DEMOLITION

1. Take special precautions during demolition and construction to secure the existing space at all times. Coordinate construction schedule with Owner and their security service (if applicable) in advance so that security can be maintained continuously.

2. Take special care in demolition not to damage any existing areas which are intended to remain. Review selective demolition work as indicated by drawings, in schedules and herein specified.

3. Partial Demolition and Removal: Items indicated to be removed with no value to Owner but of salvageable value to Contractor may be removed from structure as work progresses with Owners' approval.

   A) Where indicated on drawings as " Salvage - Deliver to Owner" carefully remove indicated items, clean, store and turn over to Owner and obtain receipt.

4. Protection: Provide temporary barricades and other forms of protection as required to protect owner and general public from injury due to selective demolition work.

   A) Provide protective measures as required to provide free and safe passage of owner and general public to and from occupied portions of building.

   B) Erect temporary covered passageways as required by authorities having jurisdiction

   C) Provide interior and exterior shoring, bracing, or support to prevent movement, settlement, or collapse of structure or element to be demolished and adjacent facilities or work to remain.

   D) Remove protections at completion of work.

5. Utility Services: Maintain existing utilities indicated to remain, keep in service, and protect against damage during demolition operations

   A) Do not interrupt existing utilities serving occupied or used facilities. Provide temporary services during interruptions to existing utilities.

   B) Provide services for effective air and water pollution controls as required by local authorities having jurisdiction.

6. Clean up and Repair:

   A) Upon completion of demolition work, remove tools, equipment and demolished materials from site. Remove protections and leave interior areas broom clean.

   B) Repair demolition performed in excess of that required. Return structures and surfaces to remain to condition existing prior to commencement of selective demolition work. Repair adjacent construction of surfaces soiled or damaged by selective demolition work.

   C) Damages: Promptly repair damages caused to adjacent facilities by demolition work at no cost owner.

   D) Remove debris, rubbish and other materials resulting from demolition operations from building site. Transport and legally dispose of materials off - site.

   E) Protect from damage existing finish work that is to remain in place and becomes exposed during demolition operations.

   F) Protect floor with suitable coverings when necessary.

   G) Provide temporary weather protection during interval between demolition and removal of existing construction on exterior surfaces, and installation of new construction to ensure that no water leakage or damage occurs to structure or interior areas of existing building.

7. Explosives: The use of explosives will not be permitted.

8. Environmental Controls: If hazardous materials are encountered during demolition operations comply with applicable regulations, laws and ordinances concerning removal, handling and protection against exposure or environmental pollution.

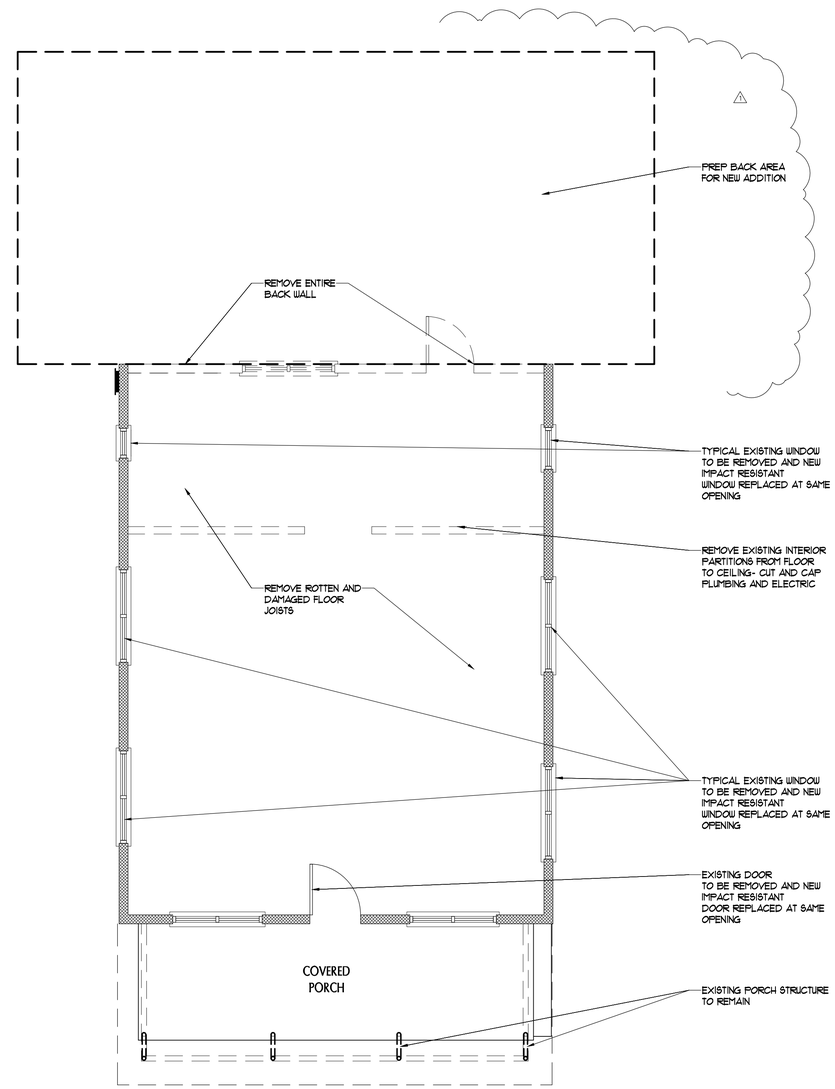
9. Beginning of demolition / installation will be construed as acceptance of existing substrates, surfaces, and conditions

Demolition Wall Legend

EXISTING INTERIOR AND EXTERIOR WALLS TO REMAIN

EXISTING WALL TO BE REMOVED:
REMOVE EXISTING WALL FROM FLOOR TO CEILING, CUT AND CAP ALL ELECTRIC AND PLUMBING PRIOR TO REMOVAL- PROVIDE SHORING WHERE NECESSARY

NOTE:
WHERE PARTIAL WALL TO BE REMOVED, CUT IN A CLEAN MANNER TO ACCEPT NEW WORK.



Demolition Ground Floor Plan

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

NOTE:

- EXPLORATORY DEMOLITION IS REQUIRED TO EXPOSE EXISTING STRUCTURAL CONDITIONS AND OBSTACLES
- SHORE UP STRUCTURAL WALLS PRIOR TO ANY DEMOLITION.
- EXISTING EXTERIOR WINDOWS AND DOORS TO BE REMOVED
- COVER AND PROTECT ALL AREAS TO REMAIN

VILLAGE
ARCHITECTS
OF KEY BISCAYNE, INC.

ARCHITECTS, PLANNERS
INTERIOR DESIGNERS

99 NW 38 Street
Miami, FLORIDA 33127
Tel: 305-361-5335, Fax: 305-361-5329
E-Mail: info@villagearchitects.com

CONSULTANTS

Single Family Residence Addition & Remodeling

118 Florida Avenue
Miami, FL 33133

OWNER INFO
118 Florida Ave LLC
4160 Crawford Avenue
Miami, FL 33133

Mark	Date	Description	Mark	Date	Description
				6/9/26	HPB
			1	11/15/23	BOA rev 1
				10/7/23	BOA rev
				3/16/23	1st BOA rev
				10/6/22	Int. Demolition

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED, USED ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESSLY WRITTEN PERMISSION OF VILLAGE ARCHITECTS OF KEY BISCAYNE, INC.

ARCHITECT
ROBERT JOHN GRABOSKI AR. 009159

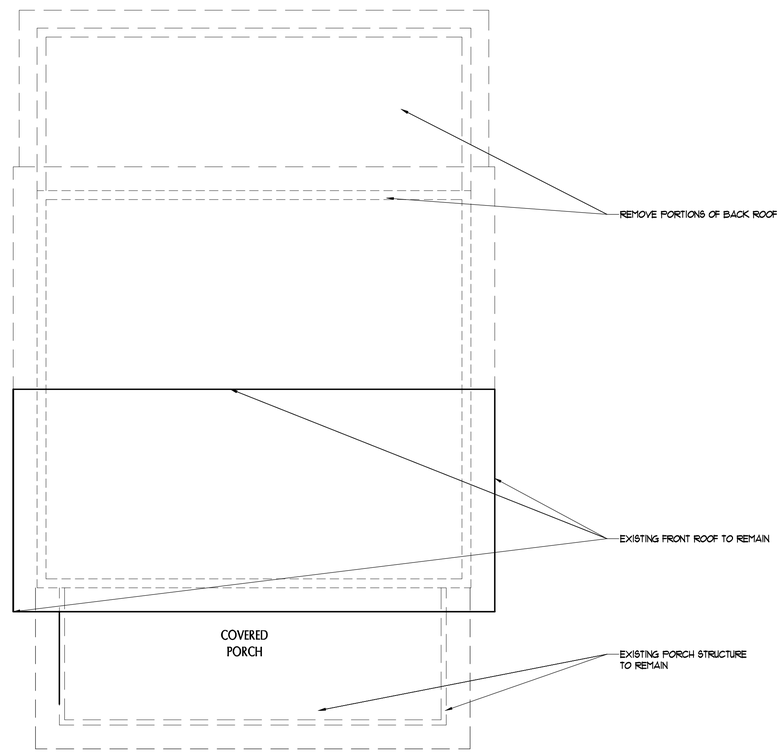
STATE OF FLORIDA
ROBERT JOHN GRABOSKI
AR91596
REGISTERED ARCHITECT

This item has been digitally signed and sealed by Robert J Graboski on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

PROJECT YR. : 2022 | CAD DWG FILE : Greenen
DRAWN BY : | CHECKED BY :

SHEET TITLE
Demolition Floor Plan

SHEET No.
D1.01



Demolition Roof Plan

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

VILLAGE
ARCHITECTS
OF KEY BISCAYNE, INC.

ARCHITECTS, PLANNERS
INTERIOR DESIGNERS

99 NW 38 Street
Miami, FLORIDA 33127
Tel: 305-361-5335, Fax: 305-361-5329
E-Mail: info@villagearchitects.com

CONSULTANTS

Single Family Residence Addition & Remodeling

118 Florida Avenue
Miami, FL 33133

OWNER INFO
118 Florida Ave LLC
4160 Crawford Avenue
Miami, FL 33133

Mark	Date	Description	Mark	Date	Description
				8/9/26	HPB
				11/15/23	BOA rev 1
				10/7/23	BOA rev
				3/16/23	1st BOA rev
				10/6/22	Int. Demolition

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED, USED ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESSLY WRITTEN PERMISSION OF VILLAGE ARCHITECTS OF KEY BISCAYNE, INC.

This item has been digitally signed and sealed by Robert J Graboski on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

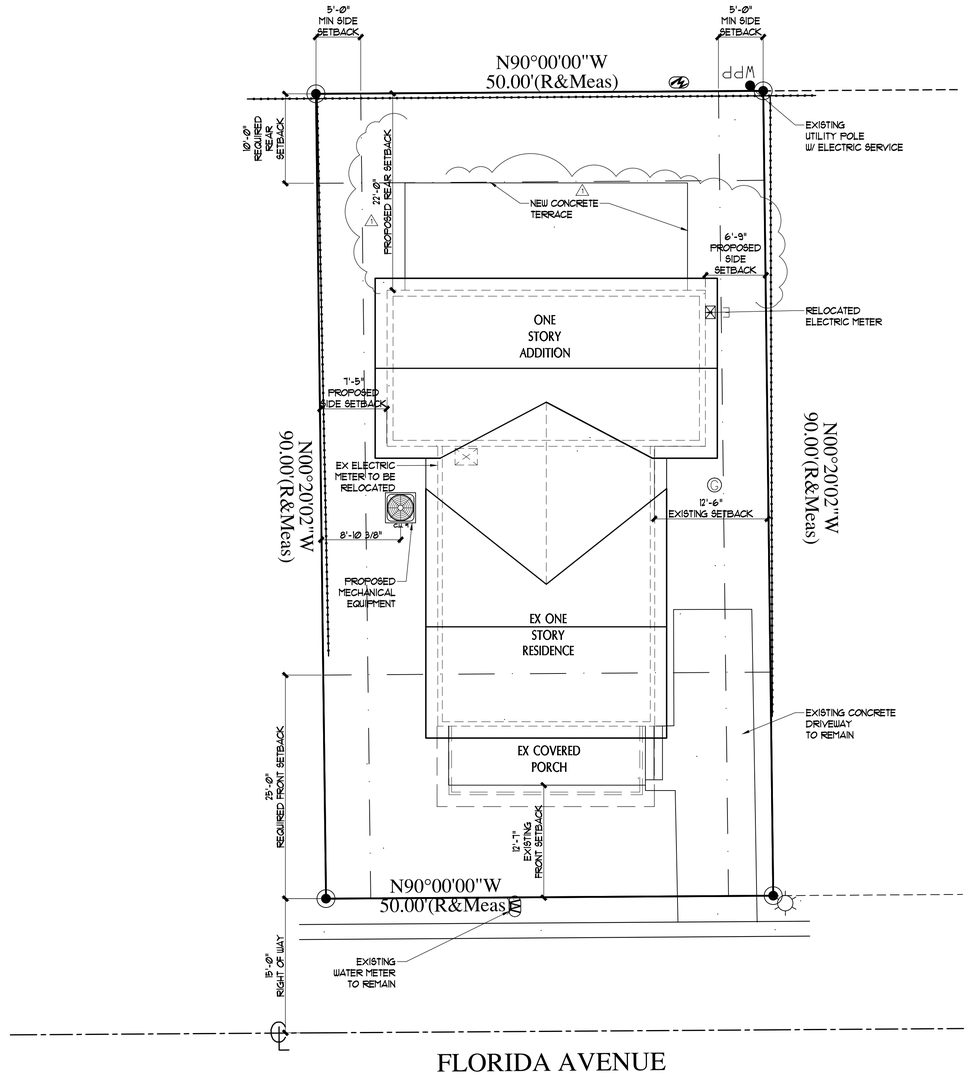
ARCHITECT
ROBERT JOHN GRABOSKI AR. 009159

STATE OF FLORIDA
ROBERT JOHN GRABOSKI
AR91596
REGISTERED ARCHITECT

PROJECT YR. : 2022
CAD DWG FILE : Greenen
DRAWN BY :
CHECKED BY :

SHEET TITLE
Demolition Roof Plan

SHEET No.
D1.02



Site Plan

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

SCOPE OF WORK:

NEW ONE-STORY ADDITION TO EXISTING ONE STORY WOOD FRAME SINGLE FAMILY RESIDENCE, UPGRADE OF MECHANICAL, ELECTRICAL, PLUMBING, NEW IMPACT DOORS AND WINDOWS

LEGAL DESCRIPTION:

LOT 1, BLOCK 1-A, OF MAC FARLANE HOMESTEAD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 PAGE 61 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO NUMBER:

03-4120-006-1030

LOT SIZE: ± 50' X 90' (NON-CONFORMING) — 4,500 SQFT, 0.103 ACRE

YEAR OF CONSTRUCTION: 1930

FLOOD ZONE:

ZONE "X"

EXISTING FINISH FLOOR ELEVATION: (EXIST) + 10.75' N.G.V.D.

HIGHEST ADJACENT GRADE ELEVATION: + 9.29' N.G.V.D.

HIGHEST CROWN OF ROAD: + 9.21' N.G.V.D.

ZONING CLASSIFICATION:

SFR- SINGLE FAMILY RESIDENTIAL

EXISTING AND PROPOSED USE:

ONE STORY SINGLE FAMILY RESIDENCE

SETBACKS:	PROPOSED	REQUIRED
FRONT (FLORIDA AVE)	12'-7" (EXIST.)	25'-0"
REAR	22'-0" (NEW)	10'-0"
SIDE SETBACKS: (20% OF 50' LOT WIDTH) = 10' / 2 = 5'-0" PER SIDE MIN.		
EAST SIDE	7'-5" (NEW)	5'-0"
WEST SIDE	6'-9" (NEW)	5'-0"
HEIGHT (ONE STORY)	+13'-6" (EXIST.)	25'-0" (MAX.)

SEPARATE PERMIT REQUIRED FOR:

- ROOFING
- DOORS & WINDOWS
- WATERPROOFING

NOTE:
PRIOR TO ANY EXCAVATION CALL FLORIDA ONE TO MARK ALL UNDERGROUND UTILITIES 1-800-432-4770

GROUND AREA COVERAGE:

PRINCIPLE BUILDING:
MAX. GROUND AREA COVERAGE:
(.35 X 4,500 = 1,575 sq(t) 1,524 SQFT PROVIDED)

MAX. TOTAL GROUND AREA COVERAGE:
(.45 X 4,500 = 2,035 sq(t) 1,524 SQFT PROVIDED)

PRINCIPLE BUILDING FLOOR AREA:

EXIST. GROUND FLOOR A/C LIVING AREA	759 SQFT
NEW GROUND FLOOR A/C LIVING AREA	621 SQFT
EXIST. COVERED PORCH	144 SQFT
TOTAL PRINCIPLE BUILDING	1,524 SQFT
TOTAL GROUND AREA COVERAGE:	1,524 SQFT

LANDSCAPE OPEN SPACE:

MIN LANDSCAPE OPEN SPACE: (.40 X 4,500 = 1,800) 2,277 SQFT PROVIDED)

PROPOSED IMPERVIOUS AREA

EXIST. GROUND FLOOR A/C LIVING AREA	759 SQFT
NEW GROUND FLOOR A/C LIVING AREA	621 SQFT
EXIST. COVERED PORCH	144 SQFT
DRIVEWAY	308 SQFT
TERRACE/ PAVED	390 SQFT
MECH EQUIPMENT	
PROPOSED TOTAL IMPERVIOUS AREA:	2,222 SQFT

PROPOSED PERVIOUS AREA: 4,500 SF - 2,222 SF = 2,277 SQFT
LOT SIZE — IMPERV. AREA — LANDSCAPE OPEN SPACE

VILLAGE ARCHITECTS
OF KEY BISCAYNE, INC.

ARCHITECTS, PLANNERS
INTERIOR DESIGNERS

99 NW 38 Street
Miami, FLORIDA 33127
Tel: 305-361-5335, Fax: 305-361-5329
E-Mail: info@villagearchitects.com

CONSULTANTS

Single Family Residence Addition & Remodeling

118 Florida Avenue
Miami, FL 33133

OWNER INFO
118 Florida Ave LLC
4160 Crawford Avenue
Miami, FL 33133

Mark	Date	Description	Mark	Date	Description
				8/9/26	HPB
			1	11/15/23	BOA rev 1
				10/7/23	BOA rev
				3/16/23	1st BOA rev
				10/6/22	Int. Demolition

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED, USED ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESSLY WRITTEN PERMISSION OF VILLAGE ARCHITECTS OF KEY BISCAYNE, INC.

This item has been digitally signed and sealed by Robert J Graboski on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

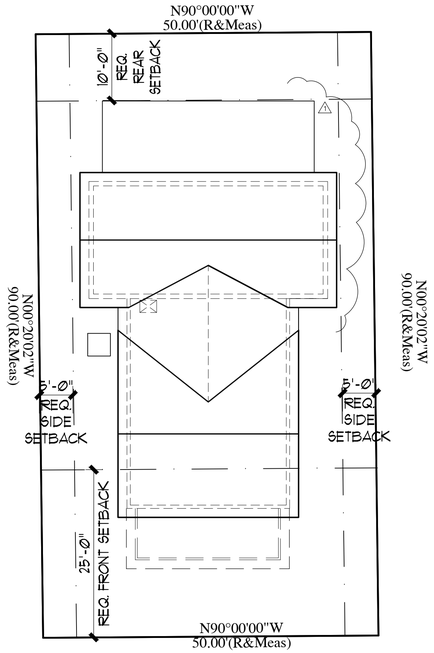
ARCHITECT
ROBERT JOHN GRABOSKI AR. 009159

STATE OF FLORIDA · ROBERT JOHN GRABOSKI · AR91596 · REGISTERED ARCHITECT

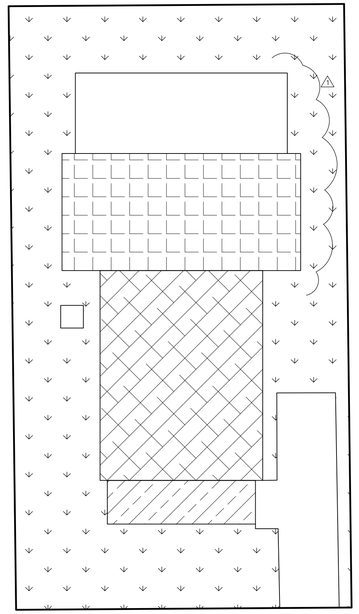
PROJECT YR. : 2022 | CAD DWG FILE : Greenen
DRAWN BY : | CHECKED BY :

SHEET TITLE
Site Plan

SHEET No.
A1.00



SETBACK DIAGRAM



GROUND AREA COVERAGE:

MAX. GROUND AREA COVERAGE:
(.35 X 4,500 = 1,575 sqft) 1,524 SQFT PROVIDED)

PRINCIPLE BUILDING FLOOR AREA:

EXIST. GROUND FLOOR A/C LIVING AREA	759 SQFT
NEW GROUND FLOOR A/C LIVING AREA	621 SQFT
EXIST. COVERED PORCH	144 SQFT
TOTAL PRINCIPLE BUILDING	1,524 SQFT

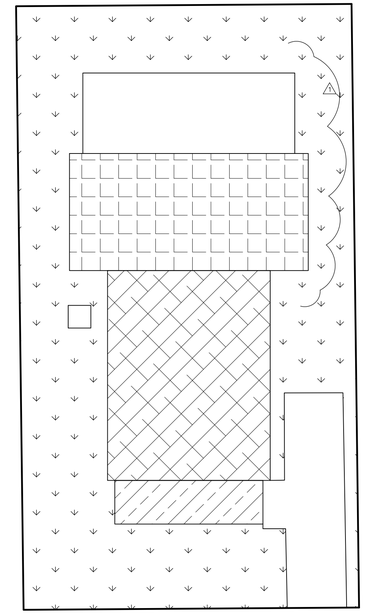
GROUND AREA COVERAGE

GROUND AREA COVERAGE:

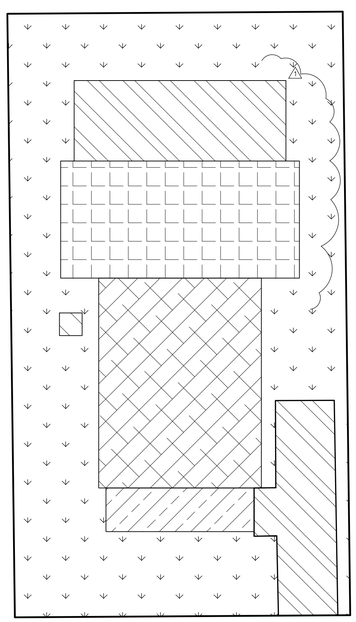
MAX. GROUND AREA COVERAGE:
(.45 X 4,500 = 2,025 sqft) 1,524 SQFT PROVIDED)

PRINCIPLE BUILDING FLOOR AREA:

EXIST. GROUND FLOOR A/C LIVING AREA	759 SQFT
NEW GROUND FLOOR A/C LIVING AREA	621 SQFT
EXIST. COVERED PORCH	144 SQFT
TOTAL PRINCIPLE BUILDING	1,524 SQFT



GROUND AREA COVERAGE



MAXIMUM FLOOR AREA:

LOT SIZE: 4,500 SQFT	
48% (First 5,000 of Lot) = 4,500 x .48=	2,160 SQFT
35% (Second 5,000 of Lot) =	
30% (Remaining of Lot) =	
MAXIMUM FLOOR AREA:	2,160 SQFT
FLOOR AREA:	
EXIST. GROUND FLOOR A/C LIVING AREA	759 SQFT
NEW GROUND FLOOR A/C LIVING AREA	621 SQFT
EXIST. COVERED PORCH	144 SQFT
TOTAL PRINCIPLE BUILDING	1,524 SQFT

FLOOR AREA RATIO

AREA LEGEND:

EXIST. A/C LIVING AREA
759 SQFT

NEW A/C LIVING AREA
621 SQFT

COVERED PORCH AREA
144 SQFT

TERRACE, PAVED AREAS, DRIVEWAY
698 SQFT

GREEN SPACE
2,277 SQFT

VILLAGE
ARCHITECTS
OF KEY BISCAYNE, INC.

ARCHITECTS, PLANNERS
INTERIOR DESIGNERS

99 NW 38 Street
Miami, FLORIDA 33127
Tel: 305-361-5335, Fax: 305-361-5329
E-Mail: info@villagearchitects.com

CONSULTANTS

Single Family Residence Addition & Remodeling

118 Florida Avenue
Miami, FL 33133

OWNER INFO
118 Florida Ave LLC
4160 Crawford Avenue
Miami, FL 33133

Mark	Date	Description	Mark	Date	Description
				6/9/26	HPB
			1	11/15/23	BOA rev 1
				10/7/23	BOA rev
				3/16/23	1st BOA rev
				10/6/22	Int. Demolition

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED, USED ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESSLY WRITTEN PERMISSION OF VILLAGE ARCHITECTS OF KEY BISCAYNE, INC.

ARCHITECT
ROBERT JOHN GRABOSKI AR. 009159

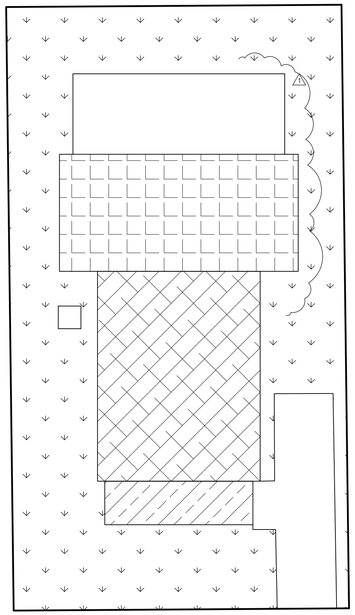
STATE OF FLORIDA
ROBERT JOHN GRABOSKI
AR91596
REGISTERED ARCHITECT

This item has been digitally signed and sealed by Robert J Graboski on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

PROJECT YR. : 2022
CAD DWG FILE : Greenen
DRAWN BY :
CHECKED BY :

SHEET TITLE
Area Diagrams

SHEET No.
A1.00.1



LANDSCAPE OPEN SPACE:

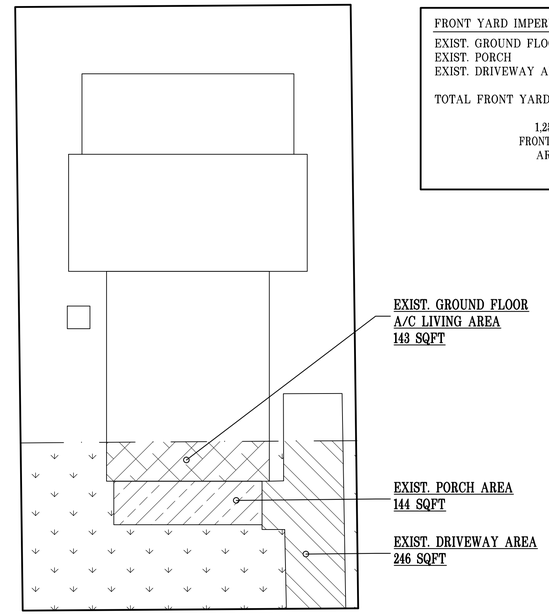
MIN LANDSCAPE OPEN SPACE: (.40 X 4,500 = 1,800 SQFT) 2,277 SQFT PROVIDED

FRONT YARD OPEN SPACE: (.20 X 1,800 = 360 SQFT) 717 SQFT PROVIDED

PROPOSED IMPERVIOUS AREA

EXIST. GROUND FLOOR A/C LIVING AREA	759 SQFT
NEW GROUND FLOOR A/C LIVING AREA	621 SQFT △1
EXIST. COVERED PORCH	144 SQFT
EXIST. DRIVEWAY	308 SQFT
PROPOSED TERRACE AND PAVED	390 SQFT △1
TOTAL IMPERVIOUS AREA:	2,222 SQFT △1

LANDSCAPE OPEN SPACE



FRONT YARD IMPERVIOUS AREAS

EXIST. GROUND FLOOR A/C LIVING AREA	143 SQFT
EXIST. PORCH	144 SQFT
EXIST. DRIVEWAY AREA	246 SQFT
TOTAL FRONT YARD IMPERVIOUS AREA:	533 SQFT

1,250 SF (FRONT YARD AREA) - 533 SF (IMPERV. AREA) = 717 SQFT (FRONT YARD OPEN SPACE)

LANDSCAPE OPEN SPACE

AREA LEGEND:

- EXIST. A/C LIVING AREA 759 SQFT
- NEW A/C LIVING AREA 621 SQFT △1
- COVERED PORCH AREA 144 SQFT
- TERRACE, PAVED AREAS, DRIVEWAY 698 SQFT △1
- GREEN SPACE 2,277 SQFT △1

VILLAGE ARCHITECTS
OF KEY BISCAYNE, INC.
ARCHITECTS, PLANNERS
INTERIOR DESIGNERS
99 NW 38 Street
Miami, FLORIDA 33127
Tel: 305-361-5335, Fax: 305-361-5329
E-Mail: info@villagearchitects.com

CONSULTANTS

Single Family Residence Addition & Remodeling

118 Florida Avenue
Miami, FL 33133

OWNER INFO
118 Florida Ave LLC
4160 Crawford Avenue
Miami, FL 33133

Mark	Date	Description	Mark	Date	Description
				6/9/26	HPB
			△1	11/15/23	BOA rev 1
				10/7/23	BOA rev
				3/16/23	1st BOA rev
				10/6/22	Int. Demolition

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED, USED ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESSLY WRITTEN PERMISSION OF VILLAGE ARCHITECTS OF KEY BISCAYNE, INC.

ARCHITECT
ROBERT JOHN GRABOSKI AR. 009159

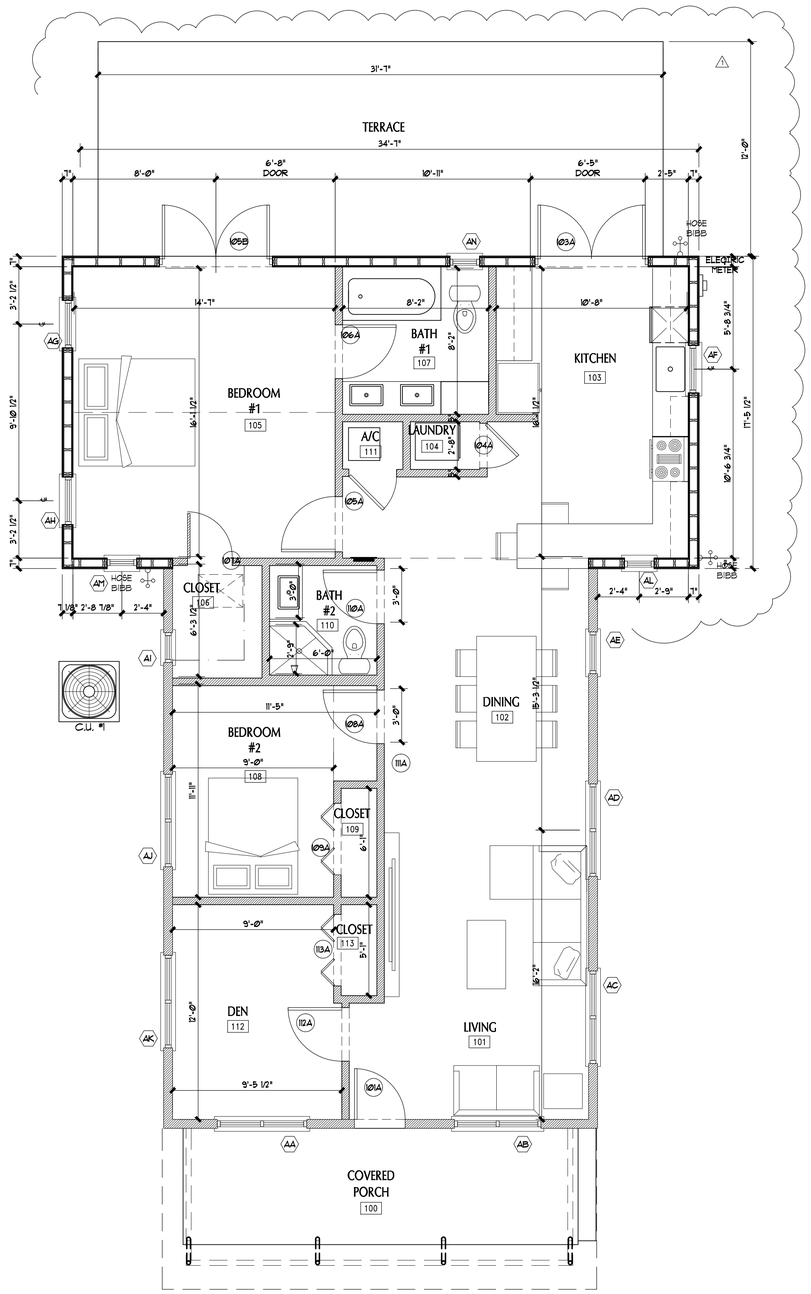
STATE OF FLORIDA · ROBERT JOHN GRABOSKI · AR91596 · REGISTERED ARCHITECT

This item has been digitally signed and sealed by Robert J Graboski on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

PROJECT YR. : 2022
CAD DWG FILE : Greenen
DRAWN BY :
CHECKED BY :

SHEET TITLE
Landscape/ Open Area Diagrams

SHEET No.
A1.00.2



Proposed Ground Floor Plan

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

Wall Legend

EXISTING WALL & STRUCTURE TO REMAIN:
COORDINATE NEW WORK AS NECESSARY & REPLACE OR REPAIR INTERIOR FINISHES AS PER WALL TYPE BELOW IN WORK AREAS OR TO MATCH EXISTING

NEW FRAME WALL:
2" X 6" STUDS @ 16" O.C., 5/8" STUCCO (EXT.) OVER 5/8" PLYWOOD SHEATHING AND 5/8" GYPSUM WALL BOARD W/ SMOOTH FINISH WITH R-19 BATT INSUL. (INT. FINISHES)

NEW PARTITION WALL:
2" X 4" WOOD STUDS @ 16" O/C. NON- BEARING INTERIOR PARTION WITH 5/8" GYPSUM WALLBOARD W/ SMOOTH FINISH ON EACH SIDE W/ 3-1/2" FIBERGLASS BATT INSUL.

NOTE:
USE 1/2" CEMENT BOARD W/ BUILDING PAPER BACKING FOR ALL WALLS WITH TILE/ STONE FINISH. PROVIDE MOIST. RESISTANT BOARDS ON WALLS TO RECEIVE PAINT AT BATHS (SEE GENERAL NOTES)

PROVIDE BLOCKING IN WALLS & CEILING FOR MILLWORK, APPLIANCES, FIXTURES & ACCESSORIES

CLASS B INTERIOR WALL AND CEILING FINISH -FLAME SPREAD INDEX 26-75; SMOKE-DEVELOPED INDEX 0-450- CLASS II INTERIOR FLOOR FINISH- CRITICAL RADIANT FLUX NOT LESS THAN 0.22W/cm² BUT LESS THAN .45 W/cm²

VILLAGE ARCHITECTS
OF KEY BISCAYNE, INC.
ARCHITECTS, PLANNERS
INTERIOR DESIGNERS
99 NW 38 Street
Miami, FLORIDA 33127
Tel: 305-361-5335, Fax: 305-361-5329
E-Mail: info@villagearchitects.com
CONSULTANTS

Single Family Residence Addition & Remodeling

118 Florida Avenue
Miami, FL 33133

OWNER INFO
118 Florida Ave LLC
4160 Crawford Avenue
Miami, FL 33133

Mark	Date	Description	Mark	Date	Description
				8/9/23	HPB
			1	11/15/23	BOA rev 1
				10/7/23	BOA rev
				3/16/23	1st BOA rev
				10/6/22	Int. Demolition

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED, USED ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESSLY WRITTEN PERMISSION OF VILLAGE ARCHITECTS OF KEY BISCAYNE, INC.

ARCHITECT
ROBERT JOHN GRABOSKI AR. 009159

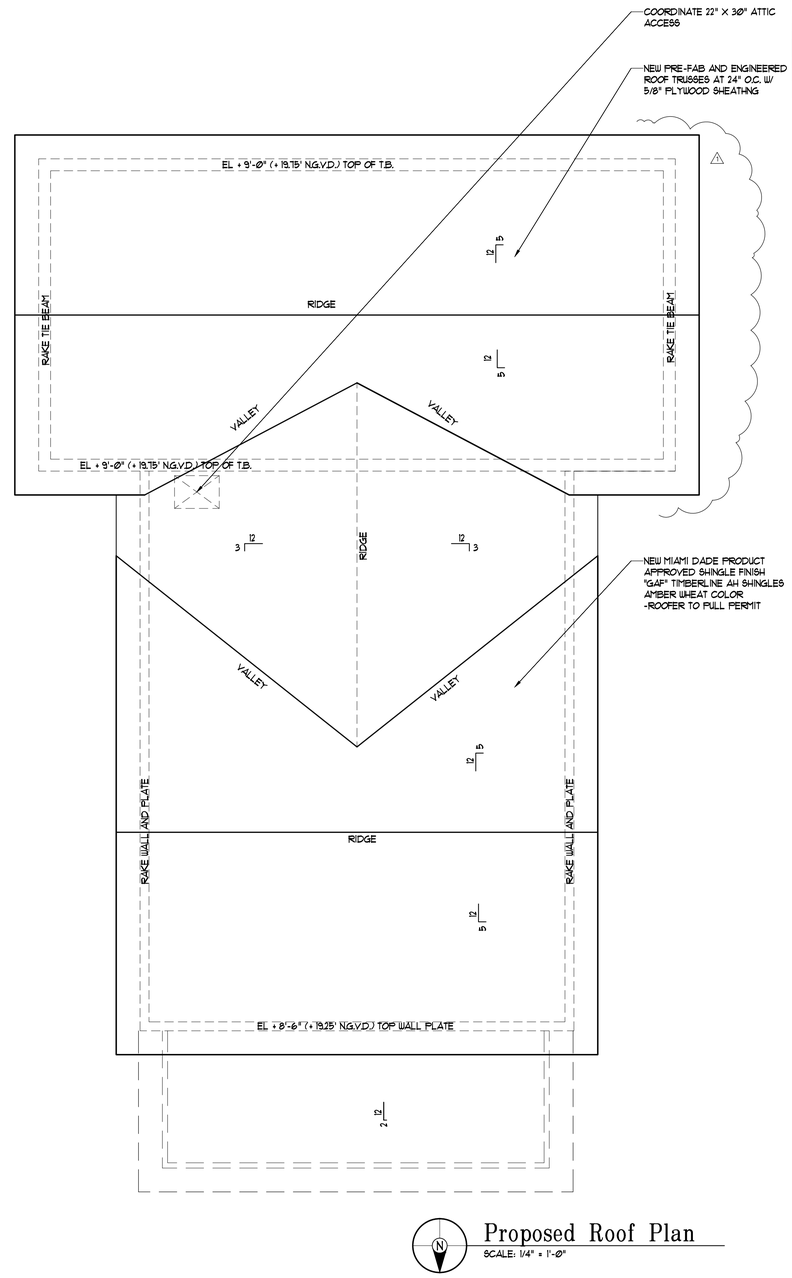
STATE OF FLORIDA
ROBERT JOHN GRABOSKI
AR91596
REGISTERED ARCHITECT

This item has been digitally signed and sealed by Robert J Graboski on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

PROJECT YR. : 2022
CAD DWG FILE : Greenan
DRAWN BY :
CHECKED BY :

SHEET TITLE
Proposed Floor Plan

SHEET No.
A1.01



Proposed Roof Plan

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

VILLAGE
ARCHITECTS
OF KEY BISCAYNE, INC.

ARCHITECTS, PLANNERS
INTERIOR DESIGNERS

99 NW 38 Street
Miami, FLORIDA 33127
Tel: 305-361-5335, Fax: 305-361-5329
E-Mail: info@villagearchitects.com

CONSULTANTS

Single Family Residence Addition & Remodeling

118 Florida Avenue
Miami, FL 33133

OWNER INFO
118 Florida Ave LLC
4160 Crawford Avenue
Miami, FL 33133

Mark	Date	Description	Mark	Date	Description
				8/9/26	HPB
			1	11/15/23	BOA rev 1
				10/7/23	BOA rev
				3/16/23	1st BOA rev
				10/6/22	Int. Demolition

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED, USED ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESSLY WRITTEN PERMISSION OF VILLAGE ARCHITECTS OF KEY BISCAYNE, INC.

ARCHITECT
ROBERT JOHN GRABOSKI AR. 009159

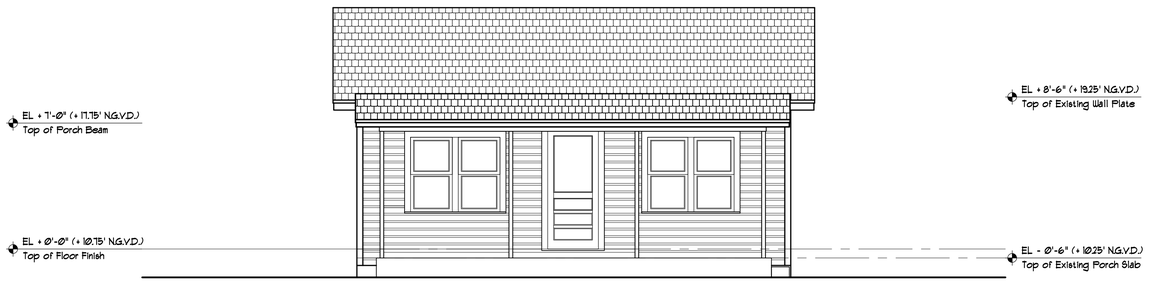
STATE OF FLORIDA
ROBERT JOHN GRABOSKI
AR91596
REGISTERED ARCHITECT

This item has been digitally signed and sealed by Robert J Graboski on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

PROJECT YR. : 2022
CAD DWG FILE : Greenen
DRAWN BY :
CHECKED BY :

SHEET TITLE
Proposed Roof Plan

SHEET No.
A1.02



Demolition North Elevation

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

Proposed North Elevation

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

VILLAGE
ARCHITECTS
OF KEY BISCAYNE, INC.

ARCHITECTS, PLANNERS
INTERIOR DESIGNERS

99 NW 38 Street
Miami, FLORIDA 33127
Tel: 305-361-5335, Fax: 305-361-5329
E-Mail: info@villagearchitects.com

CONSULTANTS

Single Family Residence Addition & Remodeling

118 Florida Avenue
Miami, FL 33133

OWNER INFO
118 Florida Ave LLC
4160 Crawford Avenue
Miami, FL 33133

Mark	Date	Description	Mark	Date	Description
				6/9/26	HPB
			△1	11/15/23	BOA rev 1
				10/7/23	BOA rev
				3/16/23	1st BOA rev
				10/6/22	Int. Demolition

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED, USED ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESSLY WRITTEN PERMISSION OF VILLAGE ARCHITECTS OF KEY BISCAYNE, INC.

ARCHITECT
ROBERT JOHN GRABOSKI AR. 009159

STATE OF FLORIDA
ROBERT JOHN GRABOSKI
AR91596
REGISTERED ARCHITECT

This item has been digitally signed and sealed by Robert J Graboski on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

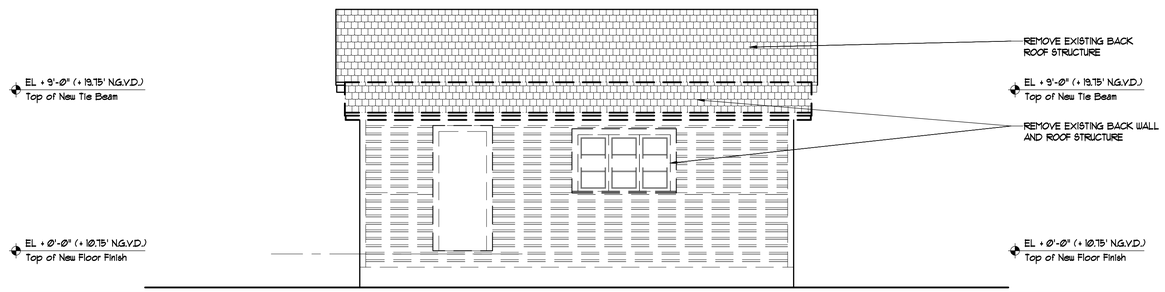
PROJECT YR. : 2022
CAD DWG FILE : Greenen
DRAWN BY :
CHECKED BY :

SHEET TITLE

North Front Elevations

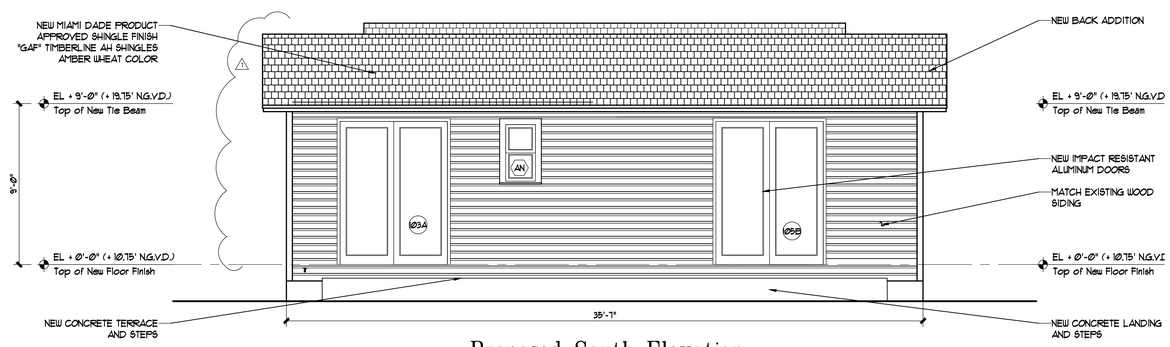
SHEET No.

A2.01



Demolition South Elevation

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



Proposed South Elevation

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

VILLAGE
ARCHITECTS
OF KEY BISCAYNE, INC.

ARCHITECTS, PLANNERS
INTERIOR DESIGNERS

99 NW 38 Street
Miami, FLORIDA 33127
Tel: 305-361-5335, Fax: 305-361-5329
E-Mail: info@villagearchitects.com

CONSULTANTS

Single Family Residence Addition & Remodeling

118 Florida Avenue
Miami, FL 33133

OWNER INFO
118 Florida Ave LLC
4160 Crawford Avenue
Miami, FL 33133

Mark	Date	Description	Mark	Date	Description
				6/9/26	HPB
			△1	11/15/23	BOA rev 1
				10/7/23	BOA rev
				3/16/23	1st BOA rev
				10/6/22	Int. Demolition

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED, USED ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESSLY WRITTEN PERMISSION OF VILLAGE ARCHITECTS OF KEY BISCAYNE, INC.

ARCHITECT
ROBERT JOHN GRABOSKI AR. 009159

STATE OF FLORIDA
ROBERT JOHN GRABOSKI
AR91596
REGISTERED ARCHITECT

This item has been digitally signed and sealed by Robert J Graboski on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

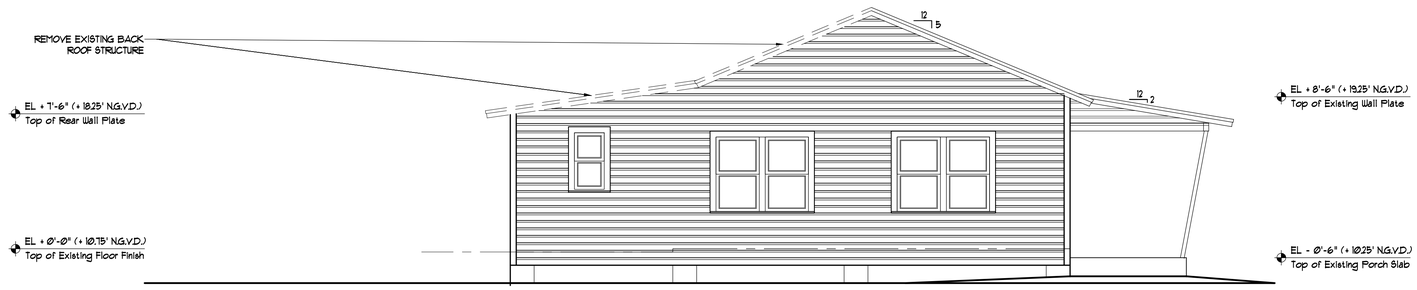
PROJECT YR. : 2022 | CAD DWG FILE : Greenen
DRAWN BY : | CHECKED BY :

SHEET TITLE

Rear South Elevations

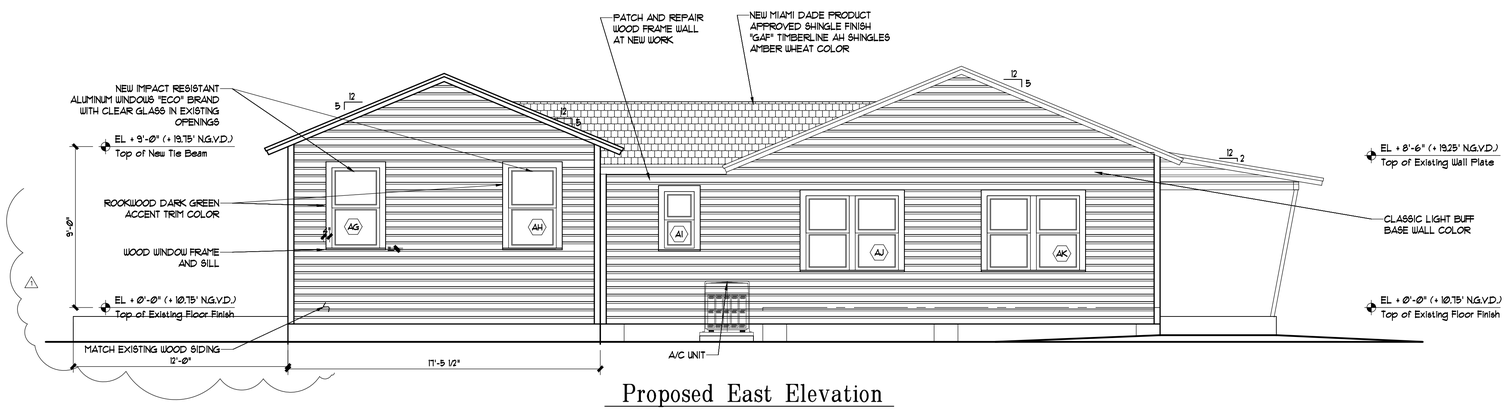
SHEET No.

A2.02



Demolition East Elevation

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



Proposed East Elevation

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

VILLAGE
ARCHITECTS
OF KEY BISCAYNE, INC.

ARCHITECTS, PLANNERS
INTERIOR DESIGNERS

99 NW 38 Street
Miami, FLORIDA 33127
Tel: 305-361-5335, Fax: 305-361-5329
E-Mail: info@villagearchitects.com

CONSULTANTS

Single Family Residence Addition & Remodeling

118 Florida Avenue
Miami, FL 33133

OWNER INFO
118 Florida Ave LLC
4160 Crawford Avenue
Miami, FL 33133

Mark	Date	Description	Mark	Date	Description
				6/9/26	HPB
			1	11/15/23	BOA rev 1
				10/7/23	BOA rev
				3/16/23	1st BOA rev
				10/6/22	Int. Demolition

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED, USED ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESSLY WRITTEN PERMISSION OF VILLAGE ARCHITECTS OF KEY BISCAYNE, INC.

ARCHITECT
ROBERT JOHN GRABOSKI AR. 009159

STATE OF FLORIDA
ROBERT JOHN GRABOSKI
AR91596
REGISTERED ARCHITECT

This item has been digitally signed and sealed by Robert J Graboski on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

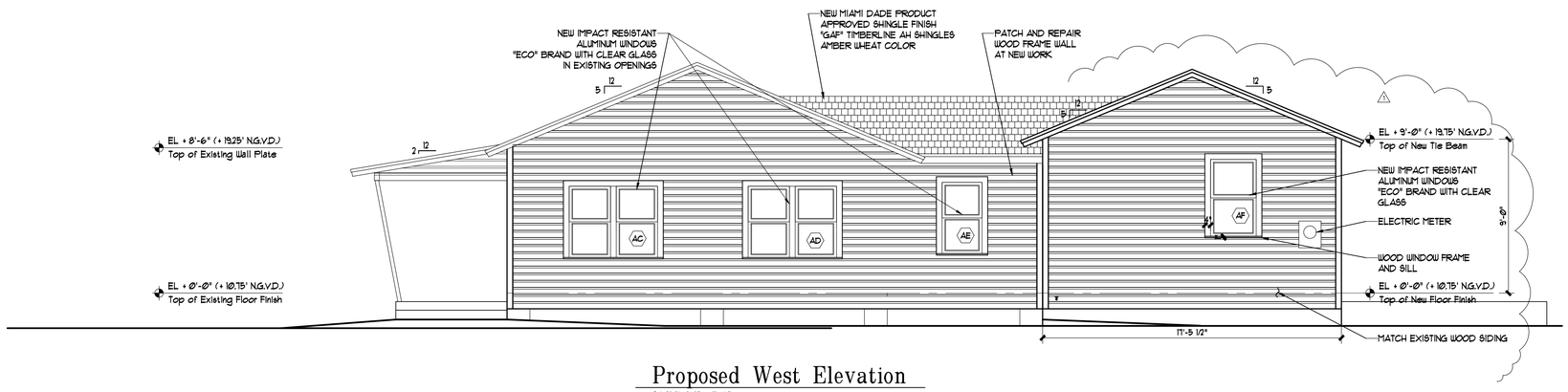
PROJECT YR. : 2022
CAD DWG FILE : Greenen
DRAWN BY :
CHECKED BY :

SHEET TITLE
East Side Elevations

SHEET No.
A2.03

Demolition West Elevation

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



Proposed West Elevation

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

VILLAGE
ARCHITECTS
OF KEY BISCAYNE, INC.

ARCHITECTS, PLANNERS
INTERIOR DESIGNERS

99 NW 38 Street
Miami, FLORIDA 33127
Tel: 305-361-5335, Fax: 305-361-5329
E-Mail: info@villagearchitects.com

CONSULTANTS

Single Family Residence Addition & Remodeling

118 Florida Avenue
Miami, FL 33133

OWNER INFO
118 Florida Ave LLC
4160 Crawford Avenue
Miami, FL 33133

Mark	Date	Description	Mark	Date	Description
				6/9/26	HPB
			1	11/15/23	BOA rev 1
				10/7/23	BOA rev
				3/16/23	1st BOA rev
				10/6/22	Int. Demolition

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED, USED ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESSLY WRITTEN PERMISSION OF VILLAGE ARCHITECTS OF KEY BISCAYNE, INC.

ARCHITECT
ROBERT JOHN GRABOSKI AR. 009159

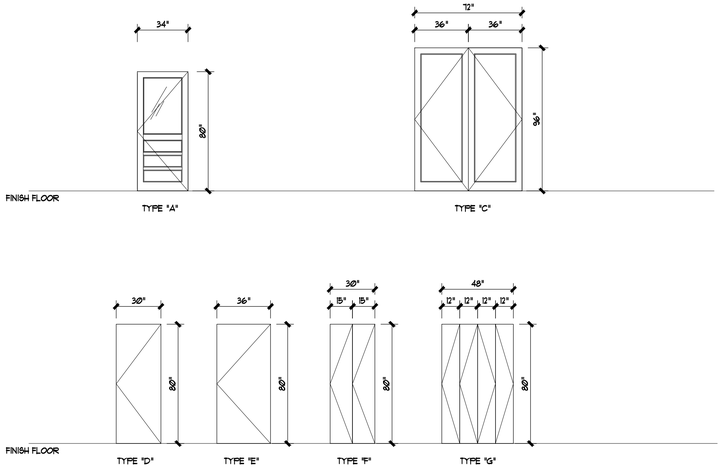
STATE OF FLORIDA
ROBERT JOHN GRABOSKI
AR91596
REGISTERED ARCHITECT

This item has been digitally signed and sealed by Robert J Graboski on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

PROJECT YR. : 2022
CAD DWG FILE : Greenen
DRAWN BY :
CHECKED BY :

SHEET TITLE
West Side Elevations

SHEET No.
A2.04



Door Types

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

NOTE:

DOOR & WINDOW MANUFACTURER TO PROVIDE FINISH SAMPLE AND SHOP DRAWINGS MEETING DESIGN PRESSURES FOR ARCHITECTS APPROVAL

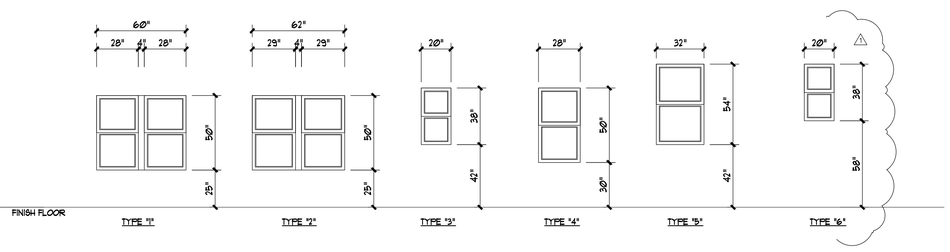
DOORS AND WINDOWS REQUIRE SEPARATE PERMIT

DOOR REMARKS:

1. ALL EXTERIOR DOORS TO COMPLY WITH CHAPTER 36, FORCED ENTRY PREVENTION: SECTION 36.0132 OF THE METRO DADE COUNTY CODE. REFER TO GENERAL NOTES, DIV. 8 - DOORS AND WINDOWS FOR SECURITY AND FORCED ENTRY PREVENTION REQUIREMENTS.
2. ALL EXTERIOR FRENCH DOORS WITH GLASS TO BE IMPACT RESISTANT, CLEAR GLASS & WHITE ALUMINUM FRAME COLOR TO MATCH EXISTING PROVIDE DOOR MANUFACTURER APPROVALS WHICH MEET WIND PRESSURES ON ELEVATIONS BY TVS MIAMI SERVICE ECO 6000 SERIES FRENCH DOOR OR APPROVED EQUAL. DOOR PERMIT IS REQUIRED PRIOR TO ORDERING DOORS.
3. GENERAL CONTRACTOR TO PROVIDE SAMPLES FOR OWNER /ARCHITECT SELECTION.
4. INTERIOR DOORS TO BE SOLID CORE DOORS WITH PAINT FINISH, UNLESS OTHERWISE NOTED. DOORS TO BE SELECTED BY OWNER, GENERAL CONTRACTOR TO COORDINATE WITH OWNER / ARCHITECT. CONTRACTOR TO VERIFY ALL DOOR WIDTHS, WALL THICKNESSES AND SWINGS IN FIELD PRIOR TO ORDERING
5. ALL DOOR FRAMES TO BE SELECT GRADE SOLID WOOD WITHOUT FINGER JOINTS. VERIFY ALL FRAME WIDTH WITH WALL THICKNESS.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DOOR MASONRY OPENINGS PRIOR TO FRAMING OUT OR ORDERING.
7. IT IS MANDATORY FOR DOOR AND WINDOW SUPPLIERS TO SUBMIT SHOP DRAWINGS FOR ARCHITECT REVIEW PRIOR TO THEIR FABRICATION.
8. ALL DOOR HARDWARE TO BE SELECTED BY OWNER / ARCHITECT, GENERAL CONTRACTOR TO COORDINATE W/ OWNER.
9. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM THE INSIDE OF THE CLOSET.
10. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
11. ALL GLASS DOOR PANELS ARE TEMPERED GLASS CAT. II SAFETY GLAZING TO COMPLY WITH FBC R 308.3.1 AND FBC R 4402.3.13.

Door and Frame Schedule - Ground Floor

No.	Room Name	Door Size Wd	Door Size Hgt	Door Size Thk	Door Matl	Door Type		Frame Matl	Hardware Set No.	Door Notes
101A	ENTRY	34"	80"	1-3/4"	WD	A		WD	DEADBOLT/ ENTRY	IMPACT RESISTANT SWING DOOR
103A	KITCHEN	(2) 36"	96"	1-3/4"	ALUM/ GLASS	C		ALUM	DEADBOLT/ ENTRY	IMPACT RESISTANT SWING DOOR
104A	LAUNDRY	30"	80"	1-3/4"	WD	D		WD	PASSAGE	
105A	BEDROOM #1	36"	80"	1-3/4"	WD	E		WD	PRIVACY/ PASSAGE	
105B	BEDROOM #1	(2) 36"	96"	1-3/4"	ALUM/ GLASS	C		ALUM	DEADBOLT/ ENTRY	IMPACT RESISTANT DOUBLE SWING DOOR
106A	CLOSET	30"	80"	1-3/4"	WD	D		WD	PASSAGE	
107A	BATHROOM #1	36"	80"	1-3/4"	WD	E		WD	PRIVACY/ PASSAGE	
108A	BEDROOM #2	36"	80"	1-3/4"	WD	E		WD	PRIVACY/ PASSAGE	
109A	CLOSET	(4) 12"	80"	1"	WD	G		WD	PULL	BI FOLD DOOR
110A	BATHROOM #2	30"	80"	1-3/4"	WD	D		WD	PRIVACY/ PASSAGE	
11A	A/C CLOSET	(2) 15"	80"	1"	WD	F		WD	PULL	BI FOLD DOOR
12A	DEN	36"	80"	1-3/4"	WD	E		WD	PRIVACY/ PASSAGE	
13A	CLOSET	(4) 12"	80"	1"	WD	G		WD	PULL	BI FOLD DOOR



Window Types

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

WINDOW REMARKS:

1. ALL WINDOWS TO COMPLY WITH CHAPTER 36, FORCED ENTRY PREVENTION, SECTION 36.0132 OF THE METRO DADE COUNTY CODE. REFER TO GENERAL NOTES, DIV. 8 - DOORS AND WINDOWS FOR SECURITY AND FORCED ENTRY PREVENTION REQUIREMENTS.
2. EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS, OR SPECIAL EFFORTS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 5.7 SQFT. WITH THE WIDTH NO LESS THAN 20" AND THE HEIGHT NOT LESS THAN 24", THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44", ABOVE THE FLOOR AS PER LIFE SAFETY CODE HANDBOOK 101 ED. (OR MOST CURRENT), SECTION 21-2.3.
3. ALL SINGLE HUNG WINDOWS TO BE IMPACT RESISTANT, CLEAR GLASS & WHITE ALUMINUM FRAME WITH WHITE MULLIONS COLOR PROVIDE WINDOW MANUFACTURER APPROVALS WHICH MEET WIND PRESSURES ON ELEVATIONS BY TVS MIAMI SERVICE ECO WINDOW SERIES OR APPROVED EQUAL. WINDOW PERMIT IS REQUIRED PRIOR TO ORDERING WINDOWS.
4. GENERAL CONTRACTOR TO PROVIDE SAMPLES FOR OWNER /ARCHITECT SELECTION.
5. IMPACT RESISTANT GLASS TO BE CLEAR TO MATCH EXISTING. PROVIDE FINISH SAMPLES FOR OWNER/ARCHITECT APPROVAL.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL WINDOW MASONRY OPENINGS PRIOR TO FRAMING OUT OR ORDERING.
7. IT IS MANDATORY FOR WINDOW SUPPLIERS TO SUBMIT SHOP DRAWINGS FOR ARCHITECT REVIEW PRIOR TO THEIR FABRICATION.
8. PROVIDE SAFETY TYPE GLAZING CAT II WITHIN 60" OF BATH TUB / SHOWER AS PER FBC R 4402.3.1.3.
9. PROVIDE SAFETY BARS AT 36" AFF. AT ALL SECOND FLOOR WINDOWS WITH SILLS BELOW 36" AFF. AS PER FBC R 4402.3.
10. IF APPLICABLE PROVIDE MIAMI-DADE COUNTY APPROVED REMOVABLE ALUMINUM STORM PANELS ON ALL NON-IMPACT WINDOWS TO COMPLY WITH FBC R 4402.4 AND ON THE SECOND FLOOR TO COMPLY WITH FBC R 4402.4.6.1.

Ground Floor Window Schedule

Mark	Room Name	Size Width	Size Height	Type	Description	Material	Notes
AA	DEN	(2) 28"	50"	1	SINGLE HUNG	IMPACT RESISTANT CLEAR GLASS WINDOW W/ WHITE ALUM. FRAME	
AB	LIVING ROOM	(2) 28"	50"	1	SINGLE HUNG	IMPACT RESISTANT CLEAR GLASS WINDOW W/ WHITE ALUM. FRAME	
AC	LIVING ROOM	(2) 29"	50"	2	SINGLE HUNG	IMPACT RESISTANT CLEAR GLASS WINDOW W/ WHITE ALUM. FRAME	
AD	LIVING ROOM	(2) 29"	50"	2	SINGLE HUNG	IMPACT RESISTANT CLEAR GLASS WINDOW W/ WHITE ALUM. FRAME	
AE	DINING ROOM	28"	50"	4	SINGLE HUNG	IMPACT RESISTANT CLEAR GLASS WINDOW W/ WHITE ALUM. FRAME	
AF	KITCHEN	32"	54"	5	SINGLE HUNG	IMPACT RESISTANT CLEAR GLASS WINDOW W/ WHITE ALUM. FRAME	
AG	BEDROOM #1	32"	54"	5	SINGLE HUNG	IMPACT RESISTANT CLEAR GLASS WINDOW W/ WHITE ALUM. FRAME	
AH	BEDROOM #1	32"	54"	5	SINGLE HUNG	IMPACT RESISTANT CLEAR GLASS WINDOW W/ WHITE ALUM. FRAME	
AI	BATH #1	20"	38"	3	SINGLE HUNG	IMPACT RESISTANT CLEAR GLASS WINDOW W/ WHITE ALUM. FRAME	CAT II SAFETY GLASS
AJ	BEDROOM #1	(2) 29"	50"	2	SINGLE HUNG	IMPACT RESISTANT CLEAR GLASS WINDOW W/ WHITE ALUM. FRAME	EGRESS WINDOW
AK	DEN	(2) 29"	50"	2	SINGLE HUNG	IMPACT RESISTANT CLEAR GLASS WINDOW W/ WHITE ALUM. FRAME	EGRESS WINDOW
AL	KITCHEN	20"	38"	3	SINGLE HUNG	IMPACT RESISTANT CLEAR GLASS WINDOW W/ WHITE ALUM. FRAME	
AM	BEDROOM #1	20"	38"	3	SINGLE HUNG	IMPACT RESISTANT CLEAR GLASS WINDOW W/ WHITE ALUM. FRAME	
AN	BATH #1	20"	38"	6	SINGLE HUNG	IMPACT RESISTANT CLEAR GLASS WINDOW W/ WHITE ALUM. FRAME	CAT II SAFETY GLASS

VILLAGE ARCHITECTS
OF KEY BISCAYNE, INC.

ARCHITECTS, PLANNERS
INTERIOR DESIGNERS

99 NW 38 Street
Miami, FLORIDA 33127
Tel: 305-361-5335, Fax: 305-361-5329
E-Mail: info@villagearchitects.com

CONSULTANTS

Single Family Residence Addition & Remodeling

118 Florida Avenue
Miami, FL 33133

OWNER INFO
118 Florida Ave LLC
4160 Crawford Avenue
Miami, FL 33133

Mark	Date	Description	Mark	Date	Description
				8/9/26	HPB
			1	11/16/23	BOA rev 1
				10/7/23	BOA rev
				3/16/23	1st BOA rev
				10/6/22	Int. Demolition

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED, USED ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESSLY WRITTEN PERMISSION OF VILLAGE ARCHITECTS OF KEY BISCAYNE, INC.

This item has been digitally signed and sealed by Robert J Graboski on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

ARCHITECT
ROBERT JOHN GRABOSKI AR. 0091596

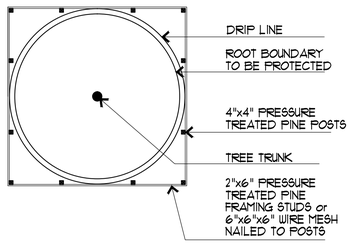
STATE OF FLORIDA ROBERT JOHN GRABOSKI AR91596 REGISTERED ARCHITECT

PROJECT YR. : 2022
CAD DWG FILE : Greenen
DRAWN BY :
CHECKED BY :

SHEET TITLE
Door and Window Schedule

SHEET No.
A8.01

TREE CHART									
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in)	Approximate Height (ft)	Approximate Canopy (ft)	Condition	CRT/TPZ (ft)	Disposition	Note
1	Oak	Quercus Virginiana	4	20	10	Good	5/10	Remain	



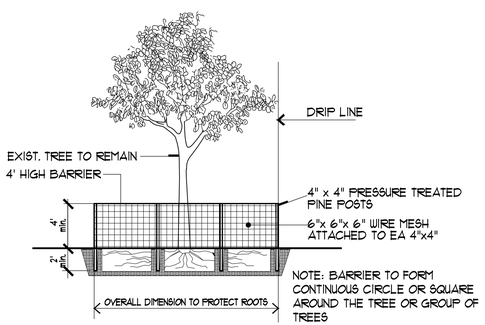
WOOD BARRIER DETAIL PLAN

IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT

TREES NOT REGULATED IF:
DBH 2" OR LESS AND UNDER 12'-0" HEIGHT

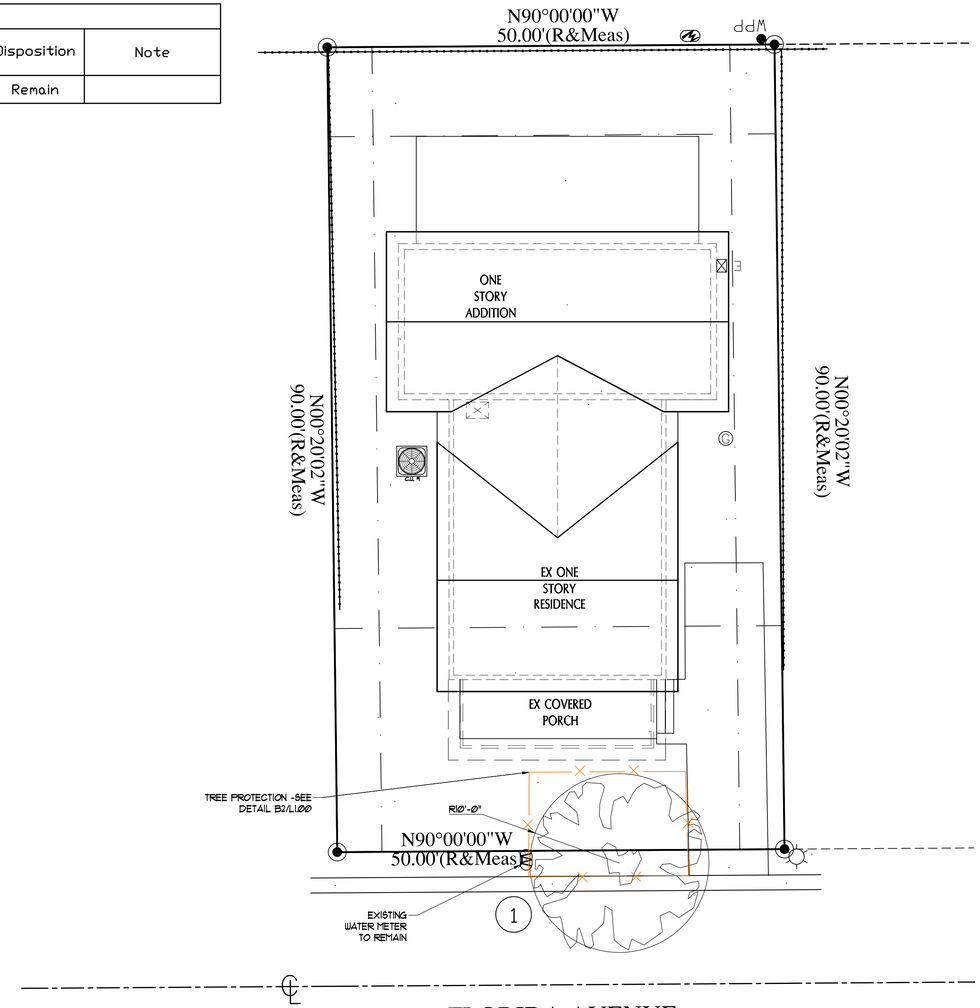
PALMS NOT REGULATED IF:
DBH 6" OR LESS AND UNDER 16'-0" HEIGHT

NO REGULATED TREES TO BE REMOVED -NO MITIGATION REQUIRED



WIRE MESH BARRIER DETAIL

B2 Typ Tree Protection Options
SCALE: 1/8" = 1'-0"



NOTE:
ALL EXISTING REGULATED TREES TO REMAIN AND BE PROTECTED DURING DEMOLITION

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

VILLAGE ARCHITECTS
OF KEY BISCAYNE, INC.
ARCHITECTS, PLANNERS
INTERIOR DESIGNERS
99 NW 38 Street
Miami, FLORIDA 33127
Tel: 305-361-5335, Fax: 305-361-5329
E-Mail: info@villagearchitects.com

CONSULTANTS

Single Family Residence Addition & Remodeling

118 Florida Avenue
Miami, FL 33133

OWNER INFO
118 Florida Ave LLC
4160 Crawford Avenue
Miami, FL 33133

Mark	Date	Description	Mark	Date	Description
				8/9/26	HPB
				11/15/23	BOA rev 1
				10/7/23	BOA rev
				3/16/23	1st BOA rev
				10/6/22	Int. Demolition

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED, USED ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESSLY WRITTEN PERMISSION OF VILLAGE ARCHITECTS OF KEY BISCAYNE, INC.

This item has been digitally signed and sealed by Robert J Graboski on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

ARCHITECT
ROBERT JOHN GRABOSKI AR. 009159

STATE OF FLORIDA
ROBERT JOHN GRABOSKI
AR91596
REGISTERED ARCHITECT

PROJECT YR. : 2022
CAD DWG FILE : Greenen
DRAWN BY :
CHECKED BY :

SHEET TITLE
Tree Disposition Plan

SHEET No.
L1.00