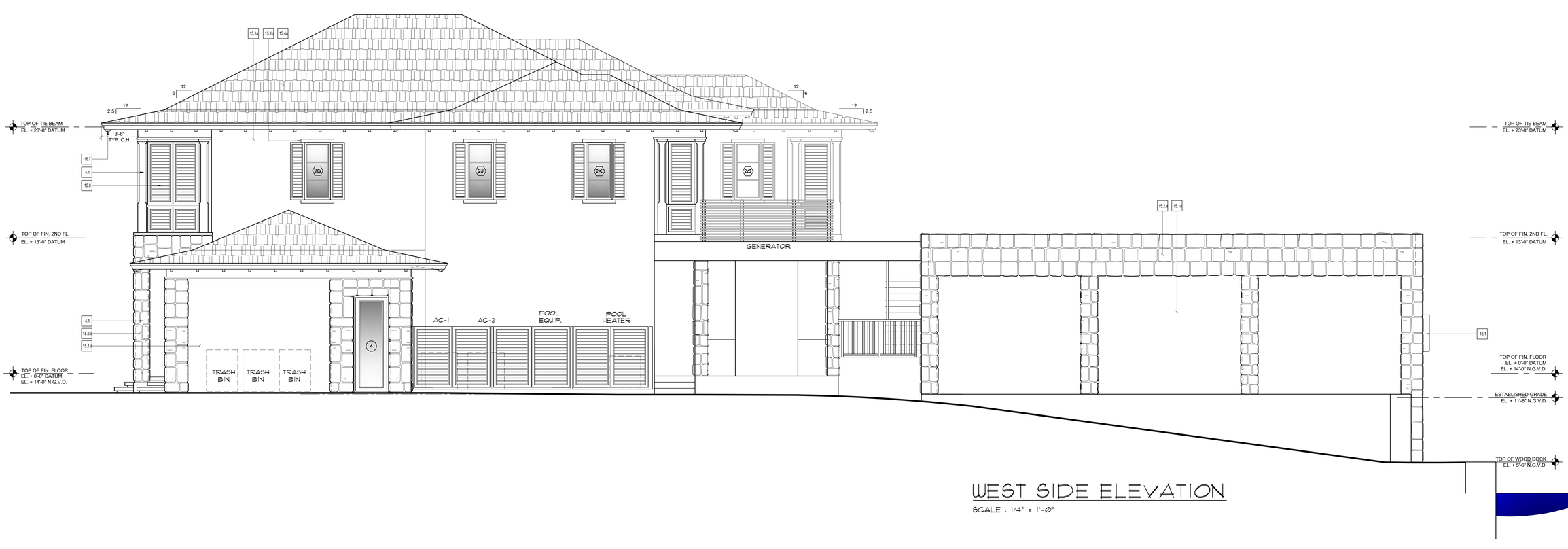
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EAST SIDE ELEVATION

SCALE : 1/4" = 1'-Ø"



WEST SIDE ELEVATION

SCALE : 1/4" = 1'-Ø"

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SIDE ELEVATIONS

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DOOR SCHEDULE

	No.	LOCATION	SIZE WIDTH	SIZE HEIGHT	SIZE THICK	TYPE	MATERIAL	FINISH	THRSHLD.	FRAME	FRAME COLOR	GLAZING	REMARKS
++	(1)	COVERED ENTRY	5'-0"	10'-0"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE		CAT. II SAF. GL. W/ 2'-4" SIDE.
*	(2)	GARAGE	9'-0"	9'-0"	1-3/4"	OVERHEAD	WOOD/AL	PAINTED	1-1/2"RAINGUT	WOOD			
*	(3)	GARAGE	9'-0"	9'-0"	1-3/4"	OVERHEAD	WOOD/AL	PAINTED	1-1/2"RAINGUT	WOOD			
*	(4)	GARAGE	3'-0"	9'-0"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS
*	(5)	FAMILY ROOM	2'3"-0"	10'-0"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GL. W/ 40" WIDE SL.
*	(6)	KITCHEN/ BREAKFAST	15'-0"	10'-0"	1-3/4"	SLIDING GL.	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS
*	(7)	DINING ROOM	24'-0"	10'-0"	1-3/4"	SLIDING GL.	WOOD	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS
*	(8)	LOUNGE/ LIVING ROOM	15'-0"	10'-0"	1-3/4"	SLIDING GL.	WOOD	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS
*	(9)	GUEST BEDROOM/ OFFICE *1	2'3"-0"	10'-0"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GL. W/ 40" WIDE SL.
*	(10)	HALLWAY	3'-0"	10'-0"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GL. W/ 40" WIDE SL.
*	(11)	BOAT HOUSE	3'-0"	9'-0"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS
*	(12)	BOAT HOUSE	3'-0"	9'-0"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS
	(13)	CLOSET	1'-6"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(14)	STUDY	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(15)	STUDY BATH	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			POCKET DOOR
	(16)	CLOSET	2'-6"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(17)	A/C *1	2'-4"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			FULLY LOUVERED
	(18)	DEN / OFFICE *2	6'-0"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(19)	STORAGE	2'-6"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(20)	LOUNGE/LIVING ROOM	4'-0"	9'-0"	1-3/4"	PIVOT DOOR	WOOD	FACT. FIN.		WOOD			
	(21)	POUDER ROOM	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			
	(22)	GUEST BEDROOM/ OFFICE *1	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(23)	CLOSET	3'-0"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(24)	GUEST BATH	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			
		SECOND FLOOR											
	(26)	LAUNDRY	2'2"-8"	9'-0"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GL.
	(27)	NON A/C STORAGE	2'2"-8"	9'-0"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GL. W/ 40" WIDE SL.
	(28)	BEDROOM *1	2'2"-8"	9'-0"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GL. W/ 40" WIDE SL.
	(29)	BEDROOM *2	8'-0"	10'-0"	1-3/4"	SLIDING GL.	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GL. W/28" H. TRANSOM
	(30)	MASTER BATH	2'-8"	9'-0"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS
	(31)	MASTER BATH	2'-8"	9'-0"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS
	(32)	MASTER BEDROOM	12'-0"	9'-0"	1-3/4"	SLIDING GL.	AL/GL	FACT. FIN.	ALUMIN.	WOOD	BRONZE	CLEAR	CAT. II SAF. GLASS
	(33)	NON A/C STORAGE	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(34)	BATH *1	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			
	(35)	GALLERY	3'-0"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(36)	LAUNDRY	2'-6"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(37)	A/C *4	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(38)	BEDROOM *1	2'-6"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(39)	W.I.C. *1	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			
	(40)	BATH *1	3'-0"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			POCKET DOOR
	(41)	A/C *3	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(42)	BEDROOOM *2	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(43)	W/C *2	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(44)	BATH *2	3'-0"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			POCKET DOOR
	(45)	MASTER FOYER	3'-0"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(46)												
	(47)	HIS W/C	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	(48)	MASTER BATH	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			POCKET DOOR
	(49)	MASTER BATH	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			POCKET DOOR
	(50)	HER BATH	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			

* 1. All doors & windows with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and its screen are opened. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm shall be equipped with a manual means to temporarily deactivate the alarm for a single opening. Such deactivation shall last no more than 15 seconds. The deactivation switch shall be located at least 54 inches above the threshold of the door.

+ 2. Other means of protection, such as self-closing doors with self-latching devices or doors with positive mechanical latching locking devices installed a minimum 54 inches above the threshold, which are approved by the administrative authority, shall be accepted.

3. Coordinate thickness of door with manufacturer.

++ 4. Impact resistant, means of escape. (As per F.B.C. 2023)

WINDOW SCHEDULE

SYMBOL	LOCATION	TYPE	OVERALL SIZE WIDTH X HT	THICKNESS	FRAME COLOR	GLAZING	REMARKS (SEE FLOOR PLANS FOR EGRESS LOCATIONS)
(1A)	GUEST BATH	FIXED	36 X 72	3/16"	BRONZE	CLEAR	CAT. II SAF. GLAZING
(1B)	LIVING ROOM	FIXED	36 X 72	3/16"	BRONZE	CLEAR	CAT. II SAF. GLAZING
(1C)	DEN/ OFFICE *2	FIXED	36 X 72	3/16"	BRONZE	CLEAR	CAT. II SAF. GLAZING
(1D)	DEN/ OFFICE *2	(2.)CASEMENT	28 X122	3/16"	BRONZE	CLEAR	CAT. II SAF. GLAZING
(1E)	STUDY	(2.)CASEMENT	28 X122	3/16"	BRONZE	CLEAR	CAT. II SAF. GLAZING
(1F)	STUDY BATH	MOD. CAS.	32 X 66	3/16"	BRONZE	CLEAR	CAT. II SAF. GLAZING
	SECOND FLOOR						
(2A)	HER W.I.C.	MOD. CAS.	(2)28" X 66	3/16"	BRONZE	CLEAR	CAT. II SAF. GLAZING
(2B)	GALLERY	MOD. CAS.	(2)28" X 66	3/16"	BRONZE	CLEAR	CAT. II SAF. GLAZING
(2C)	OPEN TO OFFICE/ DEN BELOW	MOD. CAS.	32 X 66	3/16"	BRONZE	CLEAR	
(2D)	OPEN TO OFFICE/ DEN BELOW	(2) FIXED	32 X 66	3/16"	BRONZE	CLEAR	
(2E)	OPEN TO FOYER BELOW	(2) FIXED	(2)32" X 110	3/16"	BRONZE	CLEAR	CAT. II SAF. GLAZING.
(2F)	OPEN TO FOYER BELOW	(3) FIXED	(3)32" X 72"	3/16"	BRONZE	CLEAR	
(2G)	LAUNDRY	MOD. CAS.	32 X 66	3/16"	BRONZE	CLEAR	
(2H)	STORAGE	MOD. CAS.	(2)28" X 66	3/16"	BRONZE	CLEAR	
(2I)	STORAGE	MOD. CAS.	(2)28" X 66	3/16"	BRONZE	CLEAR	
(2J)	STORAGE	MOD. CAS.	32 X 66	3/16"	BRONZE	CLEAR	
(2K)	STORAGE	MOD. CAS.	32 X 66	3/16"	BRONZE	CLEAR	
(2L)	BEDROOM *2	FIXED	52 X 122	3/16"	BRONZE	CLEAR	CAT. II SAF. GLAZING
(2M)	MASTER BATH	FIXED	52 X 122	3/16"	BRONZE	CLEAR	CAT. II SAF. GLAZING
(2N)	MASTER BATH	(2.)FIXED	(2)32 X 110	3/16"	BRONZE	CLEAR	
(2O)	MASTER BEDROOM	MOD. CAS.	32 X 66	3/16"	BRONZE	CLEAR	
(2P)	MASTER BEDROOM	MOD. CAS.	32 X 66	3/16"	BRONZE	CLEAR	
(2P)	MASTER BEDROOM	MOD. CAS.	32 X 66	3/16"	BRONZE	CLEAR	
(2P)	HER W.I.C.	MOD. CAS.	32 X 66	3/16"	BRONZE	CLEAR	

*1. All windows with direct access to the pool area w/ sills less than 48" AFF. shall be equipped with an alarm which produces an audible warning when the window and its screen are opened as per FBC.2023. The alarm shall sound continuously for a minimum of 15 seconds immediately after the window is opened and be capable of being heard throughout the house during normal household activities.
The alarm shall automatically reset under all conditions. The alarm shall be equipped with a manual means to temporarily deactivate the alarm for a single opening. Such deactivation shall last no more than 15 seconds. The deactivation switch shall be located at least 54 inches above finish floor.

2. AS PER F.B.C. R308, ANY GLAZING MATERIAL WITHIN 48 INCHES OF AN EXTERIOR DOOR SHALL BE CATEGORY II SAFETY GLASS.

3. AS PER F.B.C. R308, ANY GLAZING MATERIAL IN ANY WINDOW ADJACENT TO A TUB AND SHOWER COMPARTMENT SHALL BE CATEGORY II SAFETY GLASS.

4. AS PER F.B.C. BUILDING 2406.), ALL GLAZING LARGER THAN 9 SQ. FT. MUST BE CATEGORY II SAFETY GLASS. MANUFACTURER SHALL STORE GLASS ON SITE READILY ACCESSIBLE FOR INSPECTION.

DROP CEILINGS & EXTERIOR SOFFITS NOTE:

CONTRACTOR TO PROVIDE SHOP DRAWINGS AND CALCULATIONS BY FLORIDA P.E. FOR ALL DROP CEILINGS AND EXTERIOR SOFFITS TO BE REVIEWED AND APPROVED BY THE A.O.R/E.O.R.

ROOM FINISH SCHEDULE

FIRST FLOOR

	LOCATION	FLOOR	BASEBOARD	WALL	CEILING	REMARKS
	COVERED ENTRY	STONE		STUCCO	T&G	NON-SLIPPERY
	COVERED TERRACES	STONE		STUCCO	T&G	NON-SLIPPERY
	GARAGE	EXP. CONC.		STUCCO	T&G	NON-SLIPPERY
	CARPOT	EXP. CONC.		STUCCO	T&G	NON-SLIPPERY
	FOYER	STONE	WOOD	GYP. BD.	GYP. BD.	
	LOUNGE / LIVING ROOM	STONE	WOOD	GYP. BD.	GYP. BD.	
	FAMILY ROOM	STONE	WOOD	GYP. BD.	GYP. BD.	
	DINING ROOM	STONE	WOOD	GYP. BD.	GYP. BD.	
	A/C *1 , A/C *2	STONE	WOOD	GYP. BD.	GYP. BD.	FULLY LOUVERED
	STUDY	STONE	WOOD	GYP. BD.	GYP. BD.	
	STORAGE	STONE	WOOD	GYP. BD.	GYP. BD.	
	GUEST BEDROOM/ OFFICE*1	STONE	WOOD	GYP. BD.	GYP. BD.	
	DEN/OFFICE *2	STONE	WOOD	GYP. BD.	GYP. BD.	
	MUD ROOM	STONE	WOOD	GYP. BD.	GYP. BD.	
	PANTRY	STONE	WOOD	GYP. BD.	GYP. BD.	
* *	KITCHEN/ BREAKFAST	STONE	WOOD	M.R. GYP. BD.	M.R. GYP. BD.	
* *	STUDY BATH	STONE	WOOD	M.R. GYP. BD.	M.R. GYP. BD.	
* *	GUEST BATH	STONE	WOOD	M.R. GYP. BD.	M.R. GYP. BD.	
* *	POUDER ROOM	STONE	WOOD	M.R. GYP. BD.	M.R. GYP. BD.	

SECOND FLOOR

	COVERED TERRACE	STONE		STUCCO	T&G	NON-SLIPPERY
	BALCONYS	STONE		STUCCO	T&G	NON-SLIPPERY
	OPEN TO FOYER/ BELOW	STONE	WOOD	GYP. BD.	GYP. BD.	
	OPEN TO OFFICE/ DEN BELOW	STONE	WOOD	GYP. BD.	GYP. BD.	
	BEDROOM *1	STONE	WOOD	GYP. BD.	GYP. BD.	
	BEDROOM *2	STONE	WOOD	GYP. BD.	GYP. BD.	
	MASTER BEDROOM	STONE	WOOD	GYP. BD.	GYP. BD.	
	WALK-IN CLOSETS	STONE	WOOD	GYP. BD.	GYP. BD.	
	A/C *3, A/C *4	STONE	WOOD	GYP. BD.	GYP. BD.	FULLY LOUVERED
	GALLERY	STONE	WOOD	GYP. BD.	GYP. BD.	
* *	MASTER BATHROOM	STONE	WOOD	M.R. GYP. BD.	M.R. GYP. BD.	
* *	BATHROOM *1	STONE	WOOD	M.R. GYP. BD.	M.R. GYP. BD.	
* *	BATHROOM *2	STONE	WOOD	M.R. GYP. BD.	M.R. GYP. BD.	
* *	LAUNDRY ROOM	STONE	WOOD	M.R. GYP. BD.	M.R. GYP. BD.	
* *	TOILET	STONE	WOOD	M.R. GYP. BD.	M.R. GYP. BD.	

NOTES:

- 1/2" DUROCK TO BE USED AS BACKER BOARD FOR TILES AND SHOWER COMPARTMENTS.
- 1"X6" T&G PLANKS (TYP. @ ALL EXT. CL'GS U.O.N.).
- SMOOTH STUCCO CEILING ON METAL LATH ON 3/4" PLYWOOD SHEATHING (TYP. @ ALL EXT. CL'GS U.O.N.)
- SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NON-ABSORBENT WATER-RESISTENT MATERIALS TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE COMPARTMENT FLOOR AT THE DRAIN. AS PER F.B.C. 2023.

SHOWER NOTE :

AS PER 2023 F.B.C., RESIDENTIAL P2708.1 SHOWER COMPARTMENTS SHALL HAVE AT LEAST 900 SQUARE INCHES (0.6m²) OF INTERIOR CROSS-SECTIONAL AREA. SHOWER COMPARTMENTS SHALL BE NOT LESS THAN 30 INCHES (762 mm) IN MINIMUM DIMENSION MEASURED FROM THE FINISHED INTERIOR DIMENSION OF THE SHOWER COMPARTMENT, EXCLUSIVE OF FIXTURE VALVES, SHOWER HEADS, SOAP DISHES, AND SAFETY GRAB BARS OR RAILS. THE MINIMUM REQUIRED AREA AND DIMENSION SHALL BE MEASURED FROM THE FINISHED INTERIOR DIMENSION AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD AND AT A POINT TANGENT TO ITS CENTERLINE AND SHALL BE CONTINUED TO A HEIGHT OF NOT LESS THAN 70 INCHES (1778 mm) ABOVE THE SHOWER DRAIN OUTLET. HINGED SHOWER DOORS AND IN SHOWER COMPARTMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R1612.4. SUCH WALLS SHALL FORM A WATER-TIGHT JOINT WITH EACH OTHER AND WITH EITHER THE TUB, RECEPTOR OR SHOWER FLOOR.

EXCEPTIONS:
1. FOLD-DOUN SEATS SHALL BE PERMITTED IN THE SHOWER, PROVIDED THE REQUIRED 900-SQUARE-INCH (0.6 m²) DIMENSION IS MAINTAINED WHEN THE SEAT IS IN THE FOLDED-UP POSITION.
2. SHOWER COMPARTMENTS HAVING NOT LESS THAN 25 INCHES (635 mm) IN MINIMUM DIMENSION MEASURED FROM THE FINISHED INTERIOR DIMENSION OF THE COMPARTMENT PROVIDED THAT THE SHOWER COMPARTMENT HAS A MINIMUM OF 1,300 SQUARE INCHES (0.838 m²) OF CROSS-SECTIONAL AREA.

P2708.1.1 ACCESS. THE SHOWER COMPARTMENT ACCESS AND EGRESS OPENING SHALL HAVE A MINIMUM CLEAR AND UNOBSTRUCTED FINISHED WIDTH OF 22 INCHES (559 mm).

STAIRWAY NOTES:

AS PER FBC R311.7.3:
A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12'-3" BETWEEN FLOOR LEVELS

AS PER FBC R311.7.2:
MINIMUM HEADROOM IS 6'-8" MEASURED FROM SLOPED PLANE AT TREAD NOSING OR FLOOR SURFACE OF LANDING

AS PER FBC R311.7.5.2:
MINIMUM TREAD DEPTH SHALL BE 10". THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8"

AS PER FBC R311.7.5.1:
MAXIMUM RISER HEIGHT SHALL BE 7-3/4". THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30° FROM THE VERTICAL.

AS PER FBC R311.7.5.1
OPEN RISERS TO REJECT PASSAGE OF 4" DIAMETER SPHERE (EXCEPT SPIRAL STAIRS)

STATE OF FLORIDA
ANTONIO E. RODRIGUEZ
AR93309
REGISTERED ARCHITECT

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	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS + CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED + SEALED BY A FLORIDA LICENSE ENGINEER.)

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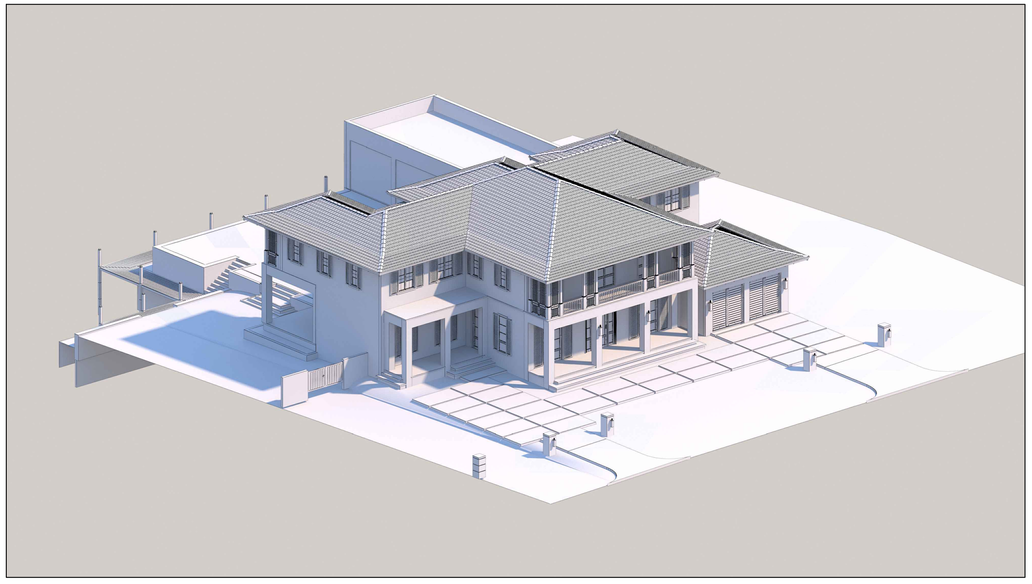
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CORAL GABLES
FLORIDA

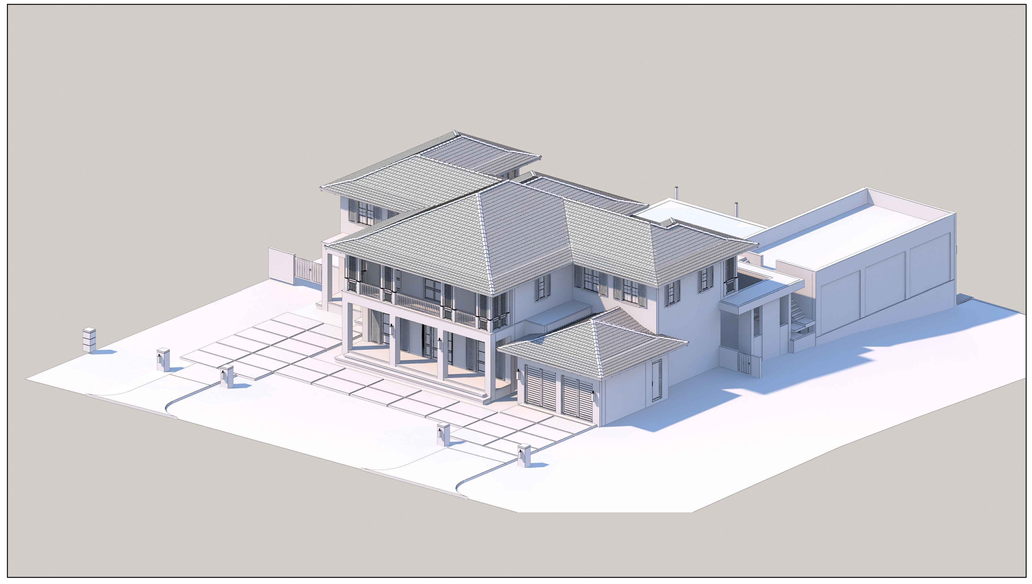
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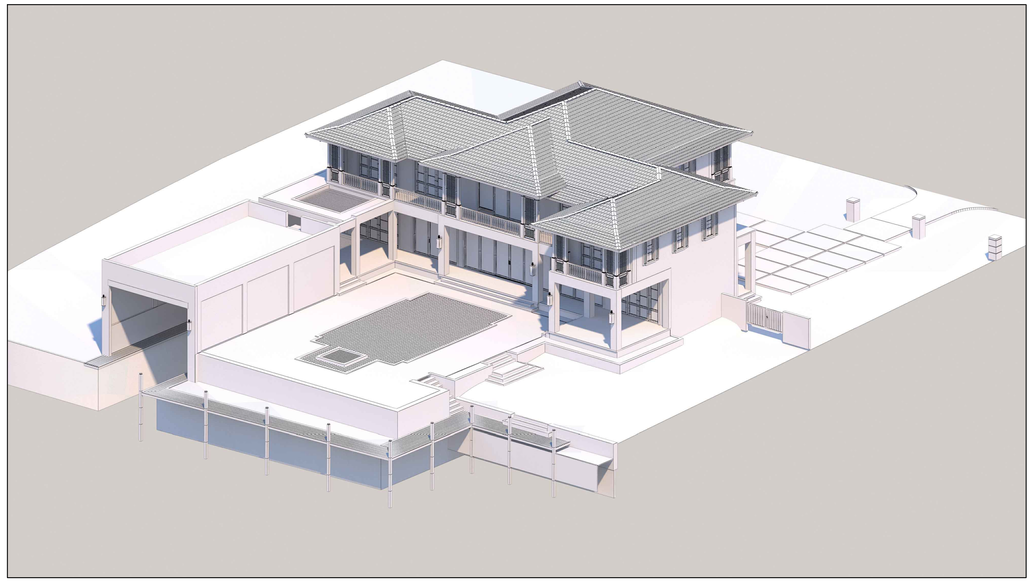
AXONOMETRIC-NORTHEAST SIDE



AXONOMETRIC-NORTHWEST SIDE



AXONOMETRIC-SOUTHWEST SIDE



AXONOMETRIC-SOUTHEAST SIDE

AXONOMETRIC VIEWS

SCALE : NTS

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STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
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CORAL GABLES

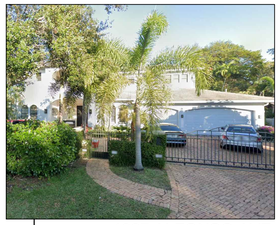
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1227 ALFONSO AVE.


1215 ALFONSO AVE.

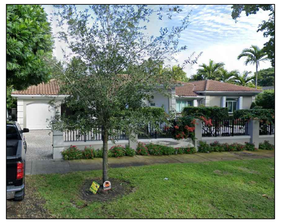

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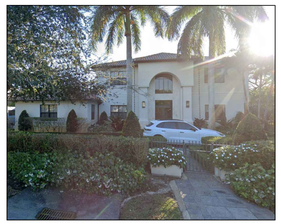

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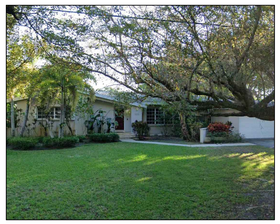

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1125 ALFONSO AVE.

1154 ALFONSO AVE


1228 ALFONSO AVE.

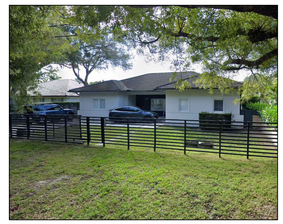

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1210 ALFONSO AVE.

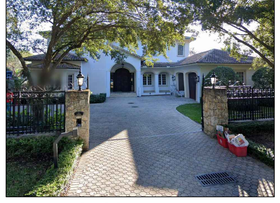

1154 ALFONSO AVE.


1154 ALFONSO AVE.


1148 ALFONSO AVE.


1130 ALFONSO AVE.


1134 ALFONSO AVE.


1224 ALFONSO AVE.


1216 ALFONSO AVE.


1216 ALFONSO AVE.











LOCATION SKETCH

SCALE : N.T.S.

N

STATE OF FLORIDA
ANTONIO E. RODRIGUEZ
AR93309
REGISTERED ARCHITECT

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4808 S.W. 72 AVENUE, MIAMI FL. 33155 T. (305) 662-1008

1154 ALFONSO AVE - EAST PARCEL
FLORIDA

RESIDENCE FOR :
CITY OF CORAL GABLES

OWNER:
MR. & MRS. ALVARO GAZZOLO & GILLIAN GAGGERO GAZZOLO

DATE: 7/16/25
ISSUED: XX
DRAWN: AR
CHECKED:
PROJECT No.

SHEET:
STREETSCAPE
1 OF 4



LOCATION SKETCH

SCALE : N.T.S.



1113 PLACETAS AVE.



1133 ANDORA AVE.



6830 MAYNADA STREET



6901 MENTONE STREET



1229 ANDORA AVE



1221 SOUTH ALHAMBRA CIRCLE



6500 CABALLERO BLVD

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RESIDENCE FOR :

1154 ALFONSO AVE - EAST PARCEL

CITY OF CORAL GABLES FLORIDA

OWNER:
MR. & MRS. ALVARO GAZZOLO & GILLIAN GAGGERO GAZZOLO

STATE OF FLORIDA
ANTONIO E. RODRIGUEZ
AR093309
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DATE: 7/16/25
ISSUED: XX
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CHECKED:
PROJECT No.

SHEET:
STREETSCAPE
2 OF 4



EXISTING FRONT ELEVATION



EXISTING FRONT ELEVATION



EXISTING FRONT ELEVATION



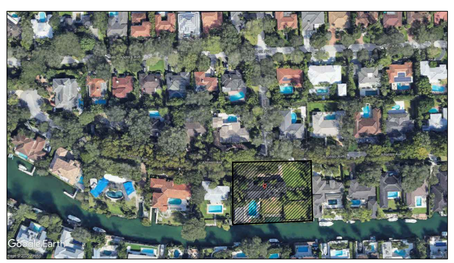
EXISTING REAR ELEVATION



EXISTING REAR ELEVATION



EXISTING REAR ELEVATION



LOCATION SKETCH

SCALE : N.T.S.

N

EXISTING HOUSE

1154 ALFONSO AVE.

ANTONIO E. RODRIGUEZ
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1154 ALFONSO AVE - EAST PARCEL
CITY OF CORAL GABLES
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AR093309
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SHEET:
STREETSCAPE
3 OF 4



RENDERINGS ARE FOR REFERENCE ONLY, END RESULT MAY VARY ACCORDING TO CHANGES THAT MAY ARISE DURING THE DESIGN/CONSTRUCTION PROCESS.

PROPOSED FRONT ELEVATION



RENDERINGS ARE FOR REFERENCE ONLY, END RESULT MAY VARY ACCORDING TO CHANGES THAT MAY ARISE DURING THE DESIGN/CONSTRUCTION PROCESS.

PROPOSED FRONT ELEVATION



RENDERINGS ARE FOR REFERENCE ONLY, END RESULT MAY VARY ACCORDING TO CHANGES THAT MAY ARISE DURING THE DESIGN/CONSTRUCTION PROCESS.

PROPOSED REAR ELEVATION



RENDERINGS ARE FOR REFERENCE ONLY, END RESULT MAY VARY ACCORDING TO CHANGES THAT MAY ARISE DURING THE DESIGN/CONSTRUCTION PROCESS.

PROPOSED REAR ELEVATION



ROOF: FLAT CEMENT WOOD IMITATION TILE.



DRIVEWAY: PORPHYRY COBBLESTONE.



HOUSE COLOR: WHITE



WINDOWS & DOOR FRAMES COLOR- BRONZE



LIMESTONE VENEER



FASCIAS & EXTERIOR CL'Gs: CYPRESS

PROPOSED MATERIALS & COLOR SELECTIONS

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ANTONIO E. RODRIGUEZ
AR093309
REGISTERED ARCHITECT

SHEET:
STREETSCAPE
4 OF 4



RENDERINGS ARE FOR REFERENCE ONLY, END RESULT MAY VARY ACCORDING TO CHANGES THAT MAY ARISE DURING THE DESIGN/CONSTRUCTION PROCESS.

INDEX OF DRAWINGS :

ARCHITECTURE

A0.0 ____ COVER
A0.1 ____ SITE PLAN
A0.2 ____ LOT COVERAGE AREA CALCULATION
A0.3 ____ F.A.R. AREA CALCULATION
A0.4 ____ GREEN AREA CALCULATION
A1.1 ____ GROUND FLOOR PLAN
A1.2 ____ SECOND FLOOR PLAN
A1.3 ____ ROOF PLAN
A2.1 ____ MAIN ELEVATIONS
A2.2 ____ SIDE ELEVATIONS
A4.2 ____ SCHEDULES

SECURITY AND FORCE ENTRY PREVENTION

1. PROVIDE INTRUSION AND BURGLARY SECURITY DEVICES AS SET FORTH IN THE FLORIDA BUILDING CODE, CURRENT EDITION.
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 SET FORTH IN THE FLORIDA BUILDING CODE, CURRENT EDITION.
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 REMOVABLE PINS AND NON-EXPOSED SCREWS.
7. GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE'S STANDARD Z97.1.
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 Z97.1.
9. UNDOUS 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 1303 PROVIDE LOCKS AS PER FBC 3607.2.1/ (B) 2.(AA) AND / (C) EXTERIOR WINDOW 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 28" WIDE EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE UNLESS A LAGER 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.

NEW RESIDENCE FOR:

1154 ALFONSO AVE. – EAST PARCEL

DERC-25-02-0057

FOLIO NUMBER	03-4130-008-0430
NET AREA	36,000 SqFt/ 0.83 ACRES
FUTURE LAND USE MAP (FLUM)	SINGLE-FAMILY LOW DENSITY
ZONING DISTRICT	SINGLE FAMILY RESIDENCIAL SFR
FLOOD ZONE	X and AE-11
EXITING FEMA FIRM MAP PANEL	12086C0459L
EFFECTIVE DATE	SEPTEMBER 11, 2009

GENERAL NOTES :

1. CONCRETE SHALL HAVE 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED (U.O.N.).
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-615 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 ARCHI- TECTURAL, A/C, ELECTRICAL AND MECHANICAL DUGS., TO LOCATE OPENINGS, DRAINS, SLEEVES, SLOPES, DEPRESSED SLABS, BOLTS, CURBS, ETC.
7. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI-318 '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 SHOUN 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 OUNER / 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 WINDOU 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 OUNER 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 OUNER FOLLOUED 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 / OUNER HAS THE RIGHT TO REJUSE 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 OUNER UPON COMPLETION OF THE WORK AS A CONDITION OF ACCEPTANCE.
25. CLEANING AND DEBRIS REMOVAL, THE OUNER SHALL RECEIVE 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 UEEK TO THE OUNERS SATISFACTION.
26. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
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 EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL / ELECTRICAL PLANS TO ACCOMPODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OUNER.
29. THE CONTRACTOR SHALL PRODUCE, BY MEANS OF SHOP DRAWINGS, ALL ADDITIONAL DETAILS WHICH ARE INFERABLE 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 "PUNCH LIST", 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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STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR093309 — REGISTERED ARCHITECT

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ARCHITECT:	ANTONIO E. RODRIGUEZ 4808 S.W. 72ND AVENUE, MIAMI FL. 33155 305-662-1008 cad@bellsouth.net
LANDSCAPE:	PURPLE MARTIN STUDIO 400 VALENCIA AVE. UNIT 2 CORAL GABLES, FL. 33134 352-494-6733

TERMITE NOTE :

R318.1 TERMITE PROTECTION.

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, "REGISTERED TERMITICIDE." UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOUING 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."

R318.1.1
IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, THE INITIAL CHEMICAL SOIL TREATMENT INSIDE THE FOUNDATION PERIMETER SHALL BE DONE AFTER ALL EXCAVATION, BACKFILLING AND COMPACTION IS COMPLETE.

R318.1.2
IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SOIL AREA DISTURBED AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE RETREATED WITH A CHEMICAL SOIL TREATMENT, INCLUDING SPACES BOXED OR FORMED.

R318.1.3
IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SPACE IN CONCRETE FLOORS BOXED OUT OR FORMED FOR THE SUBSEQUENT INSTALLATION OF PLUMBING TRAPS, DRAINS OR ANY OTHER PURPOSE SHALL BE CREATED BY USING PLASTIC OR METAL PERMANENTLY PLACED FORMS OF SUFFICIENT DEPTH TO ELIMINATE ANY PLANNED SOIL DISTURBANCE AFTER INITIAL CHEMICAL SOIL TREATMENT.

R318.1.4
IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH A MINIMUM 6 MIL VAPOR RETARDER TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. ANY WORK, INCLUDING PLACEMENT OF REINFORCING STEEL, DONE AFTER CHEMICAL TREATMENT UNTIL THE CONCRETE FLOOR IS POURED, SHALL BE DONE IN SUCH MANNER AS TO AVOID PENETRATING OR DISTURBING TREATED SOIL.

R318.1.5

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CONCRETE OVERPOUR OR MORTAR ACCUMULATED ALONG THE EXTERIOR FOUNDATION PERIMETER SHALL BE REMOVED PRIOR TO EXTERIOR CHEMICAL SOIL TREATMENT, TO ENHANCE VERTICAL PENETRATION OF THE CHEMICALS.

R318.1.6
IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICAL SOIL TREATMENTS SHALL ALSO BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1 FOOT (305 MM) OF THE PRIMARY STRUCTURE SIDEWALLS. ALSO, A VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION IS COMPLETED, INCLUDING INITIAL LANDSCAPING AND IRRIGATION/SPRINKLER INSTALLATION. ANY SOIL DISTURBED AFTER THE CHEMICAL VERTICAL BARRIER IS APPLIED SHALL BE PROMPTLY RETREATED.

R318.1.7
IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A BAIT SYSTEM IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SECTIONS R318.1.1 THROUGH R318.1.6 DO NOT APPLY. HOUEVER, A SIGNED CONTRACT ASSURING THE INSTALLATION, MAINTENANCE AND MONITORING OF THE BAITING SYSTEM THAT IS IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 482, FLORIDA STATUTES SHALL BE PROVIDED TO THE BUILDING OFFICIAL PRIOR TO THE POURING OF THE SLAB, AND THE SYSTEM MUST BE INSTALLED PRIOR TO FINAL BUILDING APPROVAL.

IF THE BAITING SYSTEM DIRECTIONS FOR USE REQUIRE A MONITORING PHASE PRIOR TO INSTALLATION OF THE PESTICIDE ACTIVE INGREDIENT, THE INSTALLATION OF THE "MONITORING PHASE COMPONENTS SHALL BE DEEMED TO CONSTITUTE INSTALLATION OF THE SYSTEM.

R318.1.8
IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A WOOD TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SECTIONS R318.1.1 THROUGH R318.1.6 DO NOT APPLY. APPLICATION OF THE WOOD TREATMENT TERMITICIDE SHALL BE AS REQUIRED BY LABEL DIRECTIONS FOR USE, AND MUST BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

LEGAL DESCRIPTION

EAST 50 FEET OF LOT 9, ALL OF LOTS 10 AND 11 AND THE WEST 25 FEET OF LOT 12, BLOCK 223, OF THE REVISED PLAT OF CORAL GABLES RIVIERA SECTION, PART THIRTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, INCLUDING THE UNDUS PORTION OF THE MIAMI WATERWAY LYING SOUTH OF THE ABOVE DESCRIBED PROPERTY. MORE PARTICULARLY DESCRIBED AS THE UNDUG PORTION OF THE WATERWAY RIGHT-OF-WAY LYING BETWEEN THE SOUTH LINE OF THE ABOVE DESCRIBED LOTS AND THE WATER THAT LIES BETWEEN THE EXTENDED LOT LINE OF SAID LOTS.

LOCATION MAP

SCALE: 1" = 1000'

25°42.4480'N 80°16.5426'W



CODE COMPLIANCE

THE PLANS HEREIN COMPLY WITH THE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE, RESIDENTIAL, 8th EDITION

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

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	UNDOUS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AUNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DUGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.)

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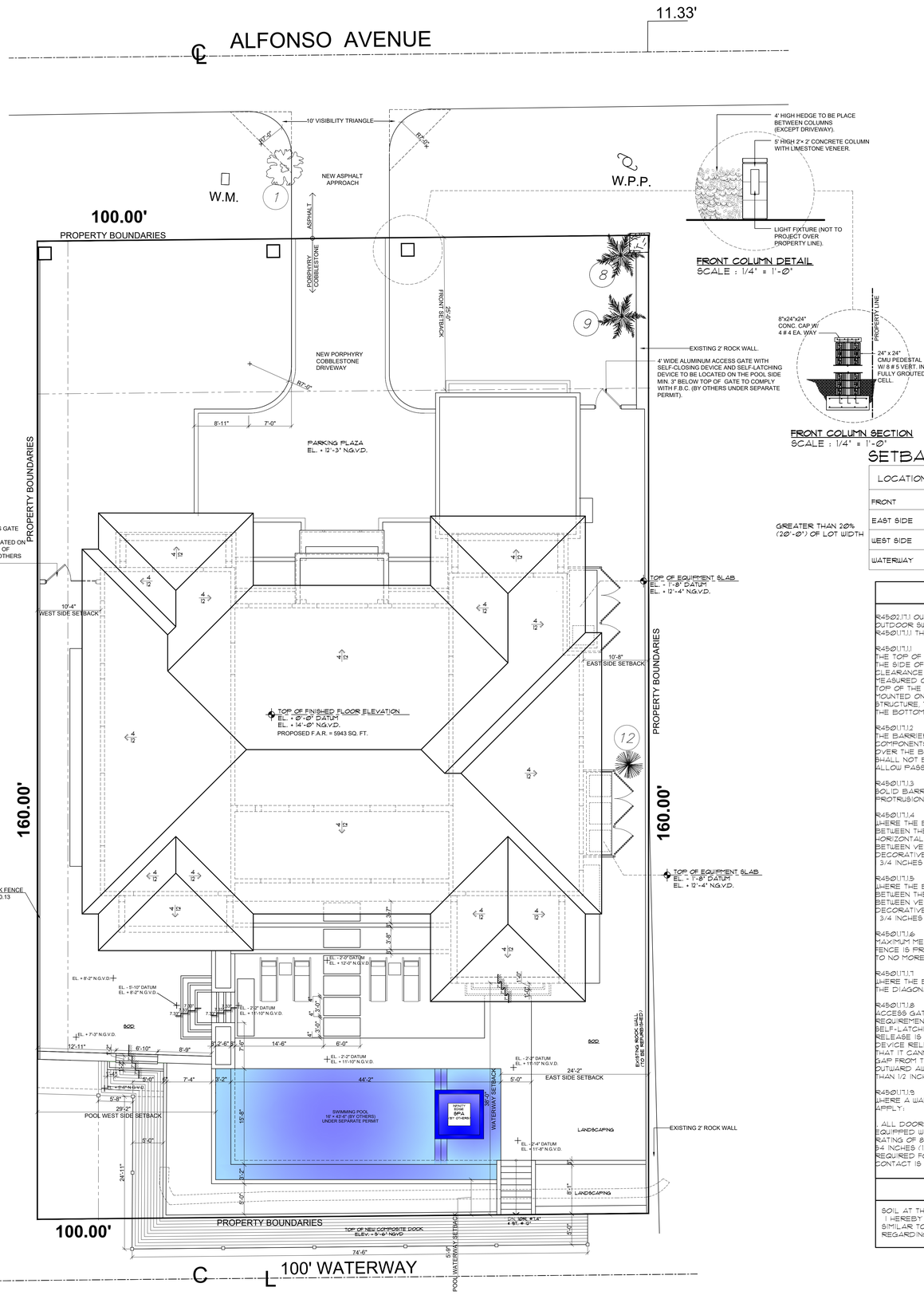
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CORAL GABLES
FLORIDA

OWNER:
MR. & MRS. ALVARO GAZZOLO & GILLIAN GAGGERO GAZZOLO

DATE: 7/16/25
ISSUED: XX
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PROJECT No.

SHEET:
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1 OF 11



GREATER THAN 20% (20'-0") OF LOT WIDTH

ZONING CALCULATIONS:

LOT AREA:	16,000 SQ. FT.
MIN. GREEN AREA 40% / 20% FRONT =	6,400 SQ. FT / 1280 SQ. FT.
GREEN AREA PROVIDED / FRONT =	6,773 SQ. FT. (42.3%) / 2,949 SQ. FT. (46%)
MAX. GROUND COVERAGE ALLOWED 35% =	5,600 SQ. FT.
GROUND COVERAGE PROVIDED =	5,253 SQ. FT. (32.8%)
TOTAL GROUND COVERAGE 45% =	7,200 SQ. FT.
TOTAL GROUND COVERAGE PROVIDED =	6,099 SQ. FT. (38%)
MAX AREA : .48 X 5,000 =	2,400 SQ. FT.
.35 X 5,000 =	1,750 SQ. FT.
.30 X 6,000 =	1,800 SQ. FT.
TOTAL AREA ALLOWED =	5,950 SQ. FT.
GROUND FL. A/C AREA :	3,046 SQ. FT.
SECOND FL. A/C AREA :	2,392 SQ. FT.
GARAGE AREA :	510 SQ. FT.
TOTAL AREA PROVIDED:	5,948 SQ. FT.

FOLIO NUMBER	03-4130-008-0430
NET AREA	36,000 SqFt/ 0.83 ACRES
FUTURE LAND USE MAP (FLUM)	SINGLE-FAMILY LOW DENSITY
ZONING DISTRICT	SINGLE FAMILY RESIDENCIAL SFR
FLOOD ZONE	X and AE-11
EXITING FEMA FIRM MAP PANEL	12086C0459L
EFFECTIVE DATE	SEPTEMBER 11, 2009

SETBACKS :

LOCATION	REQUIRED	PROVIDED
FRONT	25'-0"	25'-0"
EAST SIDE	5' MIN.	10'-8"
WEST SIDE	5' MIN.	10'-4"
WATERWAY	35' MIN.	38'-0"

POOL SETBACKS :

LOCATION	REQUIRED	PROVIDED
EAST SIDE	10' MIN.	24'-2"
WEST SIDE	10'-4" MIN.	29'-2"
REAR	5' MIN.	5'-9"

POOL BARRIER NOTES :

R4502.17.1 OUTDOOR SWIMMING POOLS.
OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH SECTIONS R4501.17.1.1 THROUGH R4501.17.1.1.4.

R4501.17.1.1
THE TOP OF THE BARRIER SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE, MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES (51 MM) MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. WHERE THE TOP OF THE POOL STRUCTURE IS ABOVE GRADE, THE BARRIER MAY BE AT GROUND LEVEL OR MOUNTED ON TOP OF THE POOL STRUCTURE. WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, THE MAXIMUM VERTICAL CLEARANCE BETWEEN THE TOP OF THE POOL STRUCTURE AND THE BOTTOM OF THE BARRIER SHALL BE 4 INCHES (102 MM).

R4501.17.1.2
THE BARRIER MAY NOT HAVE ANY GAPS, OPENINGS, INDENTATIONS, PROTRUSIONS, OR STRUCTURAL COMPONENTS THAT COULD ALLOW A YOUNG CHILD TO CRAWL UNDER, SQUEEZE THROUGH, OR CLIMB OVER THE BARRIER AS HEREIN DESCRIBED BELOW. ONE END OF A REMOVABLE CHILD BARRIER SHALL NOT BE REMOVABLE WITHOUT THE AID OF TOOLS. OPENINGS IN ANY BARRIER SHALL NOT ALLOW PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

R4501.17.1.3
SOLID BARRIERS WHICH DO NOT HAVE OPENINGS SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS.

R4501.17.1.4
WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS LESS THAN 45 INCHES (1143 MM), THE HORIZONTAL MEMBERS SHALL BE LOCATED ON THE SWIMMING POOL SIDE OF THE FENCE. SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 1 3/4 INCHES (44 MM) IN WIDTH. WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 1 3/4 INCHES (44 MM) IN WIDTH.

R4501.17.1.5
WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS 45 INCHES (1143 MM) OR MORE, SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 4 INCHES (102 MM). WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 3/4 INCHES (44 MM) IN WIDTH.

R4501.17.1.6
MAXIMUM MESH SIZE FOR CHAIN LINK FENCES SHALL BE A 2 1/4 INCH SQUARE (57 MM) UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1 3/4 INCHES (44 MM).

R4501.17.1.7
WHERE THE BARRIER IS COMPOSED OF DIAGONAL MEMBERS, THE MAXIMUM OPENING FORMED BY THE DIAGONAL MEMBERS SHALL BE NO MORE THAN 1 3/4 INCHES (44 MM).

R4501.17.1.8
ACCESS GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R4501.17.1.1 THROUGH R4501.17.1.7 AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE. WHERE THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE, THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER SIDE OF THE GATE AND SO PLACED THAT IT CANNOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL. THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2 INCH (12.7 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.

R4501.17.1.9
WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY:

1. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2023 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET (3048 MM). ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE ACCESS. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL ALARM SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.

SOIL STATEMENT :

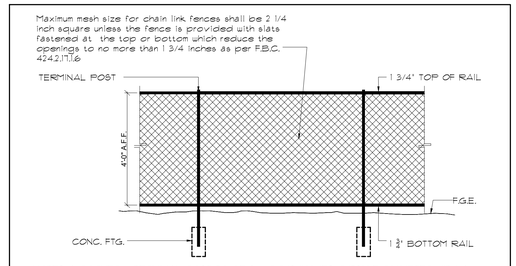
SOIL AT THIS SITE IS SAND & ROCK ADEQUATE TO SUPPORT THE DESIGN LOAD OF 2000 P.S.F. I HEREBY ATTEST THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED ON. IF YOU HAVE ANY QUESTIONS REGARDING THIS MATTER, PLEASE CONTACT THIS OFFICE.

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ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
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 THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
- 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 OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
- ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

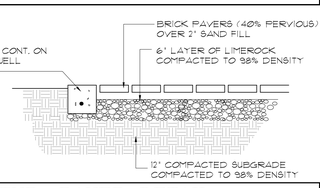
ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION 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.



NOTES: 1. CORNER & TERMINAL POST TO BE 2 x Ø2.042 INCHES OUTSIDE DIAMETER WITH A 10'-0" x 24" CONC. FTG. 2. LINE POST TO BE 1 x Ø1.041 INCHES OUTSIDE DIAMETER WITH A 8'-0" x 24" CONC. FTG. 3. TOP PORTION OF CHAIN LINK FABRIC TO BE BENT & TIE WIRE TO BE SECURED TO 1 3/4" TOP RAIL.

NOTE: CHAIN LINK FENCE TO COMPLY WITH 2023 F.B.C. TABLE R4402.8.1 (FENCE UP TO 4' IN HEIGHT.)

1 CHAIN LINK FENCE DETAIL N.T.S



2 TYP. PAVER DETAIL N.T.S

NATIONWIDE INDUSTRIES
NW6270L
LOCKING 1" DROP ROD

1. With the DROP ROD in position as indicated insert the LOCKING TAB into the SLOT in the DROP ROD (Figure 1). Place a PADLOCK through the hole in the LOCKING TAB to prevent tab removal (Figure 2). The DROP ROD is now locked into place.
2. To unlock the DROP ROD, remove the PADLOCK from the LOCKING TAB, then pull the LOCKING TAB out of the DROP ROD.

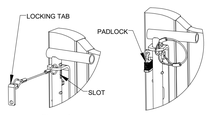
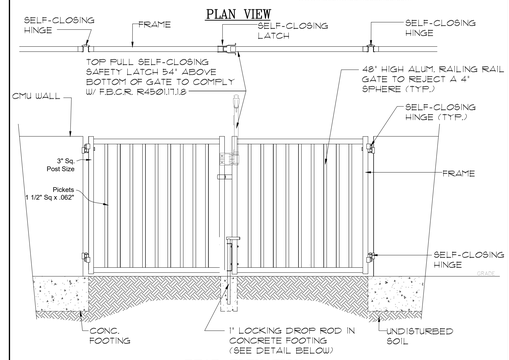


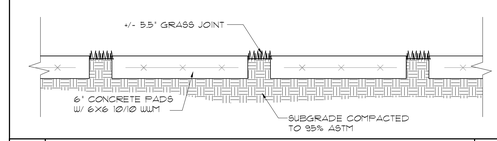
Figure 1 Figure 2

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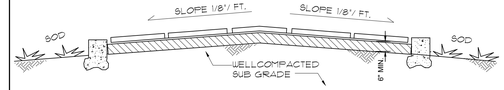


NOTE:
MANUFACTURER TO SUBMIT SHOP DRAWINGS FOR RAILINGS FOR ARCHITECT APPROVAL.

3 ALUMINUM FENCE & GATE DET. N.T.S



4 SECTION THRU CONCRETE PAVERS N.T.S



5 SECTION A-A THRU DRIVEWAY N.T.S

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

NORTH

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	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.

STATE OF FLORIDA
ANTONIO E. RODRIGUEZ
AR093309
REGISTERED ARCHITECT

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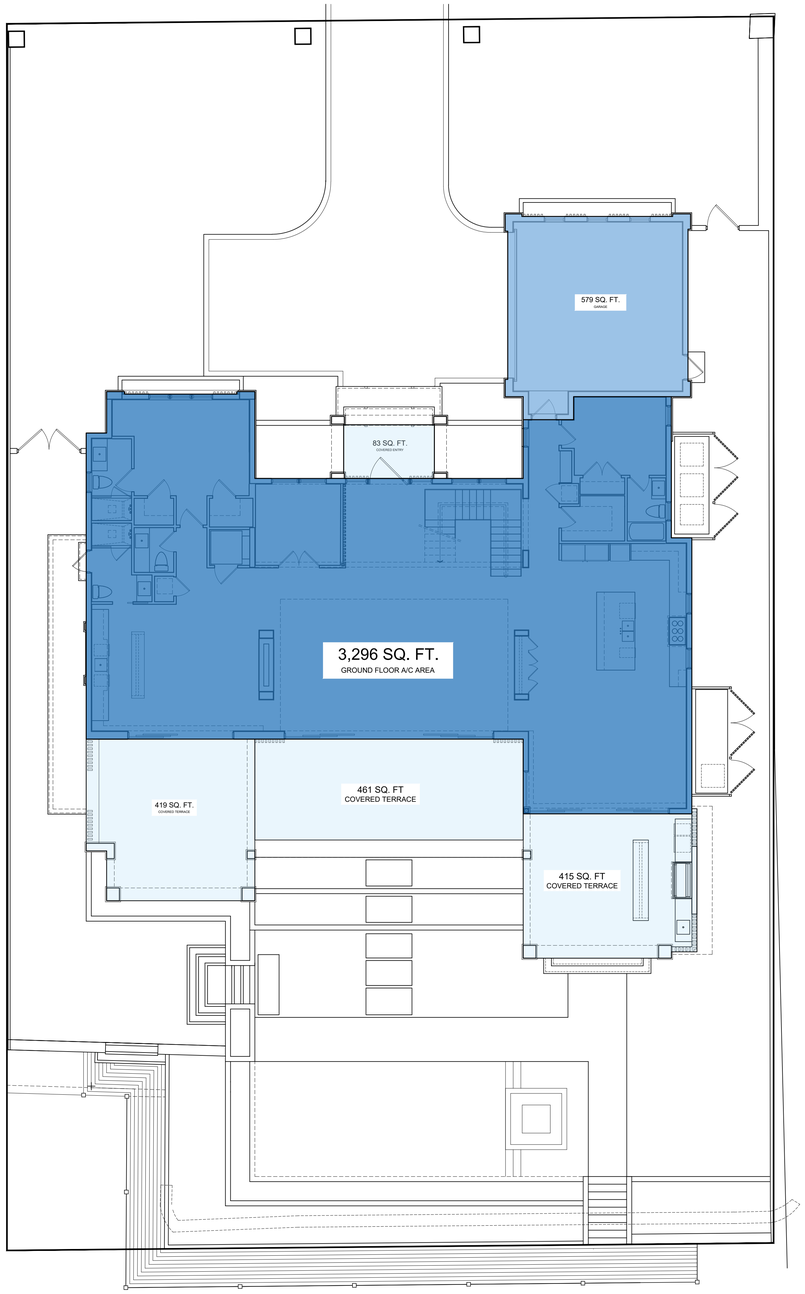
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RESIDENCE FOR :
1154 ALFONSO AVE. - EAST PARCEL
CORAL GABLES
FLORIDA

OWNER:
MR. & MRS. ALVARO GAZZOLO & GILLIAN GAGGERO GAZZOLO

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*LOT AREA = 16,000 SQ .FT.

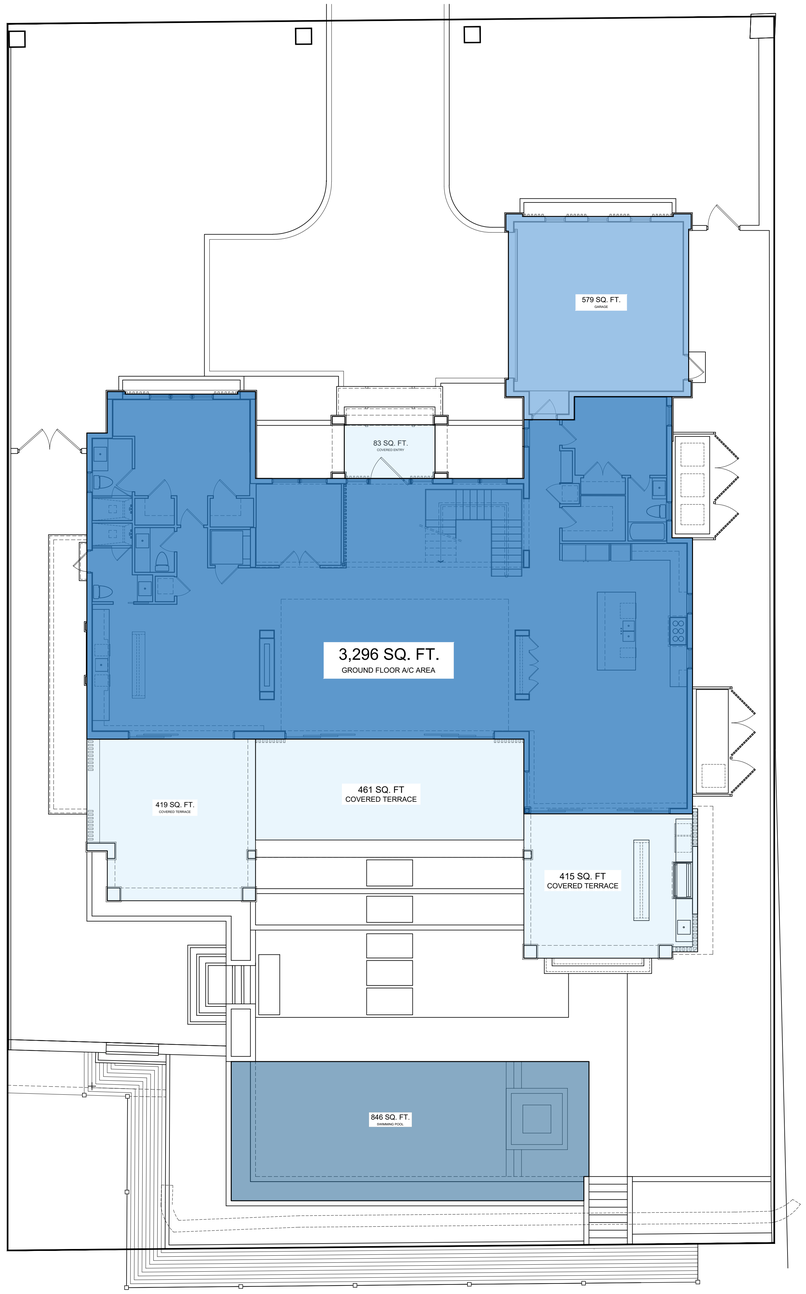
MAX. ALLOWED = 5,600 SQ .FT.

PROPOSED = 5,253 SQ. FT. (32.8%)

35% GROUND COVERAGE	
MAX. ALLOWED 16,000 x 35% =	5,600 SQ. FT.
GROUND FLOOR AC AREA =	3,296 SQ. FT.
GARAGE =	579 SQ. FT.
COVERED ENTRY =	83 SQ. FT.
COVERED TERRACE =	419 SQ. FT.
COVERED TERRACE (CENTER) =	461 SQ. FT.
COVERED TERRACE BBQ =	415 SQ. FT.
TOTAL LOT COVERAGE PROVIDED :	5,253 SQ. FT. (32.8%)

LOT COVERAGE AREA CALCULATION

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



*LOT AREA = 16,000 SQ .FT.

MAX. ALLOWED = 7,200 SQ .FT.

PROPOSED = 6,099 SQ. FT. (38%)

45% GROUND COVERAGE	
MAX. ALLOWED 16,000 x 45% =	7,200 SQ. FT.
GROUND FLOOR AC AREA =	3,296 SQ. FT.
GARAGE =	579 SQ. FT.
COVERED ENTRY =	83 SQ. FT.
COVERED TERRACE =	419 SQ. FT.
COVERED TERRACE (CENTER) =	461 SQ. FT.
COVERED TERRACE BBQ =	415 SQ. FT.
SWIMMING POOL	846 SQ. FT.
TOTAL LOT COVERAGE PROVIDED :	6,099 SQ. FT. (38%)

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	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

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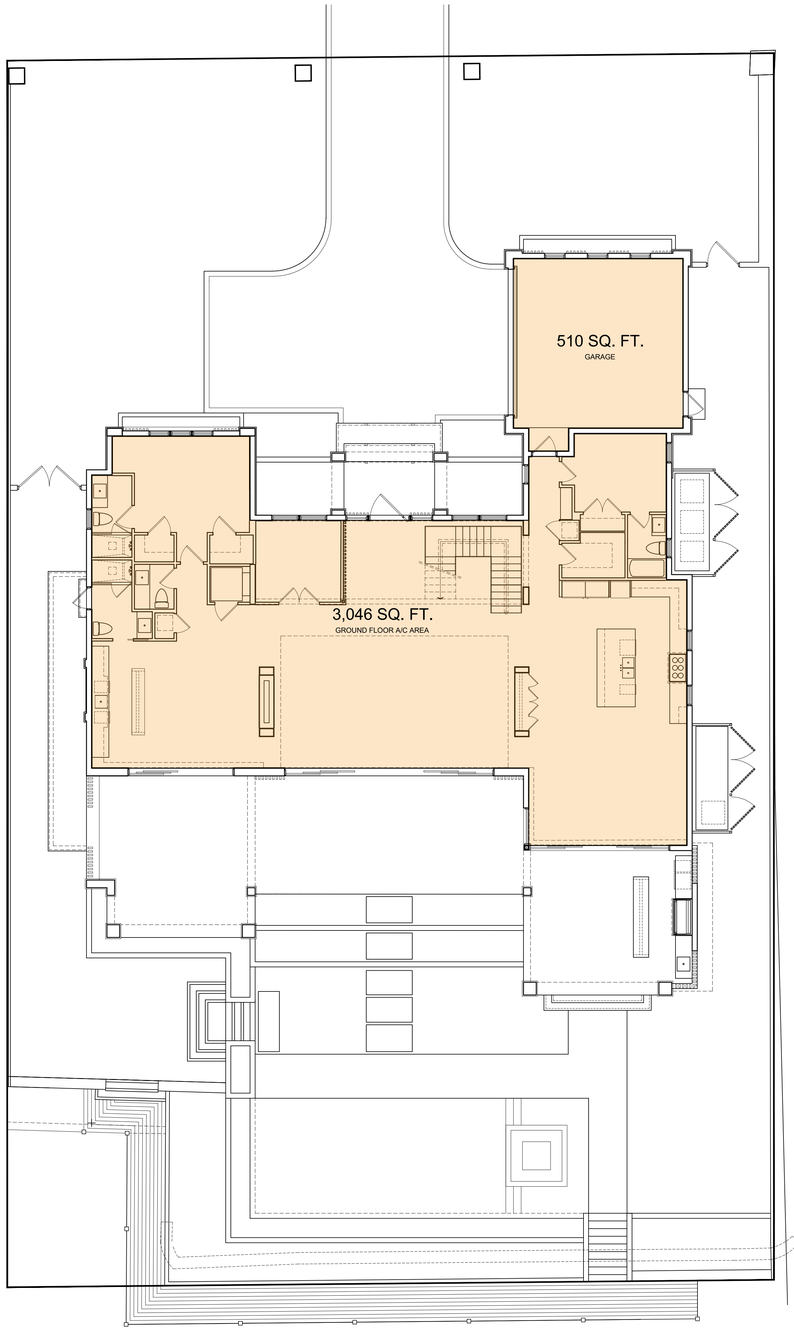
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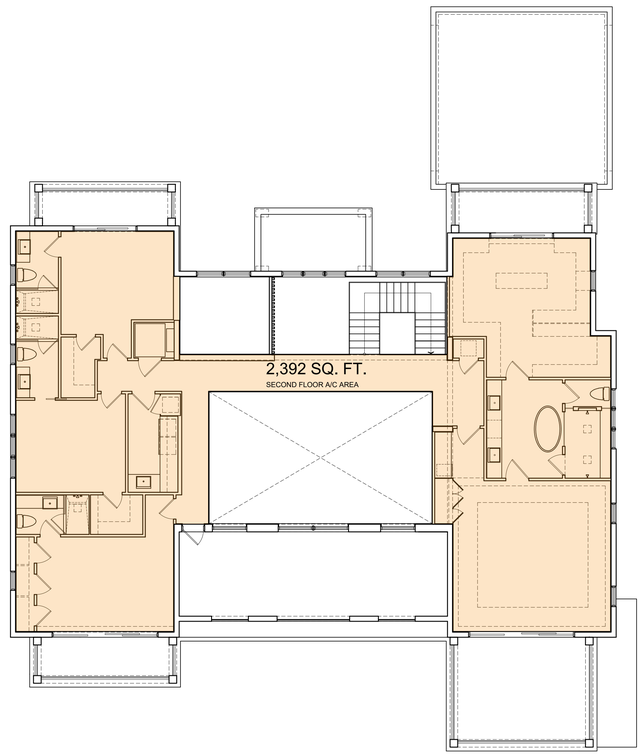
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GROUND FLOOR

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



SECOND FLOOR

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

*LOT AREA = 16,000 SQ.FT.

F.A.R. CALCULATIONS:

MAX AREA : .48 X 5,000 =	2,400 SQ. FT.
.35 X 5,000 =	1,750 SQ. FT.
.30 X 6,000 =	1,800 SQ. FT.
TOTAL AREA ALLOWED =	5,950 SQ. FT.
GROUND FL. A/C AREA :	3,046 SQ. FT.
SECOND FL. A/C AREA :	2,392 SQ. FT.
GARAGE :	510 SQ. FT.
TOTAL AREA PROVIDED:	**5,948 SQ. FT.**

AS PER CORAL GABLES ZONING CODE,
THE DETERMINATION OF A BUILDING'S FLOOR AREA RATIO SHALL EXCLUDE THE FOLLOWING:
A. THICKNESS OF EXTERIOR WALLS, MEASURED FROM THE INTERIOR FACE OF STRUCTURE.
B. FLOOR SPACE IN ONE (1) STORY, ROOFED TERRACES, BREEZEWAYS, AND PORCHES WITH AN AVERAGE FLOOR TO CEILING HEIGHT LESS THAN OR EQUAL TO THIRTEEN (13) FEET SHALL ALSO BE EXEMPT, PROVIDED A COVENANT IS SUBMITTED STATING THAT SUCH ROOFED TERRACE, BREEZEWAY, OR PORCH WILL NOT BE ENCLOSED IF IT WILL CAUSE THE RESIDENCE TO EXCEED THE MAXIMUM PERMITTED FLOOR AREA.
C. DETACHED ONE- AND TWO-STORY CARPORTS AND GARAGES LOCATED IN THE REAR YARD, OR WHERE DETERMINED BY THE BOARD OF ARCHITECTS, THAT IS LESS THAN OR EQUAL TO FOUR-HUNDRED (400) SQUARE FEET, ANY ADDITIONAL AREA WILL NOT BE EXCLUDED.
D. STACKED OR TWO (2) STORY PORCHES, AS APPROVED BY THE BOARD OF ARCHITECTS.
E. UPPER VOLUME OF INTERIOR SPACES OR COURTYARDS.
F. BASEMENTS AND ATTICS WITHIN A PITCHED ROOF.

NORTH

F.A.R. AREA CALCULATION

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	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

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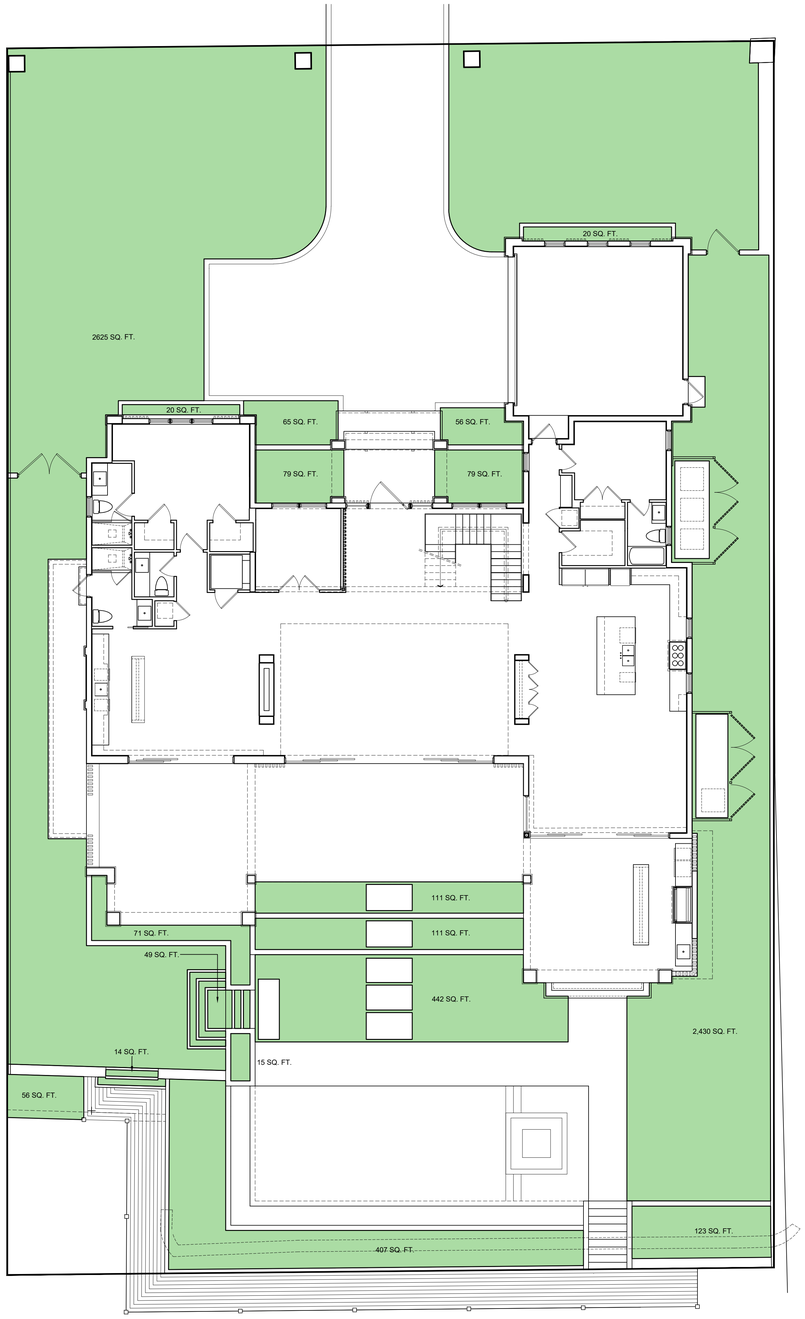
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GREEN AREA PLAN

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

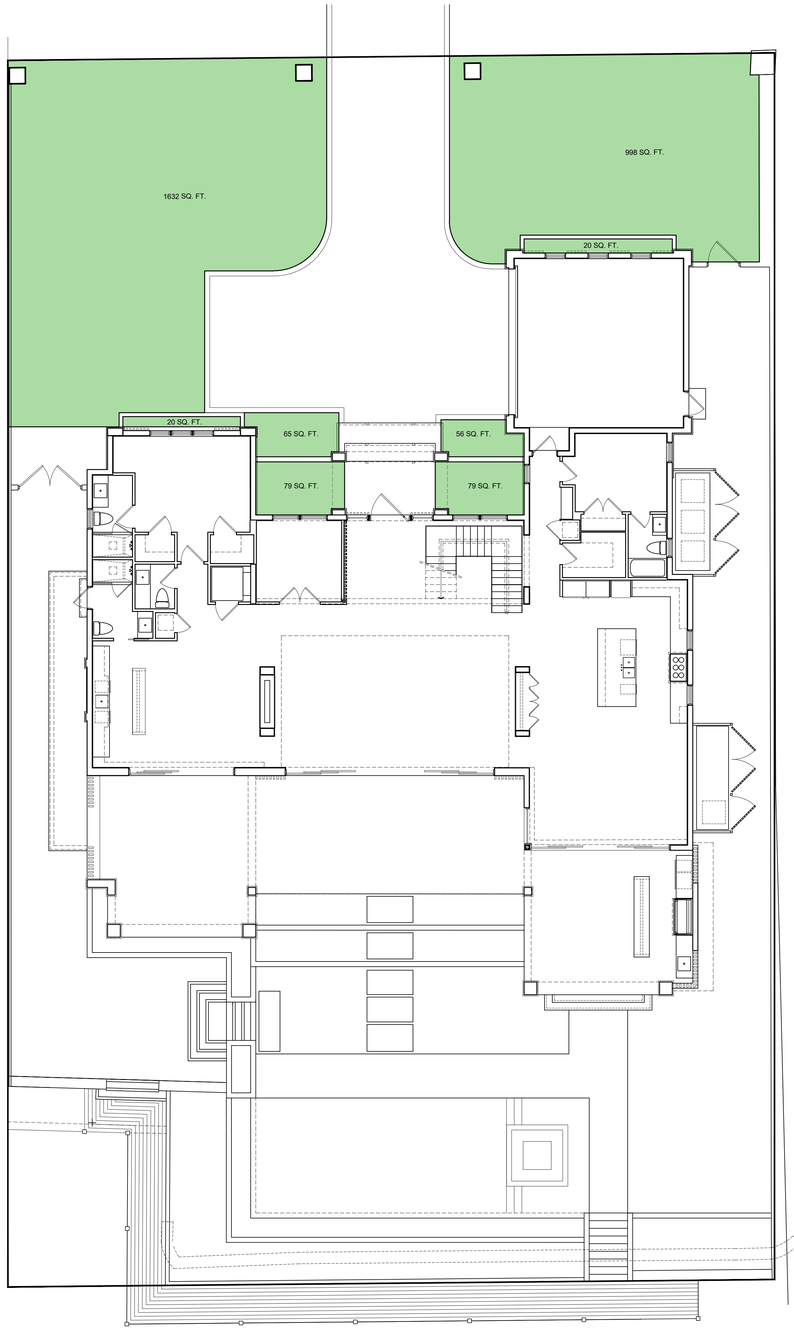
TOTAL GREEN AREA

*LOT AREA =	16,000 SQ. FT.
MINIMUM REQUIRED =	6,400 SQ. FT. (40%)
PROPOSED =	6,773 SQ. FT. (42.3%)

40 % MINIMUM TOTAL GREEN AREA

MINIMUN REQUIREMENT = 16,000 SQ. FT. x 40% = 6,400 SQ. FT.

2,625 SQ. FT.	
20 SQ. FT.	
65 SQ. FT.	
79 SQ. FT.	
79 SQ. FT.	
56 SQ. FT.	
20 SQ. FT.	
71 SQ. FT.	
49 SQ. FT.	
14 SQ. FT.	
56 SQ. FT.	
15 SQ. FT.	
111 SQ. FT.	
111 SQ. FT.	
442 SQ. FT.	
407 SQ. FT.	
2430 SQ. FT.	
123 SQ. FT.	
TOTAL GREEN AREA PROVIDED :	6,773 SQ. FT. (42.3%)



FRONT YARD GREEN AREA PLAN

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

FRONT GREEN AREA

LOT AREA =	16,000 SQ. FT.
MINIMUM REQUIRED =	1,280 SQ. FT. (20%)
PROPOSED =	2,949 SQ. FT. (46%)

20 % MIN. FRONT YARD GREEN AREA

MINIMUN REQUIREMENT = 6400 SQ. FT. x 20% = 1,280 SQ. FT.

1,632 SQ. FT.	
998 SQ. FT.	
20 SQ. FT.	
56 SQ. FT.	
79 SQ. FT.	
79 SQ. FT.	
65 SQ. FT.	
20 SQ. FT.	
TOTAL GREEN AREA PROVIDED :	2,949 SQ. FT. (46%)

GREEN AREA CALCULATION

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	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER)

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LIC. No. AR93309
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T. (305) 662-1008

RESIDENCE FOR :
1154 ALFONSO AVE. - EAST PARCEL
CORAL GABLES
FLORIDA

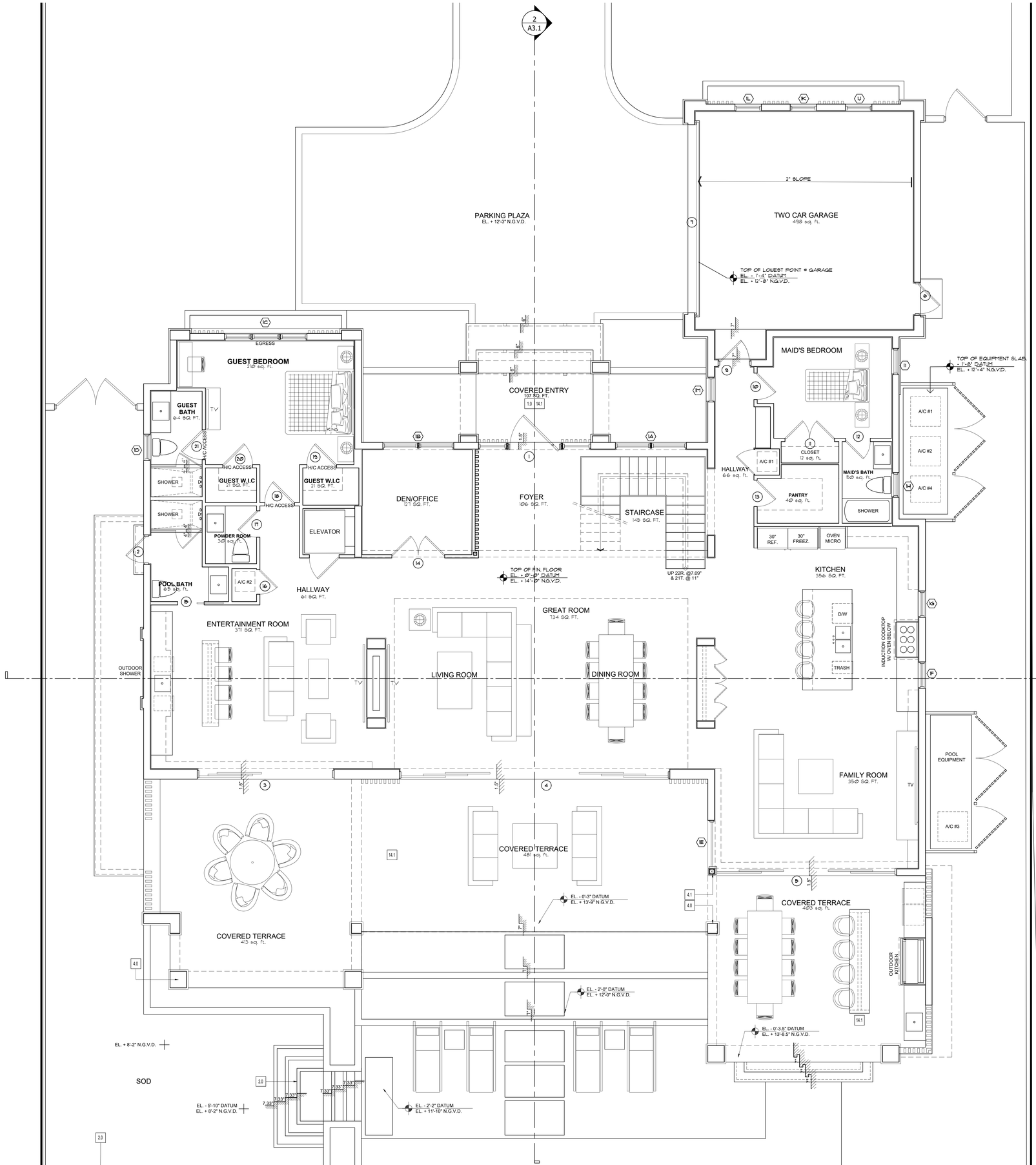
OWNER:
MR. & MRS. ALVARO GAZZOLO & GILLIAN GAGGERO GAZZOLO

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR093309 — REGISTERED ARCHITECT

DATE:	7/16/25
ISSUED:	XX
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CHECKED:	
PROJECT No.	

△4/3/2025

SHEET:
A0.4
5 OF 11



CONSTRUCTION KEY NOTES

··· SLABS

- 1.0 CONC. SLAB 8" x FT. MIN. SLOPE AWAY FROM HOUSE
- 1.1 CONC. ROOF SLAB/ EYEBROW 1/2 x FT. MIN. SLOPE AWAY FROM HOUSE TOWARDS DRAINS AND/OR SCUPPERS
- 1.2 CONCRETE PAVERS

··· WALLS — SEE PLAN & ELEVATIONS FOR TOP OF BEAM/CAP.

- 2.0 LOW CMU WALL
- 2.1 PARAPET. SLOPE CAP/BEAM TOWARDS INSIDE FACE OF PARAPET.

··· STAIRS — SEE PLANS DIMS. 36" MIN. WIDTH, 7.75" MAX. RISER AND 10.5" MIN. TREAD (W/ NOSING)

- 3.0 CONCRETE STAIRS SEE STRUCT. DWGS FOR REINF. INFO SEE DETAIL 1/A5.1
- 3.1 PREFAB. OPEN RISERS STAIRS (BY OTHERS) PROVIDE SHOP DWGS FOR APPROVAL. TO REJECT A 4" SPHERE BETWEEN RISERS.

··· COLUMNS — SEE STRUCTURAL DWGS FOR SIZE AND REINFORCING INFO.

- 4.0 CONCRETE COLUMN/ PILASTER (SEE ELEVATIONS FOR T.O. COL.)
- 4.1 STEEL COLUMN (1 HR FIRE RATED)

··· BEAMS — COORDINATE ANY BEAM PENETRATION NEEDED W/ MECH. DUCTS

- 5.0 CONC. BEAM/ SKIRT BEAM W/ SMOOTH STUCCO FINISH AND DRIP GROOVE. SEE DETAIL A/A4.3
- 5.1 CONC. BEAM (ABOVE) TO BE HIDDEN ABOVE CEILING
- 5.2 BEAM PENETRATION COORDINATE SIZE W/ STRUCTURE AND MEP DWGS SEE STRUCTURE FOR REINF. INFO. AND DETAILS
- 5.3 UPTURNED CONC. BEAM (ABOVE)

··· ROOFING — SEE PLANS FOR PITCH AND SLOPES

- 6.0 PREFAB. WOOD TRUSSES - BY OTHERS (PROVIDE SHOP DWGS FOR ENG. APPROVAL) INSULATION: (EXTREME FOAM INSUL. (R-30) APPLIED IN DIRECT CONTACT TO THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING TO END OF SEALED SOFFIT. PROVIDE HORIZONTAL FIBERGLASS BATT INSUL. (R-30) AT ALL OVER NON-CONDITIONED SPACE OF RESIDENCE.
- 6.1 CRICKET 1/2 x FT. MIN. SLOPE, W/ FLASHING AND COUNTER FLASHING AS REQUIRED

DRAINAGE — SEE PLUMBING PLANS FOR DRAINAGE CALCULATIONS

- 7.0 FLOOR/ FLAT ROOF DRAIN. WITH LEAF TRAP AND FLUSH W/ FLOOR FINISH. DOWN TO A 3" DIAM. PIPE THRU CLG. SPACE DOWN INSIDE A CMU WALL OR COL. INTO BURY DRAIN. (ABOVE) FROM FOUNDATION
- 7.1 PREFAST SCUPPERS, W/ FLASHING AND DRIP CHANNELS. EMERGENCY OVERFLOW SCUPPERS TO BE 2" MIN. TO 4" MAX. ABOVE ROOF SURFACE.
- 7.2 DOWNSPOUT. RUST-FREE ALUM. PIPE. FROM DRAIN DOWN TO A BASE PLATE DISCHARGING AWAY FROM FOUNDATION.

KITCHEN, BBQ & BAR

- 8.0 • COUNTERS, W/ STORAGE BELOW. STONE COUNTERTOP + WATERFALL EDGE (U.O.N.) • ISLAND AND BAR COUNTERS, W/ KNEE WALLS AND KNEE/U SPACE BELOW FOR SEATING. • WALL CABINETS, 18" ABOVE COUNTERTOPS, W/ UNDERCABINETS LIGHTING. SEE DETAIL 4/A5.1 FOR STUD SPACING. APPLIANCES & FIXTURES TO BE SELECTED BY OWNER OR I.D. FINAL KITCHEN DESIGN BY INTERIOR DESIGNER

RAILINGS — RAILINGS TO REJECT A 4" SPHERE. (SUBMIT SHOP DWGS FOR APPROVAL)

- 9.0 GUARDRAIL 42"H. (U.F.F.) TYP. AT BALCONIES, TERRACES AND SUNDECKS. SEE DETAIL 1/A5.2 STAIR HANDRAILS / GRABRAILS: HEIGHT BETWEEN 34"H. AND 38"H. (A.F.F.) SEE DETAIL 11/A5.1
- 9.1 PRIVACY / POOL BARRIER GATE MIN. 4'-0"H. (A.F.F.) SEE SITE PLAN DETAIL A/A9.1
- 9.2 FENCE / GATE RAILING SEE ELEV. FOR HEIGHT

MILLWORK — FINAL MILLWORK DESIGNS BY I.D./ MILLWORK COMPANY

- 10.0 HERE W/C TO HAVE A 36"H. ISLAND (U.O.N.) W/ STORAGE BELOW. ALL CLOSETS, DOORS, LIN. CL., BUILT-INS, ETC BY MILLWORK COMPANY.

BATHROOM — SEE FIXTURE CLEARANCES DET. 9/A5.1 & TUB/SHOWER WALL DET. 10/A5.1

- 11.0 SHOWER NOTES:
  - DOOR 8'-0"H. x 24" MIN. CLEAR WIDTH)
  - DOOR MUST OPEN OUT.
  - CAT. II SAFETY GL. DR. & ENCLOSURE W/ HEADER ABOVE.
  - FLOORS & WALLS FINISHES TO BE CORROSION RESISTANT & NON-ABSORBENT WATER-RESISTANT MATERIALS TO A MIN. HEIGHT OF 72" ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.
  - SHOWER FINISH FLOOR TO HAVE A 1/4" TO 1/2"/FT SLOPE TOWARDS LINEAR DRAIN.
  - PROVIDE A 4" MIN. DEPTH SHAMPOO NICHE

VANITIES:
- 36"H. VANITY SINK W/ WALL MIRROR.
- 30"H. VANITY MAKE UP W/ KNEE SPACE BELOW (TYP. WHERE SHOWN)

TOILETS:
- ALL TOILETS TO BE TOILET/BIDET COMBINATION (U.O.N.) AND TO HAVE A GFCI OUTLET WITHIN 3 FT. OF THE TOILET.

FLOOR FINISH (ALL THROUGHOUT BATHROOM):
- TO BE NON-SLIPPERY.

FIXTURES TO BE SELECTED BY G.C./OWNER OR INTERIOR DESIGNER.

LAUNDRY — WASHER FAUCET IN RECESSED METAL POCKET AS PER P.B.C.

- 12.0 36"H. WORK COUNTER W/ STORAGE BELOW & WALL CABINETS ABOVE (18" ABOVE COUNTER). COUNTERTOP ABOVE APPLIANCES (R.V. HEIGHT)

CEILINGS — SEE M.E.P. DWGS FOR R.C.P. DETAILS & MORE INFO.

- 13.0 ATTIC ACCESS (ABOVE) 22"X36"X5/8" PLYWD W/ METAL CLADDED. 1 HR FIRE RATED W/ LIGHT & PULL DN DOOR SEE DET. 5, PAGE A5.1
- 13.1 13.1.a COVE CEILING W/ INDIRECT LED LIGHT (TYP. WHERE SHOWN)
  13.1.b CURTAIN POCKET W/ ELECT. OUTLET. SEE DETAILS 6 & 7, PAGE A5.1
- 13.2 VAULTED CEILING SEE PLANS FOR PITCH AND SECTIONS FOR HEIGHTS

- 14.1 PRE (OR SIMILAR) 6" W. TONGUE & GROOVE PLANKS, TYP. AT ALL EXTERIOR CEILINGS (U.O.N.) MATERIAL TO BE SELECTED BY G.C./OWNER
- 14.2 SMOOTH STUCCO CEILING ON METAL LATH ON 1/2" PLYWOOD

MATERIALS — ALL FINISH MATERIALS TO BE SELECTED BY G.C./ OWNER

EXTERIOR FLOOR FINISH (NON-SLIPPERY):
- 15.0.a PORTUGUESE CORAL
- 15.0.b WOOD DECK W/ 1/4" GAP BETWEEN SLATS

- 15.1 EXTERIOR WALL FINISH - STUCCO
  - 15.1.a SMOOTH STUCCO FINISH
  - 15.1.b TYP. STUCCO BANDS (WHERE SHOWN.)
    - 4" BAND AROUND WINDOWS & DOORS
    - 5" SILLS
    - CONT. BAND (SEE ELEV. FOR DIMS.)
  - 15.1.c 18" SMOOTH STUCCO RAISED.
  - 15.1.d SMOOTH STUCCO IMITATION WOOD SIDING.
- 15.2 EXTERIOR FINISH - CLADDING
  - 15.2.a LIMESTONE VENEER. SEE DET. 2/A5.2
  - 15.2.b CYTPRESS (OR CEDAR +/ WOOD CLADDING (TO BE SELECTED BY G.C./OWNER)
  - 15.2.c ALUMINUM CLADDING OVER CONCRETE OR STL. COL.
- 15.3 EXTERIOR WALL FINISH - EXPOSED CONCRETE

- 15.4 ROOFING
  - 15.4.a FLAT CEMENT TILE IMITATION W/O SHINGLE
  - 15.4.b SPANISH/ BARREL TILE
- 15.5 RAILINGS (SEE DETAIL 1/A5.2)
  - 15.5.a CAT. 1 SAF. GLAZING
  - 15.5.b ALUMINUM RAILING

OTHERS — SUBMIT SHOP DWGS FOR ARCHITECT'S APPROVAL. FINISH TO BE SELECTED BY MANUFACTURER.

- 16.0 GARAGE VENT. 6x0 SQ. IN. SCREENED LOUVER VENT BLOCK WITHIN 1" OF FIN FLOOR
- 16.1 WATERPROOF/ OUTDOOR ELECTRICAL FIXTURES (TO BE SELECTED BY OWNER)
- 16.2 ELEVATOR (BY OTHERS) ELEVATOR DOOR BY ELEV. MANUFACTURER. COORD. ELEV. PIT ELEVATION W/ MANUFACTURER.
- 16.3 IPE WOOD CLADDING OVER BEAM/COLUMN OR WALL.
- 16.4 ALUMINUM VERTICAL MEMBERS
  - 16.4.a 3"x1.5" @ 6" O.C.
  - 16.4.b 2"x4" @ 4" O.C.
- 16.9 DECORATIVE ALUMINUM SLATS (BY OTHERS)

CONSTRUCTION LEGEND :

- 8" C.M.U. WALL: WITH 1 GYP. BD. (OR CEMENT BOARD**) APPLIED VERTICALLY ON 1"X3" WD FURRING @ 16" O.C. ON THE INTERIOR SIDE AND STUCCO FINISH ON THE EXTERIOR SIDE
- CONCRETE COLUMN: SEE FLOOR AND ELEVATION PLANS FOR SIZE AND FINISHES
- 1 HOUR FIRE RATED STEEL COLUMNS: EXTERIOR FIRE PROTECTION: - WOOD CLADDING OR - ALUM. CLADDING OR - INTUMESCENT PAINTING. INTERIOR FIRE PROTECTION: TYPE "X" GYP. BD. (SEE DET. 8/A5.1)
- 4" PARTITION: 3 5/8" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O.C. WITH ONE FULL LENGTH LAYER OF 5/8" GYP. BD. (OR CEMENT BOARD**) APPLIED VERTICALLY TO EACH SIDE
- 1 HR. FIRE RATED WALL: 3 5/8" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O/C WITH 1 FULL LENGTH LAYER OF 5/8" TYPE "X" GYP. BD. (OR CEMENT BOARD**) APPLIED VERTICALLY TO EACH SIDE

** USE CEMENT BOARD IN HIGH-MOISTURE AREAS

··· SEE STRUCTURAL DRAWINGS FOR SCHEDULES, REINFORCING, FASTENING, DETAILS AND MORE INFO.

- ALL ELEVATIONS ARE (DATUM) U.O.N.
- ALL DIMS. ARE TO STRUCTURAL MEMBERS U.O.N.

SYMBOLS LEGEND

- DIFFERENCE AT FLOOR LEVEL
- SLOPE DOWN @ FLOORS, CEILINGS & ROOF FINISHES (SEE PLANS FOR PITCH)
- CENTER LINE
- PROPERTY LINE
- DOOR (SEE SCHEDULE)
- WINDOW (SEE SCHEDULE)
- KEY NOTE (SEE LEGEND PAGE)
- (U.O.N.) DENOTES "UNLESS OTHERWISE NOTED"
- (V.I.F.) DENOTES "VERIFY IN FIELD"

GROUND FLOOR PLAN

SCALE : 1/4" = 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	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

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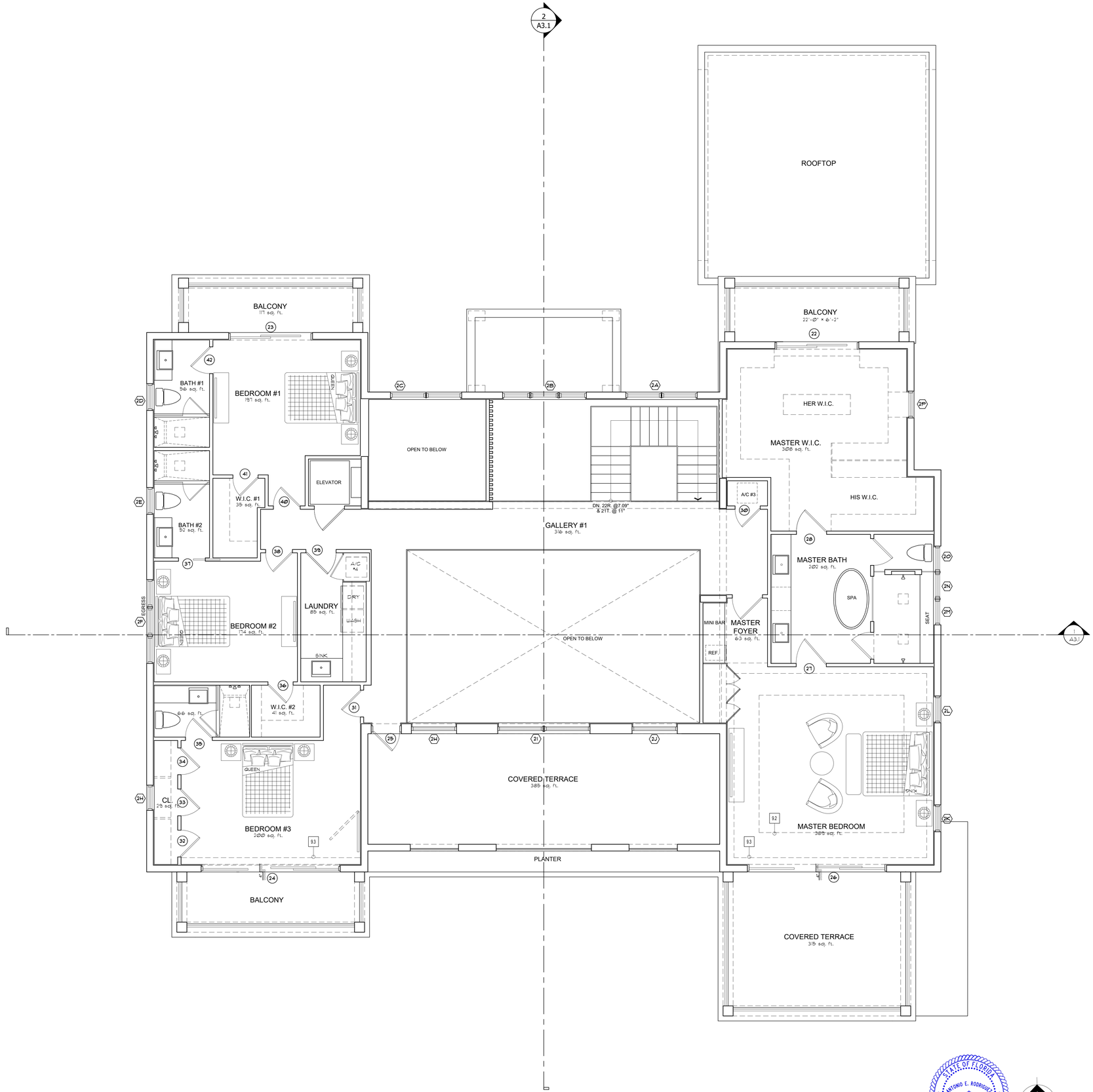
RESIDENCE FOR :
1154 ALFONSO AVE. - EAST PARCEL
CORAL GABLES
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OWNER:
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STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR093309 — REGISTERED ARCHITECT

DATE: 7/16/25
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DRAWN: AR
CHECKED:
PROJECT No.

SHEET:
A1.1
6 OF 11



CONSTRUCTION KEY NOTES

··· SLABS

- 1.0 CONC. SLAB 8" x FT. MIN. SLOPE AWAY FROM HOUSE
- 1.1 CONC. ROOF SLAB/ EYEBROW 8" x FT. MIN. SLOPE AWAY FROM HOUSE TOWARDS DRAINS AND/OR SCUPPERS
- 1.2 CONCRETE PAVERS

··· WALLS SEE PLAN & ELEVATIONS FOR TOP OF BEAM/CAP.

- 2.0 LOW CMU WALL
- 2.1 PARAPET SLOPE CAP/BEAM TOWARDS INSIDE FACE OF PARAPET.

··· STAIRS SEE PLANS DIMS. 36" MIN. WIDTH, 7.75" MAX. RISER AND 10.5" MIN. TREAD (W/ NOSING)

- 3.0 CONCRETE STAIRS SEE STRUCT. DWGS FOR REINF. INFO SEE DETAIL 1/A5.1
- 3.1 PREFAB. OPEN RISERS STAIRS (BY OTHERS) PROVIDE SHOP DWGS FOR APPROVAL. TO REJECT A 4" SPHERE BETWEEN RISERS.

··· COLUMNS SEE STRUCTURAL DWGS FOR SIZE AND REINFORCING INFO.

- 4.0 CONCRETE COLUMN/ PILASTER (SEE ELEVATIONS FOR T.O. COL.)
- 4.1 STEEL COLUMN (1 HR FIRE RATED)

··· BEAMS COORDINATE ANY BEAM PENETRATION NEEDED W/ MECH. DUCTS

- 5.0 CONC. BEAM/ SKIRT BEAM W/ SMOOTH STUCCO FINISH AND DRIP GROOVE. SEE DETAIL 4/A4.3
- 5.1 CONC. BEAM (ABOVE) TO BE HIDDEN ABOVE CEILING
- 5.2 BEAM PENETRATION COORDINATE SIZE W/ STRUCTURE AND MEP DWGS SEE STRUCTURE FOR REINF. INFO. AND DETAILS
- 5.3 UPTURNED CONC. BEAM (ABOVE)

··· ROOFING SEE PLANS FOR PITCH AND SLOPES

- 6.0 PREFAB. WOOD TRUSSES - BY OTHERS (PROVIDE SHOP DWGS FOR ENG. APPROVAL) INSULATION: (CYTHENE FOAM INSUL (R-30) APPLIED IN DIRECT CONTACT TO THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING TO END OF SEALED SOFFIT. PROVIDE HORIZONTAL FIBERGLASS BATT INSUL. (R-30) AT ALL OVER NON-CONDITIONED SPACE OF RESIDENCE.
- 6.1 CRICKET 1/2" x FT. MIN. SLOPE, W/ FLASHING AND COUNTER FLASHING AS REQUIRED

DRAINAGE SEE PLUMBING PLANS FOR DRAINAGE CALCULATIONS

- 7.0 FLOOR/ FLAT ROOF DRAIN: WITH LEAF TRAP AND FLUSH W/ FLOOR FINISH. DOWN TO A 3" DIAM. PIPE THRU CLG. SPACE DOWN INSIDE A CMU WALL OR COL. INTO BURIED PIPE (AWAY FROM FOUNDATION)
- 7.1 PRECAST SCUPPERS, W/ FLASHING AND DRIP CHANNEL EMERGENCY OVERFLOW SCUPPERS TO BE 2" MIN. TO 4" MAX. ABOVE ROOF SURFACE.
- 7.2 DOWNSPOUT, RUST-FREE ALUM. PIPE, FROM DRAIN DOWN TO A BASE PLATE DISCHARGING AWAY FROM FOUNDATION.

KITCHEN, BBQ & BAR

- 8.0
  - COUNTERS, W/ STORAGE BELOW, STONE COUNTERTOP & WATERFALL EDGE (U.O.N.)
  - ISLAND AND BAR COUNTERS, W/ KNEE WALLS & KNEE SPACE BELOW FOR SEATING.
  - WALL CABINETS, 18" ABOVE COUNTERTOPS, W/ UNDERCABINETS LIGHTING.

  SEE DETAIL 4/A5.1 FOR STUD SPACING. APPLIANCES & FIXTURES TO BE SELECTED BY OWNER OR I.D. FINAL KITCHEN DESIGN BY INTERIOR DESIGNER

RAILINGS RAILINGS TO REJECT A 4" SPHERE. (SUBMIT SHOP DWGS FOR APPROVAL)

- 9.0 GUARDRAIL: 42"H. (AFF.) TYP. AT BALCONIES, TERRACES AND SUNDECKS. SEE DETAIL 1/A5.2 STAIR HANDRAILS / GRABRAILS: HEIGHT BETWEEN 34"H. AND 38"H. (AFF.) SEE DETAIL 11/A5.1
- 9.1 PRIVACY / POOL BARRIER GATE MIN. 4'-0"H. (AFF.) SEE SITE PLAN DETAIL A1.4@1
- 9.2 FENCE / GATE RAILING SEE ELEV. FOR HEIGHT

MILLWORK FINAL MILLWORK DESIGNS BY I.D./ MILLWORK COMPANY

- 10.0 HERE W/C TO HAVE A 36"H. ISLAND (U.O.N.) W/ STORAGE BELOW. ALL CLOSETS, DOORS, LIN. CL., BUILT-INS, ETC BY MILLWORK COMPANY.

BATHROOM SEE FIXTURE CLEARANCES DET. 9/A5.1 & TUB/SHOWER WALL DET. 10/A5.1

- 11.0 SHOWER NOTES:
  - DOOR 8'-0"H. x 24" (MIN. CLEAR WIDTH)
  - DOOR MUST OPEN OUT.
  - CAT. II SAFETY GL. DR. & ENCLOSURE W/ HEADER ABOVE.
  - FLOORS & WALLS FINISHES TO BE CORROSION RESISTANT & NON-ABSORBENT WATER-RESISTANT MATERIALS TO A MIN. HEIGHT OF 72" ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.
  - SHOWER FINISH FLOOR TO HAVE A 1/4" TO 1/2" /FT SLOPE TOWARDS LINEAR DRAIN.
  - PROVIDE A 4" MIN. DEPTH SHAMPOO NICHE

VANITIES:
- 36"H. VANITY SINK W/ WALL MIRROR.
- 30"H. VANITY MAKE UP W/ KNEE SPACE BELOW (TYP. WHERE SHOWN)

TOILETS:
- ALL TOILETS TO BE TOILET/BIDET COMBINATION (U.O.N.) AND TO HAVE A GFCI OUTLET WITHIN 3 FT. OF THE TOILET.

FLOOR FINISH (ALL THROUGHOUT BATHROOM):
- TO BE NON-SLIPPERY.

FIXTURES TO BE SELECTED BY G.C./OWNER OR INTERIOR DESIGNER.

LAUNDRY WASHER FAUCET IN RECESSED METAL POCKET AS PER P.B.C.

- 12.0 36"H. WORK COUNTER W/ STORAGE BELOW & WALL CABINETS ABOVE (18" ABOVE COUNTER). COUNTERTOP ABOVE APPLIANCES (R.V. HEIGHT)

CEILINGS SEE M.E.P. DWGS FOR R.C.P. DETAILS & MORE INFO.

- 13.0 ATTIC ACCESS (ABOVE): 22"X36"X8" PLYWD METAL CLADDED, 1 HR FIRE RATED, W/ LIGHT & PULL DN DOWN. SEE DET. 5, PAGE A5.1
- 13.1 13.1.a COVE CEILING W/ INDIRECT LED LIGHT (TYP. WHERE SHOWN)
  13.1.b CURTAIN POCKET W/ ELECT. OUTLET. SEE DETAILS 6 & 7, PAGE A5.1
- 13.2 VAULTED CEILING SEE PLANS FOR PITCH AND SECTIONS FOR HEIGHTS
- 14.1 PRE (OR SIMILAR) 6" W. TONGUE & GROOVE PLANKS, TYP. AT ALL EXTERIOR CEILINGS (U.O.N.) - MATERIAL TO BE SELECTED BY G.C./OWNER
- 14.2 SMOOTH STUCCO CEILING ON METAL LATH ON 1/2" PLYWOOD

MATERIALS ALL FINISH MATERIALS TO BE SELECTED BY G.C./ OWNER

EXTERIOR FLOOR FINISH (NON-SLIPPERY):
- 15.0.a DOMINICAN CORAL
- 15.0.b WOOD DECK W/ 1/4" GAP BETWEEN SLATS

- 15.1 EXTERIOR WALL FINISH - STUCCO
  - 15.1.a SMOOTH STUCCO FINISH
  - 15.1.b TYP. STUCCO BANDS (WHERE SHOWN):
    - 4" BAND AROUND WINDOWS & DOORS
    - 5" SILLS
    - CONT. BAND (SEE ELEV. FOR DIMS.)
  - 15.1.c 1/8" SMOOTH STUCCO RAISED
  - 15.1.d SMOOTH STUCCO IMITATION WOOD SIDING.
- 15.2 EXTERIOR FINISH - CLADDING
  - 15.2.a LIMESTONE VENEER, SEE DET. 2/A5.2
  - 15.2.b CYPRESS (OR CEDAR) W/ WOOD CLADDING (TO BE SELECTED BY G.C./OWNER)
  - 15.2.c ALUMINUM CLADDING OVER CONCRETE OR STL. COL.
- 15.3 EXTERIOR WALL FINISH - EXPOSED CONCRETE
- 15.4 ROOFING
  - 15.4.a FLAT CEMENT TILE IMITATION W/D SHINGLE
  - 15.4.b SPANISH/ BARREL TILE
- 15.5 RAILINGS (SEE DETAIL 11/A5.2)
  - 15.5.a CAT. I SAF. GLAZING
  - 15.5.b ALUMINUM RAILING

OTHERS SUBMIT SHOP DWGS FOR ARCHITECT'S APPROVAL (PRIOR TO MANUFACTURE)

- 16.0 GARAGE VENT: 6x9 SQ. IN. SCREENED LOUVER VENT BLOCK WITHIN 1' OF FIN. FLOOR
- 16.1 WATERPROOF/ OUTDOOR ELECTRICAL FIXTURES (TO BE SELECTED BY OWNER)
- 16.2 ELEVATOR (BY OTHERS) ELEVATOR DOOR BY ELEV. MANUFACTURER COORD. ELEV. PIT ELEVATION W/ MANUFACTURER.
- 16.3 IPE WOOD CLADDING OVER BEAM/COLUMN OR WALL.
- 16.4 ALUMINUM VERTICAL MEMBERS
  - 16.4.a 3"x15" @ 6" O.C.
  - 16.4.b 2"x4" @ 4" O.C.
- 16.5 DECORATIVE ALUMINUM SLATS (BY OTHERS)

CONSTRUCTION LEGEND :

- 8" CMU WALL: WITH 1/2" GYP BD. (OR CEMENT BOARD**) APPLIED VERTICALLY ON 1"X2" WD FURRING @ 16" O.C. ON THE INTERIOR SIDE AND STUCCO FINISH ON THE EXTERIOR SIDE
- CONCRETE COLUMN : SEE FLOOR AND ELEVATION PLANS FOR SIZE AND FINISHES
  1 HOUR FIRE RATED STEEL COLUMNS: EXTERIOR FIRE PROTECTION:
  - WOOD CLADDING OR
  - ALUM. CLADDING OR
  - INTUMESCENT PAINTING

  INTERIOR FIRE PROTECTION: TYPE 'X' GYP. BD. (SEE DET. 8/A5.1)
- 4" PARTITION: 3 5/8" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O.C. WITH ONE FULL LENGTH LAYER OF 5/8" GYP. BD. (OR CEMENT BOARD**) APPLIED VERTICALLY TO EACH SIDE
- 1 HR. FIRE RATED WALL: 3 5/8" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O.C. WITH 1 FULL LENGTH LAYER OF 5/8" TYPE 'X' GYP. BD. (OR CEMENT BOARD **) APPLIED VERTICALLY TO EACH SIDE

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- ALL DIMS. ARE TO STRUCTURAL MEMBERS U.O.N.

SYMBOLS

- DIFFERENCE AT FLOOR LEVEL
- SLOPE DOWN @ FLOORS, CEILINGS & ROOF FINISHES (SEE PLANS FOR PITCH)
- CENTER LINE
- PROPERTY LINE

LEGEND

- DOOR (SEE SCHEDULE)
- WINDOW (SEE SCHEDULE)
- X KEY NOTE (SEE LEGEND PAGE)
- (U.O.N.) DENOTES "UNLESS OTHERWISE NOTED"
- (V.I.F.) DENOTES "VERIFY IN FIELD"

SECOND FLOOR PLAN

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

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

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
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PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.)

STATE OF FLORIDA · ANTONIO E. RODRIGUEZ · AR093309 · REGISTERED ARCHITECT

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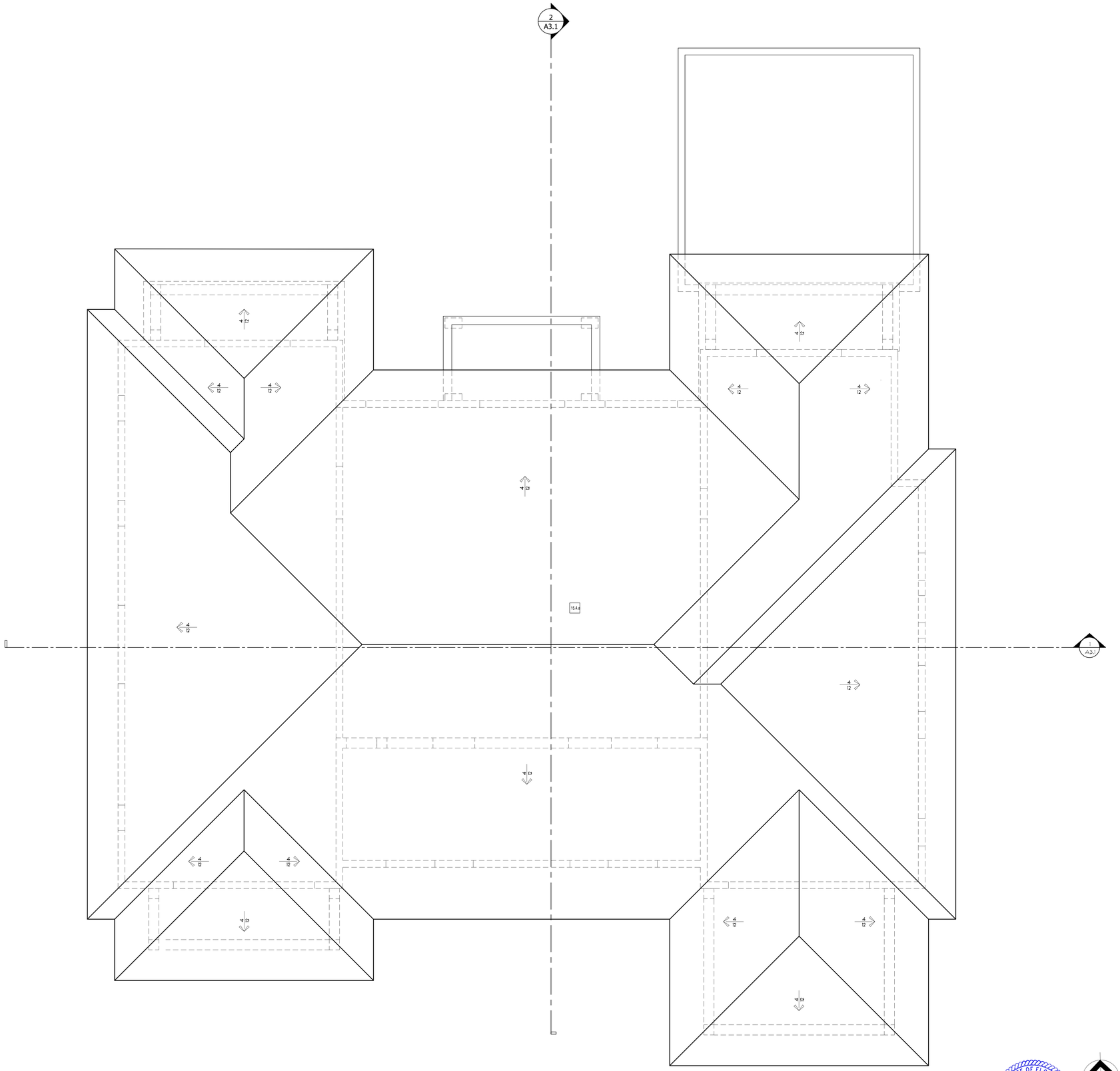
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RESIDENCE FOR :
1154 ALFONSO AVE. - EAST PARCEL
CORAL GABLES
FLORIDA

OWNER:
MR. & MRS. ALVARO GAZZOLO & GILLIAN GAGGERO GAZZOLO

DATE: 7 / 16 / 25
ISSUED: XX
DRAWN: AR
CHECKED:
PROJECT No.

SHEET:
A1.2
7 OF 11



CONSTRUCTION KEY NOTES

··· SLABS

- 1.0 CONC. SLAB 8" x FT. MIN. SLOPE AWAY FROM HOUSE
- 1.1 CONC. ROOF SLAB/ EYEBROW 1/4 x FT. MIN. SLOPE AWAY FROM HOUSE TOWARDS DRAINS AND/OR SCUPPERS
- 1.2 CONCRETE PAVERS

··· WALLS SEE PLAN & ELEVATIONS FOR TOP OF BEAM/CAP.

- 2.0 LOW CMU WALL
- 2.1 PARAPET SLOPE CAP/BEAM TOWARDS INSIDE FACE OF PARAPET.

··· STAIRS SEE PLANS DIMS. 36" MIN. WIDTH, 7.75" MAX. RISER AND 10.5" MIN. TREAD (W/ NOSING)

- 3.0 CONCRETE STAIRS SEE STRUCT. DWGS FOR REINF. INFO SEE DETAIL 1/A5.1
- 3.1 PREFAB. OPEN RISERS STAIRS (BY OTHERS) PROVIDE SHOP DWGS FOR APPROVAL. TO REJECT A 4" SPHERE BETWEEN RISERS.

··· COLUMNS SEE STRUCTURAL DWGS FOR SIZE AND REINFORCING INFO.

- 4.0 CONCRETE COLUMN/ PILASTER (SEE ELEVATIONS FOR T.O. COL.)
- 4.1 STEEL COLUMN (1 HR FIRE RATED)

··· BEAMS COORDINATE ANY BEAM PENETRATION NEEDED W/ MECH. DUCTS

- 5.0 CONC. BEAM/ SKIRT BEAM W/ SMOOTH STUCCO FINISH AND DRIP GROOVE. SEE DETAIL 4/A4.3
- 5.1 CONC. BEAM (ABOVE) TO BE HIDDEN ABOVE CEILING
- 5.2 BEAM PENETRATION COORDINATE SIZE W/ STRUCTURE AND MEP DWGS SEE STRUCTURE FOR REINF. INFO. AND DETAILS
- 5.3 UPTURNED CONC. BEAM (ABOVE)

··· ROOFING SEE PLANS FOR PITCH AND SLOPES

- 6.0 PREFAB. WOOD TRUSSES - BY OTHERS (PROVIDE SHOP DWGS FOR ENG. APPROVAL) INSULATION: (CYTHENE FOAM INSUL. (R-30) APPLIED IN DIRECT CONTACT TO THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING TO END OF SEALED SOFFIT. PROVIDE HORIZONTAL FIBERGLASS BATT INSUL. (R-30) AT ALL OVER NON-CONDITIONED SPACE OF RESIDENCE.
- 6.1 CRICKET 1/4" x FT. MIN. SLOPE, W/ FLASHING AND COUNTER FLASHING AS REQUIRED

DRAINAGE SEE PLUMBING PLANS FOR DRAINAGE CALCULATIONS

- 7.0 FLOOR/ FLAT ROOF DRAIN: WITH LEAF TRAP AND FLUSH W/ FLOOR FINISH. DOWN TO A 3" DIAM. PIPE THRU CLG. SPACE DOWN INSIDE A CMU WALL OR COL. INTO DRYWELL (AWAY FROM FOUNDATION)
- 7.1 PRECAST SCUPPERS, W/ FLASHING AND DRIP CHANNEL EMERGENCY OVERFLOW SCUPPERS TO BE 2" MIN. TO 4" MAX. ABOVE ROOF SURFACE.
- 7.2 DOWNSPOUT RUST-FREE ALUM. PIPE, FROM DRAIN DOWN TO A BASE PLATE DISCHARGING AWAY FROM FOUNDATION.

KITCHEN, BBQ & BAR

- 8.0 • COUNTERS, W/ STORAGE BELOW, STONE COUNTERTOP & WATERFALL EDGE (U.O.N.) • ISLAND AND BAR COUNTERS, W/ KNEE WALLS AND KNEE/U SPACE BELOW FOR SEATING. • WALL CABINETS, 18" ABOVE COUNTERTOPS, W/ UNDERCABINETS LIGHTING. SEE DETAIL 4/A5.1 FOR STUD SPACING. APPLIANCES & FIXTURES TO BE SELECTED BY OWNER OR I.D. FINAL KITCHEN DESIGN BY INTERIOR DESIGNER

RAILINGS RAILINGS TO REJECT A 4" SPHERE. (SUBMIT SHOP DWGS FOR APPROVAL)

- 9.0 GUARDRAIL 40"H. (A.F.F.) TYP. AT BALCONIES, TERRACES AND SUNDECKS. SEE DETAIL 1/A5.2 STAIR HANDRAILS / GRABRAILS: HEIGHT BETWEEN 34"H. AND 38"H. (A.F.F.) SEE DETAIL 11/A5.1
- 9.1 PRIVACY / POOL BARRIER GATE MIN. 4'-0"H. (A.F.F.) SEE SITE PLAN DETAIL A/A6.1
- 9.2 FENCE / GATE RAILING SEE ELEV. FOR HEIGHT

MILLWORK FINAL MILLWORK DESIGNS BY I.D./ MILLWORK COMPANY

- 10.0 HERE W/C TO HAVE A 36"H. ISLAND (U.O.N.) W/ STORAGE BELOW. ALL CLOSETS, DOORS, LIN. CL., BUILT-INS, ETC BY MILLWORK COMPANY.

BATHROOM SEE FIXTURE CLEARANCES DET. 9/A5.1 & TUB/SHOWER WALL DET. 10/A5.1

- 11.0 SHOWER NOTES:
  - DOOR 8'-0"H. x 24" (MIN. CLEAR WIDTH)
  - DOOR MUST OPEN OUT.
  - CAT. II SAFETY GL. DR. & ENCLOSURE W/ HEADER ABOVE.
  - FLOORS & WALLS FINISHES TO BE CORROSION RESISTANT & NON-ABSORBENT WATER-RESISTANT MATERIALS TO A MIN. HEIGHT OF 72" ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.
  - SHOWER FINISH FLOOR TO HAVE A 1/4" TO 1/2" /FT SLOPE TOWARDS LINEAR DRAIN.
  - PROVIDE A 4" MIN. DEPTH SHAMPOO NICHE

  VANITIES:
  - 36"H. VANITY SINK W/ WALL MIRROR.
  - 30"H. VANITY MAKE UP W/ KNEE SPACE BELOW (TYP. WHERE SHOWN)

  TOILETS:
  - ALL TOILETS TO BE TOILET/BIDET COMBINATION (U.O.N.) AND TO HAVE A GFCI OUTLET WITHIN 3 FT. OF THE TOILET.

  FLOOR FINISH (ALL THROUGHOUT BATHROOM):
  - TO BE NON-SLIPPERY.

  FIXTURES TO BE SELECTED BY G.C./OWNER OR INTERIOR DESIGNER.

LAUNDRY WASHER FAUCET IN RECESSED METAL POCKET AS PER P.B.C.

- 12.0 36"H. WORK COUNTER W/ STORAGE BELOW & WALL CABINETS ABOVE (18" ABOVE COUNTER) COUNTERTOP ABOVE APPLIANCES (R.V. HEIGHT)

CEILINGS SEE M.E.P. DWGS FOR R.C.P. DETAILS & MORE INFO.

- 13.0 ATTIC ACCESS (ABOVE) 22"X36"X3/8" PLYWD METAL CLADDED, 1 HR FIRE RATED, W/ LIGHT & PULL DN CHAIN/ SEE DET. 5, PAGE A5.1
- 13.1 13.1.a COVE CEILING W/ INDIRECT LED LIGHT (TYP. WHERE SHOWN)
  13.1.b CURTAIN POCKET W/ ELECT. OUTLET. SEE DETAILS 8 & 9, PAGE A5.1
- 13.2 VAULTED CEILING SEE PLANS FOR PITCH AND SECTIONS FOR HEIGHTS
- 14.1 PRE (OR SIMILAR) 6" W. TONGUE & GROOVE PLANKS, TYP. AT ALL EXTERIOR CEILINGS (U.O.N.) - MATERIAL TO BE SELECTED BY G.C./OWNER
- 14.2 SMOOTH STUCCO CEILING ON METAL LATH ON 1/2" PLYWOOD

MATERIALS ALL FINISH MATERIALS TO BE SELECTED BY G.C./ OWNER

EXTERIOR FLOOR FINISH (NON-SLIPPERY):

- 15.0.a DOMINICAN CORAL
- 15.0.b WOOD DECK W/ 1/4" GAP BETWEEN SLATS

EXTERIOR WALL FINISH - STUCCO

- 15.1 15.1.a SMOOTH STUCCO FINISH
  15.1.b TYP. STUCCO BANDS (WHERE SHOWN)
  - 4" BAND AROUND WINDOWS & DOORS
  - 5" SILLS
  - CONT. BAND (SEE ELEV. FOR DIMS.)

  15.1.c 18" SMOOTH STUCCO RAISED.
  15.1.d SMOOTH STUCCO IMITATION WOOD SIDING.

EXTERIOR FINISH - CLADDING

- 15.2 15.2.a LIMESTONE VENEER, SEE DET. 2/A5.2
  15.2.b CYPRESS (OR CEDAR) WOOD CLADDING (TO BE SELECTED BY G.C./OWNER)
  15.2.c ALUMINUM CLADDING OVER CONCRETE OR STL. COL.

EXTERIOR WALL FINISH - EXPOSED CONCRETE

- 15.3

ROOFING

- 15.4 15.4.a FLAT CEMENT TILE IMITATION WD SHINGLE
  15.4.b SPANISH/ BARREL TILE

- 15.5 RAILINGS (SEE DETAIL 1/A5.2)
  15.5.a CAT. 1 SAF. GLAZING
  15.5.b ALUMINUM RAILING

OTHERS SUBMIT SHOP DWGS FOR ARCHITECT'S APPROVAL (PRIOR TO MANUFACTURE)

- 16.0 GARAGE VENT: 6-0 SQ. IN. SCREENED LOUVER VENT BLOCK WITHIN 1' OF FIN. FLOOR
- 16.1 WATERPROOF/ OUTDOOR ELECTRICAL FIXTURES (TO BE SELECTED BY OWNER)
- 16.2 ELEVATOR (BY OTHERS) ELEVATOR DOOR BY ELEV. MANUFACTURER. COORD. ELEV. PIT ELEVATION W/ MANUFACTURER.
- 16.3 IPE WOOD CLADDING OVER BEAM/COLUMN OR WALL.
- 16.4 ALUMINUM VERTICAL MEMBERS
  16.4.a 3"x1.5" @ 6' O.C.
  16.4.b 2"x4" @ 4' O.C.
- 16.9 DECORATIVE ALUMINUM SLATS (BY OTHERS)

CONSTRUCTION LEGEND :

- 8" CMU WALL: WITH 1/2" GYP. BD. (OR CEMENT BOARD**) APPLIED VERTICALLY ON 1"X2" WD FURRING @ 16" O.C. ON THE INTERIOR SIDE AND STUCCO FINISH ON THE EXTERIOR SIDE
- CONCRETE COLUMN: SEE FLOOR AND ELEVATION PLANS FOR SIZE AND FINISHES
  1 HOUR FIRE RATED STEEL COLUMNS: EXTERIOR FIRE PROTECTION: - WOOD CLADDING OR - ALUM. CLADDING OR - INTUMESCENT PAINTING INTERIOR FIRE PROTECTION: TYPE "X" GYP. BD. (SEE DET. 8/A5.1)
- 4" PARTITION: 3 5/8" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O.C. WITH ONE FULL LENGTH LAYER OF 5/8" GYP. BD. (OR CEMENT BOARD**) APPLIED VERTICALLY TO EACH SIDE
- 1 HR. FIRE RATED WALL: 3 5/8" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O/C WITH 1 FULL LENGTH LAYER OF 5/8" TYPE "X" GYP. BD. (OR CEMENT BOARD **) APPLIED VERTICALLY TO EACH SIDE

··· SEE STRUCTURAL DRAWINGS FOR SCHEDULES, REINFORCING, FASTENING, DETAILS AND MORE INFO.

** USE CEMENT BOARD IN HIGH-MOISTURE AREAS

- ALL ELEVATIONS ARE (DATUM) U.O.N.
- ALL DIMS. ARE TO STRUCTURAL MEMBERS U.O.N.

SYMBOLS

- 'X' DIFFERENCE AT FLOOR LEVEL
- SLOPE DOWN @ FLOORS, CEILINGS & ROOF FINISHES (SEE PLANS FOR PITCH)
- CENTER LINE
- PROPERTY LINE

LEGEND

- DOOR (SEE SCHEDULE)
- WINDOW (SEE SCHEDULE)
- X KEY NOTE (SEE LEGEND PAGE)
- (U.O.N.) DENOTES "UNLESS OTHERWISE NOTED"
- (V.I.F.) DENOTES "VERIFY IN FIELD"

ROOF PLAN

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

NORTH

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR093309 — REGISTERED ARCHITECT

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	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

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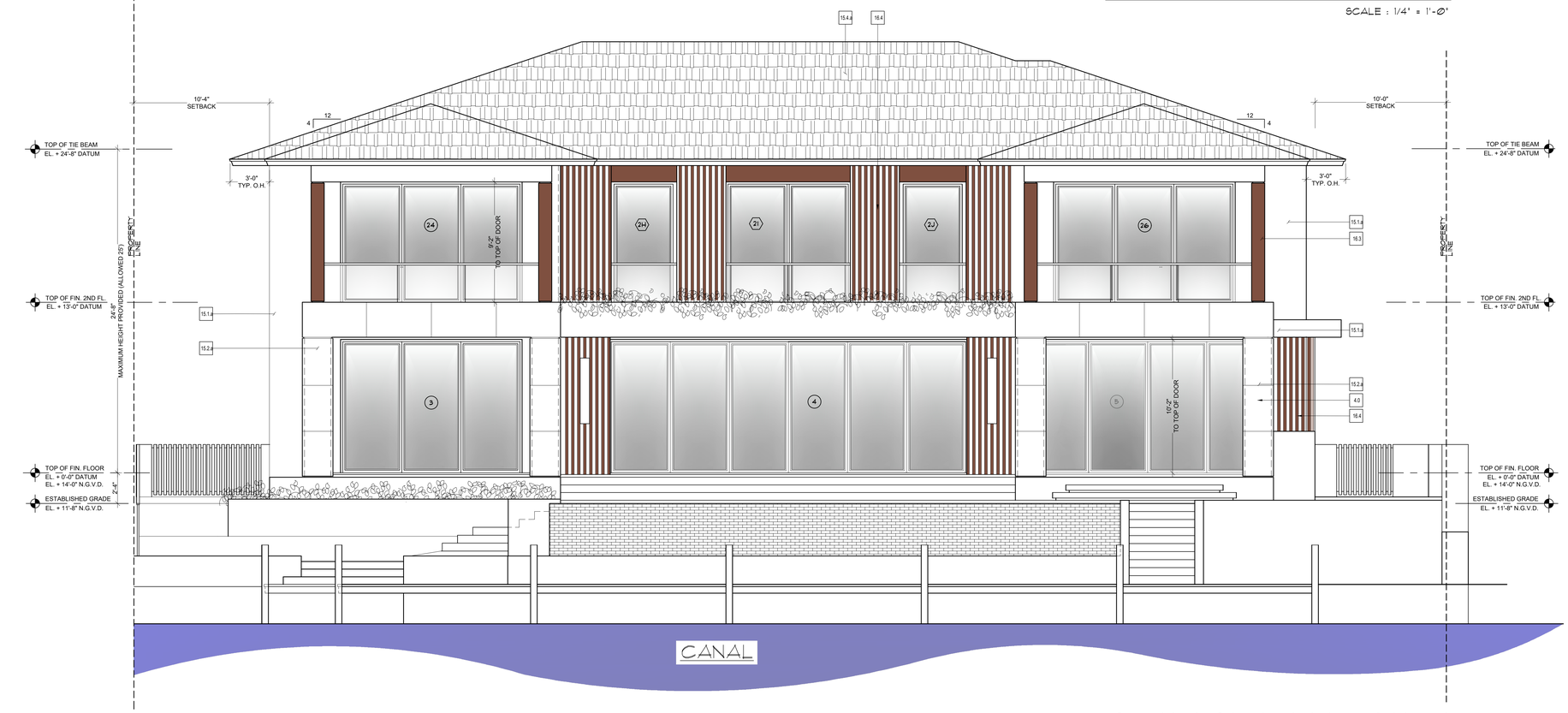
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8 OF 11



NORTH SIDE ELEVATION

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



SOUTH SIDE ELEVATION

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

CONSTRUCTION KEY NOTES

··· SLABS

- 1.0 CONC. SLAB 8" x FT. MIN. SLOPE AWAY FROM HOUSE
- 1.1 CONC. ROOF SLAB/ EYEBROW 1/4 x FT. MIN. SLOPE AWAY FROM HOUSE TOWARDS DRAINS AND/OR SCUPPERS
- 1.2 CONCRETE PAVERS

··· WALLS SEE PLAN & ELEVATIONS FOR TOP OF BEAM/CAP.

- 2.0 LOW CMU WALL
- 2.1 PARAPET SLOPE CAP/BEAM TOWARDS INSIDE FACE OF PARAPET.

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KITCHEN, BBQ & BAR

- 8.0 • COUNTERS, W/ STORAGE BELOW, STONE COUNTERTOP 4 WATERFALL EDGE (U.O.N.) (ISLAND AND BAR COUNTERS) W/ KNEE WALLS AND KNEE/U SPACE BELOW FOR SEATING. • WALL CABINETS 18" ABOVE COUNTERTOPS, W/ UNDERCABINETS LIGHTING. SEE DETAIL 4/A8.1 FOR STUD SPACING. APPLIANCES 4 FIXTURES TO BE SELECTED BY OWNER OR I.D. FINAL KITCHEN DESIGN BY INTERIOR DESIGNER.

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MILLWORK FINAL MILLWORK DESIGNS BY I.D./ MILLWORK COMPANY

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BATHROOM SEE FIXTURE CLEARANCES DET. 9/A9.1 & TUB/SHOWER WALL DET. 10/A9.1

- 11.0 SHOWER NOTES: • DOOR 8'-0"H. x 24" MIN. CLEAR WIDTH) • DOOR MUST OPEN OUT • CAT. II SAFETY GL. DR. & ENCLOSURE W/ HEADER ABOVE. • FLOORS & WALLS FINISHES TO BE CORROSION RESISTANT & NON-ABSORBENT WATER-RESISTANT MATERIALS TO A MIN. HEIGHT OF 72" ABOVE THE COMPARTMENT FLOOR AT THE DRAIN. • SHOWER FINISH FLOOR TO HAVE A 1/2" TO 1" /FT SLOPE TOWARDS LINEAR DRAIN. • PROVIDE A 4" MIN. DEPTH SHAMPOO NICHE VANITIES: • 36"H. VANITY SINK W/ WALL MIRROR. • 30"H. VANITY MAKE UP W/ KNEE SPACE BELOW (TYP. WHERE SHOWN) TOILETS: • ALL TOILETS TO BE TOILET/BIDET COMBINATION (U.O.N.) AND TO HAVE A GFCI OUTLET WITHIN 3 FT. OF THE TOILET. FLOOR FINISH (ALL THROUGHOUT BATHROOMS) • TO BE NON-SLIPPERY. FIXTURES TO BE SELECTED BY G.C./OWNER OR INTERIOR DESIGNER.

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- 13.0 ATTIC ACCESS (ABOVE) 22"X36"X3/4" PLY.WD. METAL CLADDED, 1 HR FIRE RATED, W/ LIGHT & PULL DN CHAIN. SEE DET. 5, PAGE A8.1
- 13.1 13.1.a COVE CEILING W/ INDIRECT LED LIGHT (TYP. WHERE SHOWN) 13.1.b CURTAIN POCKET W/ ELECT. OUTLET. SEE DETAILS 6 & 7, PAGE A8.1
- 13.2 VAULTED CEILING SEE PLANS FOR PITCH AND SECTIONS FOR HEIGHTS

- 14.1 PRE (OR SIMILAR) 6" W. TONGUE 4 GROOVE PLANKS, TYP. AT ALL EXTERIOR CEILINGS (U.O.N.) - MATERIAL TO BE SELECTED BY G.C./OWNER
- 14.2 SMOOTH STUCCO CURING ON METAL LATH ON 1/2" PLYWOOD

MATERIALS ALL FINISH MATERIALS TO BE SELECTED BY G.C./ OWNER

- 15.0 EXTERIOR FLOOR FINISH (NON-SLIPPERY.) 15.0.a DOPPING CORAL 15.0.b WOOD DECK W/ 1/4" GAP BETWEEN SLATS
- 15.1 EXTERIOR WALL FINISH - STUCCO 15.1.a SMOOTH STUCCO FINISH 15.1.b TYP STUCCO BANDS (WHERE SHOWN) - 4" BAND AROUND WINDOWS & DOORS - 5" SILLS - CONT. BAND (SEE ELEV. FOR DIMS.) 15.1.c 1/8" SMOOTH STUCCO RAISED. 15.1.d SMOOTH STUCCO IMITATION WOOD SIDING.
- 15.2 EXTERIOR FINISH - CLADDING 15.2.a LIMESTONE VENEER, SEE DET. 2/A5.2 15.2.b CYPRESS (OR CEDAR) WOOD CLADDING (TO BE SELECTED BY G.C./OWNER) 15.2.c ALUMINUM CLADDING OVER CONCRETE OR STL. COL.
- 15.3 EXTERIOR WALL FINISH - EXPOSED CONCRETE
- 15.4 ROOFING 15.4.a FLAT CEMENT TILE IMITATION W/D SHINGLE 15.4.b SPANISH/ BARREL TILE
- 15.5 RAILINGS (SEE DETAIL 1/A9.2) 15.5.a CAT. 1 SAF. GLAZING 15.5.b ALUMINUM RAILING

OTHERS SUBMIT SHOP DWGS FOR ARCHITECT'S APPROVAL (PRIOR TO MANUFACTURE)

- 16.0 GARAGE VENT: 6.0 SQ. IN. SCREENED LOUVER VENT BLOCK WITHIN 1' OF FIN. FLOOR
- 16.1 WATERPROOF/ OUTDOOR ELECTRICAL FIXTURES (TO BE SELECTED BY OWNER)
- 16.2 ELEVATOR (BY OTHERS) ELEVATOR DOOR BY ELEV. MANUFACTURER. COORD. ELEV. PIT ELEVATION W/ MANUFACTURER.
- 16.3 IPE WOOD CLADDING OVER BEAM/COLUMN OR WALL.
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- 16.9 DECORATIVE ALUMINUM SLATS (BY OTHERS)

CONSTRUCTION LEGEND :

- 8" CMU WALL: (WITH 1/2" GYP. BD. (OR CEMENT BOARD**) APPLIED VERTICALLY ON 1"X2" WD FURRING @ 16" O.C. ON THE INTERIOR SIDE AND STUCCO FINISH ON THE EXTERIOR SIDE
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- 1 HOUR FIRE RATED STEEL COLUMNS: EXTERIOR FIRE PROTECTION: - WOOD CLADDING OR - ALUM. CLADDING OR - INTUMESCENT PAINTING INTERIOR FIRE PROTECTION: TYPE 'X' GYP. BD. (SEE DET. 8/A9.1)
- 4" PARTITION: 3 5/8" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O.C. WITH ONE FULL LENGTH LAYER OF 5/8" GYP. BD. (OR CEMENT BOARD**) APPLIED VERTICALLY TO EACH SIDE
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** USE CEMENT BOARD IN HIGH-MOISTURE AREAS

- ALL ELEVATIONS ARE (DATUM) U.O.N.
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SYMBOLS

- 'X' DIFFERENCE AT FLOOR LEVEL
- SL. SLOPE DOWN @ FLOORS, CEILINGS & ROOF FINISHES (SEE PLANS FOR PITCH)
- CENTER LINE
- P.L. PROPERTY LINE

LEGEND

- DOOR (SEE SCHEDULE)
- WINDOW (SEE SCHEDULE)
- X KEY NOTE (SEE LEGEND PAGE)
- (U.O.N.) DENOTES 'UNLESS OTHERWISE NOTED'
- (V.I.F.) DENOTES 'VERIFY IN FIELD'

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
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 THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.

- 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 OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
- ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: 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.

STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR93309 — REGISTERED ARCHITECT

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	WATERPROOFING	GL.48S WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.)

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RESIDENCE FOR :
1154 ALFONSO AVE. - EAST PARCEL
CORAL GABLES
FLORIDA

OWNER:
MR. & MRS. ALVARO GAZZOLO & GILLIAN GAGGERO GAZZOLO

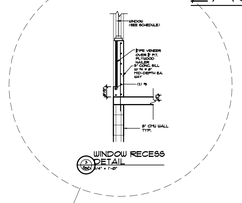
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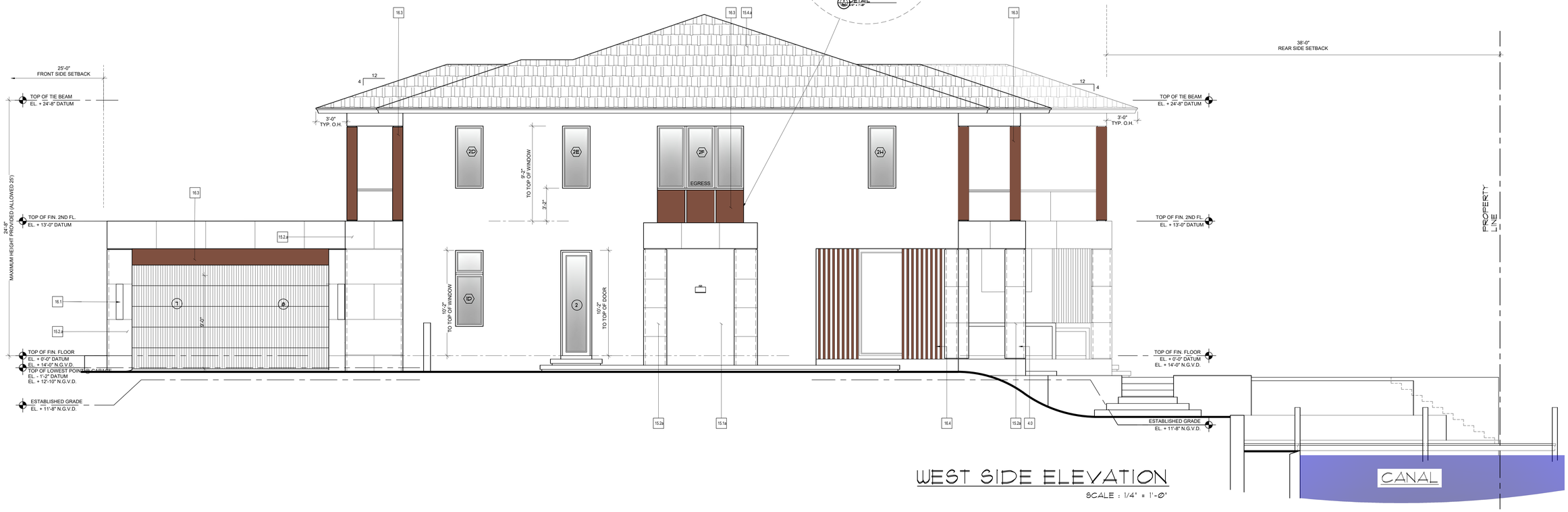
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EAST SIDE ELEVATION

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





WEST SIDE ELEVATION

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

SIDE ELEVATIONS

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

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.
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 THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.
AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

PRIOR TO PRODUCTION: VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL

- 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 OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
- ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF EGCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: 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.

STATE OF FLORIDA
ANTONIO E. RODRIGUEZ
AR93309
REGISTERED ARCHITECT

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	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

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DOOR SCHEDULE

	No.	LOCATION	SIZE WIDTH	SIZE HEIGHT	SIZE THICK	TYPE	MATERIAL	FINISH	THRSHLD.	FRAME	FRAME COLOR	GLAZING	REMARKS
++	1	COVERED ENTRY	5'-0"	10'-0"	1-3/4"	PIVOT DOOR	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE		CAT. II SAF. GL. W/ 28" H. TRANSOM & (2) 1'-10" SIDELITES
*	2	POOL BATH	3'-0"	10'-0"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS
*	3	ENTERTAINMENT ROOM	13'-6"	10'-0"	1-3/4"	SLIDING GL.	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS
*	4	GREAT ROOM	21'-0"	10'-0"	1-3/4"	SLIDING GL.	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS
*	5	FAMILY ROOM	18'-0"	10'-0"	1-3/4"	SLIDING GL.	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS
*	6	GARAGE	3'-0"	10'-0"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS
*	7	GARAGE	8'-6"	9'-0"	1-3/4"	OVERHEAD	WOOD/AL	PAINTED	1-1/2"RAINCUT	WOOD			
*	8	GARAGE	8'-6"	9'-0"	1-3/4"	OVERHEAD	WOOD/AL	PAINTED	1-1/2"RAINCUT	WOOD			
*	9	GARAGE	3'-0"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			1 HR FIRE RATED, METAL CLAD W. SELF-CLOSING DIVICE
	10	MAID'S BEDROOM	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	11	CLOSET	5'-0"	9'-0"	1-3/4"	(2) SOLID CORE	WOOD	FACT. FIN.		WOOD			
	12	MAID'S BATH	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			
	13	PANTRY	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	14	DEN/OFFICE	5'-4"	9'-0"	1-3/4"	(2) SOLID CORE	WOOD	FACT. FIN.		WOOD			
	15	POOL BATH	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			POCKET DOOR
	16	A/C #1	2'-6"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			FULLY LOUVERED
	17	POUDER ROOM	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			
	18	GUEST BEDROOM	3'-0"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			H/C ACCESS
	19	GUEST W.I.C.	3'-0"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			H/C ACCESS
	20	GUEST W.I.C.	3'-0"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			H/C ACCESS
	21	GUEST BATH	3'-0"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			H/C ACCESS
		SECOND FLOOR											
	22	MASTER W.I.C.	8'-0"	9'-0"	1-3/4"	SLIDING GL.	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS
	23	BEDROOM #2	8'-0"	9'-0"	1-3/4"	SLIDING GL.	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS
	24	BEDROOM #1	13'-6"	9'-0"	1-3/4"	SLIDING GL.	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS
	25	HALL	2'-8"	9'-0"	1-3/4"	FRENCH	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS
	26	MASTER BEDROOM	13'-6"	9'-0"	1-3/4"	SLIDING GL.	AL/GL	FACT. FIN.	ALUMIN.	ALUM.	BRONZE	CLEAR	CAT. II SAF. GLASS
	27	MASTER BATH	3'-0"	9'-0"	1-3/4"	SOLID CORE	AL/GL	FACT. FIN.	MARBLE	WOOD			
	28	MASTER W.I.C.	3'-0"	9'-0"	1-3/4"	SOLID CORE	AL/GL	FACT. FIN.	MARBLE	WOOD			
	29	MASTER FOYER	3'-0"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	30	A/C #3	2'-6"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	31	BEDROOM #3	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	32	CLOSET	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	33	CLOSET	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	34	CLOSET	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	35	BATH #3	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			
	36	W.I.C #2	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	37	BATH #2	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			
	38	BEDROOM #2	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	39	LAUNDRY	3'-0"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD			
	40	BEDROOM #1	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	41	W.I.C. #1	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			
	42	BATH #1	2'-8"	9'-0"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD			

* 1. All doors & windows with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and its screen are opened. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm shall be equipped with a manual means to temporarily deactivate the alarm for a single opening. Such deactivation shall last no more than 15 seconds. The deactivation switch shall be located at least 54 inches above the threshold of the door.

++ 2. Other means of protection, such as self-closing doors with self-latching devices or doors with positive mechanical latching locking devices installed a minimum 54 inches above the threshold, which are approved by the administrative authority, shall be accepted.

3. Coordinate thickness of door with manufacturer.

++ 4. Impact resistant, means of escape. (As per F.B.C. 2023)

WINDOW SCHEDULE

SYMBOL	LOCATION	TYPE	OVERALL SIZE WIDTH X HT	THICKNESS	FRAME COLOR	GLAZING	REMARKS (SEE FLOOR PLANS FOR EGRESS LOCATIONS)
1A	STAIRCASE	(2) FIXED	86 X 122	3/8"	BRONZE	CLEAR	CAT. II SAF. GLAZING 28" HIGH TRANSOM
1B	DEN/OFFICE	(2) FIXED	86 X 122	3/8"	BRONZE	CLEAR	CAT. II SAF. GLAZING 28" HIGH TRANSOM
1C	GUEST BEDROOM	(3) MOD. CAS.	100 X 72	3/8"	BRONZE	CLEAR	CAT. II SAF. GLAZING 26" HIGH TRANSOM
1D	GUEST BATH	FIXED	30 X 72	3/8"	BRONZE	CLEAR	CAT. II SAF. GLAZING 26" HIGH TRANSOM
1E	FAMILY ROOM	FIXED	60 X 122	3/8"	BRONZE	CLEAR	
1F	KITCHEN	MOD. CAS.	32 X 72	3/8"	BRONZE	CLEAR	CAT. II SAF. GLAZING
1G	KITCHEN	MOD. CAS.	32 X 72	3/8"	BRONZE	CLEAR	CAT. II SAF. GLAZING
1H	MAID'S BATH	MOD. CAS.	28 X 60	3/8"	BRONZE	CLEAR	CAT. II SAF. GLAZING
1I	MAID'S BEDROOM	MOD. CAS.	28 X 60	3/8"	BRONZE	CLEAR	
1J	GARAGE	MOD. CAS.	30 X 72	3/8"	BRONZE	CLEAR	CAT. II SAF. GLAZING 26" HIGH TRANSOM
1K	GARAGE	MOD. CAS.	30 X 72	3/8"	BRONZE	CLEAR	CAT. II SAF. GLAZING 26" HIGH TRANSOM
1L	GARAGE	MOD. CAS.	30 X 72	3/8"	BRONZE	CLEAR	CAT. II SAF. GLAZING 26" HIGH TRANSOM
1M	HALLWAY	MOD. CAS.	28 X 60	3/8"	BRONZE	CLEAR	
	SECOND FLOOR						
2A	DBL. HT. AREA	(2) FIXED	86 X 110	3/8"	BRONZE	CLEAR	CAT. II SAF. GLAZING
2B	DBL. HT. AREA	(3) FIXED	112 X 66	3/8"	BRONZE	CLEAR	CAT. II SAF. GLAZING
2C	DBL. HT. AREA	(2) FIXED	86 X 110	3/8"	BRONZE	CLEAR	CAT. II SAF. GLAZING
2D	BATH #1	MOD. CAS.	30 X 72	3/8"	BRONZE	CLEAR	CAT. II SAF. GLAZING
2E	BATH #2	MOD. CAS.	30 X 72	3/8"	BRONZE	CLEAR	CAT. II SAF. GLAZING
2F	BEDROOM #2	(3) MOD. CAS.	92 X 60	3/8"	BRONZE	CLEAR	EGRESS
2G	BATH #3	MOD. CAS.	30 X72	3/8"	BRONZE	CLEAR	
2H	GREAT ROOM	FIXED	54 X110	3/8"	BRONZE	CLEAR	CAT. II SAF. GLAZING
2I	GREAT ROOM	(2) FIXED	110 X 110	3/8"	BRONZE	CLEAR	CAT. II SAF. GLAZING
2J	GREAT ROOM	FIXED	54 X 110	3/8"	BRONZE	CLEAR	CAT. II SAF. GLAZING
2K	MASTER BEDROOM	MOD. CAS.	32 X 60	3/8"	BRONZE	CLEAR	CAT. II SAF. GLAZING
2L	MASTER BEDROOM	MOD. CAS.	32 X 60	3/8"	BRONZE	CLEAR	CAT. II SAF. GLAZING
2M	MASTER BATH	MOD. CAS.	32 X 60	3/8"	BRONZE	CLEAR	CAT. II SAF. GLAZING
2N	MASTER BATH	MOD. CAS.	32 X 60	3/8"	BRONZE	CLEAR	CAT. II SAF. GLAZING
2O	MASTER BATH	MOD. CAS.	32 X 60	3/8"	BRONZE	CLEAR	CAT. II SAF. GLAZING

#1. All windows with direct access to the pool area w/ sills less than 48" AFF, shall be equipped with an alarm which produces an audible warning when the window and its screen are opened as per FBC 2023. The alarm shall sound continously for a minimum of 30 seconds immediately after the window is opened and be capable of being heard throughout the house during normal household activities.
The alarm shall automatically reset under all conditions. The alarm shall be equipped with a manual means to temporarily deactivate the alarm for a single opening. Such deactivation shall last no more than 15 seconds. The deactivation switch shall be located at least 54 inches above finish floor.

2. AS PER F.B.C. R308, ANY GLAZING MATERIAL WITHIN 48 INCHES OF AN EXTERIOR DOOR SHALL BE CATEGORY II SAFETY GLASS.

3. AS PER F.B.C. R308, ANY GLAZING MATERIAL IN ANY WINDOW ADJACENT TO A TUB AND SHOWER COMPARTMENT SHALL BE CATEGORY II SAFETY GLASS.

4. AS PER F.B.C. BUILDING 2406.1, ALL GLAZING LARGER THAN 9 SQ. FT. MUST BE CATEGORY II SAFETY GLASS. MANUFACTURER SHALL STORE GLASS ON SITE READILY ACCESSIBLE FOR INSPECTION.

ROOM FINISH SCHEDULE

LOCATION	FLOOR	BASEBOARD	WALL	CEILING	REMARKS
FIRST FLOOR					
COVERED ENTRY	STONE		STUCCO	T&G	NON-SLIPPERY
COVERED TERRACES	STONE		STUCCO	T&G	NON-SLIPPERY
GARAGE	EXP. CONC.		STUCCO	T&G	NON-SLIPPERY
FOYER	STONE	WOOD	GYP. BD.	GYP. BD.	
GREAT ROOM	STONE	WOOD	GYP. BD.	GYP. BD.	
FAMILY ROOM	STONE	WOOD	GYP. BD.	GYP. BD.	
GUEST BEDROOM	STONE	WOOD	GYP. BD.	GYP. BD.	
A/C #1	STONE	WOOD	GYP. BD.	GYP. BD.	FULLY LOUVERED
ENTERTAINMENT ROOM	STONE	WOOD	GYP. BD.	GYP. BD.	
OPEN TO BELOW	STONE	WOOD	GYP. BD.	GYP. BD.	
HALLWAY	STONE	WOOD	GYP. BD.	GYP. BD.	
GUEST W.I.C.	STONE	WOOD	GYP. BD.	GYP. BD.	
MAID'S BEDROOM	STONE	WOOD	GYP. BD.	GYP. BD.	
PANTRY	STONE	WOOD	GYP. BD.	GYP. BD.	
FAMILY ROOM	STONE	WOOD	GYP. BD.	GYP. BD.	
DEN/OFFICE	STONE	WOOD	GYP. BD.	GYP. BD.	
** KITCHEN	STONE	WOOD	MR. GYP. BD.	MR. GYP. BD.	
** DIRTY KITCHEN	STONE	WOOD	MR. GYP. BD.	MR. GYP. BD.	
** LAUNDRY	STONE	WOOD	MR. GYP. BD.	MR. GYP. BD.	
** POWDER ROOM	STONE	WOOD	MR. GYP. BD.	MR. GYP. BD.	
** POOL BATH	STONE	WOOD	MR. GYP. BD.	MR. GYP. BD.	
** GUEST BATH	STONE	WOOD	MR. GYP. BD.	MR. GYP. BD.	
** MAID'S BATH	STONE	WOOD	MR. GYP. BD.	MR. GYP. BD.	
SECOND FLOOR					
COVERED TERRACE	STONE		STUCCO	T&G	NON-SLIPPERY
BALCONYS	STONE		STUCCO	T&G	NON-SLIPPERY
MASTER FOYER	STONE	WOOD	GYP. BD.	GYP. BD.	
MASTER BEDROOM	STONE	WOOD	GYP. BD.	GYP. BD.	
BEDROOM #1	STONE	WOOD	GYP. BD.	GYP. BD.	
BEDROOM #2	STONE	WOOD	GYP. BD.	GYP. BD.	
BEDROOM #3	STONE	WOOD	GYP. BD.	GYP. BD.	
WALK-IN CLOSETS	STONE	WOOD	GYP. BD.	GYP. BD.	
A/C #2, A/C #3	STONE	WOOD	GYP. BD.	GYP. BD.	FULLY LOUVERED
GALLERY	STONE	WOOD	GYP. BD.	GYP. BD.	
** MASTER BATHROOM	STONE	WOOD	MR. GYP. BD.	MR. GYP. BD.	
** BATHROOM #1	STONE	WOOD	MR. GYP. BD.	MR. GYP. BD.	
** BATHROOM #2	STONE	WOOD	MR. GYP. BD.	MR. GYP. BD.	
** BATHROOM #3	STONE	WOOD	MR. GYP. BD.	MR. GYP. BD.	
** MINI BAR	STONE	WOOD	MR. GYP. BD.	MR. GYP. BD.	
** LAUNDRY	STONE	WOOD	MR. GYP. BD.	MR. GYP. BD.	

NOTES:

** 1/2" DUROCK TO BE USED AS BACKER BOARD FOR TILES AND SHOWER COMPARTMENTS.
* 1"X6" T&G PLANKS (TYP. @ ALL EXT. CL'GS U.O.N.)
*** SMOOTH STUCCO CEILING ON METAL LATH ON ¾" PLYWOOD SHEATHING (TYP. @ ALL EXT. CL'GS U.O.N.)

- SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH CORROSION RESISTANT AND NON-ABSORBENT WATER-RESISTENT MATERIALS TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE COMPARTMENT FLOOR AT THE DRAIN AS PER F.B.C. 2023.

SHOWER NOTE :

AS PER 2023 F.B.C. RESIDENTIAL P2708), SHOWER COMPARTMENTS SHALL HAVE AT LEAST 900 SQUARE INCHES (0.6m²) OF INTERIOR CROSS-SECTIONAL AREA. SHOWER COMPARTMENTS SHALL BE NOT LESS THAN 30 INCHES (762 mm) IN MINIMUM DIMENSION MEASURED FROM THE FINISHED INTERIOR DIMENSION OF THE SHOWER COMPARTMENT, EXCLUSIVE OF FIXTURE VALVES, SHOWER HEADS, SOAP DISHES, AND SAFETY GRAB BARS OR RAILS. THE MINIMUM REQUIRED AREA AND DIMENSION SHALL BE MEASURED FROM THE FINISHED INTERIOR DIMENSION AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD AND AT A POINT TANGENT TO ITS CENTERLINE AND SHALL BE CONTINUED TO A HEIGHT OF NOT LESS THAN 70 INCHES (1778 mm) ABOVE THE SHOWER DRAIN OUTLET. HINGED SHOWER DOORS AND IN SHOWER COMPARTMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R1012. SUCH WALLS SHALL FORM A WATER-TIGHT JOINT WITH EACH OTHER AND WITH EITHER THE TUB, RECEPTOR OR SHOWER FLOOR.

EXCEPTIONS:
1. FOLD-DOUN SEATS SHALL BE PERMITTED IN THE SHOWER, PROVIDED THE REQUIRED 900-SQUARE-INCH (0.6 m²) DIMENSION IS MAINTAINED WHEN THE SEAT IS IN THE FOLDED-UP POSITION.
2. SHOWER COMPARTMENTS HAVING NOT LESS THAN 25 INCHES (635 mm) IN MINIMUM DIMENSION MEASURED FROM THE FINISHED INTERIOR DIMENSION OF THE COMPARTMENT PROVIDED THAT THE SHOWER COMPARTMENT HAS A MINIMUM OF 1300 SQUARE INCHES (0.838 m²) OF CROSS-SECTIONAL AREA.

P2708.1) ACCESS, THE SHOWER COMPARTMENT ACCESS AND EGRESS OPENING SHALL HAVE A MINIMUM CLEAR AND UNOBSTRUCTED FINISHED WIDTH OF 22 INCHES (559 mm).

STAIRWAY NOTES:

AS PER FBC R311.7.3:
A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12'-3" BETWEEN FLOOR LEVELS

AS PER FBC R311.7.2:
MINIMUM HEADROOM IS 6'-8" MEASURED FROM SLOPED PLANE AT TREAD NOSING OR FLOOR SURFACE OF LANDING

AS PER FBC R311.7.5.2:
MINIMUM TREAD DEPTH SHALL BE 10". THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN ⅜"

AS PER FBC R311.7.5.1:
MAXIMUM RISER HEIGHT SHALL BE 7-3/4". THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN ⅜"
RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30° FROM THE VERTICAL.

AS PER FBC R311.7.5.1
OPEN RISERS TO REJECT PASSAGE OF 4" DIAMETER SPHERE (EXCEPT SPIRAL STAIRS)

DROP CEILINGS & EXTERIOR SOFFITS NOTE:

CONTRACTOR TO PROVIDE SHOP DRAWINGS AND CALCULATIONS BY FLORIDA P.E. FOR ALL DROP CEILINGS AND EXTERIOR SOFFITS TO BE REVIEWED AND APPROVED BY THE A.O.R/E.O.R.

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023. ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6" O.C. E.A. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT. AS PER F.B.C. 2023, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.	PRIOR TO PRODUCTION: VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER AND SUBMIT SHOP DRAWINGS FOR ARCHITECTS APPROVAL • 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 OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY, AS PER FBC • ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)	ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: 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.

SCHEDULES

SCALE : NTS

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	WATERPROFING	GLASS WALL
PREFAB SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STONE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.)

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STATE OF FLORIDA — ANTONIO E. RODRIGUEZ — AR093309 — REGISTERED ARCHITECT

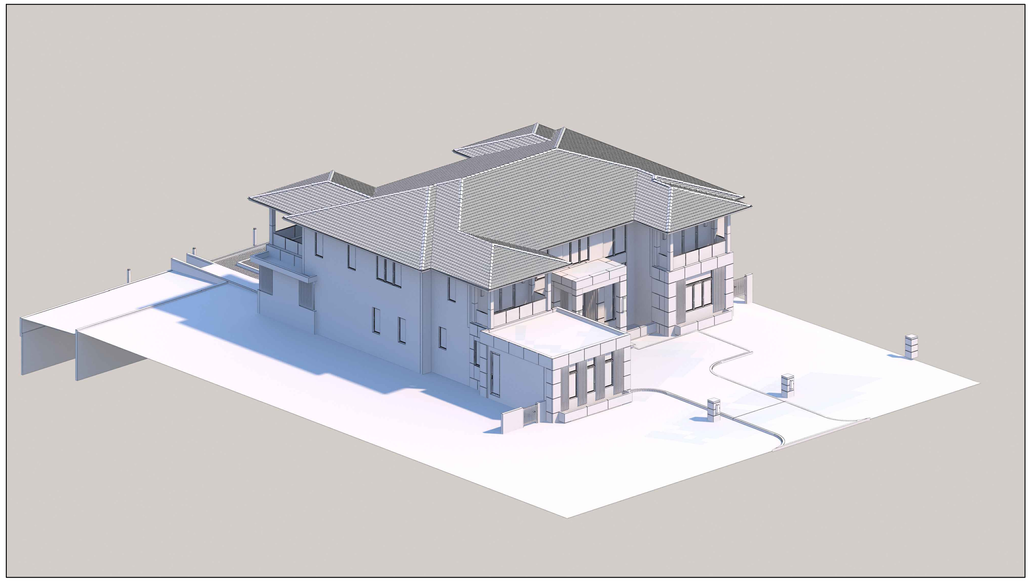
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. AA0002588
Antonio E. Rodriguez, Architect, AIA
4808 S.W. 72 AVENUE, MIAMI FL. 33155
LIC. No. AR93309
T. (305) 662-1008

RESIDENCE FOR :
1154 ALFONSO AVE. - EAST PARCEL
CORAL GABLES
FLORIDA

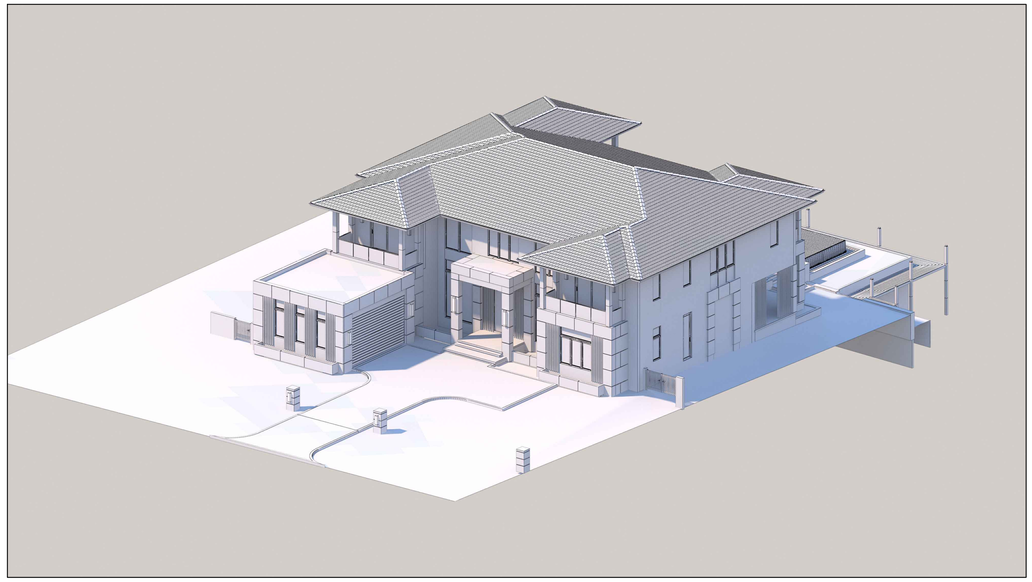
OWNER:
MR. & MRS. ALVARO GAZZOLO & GILLIAN GAGGERO GAZZOLO

DATE: 7/16/25
ISSUED: XX
DRAWN: AR
CHECKED:
PROJECT No.

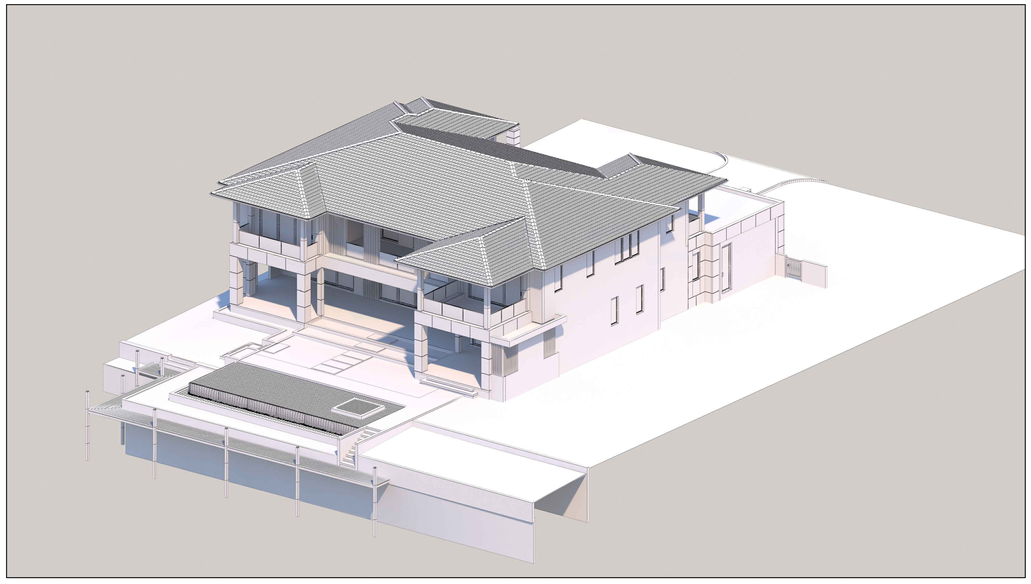
SHEET:
A4.2
11 OF 11



AXONOMETRIC-NORTHEAST SIDE



AXONOMETRIC-NORTHWEST SIDE



AXONOMETRIC-SOUTHEAST SIDE

AXONOMETRIC VIEWS

SCALE : NTS

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

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RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
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REGISTRATION No. AA0002588
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OWNER:

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STATE OF FLORIDA
ANTONIO E. RODRIGUEZ
REGISTERED ARCHITECT
AR093309

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DRAWN: XX
CHECKED: AR
PROJECT No.

SHEET:

A6.1

12 OF -

1154 ALFONSO AVE. - WEST PARCEL

CORAL GABLES, FLORIDA

LOT SEPARATION APPLICATION PLANS

PURPLE MARTIN STUDIO

400 Valencia Avenue #2
Coral Gables, FL 33134
352.494.6733

INDEX OF DRAWINGS	
DESCRIPTION	
Permit Submittal Plans	
L1	Index
L2	Tree Disposition Plan & Details
L3	Landscape Plan
L4	Landscape Details

PURPLE MARTIN STUDIO
LANDSCAPE ARCHITECTURE

400 VALENCIA AVENUE
UNIT 2
CORAL GABLES, FL 33134

352.494.6733

PROJECT:
1154 ALFONSO AVE.
WEST PARCEL
CORAL GABLES, FLORIDA 33146

REVISIONS:
1)

SEAL:

MEMBER ASLA: FL LICENSE #LA6667363

DRAWING: INDEX

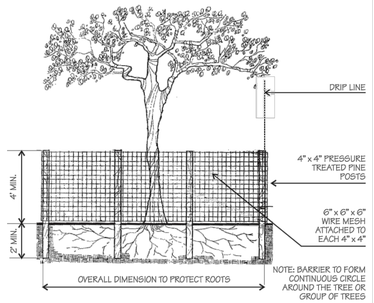
SCALE:

DATE: 02.12.25

SHEET #
L-1

CAD ID:

IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.



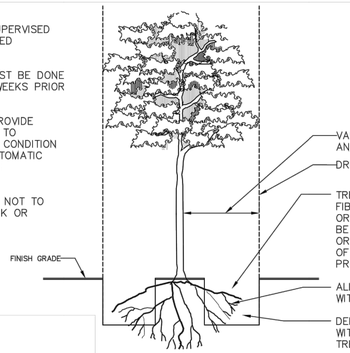
1 TREE PROTECTION
SCALE: NTS

WORK MUST BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.

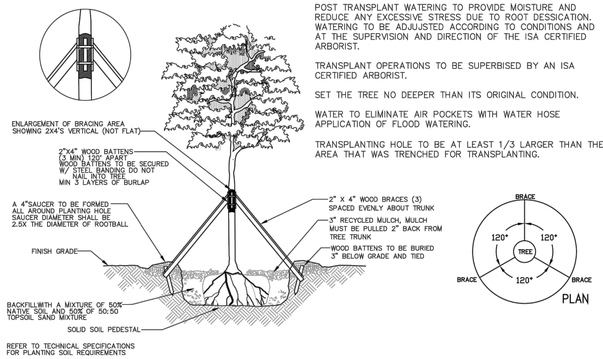
ROOT PRUNING MUST BE DONE A MINIMUM OF 8 WEEKS PRIOR TO RELOCATION.

WATERING MUST PROVIDE SUFFICIENT WATER TO MAINTAIN A MOIST CONDITION IN THE ROOTS. AUTOMATIC IRRIGATION DRIP IS RECOMMENDED.

TAKE EXTRA CARE NOT TO DAMAGE THE TRUNK OR BRANCHES.



2 ROOT PRUNING
SCALE: NTS



POST TRANSPLANT WATERING TO PROVIDE MOISTURE AND REDUCE ANY EXCESSIVE STRESS DUE TO ROOT DESSICATION. WATERING TO BE ADJUSTED ACCORDING TO CONDITIONS AND AT THE SUPERVISION AND DIRECTION OF THE ISA CERTIFIED ARBORIST.

TRANSPLANT OPERATIONS TO BE SUPERBISED BY AN ISA CERTIFIED ARBORIST.

SET THE TREE NO DEEPER THAN ITS ORIGINAL CONDITION.

WATER TO ELIMINATE AIR POCKETS WITH WATER HOSE APPLICATION OF FLOOD WATERING.

TRANSPLANTING HOLE TO BE AT LEAST 1/3 LARGER THAN THE AREA THAT WAS TRENCHED FOR TRANSPLANTING.

3 TREE RELOCATION
SCALE: NTS

TREE RELOCATION PROCEDURAL SPECIFICATION

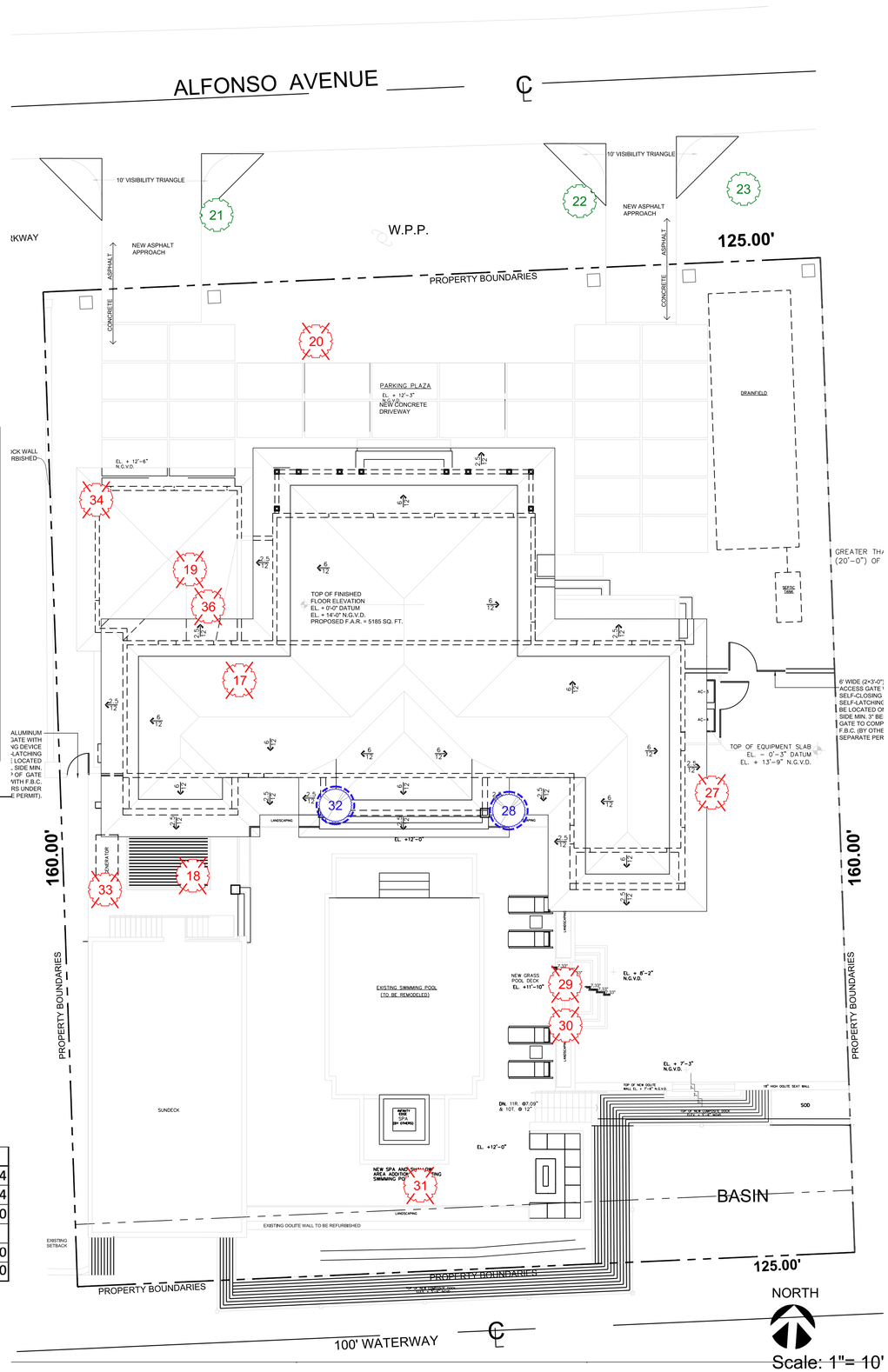
Tree, Palm, Shrub and other Plant Transplanting/Relocating Detail – Recommended Notes:

The American National Standard for Tree Care Operations – Tree, Shrub, and Other Woody Plant Maintenance – Standard Practices (Transplanting) ANSI A300(Part 6)–2005 must be adhered to in its entirety for all relocating/transplanting of trees and shrubs. ANSI A300 (Part 6)–2005 includes the following:

60– Transplanting Standards
61 – Normative References
62 – Definitions
63 – Transplanting Practices

The transplanting objectives shall be established prior to beginning the operation. These objectives may be presented in a report format for permitting purposes.

A feasibility and suitability assessment shall be conducted prior to recommending transplanting. Specifications for transplanting should be based on the assessment. See the Checklist in Annex A of ANSI A300 (Part6)–2005. This assessment may be presented in a report format for permitting purposes.



TREE DISPOSITION LEGEND		
SYMBOL	QUAN.	
##	11	TREE/PALM TO REMOVE
##	3	TREE/PALM TO REMAIN
##	2	TREE/PALM TO RELOCATE

Tree Disposition Table

Tree #	Scientific Name	Common Name	DBH (IN)	Height (FT)	Spread (FT)	Disposition	Mitigation Area (SF)
17	*Archontophoenix alexandae*	Alexander palm	4	30	7	***REMOVE***	***38.47***
18	*Archontophoenix alexandae*	Alexander palm	3	30	15	***REMOVE***	***176.63***
19	*Archontophoenix alexandae*	Alexander palm	4	35	8	***REMOVE***	***50.24***
20	*Delonix regia*	Royal poinciana	24	32	50	****REMOVE***	0.00
21	*Sweietenia mahagoni*	Mahogany tree	28	45	38	REMAIN	0.00
22	*Sweietenia mahagoni*	Mahogany tree	40	45	44	REMAIN	0.00
23	*Sweietenia mahagoni*	Mahogany tree	33	55	32	REMAIN	0.00
27	*Archontophoenix alexandae*	Alexander palm	4	30	7	***REMOVE***	***38.47***
28	*Murraya paniculata*	Orange Jasmine	14	15	15	RELOCATE	0.00
29	*Cocos nucifera*	Coconut palm	9	20	14	***REMOVE***	***153.86***
30	*Cocos nucifera*	Coconut palm	8	16	14	***REMOVE***	***153.86***
31	*Cocos nucifera*	Coconut palm	9	30	14	***REMOVE***	***153.86***
32	*Murraya paniculata*	Orange Jasmine	12	15	15	RELOCATE	0.00
33	*Dypsis lutescens*	Areca palms	2	25	16	***REMOVE***	***200.96***
34	*Archontophoenix alexandae*	Alexander palm	3	18	10	***REMOVE***	***78.50***
36	*Archontophoenix alexandae*	Alexander palm	3	18	10	***REMOVE***	***78.50***
						Canopy Removed (FT)	***115.00***
						Mitigation Required (SF)	***1,123.34***

***NOTE:**
ARBORIST REPORT INDICATES TREE NO. 20 (ROYAL POINCIANA) IS IN POOR CONDITION AND IS BEING REMOVED TO PROTECT PUBLIC HEALTH, SAFETY, AND WELFARE; MITIGATION NOT REQUIRED.

Tree Replacement Calculations	
Total Canopy Removed	1,124
Replacement Canopy Required	1,124
Canopy Area Provided	5,600
(12) Palm Tree 1 @ 300 sf	3,600
(4) Large Tree 1 @ 500 sf	2,000

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1)

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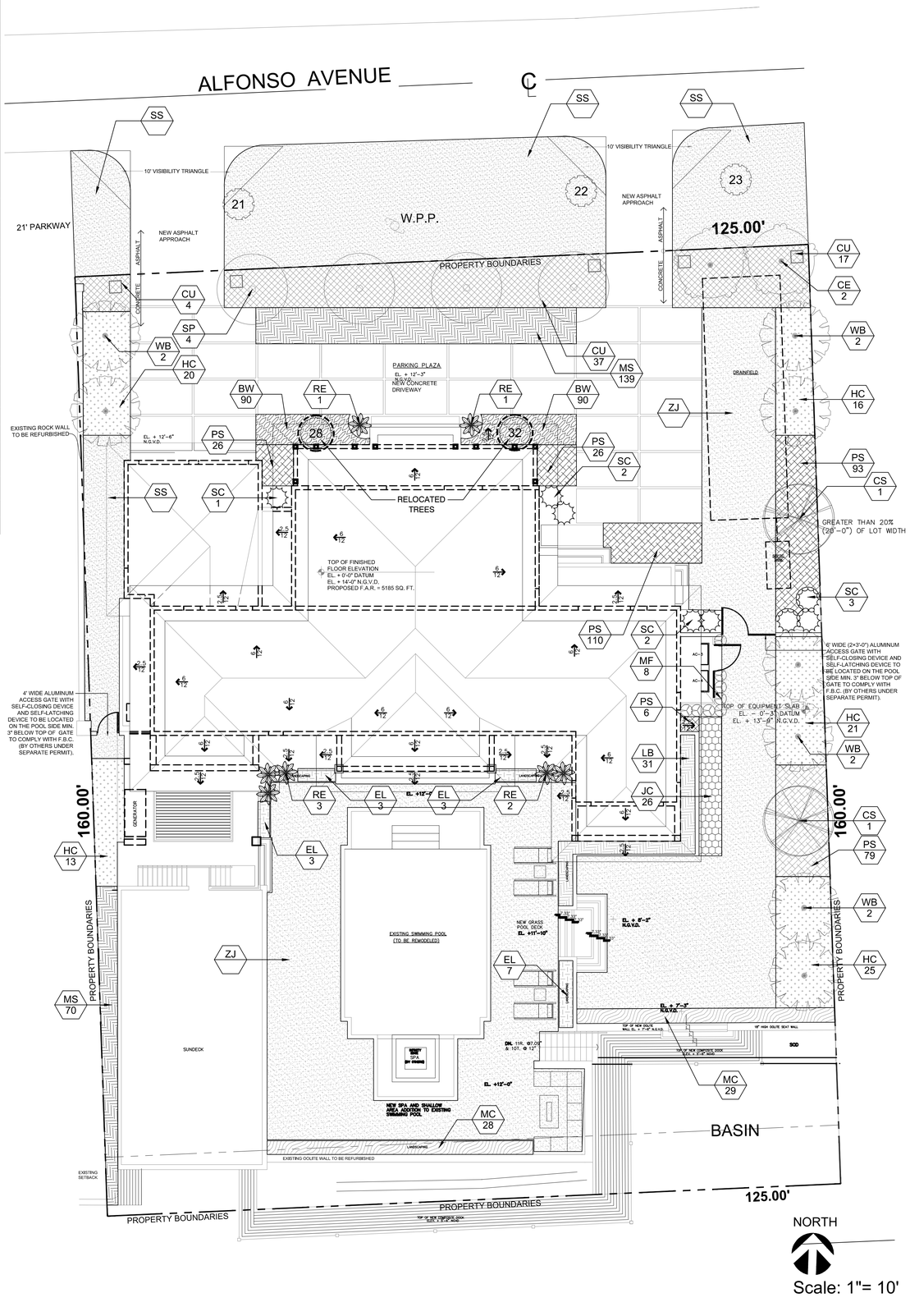
DRAWING: TREE DISPOSITION PLAN & DETAILS
SCALE: SEE LEFT
DATE: 02.12.25
SHEET #
L-2
CAD ID:

PLANT_SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
TREES					
CE	2	Conocarpus erectus / Silver Buttonwood	FG	-	2" Cal., 12' Ht.
CS	2	Cordia sebestena / Orange Geiger	FG	-	2" Cal., 12' Ht.
PALM TREES					
SP	4	Sabal palmetto / Cabbage Palm	FG	-	Not Hurricane Cut, 5-7 Leaves Min., 8`-16` C.T., Fully regenerated root system and a fully re-grown head; 36" min. diameter root ball, Clean trunks, 15" Min. Dia. Trunk; Boots shaved to 2` below crown
WB	8	Wodyetia bifurcata / Foxtail Palm	FG	-	10' - 16' CT, FL #1 or Better
SHRUBS					
MF	8	Myrcianthes fragrans / Simpson`s Stopper	7 gal	24" o.c.	36" Ht. x 24" Spd.
RE	7	Rhapis excelsa / Lady Palm	15 gal.	48" o.c.	36" Ht., Full, Healthy
SC	8	Serenoa repens `Cinerea` / Silver Saw Palmetto	15 gal.	48" o.c.	20-24" Ht. x 24" Spd., Full Plant + Healthy
SHRUB AREAS					
CU	58	Coccoloba uvifera / Sea Grape	7 gal.	48" o.c.	24" Ht. x 30" Spd., Full, Healthy
EL	20	Ernodia littoralis / Golden Creeper	1 gal.	24" o.c.	Full, Healthy
HC	95	Hamelia patens 'Compacta' / Dwarf Firebush	3 gal.	36" o.c.	24" Ht. x 24" Spd., Full, Healthy
LB	31	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal.	24" o.c.	12" Ht. x 18" Spd., Full, Healthy
MC	57	Muhlenbergia capillaris / Pink Muhly Grass	1 gal.	24" o.c.	18" Ht. x 12" Spd., Full, Healthy
GROUND COVERS					
BW	180	Begonia interspecific 'White Wing' / White Wing Begonia	1 gal.	12" o.c.	
JC	26	Juniperus conferta `Blue Pacific` / Blue Pacific Juniper	1 gal.	24" o.c.	Full, Healthy
MS	209	Mimosa strigillosa / Sunshine Mimosa	1 gal.	18" o.c.	Full, Healthy
PS	340	Polypodium scolopendria / Wart Fern	3 gal.	18" o.c.	Full, Healthy
SOD/SEED					
SS	As needed	Stenotaphrum secundatum `Floritam` / St. Augustine Sod	Sod		Full Sod, Clean & Free of Weeds
ZJ	As needed	Zoysia japonica `Empire` / `Empire` Zoysia	Sod		Full Sod, Clean & Free of Weeds

LANDSCAPE LEGEND
Coral Gables

Zoning District	SFR	Net Lot Area	0.37	Acres	16,000	S.F.
Planting Requirements		Required		Provided		
Large shade tree. One large shade tree for each five-thousand (5,000) square feet or fraction thereof of total land area		4		4		
Palm and medium shade trees. Two palm or medium shade trees for each five-thousand square feet or fraction thereof of total land area		8		12		
Shrubs. Fifteen shrubs for each five-thousand square feet or fraction thereof of total land area		90		266		
	5 existing trees are being preserved or transplanted. To be counted towards minimum tree requirements.					



PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
-Planting plans shall take precedence over plant list in case of discrepancies.
-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

-Sod is to be grade "A" weed free.
-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.
-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.
-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
-Sod Shall be watered immediatley after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

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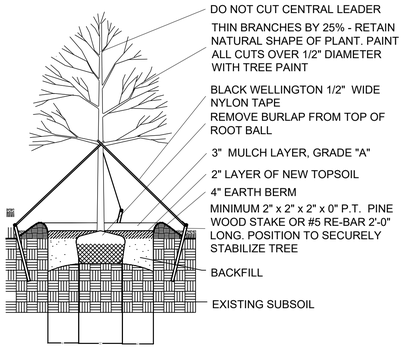
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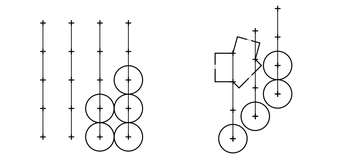
MEMBER ASLA: FL LICENSE #LA6667363

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SCALE: SEE PLAN
DATE: 02.12.25
SHEET #
L-3
CAD ID:

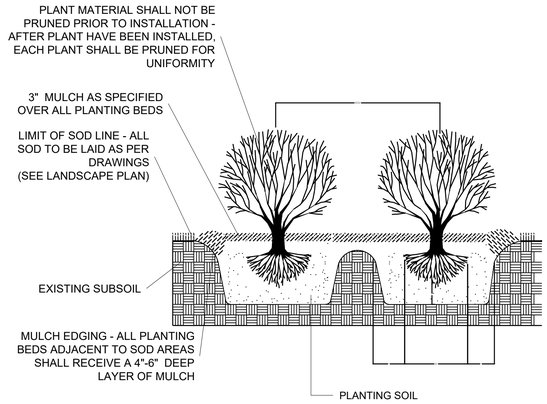


1 TREE PLANTING DETAIL
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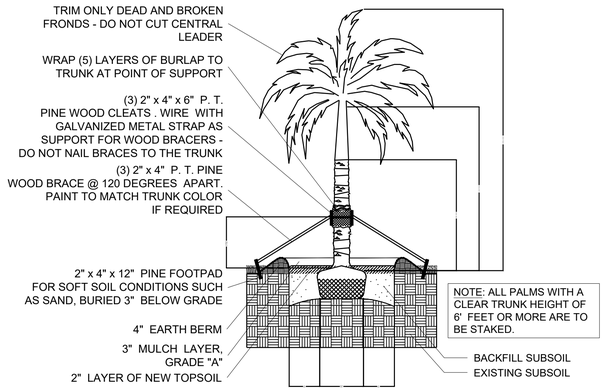
NOTE: IN MOST CASES, TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.



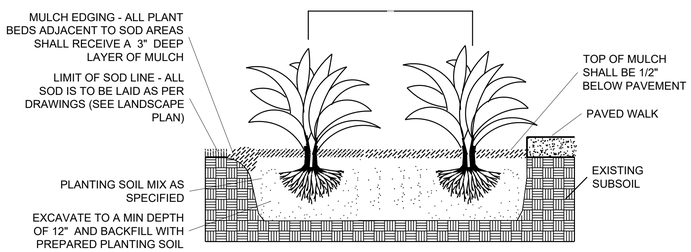
2 PLANT SPACING DETAIL
SCALE: N.T.S.



3 SHRUB PLANTING DETAIL
SCALE: N.T.S.



4 PALM PLANTING DETAIL
SCALE: N.T.S.



5 GROUNDCOVER PLANTING DETAIL
SCALE: N.T.S.

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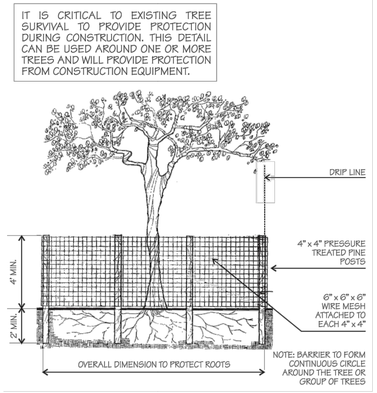
PROJECT:
1154 ALFONSO AVE.
EAST PARCEL
CORAL GABLES, FLORIDA 33146

REVISIONS:
1)

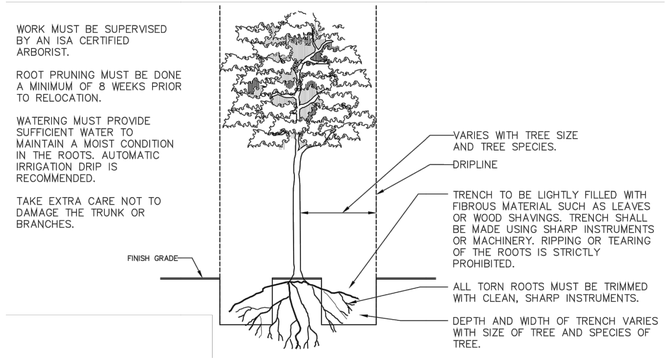
SEAL:

MEMBER ASLA: FL LICENSE #LA6667363

DRAWING: INDEX
SCALE:
DATE: 02.12.25
SHEET #
L-1
CAD ID:



1 TREE PROTECTION
SCALE: NTS



2 ROOT PRUNING
SCALE: NTS

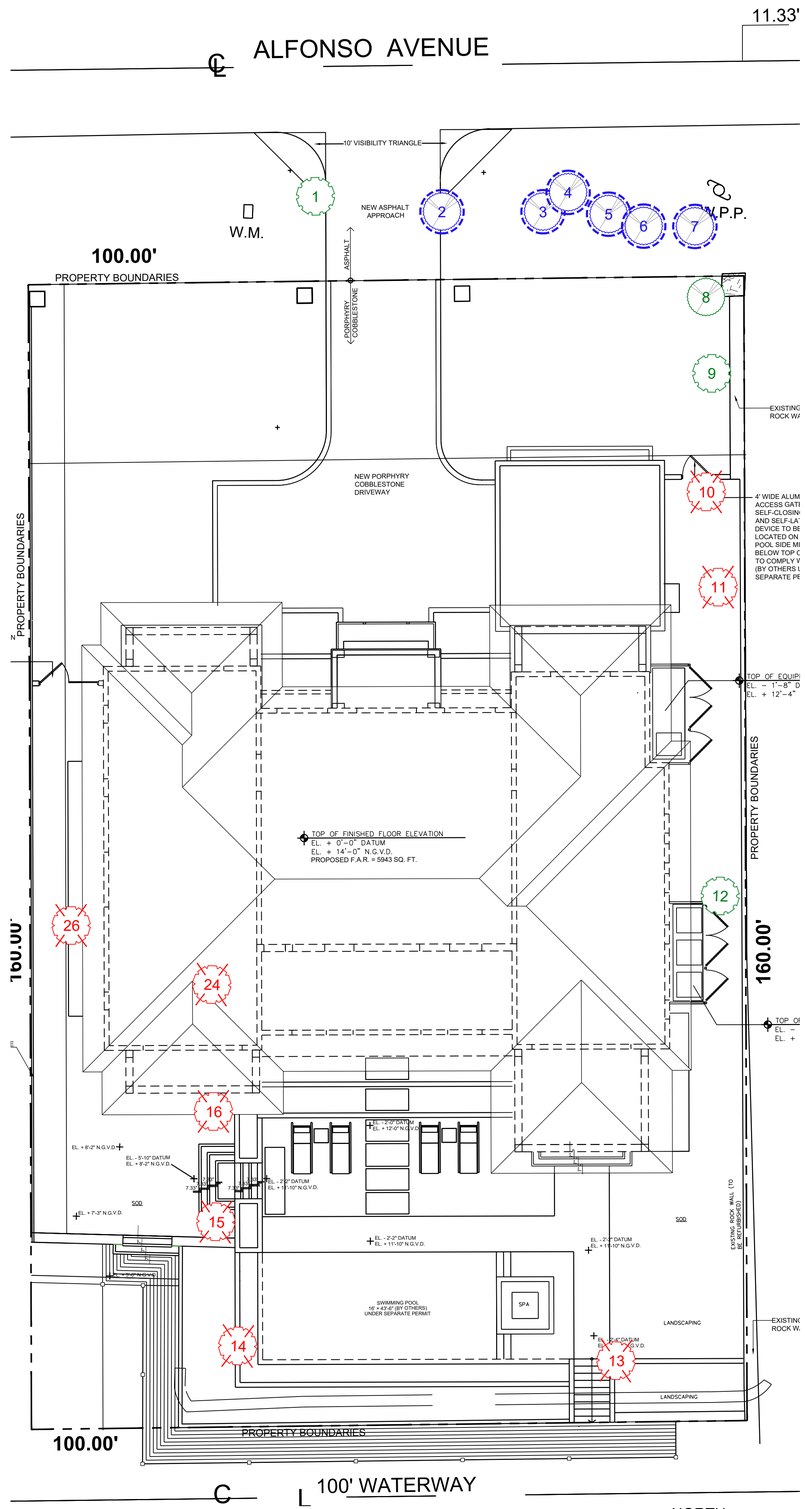
Tree Disposition Table

Tree #	Scientific Name	Common Name	DBH (IN)	Height (FT)	Spread (FT)	Disposition	Mitigation Area (SF)
1	*Sweietenia mahagoni*	Mahogany tree	6	15	*14*	REMAIN	0.00
2	*Syagrus romanzoffiana*	Queen palm	9	20	*16*	***SEE NOTE***	0.00
3	*Syagrus romanzoffiana*	Queen palm	7	20	16	***SEE NOTE***	0.00
4	*Archontophoenix alexandae*	Alexander palm	4	20	0	***SEE NOTE***	0.00
5	*Archontophoenix alexandae*	Alexander palm	3	18	7	***SEE NOTE***	0.00
6	*Syagrus romanzoffiana*	Queen palm	8	18	14	***SEE NOTE***	0.00
7	*Archontophoenix alexandae*	Alexander palm	3	20	15	***SEE NOTE***	0.00
8	*Syagrus romanzoffiana*	Queen palm	8	30	14	REMAIN	0.00
9	*Syagrus romanzoffiana*	Queen palm	10	30	14	REMAIN	0.00
10	*Archontophoenix alexandae*	Alexander palm	4	25	***6***	***REMOVE***	***28.26***
11	*Archontophoenix alexandae*	Alexander palm	4	18	***6***	***REMOVE***	***28.26***
12	*Archontophoenix alexandae*	Alexander palm	3	18	10	REMAIN	0.00
13	*Sabal palmetto*	Cabbage palm	14	8	***10***	***REMOVE***	***78.50***
14	*Sabal palmetto*	Cabbage palm	14	16	***10***	***REMOVE***	***78.50***
15	*Archontophoenix alexandae*	Alexander palm	4	24	***8***	***REMOVE***	***50.24***
16	*Archontophoenix alexandae*	Alexander palm	4	24	***8***	***REMOVE***	***50.24***
24	*Sabal palmetto*	Cabbage palm	10	15	***10***	***REMOVE***	***78.50***
26	*Archontophoenix alexandae*	Alexander palm	4	35	***7***	***REMOVE***	***38.47***
						Canopy Removed (FT)	***87.00***
						Mitigation Required (SF)	***431***

NOTE:
TREES NO. 2 - 7 ARE ON THE CITY OF CORAL GABLES GREEN SPACE SCHEDULE TO BE REMOVED AND REPLACED WITH APPROPRIATE SHADE TREES

TREE DISPOSITION LEGEND		
SYMBOL	QUAN.	
##	8	TREE/PALM TO REMOVE
##	4	TREE/PALM TO REMAIN
	6	OTHER CONDITION *SEE NOTE*

Tree Replacement Calculations	
Total Canopy Removed	786
Replacement Canopy Required	786
Canopy Area Provided	5,600
(12) Palm Tree 1 @ 300 sf	3,600
(4) Large Tree 1 @ 500 sf	2,000



PURPLE MARTIN STUDIO
LANDSCAPE ARCHITECTURE
400 VALENCIA AVENUE
UNIT 2
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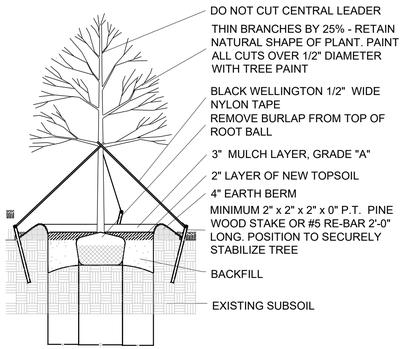
PROJECT:
1154 ALFONSO AVE. EAST PARCEL
CORAL GABLES, FLORIDA 33146

REVISIONS:
1)

SEAL:

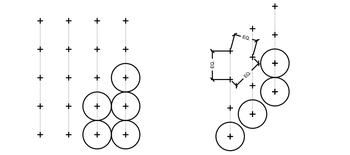
MEMBER ASLA: FL LICENSE #LA6667363

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SCALE: SEE LEFT
DATE: 02.12.25
SHEET #
L-2
CAD ID:

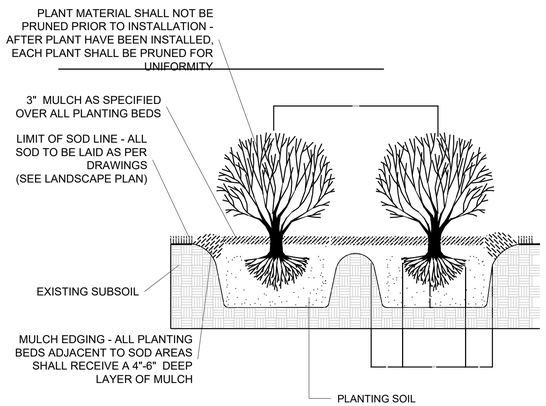


1 TREE PLANTING DETAIL
SCALE: N.T.S.

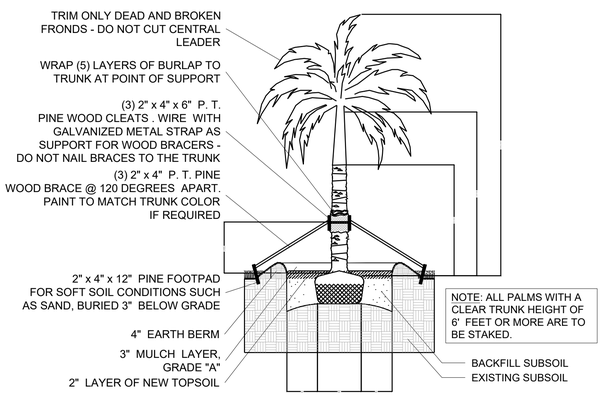
NOTE: IN MOST CASES, TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.



2 PLANT SPACING DETAIL
SCALE: N.T.S.



3 SHRUB PLANTING DETAIL
SCALE: N.T.S.



4 PALM PLANTING DETAIL
SCALE: N.T.S.

PLANT_SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
TREES					
BS	2	Bursera simaruba / Gumbo Limbo	FG		4" Cal., 15' Ht., Standard, Florida Fancy
CS	2	Cordia sebestena / Orange Geiger	FG		2" Cal., 12' Ht.
PALM TREES					
CR	6	Coccothrinax radiata / Thatch Palm	FG		12'-16' Ht., Florida Fancy
RR	2	Roystonea regia / Royal Palm	FG		20' OA, FL #1 or Better
SP	4	Sabal palmetto / Cabbage Palm	FG		Not Hurricane Cut, 5-7 Leaves Min., 8`-16` C.T., Fully regenerated root system and a fully re-grown head; 36" min. diameter root ball, Clean trunks, 15" Min. Dia. Trunk; Boots shaved to 2` below crown
SHRUB AREAS					
CE	99	Carissa 'Emerald Blanket' / Emerald Blanket Natal Plum	3 gal	24" o.c.	12" Ht. x 12" Spd., Full, Healthy
LB	197	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal.	24" o.c.	12" Ht. x 18" Spd., Full, Healthy
MD	55	Monstera deliciosa / Monstera Philodendron	7 gal.	36" o.c.	24" Ht. x 30" Spd., Full, Healthy
MF	89	Myrcianthes fragrans / Simpson's Stopper	7 gal	30" o.c.	24" Ht. x 18" Spd.
TF	49	Tripsacum floridana / Dwarf Fakahatchee Grass	3 gal.	36" o.c.	24" Ht. x 18" Spd.
GROUND COVERS					
PS2	368	Polypodium scolopendria / Wart Fern	3 gal.	18" o.c.	Full, Healthy
SOD/SEED					
SS	4,289 sf	Stenotaphrum secundatum `Floritam` / St. Augustine Sod	Sod		Full Sod, Clean & Free of Weeds

LANDSCAPE LEGEND
Coral Gables

Zoning District	SFR	Net Lot Area	0.37	Acres	16,000	S.F.
Planting Requirements		Required		Provided		
Large shade tree. One large shade tree for each five-thousand (5,000) square feet or fraction thereof of total land area		4		4		
Palm and medium shade trees. Two palm or medium shade trees for each five-thousand square feet or fraction thereof of total land area		8		12		
Shrubs. Fifteen shrubs for each five-thousand square feet or fraction thereof of total land area		90		470		
				8 existing trees are being preserved. To be counted towards minimum tree requirements.		

PLANTING NOTES:

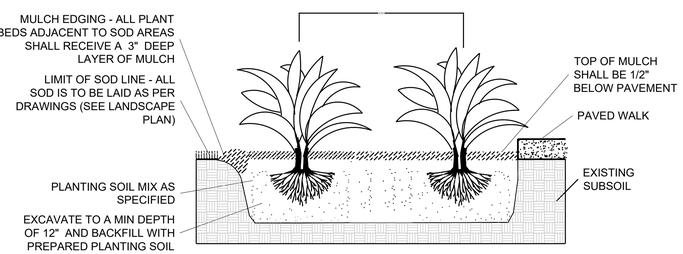
-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
-Planting plans shall take precedence over plant list in case of discrepancies.
-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

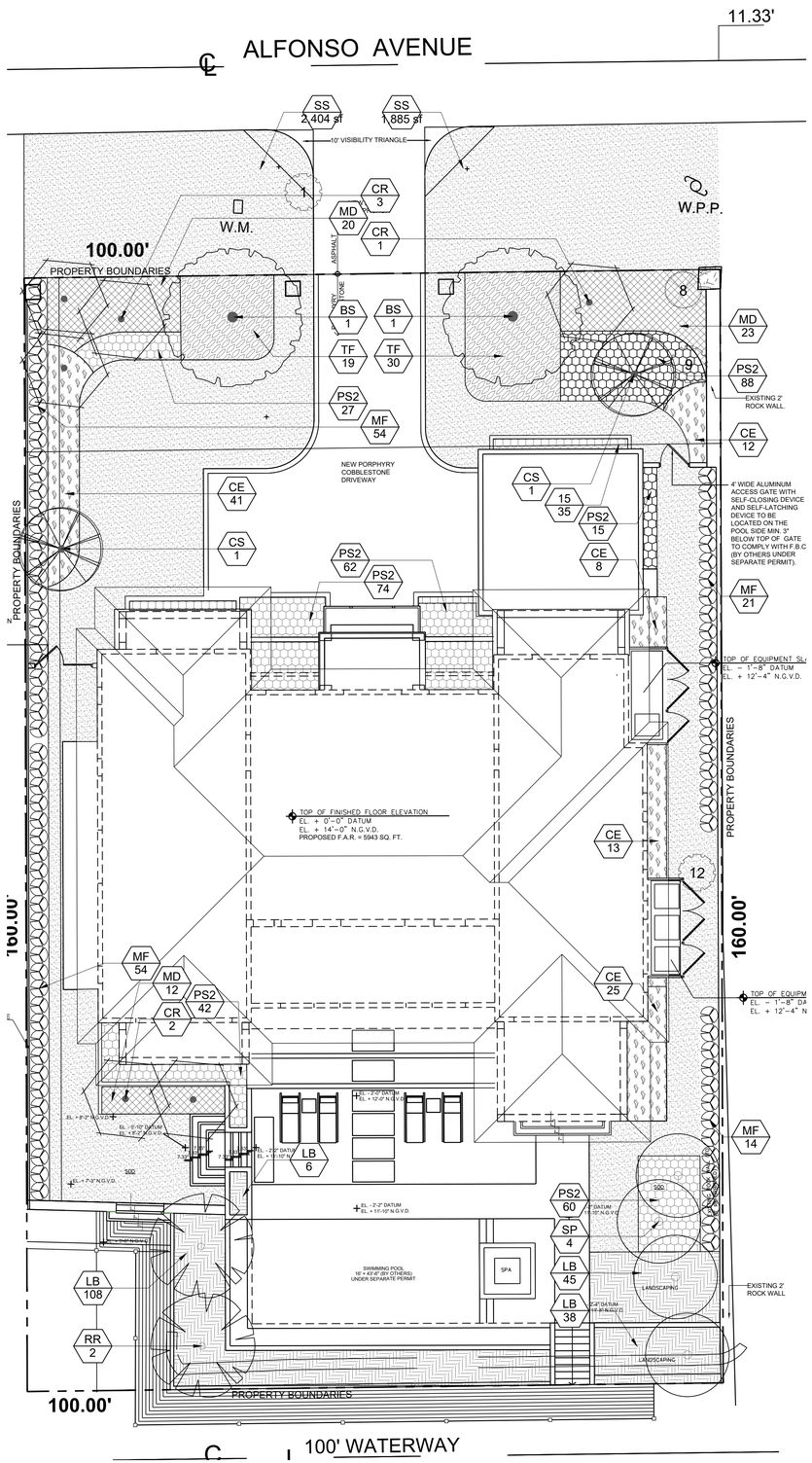
-Sod is to be grade "A" weed free.
-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan.
All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.
-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.
-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
-Sod Shall be watered immediatley after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.



5 GROUNDCOVER PLANTING DETAIL
SCALE: N.T.S.



PURPLE MARTIN STUDIO
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CORAL GABLES, FLORIDA 33146

REVISIONS:
1)

SEAL:

MEMBER ASLA: FL LICENSE #LA6667363

DRAWING: LANDSCAPE PLAN
SCALE: SEE PLAN
DATE: 02.12.25
SHEET # L-3
CAD ID:

Tim Hodgins –ISA Certified Arborist FL-6128A

To whom it may concern,

I, Tim Hodgins, (ISA certified arborist) was contracted, on 12/12/24 to make an Arborist Report at 1154 Alfonzo ave, Coral Gables, FL

1- Mahogany tree (Sweietenia mahagoni) 6" DBH,15' HT, 14' SPR and is in good condition. This is a street tree, and under wires. FPL has already started giving it a v cut like the rest on the street. CRZ= 6" , TPZ= 6" (RADIUS)
2- Queen palm (Syagrus romanzoffiana) 9" DBH, 20' HT, 16' SPR and is in poor condition. It is under the wires and being topped by FPL. I was told this and the rest of the palms are being replaced by the City with Mahogany trees. I suggest an alternative from the FPL approved list.CRZ= 7" , TPZ= 8" (RADIUS)
3- Queen palm (Syagrus romanzoffiana) 7" DBH, 20' HT, 16' SPR and is in poor condition. It is under the wires and being topped by FPL. CRZ= 4" , TPZ= 5" (RADIUS)
4- Alexander palm (Archontophoenix alexandrae) 4" DBH, 20' HT, 0' SPR and is in poor condition with the entire head removed by FPL.CRZ= 3" , TPZ= 4" (RADIUS)
5- Alexander palm (Archontophoenix alexandrae) 3" DBH, 18' HT, 7' SPR and is in fair condition.CRZ= 3" , TPZ= 4" (RADIUS)
6- Queen palm (Syagrus romanzoffiana) 8" DBH, 18' HT, 14' SPR and is in poor condition.
7- Alexander palm (Archontophoenix alexandrae) cluster of 2"-4'' DBH trunks, 12'-20' HT's, 15' SPR and are in fair condition.CRZ= 5" , TPZ= 6" (RADIUS)
8- Queen palm (Syagrus romanzoffiana) 8" DBH, 30' HT, 14' SPR and is in fair condition. CRZ= 5" , TPZ= 6" (RADIUS)
9- Queen palm (Syagrus romanzoffiana) 10" DBH, 30' HT, 14' SPR and is in good condition. CRZ= 5" , TPZ= 6" (RADIUS)
10- Alexander palm (Archontophoenix alexandrae) group of 4'' DBH trunks, 25' HT's, 6' SPR and are in fair condition.CRZ= 3" , TPZ= 4" (RADIUS)
11- Alexander palm (Archontophoenix alexandrae) group of 4'' DBH trunks, 18' HT's, 6' SPR and are in fair condition.CRZ= 3" , TPZ= 4" (RADIUS)
12- Alexander palm (Archontophoenix alexandrae) group of 2"-4'' DBH trunks, 8'-18' HT's, 10' SPR and are in fair condition.CRZ= 3" , TPZ= 4" (RADIUS)
13- Cabbage palm (Sabal palmetto) 14" DBH, 8' HT, 10' SPR and is in good condition.CRZ= 5" , TPZ= 6" (RADIUS)
14- Cabbage palm (Sabal palmetto) 14" DBH, 16' HT, 10' SPR and is in good condition.CRZ= 5" , TPZ= 6" (RADIUS)
15- Alexander palm (Archontophoenix alexandrae) 4" DBH, 24' HT, 8' SPR and is in good condition with the trunk covered with ficus repens.CRZ= 4" , TPZ= 5" (RADIUS)
16- Alexander palm (Archontophoenix alexandrae) 4" DBH, 24' HT, 8' SPR and is in good condition with the trunk covered with ficus repens.CRZ= 4" , TPZ= 5" (RADIUS)
17- Alexander palm (Archontophoenix alexandrae) group of 4'' DBH trunks, 30' HT's, 7' SPR and are in good condition.CRZ= 4" , TPZ= 5" (RADIUS)
18- Alexander palm (Archontophoenix alexandrae) group of 2"-4'' DBH trunks, 12'-30' HT's, 15' SPR and are in fair condition.CRZ= 4" , TPZ= 5" (RADIUS)

19- Alexander palm (Archontophoenix alexandrae) 4” DBH, 35’ HT, 8’ SPR and is in good condition.CRZ= 4” , TPZ= 5” (RADIUS)
20- Royal Poinciana (Delonix regia) 24” DBH, 32’ HT, 50’ SPR and is in poor condition. These trees are known to collect water and debris in the crotches, that create weak spots and make them fail. This one already has dead wood, one of the trunks missing with a giant cavity, stress cracks on the main lateral branches and has been butchered by FPL on one side.CRZ= 24” , TPZ= 22” (RADIUS)
21- Mahogany tree (Sweietenia mahagoni) 28” DBH,45’ HT, 38’ SPR and is in poor condition. This is a street tree, and under wires. FPL has been cutting the center out of it like the rest on the street. There is a lot of dead wood, and it looks weak. The city may want to reduce the canopy to lighten the weight over the street as a precaution.CRZ= 28” , TPZ= 16” (RADIUS)
22- Mahogany tree (Sweietenia mahagoni) 40” DBH,45’ HT, 44’ SPR and is in poor condition. This is a street tree, and under wires. FPL has been cutting the center out of it like the rest on the street. There is a lot of dead wood, and it looks weak. The city may want to reduce the canopy to lighten the weight over the street as a precaution. Trucks are scuffing the large limbs over the road.CRZ= 40” , TPZ= 20” (RADIUS)
23- Mahogany tree (Sweietenia mahagoni) 33” DBH,55’ HT, 32’ SPR and is in poor condition. This is a street tree, and under wires. FPL has been cutting the center out of it like the rest on the street. There is a lot of dead wood, and it looks weak. The city may want to reduce the canopy to lighten the weight over the street as a precaution.CRZ= 30” , TPZ= 15” (RADIUS)
24- Cabbage palm (Sabal palmetto) 10” DBH, 15’ HT, 10’ SPR and is in good condition.CRZ= 4” , TPZ= 5” (RADIUS)
25- Missing on survey, not on site either.
26- Alexander palm (Archontophoenix alexandrae) 4” DBH, 35’ HT, 7’ SPR and is in good condition. CRZ= 4” , TPZ= 5” (RADIUS)
27- Alexander palm (Archontophoenix alexandrae) 4” DBH, 30’ HT, 7’ SPR and is in good condition.CRZ= 4” , TPZ= 5” (RADIUS)
28- Orange Jasmine (Murraya paniculata)14” DBH, 15’ HT, 15’ SPR and is in good condition.CRZ= 14” , TPZ= 7” (RADIUS)
29- Coconut palm (Cocos nucifera) 9” DBH, 20’ HT, 14’ SPR and is in good condition.CRZ= 5” , TPZ= 6” (RADIUS)
30- Coconut palm (Cocos nucifera) 8” DBH, 16’ HT, 14’ SPR and is in good condition.CRZ= 5” , TPZ= 6” (RADIUS)
31- Coconut palm (Cocos nucifera) 9” DBH, 30’ HT, 14’ SPR and is in good condition.CRZ= 5” , TPZ= 6” (RADIUS)
32- Orange Jasmine (Murraya paniculata)12” DBH, 15’ HT, 15’ SPR and is in good condition.CRZ= 30” , TPZ= 15” (RADIUS)
33- Areca Palms (Dypsis lutescens) Clusters od 2” DBH, 25’ HT, 16’ SPR and they are in fair condition.CRZ= 2” , TPZ= 6” (RADIUS)
34- Alexander palm (Archontophoenix alexandrae) group of 2”-4’’ DBH trunks, 8’-18’ HT’s, 10’ SPR and are in fair condition.CRZ= 2” , TPZ= 4” (RADIUS)

35- Alexander palm (Archontophoenix alexandrae) group of 2”-4’’ DBH trunks, 8’-18’ HT’s, 10’ SPR and are in fair condition.CRZ= 2” , TPZ= 4” (RADIUS)

CONDITION RATING

Good: These are trees with good health and structural stability that have the potential for longevity at the site.

Moderate/Fair: Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring; and may have shorter lifespan that those in the “good” category.

Poor: Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. *The species or individual tree may have either characteristics that are undesirable in landscape settings or be unsuited for use areas.*

Per Chapter 17, ANSI A-300 standards recommendations, the Tree Protection Zone (TPZ) shall consist of installation of a temporary fencing where possible (based on the constraints of the areas and locations) to protect the root zone of any tree or palm within the construction area. Consideration should be taken as to the age of the tree and trunk diameter, with emphasis on the species and its ability to tolerate disturbances associated with development and construction.

Critical Root Zone (CRZ): The minimum volume of roots necessary to have for tree health and stability.

Tim Hodgins –ISA Certified Arborist FL-6128A

Tree Protection Zone (TPZ): The area surrounding a tree defined by a specified distance, in which excavation and other construction - related activities should be avoided. The TPZ is variable depending on species factors, age and health of the plant, soil conditions, and proposed construction.

The zone may be accomplished by physical barriers or soil protection layers or treatments.

General recommendations for establishing a Tree Protection Zones:

- Tree Protection Zone (TPZ) shall be determined by a Certified Arborist.
- If Root pruning is necessary should be performed with hand tools using sharp cuts to avoid damaging or “ripping” the roots.
- Any root pruning performed within the TPZ should incorporate an irrigation plan following ANSI A-300 (Part 8) Root management Standard.
- In the area where root pruning is performed, irrigation should be monitored in a way that maintains adequate moisture to the soil.
- During demolition or development, there should be no mechanical injury, storage, or soil compaction within the TPZ.
- There should be no change in the grade within the designated TPZ.
- All necessary pruning or trimming operations should follow ANSI A-300 (Part 1) Standard.
- TPZ barriers shall remain in place and intact until approved landscape operations begin. Barriers may be removed temporarily to accommodate construction needs provided that the manner purpose for such temporary removal will not harm the trees.

Clarification:

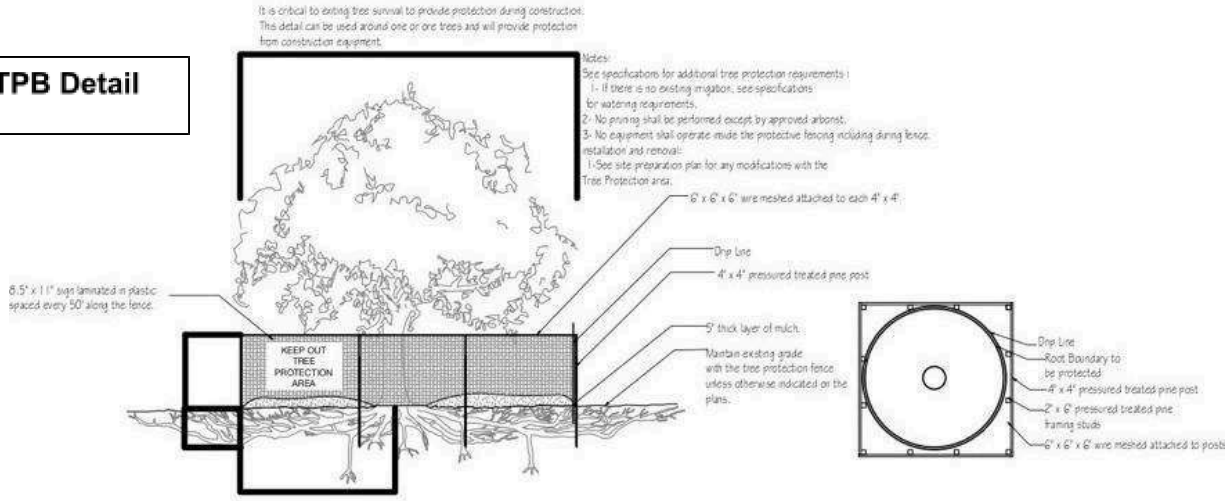
Sometimes, site constraints or conditions may necessitate adjustments to the recommended TPZ provided by the arborist.

To ensure the health and longevity of the trees, it's crucial to follow the arborist's recommendations regarding TPZ as closely as possible. However, certain trees need a different TPZ due to their location on the site. Please see table below for clarification.

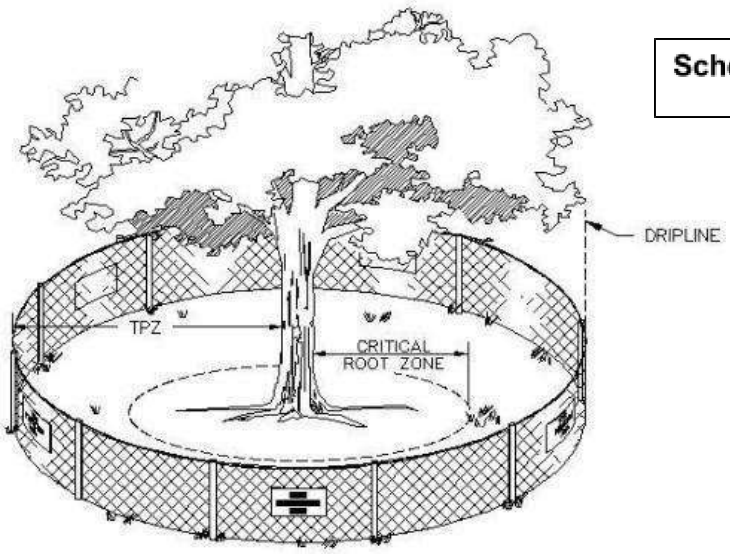
If there are any specific concerns or challenges related to tree protection or site positioning that you would like to discuss further, feel free to share, and I'll be glad to assist you.

Tim Hodgins –ISA Certified Arborist FL-6128A

TPB Detail



Schematic for Tree Protection



Tim Hodgins –ISA Certified Arborist FL-6128A



















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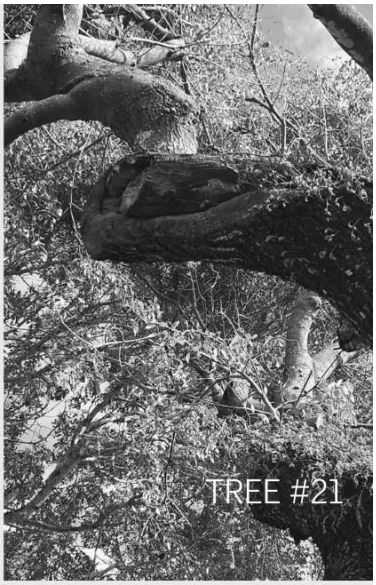




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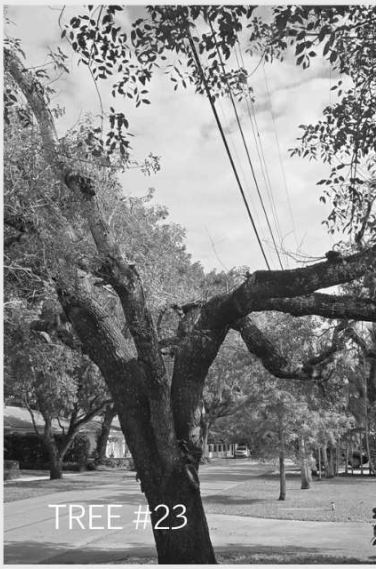
















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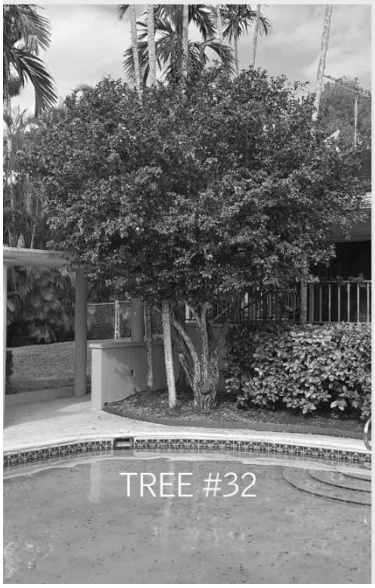






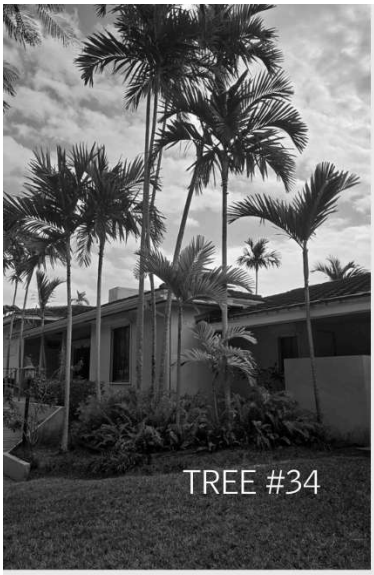








Tim Hodgins –ISA Certified Arborist FL-6128A





Please do not hesitate to call if you have any questions.

Thank you,

Timothy Hodgins

305-469-4498

ISA Certified Arborist FL-6128A

CORAL GABLES
THE CITY BEAUTIFUL

TREE REMOVAL / RELOCATION APPLICATION

DATE: _____ PERMIT NO. _____

NOTE: Whenever there is a proposed construction which involves the removal of branches >10" in diameter preliminary approval must be obtained through this application process. Applicant must guarantee that they have taken all steps reasonably necessary to preserve existing trees and to otherwise enhance the aesthetic and function of the tree. Applicant must include the 'preliminary approval' for the pruning along with the survey, pictures, and arborist report.

Owner: Gillian Gaggero and Alvaro Gaggero-Gazzolo
Address: 1154 Alfonso Avenue
Job Address: 1154 Alfonso Avenue
Telephone#: 305.431.5478
Folio No.: 03-4130-008-0430
☑ Residential ☐ Commercial
Contractor Contact number(s): _____

I hereby make application for permit to remove, relocate tree(s) from the above described property. *(Attach site plan/survey as appropriate.)* Specify *species* and # of trees and reasons for pruning:

Please see the site plan including the speciies and number of trees to be removed and relocated attached.

PW-Greenspace Management Division notes:

Hold _____ Denied _____ Approved _____

Approved Subject to _____

INSPECTOR(Print name and sign) _____ Date _____

I understand that if a permit is issued, I am responsible for the supervision and completion of said tree pruning, in accordance with the approved specifications, and in compliance with all applicable codes and ordinances of the City of Coral Gables.

_____ _____
Owner (Print name and sign) Date

The forgoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____ 20____ by _____ who has taken an oath and is personally known to me, has produced _____ as identification.

(Signature of Notary Public) (Print, Type or Stamp Commissioned Name of Notary Public)

Historical Resources and Cultural Arts
2327 Salzedo Street
Coral Gables, FL 33134
Phone: 305-460-5093
Email: Hist@coralgables.com

Historical Significance Determination Letter for 1154 Alfonso Avenue

January 2, 2025

Alvaro & Gillian Gazzolo
1154 Alfonso Avenue
Coral Gables, FL 33146

Re: 1154 Alfonso Avenue, legally described as East 50 Feet of Lot 9 and All Lots 10 and 11 and West 25 Feet of Lot 12 and RIP RTS, Block 223, Coral Gables Riviera Section 13, according to the Plat thereof, as recorded in Plat Book 28, at Page 30, of the Public Records of Miami-Dade County, Florida.

Dear Mr. & Mrs. Gazzolo,

Section 8-107(G) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure, or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within ninety (90) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

1154 Alfonso Avenue, legally described as East 50 Feet of Lot 9 and All Lots 10 and 11 and West 25 Feet of Lot 12 and RIP RTS, Block 223, Coral Gables Riviera Section 13, according to the Plat thereof, as recorded in Plat Book 28, at Page 30, of the Public Records of Miami-Dade County, Florida, *does not meet* the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff *will not* require review by the Historic Preservation Board if an application is made for a demolition permit.

Please note that, pursuant to Section 14-107.5(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of eighteen (18) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the eighteen-month period.

Upon expiration of the eighteen-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,



Anna C. Pernas,
Historic Preservation Officer

Copied

- Michael Maxwell, Chair, Historic Preservation Board
- Cristina M. Suárez, City Attorney
- Stephanie Throckmorton, Deputy City Attorney
- Gustavo Ceballos, Assistant City Attorney
- Douglas Ramirez, Development Services Assistant Director
- Jennifer Garcia, City Planner
- Analyn Hernandez, P/T, Plans Coordinator Assistant
- Historical Significance Request Property File

APPLICANT AND REPRESENTATIVES INFORMATION

APPLICANT:
Gillian Gaggero-Gazzolo
Alvaro Gazzolo
1154 Alfonso Avenue
Coral Gables, Florida 33146

LEGAL REPRESENTATIVE:
Laura L. Russo, Esq.
2334 Ponce de Leon Blvd.
Suite 240
Coral Gables, Florida

ARCHITECT:
Antonio Rodriguez
Cad Studio Architecture, Inc.
4808 SW 72 Avenue
Miami, Florida 33155

LANDSCAPE ARCHITECT:
Theresa Wymer
Purple Martin Studio Landscape Architects
400 Valencia Ave #2
Coral Gables, FL 33134

LOBBYIST REGISTRATION CERTIFICATE
CITY OF CORAL GABLES
CITY CLERK'S OFFICE

405 Biltmore Way - Coral Gables, FL 33134
305-460-5210 cityclerk@coralgables.com

LOBBYIST NAME: Laura L. Russo

LOBBYIST ADDRESS: 2334 Ponce De Leon Boulevard, Suite 240, Coral Gables, FL 33134

PRINCIPAL NAME: Gillian Geggero-Gazzolo

PRINCIPAL ADDRESS: 1154 Alfonso Avenue, Coral Gables, FL 33146

PRINCIPAL ISSUE: Approval of a lot separation

REGISTERED DATE: 2/10/2025

EXPIRATION DATE: 12/31/2025

State of Florida, City of Coral Gables
I HEREBY CERTIFY, that the foregoing is an official copy
of a lobbyist record electronically filed in this office.

This 0th day of February AD 2025



Billy Y Urquia, City Clerk

OATH

I do solemnly swear that all facts contained on this Annual Lobbyist Registration form and principal are true and correct; and that I have read and am familiar with the Ordinance 2017-44 of the Code of City of Coral Gables.

THIS INSTRUMENT PREPARED BY: JOHN M. THOMSON, ESQ.
THE LAW CENTER, SUITE ONE
370 MINORCA AVENUE
CORAL GABLES, FL 33134
(305) 443-6444

RETURN TO: NICOLE J. HUESMANN, ESQ.
3001 s.w. 3rd AVENUE
MIAMI, FLORIDA 33129
(305) 285-2000

O.R. REC. 18836P3690

99R549039 1999 OCT 27 08:59

DOCSTPDEE 5,625.00 SURTX 0.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

WARRANTY DEED

THIS INDENTURE made this 22 day of October, 1999, **BETWEEN** **LAVONNE C. STINNETT, an renmarried widow**, whose post office address is: **200 South TwentyThird, #E-1, Bozeman, Montana 59718**, Grantors*, and **ALVARO GAZZOLO and GILLIAN GAGGERO-GAZZOLO, husband and wife**, whose post office address is: **1154 Alfonso Avenue, Coral Gables, Florida 33146**, Grantees*,

WITNESSETH, that Grantors, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, conveys to Grantee and Grantees' heirs, executors, administrators and assigns forever the following described land situated in Miami-Dade County, Florida:

East 50 feet of Lot 9, all of Lots 10 and 11 and the West 25 feet of Lot 12, Block 223, CORAL GABLES RIVIERA Section Part Thirteen, according to the Plat thereof, as recorded in Plat Book 28, at Page 30 of the Public Records of Miami-Dade County, Florida, including the undug portion of the Mahi Waterway lying South of the above described property, more particularly described as the undug portion of the waterway right-of-way lying between the South line of the above described lots and the water that lies between the extended lot line of said lots.

a/k/a 1154 Alfonso Avenue, Coral Gables, FL 33146

Folio No.: 03-4130-008-0430 -& 0420

SUBJECT TO: Restrictions, reservations, and easements of record without the intention of reimposing any of the same; taxes and assessments for the year 1999 and thereafter; matters that would be disclosed by an accurate survey of the property; and all applicable environmental, zoning and land use ordinances.

and said Grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**"Grantor" and "Grantee" are used for singular or plural, as context requires.*

IN WITNESS WHEREOF, Grantors have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

sign _____ Lavonne C. Stinnett
print _____ LAVONNE C. STINNETT

sign _____
print _____

RECORDED IN OFFICIAL RECORDS BOOK OF DADE COUNTY, FLORIDA.
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

STATE OF MONTANA)
) SS
COUNTY OF GALLATIN)

The foregoing instrument was acknowledged before me this 22nd day of October, 1999, by **LAVONNE C. STINNETT**, an renmarried widow, is known by me or has produced ____ drivers license as identification and did/did not take an oath.

NOTARIAL SEAL — STATE OF MONTANA

Sally A. Hannon
Notary Public's Signature
Sally A. Hannon
Print Name

My Commission Expires: May 5, 2003

1982 JUL 26 AM 9 42 82R167286

OFF REC 11508 PG 431

DECLARATION OF RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned WILLIAM R. STINNETT and LaVONNE C. STINNETT are the owner(s) of the fee simple title to the following described property situated in the City of Coral Gables, Florida:

Lot(s) The East 50 feet of Lot 9, All of 10, 11 & West 25 feet of Lot 12, Block 223,

Section CORAL GABLES RIVIERA SECTION PART 13,

according to the Plat thereof, recorded in Plat Book No. 28,

Page 30, of the Public Records of Dade County, Florida;

and the undug portion of the Mahi waterway lying South of the above described parcel.

AND WHEREAS, the undersigned are the owner(s) of a single family residence situated upon said Lot(s) of the above described property and it is the desire of the undersigned to utilize said Lot(s) as a single building site, the undersigned owner(s) do hereby declare and agree as follows:

1. That the single family residence will not be used in violation of any ordinances of the City of Coral Gables now in effect or hereinafter enacted.

2. That the said Lot(s) above described upon which the said single family residence is situated shall not be conveyed, mortgaged, or leased separate or apart from each other and that they will be held together as one tract.

The said owner(s) hereby declare that this said covenant is intended to and shall constitute a restrictive covenant concerning the use, enjoyment, and title to the said Lot(s) above described, and shall be binding upon the said owner(s), their heirs, personal representatives and assigns; and may be released only by the City of Coral Gables, Florida, or its successors, in accordance with the ordinances of said City then in effect.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals at ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ WEST YELLOWSTONE, Gallatin COUNTY, MONTANA this the 8th day of July, 1982.

Signed, sealed and delivered
in the presence of:

Judy Hogan
(WITNESS 1)

Donna J. Clarke
(WITNESS 2)

William R. Stinnett
WILLIAM R. STINNETT

LaVonne C. Stinnett
LaVONNE C. STINNETT

STATE OF ~~XXXXXXX~~ MONTANA
COUNTY OF ~~XXXXXXX~~ Gallatin

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, WILLIAM R. STINNETT and LaVONNE C. STINNETT to me well known to be the person(s) described in and who executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal at ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ WEST YELLOWSTONE, MONTANA this 8th day of July, 1982.

My commission expires:

Karen Wheat
Notary Public, State of Montana

NOTARY PUBLIC for the State of Montana
residing at Bozeman, Montana
My Commission Expires April 16, 1985

PREPARED BY:

JOHN M. THOMSON, ESQUIRE
2600 Douglas Road, Suite 804
Coral Gables, Florida 33134

APPROVED AS TO FORM

James H. Peckett
ROBERT D. ZAHNER
CITY ATTORNEY

9.00

OFF. REC. 11508 PG 432

JOINDER OF MORTGAGEE

CORAL GABLES FEDERAL SAVINGS and LOAN ASSOCIATION, a United States corporation, herein called the Mortgagee, the owner and holder of a mortgage on the property described in the foregoing Unity of Title Agreement, which Mortgage is dated January 22, 1969 and recorded February 20, 1969, in Clerk's File No. 69R-33058, in the Public Records of Dade County, Florida, joins in and agrees to be bound by the said Unity of Title Agreement.

CORAL GABLES FEDERAL SAVINGS
and LOAN ASSOCIATION

Attest: Sybilla V. Simard By Warren A. Jones

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid to take acknowledgments, personally appeared Warren A. Jones and Sybilla V. Simard, Senior Vice-President and Assistant Secretary, of CORAL GABLES FEDERAL SAVINGS and LOAN ASSOCIATION respectively, to me well known and known to me to be the persons described in and who executed the foregoing instrument and who acknowledged to and before me that they executed this instrument in their capacities and for the purposes therein expressed.

WITNESS my hand and seal at Coral Gables, Dade County, Florida this _____ day of July, 1982.

NOTARY PUBLIC, State of Florida

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA

RICHARD P. BRINKER
CLERK CIRCUIT COURT

Old Republic National Title Insurance Company

COMMITMENT

Issued Through Attorneys' Title Fund Services, LLC

Commitment To Insure Title

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Minnesota corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A; subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

In Witness Whereof, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By _____ *President*

Attest David Wold *Secretary*

Old Republic National Title Insurance Company
Issued Through Attorneys' Title Fund Services, LLC
COMMITMENT
Schedule A

Effective Date:
December 26, 2009 @ 11:00 PM

Agent's File Reference:
C2010-02

1. Policy or Policies to be issued:

	Proposed Amount of Insurance:
OWNER'S: ALTA Owner's Policy (10/17/92). (If other, specify.)	$
Proposed Insured:	
MORTGAGEE: ALTA Loan Policy (10/17/92). (If other, specify.)	$320,000.00
Proposed Insured: HomeServices Lending, LLC, its successors and/or assigns	

2. The estate or interest in the land described or referred to in this commitment is a Fee Simple and title thereto is at the effective date hereof vested in:

Alvaro Gazzolo and Gillian Gaggero-Gazzolo, husband and wife

3. The land referred to in this commitment is described as follows:

East 50 feet of Lot 9, all of Lots 10 and 11 and the West 25 feet of Lot 12, Block 223, of the Revised Plat of Coral Gables Riviera Section, Part Thirteen, according to the Plat thereof as recorded in Plat Book 28, Page 30, of the Public Records of Miami-Dade County, Florida, including the undug portion of the Mahi Waterway lying South of the above described property, more particularly described as the undug portion of the waterway right-of-way lying between the South line of the above described lots and the water that lies between the extended lot line of said lots.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Issued Through Attorneys' Title Fund Services, LLC

Issuing Agent:

Nicole J. Huesmann, P.A.
150 Alhambra Circle
Suite 1150
Coral Gables, FL 33134

Agent No.: **22533**



Agent's Signature
Nicole J. Huesmann
Attorney at Law

Old Republic National Title Insurance Company
Issued Through Attorneys' Title Fund Services, LLC
COMMITMENT
Schedule B-I

Agent's File Reference:
C2010-02

I. The following are the requirements to be complied with:

1. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
2. Instruments creating the estate or interest to be insured which must be executed, delivered and filed for record:
   A. Mortgage from Alvaro Gazzolo and Gillian Gaggero-Gazzolo, husband and wife, to HomeServices Lending, LLC in the amount of $320,000.00.
   B. Mortgage from Alvaro Gazzolo and Gillian Gaggero-Gazzolo, husband and wife, to HomeServices Lending, LLC in the amount of $200,000.00.
3. Record affidavit establishing that the marriage of Alvaro Gazzolo and Gillian Gaggero-Gazzolo has been continuous and uninterrupted from a time prior to their acquisition of title to the subject property on October 22, 1999 through the present time.
4. Record satisfaction of the mortgage from Gulfstream Mortgage Corp, as assigned ABN Amro Mortgage Group, Inc., as further assigned to Countrywide Home Loans, Inc., as further assigned to the Bank of New York, which is now Bank of America, NA, to Alvaro Gazzolo and Gillian Gaggero-Gazzolo, dated August 1, 2002 and recorded in Official Records Book 20583, Page 1733, all of the Public Records of Miami-Dade County, Florida.
5. Record subordination of the revolving mortgage from Bank of America, NA, to Alvaro Gazzolo and Gillian Gaggero-Gazzolo dated July 28, 2004 and recorded in Official Records Book 22588, Page 1592, all of the Public Records of Miami-Dade County, Florida.
6. Recording of sworn affidavit from mortgagor(s) (i) attaching a copy of notice by mortgagor(s) to mortgagee(s) limiting future advances and intent to obtain satisfaction of the mortgage; (ii) listing all credit devices including numbered checks, credit cards and ATM cards which may be utilized to access the credit line together with a statement that all listed items have been surrendered to the closing agent; (iii) agreeing that borrower will not in any manner attempt to obtain additional advances under the note; and (iv) indemnifying The Fund and the proposed insured(s).
7. Affidavit from the owner to whom a survey was previously certified stating that there have been no improvements on the insured parcel since the date of the survey describing the survey by date, job or order number and name of surveyor. If such survey reveals any encroachments, overlaps, boundary line disputes, or other adverse matters, they will appear as exceptions in the policy to be issued based upon this commitment.
8. 2009 Taxes paid in the amount of $21,079.71. Folio number is 03 41300080420.
9. NOTE: The following endorsements shall be attached to the final loan policy: Florida Form 9, Navigational Servitude, and ALTA 8.1.

Old Republic National Title Insurance Company
Issued Through Attorneys' Title Fund Services, LLC
COMMITMENT
Schedule B-II

Agent's File Reference:
C2010-02

II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
2. Any owner and mortgagee policies issued pursuant hereto will contain under Schedule B the standard exceptions set forth at the inside cover hereof unless an affidavit of possession and a satisfactory current survey are submitted, an inspection of the premises is made, it is determined the current year's taxes or special assessments have been paid, and it is determined there is nothing of record which would give rise to construction liens which could take priority over the interest(s) insured hereunder (where the liens would otherwise take priority, submission of waivers is necessary).
3. Any owner policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
4. The lien of all taxes for the year 2010 and thereafter, which are not yet due and payable.
5. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of Revised Plat of Coral Gables Riviera Section, Part Thirteen, as recorded in Plat Book 28, Page 30.
6. Those certain restrictions as contained in the deed dated March 9, 1929 and recorded in Deed Book 1304, Page 1.
7. Declaration of Restrictive Convenants recorded July 26, 1982 in Official Records Book 11508, Page 431.
8. Resolution No. 8411 of the Metro Dade Historic Preservation Board recorded November 6, 1984 in Official Records Book 12319, Page 2683.
9. Riparian and Littoral rights are not insured under this policy.
10. Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
11. Rights of the United States of America and/or the State of Florida to any portion of said land which has been created by artificial means or has accreted to any such portion as so created.
12. Rights of others to use that portion of the insured land lying within the waters of Mahi waterway shown on Plat Book 28, Page 30.
13. Mortgage for Use with Secured Revolving Credit Agreement from Bank of America, NA, mortgagee(s), to Alvaro Gazzolo and Gillian Gaggero-Gazzolo dated July 28, 2004, recorded under Official Records Book 22588, Page 1592, all of the Public Records of Miami-Dade County, Florida.
14. NOTE: The recording references herein refer to the Public Records of Miami-Dade County, Florida.