

RESTORATION & ADDITION  
1116 OBISPO AVE.  
CORAL GABLES FLORIDA

PASCUAL PEREZ KILIDDJIAN STARR





1102 OBISPO



1108 OBISPO



1116 OBISPO



1126 OBISPO



1119 OBISPO



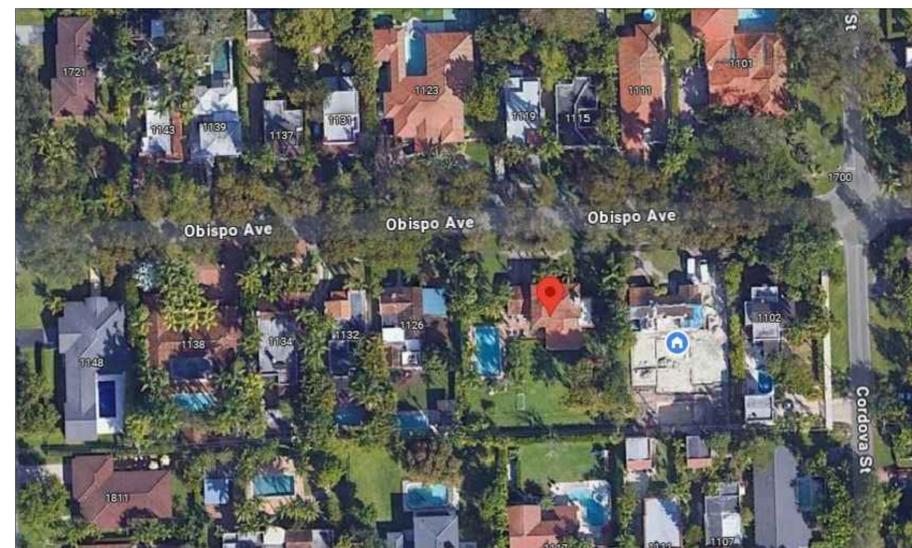
1115 OBISPO



1111 OBISPO



1101 OBISPO



STREET LOCATION MAP

PASCUAL PEREZ KILIDDJIAN STARR

& ASSOCIATES ARCHITECTS - PLANNERS LICENSE # AA 26001357

PETER KILIDDJIAN, R.A. LICENSE No.: AR 0093067

AT THE BEACON CENTER 1300 NW 84th AVENUE DORAL, FLORIDA 33126 TELEPHONE : (305) 726-3748

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CORAL GABLES, FL, 33146



DATE :  
SCALE : AS SHOWN  
DRAWN : ID  
CHECK BY: PK  
JOB NO. :

A-001

SHEET NO. :



WEST VIEW



FRONT VIEW



FRONT EAST VIEW



REAR VIEW



REAR WEST VIEW



EAST REAR VIEW

PASCUAL  
PEREZ  
KILIDDJIAN  
STARR

& ASSOCIATES  
ARCHITECTS - PLANNERS  
LICENSE # AA 26001357

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A-002

SHEET NO. :



HISTORIC PHOTOGRAPH

PASCUAL  
PEREZ  
KILIDDJIAN  
STARR

& ASSOCIATES  
ARCHITECTS - PLANNERS  
LICENSE # AA 26001357

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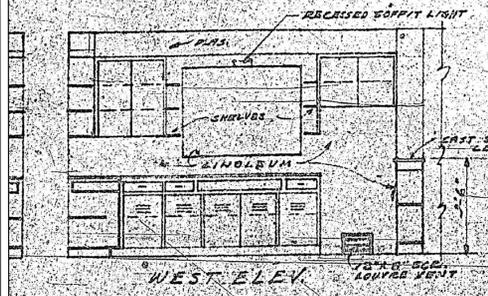


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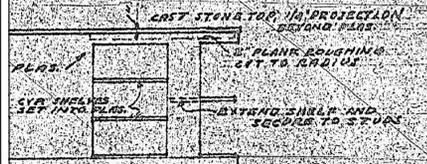
A-002.5

SHEET NO. :





BINETS 1/4"



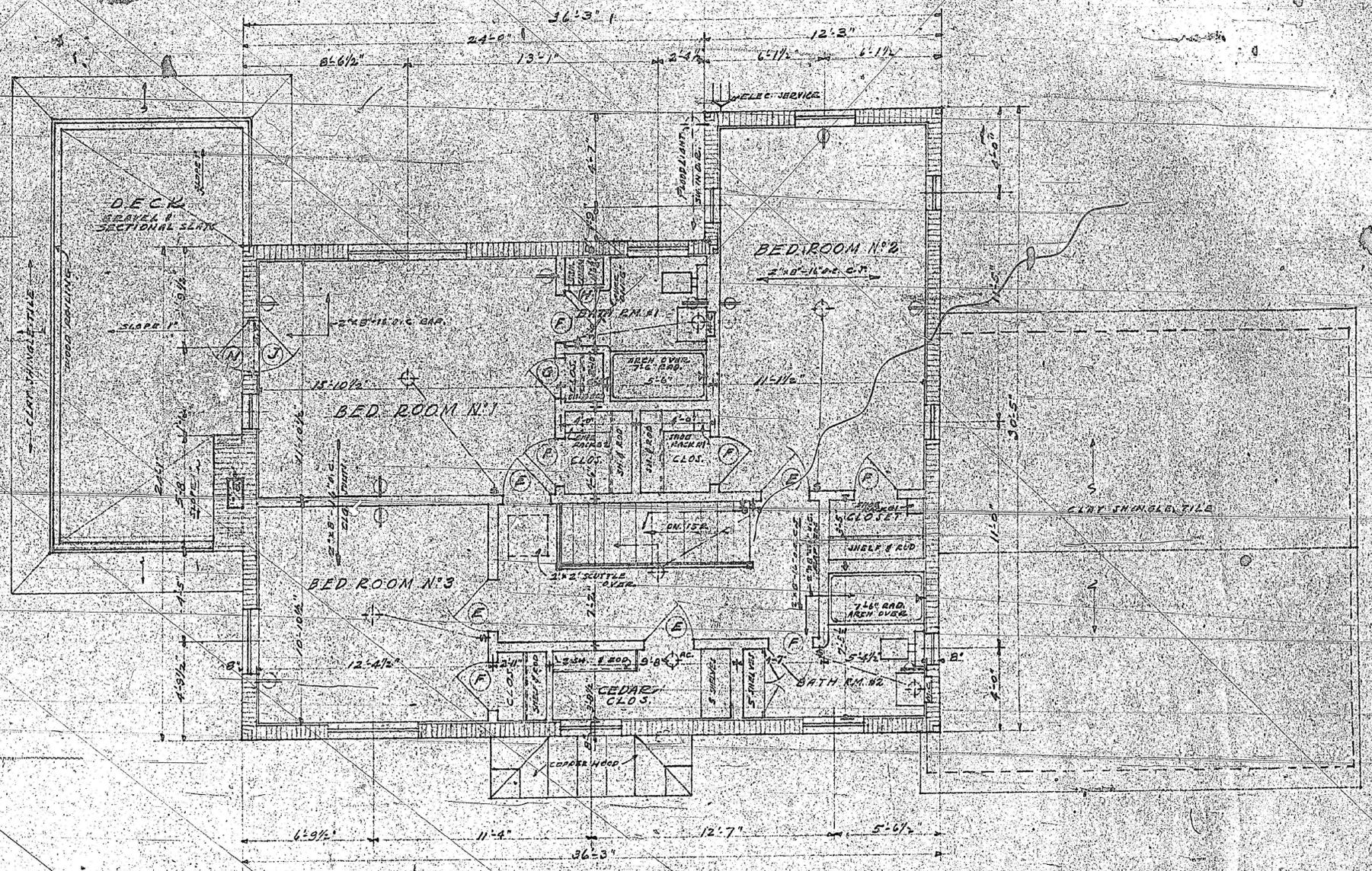
ELEV. DINING RM. SIDE

PLAN

CAST STON TOP

LEDGE BET. D.R. & L.R. SCALE 3/8"=1'-0"

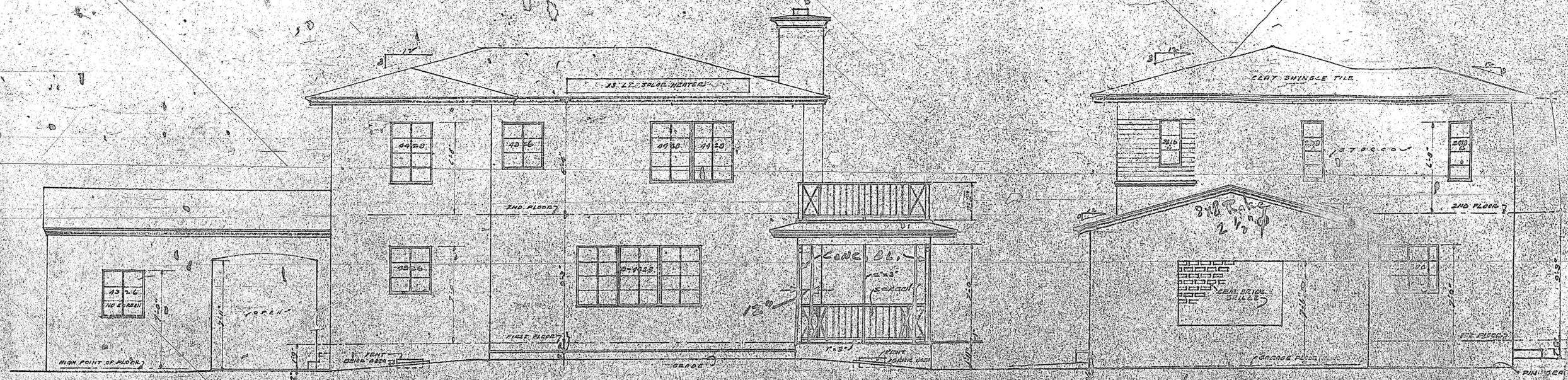
EDGE BET. KITCHEN & BRKST. ROOM SIMILAR, EXCEPT SHELVES BE 2'-6" WIDE (ON STR. RM. SIDE) AND OVER BOX OMITTED.



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

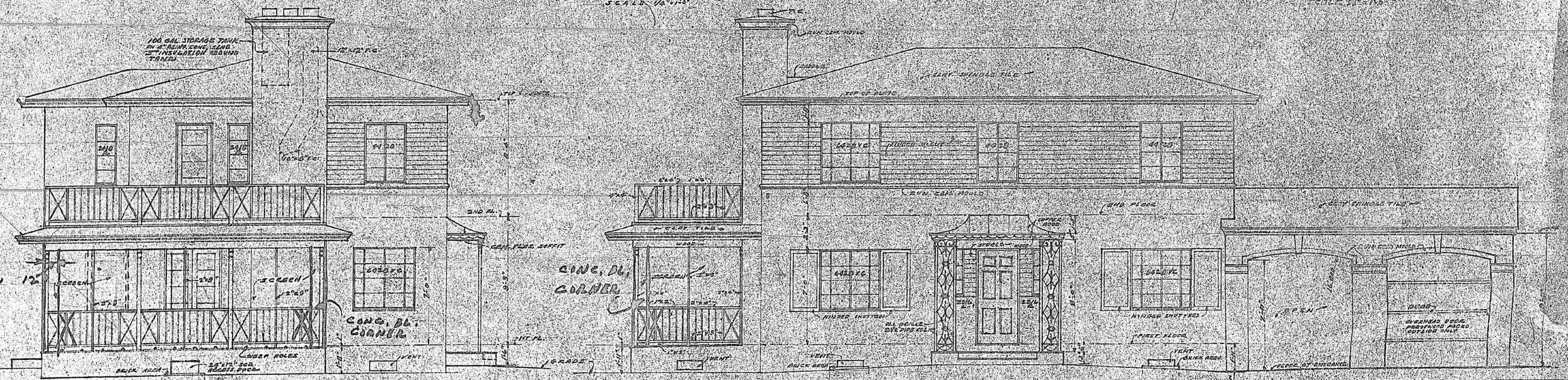
DATE 8-30-90	RESIDENCE FOR J.B. & MABEL L. HARDIN CORAL GABLES, FLA	COMM 4032
DRAWN BY P.B.D.	WM. H. MERRIAM ARCHITECT 1024 MALAGA AVE. CORAL GABLES, FLA.	SHEET 3

*Original*



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

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



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

• NORTH ELEVATION •  
SCALE 1/4" = 1'-0"

DATE	02-28-69	RESIDENCE FOR	J-B & MABEL S. HADDIS
DRAWN BY	P.Z.D.	1116 OBISPO AVE.	CORAL GABLES, FL.
CHECKED BY	P.Z.D.	ARCHITECTS	1075 PALM BLVD.
			CORAL GABLES, FL.

6362

CERTIFICATE OF AUTHORIZATION # LB-8023

**Survey Pros, Inc.**

4348 SW 74TH AVENUE, MIAMI, FL. 33155  
Tel: 305.767.6802  
www.survey-pros.com

**PROPERTY ADDRESS:**

1116 OBISPO AVENUE, CORAL GABLES, FL. 33134

**LEGAL DESCRIPTION:**

LOTS 8, 9 AND THE EAST 1/2 OF LOT 7, BLOCK 16, OF CORAL GABLES SECTION C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**FLOOD ZONE INFORMATION:**

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE X BASE FLOOD ELEVATION N/A  
COMMUNITY NAME & NUMBER CITY OF CORAL GABLES 120639  
MAP & PANEL NUMBER 12086C0294 SUFFIX L

**SURVEYOR'S NOTES:**

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
- THE INTENT OF THIS SURVEY AS COMMUNICATED BY THE CERTIFIED PARTIES IS FOR REAL-ESTATE TRANSACTION OR MORTGAGE REFINANCING, THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE OR PARTY(IES) WITHOUT THE WRITTEN AUTHORIZATION OF THIS FIRM.
- THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN, PERMITTING NOR CONSTRUCTION PURPOSES.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF OBISPO AVENUE BEARS N 87°49'17" E.

**ENCROACHMENT NOTES:**

THERE ARE NO VISIBLE ABOVE GROUND ENCROACHMENTS.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

**CERTIFIED TO:**

Cristina Adriana Taub and Philip Michael Taub  
First American Title Insurance Company  
South Florida Law, PLLC

**MAP OF BOUNDARY SURVEY**

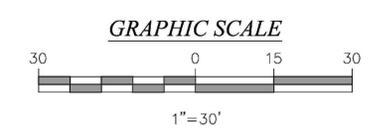
**LEGEND**

**ABBREVIATIONS:**

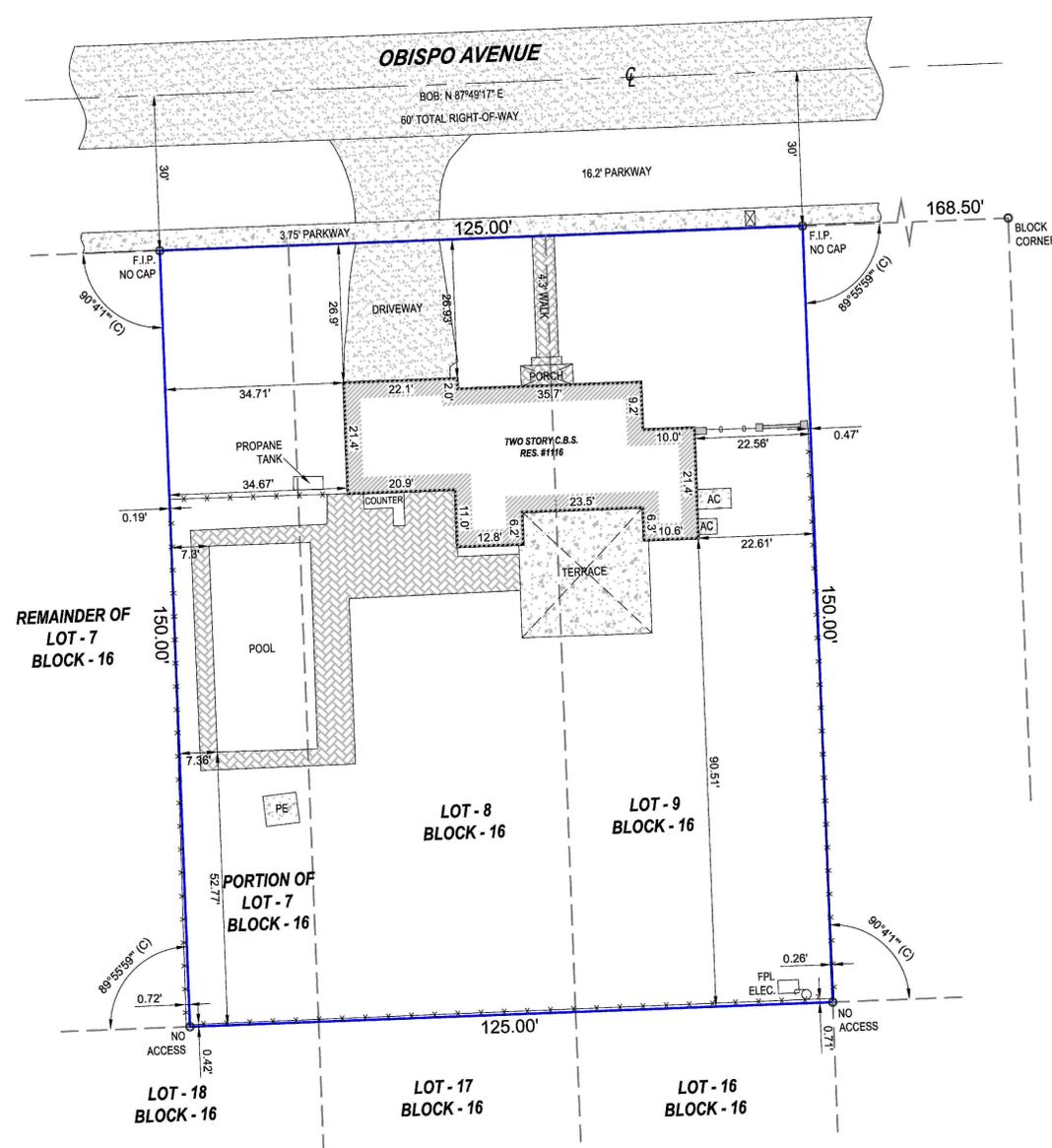
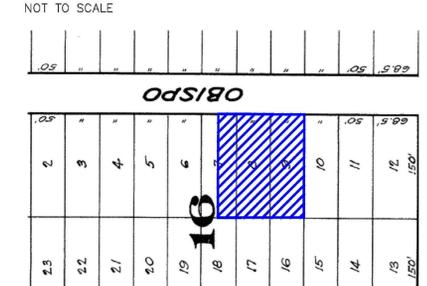
- A = ARC DISTANCE
- AC = AIR CONDITIONER PAD
- BCR = BROWARD COUNTY RECORDS
- BLDG = BUILDING
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CBS = CONCRETE BLOCK & STUCCO
- (C) = CALCULATED
- C&G = CURB & GUTTER
- CLF = CHAIN LINK FENCE
- COL = COLUMN
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
- D/W = DRIVEWAY
- EB = ELECTRIC BOX
- ENC. = ENCROACHMENT
- EP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FDH = FOUND DRILL HOLE
- FFE = FINISHED FLOOR ELEVATION
- FIP = FOUND IRON PIPE (NO ID)
- FIR = FOUND IRON ROD (NO ID)
- FN = FOUND NAIL (NO ID)
- FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
- L.E. = LANDSCAPE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- MDCR = MIAMI-DADE COUNTY RECORDS
- MH = MAN HOLE
- ML = MONUMENT LINE
- (P) = PLAT
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- PG = PAGE
- PI = POINT OF INTERSECTION
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS DISTANCE
- (R) = RECORD
- R/W = RIGHT-OF-WAY
- RES = RESIDENCE
- SIP = SIP LB#8023
- SND = SET NAIL & DISK LB#8023
- STL = SURVEY THE LINE
- SWK = SIDEWALK
- (TYP) = TYPICAL
- UB = UTILITY BOX
- U.E. = UTILITY EASEMENT
- W/F = WOOD FENCE

**SYMBOLS:**

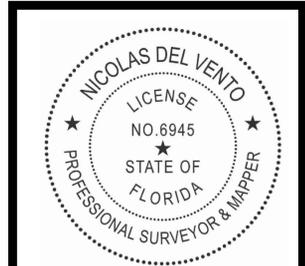
- ☐ = TELEPHONE RISER
- ☐ = CABLE TV RISER
- ⊗ = WATER METER
- X 0.00 = ELEVATION
- (00') = ORIGINAL LOT DISTANCE
- Δ = CENTRAL ANGLE
- = CENTER LINE
- wv = WATER VALVE
- ☐ = CURB INLET
- ☐ = FIRE HYDRANT
- ☐ = LIGHT POLE
- ☐ = CATCH BASIN
- ☐ = UTILITY POLE
- ☐ = DRAINAGE MANHOLE
- ☐ = SEWER MANHOLE
- = METAL FENCE
- = WOOD FENCE
- = CHAIN LINK FENCE
- = EASEMENT
- = BOUNDARY LINE
- = OVERHEAD UTILITY LINE
- = ORIGINAL LOT LINE



**LOCATION SKETCH:**



*N. Del Vento*  
NICOLAS DEL VENTO  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA LIC. # 6945



DATE OF ORIGINAL FIELD WORK:  
12/27/2023  
JOB NUMBER: 231210362  
DRAWN BY: ADRIEL  
CAD FILE: JACKSON  
SHEET 1 OF 1  
REVISION(S):



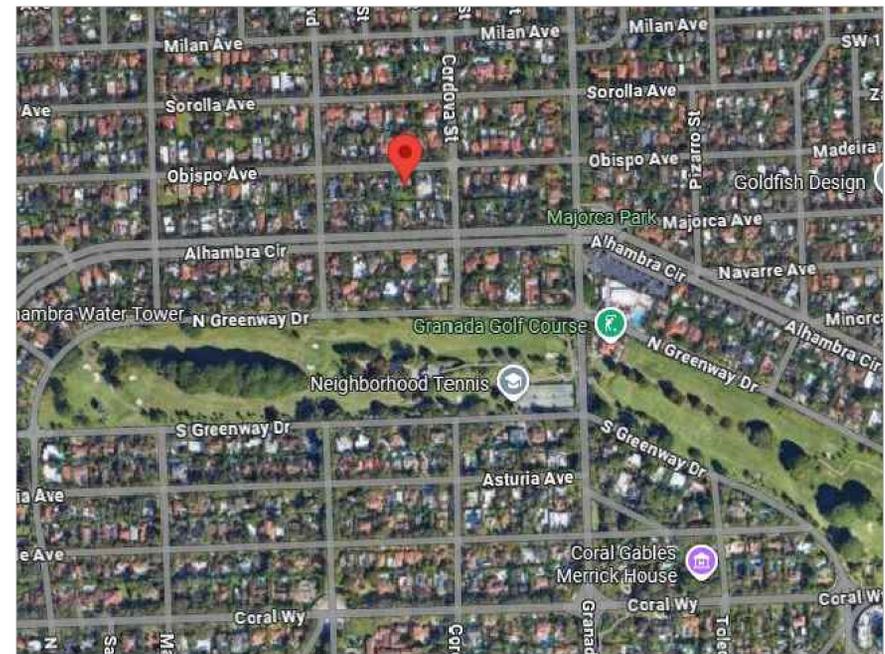
**PROPERTY ADDRESS**  
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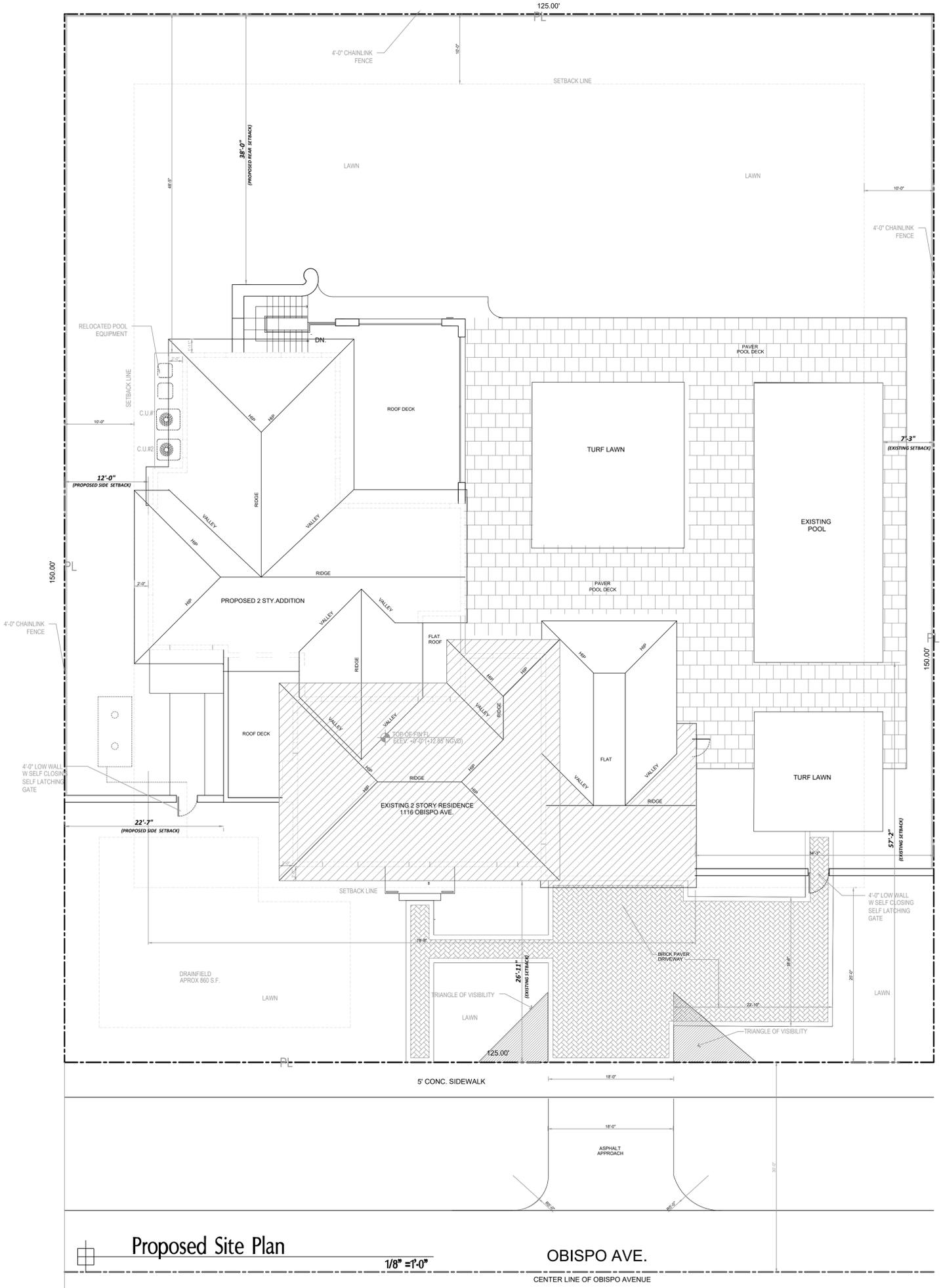
**ZONING LEGEND**

SINGLE FAMILY		
ZONING:	SFR	
NET LAND AREA	18,750 Sq. Ft.	
HEIGHT (to 2nd floor t.b.)	REQUIRED/ALLOWED	PROVIDED
SETBACKS	25'-0"	25'-0"
Front	25'-0"	25'-0"
Interior Side	20'-0" TOT. 5' MIN.	12'-0" & 34'-3"
Side Street	15'-0"	N/A
Rear	10'-0"	38'-0"

Lot will be graded so as to prevent direct overland discharge of overland discharge of stormwater onto adjacent property. Applicant will provide certification prior to final inspection.



Location Map  
N.T.S.



Proposed Site Plan  
1/8" = 1'-0"  
OBISPO AVE.  
CENTER LINE OF OBISPO AVENUE

**PASCUAL PEREZ KILIDDJIAN STARR**  
& ASSOCIATES  
ARCHITECTS - PLANNERS  
LICENSE # AA 26001357

PETER KILIDDJIAN, RA  
LICENSE No. : AR 0093067  
AT THE BEACON CENTER  
1300 NW 84th AVENUE  
DORAL, FLORIDA 33126  
TELEPHONE : (305) 726-3748

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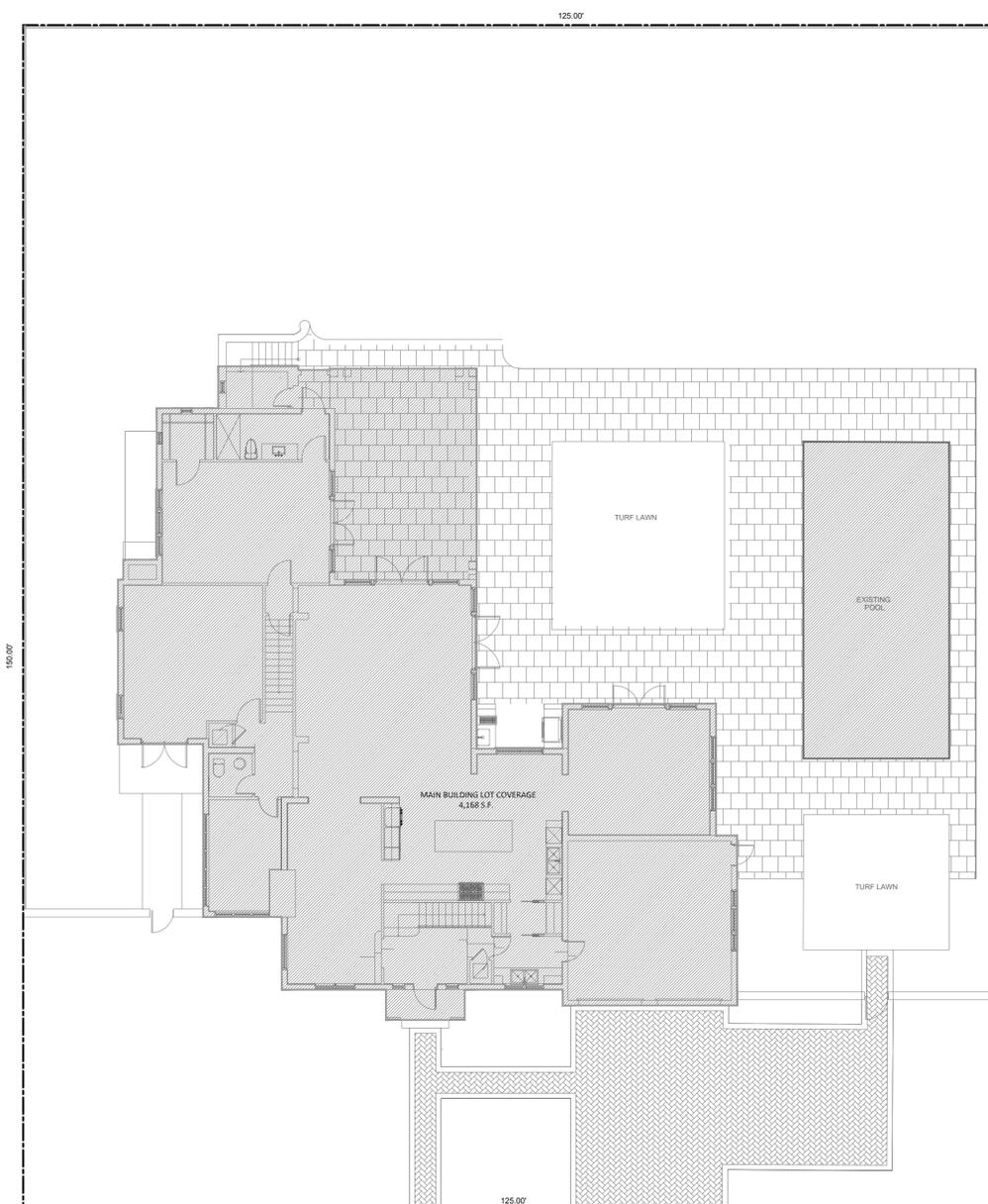
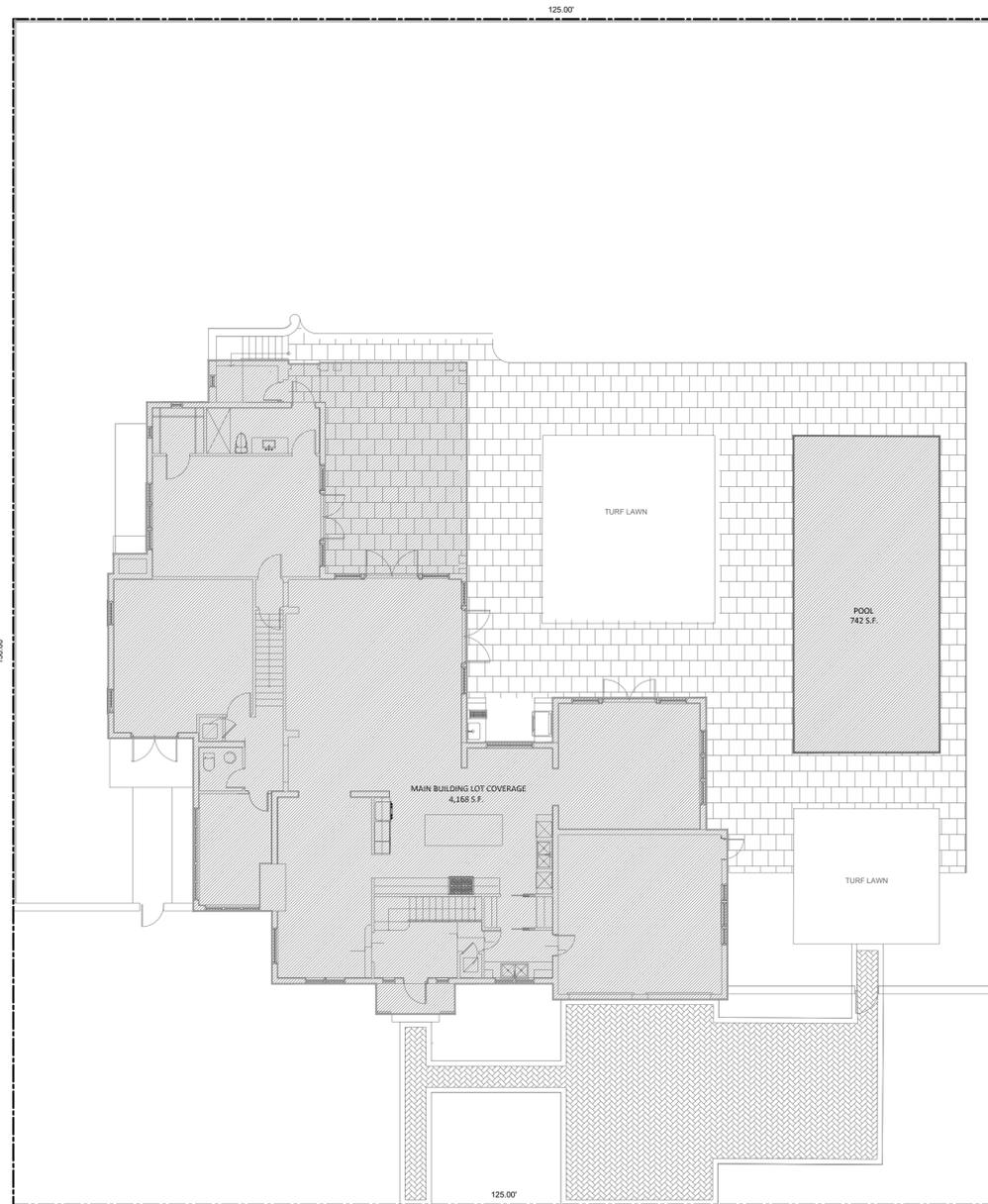
**A-100**  
SHEET NO. :

45% GROUND AREA COVERAGE CALCULATION

ZONING SINGLE FAMILY SFR		
NET LAND AREA	18,750 SF	
LOT COVERAGE	REQUIRED / ALLOWED	PROVIDED
MAIN BUILDING		2,584 Sq. Ft.
POOL & SPA		419 Sq. Ft.
TOTAL	8,437q. Ft. (45%)	4,910 Sq. Ft. (26.3%)

35% GROUND AREA COVERAGE CALCULATION

ZONING SINGLE FAMILY SFR		
NET LAND AREA	18,750 SF	
	REQUIRED / ALLOWED	PROVIDED
LOT COVERAGE		
MAIN BUILDING	6,562 Sq. Ft. (35%)	4,168 Sq. Ft. (22.22%)



Lot Coverage Diagrams

PASCUAL PEREZ KILIDDJIAN STARR

& ASSOCIATES ARCHITECTS - PLANNERS LICENSE # AA 26001357

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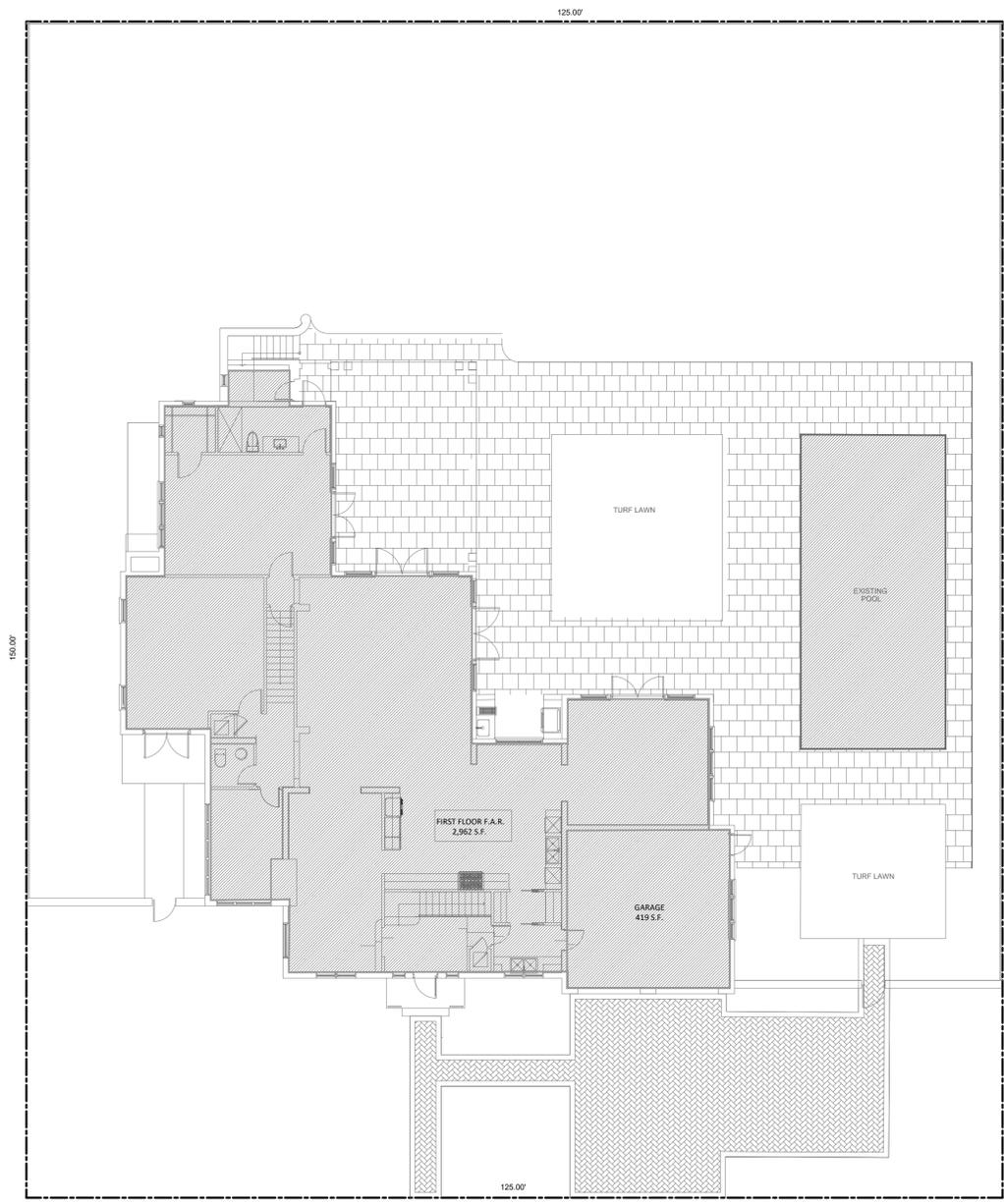
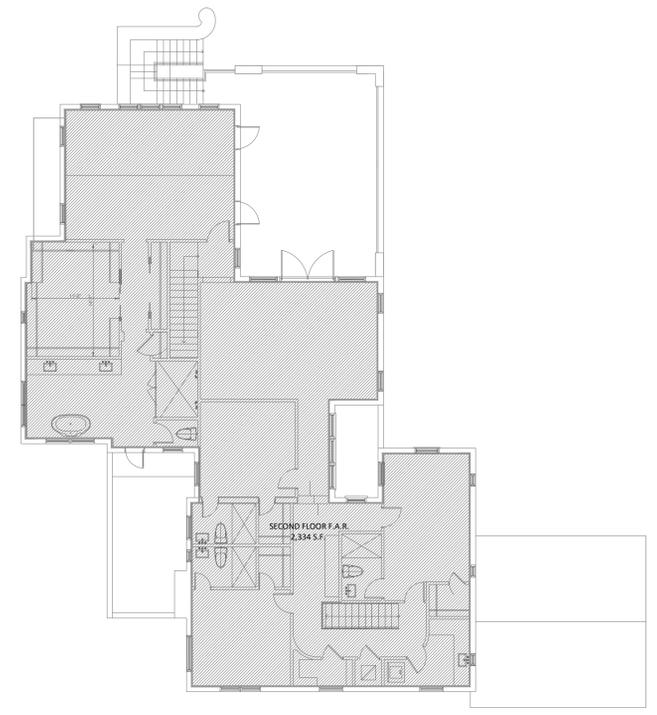
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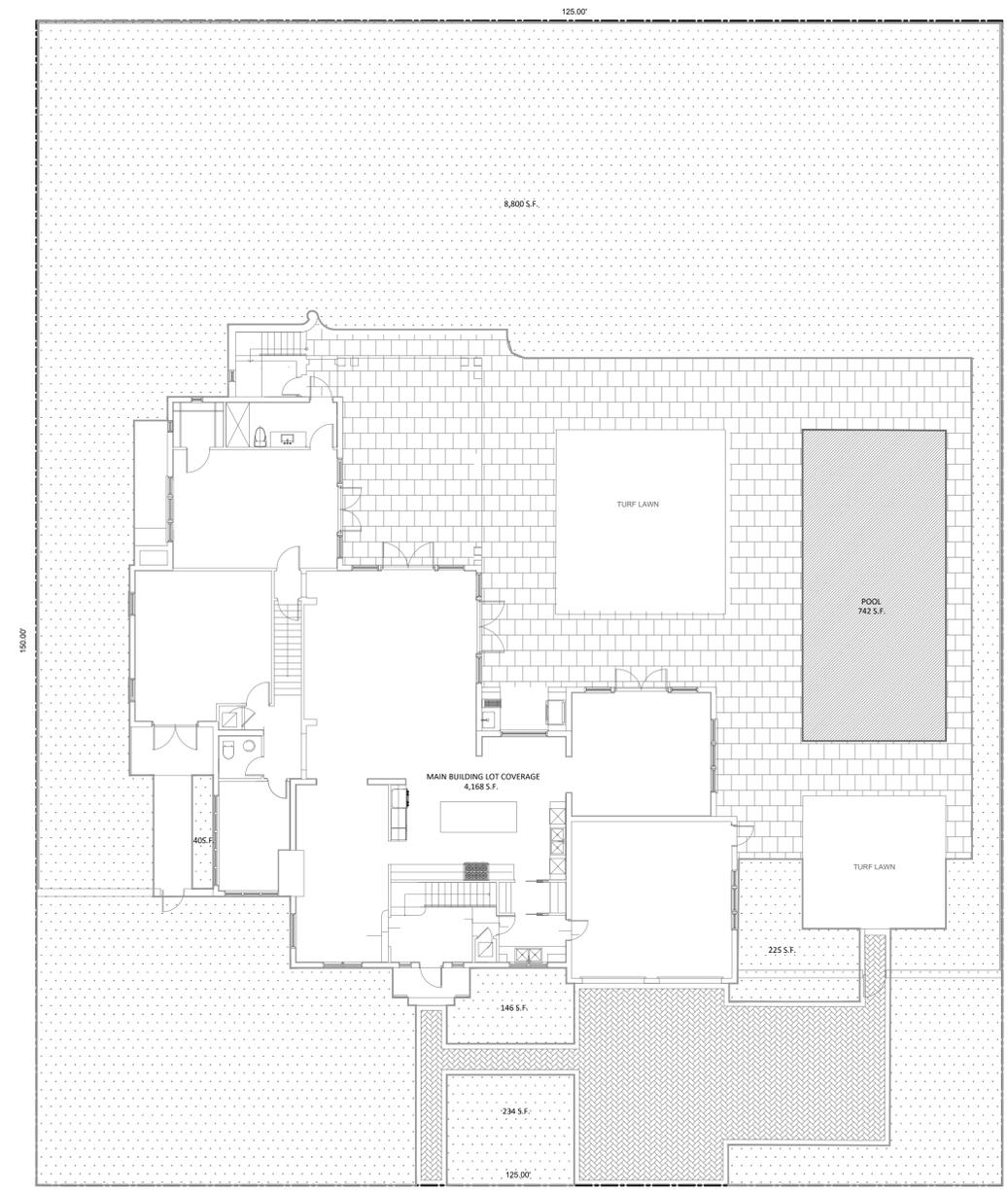
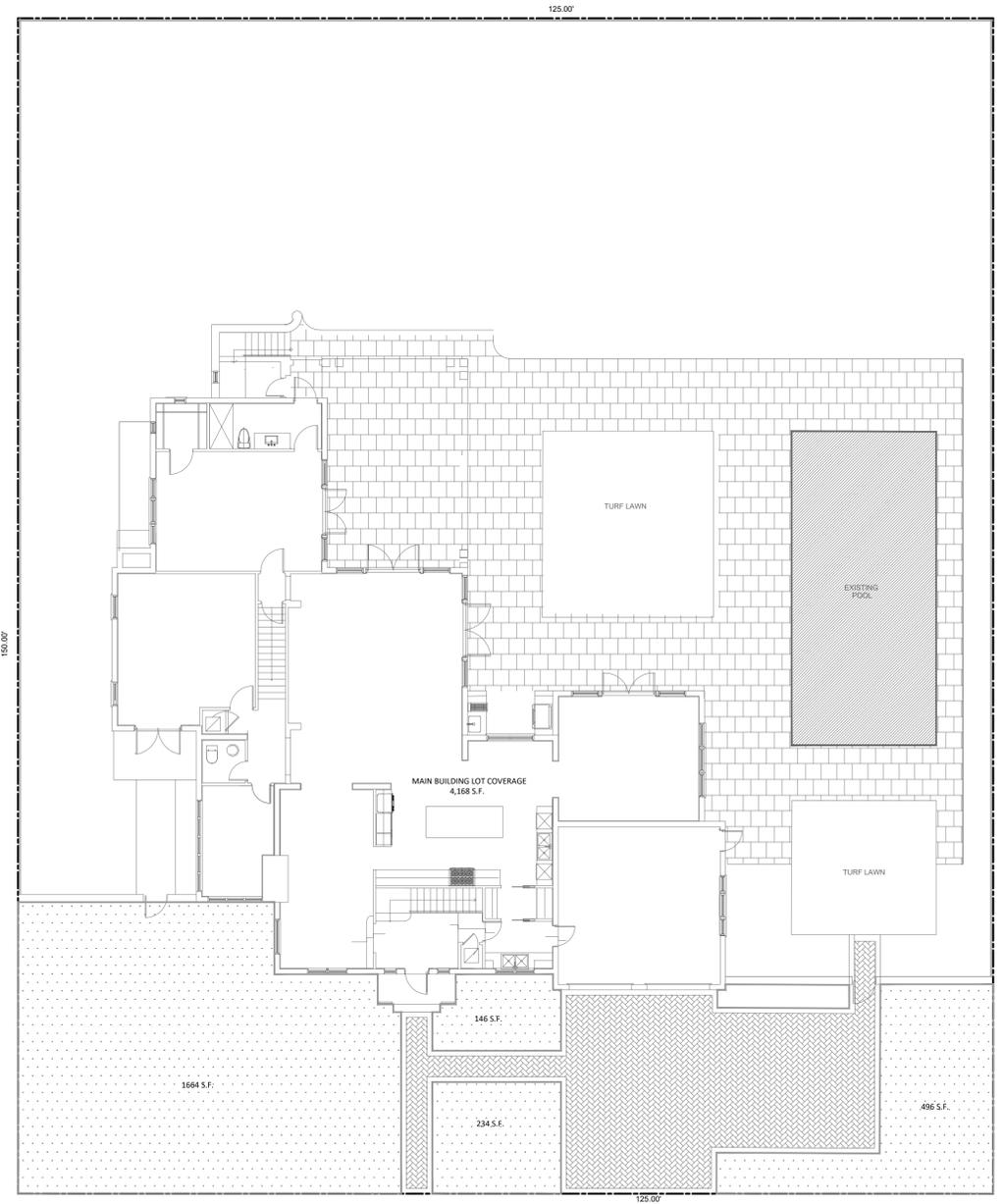
**F.A.R.**

ZONING	SINGLE FAMILY SFR	
NET LAND AREA	18,750 SF	
	REQUIRED / ALLOWED	PROVIDED
F.A.R.	48% FIRST 5,000 S.F.+ 35% SEC OND 5,000 S.F. + 30% REMAINING S.F. = TO, F.A.R	
FIRST FLOOR		2,962 Sq. Ft.
SECOND FLOOR		2,334 Sq. Ft.
GARAGE		419 Sq. Ft.
TOTAL	6,775 Sq. Ft.	5,775 Sq. Ft.



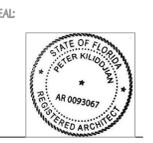
F.A.R. Diagrams

ZONING SINGLE FAMILY SFR		
NET LAND AREA	11,688 SF	
	REQUIRED / ALLOWED	PROVIDED
LANDSCAPE OPEN SPACE		
MINIMUM 40% OF SITE	7,500 Sq. Ft. (40%)	9,445 Sq. Ft. (50.4%)
MIN. 20% OF REQD 40% IN FRONT YARD	1,500 Sq. Ft.	2,540 Sq. Ft.



Open Space Diagrams

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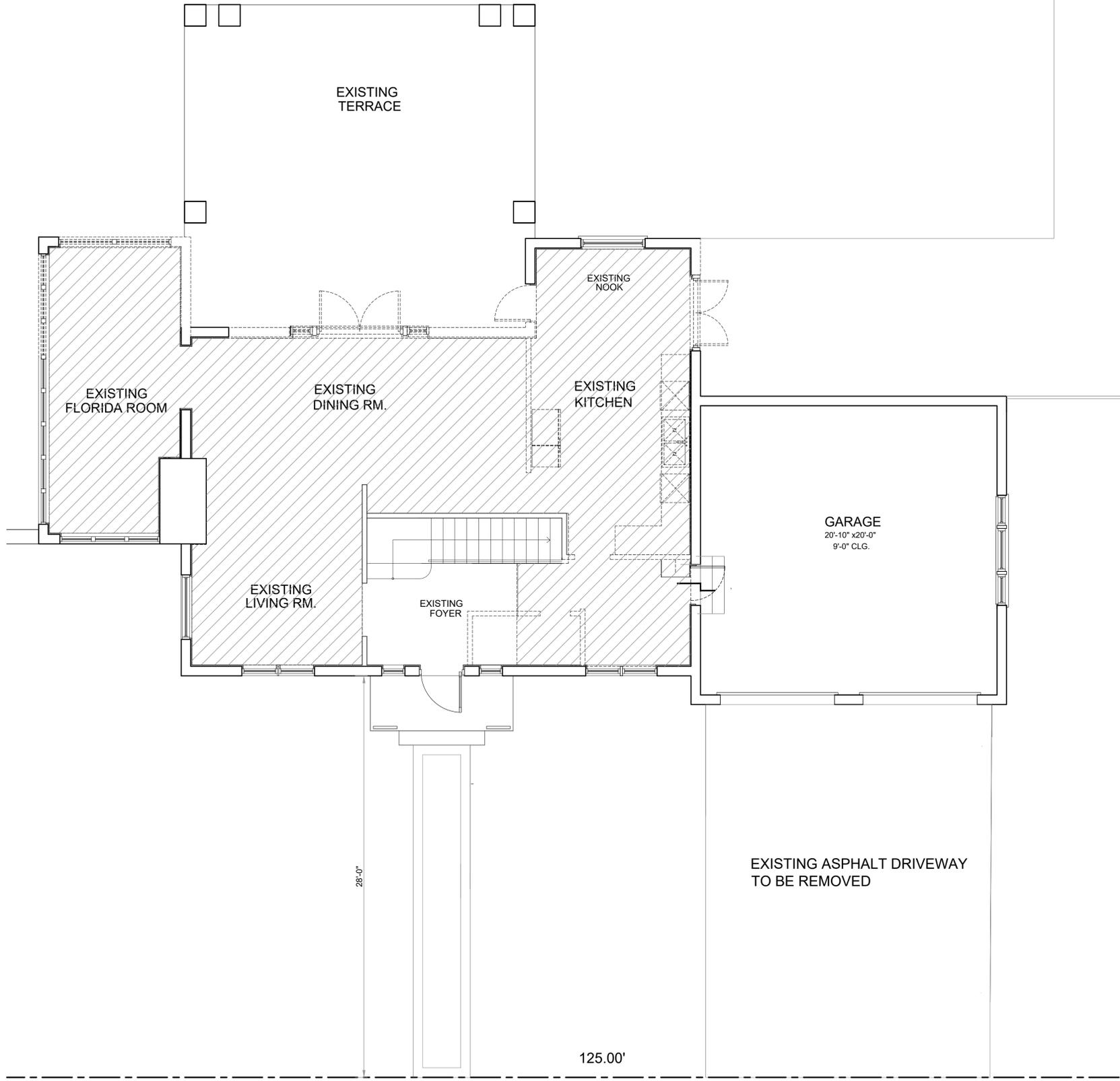
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DRAWN : ID  
CHECK BY: PK  
JOB NO. :

**A-102.5**

SHEET NO. :

LEGEND	
	INDICATES CONSTRUCTION TO BE DEMOLISHED
	INDICATES CONSTRUCTION TO REMAIN
	INDICATES REMOVAL OF CRAWL SPACE

- GENERAL DEMOLITION NOTES:**
- THIS SET OF DRAWINGS IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE JOB.
  - NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A WALK-THROUGH OF THE PROJECT PRIOR TO SUBMITTING A BID TO THE OWNER FOR IDENTIFYING POSSIBLE CRITICAL ITEMS OMITTED/ AMBIGUOUSLY OR NOT PROPERLY ADDRESSED, WHICH REQUIRE REMOVAL/ RELOCATION.
  - SCHEDULE FOR SHUTOFF, CAPPING, AND CONTINUATION OF UTILITY SERVICES AS REQUIRED, TOGETHER WITH DETAILS FOR DUST AND NOISE PROTECTION.
  - CEASE OPERATIONS AND NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED.
  - PROVIDE PROTECTIVE MEASURES TO COMPLY WITH CHAPTER 33 OF THE FBC, AS REQUIRED TO GUARANTEE FREE AND SAFE PASSAGE TO AND FROM THE DIFFERENT AREAS OF THE BUILDING.
  - CUT, REMOVE, REFINISH EXISTING CONSTRUCTION AS REQUIRED TO LEAVE WORK COMPLETE AND IN SATISFACTORY CONDITION.
  - IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTING. BURNING OF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.
  - CONTRACTOR SHALL TAKE ALL PRECAUTIONS REQUIRED TO PROTECT ALL CONCEALED UTILITIES. HE IS TO INSPECT CEILING AND CHASES TO ASSURE PROPER IDENTIFICATION OF UTILITIES PRIOR TO CUTTING.
  - OPENINGS LEFT THROUGH RATED AND SMOKE PARTITIONS DUE TO REMOVAL OF DUCTWORK AND/ OR CONDUITS SHALL BE CLOSED (BOTH SIDES) AS REQUIRED TO MAINTAIN DESIGNATED RATING.
  - CONTRACTOR SHALL SAW-CUT ALL OPENINGS IN CONCRETE BLOCK WALLS. CONTRACTOR SHALL NOT DEMOLISH OPENINGS WITH SLEDGE HAMMER UNTIL ALL PERIMETER LINES HAVE BEEN CUT.
  - DEMOLITION WORK IS DENOTED BY DASHED LINES.
  - PROVIDE PROTECTION FROM ELEMENTS FOR THAT PORTION OF THE PROJECT WHICH MAY BE EXPOSED BY CUTTING, PATCHING WORK, DUST, FUMES, ETC.
  - PROTECT SURROUNDED TREES NEAR CONST. AS FOLLOW  
PROVIDE 6'-8" IN DIA. AND 10'-12" BARRIERS AROUND TREES  
18" IN DIA. OR GREATER.
  - CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS PRESCRIBED ON THE SOIL REPORT REGARDING REMOVAL AND DISPOSAL OF EXISTING FILL.



First Floor Demolition plan  
1/4" = 1'-0"



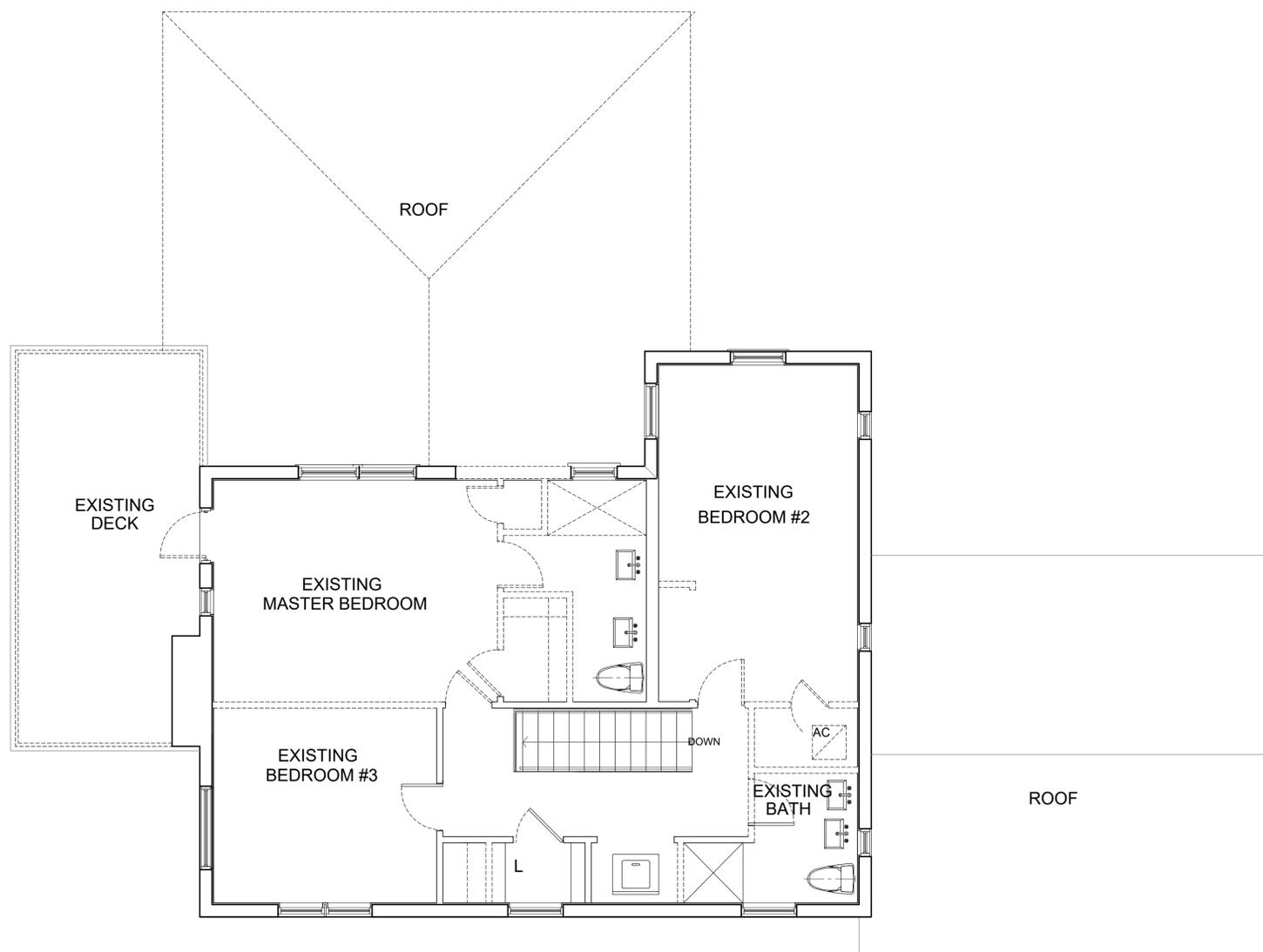


**LEGEND**

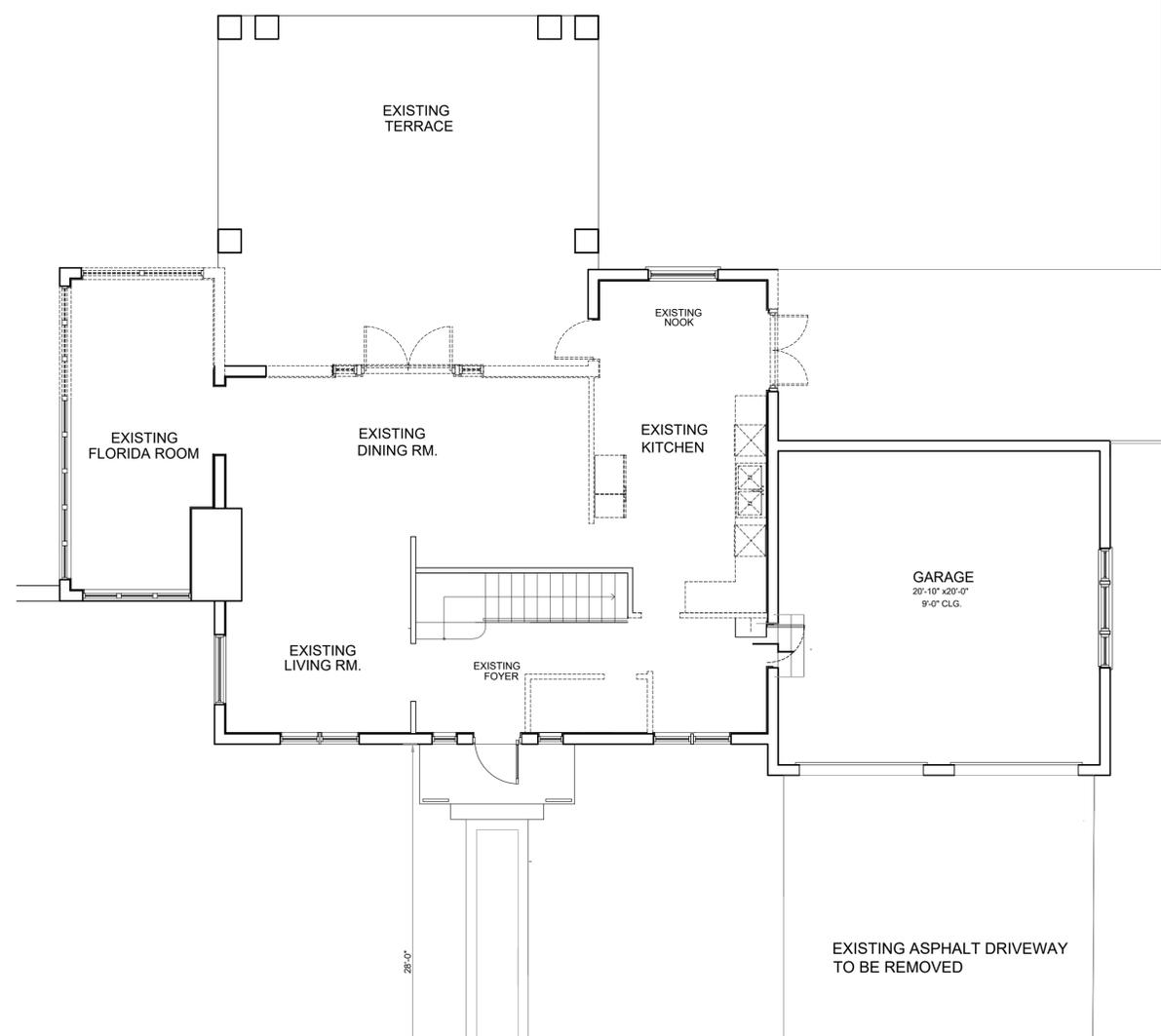
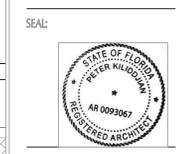
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1. THIS SET OF DRAWINGS IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE JOB.
2. NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A WALK-THROUGH OF THE PROJECT PRIOR TO SUBMITTING A BID TO THE OWNER FOR IDENTIFYING POSSIBLE CRITICAL ITEMS OMITTED/ AMBIGUOUSLY OR NOT PROPERLY ADDRESSED , WHICH REQUIRE REMOVAL/ RELOCATION.
3. SCHEDULE FOR SHUTOFF, CAPPING, AND CONTINUATION OF UTILITY SERVICES AS REQUIRED, TOGETHER WITH DETAILS FOR DUST AND NOISE PROTECTION.
4. CEASE OPERATIONS AND NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED.
5. PROVIDE PROTECTIVE MEASURES TO COMPLY WITH CHAPTER 33 OF THE FBC, AS REQUIRED TO GUARANTEE FREE AND SAFE PASSAGE TO AND FROM THE DIFFERENT AREAS OF THE BUILDING.
6. CUT, REMOVE, REFINISH EXISTING CONSTRUCTION AS REQUIRED TO LEAVE WORK COMPLETE AND IN SATISFACTORY CONDITION.
7. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTING. BURNING OF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.
8. CONTRACTOR SHALL TAKE ALL PRECAUTIONS REQUIRED TO PROTECT ALL CONCEALED UTILITIES. HE IS TO INSPECT CEILING AND CHASES TO ASSURE PROPER IDENTIFICATION OF UTILITIES PRIOR TO CUTTING.
9. OPENINGS LEFT THROUGH RATED AND SMOKE PARTITIONS DUE TO REMOVAL OF DUCTWORK AND/ OR CONDUITS SHALL BE CLOSED (BOTH SIDES) AS REQUIRED TO MAINTAIN DESIGNATED RATING.
10. CONTRACTOR SHALL SAW-CUT ALL OPENINGS IN CONCRETE BLOCK WALLS. CONTRACTOR SHALL NOT DEMOLISH OPENINGS WITH SLEDGE HAMMER UNTIL ALL PERIMETER LINES HAVE BEEN CUT.
11. DEMOLITION WORK IS DENOTED BY DASHED LINES.
12. PROVIDE PROTECTION FROM ELEMENTS FOR THAT PORTION OF THE PROJECT WHICH MAY BE EXPOSED BY CUTTING, PATCHING WORK, DUST, FUMES, ETC.
13. PROTECT SURROUNDED TREES NEAR CONST. AS FOLLOW PROVIDE 6'-8" IN DIA. AND 10'-12' BARRIERS AROUND TREES 18" IN DIA. OR GREATER.
14. CONTRACTOR TO FOLLOW ALL RECOMENDATIONS PRESCRIBED ON THE SOIL REPORT REGARDING REMOVAL AND DISPOSAL OF EXISTING FILL



Second Floor Demolition plan  
1/4" = 1'-0"

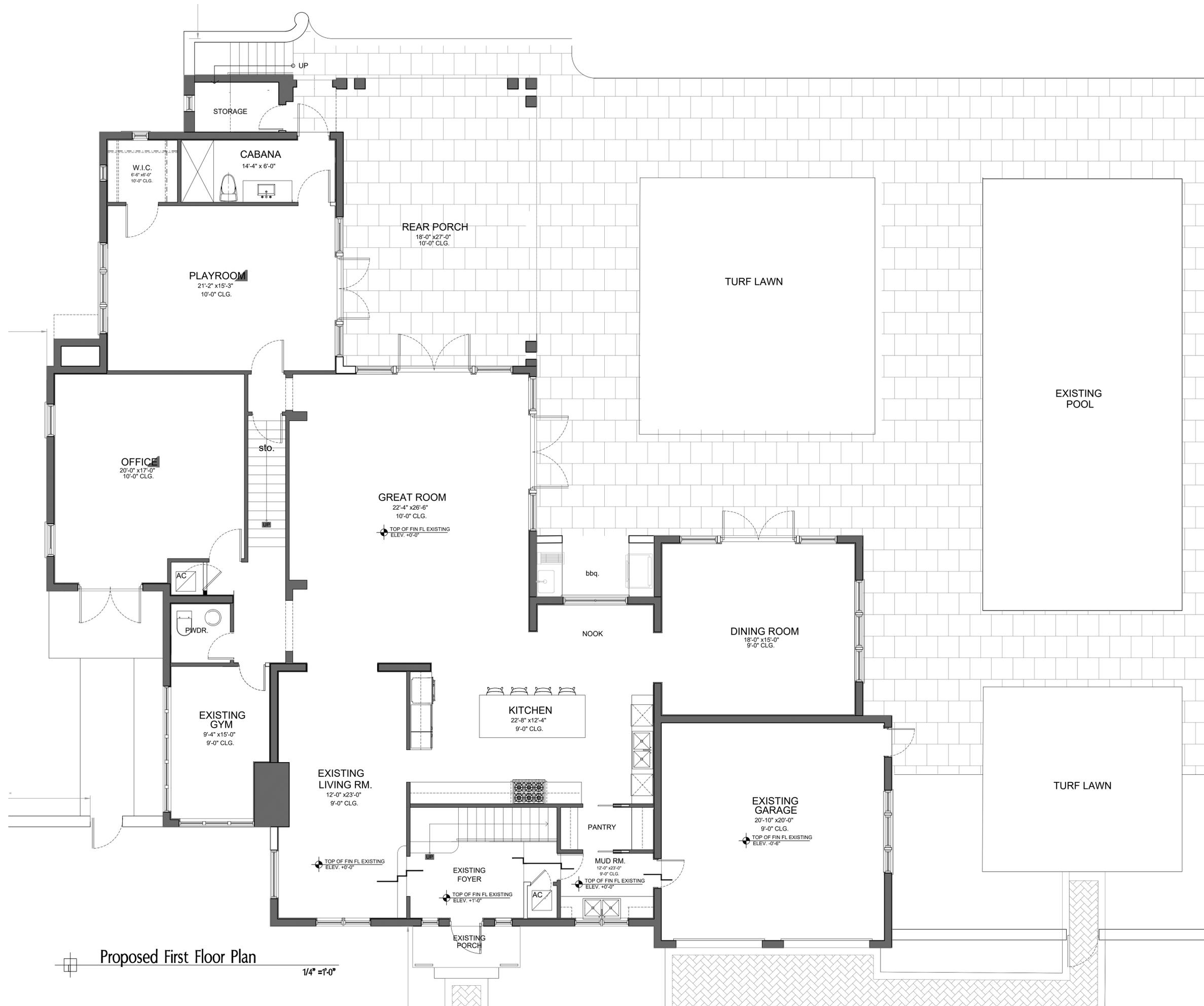


Existing First Floor Plan  
3/16"=1'-0"



Proposed First Floor Plan  
3/16"=1'-0"

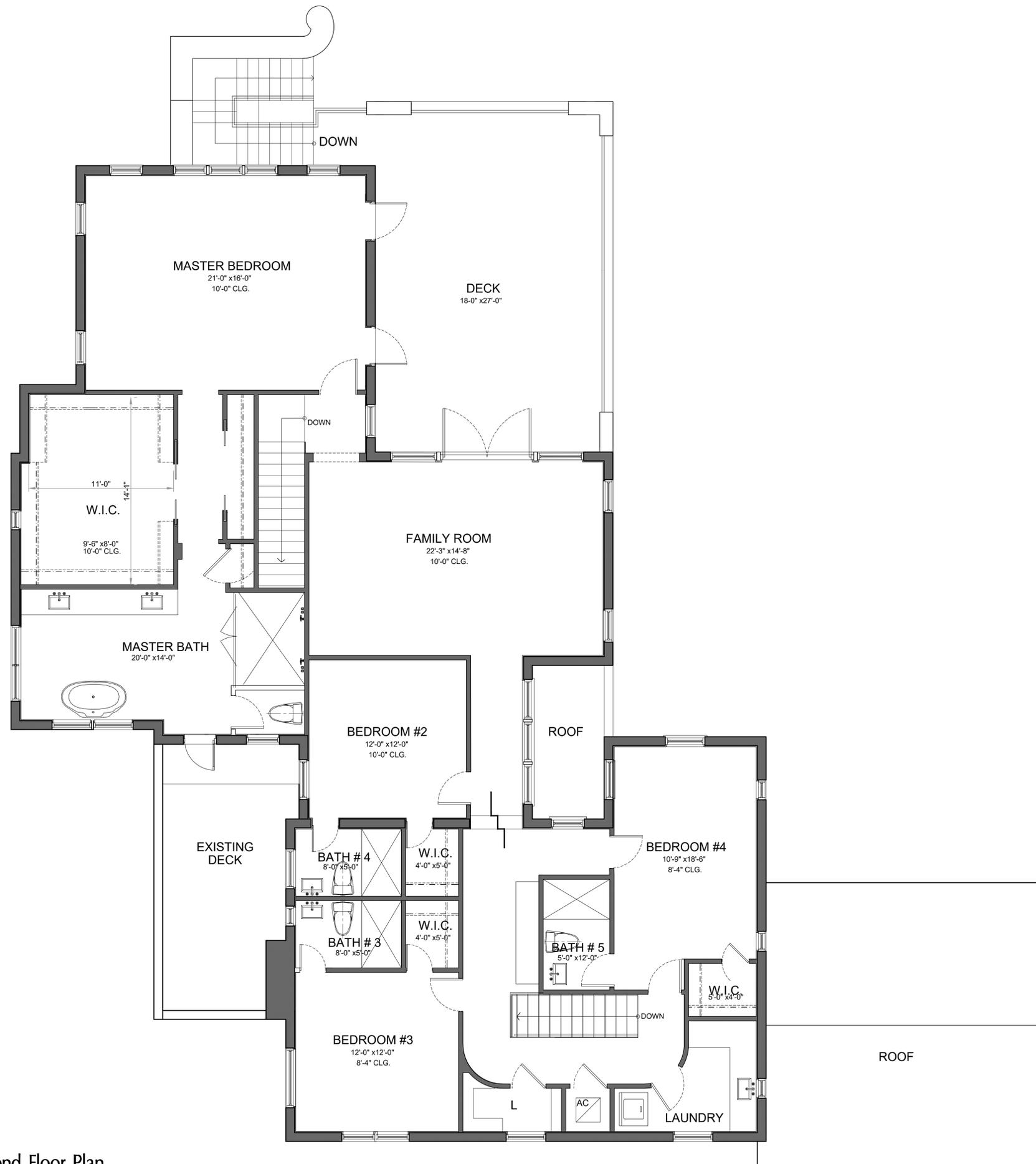




Proposed First Floor Plan

1/4" = 1'-0"





Proposed Second Floor Plan  
 1/4" = 1'-0"

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 PEREZ  
 KILIDDJIAN  
 STARR

& ASSOCIATES  
 ARCHITECTS - PLANNERS  
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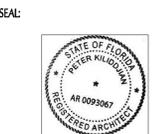
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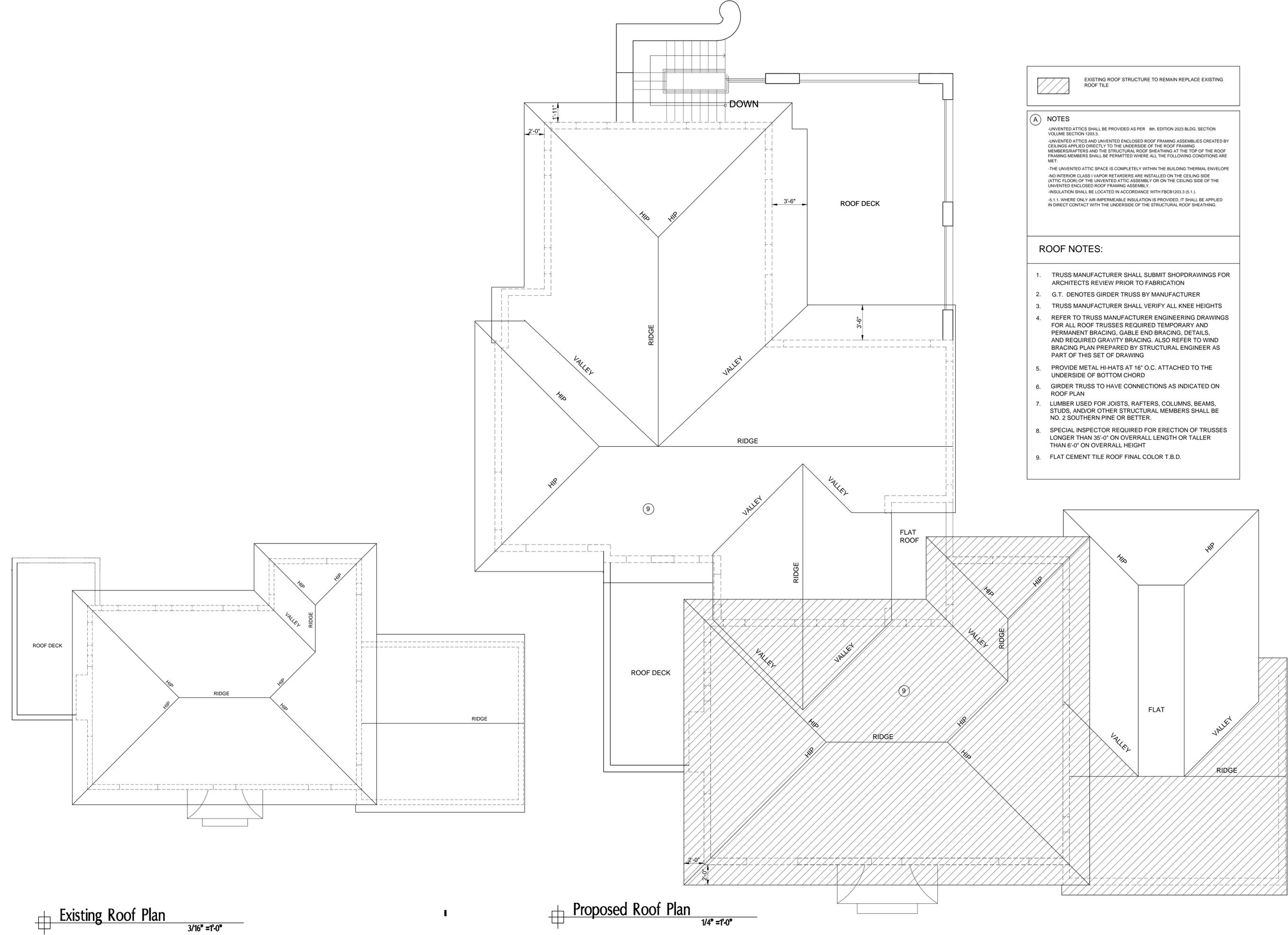
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SHEET NO.:

 EXISTING ROOF STRUCTURE TO REMAIN REPLACE EXISTING ROOF TILE

- (A) NOTES
- UNVENTED ATTICS SHALL BE PROVIDED AS PER 8th EDITION 2023 BLDG. SECTION VOLUME SECTION 1203.3.
  - UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS/RAFTERS AND THE STRUCTURAL ROOF SHEATHING AT THE TOP OF THE ROOF FRAMING MEMBERS SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET:
  - THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE
  - NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.
  - INSULATION SHALL BE LOCATED IN ACCORDANCE WITH FBCB1203.3 (5.1).
  - 5.1.1. WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.

- ROOF NOTES:
1. TRUSS MANUFACTURER SHALL SUBMIT SHOPDRAWINGS FOR ARCHITECTS REVIEW PRIOR TO FABRICATION
  2. G.T. DENOTES GIRDER TRUSS BY MANUFACTURER
  3. TRUSS MANUFACTURER SHALL VERIFY ALL KNEE HEIGHTS
  4. REFER TO TRUSS MANUFACTURER ENGINEERING DRAWINGS FOR ALL ROOF TRUSSES REQUIRED TEMPORARY AND PERMANENT BRACING, GABLE END BRACING, DETAILS, AND REQUIRED GRAVITY BRACING. ALSO REFER TO WIND BRACING PLAN PREPARED BY STRUCTURAL ENGINEER AS PART OF THIS SET OF DRAWING
  5. PROVIDE METAL HI-HATS AT 16" O.C. ATTACHED TO THE UNDERSIDE OF BOTTOM CHORD
  6. GIRDER TRUSS TO HAVE CONNECTIONS AS INDICATED ON ROOF PLAN
  7. LUMBER USED FOR JOISTS, RAFTERS, COLUMNS, BEAMS, STUDS, AND/OR OTHER STRUCTURAL MEMBERS SHALL BE NO. 2 SOUTHERN PINE OR BETTER.
  8. SPECIAL INSPECTOR REQUIRED FOR ERECTION OF TRUSSES LONGER THAN 35'-0" ON OVERALL LENGTH OR TALLER THAN 6'-0" ON OVERALL HEIGHT
  9. FLAT CEMENT TILE ROOF FINAL COLOR T.B.D.



Existing Roof Plan  
3/16" = 1'-0"

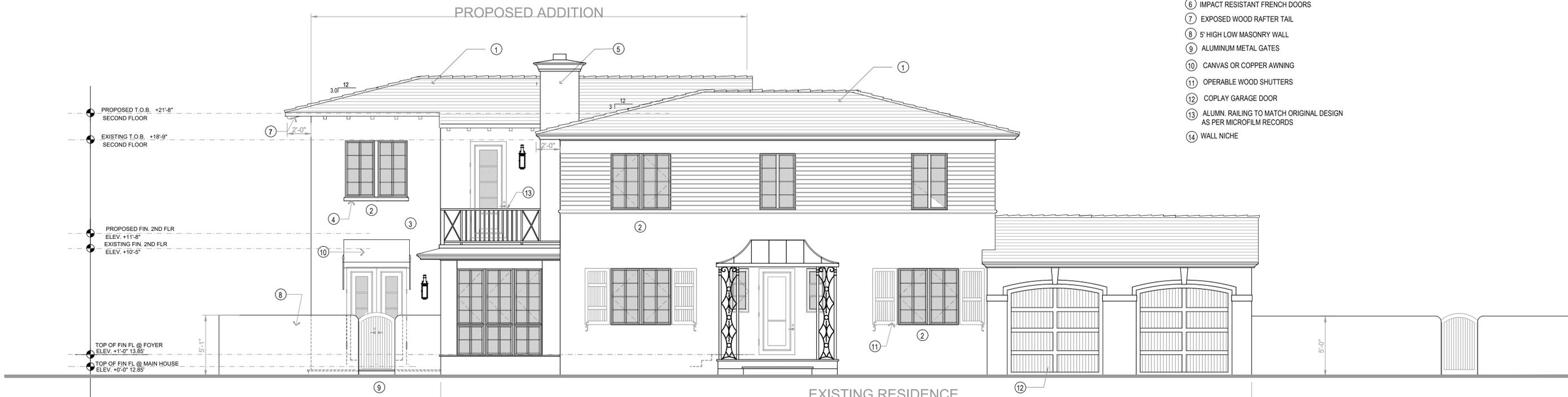
Proposed Roof Plan  
1/4" = 1'-0"



Existing Front Elevation  
1/4" = 1'-0"

LEGEND

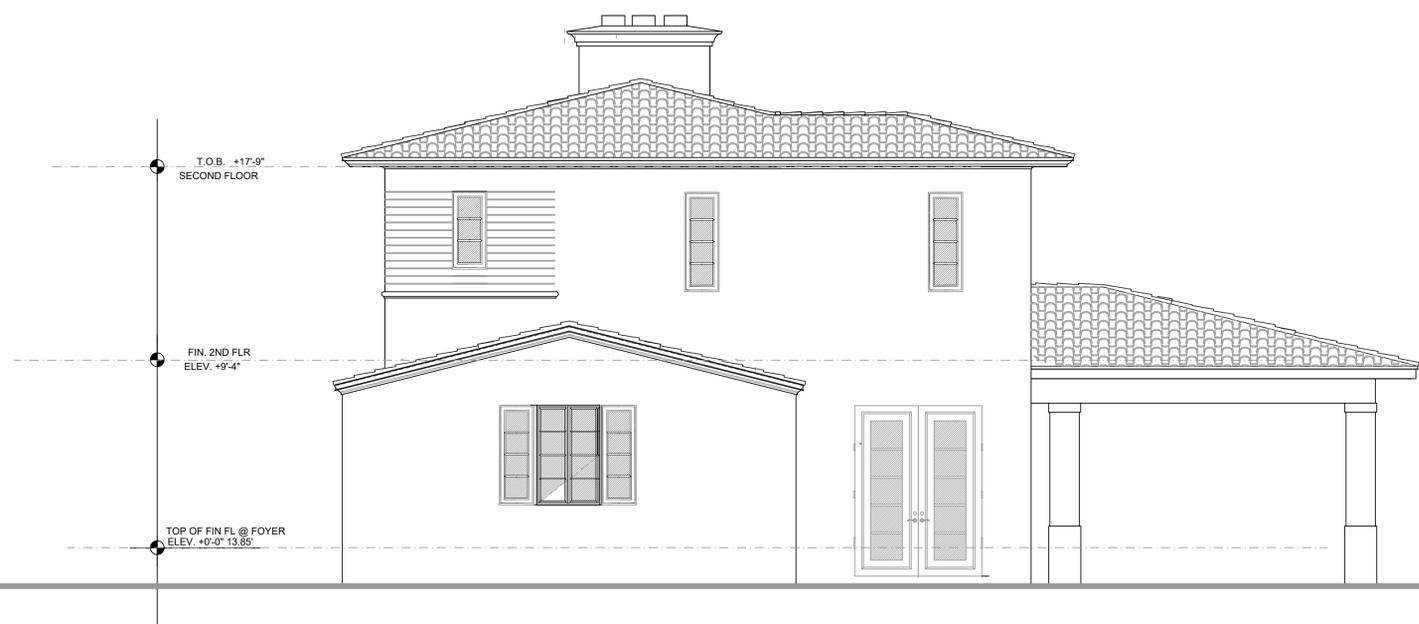
- ① FLAT CEMENT TILE ROOF COLOR TBD IN THE GREY BROWN RANGE
- ② CASEMENT IMPACT WINDOWS THROUGHOUT HIGH PROFILE MUNTINS WHITE FRAMES CLEAR GLASS
- ③ STEEL TROWELED SEMI SMOOTH STUCCO FIN. NO CORNER BEADS THROUGHOUT
- ④ FINISH TO VARY FROM EXISTING HOUSE
- ⑤ CAST IN PLACE CONCRETE SILL
- ⑥ EXISTING CHIMNEY TO REMAIN
- ⑦ IMPACT RESISTANT FRENCH DOORS
- ⑧ EXPOSED WOOD RAFTER TAIL
- ⑨ 5' HIGH LOW MASONRY WALL
- ⑩ ALUMINUM METAL GATES
- ⑪ CANVAS OR COPPER AWNING
- ⑫ OPERABLE WOOD SHUTTERS
- ⑬ COPLAY GARAGE DOOR
- ⑭ ALUMN. RAILING TO MATCH ORIGINAL DESIGN AS PER MICROFILM RECORDS
- ⑮ WALL NICHE



Proposed Front Elevation  
1/4" = 1'-0"



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Existing West Elevation  
1/4" = 1'-0"

**LEGEND**

- ① FLAT CEMENT TILE ROOF COLOR TBD IN THE GREY BROWN RANGE
- ② CASEMENT IMPACT WINDOWS THROUGHOUT HIGH PROFILE MUNTINS WHITE FRAMES CLEAR GLASS
- ③ STEEL TROWELED SEMI SMOOTH STUCCO FIN. NO CORNER BEADS THROUGHOUT
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- ⑭ ALUMN. RAILING TO MATCH ORIGINAL DESIGN AS PER MICROFILM RECORDS
- ⑮ WALL NICHE



Proposed West Elevation



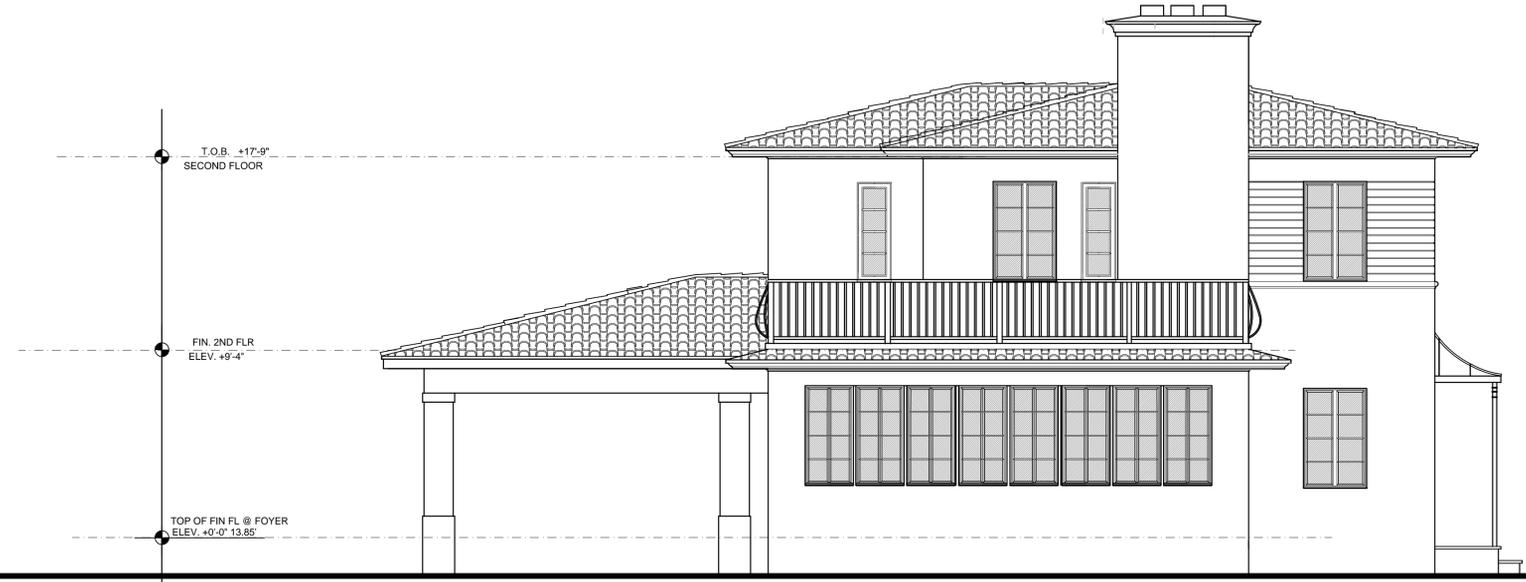
Existing Rear Elevation  
1/4" = 1'-0"

LEGEND

- ① FLAT CEMENT TILE ROOF COLOR TBD IN THE GREY BROWN RANGE
- ② CASEMENT IMPACT WINDOWS THROUGHOUT HIGH PROFILE MUNTINS WHITE FRAMES CLEAR GLASS
- ③ STEEL TROWELED SEMI SMOOTH STUCCO FIN. NO CORNER BEADS THROUGHOUT FINISH TO VARY FROM EXISTING HOUSE
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Proposed Rear Elevation  
1/4" = 1'-0"

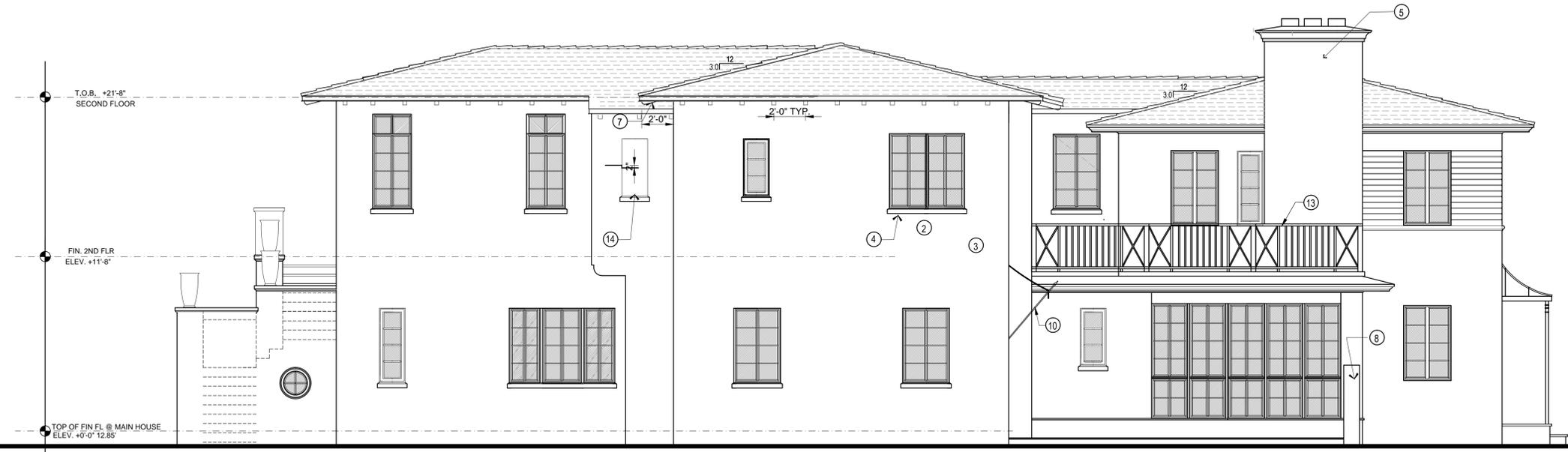


Existing East Elevation

1/4" = 1'-0"

LEGEND

- ① FLAT CEMENT TILE ROOF COLOR TBD IN THE GREY BROWN RANGE
- ② CASEMENT IMPACT WINDOWS THROUGHOUT HIGH PROFILE MUNTINS WHITE FRAMES CLEAR GLASS
- ③ STEEL TROWELED SEMI SMOOTH STUCCO FIN. NO CORNER BEADS THROUGHOUT
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- ⑭ ALUMN. RAILING TO MATCH ORIGINAL DESIGN AS PER MICROFILM RECORDS
- ⑮ WALL NICHE



Proposed East Elevation

1/4" = 1'-0"

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PROPOSED FRONT VIEW

A-300

SHEET NO. :



PROPOSED FRONT VIEW

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KILIDDJIAN  
STARR

& ASSOCIATES  
ARCHITECTS - PLANNERS  
LICENSE # AA 26001357

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PROPOSED FRONT VIEW

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PROPOSED REAR VIEW

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PROPOSED EAST SIDE VIEW

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PROPOSED REAR VIEW



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

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PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

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