

SINGLE FAMILY RESIDENCE  
REMODEL & ADDITION

FOR:

JEFFREY HOWARD

AT:

1119 Palermo Avenue  
Coral Gables, FL 33134



Drawing Contents

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ARCHITECT:



285 sevilla avenue  
coral gables, florida, 33134  
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

Consultant  
Address  
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Phone  
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PROJECT NAME:

**SINGLE FAMILY  
RESIDENCE.  
REMODEL &  
ADDITION**

PROPERTY ADDRESS  
1119 Palermo Avenue  
Coral Gables FL 33134

OWNER INFORMATION  
Jeffrey Howard

Preliminary B.O.A.

ISSUE DATE: 6/10/2021  
PROJECT No.: 2021-04  
DRAWN BY: T.C. & D.F.  
APPROVED BY: M.B., G.P., D.F.

REVISIONS:

No.	Description	Date

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SEAL:

SIGNATURE:  
MARSHALL BELLIN AR-5564  
GLENN H PRATT, AIA, AR-9608  
DAVID FUENTES AR-97043

SHEET TITLE:

**Cover**

SCALE: **1" = 1'-0"**

SHEET No.:

**A0.1**

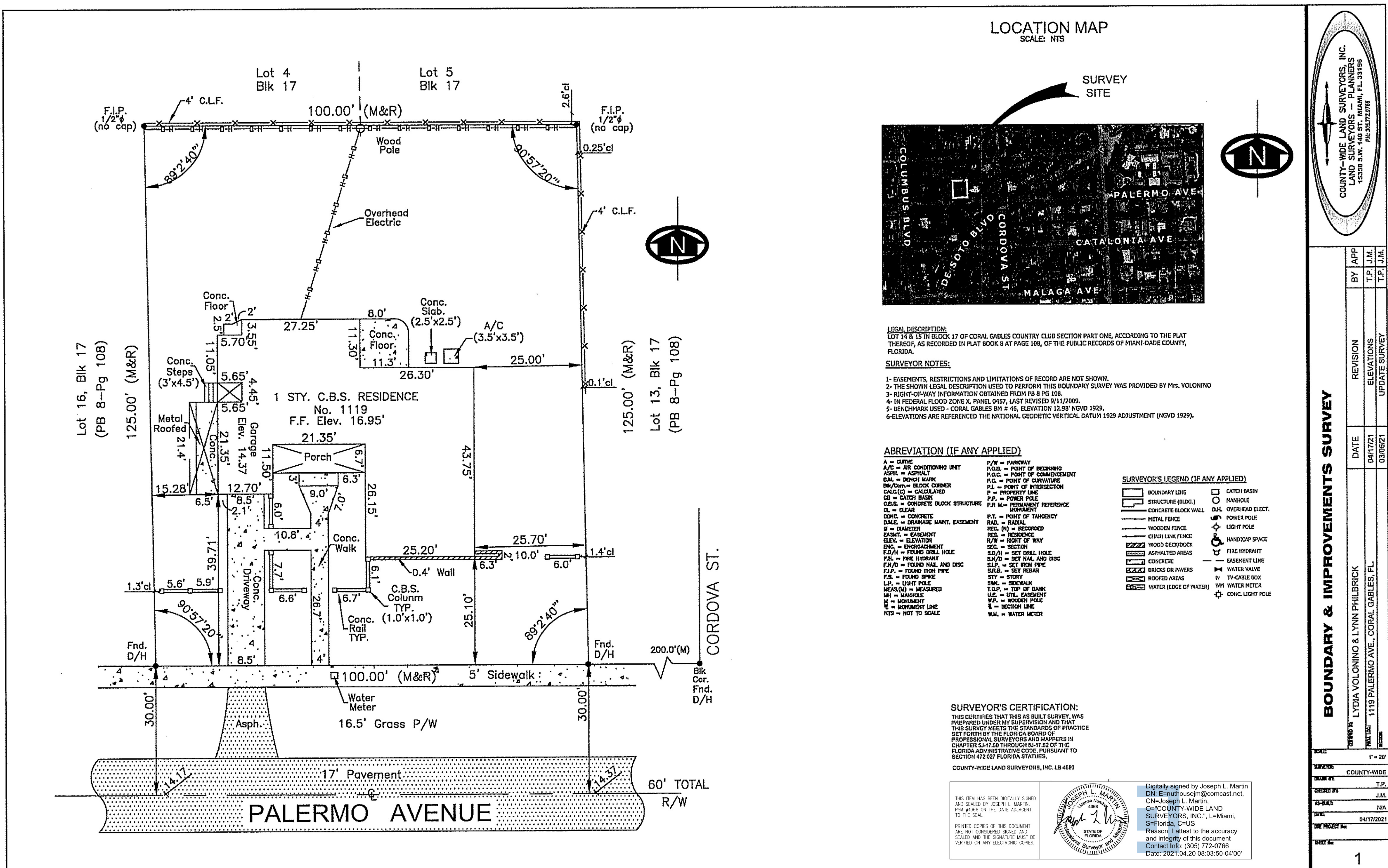


Consultant  
Address  
Address  
Phone  
Fax  
e-mail

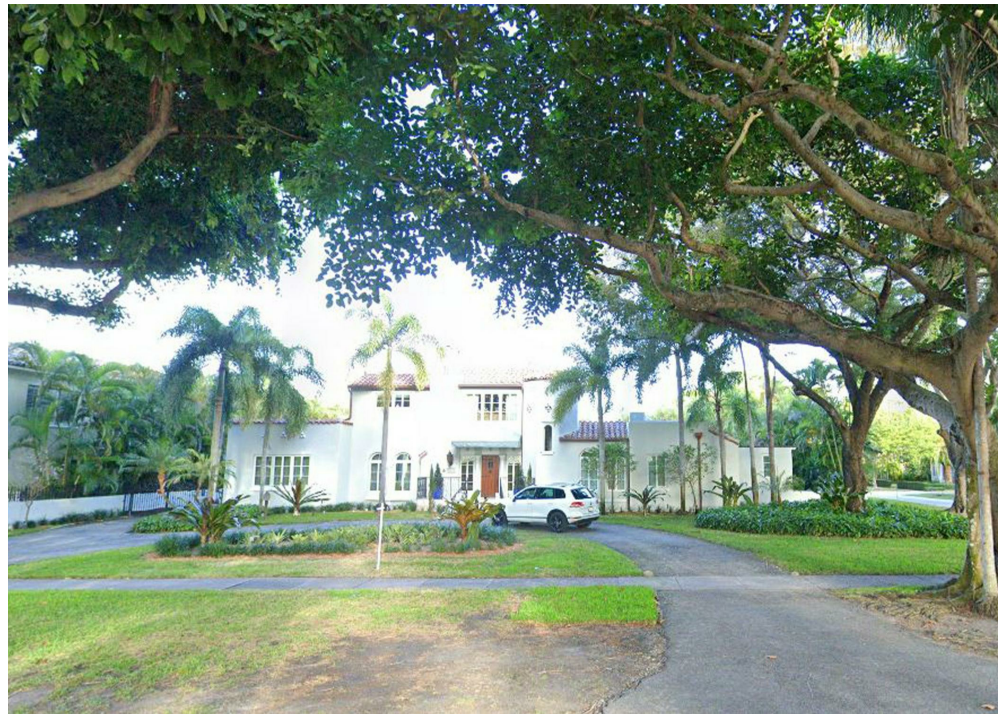
PROPERTY ADDRESS  
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Jeffrey Howard

# A0.3







2807 Columbus Blvd.



1141 Palermo Avenue



1119 Palermo Avenue



1109 Palermo Avenue



1101 Palermo Avenue



2901 Columbus Blvd.



Palermo Avenue



1122 Palermo Avenue



2900 De Soto Blvd.

ARCHITECT:



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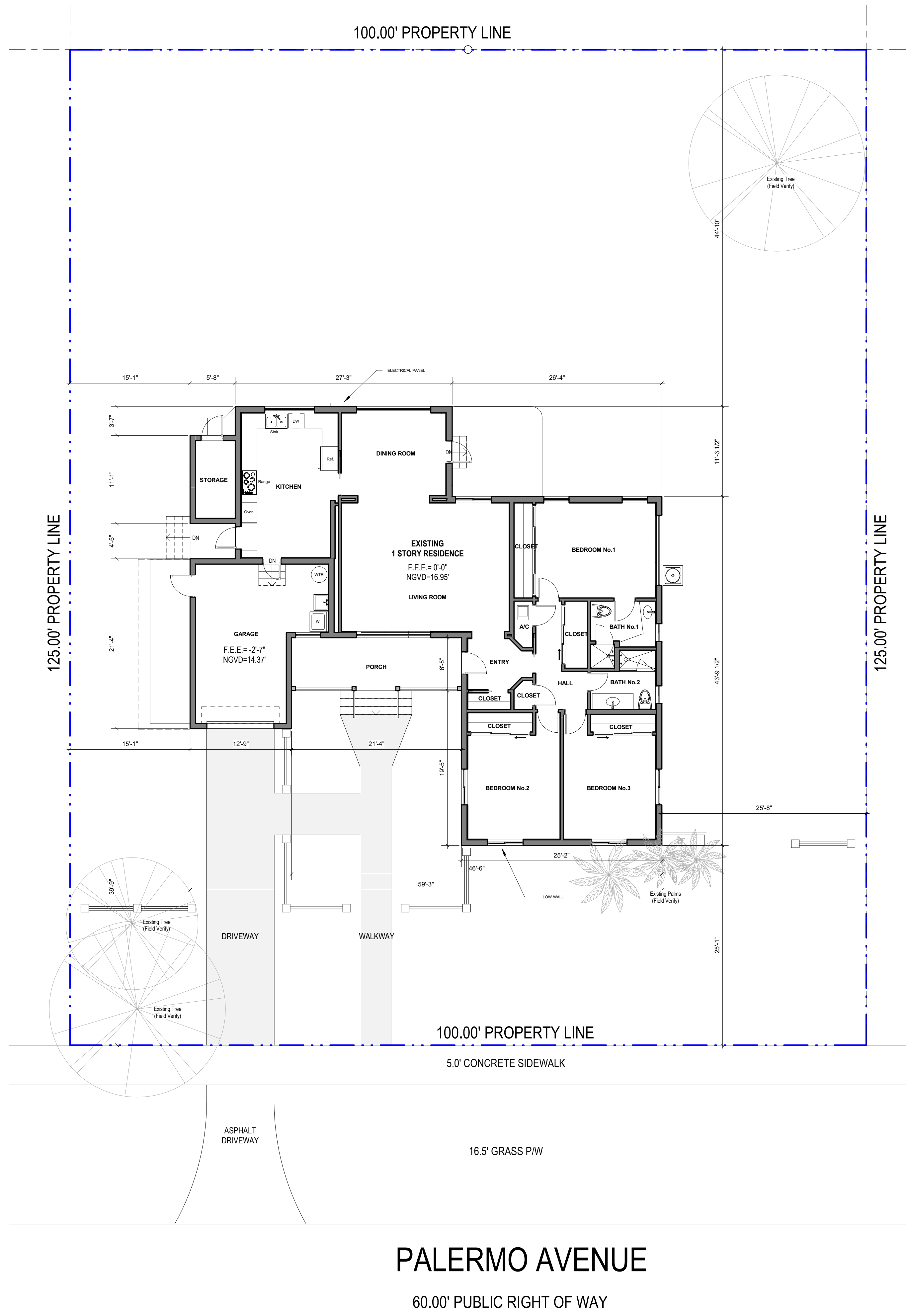
## Site & Contextual Photos

SCALE:

SHEET No.:

# A0.4





PALERMO AVENUE

60.00' PUBLIC RIGHT OF WAY

1 1st Ground Level - Existing  
1/8" = 1'-0"

ARCHITECT:

**bellin  
pratt &  
fuentes**  
architects llc

AA26000883

285 sevilla avenue  
coral gables, florida, 33134  
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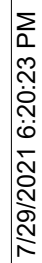
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SHEET TITLE:  
**Exisitng Floor  
Plan**

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

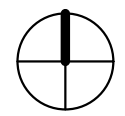
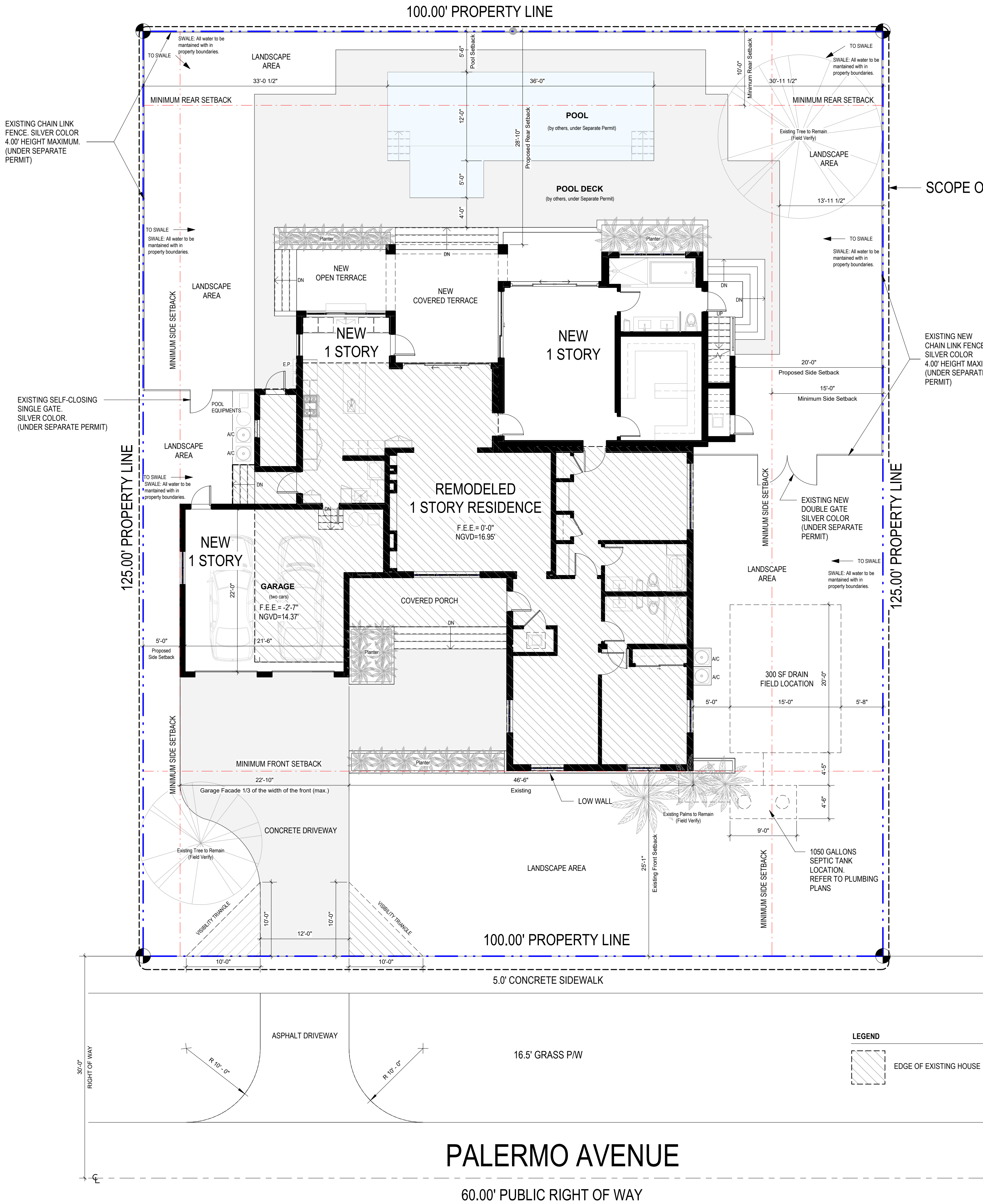
SHEET No.:  
**A0.5**





DEMOLITION KEYNOTES, ELEMENTS TO BE REMOVED	
NUMBER	DESCRIPTION
1106	Stove
1107	Oven
1109	Water Heater
1110	Washer Machine
1206	Kitchen Casework & Counter
1209	Wood Cabinet & Shelf
1504	AHU
1603	Electrical Panel (to be Relocated)
2201	Shower
2202	Toilet
2204	Lavatory Sink
2206	Sink & Faucet
2207	Mop Sink





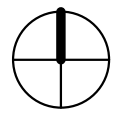
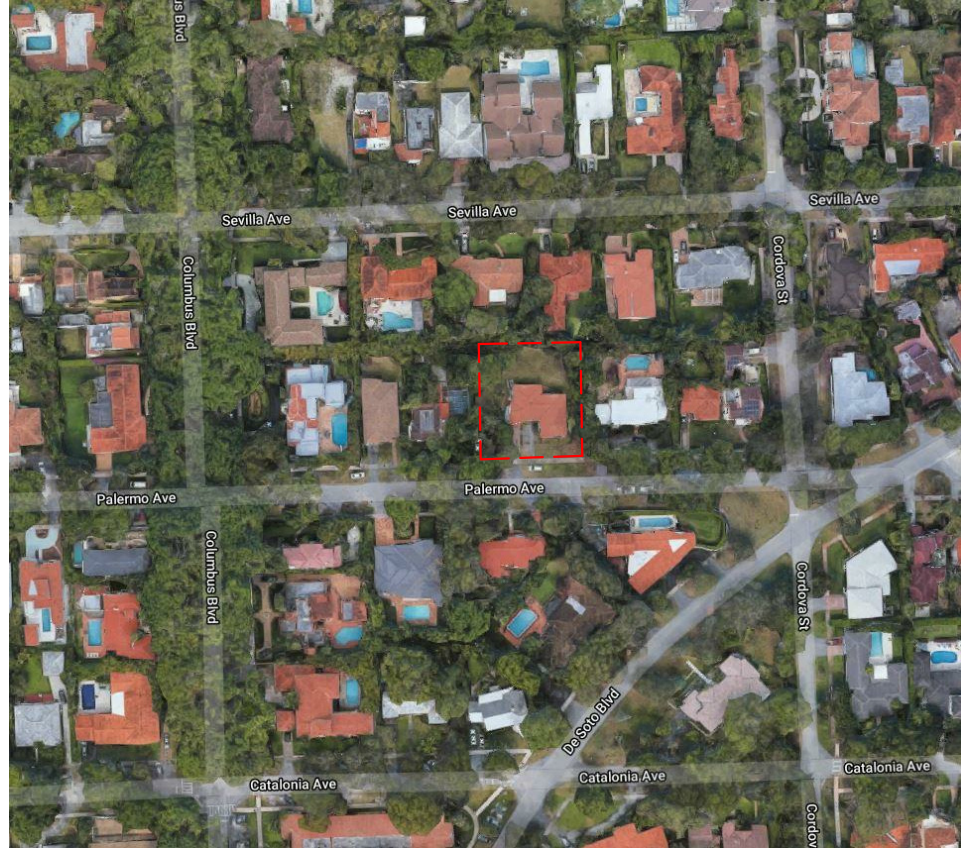
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Site Plan  
1/8" = 1'-0"

ZONING INFORMATION			
CITY	CITY OF CORAL GABLES		
PROPERTY TAX FOLIO	03-4118-003-2050		
PROPERTY ADDRESS	1119 PALERMO AVENUE, CORAL GABLES, FL 33134		
PROPERTY OWNER	Jeffery Howard		
LEGAL DESCRIPTION	Lots 14 & 15 in Block 17 of CORAL GABLES COUNTRY CLUB SECTION PART ONE, according to the Plat thereof, as recorded in Plat Book 8 at Page 108 of the Public Records of Miami-Dade County, Florida.		
APPLICABLE CODES	FLORIDA BUILDING CODE: RESIDENTIAL "2020 EDITION"		
	FLORIDA FIRE PREVENTION CODE: "5TH EDITION"		
	ZONING CODE OF CORAL GABLES, FLORIDA		
ZONING CLASSIFICATION	SFR - Single Family		
SITE AREA			EXISTING
NET SQ.FT.			12,500 S.F.
NET ACREAGE: 1 Acre = 43,560 SQ.FT.			0.29 Acres
LOT SIZE			EXISTING
LOT WIDTH			100'-0"
LOT DEPTH			125'-0"
SETBACKS		ALLOWED	PROPOSED
FRONT (South)		25'-0"	25'-1" (Existing)
REAR (North)		10'-0"	28'-10"
SIDE (East)		15'-0"	20'-0"
SIDE (West)		5'-0"	5'-0"
POOL SETBACK (North)		5'-0"	5'-6"
LOT COVERAGE Refer to Sheet A0.5 Diagrams		ALLOWED	PROPOSED
35% Maximum		4,375 SF	
45% Maximum: Main Bldg + Accessory Structure (Pool)		5,635 SF	4,678 SF
MAXIMUM FLOOR AREA Refer to Sheet A0.5 Diagrams		ALLOWED	PROPOSED
48% of First 5,000 SF of Lot Area		2,400 SF	
35% of Next 5,000 SF of Lot Area		1,750 SF	
30% of Remainder of the Lot Area		750 SF	
Total Floor Area		4,900 SF	3,022 SF
OPEN SPACE Refer to Sheet A0.5 Diagrams		ALLOWED	PROPOSED
OPEN SPACE: 40% of Lot Area		5,000 SF	8,762 SF
FRONT LANDSCAPE: 20% of the Required Open Space		1,000 SF	2,105 SF
MAXIMUM HEIGHT		ALLOWED	PROPOSED
		2-STORY OR 25.00 FT	1-STORY (10.00 FT)

#### ARCHITECTURAL NOTES

- THE SPECIFICATIONS, INCLUDED HERewith, ARE AN INTEGRAL PART OF THESE CONTRACT DOCUMENTS AND ALL CONDITIONS MENTIONED IN EITHER SHALL BE EXECUTED AS THOUGH SPECIFICALLY MENTIONED IN BOTH.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES. PERMIT SHALL BE POSTED ON A VISIBLE PLACE AT ALL TIMES. ALL PERMITS, UTILITY AND METER CONNECTION FEES SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
- REQUIREMENTS OF CODES AND REGULATIONS SHALL BE CONSIDERED AS MINIMUM. WHERE CONTRACT DOCUMENTS EXCEED W/O VIOLATION CODE AND REGULATION REQUIREMENTS, CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE. WHERE CODES CONFLICT, THE MORE STRINGENT SHALL APPLY.
- ALL REQUIRED PERMITS SHALL BE OBTAINED FROM THE BUILDING OFFICIALS AND A CERTIFICATE OF OCCUPANCY MUST BE OBTAINED BEFORE THE BUILDING IS OCCUPIED.
- ALL WORK, MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- ALL WORK FOR THIS PROJECT SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING HIMSELF WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
- CONTRACTOR TO REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED AND SHALL COORDINATE THIS WORK WITH ALL LOCAL UTILITY COMPANIES.
- CONTRACTOR MUST NOTIFY ARCHITECT IMMEDIATELY OF ANY UNEXPECTED OR UNKNOWN CONDITIONS, DISCREPANCIES IN THE DRAWINGS AND CONTRACT DOCUMENTS, ANY ERRORS OR OMISSIONS ON THE DRAWINGS IN THE FIELD PRIOR TO PROCEEDING WITH WORK OR SHOP FABRICATION.
- CONTRACTOR SHALL NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS, (WHETHER SHOWN OR NOT ON THE DRAWINGS) BID SHALL BE BASED ON THE MOST STRINGENT REQUIREMENT.
- CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM OWNER AND ARCHITECT PRIOR TO ANY CHANGES OR DEVIATION FROM CONTRACT DOCUMENTS.
- CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AREAS, AS WELL AS SURROUNDING AREAS FREE OF DEBRIS OR HAZARDOUS EQUIPMENT AT ALL TIMES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY ITEMS DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED.
- DISCREPANCIES: A- IN DISCREPANCIES OR CONFLICTS IN THE CONTRACT DOCUMENTS, THE MORE STRICT REQUIREMENTS WILL APPLY. B- THE CONTRACTOR SHALL HAVE ALL ITEMS OR DETAILS CLARIFIED WITH THE ARCHITECT PRIOR TO SUBMITTING A BID. OTHERWISE THE ARCHITECT'S INTERPRETATION SHALL BE FINAL. C- ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AT ONCE BEFORE PROCEEDING. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHALL BE FOLLOWED.
- ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIAL UNLESS OTHERWISE NOTED ON DRAWINGS.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS OF CONSTRUCTION. ALL SHOP DRAWING DIMENSIONS SHALL BE FIELD VERIFIED, REVIEWED AND APPROVED BY CONTRACTOR BEFORE SUBMITTAL.
- SHOP DRAWINGS WHICH ARE INCOMPLETE OR LACKING SUFFICIENT INFORMATION WILL BE RETURNED WITHOUT REVIEW. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



Location Map

#### SCOPE OF WORK

EXISTING 1 STORY RESIDENCE ALTERATION & ADDITION

#### ALTERATION LEVEL 2

INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.

#### SEPARATE PERMIT NOTE

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

- POOL & POOL DECK
- EXTERIOR DOORS
- IMPACT WINDOWS
- ROOFING
- FENCE

#### SITE PLAN NOTES

- TRIANGLE OF VISIBILITY NOTE: ALL TRIANGLES OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND HALF (2 1/2) FEET AND EIGHT (8) FEET ABOVE ESTABLISHED GRADE.
- EXISTING LANDSCAPE TO REMAIN: NEW LANDSCAPE TO COMPLY WITH CHAPTER 18A ORDINANCE #98-13 DADE COUNTY, REFER TO LANDSCAPE PLANS.
- POOL FENCE ENCLOSURE: A POOL, GATES UNDER SEPARATE PERMIT. GATES IN THE PROTECTIVE FENCE AND/OR WALL SHALL BE SPRING LOCK TYPE, SO THAT THEY SHALL AUTOMATICALLY BE IN A CLOSED AND FASTENED POSITION AT ALL TIMES. GATES SHALL ALSO BE EQUIPPED WITH SAFE LOCK AND SHALL BE LOCKED WHEN THE SWIMMING POOL IS NOT IN USE.
- ALL WATER TO BE MAINTAINED WITHIN PROPERTY BOUNDARIES. GRADE ELEVATION AT NEIGHBORS PROPERTY NOT TO BE DISTURBED.

- THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATION WITHIN THE BUILDING'S CONSTRUCTION ARE REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGE IN MATERIAL THAT ARE REQUESTED BY OR MADE BY THE CONTRACTOR AND/OR ITS SUB-CONTRACTORS, FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY AFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION OR ASSEMBLY.
- CONTRACTOR TO SUBMIT A MINIMUM OF FIVE (5) SETS OF COMPLETE SHOP DRAWINGS OR AS SUBMITTALS FOR APPROVAL BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS OF CONSTRUCTION.
- ALL SHOP DRAWING DIMENSIONS SHALL BE FIELD VERIFIED AND REVIEWED AND APPROVED BY THE CONTRACTOR BEFORE SUBMITTAL, AND SO NOTED. RE: REVIEW BY ARCHITECT OR ENGINEER REQUIRED BY SUBMITTAL NOT EVALUATED AND APPROVED BY CONTRACTOR SHALL BE PAID FOR BY THE CONTRACTOR ON HOURLY RATES ESTABLISHED IN ARCHITECTS CONTRACT FOR SERVICES FOR THIS PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND CONSTRUCTION MATERIAL FROM THE SITE (REFER TO NOTE #12). CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS CARPETS, WALLS, DOORS, ETC.
- UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF AS-BUILT ARCHITECTURAL, AND ELECTRICAL DRAWINGS ALONG WITH THE WRITTEN GUARANTIES, OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF AS-BUILT DRAWINGS. INFORMATION SHALL BE RECORDED BY CONTRACTOR AS CONSTRUCTION PROGRESSES.
- 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 THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
- SITE INVESTIGATION. BEFORE BIDDING, CONTRACTOR SHALL PERFORM A THOROUGH INVESTIGATION OF ACTUAL CONDITION AT THE JOB SITE, AND INCLUDE ALL WORKS REQUIRED TO GET THE JOB DONE AS INDICATED ON DRAWINGS OR NECESSITATED BY THE CONSTRUCTION, PERFORM ALL SUCH WORK WITHOUT ADDITION TO THE CONTRACT COST.
- ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDING IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- ALL DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION.
- EVEN THOUGH THE DRAWINGS ARE TO SCALE, DO NOT SCALE ANY OF THEM, FOLLOW THE DIMENSIONS, ELEVATIONS AND SPECIFICATIONS SHOWN ON PLANS.
- WHEN A DETAIL, DIMENSION, OR REFERENCE IS INDICATED AS "TYPICAL", IT APPLIES TO ALL SIMILAR SITUATIONS, WHETHER INDICATED OR NOT.
- SECTIONS OR DETAILS SHOWN, APPLY TO SIMILAR SITUATIONS, WHETHER INDICATED OR NOT AND UNLESS OTHERWISE NOTED.
- VERIFY ALL DIMENSIONS IN FIELD BEFORE FABRICATION.

ARCHITECT:



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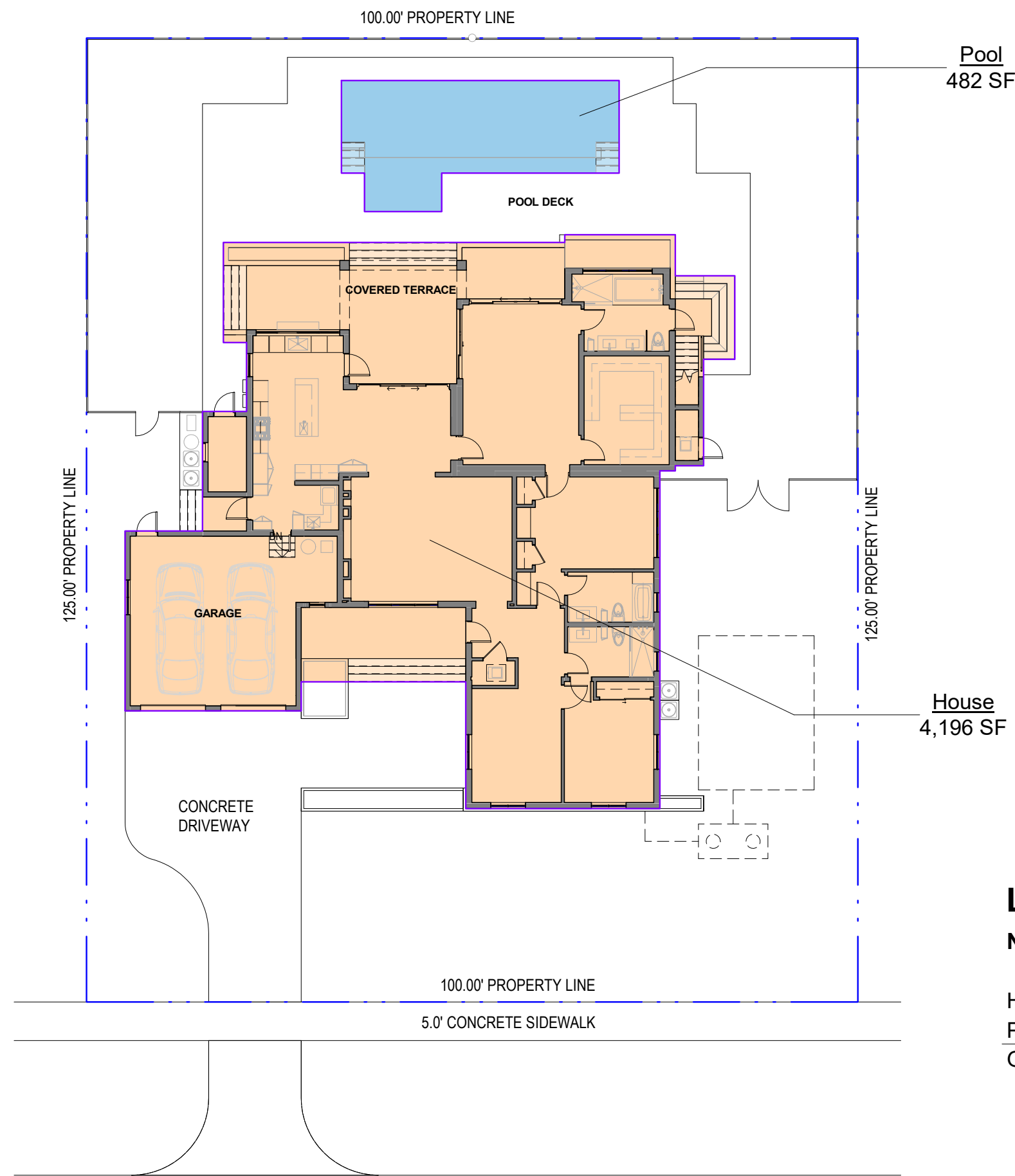
## Site Plan, Zoning Info & Building Data

SCALE: As indicated

SHEET No.:

# A0.7

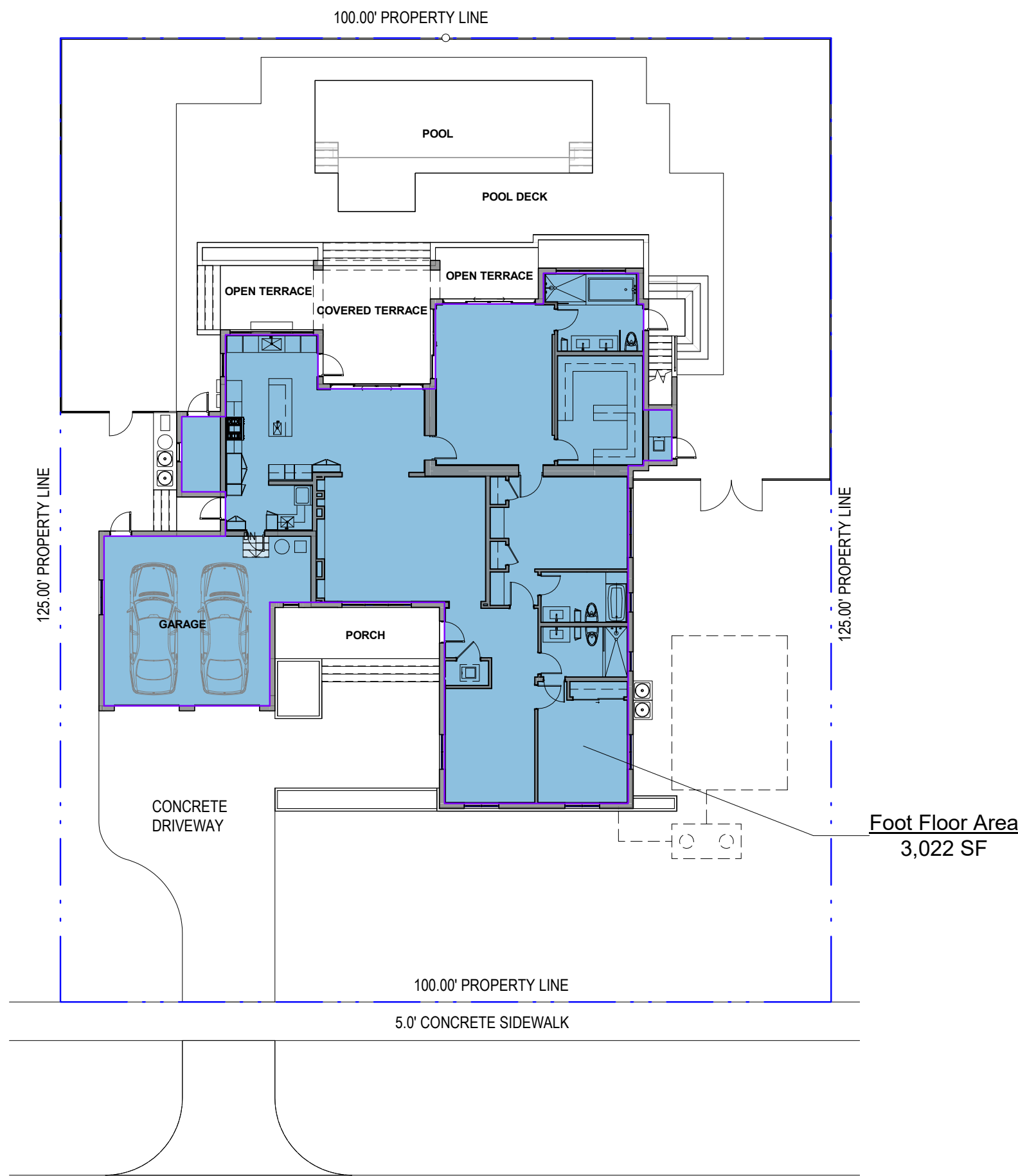




#### Lot Coverage Area

Name	Area
House	4,196 SF
Pool	482 SF
Grand total	4,678 SF

1 Lot Coverage  
1/16" = 1'-0"



2 Foot Floor Area  
1/16" = 1'-0"



3 Open Space Area  
1/16" = 1'-0"



4 Landscape & Paved Areas  
1/16" = 1'-0"

#### Landscape & Paved Area

Name	Area (Gross)
1st Ground Level	
Landscape	5,683 SF
Paved	2,157 SF

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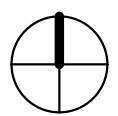
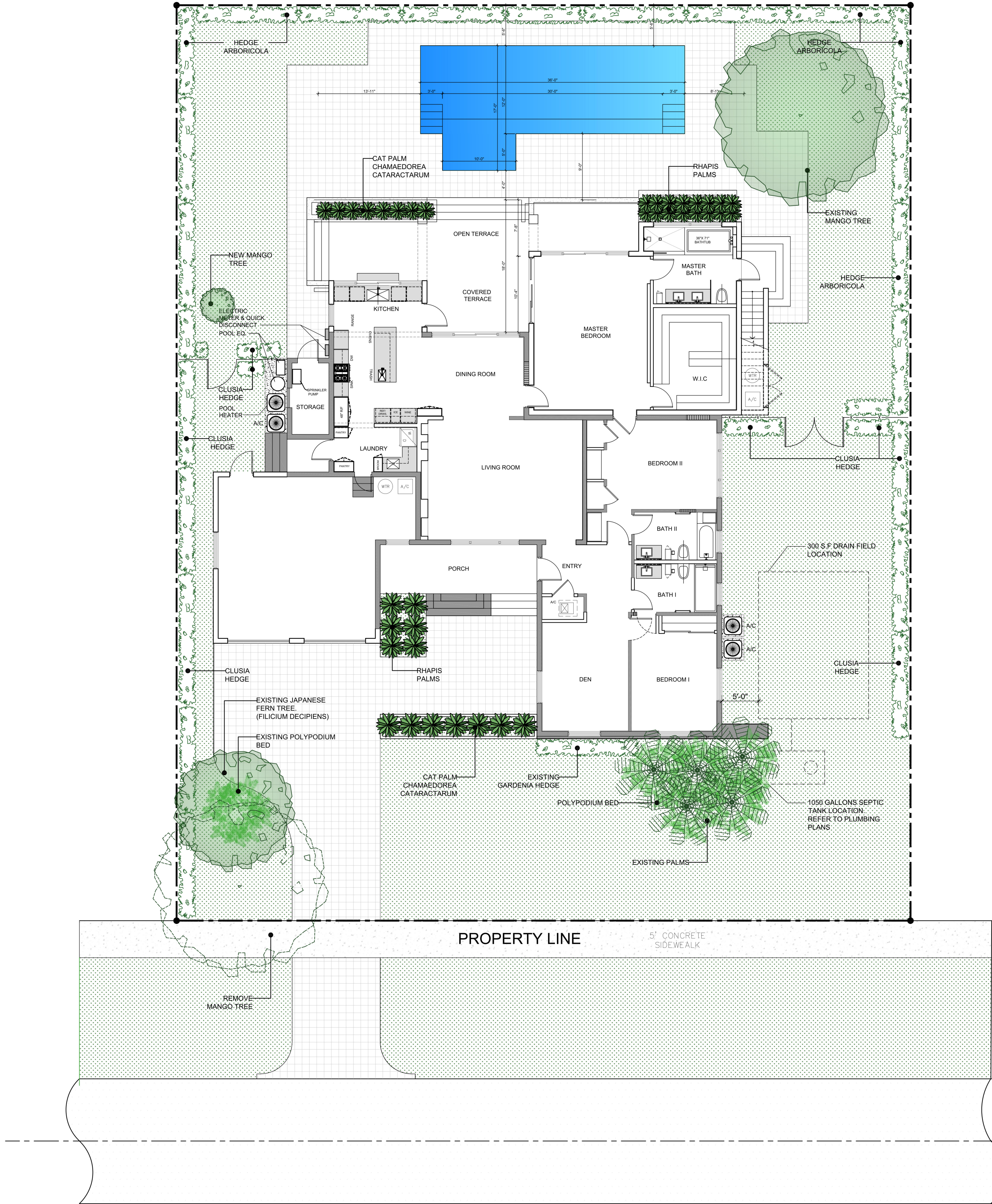
### Zoning Diagrams

SCALE: 1/16" = 1'-0"

SHEET No.:

# A0.8





1

Proposed Landscape Plan  
1/8" = 1'-0"

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REVISIONS:

No.	Description	Date

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SIGNATURE:  
MARSHALL BELLIN AR-5564  
GLENN H PRATT, AIA, AR-9608  
DAVID FUENTES AR-97043

SHEET TITLE:

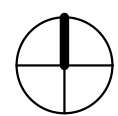
## Proposed Landscape Plan

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

SHEET No.:

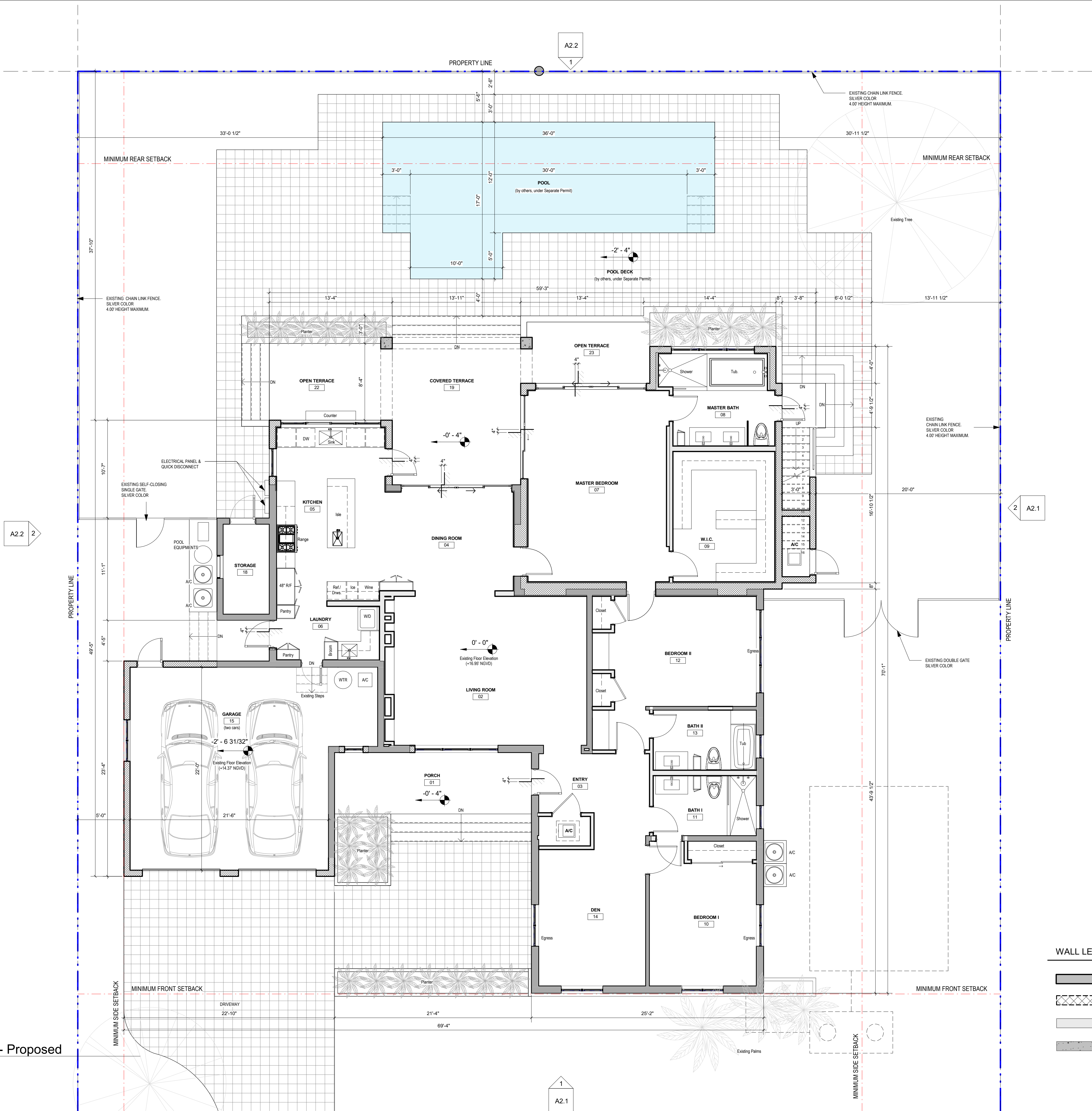
# L0.1





1

1st Ground Level - Proposed  
3/16" = 1'-0"



#### WALL LEGEND

- EXISTING WALL & STUD PARTITION
- NEW MASONRY WALL
- NEW PARTITION
- NEW CONCRETE COLUMN

ARCHITECT:



285 sevilla avenue  
coral gables, florida, 33134  
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

Consultant  
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PROJECT NAME:

### SINGLE FAMILY RESIDENCE. REMODEL & ADDITION

PROPERTY ADDRESS  
1119 Palermo Avenue  
Coral Gables FL 33134

OWNER INFORMATION  
Jeffrey Howard

#### Preliminary B.O.A.

ISSUE DATE: 6/10/2021  
PROJECT No.: 2021-04  
DRAWN BY: T.C. & D.F.  
APPROVED BY: M.B., G.P., D.F.

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SHEET TITLE:

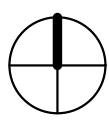
### Ground Floor Plan

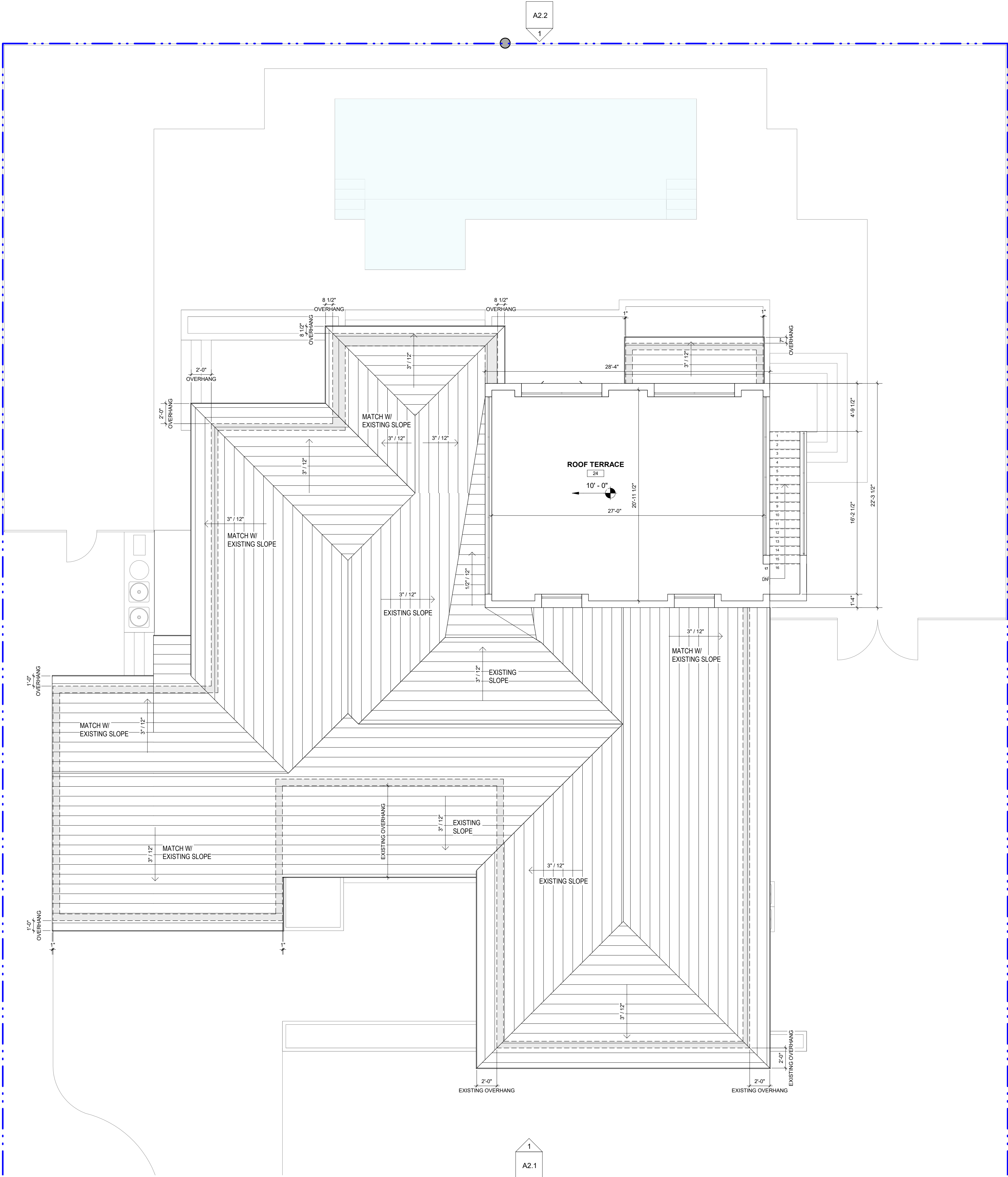
SCALE: As indicated

SHEET No.:

# A1.1



 1 Terrace Slab  
3/16" = 1'-0"



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DAVID FUENTES AR-97043

SHEET TITLE:

**Roof Terrace  
Plan**

SCALE: 3/16" = 1'-0"

SHEET No.:

**A1.2**



ARCHITECT:



AA26000883

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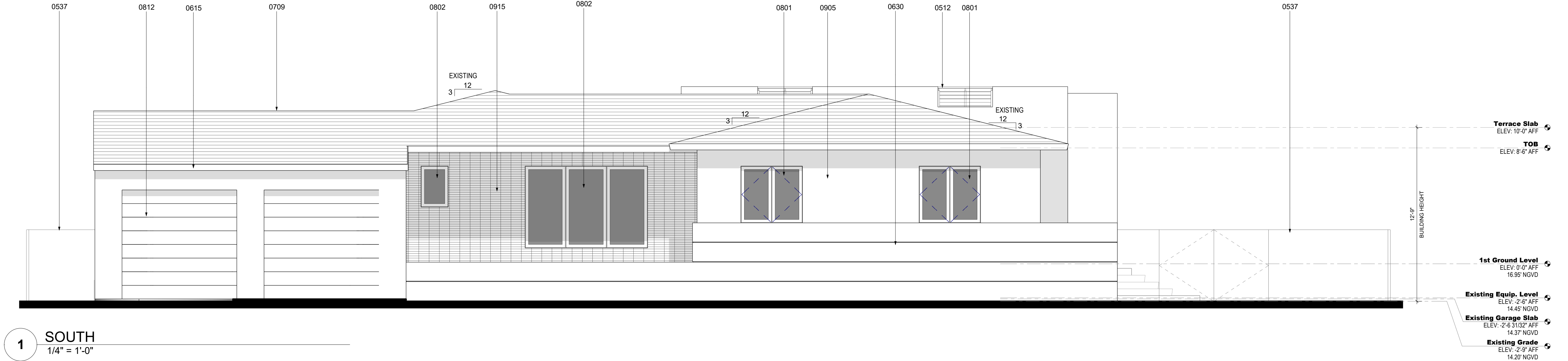
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SHEET TITLE:

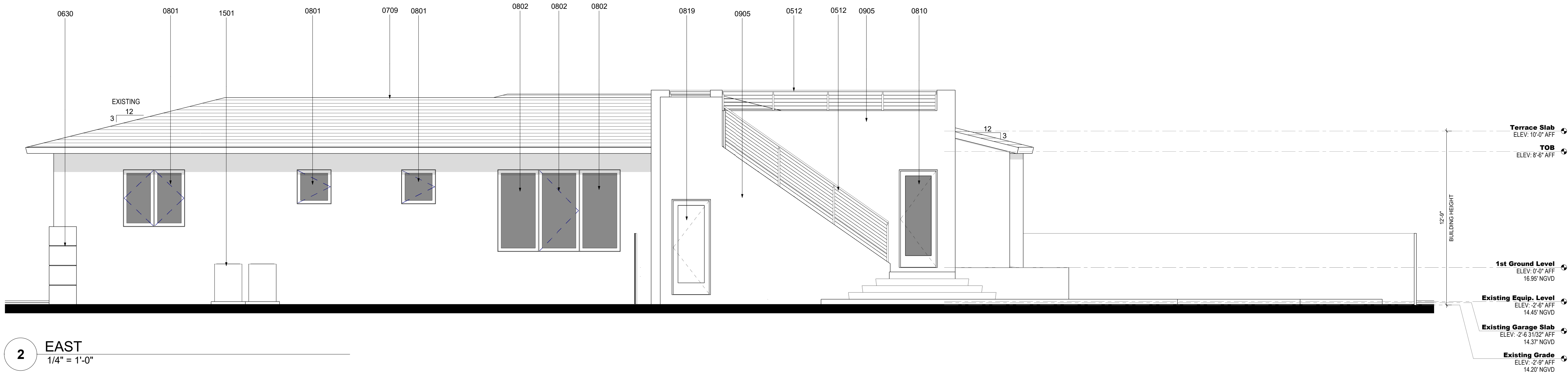
**Building Elevations**

SCALE: **As indicated**

SHEET No.: **A2.1**



**1 SOUTH**  
1/4" = 1'-0"



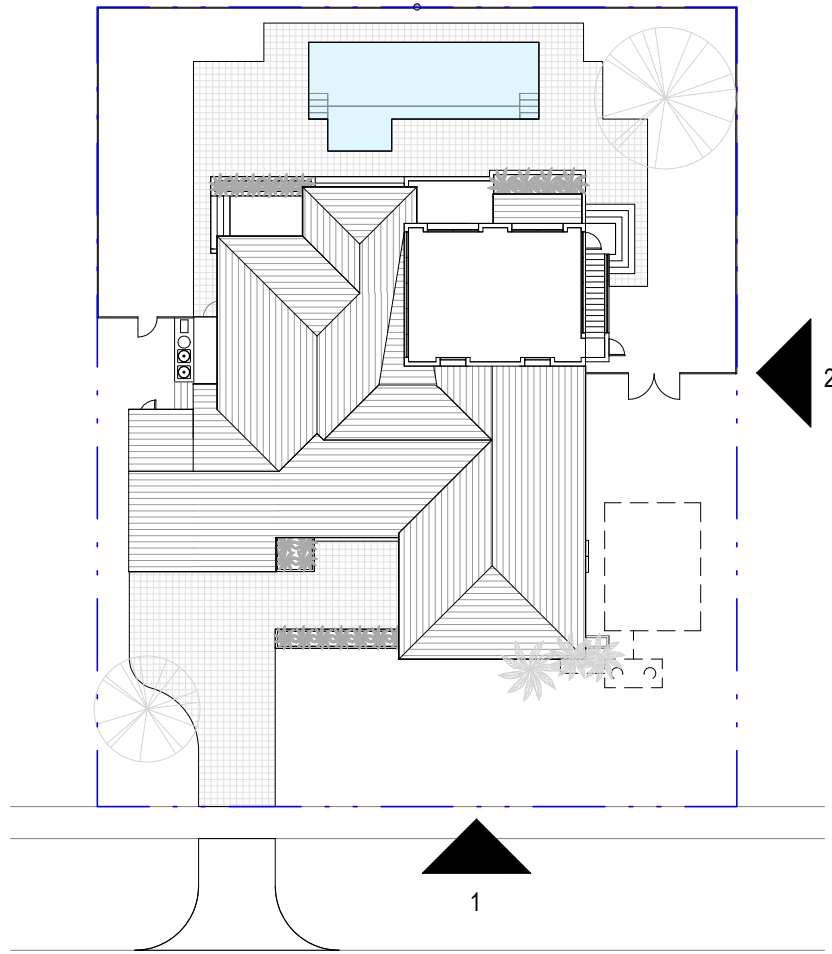
**2 EAST**  
1/4" = 1'-0"



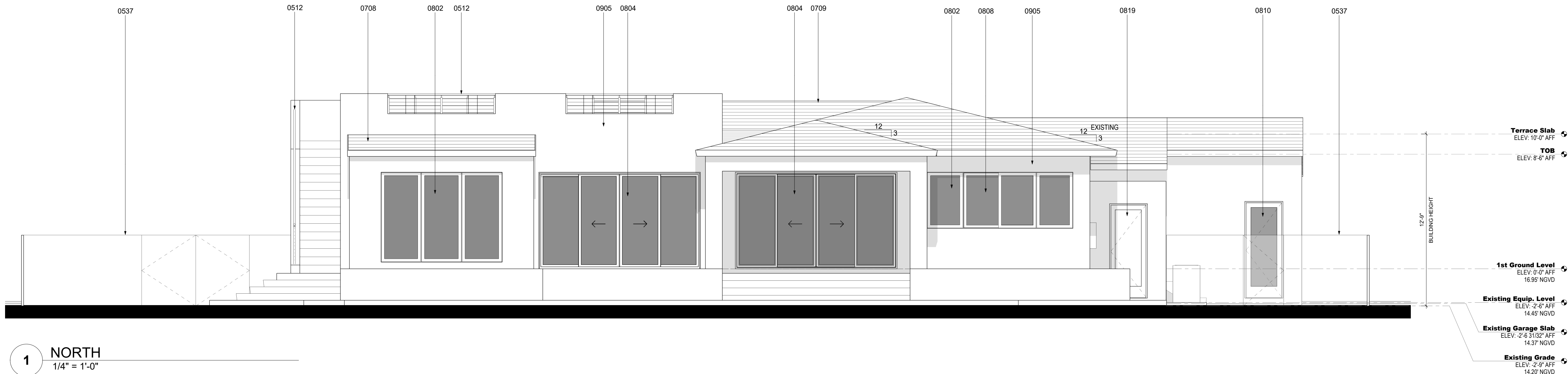
### ELEVATION NOTES

NUMBER DESCRIPTION

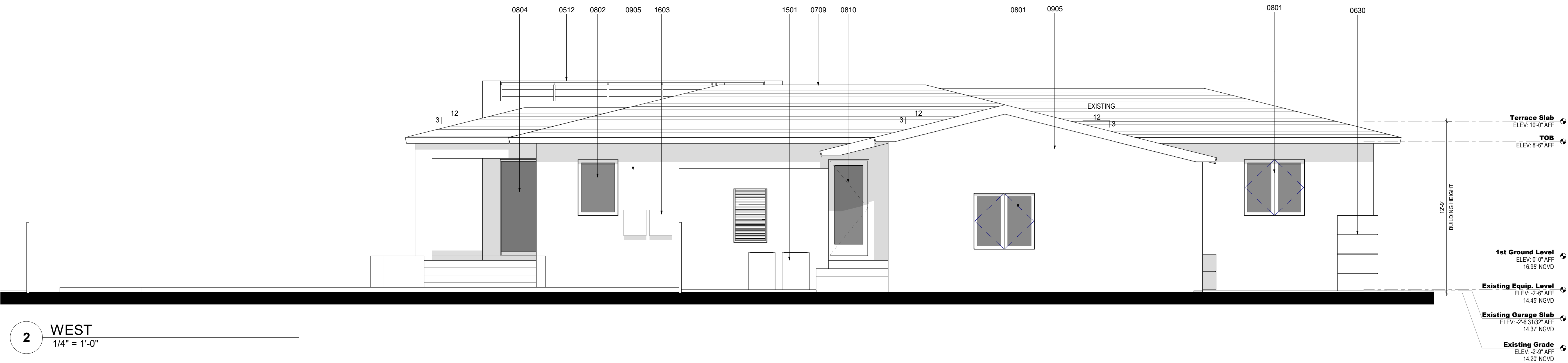
- 0512 Aluminum Railing 36" A.F.F.E. to reject 4" objects Submit shop drawings for approval prior fabrication
- 0537 Chain Link Fence
- 0615 Finished & Painted Wood Fascia
- 0630 Recessed Stucco
- 0709 Cement Roof Tile Gray Color
- 0801 Impact Resistance Aluminum Casement Glass Window
- 0802 Impact Resistance Aluminum Fixed Glass Window
- 0810 Impact Resistance Aluminum Swing Glass Door
- 0812 Overhead Aluminum Garage Door
- 0819 Impact Resitant Metal Door
- 0905 3/4" Smooth Stucco Finish
- 0915 Stone Cladding on CMU Wall
- 1501 Air Conditioning Equipment (refer to Mech. Plans)



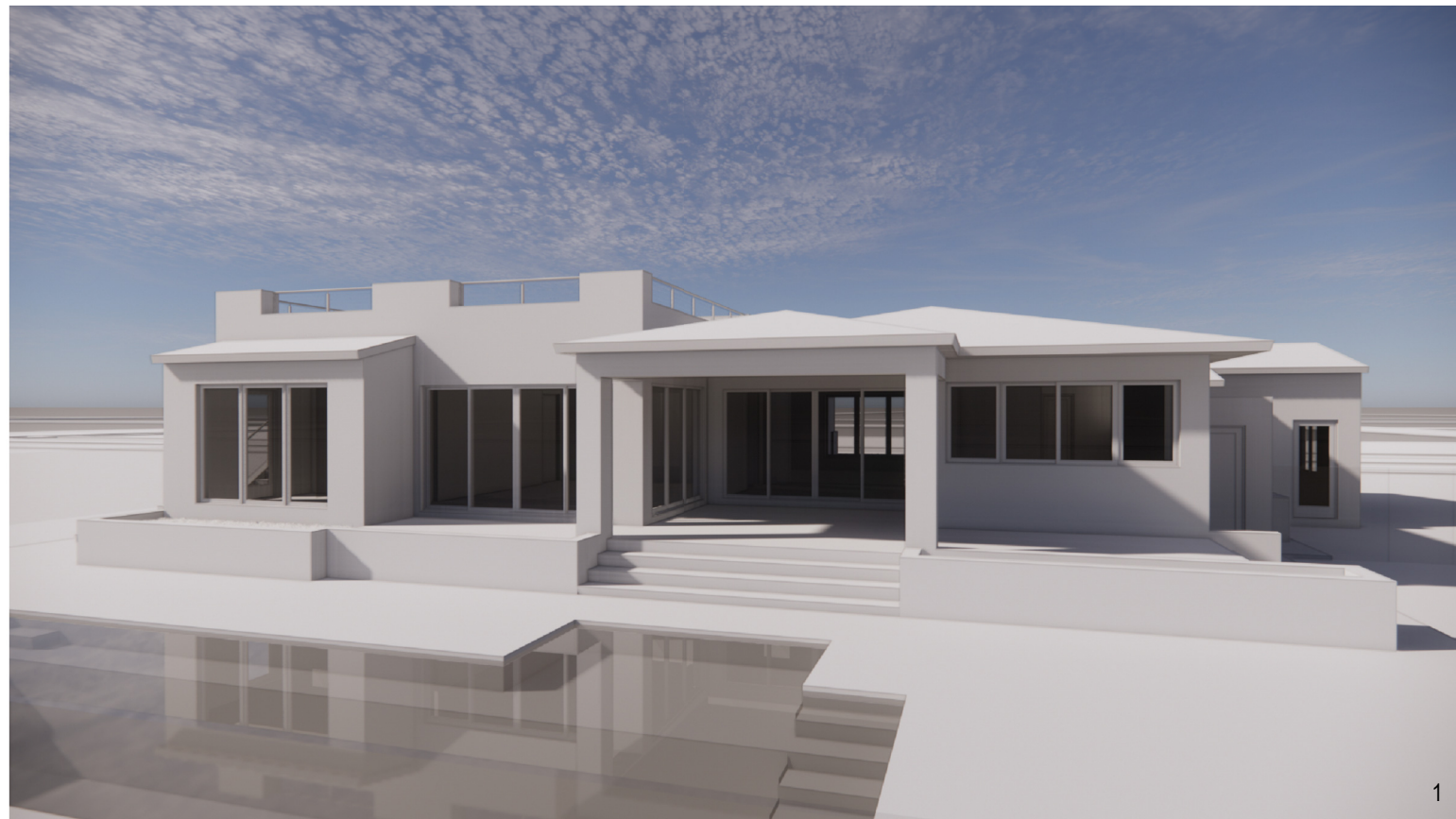




1 NORTH  
1/4" = 1'-0"

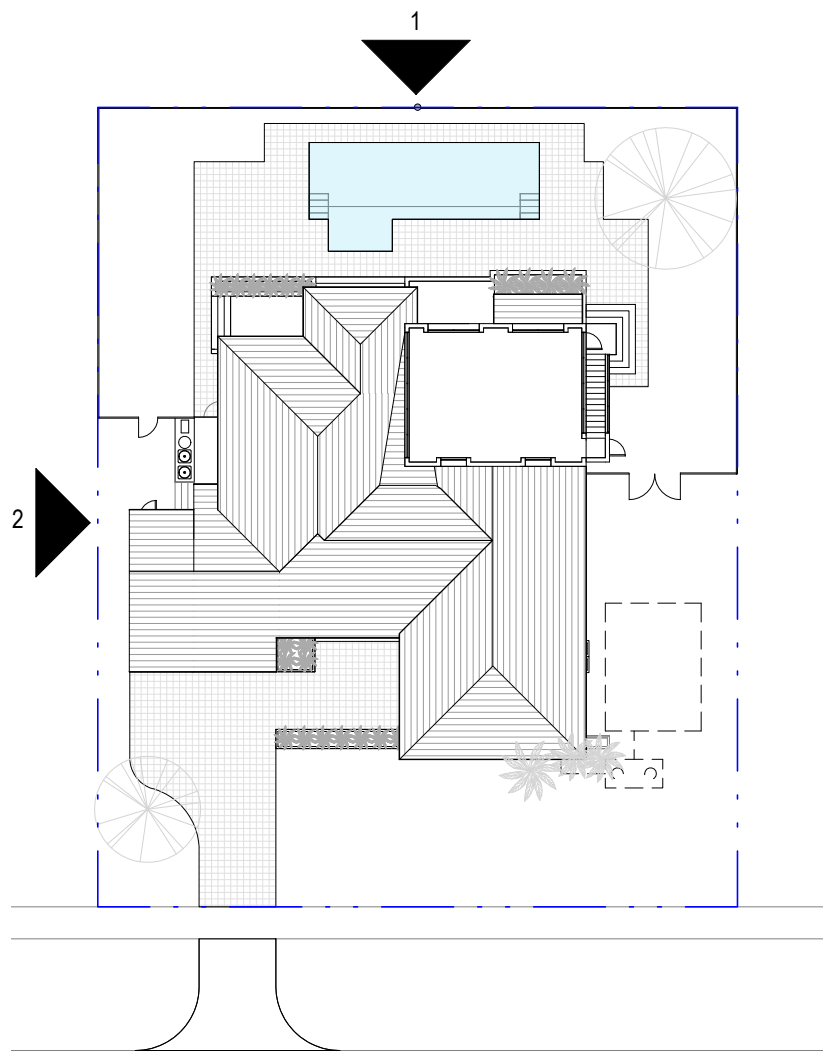


2 WEST  
1/4" = 1'-0"



## ELEVATION NOTES

NUMBER	DESCRIPTION
0512	Aluminum Railing 36" A.F.F.E. to reject 4" objects Submitt shop drawings for approval prior fabrication
0537	Chain Link Fence
0630	Recessed Stucco
0708	Cement Flat Roof Tile
0709	Cement Roof Tile Gray Color
0801	Impact Resistance Aluminum Casement Glass Window
0802	Impact Resistance Aluminum Fixed Glass Window
0804	Impact Resistance Aluminum Sliding Glass Door
0808	Impact Resistance Aluminum Slider Glass Window
0810	Impact Resistance Aluminum Swing Glass Door
0819	Impact Resitant Metal Door
0905	3/4" Smooth Stucco Finish
1501	Air Conditioning Equipment (refer to Mech. Plans)
1603	Electrical Panel (to be Relocated)



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DAVID FUENTES AR-97043

SHEET TITLE:

## Building Elevations

SCALE: As indicated

SHEET No.:

# A2.2





3D VIEW - SOUTH VIEW - FRONT



3D VIEW - SOUTH VIEW - ENTRY

ARCHITECT:



AA26000883

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DAVID FUENTES AR-97043

SHEET TITLE:

**Exterior Views**

SCALE:

SHEET No.:

**A8.1**





3D VIEW - NORTH VIEW - 1



3D VIEW - SOUTH VIEW - 2

ARCHITECT:



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DAVID FUENTES AR-97043

SHEET TITLE:

**Exterior Views**

SCALE:

SHEET No.:

**A8.2**





3D VIEW - NORTH VIEW - 1



3D VIEW - SOUTH VIEW - 2

ARCHITECT:



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APPROVED BY: Approver

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SHEET TITLE:

Exterior Views

SCALE:

SHEET No.:

A8.3