

**GAZZOLO RESIDENCES**  
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| City of Coral Gables, Florida   | Review | Address: 427 Biltmore Way, 2 <sup>nd</sup> Floor, Coral Gables, Florida 33134<br>Email: <a href="mailto:planning@coralgables.com">planning@coralgables.com</a> 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



Level  
**1**  
Review

# General Procedures - Conditional

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
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## 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



Level  
**1**  
Review

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## General information

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

Telephone Contact No: 305.431.5478 Fax No. \_\_\_\_\_ Email [gaggero@bellsouth.net](mailto: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](mailto: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](mailto: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](mailto: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:

- 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.



Level  
**1**  
Review

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### 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: \_\_\_\_\_

|   |            |  |
|---|------------|--|
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|   | <h1>1</h1> |  |
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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.



Level  
**1**  
Review

# General Procedures - Conditional

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|   |   |
|---|---|
| Applicant(s)/Agent(s) Signature:<br>                                    | Applicant(s)/Agent(s) Print Name:<br><b>Gillian Gaggero-Gazzolo</b> |
| Address: <b>1154 Alfonso Avenue, Coral Gables, FL 33146</b>             |   |
| Telephone: 305.431.5478   | Fax:  |
| Email: <a href="mailto:gaggero@bellsouth.net">gaggero@bellsouth.net</a> |   |

### 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)



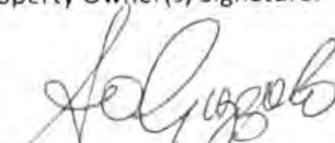
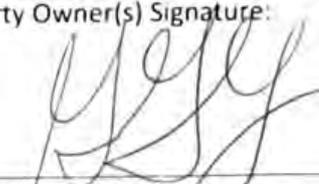
(Print, Type or Stamp Commissioned Name of Notary Public)  
 Personally Known OR  Produced Identification; Type of Identification Produced  
FL DL



Level  
**1**  
Review

# General Procedures - Conditional

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Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

|   |   |
|---|---|
| Property Owner(s) Signature:<br> | Property Owner(s) Print Name:<br><br><b>Alvaro Gazzolo</b>          |
| Property Owner(s) Signature:<br> | Property Owner(s) Print Name:<br><br><b>Gillian Gaggero-Gazzolo</b> |
| Property Owner(s) Signature:  | Property Owner(s) Print Name:                                       |

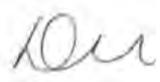
Address:

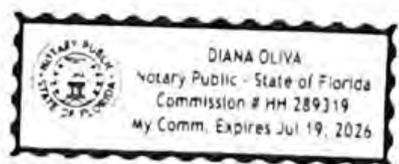
Telephone: Fax:

Email:

### 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)





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



Level  
**1**  
Review

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Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

Architect(s) Signature:

Architect(s) Print Name:

CAD Studio Architecture, Inc.

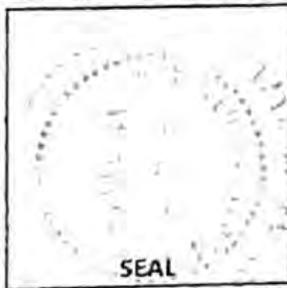
Address:

4808 SW 72 Avenue, Miami, Florida 33155

Telephone: 3056621008

Fax: 3056623731

Email: [cad@bellsouth.net](mailto:cad@bellsouth.net)

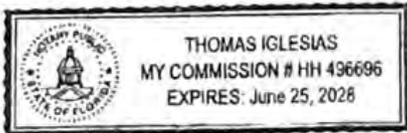


## NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 7<sup>5TH</sup> day of FEBRUARY 2025 by

(Signature of Notary Public - State of Florida)



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

Personally Known OR  Produced Identification; Type of Identification Produced



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

405 Biltmore Way - Coral Gables, FL 33134  
305-460-5210 [cityclerk@coralgables.com](mailto: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

A handwritten signature in black ink, appearing to read 'B. Urquia', written in a cursive style.

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.***

February 25, 2025

**Via Electronic Submittal**

Ms. Jennifer Garcia  
Planning and Zoning Director  
City of Coral Gables  
427 Biltmore Way, 2<sup>nd</sup> Floor  
Coral Gables, Florida 33134

Re: Statement of Use / Development Review Committee Application / 1154 Alfonso Avenue, Coral Gables, Florida (Folio No. 03-4130-008-0430)

Dear Ms. Garcia,

On Behalf of Alvaro Gazzolo and 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 above referenced property in accordance with Section 3-206 of the City of Coral Gables Zoning Code (the "**Zoning Code**"). As will be reviewed below, the project will result in the construction of a new single-family home and the remodeling of an existing single-family home to make both more in scale and in character with the other houses in the neighborhood and consistent with the existing development trend along Alfonso Avenue.

**I. PROPERTY INFORMATION**

The property is approximately 36,000 square feet or 0.826 +/- acres of land with 225' frontage on Alfonso Avenue. As depicted on the enclosed survey (the "**Survey**"), 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, and part of this application, the Applicant seeks to separate the Property into two (2) separate building sites and develop a single family residence on one building site and remodel the existing residence on the other building

site. The Proposed Lot Separation would create a western building site (the “**West Parcel**”) using 125 feet frontage and an eastern building site using 100 feet frontage (the “**East Parcel**”). Both parcels are equal in depth. 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 remodeling of the residence on the West Parcel are in compliance 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.*

As mentioned above, the Proposed Lot Separation will create two separate building sites with areas of approximately 20,000 square feet and 16,000 square feet. In comparison to other similarly situated properties along Alfonso Avenue, also on the Mahi Waterway and along So. Alhambra Circle on the Mahi Waterway, zoned SFR and located within the Riviera platted subdivision, the Proposed Building Sites are equal to or greater than the majority of said properties. As illustrated in Chart 1 below, 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. As such, the creation of the Proposed building sites is consistent with the distinctive character of the surrounding residential neighborhood with respect to the scale and intensity of the residential building sites in the local neighborhood.

|     | <b>Address</b>             | <b>Building Site (square feet)</b> |
|-----|----------------------------|------------------------------------|
| 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]

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 with 36,000 square feet is the only property on both Alfonso Avenue and Mahi Waterway and South Alhambra Circle and Mahi Waterway with over 30,000 square feet. (See Chart 1 above) The Property has 225 feet of street footage and 230.7 feet waterway footage. Unusual circumstances do exist. The Property is composed of partially platted lots and has multiple facings, Alfonso Avenue and the Mahi Waterway. The Mahi Waterway is an arterial waterway to Biscayne Bay. Additionally, as illustrated in Chart 2 below, 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.

|     | <b>Address</b>             | <b>Actual Construction (square feet)</b> |
|-----|----------------------------|--|
| 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 <sup>1</sup>                        |
| 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                                     |

<sup>1</sup> 1216 Alfonso Avenue is currently under construction with an estimated 7990 Sq.Ft. Actual Construction.

|     |                            |      |
|-----|----------------------------|------|
| 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]

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 with actual living area of 11,883 square feet, a “McMansion”<sup>2</sup>, is permitted at the Property. A residence of such size would disrupt the scale and harmony of the residences in this through-block site area on Alfonso Avenue and the Mahi Waterway. Additionally, the residences to be constructed at the Property are approximately a 5943 square foot home on the East Parcel and approximately a 5185 square foot home on the West Parcel, (the “Project”). This total square footage of 11,128 and average of 5564 per home is far less square footage than the 11,950 allowed by the Zoning Code for one home and is more consistent with the scale of the residences in the area that can be seen from the street and the waterway. Thus, this uniquely situated oversized Property with street and waterway frontages warrants the separation of the Property and the approval of the Project.

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-three percent (43%) of green area at each building site. The Zoning Code only requires forty (40%) at each building site. The enhanced landscaping and preservation of certain trees on the property promotes the lush canopy feeling unique to the City of Coral Gables and enhances the visual attractiveness of the Property for residents, neighbors and visitors traveling along Alfonso Avenue and the Mahi Waterway.

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

---

<sup>2</sup> The “McMansion” that is 800 South Alhambra Circle, Lot Size 29,800 Sq.Ft. Actual Sq.Ft. of Construction 10,476 l Sq.Ft. is an excellent example in Coral Gables Riviera Section of what happens when Lot Separation is denied. The Immediate Adjacent Neighborhood Lot Average is 11,349 Sq,Ft. The Immediate Adjacent Neighborhood Actual Sq.Ft. of Construction Average is 3,426 Sq.Ft.

- 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 Property's existing street and waterway footage is 225 feet. Although the Project's design would minimize the Property's existing street and waterway frontage, 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.<sup>3</sup> Additionally, the Proposed Lot Separation complements the physical configuration of the existing properties within the area.

- 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.*

Although the Project will result in the voluntary demolition of part of the existing residence on the property, 2 of the 3 requirements, 14-202.6(F)4.a. above and 14-202.6(F)4.c. below are satisfied. Additionally, the development of the Project is designed to the specific development regulations provided in 2-100 of the Zoning Code. 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. A preliminary analysis of the voluntary demolition issues is provided below.<sup>4</sup>

- c. *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 where the Applicant raised their children and continues to reside.

### **III. CONCLUSION**

The Proposed Lot Separation with the separation of the Property into two (2) separate building sites with plans to build one (1) single-family home and remodel the existing home is consistent

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<sup>3</sup> The 1000' radius frontage average is 92'. See TAB 4 AERIALS & CONTEXTUAL ANALYSIS for data and supporting documentation.

<sup>4</sup> See TAB 7 PLANS.

with the surrounding neighborhood scale and will enhance the beauty and character of the surrounding residential neighborhood. The Project will remodel an old characterless hodgepodge home and provide a spectacular new home to the neighborhood, both perfectly to scale with the neighborhood. 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](mailto:gaggero@bellsouth.net).

Truly Yours,  
Gillian Gaggero-Gazzolo

**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: \_\_\_\_\_

Address: \_\_\_\_\_

Job Address: \_\_\_\_\_

Telephone#: \_\_\_\_\_

Folio No.: \_\_\_\_\_

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:

\_\_\_\_\_  
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.

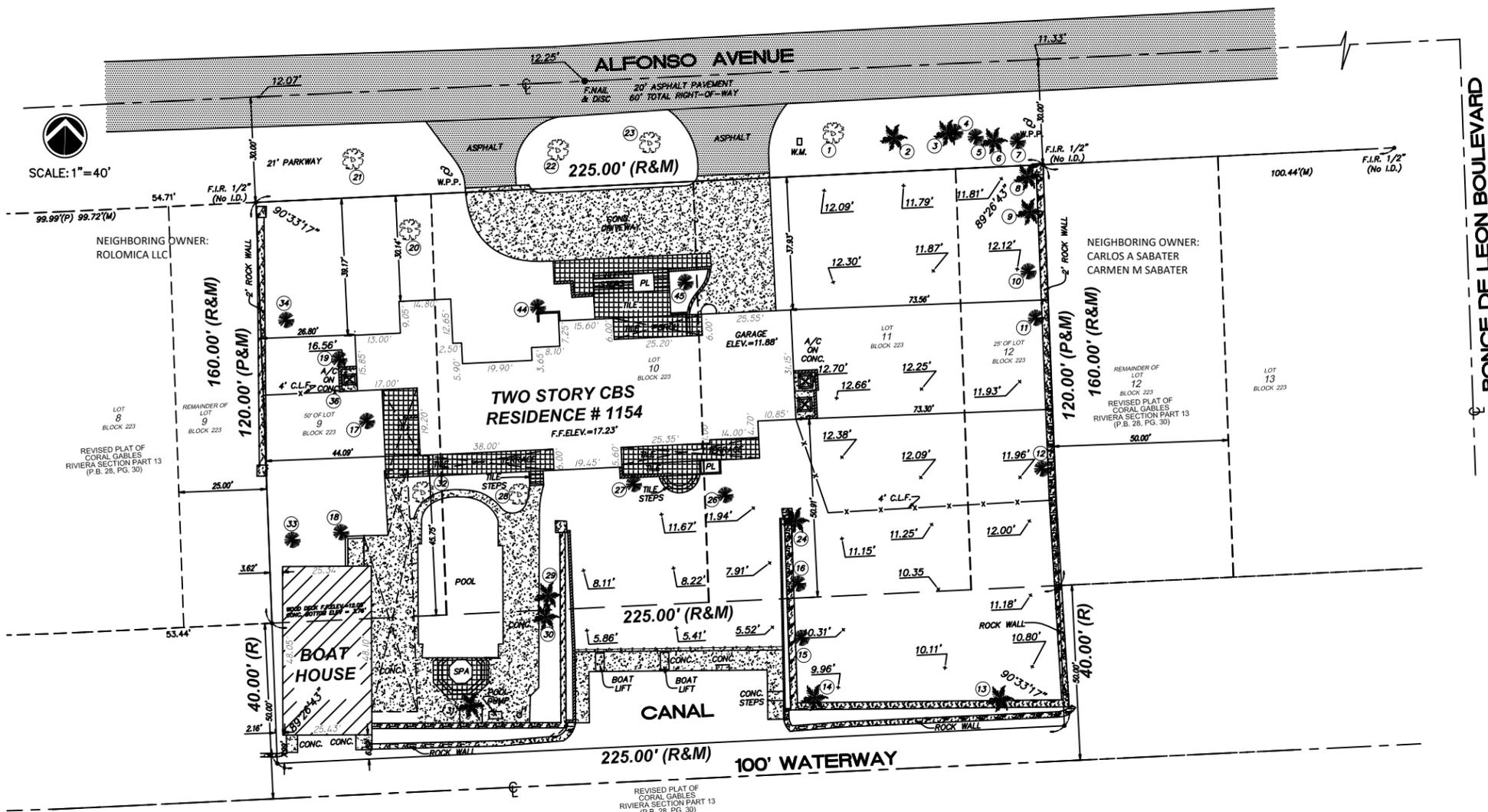
\_\_\_\_\_  
Owner (Print name and sign)

\_\_\_\_\_  
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)



PONCE DE LEON BOULEVARD

| 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 OH=Overall Height  
 (4.5 feet from ground) 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 OH=Overall Height  
 (4.5 feet from ground) 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

- SCHEDULE 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 ENCLOSES BEYOND THE WEST AND EAST PROPERTY LINES.

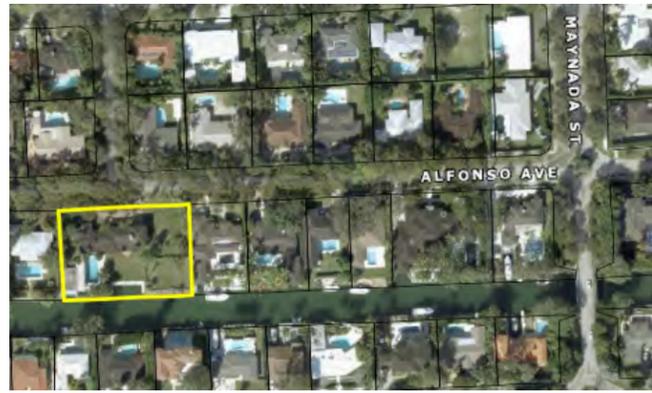
- PROPERTY HAS DIRECT VEHICULAR ACCESS TO A PUBLICLY DEDICATED RIGHT OF WAY (ALFONSO AVENUE)

- 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.

- 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 SIGNING 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

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.

**LEGEND & ABBREVIATIONS:**

|   |   |   |  |  |   |
|---|---|---|--|--|---|
| <p>CONC. = CONCRETE</p> <p>CONC. B.W. = CONCRETE BLOCK WALL</p> <p>WOOD = WOOD DECK</p> <p>COVERED = COVERED AREA</p> <p>ASPH. = ASPHALT</p> <p>CLF = CHAIN LINK FENCE (CLF)</p> <p>WF = WOOD FENCE (WF)</p> <p>IF = IRON FENCE (IF)</p> <p>A = ARC DISTANCE</p> <p>L = LENGTH</p> <p>Δ = CENTRAL ANGLE / DELTA</p> <p>R = RADIUS</p> <p>T = TANGENT</p> <p>P.T. = POINT OF TANGENCY</p> <p>P.C. = POINT OF CURVATURE</p> <p>P.C.C. = POINT OF COMPOUND CURVE</p> <p>C.B. = CATCH BASIN</p> <p>CATV = CABLE UTILITY BOX</p> | <p>B.C. = BLOCK CORNER</p> <p>P = PROPERTY LINE</p> <p>CL = CENTER LINE</p> <p>M = MONUMENT LINE</p> <p>CALC. = CALCULATED</p> <p>M. = FIELD MEASURED</p> <p>P. = PER PLAT</p> <p>TYP. = TYPICAL</p> <p>P.R.M. = PERMANENT REFERENCE MONUMENT</p> <p>R.C.P. = PERMANENT CONTROL POINT</p> <p>FD. NAIL = FOUND NAIL</p> <p>FD. D/H = FOUND DRILL HOLE</p> <p>FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER</p> <p>C.M. = CONCRETE MONUMENT</p> <p>W.M. = WATER METER</p> <p>R/W = RIGHT OF WAY</p> | <p>U.E. = UTILITY EASEMENT</p> <p>A.E. = ANCHOR EASEMENT</p> <p>D.E. = DRAINAGE EASEMENT</p> <p>ENCR. = ENCROACHMENT</p> <p>F.F. ELEV. = FINISHED FLOOR ELEVATION</p> <p>N.T.S. = NOT TO SCALE</p> <p>P.B. = PLAT BOOK</p> <p>O.R.B. = OFFICIAL RECORD BOOK</p> <p>M.H. = MAN HOLE</p> <p>C.B.S. = CONCRETE BLOCK STRUCTURE</p> <p>BLDG. = BUILDING</p> <p>O.H.L. = OVERHEAD UTILITY LINES</p> <p>TEL. = TELEPHONE FACILITIES</p> | <p>P.R.C. = POINT OF REVERSE CURVE</p> <p>CH = CHORD</p> <p>CH. BRG. = CHORD BEARING</p> <p>B.M. = BENCH MARK</p> <p>B.R. = BEARING REFERENCE</p> <p>P.O.C. = POINT OF COMMENCEMENT</p> <p>P.O.B. = POINT OF BEGINNING</p> <p>T.B.M. = TEMPORARY BENCH MARK</p> <p>P.O.B. = POINT OF BEGINNING</p> <p>T.B.M. = TEMPORARY BENCH MARK</p> <p>FD. I.R. = FOUND IRON REBAR</p> <p>FD. P.K.NAIL = FOUND PARKER-KALON NAIL</p> <p>P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER</p> <p>A/C = AIR CONDITIONER PAD</p> <p>TX = TRANSFORMER</p> <p>P.P. = POWER POLE</p> <p>D.M.E. = DRAINAGE &amp; MAINTENANCE EASEMENT</p> <p>+ 0.0' = EXISTING ELEVATION</p> | <p>ELEV. = ELEVATION</p> <p>SEC. = SECTION</p> <p>TWS. = TOWNSHIP</p> <p>RG. = RANGE</p> <p>SWK = SIDEWALK</p> | <p>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.</p> |
|---|---|---|--|--|---|

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

SINCE 1987

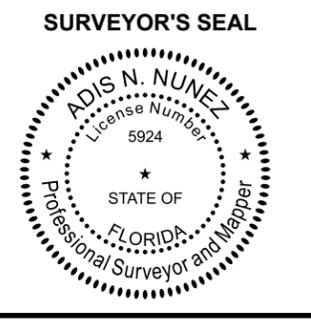
## BLANCO SURVEYORS INC.

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 |





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:

The East 50 feet of Lot 9, All of

Lot(s) 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 ~~XXXXXX~~ this the 8th day of July, 1982.  
~~WEST YELLOWSTONE, GALLATIN COUNTY, MONTANA~~

Signed, sealed and delivered in the presence of:

Judy Logan  
(WITNESS)  
Donna Hanks  
(WITNESS)

William R. Stinnett  
WILLIAM R. STINNETT  
Lavonne C. Stinnett  
LAVONNE C. STINNETT

STATE OF ~~XXXXXX~~ MONTANA  
COUNTY OF ~~XXXXXX~~ 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.

WEST YELLOWSTONE, MONTANA 8th  
WITNESS my hand and official seal at ~~XXXXXX~~ this 8th day of July, 1982.

My commission expires:

Karen Wheat  
Notary Public, State of Montana

PREPARED BY:  
JOHN M. THOMSON, ESQUIRE  
2600 Douglas Road, Suite 804  
Coral Gables, Florida 33134

NOTARY PUBLIC for the State of Montana  
My Commission Expires 10/1/82

APPROVED AS TO FORM  
Robert D. Zahner  
ROBERT D. ZAHNER  
CITY ATTORNEY



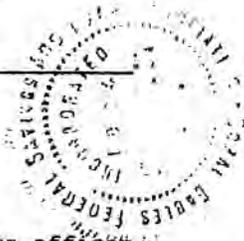
900

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: Sybill V. Gimard 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 Sybill V. Gimard, 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 20th day of July, 1982.

NOTARY PUBLIC, State of Florida

My Commission Expires:

Oct 1 - 1985



# 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

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*

Agent No.: 22533

Issuing Agent:

Nicole J. Huesmann, P.A.  
150 Alhambra Circle  
Suite 1150  
Coral Gables, FL 33134



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

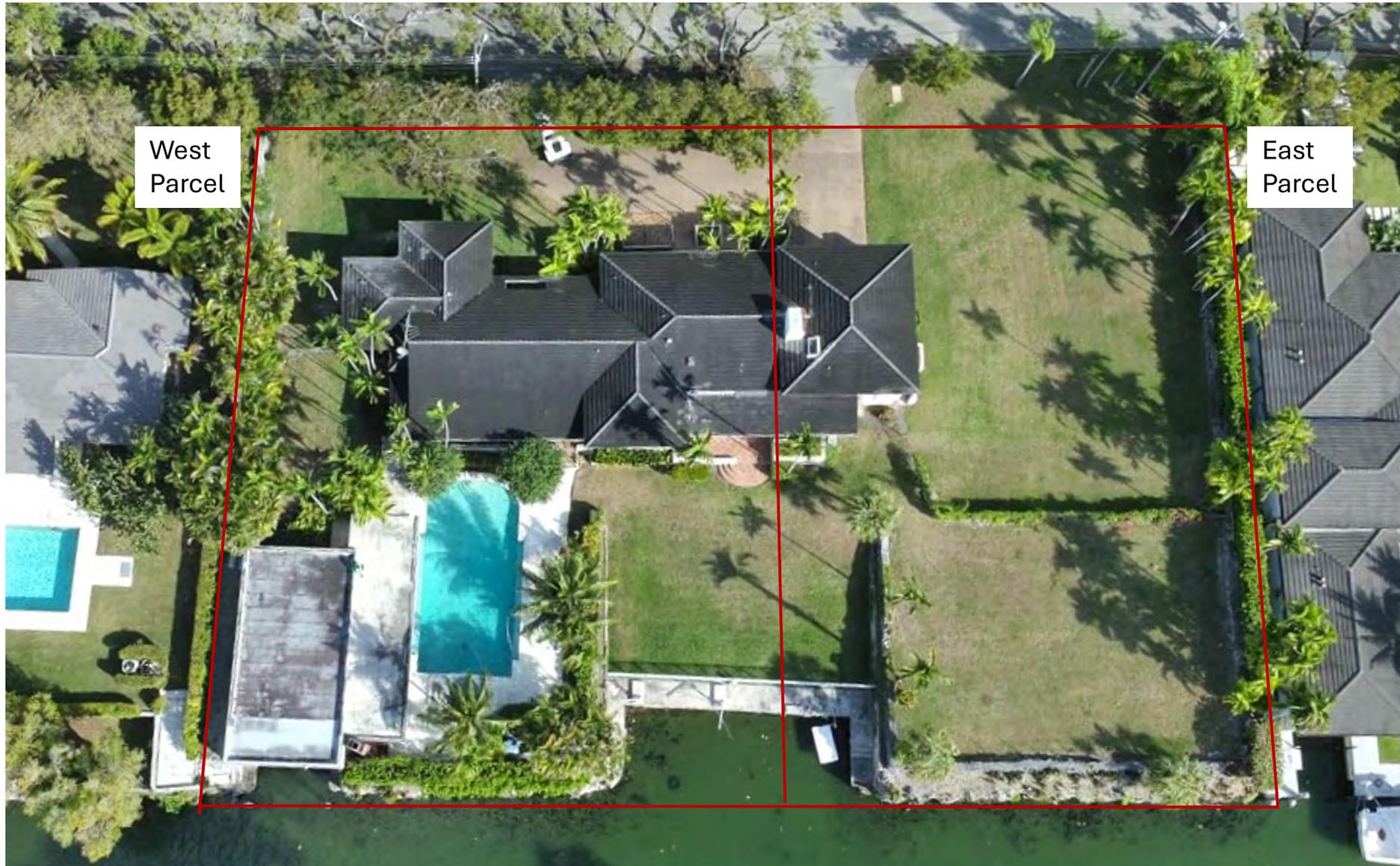
II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

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 Covenants 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.

# 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



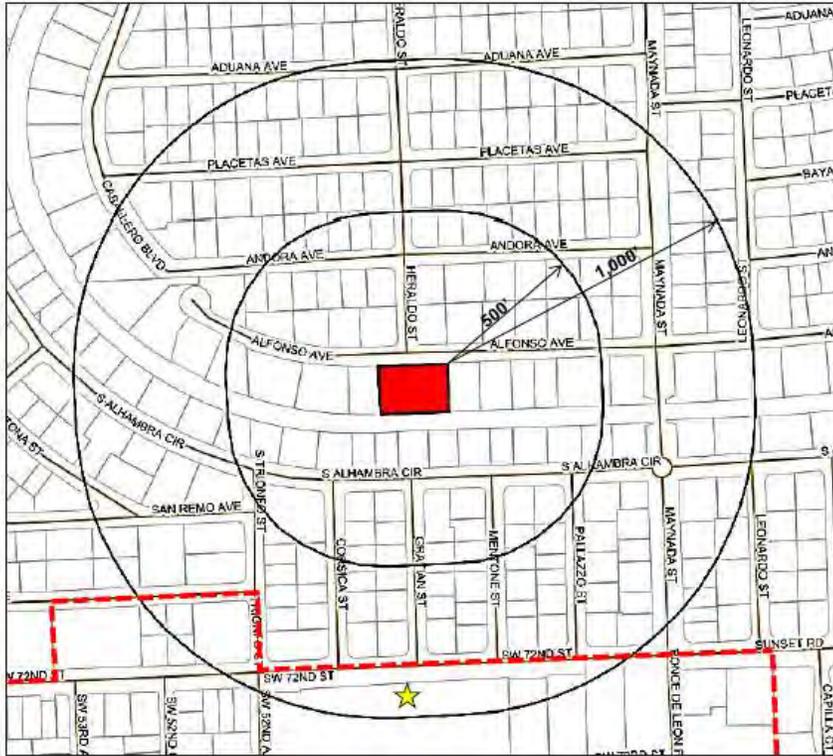
Bird's Eye View – Northwest



rdr miami | public hearing notification services

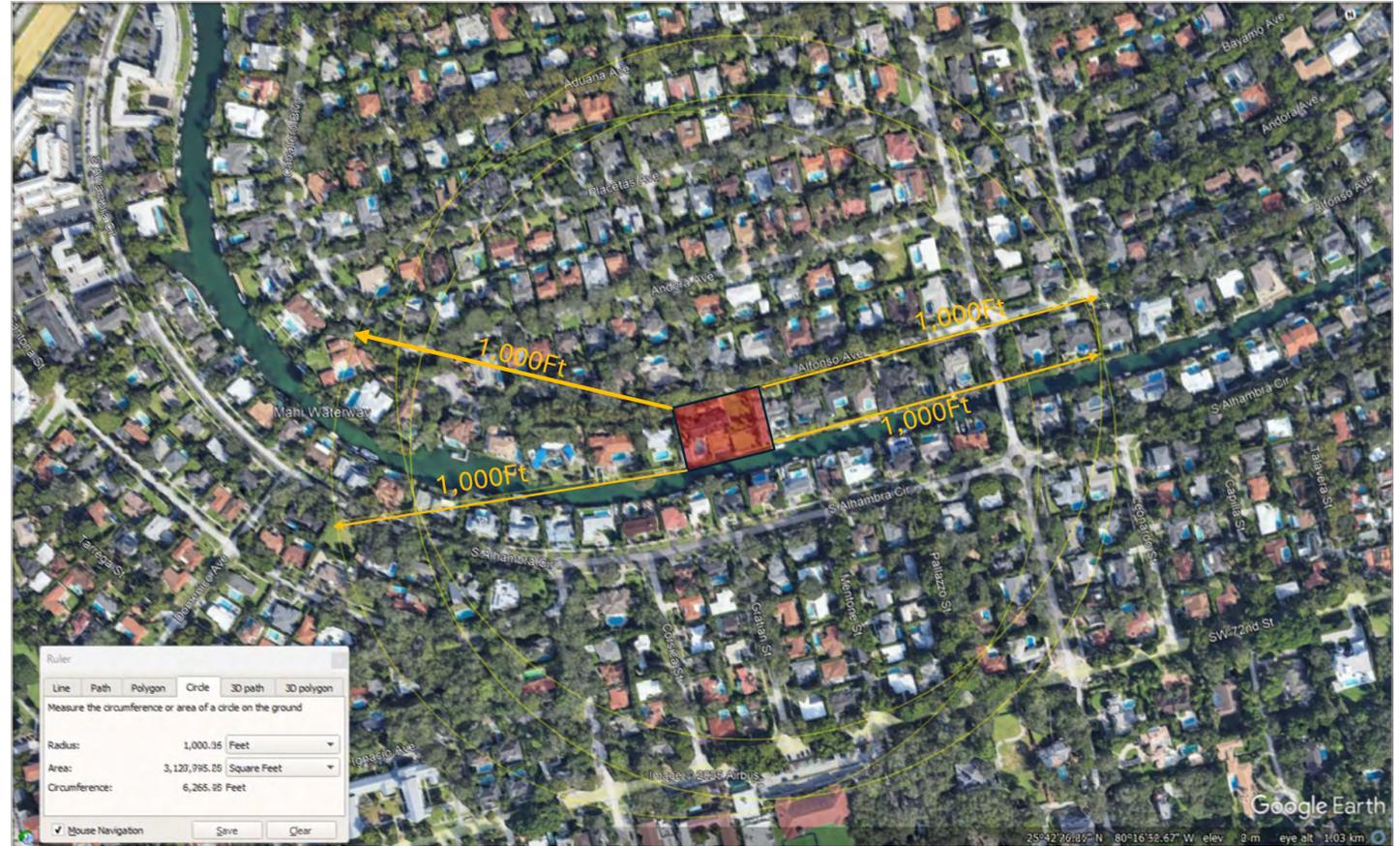
certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting  
rdmiami.com | diana@rdmiami.com | 305.498.1614

### 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.



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

| Alfonso Ave.   |                |               | Andora         |                |               | Placetras      |                |               | 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        | <b>Average</b> | <b>85</b>      | <b>10,643</b> |
| 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        |                |                |               |
| <b>Average</b> | <b>111</b>     | <b>17,015</b> | 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        |                |                |               |
|                |                |               | <b>Average</b> | <b>84</b>      | <b>11,112</b> | 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        |                |                |               |
|                |                |               |                |                |               | <b>Average</b> | <b>82</b>      | <b>10,388</b> | 1130               | 100            | 12,400        |                |                |               |
|                |                |               |                |                |               |                |                |               | 1110               | 120            | 14,880        |                |                |               |
|                |                |               |                |                |               |                |                |               | 1100               | 85             | 8,500         |                |                |               |
|                |                |               |                |                |               |                |                |               | <b>Average</b>     | <b>103</b>     | <b>14,051</b> |                |                |               |

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

| Maynada        |                |               | Pallazzo       |                |               | Mentone        |                |              | Gratian        |                |               | Corsica        |                |               | Sunset         |                |               |
|----------------|----------------|---------------|----------------|----------------|---------------|----------------|----------------|--------------|----------------|----------------|---------------|----------------|----------------|---------------|----------------|----------------|---------------|
| 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.)  | Address        | Frontage (Ft.) | Lot (Sq.Ft.)  |
| 6830           | 75             | 8250          | 6815           | 100            | 11,000        | 6809           | 75             | 7,500        | 6815           | 100            | 10,000        | 6904           | 85             | 8,500         | 1177           | 100            | 12,000        |
| 6810           | irregular      | 10606         | 6821           | 100            | 11,000        | 6815           | 75             | 7,500        | 6901           | 75             | 7,500         | 6868           | 65             | 6,500         | 1161           | 100            | 12,000        |
| 6608           | 130            | 14300         | 6907           | 100            | 11,000        | 6901           | 100            | 10,000       | 6911           | 75             | 7,500         | 6818           | 133            | 13,250        | 1151           | 100            | 12,000        |
| 6600           | 130            | 14300         | 6906           | 100            | 10,000        | 6911           | 55             | 5,500        | 6902           | 100            | 10,000        | 6811           | 80             | 8,000         | 1141           | 100            | 9,000         |
| 6510           | 125            | 13750         | 6850           | 50             | 5,000         | 6910           | 75             | 7,500        | 6830           | 75             | 7,500         | 6815           | 90             | 9,000         | 1131           | 100            | 11,500        |
| 6502           | 125            | 13750         | 6820           | 50             | 5,000         | 6900           | 100            | 10,000       | 6820           | 75             | 7,500         | 6825           | 60             | 6,000         | 1121           | 100            | 12,000        |
| 6420           | 140            | 13750         | 6816           | 100            | 10,000        | 6814           | 100            | 10,000       | 6810           | 74             | 7,447         | 6905           | 100            | 10,000        | 1111           | 100            | 12,000        |
| 6611           | 87             | 9614          | <b>Average</b> | <b>86</b>      | <b>9,000</b>  | 6810           | 75             | 7,500        | <b>Average</b> | <b>82</b>      | <b>8,207</b>  | <b>Average</b> | <b>88</b>      | <b>8,750</b>  | 1101           | irregular      | 13,128        |
| 6609           | 75             | 8250          |                |                |               | <b>Average</b> | <b>82</b>      | <b>8,188</b> |                |                |               |                |                |               | 1185           | 200            | 20,000        |
| 6601           | 100            | 11000         |                |                |               |                |                |              |                |                |               |                |                |               | <b>Average</b> | <b>113</b>     | <b>12,625</b> |
| 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         |                |                |               |                |                |              |                |                |               |                |                |               |                |                |               |
| <b>Average</b> | <b>87</b>      | <b>11,549</b> |                |                |               |                |                |              |                |                |               |                |                |               |                |                |               |
| Trionfo        |                |               | San Remo       |                |               | San Ignacio    |                |              | Santona        |                |               | Leonardo       |                |               | Caballero      |                |               |
| 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.)  | Address        | Frontage (Ft.) | Lot (Sq.Ft.)  |
| 6815           | 68             | 6,750         | 1200           | irregular      | 20,000        | 1201           | irregular      | 20,000       | 1203           | irregular      | 16,625        | 6500           | 100            | 12,000        | 6505           | irregular      | 13,289        |
| 6825           | 68             | 6,750         | 1240           | 150            | 15,000        | 1233           | irregular      | 15,000       | 1215           | 100            | 14,093        | 6506           | 100            | 11,000        | 6508           | 147            | 26,424        |
| 6901           | 75             | 7,500         | 1220           | irregular      | 30,000        | <b>Average</b> | <b>17,500</b>  |              | 1212           | irregular      | 15,946        | 6520           | 100            | 11,000        | 6500           | 143            | 25,734        |
| 6907           | 75             | 7,500         | <b>Average</b> | <b>150</b>     | <b>21,667</b> |                |                |              | <b>Average</b> | <b>100</b>     | <b>15,555</b> | 6600           | 100            | 11,000        | <b>Average</b> | <b>145</b>     | <b>21,816</b> |
| <b>Average</b> | <b>72</b>      | <b>7,125</b>  |                |                |               |                |                |              |                |                |               | 6604           | 71             | 7,810         |                |                |               |
|                |                |               |                |                |               |                |                |              |                |                |               | 6814           | 99             | 9,900         |                |                |               |
|                |                |               |                |                |               |                |                |              |                |                |               | <b>Average</b> | <b>95</b>      | <b>10,452</b> |                |                |               |

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



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

House # 1101  
Lot Size: 14,400



House # 1111  
Lot Size: 12,000



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



# 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



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



24

19

20

21

22

23

ANDORA AVE

15

17

18

MAYNADA ST

CORAL GABLES

11

16

ALFONSO AVE

12

13

Alfonso Avenue

1154  
Alfonso  
Ave.

10

9

14

8

7

S ALHAMBRA CIR

6

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

# 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



# 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.

## 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)**





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

REMODELED RESIDENCE FOR:

# 1154 ALFONSO AVE.

## GENERAL NOTES :

1. CONCRETE SHALL HAVE 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED (U.O.C.).
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-618 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.C.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE STARTING WORK. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. STRUCTURAL DRAWINGS SHALL COORDINATED TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL AND MECHANICAL DRAWINGS. TO LOCATE OPENINGS, DRAINS, SLEEVES, SLOPES, DERESSED 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 NOTIFICATION TO THE OWNER FOLLOWED BY A CHANGE ORDER.
21. THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL SANITARY FACILITIES, BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS OF CONSTRUCTION. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES.
22. THE ARCHITECT / INTERIOR DESIGNER / OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET HIGHEST QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.
23. THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB.
24. THE CONTRACTOR SHALL DELIVER THE ANNOTATED JOB RECORD SET TO THE OWNER UPON COMPLETION OF THE WORK AS A CONDITION OF ACCEPTANCE.
25. CLEANING AND DEBRIS REMOVAL. THE OWNER SHALL 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 FROM MEALS CONSUMED ON PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS. THE CONTRACTOR SHALL CLEAN SITE ONCE PER WEEK TO THE OWNER'S 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 82/8.
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 INFERRABLE FROM THESE PLANS AND WHICH ARE NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK. ALL SHOP DRAWINGS ARE TO BE APPROVED BY THE ARCHITECT BEFORE THE WORK COMMENCES.
30. THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB.
31. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A 'PUNCHLIST', INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN 14 CALENDAR WORKING DAYS.
32. CONTRACTOR TO VERIFY THAT THERE ARE NO PERTINENT FEATURES ON THE ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM INSTALLATION.

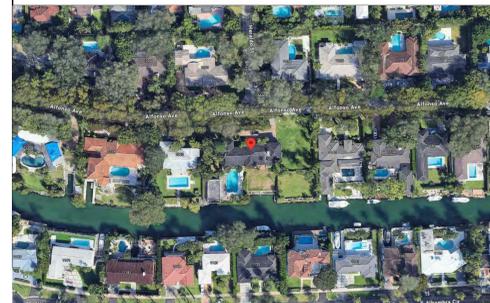
## TERMITE NOTE :

- R318) TERMITE PROTECTION.
- TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED TERMITICIDES, BAITING SYSTEMS, AND TERMITICIDES 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 TERMITICIDE 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) 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.
- R318.2) 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.
- R318.3) IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SPACES 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.
- R318.4) 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 FLOURED, SHALL BE DONE IN SUCH MANNER AS TO AVOID PENETRATING OR DISTURBING TREATED SOIL.
- R318.5) IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CONCRETE OVERFOUR OR MORTAR ACCUMULATED ALONG THE EXTERIOR FOUNDATION PERIMETER SHALL BE REMOVED PRIOR TO EXTERIOR CHEMICAL SOIL TREATMENT, TO ENHANCE VERTICAL PENETRATION OF THE CHEMICALS.
- R318.6) 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.
- R318.11) IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A BAIT SYSTEM IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SECTIONS R318.11 THROUGH R318.16 DO NOT APPLY. HOWEVER, A SIGNED CONTRACT ASSURING THE INSTALLATION, MAINTENANCE AND MONITORING OF THE BAITING SYSTEM SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 485, 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 TERMITICIDE ACTIVE INGREDIENT, THE INSTALLATION OF THE MONITORING PHASE COMPONENTS SHALL BE DEERD TO CONSTITUTE INSTALLATION OF THE SYSTEM.
- R318.18) IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A WOOD TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SECTIONS R318.11 THROUGH R318.16 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 80 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 RIVERIA 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



## CODE COMPLIANCE

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

## 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 KEYP OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 60000 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. THRU BOLT WITH INSERTS.
5. JAMBS OF ALL EXTERIOR OFFSET TYPE IN SWING DOORS SHALL BE RABBETTED OR OF SIMILAR FABRICATION TO PREVENT DEFLECTING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF THE LOCKS AND LATCHES.
6. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON REMOVABLE PINN AND NON-EXPOSED SCREWS.
7. GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE'S STANDARD Z91.1.
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 Z91.1.
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 TRADES ASSOCIATION STANDARDS FOR FORCE ENTRY RESISTANCE. ALMA 13033 PROVIDE LOCKS AS PER FBC 36.032(A) (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 LARGER DOOR OPENING IS REQUIRED TO SATISFY REQUIREMENTS OF THE FLORIDA BUILDING CODE.
- B. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
- C. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO ALLOW THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
- D. DOORS MAY BE SWINGING OR SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
- E. NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.

## COPYRIGHT NOTICE

THIS SET OF ARCHITECTURAL DRAWINGS IS AN ORIGINAL DESIGN OF A BUILDING AND IS SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SECTION 107 OF THE COPYRIGHT ACT (TITLE 17 OF THE UNITED STATES CODE), AS AMENDED ON DECEMBER 1, 1990. PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN. THE TERM "BUILDING" MEANS STRUCTURES THAT ARE DESIGNED FOR HUMAN OCCUPANCY, HABITABLE BY HUMANS AND INTENDED TO BE BOTH PERMANENT AND STATIONARY. THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION OR WRITTEN CONSENT OF THE ARCHITECT.

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

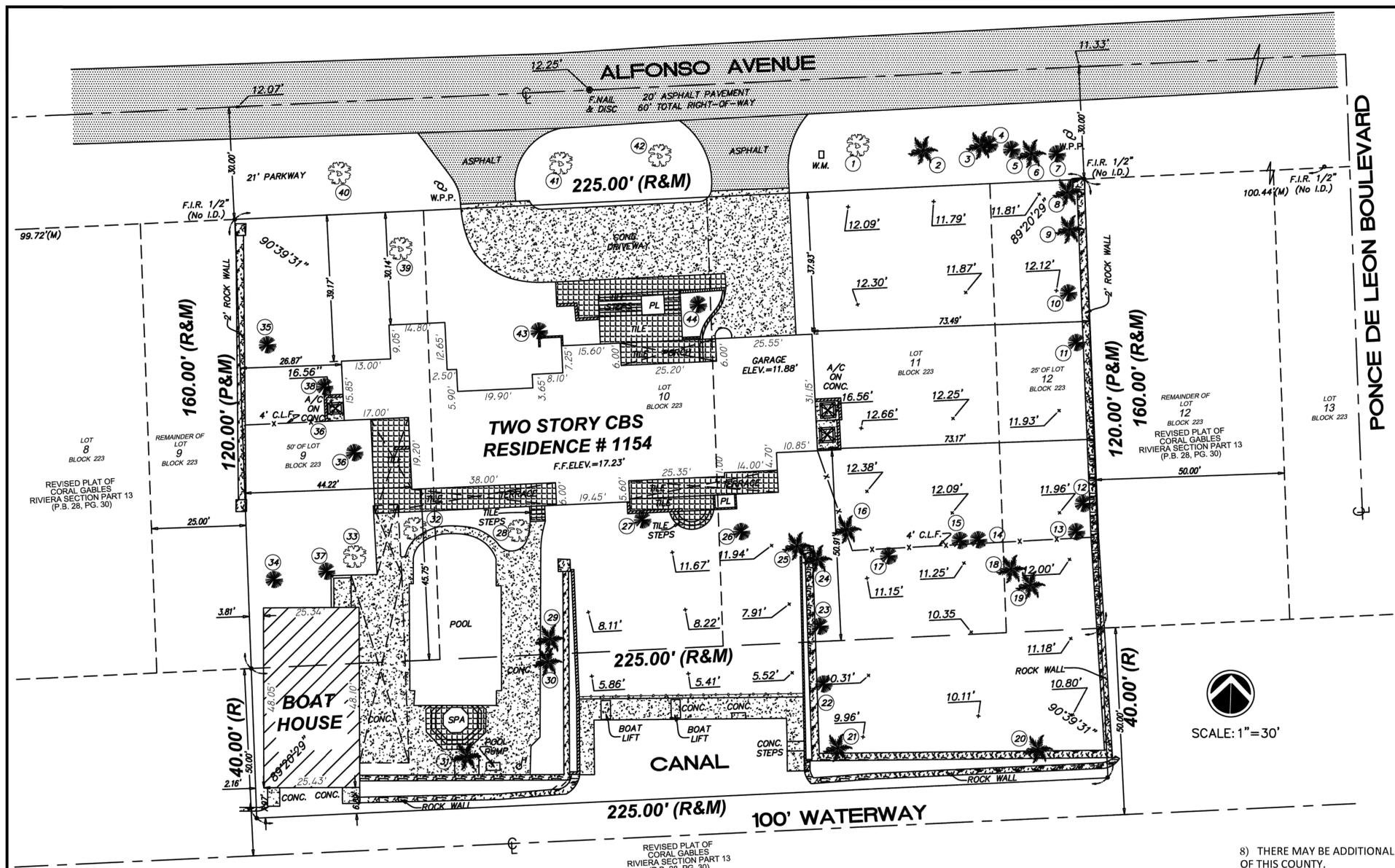
- |                      |                                 |   |                |                |
|----------------------|---------------------------------|---|----------------|----------------|
| STRUCTURAL GLAZING   | WOOD TRUSSES                    | DOORS   | ROOFING        | WINDOWS        |
| RIDGE VENTILATION    | CURTAIN WALLS                   | MULLIONS  | WATERPROOFING  | GLASS WALL     |
| PRECAST SYSTEMS      | HANDRAILS                       | RAILS   | FENCES         | 8/8/8          |
| STORM SHUTTERS       | STEEL JOISTS                    | STORE FRONT   | AWNINGS        | TRELLISES      |
| PREFABRICATED STAIRS | ELEVATORS                       | POOLS   | WATER-FEATURES | LOUVER ENCLGS. |
| SHOP DUGS            | CORRESPONDING STRUCTURAL CALCUS | SHALL BE DATED & SIGNED BY A FLORIDA LICENSE ENGINEER |                |                |

RESIDENCE FOR:  
**1154 ALFONSO AVE.**  
 CORAL GABLES  
 FLORIDA

OWNER:  
**MR. ALVARO GAZZOLO**

DATE: 2 / 24 / 25  
 ISSUED: \_\_\_\_\_  
 DRAWN: XX  
 CHECKED: A.R.  
 PROJECT No. \_\_\_\_\_

SHEET:



| EXISTING TREES |   |       |      |     |     |
|----------------|---|-------|------|-----|-----|
| N              | Q | 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' | 8'  |
| 5              |   | ARECA | 0.4' | 22' | 8'  |
| 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' | 8'  |
| 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' | 6'  |
| 23             |   | ARECA | 0.6' | 22' | 10' |

| EXISTING TREES |   |               |      |     |     |
|----------------|---|---------------|------|-----|-----|
| N              | Q | 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'  |

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)

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 LOCH 4155 W ELEV. 11.31' NGVD
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING 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

BOUNDARY SURVEY

LEGEND & ABBREVIATIONS:

|   |   |  |  |  |
|---|---|--|--|--|
| <p>CONCRETE</p> <p>CONC. BLOCK WALL</p> <p>WOOD DECK</p> <p>COVERED AREA</p> <p>ASPHALT</p> <p>CHAIN LINK FENCE (CLF)</p> <p>WOOD FENCE (WF)</p> <p>IRON FENCE (IF)</p> <p>ARC DISTANCE</p> <p>LENGTH</p> <p>CENTRAL ANGLE / DELTA</p> <p>RADIUS</p> <p>TANGENT</p> <p>POINT OF TANGENCY</p> <p>POINT OF CURVATURE</p> <p>POINT OF COMPOUND CURVE</p> <p>CATCH BASIN</p> <p>CABLE UTILITY BOX</p> | <p>B.C. = BLOCK CORNER</p> <p>P. = PROPERTY LINE</p> <p>C. = CENTER LINE</p> <p>M. = MONUMENT LINE</p> <p>CALC. = CALCULATED</p> <p>M. = FIELD MEASURED</p> <p>P. = PER PLAT</p> <p>TYP. = TYPICAL</p> <p>P.R.M. = PERMANENT REFERENCE MONUMENT</p> <p>P.C.P. = PERMANENT CONTROL POINT</p> <p>FD. NAIL = FOUND NAIL</p> <p>FD. D/H = FOUND DRILL HOLE</p> <p>FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER</p> <p>C.M. = CONCRETE MONUMENT</p> <p>W.M. = WATER METER</p> <p>R/W = RIGHT OF WAY</p> | <p>U.E. = UTILITY EASEMENT</p> <p>A.E. = ANCHOR EASEMENT</p> <p>D.E. = DRAINAGE EASEMENT</p> <p>ENCR. = ENCROACHMENT</p> <p>F.F. ELEV. = FINISHED FLOOR ELEVATION</p> <p>N.T.S. = NOT TO SCALE</p> <p>P.B. = PLAT BOOK</p> <p>O.R.B. = OFFICIAL RECORD BOOK</p> <p>M.H. = MAN HOLE</p> <p>C.B.S. = CONCRETE BLOCK STRUCTURE</p> <p>B.LDG. = BUILDING</p> <p>I.O.H.L. = OVERHEAD UTILITY LINES</p> <p>TEL. = TELEPHONE FACILITIES</p> | <p>P.R.C. = POINT OF REVERSE CURVE</p> <p>CH = CHORD</p> <p>CH. BRG. = CHORD BEARING</p> <p>B.M. = BENCH MARK</p> <p>B.R. = BEARING REFERENCE</p> <p>P.O.C. = POINT OF COMMENCEMENT</p> <p>P.O.B. = POINT OF BEGINNING</p> <p>T.B.M. = TEMPORARY BENCH MARK</p> <p>P.O.B. = POINT OF BEGINNING</p> <p>T.B.M. = TEMPORARY BENCH MARK</p> <p>FD. I.R. = FOUND IRON REBAR</p> <p>FD. P.K.NAIL = FOUND PARKER-KALON NAIL</p> <p>P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER</p> <p>A/C = AIR CONDITIONER PAD</p> <p>TX = TRANSFORMER</p> <p>P.P. = POWER POLE</p> <p>D.M.E. = DRAINAGE &amp; MAINTENANCE EASEMENT</p> <p>+ 0.0' = EXISTING ELEVATION</p> | <p>ELEV. = ELEVATION</p> <p>SEC. = SECTION</p> <p>TWS. = TOWNSHIP</p> <p>RG. = RANGE</p> <p>SWK = SIDEWALK</p> |
|---|---|--|--|--|

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 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  
DATE: 11/13/24

SUFFIX: L FEMA DATE: 09/11/09 BASE: N/A  
COMMUNITY # 120639  
DWN. BY: R.BELLO JOB No. 24-345

SCALE: 1" = 30'

**SURVEYOR'S SEAL**

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



EXISTING TREES

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

RESIDENCE FOR:  
**1154 ALFONSO AVE.**  
CORAL GABLES  
FLORIDA

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

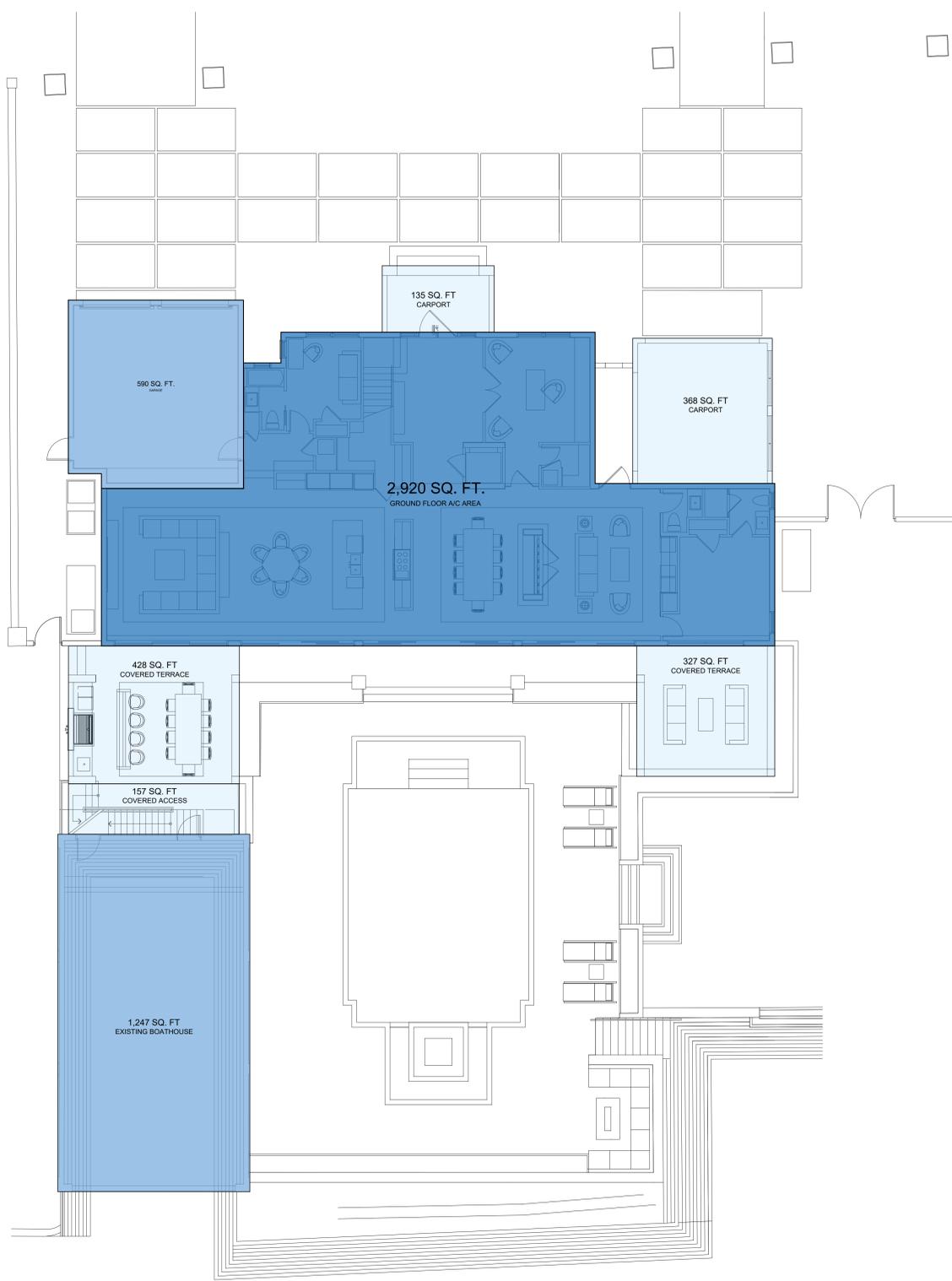
STRUCTURAL GLAZING WOOD TRUSSES DOORS ROOFING WINDOWS  
RIDGE VENTILATION CURTAIN WALLS MULLIONS WATERPROOFING GLASS WALL  
PRECAST SYSTEMS HANDRAILS RAILS FENCES SIGNS  
STORM SHUTTERS STEEL JOISTS STORE FRONT AWNINGS TRELLISES  
PRE-FABRICATED STAIRS ELEVATORS POOLS WATER-FEATURES LOUVER ENCLOS.  
SHOP DUGS CORRESPONDING STRUCTURAL CALC. SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER

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DATE: 2/24/25  
ISSUED: XX  
DRAWN: AS  
CHECKED: AS  
PROJECT No. \_\_\_\_\_

OWNER: MR. ALVARO GAZTOLIO

SHEET: 2 OF 26

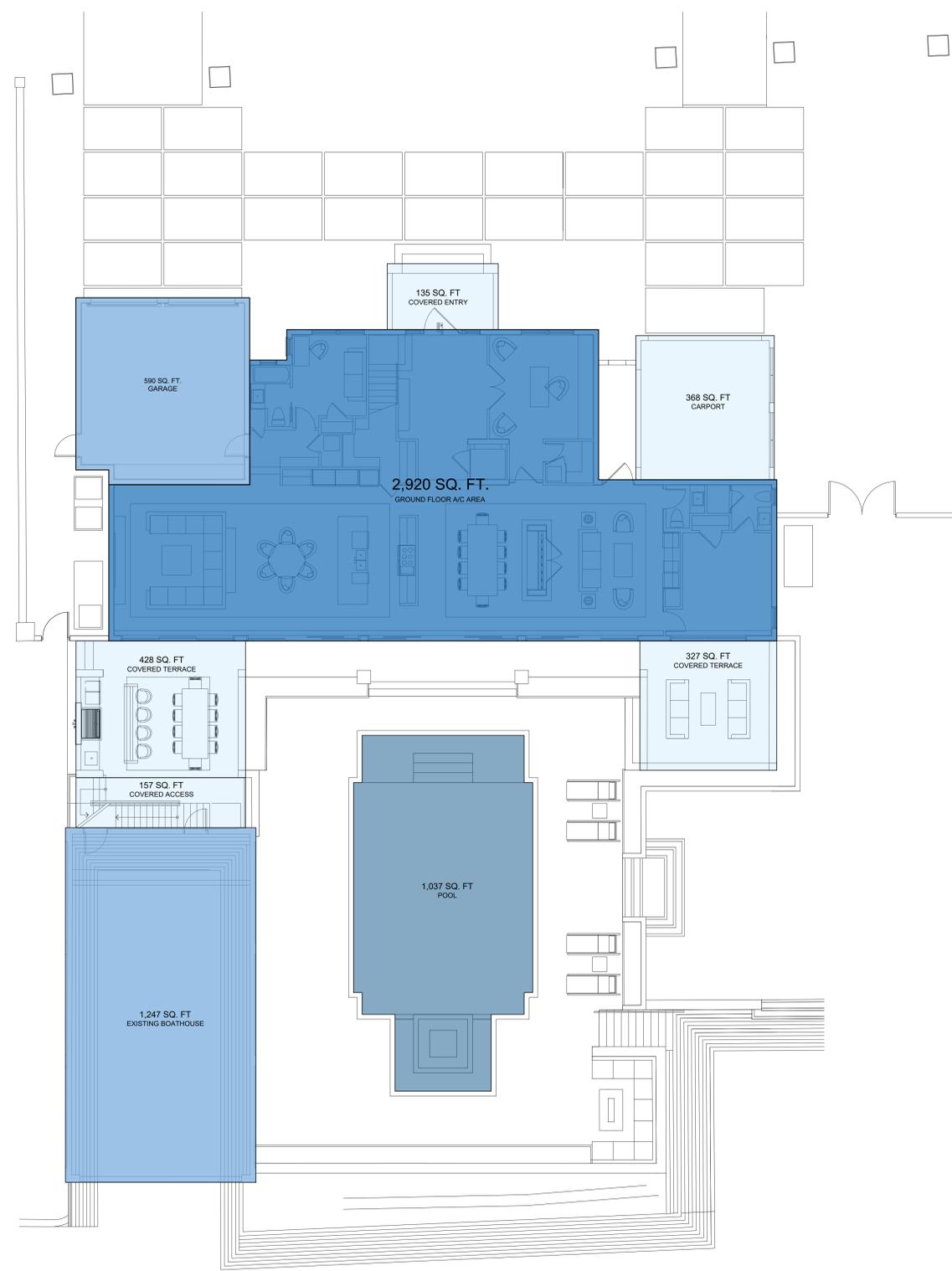


\*LOT AREA = 20,000 SQ. FT.  
 MAX. ALLOWED = 7,000 SQ. FT.  
 PROPOSED = 6,172 SQ. FT.

| 35% GROUND COVERAGE           |               |
|-------------------------------|---------------|
| MAX. ALLOWED 16,000 x 35% =   | 7,000 SQ. FT. |
| GROUND FLOOR AC AREA =        | 2,920 SQ. FT. |
| GARAGE =                      | 590 SQ. FT.   |
| COVERED ENTRY =               | 135 SQ. FT.   |
| CARPORNT =                    | 368 SQ. FT.   |
| COVERED TERRACE =             | 327 SQ. FT.   |
| COVERED TERRACE BBQ =         | 428 SQ. FT.   |
| COVERED ACCESS =              | 157 SQ. FT.   |
| EXISTING BOATHOUSE =          | 1,247 SQ. FT. |
| TOTAL LOT COVERAGE PROVIDED : | 6,172 SQ. FT. |

### LOT COVERAGE AREA CALCULATION

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



\*LOT AREA = 20,000 SQ. FT.  
 MAX. ALLOWED = 9,000 SQ. FT.  
 PROPOSED = 7,209 SQ. FT.

| 45% GROUND COVERAGE           |               |
|-------------------------------|---------------|
| MAX. ALLOWED 16,000 x 45% =   | 9,000 SQ. FT. |
| GROUND FLOOR AC AREA =        | 2,920 SQ. FT. |
| GARAGE =                      | 590 SQ. FT.   |
| COVERED ENTRY =               | 135 SQ. FT.   |
| CARPORNT =                    | 368 SQ. FT.   |
| COVERED TERRACE =             | 327 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 : | 7,209 SQ. FT. |

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     |
| PREFCAST SYSTEMS     | HANDRAILS     | RAILS       | FENCES         | SIGNS          |
| STORM SHUTTERS       | STEEL JOISTS  | STORE FRONT | AWNINGS        | TRELLISES      |
| PREFABRICATED STAIRS | ELEVATORS     | POOLS       | WATER-FEATURES | LOUVER ENCLOS. |

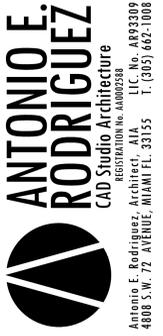
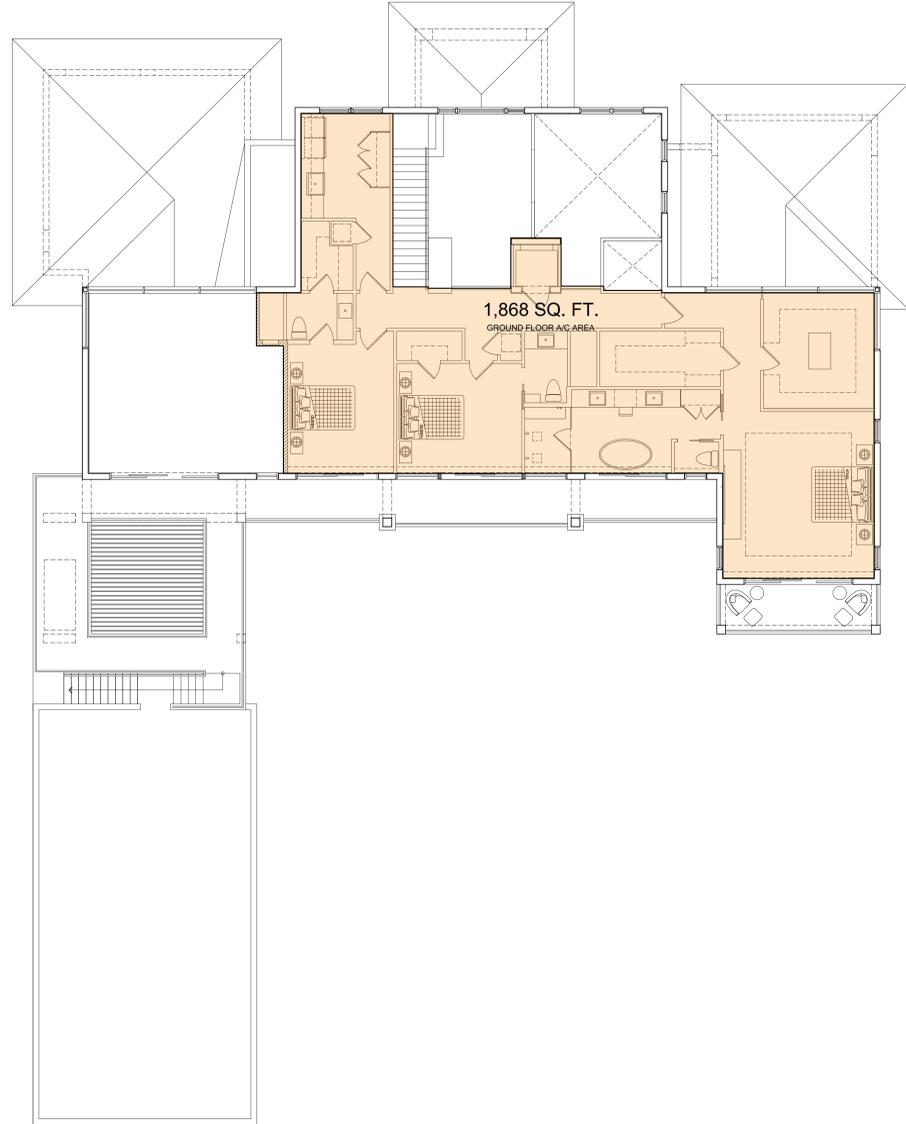
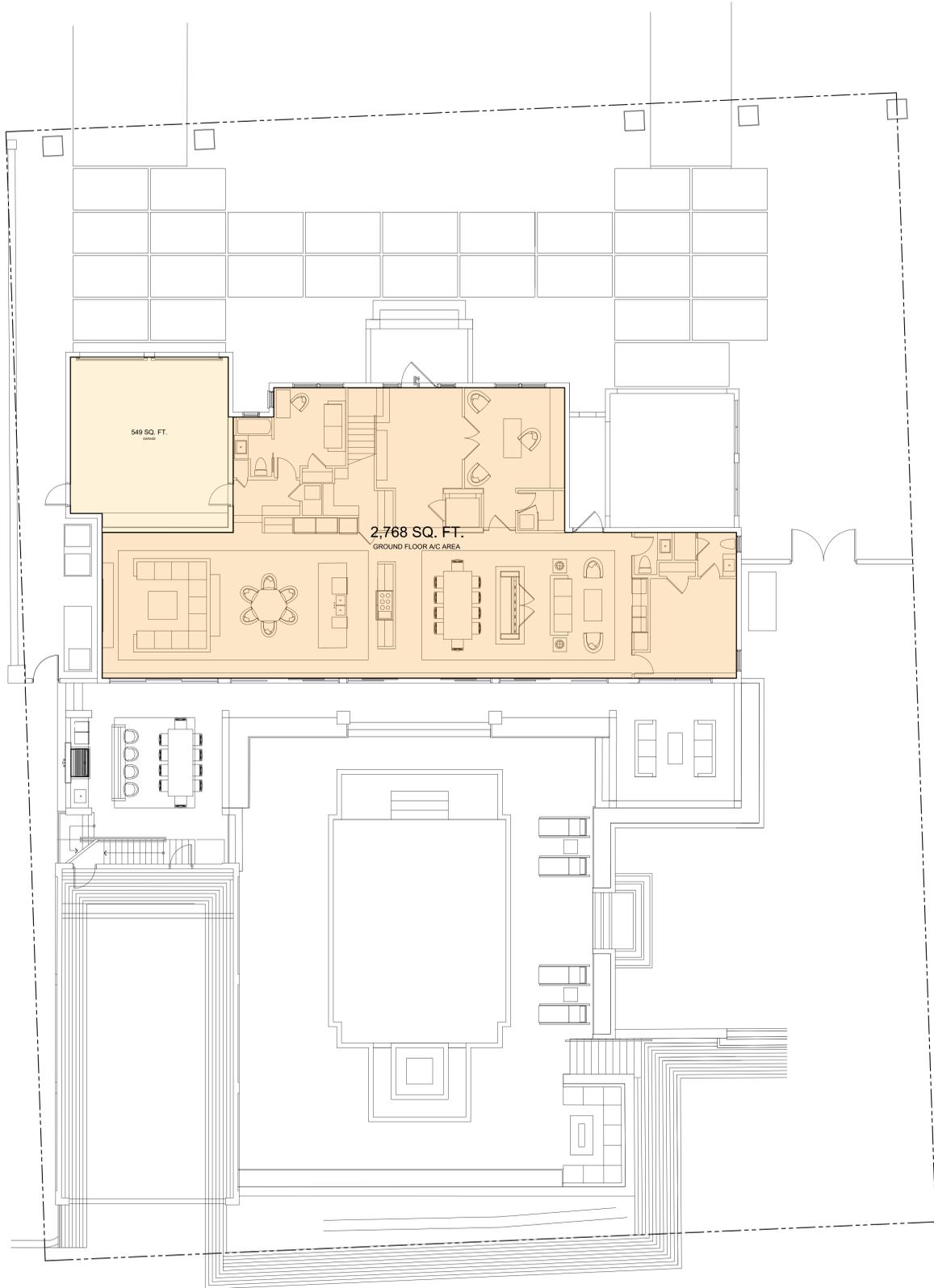
SHOP DRAWG & CORRESPONDING STRUCTURAL CALC'S SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.

\*LOT AREA = 20,000 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 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 :   | 1,868 SQ. FT. |
| GARAGE :                | 549 SQ. FT.   |
| TOTAL AREA PROVIDED:    | 5,185 SQ. FT. |

AS PER CORAL GABLES ZONING CODE, THE DETERMINATION OF A BUILDING'S FLOOR AREA RATIO SHALL EXCLUDE THE FOLLOWING:

- THICKNESS OF EXTERIOR WALLS, MEASURED FROM THE INTERIOR FACE OF STRUCTURE.
- 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.
- 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.
- STACKED OR TWO (2) STORY PORCHES, AS APPROVED BY THE BOARD OF ARCHITECTS.
- UPPER VOLUME OF INTERIOR SPACES OR COURTYARDS.
- BASEMENTS AND ATTICS WITHIN A PITCHED ROOF.



RESIDENCE FOR:  
**1154 ALFONSO AVE.**  
CORAL GABLES FLORIDA

OWNER:  
MR. ALVARO GAZZOLO

DATE: 2 / 24 / 25  
ISSUED: \_\_\_\_\_  
DRAWN: XX  
CHECKED: A.S.  
PROJECT No. \_\_\_\_\_

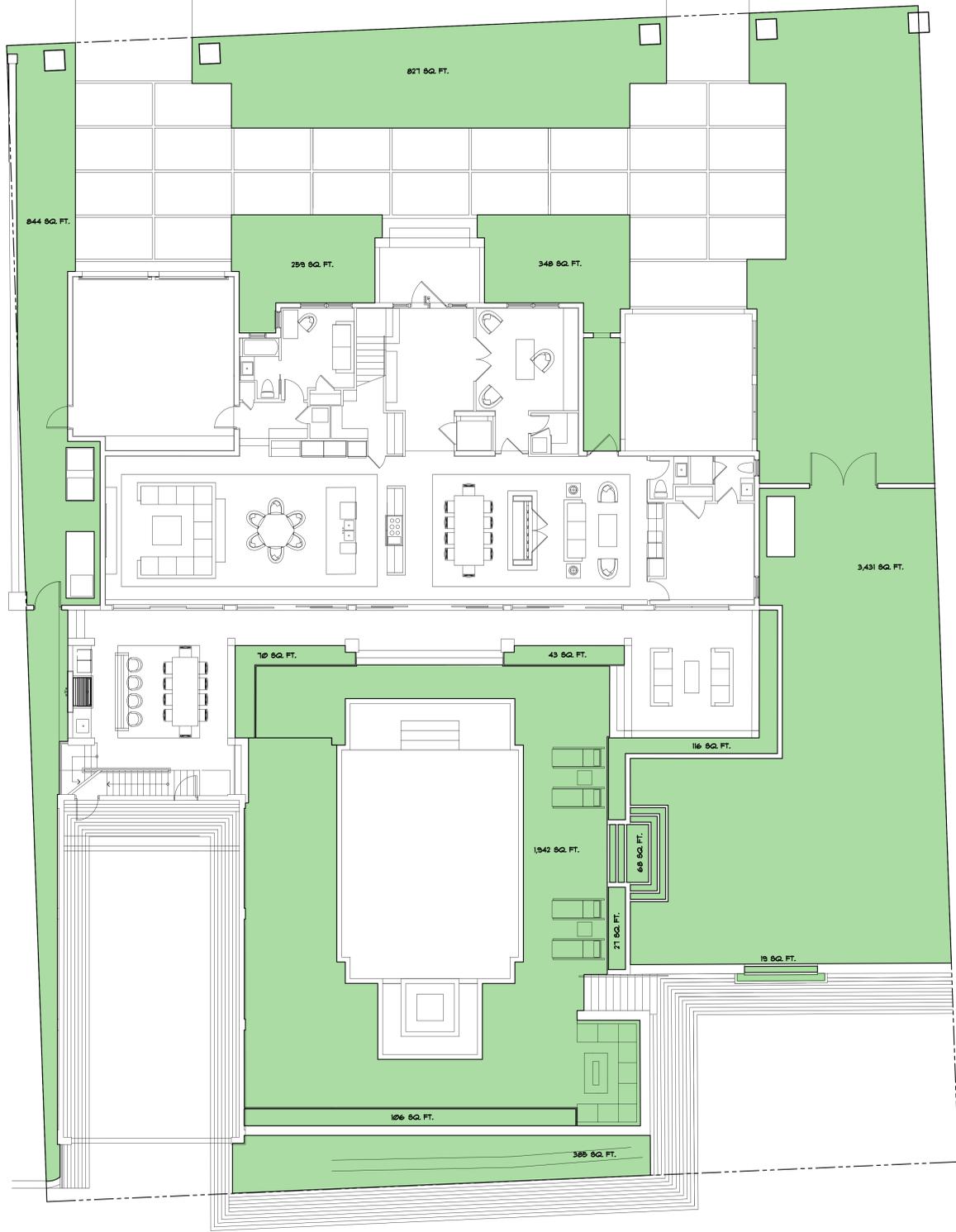
**F.A.R. AREA CALCULATION**

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

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**GREEN AREA PLAN**

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

**TOTAL GREEN AREA**

LOT AREA = 20,000 SQ. FT.  
 MINIMUM REQUIRED = 8,000 SQ. FT.  
 PROPOSED = 8,485 SQ. FT.

**40% MIN. TOTAL GREEN AREA**

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

- 821 SQ. FT.
- 844 SQ. FT.
- 259 SQ. FT.
- 348 SQ. FT.
- 3,431 SQ. FT.
- 10 SQ. FT.
- 43 SQ. FT.
- 116 SQ. FT.
- 68 SQ. FT.
- 1,342 SQ. FT.
- 21 SQ. FT.
- 19 SQ. FT.
- 106 SQ. FT.
- 385 SQ. FT.

TOTAL GREEN AREA PROVIDED : 8,485 SQ. FT. (42.43%)



**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.  
 PROPOSED = 2,631 SQ. FT.

**20% MIN. FRONT YARD GREEN AREA**

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

- 248 SQ. FT.
- 259 SQ. FT.
- 821 SQ. FT.
- 268 SQ. FT.
- 856 SQ. FT.

TOTAL GREEN AREA PROVIDED : 2,458 SQ. FT. (30.73%)

**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  | PULLIONS    | WATERPROOFING  | GLASS WALL     |
| PRECAST SYSTEMS      | HANDRAILS  | RAILS       | FENCES         | SIGNS          |
| STORM SHUTTERS       | STEEL JOISTS   | STORE FRONT | AWNINGS        | TRELLISES      |
| PREFABRICATED STAIRS | ELEVATORS  | POOLS       | WATER-FEATURES | LOUVER ENCLGS. |
| SHOP DUGS            | CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER |             |                |                |

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Antonio E. Rodriguez, Architect, AIA  
 REGISTRATION No. AA000258  
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 4808 S.W. 72 AVENUE, MIAMI FL 33155  
 T. (305) 662-1008

RESIDENCE FOR :  
**1154 ALFONSO AVE.**  
 CORAL GABLES FLORIDA

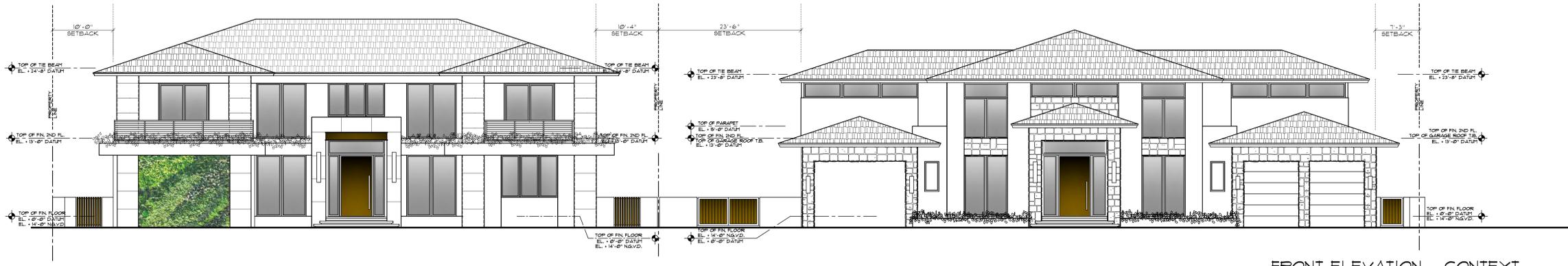
OWNER:  
 MR. ALVARO GAZZOLI

DATE: 2/24/25  
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 CHECKED: A.S.  
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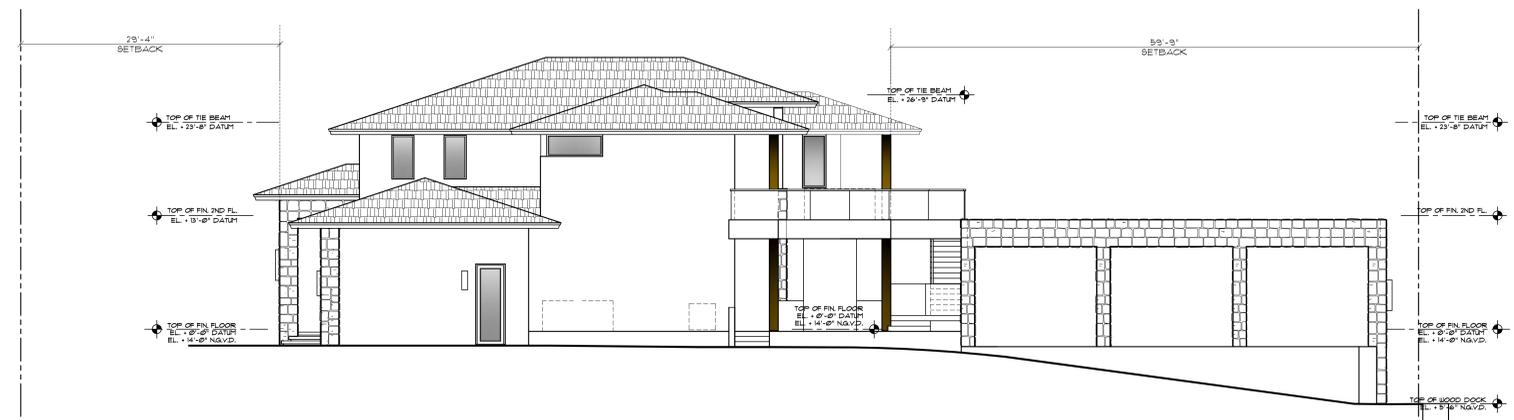
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**A0.4**  
 5 OF 26

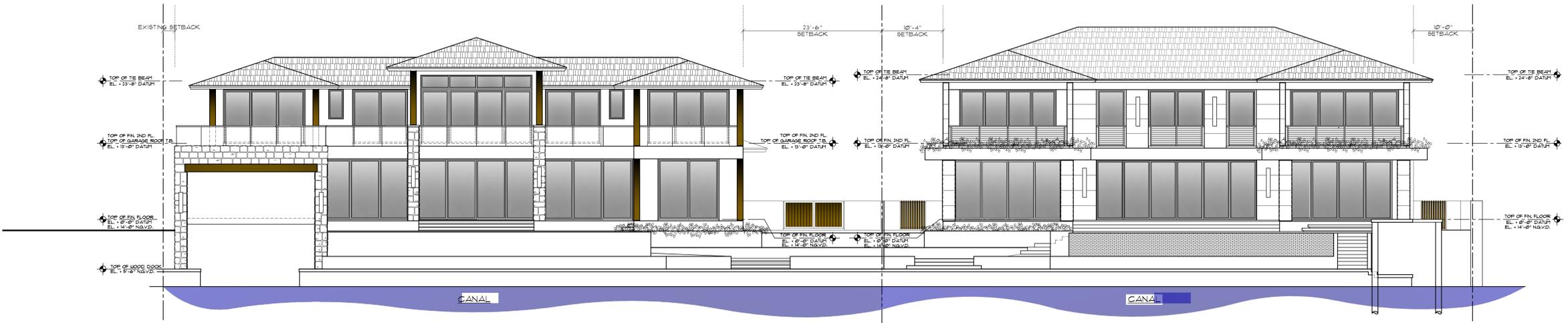




**FRONT ELEVATION - CONTEXT**  
 SCALE: 1/8" = 1'-0"



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



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

RESIDENCE FOR:  
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 CORAL GABLES FLORIDA

OWNER:  
 MR. ALVARO GAZZOLI

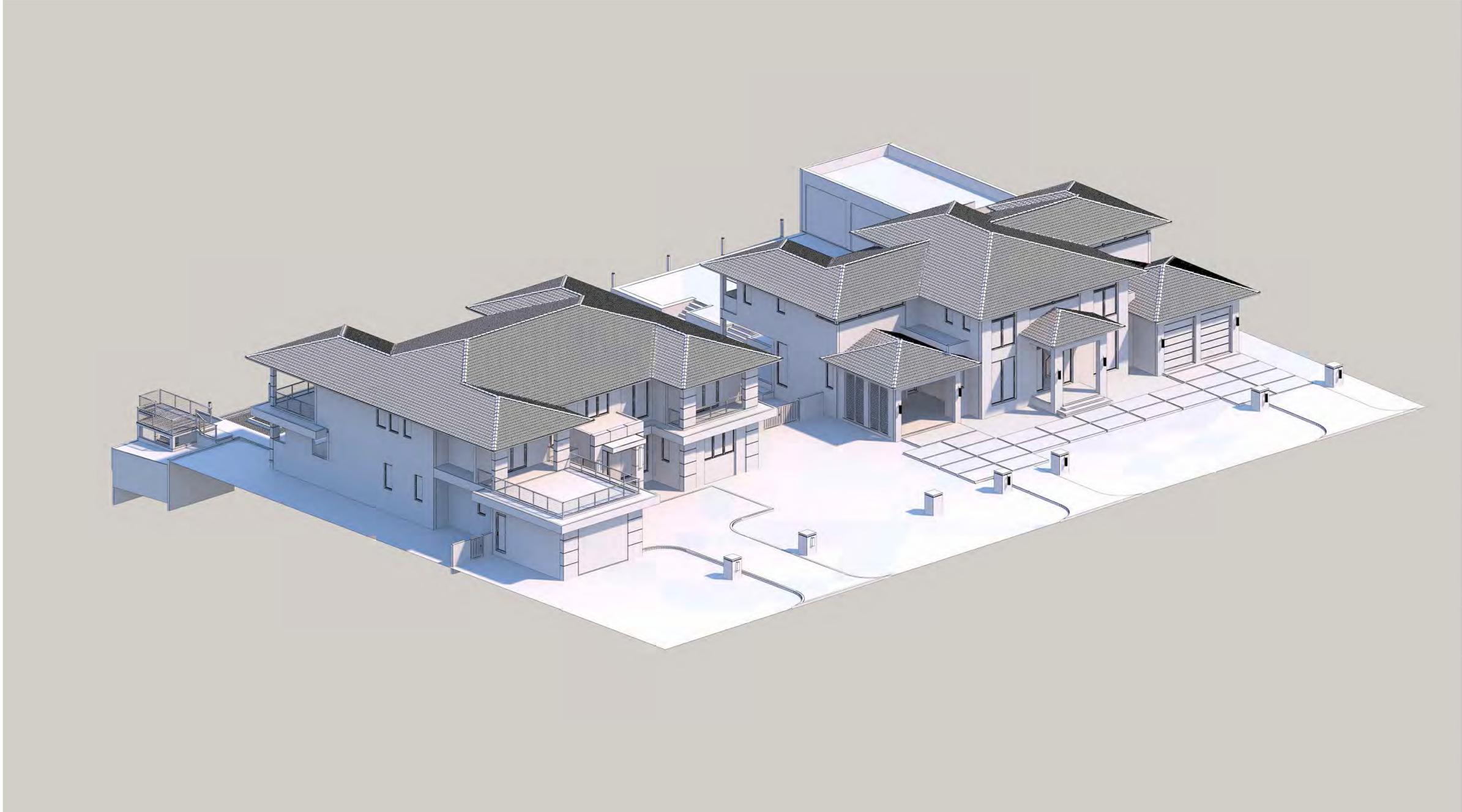
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A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

|                      |               |             |                |                |
|----------------------|---------------|-------------|----------------|----------------|
| 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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OWNER:  
 MR. ALVARO GAZZOLI

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| CHECKED:     | ARS         |
| PROJECT No.: |             |

SHEET:

**A0.1**  
 8 OF 26

**CONTEXT - AXONOMETRIC  
 VIEW - NORTHEAST**  
 SCALE :N/A

**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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CONTEXT - AXONOMETRIC  
VIEW - NORTHWEST  
SCALE : N/A

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. |

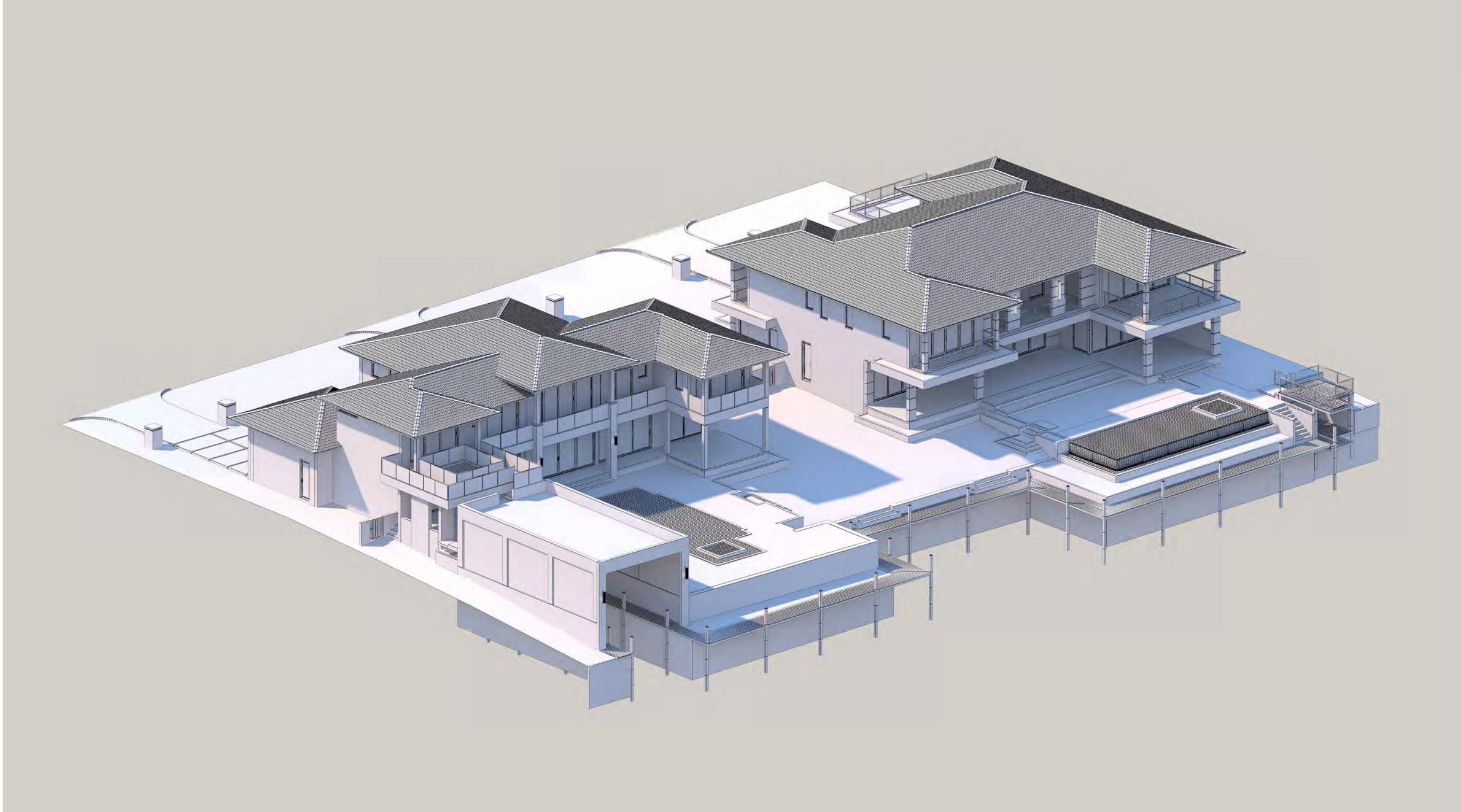
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CORAL GABLES  
FLORIDA

OWNER:  
MR. ALVARO GAZZOLIO

DATE: 2 / 24 / 25  
ISSUED: \_\_\_\_\_  
DRAWN: XX  
CHECKED: A.R.  
PROJECT No. \_\_\_\_\_



RESIDENCE FOR:  
**1154 ALFONSO AVE.**  
 CORAL GABLES FLORIDA

OWNER:  
 MR. ALVARO GAZZOLI

DATE: 2 / 24 / 25  
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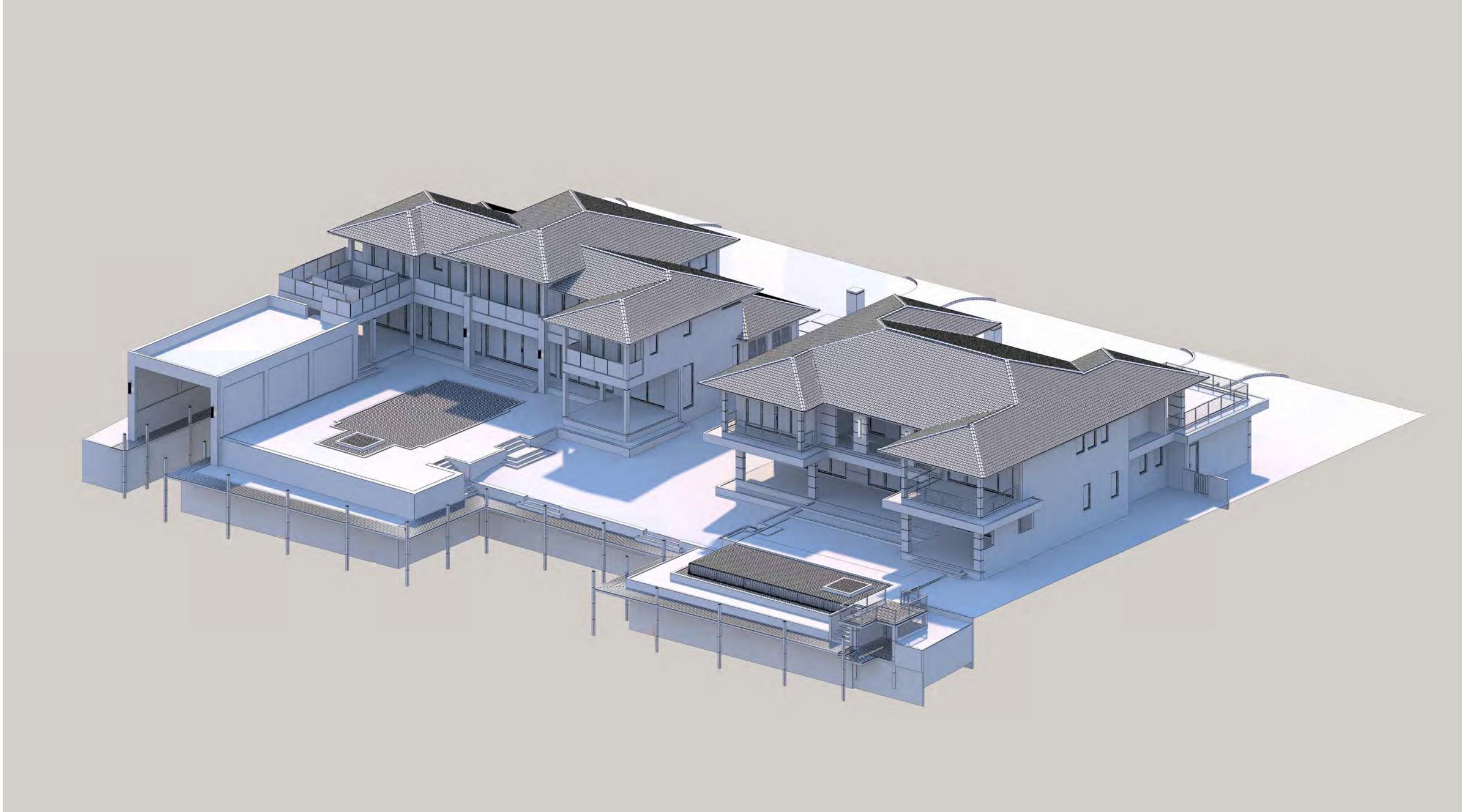
**CONTEXT - AXONOMETRIC  
 VIEW - SOUTHWEST**  
 SCALE :N/A

**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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 CORAL GABLES, FLORIDA

OWNER:  
 MR. ALVARO GAZZOLIO

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| DATE:        | 2 / 24 / 25 |
| ISSUED:      |             |
| DRAWN:       | XX          |
| CHECKED:     | AS          |
| PROJECT No.: |             |

SHEET:

**A0.10**  
 11 OF 26

**CONTEXT - AXONOMETRIC  
 VIEW - SOUTHEAST**  
 SCALE : N/A

**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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 CORAL GABLES FLORIDA

OWNER:  
 MR. ALVARO GAZZOLIO

DATE: 2 / 24 / 25  
 ISSUED: \_\_\_\_\_  
 DRAWN: XX  
 CHECKED: A.R.  
 PROJECT No. \_\_\_\_\_

**CONTEXT - PERSPECTIVE  
 - FRONT VIEW**  
 SCALE : N/A

**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 | AUNINGS        | TRELLISES      |
| PREFABRICATED STAIRS | ELEVATORS     | POOLS       | WATER-FEATURES | LOUVER ENCLOS. |

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CONTEXT - PERSPECTIVE -  
REAR VIEW  
 SCALE : N/A

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

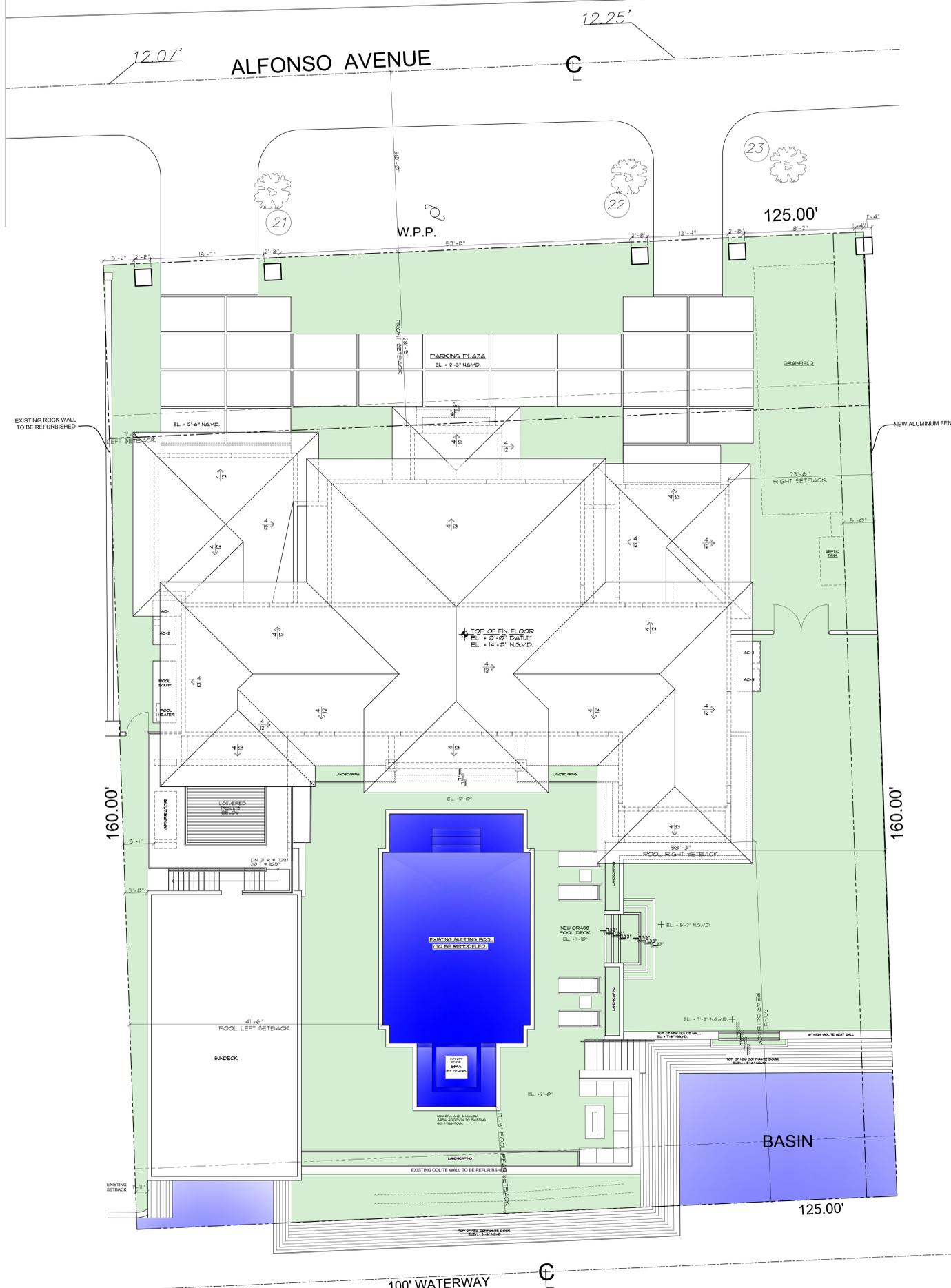
|                      |               |             |                |              |
|----------------------|---------------|-------------|----------------|--------------|
| STRUCTURAL GLAZING   | WOOD TRUSSES  | DOORS       | ROOFING        | WINDOWS      |
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 MR. ALVARO GAZZOLIO

DATE: 2 / 24 / 25  
 ISSUED: \_\_\_\_\_  
 DRAWN: XX  
 CHECKED: A.R.  
 PROJECT No. \_\_\_\_\_



**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:      | 8,485 SQ. FT. / 2,458 SQ. FT. |
| MAX. GROUND COVERAGE ALLOWED 35%: | 7,000 SQ. FT.                 |
| GROUND COVERAGE PROVIDED:         | 6,172 SQ. FT.                 |
| TOTAL GROUND COVERAGE 45%:        | 9,000 SQ. FT.                 |
| TOTAL GROUND COVERAGE PROVIDED:   | 12,093 SQ. FT.                |
| MAX AREA: 48 X 5,000:             | 2,400 SQ. FT.                 |
| 35 X 5,000:                       | 1,750 SQ. FT.                 |
| 30 X 6,000:                       | 3,000 SQ. FT.                 |
| TOTAL AREA ALLOWED:               | 7,150 SQ. FT.                 |
| GROUND FL. A/C AREA:              | 2,168 SQ. FT.                 |
| SECOND FL. A/C AREA:              | 1,868 SQ. FT.                 |
| GARAGE AREA:                      | 549 SQ. FT.                   |
| TOTAL AREA PROVIDED:              | 5,185 SQ. FT.                 |

**SETBACKS:**

| LOCATION   | REQUIRED | PROVIDED |
|------------|----------|----------|
| FRONT      | 25'-0"   | 28'-9"   |
| RIGHT SIDE | 5' MIN.  | 23'-6"   |
| LEFT SIDE  | 5' MIN.  | 7'-3"    |
| REAR       | 10' MIN. | 59'-9"   |

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

**POOL SETBACKS:**

| LOCATION   | REQUIRED | PROVIDED |
|------------|----------|----------|
| RIGHT SIDE | 5' MIN.  | 58'-3"   |
| LEFT SIDE  | 5' MIN.  | 41'-6"   |
| REAR       | 5' MIN.  | 17'-9"   |

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

**POOL BARRIER NOTES:**

R4501.1.1 OUTDOOR SWIMMING POOLS. OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH SECTIONS R4501.1.1.1 THROUGH R4501.1.1.4.

R4501.1.1.1 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).

R4501.1.1.2 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.

R4501.1.1.3 SOLID BARRIERS WHICH DO NOT HAVE OPENINGS SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS.

R4501.1.1.4 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 3/4 INCHES (44 MM) IN WIDTH.

R4501.1.1.5 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.

R4501.1.1.6 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).

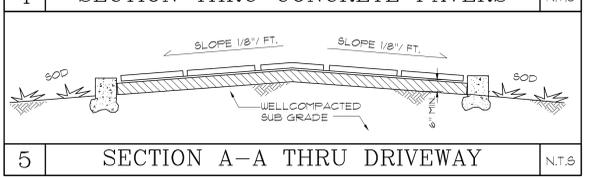
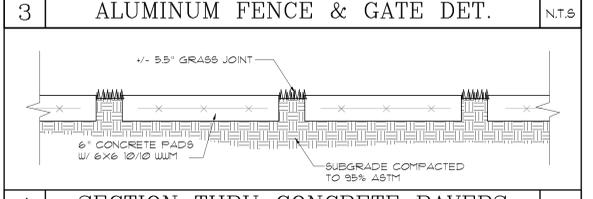
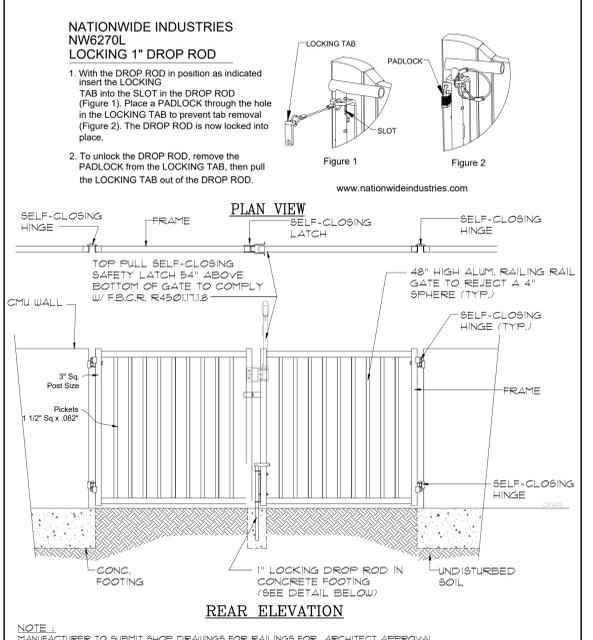
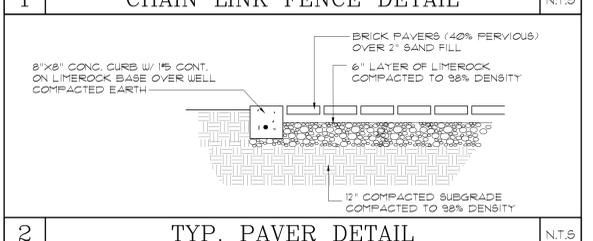
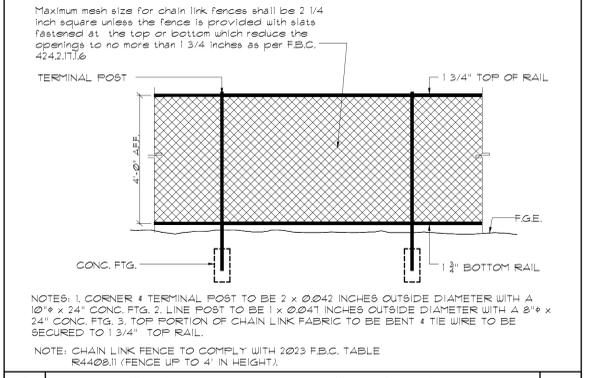
R4501.1.1.7 WHERE THE BARRIER IS COMPOSED OF DIAGONAL MEMBERS, THE MAXIMUM OPENING FORMED BY THE DIAGONAL MEMBERS SHALL BE NO MORE THAN 1 3/4 INCHES (44 MM).

R4501.1.1.8 ACCESS GATES WHEN PROVIDED SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R4501.1.1.1 THROUGH R4501.1.1.4 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 94 INCHES (2391 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 (457.1 MM) OF THE RELEASE MECHANISM.

R4501.1.1.9 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 94 INCHES (2391 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 PSF. 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.



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\"/>

VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURERS.  
 \* EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET, AS PER F.B.C.  
 \* EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY, AS PER F.B.C.  
 \* 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\"/>

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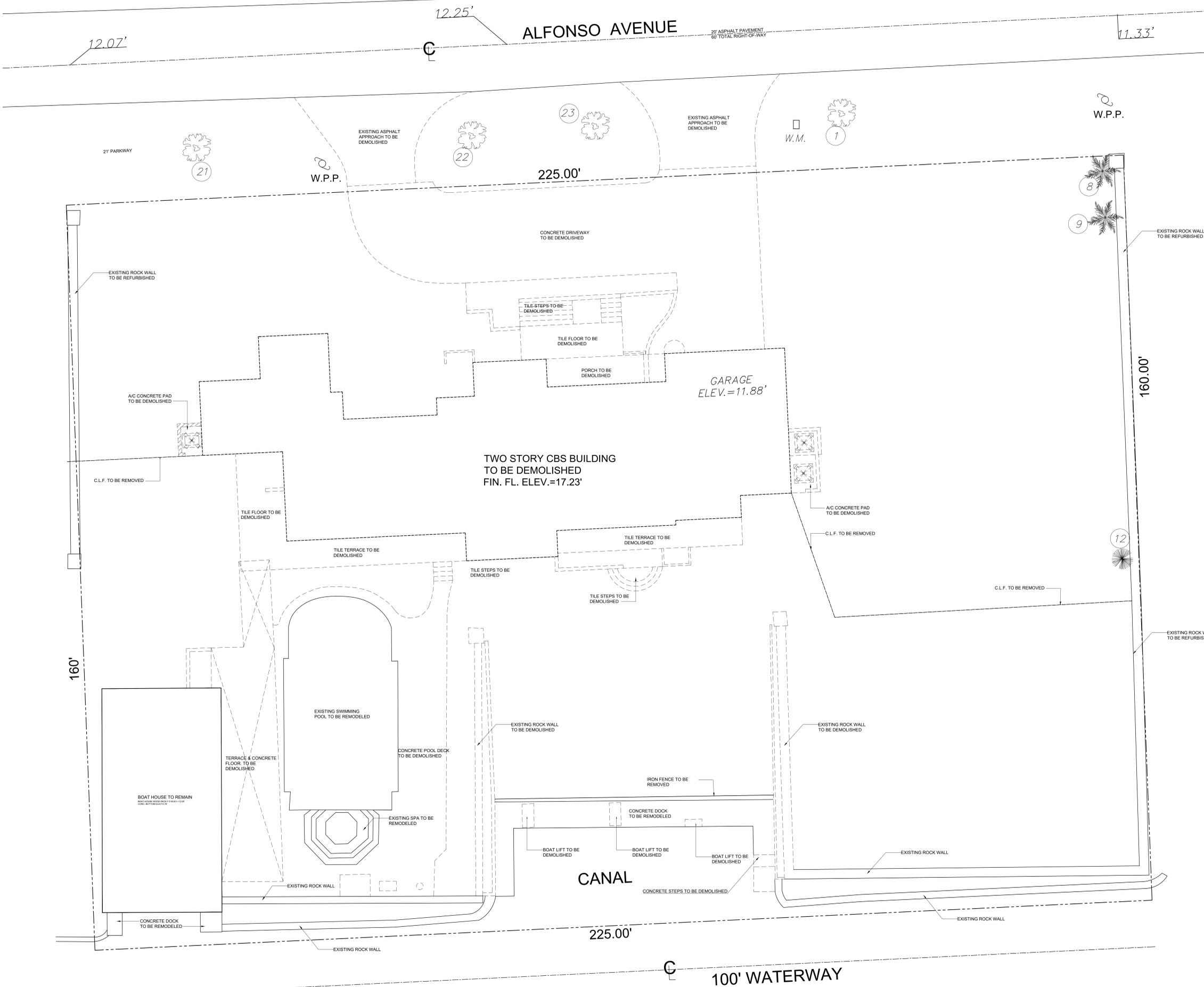
**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

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

|                      |               |             |                |              |
|----------------------|---------------|-------------|----------------|--------------|
| STRUCTURAL GLAZING   | WOOD TRUSSES  | DOORS       | ROOFING        | WINDOWS      |
| RIDGE VENTILATION    | CURTAIN WALLS | PULLIONS    | WATERPROOFING  | GLASS WALL   |
| PRECAST SYSTEMS      | HANDRAILS     | RAILS       | FENCES         | 9\"/>        |
| STORM SHUTTERS       | STEEL JOISTS  | STORE FRONT | AWNINGS        | TRELLISES    |
| PREFABRICATED STAIRS | ELEVATORS     | POOLS       | WATER-FEATURES | LOUVER ENCL. |

SHOP DUGS & CORRESPONDING STRUCTURAL CALC'S SHALL BE DATED & SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.

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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/ 1/2" 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 4 BOT.  
 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.

VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURERS.  
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 \* EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY, AS PER F.B.C.  
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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 8.1 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

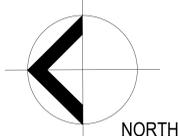
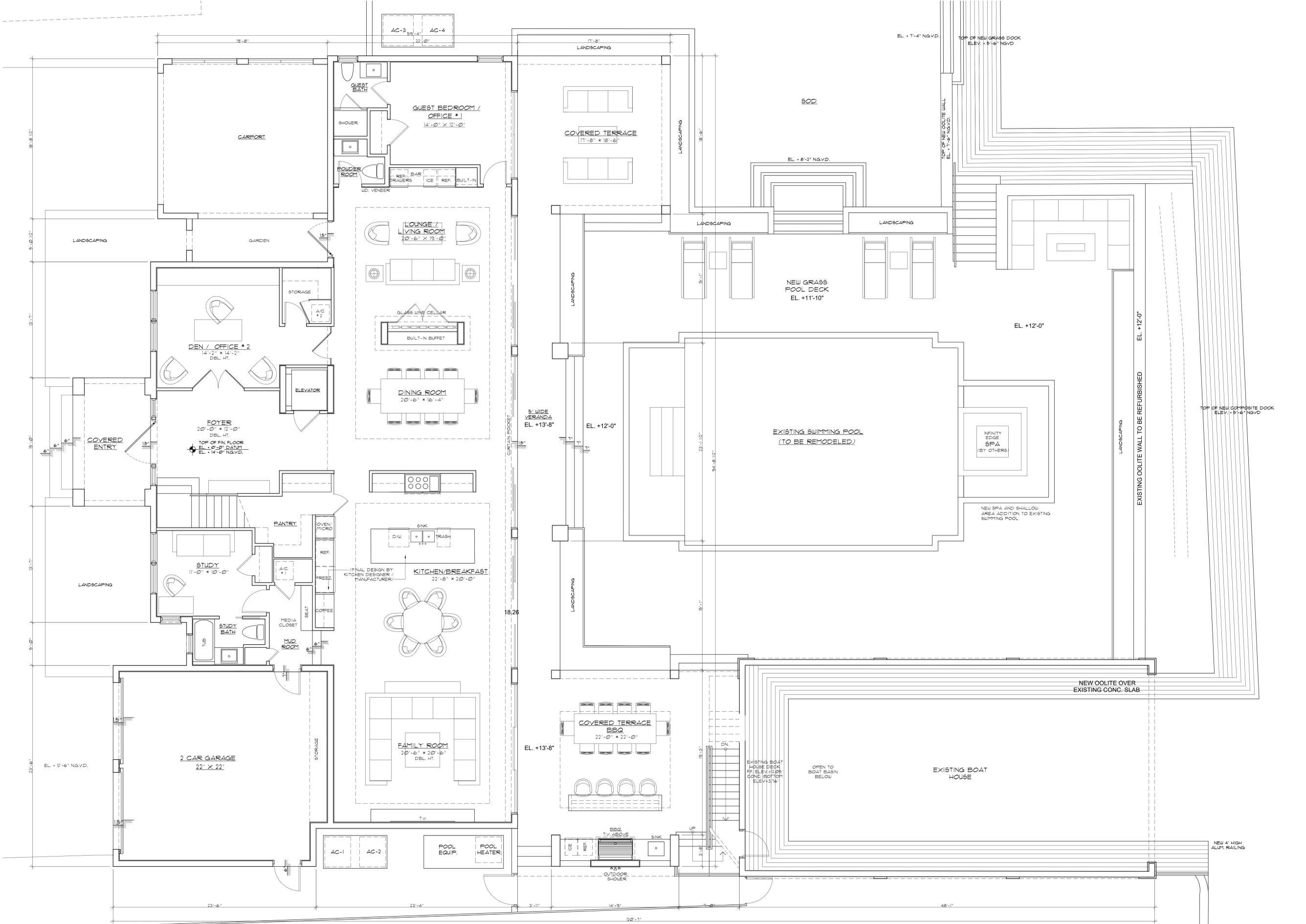
**DEMOLITION PLAN**  
 SCALE : 1/8" = 1'-0"



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

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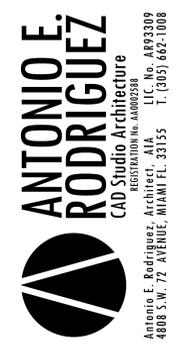


**GROUND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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. |
| SHOP DUGS            | CORRESPONDING STRUCTURAL CALC'S SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER |             |                |                |

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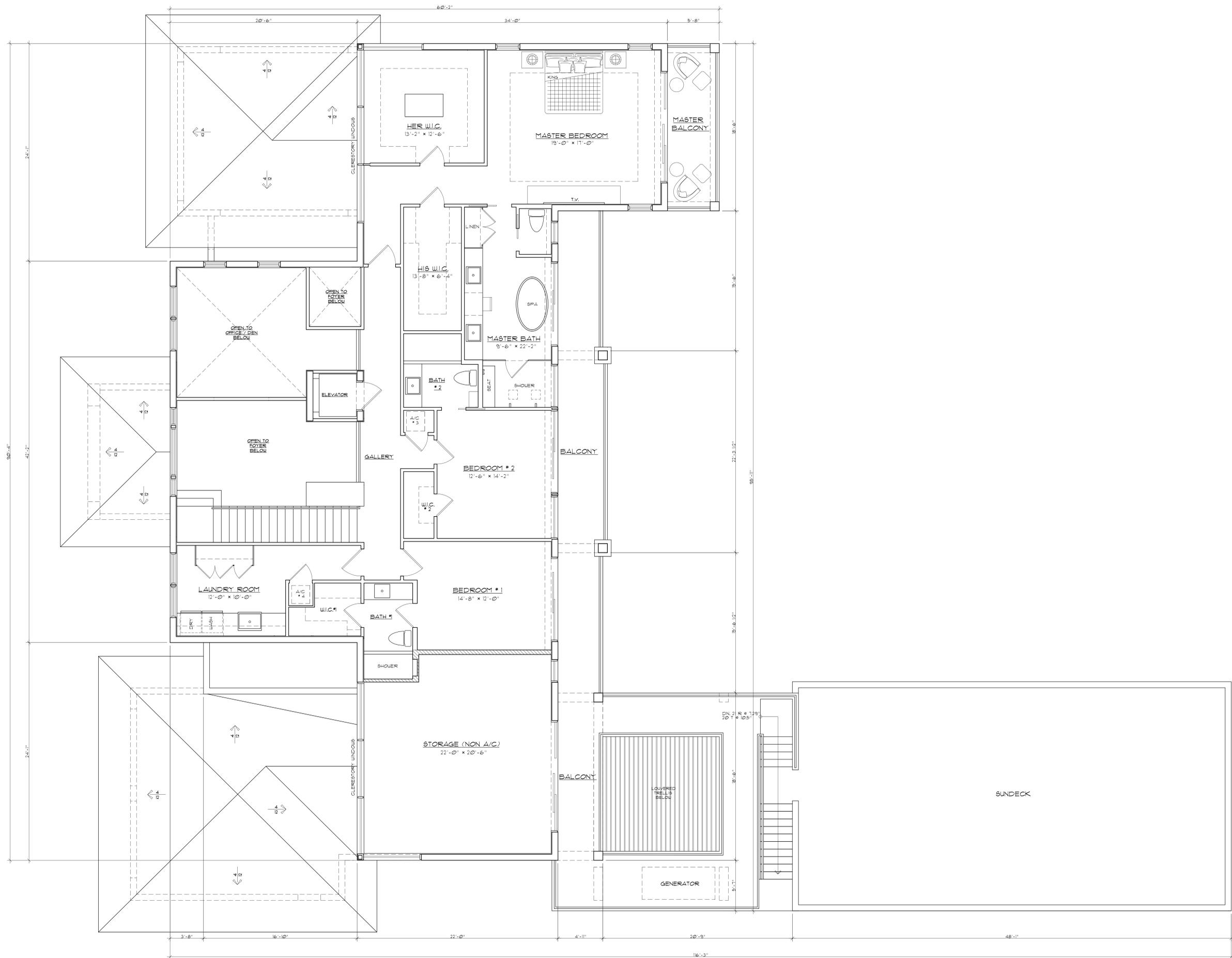
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RESIDENCE FOR:  
**1154 ALFONSO AVE.**  
CORAL GABLES  
FLORIDA

OWNER:  
MR. ALVARO GAZZOLO

DATE: 2 / 24 / 25  
ISSUED: \_\_\_\_\_  
DRAWN: XX  
CHECKED: A.S.  
PROJECT No. \_\_\_\_\_

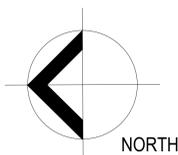
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16 OF 26



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/ 1/2" 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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## 2ND FLOOR PLAN

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

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

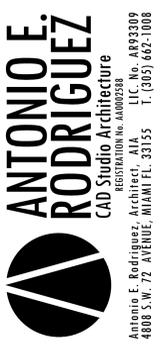
|                      |               |             |                |                |
|----------------------|---------------|-------------|----------------|----------------|
| STRUCTURAL GLAZING   | WOOD TRUSSES  | DOORS       | ROOFING        | WINDOWS        |
| RIDGE VENTILATION    | CURTAIN WALLS | PULLIONS    | WATERPROOFING  | GLASS WALL     |
| PRECAST SYSTEMS      | HANDRAILS     | RAILS       | FENCES         | SIGNS          |
| STORM SHUTTERS       | STEEL JOISTS  | STORE FRONT | AWNINGS        | TRELLISES      |
| PREFABRICATED STAIRS | ELEVATORS     | POOLS       | WATER-FEATURES | LOUVER ENCLGS. |

SHOP DUGS & CORRESPONDING STRUCTURAL CALC'S SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.

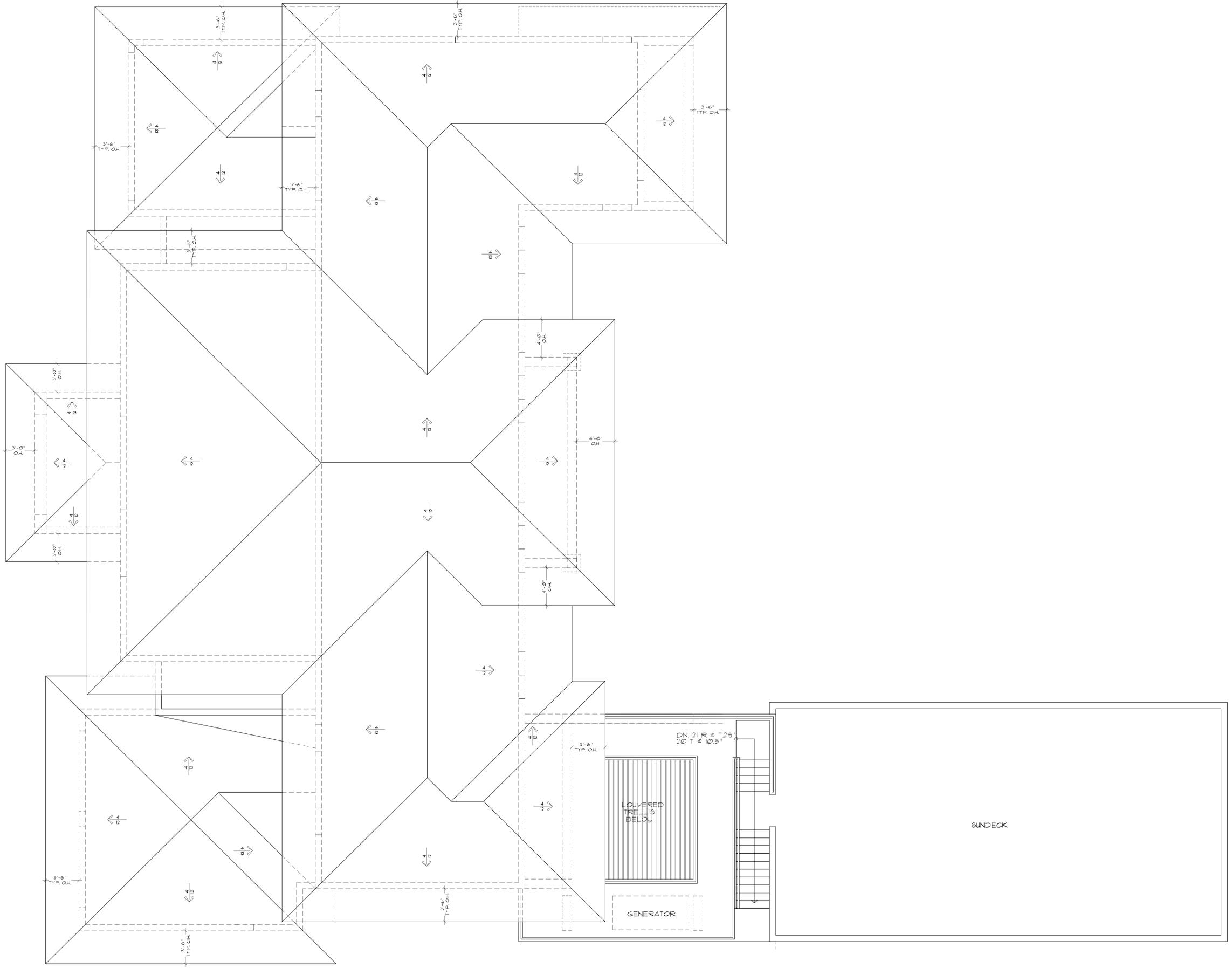
DATE: 2 / 24 / 25  
 ISSUED: \_\_\_\_\_  
 DRAWN: XX  
 CHECKED: A.R.  
 PROJECT No. \_\_\_\_\_

OWNER:  
 MR. ALVARO GAZZOLO

SHEET:  
 A12  
 17 OF 26



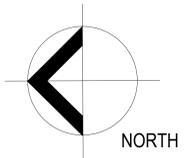
RESIDENCE FOR:  
**1154 ALFONSO AVE.**  
 CORAL GABLES FLORIDA



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/ 1/2" 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 4 BOTT.  
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**ROOF PLAN**  
 SCALE : 1/4" = 1'-0"

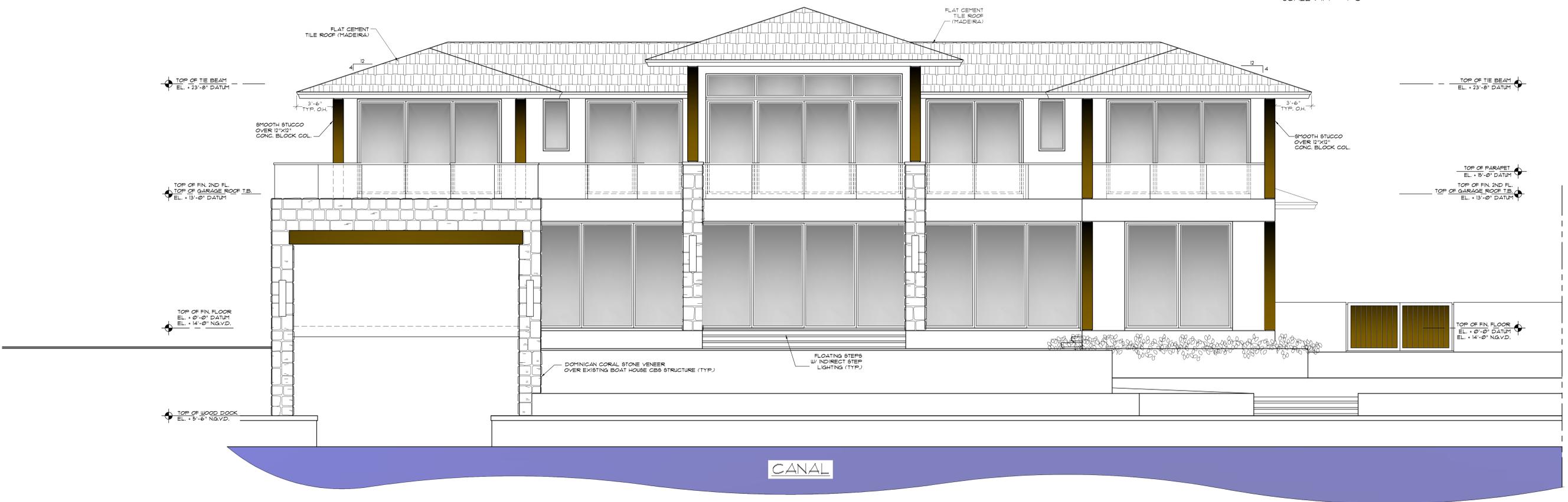
**A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:**

|                      |               |             |                |               |
|----------------------|---------------|-------------|----------------|---------------|
| STRUCTURAL GLAZING   | WOOD TRUSSES  | DOORS       | ROOFING        | WINDOWS       |
| RIDGE VENTILATION    | CURTAIN WALLS | PULLIONS    | WATERPROOFING  | GLASS WALL    |
| PRECAST SYSTEMS      | HANDRAILS     | RAILS       | FENCES         | SIGNS         |
| STORM SHUTTERS       | STEEL JOISTS  | STORE FRONT | AWNINGS        | TRELLISES     |
| PREFABRICATED STAIRS | ELEVATORS     | POOLS       | WATER-FEATURES | LOUVER ENCLS. |

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



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



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

RESIDENCE FOR:  
**1154 ALFONSO AVE.**  
 CORAL GABLES  
 FLORIDA

OWNER:  
 MR. ALVARO GAZZOLI

|              |             |
|--------------|-------------|
| DATE:        | 2 / 24 / 25 |
| ISSUED:      | XX          |
| DRAWN:       | A.R.        |
| CHECKED:     |             |
| PROJECT No.: |             |

SHEET:  
**A2.1**  
 19 OF 26

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/ 1/2" 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 4 BOTT.  
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 ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

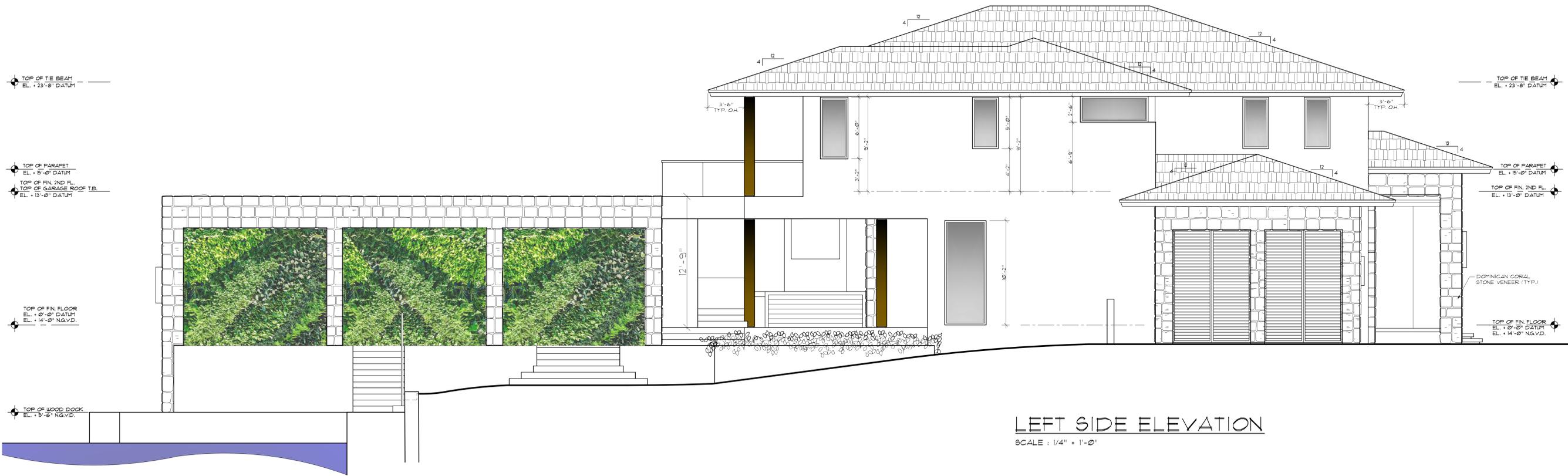
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**MAIN ELEVATIONS**  
 SCALE : 1/4" = 1'-0"

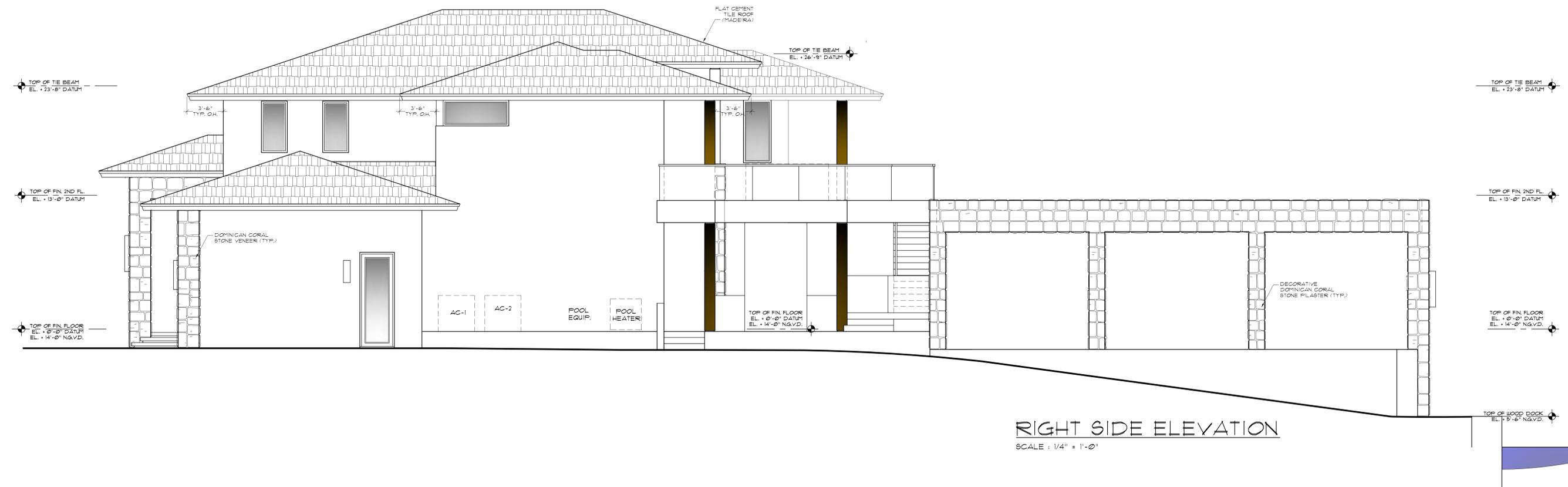
**A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:**

|                      |               |             |                |                |
|----------------------|---------------|-------------|----------------|----------------|
| STRUCTURAL GLAZING   | WOOD TRUSSES  | DOORS       | ROOFING        | WINDOWS        |
| RIDGE VENTILATION    | CURTAIN WALLS | PULLIONS    | 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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**LEFT SIDE ELEVATION**  
SCALE : 1/4" = 1'-0"



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

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ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1/2" PENETRATION INTO CONC. @ 8" 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.

VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURERS.  
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER F.B.C.  
EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER F.B.C.  
ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

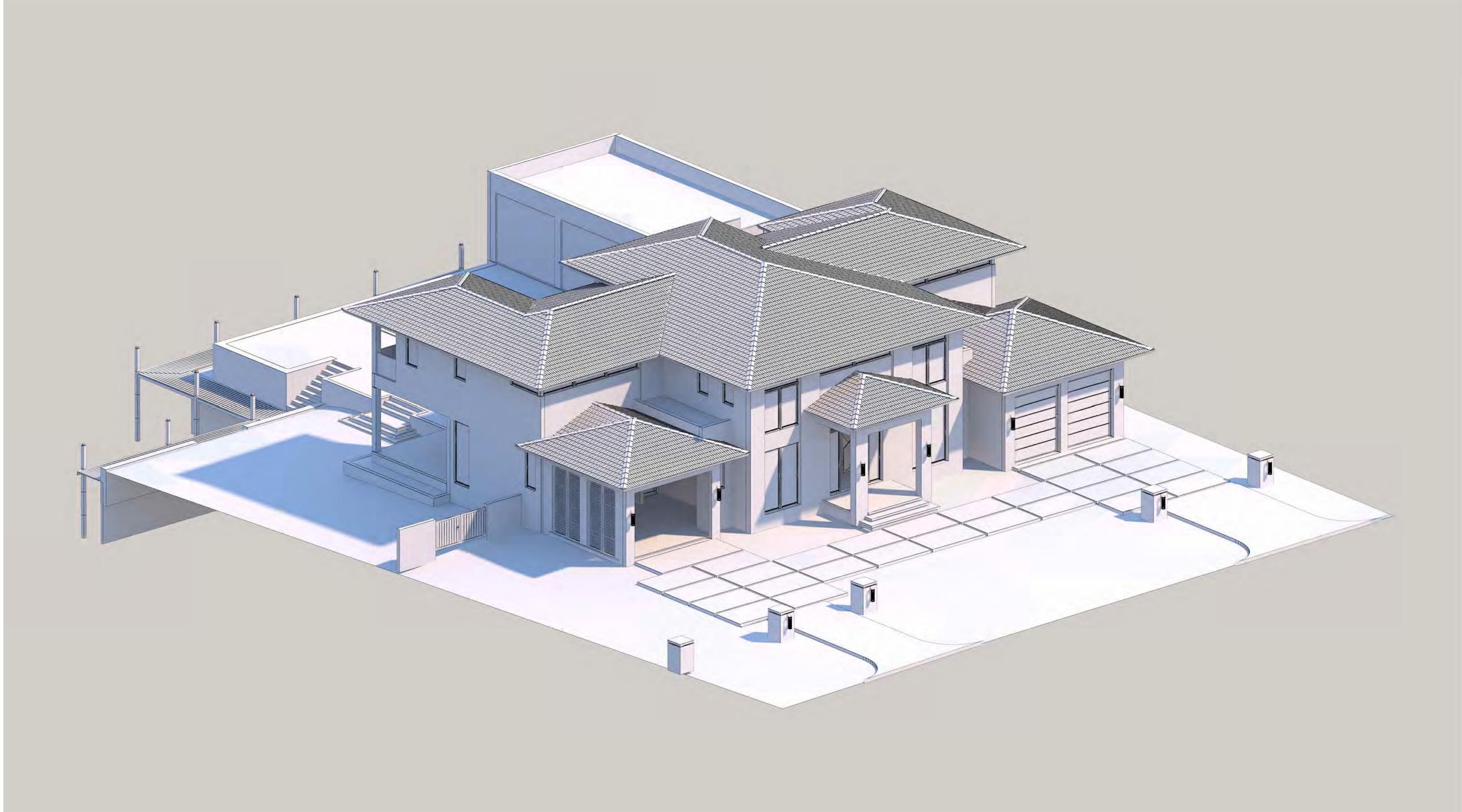
ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION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

**SIDE ELEVATIONS**  
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 | PULLIONS    | WATERPROOFING  | GLASS WALL     |
| PRECAST SYSTEMS      | HANDRAILS     | RAILS       | FENCES         | SIGNS          |
| STORM SHUTTERS       | STEEL JOISTS  | STORE FRONT | AWNINGS        | TRELLISES      |
| PREFABRICATED STAIRS | ELEVATORS     | POOLS       | WATER-FEATURES | LOUVER ENCLGS. |

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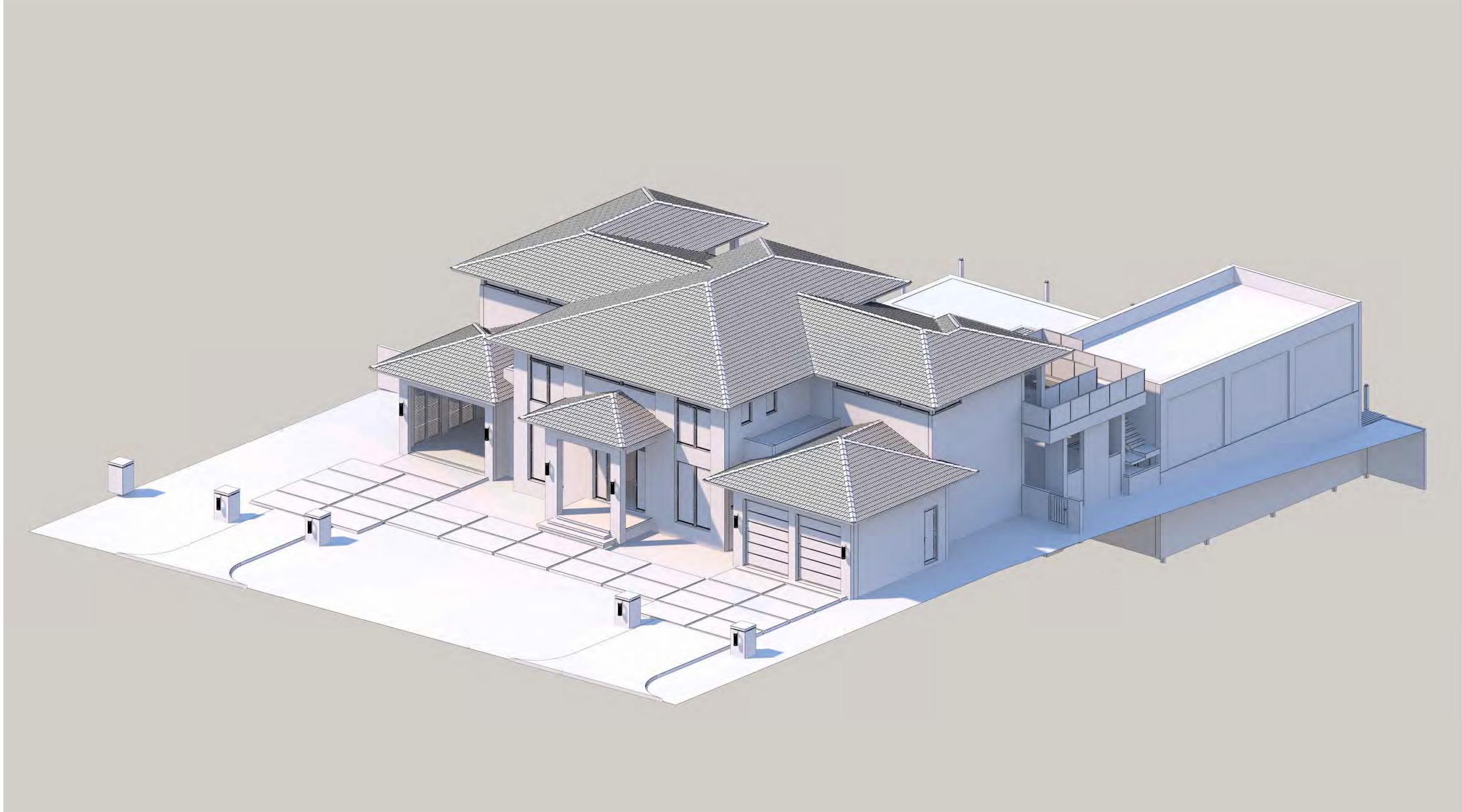
AXONOMETRIC VIEW - NORTHEAST  
SCALE : N/A

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

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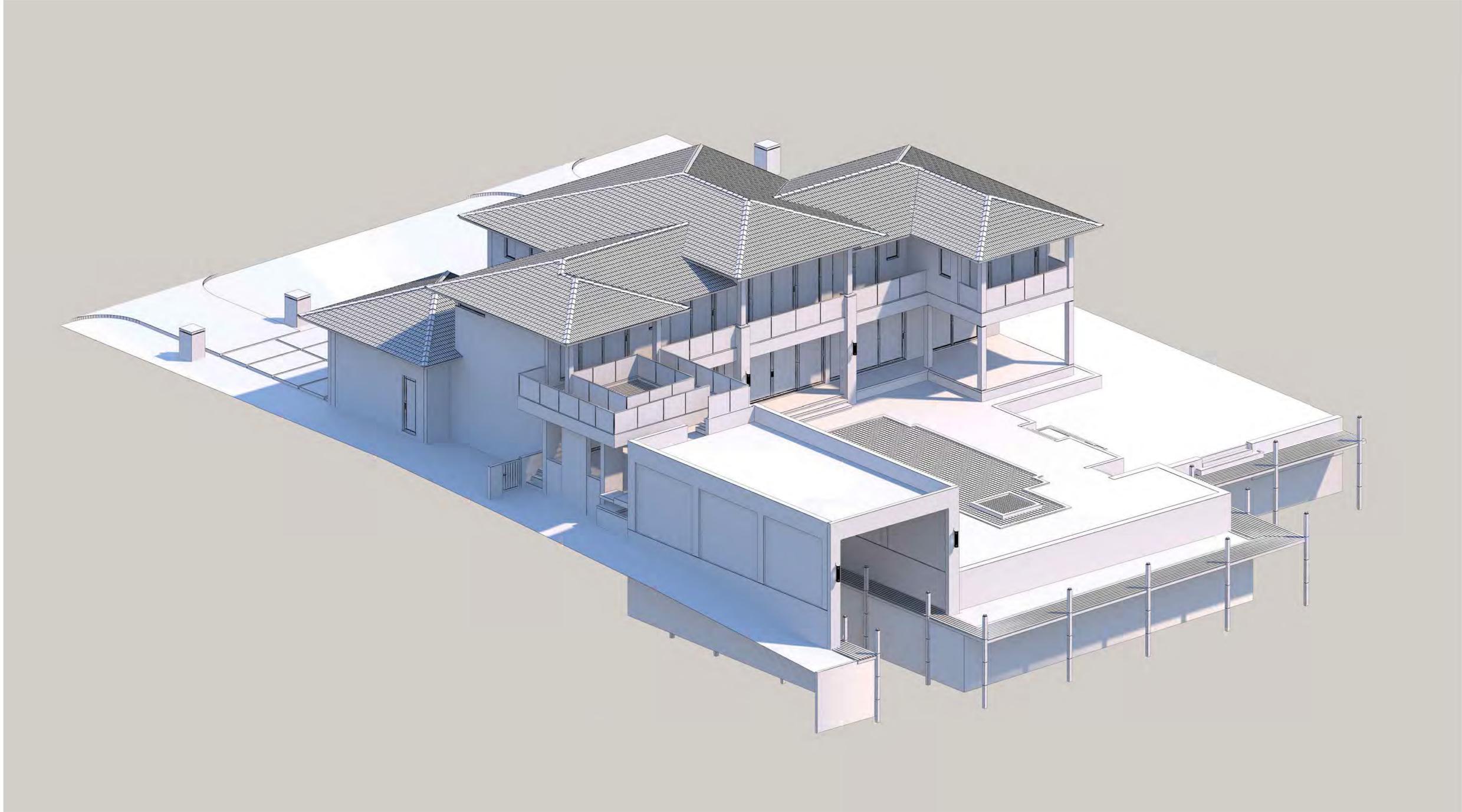
AXONOMETRIC VIEW - NORTHWEST  
SCALE : N/A

**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 ENCL. |

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AXONOMETRIC VIEW - SOUTHWEST  
SCALE : N/A

RESIDENCE FOR :  
**1154 ALFONSO AVE.**  
 CORAL GABLES FLORIDA

OWNER:  
 MR. ALVARO GAZZOLI

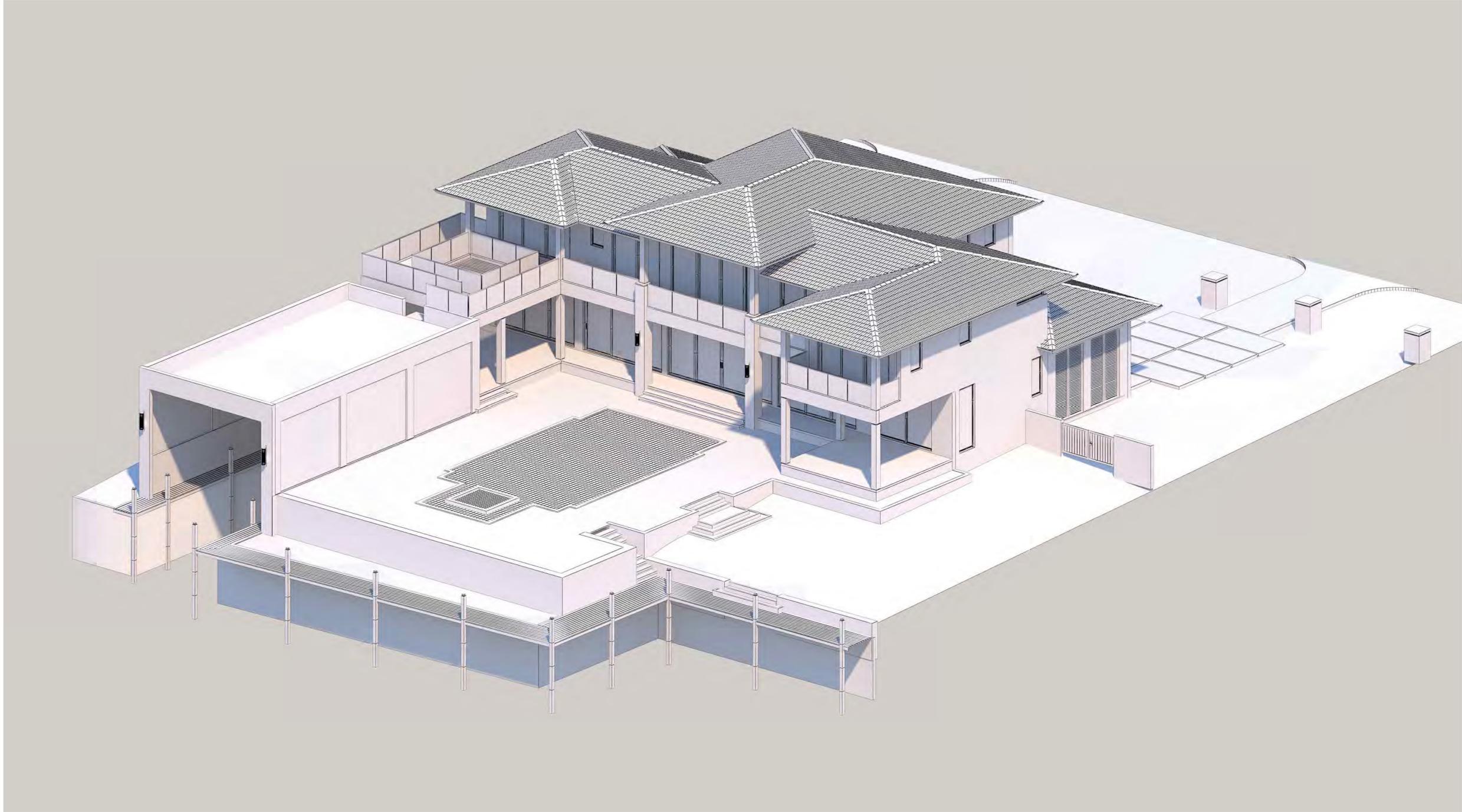
DATE: 2 / 24 / 25  
 ISSUED: \_\_\_\_\_  
 DRAWN: XX  
 CHECKED: A.R.  
 PROJECT No. \_\_\_\_\_

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 | PULLIONS    | 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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AXONOMETRIC VIEW - SOUTHEAST  
SCALE : N/A

**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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**PERSPECTIVE - FRONT VIEW**

SCALE : N/A

RESIDENCE FOR :  
**1154 ALFONSO AVE.**  
 CORAL GABLES FLORIDA

OWNER:  
 MR. ALVARO GAZZOLIO

DATE: 2 / 24 / 25  
 ISSUED: \_\_\_\_\_  
 DRAWN: XX  
 CHECKED: A.R.  
 PROJECT No. \_\_\_\_\_

**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.**  
 CORAL GABLES, FLORIDA

OWNER:  
 MR. ALVARO GAZZOLI

DATE: 2 / 24 / 25  
 ISSUED: \_\_\_\_\_  
 DRAWN: XX  
 CHECKED: A.R.  
 PROJECT No. \_\_\_\_\_

**PERSPECTIVE - REAR VIEW**  
 SCALE : N/A

**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 ENCL. |

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

NEW RESIDENCE FOR:

# 1154 ALFONSO AVE. – NEW CONSTRUCTION

## GENERAL NOTES :

1. CONCRETE SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED (U.O.).
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-618B 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 COORDINATE TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL AND MECHANICAL DRAWINGS. TO LOCATE OPENINGS, DRAINS, SLEEVES, SLOPES, DEPRESSIONS, 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 NOTIFICATION TO THE OWNER FOLLOWED BY A CHANGE ORDER.
21. THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL SANITARY FACILITIES, BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS OF CONSTRUCTION. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES.
22. THE ARCHITECT / INTERIOR DESIGNER / OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET HIGHEST QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.
23. THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB.
24. THE CONTRACTOR SHALL DELIVER THE ANNOTATED JOB RECORD SET TO THE OWNER UPON COMPLETION OF THE WORK AS A CONDITION OF ACCEPTANCE.
25. CLEANING AND DEBRIS REMOVAL. THE OWNER SHALL 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 FROM MEALS CONSUMED ON PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS. THE CONTRACTOR SHALL CLEAN SITE ONCE PER WEEK TO THE OWNER'S 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 82/8.
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 INFERRABLE FROM THESE PLANS AND WHICH ARE NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK. ALL SHOP DRAWINGS ARE TO BE APPROVED BY THE ARCHITECT BEFORE THE WORK COMMENCES.
30. THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB.
31. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCHLIST", INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN 14 CALENDAR WORKING DAYS.
32. CONTRACTOR TO VERIFY THAT THERE ARE NO PERTINENT FEATURES ON THE ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM INSTALLATION.

## TERMITE NOTE :

- R318) TERMITE PROTECTION.
- TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED TERMITICIDES, BAITING SYSTEMS, AND TERMITICIDES APPLIED TO WOOD OR OTHER APPLICABLE METHODS OF TERMITE PROTECTION, LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 200, REGISTERED TERMITICIDES, 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) 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.
- R318.12) 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.
- R318.13) IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SPACES 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.
- R318.14) IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH A MINIMUM 16 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 FLOURED, SHALL BE DONE IN SUCH MANNER AS TO AVOID PENETRATING OR DISTURBING TREATED SOIL.
- R318.15) IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CONCRETE OVERFOUR OR MORTAR ACCUMULATED ALONG THE EXTERIOR FOUNDATION PERIMETER SHALL BE REMOVED PRIOR TO EXTERIOR CHEMICAL SOIL TREATMENT, TO ENHANCE VERTICAL PENETRATION OF THE CHEMICALS.
- R318.16) 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.
- R318.17) IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A BAIT SYSTEM IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SECTIONS R318.1 THROUGH R318.16 DO NOT APPLY. HOWEVER, A SIGNED CONTRACT ASSURING THE INSTALLATION, MAINTENANCE AND MONITORING OF THE BAITING SYSTEM SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 485, 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 TERMITICIDE ACTIVE INGREDIENT, THE INSTALLATION OF THE MONITORING PHASE COMPONENTS SHALL BE DEERED TO CONSTITUTE INSTALLATION OF THE SYSTEM.
- R318.18) IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A WOOD TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SECTIONS R318.1 THROUGH R318.16 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 80 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 RIVERIA 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



## CODE COMPLIANCE

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

## COPYRIGHT NOTICE

THIS SET OF ARCHITECTURAL DRAWINGS IS AN ORIGINAL DESIGN OF A BUILDING AND IS SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SECTION 107 OF THE COPYRIGHT ACT (TITLE 17 OF THE UNITED STATES CODE), AS AMENDED ON DECEMBER 1, 1990. PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN. THE TERM "BUILDING" MEANS STRUCTURES THAT ARE DESIGNED FOR HUMAN OCCUPANCY, HABITABLE BY HUMANS AND INTENDED TO BE BOTH PERMANENT AND STATIONARY. THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION OR WRITTEN CONSENT OF THE 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         | SI&NS          |
| STORM SHUTTERS       | STEEL JOISTS                    | STORE FRONT  | AWNINGS        | TRELLISES      |
| PREFABRICATED STAIRS | ELEVATORS                       | POOLS  | WATER-FEATURES | LOUVER ENCLGS. |
| SHOP DUGS            | CORRESPONDING STRUCTURAL CALC'S | SHALL BE DATED & SIGNED & REALED BY A FLORIDA LICENSE ENGINEER |                |                |

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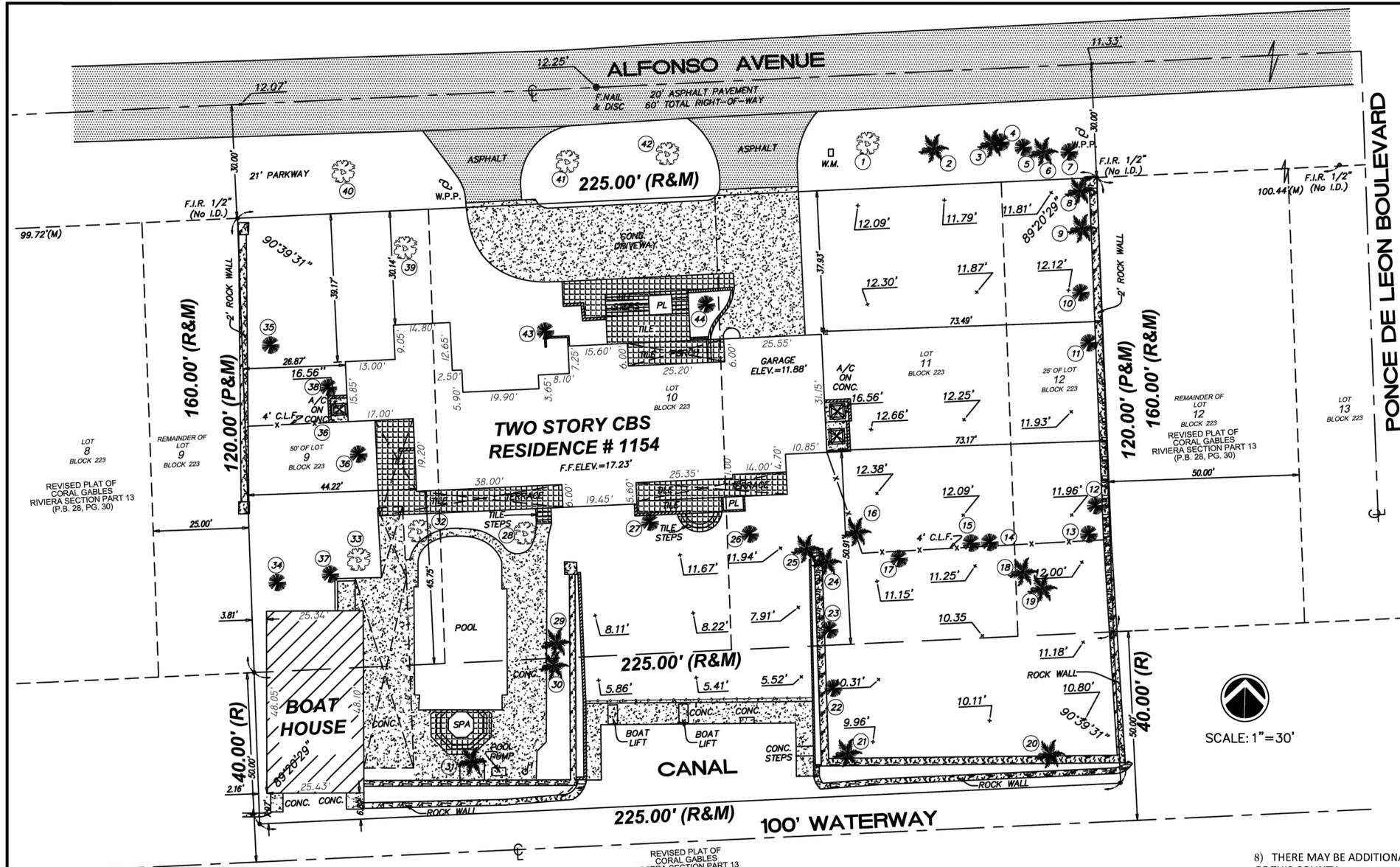
## SECURITY AND FORCE ENTRY PREVENTION

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 KEYP OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 60000 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. THRU BOLT WITH INSERTS.
5. JAMBS OF ALL EXTERIOR OFFSET TYPE IN SWING DOORS SHALL BE RABBETED OR OF SIMILAR FABRICATION TO PREVENT DEFLECTING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF THE LOCKS AND LATCHES.
6. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON REMOVABLE PINN AND NON-EXPOSED SCREWS.
7. GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE'S STANDARD Z91.1.
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 Z91.1.
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 TRADE ASSOCIATION STANDARDS FOR FORCE ENTRY RESISTANCE. ALMA 13033 PROVIDE LOCKS AS PER FBC 36.032(A) (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 LARGER DOOR OPENING IS REQUIRED TO SATISFY REQUIREMENTS OF THE FLORIDA BUILDING CODE.
- B. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
- C. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO ALLOW THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
- D. DOORS MAY BE SWINGING OR SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
- E. NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.



| EXISTING TREES |   |       |      |     |     |
|----------------|---|-------|------|-----|-----|
| N              | O | 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' | 8'  |
| 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' | 6'  |
| 23             |   | ARECA | 0.6' | 22' | 10' |

| EXISTING TREES |   |               |      |     |     |
|----------------|---|---------------|------|-----|-----|
| N              | O | 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'  |

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.

- 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 LOCH# 4155 W ELEV. 11.31' NGVD
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING 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

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

- 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.

**BOUNDARY SURVEY**

**LEGEND & ABBREVIATIONS:**

|  |   |   |   |  |
|--|---|---|---|--|
| <p>CONC. = CONCRETE</p> <p>CONC. BLOCK WALL = CONCRETE BLOCK WALL</p> <p>WOOD DECK = WOOD DECK</p> <p>COVERED AREA = COVERED AREA</p> <p>ASPHALT = ASPHALT</p> <p>CHAIN LINK FENCE (CLF) = CHAIN LINK FENCE (CLF)</p> <p>WOOD FENCE (WF) = WOOD FENCE (WF)</p> <p>IRON FENCE (IF) = IRON FENCE (IF)</p> <p>A = ARC DISTANCE</p> <p>L = LENGTH</p> <p>Δ = CENTRAL ANGLE / DELTA</p> <p>R = RADIUS</p> <p>T = TANGENT</p> <p>P.T. = POINT OF TANGENCY</p> <p>P.C. = POINT OF CURVATURE</p> <p>P.C.C. = POINT OF COMPOUND CURVE</p> <p>C.B. = CATCH BASIN</p> <p>CATV = CABLE UTILITY BOX</p> | <p>B.C. = BLOCK CORNER</p> <p>P. = PROPERTY LINE</p> <p>C. = CENTER LINE</p> <p>M. = MONUMENT LINE</p> <p>CALC. = CALCULATED</p> <p>M. = FIELD MEASURED</p> <p>P. = PER PLAT</p> <p>TYP. = TYPICAL</p> <p>P.R.M. = PERMANENT REFERENCE MONUMENT</p> <p>P.C.P. = PERMANENT CONTROL POINT</p> <p>FD. NAIL = FOUND NAIL</p> <p>FD. D/H = FOUND DRILL HOLE</p> <p>FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER</p> <p>C.M. = CONCRETE MONUMENT</p> <p>W.M. = WATER METER</p> <p>R/W = RIGHT OF WAY</p> | <p>U.E. = UTILITY EASEMENT</p> <p>A.E. = ANCHOR EASEMENT</p> <p>D.E. = DRAINAGE EASEMENT</p> <p>ENCR. = ENCROACHMENT</p> <p>F.F. ELEV. = FINISHED FLOOR ELEVATION</p> <p>N.T.S. = NOT TO SCALE</p> <p>P.B. = PLAT BOOK</p> <p>O.R.B. = OFFICIAL RECORD BOOK</p> <p>M.H. = MAN HOLE</p> <p>C.B.S. = CONCRETE BLOCK STRUCTURE</p> <p>BLDG. = BUILDING</p> <p>I.O.H.L. = OVERHEAD UTILITY LINES</p> <p>TEL. = TELEPHONE FACILITIES</p> | <p>P.R.C. = POINT OF REVERSE CURVE</p> <p>CH = CHORD</p> <p>CH. BRG. = CHORD BEARING</p> <p>B.M. = BENCH MARK</p> <p>B.R. = BEARING REFERENCE</p> <p>P.O.C. = POINT OF COMMENCEMENT</p> <p>P.O.B. = POINT OF BEGINNING</p> <p>T.B.M. = TEMPORARY BENCH MARK</p> <p>P.O.B. = POINT OF BEGINNING</p> <p>T.B.M. = TEMPORARY BENCH MARK</p> <p>FD. I.R. = FOUND IRON REBAR</p> <p>FD. P.K.NAIL = FOUND PARKER-KALON NAIL</p> <p>P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER</p> <p>FD. = AIR CONDITIONER PAD</p> <p>A/C = TRANSFORMER</p> <p>P.P. = POWER POLE</p> <p>D.M.E. = DRAINAGE &amp; MAINTENANCE EASEMENT</p> <p>+ 0.0' = EXISTING ELEVATION</p> | <p>ELEV. = ELEVATION</p> <p>SEC. = SECTION</p> <p>TWS. = TOWNSHIP</p> <p>RG. = RANGE</p> <p>SWK = SIDEWALK</p> |
|--|---|---|---|--|

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 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  
DATE: 11/13/24

SUFFIX: L FEMA DATE: 09/11/09 BASE: N/A  
COMMUNITY # 120639  
DWN. BY: R.BELLO JOB No. 24-345

SCALE: 1" = 30'

**SURVEYOR'S SEAL**

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

**ANTONIO E. RODRIGUEZ**  
CAD Studio Architecture  
L.C. No. A99309  
REGISTRATION No. A000288  
Antonio E. Rodriguez, Architect, AIA  
4808 S.W. 72 AVENUE, MIAMI FL 33155  
T. (305) 662-1008

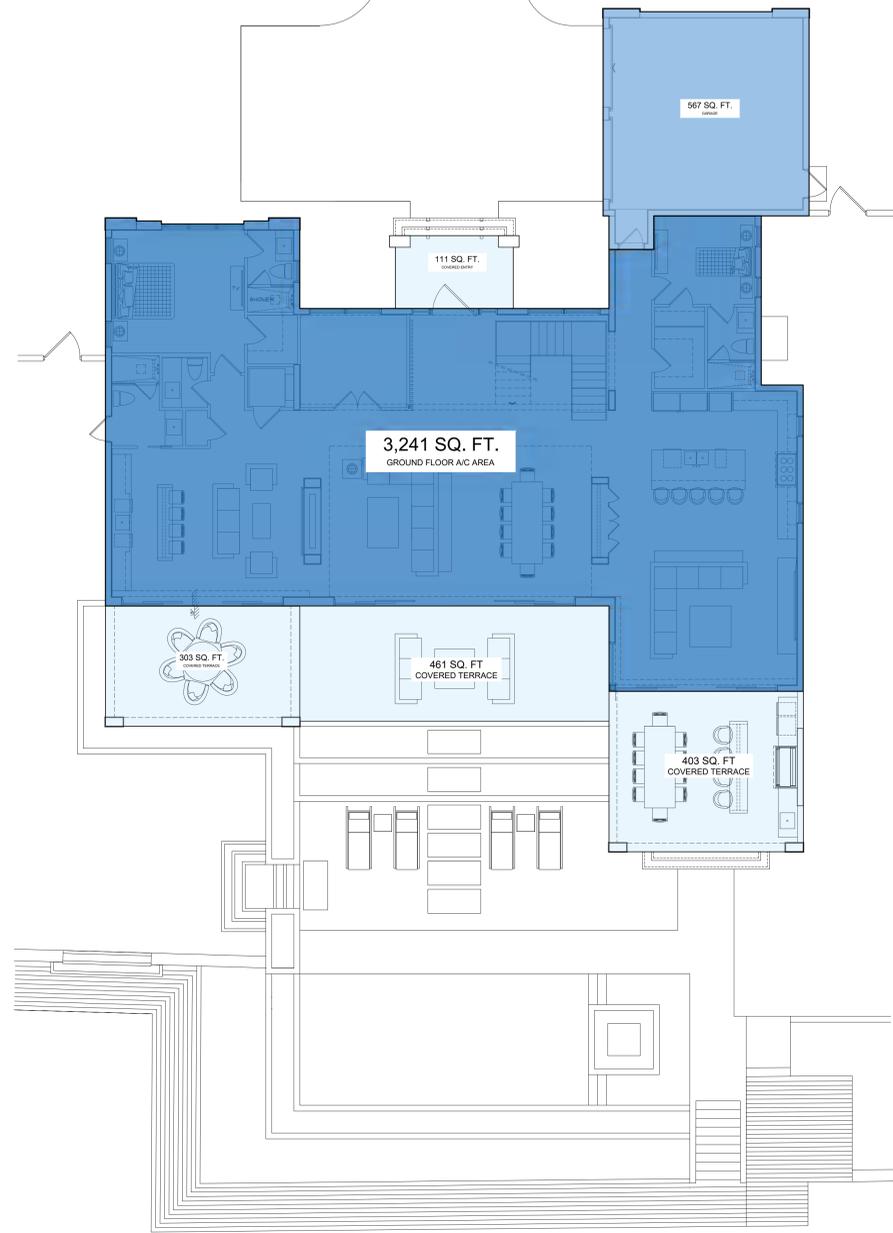
RESIDENCE FOR:  
**1154 ALFONSO AVE. - NEW CONSTRUCTION**  
CORAL GABLES, FLORIDA

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  
PRE-FABRICATED STAIRS ELEVATORS POOLS WATER-FEATURES LOUVER ENCLOS.  
SHOP DUGS & CORRESPONDING STRUCTURAL CALC. SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER

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DATE: 2/24/25  
ISSUED: XX  
DRAWN: AS  
CHECKED: AS  
PROJECT No. \_\_\_\_\_  
SHEET: 2 OF 26

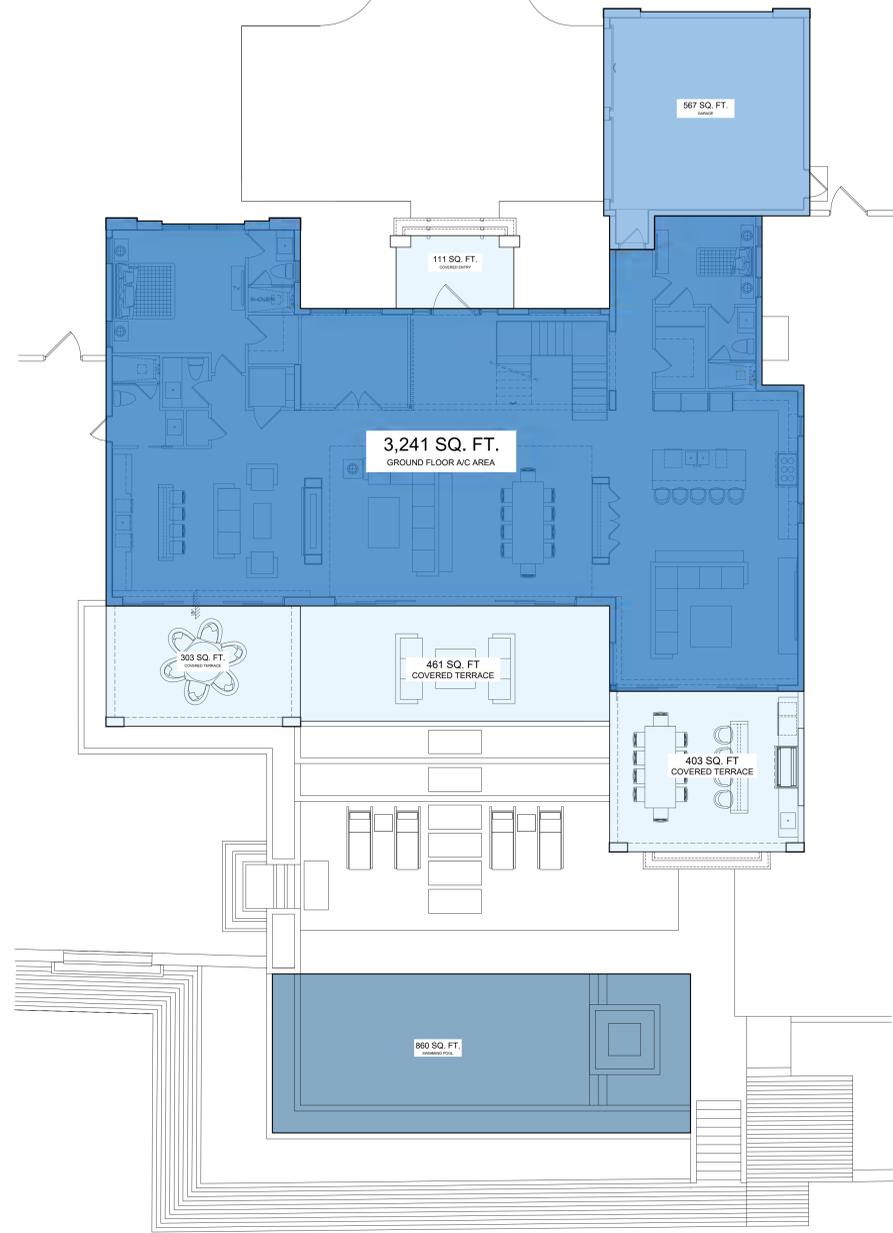


\*LOT AREA = 16,000 SQ. FT.  
 MAX. ALLOWED = 5,600 SQ. FT.  
 PROPOSED = 5,086 SQ. FT.

| 35% GROUND COVERAGE           |               |
|-------------------------------|---------------|
| MAX. ALLOWED 16,000 x 35% =   | 5,600 SQ. FT. |
| GROUND FLOOR A/C AREA =       | 3,241 SQ. FT. |
| GARAGE =                      | 567 SQ. FT.   |
| COVERED ENTRY =               | 111 SQ. FT.   |
| COVERED TERRACE =             | 303 SQ. FT.   |
| COVERED TERRACE (CENTER) =    | 461 SQ. FT.   |
| COVERED TERRACE BBQ =         | 403 SQ. FT.   |
| TOTAL LOT COVERAGE PROVIDED : | 5,086 SQ. FT. |

### LOT COVERAGE AREA CALCULATION

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



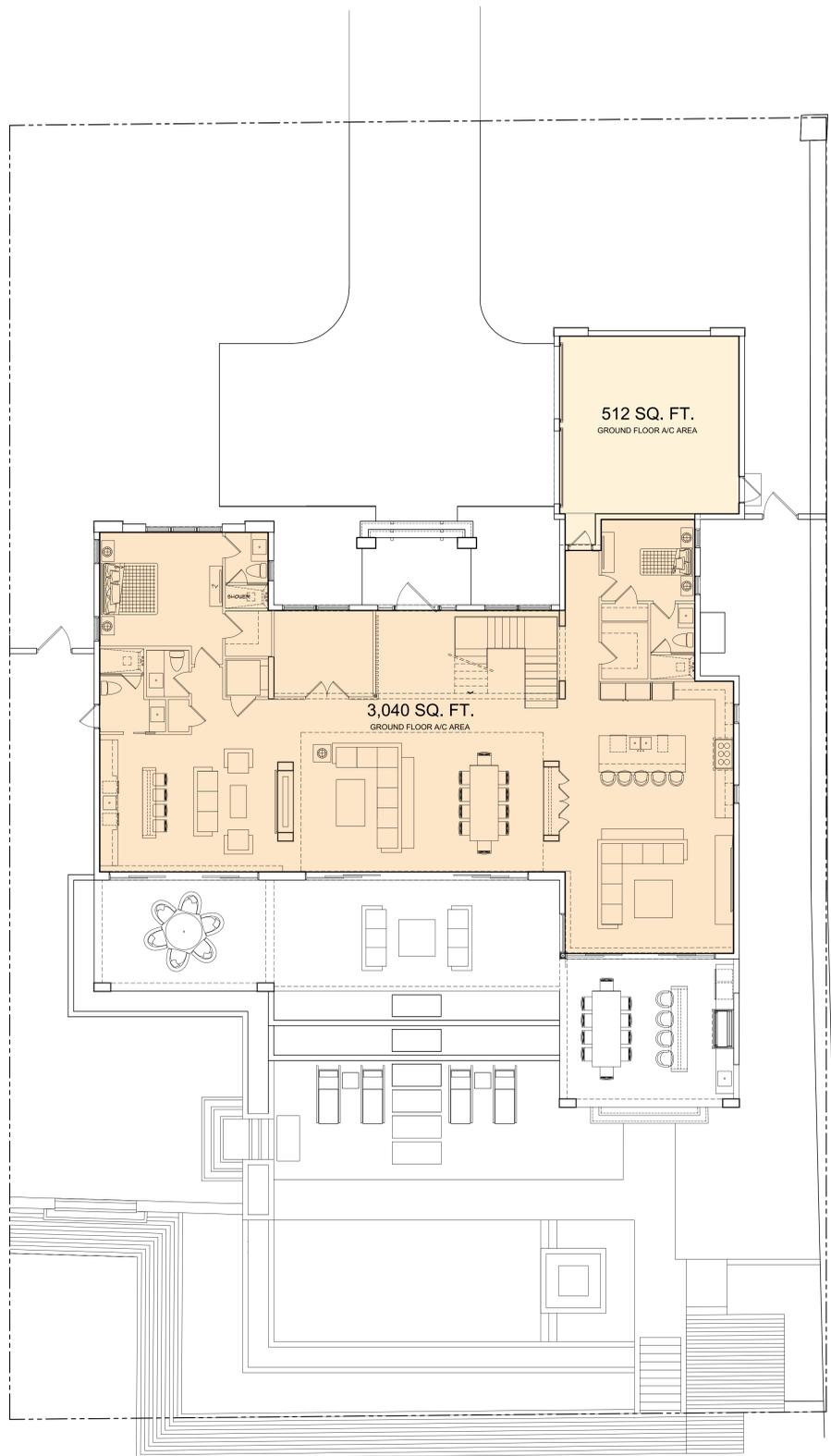
\*LOT AREA = 16,000 SQ. FT.  
 MAX. ALLOWED = 7,200 SQ. FT.  
 PROPOSED = 5,946 SQ. FT.

| 45% GROUND COVERAGE           |               |
|-------------------------------|---------------|
| MAX. ALLOWED 16,000 x 45% =   | 7,200 SQ. FT. |
| GROUND FLOOR A/C AREA =       | 3,241 SQ. FT. |
| GARAGE =                      | 567 SQ. FT.   |
| COVERED ENTRY =               | 111 SQ. FT.   |
| COVERED TERRACE =             | 303 SQ. FT.   |
| COVERED TERRACE (CENTER) =    | 461 SQ. FT.   |
| COVERED TERRACE BBQ =         | 403 SQ. FT.   |
| SWIMMING POOL                 | 860 SQ. FT.   |
| TOTAL LOT COVERAGE PROVIDED : | 5,946 SQ. FT. |

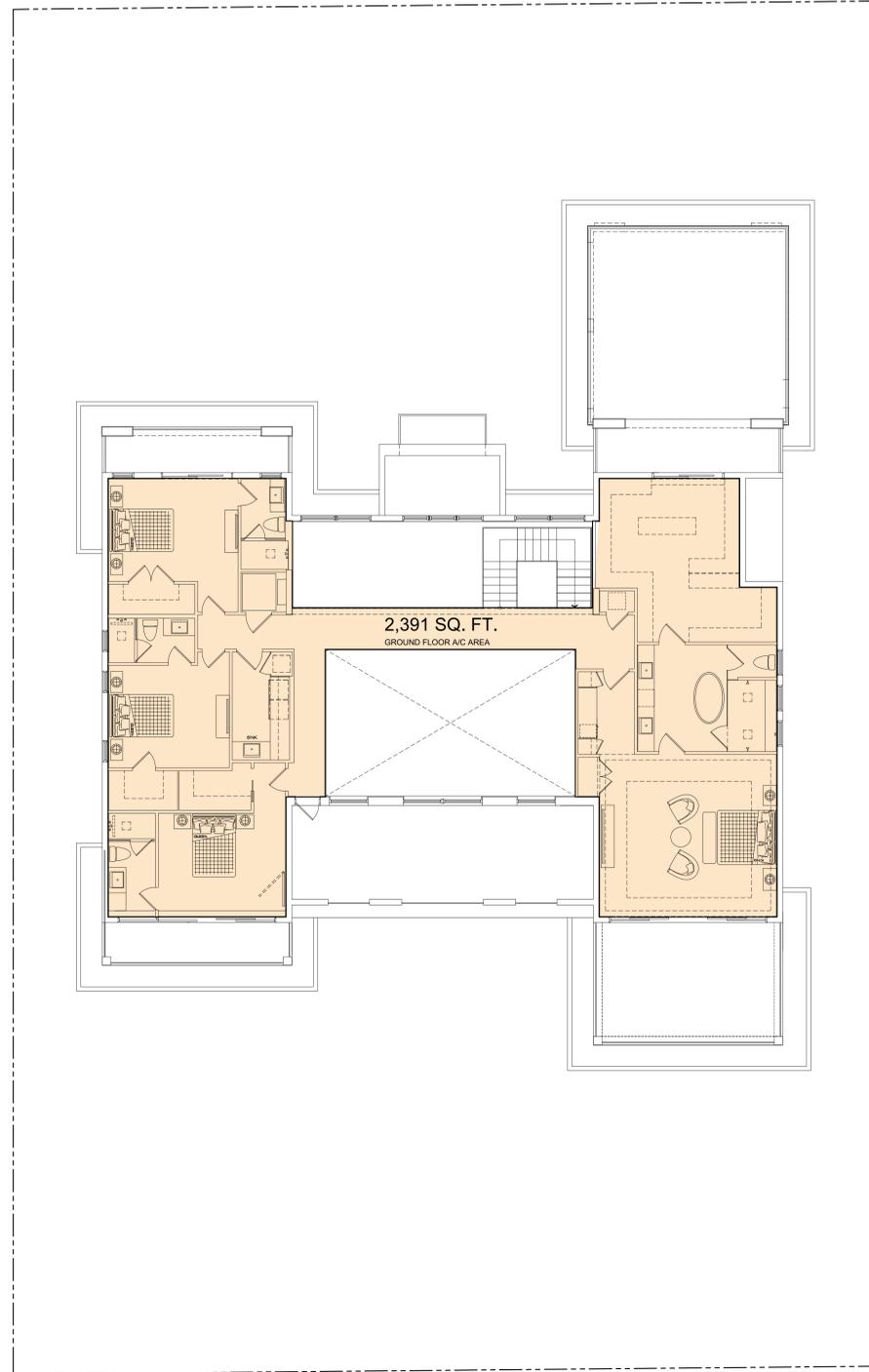
A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

|                      |               |             |                |              |
|----------------------|---------------|-------------|----------------|--------------|
| 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 ENCL. |

SHOP DRAWG & CORRESPONDING STRUCTURAL CALC'S SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.  
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**GROUND FLOOR**  
SCALE : 1/8" = 1'-0"

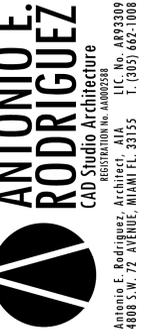


**SECOND FLOOR**  
SCALE : 1/8" = 1'-0"

\*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.        |
| <b>TOTAL AREA ALLOWED =</b> | <b>5,950 SQ. FT.</b> |
| GROUND FL. A/C AREA :       | 3,040 SQ. FT.        |
| SECOND FL. A/C AREA :       | 2,391 SQ. FT.        |
| GARAGE :                    | 512 SQ. FT.          |
| <b>TOTAL AREA PROVIDED:</b> | <b>5,943 SQ. FT.</b> |

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.



RESIDENCE FOR :  
**1154 ALFONSO AVE. - NEW CONSTRUCTION**  
CORAL GABLES FLORIDA

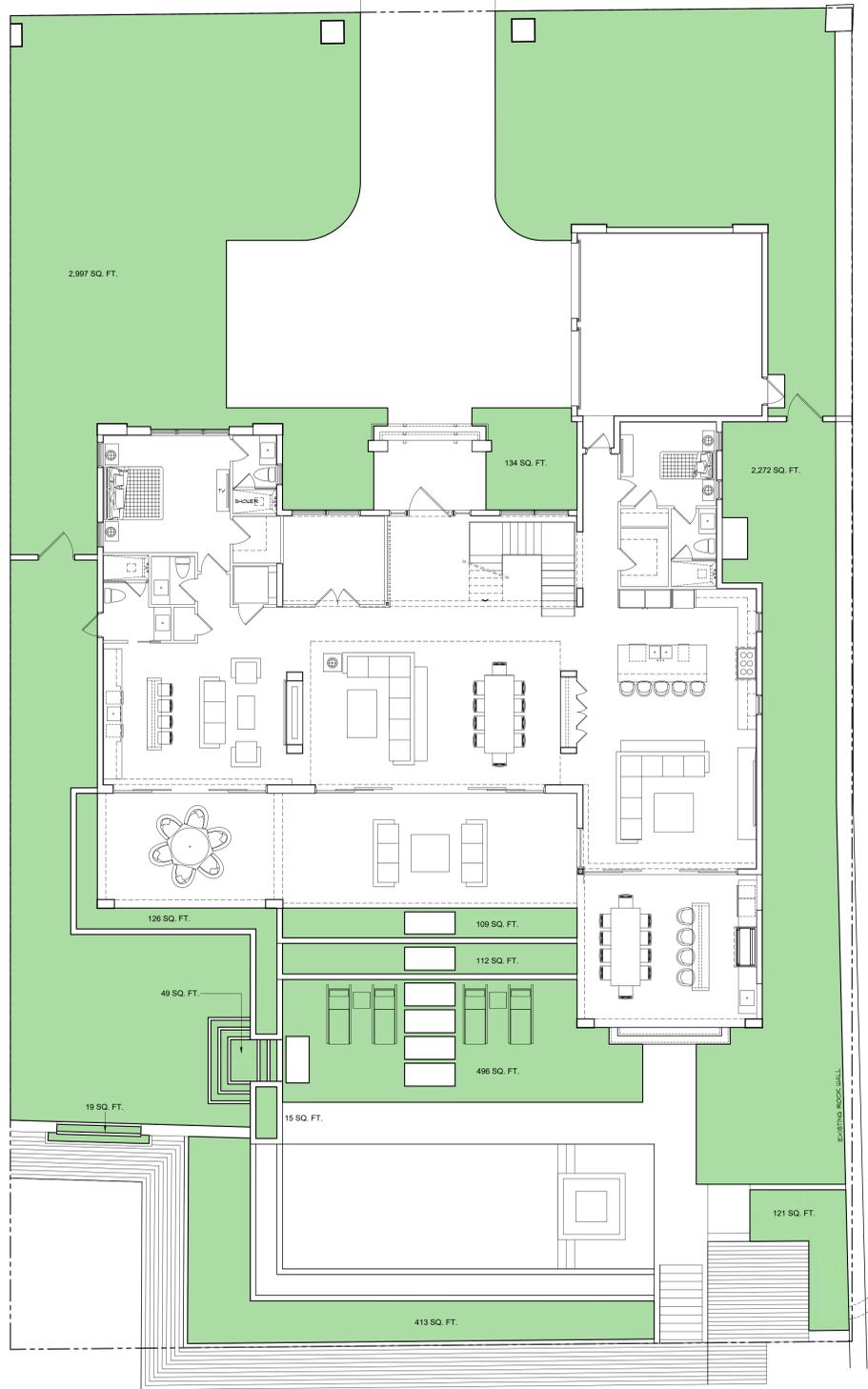
OWNER:  
MR. ALVARO GAZZOLI

|              |             |
|--------------|-------------|
| DATE:        | 2 / 24 / 25 |
| ISSUED:      |             |
| DRAWN:       | XX          |
| CHECKED:     | AS          |
| PROJECT No.: |             |

**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:

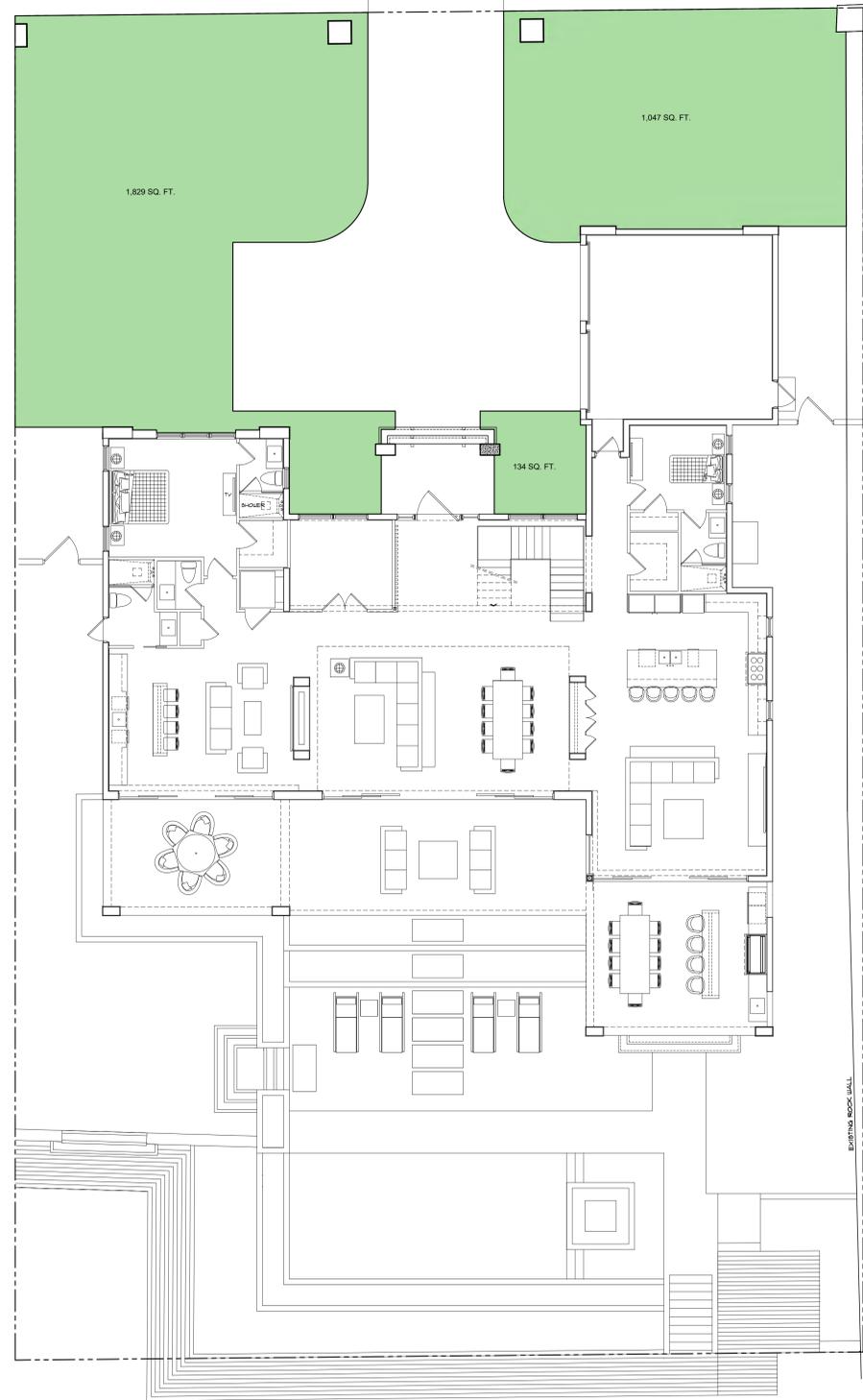
|                      |                                 |   |                |              |
|----------------------|---------------------------------|---|----------------|--------------|
| STRUCTURAL GLAZING   | WOOD TRUSSES                    | DOORS   | ROOFING        | WINDOWS      |
| RIDGE VENTILATION    | CURTAIN WALLS                   | MULLIONS  | WATERPROOFING  | GLASS WALL   |
| PRECAST SYSTEMS      | HANDRAILS                       | RAILS   | FENCES         | SIGNS        |
| STORM SHUTTERS       | STEEL JOISTS                    | STORE FRONT   | AWNINGS        | TRELLISES    |
| PREFABRICATED STAIRS | ELEVATORS                       | POOLS   | WATER-FEATURES | LOUVER ENCL. |
| SHOP DUGS            | CORRESPONDING STRUCTURAL CALC'S | SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER |                |              |



**GREEN AREA PLAN**  
SCALE: 1/8" = 1'-0"

| TOTAL GREEN AREA   |                |
|--------------------|----------------|
| LOT AREA =         | 16,000 SQ. FT. |
| MINIMUM REQUIRED = | 6,400 SQ. FT.  |
| PROPOSED =         | 6,863 SQ. FT.  |

| 40% MINIMUM TOTAL GREEN AREA       |                                      |
|------------------------------------|--------------------------------------|
| MINIMUM REQUIREMENT =              | 16,000 SQ. FT. x 40% = 6,400 SQ. FT. |
|                                    | 2,997 SQ. FT.                        |
|                                    | 134 SQ. FT.                          |
|                                    | 2,272 SQ. FT.                        |
|                                    | 126 SQ. FT.                          |
|                                    | 49 SQ. FT.                           |
|                                    | 19 SQ. FT.                           |
|                                    | 15 SQ. FT.                           |
|                                    | 109 SQ. FT.                          |
|                                    | 112 SQ. FT.                          |
|                                    | 496 SQ. FT.                          |
|                                    | 413 SQ. FT.                          |
|                                    | 121 SQ. FT.                          |
| <b>TOTAL GREEN AREA PROVIDED :</b> | <b>6,863 SQ. FT. (42.89%)</b>        |



**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.  |
| PROPOSED =         | 3,010 SQ. FT.  |

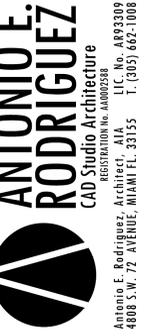
| 20% MIN. FRONT YARD GREEN AREA     |                                     |
|------------------------------------|-------------------------------------|
| MINIMUM REQUIREMENT =              | 6,400 SQ. FT. x 20% = 1,280 SQ. FT. |
|                                    | 1,829 SQ. FT.                       |
|                                    | 1,047 SQ. FT.                       |
|                                    | 134 SQ. FT.                         |
| <b>TOTAL GREEN AREA PROVIDED :</b> | <b>3,010 SQ. FT. (41%)</b>          |

**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  | PULLIONS    | WATERPROOFING  | GLASS WALL   |
| PRECAST SYSTEMS      | HANDRAILS  | RAILS       | FENCES         | SIGNS        |
| STORM SHUTTERS       | STEEL JOISTS   | STORE FRONT | AWNINGS        | TRELLISES    |
| PREFABRICATED STAIRS | ELEVATORS  | POOLS       | WATER-FEATURES | LOUVER ENCL. |
| SHOP DUGS            | CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER |             |                |              |

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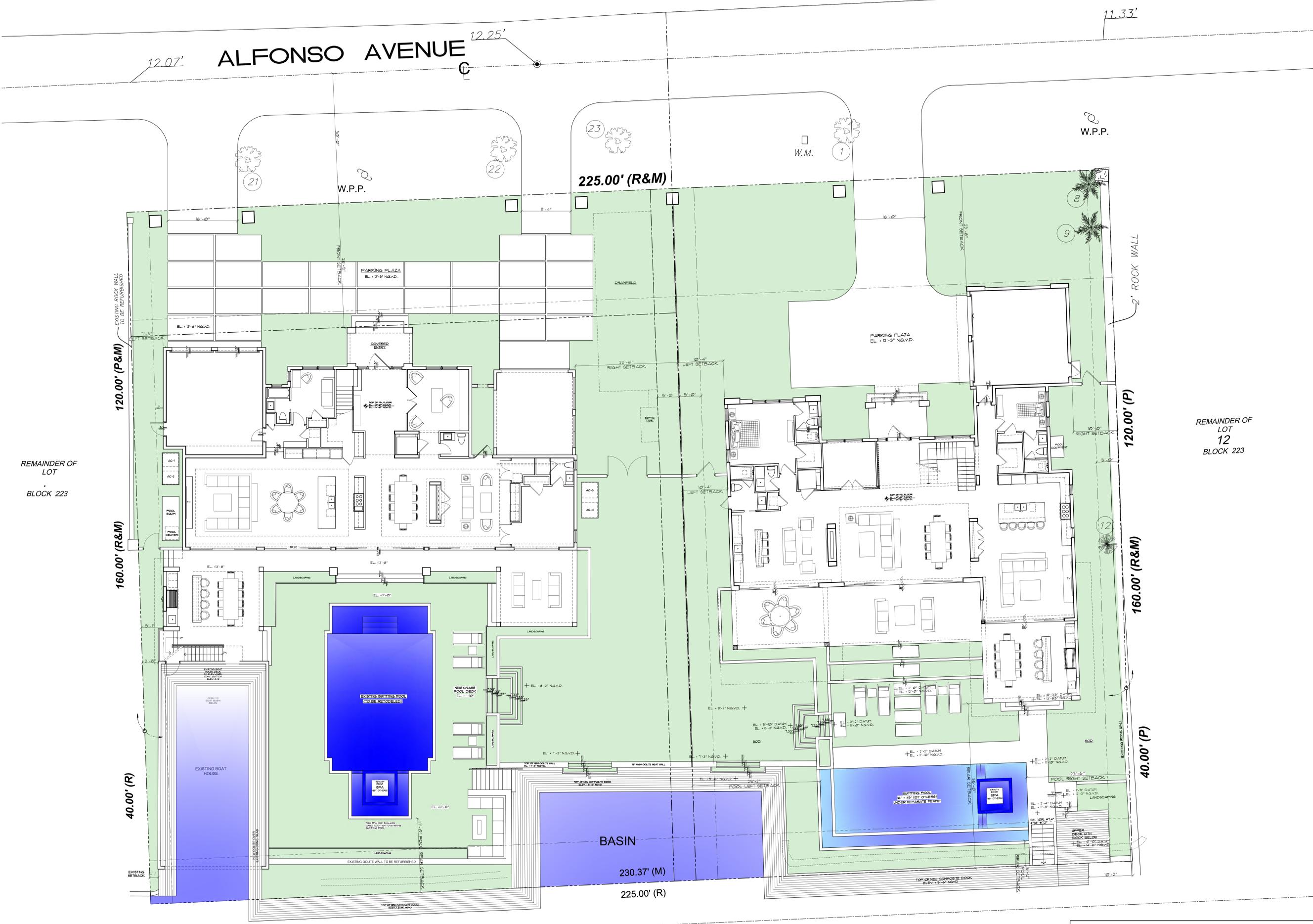


**ANTONIO E. RODRIGUEZ**  
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REGISTRATION No. AA000258  
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T. (305) 662-1008

RESIDENCE FOR:  
**1154 ALFONSO AVE. - NEW CONSTRUCTION**  
CORAL GABLES FLORIDA

OWNER:  
MR. ALVARO GAZZOLI

DATE: 2 / 24 / 25  
ISSUED: XX  
DRAWN: A.R.  
CHECKED: A.R.  
PROJECT No.:



ALFONSO AVENUE

100' WATERWAY

CONTEXT SITE PLAN

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



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

|                      |               |             |                |              |
|----------------------|---------------|-------------|----------------|--------------|
| STRUCTURAL GLAZING   | WOOD TRUSSES  | DOORS       | ROOFING        | WINDOWS      |
| RIDGE VENTILATION    | CURTAIN WALLS | PULLIONS    | WATERPROOFING  | GLASS WALL   |
| PRECAST SYSTEMS      | HANDRAILS     | RAILS       | FENCES         | SIGNS        |
| STORM SHUTTERS       | STEEL JOISTS  | STORE FRONT | AWNINGS        | TRELLISES    |
| PREFABRICATED STAIRS | ELEVATORS     | POOLS       | WATER-FEATURES | LOUVER ENCL. |

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**ANTONIO E. RODRIGUEZ**  
 CAD Studio Architecture  
 Registration No. AA000258  
 Antonio E. Rodriguez, Architect, AIA  
 4808 S.W. 72 AVENUE, MIAMI, FL 33155  
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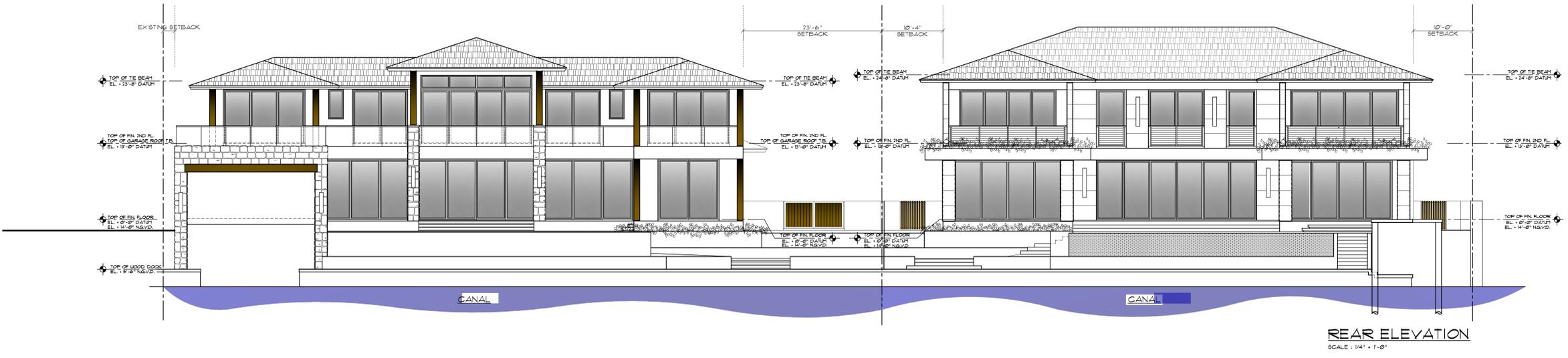
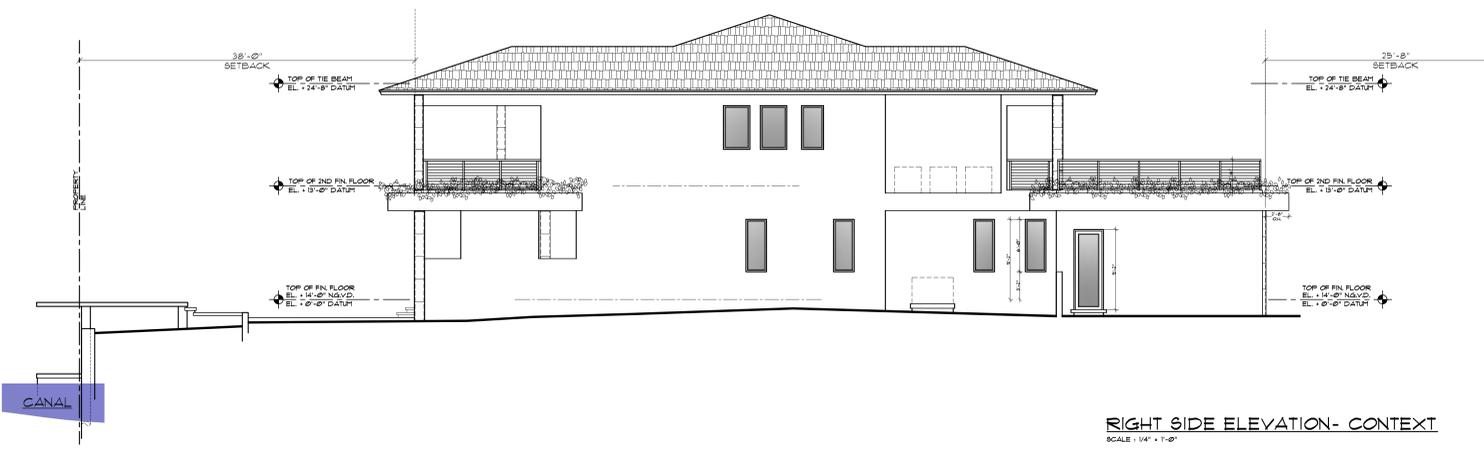
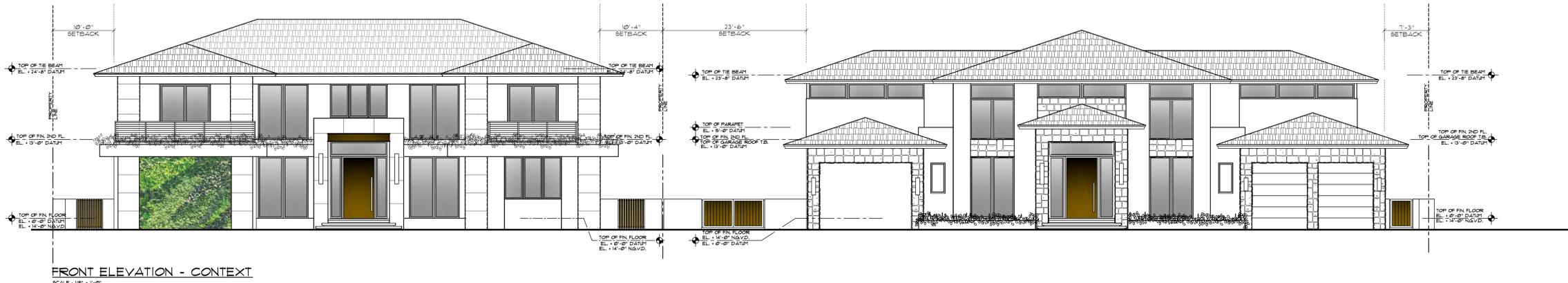
RESIDENCE FOR:  
**1154 ALFONSO AVE. - NEW CONSTRUCTION**  
 CORAL GABLES FLORIDA

OWNER:  
 MR. ALVARO GAZZOLI

DATE: 2 / 24 / 25  
 ISSUED: XX  
 DRAWN: A.S.  
 CHECKED: A.S.  
 PROJECT No.:

SHEET:  
**A05**  
 6 OF 26

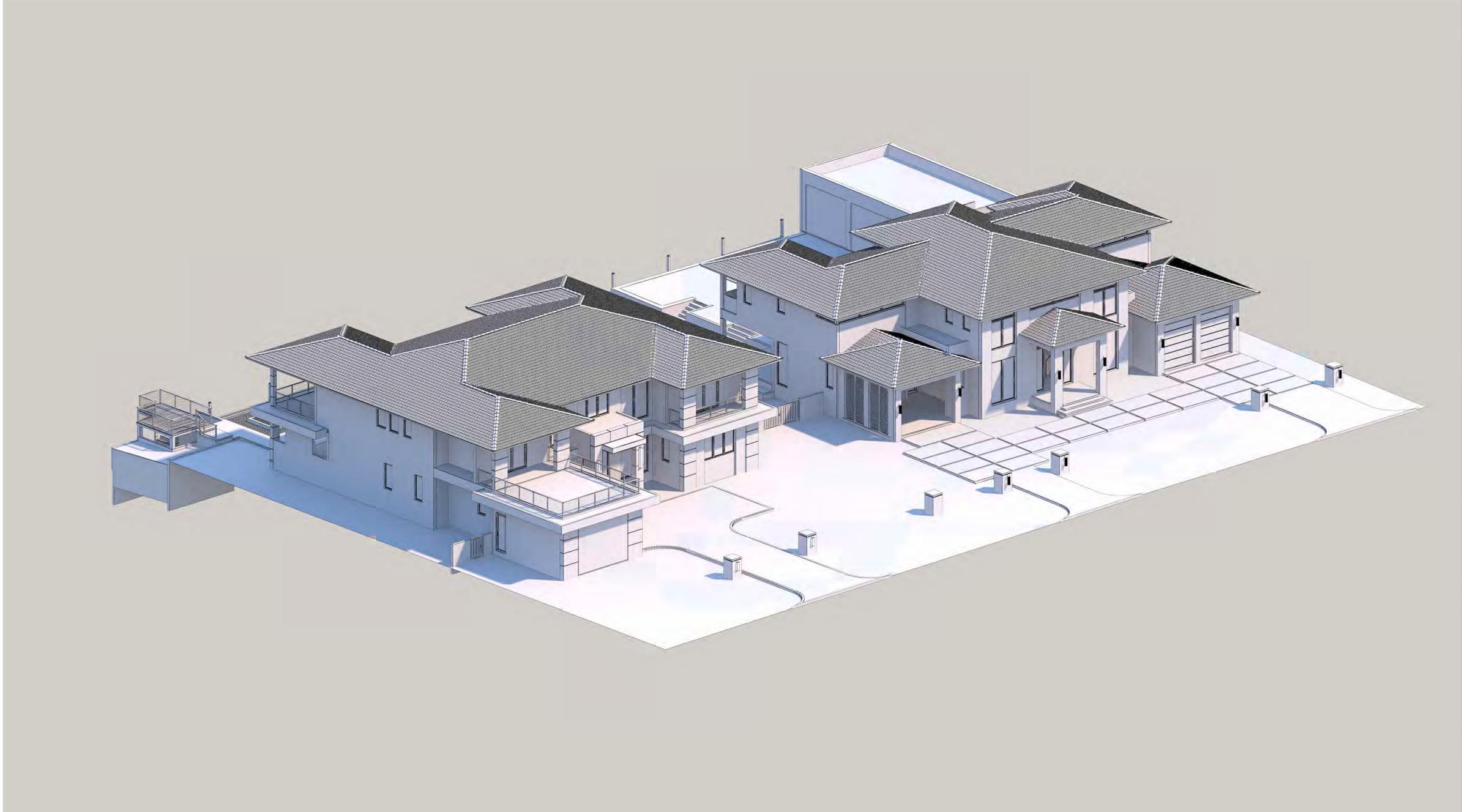
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A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

|                      |                                |   |                |                |
|----------------------|--------------------------------|---|----------------|----------------|
| 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 DRAWG           | CORRESPONDING STRUCTURAL CALCS | SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER |                |                |

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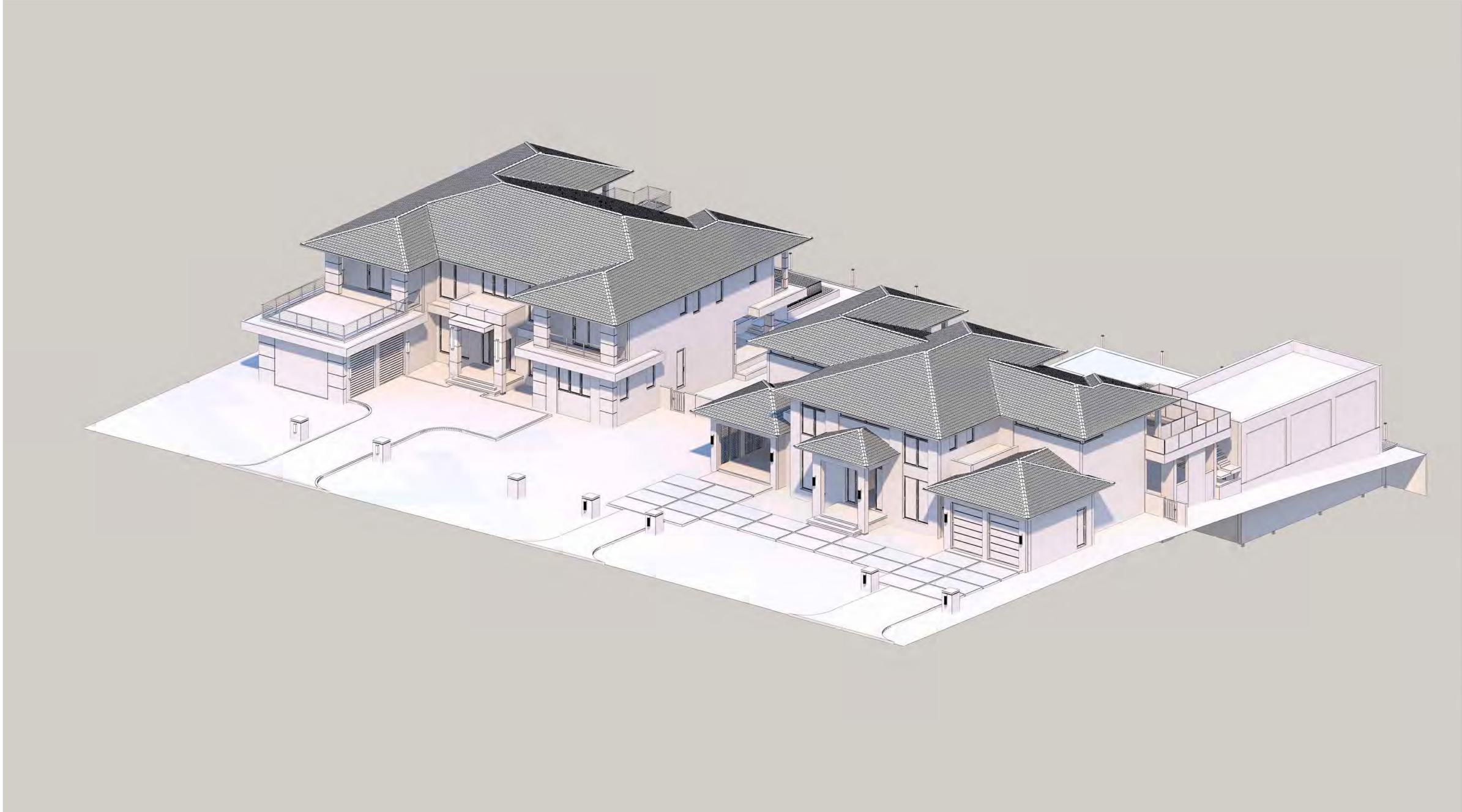
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VIEW - NORTHEAST  
SCALE :N/A

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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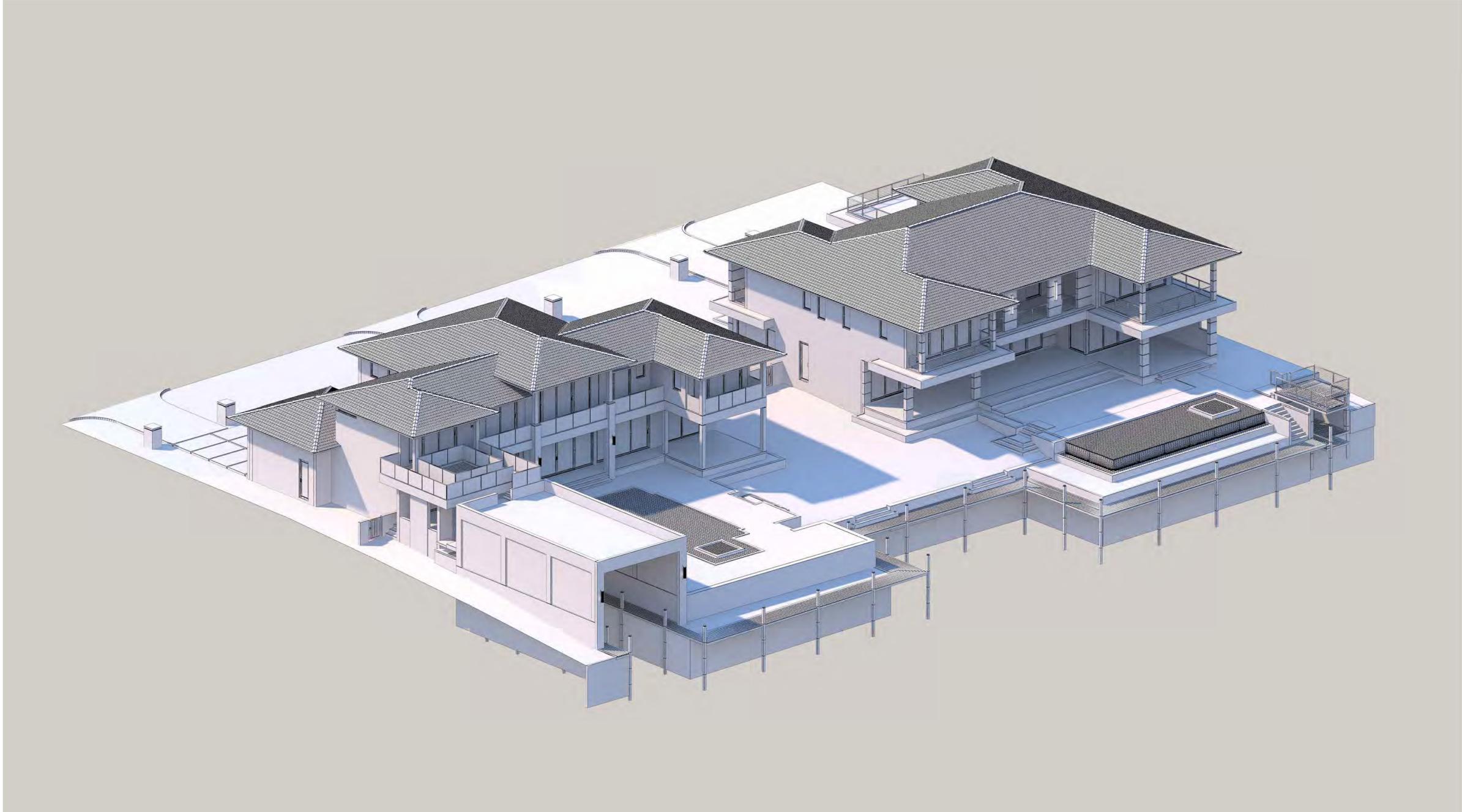
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VIEW - NORTHWEST  
SCALE :N/A

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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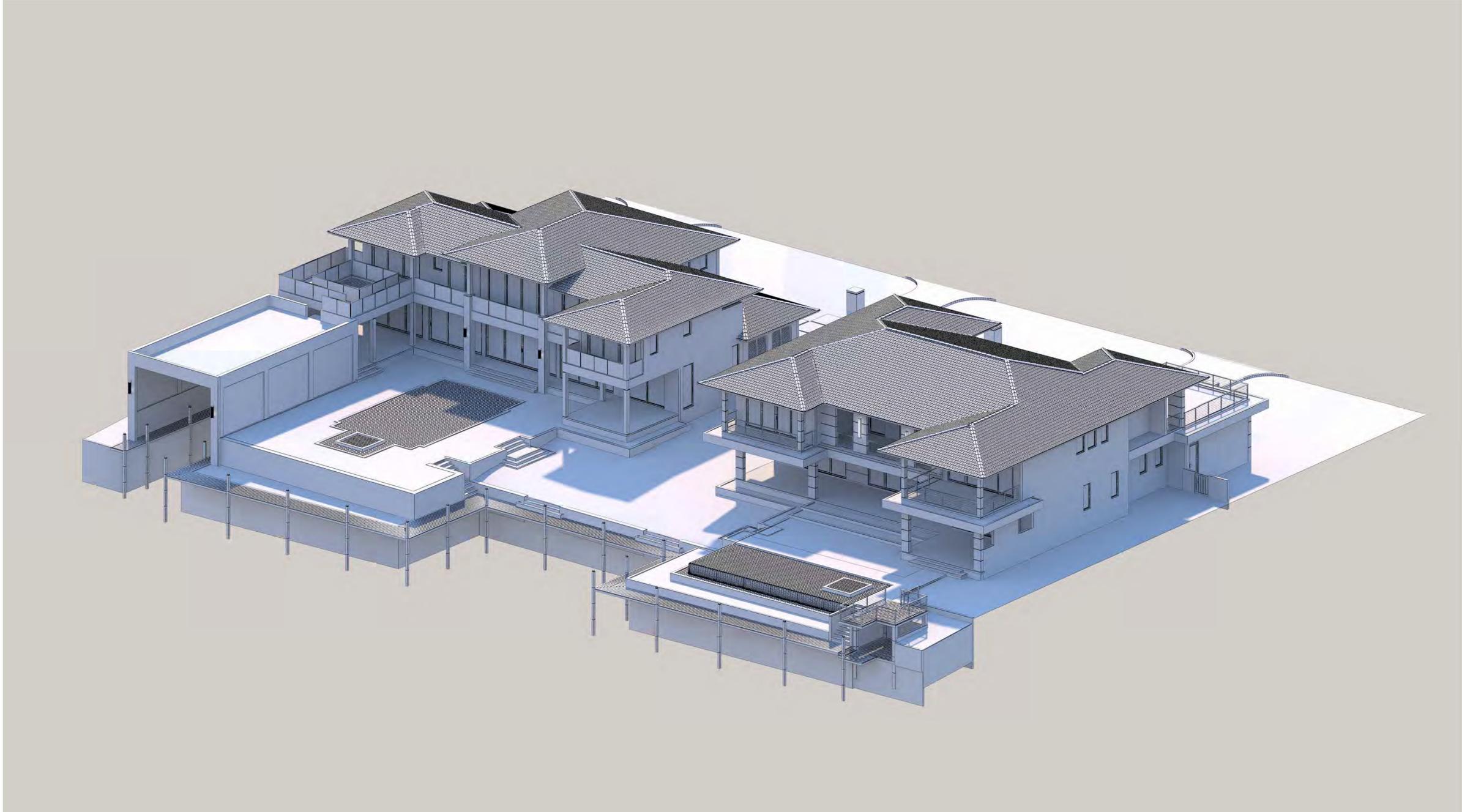
CONTEXT - AXONOMETRIC  
VIEW - SOUTHWEST  
SCALE :N/A

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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CONTEXT - AXONOMETRIC  
 VIEW - SOUTHEAST  
 SCALE : N/A

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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CONTEXT - PERSPECTIVE  
 - FRONT VIEW  
 SCALE : N/A

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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DATE: 2 / 24 / 25  
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 DRAWN: XX  
 CHECKED: A.S.  
 PROJECT No.: \_\_\_\_\_  
 OWNER: MR. ALVARO GAZZOLIO

RESIDENCE FOR:  
**1154 ALFONSO AVE. - NEW CONSTRUCTION**  
 CORAL GABLES FLORIDA



OWNER:  
 MR. ALVARO GAZZOLI

|              |             |
|--------------|-------------|
| DATE:        | 2 / 24 / 25 |
| ISSUED:      |             |
| DRAWN:       | XX          |
| CHECKED:     | ARS         |
| PROJECT No.: |             |

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 13 OF 26

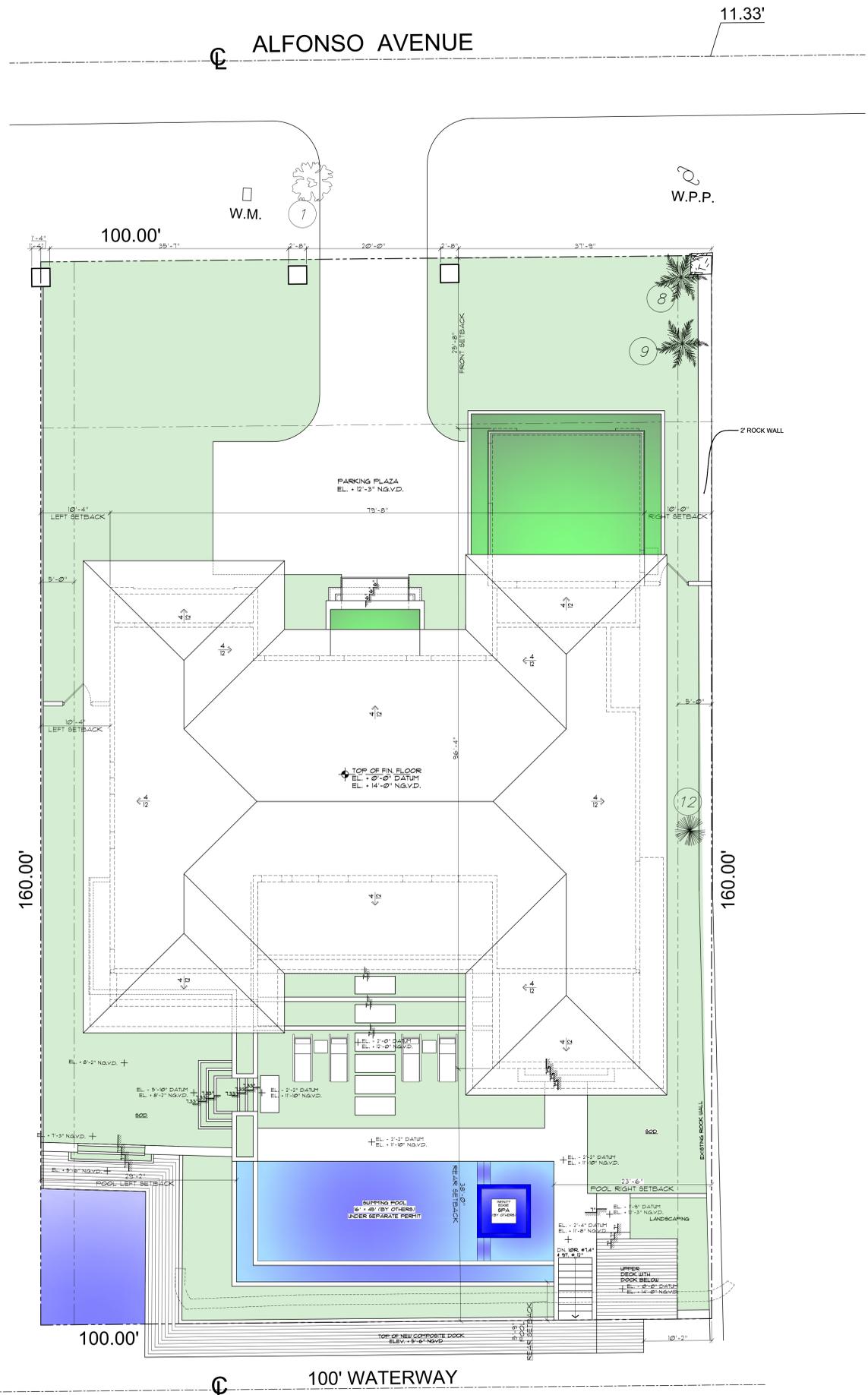
**CONTEXT - PERSPECTIVE -  
 REAR VIEW**  
 SCALE : N/A

**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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**ZONING CALCULATIONS:**

|                                   |                               |
|-----------------------------------|-------------------------------|
| LOT AREA:                         | 16,000 SQ. FT.                |
| MIN. GREEN AREA 40% / 20% FRONT:  | 6,400 SQ. FT. / 1,280 SQ. FT. |
| GREEN AREA PROVIDED / FRONT:      | 6,863 SQ. FT. / 3,200 SQ. FT. |
| MAX. GROUND COVERAGE ALLOWED 35%: | 5,600 SQ. FT.                 |
| GROUND COVERAGE PROVIDED:         | 5,286 SQ. FT.                 |
| TOTAL GROUND COVERAGE 45%:        | 12,000 SQ. FT.                |
| TOTAL GROUND COVERAGE PROVIDED:   | 5,946 SQ. FT.                 |
| 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:              | 2,980 SQ. FT.                 |
| SECOND FL. A/C AREA:              | 2,391 SQ. FT.                 |
| GARAGE AREA:                      | 512 SQ. FT.                   |
| TOTAL AREA PROVIDED:              | 5,943 SQ. FT.                 |

**SETBACKS :**

| LOCATION   | REQUIRED | PROVIDED |  |
|------------|----------|----------|--|
| FRONT      | 25'-0"   | 25'-8"   |  |
| RIGHT SIDE | 5' MIN.  | 10'-0"   | GREATER THAN 20% (20'-0") OF LOT WIDTH |
| LEFT SIDE  | 5' MIN.  | 10'-4"   |  |
| REAR       | 10' MIN. | 38'-0"   |  |

**POOL SETBACKS :**

| LOCATION   | REQUIRED | PROVIDED |  |
|------------|----------|----------|--|
| RIGHT SIDE | 5' MIN.  | 23'-6"   | GREATER THAN 20% (20'-0") OF LOT WIDTH |
| LEFT SIDE  | 5' MIN.  | 29'-2"   |  |
| REAR       | 5' MIN.  | 5'-9"    |  |

**POOL BARRIER NOTES :**

R4502.11.1 OUTDOOR SWIMMING POOLS. OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH SECTIONS R4501.11.1 THROUGH R4501.11.14.

R4501.11.1 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).

R4501.11.2 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.

R4501.11.3 SOLID BARRIERS WHICH DO NOT HAVE OPENINGS SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS.

R4501.11.4 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 3/4 INCHES (44 MM) IN WIDTH.

R4501.11.5 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.

R4501.11.6 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).

R4501.11.7 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).

R4501.11.8 ACCESS GATES WHEN PROVIDED SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R4501.11.1 THROUGH R4501.11.14 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 94 INCHES (2391 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.

R4501.11.9 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 94 INCHES (2391 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.

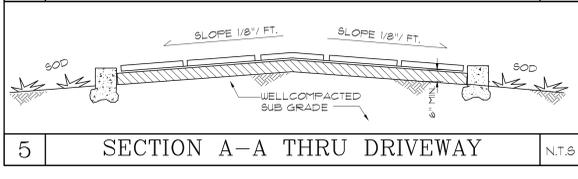
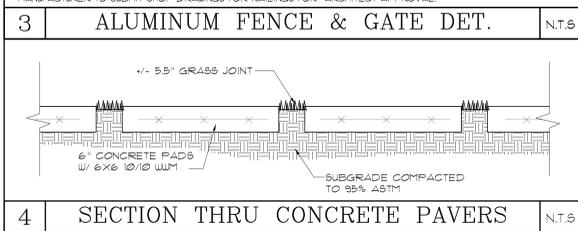
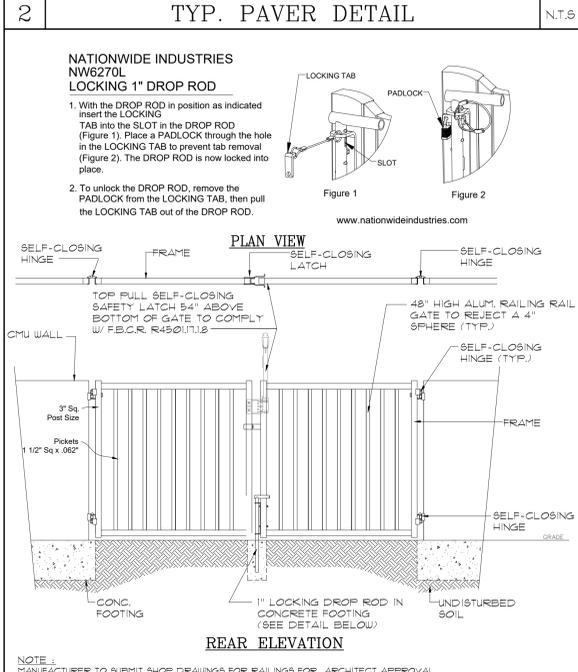
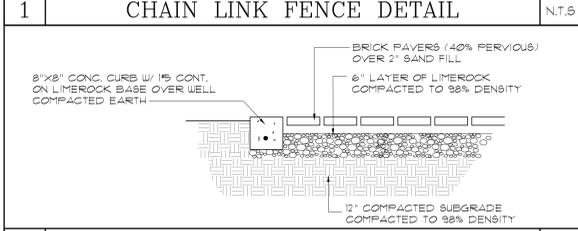
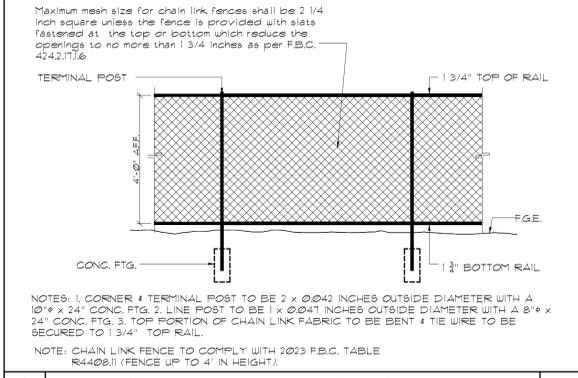
**SOIL STATEMENT :**

SOIL AT THIS SITE IS SAND & ROCK ADEQUATE TO SUPPORT THE DESIGN LOAD OF 2000 PSF. 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.

Always call 811 two full business days before you dig  
**Sunshine811.com**

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

NORTH



ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESURE-TREATED AS PER F.B.C. 2023.  
 ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 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 4 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.

VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURERS.  
 • EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET, AS PER F.B.C.  
 • EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY, AS PER F.B.C.  
 • ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

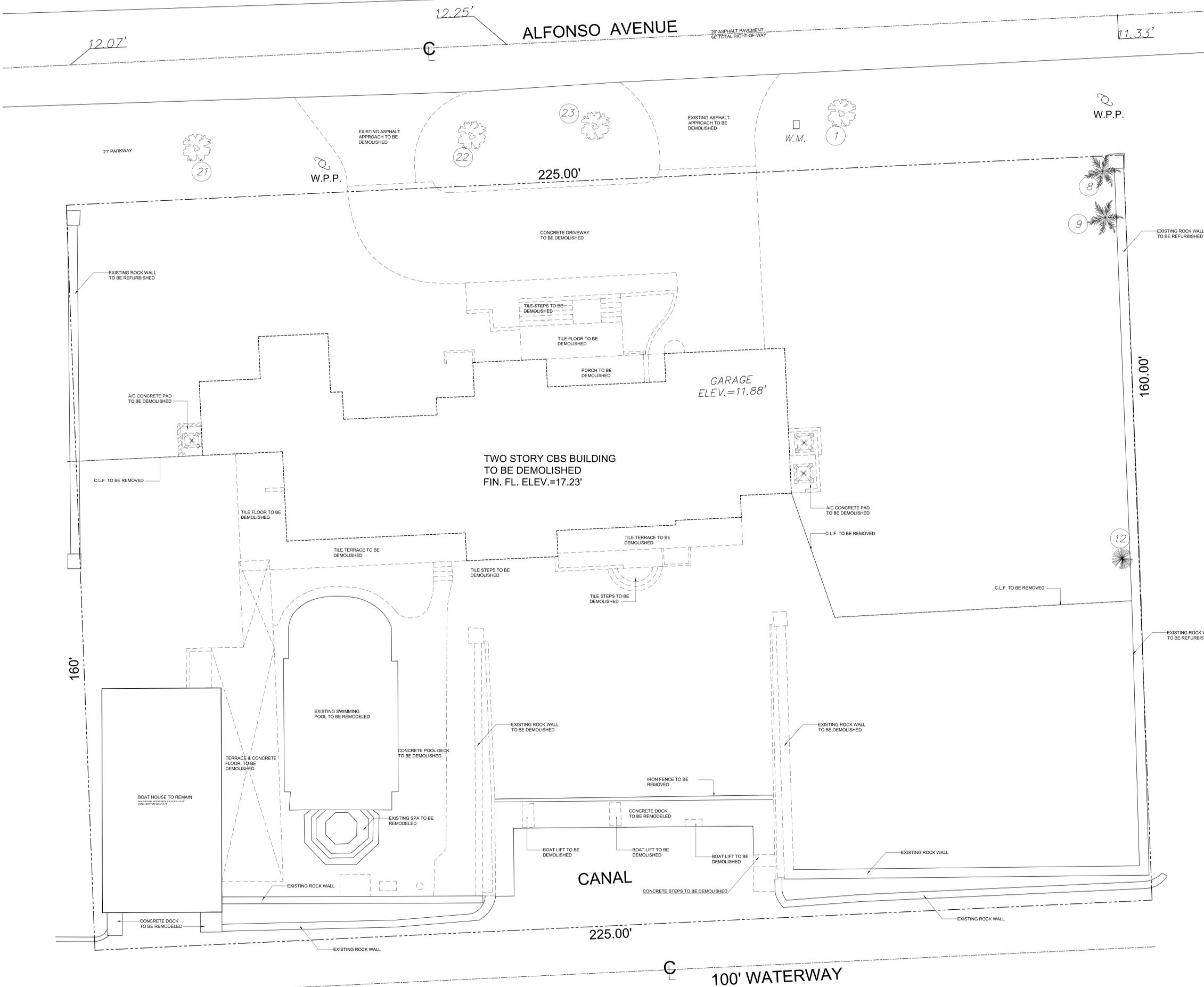
ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION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

**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 | PULLIONS    | WATERPROOFING  | GLASS WALL     |
| PRECAST SYSTEMS      | HANDRAILS     | RAILS       | FINISH         | FINISH         |
| STORM SHUTTERS       | STEEL JOISTS  | STORE FRONT | AWNINGS        | TRELLISES      |
| PREFABRICATED STAIRS | ELEVATORS     | POOLS       | WATER-FEATURES | LOUVER ENCLGS. |

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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/ 1/2" 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 4 BOT.  
 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.

VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURERS.  
 \* EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET, AS PER F.B.C.  
 \* EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY, AS PER F.B.C.  
 \* 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 8.1 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

# DEMOLITION PLAN

SCALE : 1/8" = 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                   | PULLIONS  | 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 DUGS            | CORRESPONDING STRUCTURAL CALC'S | SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER |                |                |

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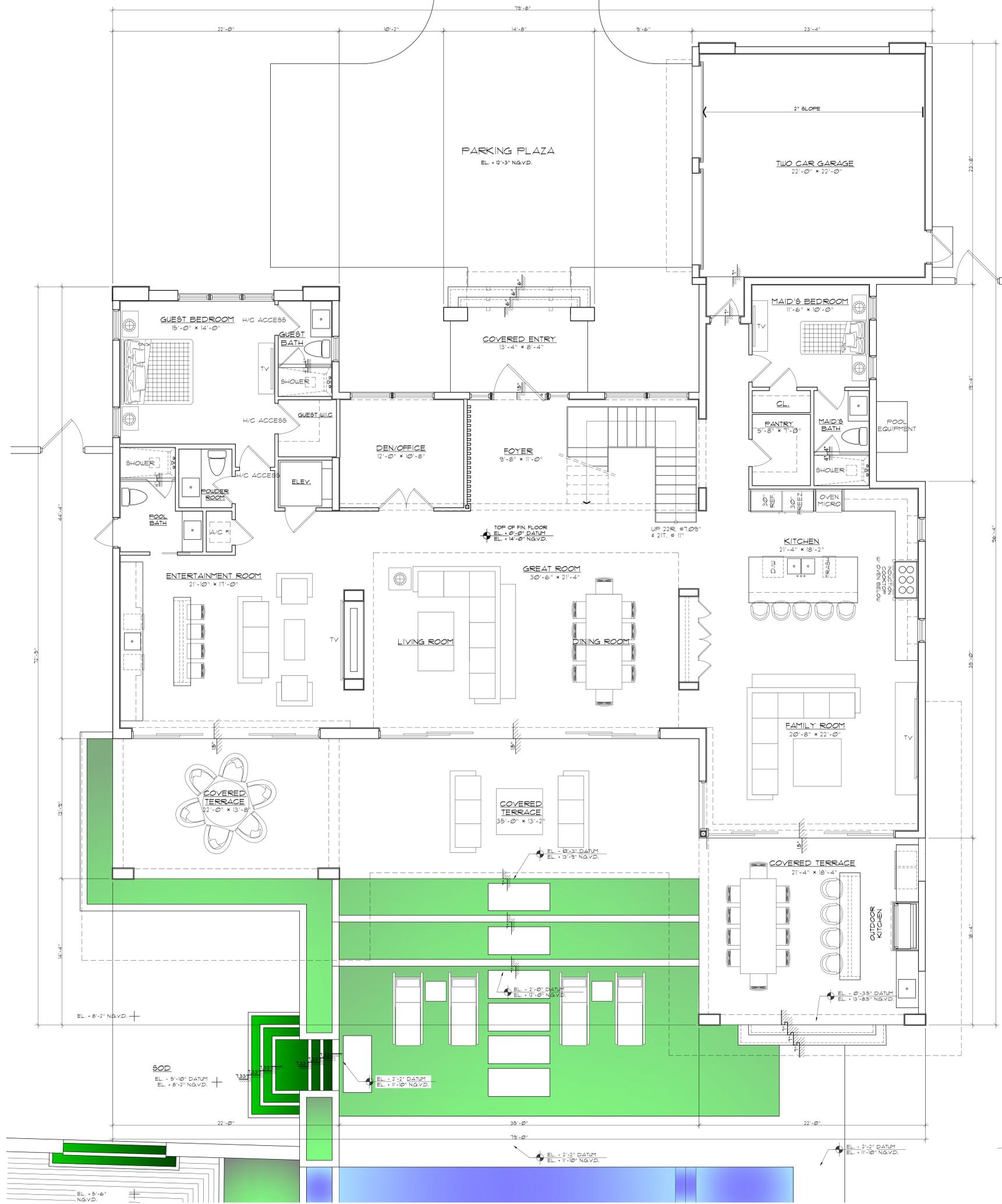
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RESIDENCE FOR:  
**1154 ALFONSO AVE. - NEW CONSTRUCTION**  
 CORAL GABLES FLORIDA

OWNER:  
 MR. ALVARO GAZZOLI

DATE: 2 / 24 / 25  
 ISSUED: \_\_\_\_\_  
 DRAWN: XX  
 CHECKED: A.S.  
 PROJECT No. \_\_\_\_\_

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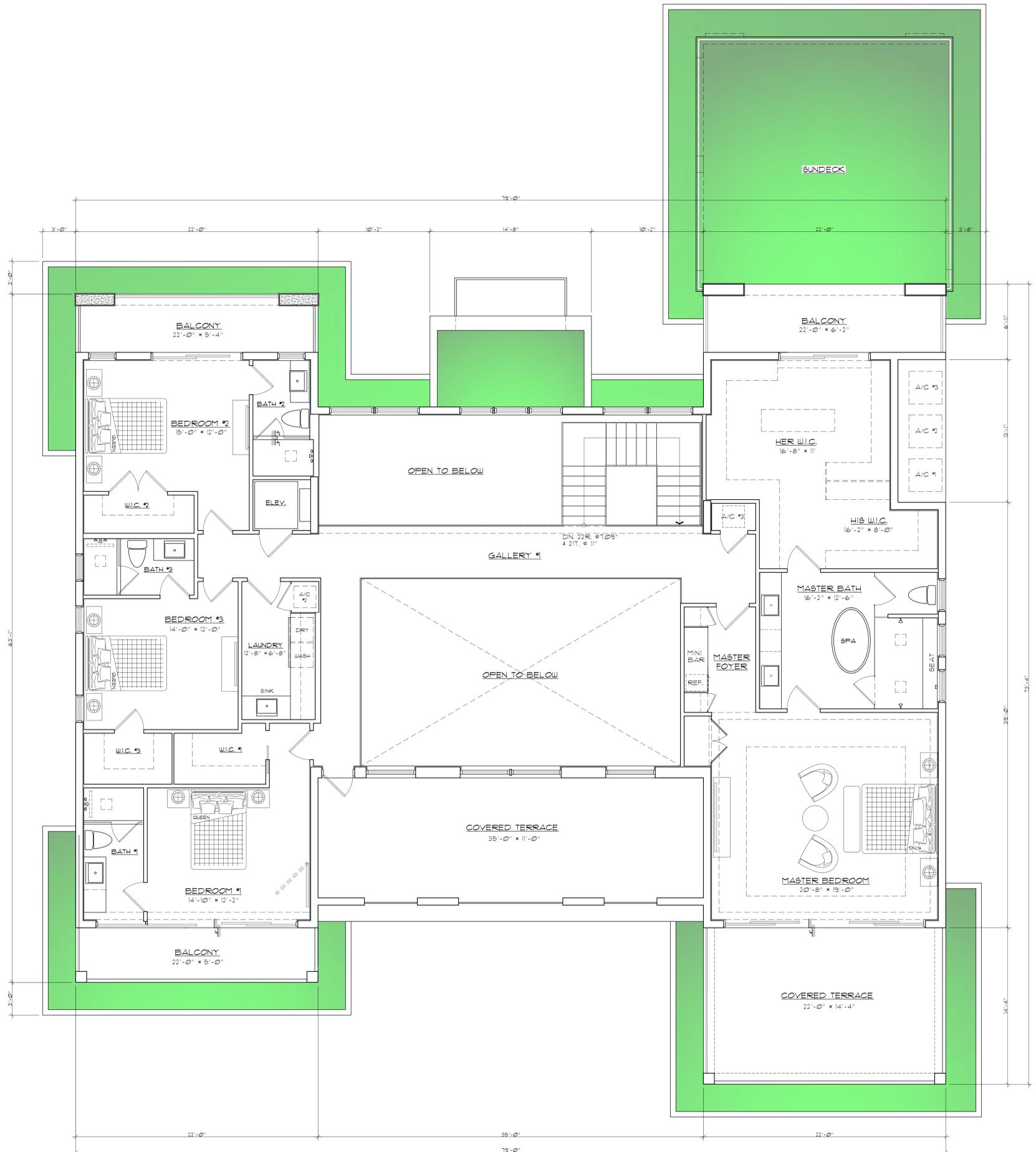
| CONSTRUCTION KEY NOTES |  |
|------------------------|--|
| 10                     | CONC. SLAB<br>1" x 1" FT. MIN. SLOPE AWAY FROM HOUSE   |
| 11                     | CONC. ROOF SLAB/EYEBROW<br>2" x 1" FT. MIN. SLOPE AWAY FROM HOUSE TOWARDS DRAINS AND/OR SCUPPERS   |
| 12                     | CONCRETE FLOWERS   |
| 20                     | LOW CMU WALL   |
| 21                     | PARAPET<br>SLOPE GAMB. BEAM TOWARDS INSIDE FACE OF PARAPET   |
| 30                     | CONCRETE STAIRS<br>SEE STRUCT. DUGS FOR REIN. INFO<br>SEE DETAIL 12/AS   |
| 31                     | PREFAB. OPEN RISERS (BY OTHERS)<br>PROVIDE SHOP DUGS FOR APPROVAL<br>TO REFLECT A 4" SPHERE BETWEEN RISERS   |
| 40                     | CONCRETE COL. W/ PILASTER<br>(SEE ELEVATIONS FOR 12' COL.)   |
| 41                     | STEEL COLUMN (1 HR FIRE RATED)   |
| 50                     | CONC. BEAM, SKIRT BEAM<br>W/ SMOOTH STUCCO FINISH AND DRIP GROOVE.<br>SEE DETAIL 4/AS  |
| 51                     | CONC. BEAM (ABOVE)<br>TO BE HIDDEN ABOVE CEILING   |
| 52                     | BEAM PENETRATION<br>COORDINATE SIZE, STRUCTURE AND MEP DUGS<br>SEE STRUCTURE FOR REIN. INFO AND DETAILS  |
| 53                     | RETURNED CONC. BEAM (ABOVE)  |
| 60                     | PREFAB. WOOD TRUSSES - BY OTHERS<br>(PROVIDE SHOP DUGS FOR ENG. APPROVAL)<br>INSULATION<br>GYNENE FOAM INSUL. (R-30) APPLIED IN DIRECT CONTACT TO THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING TO END OF SEALED SCUPP. PROVIDE HORIZONTAL FIBERGLASS BATT INSUL. (R-30) AT ALL OVER NON-CONDITIONED SPACE OF RESIDENCE.  |
| 61                     | CRICKET<br>1/2" x 1" FT. MIN. SLOPE W/ FLASHING AND COUNTER FLASHING AS REQUIRED   |
| 70                     | FLOOR/SLAB ROOF DRAIN<br>WITH LEAF TRAP AND FLUSH W/ FLOOR FINISH DOWN TO A 3" DIA. PIPE THRU CGL. SPACE INSIDE A CPU WALL OR COL. INTO DRYWELL AWAY FROM FOUNDATION   |
| 71                     | PREFAB. SCUPPERS W/ FLASHING AND DRIP CHANNEL. EMERGENCY OVERFLOW SCUPPERS TO BE 2" MIN. TO 4" MAX. ABOVE SURFACE  |
| 72                     | DOWNSPOUT SUB-FREE ALUM. PIPE FROM DRAIN DOWNS TO A BASE PLATE DISCHARGING AWAY FROM FOUNDATION  |
| 80                     | COUNTERS, W/ STORAGE BELOW STONE COUNTERTOP 4 WATERFALL EDGE (UON) ISLAND AND BAR COUNTERS W/ KNEE WALLS AND KNEE SPACE BELIEFS FOR SEATING. WALL CABINETS 18" ABOVE COUNTERTOPS W/ UNDERCABETS LIGHTING. SEE DETAIL 4/AS FOR STUD BRACING APPLIANCES 4 FIXTURES TO BE SELECTED BY G.C./OWNER OR I.D. FINAL KITCHEN DESIGN BY INTERIOR DESIGNER RAILINGS TO REFLECT A 4" SPHERE. SUBMIT SHOP DUGS FOR APPROVAL   |
| 81                     | GUARDRAIL:<br>4"X4" (AFF) TYP. AT BALCONIES, TERRACES AND RAMPWALKS. SEE DETAIL 1/AS<br>STAIR HANDRAILS / GRABRAILS:<br>HEIGHT BETWEEN 34" AND 38" (AFF). SEE DETAIL 1/AS  |
| 82                     | PREFAB. LOCKDOWN BARRIER GATE<br>MIN. 4' 0" H. (AFF). SEE SITE PLAN DETAIL A/AS  |
| 92                     | FENCE / GATE RAILING<br>SEE ELEV. FOR HEIGHT   |
| 101                    | MILLWORK<br>FINAL MILLWORK DESIGNS BY 12' MILLWORK COMPANY<br>HER W/C TO HAVE A 36" ISLAND (UON) W/ STORAGE BELOW ALL CLOSETS, DOORS, LIN. CL. BUILDERS, ETC. BY MILLWORK COMPANY  |
| 111                    | BATHROOM<br>SEE FUTURE CLEARANCES DET. 5/AS 4 TUB/SHOWER WALL DET. 5/AS<br>SHOWER NOTES:<br>• DOOR 8'-0" H. x 24" (MIN. CLEAR WIDTH) DOOR MUST OPEN OUT<br>• CAT. II SAFETY GL. DR. 4 ENCLOSURE W/ HEADERS ABOVE<br>• FLOORS 4 WALLS FINISHES TO BE CORROSION RESISTANT 4 NON-ABSORBENT<br>• WATER-RESISTANT MATERIALS TO A MIN. HEIGHT OF 7" ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.<br>• PROVIDE A 4" MIN. DEPTH SHAMPOO NICHE VANITIES<br>• 36" VANTY TAKE UP W/ KNEE SPACE BELOW (TYP. WHERE SHOWN)<br>• 36" VANTY BINK W/ WALL MIRROR<br>• 30" VANTY TAKE UP W/ KNEE SPACE BELOW (TYP. WHERE SHOWN)<br>• TOILETS TO BE TOILET/BIDET COMBINATION (UON) AND TO HAVE A GFCI OUTLET WITHIN 3 FT. OF THE TOILET FLOOR FINISH (ALL THROUGHOUT BATHROOM) TO BE NON-FLATTERY<br>• FIXTURES TO BE SELECTED BY G.C./OWNER OR INTERIOR DESIGNER  |
| 121                    | LAUNDRY<br>WASHER RAUCET IN RECESSED METAL POCKET AS PER FIG. 36" W/OK COUNTER W/ STORAGE BELOW 4 WALL CABINETS ABOVE (18" ABOVE COUNTER). COUNTERTOP ABOVE APPLIANCES (TYP. HEIGHT). SEE DETAIL 4 MORE INFO.  |
| 131                    | CEILING<br>SEE MEP DUGS FOR R.C.P. DETAILS 4 MORE INFO.<br>ATTIC ACCESS (ABOVE) 22"x36"x8" PLD. METAL CLADDED 1 HR FIRE RATED W/ LIGHT 4 RAIL ON CHAIN. SEE DET. 5, FIGURE 45<br>13.1 GYVE CEILING W/ INDIRECT LED LIGHT (TYP. WHERE SHOWN)<br>13.1.8 CROWN ROCKET W/ ELECT. OUTLET. SEE DETAIL 9 4 1 PAGE 451   |
| 141                    | VAULTED CEILING<br>SEE PLANS FOR FITCH AND SECTIONS FOR HEIGHTS<br>CYRESS (OR SIMILAR) 6" W/ TONGUE 4 GROOVE PLANKS TYP. AT ALL EXTERIOR CEILING (UON) MATERIAL TO BE SELECTED BY G.C./OWNER   |
| 142                    | SMOOTH STUCCO CEILING ON METAL LATH ON 1" PLTWOOD  |
| 151                    | MATERIALS<br>ALL FINISH MATERIALS TO BE SELECTED BY G.C./OWNER<br>EXTERIOR FLOOR FINISH (NON-SLIPPERY) 1500 WOOD DECK W/ 1/2" GAP BETWEEN SLATS<br>EXTERIOR WALL FINISH - STUCCO<br>15.1 8" SMOOTH STUCCO FINISH<br>15.1.8 TYP. STUCCO BANDS (WHERE SHOWN) 4" BAND AROUND WINDOWS 4 DOORS - 8" BILLS<br>15.1.9 15" SMOOTH STUCCO RAISED<br>15.1.8 SMOOTH STUCCO IMITATION WOOD SIDING<br>EXTERIOR FINISH - GLASSING<br>15.2 LIMESTONE VENEER. SEE DET. 2/AS 2<br>15.2.1 CYRESS (OR CEDAR) WOOD GLASSING (TO BE SELECTED BY G.C./OWNER)<br>15.2.2 ALUMINUM CLADDING OVER CONCRETE OR STL. COL.<br>EXTERIOR WALL FINISH - EXPOSED CONCRETE<br>ROOFING<br>15.4 14" AT CEMENT TILE IMITATION WD SHINGLE<br>15.4.8 SPANISH BARREL TILE<br>BUILDING (SEE DETAIL 1/AS)<br>15.5 CAT. II BAR GLAZING<br>15.5 ALUMINUM RAILING<br>SUBMIT SHOP DUGS FOR ARCHITECT'S APPROVAL (PRIOR TO MANUFACTURE) |
| 161                    | OTHERS<br>GARAGE VENT:<br>60 SQ. IN. SCREENED LOUVER VENT BLOCK WITHIN 1" OF FIN FLOOR<br>WATERPROOF / OUTDOOR ELECTRICAL FIXTURES (TO BE SELECTED BY OWNER)<br>ELEVATOR (BY OTHERS)<br>ELEVATOR DOOR BY ELEV. MANUFACTURER. COORD. ELEV. PIT ELEVATION W/ MANUFACTURER<br>16.1 1" REVEAL DETAIL (TYP. WHERE SHOWN)<br>ALUMINUM VERTICAL MEMBERS<br>16.4 3"x15" # 6" OC.<br>16.4 2"x4" # 4" OC.<br>ARTIFICIAL GREEN WALL<br>SUBMIT SHOP DUGS FOR ARCHITECT'S APPROVAL  |

| CONSTRUCTION LEGEND :  |  |
|--|--|
| 1" GYVE WALL WITH 1" GYP. BD. (OR CEMENT BOARD) APPLIED VERTICALLY ON 1"x2" UD FUSING @ 16" OC. ON THE INTERIOR SIDE AND STUCCO FINISH ON THE EXTERIOR SIDE.                                       | 4" PARTITION   |
| CONCRETE COLUMN. SEE FLOOR AND ELEVATION PLANS FOR SIZE AND FINISHES   | 1 HR. FIRE RATED WALL: 3"x1/2" G.A. CHANNEL SHAPED METAL STUDS @ 16" OC. WITH ONE FULL LENGTH LAYER OF 5/8" GYP. BD. (OR CEMENT BOARD) APPLIED VERTICALLY TO EACH SIDE |
| 1 HOUR FIRE RATED STEEL COLUMNS. EXTERIOR FIRE PROTECTION:<br>- WOOD CLADDING OR<br>- ALUM. CLADDING OR<br>- INTUMESCENT PAINTING<br>INTERIOR FIRE PROTECTION:<br>TYPE 2" GYP. BD. (SEE DET. 8/AS) | ** USE CEMENT BOARD IN HIGH-MOISTURE AREAS   |
| ** SEE STRUCTURAL DRAWINGS FOR SCHEDULES, REINFORCING, FASTENING, DETAILS AND MORE INFO.   | - ALL ELEVATIONS ARE (DATUM) UON.<br>- ALL DIMS. ARE TO STRUCTURAL MEMBERS UON.  |
| <b>SYMBOLS</b>   | <b>LEGEND</b>  |
| DIFFERENCE AT FLOOR LEVEL  | DOOR (SEE SCHEDULE)  |
| SLOPE DOWN 4 FLOORS, CEILING 4 ROOF FINISHES (SEE PLANS FOR FITCH)   | WINDOW (SEE SCHEDULE)  |
| CENTER LINE  | KEY NOTE (SEE LEGEND PAGE)   |
| PROPERTY LINE  | (UON) DENOTES "UNLESS OTHERWISE NOTED"<br>(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 ROOFING WINDOWS  
 RIDGE VENTILATION CURTAIN WALLS MULLIONS WATERPROOFING GLASS WALL  
 PREFAB. SYSTEMS HANDRAILS RAILS SIGNS  
 STORM SHUTTERS STEEL JOISTS STORE FRONT AWNINGS TRELLISES  
 PREFABRICATED STAIRS ELEVATORS POOLS WATER-FEATURES LOUVER ENCL.  
 SHOP DUGS 4 CORRESPONDING STRUCTURAL CALCS SHALL BE DATED SIGNED 4 REALED BY A FLORIDA LICENSE ENGINEER

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| CONSTRUCTION KEY NOTES  |   |   |
|---|---|---|
| *** SLABS   | MILLWORK  | FINAL MILLWORK DESIGNS BY 12" MILLWORK COMPANY.   |
| 10 CONG. SLAB 1" X 1" FT. MIN. SLOPE AWAY FROM HOUSE  | 101   | HER W.C. TO HAVE A 3/4" ISLAND (UON) W/ STORAGE BELOW. ALL CLOSETS, DOORS, LIN. CL. BUILDINGS ETC BY MILLWORK COMPANY.  |
| 11 CONG. ROOF SLAB/EYEBROW 2" X 1" FT. MIN. SLOPE AWAY FROM HOUSE TOWARDS DRAINS AND/OR SCOPERS.  | BATHROOM  | SEE FLOOR CLEARANCES DET. 2/AS1 & TUB/SHOWER WALL DET. 2/AS1  |
| 12 CONCRETE FLOWERS   | 111   | SHOWER NOTES:<br>• DOOR 8'-0" H. X 24" (MIN. CLEAR WIDTH) DOOR MUST OPEN OUT.<br>• CAT. II SAFETY GL. DR. 4 ENCLOSURE W/ HEADER ABOVE.<br>• FLOORS & WALLS FINISHED TO BE CORROSION RESISTANT & NON-ABSORBENT.<br>• WATER-RESISTANT MATERIALS TO A MIN. HEIGHT OF 7" ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.<br>• SHOWER FINISH FLOOR TO HAVE A 1/2" TO 1" SLOPE TOWARDS LINEAR DRAIN.<br>• PROVIDE A 4" MIN. DEPTH SHAMPOO NICHE VANITIES.<br>• 36" VANTY SINK W/ WALL MIRROR.<br>• 30" VANTY TAKE UP W/ KNEE SPACE BELOW (TYP. WHERE SHOWN).<br>• 36" VANTY SINK W/ WALL MIRROR.<br>• 30" VANTY TAKE UP W/ KNEE SPACE BELOW (TYP. WHERE SHOWN).<br>• TOILETS TO BE TOILET/BIDET COMBINATION (UON) AND TO HAVE A GFCI OUTLET WITHIN 3 FT. OF THE TOILET FLOOR FINISH (ALL THROUGHOUT BATHROOM) TO BE NON-SPRINKLER FIXTURES TO BE SELECTED BY G.C./OWNER OR INTERIOR DESIGNER. |
| *** WALLS   | *** STAIRS  | CONCRETE STAIRS<br>SEE STRUCT. DUGS FOR REIN. INFO<br>SEE DETAIL 2/AS5  |
| 20 LOW CMU WALL   | 21  | PARAPET SLOPE CAP/BEAM TOWARDS INSIDE FACE OF PARAPET.<br>SEE PLANS DIMS. 36" MIN. WIDTH, 1 1/2" MAX. RISER AND 100" MIN. TREAD (W/ NOSE)   |
| 21  | *** COLUMNS   | CONCRETE COLUMN/PILASTER (SEE ELEVATIONS FOR T.O. COL.)   |
| 22  | 40  | STEEL COLUMN (1 HR FIRE RATED)  |
| *** BEAMS   | 41  | COORDINATE ANY BEAM PENETRATION NEEDED W/ MECH. DUGS  |
| 40 CONG. BEAM, SKIRT BEAM W/ SMOOTH STUCCO FINISH AND DRIP GROOVE. SEE DETAIL 4/AS1   | 41  | CEILING ACCESS (ABOVE) 22"x36"x8" PLTD METAL CLADDINGS (SEE DET. 5/ PAGE AS1)   |
| 41 CONG. BEAM (ABOVE) TO BE HIDDEN ABOVE CEILING  | 42  | 13.1.8 CEILING W/ INDIRECT LED LIGHT (TYP. WHERE SHOWN)   |
| 42 BEAM PENETRATION COORDINATE W/ STRUCTURE AND MECH DUGS SEE STRUCTURE FOR REIN. INFO. AND DETAILS   | 43  | 13.1.8 CURTAIN ROCKET W/ ELECT. OUTLET. SEE DETAILS 4/ 4.1 PAGE AS1   |
| 43 RETURNED CONG. BEAM (ABOVE)  | 44  | VAULTED CEILING SEE PLANS FOR FITCH AND SECTIONS FOR HEIGHTS  |
| *** ROOFING   | 45  | CYPRESS (OR SIMILAR) 6" W/ TONGUE & GROOVE PLANKS TYP. AT ALL EXTERIOR CEILING (UON) MATERIAL TO BE SELECTED BY G.C./OWNER  |
| 60 PREFAB. WOOD TRUSSES - BY OTHERS (PROVIDE SHOP DUGS FOR ENG. APPROVAL) INSULATION (GYNENE FOAM INSUL. (R-30) APPLIED IN DIRECT CONTACT TO THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING TO END OF SEALED SCOFFIT. PROVIDE HORIZONTAL FIBERGLASS BATT INSUL. (R-30) AT ALL OVER NON-CONDITIONED SPACE OF RESIDENCE.  | 61  | 13.1.8 SMOOTH STUCCO CEILING ON METAL LATH ON 1/2" PLTWOOD  |
| 61 CRICKET 1/2" X 1" FT. MIN. SLOPE W/ FLASHING AND COUNTER FLASHING AS REQUIRED  | 62  | 15.1.1 SMOOTH STUCCO FINISH 15.1.8 TYP. STUCCO BANDS (WHERE SHOWN) 4" BAND AROUND WINDOWS & DOORS - 5" SILLB 15.1.6 SMOOTH STUCCO RAISED 15.1.8 SMOOTH STUCCO IMITATION WOOD SIDING   |
| 70 FLOOR SLAT ROOF DRAIN W/ LEAF TRAP AND FLUSH W/ FLOOR FINISH DOWN INSIDE A CPU WALL OR COL. INTO DRIVEWAY AWAY FROM FOUNDATION   | 71  | 15.1.1 SMOOTH STUCCO FINISH 15.1.8 TYP. STUCCO BANDS (WHERE SHOWN) 4" BAND AROUND WINDOWS & DOORS - 5" SILLB 15.1.6 SMOOTH STUCCO RAISED 15.1.8 SMOOTH STUCCO IMITATION WOOD SIDING   |
| 71 PRECAST SCUPPERS W/ FLASHING AND DRIP CHANNEL (EMERGENCY OVERFLOW SCUPPERS TO BE 2" MIN. TO 4" MAX. ABOVE ROOF SURFACE)  | 72  | 15.1.1 SMOOTH STUCCO FINISH 15.1.8 TYP. STUCCO BANDS (WHERE SHOWN) 4" BAND AROUND WINDOWS & DOORS - 5" SILLB 15.1.6 SMOOTH STUCCO RAISED 15.1.8 SMOOTH STUCCO IMITATION WOOD SIDING   |
| 72 DOWNPOUT SUMP-FREE ALUM. PIPE FROM DRAIN DOWN TO A BASE PLATE DISCHARGING AWAY FROM FOUNDATION   | 80  | 15.1.1 SMOOTH STUCCO FINISH 15.1.8 TYP. STUCCO BANDS (WHERE SHOWN) 4" BAND AROUND WINDOWS & DOORS - 5" SILLB 15.1.6 SMOOTH STUCCO RAISED 15.1.8 SMOOTH STUCCO IMITATION WOOD SIDING   |
| *** KITCHEN, BBQ & BAR  | 81  | 15.1.1 SMOOTH STUCCO FINISH 15.1.8 TYP. STUCCO BANDS (WHERE SHOWN) 4" BAND AROUND WINDOWS & DOORS - 5" SILLB 15.1.6 SMOOTH STUCCO RAISED 15.1.8 SMOOTH STUCCO IMITATION WOOD SIDING   |
| 80 COUNTERS W/ STORAGE BELOW STONE COUNTERTOP 4 WATERFALL EDGE (UON) ISLAND AND BAR COUNTERS W/ KNEE WALLS AND KNEE SPACE BELOW FOR SEATING. WALL CABINETS 18" ABOVE COUNTERTOPS W/ UNDERCABINET LIGHTING. SEE DETAIL 4/AS1 FOR STUD BRACING. APPLIANCE 4" FRAMES TO BE SELECTED BY G.C./OWNER OR ID. FINAL KITCHEN DESIGN BY INTERIOR DESIGNER. RAILINGS TO RESIST A 4" SPHERE (SUBMIT SHOP DUGS FOR APPROVAL) | 81  | 15.1.1 SMOOTH STUCCO FINISH 15.1.8 TYP. STUCCO BANDS (WHERE SHOWN) 4" BAND AROUND WINDOWS & DOORS - 5" SILLB 15.1.6 SMOOTH STUCCO RAISED 15.1.8 SMOOTH STUCCO IMITATION WOOD SIDING   |
| 81 GUARDRAIL: 4" H. CAP/ TYP. AT BALCONIES, TERRACES AND RAMPWAYS SEE DETAIL 1/AS3. STAIR HANDRAILS / GRABRAILS: HEIGHT BETWEEN 34" AND 38" (AFF.) SEE DETAIL 1/AS3   | 82  | 15.1.1 SMOOTH STUCCO FINISH 15.1.8 TYP. STUCCO BANDS (WHERE SHOWN) 4" BAND AROUND WINDOWS & DOORS - 5" SILLB 15.1.6 SMOOTH STUCCO RAISED 15.1.8 SMOOTH STUCCO IMITATION WOOD SIDING   |
| 82 PRECAST CONG. BARRIER GATE MIN. 4'-0" H. (AFF.) SEE SITE PLAN DETAIL A/AS3   | 83  | 15.1.1 SMOOTH STUCCO FINISH 15.1.8 TYP. STUCCO BANDS (WHERE SHOWN) 4" BAND AROUND WINDOWS & DOORS - 5" SILLB 15.1.6 SMOOTH STUCCO RAISED 15.1.8 SMOOTH STUCCO IMITATION WOOD SIDING   |
| 83 FENCE / GATE RAILING SEE ELEV. FOR HEIGHT  | 84  | 15.1.1 SMOOTH STUCCO FINISH 15.1.8 TYP. STUCCO BANDS (WHERE SHOWN) 4" BAND AROUND WINDOWS & DOORS - 5" SILLB 15.1.6 SMOOTH STUCCO RAISED 15.1.8 SMOOTH STUCCO IMITATION WOOD SIDING   |
| *** SEE STRUCTURAL DRAWINGS FOR SCHEDULES, REINFORCING, FASTENING, DETAILS AND MORE INFO.   | 85  | 15.1.1 SMOOTH STUCCO FINISH 15.1.8 TYP. STUCCO BANDS (WHERE SHOWN) 4" BAND AROUND WINDOWS & DOORS - 5" SILLB 15.1.6 SMOOTH STUCCO RAISED 15.1.8 SMOOTH STUCCO IMITATION WOOD SIDING   |
| <b>SYMBOLS</b>  | <b>LEGEND</b>   |   |
| DIFFERENCE AT FLOOR LEVEL   | DOOR (SEE SCHEDULE)   |   |
| SLOPE DOWN & FLOORS, CEILING & ROOF FINISHES (SEE PLANS FOR FITCH)  | WINDOW (SEE SCHEDULE)   |   |
| CENTER LINE   | KEY NOTE (SEE LEGEND PAGE)  |   |
| PROPERTY LINE   | (UON) DENOTES "UNLESS OTHERWISE NOTED" (V.I.F.) DENOTES "VERIFY IN FIELD" |   |

**2ND FLOOR PLAN**

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/ 1/2" PENETRATION INTO CONG. @ 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.

VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURERS.  
 EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER F.B.C.  
 EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER F.B.C.  
 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 OBTAINABLE 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 OPENINGS, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

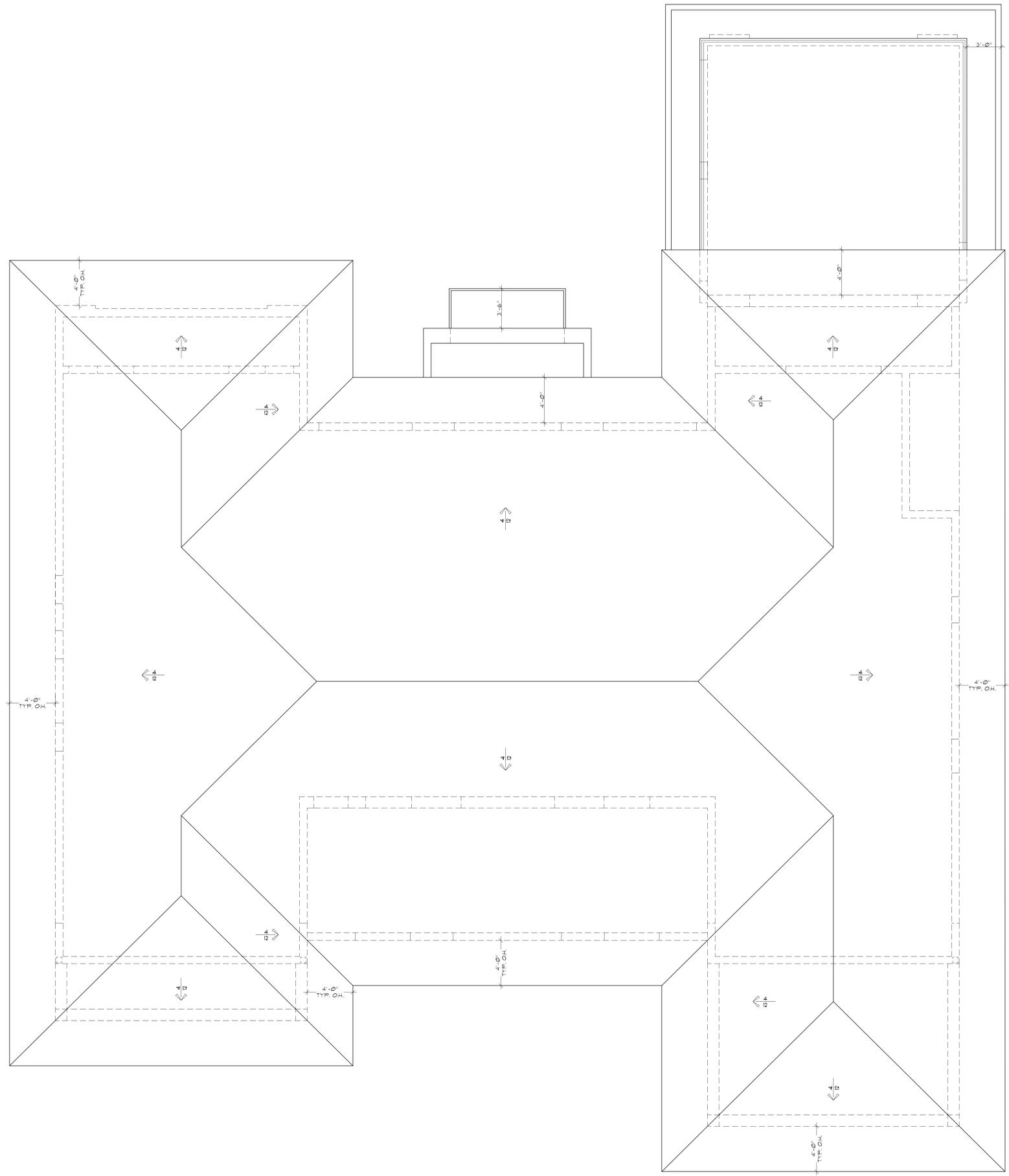


**A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:**

|   |               |             |                |                |
|---|---------------|-------------|----------------|----------------|
| STRUCTURAL GLAZING  | WOOD TRUSSES  | DOORS       | ROOFING        | WINDOWS        |
| RIDGE VENTILATION   | CURTAIN WALLS | PULLIONS    | WATERPROOFING  | GLASS WALL     |
| PRECAST SYSTEMS   | HANDRAILS     | RAILS       | 8" S&S         | 8" S&S         |
| STORM SHUTTERS  | STEEL JOISTS  | STORE FRONT | AUNINGS        | TRELLISES      |
| PREFABRICATED STAIRS  | ELEVATORS     | POOLS       | WATER-FEATURES | LOUVER ENCLGS. |
| SHOP DUGS & CORRESPONDING STRUCTURAL CALC. SHALL BE DATED & SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER |               |             |                |                |

DATE: 2/24/25  
 ISSUED: \_\_\_\_\_  
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| CONSTRUCTION KEY NOTES  |   |
|---|---|
| *** SLABS   | MILLWORK  |
| 10 CONG. SLAB<br>1/2" MIN. SLOPE AWAY FROM HOUSE  | FINAL MILLWORK DESIGNS BY 12/ MILLWORK COMPANY  |
| 11 CONG. ROOF SLAB/EYEBROW<br>2" X 1/2" MIN. SLOPE AWAY FROM HOUSE TOWARDS DRAINS AND/OR SCOFFERS   | SEE FLOOR CLEARANCES<br>OUTLET WITHIN 3 FT. OF THE TOILET<br>WALL DET. 2/AS)  |
| 12 CONCRETE FLOWERS   | BATHROOM  |
| *** WALLS   | SEE FLOOR ELEVATIONS FOR TOP OF BEAM/CAF.   |
| 20 LOW CMU WALL   | SHOWER NOTES:<br>• DOOR 8'-0" H. X 24" (MIN. CLEAR WIDTH)<br>• DOOR MUST OPEN OUT<br>• CAT. II SAFETY GL. DR. 4 ENCLOSURE W/ HEADER ABOVE<br>• FLOORS 4 WALLS FINISHES TO BE CORROSION RESISTANT 4 NON-ABSORBENT<br>• WATER-RESISTANT MATERIALS TO A MIN. HEIGHT OF 7" ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.<br>• PROVIDE A 4" MIN. DEPTH SHAMPOO NICHE<br>• 36" H. VANITY 8" W. WALL MIRROR<br>• 30" H. VANITY TAKE UP W/ KNEE SPACE BELOW (TYP. WHERE SHOWN)<br>• 36" H. VANITY 8" W. WALL MIRROR<br>• 30" H. VANITY TAKE UP W/ KNEE SPACE BELOW (TYP. WHERE SHOWN)<br>• TOILETS<br>• TOILETS TO BE TOILET/BIDET COMBINATION (UON) AND TO HAVE A GFCI OUTLET WITHIN 3 FT. OF THE TOILET FLOOR FINISH (ALL THROUGHOUT BATHROOM) TO BE NON-SLIPpery<br>• FIXTURES TO BE SELECTED BY G.C./OWNER OR INTERIOR DESIGNER |
| 21 PARAPET<br>SLOPE GAP/BEAM TOWARDS INSIDE FACE OF PARAPET.  | LAUNDRY   |
| *** STAIRS  | WASHER RAUCET IN RECESSED METAL ROCKET AS PER FIG.  |
| 30 CONCRETE STAIRS<br>SEE STRUCT. DUGS FOR REIN. INFO<br>SEE DETAIL 2/AS)   | 36" H. WORK COUNTER W/ STORAGE BELOW 4 WALL CABINETS ABOVE (18" ABOVE COUNTER).<br>COUNTERTOP ABOVE APPLIANCES (TYP. HEIGHT).   |
| 31 PREFAB. OPEN RISERS STAIRS (BY OTHERS)<br>PROVIDE SHOP DUGS FOR APPROVAL<br>TO REFLECT A 4" SPHERE BETWEEN RISERS.   | CEILING   |
| *** COLUMNS   | SEE STRUCT. DUGS FOR SIZE AND REINFORCING INFO  |
| 40 CONCRETE COLUMN/PILASTER<br>(SEE ELEVATIONS FOR T.O. COL.)   | 13.18 COVE CEILING W/ INDIRECT LED LIGHT (TYP. WHERE SHOWN)   |
| 41 STEEL COLUMN (1 HR FIRE RATED)   | 13.18 CURTAIN ROCKET W/ ELECT. OUTLET.<br>SEE DETAILS 2/ 4 T. PAGE AS)  |
| *** BEAMS   | COORDINATE ANY BEAM PENETRATION NEEDED W/ MECH. DUGS  |
| 50 CONG. BEAM, SKIRT BEAM<br>W/ SMOOTH STUCCO FINISH AND DRIP GROOVE.<br>SEE DETAIL A/AS)   | 13.18 VAULTED CEILING<br>SEE PLANS FOR FITCH AND SECTIONS FOR HEIGHTS   |
| 51 CONG. BEAM (ABOVE)<br>TO BE HIDDEN ABOVE CEILING   | 14.1 CYPRESS (OR SIMILAR) 6" W/ TONGUE 4 GROOVE PLANKS TYP. AT ALL EXTERIOR CEILING (UON) MATERIAL TO BE SELECTED BY G.C./OWNER   |
| 52 BEAM PENETRATION<br>COORDINATE SIZE W/ STRUCTURE AND MEP DUGS<br>SEE STRUCTURE FOR REIN. INFO AND DETAILS  | 14.2 SMOOTH STUCCO CEILING ON METAL LATH ON 1/2" RLYWOOD  |
| 53 RETURNED CONG. BEAM (ABOVE)  | MATERIALS   |
| *** ROOFING   | SEE PLANS FOR PITCH AND SLOPE   |
| 60 PREFAB. WOOD TRUSSES - BY OTHERS<br>PROVIDE SHOP DUGS FOR ENG. APPROVAL<br>INSULATION<br>OPEN FIBERGLASS INSUL. (R-30) APPLIED IN DIRECT CONTACT TO THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING TO END OF SEALED SCOFFIT.<br>PROVIDE HORIZONTAL FIBERGLASS BATT INSUL. (R-30) AT ALL OVER NON-CONDITIONED SPACE OF RESIDENCE.   | 15.1 ALL FINISH MATERIALS TO BE SELECTED BY G.C./OWNER<br>EXTERIOR FLOOR FINISH (NON-SLIPpery) 15.00 WOOD DECK W/ 1/2" GAP BETWEEN SLATS  |
| 61 CRICKET<br>1/2" X 1/2" MIN. SLOPE W/ FLASHING AND COUNTER FLASHING AS REQUIRED   | 15.1 8" SMOOTH STUCCO FINISH<br>15.18 TYP. STUCCO BANDS (WHERE SHOWN)<br>15.18 4" BAND AROUND WINDOWS 4 DOORS<br>15.18 8" SILL (SEE ELEV. FOR DIMS.)<br>15.18 15" SMOOTH STUCCO RAISED<br>15.18 SMOOTH STUCCO IMITATION WOOD SIDING   |
| DRAINAGE  | SEE PLUMBING PLANS FOR DRAINAGE CALCULATIONS  |
| 70 FLOOR/SLAT ROOF DRAIN:<br>WITH LEAF TRAP AND FLUSH W/ FLOOR FINISH DOWN INSIDE A CPU WALL OR COL. INTO DRYWELL AWAY FROM FOUNDATION  | 15.2 EXTERIOR FINISH - CLADDING<br>15.22 LIMESTONE VENEER (SEE DET. 2/AS)<br>15.22 CYPRESS (OR CEDAR) WOOD CLADDING (TO BE SELECTED BY G.C./OWNER)<br>15.22 ALUMINUM CLADDING OVER CONCRETE OR STL. COL.  |
| 71 PREFAB. SCUPPERS, W/ FLASHING AND DRIP CHANNEL, EMERGENCY OVERFLOW SCUPPERS TO BE 2" MIN. TO 4" MAX. ABOVE ROOF SURFACE  | 15.3 EXTERIOR WALL FINISH - EXPOSED CONCRETE  |
| 72 DOWNSPOUT SUB-FREE ALUM. PIPE<br>FRONT DRAIN DRAIN TO 4 BASE PLATE DISCHARGING AWAY FROM FOUNDATION  | 15.4 ROOFING<br>15.4.4 FLAT CEMENT TILE IMITATION WD SHINGLE<br>15.4.4 SPANISH BARREL TILE  |
| KITCHEN, BBQ & BAR  | 15.5 15.5 ALUMINUM RAILING  |
| 80 COUNTERS, W/ STORAGE BELOW STONE COUNTERTOP 4 WATERFALL EDGE (UON) ISLAND AND BAR LOCATIONS 4 KNEE WALLS AND KNEE SPACE BELOW FOR SEATING.<br>WALL CABINETS, 18" ABOVE COUNTERTOPS W/ UNDERCABETS LIGHTING<br>SEE DETAIL A/AS) FOR STUD BRACING<br>APPLIANCES 4 FIXTURES TO BE SELECTED BY G.C./OWNER OR ID.<br>FINAL KITCHEN DESIGN BY INTERIOR DESIGNER<br>RAILINGS TO REFLECT A 4" SPHERE (SUBMIT SHOP DUGS FOR APPROVAL) | 15.6 SUBMIT SHOP DUGS FOR ARCHITECT'S APPROVAL (PRIOR TO MANUFACTURE)   |
| RAILINGS  | GARAGE VENT:<br>60 SQ. IN. SCREENED LOUVER VENT BLOCK WITHIN 1' OF FIN FLOOR  |
| 80 GUARDRAIL:<br>4" H. (AFF.) TYP. AT BALCONIES, TERRACES AND RAMPED ROOFS. SEE DETAIL 1/AS)<br>STAIR HANDRAILS / GRABRAILS:<br>HEIGHT BETWEEN 34" AND 38" (AFF.)<br>SEE DETAIL 1/AS)   | 16.1 WATERPROOF / OUTDOOR ELECTRICAL FIXTURES (TO BE SELECTED BY OWNER)   |
| 81 PREFAB. LOCK BARRIER GATE<br>MIN. 4'-0" H. (AFF.)<br>SEE SITE PLAN DETAIL A/AS)  | 16.2 ELEVATOR (BY OTHERS)<br>ELEVATOR DOOR BY ELEV. MANUFACTURER<br>COORD. ELEV. PIT ELEVATION W/ MANUFACTURER  |
| 82 FENCE / GATE RAILING<br>SEE ELEV. FOR HEIGHT   | 16.3 1" REVEAL DETAIL (TYP. WHERE SHOWN)<br>16.4 ALUMINUM VERTICAL MEMBERS<br>16.4.8 3"x1.5" x 6" O.C.<br>16.4.8 2"x4" x 4" O.C.  |
|   | 16.5 ARTIFICIAL GREEN WALL<br>SUBMIT SHOP DUGS FOR ARCHITECT'S APPROVAL   |

| CONSTRUCTION LEGEND :  |  |
|--|--|
| 1" O.C. WALL   | 4" PARTITION   |
| WITH 1" 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   | 3 3/4" x 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                                |
| CONCRETE COLUMN<br>SEE FLOOR AND ELEVATION PLANS FOR SIZE AND FINISHES<br>1 HOUR FIRE RATED STEEL COLUMNS:<br>EXTERIOR FIRE PROTECTION:<br>- WOOD CLADDING OR<br>- ALUMIN. CLADDING OR<br>- INTUMESCENT PAINTING<br>INTERIOR FIRE PROTECTION:<br>TYPE 1X1 GYP. BD. (SEE DET. 2/AS.1) | 1 HR. FIRE RATED WALL:<br>3 3/4" x 20 GA. CHANNEL SHAPED METAL STUDS @ 16" O.C. WITH FULL LENGTH LAYER OF 5/8" TYPE 1X1 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   |
| <b>SYMBOLS</b>   | <b>LEGEND</b>  |
| DIFFERENCE AT FLOOR LEVEL  | DOOR (SEE SCHEDULE)  |
| SLOPE DOWN 4 FLOORS, CEILING 4 ROOF FINISHES (SEE PLANS FOR PITCH)   | WINDOW (SEE SCHEDULE)  |
| CENTER LINE  | KEY NOTE (SEE LEGEND PAGE)   |
| PROPERTY LINE  | (UON) DENOTES "UNLESS OTHERWISE NOTED"<br>(V.I.F.) DENOTES "VERIFY IN FIELD"   |

**ROOF PLAN**  
 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/ 1/2" PENETRATION INTO CONG. @ 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 4 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.

VERIFY ALL WINDOW 4 DOOR ROUGH OPENINGS WITH WINDOW 4 DOOR MANUFACTURERS.  
 EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER F.B.C.  
 EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER F.B.C.  
 ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

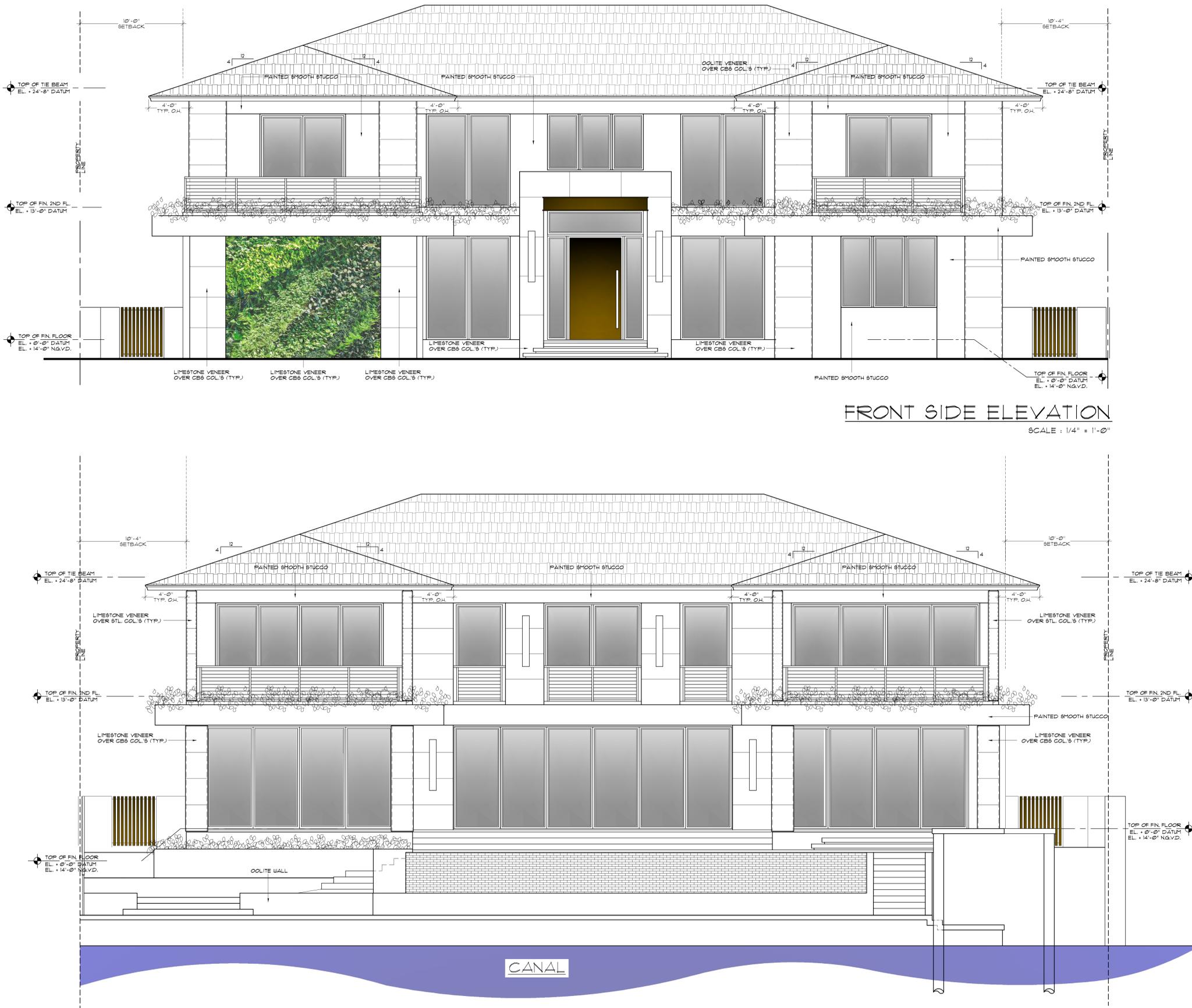
ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION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

**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 | PULLIONS    | WATERPROOFING  | GLASS WALL     |
| PRECAST SYSTEMS      | HANDRAILS     | RAILS       | GLASS          | GLASS          |
| STORM SHUTTERS       | STEEL JOISTS  | STORE FRONT | AUNINGS        | TRELLISES      |
| PREFABRICATED STAIRS | ELEVATORS     | POOLS       | WATER-FEATURES | LOUVER ENCLGS. |

SHOP DUGS 4 CORRESPONDING STRUCTURAL CALC. SHALL BE DATED 6/24 4 RECAL'D 4 RECAL'D BY A FLORIDA LICENSE ENGINEER

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

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

| CONSTRUCTION KEY NOTES |  |   |
|------------------------|--|---|
| 10                     | CONC. SLAB<br>#1 X 8 FT. MIN. SLOPE AWAY FROM HOUSE  | MILLWORK<br>FINAL MILLWORK DESIGNS BY 12/ MILLWORK COMPANY  |
| 11                     | CONC. ROOF SLAB/EYEBROW<br>#2 X 8 FT. MIN. SLOPE AWAY FROM HOUSE TOWARDS DRAINS AND/OR SCOPERS   | BATHROOM<br>SEE FUTURE CLEARANCES DET. 2/AS1 4 TUB/SHOWER WALL DET. 2/AS1   |
| 12                     | CONCRETE FLOWERS   | SHOWER NOTES:<br>• DOOR 8'-0" W. X 24" (MIN. CLEAR WIDTH) DOOR MUST OPEN OUT.<br>• CAT. II SAFETY GL. DR. 4 ENCLOSURE W/ WEAVER ABOVE.<br>• FLOORS 4 WALLS FINISHES TO BE CORROSION RESISTANT 4 NON-ABSORBENT<br>• WATER-RESISTANT MATERIALS TO A MIN. HEIGHT OF 7" ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.<br>• PROVIDE A 4" MIN. DEPTH SHAMPOO NICHE<br>• 36" VANTY BINK W/ WALL MIRROR<br>• 36" VANTY TAKE UP W/ KNEE SPACE BELOW (TYP. WHERE SHOWN)   |
| 20                     | LOW CMU WALL   | TOILETS<br>• 24" TOILETS TO BE TOILET/BIDET COMBINATION (UON) AND TO HAVE A GFCI OUTLET WITHIN 3 FT. OF THE TOILET.<br>• FLOOR FINISH (ALL THROUGHOUT BATHROOM) TO BE NON-SLIPPERY<br>• FIXTURES TO BE SELECTED BY GC/OWNER OR INTERIOR DESIGNER  |
| 21                     | PARAPET<br>SLOPE GAMB. BEAM TOWARDS INSIDE FACE OF PARAPET.  | LAUNDRY<br>WASHER FAUCET IN RECESSED METAL SOCKET AS PER F.B.C.<br>36" WOKK COUNTER W/ STORAGE BELOW 4 WALL CABINETS ABOVE (18" ABOVE COUNTER). COUNTERTOP ABOVE APPLIANCES (TYP. HEIGHT)   |
| 30                     | CONCRETE STAIRS<br>SEE STRUCT. DUGS FOR REINF. INFO SEE DETAIL 2/AS5   | CEILING<br>SEE MEP DUGS FOR R.C.P. DETAILS 4 MORE INFO  |
| 31                     | PREFAB. OPEN RISERS STAIRS (BY OTHERS) PROVIDE SHOP DUGS FOR APPROVAL TO REFLECT A 4" SPHERE BETWEEN RISERS.   | 13.18 COVE CEILING W/ INDIRECT LED LIGHT (TYP. WHERE SHOWN)   |
| 40                     | CONCRETE COLUMN/ PILASTER (SEE ELEVATIONS FOR T.O. COL.)   | 13.18 CURTAIN SOCKET W/ ELECT. OUTLET. SEE DETAILS 3/ 4 1 PAGE AS1  |
| 41                     | STEEL COLUMN (1 HR FIRE RATED)   | 13.18 VAULTED CEILING<br>SEE PLANS FOR FITCH AND SECTIONS FOR HEIGHTS   |
| 50                     | CONC. BEAM, SKIRT BEAM<br>W/ SMOOTH STUCCO FINISH AND DRIP GROOVE. SEE DETAIL 4/AS1  | 13.18 OFFERS (OR SIMILAR) 6" W/ TONGUE 4 GROOVE PLANKS TYP. AT ALL EXTERIOR CEILING (UON) MATERIAL TO BE SELECTED BY GC/OWNER   |
| 51                     | CONC. BEAM (ABOVE)<br>TO BE HIDDEN ABOVE CEILING   | 14.2 SMOOTH STUCCO CEILING ON METAL LATH ON 1/2" RLYWOOD  |
| 52                     | BEAM PENETRATION<br>COORDINATE WITH STRUCTURE AND MEP DUGS SEE STRUCTURE FOR REINF. INFO AND DETAILS   | 14.2 EXTERIOR FLOOR FINISH (NON-SLIPPERY) 15.00 WOOD DECK W/ 1/2" GAP BETWEEN SLATS   |
| 53                     | RETURNED CONC. BEAM (ABOVE)  | 15.1 SMOOTH STUCCO FINISH<br>15.18 TYP. STUCCO BANDS (WHERE SHOWN) 4" BAND AROUND WINDOWS 4 DOORS<br>4" BAND (SEE ELEV. FOR DIMS.)<br>15.18 SMOOTH STUCCO RAISED<br>15.18 SMOOTH STUCCO IMITATION WOOD SIDING   |
| 60                     | PREFAB. WOOD TRUSSES - BY OTHERS (PROVIDE SHOP DUGS FOR ENG. APPROVAL) INSULATION<br>GTYENE FOAM INSUL. (R-30) APPLIED IN DIRECT CONTACT TO THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING TO END OF SEALER JOINT.<br>PROVIDE HORIZONTAL FIBERGLASS BATT INSUL. (R-30) AT ALL OVER NON-CONDITIONED SPACE OF RESIDENCE.   | 15.2 EXTERIOR FINISH - CLADDING<br>15.22 LIMESTONE VENEER SEE DET. 2/AS1<br>15.22 ALUMINUM OR CEDAR WOOD CLADDING (TO BE SELECTED BY GC/OWNER)<br>15.22 ALUMINUM CLADDING OVER CONCRETE OR STL. COL.  |
| 61                     | CRICKET<br>1/2" X 1/2" MIN. SLOPE W/ FLASHING AND COUNTER FLASHING AS REQUIRED   | 15.3 EXTERIOR WALL FINISH - STUCCO  |
| 70                     | FLOOR SLAT ROOF DRAIN<br>WITH LEAF TRAP AND PUSH W/ FLOOR FINISH DOWN TO A 3" DIA. PIPE THRU CGL. SPACE DOWN INSIDE A CPU WALL OR COL. INTO DRIVEWAY AWAY FROM FOUNDATION  | 15.3 ROOFING<br>15.34 PORTLAND CEMENT TILE IMITATION WD SHINGLE 15.40 SPANISH BARREL TILE<br>15.38 BUILDING FREE DETAIL (IAB 3)   |
| 71                     | PREFAB. SCUPPERS W/ FLASHING AND DRIP CHANNEL. EMERGENCY OVERFLOW SCUPPERS TO BE 2" MIN. TO 4" MAX. ABOVE ROOF SURFACE.  | 15.5 3/8" CAT. II BAR GLAZING<br>15.55 ALUMINUM RAILINGS  |
| 72                     | DOWNPOUT SUMP-FREE ALUM. PIPE FROM DRAIN DOWNS TO 4" BASE PLATE DISCHARGING AWAY FROM FOUNDATION   | OTHERS<br>SUBMIT SHOP DUGS FOR ARCHITECT'S APPROVAL (PRIOR TO MANUFACTURE)<br>GARAGE VENT:<br>60 SQ. IN. SCREENED LOUVER VENT BLOCK (TO BE SELECTED BY OWNER)<br>WATERPROOF/ OUTDOOR ELECTRICAL FIXTURES (TO BE SELECTED BY OWNER)<br>ELEVATOR (BY OTHERS)<br>ELEVATOR DOOR BY ELEV. MANUFACTURER COORD. ELEV. FIT ELEVATION W/ MANUFACTURER<br>1" REVEAL DETAIL (TYP. WHERE SHOWN)<br>ALUMINUM VERTICAL MEMBERS<br>16.48 3"x1 1/2" x 6" OC.<br>16.48 2"x4" x 4" OC.<br>ARTIFICIAL GREEN WALL<br>SUBMIT SHOP DUGS FOR ARCHITECT'S APPROVAL  |
| 80                     | COUNTERS W/ STORAGE BELOW STONE COUNTERTOP 4 WATERFALL EDGE (UON) ISLAND AND PENINSULAS<br>ISLAND AND PENINSULAS<br>WALL CABINETS: 18" ABOVE COUNTERTOPS W/ UNDERCABETS<br>SEE DETAIL 4/AS1 FOR STUD BRACING APPLIANCES 4 FIXTURES TO BE SELECTED BY GC/OWNER OR ID.<br>FINAL KITCHEN DESIGN BY INTERIOR DESIGNER<br>RAILINGS TO REFLECT A 4" SPHERE (SUBMIT SHOP DUGS FOR APPROVAL) | RAILINGS<br>GUARDRAIL: 40% CAPT. TYP. AT BALCONIES TERRACES AND RAMPWALKS SEE DETAIL 1/AS3<br>STAIR HANDRAILS / GRABRAILS: HEIGHT BETWEEN 34" AND 38" (AFF.) SEE DETAIL 1/AS3<br>PREFAB. LOCK BARRIERS GATE<br>MIN. 4'-0" H. (AFF.)<br>SEE SITE PLAN DETAIL A/AS1<br>FENCE / GATE RAILING<br>SEE ELEV. FOR HEIGHT   |
| 81                     | CONCRETE COLUMN<br>SEE FLOOR AND ELEVATION PLANS FOR SIZE AND FINISHES<br>1 HOUR FIRE RATED STEEL COLUMNS EXTERIOR FIRE PROTECTION:<br>- WOOD CLADDING OR<br>- ALUMIN. CLADDING OR<br>- INTUMESCENT PAINTING<br>INTERIOR FIRE PROTECTION:<br>TYPE 2X12 GYP. BD. (SEE DET. 2/AS1)   | CONSTRUCTION LEGEND:<br>1/2" GYP. WALL<br>WITH 1/2" GYP. BD. (OR CEMENT BOARD) APPLIED VERTICALLY ON 1X2" WD FURRING @ 16" OC. ON THE INTERIOR SIDE AND STUCCO FINISH ON THE EXTERIOR SIDE<br>CONCRETE COLUMN<br>1 HR. FIRE RATED WALL<br>3 3/4" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" OC. WITH ONE FULL LENGTH LAYER OF 5/8" GYP. BD. (OR CEMENT BOARD) APPLIED VERTICALLY TO EACH SIDE<br>4" PARTITION<br>3 3/4" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" OC. WITH ONE FULL LENGTH LAYER OF 5/8" GYP. BD. (OR CEMENT BOARD) APPLIED VERTICALLY TO EACH SIDE<br>1 HR. FIRE RATED WALL<br>3 3/4" 20 GA. CHANNEL SHAPED METAL STUDS @ 16" OC. WITH ONE FULL LENGTH LAYER OF 5/8" GYP. BD. (OR CEMENT BOARD) APPLIED VERTICALLY TO EACH SIDE<br>USE CEMENT BOARD IN HIGH-MOISTURE AREAS<br>SEE STRUCTURAL DRAWINGS FOR SCHEDULES, REINFORCING, FASTENING, DETAILS AND MORE INFO. |
| 82                     | SEE STRUCTURAL DRAWINGS FOR SCHEDULES, REINFORCING, FASTENING, DETAILS AND MORE INFO.  | SYMBOLS<br>DIFFERENCE AT FLOOR LEVEL<br>SLOPE DOWN 4 FLOORS, CEILING 4 ROOF FINISHES (SEE PLANS FOR FITCH)<br>CENTER LINE<br>PROPERTY LINE  |
| 83                     | SEE STRUCTURAL DRAWINGS FOR SCHEDULES, REINFORCING, FASTENING, DETAILS AND MORE INFO.  | LEGEND<br>DOOR (SEE SCHEDULE)<br>WINDOW (SEE SCHEDULE)<br>KEY NOTE (SEE LEGEND PAGE)<br>(UON) DENOTES "UNLESS OTHERWISE NOTED"<br>(V.F.) DENOTES "VERIFY IN FIELD"  |

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2023.  
 ALL PREFAB. ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1/2" PENETRATION INTO CONC. @ 8" O.C. EAL WAY. IF PREFAB. MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP 4 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.

VERIFY ALL WINDOW 4 DOOR ROUGH OPENINGS WITH WINDOW 4 DOOR MANUFACTURERS.  
 EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER F.B.C.  
 EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER F.B.C.  
 ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

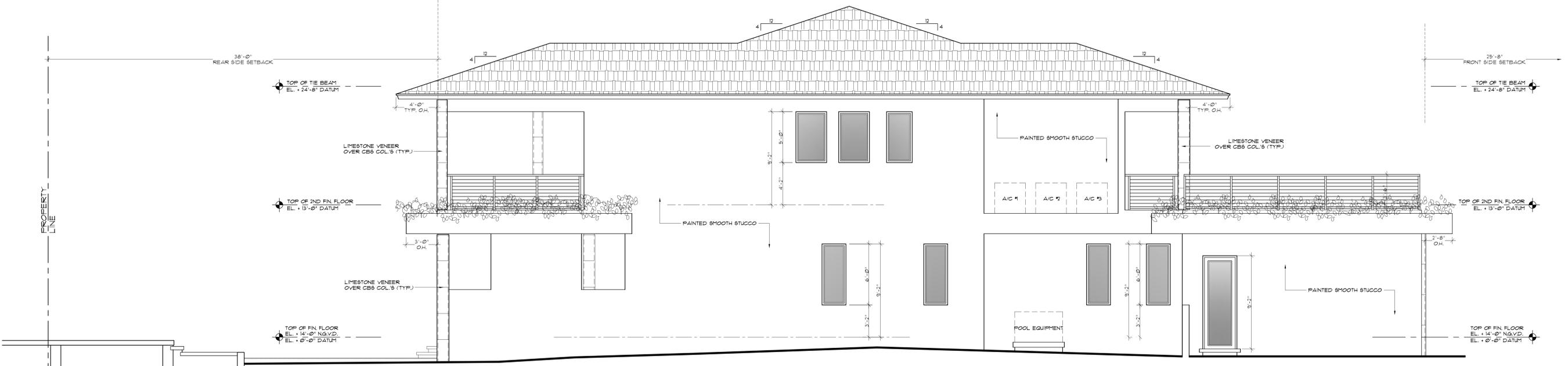
ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2023: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION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

**MAIN ELEVATIONS**  
 SCALE: 1/4" = 1'-0"

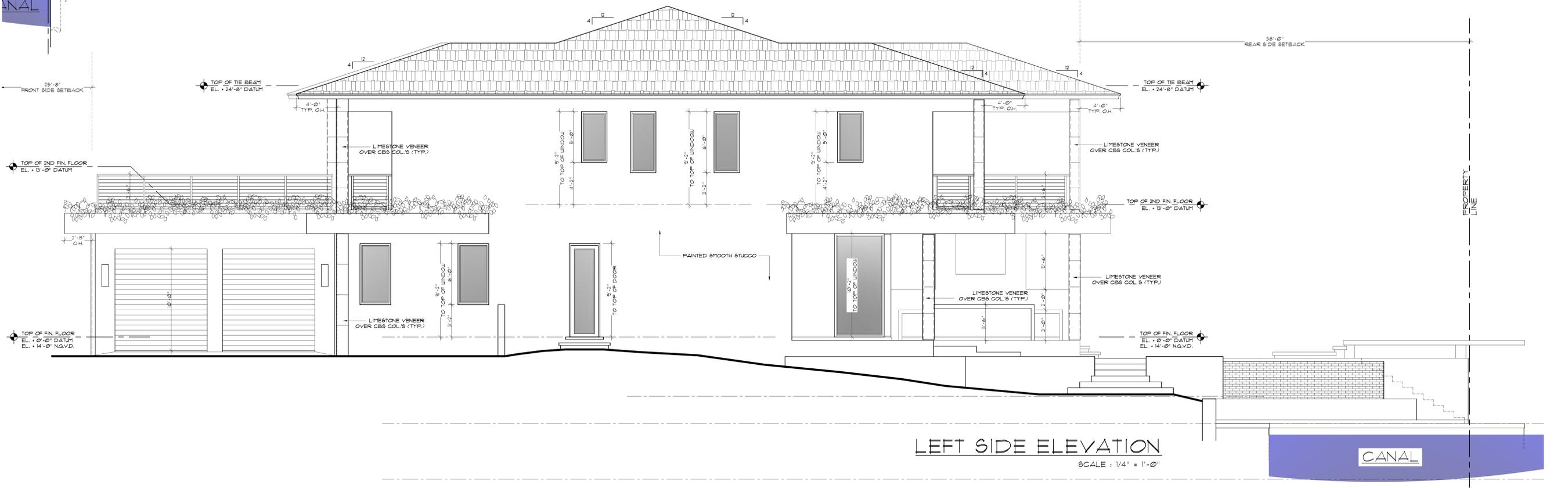
**A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:**

|   |               |             |                |                |
|---|---------------|-------------|----------------|----------------|
| STRUCTURAL GLAZING  | WOOD TRUSSES  | DOORS       | ROOFING        | WINDOWS        |
| RIDGE VENTILATION   | CURTAIN WALLS | MULLIONS    | WATERPROOFING  | GLASS WALL     |
| PREFAB. SYSTEMS   | HANDRAILS     | RAILS       | 9/8/8          | 9/8/8          |
| STORM SHUTTERS  | STEEL JOISTS  | STORE FRONT | AWNINGS        | TRELLISES      |
| PREFABRICATED STAIRS  | ELEVATORS     | POOLS       | WATER-FEATURES | LOUVER ENCLGS. |
| SHOP DUGS 4 CORRESPONDING STRUCTURAL CALC'S SHALL BE DATED, SIGNED 4 SEALED BY A FLORIDA LICENSE ENGINEER |               |             |                |                |

DATE: 2/24/25  
 ISSUED: XX  
 DRAWN: A.R.  
 CHECKED: A.R.  
 PROJECT NO.:  
 SHEET:  
**A2.1**  
 19 OF 26



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



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

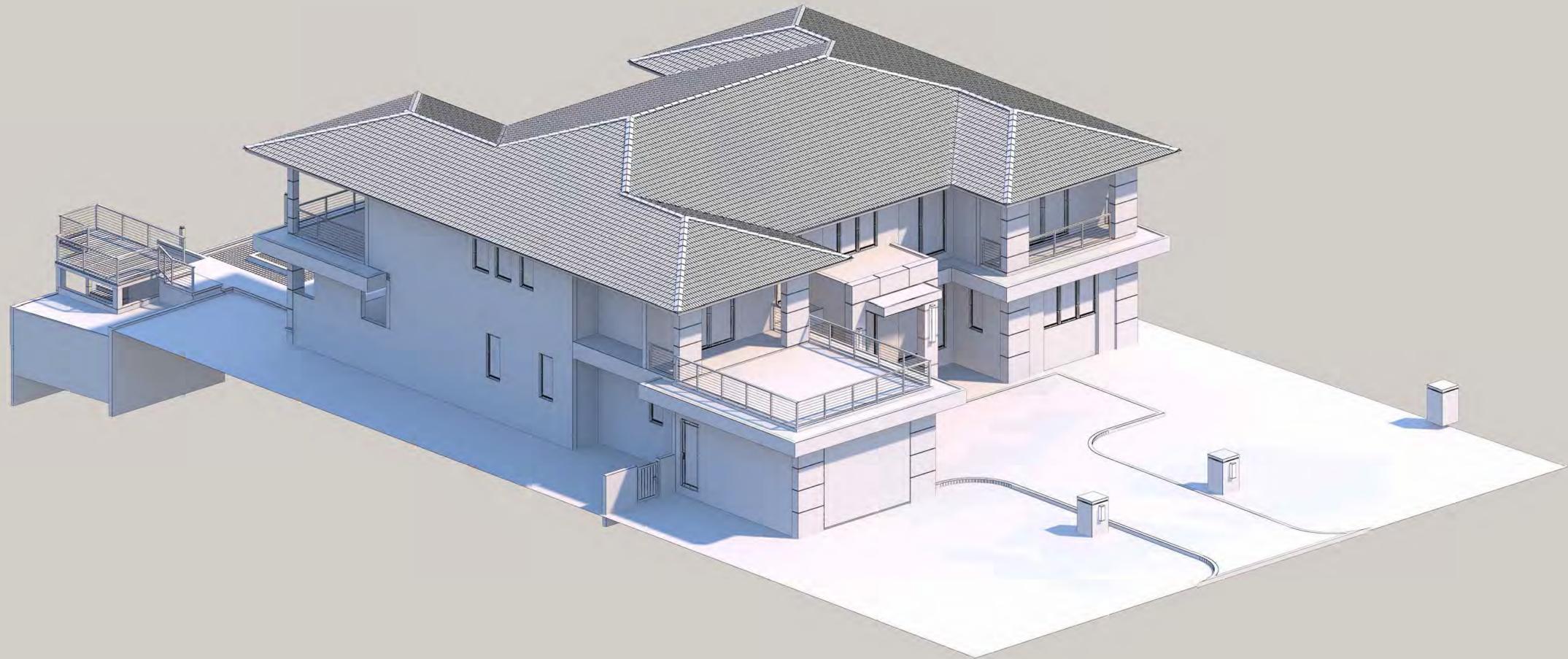
SIDE ELEVATION  
SCALE : 1/4" = 1'-0"

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/ 1/2" PENETRATION INTO CONC. @ 8" 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 4 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.

VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURERS.  
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET, AS PER F.B.C.  
EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY, AS PER F.B.C.  
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 9.1 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.

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 PULLIONS 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 DUGS & CORRESPONDING STRUCTURAL CALC'S SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.  
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AXONOMETRIC VIEW - NORTHEAST  
SCALE : N/A

**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 ENCL. |

SHOP DRAWG & CORRESPONDING STRUCTURAL CALC'S SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER

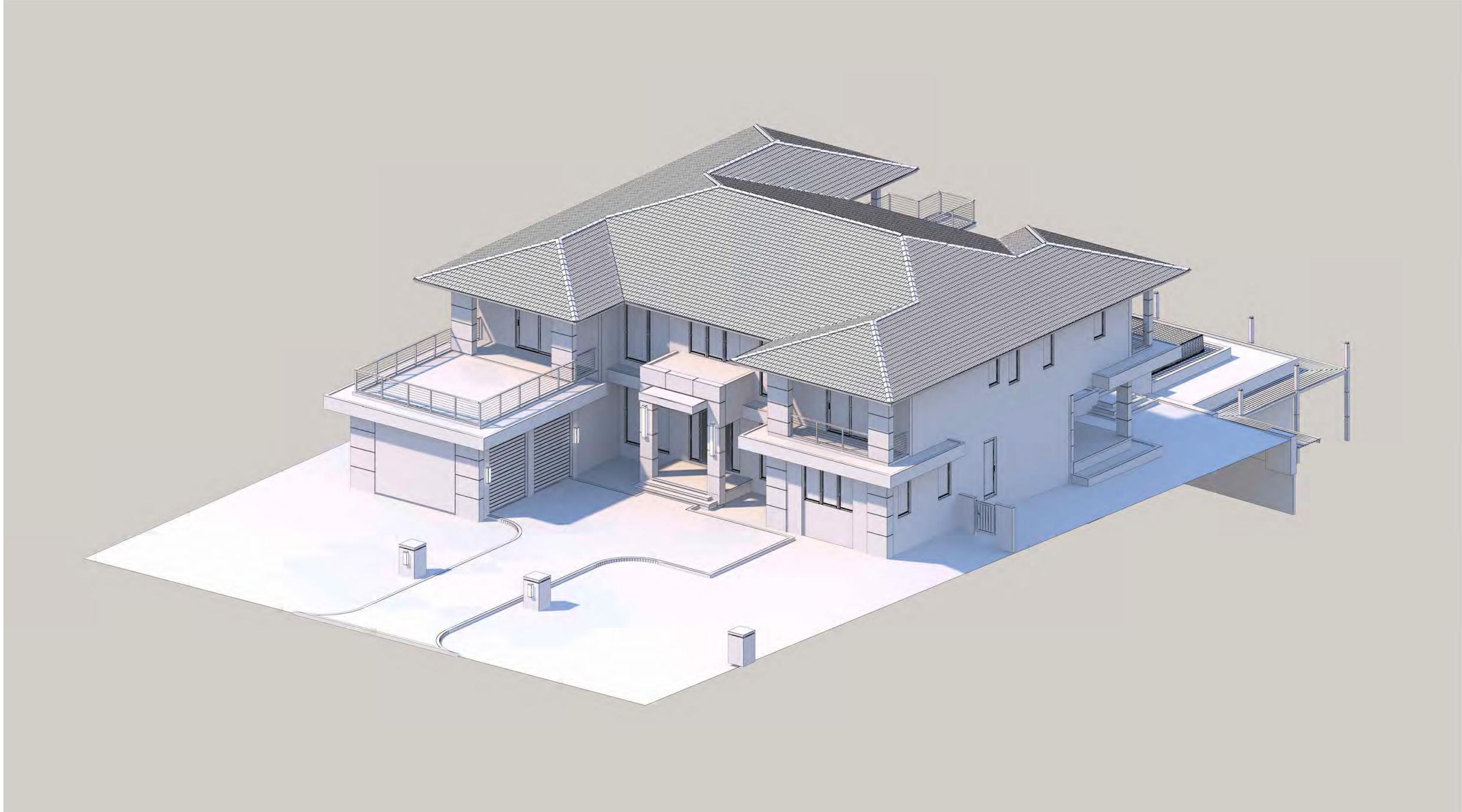
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DATE: 2 / 24 / 25  
 ISSUED: \_\_\_\_\_  
 DRAWN: XX  
 CHECKED: A.R.  
 PROJECT No. \_\_\_\_\_

OWNER:  
 MR. ALVARO GAZZOLIO

RESIDENCE FOR:  
**1154 ALFONSO AVE. - NEW CONSTRUCTION**  
 CORAL GABLES FLORIDA

**ANTONIO E. RODRIGUEZ**  
 CAD Studio Architecture  
 Registration No. A0002588  
 L.C. No. A99309  
 Antonio E. Rodriguez, Architect, AIA  
 4808 S.W. 72 AVENUE, MIAMI FL 33155 T. (305) 662-1008

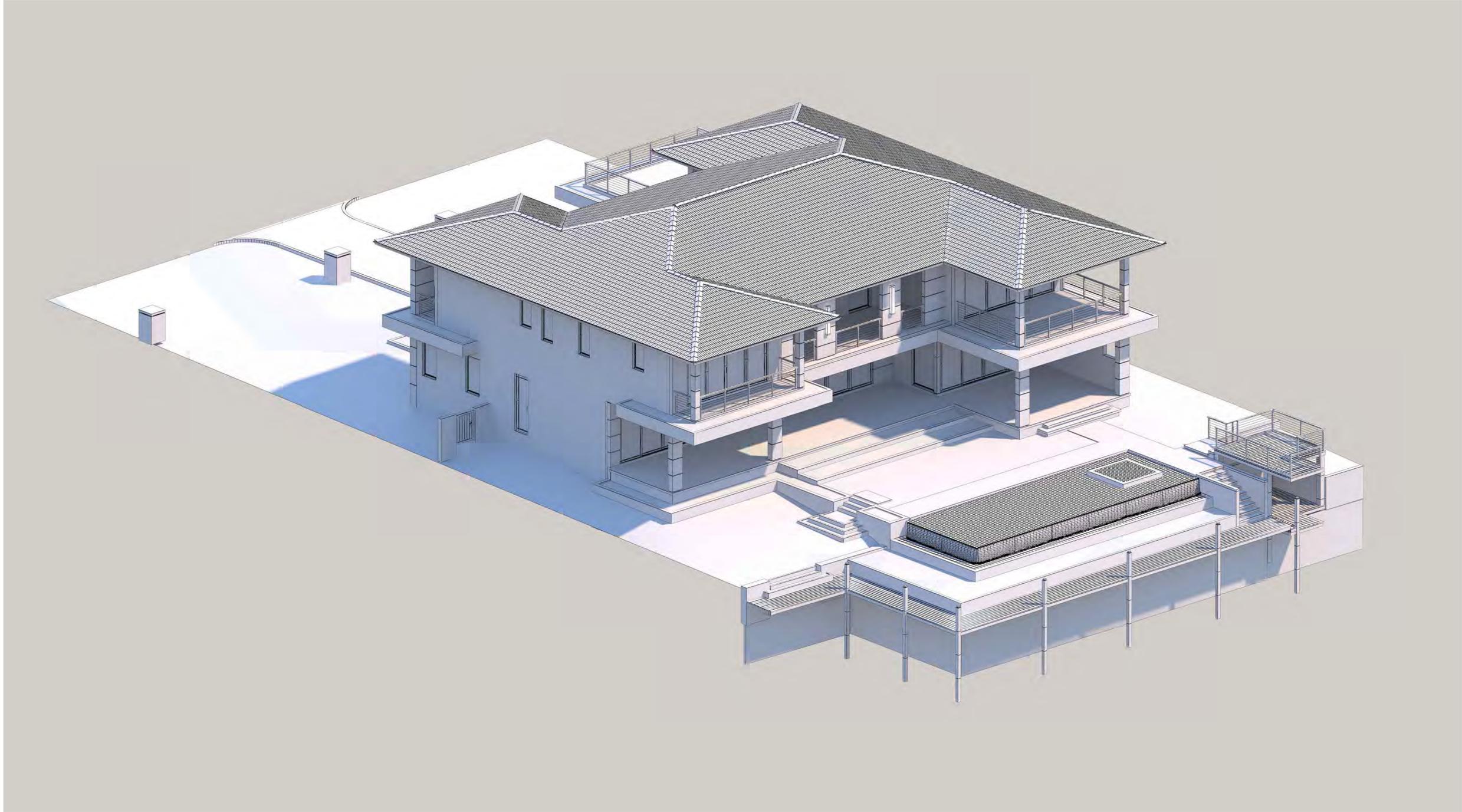


AXONOMETRIC VIEW - NORTHWEST  
SCALE : N/A

**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 ENCL. |
| SHOP DUGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER |               |             |                |              |

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AXONOMETRIC VIEW - SOUTHWEST  
SCALE : N/A

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

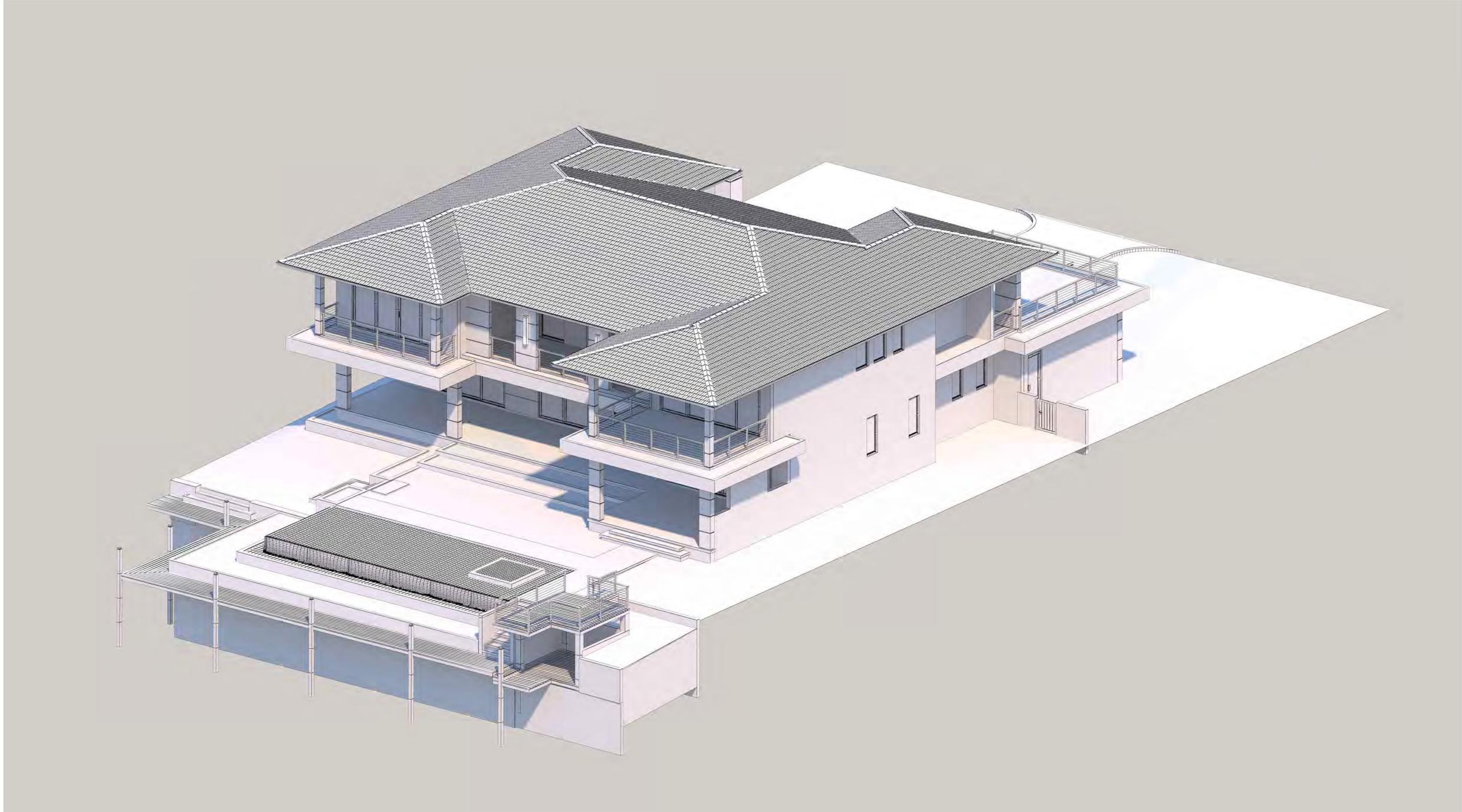
|                      |               |             |                |                |
|----------------------|---------------|-------------|----------------|----------------|
| STRUCTURAL GLAZING   | WOOD TRUSSES  | DOORS       | ROOFING        | WINDOWS        |
| RIDGE VENTILATION    | CURTAIN WALLS | 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 DRAWG & CORRESPONDING STRUCTURAL CALC'S SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER

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OWNER:  
 MR. ALVARO GAZZOLO

|              |             |
|--------------|-------------|
| DATE:        | 2 / 24 / 25 |
| ISSUED:      |             |
| DRAWN:       | XX          |
| CHECKED:     | A.R.        |
| PROJECT No.: |             |



AXONOMETRIC VIEW - SOUTHEAST  
SCALE : N/A

RESIDENCE FOR :  
**1154 ALFONSO AVE. - NEW CONSTRUCTION**  
 CORAL GABLES FLORIDA

OWNER:  
 MR. ALVARO GAZZOLI

DATE: 2 / 24 / 25  
 ISSUED: \_\_\_\_\_  
 DRAWN: XX  
 CHECKED: A.R.  
 PROJECT No. \_\_\_\_\_

SHEET:  
**A3.4**  
 24 OF 26

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 | PULLIONS    | 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 DUGS & CORRESPONDING STRUCTURAL CALC'S SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER |               |             |                |                |

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**PERSPECTIVE - FRONT VIEW**

SCALE : N/A

**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 ENCL. |

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

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DATE: 2 / 24 / 25  
 ISSUED: \_\_\_\_\_  
 DRAWN: XX  
 CHECKED: A.R.  
 PROJECT No. \_\_\_\_\_

OWNER:  
 MR. ALVARO GAZZOLIO

RESIDENCE FOR:  
**1154 ALFONSO AVE. - NEW CONSTRUCTION**  
 CORAL GABLES FLORIDA

**ANTONIO E. RODRIGUEZ**  
 CAD Studio Architecture  
 Registration No. AA000288  
 L.C. No. AB9309  
 Antonio E. Rodriguez, Architect, AIA  
 4808 S.W. 72 AVENUE, MIAMI FL 33155  
 T: (305) 662-1008



PERSPECTIVE - REAR VIEW

SCALE : N/A

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 ENCL. |

SHOP DRAWG & CORRESPONDING STRUCTURAL CALC'S SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER

# 1154 ALFONSO AVE. - NEW CONSTRUCTION

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 & Details        |



**PURPLE  
MARTIN  
STUDIO**  
LANDSCAPE  
ARCHITECTURE

400 VALENCIA AVENUE  
UNIT 2  
CORAL GABLES, FL 33134  
352.494.6733

**1154 ALFONSO AVE.  
NEW CONSTRUCTION**  
CORAL GABLES, FLORIDA 33146

PROJECT:

REVISIONS:

1)

SEAL:

MEMBER ASLA: FL LICENSE #LA6667363

DRAWING: INDEX

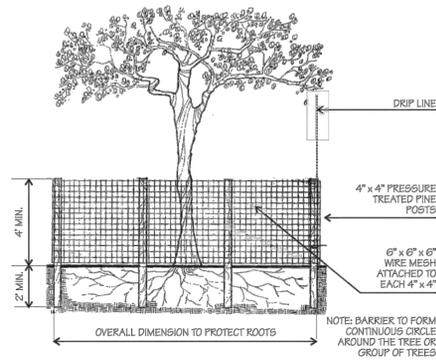
SCALE: DATE: 02.12.25

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.

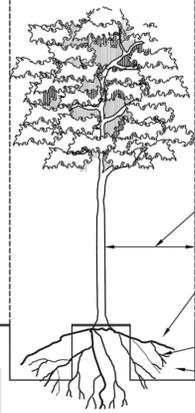


WORK MUST BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.

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.



VARIES WITH TREE SIZE AND TREE SPECIES.

DRIPLINE

TRENCH TO BE LIGHTLY FILLED WITH FIBROUS MATERIAL SUCH AS LEAVES OR WOOD SHAVINGS. TRENCH SHALL BE MADE USING SHARP INSTRUMENTS OR MACHINERY. RIPPING OR TEARING OF THE ROOTS IS STRICTLY PROHIBITED.

ALL TORN ROOTS MUST BE TRIMMED WITH CLEAN, SHARP INSTRUMENTS.

DEPTH AND WIDTH OF TRENCH VARIES WITH SIZE OF TREE AND SPECIES OF TREE.

## 1 TREE PROTECTION

SCALE: NTS

## 2 ROOT PRUNING

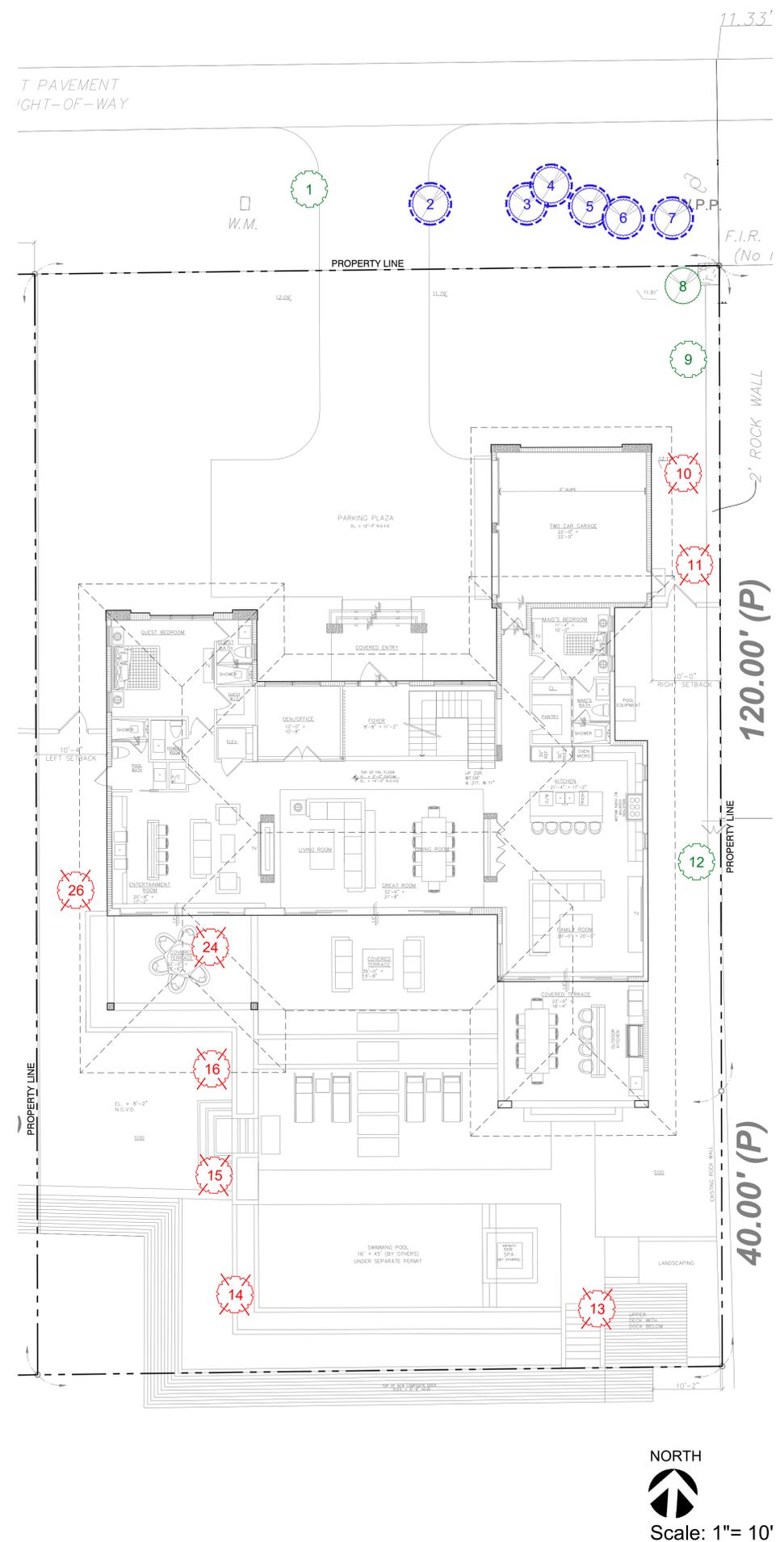
SCALE: NTS

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

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<br>*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 |  |



NORTH



Scale: 1"= 10'



**PURPLE MARTIN STUDIO**  
LANDSCAPE ARCHITECTURE

400 VALENCIA AVENUE  
UNIT 2  
CORAL GABLES, FL 33134  
352.494.6733

**1154 ALFONSO AVE.**  
**NEW CONSTRUCTION**  
CORAL GABLES, FLORIDA 33146

PROJECT:

REVISIONS:

1)

SEAL:

MEMBER ASLA: FL LICENSE #LA6667363

DRAWING: TREE DISPOSITION PLAN

SCALE: SEE LEFT DATE: 02.12.25

SHEET #

**L-2**

CAD ID:





*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,

A handwritten signature in black ink, appearing to read "Anna C. Pernas". The signature is fluid and cursive, with a large initial "A" and "P".

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



## 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)



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- 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 (*Dyopsis lutescens*) Clusters of 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)



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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 than 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.



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**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.

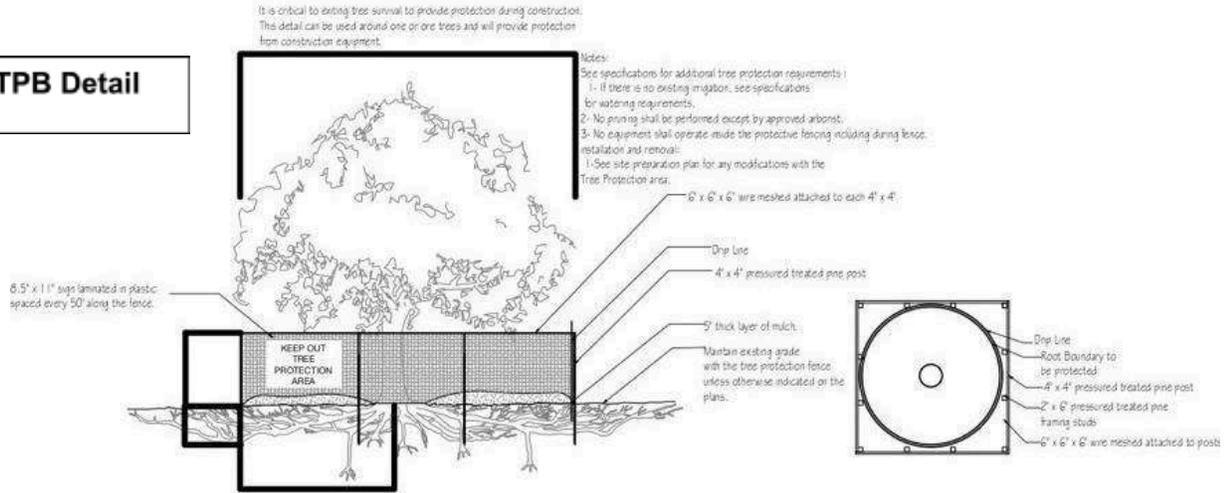
To ensure the health and longevity of the trees, it's crucial to follow the arborist's recommendations regarding TPZ as closely as possible. However, certain trees need a different TPZ due to their location on the site. Please see table below for clarification.

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.

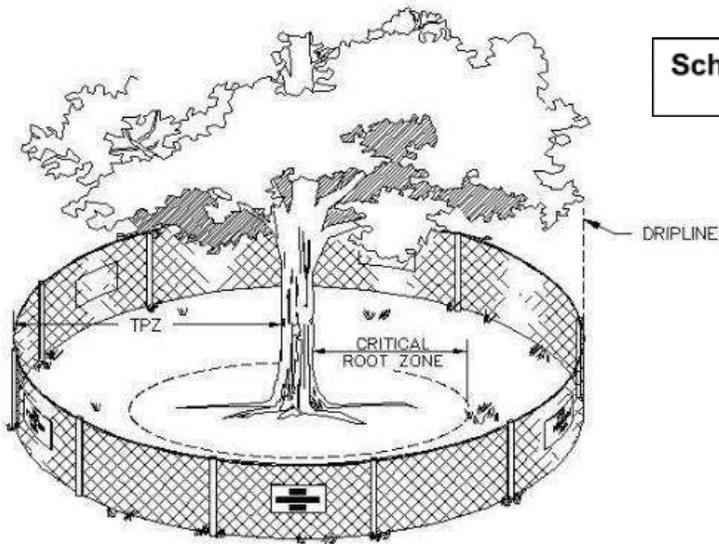


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## TPB Detail



## Schematic for Tree Protection



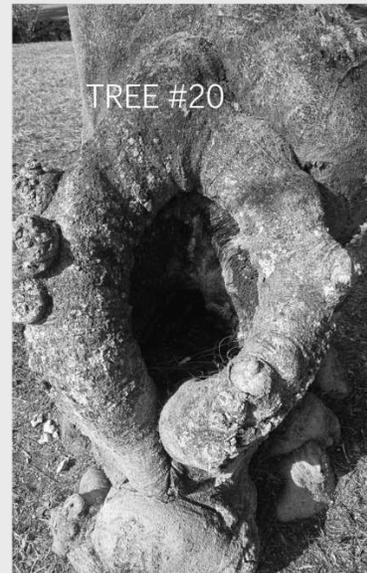


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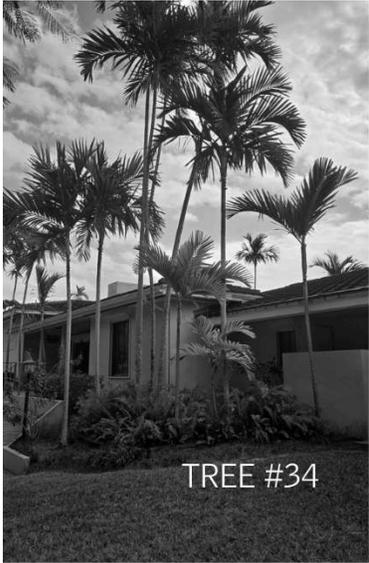


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Please do not hesitate to call if you have any questions.

Thank you,

A handwritten signature in black ink, appearing to read "Tim Hodgins".

Timothy Hodgins

305-469-4498

ISA Certified Arborist FL-6128A