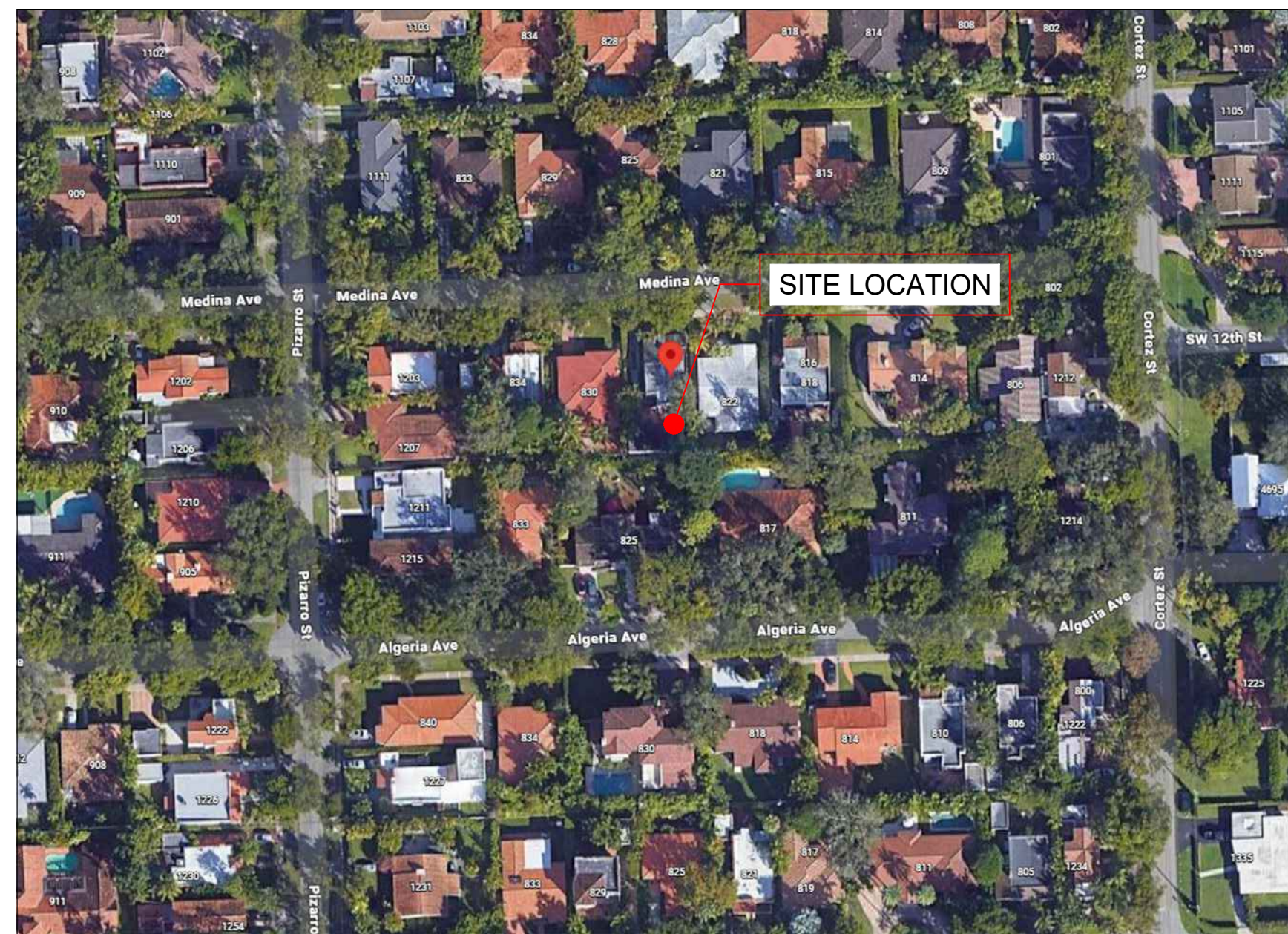


# PERMIT SUBMITTAL - HISTORIC REVIEW

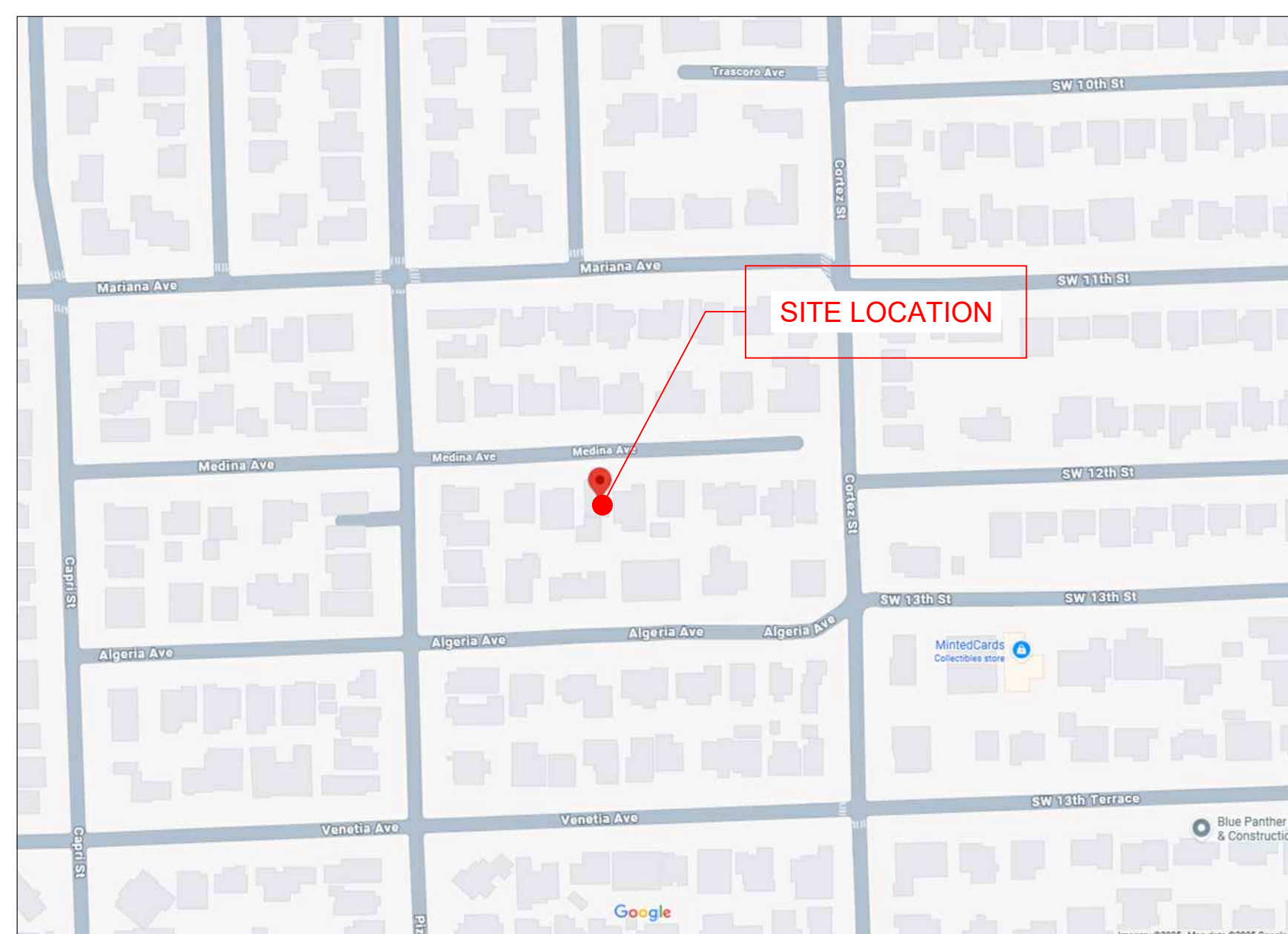
## DETACHED STRUCTURE REMODELING

826 MEDINA AVE.  
CORAL GABLES, FLORIDA 33134

### SITE LOCATION



### AERIAL PHOTO



### GENERAL DATA

NAME OF THE PROJECT:	CODE ENFORCEMENT JURISDICTION:
PROPOSED USED: ADDITION AND INTERIOR REMODELING	FLORIDA FIRE PREVENTION CODE 2023 (FFPC) 8TH. EDITION
LOCATION: 826 MEDINA AVE, CORAL GABLES, FLORIDA 33134	FLORIDA BUILDING CODE 8TH. EDITION (2023)
OWNER:	FLORIDA BUILDING CODE RESIDENTIAL 2020 (FBCR) 7TH EDITION
PROJECT SUMMARY: ADDITION AND REMODELING	NFPA 1, 2021' EDITION, "FIRE CODE"
ZONING: SFR (SINGLE FAMILY RESIDENTIAL)	NFPA 101, 2021' EDITION, "LIFE SAFETY CODE"
FOLIO: 03-4107-018-0600	NFPA 10, 20' EDITION, "STANDARD FOR PORTABLE FIRE EXTINGUISHER"
	NFPA 13, 2019' EDITION, "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEM"
	NFPA 70, 2020' EDITION, "NATIONAL ELECTRICAL CODE"
	NFPA 72, 2019' EDITION, "NATIONAL FIRE ALARM CODE"

### GENERAL NOTES

- THE GENERAL NOTES AND CONSTRUCTION DOCUMENTS APPLY TO THE WORK OF THIS PROJECT. AND SHALL BE HEREWITH SHALL BY THE GENERAL CONTRACTOR AND ALL OF HIS CAREFULLY REVIEWED GENERAL CONTRACTOR SHALL COORDINATE EACH SUB-CONTRACTORS. THE PARTICULAR WORK WITH ALL OTHER SUB-CONTRACTORS' SUB-CONTRACTORS' WITH THIS PROJECT. WORK ASSOCIATED
- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR WORKMENS COMPENSATION INSURANCE IN STATUTORY SHALL CARRY REQUIRED BY LAW. LIABILITY, BODILY INJURY, AUTOMOTIVE, AMOUNTS AS INSURANCES IN AMOUNTS AND FOR PERIODS SATISFACTORY AND OTHER CONTRACTOR. TO THE FULLEST EXTENT PERMITTED BY LAW, TO THE GENERAL CONTRACTOR AND ALL OF HIS SUBCONTRACTORS SHALL THE GENERAL HARMLESS THE ARCHITECT AND HIS CONSULTING ENGINEERS INDEMNIFY AND HOLD AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, AND THEIR AND EXPENSES RESULTING FROM THE PERFORMANCE OF THE DAMAGES, LOSSES, ASSOCIATED WITH THIS PROJECT. WORK
- EXISTING CONDITIONS: BEFORE BIDDING, THE CONTRACTOR JOB SITE AND ASCERTAIN ALL EXISTING CONDITIONS WHICH SHALL VISIT THE WORK. FAILURE TO DO SO WILL NOT BE ACCEPTED AS A WILL AFFECT HIS REQUESTING EXTRA PAY WHEN THE EXISTING CONDITIONS REASON FOR MATERIALS. ANY EXISTING CONDITIONS FOUND BY THE RESULT IN EXTRA WILL ADVERSELY AFFECT THE WORK SHALL BE IMMEDIATELY CONTRACTOR WHICH THE ATTENTION OF THE ARCHITECT/ENGINEER. CORRECTION BE BROUGHT TO SHALL BE COMPLETELY ASSESSED WITHOUT ADDITIONAL OF ANY DEFECTS INCLUDE REPLACEMENTS OR REPAIR OF ANY OTHER PHASE OF CHARGE AND SHALL INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY. THE
- ALL WORK PERFORMED FOR THIS PROJECT SHALL COMPLY NATIONAL, STATE AND LOCAL CODES HAVING JURISDICTION, WITH ALL BUILDING CODE 2014, AND WITH THE REQUIREMENTS OF THE THE FLORIDA COMPANIES WHOSE SERVICES SHALL BE UTILIZED. ALL UTILITY REQUIRED BY THE BUILDING DEPARTMENT SHALL BE MODIFICATIONS ATTENTION OF THE ARCHITECT PRIOR TO, OR AT THE TIME OF BROUGHT TO THE ANY REQUIRED CHANGES WILL BE SHOWN, AS DETERMINED PERMITTING. ON REVISED DRAWINGS ISSUED TO THE GENERAL BY THE ARCHITECT, CONTRACTOR.
- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR ARRANGEMENTS FOR, OBTAIN, AND PAY FOR ALL PERMITS, SHALL MAKE INSPECTIONS, AND APPROVALS REQUIRED OR HIS PORTION TESTS, OF WORK
- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ALL SHALL BE INSPECTIONS REQUIRED BY THE BUILDING DEPARTMENT TO BE MANDATORY BUILDING THE ARCHITECT OR ANY OF HIS ENGINEERS UPON ISSUANCE MADE BY THE GENERAL CONTRACTOR MUST ENSURE THAT THE OF THE PERMIT. IS IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE INSPECTIONS PROCESS CODE 2014, FLORIDA BUILDING
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS RESPONSIBLE TO BE AWARE OF ALL COMMENTS AND NOTES SHALL BE BUILDING OFFICIAL UPON THE PERMITTED, SIGNED AND MADE BY THE OF CONSTRUCTION DOCUMENTS, AND SHALL INCORPORATE SEALED JOBSITE SET WITHIN THE APPLICABLE CONTRACTORS' SCOPE OF WORK. IT ALL INFORMATION BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SHALL, AS WELL, SET OF CONSTRUCTION DOCUMENTS, AND TO NOTIFY THE KEEP AN AS-BUILT AND ALL CHANGES MADE DUE TO FIELD DIRECTIVES BY THE ARCHITECT OF ANY INSPECTORS. AT SUBSTANTIAL COMPLETION OF THE BUILDING CONTRACTOR SHALL DELIVER THE AS-BUILT SET OF PROJECT, THE GENERAL ARCHITECT, WITH ALL AUTHORIZED FIELD CHANGES CLEARLY DRAWINGS TO THE RED INK OR PENCIL. INDICATED IN
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS INDIVIDUALLY RESPONSIBLE FOR THE PROTECTION OF SHALL BE FROM ALL HAZARDS ASSOCIATED WITH HIS PARTICULAR BUILDING OCCUPANTS CONTRACTOR SHALL PROVIDE, INSTALL, AND MAINTAIN ALL WORK. THE BARRIERS, AND DUST CONTROL SYSTEMS NECESSARY TO BARRICADES, HEALTH AND SAFETY OF THE BUILDING OCCUPANTS. PROTECT THE
- WRITTEN DIMENSIONS AND NOTES ARE TYPICAL FOR UNLESS OTHERWISE NOTED IN THE CONSTRUCTION SIMILAR CONDITIONS, SCALE DRAWINGS. IF REQUIRED DIMENSIONS OR NOTES ARE DOCUMENTS. DO NOT THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN INDICATED, FOR RESOLUTION.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS RESPONSIBLE FOR ANY CUTTING, FITTING, AND PATCHING SHALL BE REQUIRED TO PROPERLY COMPLETE THE WORK OF HIS THAT MAY BE CONTRACTOR SHALL ENDANGER THE WORK OF ANY OTHER CONTRACT. NO ANY FEES/COSTS INCURRED TO REPAIR DEFECTIVE OR CONTRACTOR. BE BORNE BY THE SUBCONTRACTOR RESPONSIBLE LIMITED WORK SHALL THEREFOR.
- THE GENERAL CONTRACTOR SHALL SUBMIT PRODUCT DRAWINGS, SAMPLES, AND EQUIPMENT SPECIFICATION APPROVALS, SHOP FOR IN THE CONSTRUCTION DOCUMENTS INCLUDING, BUT NOT SHEETS AS CALLED FOLLOWING: ELECTRICAL AND AIR CONDITIONING EQUIPMENT; LIMITED TO, THE FIXTURES; APPLIANCES; CABINETS; AND FINISHES. ALL PLUMBING DELIVERED TO THE OWNER SUFFICIENTLY IN ADVANCE TO SUBMITTALS SHALL BE AND CORRECTION OR APPROVAL. PROCUREMENT AND/OR ALLOW FOR REVIEW NOT COMMENCE UNTIL SUBMITTALS ARE REVIEWED AND FABRICATION SHALL APPROVED BY THE OWNER.
- ALL REQUIRED TESTS PERTAINING TO THIS PROJECT SHALL AT THE EXPENSE OF THE GENERAL CONTRACTOR, AND BY A BE PERFORMED LABORATORY UNDER THE SUPERVISION OF A FLORIDA LICENSED TESTING TEST RESULTS SHALL BE SUBMITTED EACH TIME A TEST IS REGISTERED ENGINEER. COMPLETED.
- THE GENERAL CONTRACTOR AND ALL APPLICABLE SHALL. FURNISH AND BE SOLELY RESPONSIBLE FOR ALL SUBCONTRACTORS AND SHORING REQUIRED TO MAINTAIN THE PLUMBNESS AND TEMPORARY BRACING STRUCTURAL ELEMENTS. THIS SHALL APPLY EVEN TO THOSE STABILITY OF ALL MEMBERS NOT INDICATED IN THE CONSTRUCTION DOCUMENTS. STRUCTURAL
- NO STRUCTURAL MEMBER SHALL BE CUT, REMOVED, OR SPECIFIED IN THE CONSTRUCTION DOCUMENTS) WITHOUT THE MODIFIED (UNLESS CONSENT OF THE ARCHITECT OR HIS ENGINEER. WRITTEN
- ALL EXISTING DISTURBED OR DAMAGED SURFACES (I.E. PAINT, ETC.), WITHIN THE AREA OF CONSTRUCTION, SHALL BE DRYWALL, STUCCO, NECESSARY, TO MATCH EXISTING FINISHES. REPAIRED, AS
- AFTER COMPLETION OF CONSTRUCTION, ALL WORK AREAS CLEAN AND FREE OF ANY PLASTER, PAINT SMEARS OR SHALL BE LEFT BUILDING IS TO BE BROOM CLEANED. SPLATTERS, AND THE
- THE GENERAL CONTRACTOR AND ALL APPLICABLE PROVIDE AND INSTALL 2X WOOD BACKING BETWEEN STUDS FOR SUBCONTRACTORS SHALL WALL-MOUNTED CABINETS AND SURFACE-MOUNTED ANY BASE AND THE INSTALLATION OF ANY WALLBOARD. PROVIDE BACKING ACCESSORIES PRIOR TO AND ACCESSORIES ARE "BY OTHERS" OR "NOT IN CONTRACT" EVEN IF CABINETS CONTRACTOR SHALL MARK LOCATION OF BACKING ON (I.E.C.). OF THE CABINET/EQUIPMENT INSTALLERS. WALLBOARD FOR THE USE
- CABINET MANUFACTURER SHALL FIELD MEASURE EXACT OF ALL CABINETS AND ELECTRICAL RECEPTACLES AT THE FINISHED LOCATION FABRICATION OF ANY CABINETS. THE ARCHITECT SHALL BE JOBSITE PRIOR TO IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS FOR NOTIFIED RESOLUTION.
- ALL WORK SPECIFIED IN THE CONSTRUCTION DOCUMENTS, BY THE GENERAL CONTRACTOR OR HIS SUBCONTRACTORS, AND PERFORMED ONE (1) YEAR WARRANTY FROM THE DATE OF THE CITY OR SHALL BE GIVEN A INSPECTION, AND WITH THE OWNER'S APPROVAL OF COUNTY'S FINAL PERIOD, THE CONTRACTOR AGREES TO REPAIR AND/OR SATISFACTION. DURING THIS ANY WORK PERFORMED UNDER HIS CONTRACT WHICH IS REPLACE, AS NECESSARY, DUE TO CIRCUMSTANCES ASSOCIATED WITH THE DEFECTIVE OR DAMAGED CONTRACTOR'S WORK FORCE, OR THAT OF HIS WORKMANSHIP OF THE GENERAL SUBCONTRACTORS.
- THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS AND REMAIN THE PROPERTY OF THE ARCHITECT. ANY OF CONSTRUCTION DRAWINGS, WITHOUT THE WRITTEN CONSENT OF THE REPRODUCTION OF SAID PROHIBITED BY COPYRIGHT PROTECTION LAWS. ARCHITECT, IS STRICTLY
- PLANS, DRAWINGS ARE BASICALLY DIAGRAMS INTENDED TO APPROXIMATELY EQUIPMENT LOCATIONS AND ARRANGEMENTS, DEPICT EVERY MINOR DETAIL PLANS SHALL NOT BE SCALED TO NOT TO SHOW LOCATION AND DIMENSIONS. DETERMINE EXACT
- INTERFERENCE: THE CONTRACTOR SHALL COORDINATE HIS OTHER TENANTS OPERATING IN THE CENTER AS WELL AS WORK WITH INTERFERENCE WITH EXISTING CONDITIONS, CONDUITS, PIPING, OTHER TRADES SO THAT STRUCTURAL MEMBERS BE AVOIDED. EQUIPMENT AND
- SUBSTITUTIONS: PRODUCTS AND MATERIALS CALLED OUT BY TRADE NAME AND/OR CATALOG NUMBERS ESTABLISH A STANDARD OF PERFORMANCE AND DIMENSION. CONTRACTORS SHALL BASE QUALITY, APPEARANCE, THOSE ITEMS AS THEY SHALL BE CONSIDERED AS A BASIS OF HIS PROPOSAL ON FOR SUBSTITUTION SHALL BE SUBMITTED IN WRITING TO THE BIDDING. REQUESTS ENGINEER, DEMONSTRATING THAT PRODUCT IS OF ARCHITECT / DESIGN CONSTRUCTION, STANDARDS AND WARRANTIES, COMPARABLE AND BASIC WITHOUT CHANGE, AND DOES NOT CAUSE EXTRA WORK TO DIMENSIONS TO FIT CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING OTHER TRADES. ARCHITECT/ENGINEER WILL, UNDER NO CIRCUMSTANCES, BE EQUALITY OF SUBSTITUTION: SUCH ITEM IS OR IS NOT OF EQUAL QUALITY TO THE SPECIFIED REQUIRED TO PROVE ARCHITECT/ENGINEER EXPENSES INCURRED DUE TO ITEM, REVISIONS OR SUBSTITUTIONS SHALL BE PAID BY CONTRACTOR'S REQUESTED CONTRACTOR.
- RECORD DRAWINGS: MAINTAIN A COMPLETE SET OF PRINTS ALL CHANGES. USE COLORED PENS TO MARK CHANGES AT THE FOR INDICATING EXECUTION AND DELIVER THE SET TO THE TIME OF COMPLETION. CONTRACTOR SHALL STAMP "AS BUILT" ON ARCHITECT/ENGINEER UPON DATE AND SIGN IN INK. PRINTS AND PLANS, SCHEDULING, CONTRACTOR SHALL COORDINATE WITH TIMES TO PERFORM WORK. CONTRACTOR MUST BE AWARE OF OWNER APPROPRIATE AVAILABILITY OF APPROPRIATE TIME WINDOS. CLOSE VARYING CONSULTATION WITH OWNER IS THEREFORE NECESSARY.

### INDEX OF DRAWINGS

SUBMITTAL GRAPHIC SYMBOLS DEFINITIONS	
NEW / REVISED	
RE-ISSUED WITHOUT REVISION	
PREVIOUSLY SUBMITTED	

ARCHITECTURAL	
T-0.0	COVER SHEET
T-1.0	AERIAL LOCATION PLAN
T-2.0	SITE SURVEY
T-3.0	EXISTING MICROFILM
T-3.1	EXISTING MICROFILM
T-4.0	EXISTING PHOTOS
D-1.0	DEMOLITION & SITE PLAN
C-1.0	EXISTING SITE / FLOOR PLAN
C-1.1	COVERAGE PLAN
A-1.0	PROPOSED GROUND FLOOR PLAN
A-2.0	EXISTING AND PROPOSED ELEVATIONS
A-2.1	EXISTING AND PROPOSED ELEVATIONS
A-2.2	EXISTING AND PROPOSED ELEVATIONS
A-2.3	EXISTING AND PROPOSED ELEVATIONS
A-3.0	TYPICAL WALL SECTION
A-4.0	RENDERING
A-5.0	RENDERING

MECHANICAL	
M-1.0	MMM

ELECTRICAL	
E-1.0	EEE

PLUMBING	
P-1.0	PPP

STRUCTURAL	
S-1.0	SSS

PREPARED BY

**VALENT ARCHITECT**

14068 NW 82ND AVENUE  
MIAMI LAKES, FL 33118  
(305) 439-6266  
FL CA #AAZ603562

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PROFESSIONAL SEAL

STATE OF FLORIDA

PATRICK STEPHEN VALENT  
AR 13834

REGISTERED ARCHITECT

PREPARED FOR

PROJECT INFORMATION

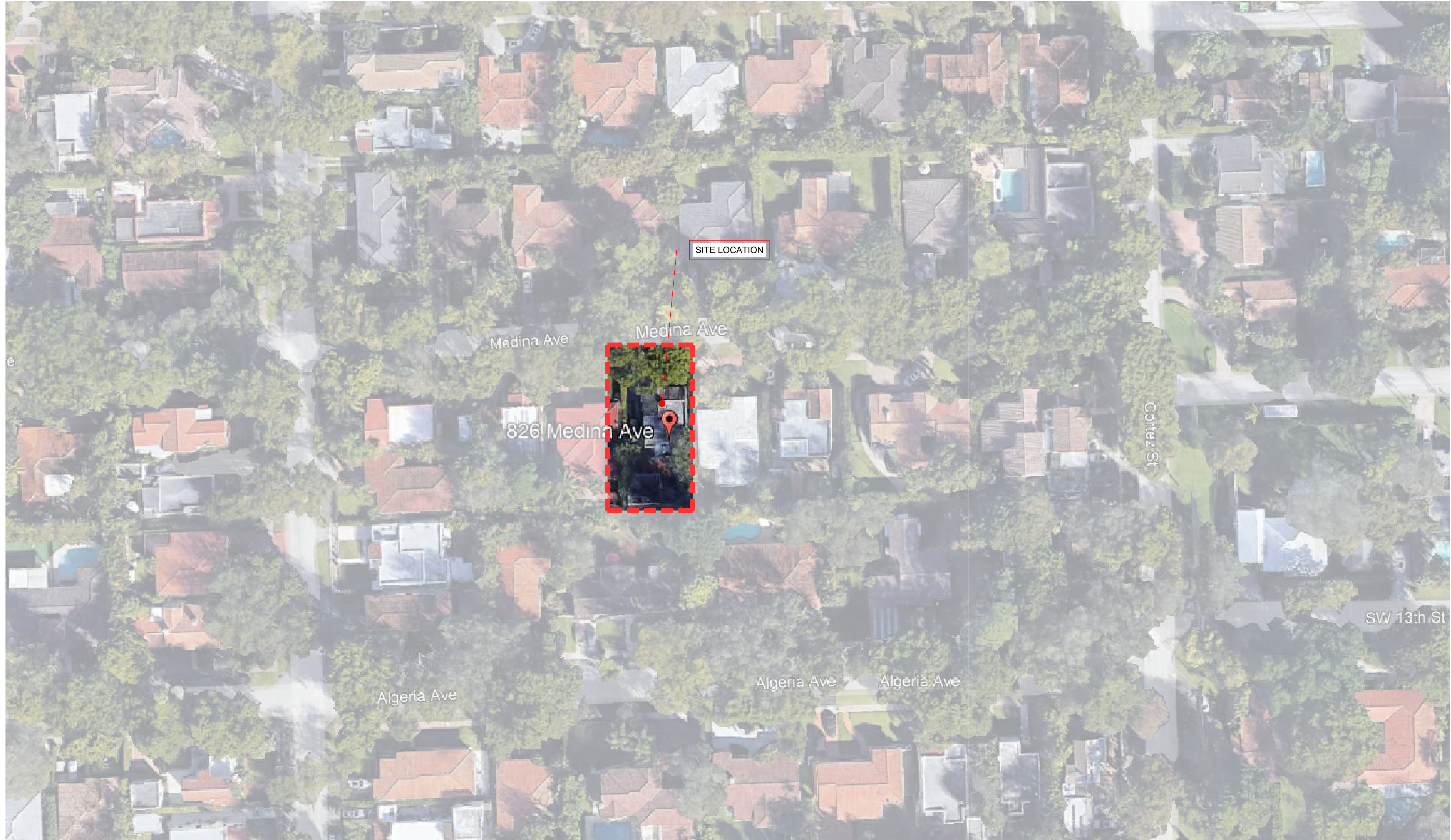
**826 MEDINA AVE**  
826 MEDINA AVE  
CORAL GABLES, FL 33134

ISSUED DATE: 10-01-24

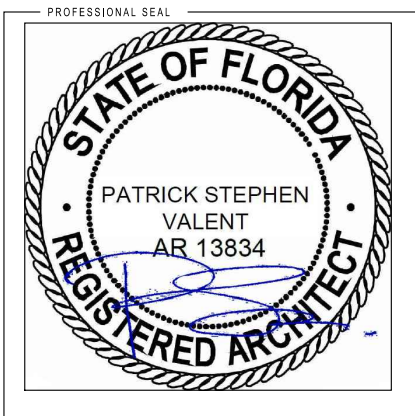
REVISION NUMBER: 01-01-24

SHEET NAME: EXISTING SITE PLAN

SHEET NUMBER: T-0.0



PREPARED BY  
**VALENT ARCHITECT**  
 14068 NW 82ND AVENUE  
 MIAMI LAKES, FL 33016  
 (305) 439-6266  
 FL CA #AAZ603562



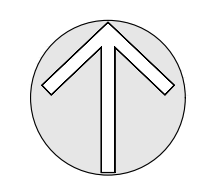
PROJECT INFORMATION

**826 MEDINA AVE**  
 826 MEDINA AVE  
 CORAL GABLES, FL 33134

ISSUED DATE	10-03-24
HISTORIC REVIEW	

SHEET NAME  
**AERIAL LOCATION PLAN**

SHEET NUMBER  
**T-1.0**



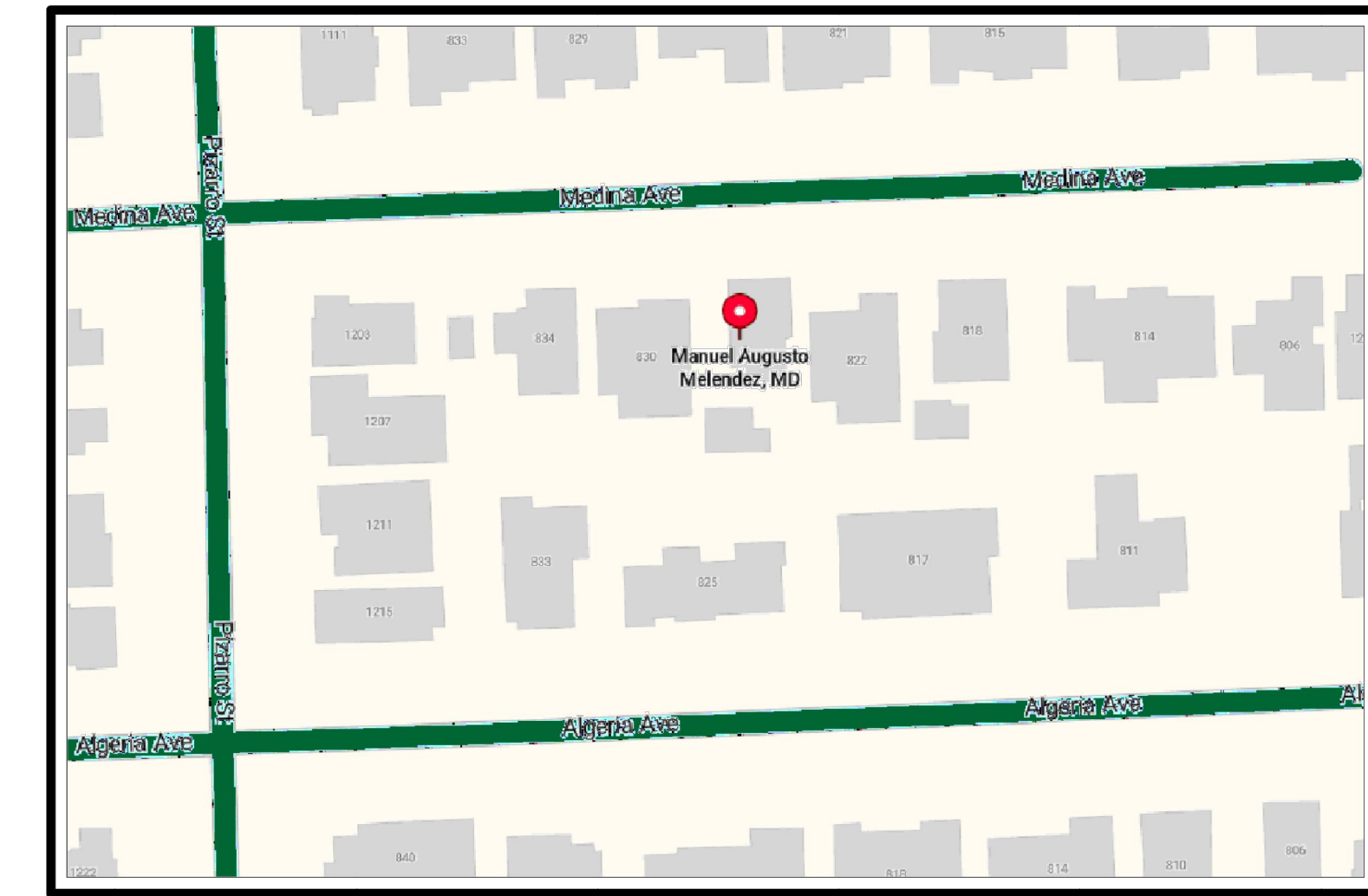
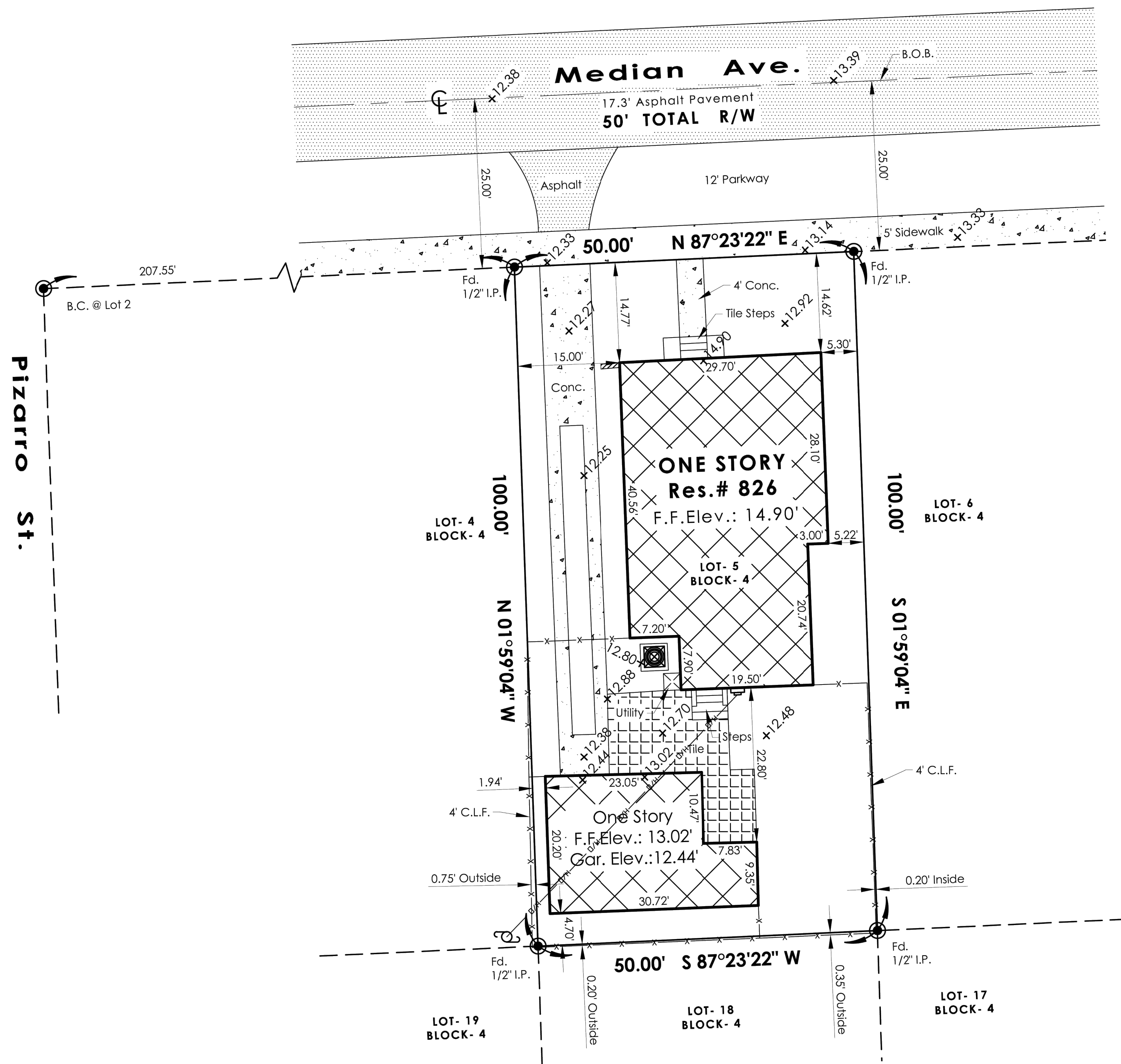
1  
 D1.0

**AERIAL LOCATION PLAN**

SCALE : 1/32" = 1'-0"

# BOUNDARY SURVEY

SCALE: 1" = 20'



LOCATION MAP

NOT TO SCALE

**PROPERTY ADDRESS:** 826 Medina Ave. Coral Gables, FL. 33134

**LEGAL DESCRIPTION:** Lot 5, Block 4, of **REVISED PLAT OF CORAL GABLES GRANADA SECTION**, according to the plat thereof, recorded in Plat Book 8, Page 113, of the Public Records of Miami Dade County, Florida.

### LEGEND AND ABBREVIATIONS

A= ARC DISTANCE	P.B.= PLAT BOOK	±0.00= ELEVATION	☐= CATCH BASIN
AC= AIR CONDITIONED UNIT	P.C.P.= PERMANENT CONTROL POINT	W= WATER METER	SS= SANITARY SEWER
ADJ.= ADJACENT	P.G.= PAGE	⊕= POWER POLE	WV= WATER VALVE
B.C.= BLOCK CORNER	P.O.B.= POINT OF BEGINNING	⊙= LIGHT POLE	TV= TV BOX
BLDG.= BUILDING	P.O.C.= POINT OF COMMENCE	⊗= FIRE HYDRANT	FPL TRANS.
B.O.B.= BASIS OF BEARINGS	P.P.= POOL PUMP	MH= MANHOLE	⊠= CONC. POWER POLE
CL.= CLEAR	R= RADIUS		
C.L.F.= CHAIN LINK FENCE	RES.= RESIDENCE		
CONC.= CONCRETE	R/W= RIGHT-OF-WAY		
D.M.E.= DRAINAGE MAINT. EASEMENT	TYP.= TYPICAL		
ENC.= ENCROACHMENT	U.E.= UTILITY EASEMENT		
FD.= FOUND	W.F.= WOOD FENCE		
F.F.ELEV.: FINISHED FLOOR ELEVATION	W.M.= WATER METER		
I.F.= IRON FENCE	∅= DIAMETER		
L.F.ELEV.: LOWEST FLOOR ELEVATION	⊕= CENTER LINE		

JOB NUMBER: 240985

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 9-11-09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:

ZONE X BASE FLOOD ELEV. N/A COMMUNITY NUMBER: 120639 PANEL NUMBER 0294 SUFFIX L

### LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1: 10000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

CERTIFIED TO:  
Manuel A. Melendez

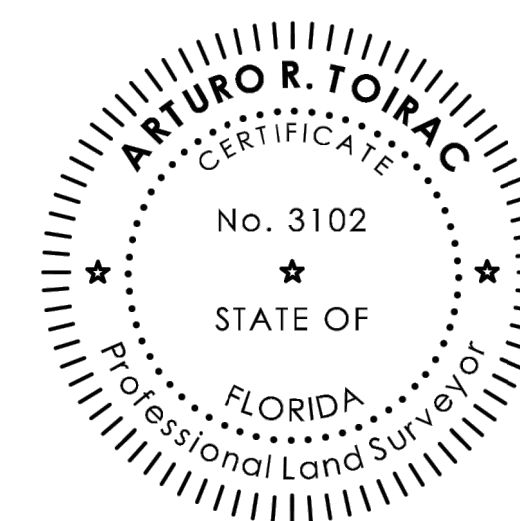
DATE OF FIELD WORK: September 17, 2024

REVISED ON:

I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, a true and correct representation, of a field survey performed under my direction. And also meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17.050 thru 5J-17.052 F.A.C. pursuant to Section 472.027 F. S.

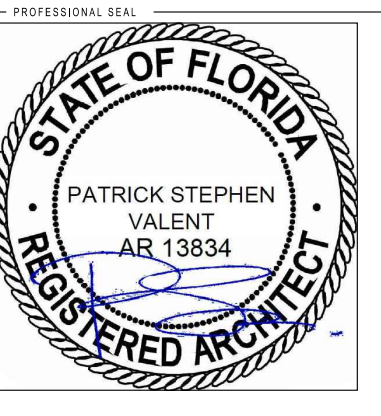
Arturo R Toirac  
Digitally signed by Arturo R Toirac  
Date: 2024.10.25 09:35:03 -04'00'

Not valid without the signature and the original embossed seal of a Florida Licensed Surveyor and Mapper.



**ARTURO R. TOIRAC**  
PROFESSIONAL LAND SURVEYOR & MAPPER  
14317 S.W. 45th Terrace Miami, Florida 33175  
Tel: (305) 552-7504 Fax: (305) 229-8068  
E-mail: enpav@yahoo.es

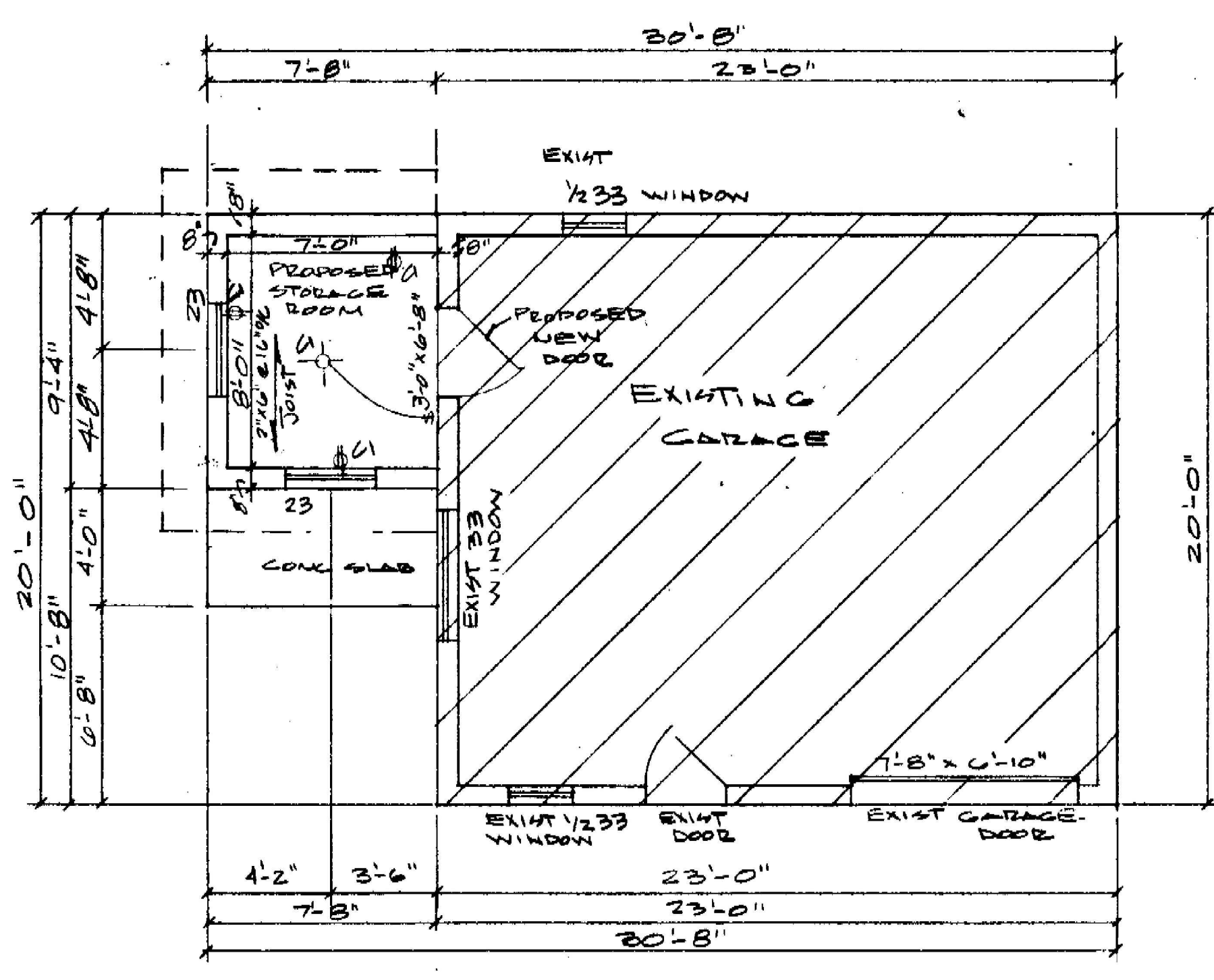
**NOTES:**  
Before any construction the setbacks must be checked  
The certificate does not extended to any unnamed party  
Elevations are referred to City of Coral Gables BM BM# 56 Elev.= 13.13' of N.G.V.D. of 1929  
There may be Easements recorded in Public Records not shown on this Survey.



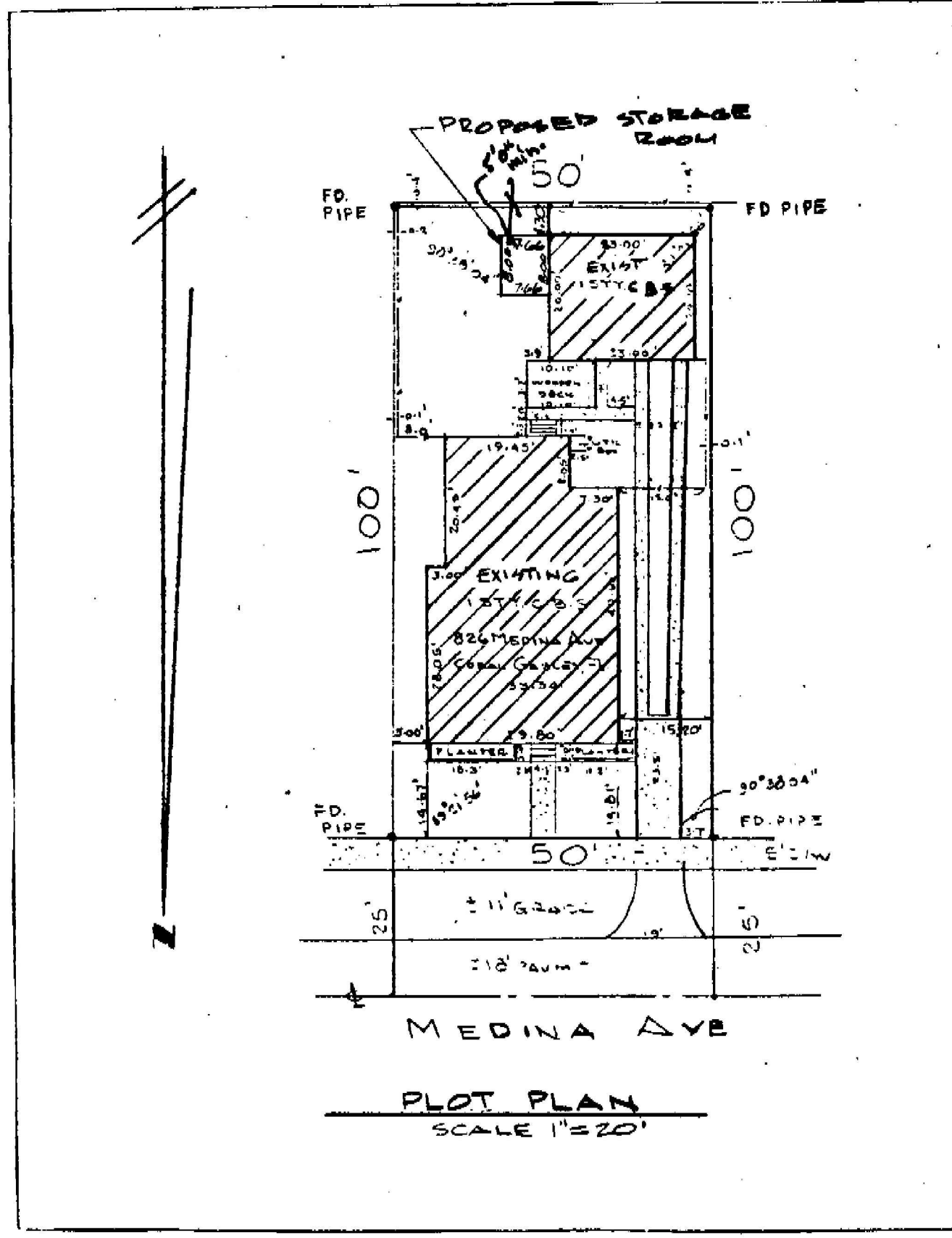
PROJECT INFORMATION

826 MEDINA AVE  
826 MEDINA AVE  
CORAL GABLES, FL 33134

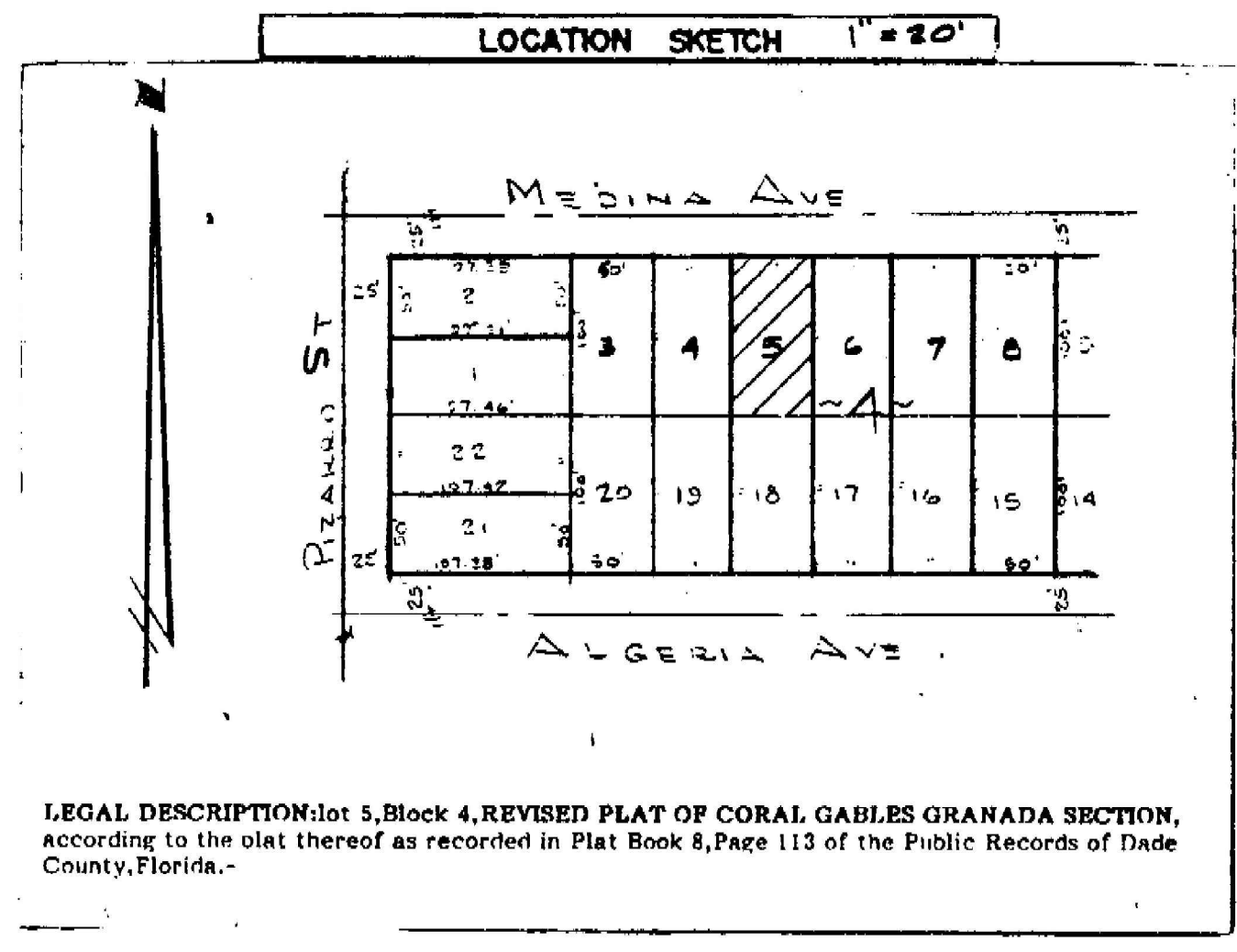
SITE SURVEY  
T-2.0



FLOOR PLAN  
 SCALE 1/4" = 1'-0"



PLOT PLAN  
 SCALE 1" = 20'

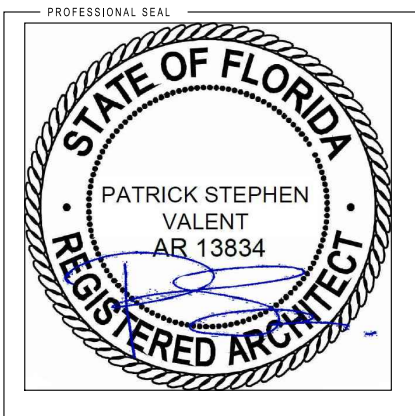


LEGAL DESCRIPTION: Lot 5, Block 4, REVISED PLAT OF CORAL GABLES GRANADA SECTION, According to the plat thereof as recorded in Plat Book 8, Page 113 of the Public Records of Dade County, Florida.

- GENERAL NOTES**
- 1- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT JOB SITE
  - 2- CONC SHALL BE FC 2500 PSI AT 28 DAYS FOR SLAB ON GROUND
  - 3- ALL CONCR TO BE IN ACCORD WITH SBC CURRENT EDITION
  - 4- ALL WOOD IN CONTACT W/MASONRY SHALL BE PT
  - 5- STEEL SHALL BE IN ACCORD W/ASTM A36 GRADE 60
  - 6- ALL ELECTRICAL WORK AND MATERIALS SHALL BE ACCORDING TO SBC AND ACCEPTABLE TO INSPECTOR
  - 7- SOIL SHALL BE FC 2000 PSI FOR ALL STRUCTURAL FRAMING
  - 8- SITE INSPECTION INDICATES UNDISTURBED SAND & ROCK WITH A MINIMUM BEARING CAPACITY OF 2500# PSF ENGINEER MUST BE NOTIFIED IF OTHER CONDITIONS ARE FOUND AT EXCAVATION

PROPOSED STORAGE ROOM	
SCALE: AS SHOWN	APPROVED: <i>[Signature]</i>
DATE: 10-87	DRAWN BY: <i>[Signature]</i>
FOR MARSHALL FAMILY	
826 MEDINA AVE CORAL GABLES	
DRAWING NUMBER	
1 OF 2	

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PROJECT INFORMATION

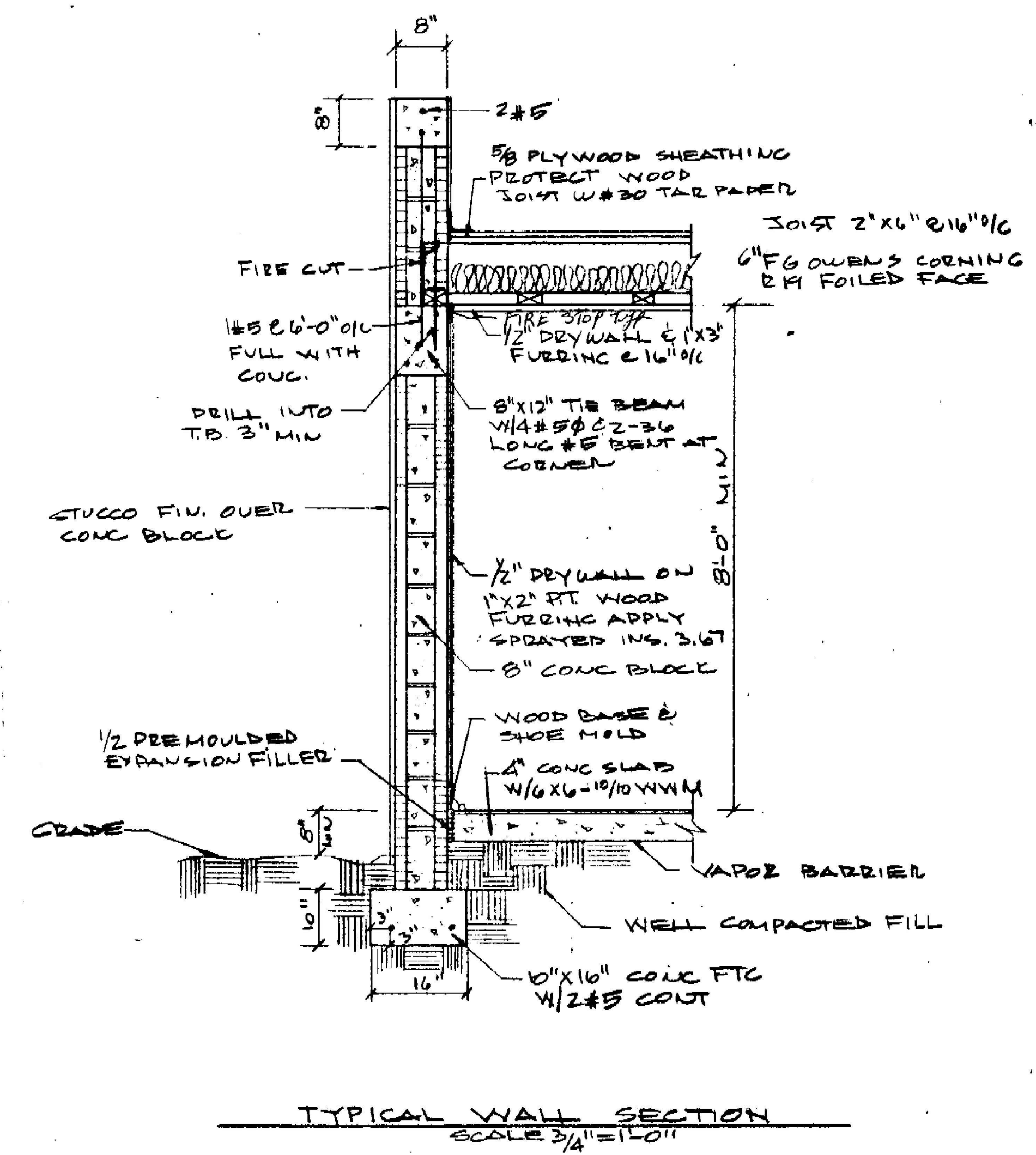
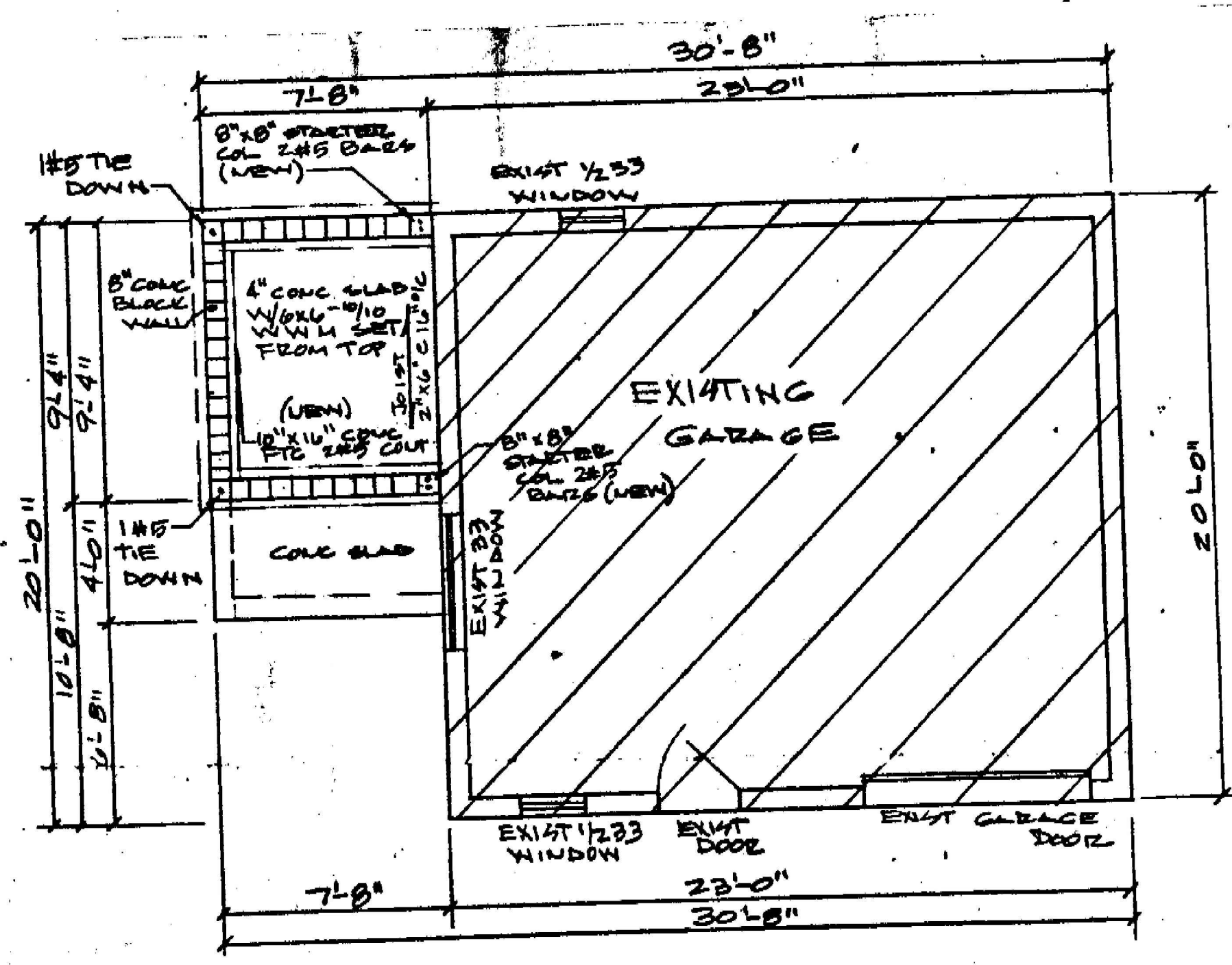
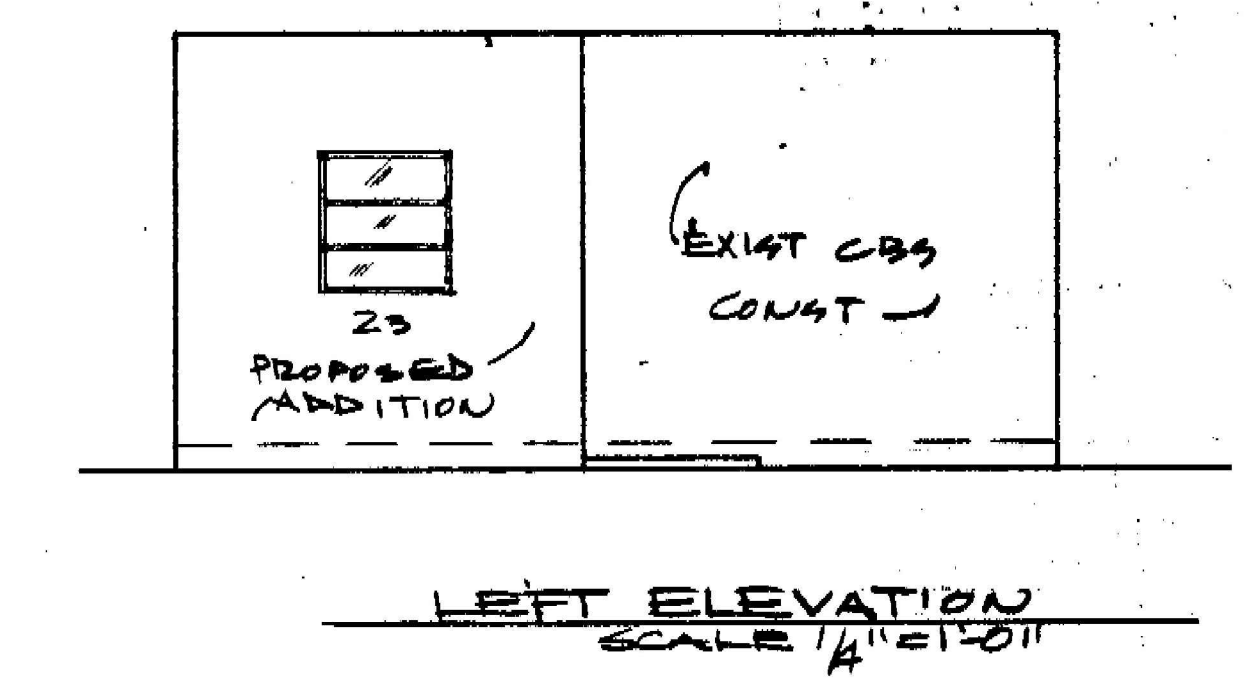
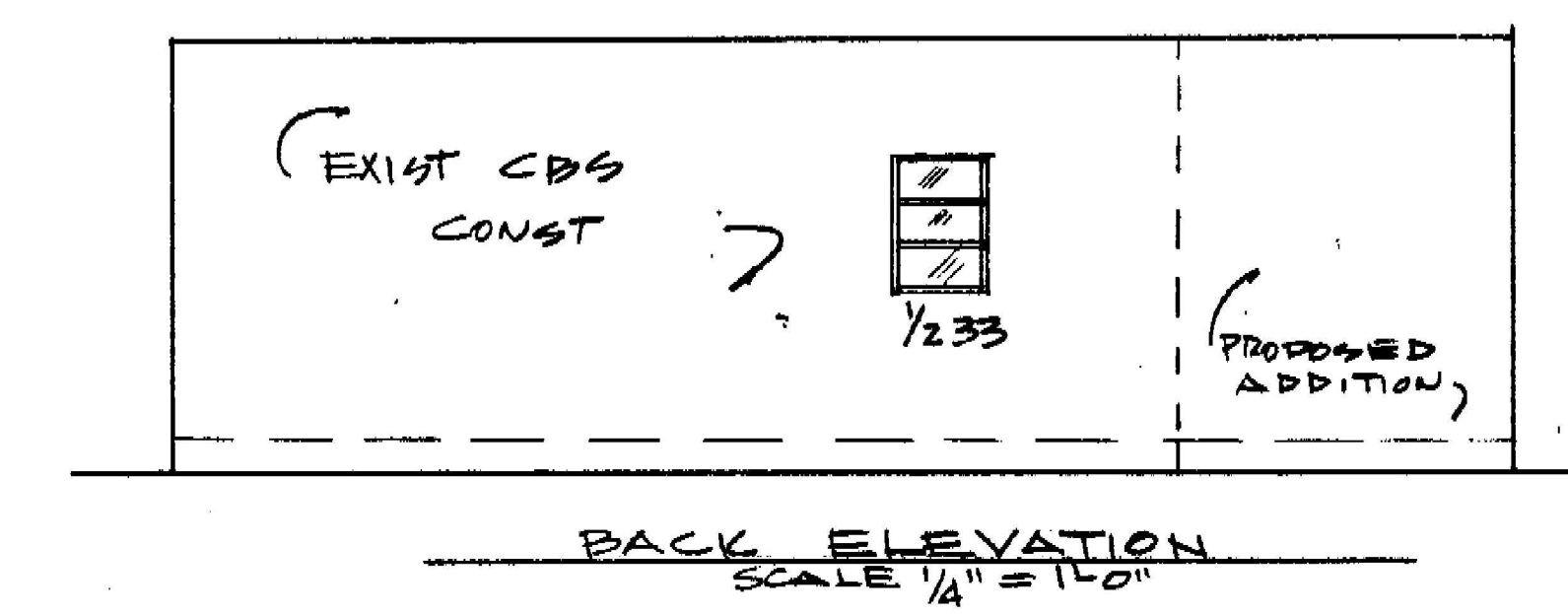
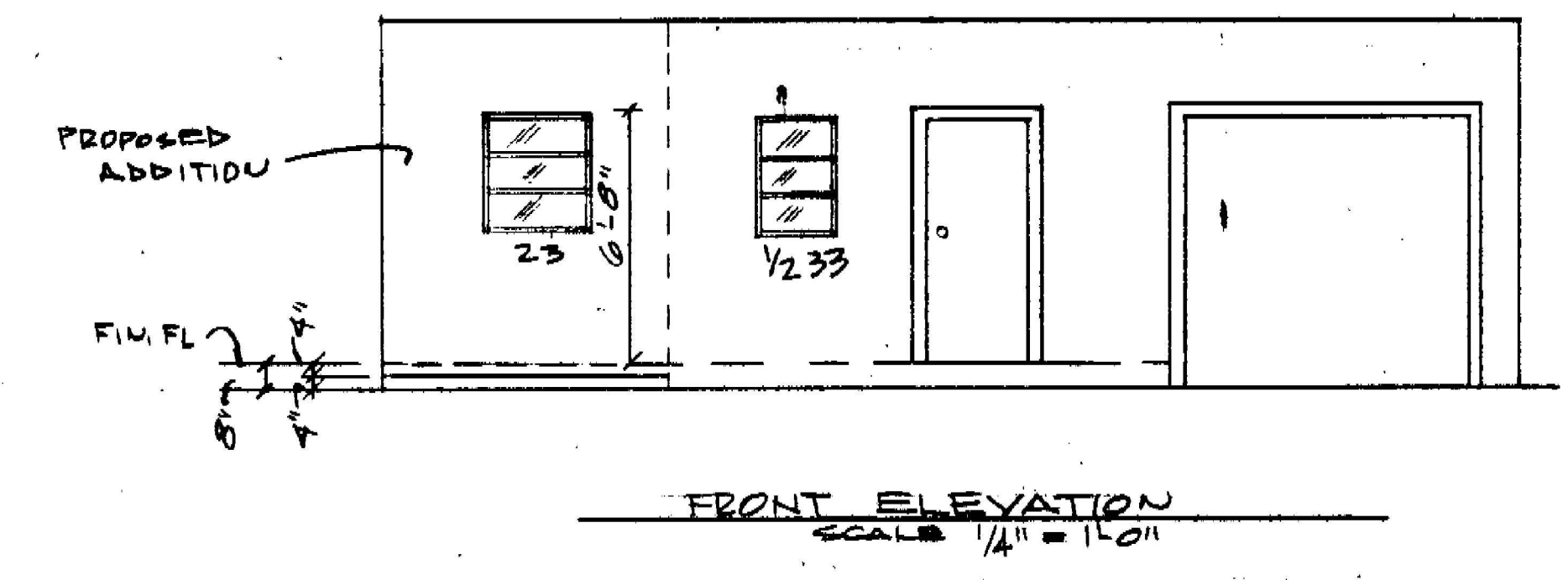
826 MEDINA AVE  
 826 MEDINA AVE  
 CORAL GABLES, FL 33134

826 MEDINA AVE  
 826 MEDINA AVE  
 CORAL GABLES, FL 33134

DESIGNED BY	DATE	REVISION	DATE

SHEET NUMBER  
 EXISTING MICROFILM  
 SHEET NUMBER

T-3.1



PROPOSED STORAGE			
SCALE:	APPROVED BY:	DRAWN BY:	
DATE:		REVISOR:	
FOR MARSHALL FAMILY			
826 MEDINA AVE CORAL GABLES			
DRAWING NUMBER			2#0F2



PREPARED BY  
**VALENT ARCHITECT**

14068 NW 82ND AVENUE  
 MIAMI LAKES, FL 33118  
 (305) 439-6266  
 FL CA #AAZ603562



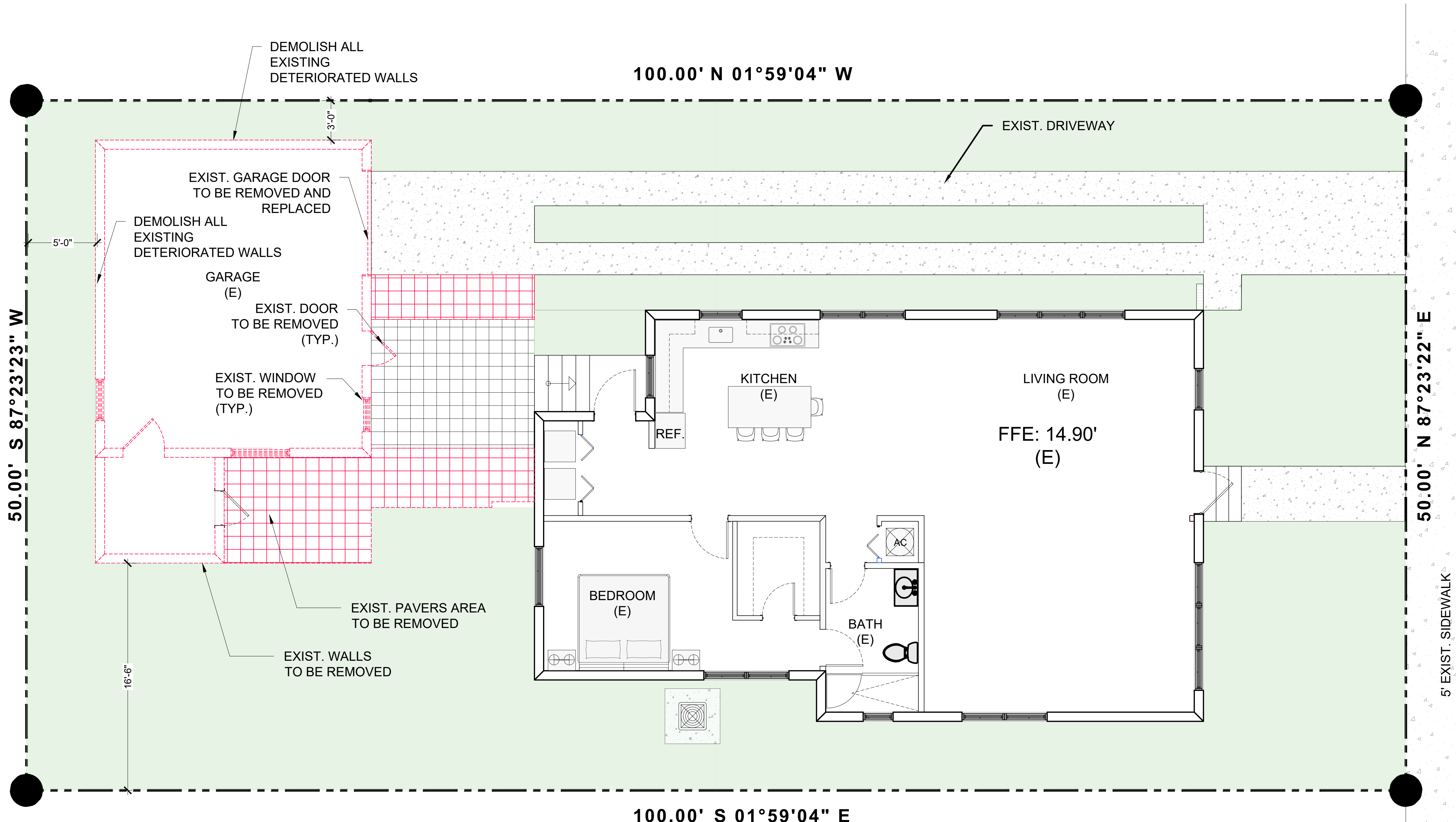
PROJECT INFORMATION

826 MEDINA AVE  
 826 MEDINA AVE  
 CORAL GABLES, FL 33134

ISSUED DATE	REVISION	DATE

EXISTING PHOTOS

T-4.0



- WALL LEGEND**
- DASH LINE DENOTES WALLS OR OBJECTS TO BE DEMOLISHED
  - EXTERIOR WALLS TO REMAIN
- NOTES:**
- GENERAL CONTRACTOR SHALL PATCH AND/OR REPAIR ALL WALLS, FLOOR AND CEILING FINISHES TO EXISTING CONDITIONS TO REMAIN DEEMED DAMAGED DURING PROGRESS OF EXECUTION OF PROPOSED WORK. ALL FINISHES SHALL MATCH EXISTING.
- NOTES:**
- GENERAL CONTRACTOR SHALL COORDINATE THE REMOVAL OF ALL BEAMS WITH STRUCTURAL DRAWINGS AND PROVIDE SHORING IN ALL AREA AS REQUIRED
- NOTES:**
- REFER TO SHEET A0.2 GENERAL NOTES FOR DEMOLITION NOTES.
  - CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING CONDITIONS AND COORDINATION WITH PROPOSED WORK. IF DISCREPANCIES ARE FOUND, CONTRACTOR MUST NOTIFY A/E TEAM IN WRITING IMMEDIATELY. OTHERWISE, CONTRACTOR WILL ASSUME ALL RESPONSIBILITY.
  - GENERAL CONTRACTOR SHALL COORDINATE THE REMOVAL OF ALL EXISTING WALLS WITH STRUCTURAL DRAWINGS WITH THE PROPOSED FLOOR PLAN AND ELEVATION.
  - GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS PROVIDED IN THE DEMOLITION DRAWINGS WITH THE PROPOSED FLOOR PLAN AND ELEVATION.
  - UTILITIES SERVING BUILDING BEING DEMOLISHED SHALL BE REMOVED & CAPPED AS REQUIRED. UNDERGROUND UTILITY DEMOLITION AND BUILDING DEMOLITIONS IS TO INCLUDE UNDERGROUND INFRASTRUCTURE: ALL PLUMBING LINES, ELECTRICAL CONDUITS, GAS LINES, AND ANY OTHER SUBSURFACE STRUCTURES ARE TO BE REMOVED. PRIOR TO DEMOLITION OF UTILITIES, G.C. IS TO COORDINATE WITH UTILITY COMPANIES TO ASSESS IMPACT OF UTILITIES. G.C. IS TO COORDINATE WITH UTILITY COMPANIES TO ASSESS IMPACT OF UTILITIES BEING DEMOLISHED ON OTHER PROPERTIES THEY MAY SERVE.
  - GENERAL CONTRACTOR SHALL REMOVE ALL ELECTRICAL WIRING AND PLUMBING LINES FROM ALL WALLS, INCLUSIVE OF EXTERIOR WALLS THAT ARE TO REMAIN.
  - GENERAL CONTRACTOR SHALL PROVIDE SHORING SHOP DRAWINGS PREPARED BY A PROFESSIONAL FLORIDA LICENSED ENGINEER PRIOR TO COMMENCING DEMOLITION.
  - ALL RECEPTACLES AND LIGHT SWITCHES INCLUSIVE OF WALL PLATES ARE TO BE REMOVED

- DEMOLITION KEY NOTES**
- EXISTING FINISH FLOOR TO BE REMOVED
  - EXISTING CONCRETE SLAB TO REMAIN, SECONDARY POUR REQUIRED (FILL GAP WITH SOIL). REFER TO STRUCTURAL DRAWINGS FOR DETAILS
  - EXISTING KITCHEN CABINETS AND APPLIANCES TO BE REMOVED
  - PORTION OF WALL TO BE REMOVED. REFER TO STRUCTURAL DRAWINGS FOR DETAILS. PROVIDE SHORING AS REQUIRED
  - INTERIOR PARTITION TO BE DEMOLISHED, INCLUDING ALL ELECTRICAL CONDUITS
  - EXISTING EXTERIOR DOOR TO BE REPLACED
  - EXISTING DOOR TO BE REMOVED
  - EXISTING WINDOW TO REMAIN
  - EXISTING WINDOW TO BE REMOVED
  - EXISTING DOORS TO REMAIN
  - REMOVE ALL STUCCO FINISH IN EXISTING CMU WALL TO REMAIN
  - A/C CONDENSER UNIT TO REMAIN
  - NEW OPENING IN EXISTING CMU WALL, REFER TO SHEET A2.0 FOR DIMENSIONS
  - LAUNDRY TO BE COMPLETELY DEMOLISHED, REMOVE ALL FINISHED WALLS, APPLIANCES, EQUIPMENTS AND FLOOR TILES
  - ELECTRICAL PANEL TO BE RELOCATED, REFER TO ELECTRICAL DRAWINGS FOR NEW LOCATION
  - CEILING BOARDS TO BE COMPLETELY DEMOLISHED, INCLUSIVE OF ALL LIGHTING FIXTURES AND HVAC TERMINALS
  - PLUMBING FIXTURE TO BE REPLACED
  - PLUMBING FIXTURE TO REMAIN
  - EXISTING GARAGE DOOR TO BE DEMOLISHED
  - EXISTING WATER HEATER TO BE REMOVED
  - COLUMNS TO BE DEMOLISHED, PROVIDE SHORING AS REQUIRED
  - PLANTER TO BE DEMOLISHED
  - NOT USED
  - ASPHALT DRIVEWAY TO REMAIN
  - EXISTING CONCRETE SLAB TO BE DEMOLISHED
  - NEW GARAGE CONCRETE SLAB TO BE PORED AND LEVELED (SEE STRUCTURAL DRAWINGS)

- DEMOLITION NOTES**
- 0.0 GENERAL DEMOLITION NOTES:**
- DEMOLITION CONSISTS OF PERFORMING ALL DEMOLITION OF EXISTING CONSTRUCTION WHICH IN ITS PRESENT POSITION WILL INTERFERE WITH THE COMPLETED NEW CONSTRUCTION AND TO PERFORM ANY OTHER CUTTING OR PATCHING OF EXISTING CONSTRUCTION AS SHOWN ON THE DRAWINGS.
  - CLEAN BASE BUILDING WINDOW GLASS, FRAMES AND SILLS OR DRIPS, SPLILLS AND DEBRIS. REPAIR ANY DAMAGE CAUSED BY DEMOLITION.
  - ALL EXISTING DOORS, FRAMES, DOOR HARDWARE, LIGHT FIXTURES, SWITCHES NOT BEING REUSED FOR THIS PROJECT SHALL BE STORED FOR THE TENANT OR OWNER AS REQUIRED. CONSULT WITH ARCHITECT FOR VERIFICATION.
  - PATCH ALL FLOOR, CEILING AND WALL SURFACES AS WELL AS ALL ADJACENT SURFACES EFFECTED BY DEMOLITION WITH SIMILAR MATERIALS AS NECESSARY TO ACHIEVE UNIFORM NEW APPEARANCE (E. G. ONE PERIMETER WALLS, SKIMMING WALLS, CORERS ETC.). PATCHES SHALL BE WORKED TIGHT TO THE FLOOR TO RECEIVE FINISHED FLOORING.
  - IN ALL AREAS WHERE DEMOLITION (REMOVAL OF PARTITIONS, ETC.) CAUSES UNEVENNESS IN THE FLOOR, THE CONTRACTOR SHALL PATCH TO LEVEL THE FLOOR TO RECEIVE FINISHED FLOORING.
- 0.1 DEMOLITION INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:**
- FURTHER DEMOLITION ADMINISTRATIVE REQUIREMENTS ARE TO BE PROVIDED PER SPECIFICATIONS SHEET OR MANUAL. IF NEITHER IS PROVIDED, PLEASE CONTACT ARCHITECT IMMEDIATELY FOR VERIFICATION.
  - PARTITIONS**
    - REMOVAL OF EXISTING PARTITIONS, INCLUDING DOORS, FRAMES, AND THERMOSTATS. ELECTRICAL WITHIN PARTITIONS SHALL BE REMOVED AS INDICATED ON THE DRAWINGS. GO TO RELOCATE ANY THERMOSTAT TO A LOCATION SUITABLE BY ARCHITECT AND MEP ENGINEER.
    - ALL EXISTING DOORS DESIGNATED FOR REMOVAL, INCLUDING FRAMES SHALL BE REUSED WHERE THE SAME TYPE DOOR IS APPLICABLE U.O. ALL REUSED DOORS TO BE REFINISHED/ REPAIRED AS SPECIFIED WITH FINISHES REPAIRED. ALL EXISTING HARDWARE SHALL BE RETAINED FOR REUSE AS NOTED IN THE DEMOLITION PLAN STANDARDS. ANY MATERIALS SHALL BE GROUPED AND STACKED NEARLY IN ONE LOCATION. PROTECT ALL ITEMS FROM DAMAGE. IF ITEMS REMOVED ARE NOT REQUIRED BY EITHER OWNER OR TENANT THEY SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND REMOVED FROM THE SITE AS WORK PROGRESSES.
  - CEILING**
    - REMOVE SPECIFIED LIGHTS (REFER TO CEILING PLAN IF REQUIRED).
    - REMOVE EXISTING CEILING TILE AND GRID. REUSE GRID AS NOTED IN THE DEMOLITION PLAN STANDARDS. REPAIR ANY DAMAGE TO EXISTING GRID IF IT IS REUSED.
    - EXISTING LIGHT FIXTURES, DIFFUSERS, EXIT SIGNS, ETC. SHALL BE REUSED AS NOTED IN DEMOLITION PLAN STANDARDS IF IN GOOD CONDITION. PROTECT AND NUMBER IN ONE LOCATION. COORDINATE WITH ARCHITECT.
  - FINISHES**
    - REMOVE EXISTING WALLCOVERINGS WITHIN LIMITS OF DEMOLITION.
  - POWER AND COMMUNICATION**
    - ALL ELECTRICAL, TELEPHONE, DATA AND PLUMBING ITEMS NOT TO REMAIN IN EXISTING LOCATION SHALL BE REMOVED 12" BEHIND THE FINISH FACE OF SURFACE. REMAINING HOLES SHALL BE CAPPED AND PATCHED TO PROVIDE A FLUSH SURFACE THAT WILL MATCH ADJACENT SURFACES.
  - HVAC**
    - SAVAGE FOR REUSE DIFFUSERS (INCLUDING SLOT DIFFUSERS) AS NOTED ON DEMOLITION PLAN STANDARDS.
    - LEAVE PERIMETER SLOT AND ANY ASSOCIATED DUCTWORK INTACT.
    - LEAVE MAIN DISTRIBUTION TRUNK INTACT. TEMPORARILY SUSPEND SECONDARY DUCTS.
  - PLUMBING**
    - SPRINKLER MAIN, PIPING AND HEADS ARE TO REMAIN FOR FUTURE RELOCATION IF PRESENT.
- 0.2 DEBRIS REMOVAL:**
- CONDUCT DEMOLITION OPERATION AND THE REMOVAL OF DEBRIS AND EQUIPMENT TO INSURE MINIMUM INTERFERENCE WITH EXISTING BUSINESS OPERATION. CONSULT WITH BUILDING OWNER FOR ANY RULES AND REGULATIONS REGARDING HOURS, DUMPSTERS AND REMOVAL. ELEVATOR MUST BE PROTECTED AND TAKEN OUT OF BUILDING DURING DEMOLITION. INSURE PROTECTION OF PERSONS AROUND THE DEMOLITION AREA. USE TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE AMOUNT OF DUST AND DRIFT RISING AND SCATTERING IN THE AIR TO THE LOWEST PRACTICAL LEVEL. CONTRACTOR SHALL KEEP DEMOLITION DEBRIS OUT OF THE BUILDING CORRIDORS.
  - RELOCATION OF ITEMS INVOLVED IN THE WORK IS SUBJECT TO THE CONTRACTORS ABILITY TO DO SO WITHOUT PERMANENTLY DAMAGING OR MARKING THE ITEMS TO BE RELOCATED. IF THE CONTRACTOR IS UNABLE TO RELOCATE THE ITEMS AS PRESCRIBED, SUBSTITUTION OF NEW MATERIAL IN LIEU OF RELOCATION IS ACCEPTABLE. CONTRACTOR MAY ELECT TO USE NEW MATERIALS TO MATCH EXISTING IN LIEU OF RELOCATION AT HIS OWN CONFORMANCE FOR AN ADDITIONAL COST.
  - DEBRIS RESULTING FROM THE DEMOLITION AND CONSTRUCTION SHALL BE REMOVED FROM THE BUILDING SITE TO PROVIDE A CLEAN WORKING ENVIRONMENT.
  - CLEAN ADJACENT WORK OF DUST, DRIFT AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CLEAN CONDITION (SIMILAR TO PRIOR DEMOLITION) AFTER COMPLETION.
- 0.3 MISCELLANEOUS REQUIREMENTS:**
- IF CONTRACTOR DISCOVERS EXISTING CONDITIONS WHICH ARE NOT INDICATED ON THE DRAWINGS OR ITEMS WHICH MAY NEED TO BE REMOVED BUT WERE UNDISCOVERED, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY, BOTH VERBALLY AND IN WRITING PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.
  - EACH SPECIFIC ITEM OF CUTTING, PATCHING OR FITTING IS NOT NECESSARILY DESCRIBED INDIVIDUALLY HEREIN. ABSENCE OF A SPECIFIC INSTRUCTION FOR CUTTING, PATCHING OR FITTING SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO PERFORM AS REQUIRED COMPLETING THE WORK.

PREPARED BY

**VALENT ARCHITECT**

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REGISTERED PROFESSIONAL ARCHITECT

PROFESSIONAL SEAL

STATE OF FLORIDA

PATRICK STEPHEN VALENT  
AR 13834

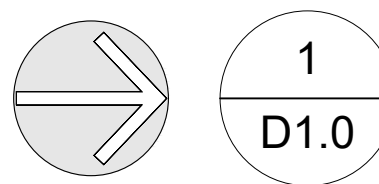
REGISTERED ARCHITECT

PROJECT INFORMATION

**826 MEDINA AVE**  
826 MEDINA AVE  
CORAL GABLES, FL 33134

**DEMOLITION FLOOR & SITE PLAN**

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



1 (ISSUED DATE) 10-03-18

2 (REVISION NUMBER) 10-03-18

SHEET NAME

**DEMOLITION & SITE PLAN**

SHEET NUMBER

**D-1.0**

**ZONING SUMMARY**

LOCATION 826 MEDINA AVE, CORAL GABLES, FLORIDA 33134

LEGAL DESCRIPTION  
 CORAL GABLES GRANADA SEC REV PB 8-113 LOT 5 BLK 4 LOT SIZE 50,000 X 100  
 OR 20562-4697 07/2002 1 COC 22540-1517 07 2004 1  
 PARCEL ID: 03-4107-018-0600

LOT AREA 5,000 SQ. FEET 0.11 ACRES  
 ZONING SFR (SINGLE FAMILY RESIDENTIAL)

**BUILDING SQUARE FOOTAGE CALCULATIONS**

EXIST. RESIDENCE	1,325 SF
DETACHED STRUCTURE	532 SF
<b>TOTAL BUILDING</b>	<b>1,857 SF</b>

IMPREVIOUS AREA

DRIVEWAY, & CONC ENTRY WALKWAY	488 SF
REAR PAVER (INCLUDING STAIRS OUTSIDE)	278 SF
<b>TOTAL</b>	<b>766 SF</b>

**MAXIMUM SQUARE FOOT FLOOR AREA ALLOWED**

F.A.R.	ALLOWED	PROVIDED
45% FIRST 5,000 SF		1,325 SF - GROUND FLOOR
2,250 SF		460 SF - DETACHED STRUCTURE
		1,785 SF

**SITE AREAS:**

LOT S.F.	5,000 SF.	1,785 SF
TOTAL BUILDING LOT COVERAGE ALLOWED (Under Roof)	(MAX 35% = 1,750 SF.)	

**LANDSCAPE AREA CALCULATIONS:**

MINIMUM REQ. - 40% OF LOT AREA (40% 5,000)	2,000 SF. Req.	2,299 SF. EXISTING
20% OF LANDSCAPE REQ. IN FRONT (20% *2,080)	400 SF. Req.	555 SF. EXISTING

**SETBACK INFORMATION:**

(SIDE SETBACK - TWENTY PERCENT (20 %) OF THE TOTAL LOT WIDTH, WITH A COMBINED MAXIMUM OF TWENTY FEET SHALL BE EQUAL ON BOTH SIDES.) IN NO CASE SHALL A SIDE SETBACK BE LESS THAN FIVE (5) FEET.

	REQUIRED	PROPOSED
FRONT	25'	14.62' (EXIST.)
REAR	10'	4.70' (EXIST.)
RIGHT (WEST)	5'-0"	1.94' (EXIST.)
LEFT (EAST)	5'-0"	5.22' (EXIST.)

BUILDING HEIGHT REQ.	Max allowed	PROPOSED
	25'	15'-8" (EXIST.)

TWENTY-FIVE (25) FEET, MEASURED FROM THE FINISHED FLOOR TO THE TIE-BEAM ON THE TOP FLOOR, EXCLUDING A RAISED FLOOR OF THIRTY (30) INCHES, FOR THE FIRST FIFTY (50) FEET OR HALF OF THE LOT DEPTH, WHICHEVER IS LESS, ABUTTING SFR PROPERTIES, AS MEASURED FROM THE SFR PROPERTY LINE, AND SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ABUTTING THE PROPERTY.

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.  
 ANY APPLICANT RESOLUTION:

**NOTICE:**  
 IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SECTION 553.79 (I) FLORIDA STATUTES, EFFECTIVE 7/10/87.

**PUBLIC WORKS DEPARTMENT:**  
 AS SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES. THE HEIGHT OF THE FENCES, WALL AND HEDGES SHALL NOT EXCEED 25 FEET IN HEIGHT WITHIN 10 FT. OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY.

THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE. GRADE = ELEVATION OF PUBLIC SIDEWALK OR CROWN OF ROAD.

FLOOD ZONE:	CITY FLOOR CRITERIA	LOWEST FLOOR	BASE FLOOD ELEVATION: HIGHEST CROWN OF ROAD:	GARAGE GRADE	GRADE
	ELEVATION EXISTING			N/A	
	PROPOSED			N/A	
	REQUIRED			N/A	

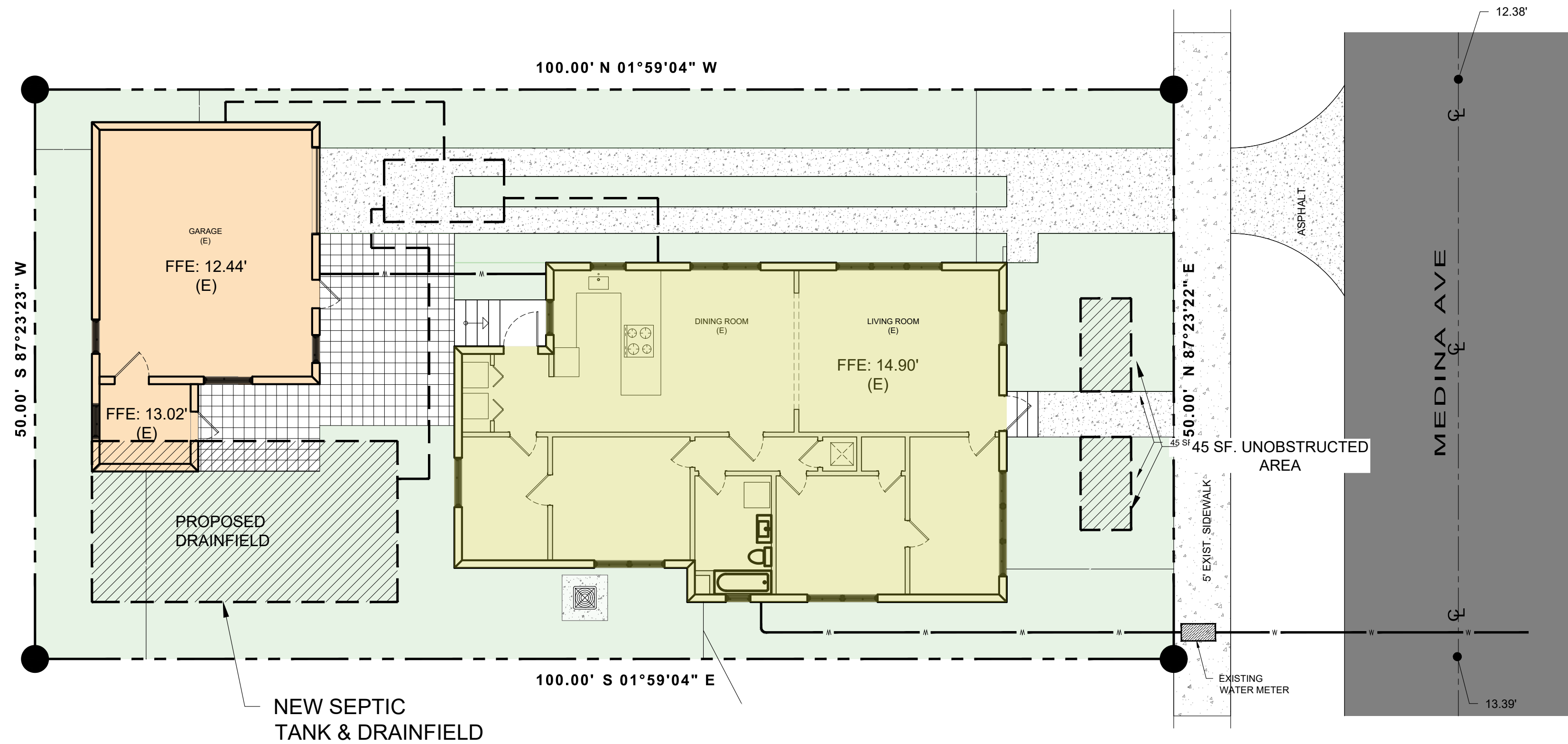
ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ELEVATION.  
 OSFH - (OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR LOWEST FLOOR ELEVATION, WHICH EVER IS GREATER SFH - (SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR - SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREAS ( INCLUDING BASEMENT) AN UNFINISHED OR FLOOD ELEVATION RESISTANT REQUIREMENTS.  
 ENCLOSURE, USABLE FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AREA, IS NOT CONSIDERED A BUILDINGS LOWEST FLOOR PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON-ELEVATION DESIGN

**SITE NOTES:**

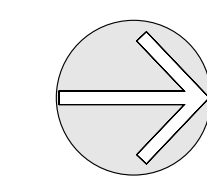
- COORDINATE EXIST POOL EQUIPMENT RELOCATION W/ OWNER
- COORDINATE NEW SANITARY TIE IN W/ OWNER & SEPTIC CONTRACTOR
- PROVIDE NEW WELL (COORDINATE W/ OWNER)
- RESOD AREAS ADJACENT TO NEW ADDITION AFTER CONSTRUCTION
- THE MINIMUM LOWEST FIRST FLOOR ELEVATION SHALL NO BE LESS THAN 12" ABOVE CROWN OF ROAD OR THE FEDERA AND/ OR COUNTY FLOOR CRITERIA ELEVATION, WHICHEVER IS HIGHER. CONTRACTOR SHALL SUBMIT AN ELEVATION SURVEY PRIOR TO POURING FIRST SLAB AND A FINAL SURVEY UPON COMPLETION OF PROJECT.
- WORK OUTSIDE OF THE PROPERTY LINE INCLUDED IN THIS SET OF DRAWINGS SHALL BE, BUT NOT LIMITED TO, DRIVEWAYS, SODDING TO ASPHALT LINE, TREES AND UTILITY CONNECTIONS.
- EXISTING TREES WITHIN BUILDING FOOTPRINT SHALL BE REMOVED. CONTRACTOR SHALL PROCURE PERMIT.
- CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL UTILITY SERVICE CONNECTION LOCATIONS PRIOR TO SUBMITTING BID AND PROCEEDING WITH WORK. VERIFY ALL DIMENSIONS AND NOTES BEFORE PROCEEDING WITH WORK.
- SOIL AT THIS SITE IS UNDISTURBED ROCK AND SAND ADEQUATE OF SUPPORTING THE DESIGN LOAD 2000 P.S.F. IF OTHER CONDITIONS ARE ENCOUNTERED, NOTIFY ARCHITECT BEFORE PROCEEDING WORK. THIS VALUE IS CONSIDERED SAFE WITH RESPECT TO ACTUAL FAILURE OF THE SUPPORTING GROUND, BUT DOES NOT NECESSARILY ENSURE THE PREVENTION OF EXCESSIVE FOUNDATION MOVEMENTS (2408.2 S.F.B.C.)
- BURY WATER, PHONE, CABLE, AND ELECTRIC SERVICE 18" BELOW FINISH GRADE WITH 1'-0" RADIUS SAND BACK FILL AROUND PIPES.
- IN ORDER TO AVOID ANY CONFLICTS, CONTRACTOR SHALL COORDINATE ALL HIS PRACTICAL TRADES.
- APPLY ON APPROVED AND ACCEPTABLE SOIL POISONING TREATMENT TO AREAS UNDER ENTIRE SURFACE OF FLOOR SLAB AND ALL OTHER APPLICABLE CRITICAL AREAS, INCLUDING BUT NOT LIMITED TO PATIOS, WALKS ETC, PRIOR TO PLACEMENT OF VISQUEEN.
- ATTENTION TO OWNERS AND BUILDERS:  
 IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO NOTIFY THE ARCHITECT FOR ANY REQUIRED INSPECTIONS, AS PER FBC. A FINAL INSPECTION WILL NOT BE PERFORMED BY THIS OFFICE IF NO OTHER INSPECTIONS HAVE BEEN PERFORMED. THESE INSPECTIONS ARE NECESSARY IN ORDER TO RECEIVE A LETTER OF COMPLIANCE FROM THE ARCHITECT OF RECORD AND THUS, ATTAIN A CERTIFICATE OF OCCUPANCY FROM THE BUILDER OFFICIAL. THESE INSPECTIONS ARE NOT PART OF THE OWNER/ARCHITECT AGREEMENT UNLESS PRIOR ARRANGEMENTS HAVE BEEN MADE.
- THE CONTRACTOR SELECTED BY THE OWNER SHALL BE A CERTIFIED CONTRACTOR LICENSED BY THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION AND MUST CARRY WORKER'S COMPENSATION INSURANCE (WAIVER OF INSURANCE IS NOT ACCEPTABLE) AND LIABILITY INSURANCE. THE AMOUNT OF INSURANCE MUST BE DECIDED BY THE OWNER BUT SHOULD NEVER BE LESS THAN THE MINIMUM AMOUNTS REQUIRED BY LAW AND/OR THE CITY/COUNTY BUILDING DEPARTMENT THAT EMITS THE BUILDING PERMIT THE OWNER MUST ANALYZE THE LIABILITY EXPOSURE AND DECIDE IF THE MINIMUM REQUIRED INSURANCE AMOUNTS ARE ENOUGH FOR THEIR PROTECTION. THESE CONTRACT DOCUMENTS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ARCHITECT AND THE CONTRACTOR.

**LOT COVERAGE**  
 (MAX 45%=2250 SF REQUIRED)  
 (1664 SF PROVIDED)

- EXISTING RESIDENCE - 1,324 SF
- EXISTING GARAGE - 531 SF
- GREEN SPACE - 2,398 SF



NEW SEPTIC TANK & DRAINFIELD



1  
A1.0

**EXISTING SITE / FLOOR PLAN**

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

PREPARED BY

**VALENT ARCHITECT**

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PROFESSIONAL SEAL

STATE OF FLORIDA

PATRICK STEPHEN VALENT  
 AR 13834

REGISTERED ARCHITECT

PREPARED FOR

**PROJECT INFORMATION**

**826 MEDINA AVE**  
 826 MEDINA AVE  
 CORAL GABLES, FL 33134

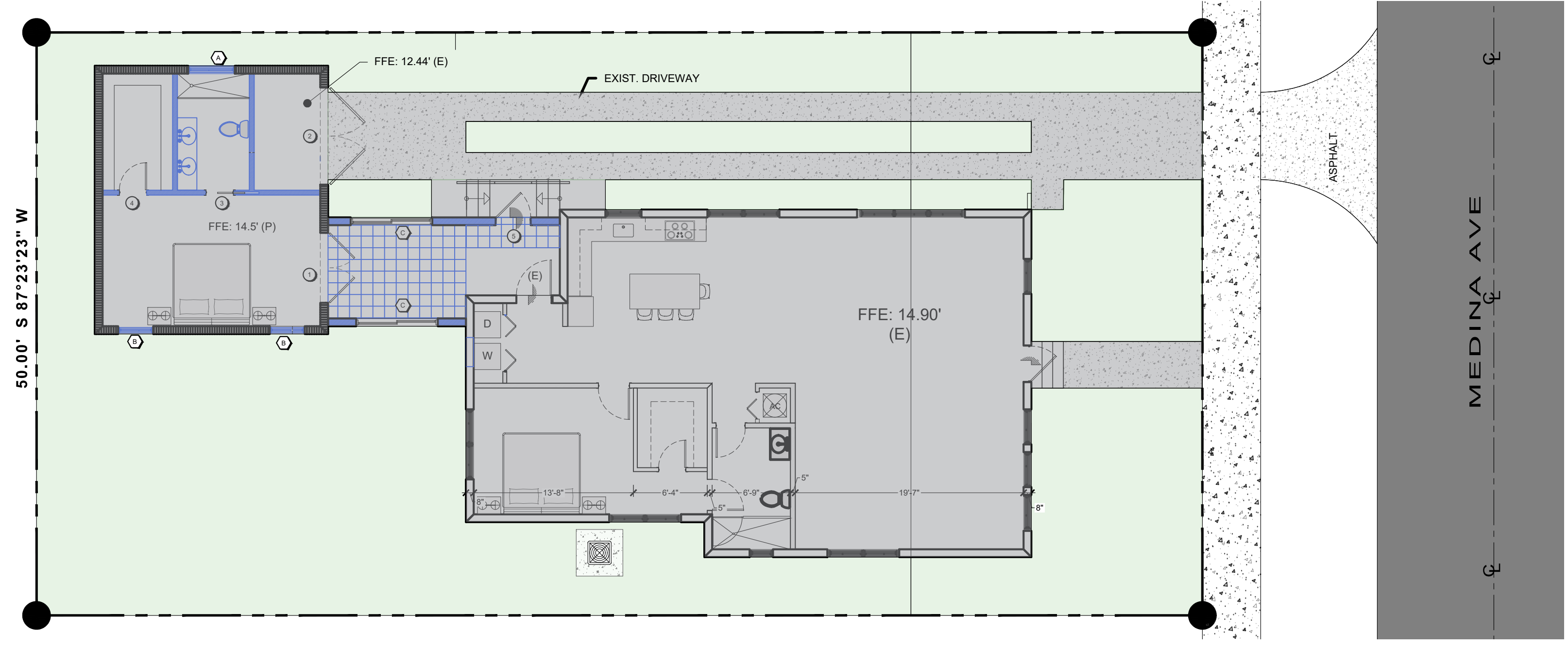
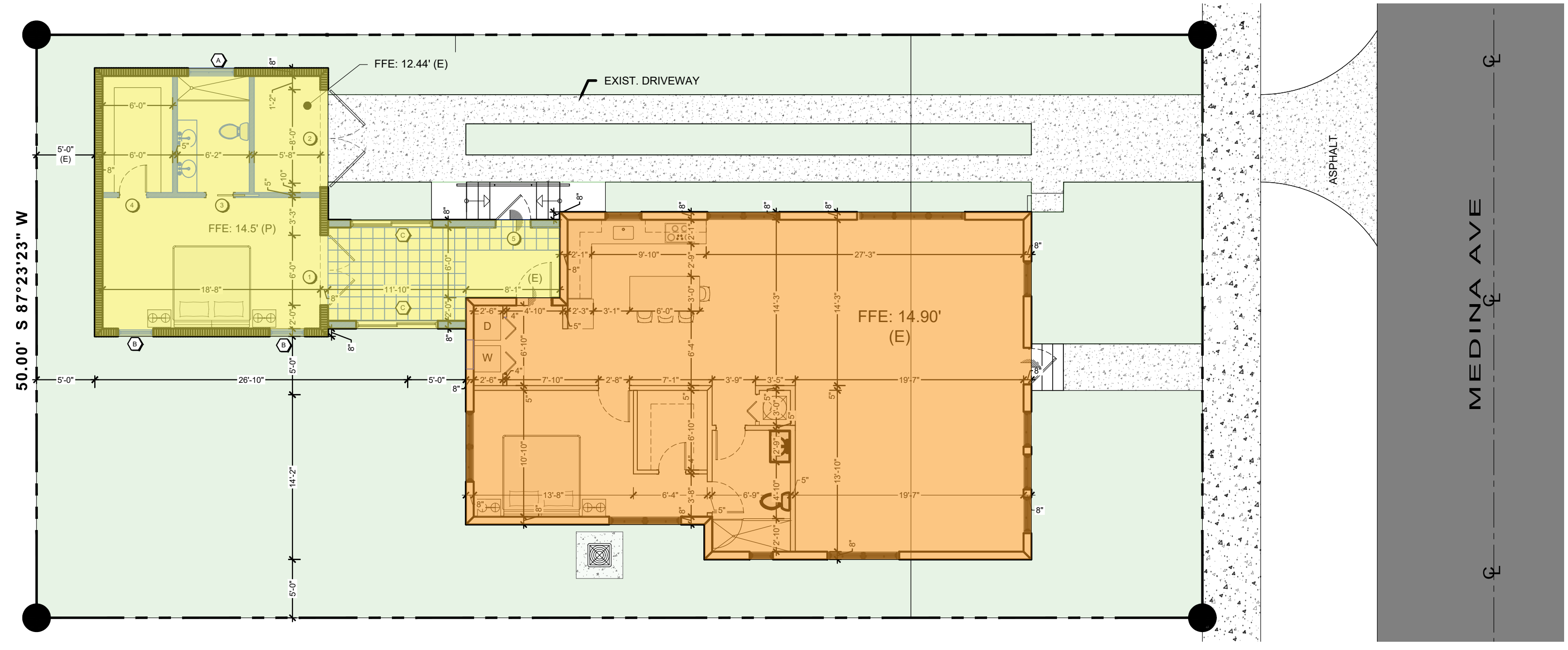
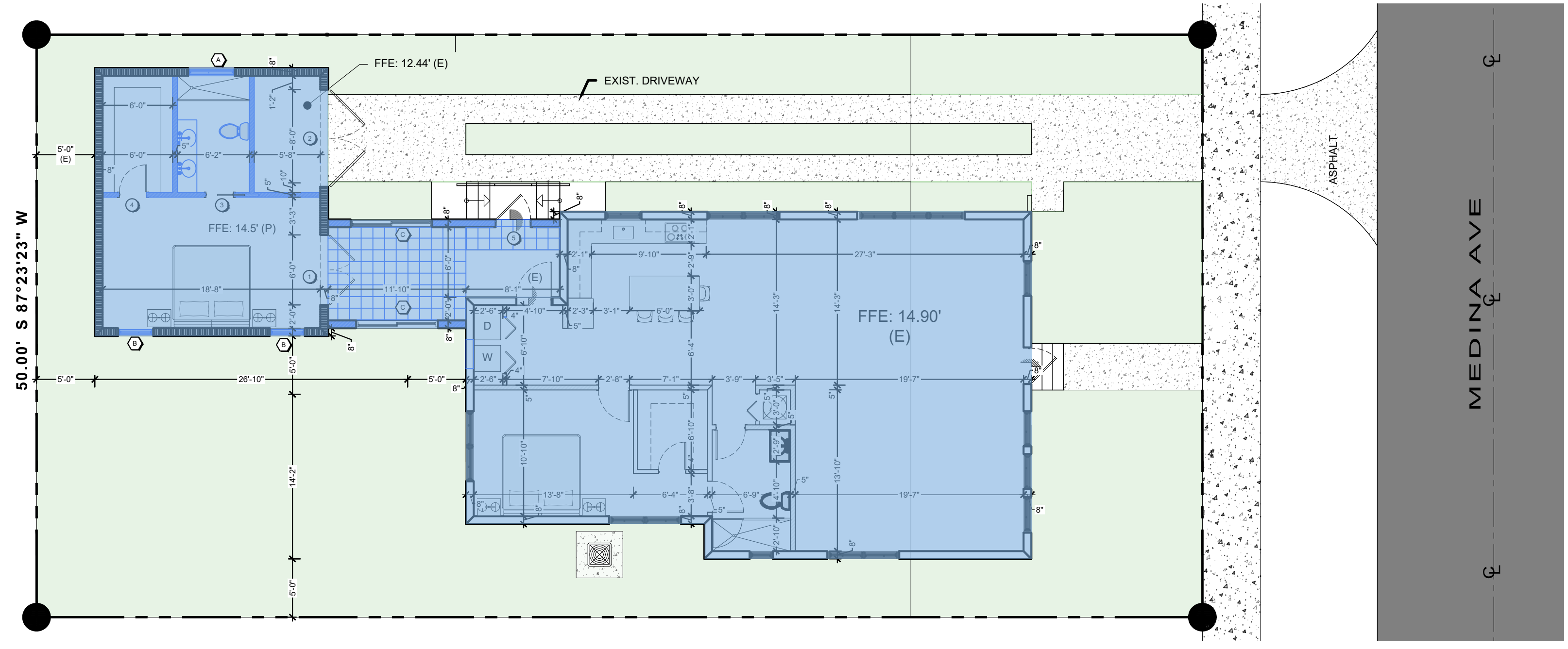
ISSUED DATE	10-09-18
REVISION NUMBER	

SHEET NAME

**EXISTING SITE / FLOOR PLAN**

SHEET NUMBER

**C-1.0**



**GROUND AREA COVERAGE SQ. FT**

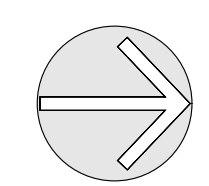
<b>BUILDING</b>	EXIST MAIN HOUSE	1324 SF
	PROPOSED GARAGE/ CONVERSION	624 SF
		<hr/> 1,948 SF
<b>IMPERVIOUS</b>	DRIVEWAY	440 SF
	ENTRANCE WALKWAY	103 SF
	EQUIPMENT PADS	16 SF
		<hr/> 559 SF
<b>PERVIOUS</b>	FRONT YARD	717 SF
	BACK YARD	1776 SF
	(PROVIDED) 2,493 SF	

<b>LOT COVERAGE</b>	<b>1,948 SF</b>
LOT COVERAGE	<u>ALLOWED</u>
35% MAIN HOUSE	1,750 SQ. FT.
PROPOSED GARAGE CONVERSION	500 SQ. FT.
	<hr/> 2,250 SQ. FT.
	<u>PROVIDED</u>
	1,324 SF
	624 SF
	<hr/> 1,948 SF

%48 x LOT AREA = REQUIRED 2,400 SF PROVIDED 1,948 SQ.FT.

**LANDSCAPE DIAGRAM** **2,493 SQ.FT.**

%40 x LOT AREA = REQUIRED 2,000 SF PROVIDED 717 SQ.FT. FRONT YARD  
1,776 SQ.FT. BACK YARD



1  
A1.0

**COVERAGE PLAN**

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

PREPARED BY  
**VALENT ARCHITECT**

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PROFESSIONAL SEAL

**STATE OF FLORIDA**

PATRICK STEPHEN VALENT  
AR 13834

REGISTERED ARCHITECT

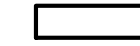



PREPARED FOR

PROJECT INFORMATION

**826 MEDINA AVE**  
826 MEDINA AVE  
CORAL GABLES, FL 33134

ISSUED DATE	10-09-24
HISTORIC REVIEW	
SHEET NAME	COVERAGE PLAN
SHEET NUMBER	C-1.1

**WALL LEGEND**

-  EXISTING WALL TO REMAIN
-  PROPOSED WALL
-  PROPOSED CMU WALL
-  PROPOSED LOAD BEARING PARTITION

**FLOOR PLAN NOTES:**

1. BATHROOM FLOORS AND BASE SHALL BE OF IMPERVIOUS MATERIAL.
2. ALL GLASS USED INSIDE DWELLING SHALL BE CAT. II SAFETY GLASS.
3. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN SIX (6) FEET ABOVE THE FLOOR.
4. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE CLOSET.
5. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.
6. PROVIDE 1/2" M.R. G.W.B. IN GENERAL BATHROOM AREA.
7. PROVIDE DUROCK AT ALL INTERIOR STONE OR TILE AREA INSTALLATION.
8. GENERAL CONTRACTOR SHALL FOLLOW THE TILE COUNCIL OF NORTH AMERICA INSTALLATION GUIDELINES FOR ALL TILE AND STONE INSTALLATION THROUGHOUT. COEFFICIENT OF FRICTION FOR WET INTERIOR TILES SHALL BE 0.42 PER THE TILE COUNCIL OF NORTH AMERICA.
9. MILLWORK WILL BE SELECTED BY OWNER, INSTALLED BY GENERAL CONTRACTOR.
10. NEW PLUMBING FIXTURES ARE SHOWN FOR LOCATION PURPOSES ONLY. PLUMBING FIXTURE SELECTION SHALL BE COORDINATED BY GENERAL CONTRACTOR WITH OWNER.

**NOTES:**

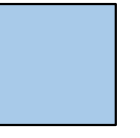

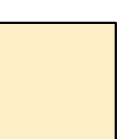
1. GC IS RESPONSIBLE FOR COORDINATING ALL WIRING/DATA WITH MILLWORK MANUFACTURER.
2. NO SUBSTITUTIONS ALLOWED, UNLESS OTHERWISE NOTED IN THESE DRAWINGS.
3. ANY DISCOVERED FIELD CONDITIONS REQUIRING DEVIATIONS FROM THESE DOCUMENTS MUST BE SUBMITTED TO THE A/E BY RFI FROM THE G.C. FOR A/E RESOLUTION.
4. THE G.C. IS RESPONSIBLE FOR ALL DEVIATIONS & IS AT FURTHER RISK IF DEVIATIONS ARE DONE WITHOUT WRITTEN A/E ACCEPTANCE.
5. REFER TO MEP DRAWINGS FOR OUTLET AND SWITCH INFORMATION.
6. OCCUPANCY CLASS: R-3 (RESIDENTIAL)
7. CONSTRUCTION TYPE: V-B (ONE HOUR CMU/ CONC. DEMISING).
8. WALL & CEILING FINISHES SHALL HAVE A FLAMESPREAD INDEX OF NOT GREATER THAN 200.
9. WALLS & CEILING FINISHES SHALL HAVE A SMOKE - DEVELOPED INDEX OF NOT GREATER THAN 450
10. INSULATION MATERIALS INSTALLED WITHIN ROOF/CEILING ASSEMBLY SHOULD HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25, AND SMOKE DEVELOPED INDEX NOT TO EXCEED 450.
11. PROVIDE FIRE BLOCKING AT ALL VERTICAL/HORIZONTAL CONDITIONS PER FPC 302.11.1.

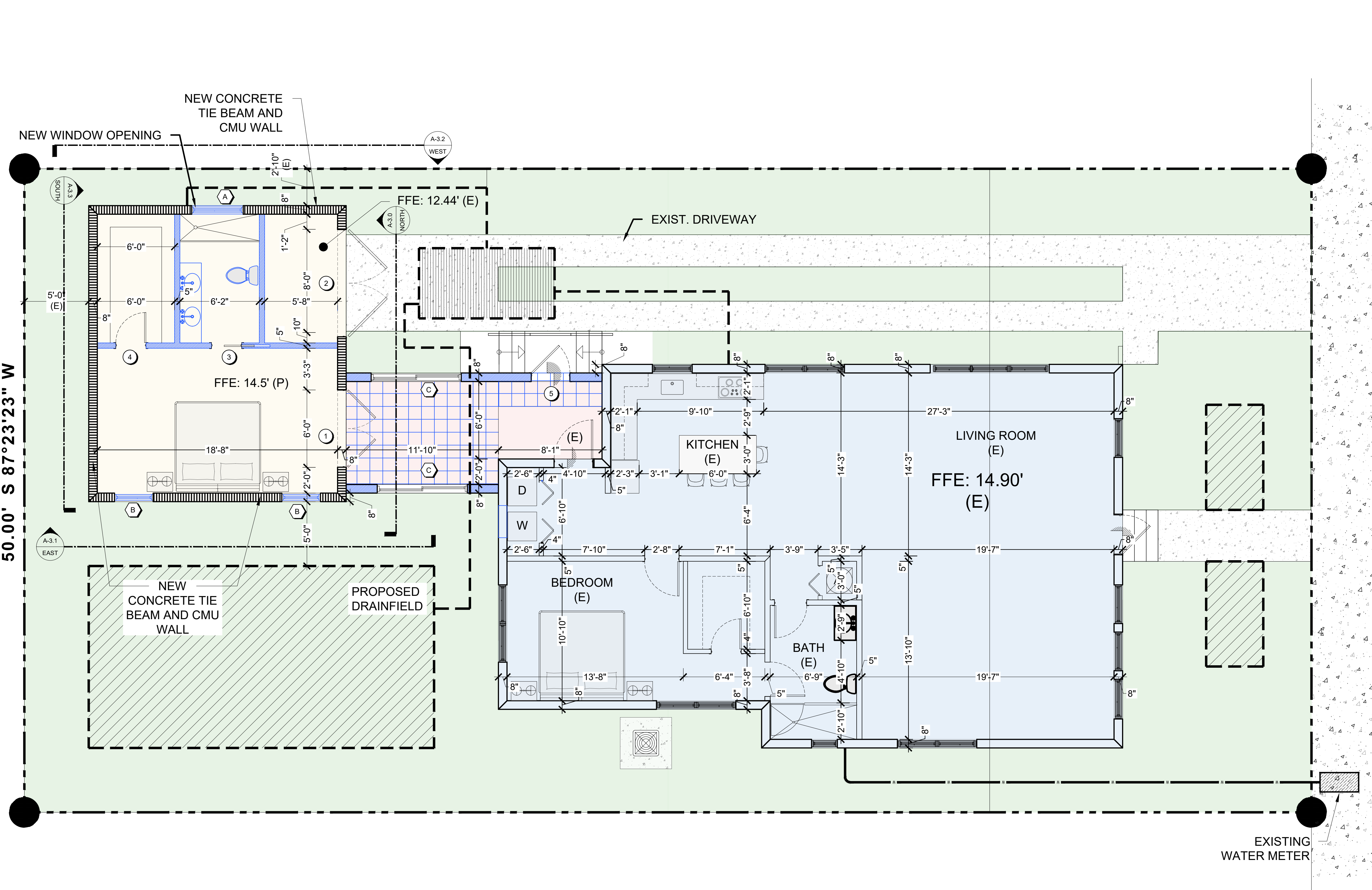
**SCOPE OF WORK :**

1. MAIN HOUSE : CONVERT FRONT BEDROOM TO FAMILY/LIVING.
2. ADD LAUNDRY AREA.
3. CONVERT EXIST. GARAGE TO BEDROOM/BATHROOM.

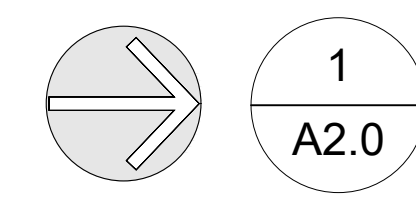
**LOT COVERAGE**

(MAX 45%=2250 SF REQUIRED)  
 (1664 SF PROVIDED)

-  EXISTING RESIDENCE - 1,324 SF
  -  CONNECTING STRUCT. - 185 SF
  -  GARAGE CONVER. - 460 SF
- TOTAL - 1969 SF**

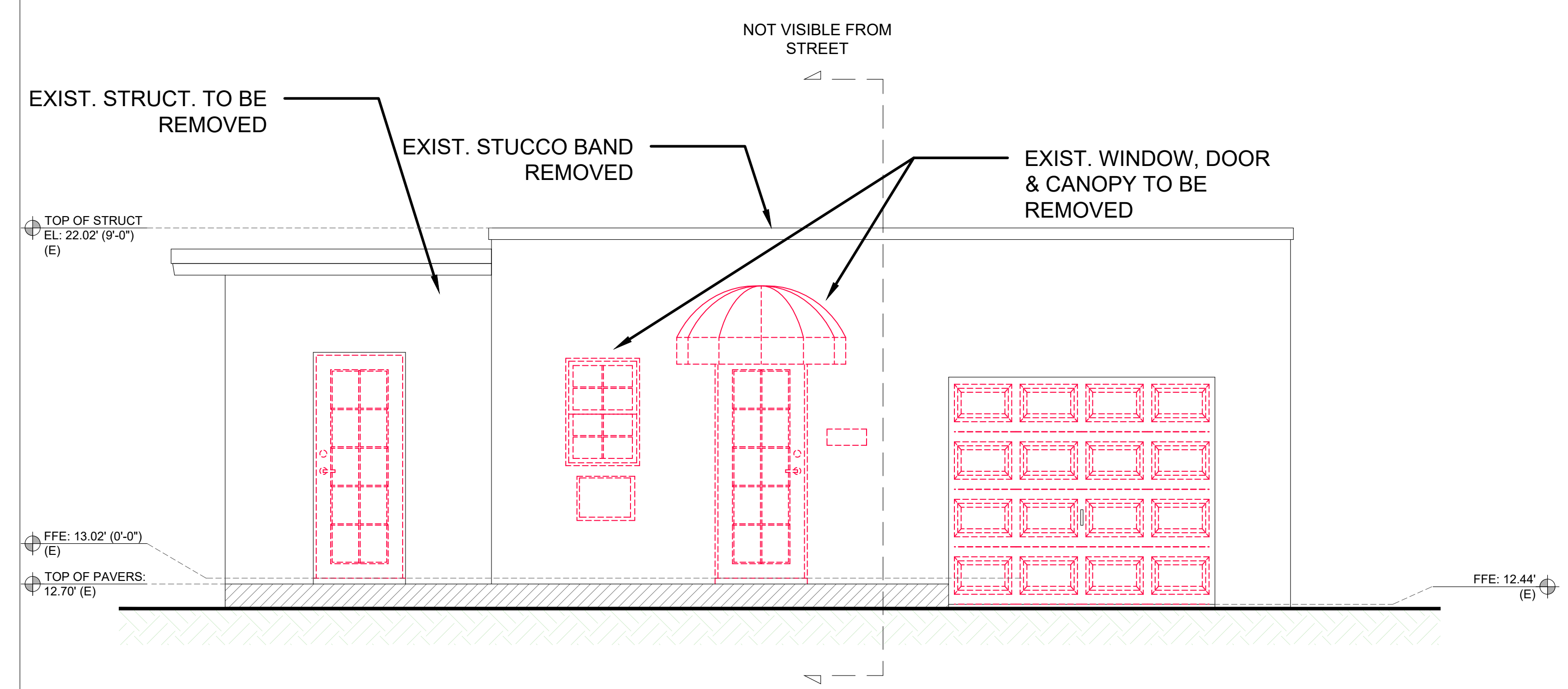


50.00' S 87° 23' 23" W

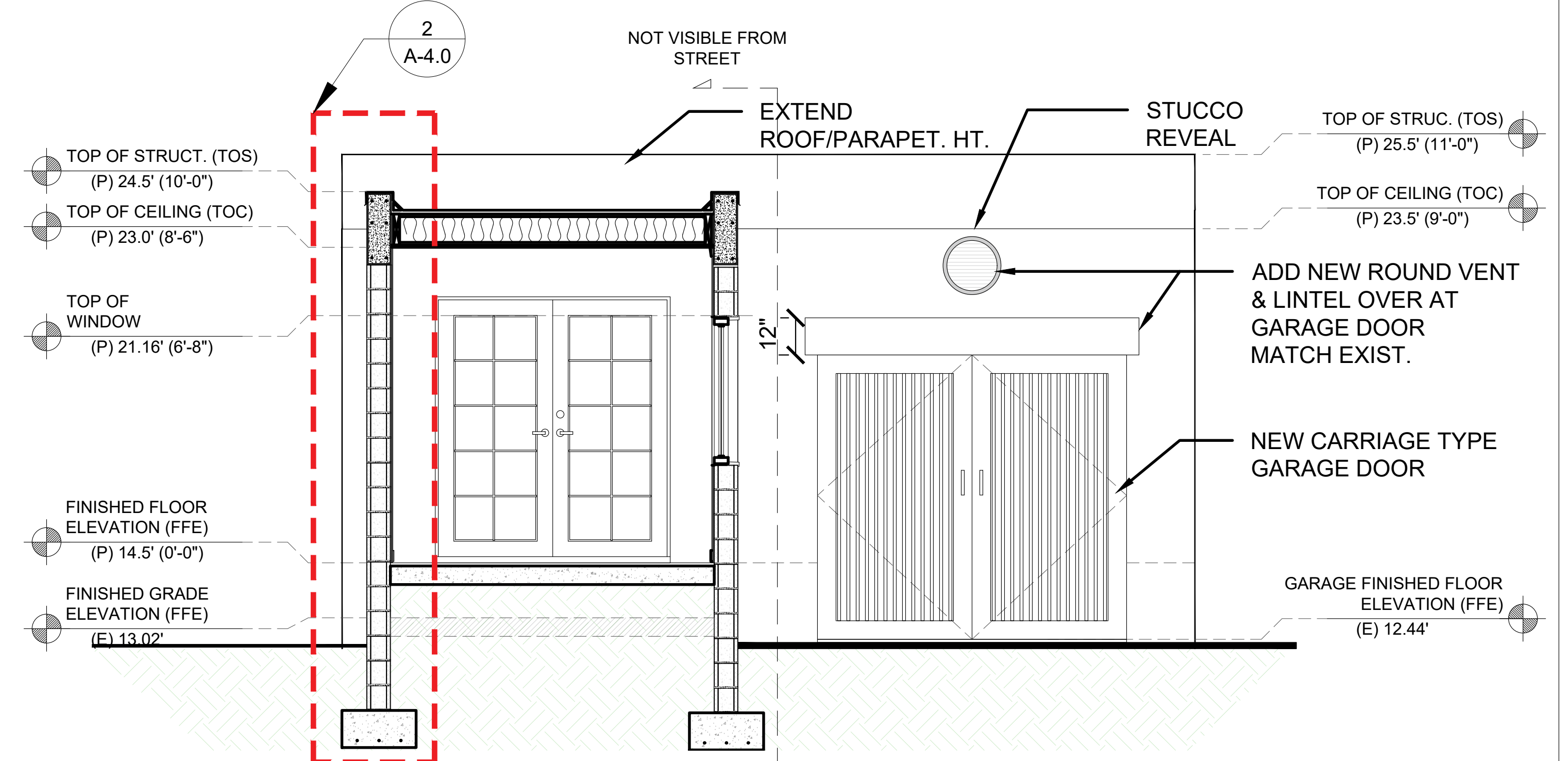


**PROPOSED GROUND FLOOR PLAN**

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

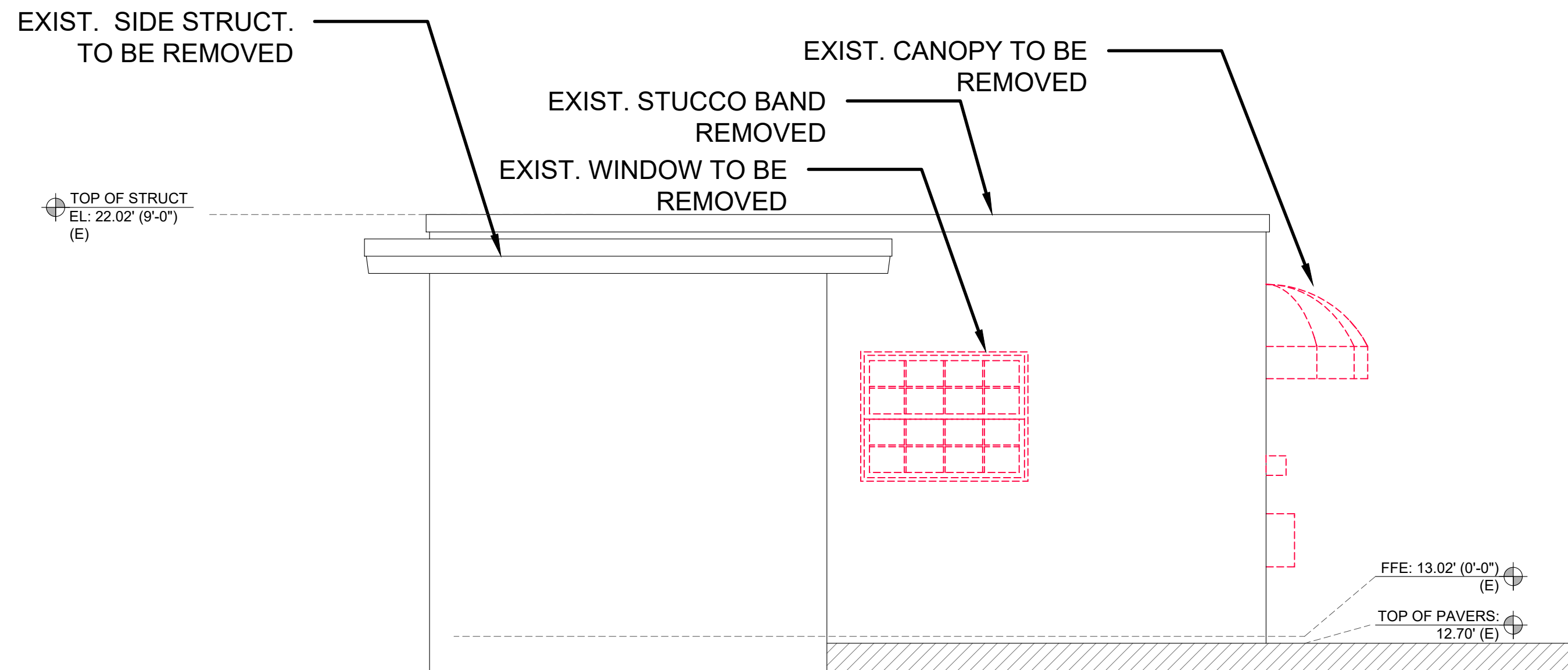


**1**  
 A-2.0 **EXISTING NORTH SIDE ELEVATION (GARAGE)**  
 SCALE : 3/8" = 1'-0"

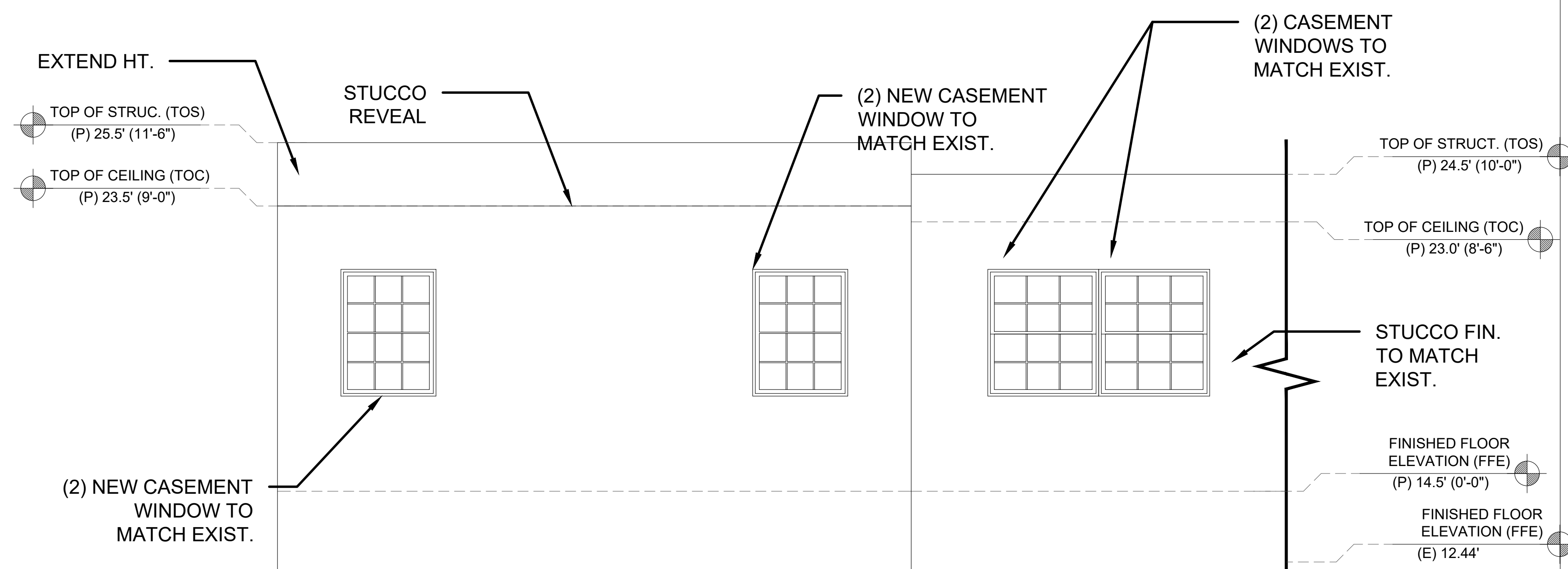


**2**  
 A-2.0 **PROPOSED NORTH SIDE ELEVATION (GARAGE)**  
 SCALE : 3/8" = 1'-0"





1 **EXISTING EAST SIDE ELEVATION (GARAGE)**  
A-2.1 SCALE : 3/8" = 1'-0"



2 **PROPOSED EAST SIDE ELEVATION (GARAGE)**  
A-2.1 SCALE : 3/8" = 1'-0"



PREPARED BY  
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14068 NW 82ND AVENUE  
MIAMI LAKES, FL 33016  
(305) 439-6266  
FL CA #AAZ603562

PROFESSIONAL SEAL  
**STATE OF FLORIDA**  
PATRICK STEPHEN VALENT  
AR 13834  
REGISTERED ARCHITECT

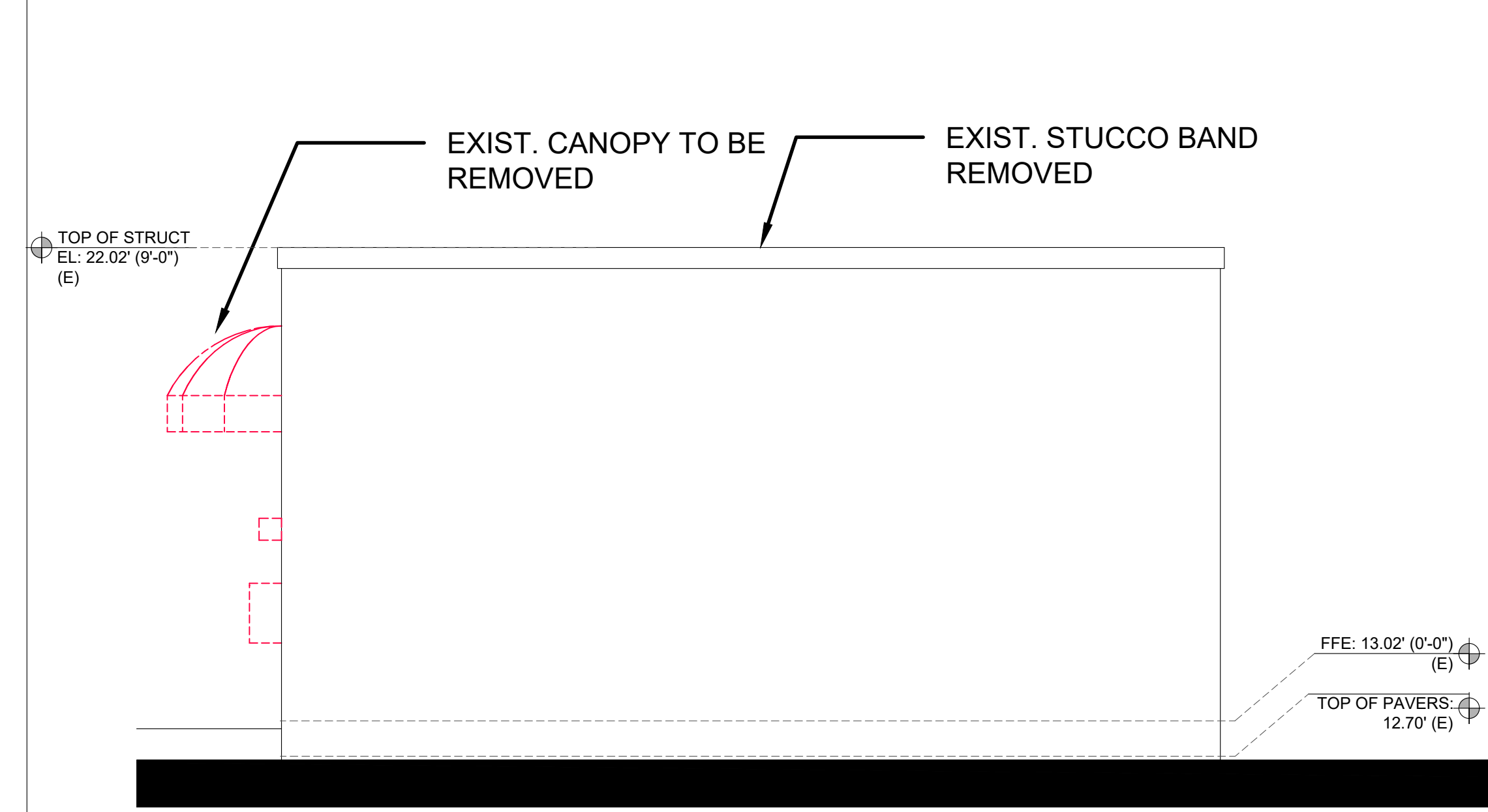
PREPARED FOR  
**826 MEDINA AVE**  
826 MEDINA AVE  
CORAL GABLES, FL 33134

PROJECT INFORMATION

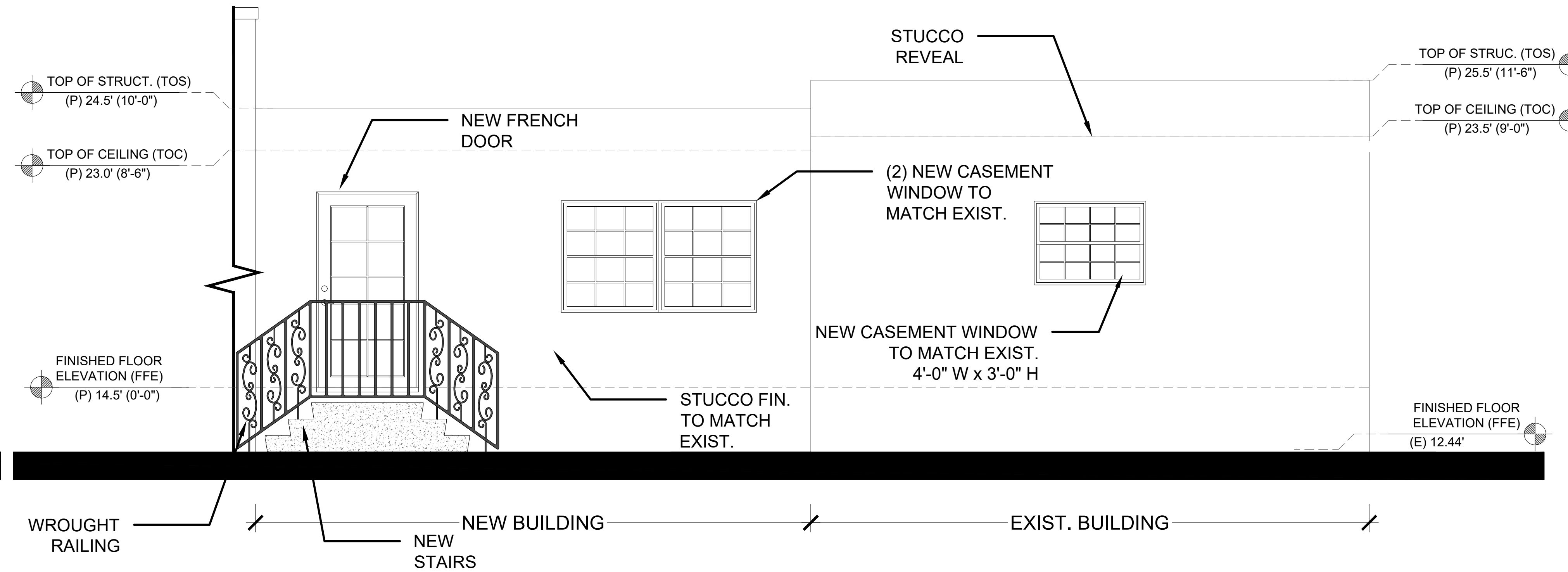
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REVISION NUMBER:	

SHEET NAME  
**EXISTING AND PROPOSED ELEVATIONS**

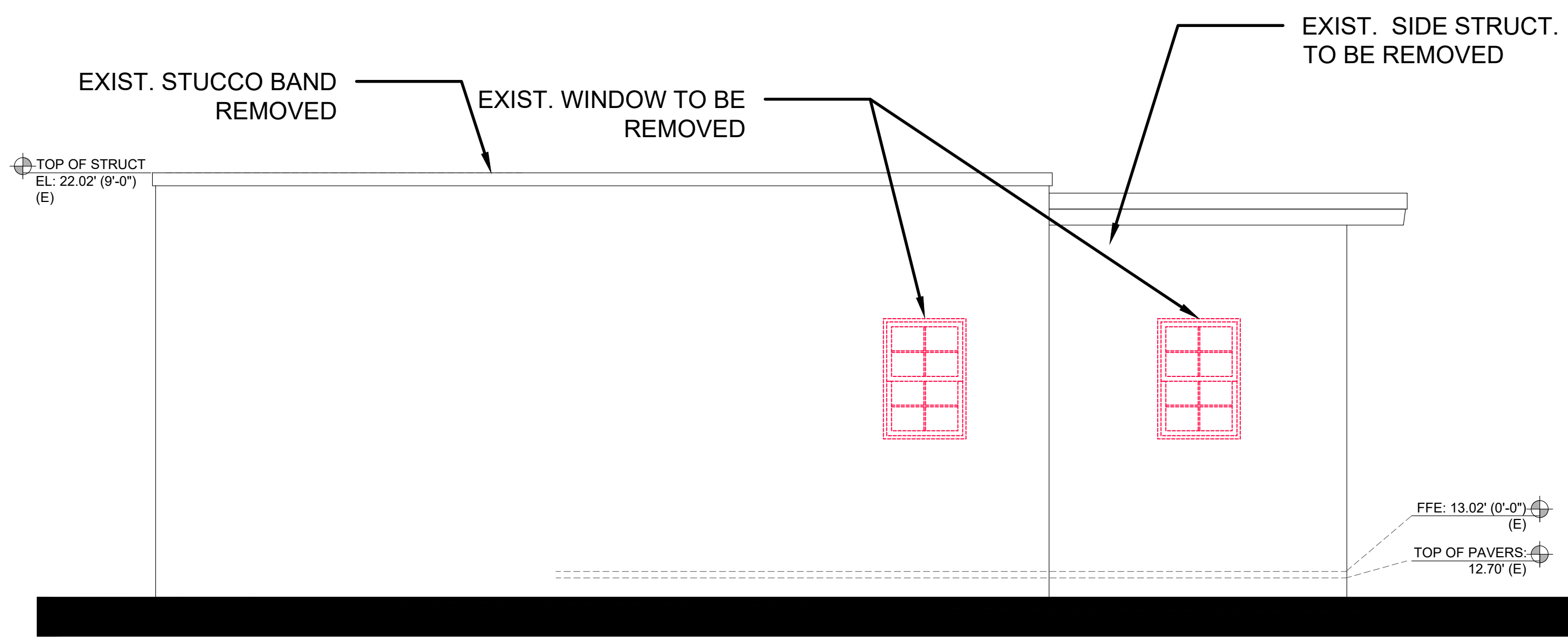
SHEET NUMBER  
**A-2.1**



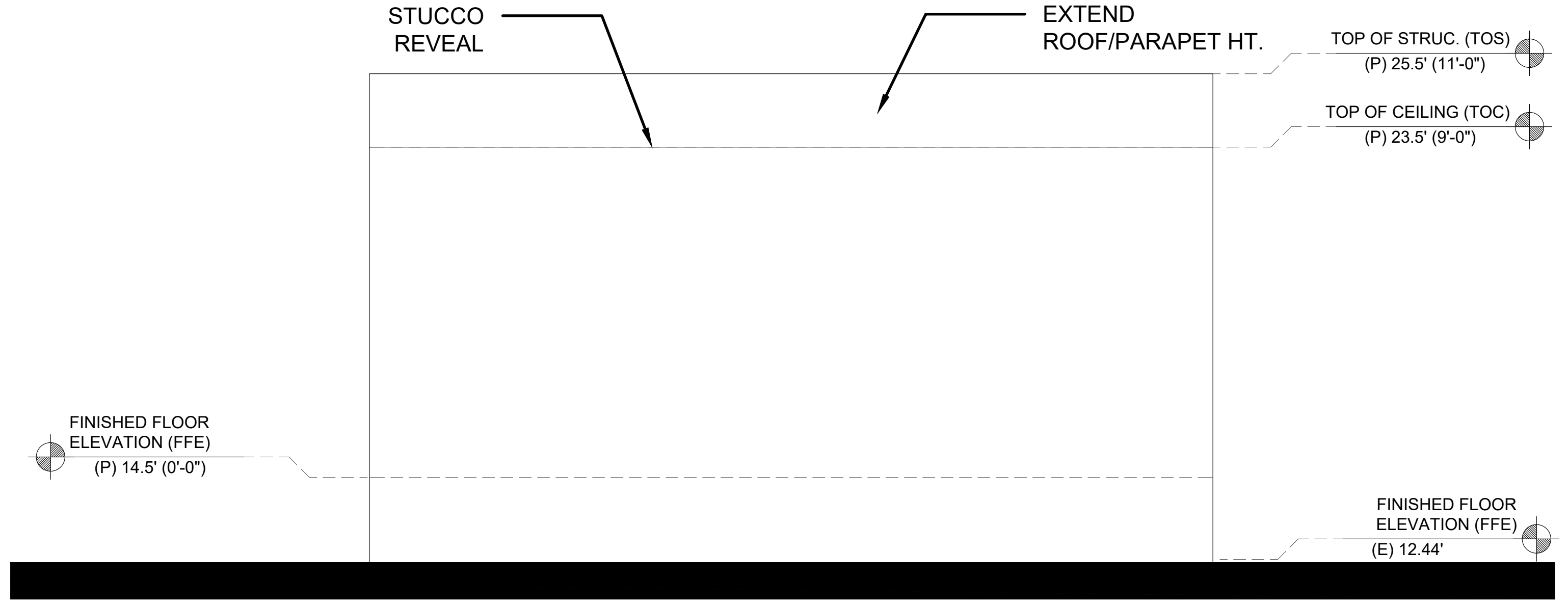
**1**  
 A-2.2 **EXISTING WEST SIDE ELEVATION (GARAGE)**  
 SCALE : 3/8" = 1'-0"



**2**  
 A-2.2 **PROPOSED WEST SIDE ELEVATION (GARAGE)**  
 SCALE : 3/8" = 1'-0"



1 **EXISTING SOUTH SIDE ELEVATION (GARAGE)**  
A-2.3 SCALE : 3/8" = 1'-0"



2 **PROPOSED SOUTH SIDE ELEVATION (GARAGE)**  
A-2.3 SCALE : 3/8" = 1'-0"

PREPARED BY

**VALENT ARCHITECT**

14068 NW 82ND AVENUE  
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AR 13834

REGISTERED ARCHITECT

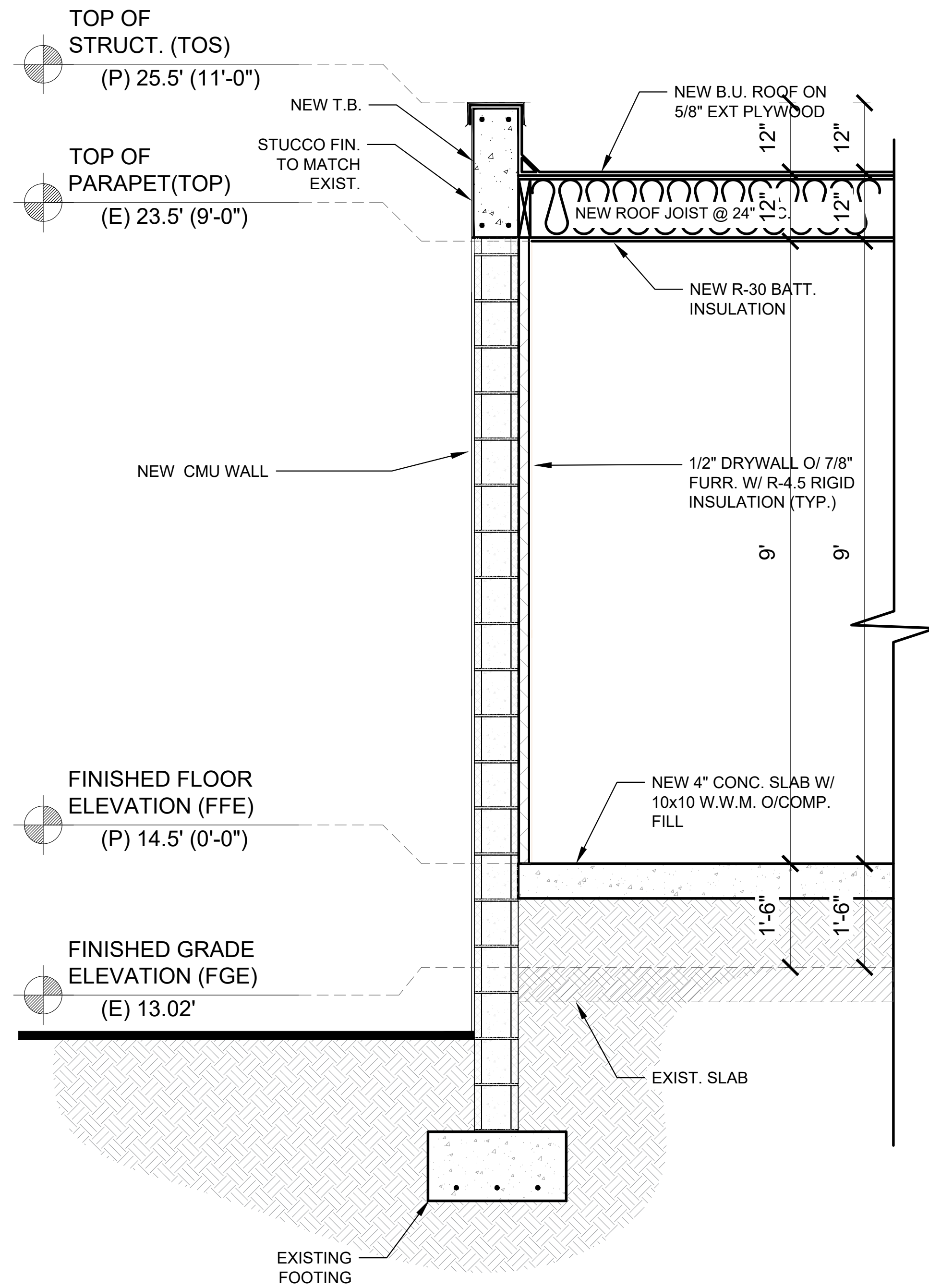
PREPARED FOR

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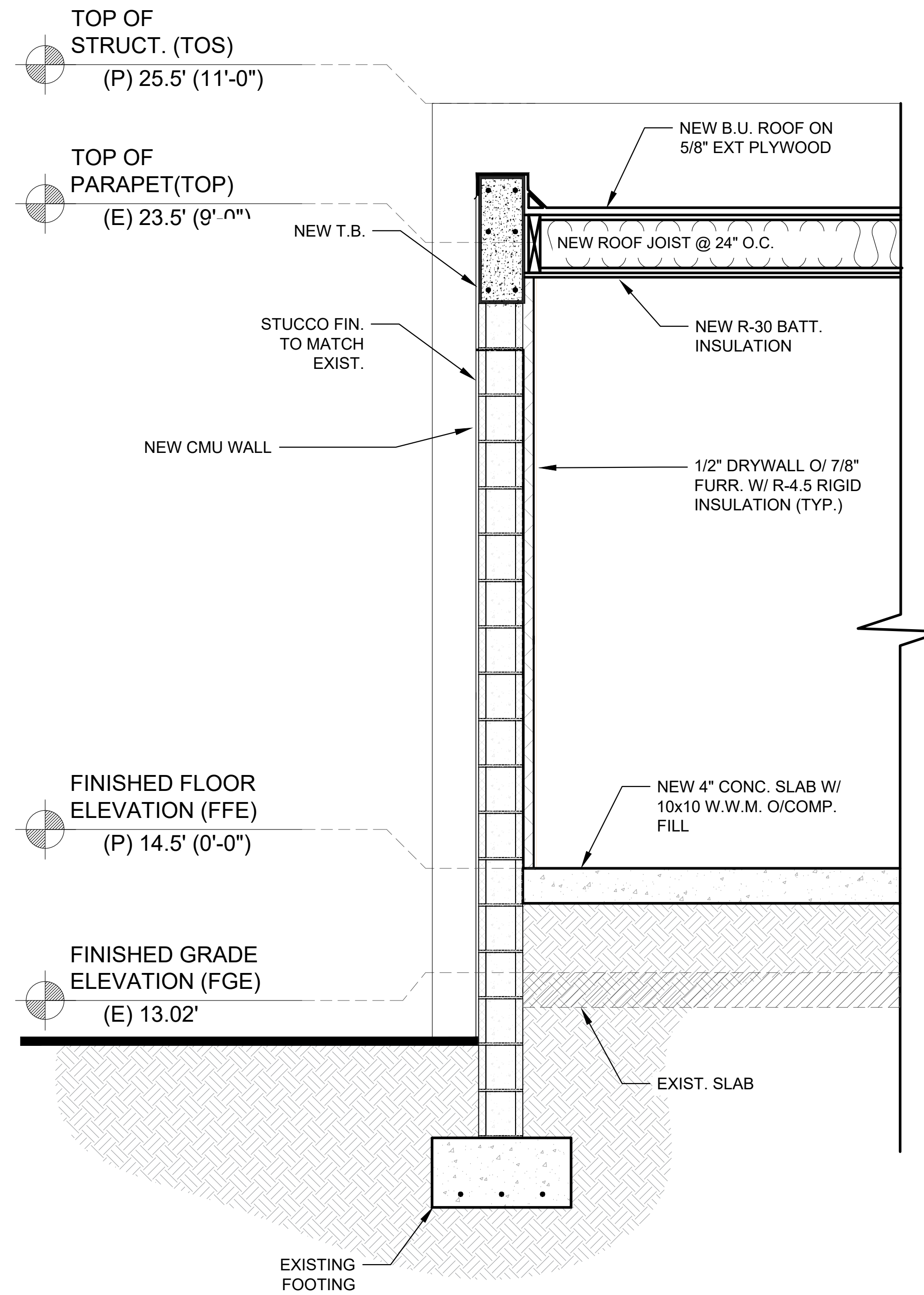
**826 MEDINA AVE**  
826 MEDINA AVE  
CORAL GABLES, FL 33134

ISSUED DATE:	10-03-16
REVISION NUMBER:	
SHEET NAME:	EXISTING AND PROPOSED ELEVATIONS
SHEET NUMBER:	A-2.3

**A-2.3**



1 WALL SECTION (GUEST HOUSE)  
A-3.0 SCALE : 3/4" = 1'-0"



2 WALL SECTION (GUEST HOUSE)  
A-3.0 SCALE : 3/4" = 1'-0"

ISSUED DATE	10-09-16
HISTORIC REVIEW	



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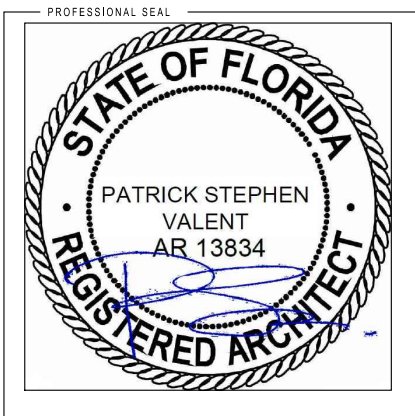
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REVISION NUMBER	

SHEET NAME:  
**RENDERING**

SHEET NUMBER:  
**A-4.0**



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PROJECT INFORMATION  
 826 MEDINA AVE  
 826 MEDINA AVE  
 CORAL GABLES, FL 33134

ISSUED DATE	10/4/24
REVISION NUMBER	

SHEET NAME  
**RENDERING**

SHEET NUMBER  
**A-5.0**