

CERTIFY TO:
JASON ADAMS & JESSICA ADAMS
BG LAW PA
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
WELLS FARGO BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS

LEGAL DESCRIPTION:
LOT 1 AND THE NORTH 1 1/2 FEET OF LOT 2, BLOCK 1
SUBDIVISION: HIGH LAND ESTATES
ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK: 51 PAGE: 83
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PROPERTY ADDRESS:
7701 SW 47TH AVENUE (ERWIN RD)
CORAL GABLES, FLORIDA 33143

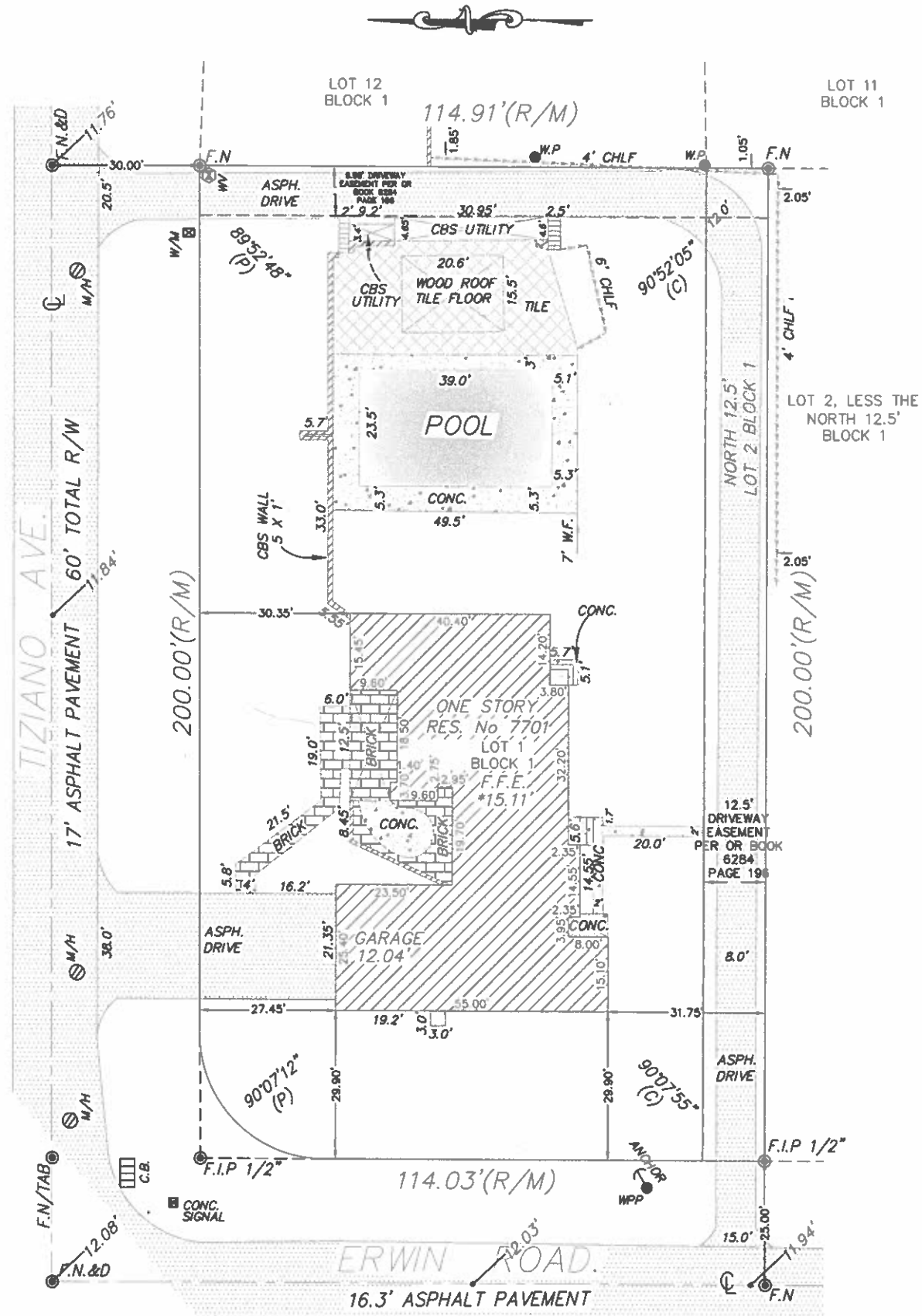
SURVEYOR'S NOTATIONS: NONE
FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE
HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: X
PANEL NO/SUFFIX: 459/L
COMMUNITY NO.: 120639
DATE OF FIRM: 09/11/2009

THE SUBJECT PROPERTY DOES NOT
LIE IN A SPECIAL FLOOD HAZARD AREA

Notes:
A) All Clearances and / or encroachments shown
hereon are of apparent nature. fences ownership
by visual means. Legal ownership of fences not
determined.
B) This survey is intended for mortgage or refinance
purposes only exclusively for this use by those to
whom it is certified. This survey is not to be used
for construction, permitting, design, or any other
use without written consent of Thomas J. Kelly, Inc.
C) Code restriction and title search are not reflected
on this survey.
D) The flood information shown hereon does not imply
that the referenced property will or will not be free
from flooding or damage and does not create liability
on the part of the firm, any officer or employee
thereof for any damage that results from reliance on
said information.
E) The lands depicted hereon were surveyed per the
legal description and no claims as to ownership or
matters of title are made or implied.
F) Underground encroachments, if any, not located.
G) I hereby certify that the survey represented
hereon meets the minimum technical standards
set forth by the Board of Land Surveyors
in Chapter 5J-17.050 to 17.052 Florida
Administrative Code pursuant
to Section 472.027 Fla. Statutes.
H) If shown, bearings are to an assumed meridian
(by plat).

Julio S. Pita
Digitally signed by Julio S. Pita
Date: 2020.12.23 17:44:43
-05'00'
JULIO S. PITA, P.S. & M. # 5789
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR SEAL



BOUNDARY SURVEY

SCALE: 1"= 30'



VIEW OF SUBJECT PROPERTY



VICINITY MAP

BM OF ORIGIN:
DCBM: P-507
Elev(NGVD29): 17.54
Location: PUERTA AVE (1/2 MILE S OF SW 72 ST) --- 40'
SOUTH OF CL
OLD CUTLER RD --- 55' NW OF CL
Description: PK NAIL AND BRASS WASHER IN CONC
SIDEWALK. 55' SW OF WITNESS POST

LEGEND OF SURVEY ABBREVIATIONS

ADJ. ADJACENT	(M) MEASURED
A/C AIR CONDITIONER	N NORTH
ASPH. PAV. ASPHALT PAVEMENT	N/D NAIL AND DISC
B/C BLOCK CORNER	N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
BLDG. BUILDING	N.T.S. NOT TO SCALE
BLK. BLOCK	O/H OVER HANG
B.M. BENCHMARK	O.R.B. OFFICIAL RECORD BOOK
B.C.R. BROWARD COUNTY RECORD	O.U.L. OVERHEAD UTILITY LINE
C/C CURB AND GUTTER	(P) PLAT
C.B. CATCH BASIN	P.B. PLAT BOOK
CH. CHORD DISTANCE	P.C. POINT OF CURVATURE
CH.F. CHAIN LINK FENCE	P.C.B. POINT OF COMPOUND CURVATURE
CLP CONDUIT POLE	P.C.P. PERMANENT CONTROL POINT
C/L CENTER LINE	PG. PAGE
(C) CALCULATED	P.I. Point of Intersection
C.B.S. CONCRETE BLOCK AND STUCCO	P.K. PARKER KALON
CL. CLEAR	PKWY. PARKWAY
C.W.E. CANAL MAINTENANCE EASEMENT	P.L.S. PROFESSIONAL LAND SURVEYOR
CONC. CONCRETE	P/L PROPERTY LINE
COR. CORNER	P.O.B. POINT OF BEGINNING
C.T. COURT	P.O.C. POINT OF COMMENCEMENT
D.B. DEED BOOK	P.R.C. POINT OF REVERSE CURVATURE
D.C.R. DADE COUNTY RECORD	P.R.M. PERMANENT REFERENCE MONUMENT
D.E. DRAINAGE EASEMENT	P.T. POINT OF TANGENCY
D/H DRILL HOLE	(R) RECORD
D/W DRIVEWAY	RE-BAR REINFORCEMENT BAR
E. EAST	(R/M) RECORD AND MEASURED
ENC. ENCROACHMENT	RES. RESIDENCE
E.O.W. EDGE OF WATER	R/W RIGHT-OF-WAY
F. FENCE	S. SOUTH
FD. FOUND	SEC. SECTION
F.H. FIRE HYDRANT	SET IRON PIPE
FD. LP. FOUND IRON PIPE	SWK. SIDEWALK
F.F.L.E.V. FINISH FLOOR ELEVATION	(TYP.) TYPICAL
F.P.L. FLORIDA POWER AND LIGHT CO.	TER. TERRACE
L. LENGTH	U.E. UTILITY EASEMENT
L.M.E. LAKE MAINTENANCE EASEMENT	U.P. UTILITY POLE
M.E. MAINTENANCE EASEMENT	W.F. WOOD FENCE
M.F. METAL FENCE	W.M. WATER METER
M.H.S.S. MANHOLE SANITARY SEWER	W. WEST
M/L MONUMENT LINE	11.28 DENOTES ELEVATION

BY APPT. ONLY: 3321 SW 107 AVENUE MIAMI, FLA. 33165
MAILING ADDRESS: P.O. BOX. 160399, MIAMI, FLORIDA 33116
TEL: (786) 242-7692 DADE. (954) 779-3288 BRWD
FAX: (786) 242-6494 DADE. (954) 779-3260 BRWD
E-MAIL: tjksurvey@gmail.com

THOMAS J. KELLY INC
SURVEYORS-MAPPERS
LAND PLANNERS
L.B. # 8077

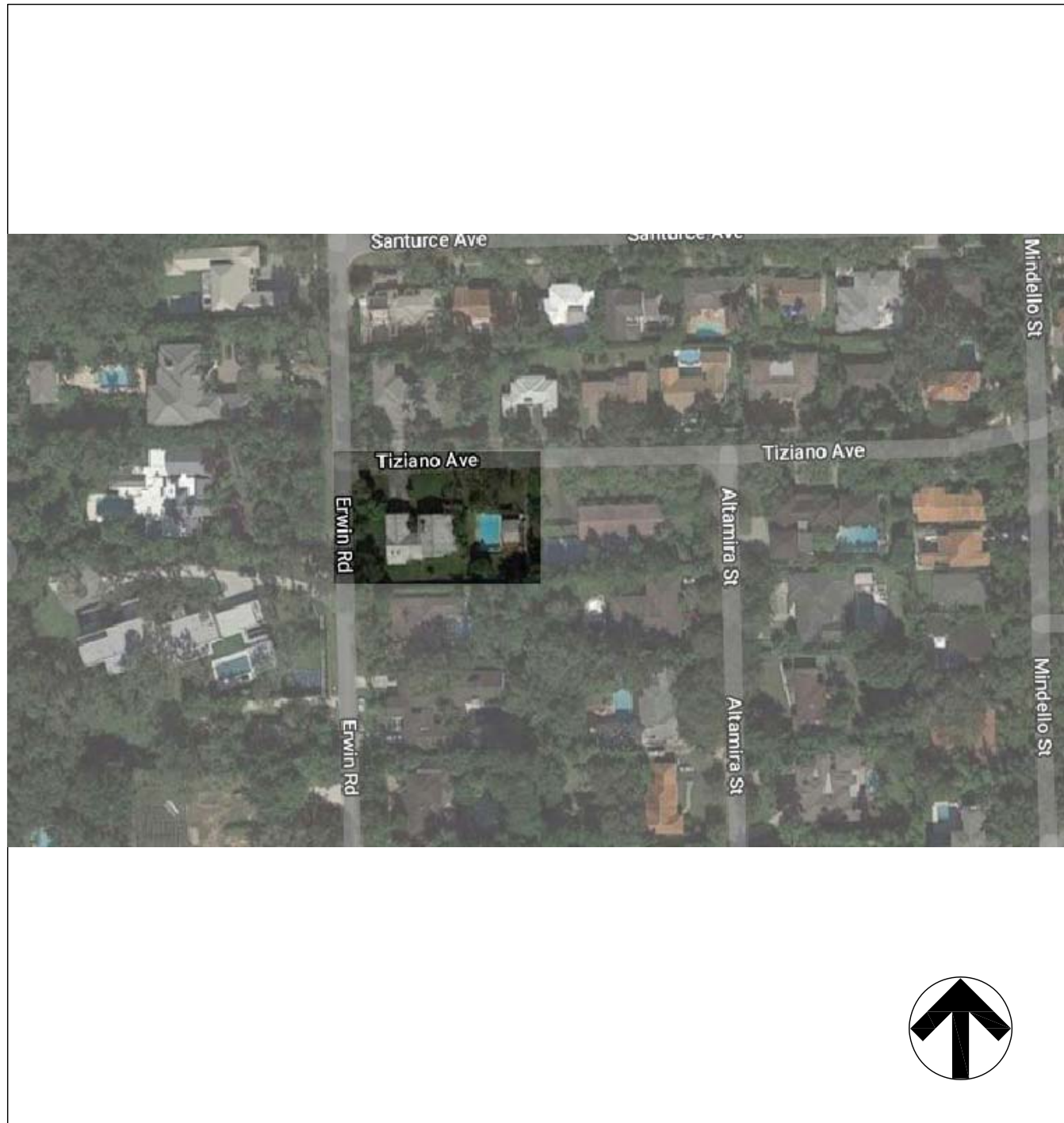
BOUNDARY SURVEY

DATE 11/26/19
SCALE 1"=30'
DRAWN BY M.A.A.
ORDER NO. 19-1919
SHEET 1 OF 1

PROJECT DATA

SCOPE	GUEST SUITE ADDITION WITH OUTDOOR LIVING SPACE BETWEEN, ATTACHED TO MAIN RESIDENCE
ADDRESS	7701 SW 47th AVENUE, CORAL GABLES, FL 33143
FOLIO	02-4132-004-0010
LEGAL	LOT 1 AND NORTH 12.5 FEET OF LOT 2, BLOCK 1, HIGHLAND ESTATES PB 51-83 OF MIAMI-DADE COUNTY, FLORIDA
SURVEY	THOMAS J. KELLY INC
FLOOD ZONE	'X'
CODES	FBC 2017 & CITY OF CORAL GABLES CODE OF ORDINANCES
CONSTRUCTION	CONCRETE MASONRY WALLS WITH WOOD TRUSS ROOF SYSTEM
OCCUPANCY	RESIDENTIAL

LOCATION MAP



ITEMS UNDER SEPARATE PERMIT

WINDOWS & DOORS
POOL

SYMBOLS LEGEND

	SECTION DRAWING NUMBER SHEET NUMBER
	WALL SECTION DRAWING NUMBER SHEET NUMBER WHERE
	DETAIL DRAWING NUMBER SHEET NUMBER WHERE
	ENLARGED DRAWING NUMBER SHEET NUMBER WHERE
	GRID LINE
	DOOR TAG
	WINDOW TAG
	ELEVATION MARK
	ELEVATION DRAWING NUMBER SHEET NUMBER
	ROOM NAME ROOM NUMBER
	CEILING HEIGHT
	REVISION TAG
	KEY NOTE
	FINISH TAG
	TRUE NORTH

INDEX OF DRAWINGS

ARCHITECTURAL

	COPY OF SURVEY
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A-002	EXISTING PHOTOS
A-003	CONTEXT PHOTOGRAPHS
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A-101	FIRST FLOOR PLAN
A-202	ELEVATIONS
A-203	ELEVATIONS
A-301	SECTIONS
A-501	EXTERIOR APERTURE SCHEDULE

[STRANG]

ARCHITECTURE | INTERIORS | LANDSCAPES

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FLORIDA 33133
PH: 305-373-4990
FIRM LICENSE # AA26001123
WWW.STRANG.DESIGN

PROJECT LOCATION:

7701 ERWIN ROAD
CORAL GABLES, FL 33143

PROJECT CLIENT(S) / OWNER(S):

JASON & JESSICA ADAMS
7701 ERWIN ROAD
CORAL GABLES, FL 33143, USA

ARCHITECT:

STRANG DESIGN, LLC
2900 SW 28TH TERRACE #301
MIAMI, FL 33133, USA

MEP ENGINEERING:

LAAN GROUP
2423 SW 147TH AVENUE, SUITE 355
MIAMI, FL 33185, USA

PROJECT NAME:

Adams' Residence

PROFESSIONAL SEAL(S):

	01-22-2021	BOA SET
No.	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: ADAMS' RES.	Drawn By: JRA
Print Date: 2021-0121	Scale: AS INDICATED

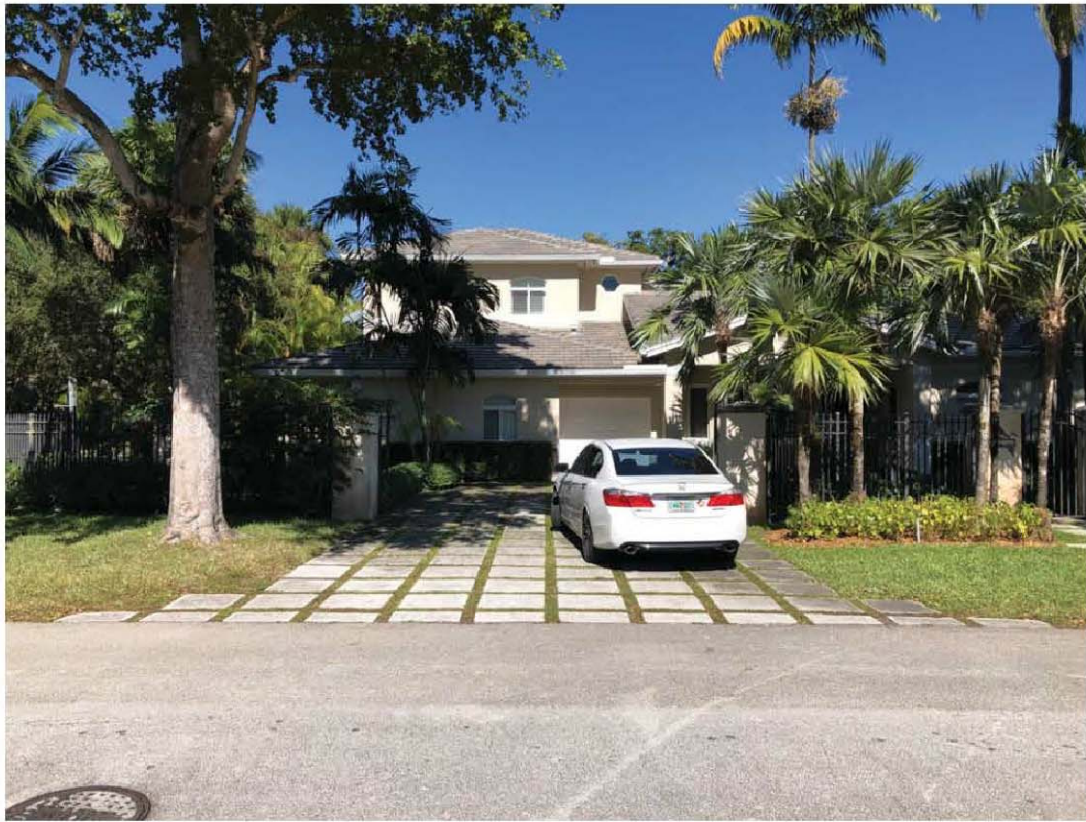
Sheet Title:

INDEX
& DATA

Sheet No:

A-000

ARCHITECT'S BUILDING NOTES										<div>[STRANG]</div> <div>ARCHITECTURE INTERIORS LANDSCAPES</div> <div>2900 SW 28TH TERRACE, SUITE 301 MIAMI, FLORIDA 33133 PH: 305-373-4990 FIRM LICENSE # AA26001123 WWW.STRANG.DESIGN</div> <div>PROJECT LOCATION: 7701 ERWIN ROAD CORAL GABLES, FL 33143</div> <div>PROJECT CLIENT(S) / OWNER(S): JASON & JESSICA ADAMS 7701 ERWIN ROAD CORAL GABLES, FL 33143, USA</div> <div>ARCHITECT: STRANG DESIGN, LLC 2900 SW 28TH TERRACE #301 MIAMI, FL 33133, USA</div> <div>MEP ENGINEERING: LAAN GROUP 2423 SW 147TH AVENUE, SUITE 355 MIAMI, FL 33185, USA</div> <div>PROJECT NAME: Adams' Residence</div> <div>PROFESSIONAL SEAL(S):</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> 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A



E



B



F



C



G



I



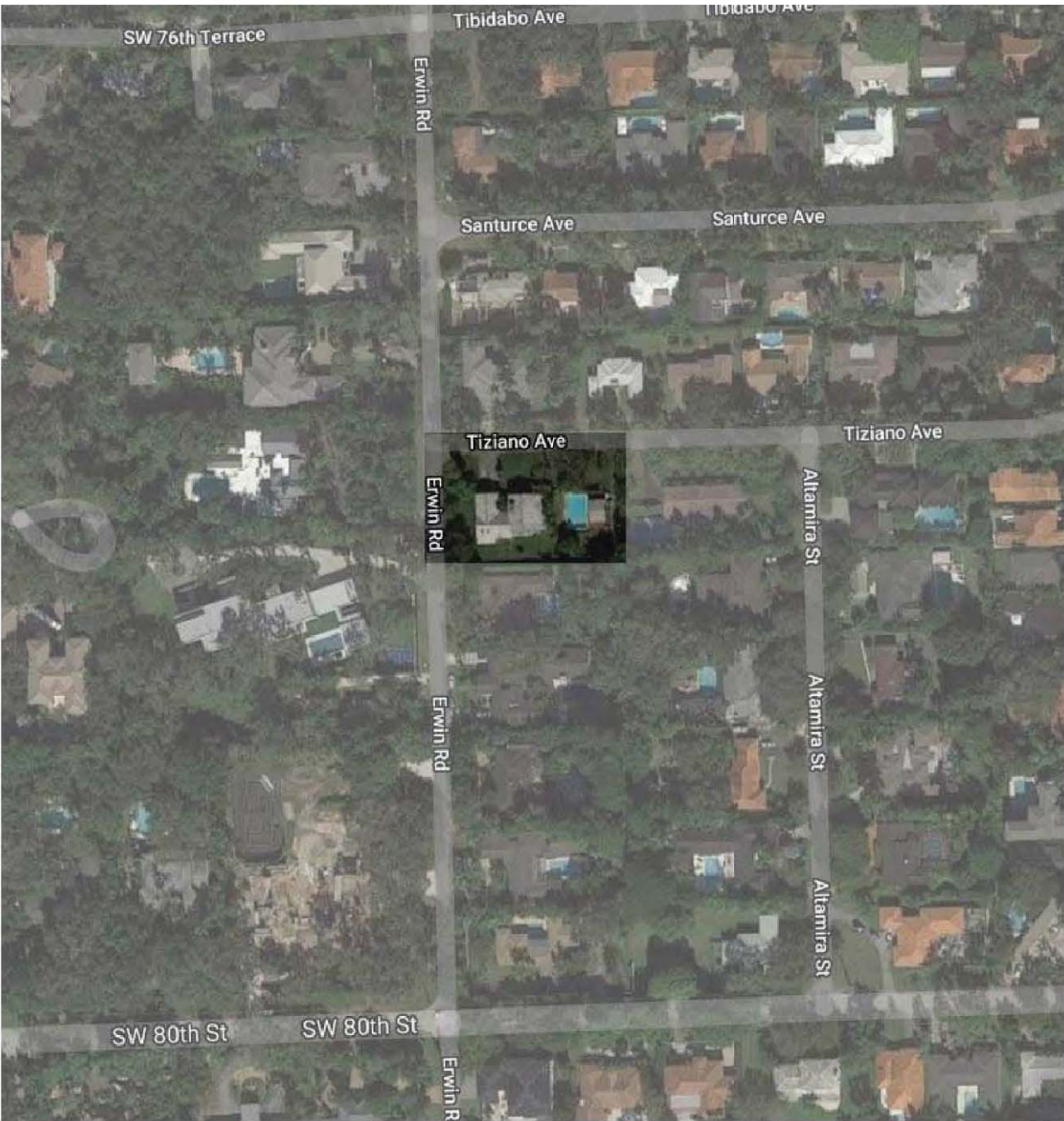
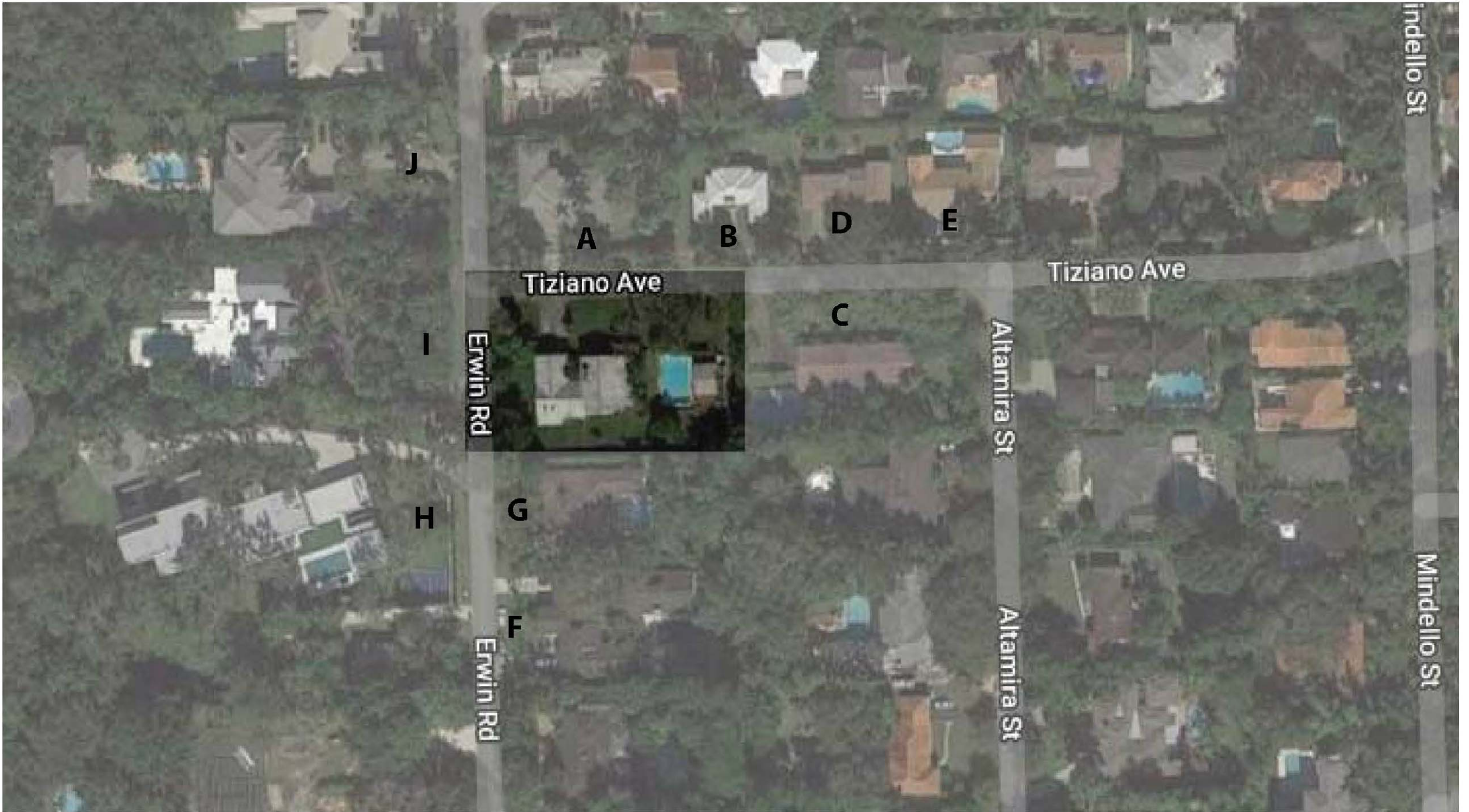
D



H



J



SURROUNDING CONTEXT



Images taken May 01, 2020 by STRANG

[STRANG]

ARCHITECTURE | INTERIORS | LANDSCAPES

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FLORIDA 33133
PH: 305-373-4990 | FX: 305-373-4991
FIRM LICENSE # AA26001123
WWW.STRANG.DESIGN

PROJECT LOCATION:

7701 ERWIN ROAD
CORAL GABLES, FL 33143

PROJECT CLIENT(S) / OWNER(S):

JASON & JESSICA ADAMS
7701 ERWIN ROAD
CORAL GABLES, FL 33143, USA

ARCHITECT:

STRANG DESIGN, LLC
2900 SW 28TH TERRACE #301
MIAMI, FL 33133, USA

MEP ENGINEERING:

LAAN GROUP
2423 SW 147TH AVENUE, SUITE 355
MIAMI, FL 33185, USA

PROJECT NAME:

Adams' Residence

PROFESSIONAL SEAL(S):

No.	DATE	DESCRIPTION
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Project ID: ADAMS' RES.	Drawn By:
Print Date:	Scale: AS INDICATED

Sheet Title:

CONTEXT
PHOTOGRAPHS

Sheet No:

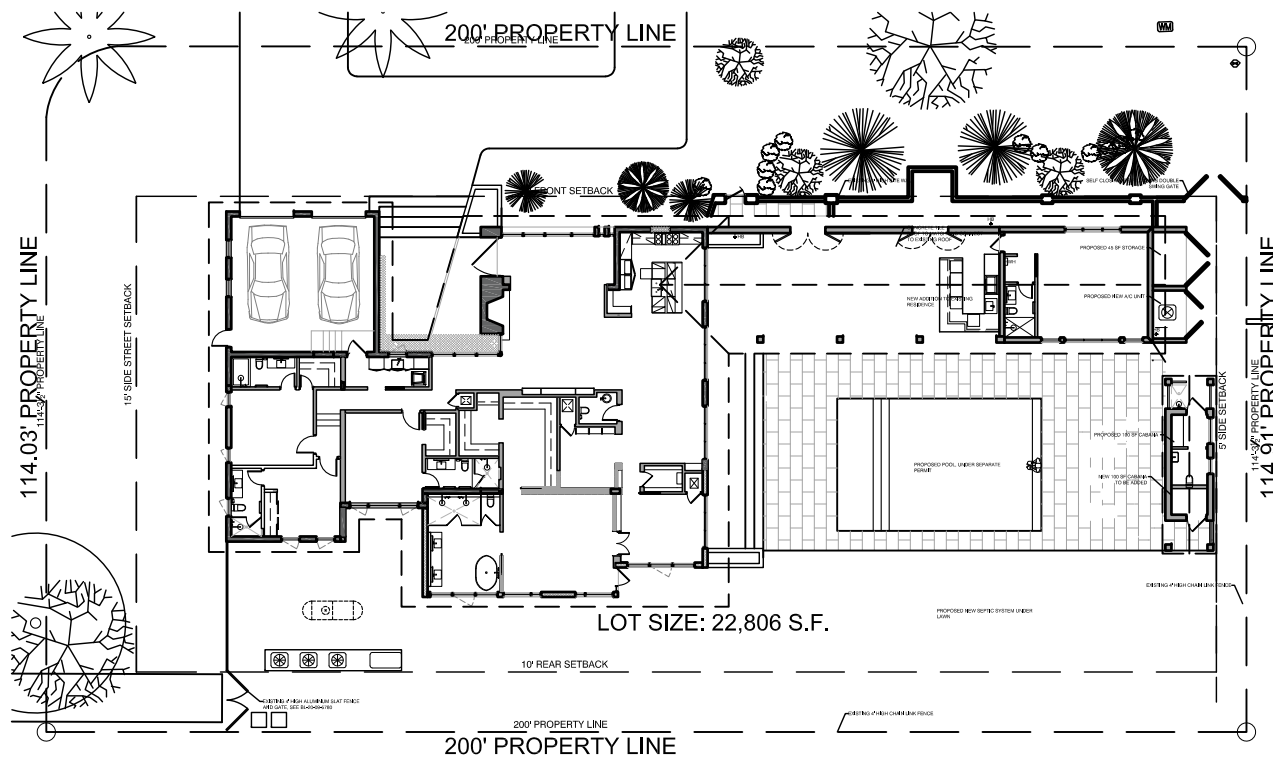
A-003

ZONING DATA

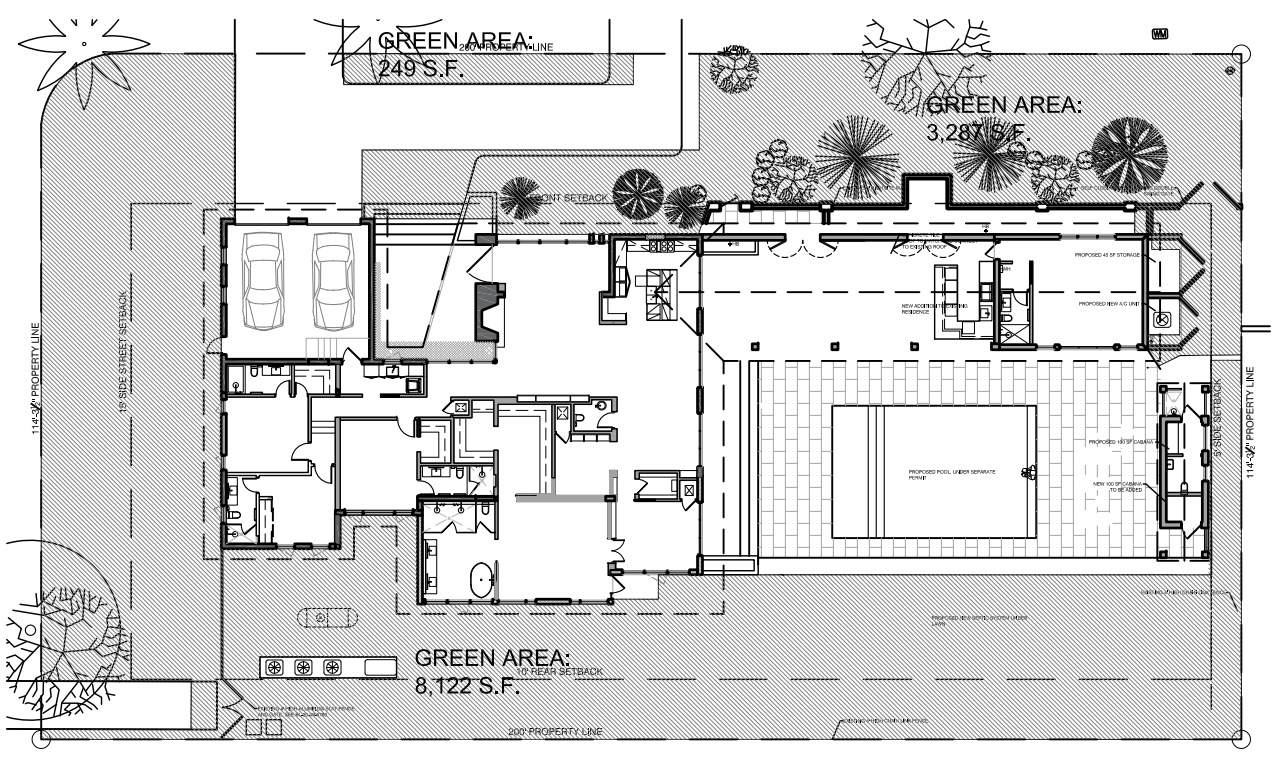
ADDRESS: 7701 ERWIN ROAD
FOLIO NO: 02-4132-004-0010
LEGAL DESCRIPTION: LOT 1 & NORTH
12.5 FT OF LOT 2, BLOCK 1
SUBDIVISION: HIGHLAND ESTATES,
PLAT BOOK 51, PAGE 83
SCOPE OF WORK: ADDITION OF
GUEST SUITE AND OUTDOOR LIVING,
ATTACHED TO MAIN HOUSE

SETBACKS

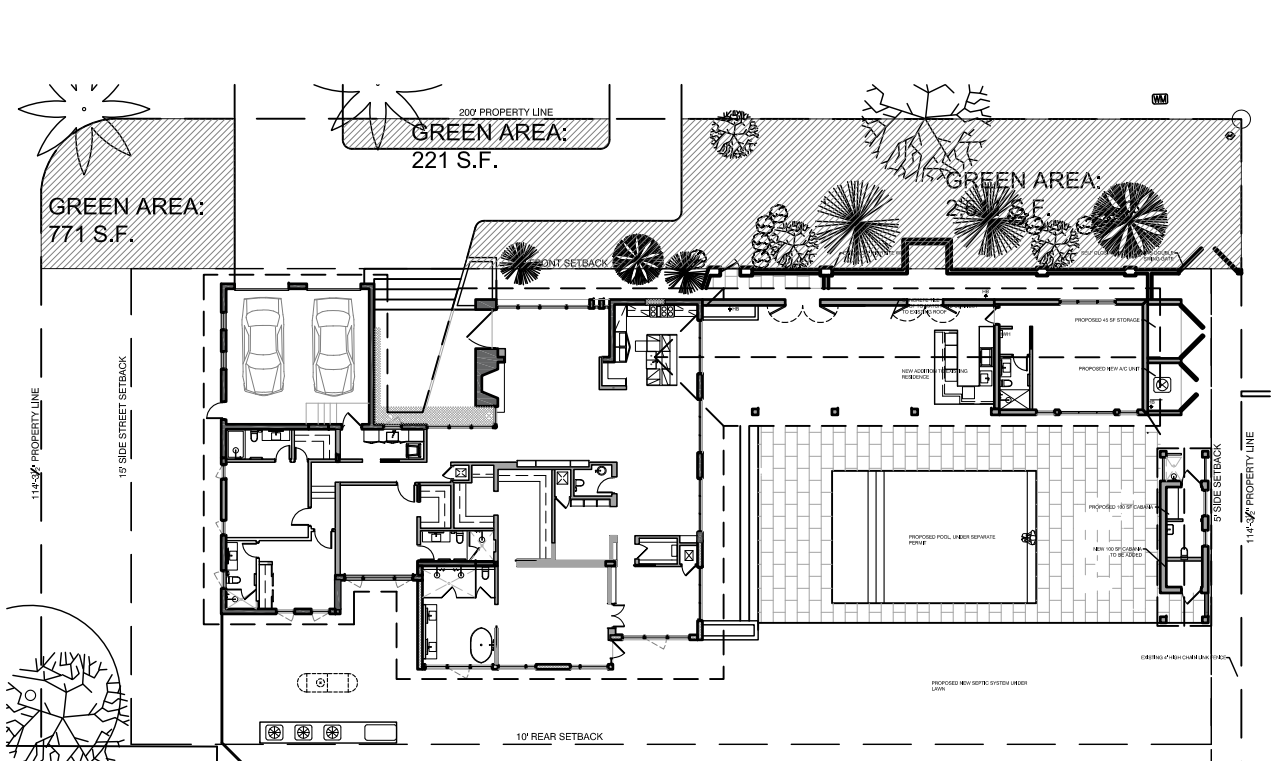
FRONT: 25'-0" REQUIRED
25'-0" PROPOSED
REAR: 10'-0" REQUIRED
10'-0" PROPOSED
SIDE STREET (WEST): 15'-0" REQUIRED
15'-0" PROPOSED
INT. SIDE (EAST): 5'-0" REQUIRED
5'-0" PROPOSED



LOT SIZE: 22,806 S.F.



40% LANDSCAPE MINIMUM



20% FRONT YARD LANDSCAPE MINIMUM

F.A.R.
5,000 x 48% = 2,400 S.F.
5,000 x 35% = 1,750 S.F.
12,806 x 30% = 3,841.8 S.F.
MAX. ALLOWED = 7,991 S.F.

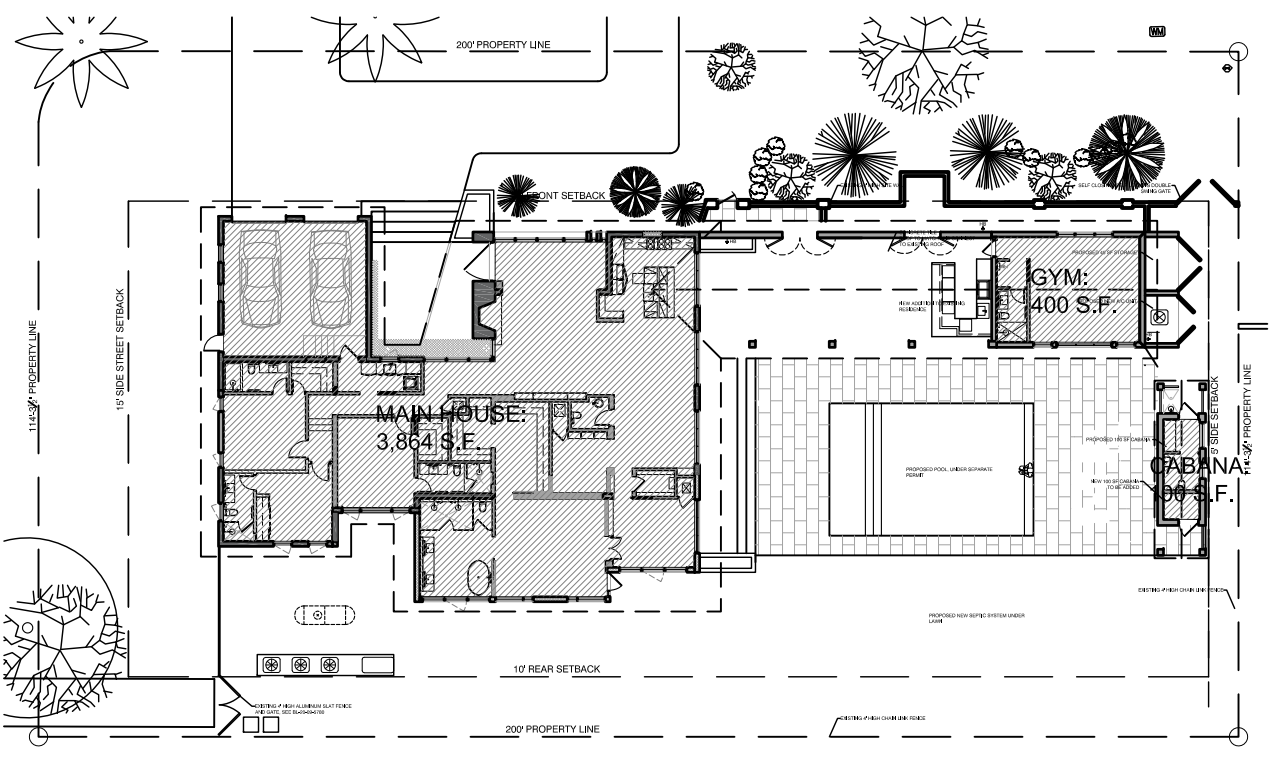
MAIN HOUSE = 3,864 S.F.
CABANA = 100 S.F.
+ GYM = 400 S.F.
PROPOSED = 4,364 S.F.

35% GROUND COVERAGE
22,806 x 35% = 7,982.1 S.F. MAX. ALLOWED

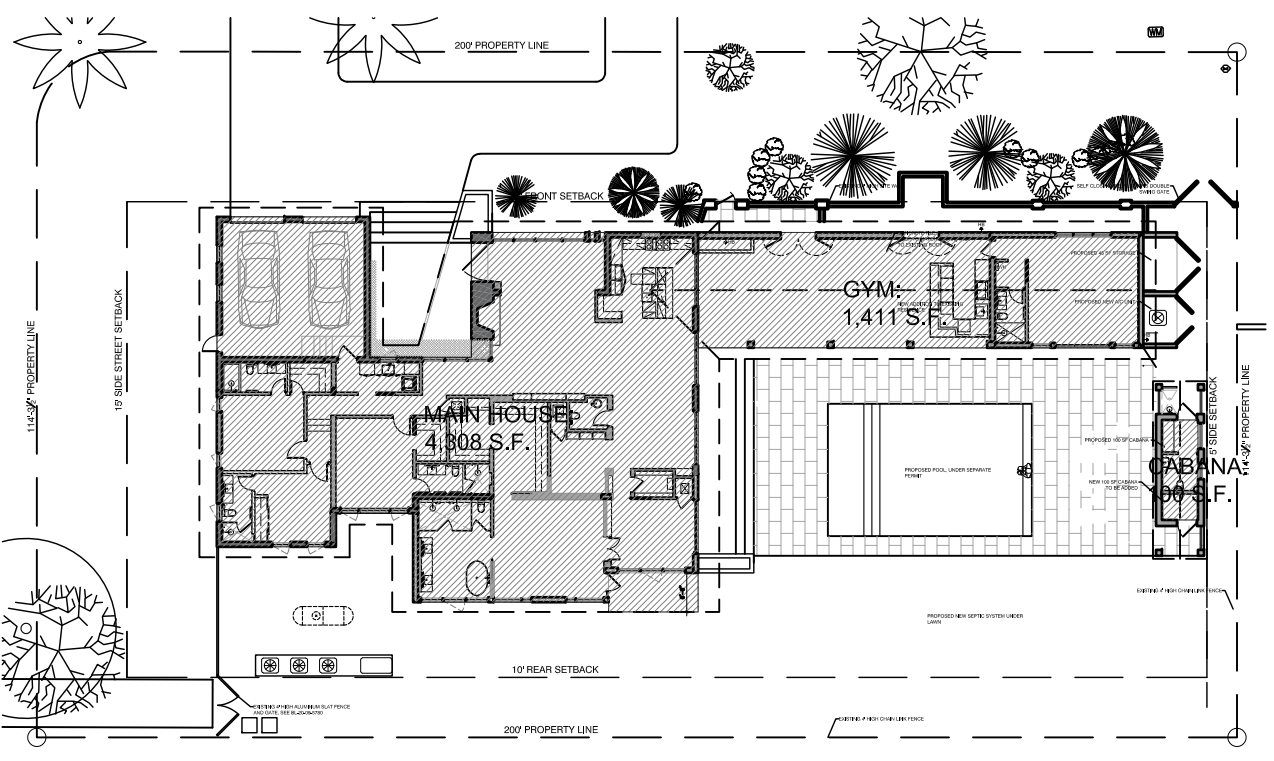
MAIN HOUSE = 4,308 S.F.
CABANA = 100 S.F.
+ GYM = 1,411 S.F.
PROPOSED = 5,819 S.F.

45% GROUND COVERAGE
22,806 x 45% = 10,262.7 S.F. MAX. ALLOWED

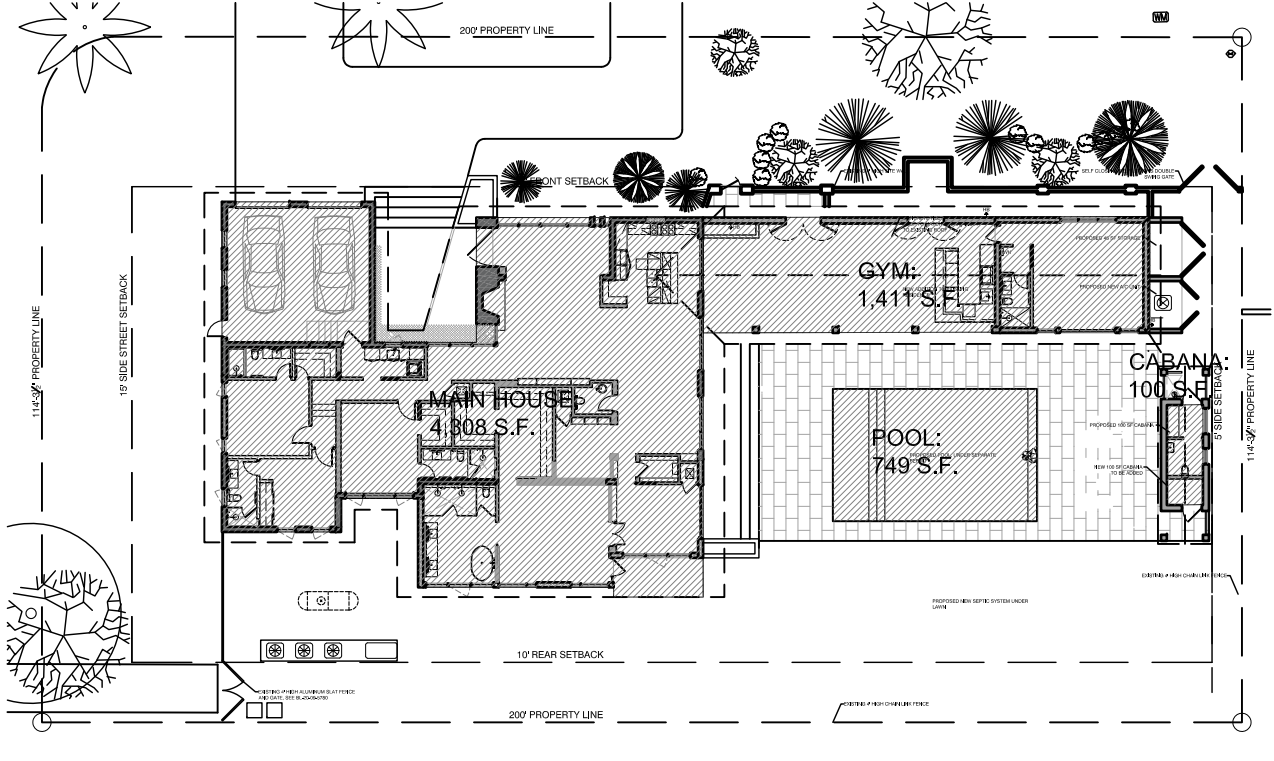
MAIN HOUSE = 4,308 S.F.
GYM = 1,411 S.F.
POOL = 749 S.F.
CABANA = 100 S.F.
PROPOSED = 6,568 S.F.



F.A.R.



35% GROUND COVERAGE



45% GROUND COVERAGE

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MIAMI, FLORIDA 33133
PH: 305-373-4990
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PROJECT LOCATION:
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CORAL GABLES, FL 33143

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7701 ERWIN ROAD
CORAL GABLES, FL 33143, USA

ARCHITECT:
STRANG DESIGN, LLC
2900 SW 28TH TERRACE #301
MIAMI, FL 33133, USA

MEP ENGINEERING:
LAAN GROUP
2423 SW 147TH AVENUE, SUITE 355
MIAMI, FL 33185, USA

PROJECT NAME:
Adams' Residence

PROFESSIONAL SEAL(S):

1	03.16.2021	City Comments
	01-22-2021	BOA SET
No.	DATE	DESCRIPTION

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Project ID: ADAMS' RES.	Drawn By: JRA
Print Date: 2021-0121	Scale: AS INDICATED

Sheet Title:

ZONING DATA

Sheet No:

A-004

PROJECT LOCATION:
7701 ERWIN ROAD
CORAL GABLES, FL 33143

ARCHITECT:
STRANG DESIGN, LLC
2900 SW 28TH TERRACE #301
MIAMI, FL 33133, USA

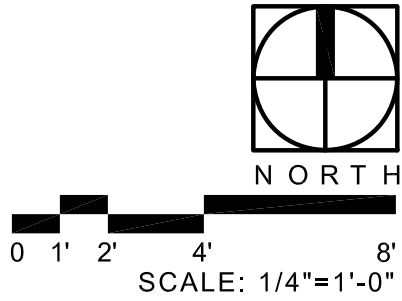
PROJECT NAME:
Adams' Residence

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Sheet Title:

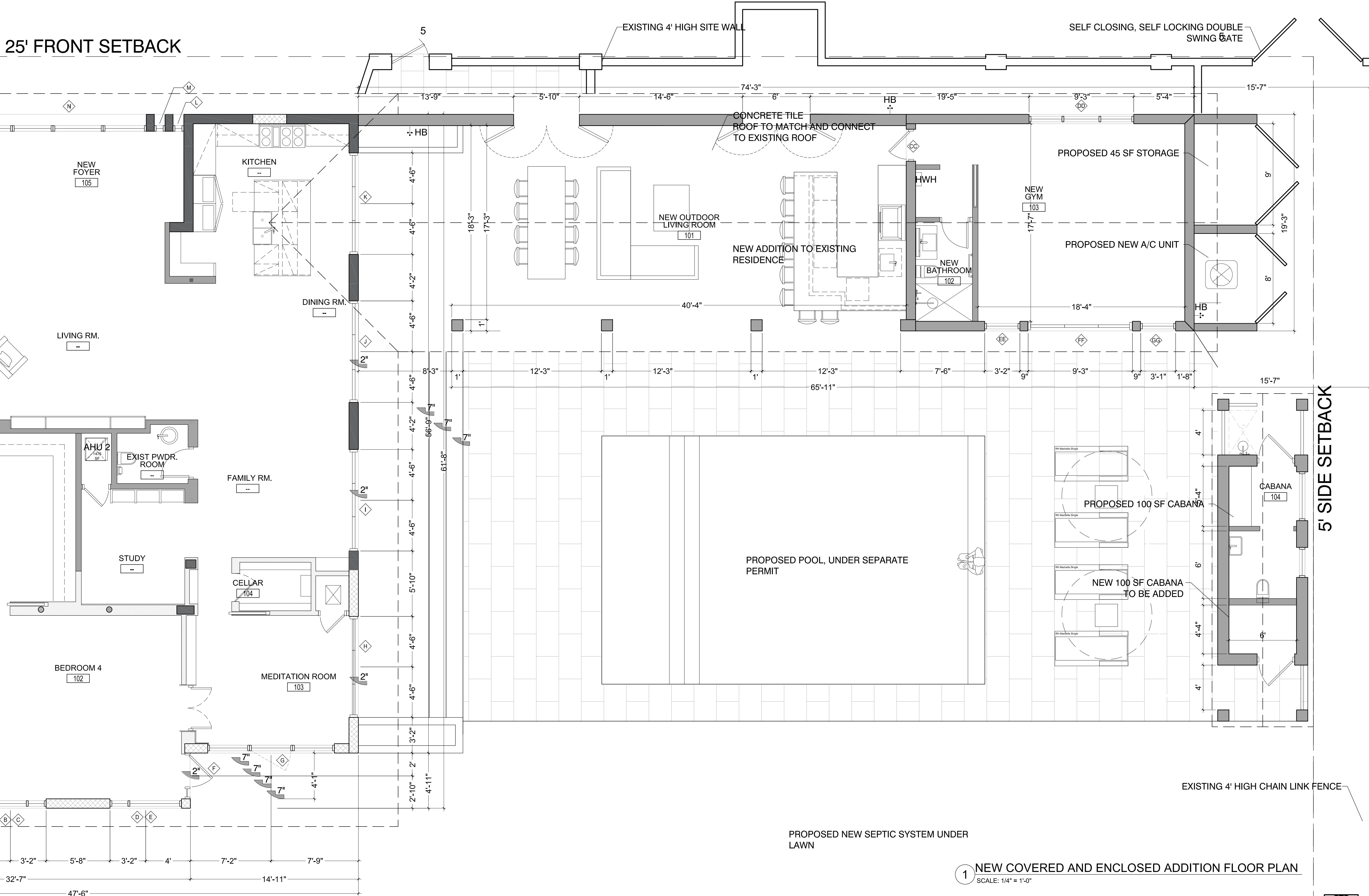
Sheet No:



1. TREE ROOT PROTECTION FENCING MUST BE INSTALLED AROUND TREES IN THE CITY SWALE AND INSIDE THE PRIVATE PROPERTY TO PROTECT THEIR ROOT SYSTEMS AND TRUNKS PRIOR TO CONSTRUCTION AND LEFT IN PLACE THROUGH FINAL INSPECTION OF WORK. FENCING MUST BE LOCATED A DISTANCE OF 4" FROM TRUNK FOR EACH TREE. SEE DIVISION 5, SECTION 02050 FOR DETAILS AVAILABLE FOR DOWNLOAD ON THE CITY WEBSITE.
2. EXISTING LANDSCAPE WILL BE INSPECTED AND WILL BE REQUIRED TO MEET THE MINIMUM REQUIREMENTS OF THE ZONING CODE ARTICLE 5, DIVISION 11 AT THE TIME OF FINAL INSPECTION. THE OWNER AT THE TIME OF FINAL INSPECTION MAY BE REQUIRED TO ADD TREES, SHRUBS OR SOD TO THE SITE IN ORDER TO MEET THIS REQUIREMENT. SEE A LANDSCAPE PLAN IS NOT PROVIDED IN THIS SUBMITTAL.
3. THE SWALE IS THE RESPONSIBILITY OF THE OWNER TO REPAIR, DE-COMPACT, REGRADE TO A CONCAVE PROFILE TO RETAIN WATER RUNOFF, THEN REPLANT WITH TREES OR OTHER NON-WOODY GROUNDCOVERS THAT WILL BE MAINTAINED BY THE OWNER LESS THAN 24" HEIGHT AT THE END OF CONSTRUCTION. REFER TO THE SWALE PLANTING GUIDELINES ON CITY WEBSITE.

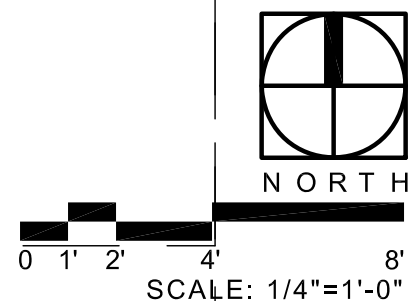
1. EXISTING COMPRESSOR UNITS AND GENERATOR ON CONCRETE PAD
2. EXISTING COMPRESSOR UNIT #3
3. EXISTING CBS LANDSCAPE PLANTER
4. EXISTING SITE WALL (N.I.C.)
5. EXISTING ASPHALT DRIVEWAY
6. EXISTING DRIVEWAY TO REMAIN
7. EXISTING UNDERGROUND LP TANK
8. EXISTING 4 FOOT TALL ALUMINUM SLATTED FENCE
9. EXISTING 4 FOOT TALL ALUMINUM SLATTED GATE, 5 FEET WIDE
10. PROPOSED NEW COVERED AND ENCLOSED ADDITION

25' FRONT SETBACK



10' REAR SETBACK

1 NEW COVERED AND ENCLOSED ADDITION FLOOR PLAN
SCALE: 1/4" = 1'-0"



[STRANG]
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MIAMI, FLORIDA 33133
PH: 305-373-4990
FIRM LICENSE # AA26001123
WWW.STRANG.DESIGN

PROJECT LOCATION:
7701 ERWIN ROAD
CORAL GABLES, FL 33143

PROJECT CLIENT(S) / OWNER(S):
JASON & JESSICA ADAMS
7701 ERWIN ROAD
CORAL GABLES, FL 33143, USA

ARCHITECT:
STRANG DESIGN, LLC
2900 SW 28TH TERRACE #301
MIAMI, FL 33133, USA

MEP ENGINEERING:
LAAN GROUP
2423 SW 147TH AVENUE, SUITE 355
MIAMI, FL 33185, USA

PROJECT NAME:
Adams' Residence

PROFESSIONAL SEAL(S):

03.16.2021	City Comments
01-22-2021	BOA SET
No.	DATE
	DESCRIPTION

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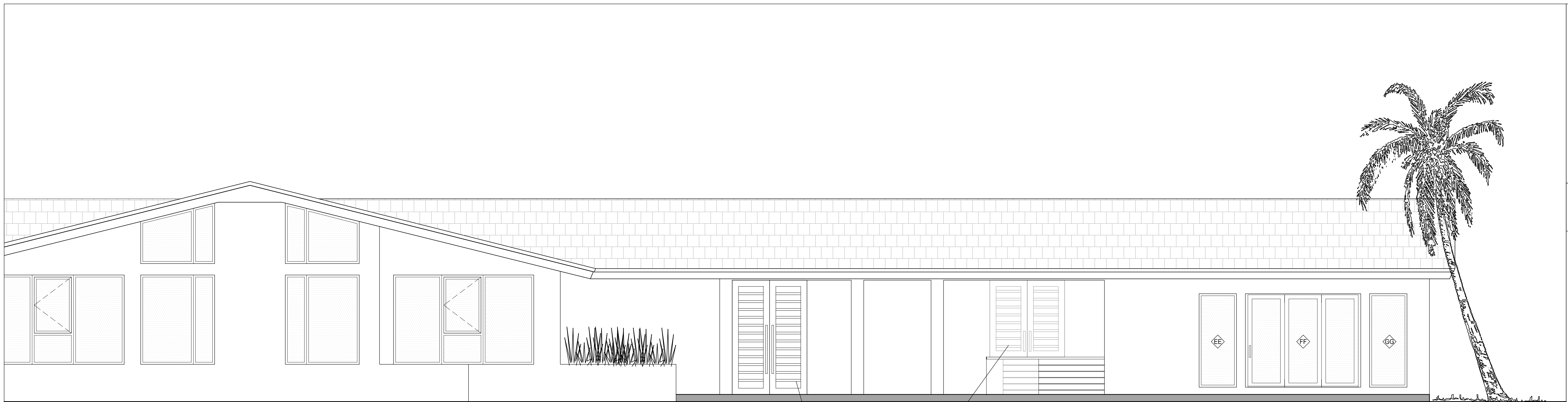
Project ID: ADAMS' RES.	Drawn By: JRA/MC
Print Date: 2021-0317	Scale: AS INDICATED

Sheet Title:

NEW GYM
AND CABANA
PLAN

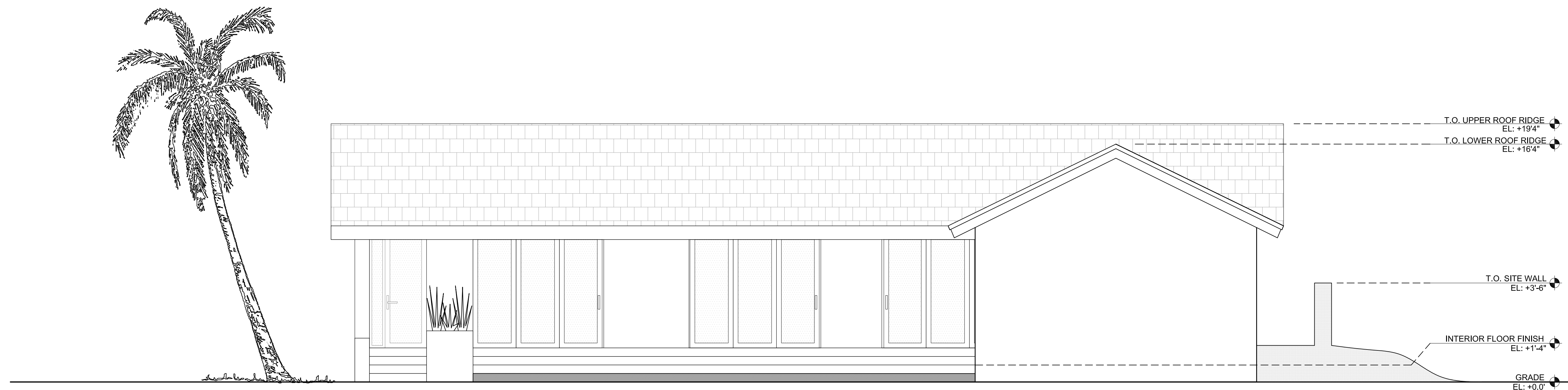
Sheet No:

A-101

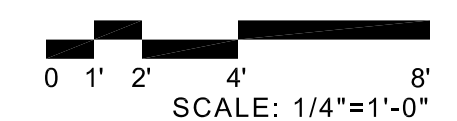


— EXISTING SITE WALL GATE
BEYOND

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



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



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ARCHITECTURE | INTERIORS | LANDSCAPES

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MIAMI, FLORIDA 33133
PH: 305-373-4990
FIRM LICENSE # AA26001123
WWW.STRANG.DESIGN

PROJECT LOCATION:
7701 ERWIN ROAD
CORAL GABLES, FL 33143

PROJECT CLIENT(S) / OWNER(S):
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7701 ERWIN ROAD
CORAL GABLES, FL 33143, USA

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MIAMI, FL 33133, USA

MEP ENGINEERING:
LAAN GROUP
2423 SW 147TH AVENUE, SUITE 355
MIAMI, FL 33185, USA

PROJECT NAME:
Adams' Residence

PROFESSIONAL SEAL(S):

[illegible]

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Project ID: ADAMS' RES.	Drawn By: JRA
Print Date: 2020-1018	Scale: AS INDICATED

Sheet Title:

BUILDING ELEVATIONS

Sheet No:

A-202

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FLORIDA 33133
PH: 305-373-4990
FIRM LICENSE # AA26001123
WWW.STRANG.DESIGN

PROJECT LOCATION:
7701 ERWIN ROAD
CORAL GABLES, FL 33143

PROJECT CLIENT(S) / OWNER(S):
JASON & JESSICA ADAMS
7701 ERWIN ROAD
CORAL GABLES, FL 33143, USA

ARCHITECT:
STRANG DESIGN, LLC
2900 SW 28TH TERRACE #301
MIAMI, FL 33133, USA

MEP ENGINEERING:
LAAN GROUP
2423 SW 147TH AVENUE, SUITE 355
MIAMI, FL 33185, USA

PROJECT NAME:
Adams' Residence

PROFESSIONAL SEAL(S):

	03.16.2021	City Comments
	01-22-2021	BOA SET
No.	DATE	DESCRIPTION

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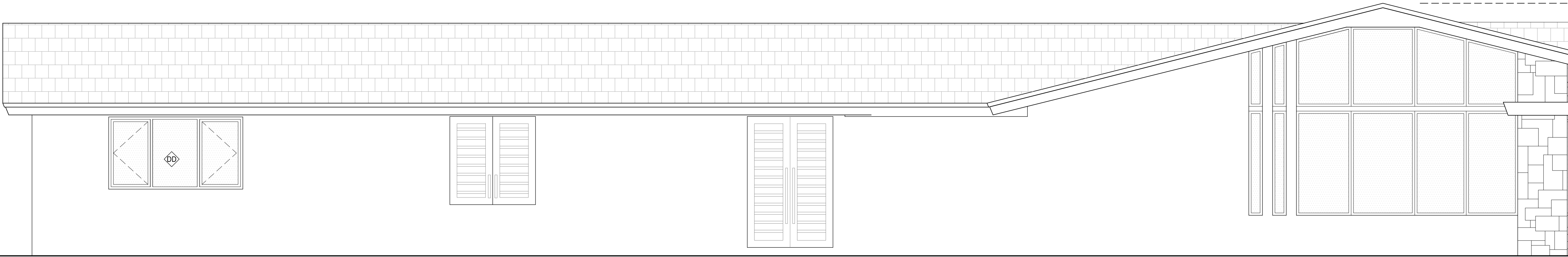
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Print Date: 2021-0120	Scale: AS INDICATED

Sheet Title:

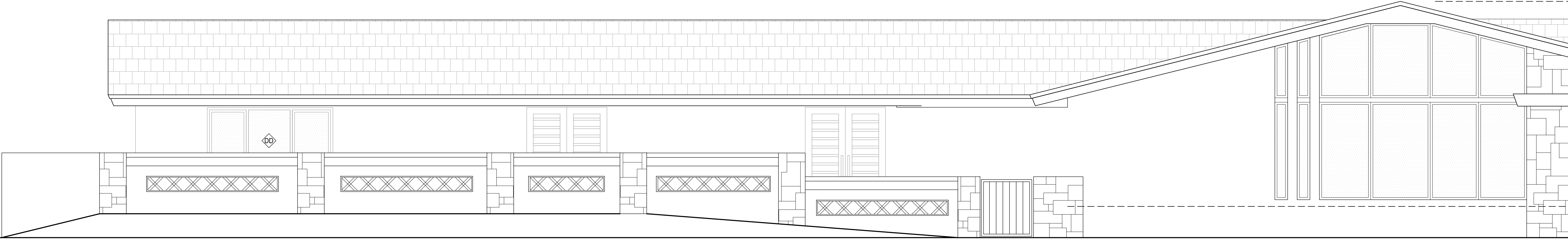
BUILDING
ELEVATIONS

Sheet No:

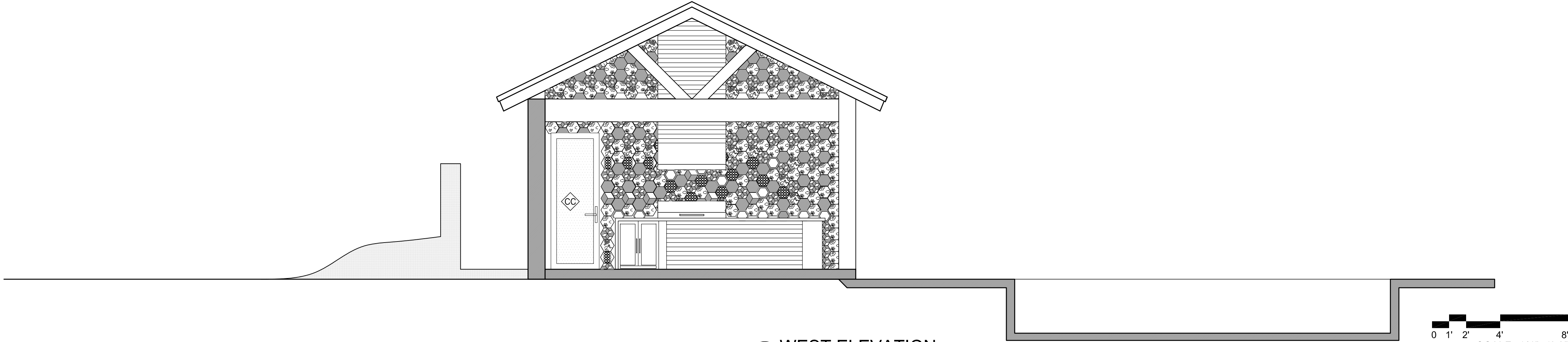
A-203



1 NORTH ELEVATION (w/o EXIST. SITE WALL)
SCALE: 1/4" = 1'-0"



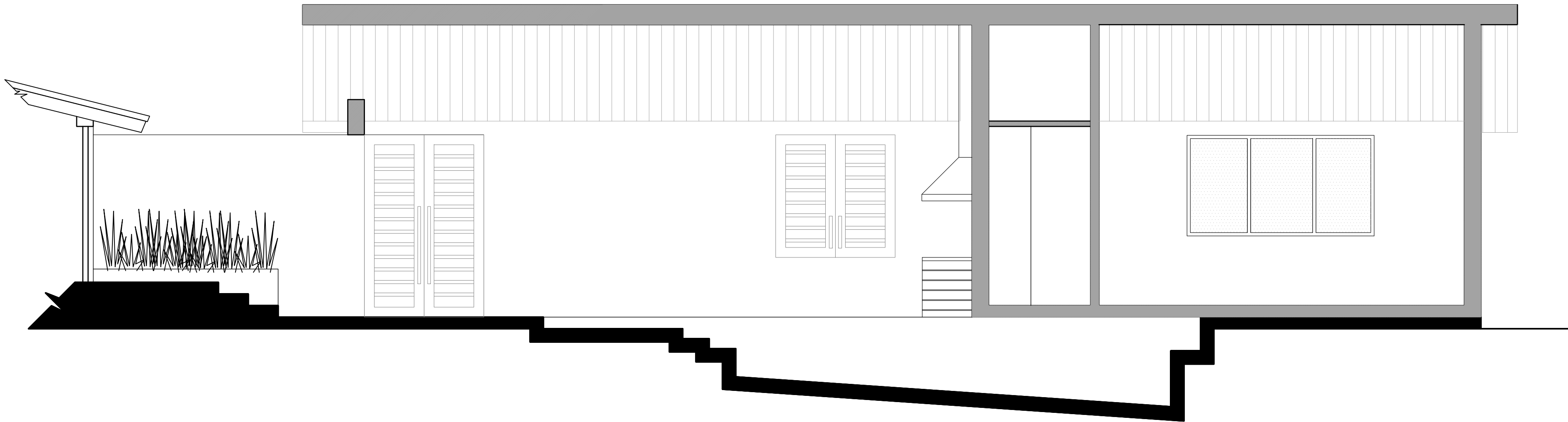
1 NORTH ELEVATION (w/ EXIST. SITE WALL)
SCALE: 1/4" = 1'-0"



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



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



1 GUEST SUITE BUILDING SECTION
SCALE: 1/4" = 1'-0"

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ARCHITECTURE | INTERIORS | LANDSCAPES

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FLORIDA 33133
PH: 305-373-4990
FIRM LICENSE # AA26001123
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PROJECT LOCATION:
7701 ERWIN ROAD
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CORAL GABLES, FL 33143, USA

ARCHITECT:
STRANG DESIGN, LLC
2900 SW 28TH TERRACE #301
MIAMI, FL 33133, USA

MEP ENGINEERING:
LAAN GROUP
2423 SW 147TH AVENUE, SUITE 355
MIAMI, FL 33185, USA

PROJECT NAME:
Adams' Residence

PROFESSIONAL SEAL(S):

	01-22-2021	BOA SET
No.	DATE	DESCRIPTION

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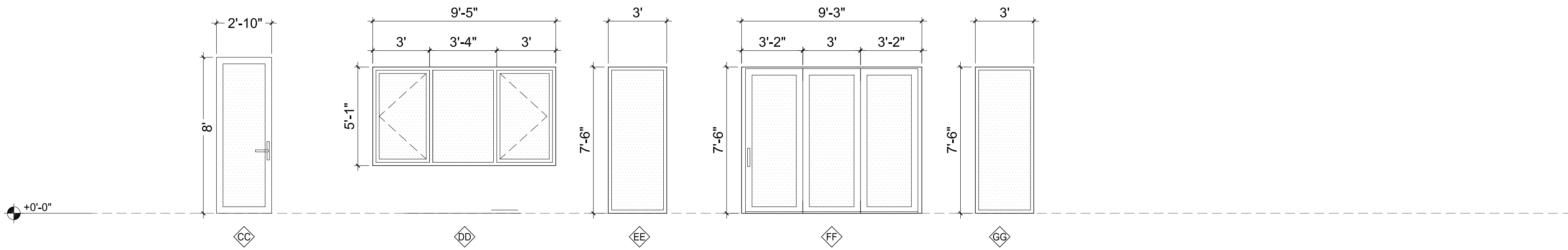
Project ID: ADAMS' RES.	Drawn By: JRA/MC
Print Date: 2021-0120	Scale: AS INDICATED

Sheet Title:

POOL HOUSE
SECTIONS

Sheet No:

A-301



EXTERIOR OPENINGS SCHEDULE							
TYPE	LOCATION	ROOM NR.	ASSEMBLY TYPE	COMPONENTS	MANUFACTURER(S)	NOA	COMMENTS
CC	NEW BEDROOM	103	DOOR	1 SWING	-		EGRESS DOOR, OPERABLE WITHOUT USE OF A KEY
DD	MASTER BEDROOM	102	WINDOW	1 FIXED 2 CASEMENT	-		EGRESS WINDOW, OPERABLE WITHOUT USE OF A KEY
EE	MASTER BEDROOM	102	WINDOW	1 FIXED	-		
FF	MASTER BEDROOM	102	DOOR + WINDOW	2 FIXED 1 SWING	-		
GG	MASTER BEDROOM	102	WINDOW	1 FIXED	-		
<div>NOTES:</div> <div><div>• ALL EXTERIOR DOORS AND WINDOWS SHALL MEET FLORIDA BUILDING CODE STANDARDS FOR SAFETY COMPLIANCE.</div><div>• APERTURES SHOWN MUST MEET OR EXCEED FLORIDA ENERGY EFF. CODE SECTION 7 A-D AS PREPARED EXCLUSIVELY FOR THIS PROJECT.</div><div>• DIMENSIONS SHOWN ON THIS SCHEDULE ARE APPROXIMATE ND BASED ON FINISHED OPENINGS. THEY ARE TO BE USED FOR THE REQUIRED CALCULATIONS FOR BOTH PRODUCT APPROVAL AND BIDDING. MANUFACTURER SHALL VERIFY ALL DIMENSIONS WITH THE CONTRACTOR AND SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND CITY OF MIAMI BEACH FOR FINAL APPROVAL BEFORE PRODUCTION ORDER IS ISSUED.</div><div>• EGRESS WINDOWS SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF TOOLS AND HAVE A CLEAR MIN. WIDTH OF 20", MIN. 24" IN HEIGHT AND A MIN. TOTAL CLEAR AREA OF 5.7 SQ.FT. AS PER FBOR 310</div><div>• EGRESS DOORS SHALL BE OPERABLE FROM WITHIN, AND HAVE A MINIMUM DIMENSION OF 36"X80" (32"X78" CLEAR). EXIT DOOR SHALL BE PROVIDED FOR A DWELLING UNIT, AND SHALL BE OPENABLE FROM INSIDE WITHOUT A KEY, AS PER FBC R311.2</div><div>• WINDOWS WITH SILL HEIGHT LESS THAN 36" A.F.F. FROM FINISH FLOOR AND WITH A DROP MORE THAN 4' ON THE FAR SIDE SHALL BE PROVIDED WITH SAFEGUARDS.</div><div>• ALL EXTERIOR GLASS SHALL MEET MIAMI-DADE COUNTY MISSILE IMPACT RATINGS, NO SHUTTERS HAVE BEEN SPECIFIED FOR USE ON THIS PROJECT. CONTRACTOR SHALL SUBMIT NOTICE OF ACCEPTANCE WITH SHOP DRAWINGS OR APPROVAL.</div><div>• WINDOWS AND DOOR UNDER A SEPARATE PERMIT.</div><div>• PROVIDE SAFETY GLASS CATEGORY II ON ALL GLASS AT:<div><div>- SHOWER AND TUB ENCLOSURES, AS PER FBOR 308.4.5</div><div>- IN DOORS AND WINDOWS, AS PER TABLE FBOR 308.3.1 AND FBOR 308.4.2&3</div><div>- GUARDS AND RAILINGS ADJACENT TO STAIRS AND RAMPS, AS PER FBOR 308.4.4</div><div>- 60" FROM EDGE OF STAIR NOSING AND ADJACENT TO STAIR LANDINGS, AS PER FBOR 308.4.7</div></div></div><div>• ALL HINGES SHOULD BE LOCATED AT 3'-3" FROM F.F. TO CENTER LINE</div><div>• ALL GLAZING TO HAVE A U-FACTOR OF (1.04) AND SHGC (0.32). SEE ENERGY CALCS.</div><div>• ALL SHOP DRAWINGS MUST BE REVIEWED BY ARCHITECT BEFORE SUBMITTING TO CITY.</div></div>							
<div>EGRESS WINDOW NOTES:</div> <div><div>• OPENING WIDTH: 20" (MIN)</div><div>• OPENING HEIGHT: 24" (MIN)</div><div>• OPENING AREA: 5.7 SQFT CLEAR / IN & OUT</div><div>• WINDOW SHOULD NOT BE HIGHER THAN 44" (MAX) ABOVE FINISH FLOOR</div><div>• EGRESS WINDOWS SHALL BE OPERABLE WITHOUT THE USE OF A KEY</div></div>							
<div>GARAGE DOOR NOTES:</div> <div><div>• MIN. 1-3/8" THICKNESS SOLID WOOD, SOLID OR HONEYCOMB CORE STEEL DOOR, OR 20 MINUTE FIRE RATED DOOR, SHALL BE SELF CLOSING. F.B.C. R318.1 & F.B.C. 2304.11</div></div>							

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PROJECT NAME:
Adams' Residence

PROFESSIONAL SEAL(S):

	01-22-2021	BOA SET
No.	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: ADAMS' RES.	Drawn By: JRA
Print Date: 2021-0121	Scale: AS INDICATED

Sheet Title:

EXTERIOR
OPENINGS
SCHEDULE

Sheet No:

A-501



Existing Residence Material Palette

[STRANG]



PGT Windows - Bronze Frame



Saw-Cut Oolite Stone



Dark Charcoal Slate Roofing



Ipe and Stone Wall/Gate

Proposed Addition Material Palette

[STRANG]



PGT Windows - Bronze Frame



Tile Backsplash at BBQ



Dark Charcoal Slate Roofing



Ipe and Stone Wall/Gate



Ipe Gate