

JAS GROUP ARCHITECTS/PLANNERS
7855 SW 104 STREET SUITE 200
MIAMI, FLORIDA 33156
FAX 305.595.6422 TEL 305.596.2290
projects@jas-architects.com

Historic Board – JAS 1968
Baron Residence
Addition & Renovation to Existing
Second Story Single Family Residence
Folio No. 03-4107-018-7440
1407 Ferdinand ST. Coral Gables, Fl. 33134-2142



Entry-West



Side -South

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Side-South



Side- North Side

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North Street Side

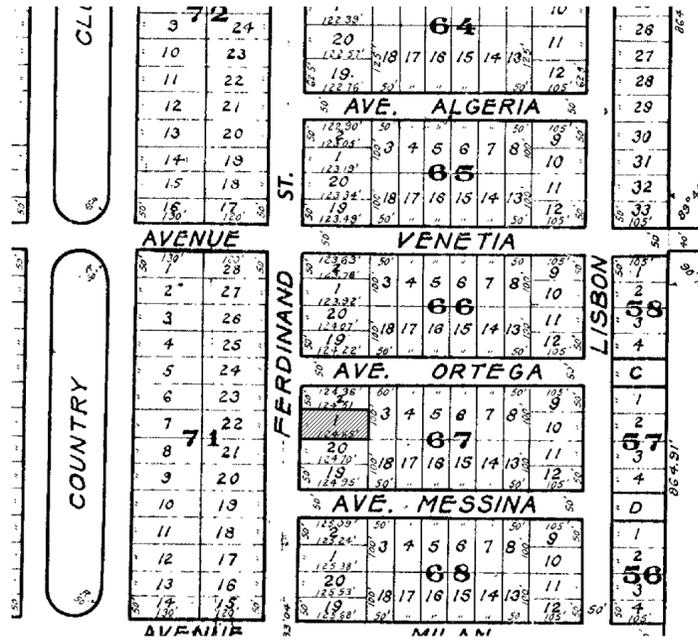
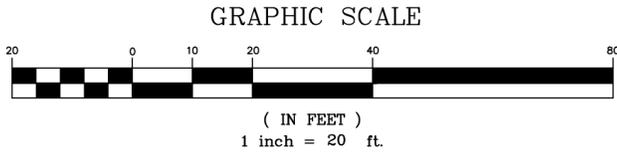


West-Front Street Side

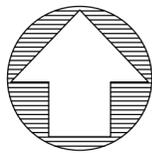
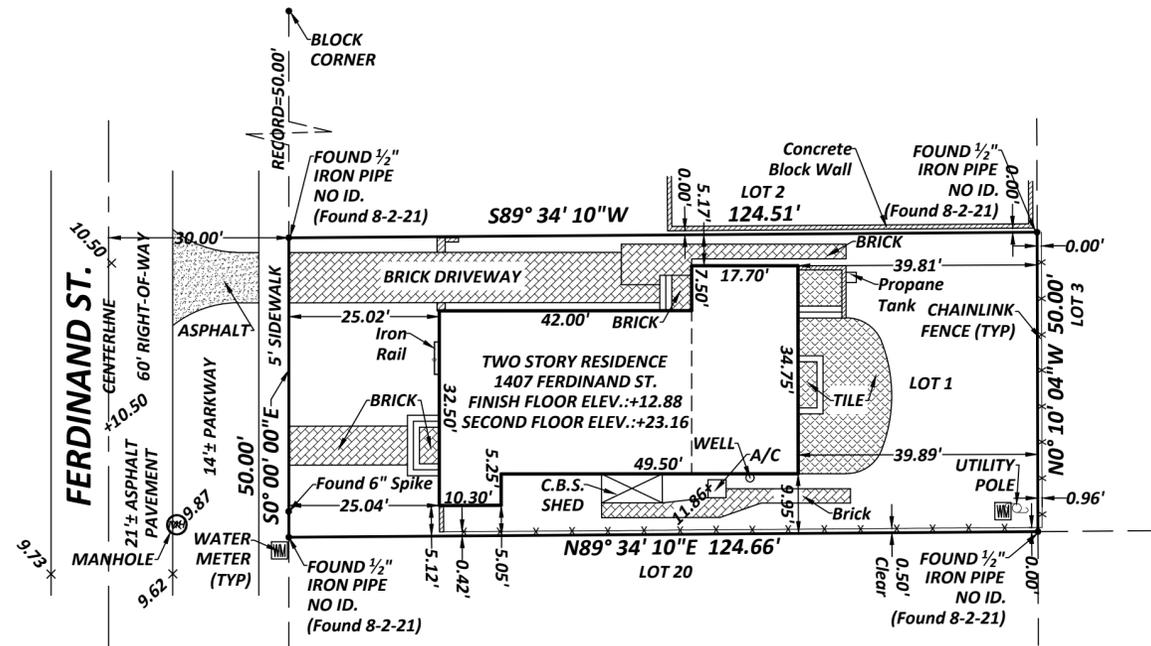


South Street Side

BOUNDARY SURVEY



LOCATION SKETCH
NOT TO SCALE



LEGAL DESCRIPTION: LOT 1, BLOCK 67, REVISED PLAT OF CORAL GABLES GRANADA SECTION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 113, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

FOLIO NO. 03-4107-018-7440

SURVEY FOR: JOSE G. BARON & KRISTINA A. ZANOWSKI
1407 FERDINAND ST
CORAL GABLES, FL 33134-2142

I HEREBY CERTIFY: THAT THE BOUNDARY SURVEY OF THE ABOVE CAPTIONED PROPERTY WAS COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DELTA MAPPING AND SURVEYING, INC.

DELTA MAPPING AND SURVEYING, INC.
13301 SW 132 AVENUE, SUITE 117
MIAMI, FLORIDA 33186

WALDO F. PAEZ DATE SIGNED: _____
PROFESSIONAL SURVEYOR AND MAPPER, NO. 3284
STATE OF FLORIDA

CERTIFICATE OF AUTHORIZATION
L.B. NO. 7950
STATE OF FLORIDA

786-429-1024
FAX: 786-592-1152

- 1) FLOOD ZONE: X BASE: N/A PANEL NO. 12086C0293L
- 2) COMMUNITY NO. 120639 DATE OF MAP: 9-11-09
- 3) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
- 4) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY
- 5) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED
- 6) LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT
- 7) OWNERSHIP IS SUBJECT TO OPINION OF TITLE
- 8) TYPE OF SURVEY: BOUNDARY SURVEY
- 9) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT
- 10) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID AND FOR REFERENCE ONLY, UNLESS SIGNED AND SEALED WITH THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 11) THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES
- 12) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 13) THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE
- 14) ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT
- 15) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
- 16) NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.
- 17) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 18) 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

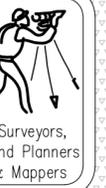
IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
+0.0 DENOTES EXISTING ELEVATION
ELEVATION REFERS TO THE NATIONAL GEODETIC VERTICAL DATUM OF MEAN SEA LEVEL OF 1929
BENCHMARK: CG 85 ELEVATION: +10.84'
LOCATOR INDEX: FERDINAND ST & MILAN AVE, NE CORNER

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR THE EAST RIGHT OF WAY LINE OF FERDINAND STREET.

FIELD SURVEY DATE: 09-26-17 SCALE: 1" = 20' DRAWN BY: M.E.P.
DRAWING DATE: 09-28-17 FB: SKETCH DRAWING NO.: 17-0413
REVISED DATE: 08-23-18 (FINAL SURVEY) NEW DRAWING NO.: 18-0358
REVISED DATE: 08-03-21 (Up-Date Survey) NEW DRAWING NO.: 21-0267

SEAL

Delta Mapping and Surveying, Inc
EST. 2012
13301 SW 132ND AVENUE, SUITE 117 MIAMI FL 33186
PHONE: (786) 429-1024 E-MAIL: DELTAMAPPING@GMAIL.COM



BOUNDARY SURVEY

| REVISIONS | DATE | REMARKS |
|-----------|--------|----------------|
| | 8-3-21 | Up-Date Survey |

DATE: 08-23-2018
SCALE: 1" = 20'
DRAWN BY: M.E.P.
DRAWING NO.: 21-0267

PROJECT NOTES

This specification in conjunction with these drawings, provides for the labor, material, equipment, and supervision by the contractor for a complete lock & key job with the items specifically noted furnished by owner or allowance. The work shall be executed in a thorough substantial and neat manner. The Florida Building Code 2020 Edition is the applicable code for construction. All building components shall comply with Section 8-C of the Metro-Dade Code for product compliance and approval.

A.I.A. document A-201 (latest edition) general condition of the contract is hereby made a part of these drawings and specifications.

Contractor shall arrange for inspection and tests as specified or required by the building department and shall pay all fees and costs for same. The Contractor shall secure all building permits and upon completion of the project (prior to final payment) deliver to the owner a certificate of completion from The City of Coral Gables Building and Zoning Department.

The general contractor and major subcontractors shall verify all dimensions, visit the site, be familiar with the existing conditions, and bring any discrepancies to the Architect's attention prior to submission of construction proposal and any mobilization or site work. Do not scale drawings.

All colors, and finishes shall be as specified and/or as selected by the Owner, Kitchen Designer, or Architect, and where possible materials and finishes shall match existing.

All areas damaged by demolition shall be returned to their original or renovated condition as indicated on the plans.

Allowances and Alternates: the contractor schedule of values shall include costs for the following labor and/or materials:

T.B.D.

All interior partitions separating habitable spaces will receive minimum 35" sound attenuation blanket.

Windows and catalog numbers listed on drawings refer to E8 Windows, LLC, unless otherwise noted. All shall be product control approved for use in Dade County.

Approved storm panels shall be provided for all new windows and doors approved for installation but not accepted by Dade County for impact resistances.

Wood: Rough framing material, southern yellow pine. In contact with masonry or in damp locations, pressure treat. Finish or exposed shall be clear fir/larch or species for painted (opaque) millwork as the Owner selects.

Wood Connectors: All bolts, clips, straps, misc. angles, legs, etc., will be hot dipped galvanized.

All electrical devices, switch plates, outlets, etc., will be as the owner selects, or match existing.

Walks and/or drive areas shall be protected during construction to prevent damage to existing paved or concrete surfaces.

All trash and debris generated by the contractor for scope of work described in this document shall be removed at timely intervals during the course of construction. A trash dumpster will be provided on site by the GC.

Contractor shall maintain clean and safe access to premises by Owner at all times. Security System full time 100% coverage during construction.

Painting: All paint shall be first line PPG Paints, Sherwin Williams, Benjamin Moore or Pratt & Lambert or Owner approved equal. Colors as selected by the Owner. Interior spaces to be painted are limited to new construction areas and those affected by construction.

- Exterior stucco 2 coats of Perma-Crete Hi-Build flat latex paint no. 4-22 (self priming up to 13FH/)
- Interior walls - one coat of Speedshield interior latex quick drying no. 6-2. Two coats of Pro-ev zero interior wall and ceiling flat latex no. 12-110XL.
- Woodwork exterior - one coat acrylic latex primer: gripper int/ext primer no. 3210XL. Two coats sun proof satin exterior house and trim no. 16-45XL.
- Woodwork interior - one coat of seal grip int/ext acrylic universal primer no.11-921XL tinted to approximate color of top coat. One coat of minor hall interior semi-gloss acrylic latex. - or -
- First coat Delft alkyd-base polyurethane gloss no. DFT121. Two coats of delft alkyd-based polyurethane satin no. DTF12.

Intent is to provide satisfactory finish to all portions of the building affected by this construction. All existing surfaces shall be cleaned and thoroughly prepared to receive painters finish. If specified finish does not offer acceptable coverage, additional coats will be provided to give satisfactory coverage.

PROJECT DATA

ZONING SUMMARY SFR - SINGLE FAMILY RESIDENTIAL DISTRICT

Height (to roof ridge): 14'-0" (Proposed)
23'-2" (Ex. 2-Story)

Net Land Area: 6,230 SF

Lot Coverage BUILDING FOOTPRINT: 1856 sq. ft. (30% Exist.)
NEW ADDITION 2nd Floor: 930 sq. ft. (15%)
Total Lot Coverage: 2,786 sq. ft. (30% Proposed) - NO INCREASE
(Max. Lot Coverage = 35%)

MAX. ALLOWABLE FLOOR AREA: 48% Max. For 5,000 sq. ft. of Lot Area: 2,400 sq. ft.
35% Max. For Next 5,000 sq. ft. of Lot Area: 450 sq. ft.
30% Max. For Remainder of Lot Area: N/A
Max. Square Ft. Floor Area Allowed: 2,850 sq. ft. Total
Square Ft. Area Proposed: 2,845 sq. ft. Total (Proposed)

OPEN LANDSCAPE: Required: 2,492 sq. ft. PROVIDED: 2,492 sq. ft. (55%)
40% Min. of Net Land Area (2,492 SF)
20% Min. of Front yard Area (1,202 SF)
Non-Landscape Materials (Hardscape): 811 sq. ft.
Landscape Materials: 3,040 sq. ft. (55%)

PRINCIPLE BUILDING SETBACKS: Required: 25'-1" (Ex.) PROVIDED: 40'-3" (Proposed) (Match Exist.)
Front: 25'-1" (Ex.) 40'-3" (Proposed) (Match Exist.)
Rear: 10'-0" (Proposed) (Total) 5'-0" (Proposed) (North Side)
(Interior) Side: 20% Of Total Lot Width 10' Min, 20' Max. 5'-0" (Ex.) (South Side)

MINIMUM FIRE RESISTANCE: 1. EXTERIOR CBS WALL - 2-HOUR RATED MIN. - EXISTING
2. INTERIOR WALL AND CEILING - FLAME SPREAD INDEX NOT GREATER THAN 200 -or- SMOKE DEVELOPMENT INDEX NOT GREATER THAN 450

EXECUTE ALL WORK IN ACCORDANCE WITH LOCAL AND FEDERAL CODES, MANUFACTURER'S RECOMMENDATIONS, TRADE AND REFERENCE STANDARDS, INCLUDING BUT NOT LIMITED TO NFPA, ASMC, UMC, AND AMERICAN WITH DISABILITIES ACT, LATEST EDITIONS.

BUILDING INFORMATION: 1. OCCUPANCY: RESIDENTIAL GROUP "R"
2. CONSTRUCTION TYPE: TYPE I-A
3. NO. OF STORES: 1 STORY
4. FIRE SUPPRESSION: EXISTING
5. FLOOR AREA: 3,838 SF. - EXISTING

NOTE TO OWNER AND GENERAL CONTRACTOR: DURING THE COURSE OF WORK OUTLINED WITHIN THESE CONSTRUCTION DOCUMENTS FOR THIS REMODELING, UNEXPECTED CONSTRUCTION FIELD CONDITIONS MAY ARISE. SUCH CONDITIONS SHALL BE ADDRESSED AND RESOLVED IN THE FIELD BY THE CONTRACTOR, AND ARCHITECT, AND REVIEWED WITH THE OWNER PRIOR TO PROCEEDING. UNFORESEEN CONDITIONS MAY ARISE BASED UPON EXISTING NOT READILY VISIBLE ("CONCEALED CONDITIONS") PRIOR TO CONSTRUCTION COMMENCEMENT, AND THEREFORE WERE NOT REFLECTED AS PART OF THIS SCOPE OF WORK.

EXISTING CONDITIONS: If required remove all abandoned materials, devices, fixtures, pipes, conduits, wires, etc. from premises including area above ceiling plenum.
If required, Contractor to patch repair and/or replace existing ceilings, walls, flooring, lighting, etc. indicated to remain or be re-used.

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SHEET INDEX

- A-0.0 COVER SHEET, EXISTING SITE PLAN, PROPOSED SITE PLAN, PROJECT NOTES & ZONING INFORMATION.
- A-1.0 EXISTING 1ST FLOOR PLAN & SECOND FLOOR PLAN WITH PROPOSED SECOND FLOOR ADDITION.
- A-2.0 EXISTING EXTERIOR ELEVATIONS.
- A-3.0 EXISTING EXTERIOR ELEVATIONS.

PROJECT DIRECTORY

CLIENT: JOSE & KRISTIN BARON
1407 FERDINAND STREET
CORAL GABLES, FLORIDA 33134
CONTACT: JOSE & KRISTIN BARON
PHONE: (786)-307-1888

ARCHITECT: JAS GROUP ARCHITECTS
1855 SW 104 ST, SUITE 200
MIAMI, FLORIDA 33156
JAMES SMITH AIA
REG. 10012629
PHONE: (305) 536-2230
FAX: (305) 536-6422

GENERAL NOTES

SOIL STATEMENT
AS PER VISUAL INSPECTION SOIL CONDITIONS AT THIS SITE ARE SAND AND ROCK WITH A MINIMUM BEARING CAPACITY OF 2,000 PSF. SHOULD OTHER CONDITIONS OR MATERIALS BE ENCOUNTERED, THE ENGINEER AND/OR ARCHITECT SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE WORK. THE LICENSED PROFESSIONAL ENGINEER OF RECORD, OR THE SPECIAL INSPECTOR OF RECORD SHALL SUBMIT TO THE COUNTY INSPECTOR AT THE TIME OF CONSTRUCTION A SIGNED LETTER ATTESTING THAT THE SITE WAS OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGNER IS BASED.

TERMITE PROTECTION
PER FBC 1816 BUILDING SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPT. BY THE LICENSED PEST CONTROL COMPANY PERFORMING THE TREATMENT.

LANDSCAPE OPEN SPACE
LOT AREA = 6,230 SF
LANDSCAPE MIN. AREA REQUIRED 40% = 2,492 SF
LANDSCAPE AREA PROVIDED 55% = 3,040 SF
FRONT YARD LANDSCAPE MINIMUM 20%
FRONT YARD AREA = 1,202 SF X 20% = 240 SF
LANDSCAPE AREA = 811 SF + 12% PROVIDED

F.A.R.
FIRST FLOOR - EXISTING 1,715 SF
2ND FLOOR - EXISTING 930 SF
2ND FLOOR - PROPOSED: 930 SF
TOTAL SQFT FLOOR AREA = 2,828 SF
PROPOSED FAR = 48% = 2,645 SF

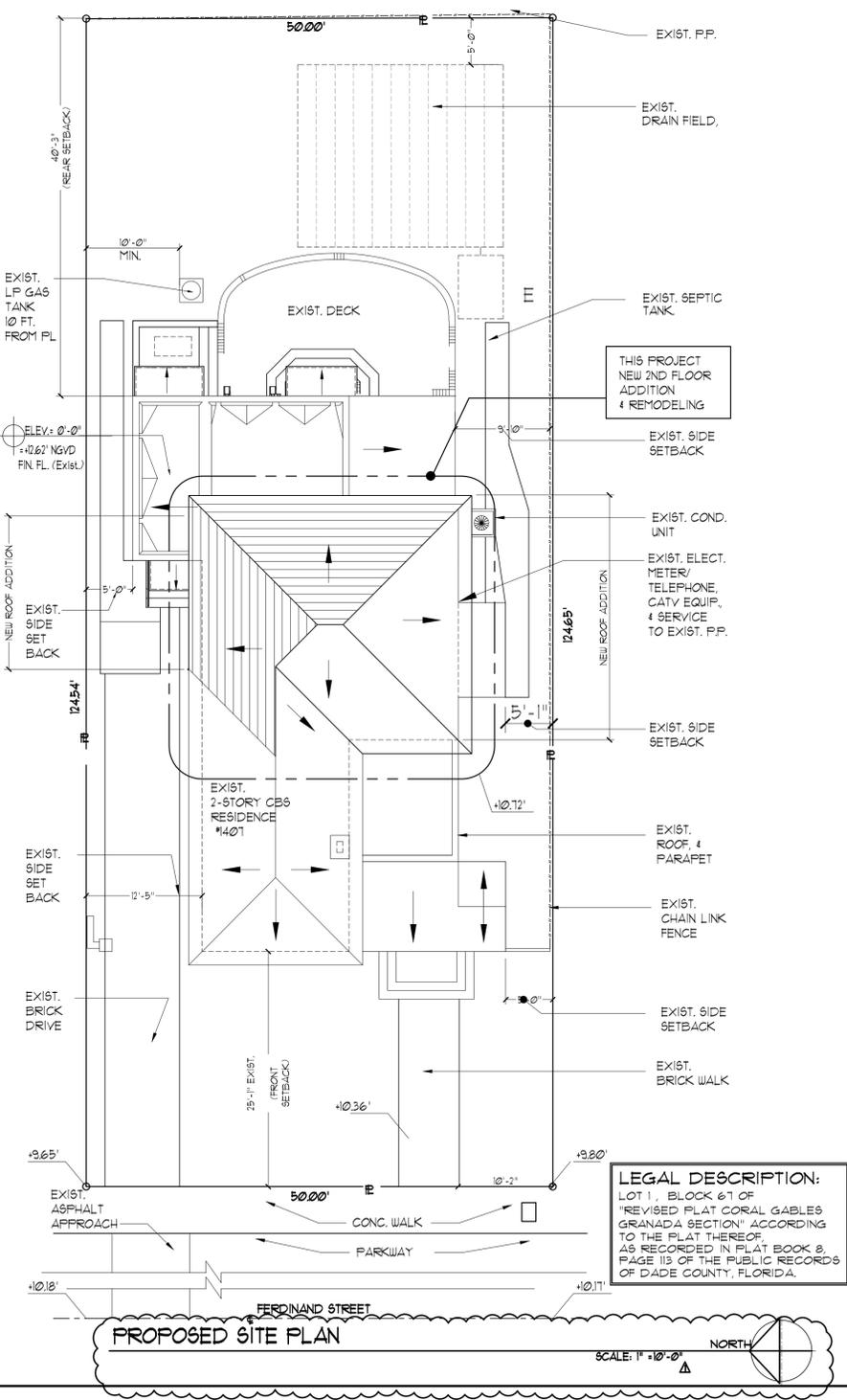
LOT COVERAGE
MAX. ALLOWABLE = 35% = 2,180 SF
LOT COVERAGE EXISTING = 1,856 SF + 30%
NEW 2ND FLOOR ADDITION: (434 SF.)
LOT COVERAGE = 1,856 SF + 30% NO INCREASE.
NO INCREASE IN BUILDING FOOTPRINT
30% LOT COVERAGE

LEGAL DESCRIPTION:
LOT 1, BLOCK 67 OF "REVISED PLAT CORAL GABLES GRANADA SECTION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 113 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

BARON RESIDENCE ADDITION & RENOVATION

1407 Ferdinand Street Coral Gables, Florida 33134

SCOPE OF WORK
THIS PROJECT CONSISTS OF NECESSARY LABOR, MATERIAL, EQUIPMENT, AND SERVICES REQUIRED FOR NEW ADDITION, & RENOVATION TO EXIST. 2-STORY SINGLE FAMILY RESIDENCE. LIMITED TO 2ND STORY ONLY TO PROVIDE FOR NEW MASTER BEDROOM, MASTER BATHROOM & CLOSETS AND RENOVATIONS TO EXISTING 2ND BEDROOM ON 2ND FL. RENOVATION TO EXIST. ELECTRICAL, PLUMBING, & MECHANICAL IMPROVEMENTS RELATED TO THE ABOVE ALL AS INDICATED IN THESE DOCUMENTS.



CONSTRUCTION GENERAL NOTES

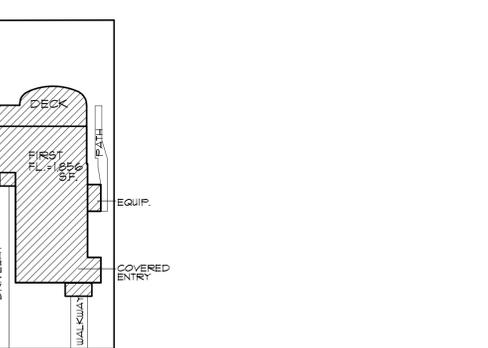
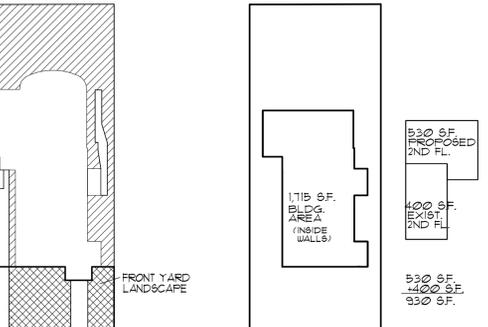
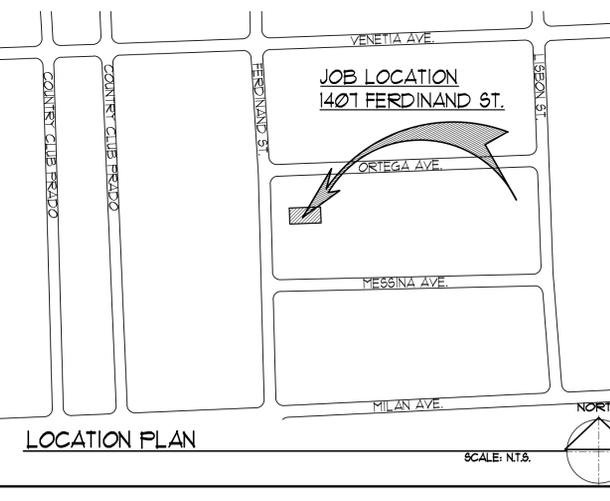
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES OR ERRORS BEFORE PROCEEDING WITH THE WORK.
- ALL MATERIALS AND WORK SHALL CONFORM TO ALL GOVERNING AGENCIES AND APPLICABLE CODES.
- SPECIFIC DETAILS AND NOTES SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS. PROVIDE ALL ACCESS PANELS AS REQUIRED. LOCATION AND TYPE SHALL BE APPROVED BY ARCHITECT PRIOR TO OBTAINING AND INSTALLING.
- CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 4A 60 B C FOR PROTECTION DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION OF SUBCONTRACTOR'S WORK TO SECURE COMPLIANCE OF DRAWINGS AND SPECIFICATIONS, THE ACCURATE LOCATION OF STRUCTURAL MEMBERS, AND OPENINGS FOR MECHANICAL, ELECTRICAL, AND MISCELLANEOUS EQUIPMENT.
- SUBMIT SHOP DRAWINGS AND CATALOGS OF EQUIPMENT AS REQUIRED FOR THE PROJECT.
- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- DOORS NOT LOCATED BY DIMENSIONS SHALL BE CENTERED IN WALL OR SHALL BE LOCATED FIVE INCHES FROM FINISH WALL TO EDGE OF DOOR BUCK.
- ALL TRADES SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK.
- CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON DRAWINGS WITH EXISTING LEVELS FOR THE LOCATION AND CONSTRUCTION OF THE WORK AND SHALL CALL ARCHITECT'S ATTENTION TO ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL FURNISH AND MAINTAIN TEMPORARY SANITATION FACILITIES AS REQUIRED DURING CONSTRUCTION. BRACING AND TEMPORARY SUPPORTS SHALL BE PROVIDED AS REQUIRED TO HOLD THE WORK SECURELY IN PLACE, AND TO SUSTAIN ALL LOADS THAT MAY OCCUR DURING ERECTION AND UNTIL SUBSEQUENT CONSTRUCTION IS ADEQUATE TO REPLACE TEMPORARY BRACING.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR INSTALLATION OF ALL CASEWORK AND OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENTS.

RENOVATION NOTE

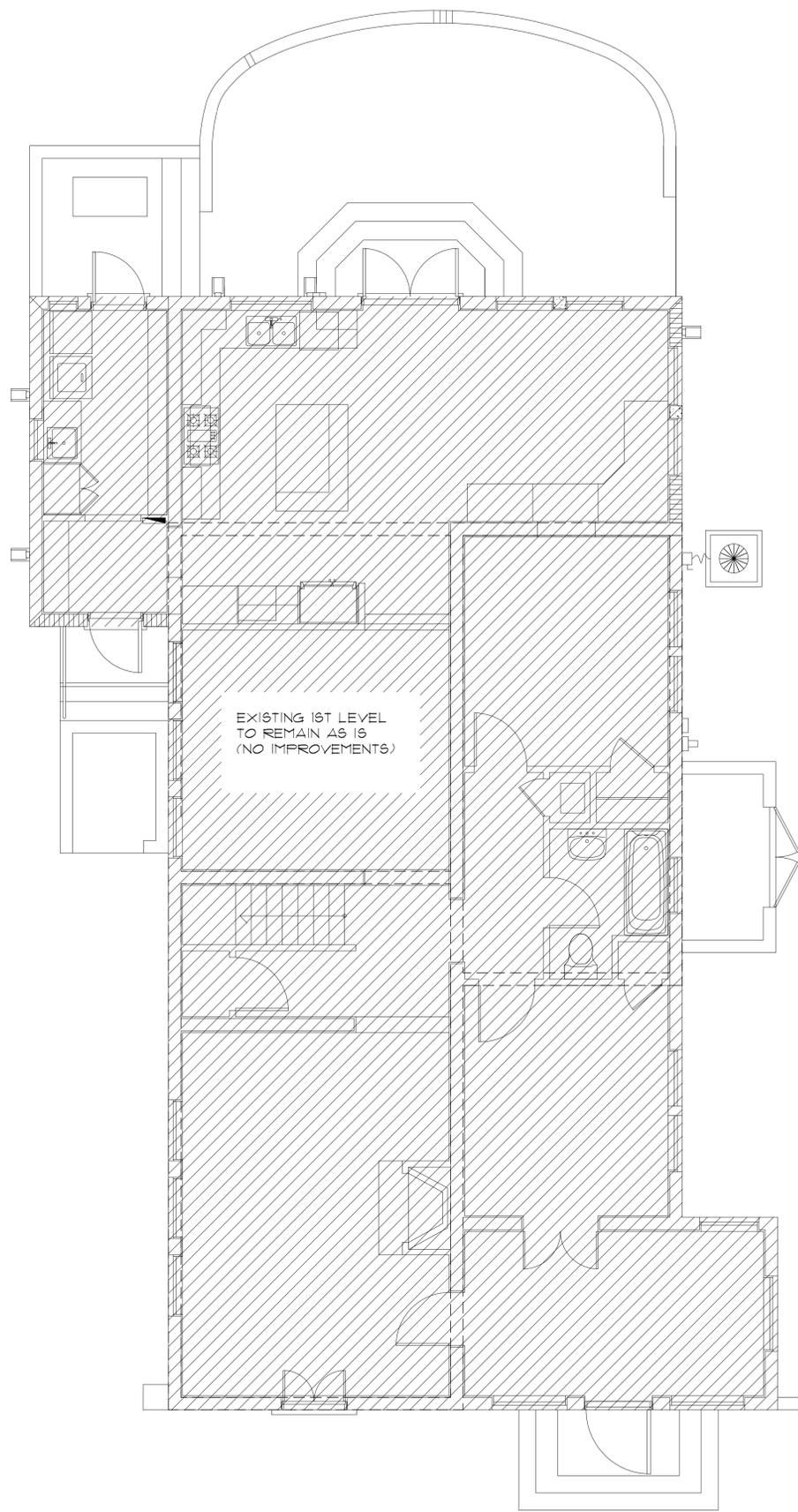
NOTE TO OWNER AND GENERAL CONTRACTOR: DURING THE COURSE OF WORK OUTLINED WITHIN THESE CONSTRUCTION DOCUMENTS FOR THIS REMODELING, UNEXPECTED CONSTRUCTION FIELD CONDITIONS MAY ARISE. SUCH CONDITIONS SHALL BE ADDRESSED AND RESOLVED IN THE FIELD BY THE CONTRACTOR, AND ARCHITECT, AND REVIEWED WITH THE OWNER PRIOR TO PROCEEDING. UNFORESEEN CONDITIONS MAY ARISE BASED UPON EXISTING NOT READILY VISIBLE ("CONCEALED CONDITIONS") PRIOR TO CONSTRUCTION COMMENCEMENT, AND THEREFORE WERE NOT REFLECTED AS PART OF THIS SCOPE OF WORK.

EXISTING CONDITIONS

If required remove all abandoned materials, devices, fixtures, pipes, conduits, wires, etc. from premises including area above ceiling plenum.
If required, Contractor to patch repair and/or replace existing ceilings, walls, flooring, lighting, etc. indicated to remain or be re-used.

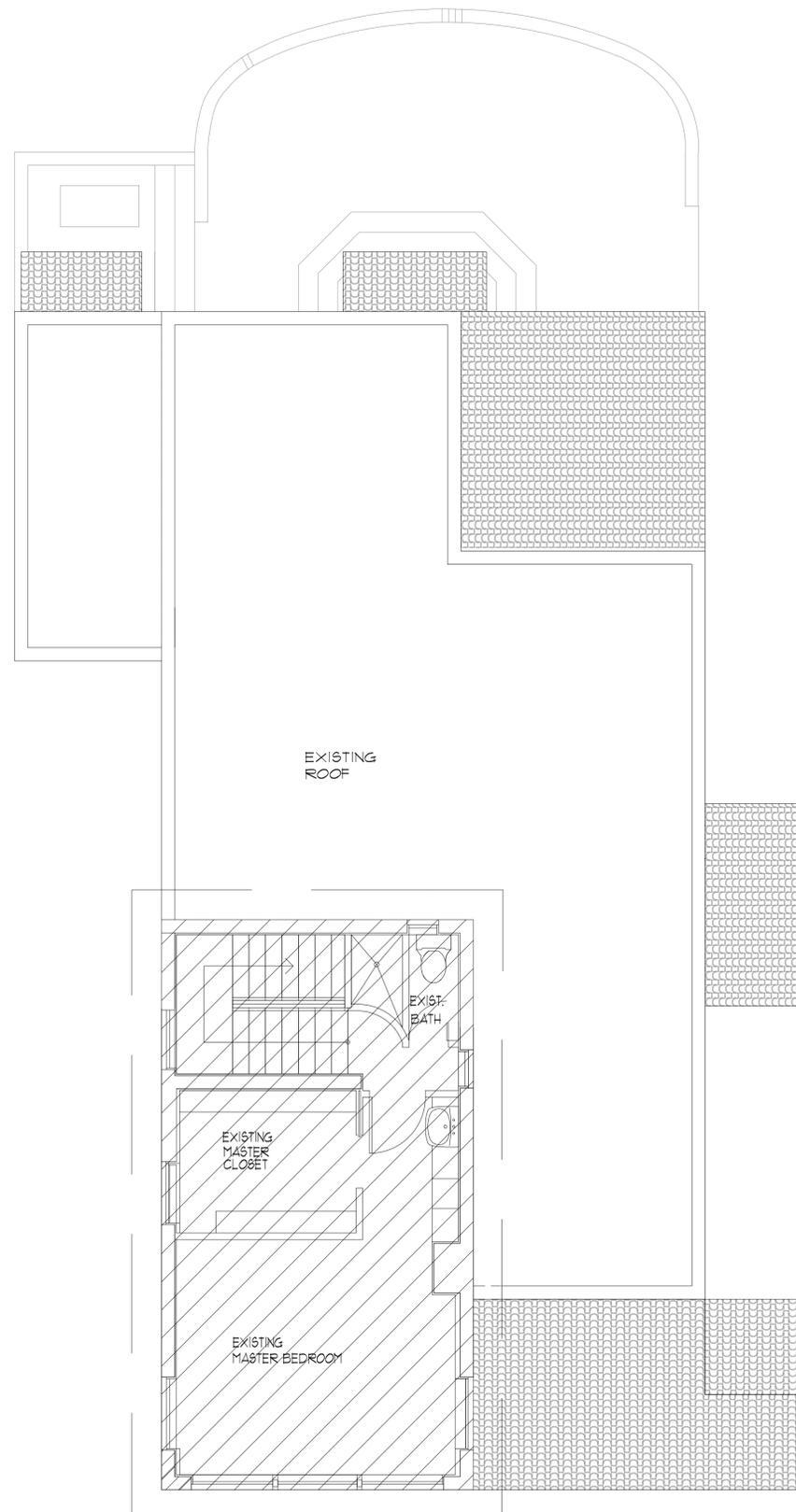


LOT COVERAGE MAX. ALLOWABLE = 35% = 2,180 SF
LOT COVERAGE EXISTING = 1,856 SF + 30%
NEW 2ND FLOOR ADDITION: (434 SF.)
LOT COVERAGE = 1,856 SF + 30% NO INCREASE.
NO INCREASE IN BUILDING FOOTPRINT
30% LOT COVERAGE



EXISTING 1ST FLOOR LEVEL

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

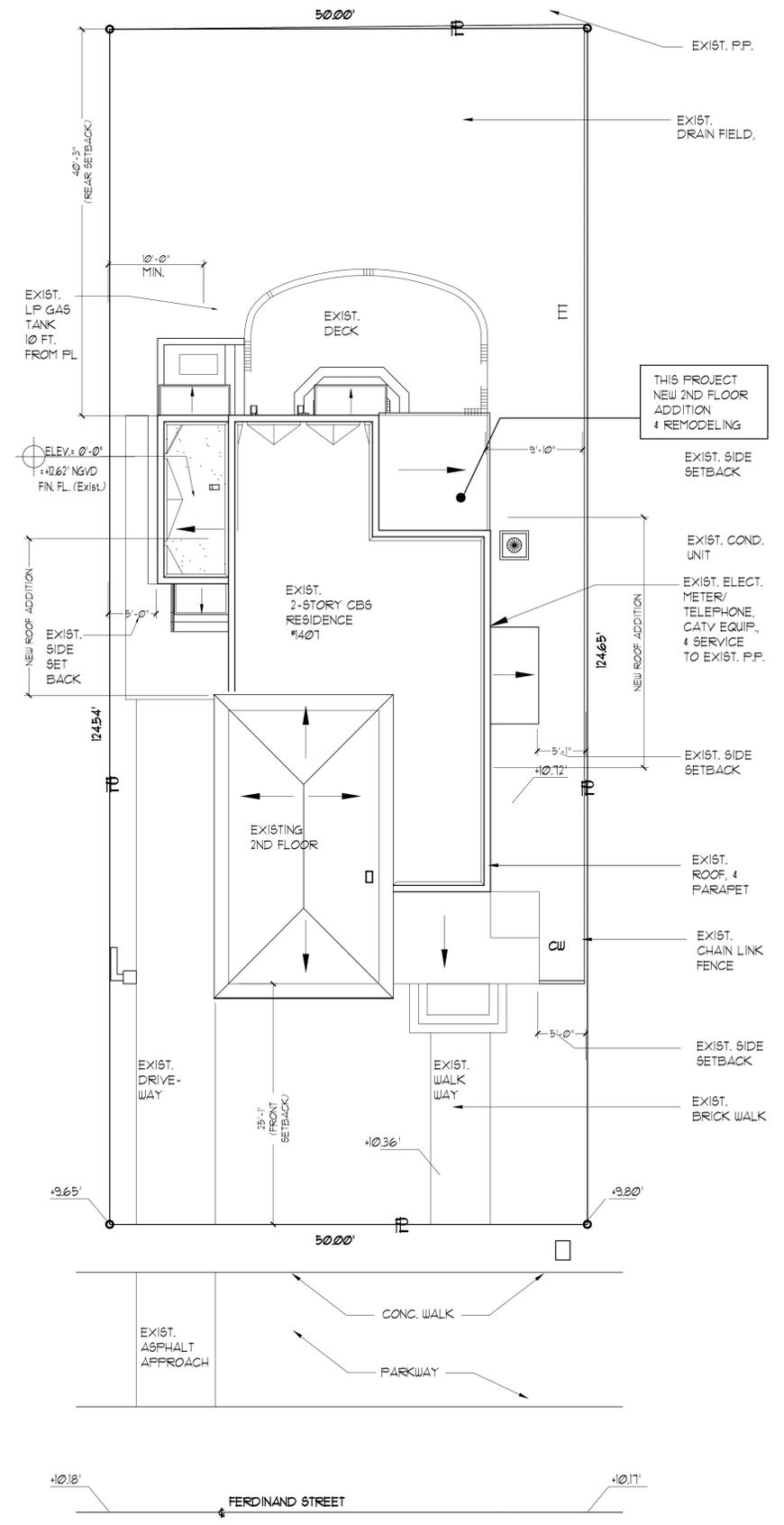


EXISTING 2ND FLOOR LEVEL

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

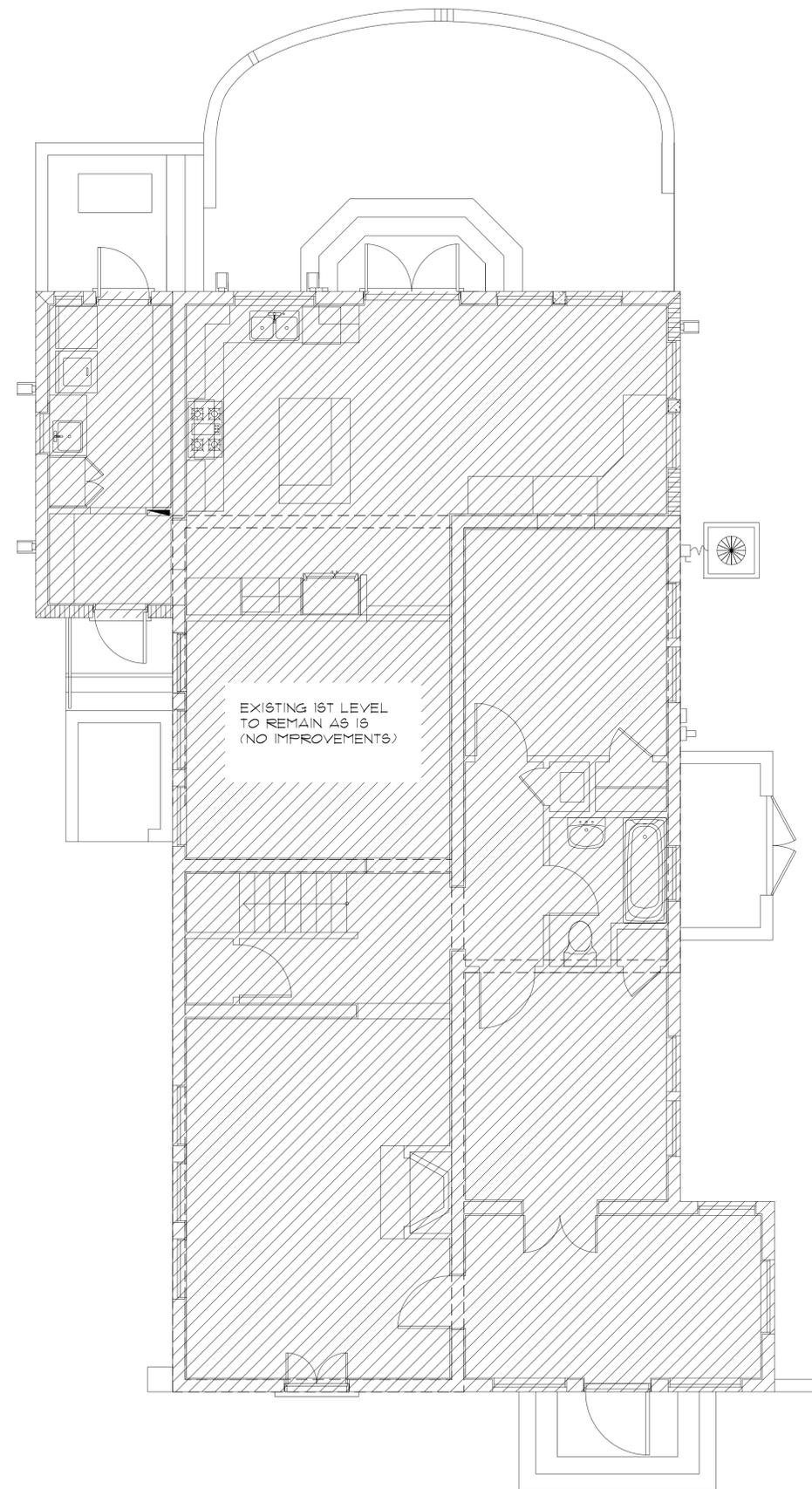
G.C. NOTE:
PRIOR TO REMOVAL OF ANY SUPPORT MEMBERS, PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN.

LEGEND
HATCHED AREA DENOTES NO WORK BEING DONE. AREA IS EXISTING TO REMAIN AS IS.
NOTES:
• REMOVE/SALVAGE PER OWNERS DIRECTIONS.



EXISTING SITE PLAN

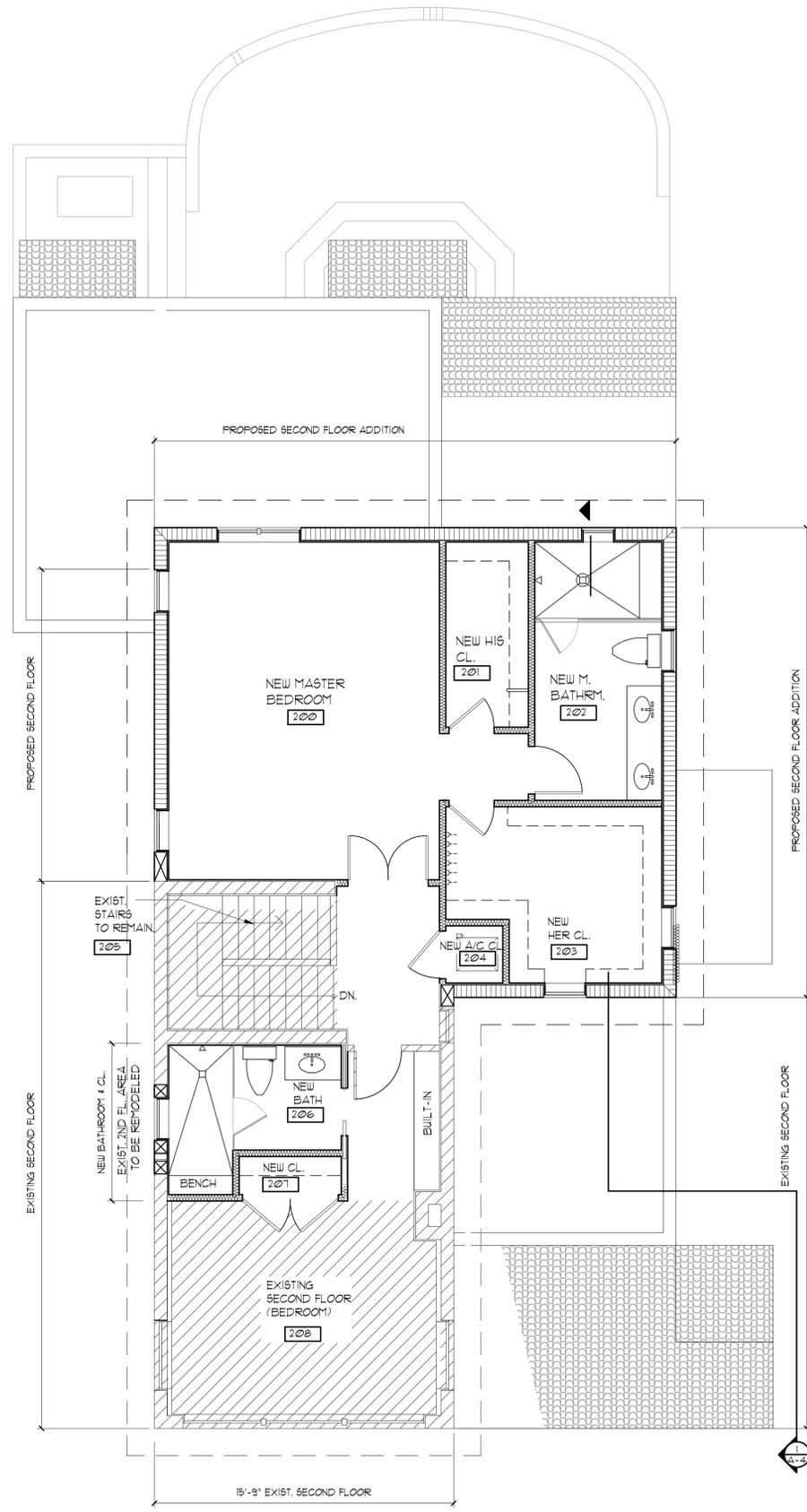
NORTH



EXISTING 1ST FLOOR LEVEL

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

NORTH



PROPOSED 2ND LEVEL

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

NORTH



LEGEND

 HATCHED AREA DENOTES NO WORK BEING DONE. AREA IS EXISTING TO REMAIN AS IS.

NOTES:

- * REMOVE/SALVAGE PER OWNERS DIRECTIONS.

G.C. NOTE:

PRIOR TO REMOVAL OF ANY SUPPORT MEMBERS, PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN.



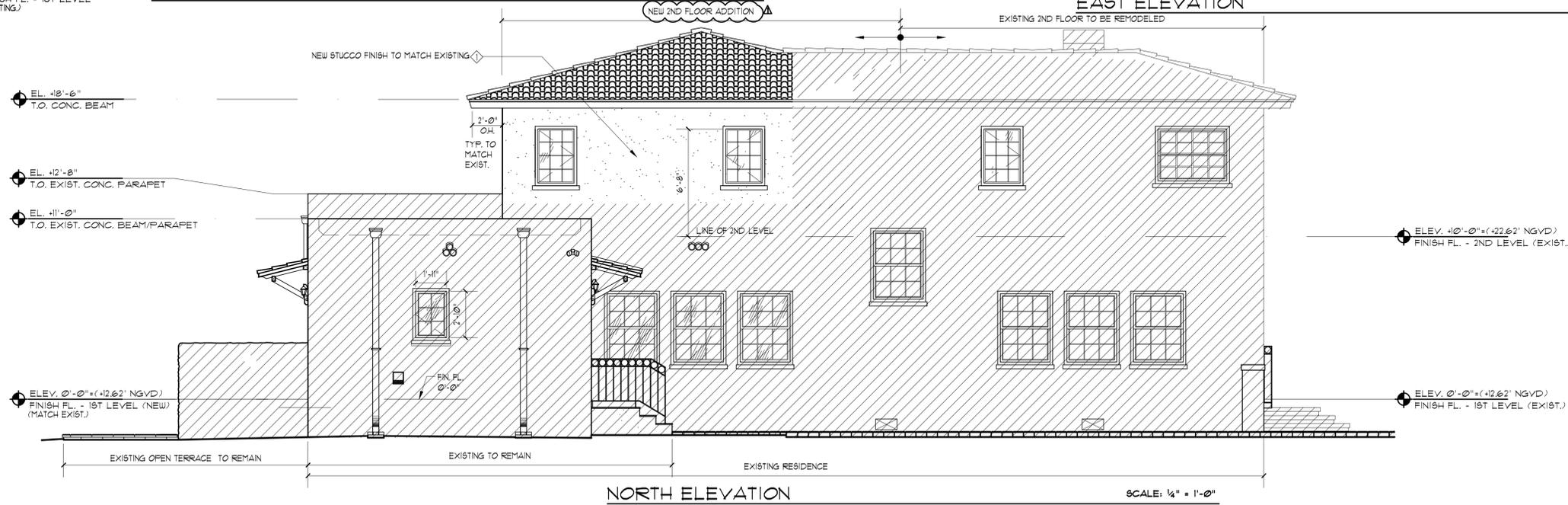
WEST ELEVATION



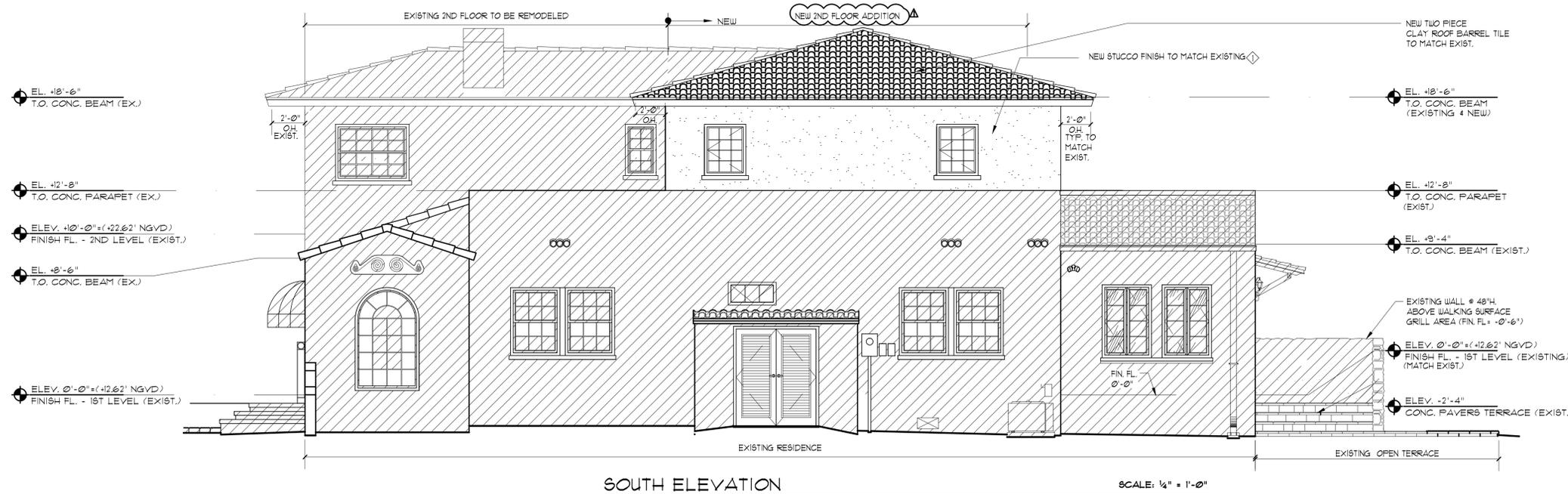
EAST ELEVATION

ELEVATION LEGEND:

 HATCHED AREA DENOTES NO WORK BEING DONE. AREA IS EXISTING TO REMAIN AS IS.



NORTH ELEVATION



SOUTH ELEVATION



EXISTING WEST ELEVATION

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



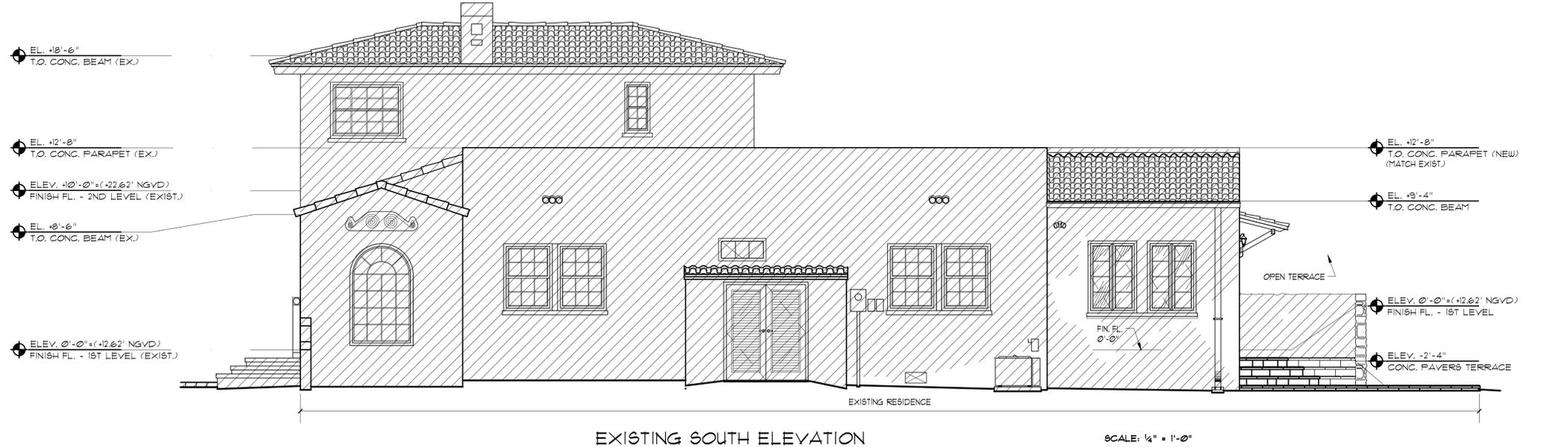
EXISTING EAST ELEVATION

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



EXISTING NORTH ELEVATION

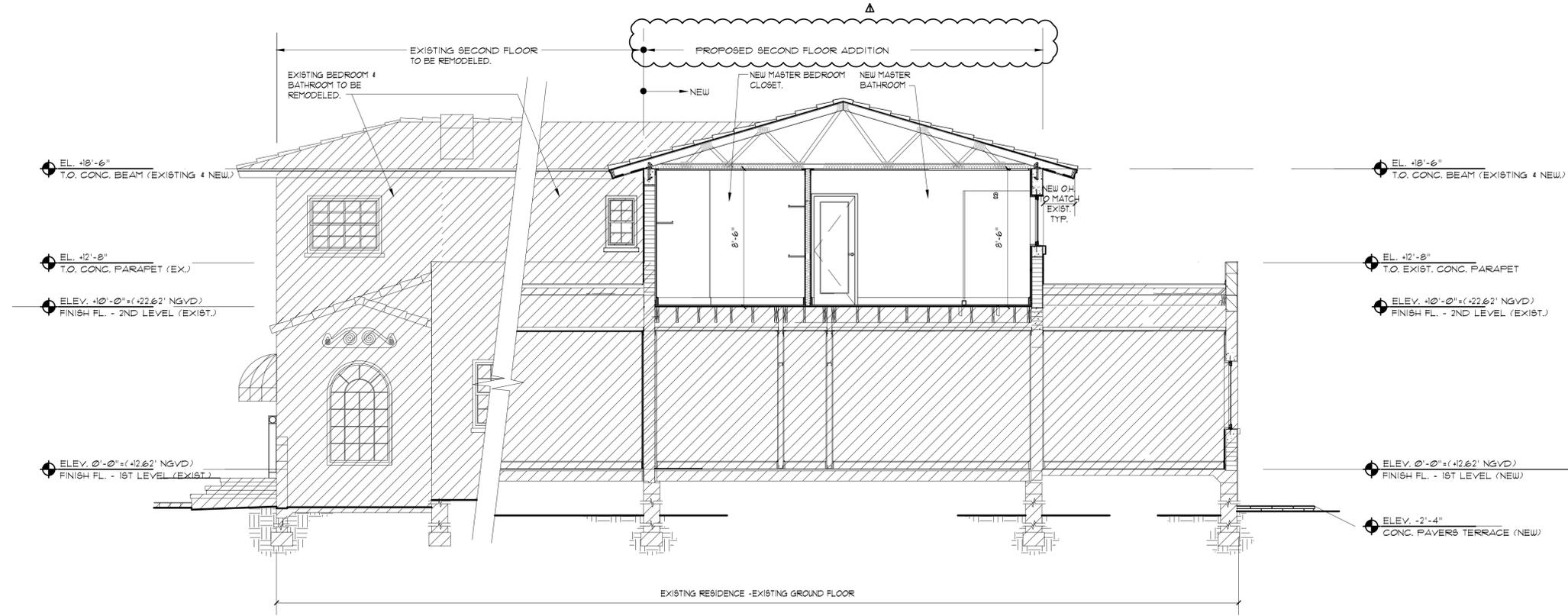
SCALE: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION

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

PROJECT: 1968
 BARON RESIDENCE ADDITION
 SECOND FLOOR ADDITION
 CORAL GABLES, FLORIDA 33134
 SHEET: A-31
 PROJECT: 1575-TB-24X36
 BARON RESIDENCE
 1575 TOWN AND STREET
 CORAL GABLES, FLORIDA 33134
 CONTACT: JOSE + KRISTIN BARON
 156-507-1888
 DATE: 03-25-2021
 H. P. REVISED 03-15-2021
 H. P. REVISED 07-19-2021
 B.O.A. 9-6-2021
 B.O.A. Rev. 1 - 10-16-2021
 GROUP ARCHITECTS ARCHITECTS ARCHITECTS ARCHITECTS
 7835 SW 14th STREET
 MIAMI, FLORIDA 33150
 TEL: 305-356-2200
 FAX: 305-356-6422
 JAMES SMITH, AIA
 ARCHITECT
 JOS ARCHITECTS
 P:\JAS PROJECT\2019-PROJECTS\1968-Baron Residence\BDA-05-10-4-21-1968-A-31 - Exst. Elevation.dwg 10/11/2021



Sheet
A-4.0

Building Section

Project: 1868
**BARON RESIDENCE ADDITION
 SECOND FLOOR ADDITION**
 1301 E. SEASAND STREET
 CORAL GABLES, FLORIDA 33134
 CONTACT: JOSE & KRISTIN BARON
 186-567-1888

Client

JOSE & KRISTIN BARON
 1301 E. SEASAND STREET
 CORAL GABLES, FLORIDA 33134
 CONTACT: JOSE & KRISTIN BARON
 186-567-1888

Revises

Date
 H.P. 09-25-2021
 H.P. REVISED 09-13-2021
 H.P. REVISED 01-23-2021
 B.O.A. - 9-9-2021
 B.O.A. - Rev. 1-10-16-2021

P:\US PROJECT\2019-PROJECTS\1868-Baron Residence\B04-06-10-4-21-1868-A-4.0 Section.dwg 10/11/2021

JOS
 GROUP
 ARCHITECTS
 7865 SW 14th STREET
 MIAMI, FLORIDA 33155
 TEL: 305-384-2200
 F: 305-384-1822
 JAMES SMITH, AIA
 ARCHITECT

7865 SW 14th Street
 Miami, FL 33155
 Tel: 305-384-2200
 Fax: 305-384-1822