

SINGLE FAMILY RESIDENCE REMODEL & ADDITION

FOR:

JEFFREY HOWARD

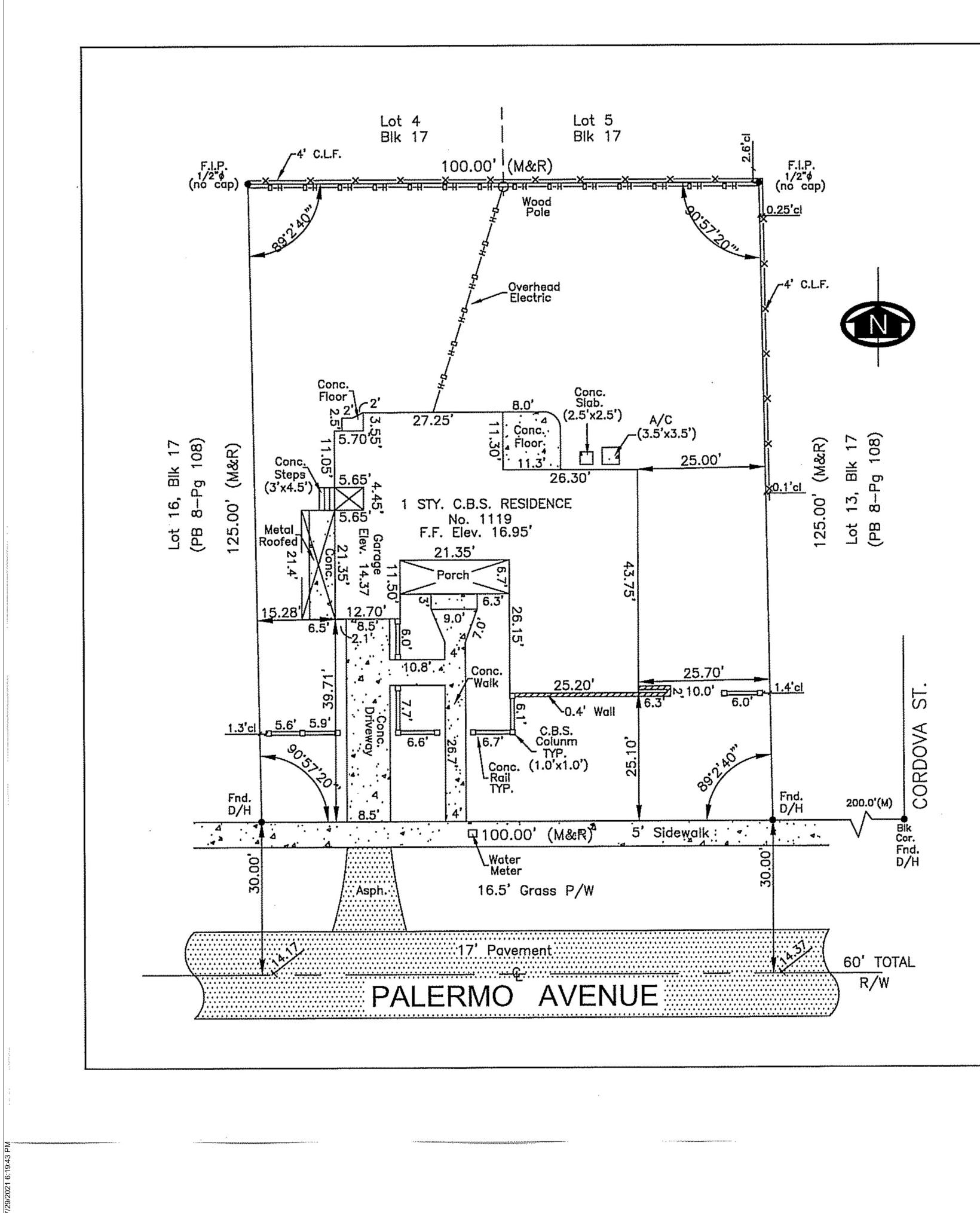
AT:

1119 Palermo Avenue Coral Gables, FL 33134

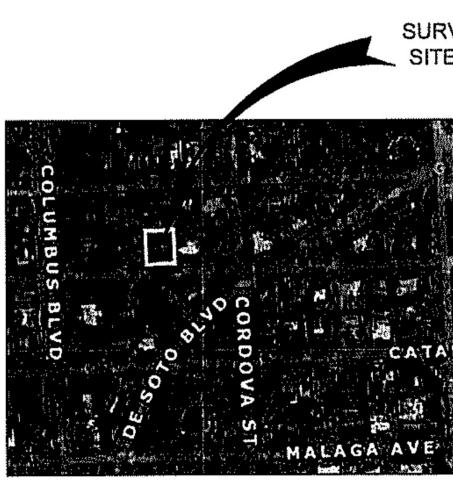
Drawing Contents

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Preliminary B.O.A. SSUE DATE: 6/10/2021 PROJECT No: 2021-04 DRAWN BY: T.C. & D.F. PROVED BY: M.B., G.P., D.F. REVISIONS: No. No. Description Date Date Herein Constitute Original work of THE ARCHITECT AND MAY ONLY BE DuplicATED with THEIR WRITTEN CONSENT
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.: AQQAQ



LOCATION MAP



LEGAL DESCRIPTION: LOT 14 & 15 IN BLOCK 17 OF CORAL GABLES COUNTRY CLUB SECTION PART C THEREOF, AS RECORDED IN PLAT BOOK 8 AT PAGE 100, OF THE PUBLIC RECO FLORIDA.

SURVEYOR NOTES:

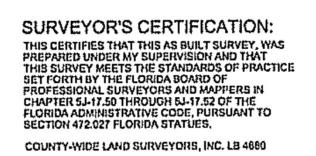
1- EASEMENTS, RESTRICTIONS AND LIMITATIONS OF RECORD ARE NOT SHOW 2- THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SUR 3- RIGHT-OF-WAY INFORMATION OBTAINED FROM PB 8 PG 108.

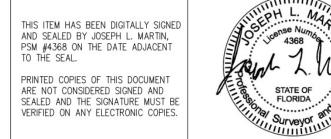
4- IN FEDERAL FLOOD ZONE X, PANEL 0457, LAST REVISED 9/11/2009 5- BENCHMARK USED - CORAL GABLES BM # 46, ELEVATION 12.98' NGVD 1925

G-ELEVATIONS ARE REFERENCED THE NATIONAL GEODETIC VERTICAL DATUM

ABREVIATION (IF ANY APPLIED)

A = CURVE A/C = AIR CONDITIONING UNIT ASPH. = ASPHALT DM. = DENCH MARK DBK/Com.= BLOCK CORNER CALC.(G) = CALCULATED CB = CATCH BASH C.E.S. = CONCRETE BLOCK STRUCTURE CL = CIEAR P/W = PARKWAY P.O.B. = POINT OF DECRMING P.O.C. = POINT OF COMMENCEM P.C. - POINT OF CURVATURE P.L - POINT OF INTERSECTION P - PROPERTY LINE P.P. - POWER POLE P.R. M.- PERMANENT REFERENCE OL - CLEAR HONGMENT P.T. = POINT OF TANCENCY RAD. = RADIAI. REC. (R) = RECORDED RES. = RESIDENCE R/W = RIGHT OF WAY SEC. = SECTION S.D/H = SET RON PRE S.H/D = SET RON PRE S.R.B. = SET ROM PRE S.R.B. = SET ROM PRE S.R.B. = SET ROM PRE CONC. - CONCRETE DALE - DRANAGE MAINT. EASEMENT DALE & DRAFACE MART, EASEM g' = DIAMETEREASIT. = EASEMONTELEV. = ELEVATIONENC. = DICROACHMENTF.D/H = FOUND DRUL HOLEF.H. = FREE HYDRANTF.H/D = FOUND IRON PIPEF.S. = FOUND IRON PIPEF.S. = FOUND SPIKEL.P. = LIGHT POLEMEAS.(M) = MEASUREDMH = MANDRIESTY - STORY SWE - STORY SWE - STORY SWE - STORY OF BANK U.E. - UTL. EASEMENT W.P. - WOODEN POLE $\frac{2}{3}$ - SECTION LINE MI - MARKUE M - KONAKAYT M - KONAKAYT M - KONAKENT LOKE NTS - NOT TO SCALE WAL - WATER METER





VEY THE AVE	COINTY-WIDE LAND SLIPVEYORS INC	LAND SURVEYORS - PLANNERS	PH: 305.172.0766	
		BY APP	T.P. J.M.	T.P. J.M.
NE, ACCORDING TO THE PLAT IDS OF MIAMI-DADE COUNTY, N. EY WAS PROVIDED BY Mrs. VOLONINO	EV.	REVISION	ELEVATIONS	UPDATE SURVEY
929 ADJUSTMENT (NGVD 1929).	s survey	DATE	04/17/21	03/06/21
SURVEYOR'S LEGEND (IF ANY APPLIED)	BOUNDARY & IMPROVEMENTS	AND N LYDIA VOLONINO & LYNN PHILBRICK	MALIAS: 1119 PALERMO AVE., CORAL GABLES, FL.	
Digitally signed by Joseph L. Martin DN: E=nuthousejm@comcast.net, CN=Joseph L. Martin, O="COUNTY-WIDE LAND SURVEYORS, INC.", L=Miami, S=Florida, C=US Reason: I attest to the accuracy and integrity of this document Contact Info: (305) 772-0766 Date: 2021.04.20 08:03:50-04'00'	SCALE BARNEYERS DRAIM BT: CHEDRED BY AS-BARD DATE: DRE MASJECT IN BELT INE	COUN	1" - TY-V	T.P. J.M. N/A

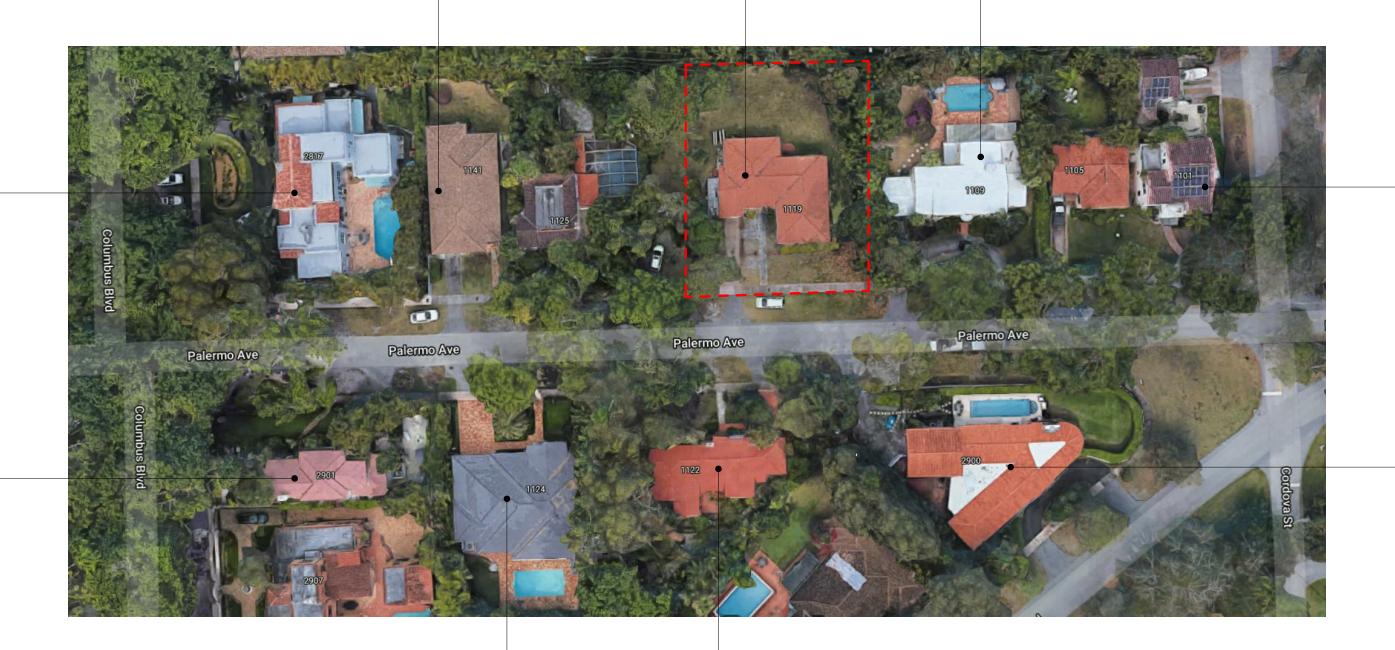
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@ 2021 BELLIN PRATT & FUENTES ARCHITECTS, LLC THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCE, DUPLICATE &/OR USED WITH THE WRITTEN CONSENT OF BELLIN PRATT & FUENTES ARCHITECTS, LLC.
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
ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT SEAL:
SIGNATURE: MARSHALL BELLIN AR-5564 GLENN H PRATT, AIA, AR-9608 DAVID FUENTES AR-97043 SHEET TITLE: Copy of Survey
SCALE: SHEET No.: A0.3



2807 Columbus Blvd.



1141 Palermo Avenue -



2901 Columbus Blvd.



Palermo Avenue -





1119 Palermo Avenue –



_____ 1109 Palermo Avenue



1122 Palermo Avenue



2900 De Soto Blvd.



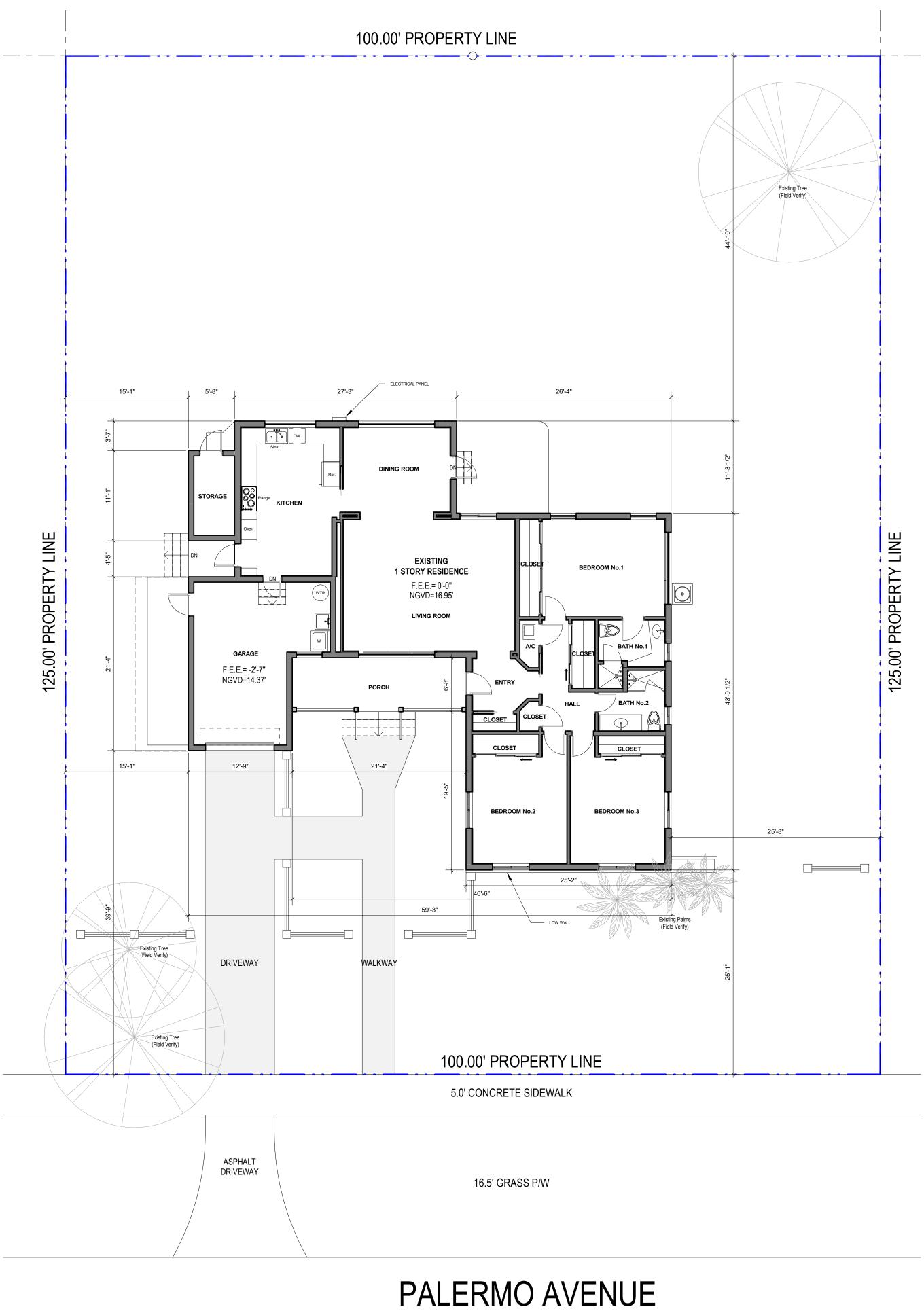


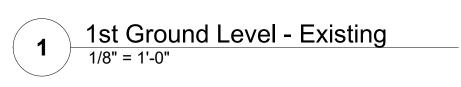
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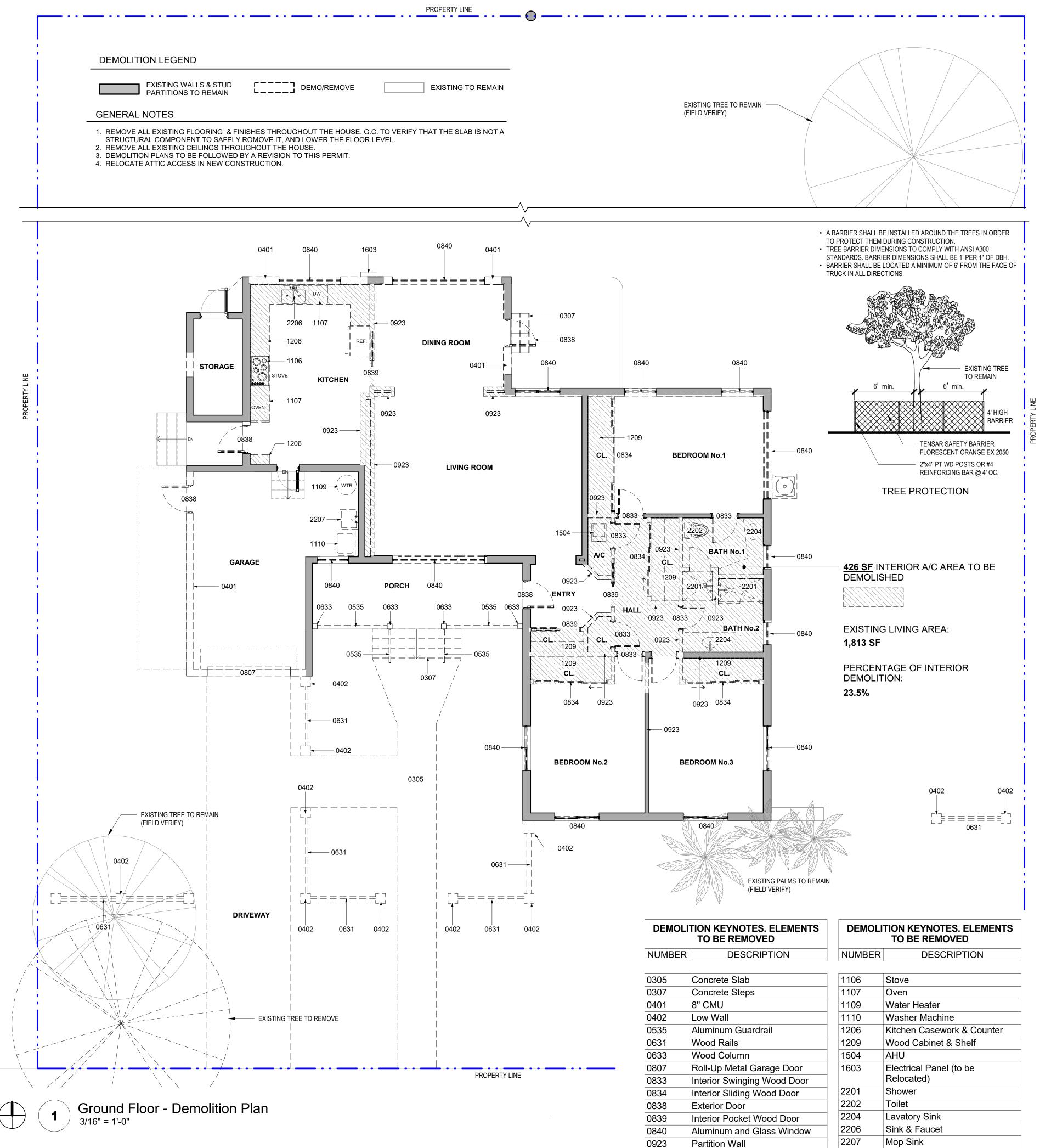
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60.00' PUBLIC RIGHT OF WAY

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ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT SEAL:
SIGNATURE: MARSHALL BELLIN AR-5564 GLENN H PRATT, AIA, AR-9608 DAVID FUENTES AR-97043 SHEET TITLE: Exisitng Floor Plan
SCALE: 1/8" = 1'-0" SHEET NO.: A0.5



ELECTRICAL DEMOLITION NOTES

1. ALL DEMOLITION WORK SHALL COMPLY WITH THE CODES AND STANDARDS INDICATED BELOW, INCLUDING CURRENT AMENDMENTS, ADDENDA AND ERRATA:

- NATIONAL ELECTRICAL CODE FLORIDA BUILDING CODE
 - NATIONAL FIRE PROTECTION ASSOCIATION LIFE SAFETY CODE

2. REFER TO ARCHITECTURAL PLANS, DETAILS AND DEMOLITION DRAWING PLANS FOR AREAS TO BE REMOVED OR RENOVATED. SYSTEMS TO REMAIN SHALL BE REWORKED AS REQUIRED TO BE FUNCTIONAL AT THE COMPLETION OF THIS PROJECT.

- 3. WIRING DEVICES, RACEWAYS AND WIRING DEMOLITION SHALL BE
- AS FOLLOWS: a. REMOVE ALL WIRING AND RACEWAY FROM WALLS TO BE
- REMOVED COMPLETELY UP TO THE NEAREST JUNCTION BOX TO REMAIN b. PROVIDE UL LISTED PLUGS AND WIRE NUTS TO ALL WIRING TERMINATIONS. AT THE EXISTING BOXES TO
- REMAIN. c. REMOVE ALL UNUSED WIRING AND RACEWAY AND DISPOSE IT ACCORDING TO APPLICABLE CODES.
- d. ALL CONCEALED JUNCTION BOXES SHALL BE ACCESSIBLE AT THE END OF THIS PROJECT.

4. PANEL BOARDS AND DISCONNECT SWITCHES SHALL BE REMOVED COMPLETELY. THE REMOVED EQUIPMENT SHALL BE REPLACED WITH NEW EQUIPMENT AS NOTED ON DESIGN DRAWINGS, ALL REMOVED RACEWAY AND WIRING SHALL BE REPLACED WITH NEW UL LISTED MATERIALS THAT MEET OR EXCEED THE SPECIFIED DESIGN. PROVIDE NEW ENGRAVED EQUIPMENT AND PANEL DESIGNATION WITH TYPE WRITTEN LOAD DIRECTORY INCLUDING LOAD TYPE AND ROOMS SERVED.

5. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS. SPECIAL ATTENTION SHALL BE GIVEN TO THE EXISTING ELECTRICAL DISTRIBUTION TO BE REUSED AS WELL AS EXISTING ITEMS THAT WILL BE REMOVED OR REPAIRED.

6. CONTRACTOR MUST BE AWARE THAT THE RENOVATION DOES NOT DEMOLISH ALL AREAS AND ANY DISTURBANCES TO NON RENOVATED AREAS MUST BE KEPT TO A MINIMUM. COORDINATE WITH ARCHITECT PRIOR TO ANY DEMOLITION WORK. ANY WORK THAT MUST BE DONE TO PATCH EXISTING FINISHES IS THE CONTRACTOR'S RESPONSIBILITY

7. PLEASE READ AND REVIEW ALL KEY NOTES PRIOR TO THE DEMOLITION PROCESS

8. PRIOR TO START OF ANY ELECTRICAL DEMOLITION, THE ELECTRICAL CONTRACTOR SHALL INTERCEPT AND DISCONNECT THE EXISTING FIRE ALARM SYSTEM (IF ANY) JUST OUTSIDE THE AREA OF DEMOLITION AND SECURE AS NECESSARY WHILE PROVIDING TEMPORARY FIRE ALARM PROTECTION AS REQUIRED BY ALL NATIONAL, LOCAL AND CITY CODES, COORDINATE CLOSELY WITH FACILITIES MAINTENANCE DEPARTMENT DURING THE DEMOLITION PHASE

9. THE CONTRACTOR IS TO PERFORM ALL WORK THAT DOES NOT REQUIRE A DISCONNECTION OF ELECTRICAL SERVICE PRIOR TO DE-ENERGIZING ANY PANELS, CIRCUIT BREAKERS, SWITCHES, ETC.

10. ELECTRICAL DEMOLITION KEYED NOTES SUPERCEDE THESE GENERAL ELECTRICAL DEMOLITION NOTES

11. ALL ELECTRICAL CIRCUITS OR SYSTEMS WHICH PASS THROUGH OR ARE AFFECTED BY THIS WORK SHALL BE MAINTAINED IN A COMPLETE AND FULLY OPERATIONAL CONDITION. PROVIDE TEMPORARY WIRING AND OR CONNECTIONS, IN COMPLETE CONDUIT SYSTEMS A S REQUIRED TO MAINTAIN FULL OPERATION OUTSIDE AREA OF CONSTRUCTION. PROVIDE PERMANENT CONNECTIONS ON THOSE ITEMS WHICH AREA RELOCATED TO ACCOMMODATE NEW CONSTRUCTION, ANY CIRCUIT THAT ARE LIBERATED AS A RESULT OF THIS DEMOLITION SHALL BECOME SPARE

12. REMOVE AL EXISTING ELECTRICAL LIGHTING FIXTURE AND THEIR ASSOCIATED JUNCTION BOXES, CONDUIT, WIRING AND ANY OTHER ELECTRICAL ITEMS AS REQUIRED FROM ALL SECTIONS OF EXISTING CEILING BEING REMOVED.

13. EXISTING FIRE ALARM DEVICES (IF ANY) AND RELATED CONDUIT AND WIRING ARE TO BE REMOVED SMOKE DETECTORS SHALL BE TURNED OVER TO THE OWNER

14. WHERE AN EXISTING FIXTURE OR DEVICE IS REMOVED BUT THE CIRCUIT(S) AND BOX ARE TO REMAIN TO MAINTAIN CIRCUIT CONTINUITY, THEN THE CONTRACTOR IS TO PROVIDE AN APPROPRIATE BLACK COVER PLATE ON THE BOX TO MATCH THE COVER PLATES ADJACENT DEVICES IN THE AREA

15. EXISTING RACEWAY AND BOXES MAY BE REUSED IF THEY MEET THE REQUIREMENTS FOR NEW WORK

16. ALL RELATED WIRING AND CONDUIT ASSOCIATED WITH EXISTING FIXTURES OR DEVICES TO BE REMOVED SHALL ALSO BE REMOVED WHERE NOT REUSED IN NEW CONSTRUCTION. WIRING SHALL BE REMOVED TO THE NEXT DEVICE OR TO THE OVERCURRENT PROTECTIVE DEVICE, AS APPLICABLE. ALL UNUSED CONDUITS ABOVE THE CEILING SHALL BE REMOVED, BUT UNUSED CONDUITS WITHIN NON-ACCESSIBLE WALLS MAY BE ABANDONED

PLUMBING DEMOLITION NOTES

1. ALL DEMOLITION WORK SHALL COMPLY WITH THE APPLICABLE CODES AND STANDARDS.

2. REMOVE ALL EXISTING PLUMBING FIXTURES REQUIRED AND CAP ALL END LINE ASSOCIATED PIPING TO ALLOW FOR A CONTINUOUS REFINISH.

3. PROVIDE NEW VENT, SANITARY AND WATER BRANCHES PIPING AND CONNECT TON EXISTING APPROPRIATED PIPING, REQUIRED TO PROVIDE PROPER WORKING OF PLUMBING SYSTEM WHERE FIXTURES SHALL BE AS EXISTING TO REMAIN.

4. EXISTING PLUMBING FIXTURES TO BE REMOVED AND ANOTHER SHALL BE AS IS TO REMAIN. PROVIDE ALL PIPING OFFSET AND FITTING WITH APPROPRIATED CONNECTION AND FLOW DIRECTION AS PER PLUMBING FBC 2007

5. CONTRACTOR TO FIRE PROTECT AND SEAL ALL OPENINGS AND PIPE PENETRATIONS through FIRE RATED WALLS AND CEILING. MATERIALS AND FIRE RATING METHODS SHALL BE APPROVED BY THE LOCAL AUTHORITIES PRODUCT CONTROL APPROVAL DEPARTMENT AND SHALL BE UL LISTED.

6. EXISTING WATER METER. PROVIDE APPROVED BACK PREVENTER (BFP) MATCH TO EXISTING DOMESTIC WATER SIZE.

7. VERIFY AVAILABLE PRESSURE ON THE TOP OF BLDG. MIN. 8 PSI FOR STANDARD FIXTURES, 15 PSI FOR URINAL VALVE, 25 PSI WATER CLOSET FLUSH TANK.

PLUMBING DEMOLITION NOTES (CONT.)

8. CONTRACTOR SHALL COORDINATE EXACT LOCATION OF SANITARY, STORM AND DOMESTIC WATER PIPING BEFORE STARTING ANY WORK. NOTIFY ARCHITECT/ENGINEER OF ANY DEVIATIONS FROM DEMOLITION DRAWINGS

9. CONTRACTOR TO FIRE PROTECT AND SEAL ALL OPENINGS AND PIPE PENETRATIONS THROUGH FIRE RATED WALLS AND CEILING. MATERIALS AND METHODS OF FIRE RATING SHALL BE APPROVED BY THE LOCAL PRODUCT CONTROL APPROVAL DEPARTMENT AND SHALL BE U.L. LISTED.

10. SAW OR CUT CORE DRILL SLAB AS REQUIRED TO REMOVE OR CAP PLUMBING WORK. PATCH SLAB TO MATCH EXISTING AND SEAL ALL PENETRATIONS TO MAINTAIN FIRE RATING OF FLOOR.

11.PUMP OUT AND VERIFY CONDITION OF EXISTING GREASE TRAPS. NOTIFY ARCHITECT OF ANY IDENTIFIED CONDITION.

12. MAINTAIN WORK AREAS AT A NEGATIVE PRESSURE RELATIVE TO THE REMAINDER OF THE BUILDING. COVER ALI OPENINGS INTO THE BUILDING. ALERT THE OWNER TO THE POSSIBILITY OF DUST FROM DEMOLITION / CONSTRUCTION ACTIVITIES AT LEAST 24 HOURS IN ADVANCE OF SUCH OPERATION, IN WRITING.

13. INSTALL TEMPORARY CAPS AT TERMINATION POINTS OF EXISTING DUCTS, PIPING, ETC. TO REMAIN DURING DEMOLITION PHASES. REFER TO PLAN DRAWINGS FOR CONNECTION ASSOCIATED WITH PRELIMINARY CONSTRUCTION WORK AND FOR FINAL POINTS OF CONNECTION OF NEW CASING, DUCTWORK, PIPES ETC. TO EXISTING.

14. CONTRACTOR SHALL DETERMINE EXACT TERMINATION POINTS OF EXISTING PIPING, DUCTWORK, ETC. AND COORDINATE THE CONNECTION OF NEW WORK AS NECESSARY TO PROVIDE A COMPLETE WORKING SYSTEM AS INDICATED BY PLANS AND SPECIFICATIONS

15. CONTRACTOR SHALL COORDINATE WITH EXISTING SYSTEMS WHICH SHALL REMAIN IN OPERATION DURING DEMOLITION AND CONSTRUCTION PHASES AND COORDINATE WITH OTHER TRADES (HVAC, PLUMBING, ELECTRICAL CONDUITS, ETC.) TO RELOCATE OR REROUTE EXISTING DUCTWORK, PIPING CONDUITS, ETC. AS NECESSARY TO ACCOMMODATE THE NEW WORK AND PROVIDE A COMPLETE WORKING SYSTEM

MECHANICAL DEMOLITION NOTES

1. ALL DEMOLITION WORK SHALL COMPLY WITH THE APPLICABLE CODES AND STANDARDS, REMOVE ALL EXISTING HVAC FIXTURES ON DEMOLITION AREA AND CAP ANY END SERVING CONNECTED TO EXISTING TO REMAIN SYSTEM TO ALLOW REFINISH.

2. THE CONTRACTOR SHALL GUARANTEE THAT DUCT PENETRATIONS TO REMAIN MAINTAIN INTEGRITY OF RATED CONSTRUCTION. FIRE SEAL ALL DUCT PENETRATIONS AT FIRE-RATED WALLS. PROVIDE REQUIRED SMOKE OR FIRE DAMPER. REFER TO MECHANICAL DESIGN FOR ANY ADDITIONAL REQUIREMENTS.

3. PATCH ANY EXISTING OPENINGS IN FIRE RATED WALLS

4. ALL WORK SHALL BE FIELD CHECKED BEFORE INSTALLATION AND COORDINATED WITH ALL OTHER TRADES.

5. FOR ALL BUILDING AFFECTED BY THIS PROJECT, RELOCATION OR INSTALLATION OF ANY PIECE OF EQUIPMENT SHALL BE REPAIRED AND FINISHED AS REQUIRED TO MATCH EXISTING CONDITIONS OR AS DIRECTED BY THE ARCHITECTURAL DRAWINGS AND/OR SPECIFICATIONS.

6. REMOVE EXISTING REFRIGERANT LINES AND CONDENSING PIPING FROM AFFECTED DEMOLITION AREAS.

7. WHERE INTERFERENCE OCCUR AND DEPARTURES FROM INDICATED ARRANGEMENTS ARE REQUIRED, COORDINATION WITH OTHER TRADES INVOLVED WILL BE REQUIRED TO DETERMINE CHANGES ON LOCATION, SIZES AND ELEVATIONS OF PIPING, DUCTWORK, ETC, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE CHANGE ACCOMPANIED BY A DETAILED DRAWING FOR APPROVAL FROM ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH ANY CHANGE OR DEPARTURES FROM CONTRACT DOCUMENTS.

8. WHERE INDICATED, EXISTING MECHANICAL SYSTEM SHALL REMAIN IN SERVICE EXCEPT AS REQUIRED FOR SCHEDULE OUTAGES. PROVIDE TEMPORARY SERVICES AS REQUIRED TO KEEP EQUIPMENT IN OPERATION

9. REMOVE ALL EXISTING MECHANICAL EQUIPMENT AND DEVICES IN THE AREAS MARKED FOR DEMOLITION. THIS INCLUDES AIR HANDLING UNITS, CONDENSING UNITS, AIR CONDITIONING UNITS, FANS, DUCTWORK, PUMPS, PIPING, CONTROLS, HOODS AND RELATED HVAC EQUIPMENT

10. NO ATTEMPT HAS BEEN MADE TO SHOW ALL EXISTING MECHANICAL DEVICES AND EQUIPMENT. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AT THE SITE PRIOR TO START THE JOB

11. PIPING MAY BE ABANDONED IN WALLS IF IT DOES NOT ENCROACH ON SPACE REQUIRED FOR NEW WORK AND IS COMPLETELY CONCEALED

12. EQUIPMENT AND EXISTING CONDITIONS WERE TAKEN FROM OWNER'S ORIGINAL DRAWINGS AND IS INTENDED AS AN AID TO SHOW THE GENERAL LOCATION AND EXTENT OF MAJOR SYSTEMS. NOTE THAT THE PIPING OCCURS IN CHASES AND OTHER LOCATIONS BUT IS NOT SHOWN. FIELD VERIFY EXTENT OF DEMOLITION REQUIRED PRIOR TO START THE JOB

13. REMOVE ALL EXISTING STEAM AND CONDENSATE PIPING AND RELATED DEVICES, FITTINGS, VALVES, HANGERS, ETC. FROM THE CRAWL SPACE (IF ANY) EXCEPT WHERE REQUIRED TO REMAIN IN SERVICE

CONSULTANTS: Consultant Address Address Phone Fax e-mail

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PROJECT NAME:

SINGLE FAMILY **RESIDENCE. REMODEL & ADDITION**

PROPERTY ADDRESS 1119 Palermo Avenue Coral Gables FL 33134 OWNER INFORMATION

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:

Jeffrey Howard

No.	Description	Date	

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

SEAL:

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

SHEET TITLE:



ARCHITECT:

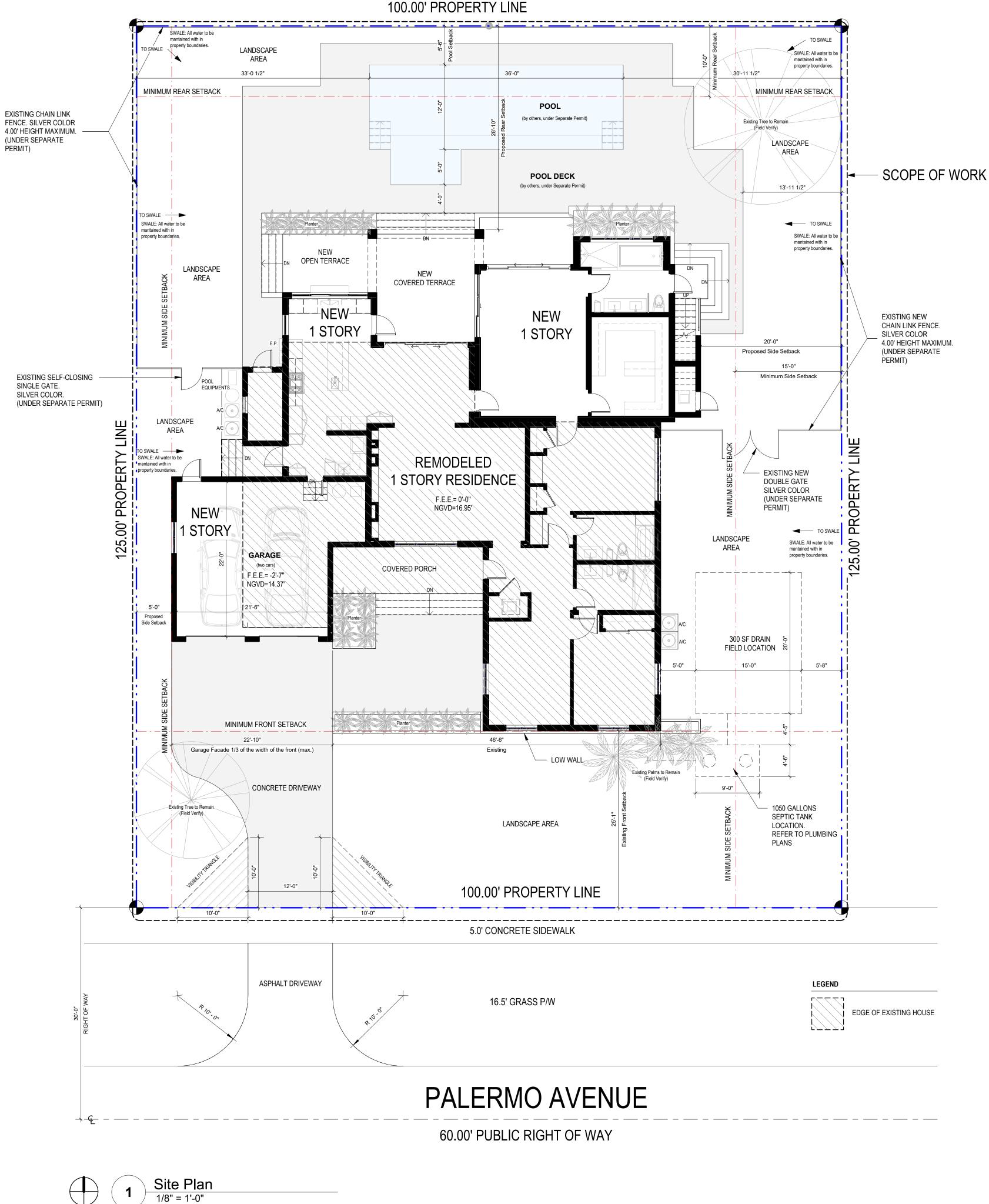
285 sevilla avenue

coral gables. florida. 33134

tel 305.447.1927 - fax 305.443.5986

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	ZONING INFORMATIC	JN	
CITY	CITY OF CORAL GABLES		
PROPERTY TAX FOLIO	03-4118-003-2050		
PROPERTY ADDRESS	1119 PALERMO AVENUE, CORAL	GABLES , FL 3313	4
PROPERTY OWNER	Jeffery Howard		
LEGAL DESCRIPTION	Lots 14 & 15 in Block 17 of CORAL GABLES COUNTRY C PART ONE, according to the Plat thereof, as recorded in Page 108 of the Public Records of Miami-Dade County, F		
APPLICABLE	FLORIDA BUILDING CODE: RESID	ENTIAL "2020 EDI"	τιοι
CODES	FLORIDA FIRE PREVENTION CODI	E: "5TH EDITION"	
	ZONING CODE OF CORAL GABLE	S, FLORIDA	
ZONING CLASIFICATION	SFR - Single Family		
SITE AREA			
	NET SQ.FT.		+
-	NET ACREAGE: 1 Acre = 43,560	SQ.FT.	+
		•	
LOT SIZE			
	LOT WIDTH		
	LOT DEPTH		
SETBACKS		ALLOWED	
	FRONT (South)	25'-0"	
	REAR (North)	10'-0"	
	SIDE (East)	15'-0"	
	SIDE (West)	5'-0"	
	POOL SETBACK (North)	5'-0"	
LOT COVERAGE		ALLOWED	Τ
Refer to Sheet A0.5 Diagrams	35% Maximum	4,375 SF	-
-	45% Maximum:	5,635 SF	+
	Main Bldg + Accesory Structure (Pool)	0,000 Cl	
MAXIMUM FLOOR AREA		ALLOWED	Τ
Refer to Sheet A0.5 Diagrams	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	
OPEN SPACE		ALLOWED	T
Refer to Sheet A0.5 Diagrams	OPEN SPACE: 40% of Lot Area	5,000 SF	+
-	FRONT LANDSCAPE: 20% of the Required Open Space	1,000 SF	+
		ALLOWED	

ARCHITECTURAL NOTES

- 1. 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. 2. 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. 3. 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. 4. ALL REQUIRED PERMITS SHALL BE OBTAINED FROM THE BUILDING OFFICIALS
- AND A CERTIFICATE OF OCCUPANCY MUST BE OBTAINED BEFORE THE BUILDING IS OCCUPIED. 5. ALL WORK, MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S
- RECOMMENDATIONS AND SPECIFICATIONS. 6. ALL WORK FOR THIS PROJECT SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
- 7. 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.
- 8. 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. 9. 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. 10. 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.
- 11. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM OWNER AND ARCHITECT PRIOR TO ANY CHANGES OR DEVIATION FROM CONTRACT DOCUMENTS. 12. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AREAS, AS
- WELL AS SURROUNDING AREAS FREE OF DEBRIS OR HAZARDOUS EQUIPMENT AT ALL TIMES. 13. 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.
- 14. 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.
- 15. 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.
- 16. 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. 17. SHOP DRAWINGS WHICH ARE INCOMPLETE OR LACKING SUFFICIENT
- INFORMATION WILL BE RETURNED WITHOUT REVIEW. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



EXISTING 12,500 S.F. 0.29 Acres

EXISTING 100'-0" 125'-0"

PROPOSED 25'-1" (Existing) 28'-10" 20'-0" 5'-0"

5'-6" PROPOSED

4,678 SF

PROPOSED

3,022 SF PROPOSED 8,762 SF 2,105 SF

PROPOSED 1-STORY (10.00 FT)



Location Map

EXISTING 1 STORY RESIDENCE ALTERATION & ADDITION

SCOPE OF WORK

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 EQUIPMEN

SEPARATE PERMIT NOTE

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL & SHOP DRAWINGS WHEN APPLICABLE IS REQUIRED FOR THE FOLLOWING ITEMS 1. POOL & POOL DECK 2. EXTERIOR DOORS 3. IMPACT WINDOWS

4. ROOFING.

5. FENCE

SITE PLAN NOTES

1 - 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 ANF EIGHT (8) FEET ABOVE ESTABLISHED GRADE. 2.- EXISTING LANDSCAPE TO REMAIN. NEW LANDSCAPE TO COMPLY WITH CHAPTER 18A ORDINANCE #98-13 DADE COUNTY, REFER TO LANDSCAPE PLANS.

3- POOL FENCE ENCLOSURE & 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.

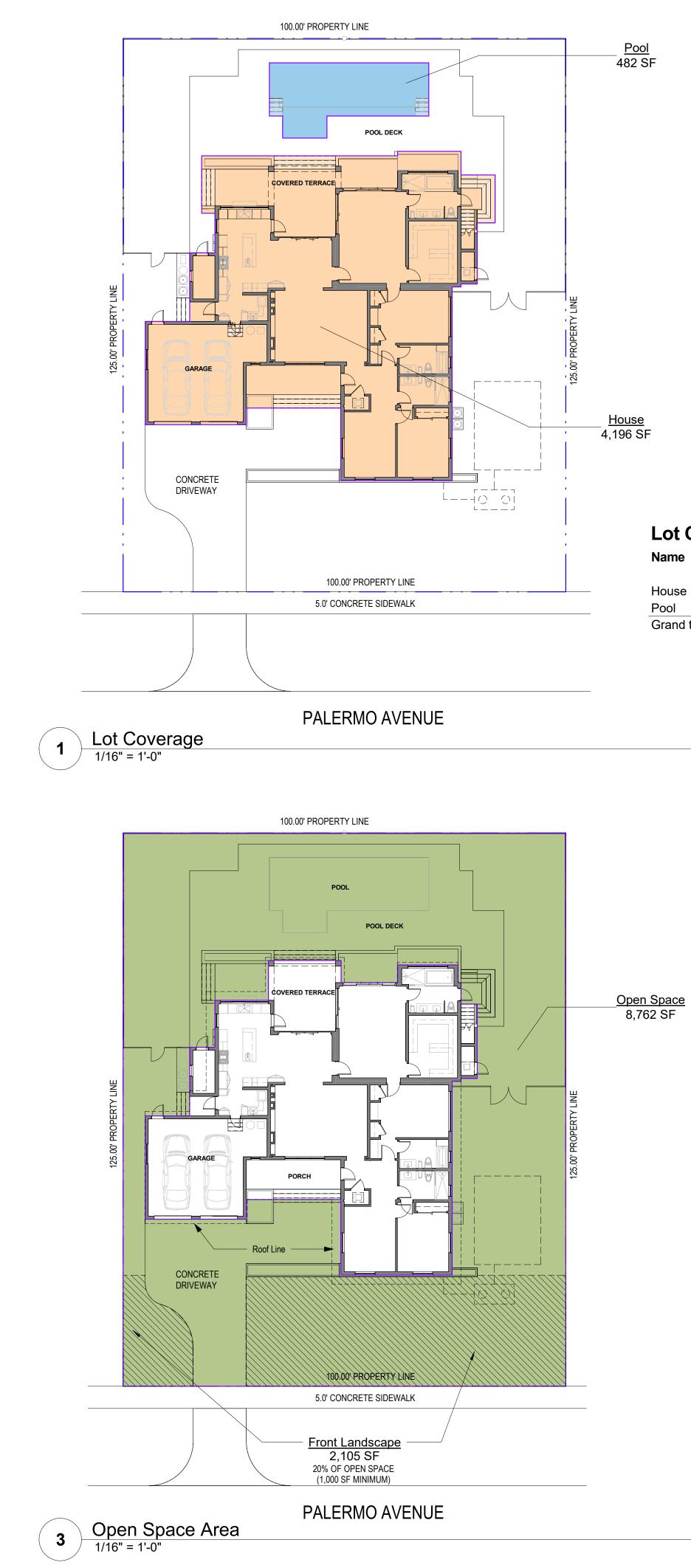
4- ALL WATER TO BE MANTAINED WITHIN PROPERTY BOUNDARIES, GRADE ELEVATION AT NEIGHBOR'S PROPERTY NOT TO BE DISTURBED.

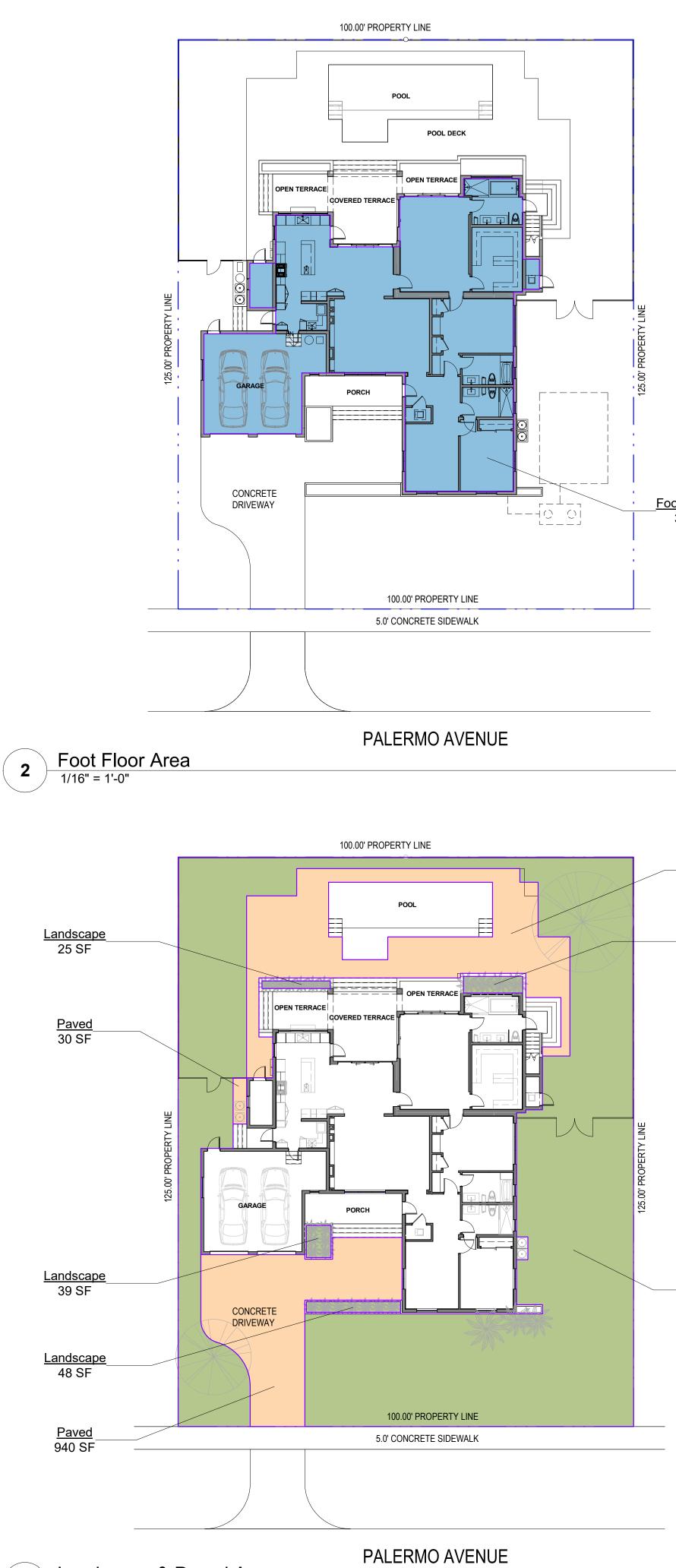
- 18. THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATION WITHIN THE BUILDING'S CONSTRUCTION ARE REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS O MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE 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 IT'S SUB-CONTRACTORS, FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY AFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION OR ASSEMBLY.
- 19. 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.
- 20. 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.
- 21. 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.
- 22. 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.
- 23. A CERTIFICATE OF COMPLIANCES 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."
- 24. 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.
- 25. 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. 26. ALL DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-
- RETARDANT CONDITION. 27. EVEN THOUGH THE DRAWINGS ARE TO SCALE, DO NOT SCALE ANY OF THEM, FOLLOW THE DIMENSIONS, ELEVATIONS AND SPECIFICATIONS SHOWN ON PLANS.
- 28. WHEN A DETAIL, DIMENSION, OR REFERENCE IS INDICATED AS "TYPICAL", IT APPLIES TO ALL SIMILAR SITUATIONS, WHETHER INDICATED OR NOT. 29. SECTIONS OR DETAILS SHOWN, APPLY TO SIMILAR SITUATIONS, WHETHER INDICATED OR NOT AND UNLESS OTHERWISE NOTED. 30. VERIFY ALL DIMENSIONS IN FIELD BEFORE FABRICATION.
- ARCHITECT: bellin 285 sevilla avenue coral gables. florida. 33134 tel 305.447.1927 - fax 305.443.5986 CONSULTANTS: Consultant Address Address Phone Fax e-mail @ 2021 BELLIN PRATT & FUENTES ARCHITECTS, LLC THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUE RIGINAL WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCE. DUPLICATE &/OR USED WITH THE WRITTEN CONSENT OF BELLIN PRATT & FUENTES ARCHITECTS, LLC PROJECT NAME: SINGLE FAMILY **RESIDENCE. REMODEL 8 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 ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT SEAL: SIGNATURE: MARSHALL BELLIN AR-5564 GLENN H PRATT, AIA, AR-9608

SHEET TITLE:

DAVID FUENTES AR-97043







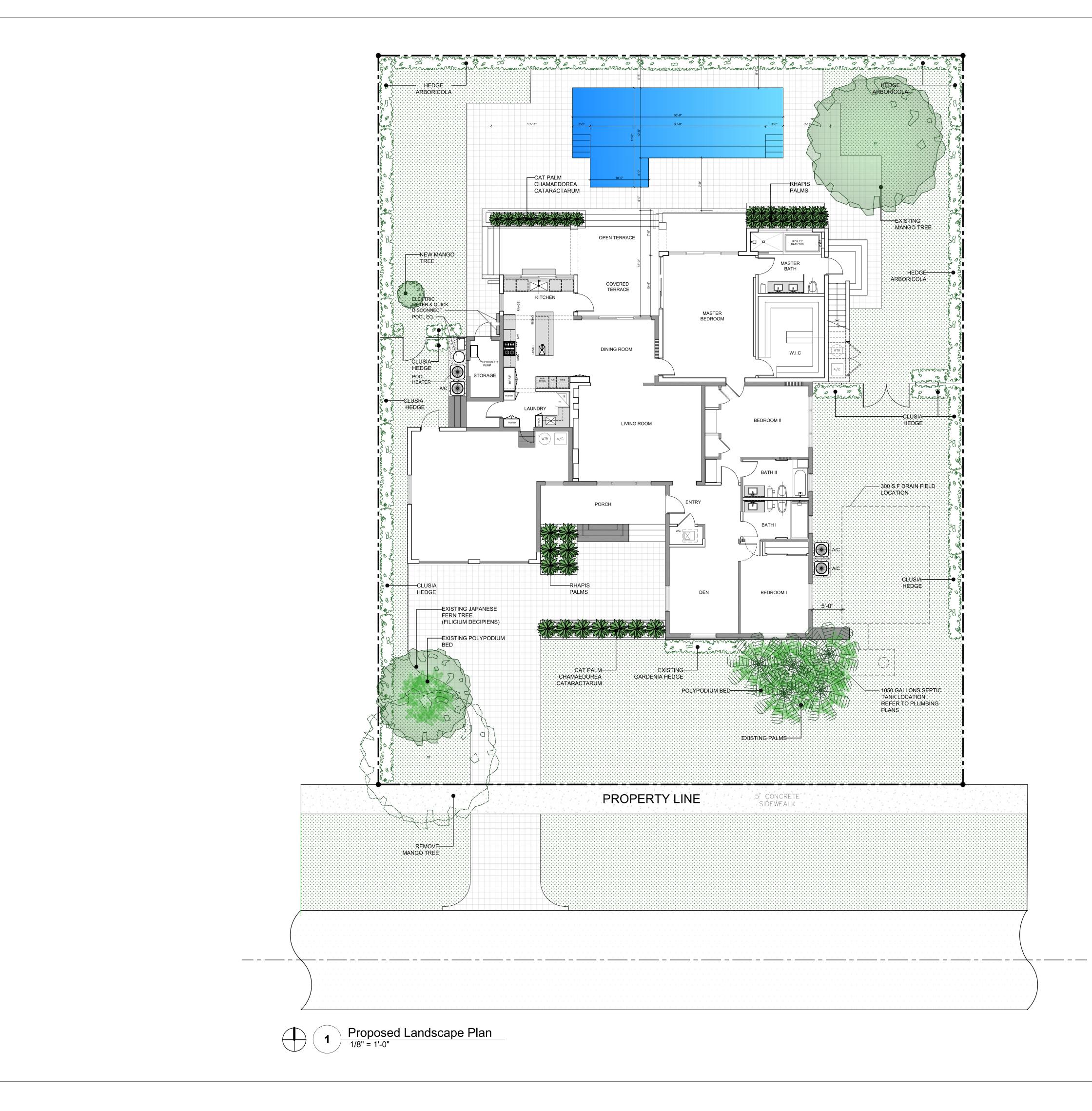
Lot Coverage Area Area

4,196 SF
482 SF
4,678 SF

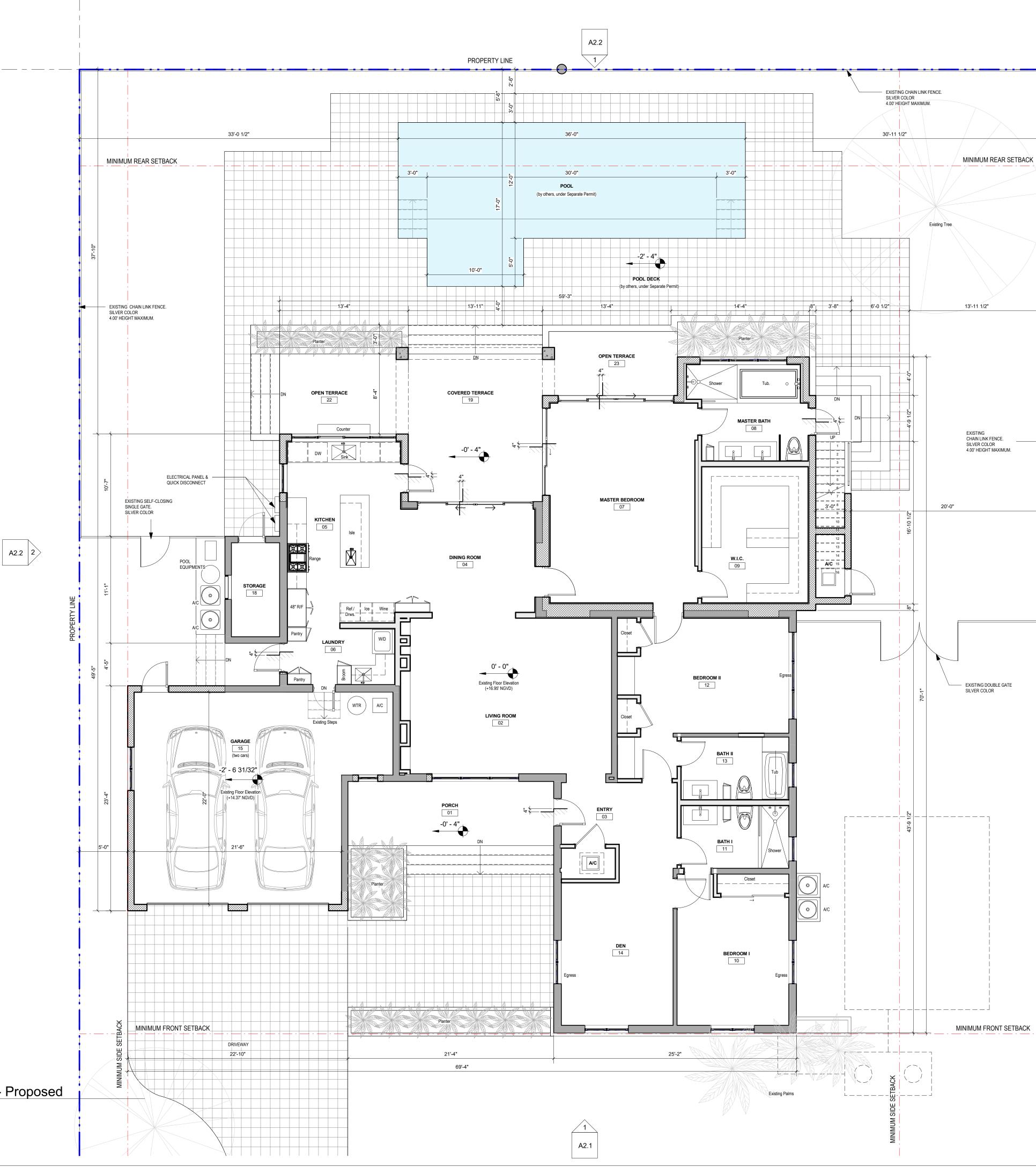


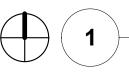
4 Landscape & Paved Areas

		ARCHITECT: Upperformation Up
<u>ot Floor Area</u> 3,022 SF		
		@ 2021 BELLIN PRATT & FUENTES ARCHITECTS, LLC THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCE, DUPLICATE &/OR USED WITH THE WRITTEN CONSENT OF BELLIN PRATT & FUENTES ARCHITECTS, LLC.
Doued		PROJECT NAME: SINGLE FAMILY RESIDENCE. REMODEL & ADDITION PROPERTY ADDRESS 1119 Palermo Avenue Coral Gables FL 33134 OWNER INFORMATION Jeffrey Howard
<u>Paved</u> 1,186 SF		Preliminary B.O.A.
Landscape 47 SF		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
		ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE
<u>Landscape</u> 5,524 SF		DUPLICATED WITH THEIR WRITTEN CONSENT
J,JZ4 JF		SIGNATURE: MARSHALL BELLIN AR-5564 GLENN H PRATT, AIA, AR-9608 DAVID FUENTES AR-97043
	Landscape & Paved AreaNameArea (Gross)1st Ground Level	SHEET TITLE: Zoning Diagrams
	- uvou 2,107 SF	SCALE: 1/16" = 1'-0" SHEET No.:
		A0.8



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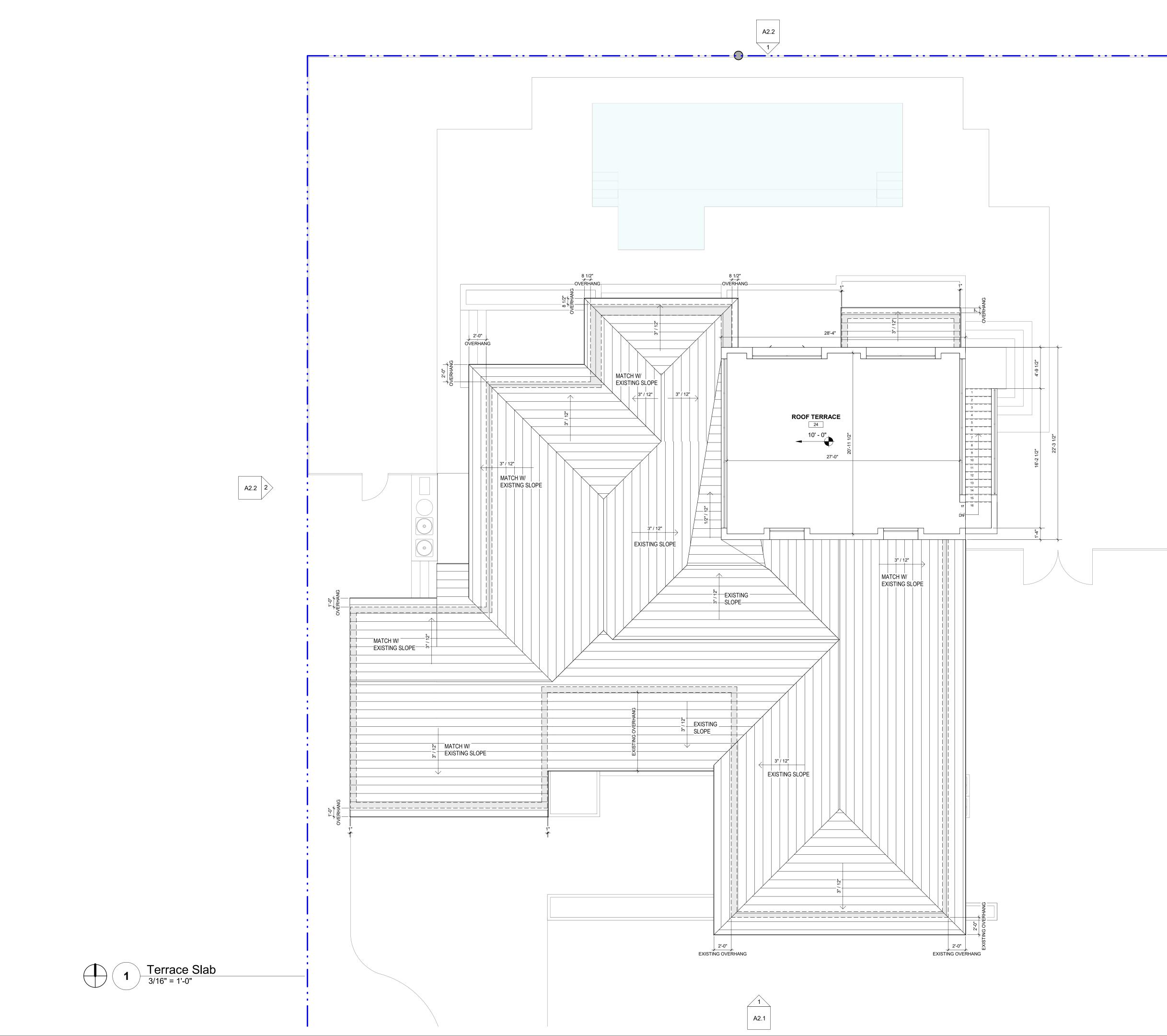
1 1st Ground Level - Proposed 3/16" = 1'-0"

A2.2 2

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		© 2021 BELLIN PRATT & FUENTES ARCHITECTS, LLC THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCE, DUPLICATE &/OR USED WITH THE WRITTEN CONSENT OF BELLIN PRATT & FUENTES ARCHITECTS, LLC. PROJECT NAME: SINGLE FAMILY
2 A2.1		RESIDENCE. REMODEL & ADDITION PROPERTY ADDRESS 1119 Palermo Avenue Coral Gables FL 33134 OWNER INFORMATION Jeffrey Howard
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		ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT SEAL:
	END EXISTING WALL & STUD PARTITION NEW MASONRY WALL NEW PARTITION	SIGNATURE: MARSHALL BELLIN AR-5564 GLENN H PRATT, AIA, AR-9608 DAVID FUENTES AR-97043 SHEET TITLE: Ground Floor Plan
	NEW CONCRETE COLUMN	SCALE: As indicated SHEET No.: A1.1

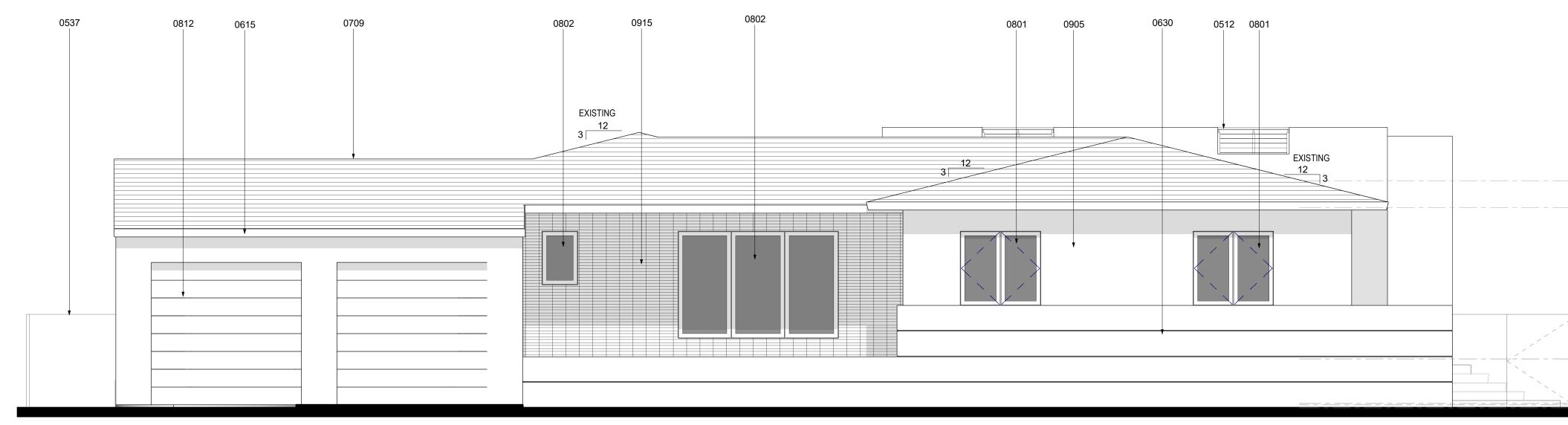
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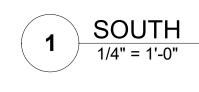
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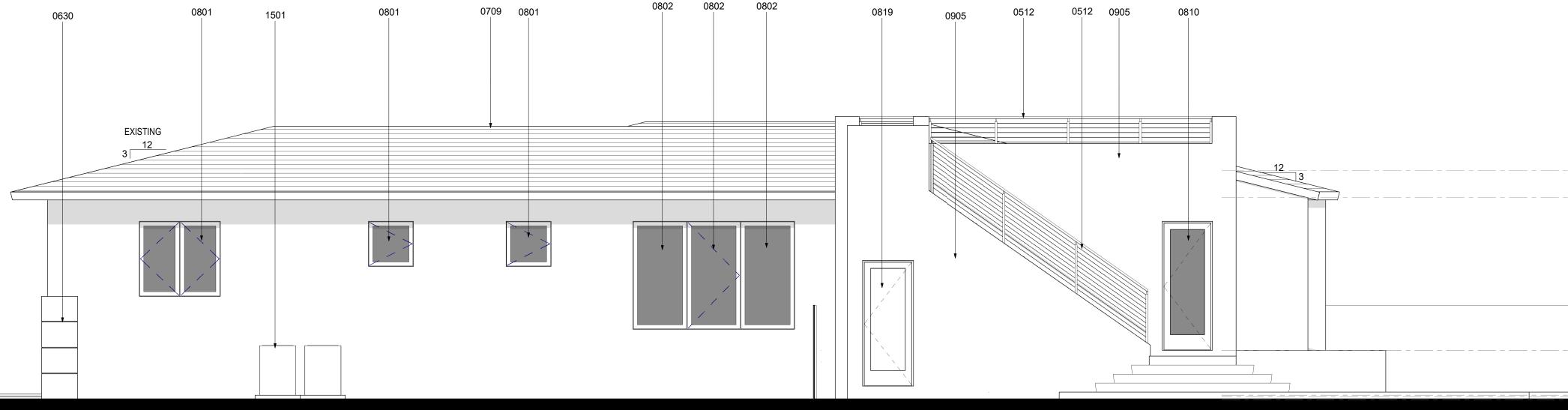
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2 EAST 1/4" = 1'-0"





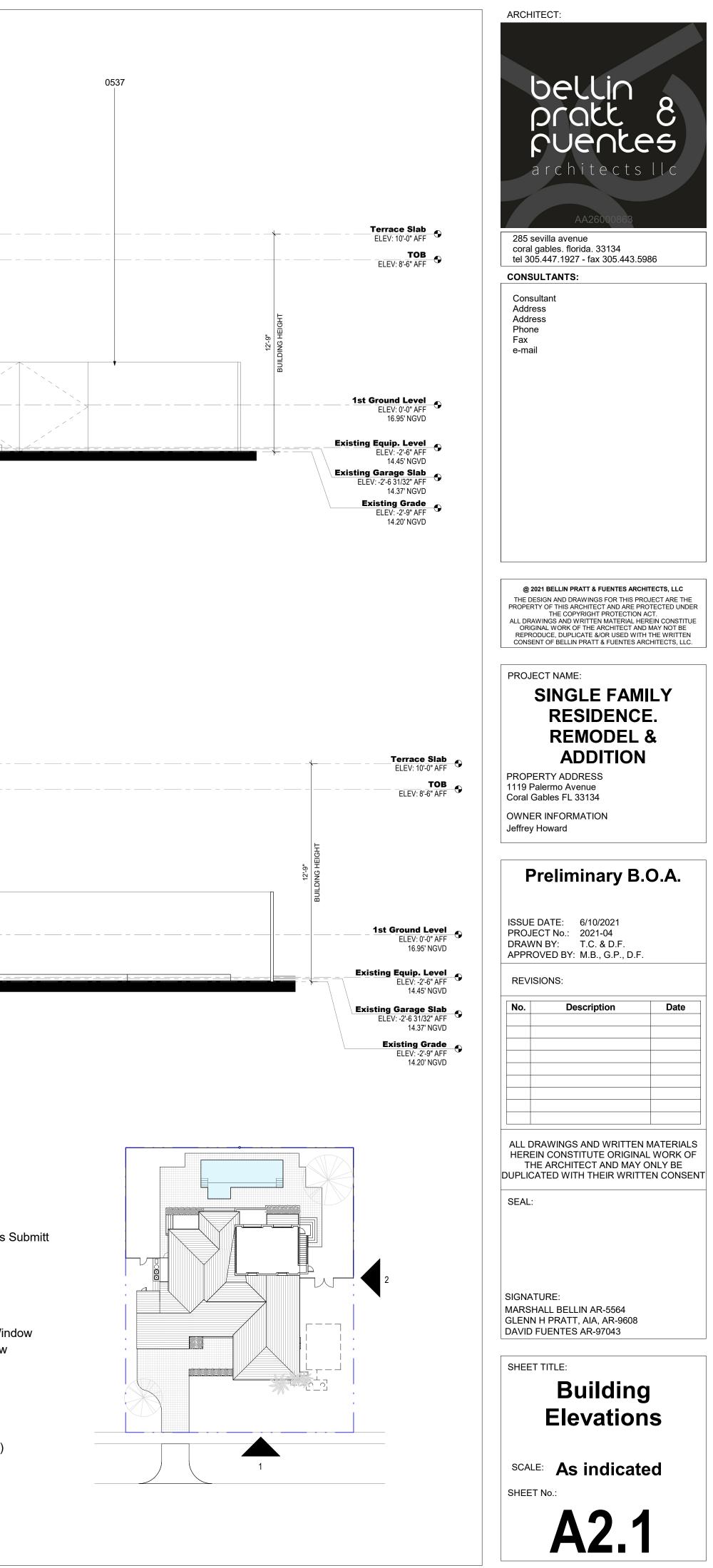


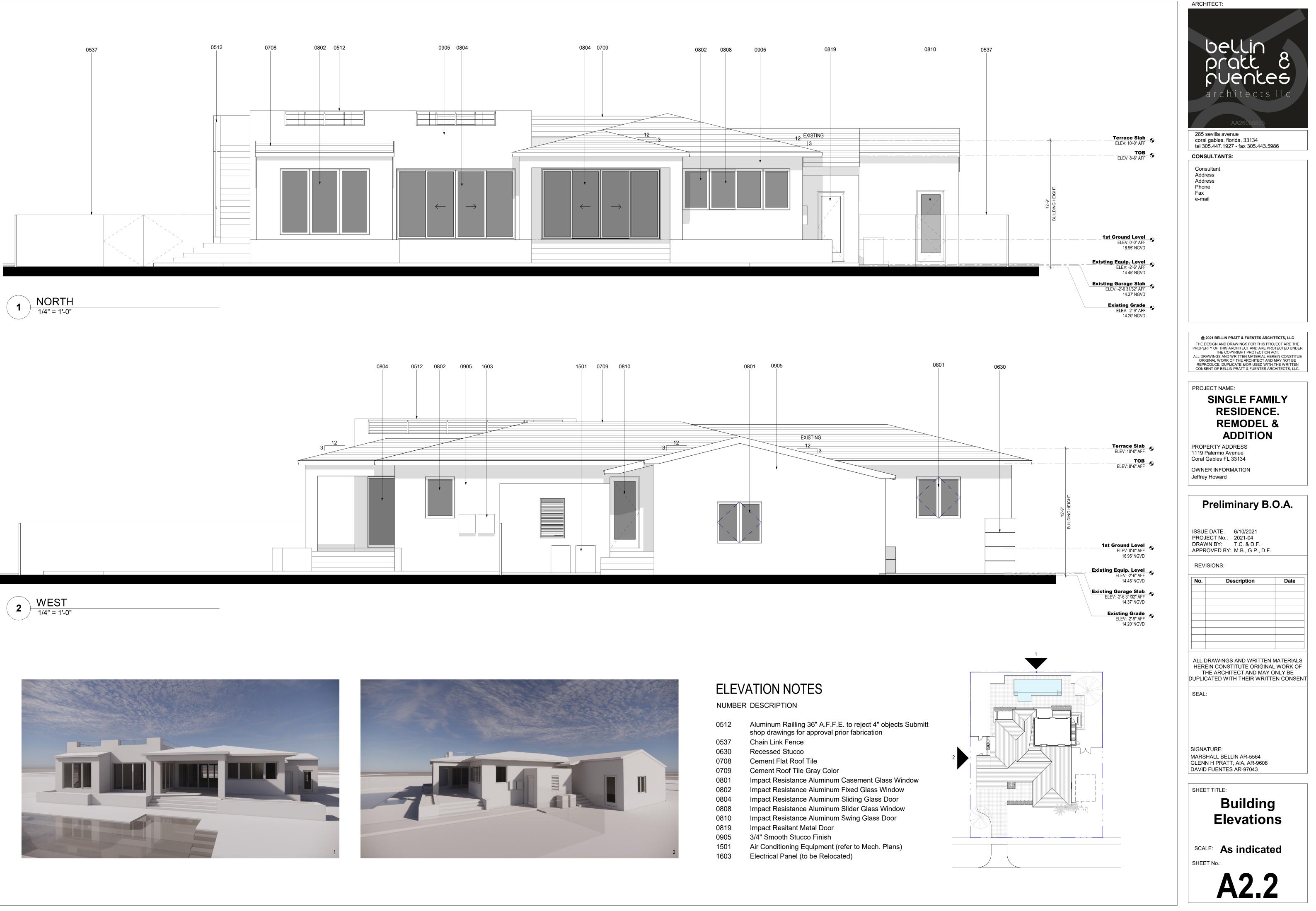
ELEVATION NOTES

NUMBER DESCRIPTION

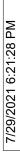
0512	Aluminum Railling 36" A.F.F.E. to reject 4" objects shop drawings for approval prior fabrication
0537	Chain Link Fence

- 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 Overheand Aluminum Garage Door
- 0819Impact Resitant Metal Door09053/4" Smooth Stucco Finish
- 0915 Stone Cladding on CMU Wall
- 1501 Air Conditioning Equipment (refer to Mech. Plans)











0512	Aluminum Railling 36" A.F.F.E. to reject 4" objects 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 Wir
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)



3D VIEW - SOUTH VIEW - FRONT



3D VIEW - SOUTH VIEW - ENTRY

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Preliminary B.C ISSUE DATE: 6/10/2021 PROJECT No.: 2021-04 DRAWN BY: T.C. & D.F. APPROVED BY: M.B., G.P., D.F.	D.A .
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SIGNATURE: MARSHALL BELLIN AR-5564 GLENN H PRATT, AIA, AR-9608 DAVID FUENTES AR-97043 SHEET TITLE: Exterior Vie	ws
SCALE: SHEET No.: A8.1	



3D VIEW - NORTH VIEW - 1



3D VIEW - SOUTH VIEW - 2

coral g tel 30	AA26000863 evilla avenue gables. florida. 33134 5.447.1927 - fax 305.443.5 JLTANTS: ultant ss ss e	llc
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1119 Pa Coral G OWNEI Jeffrey ISSUE PROJE DRAW APPRC	ERTY ADDRESS alermo Avenue ables FL 33134 R INFORMATION Howard DATE: 6/10/2021 ECT No.: 2021-04 N BY: T.C. & D.F. DVED BY: M.B., G.P., D.F	.O.A.
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3D VIEW - NORTH VIEW - 1



3D VIEW - SOUTH VIEW - 2

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ISSUE DATE: 6/10/2021 PROJECT No.: 2021-04 DRAWN BY: Author APPROVED BY: Approver
REVISIONS:
No. Description Date
ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT SEAL:
SIGNATURE: MARSHALL BELLIN AR-5564 GLENN H PRATT, AIA, AR-9608 DAVID FUENTES AR-97043 SHEET TITLE: Exterior Views
SCALE: SHEET NO.: A833