

HISTORIC PRESERVATION AD-VALOREM TAX EXEMPTION

PART 2 – REQUEST FOR REVIEW OF COMPLETED WORK

INSTRUCTIONS:

Upon completion of the restoration, rehabilitation, or renovation, return this form **with photographs of the completed work (both exterior and interior views of the building)** to the City of Coral Gables Historical Resources Department.

Each photograph must be clearly labeled, and they should be the same views as the before photographs that were included in the Preconstruction Application.

If there are conditions included as part of the Final Recommendation from the local Historic Preservation Officer, the application will not be considered complete until all conditions have been met and acknowledged by the local Historic Preservation Officer.

I. Property identification and location:

Property Name: CASA AZUL
Folio Number: 03-4118-002-0020
Street Address: 1254 LORAL WAY

II. Data on restoration, rehabilitation or renovation project:

Project start date: APRIL 2011
Project completion date: NOV 2015
Cost of entire project: 342,684.13
Estimated costs attributed to work on historic buildings: 95,000.00

Name of architect: FRED CARDOSO Phone: 786-547-2930
Name of Contractor: OWNER Phone: 305 798-6566

Owner attestation: I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in the Preconstruction Application for this project which received approval on APRIL 2011.

REVIEW OF COMPLETED WORK
TO BE FILLED OUT BY THE
LOCAL HISTORIC PRESERVATION OFFICER

Street Address of property 1254 Coral Way

Folio number 03-4118-002-0020

The local Historic Preservation Officer has reviewed Part 2 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

[] Determines that improvements to the above referenced property are consistent with the Secretary of Interior Standard's for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in Chapter 1A-38, F.A.C., and therefore recommends approval of the requested historic preservation tax exemption.

[] Determines that improvements to the above referenced property are not consistent with the Secretary of Interior Standard's for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in Chapter 1A-38, F.A.C., and therefore recommends denial of the requested historic preservation tax exemption for the reasons stated in the Review Comments below.

Please list any Review Comments here:

Additional Review Comments attached? Yes [] No

Signature: Donna M. Spain

Typed or printed name: DONA M. SPAIN

Title: HISTORIC PRESERVATION OFFICER

Date of Review: FEB. 9, 2016



1



2



3



4



9



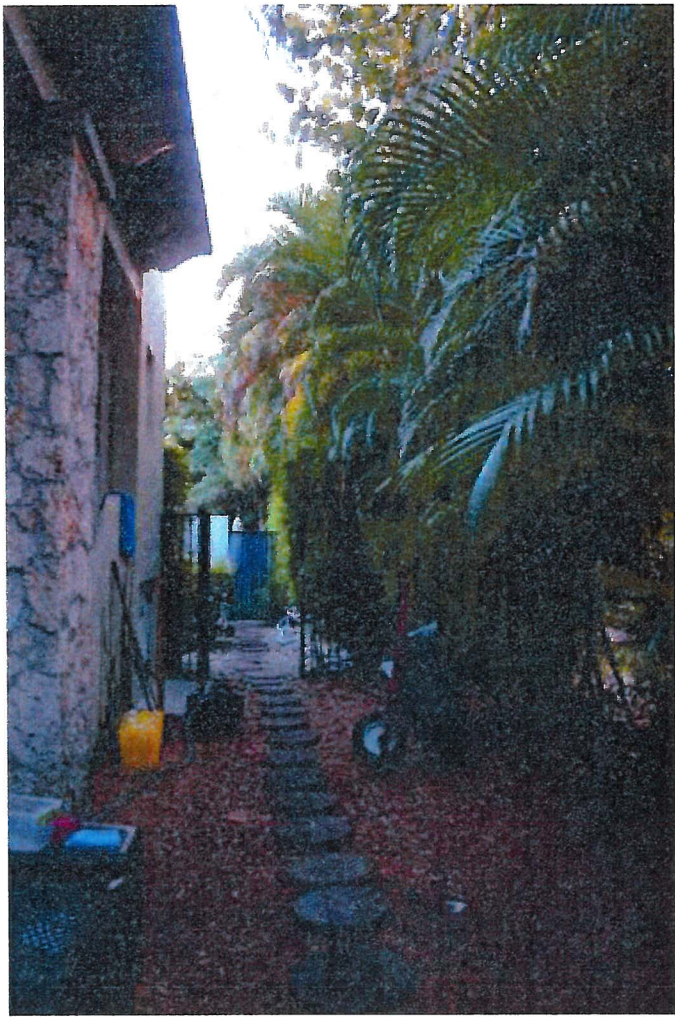
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11



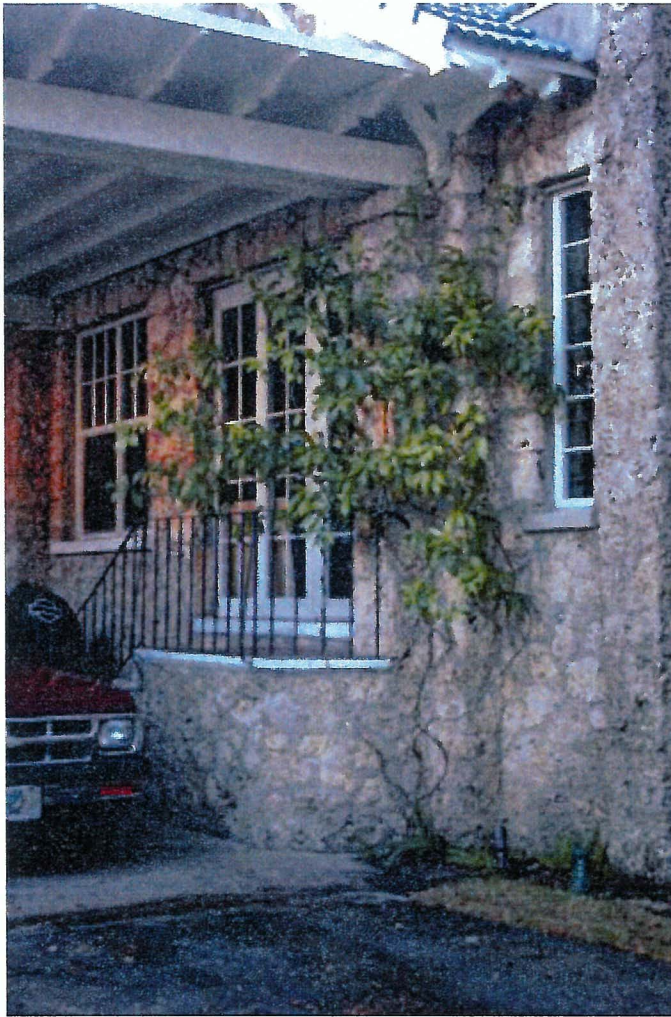
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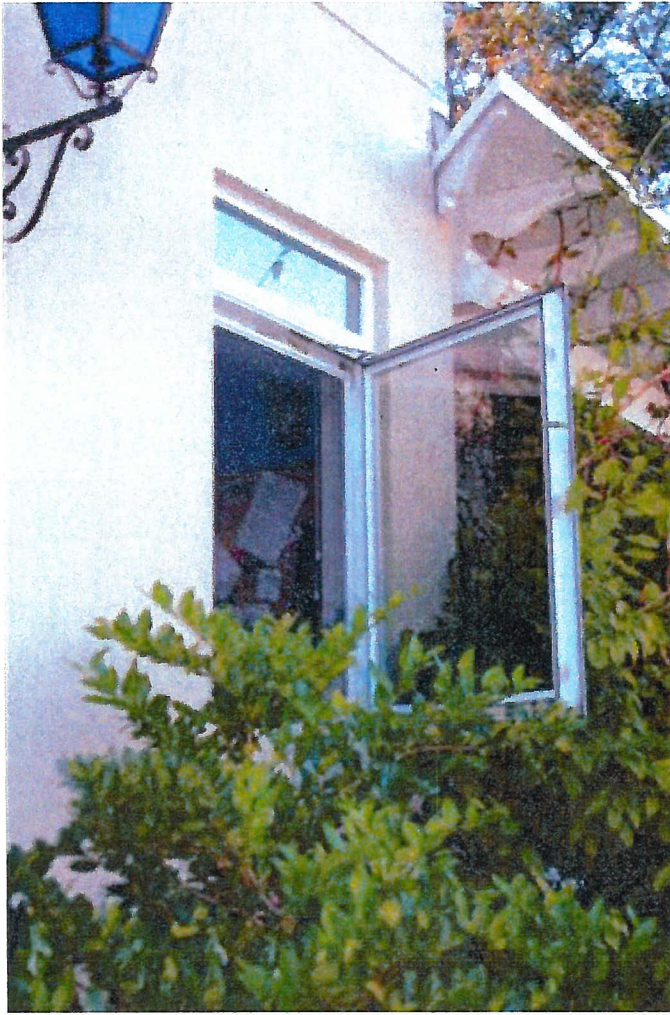
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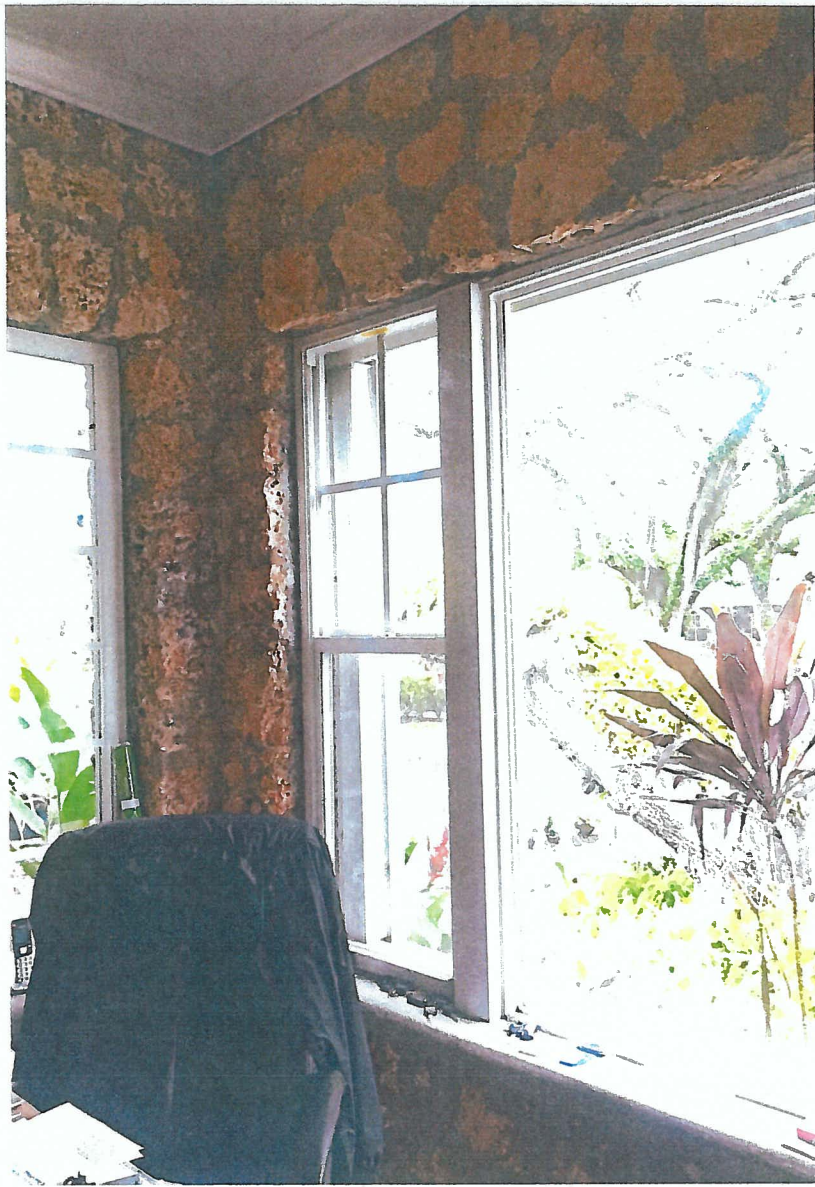


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20

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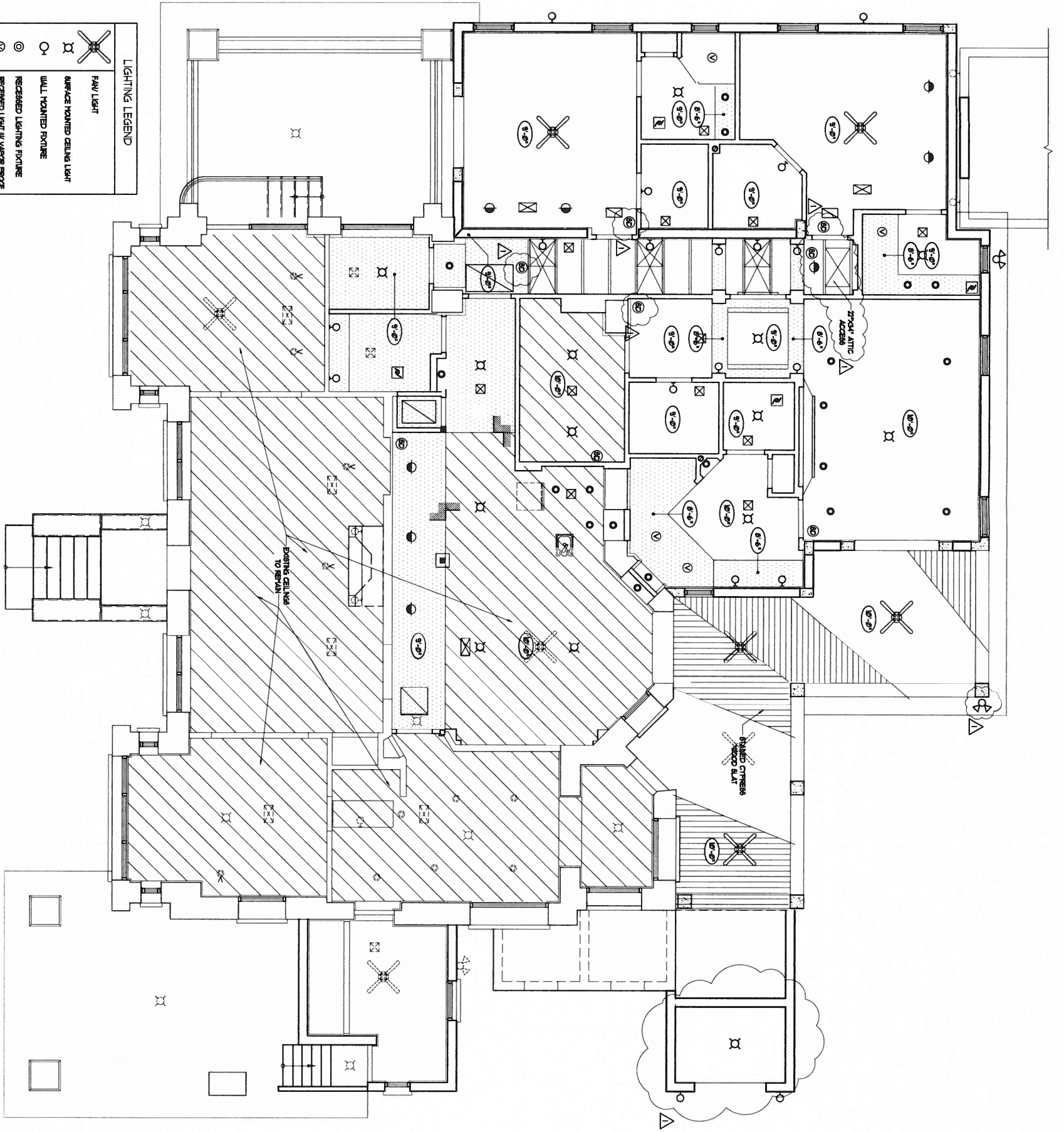
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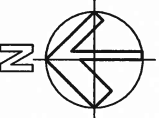
LIGHTING LEGEND

	FAN LIGHT
	SURFACE MOUNTED CEILING LIGHT
	WALL MOUNTED FIXTURE
	RECESSED LIGHTING FIXTURE
	RECESSED LIGHT IN VAPOR PROOF CEILING
	EXHAUST FAN
	AC SUPPLY
	ADJUSTABLE RECESSED LIGHTING FIXTURE



CEILING PLAN

SCALE 1/4" = 1'



A-4	DATE	3/9/2007
	SCALE	AS SHOWN
JOB NO.		
SHEET NO.		

**JAILE RESIDENCE
ADDITION + REMODELING**

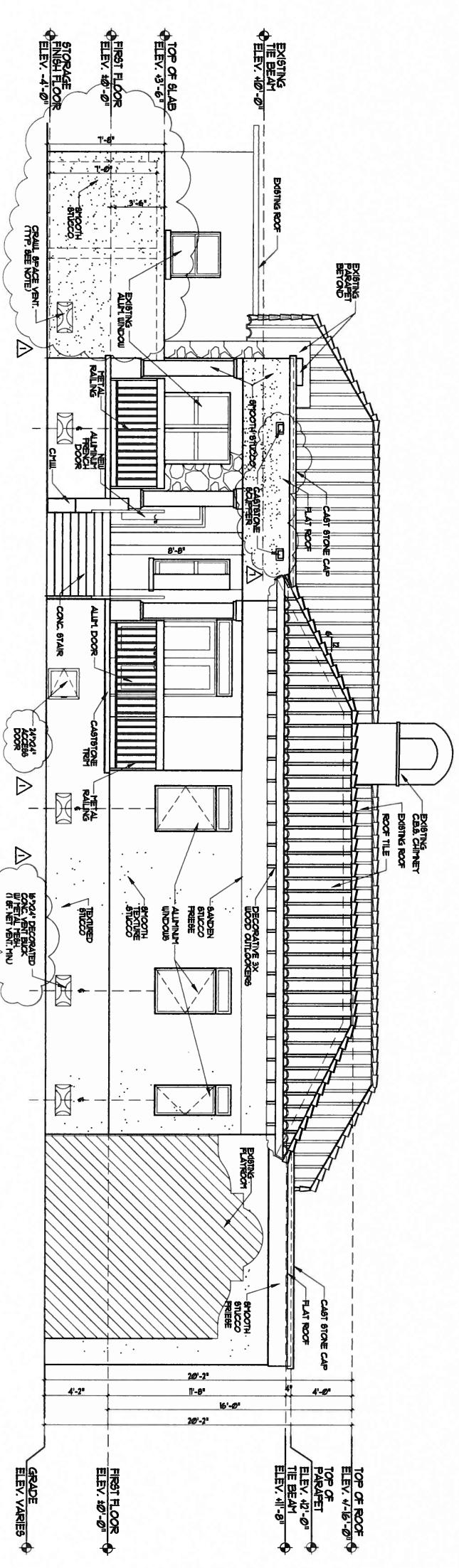
1254 CORAL WAY
CORAL GABLES, FL 33134

fred r. cardoso

ARCHITECT & ASSOC., CORP.
FL AA2600957
9380 COLLINS AVE, STE 6 • SURFSIDE, FL 33154
FAX (305) 868-6626 • PH. (305) 868-6161
fred.cardoso@frcarchgroup.com

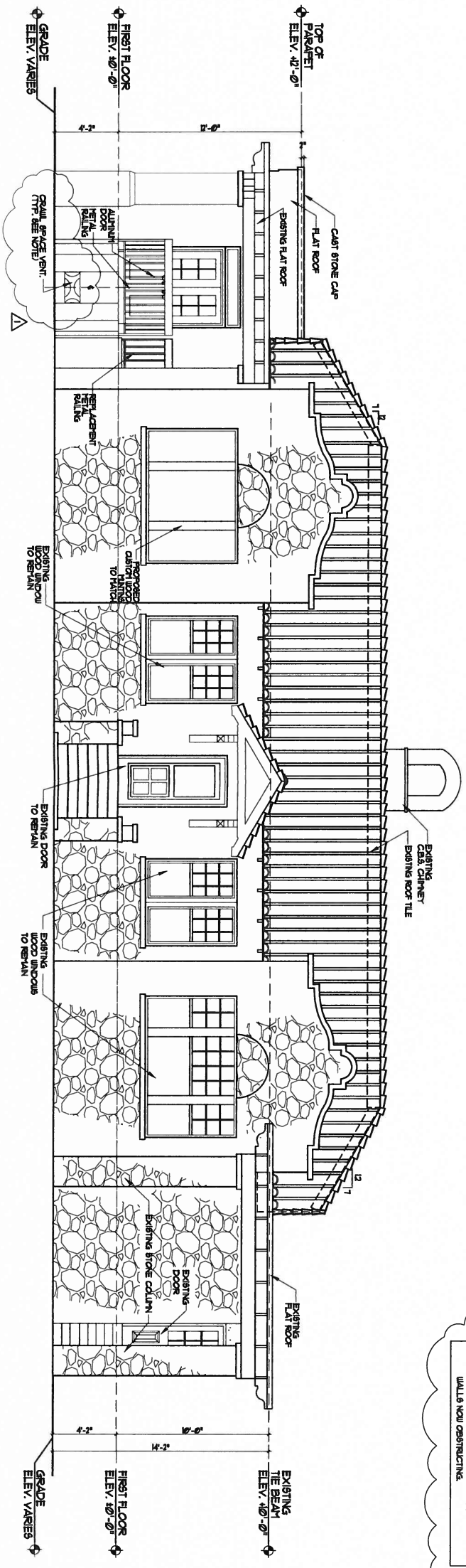


REVISIONS	
1	BLACK DENT. CONTROL
2	BLACK DENT. CONTROL
3	BLACK DENT. CONTROL
4	BLACK DENT. CONTROL



REAR ELEVATION

SCALE 1/4" = 1'



FRONT ELEVATION

SCALE 1/4" = 1'

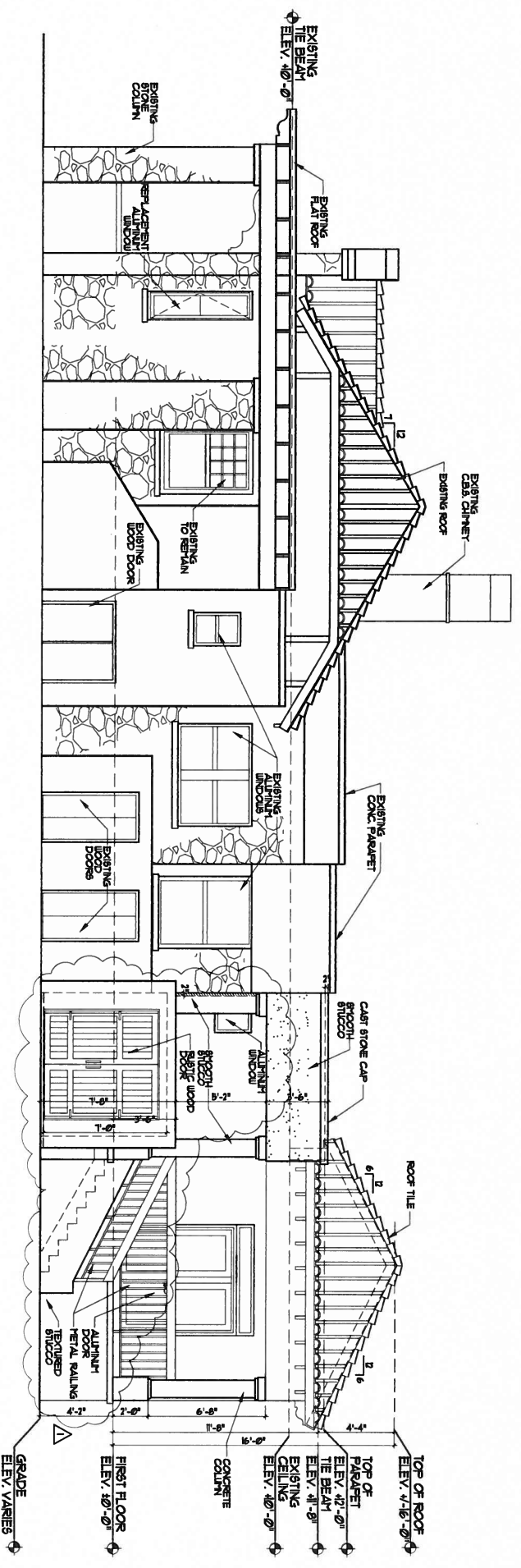
CORALL SPACE VENTILATION
 ADDED AREA VENTILATION = 246 SF
 1/ 50 SF = 0.046 SF = 50-55
 *3 VENTS
 NOTE:
 -EXISTING VENTS IN UNOBTSTRUCTED WALLS OF ORIGINAL RESIDENCE WILL REMAIN.
 -EXISTING VENTS IN UNOBTSTRUCTED WALLS OF WALLS NEW CONSTRUCTION.

REVISIONS	
Δ	BLDG DEPT. CONTROL
Δ	BLDG DEPT. CONTROL
Δ	BLDG DEPT. CONTROL
Δ	BLDG DEPT. CONTROL
Δ	BLDG DEPT. CONTROL
Δ	BLDG DEPT. CONTROL

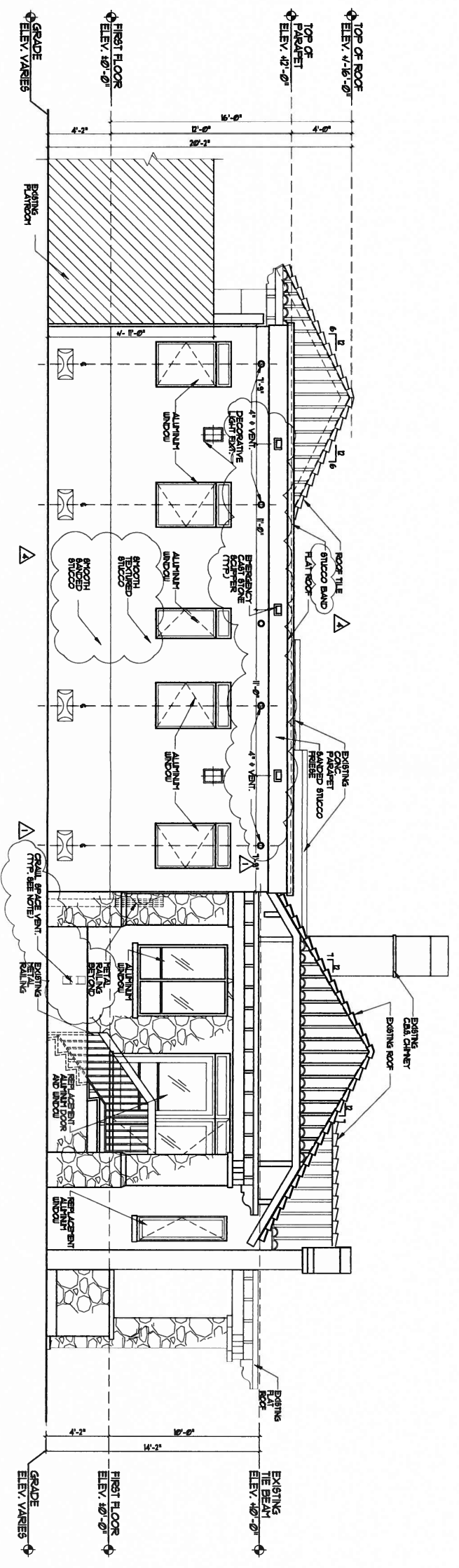
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JAILE RESIDENCE
ADDITION + REMODELING
 1254 CORAL WAY
 CORAL GABLES, FL 33134

DATE	3/9/2007
CHECKED	FRC
SCALE	AS SHOWN
JOB NO.	
SHEET NO.	A-6
	9 OF 22 SHEETS



RIGHT ELEVATION
SCALE 1/4" = 1'



LEFT ELEVATION
SCALE 1/4" = 1'

REVISIONS	
Δ	BLDG DEPT. CONTROL
Δ	BLDG DEPT. CONTROL
Δ	BLDG DEPT. CONTROL
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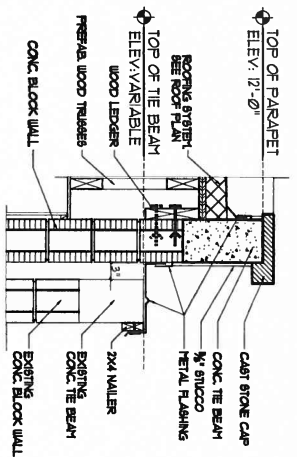


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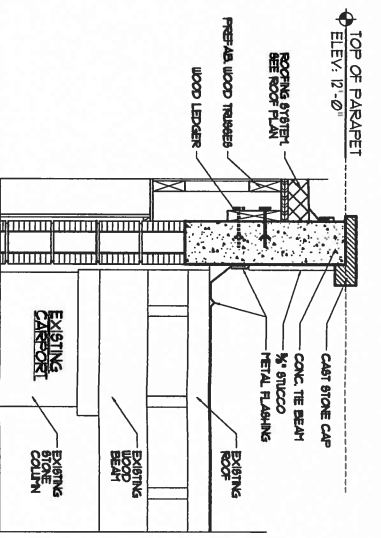


JAILE RESIDENCE
ADDITION + REMODELING
1254 CORAL WAY
CORAL GABLES, FL 33134

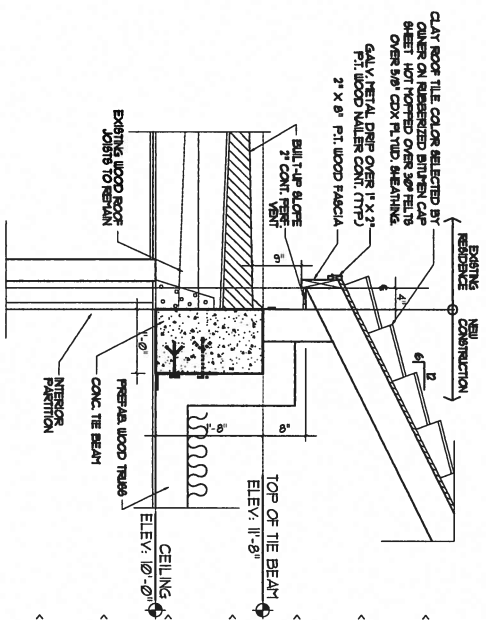
DESIGN	AM.
CHECKED	PRC.
DATE	3/9/ 2007
SCALE	AS SHOWN
JOB NO.	
SHEET NO.	A-7
2 OF 12 SHEETS	



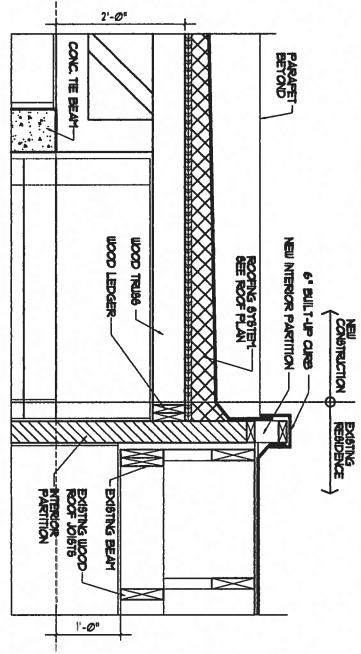
SECTION D
SCALE 3/4" = 1'



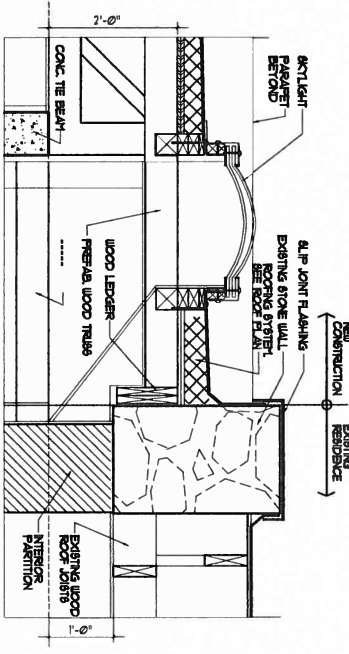
SECTION E
SCALE 3/4" = 1'



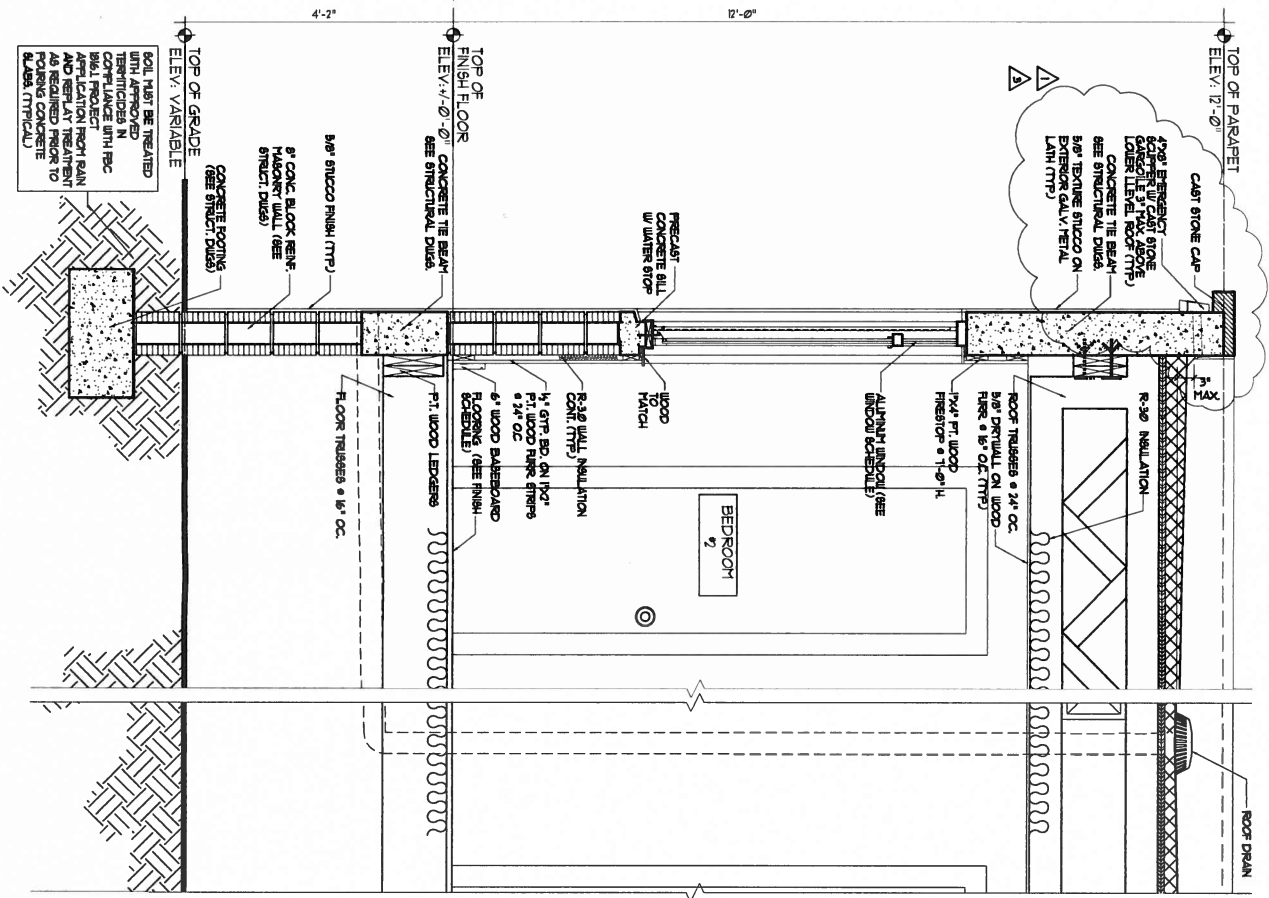
SECTION C
SCALE 3/4" = 1'



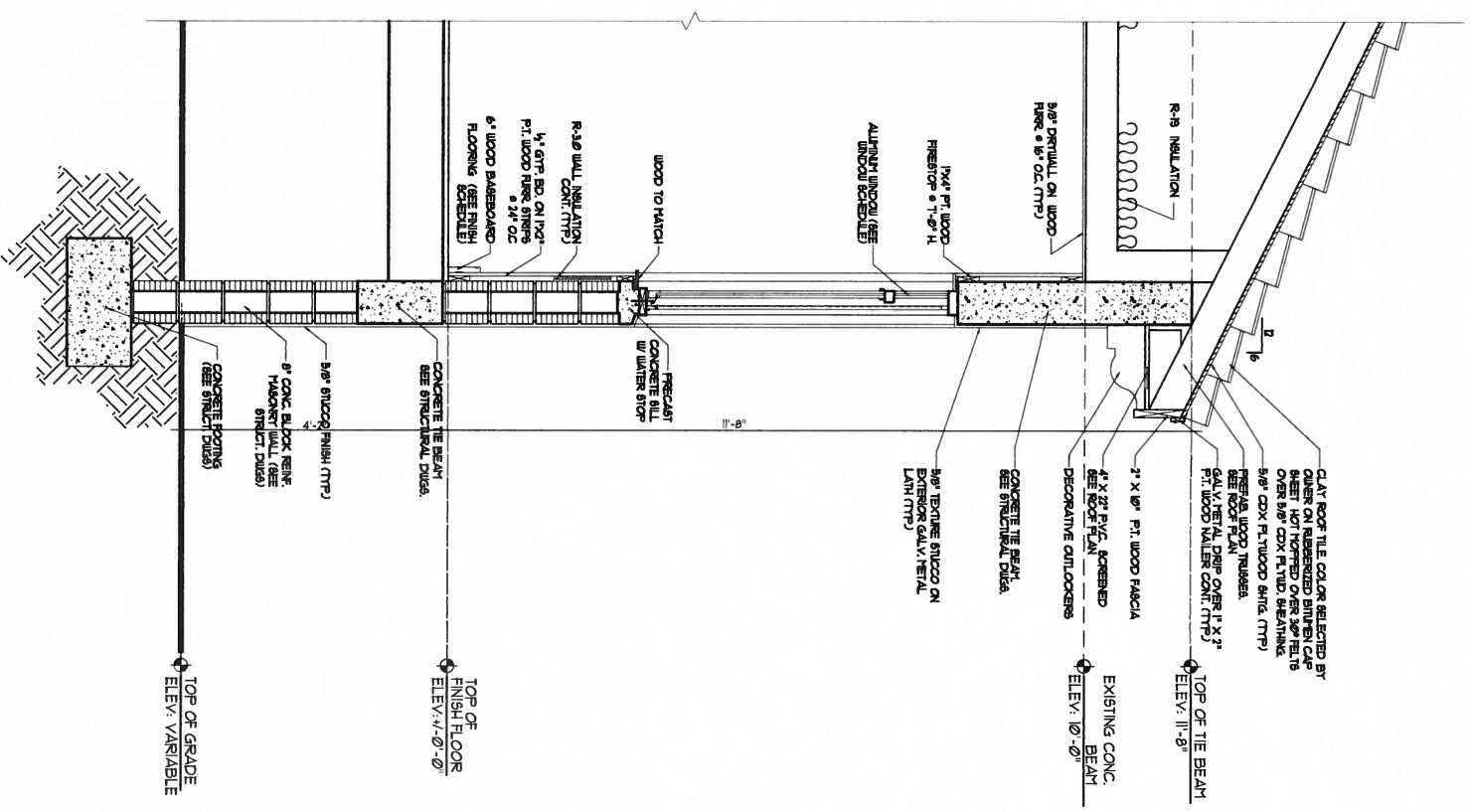
SECTION B
SCALE 3/4" = 1'



SECTION A
SCALE 3/4" = 1'



WALL SECTION 1
SCALE 3/4" = 1'



WALL SECTION 2
SCALE 3/4" = 1'

REVISIONS	
△	BLDG DEPT. CONTROL
△	BLDG DEPT. CONTROL
△	BLDG DEPT. CONTROL
△	BLDG DEPT. CONTROL
△	BLDG DEPT. CONTROL
△	BLDG DEPT. CONTROL

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fred.cardoso@trarchgroup.com

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1254 CORAL WAY
CORAL GABLES, FL 33134

DRAWN	AM
CHECKED	FRC
DATE	3/9/2007
SCALE	AS SHOWN
JOB NO.	
SHEET NO.	A-9
	9 OF 12 SHEETS

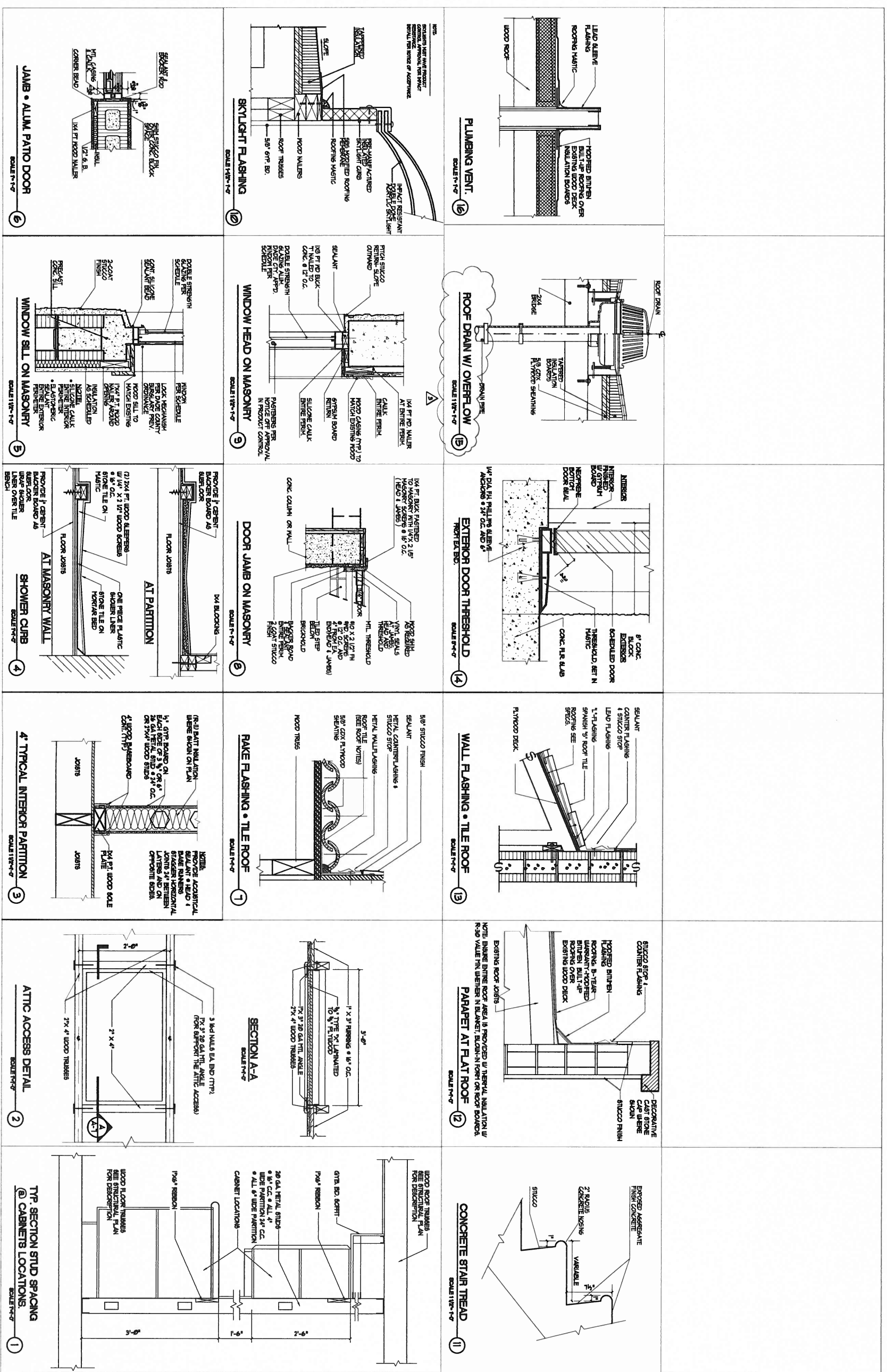
REVISIONS	
Δ	BLDG DEPT. COMMENT
Δ	PH. 3/1-26
Δ	BLDG DEPT. COMMENT
Δ	PH. 3/1-26
Δ	BLDG DEPT. COMMENT
Δ	PH. 3/1-26



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 fred.cardoso@trcarchgroup.com

JAILLE RESIDENCE
ADDITION + REMODELING
 1254 CORAL WAY
 CORAL GABLES, FL 33134

DRAWN: AMI
 CHECKED: FCC
 DATE: 3/9/2007
 SCALE: AS SHOWN
 JOB NO.:
 SHEET NO.:
A-10
 2 OF 2 SHEETS



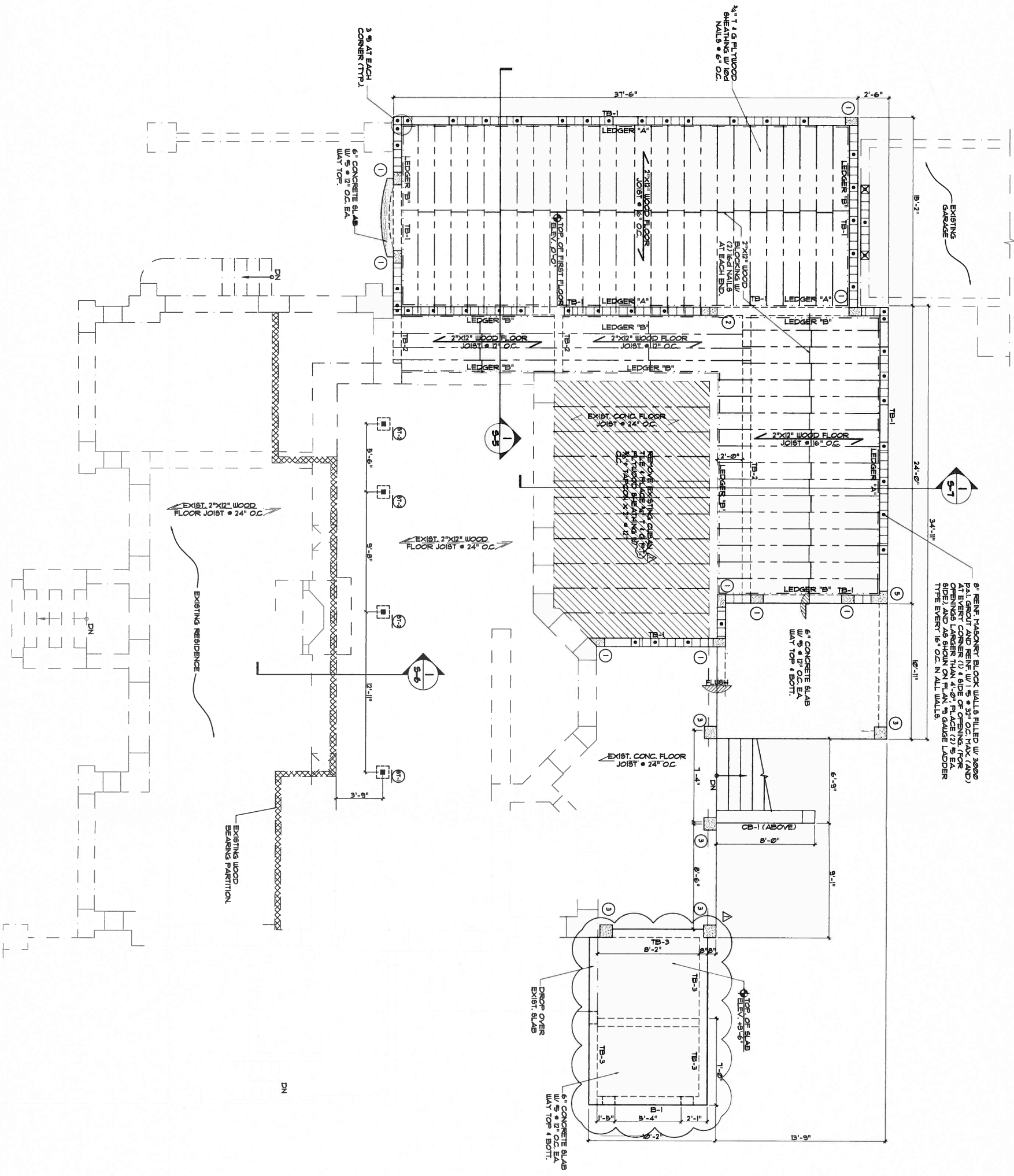
DETAILS
 SCALE AS SHOWN



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 fred.cardoso@frcarchgroup.com

JAILE RESIDENCE
ADDITION + REMODELING
 1254 CORAL WAY. MIAMI, FLORIDA. 33134
 CORAL GABLES, FL 33134

DRAWN M.A.S.
 CHECKED M.O.
 DATE 11/07/2007
 SCALE AS SHOWN
 JOB NO.
 SHEET NO.
S-2
 2 OF 8 SHEETS



- FLOOR NOTES:**
- 1- DEADEN LOADS:
FLOOR + 40 PSF
 - 2- FOR GENERAL NOTES, SCHEDULES, DETAILS AND SECTIONS, SEE SHEETS S-3 TO S-10.
 - 3- LEDGER TYPES:
LEADER 2X:
(2) 2" x 12" WOOD LEDGER W/ 4" x 4" KLIK BOLTS
• 12" O.C. 4" EMBED INTO CONC. STAGGERED LEADER 2X
2" x 12" PT/WOOD LEADER W/ 4" x 4" KLIK BOLTS
• 16" O.C. 4" EMBED INTO CONC. STAGGERED LEADER 2X
 - 4- DRAWINGS AND CALCULATIONS HAVE BEEN DESIGNED TO COMPLIANCE W/ F.B.C. 2004 EDITION
 - 5- ALL STEEL SHALL BE A36/A-36 BY AISC (UNLESS OTHERWISE NOTED)

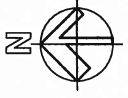
LEGENDA:

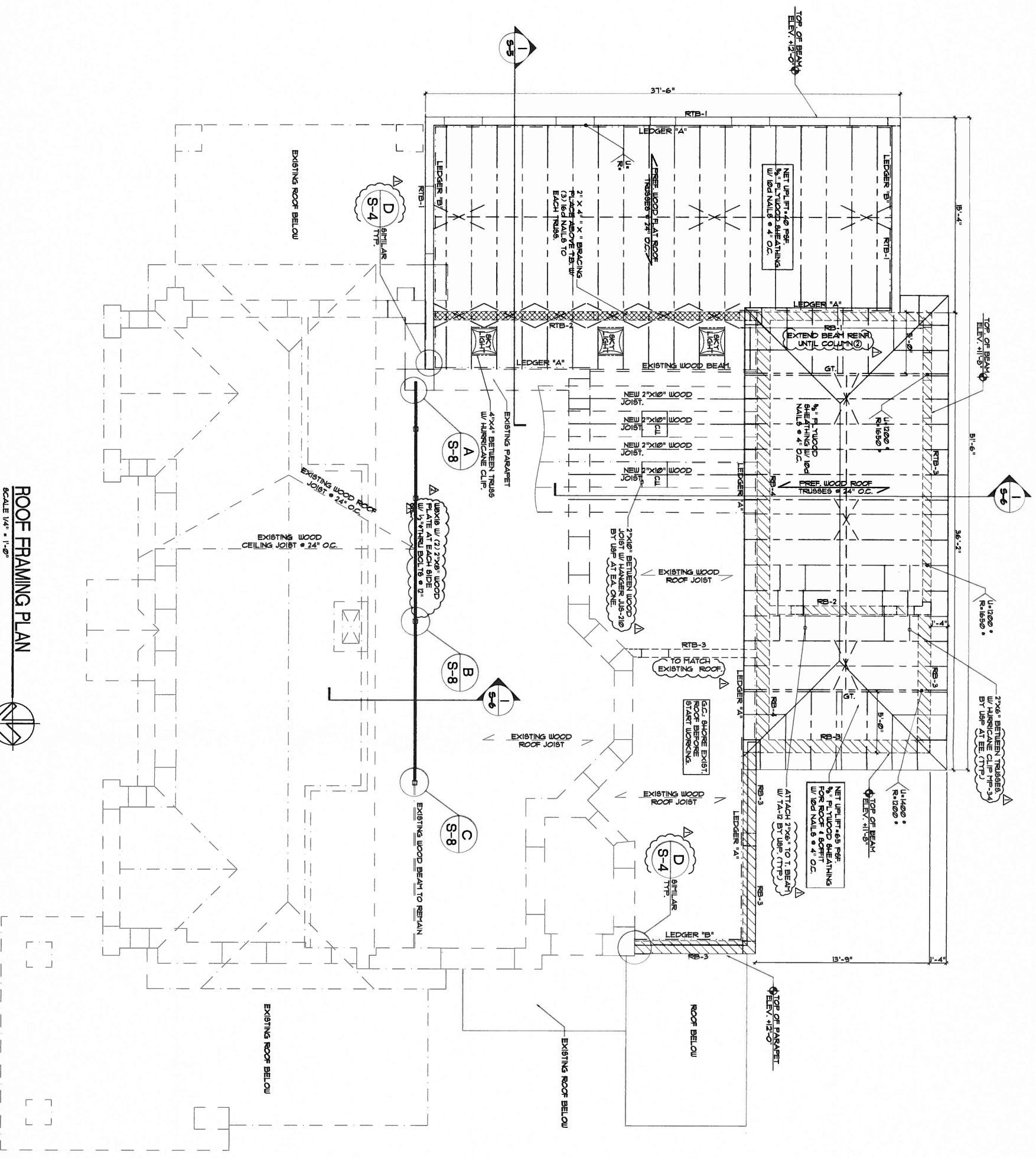
	8" MASONRY BLOCK WALLS, REIN. AS PER PLAN.
	6" CONC. SLAB W/ 5" x 12" O.C. EA WAY TOP + BOT.
	NEW 2" x 12" WOOD FLOOR JOIST.
	EXISTING CONC. FLOOR JOIST.
	EXISTING WOOD FLOOR JOIST.
	CONCRETE COLUMN
	DENOTES EXISTING STRUCTURE.
	EXISTING WOOD BEARING PARTITION.
	RETROFIT FILL CELLS.

NOTICE :-
 ARCHITECTURAL & STRUCTURAL DRAWINGS HAVE TO BE CONSULTED TOGETHER. PLEASE CALL ARCHITECT FOR ANY DISCREPANCY BEFORE START OF WORK.

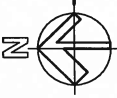
J EDUARDO GONZALEZ P.E., INC.
 STRUCTURAL ENGINEERS
 7777 Collins Ave. Suite 200
 Miami, FL 33154
 Tel: (305) 448-3100 Fax: (305) 448-3444
 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 10827

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





ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"



NOTICE :-
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BEFORE START OF WORK.

J. EDUARDO GONZALEZ P.E., INC.
ARCHITECTURAL & STRUCTURAL ENGINEERS
1254 CORAL WAY, MIAMI, FL 33134
TEL: (305) 446-1100 FAX: (305) 446-1044
WWW.JEDUARDOGONZALEZ.COM
ROBERT ORTEGA

LEGEND:

- ← PRESAB WOOD ROOF TRUSS
- EXISTING WOOD ROOF JOIST
- 2x4 CONT. FEET, HORIZONTAL BRACING W/ 3 16d NAILS @ EA TRUSS @ 8'-0" MAX. PROVIDE CROSS BRACING HORIZONTAL BRACING AT EA END OF THE BUILDING, AND NOT MORE THAN 20'-0" SPACING IN DIRECTION OF HORIZONTAL BRACING.
- ELEV. : -11'-3"
- ELEV. : -9'-0"
- ELEV. : -11'-10"

- ROOF NOTES:**
- DESIGN LOADS:
LIVE LOADS:
ROOF = 30 PSF
DEAD LOADS:
ROOF = 25 PSF
 - FOR GENERAL NOTES, SCHEDULES, DETAILS AND SECTIONS, SEE SHEETS S-5 TO S-1
 - DROP THE BEAM OVER WINDOWS AND DOORS AND PLACE 2 @ BOTTOM @ AT EA. SIDE OF OPENING WITH 3 BRACKETS @ 12" O.C. MAX.
 - UNBRACKETED TRUSS DESIGNER AND FABRICATOR SHALL PROVIDE THE CORRECT BLDG. CODE, 2004 EDITION LOCAL CITY CODE, THE TRUSS PLATE, NUTS, AND ARCHITECTURAL/STRUCTURAL DRAWINGS. SUBMIT SHOP DRAW'S SEALED BY A P.E. OR PROFESSIONAL ENGINEER. TRUSS SHALL BE DESIGNED AS A COMPONENT & CLADINGS
 - LEADER TITLES:
LEADER 'A' (1) 2" x 4" WOOD LEADER W/ 4" W/ 4" KNUK BOLTS
LEADER 'B' (1) 2" x 4" WOOD LEADER W/ 4" W/ 4" KNUK BOLTS
LEADER 'C' (1) 2" x 4" WOOD LEADER W/ 4" W/ 4" KNUK BOLTS
LEADER 'D' (1) 2" x 4" WOOD LEADER W/ 4" W/ 4" KNUK BOLTS
LEADER 'E' (1) 2" x 4" WOOD LEADER W/ 4" W/ 4" KNUK BOLTS
LEADER 'F' (1) 2" x 4" WOOD LEADER W/ 4" W/ 4" KNUK BOLTS
LEADER 'G' (1) 2" x 4" WOOD LEADER W/ 4" W/ 4" KNUK BOLTS
LEADER 'H' (1) 2" x 4" WOOD LEADER W/ 4" W/ 4" KNUK BOLTS
LEADER 'I' (1) 2" x 4" WOOD LEADER W/ 4" W/ 4" KNUK BOLTS
LEADER 'J' (1) 2" x 4" WOOD LEADER W/ 4" W/ 4" KNUK BOLTS
LEADER 'K' (1) 2" x 4" WOOD LEADER W/ 4" W/ 4" KNUK BOLTS
LEADER 'L' (1) 2" x 4" WOOD LEADER W/ 4" W/ 4" KNUK BOLTS
LEADER 'M' (1) 2" x 4" WOOD LEADER W/ 4" W/ 4" KNUK BOLTS
LEADER 'N' (1) 2" x 4" WOOD LEADER W/ 4" W/ 4" KNUK BOLTS
LEADER 'O' (1) 2" x 4" WOOD LEADER W/ 4" W/ 4" KNUK BOLTS
LEADER 'P' (1) 2" x 4" WOOD LEADER W/ 4" W/ 4" KNUK BOLTS
LEADER 'Q' (1) 2" x 4" WOOD LEADER W/ 4" W/ 4" KNUK BOLTS
LEADER 'R' (1) 2" x 4" WOOD LEADER W/ 4" W/ 4" KNUK BOLTS
LEADER 'S' (1) 2" x 4" WOOD LEADER W/ 4" W/ 4" KNUK BOLTS
LEADER 'T' (1) 2" x 4" WOOD LEADER W/ 4" W/ 4" KNUK BOLTS
LEADER 'U' (1) 2" x 4" WOOD LEADER W/ 4" W/ 4" KNUK BOLTS
LEADER 'V' (1) 2" x 4" WOOD LEADER W/ 4" W/ 4" KNUK BOLTS
LEADER 'W' (1) 2" x 4" WOOD LEADER W/ 4" W/ 4" KNUK BOLTS
LEADER 'X' (1) 2" x 4" WOOD LEADER W/ 4" W/ 4" KNUK BOLTS
LEADER 'Y' (1) 2" x 4" WOOD LEADER W/ 4" W/ 4" KNUK BOLTS
LEADER 'Z' (1) 2" x 4" WOOD LEADER W/ 4" W/ 4" KNUK BOLTS
 - DRAWINGS AND CALCULATIONS HAVE BEEN REVIEWED AND APPROVED BY THE DESIGNER.
 - ALL STRAPS SHALL BE INSTALLED BY THE WORKER.
 - ALL HANGERS SHALL BE INSTALLED BY THE WORKER.
 - TOP CHORD OF TRUSSES MUST BE 2" x 6" AS PER CORAL GABLES CODE.

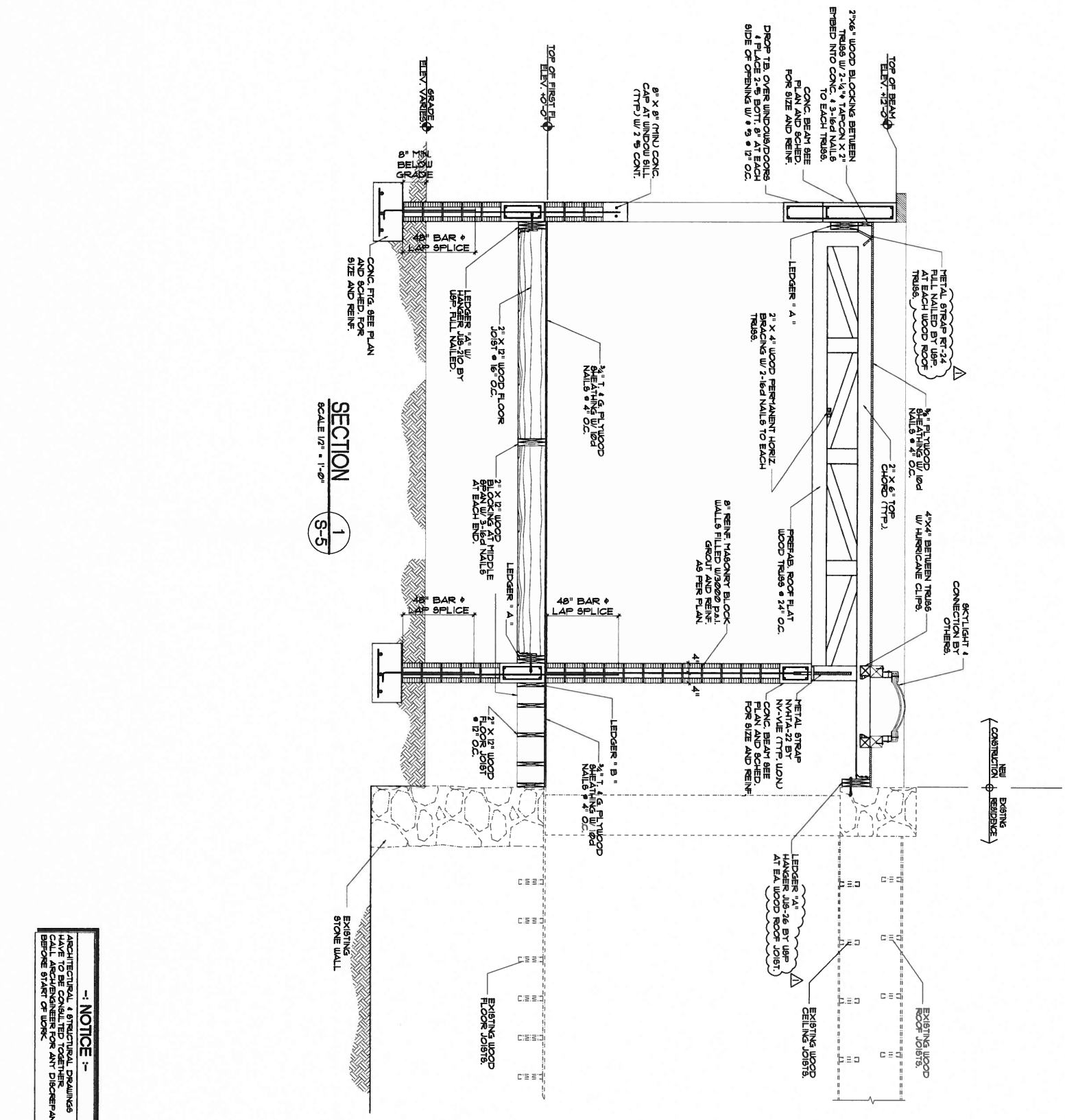
S-3
JOB NO. _____
SHEET NO. _____
DATE 11/07/2007
SCALE AS SHOWN
DRAWN M.A.S.
CHECKED M.O.
3 OF 8 SHEETS

**JAILE RESIDENCE
ADDITION + REMODELING**
1254 CORAL WAY, MIAMI, FLORIDA, 33134
CORAL GABLES, FL 33134

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fred.cardoso@frcarchgroup.com



REVISIONS
Δ B.D.C. 04/25/08
Δ B.D.C. 10/07/08



SECTION 1 S-5
SCALE 1/2" = 1'-0"

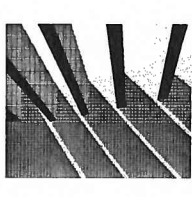
NOTICE
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CALL ARCHITECT/ENGINEER FOR ANY DISCREPANCY
BEFORE START OF WORK.

ER
LEONARDO GONZALEZ P.E., INC.
ARCHITECTURAL ENGINEERS
7777 Collins Ave., Suite 300
Coral Gables, FL 33134
Tel: (305) 442-1100 Fax: (305) 442-1101
www.ergon.com

DRAWN	M.A.S.
CHECKED	M.O.
DATE	11/07/2007
SCALE	AS SHOWN
SHEET NO.	S-5
TOTAL SHEETS	5 OF 8

**JAILE RESIDENCE
ADDITION + REMODELING**
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REVISIONS
Δ B.D.C. 04/25/08

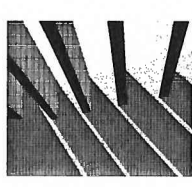
DRAWN	M.A.S.
CHECKED	M.O.
DATE	11/07/2007
SCALE	AS SHOWN
JOB NO.	
SHEET NO.	S-6
	6 OF 8 SHEETS

**JAILE RESIDENCE
ADDITION + REMODELING**

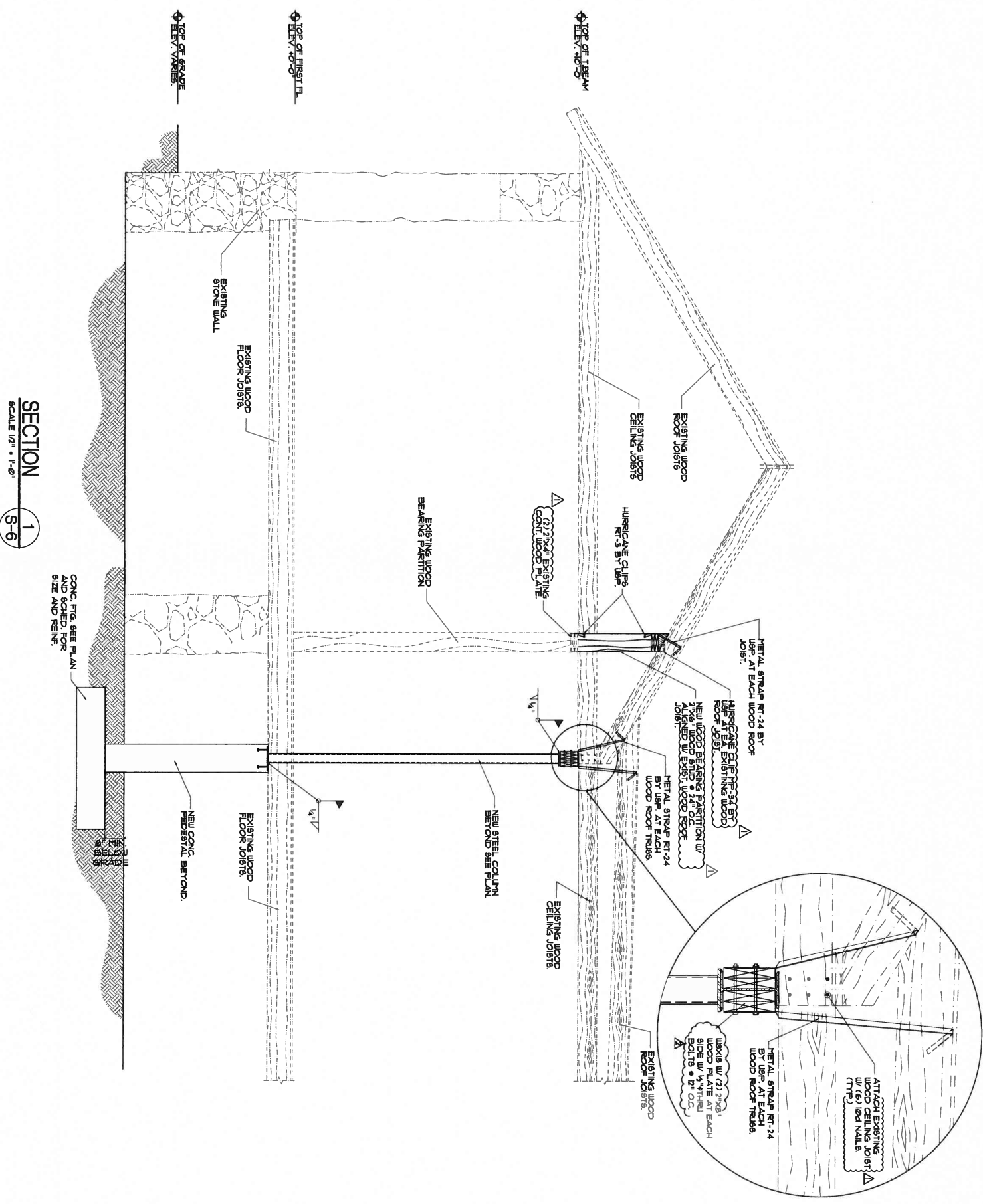
1254 CORAL WAY. MIAMI, FLORIDA. 33134
CORAL GABLES, FL 33134

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FL AA26000957

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fred.cardoso@frarchgroup.com



REVISIONS
Δ B.D.C. 04/25/08
Δ B.D.C. 10/07/08



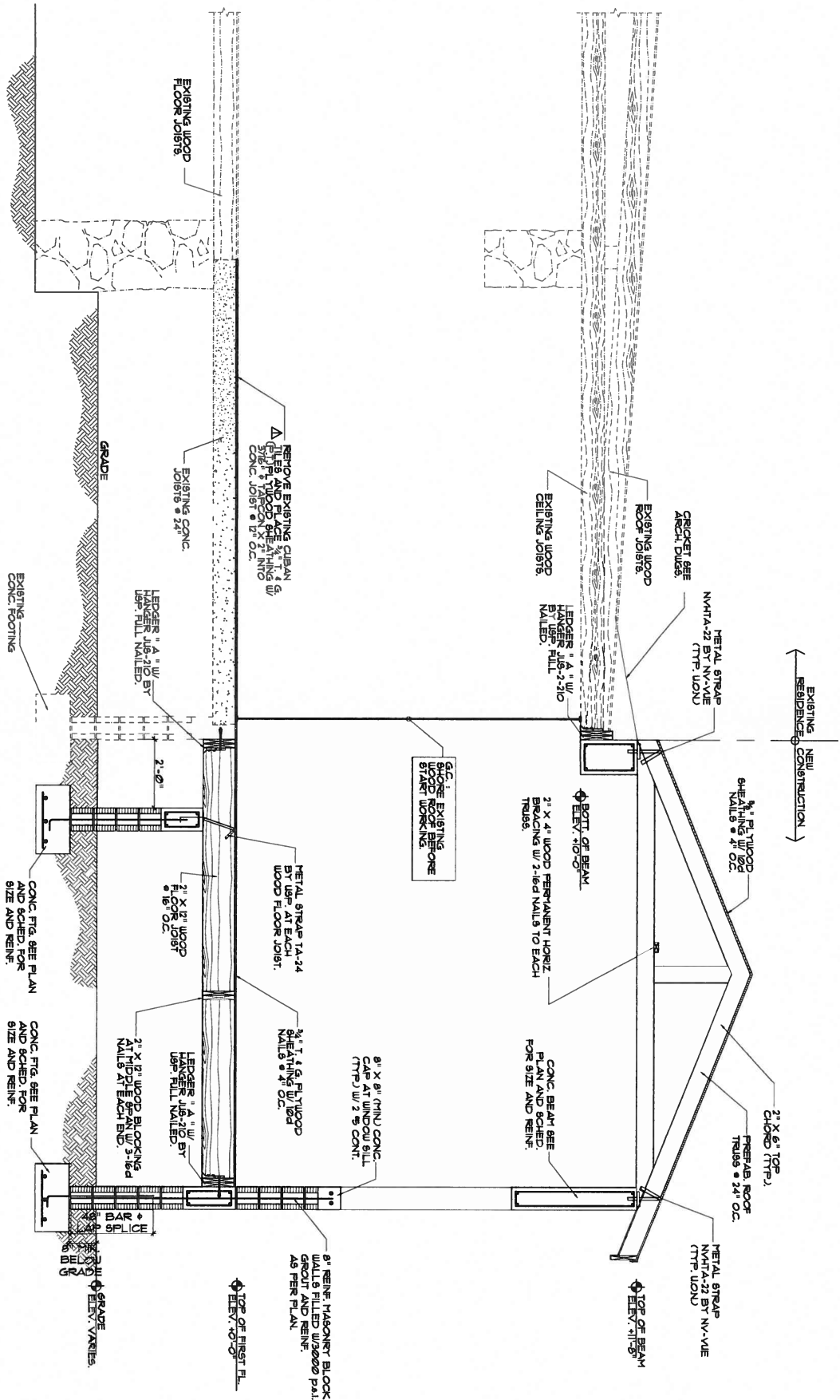
SECTION
SCALE 1/2" = 1'-0"
1
S-6

CONC. FTG. SEE PLAN AND SCHED. FOR SIZE AND REIN.

NOTICE
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FE
L. EDUARDO CONTRALUZ, P.E., INC.
717 Ponce de Leon Ave., Suite 200
Coral Gables, Florida 33134
Tel: (305) 442-8100 Fax: (305) 442-8444
STATE OF FLORIDA UNDER THE SEAL OF THE ARCHITECT
1182071079

The professional engineer shall be held responsible for the design and construction of the structure shown on these drawings. The engineer shall not be held responsible for the design and construction of any other structure shown on these drawings. The engineer shall not be held responsible for the design and construction of any other structure shown on these drawings.



SECTION 1
SCALE 1/2" = 1'-0"

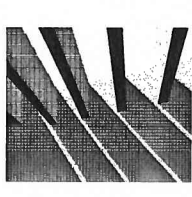
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BEFORE START OF WORK.

EDUARDO GONZALEZ P.E., INC.
ARCHITECT & ENGINEER
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STATE OF FLORIDA LICENSE # 124000018
REGISTERED 1979

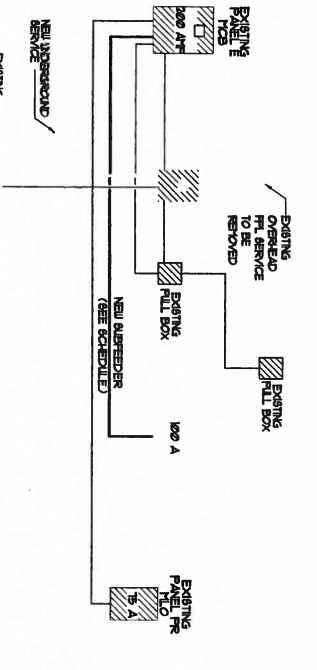
DRAWN	M.A.S.
CHECKED	M.O.
DATE	11/07/2007
SCALE	AS SHOWN
JOB NO.	
SHEET NO.	S-7
	7 OF 8 SHEETS

JAILLE RESIDENCE
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REVISIONS
Δ B.D.C. 04/25/08



ELECTRICAL RISER DIAGR NTS

ELECTRICAL LEGEND

120 V. DUPLEX RECEPTACLE	SMOKE DETECTOR	INTERCOH
120 V. QUADREX RECEPTACLE	ELECTRICAL PANEL	SUPPORT FOR FAN/LIGHT
120 V. HALF-SINGLE DUPLEX	EMERGENCY FAN	TEMPERATUR
120 V. DUPLEX ON GFI CIRCUIT	ELECTRICAL WETTER	RECESSED LIGHT W/ VAPOR
240 V. RECEPTACLE	WEATHER PROOF	RECESSED LIGHTING FIXTURE
DEDICATED OUTLET	RECESSED LIGHT	ADJUSTABLE RECESSED LIGHTING
SURFACE MOUNTED CEILING LIGHT	RECESSED LIGHT	EXISTING TO REMAIN
WALL MOUNTED LIGHT FIXTURE	ADJUSTABLE RECESSED LIGHTING	EXISTING TO REMOVE
240 V. SPECIAL PURPOSE	EXISTING TO REMAIN	EXISTING LIGHT ON PHOTOCELL
TELEPHONE OUTLET	EXISTING TO REMOVE	EXISTING LIGHT ON PHOTOCELL
	EXISTING LIGHT ON PHOTOCELL	GEOT. / FLOOD LIGHT

PANEL A

CKT	SERVICES	C.B.	P	K.V.A. WIRE-COND**	CKT	SERVICES	C.B.	P	K.V.A. WIRE-COND
1	LIGHTS/RECS	20	1	(*) #14 - 1/2"	2	EXISTING A/C	30	2	NC #10 - 1/2"
3	GFI	20	1	(*) #12 - 1/2"	4	COMPRESSOR			
5	NEW PANEL X (INCLUDING A/C & A.H.U.)	70	2	14.8 #4 - 1 1/2"	6	PANEL PR (INCLUDING A/C & A.H.U.)	60	2	15 #8 - 1/2"
9	DISHWASHER	20	1	#12 - 1/2"	10	EXISTING A/C	60	2	9.8 #8 - 1/2"
11	LIGHTS/RECS				12	WASHER	20	1	(*) #12 - 1/2"
13	LIGHTS/RECS				14	LIGHTS/RECS			
15	LIGHTS/RECS				16	LIGHTS/RECS			
17	LIGHTS/RECS				18	LIGHTS/RECS			
19	LIGHTS/RECS				20	LIGHTS/RECS			
21	SPACE				22	LIGHTS/RECS			
23	LIGHTS/RECS	20	1	(*) #12 - 1/2"	24	LIGHTS/RECS	20	1	(*) #12 - 1/2"

DEMAND LOAD CALCULATION
 FIRST 10 KW @ 100% = 10.0 KW
 FIRST 12.269 KW @ 40% = 4.91 KW
 REM LDR @ 25% = 14.05 KW
 A/C LDR @ 25% = 6.54 KW
 20.88 KW @ 240V = 87.42 AMP

(*) GEN. LIGHTING @ 3W/S.F. 1903 SF X 3=5,709 WATT
 FIRST 10 KW @ 100% = 10.0 KW
 FIRST 12.269 KW @ 40% = 4.91 KW
 REM LDR @ 25% = 14.05 KW
 A/C LDR @ 25% = 6.54 KW
 20.88 KW @ 240V = 87.42 AMP

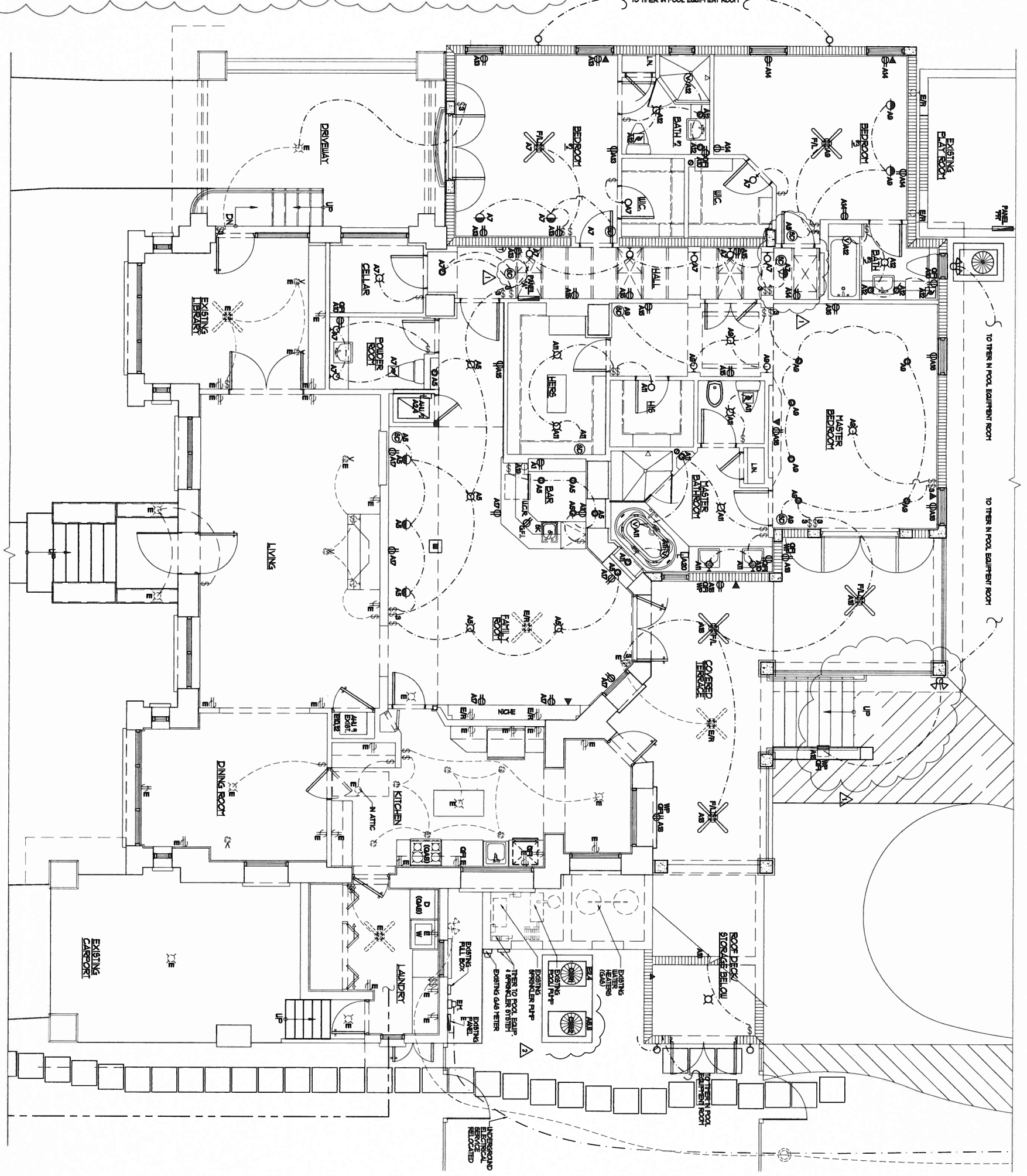
PANEL E (EXISTING) 200 A MCB

CKT	SERVICES	C.B.	P	K.V.A. WIRE-COND**	CKT	SERVICES	C.B.	P	K.V.A. WIRE-COND
1	LIGHTS/RECS	20	1	(*) #12 - 1/2"	2	EXISTING A/C	30	2	NC #10 - 1/2"
3	GFI	20	1	(*) #12 - 1/2"	4	COMPRESSOR			
5	NEW PANEL X (INCLUDING A/C & A.H.U.)	70	2	14.8 #4 - 1 1/2"	6	PANEL PR (INCLUDING A/C & A.H.U.)	60	2	15 #8 - 1/2"
9	DISHWASHER	20	1	#12 - 1/2"	10	EXISTING A/C	60	2	9.8 #8 - 1/2"
11	LIGHTS/RECS				12	WASHER	20	1	(*) #12 - 1/2"
13	LIGHTS/RECS				14	LIGHTS/RECS			
15	LIGHTS/RECS				16	LIGHTS/RECS			
17	LIGHTS/RECS				18	LIGHTS/RECS			
19	LIGHTS/RECS				20	LIGHTS/RECS			
21	SPACE				22	LIGHTS/RECS			
23	LIGHTS/RECS	20	1	(*) #12 - 1/2"	24	LIGHTS/RECS	20	1	(*) #12 - 1/2"

DEMAND LOAD CALCULATION
 (*) GEN. LIGHTING @ 3W/S.F. 3923 SF X 3=11,769 WATT
 FIRST 10 KW @ 100% = 10.0 KW
 FIRST 12.269 KW @ 40% = 4.91 KW
 REM LDR @ 25% = 14.05 KW
 A/C LDR @ 25% = 6.54 KW
 20.88 KW @ 240V = 87.42 AMP

FEEDER 1: 3#5/0 THWN, 1#8 THWN GND. IN 2" C.

NOTE: CIRCUIT # 5,7 ARE CURRENTLY AVAILABLE FROM ABANDONED FURNACE.

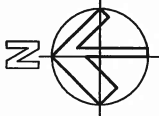


ELECTRICAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL LABOR MATERIALS, AND LE WITH THESE PREVIOUSLY.
2. CONFERT WITH THE NEC.
3. PROVIDE ALL REQUIRED CONNECTIONS FOR OTHER TRADES.
4. OBTAIN ALL PERMITS FOR WORK UNDER THE CONTRACT.
5. OBTAIN ALL PERMITS FOR WORK UNDER THE CONTRACT.
6. OBTAIN ALL PERMITS FOR WORK UNDER THE CONTRACT.
7. OBTAIN ALL PERMITS FOR WORK UNDER THE CONTRACT.
8. OBTAIN ALL PERMITS FOR WORK UNDER THE CONTRACT.
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17. OBTAIN ALL PERMITS FOR WORK UNDER THE CONTRACT.
18. OBTAIN ALL PERMITS FOR WORK UNDER THE CONTRACT.
19. OBTAIN ALL PERMITS FOR WORK UNDER THE CONTRACT.
20. OBTAIN ALL PERMITS FOR WORK UNDER THE CONTRACT.

ELECTRICAL PLAN

SCALE 1/4" = 1'



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REVISIONS	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

E-1
 OF 2 SHEETS

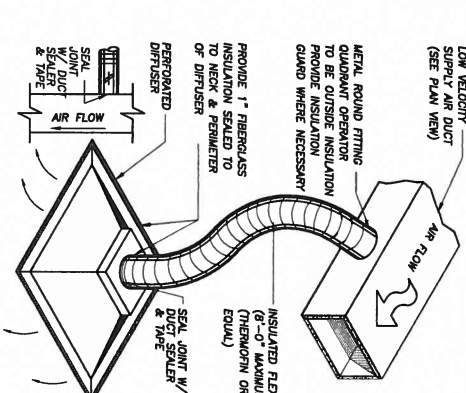
DATE: 3/9/2007
 CHECKED: FRC.
 DRAWN: AM.
 SCALE: AS SHOWN
 JOB NO.:
 SHEET NO.:

GENERAL HVAC NOTES

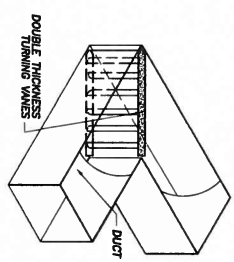
- 1- MECHANICAL CONTRACTOR SHALL:
 - A) Verify all space conditions and dimensions of job site prior to installation of equipment and construction of equipment.
 - B) Coordinate work with other trades.
 - C) Do all work in accordance with state and local codes and SMACNA standards.
 - D) Provide all permits, fees, inspections and testing.
 - E) Adjust and balance system in accordance with SMACNA standards.
 - F) Submit shop drawings to engineer for approval.
 - G) Furnish all labor, material and equipment in accordance with referenced standards and shop drawings.
 - H) (3) three doors with 3/4" under cut.
- 2- GUARANTEES:
 - A) All new equipment and materials shall be guaranteed for 5 years or 50,000 hours of operation.
 - B) Provide 90 day free service.
- 3- A/C DUCTS:
 - A) Shall be constructed of 1.5" thick R-8.0 insulation with exterior dry fiberglass board facing with N.P.S. No. 304 and as manufactured by Owens-Corning. Ductwork shall be fabricated and installed in accordance with SMACNA standards.
 - B) If round / flexible duct is used then shall be 2" thick aluminum construction, with exposed surface chemically treated to provide exposed blade damage of all diffusers and registers.
 - C) Thermostats shall be combination cooling/heating with system control.
 - D) Insulation shall be provided for section lines with 3/4" emulflex. Provide new filters for fan coil before starting. These filters must also be replaced prior to final acceptance by owner.
- 4- VENTILATION DUCTS:
 - A) Shall be constructed of galvanized sheet metal and shall be per specs of design system.
- 5- DRAINING CONDITIONS (if applicable)
 - A) Contractor is to furnish drain lines with existing or part of construction.
 - B) Contractor is to furnish drain lines with existing or part of construction.
 - C) Possible any other draining has been done if owner allowed.

BALANCE RETURN		TRANSFER
TRABLER SUITE		
TOTAL CFM: 3450x-511 CFM		8356
BRIDGE (2400000000-100 B1		
BRIDGE001%		
TOTAL CFM: 8356x-140 CFM		8356
BRIDGE (2400000000-100 B1		
BRIDGE001%		
TOTAL CFM: 8356x-140 CFM		8356
BRIDGE (2400000000-100 B1		
BRIDGE001%		

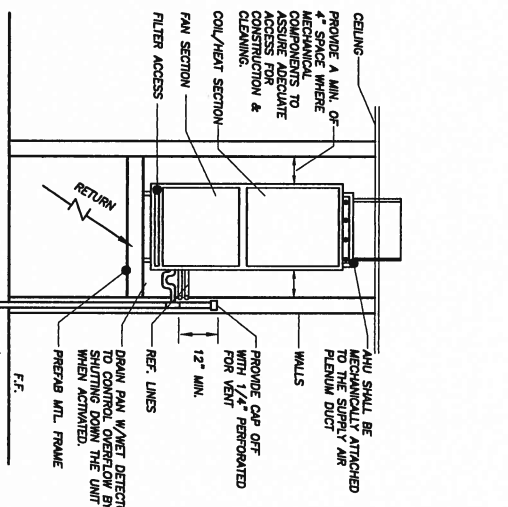
SPLIT A/C SYSTEM SCHEDULE		AREA
UNIT NUMBER	AA1-1	
MANUFACTURER	RYBEN	
MODEL NUMBER	REAC-8 + RCL143A4	
TOTAL CFM	1200 CFM	
COA CFM	0	
BTU AIR TEMP. (T)	60/65.1	
SENSIBLE COOLING (BTU)	14000	
TOTAL COOLING (BTU)	14000	
BLOWER MOTOR HP	1/2	
VOLTAGE	230-1-60	
UNIT HEIGHT (L30)	10	
HANGING CONDENSING UNIT	ACCU-1	
ELECTRIC	10	
HEATER	10	
UNIT NUMBER	230-1-60	
MANUFACTURER	ACCU-1	
MODEL NUMBER	REAC-8A4	
VOLTAGE	230	
NUMBER OF COMPRESSORS	1	
TELA EACH	8	
TELA EACH	8	
NUMBER OF CONDENSER FANS	15	
FLA EACH	230-1-60	
VOLTAGE	230	
MAX BREAKER SIZE	20	
UNIT HEIGHT	10	
STRIP BREAK / BEER	2	
LEAD LINE (N)	3/8	
DUCTION LINE (N)	1 1/2	
AREA SERVED	BRIDGE001/LVING	



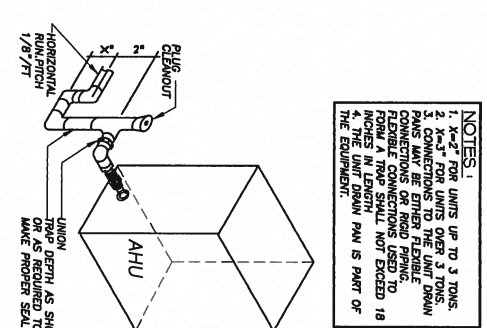
FLEXIBLE DUCT CONNECTION
N.T.S.



ELBOW WITH TURNING VANES
N.T.S.

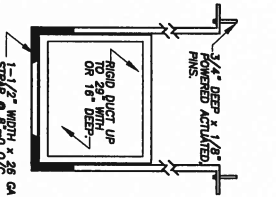
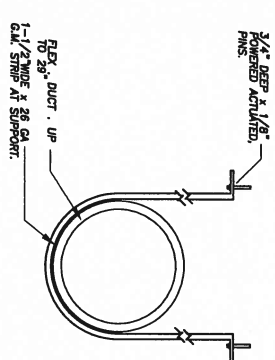


A/C CLOSET INSTALLATION
N.T.S.

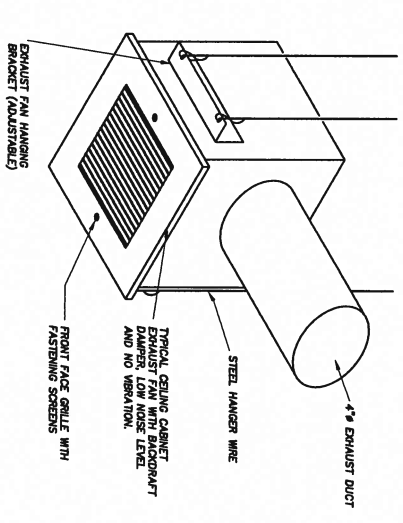


CONDENS. CONN. TO A/C UNIT
N.T.S.

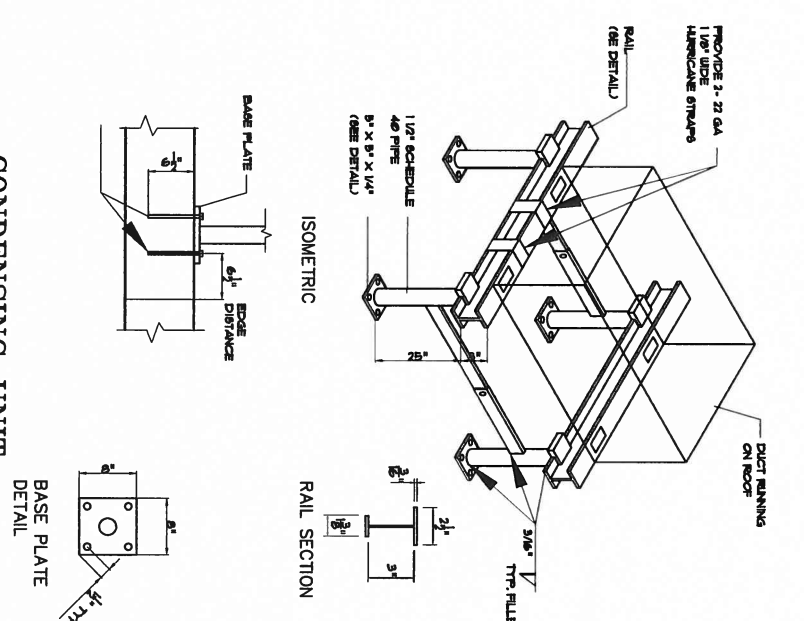
- NOTES:**
1. 3/4" DEEP x 1/8" WIDE x 1/8" THICK FOR UNITS UP TO 3 TONS.
 2. CONNECTIONS TO THE UNIT DRAIN PAN MAY BE EITHER FLEXIBLE CONNECTIONS OR RIGID PIPING. FORM A TRAP SHALL NOT EXCEED 18 INCHES IN LENGTH. PAN IS PART OF THE EQUIPMENT.



DUCT HANG
N.T.S.



CEILING MOUNTED CABINET EXHAUST FAN
N.T.S.



CONDENSING UNIT SUPPORTS ON ROOF
N.T.S.

DETAILS

REVISIONS	
Δ	BLACK DRAFT, CORRECT
Δ	BLACK DRAFT, CORRECT
Δ	BLACK DRAFT, CORRECT
Δ	BLACK DRAFT, CORRECT

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M-2
SHEET NO. 2 OF 2 SHEETS
JOB NO. _____
SCALE AS SHOWN
DATE 3/9/2007
CHECKED FRC
DRAWN AML

ON SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM I CALCULATION:

DATA: TOTAL AC AREA 3939 SF
 ESTIMATED SEWAGE FLOW CALCULATION AS PER 64E-4.008
 TABLE N°1 (RESIDENTIAL)

RESIDENCE 3900 SF OF AREA 400 GPD
 NEXT 7900 SF 100 GPD
 ESTIMATED SEWAGE FLOW (G.P.D.) 300 0.75 - 654 SF OF DRAINAGE @ 25% REDUCTION RATE ABSORPTION IN (G.P.D.) TOTAL 300 GPD

CONSEQUENTLY:

GRASS AREA REDUCTION SHALL BE PROVIDED VITS AND DRIP DISPOSAL SYSTEM FOR REDUCE A 25% OF DRAINAGE AREA REQUIRED = 417 SF OF DRAINAGE AND RESERVED AREA

ONE ZONE SYSTEM (LESS THAN 3000 L.F.)
 ALL DIRT LINES SHALL BE INSTALLED BETWEEN 1" AND 2" DEPTH, MAX. 10" SEPARATED.
 417 S.F. AREA / 14.5 LINE FEET @ 28" DIA. BATTERS REQUIRED 210 LINEAL FEET OF DRAINAGE

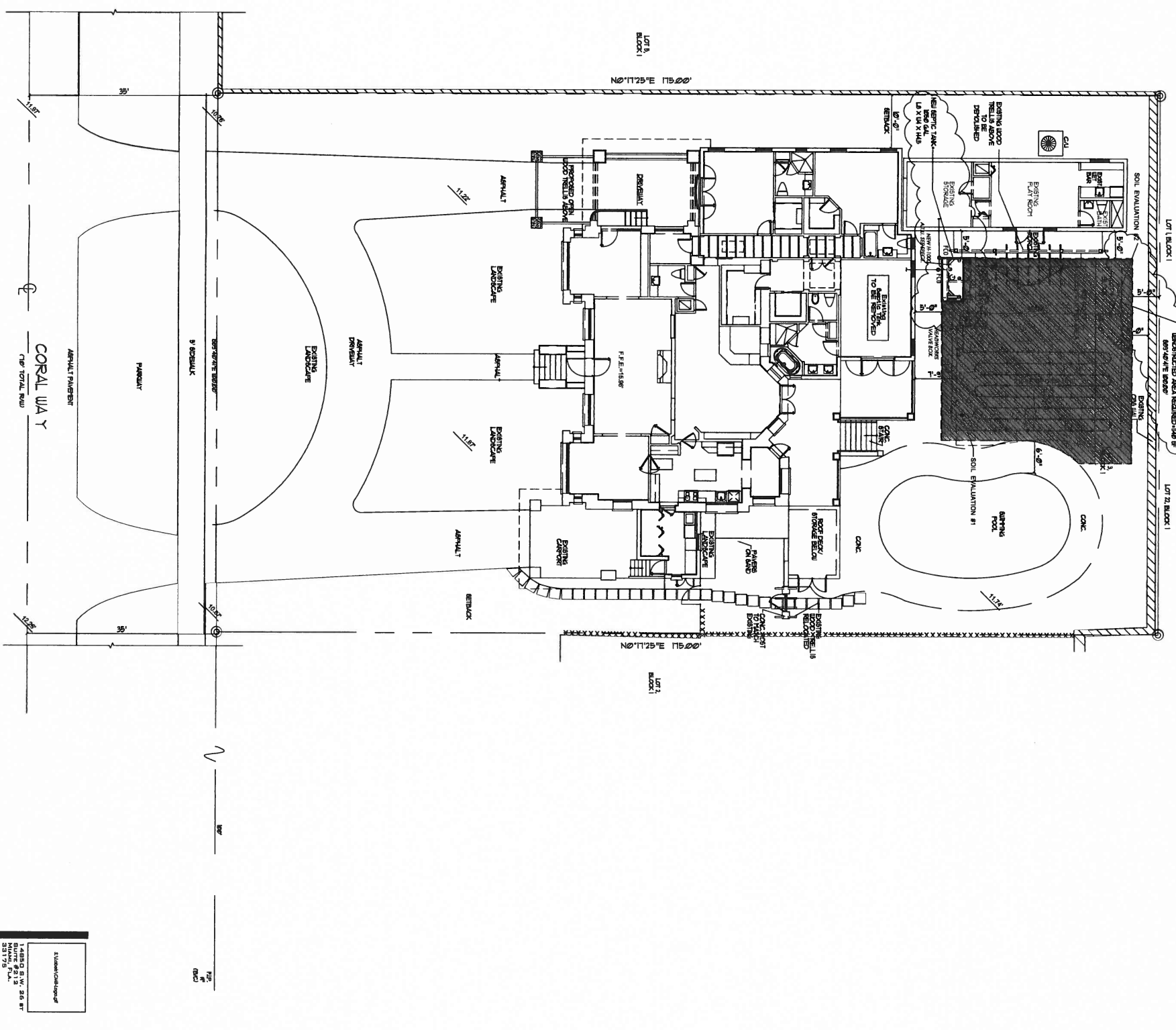
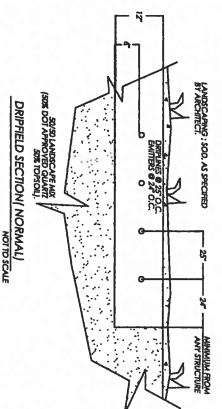
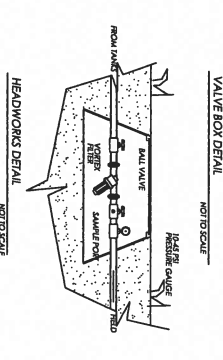
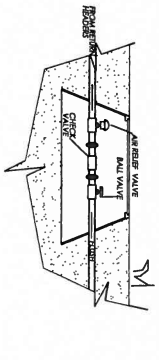
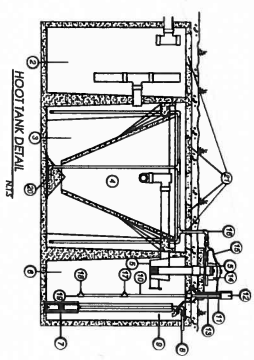
PRESSURE LOSS IN 100' OF 1" PIPING @ 200 G.P.D.
 PRESSURE LOSS ACROSS FILTER IS 2.5 G.P.M. AT 60' OF HEAD FLOW RATE WHILE THE SYSTEM IS RUNNING @ 2.5 G.P.M. AT 60' OF HEAD PRESSURE TO BE MAINTAINED TO MAINTAIN THE SYSTEM TO BE OPERATIONAL TO THE POINT OF THE SYSTEM TO BE MAINTAINED BY THE PUMP RECHECK LOCATED IN THE PUMP TANK.

THE FLOOD AERobic TREATMENT SYSTEM DIAGRAM

1. INLET WHERE THE WASTEWATER ENTERS THE SYSTEM FROM THE HOME
2. PRETREATMENT TANK WHERE AMBIOLOGIC CONSENTION OCCURS AND
3. AERATION CHAMBER WHERE AIR IS INTRODUCED INTO THE SEWAGE FOR
4. EFFLUENT TANK WHERE SOLIDS SETTLE OUT AND THE CLEAR
5. CHAMBER FOR RETAINING BIOLOGICAL ACTIVITY IN THE WATER
6. FLOCCULANT PUMP, HOW THE HEAVY WATER IS DISCHARGED FROM THE
7. EFFLUENT TANK, HOW THE HEAVY WATER IS DISCHARGED FROM THE
8. DISCHARGE LINE TO THE DISPOSAL METHOD PRESCRIBED BY LAW OR
9. SIGHTING POINT, USED BY SERVICE PERSONNEL TO INSPECT EFFLUENT
10. BATTER, SINKING ON AND OFF THE PUMP BASED ON WATER LEVEL
11. SHUT-OFF THE PUMP TO THE CONTROL PANEL
12. HOIST SYSTEM CONTROLLER, OPERATES AND REGULATES THE CONTROL OF
13. POWER OF THE HOIST SYSTEM, PROVIDES PROTECTIVE OVERCURRENT OF
14. TROUBLE SHOOTING, PROVIDES PROTECTIVE OVERCURRENT OF THE SYSTEM
15. TROUBLE SHOOTING, PROVIDES PROTECTIVE OVERCURRENT OF THE SYSTEM
16. TROUBLE SHOOTING, PROVIDES PROTECTIVE OVERCURRENT OF THE SYSTEM
17. TROUBLE SHOOTING, PROVIDES PROTECTIVE OVERCURRENT OF THE SYSTEM
18. TROUBLE SHOOTING, PROVIDES PROTECTIVE OVERCURRENT OF THE SYSTEM
19. TROUBLE SHOOTING, PROVIDES PROTECTIVE OVERCURRENT OF THE SYSTEM
20. TROUBLE SHOOTING, PROVIDES PROTECTIVE OVERCURRENT OF THE SYSTEM
21. TROUBLE SHOOTING, PROVIDES PROTECTIVE OVERCURRENT OF THE SYSTEM

NOTE: USE NO REMOVAL FEATURES ON ADOPTOR PROGRAMS AND ACROSS THE STREET THAT MAY AFFECT THE SYSTEM INSTALLATION.

TABLE:
 THE WATER PIPS SHALL BE INSTALLED AT LEAST 12" ABOVE THE HIGHEST FINISH FLOOR FINISH EXCEPTION WALLS SHALL BE PROVIDED WITH SLEEVES AS REQUIRED IN COMPLIANCE WITH F.S. C. 309 THRU 302.5



SITE PLUMBING PLAN
 SCALE: 3/32" = 1'-0"

14830 S.W. 58 ST
 SUITE #512
 33179 FL
 (305) 552-8538
 (305) 552-8462
 CHILDRAD RANSEL
 CHILDRAD RANSEL
 CHILDRAD RANSEL

DRAWN	AM
CHECKED	FRC
DATE	3/9/2007
SCALE	AS SHOWN
JOB NO.	
SHEET NO.	

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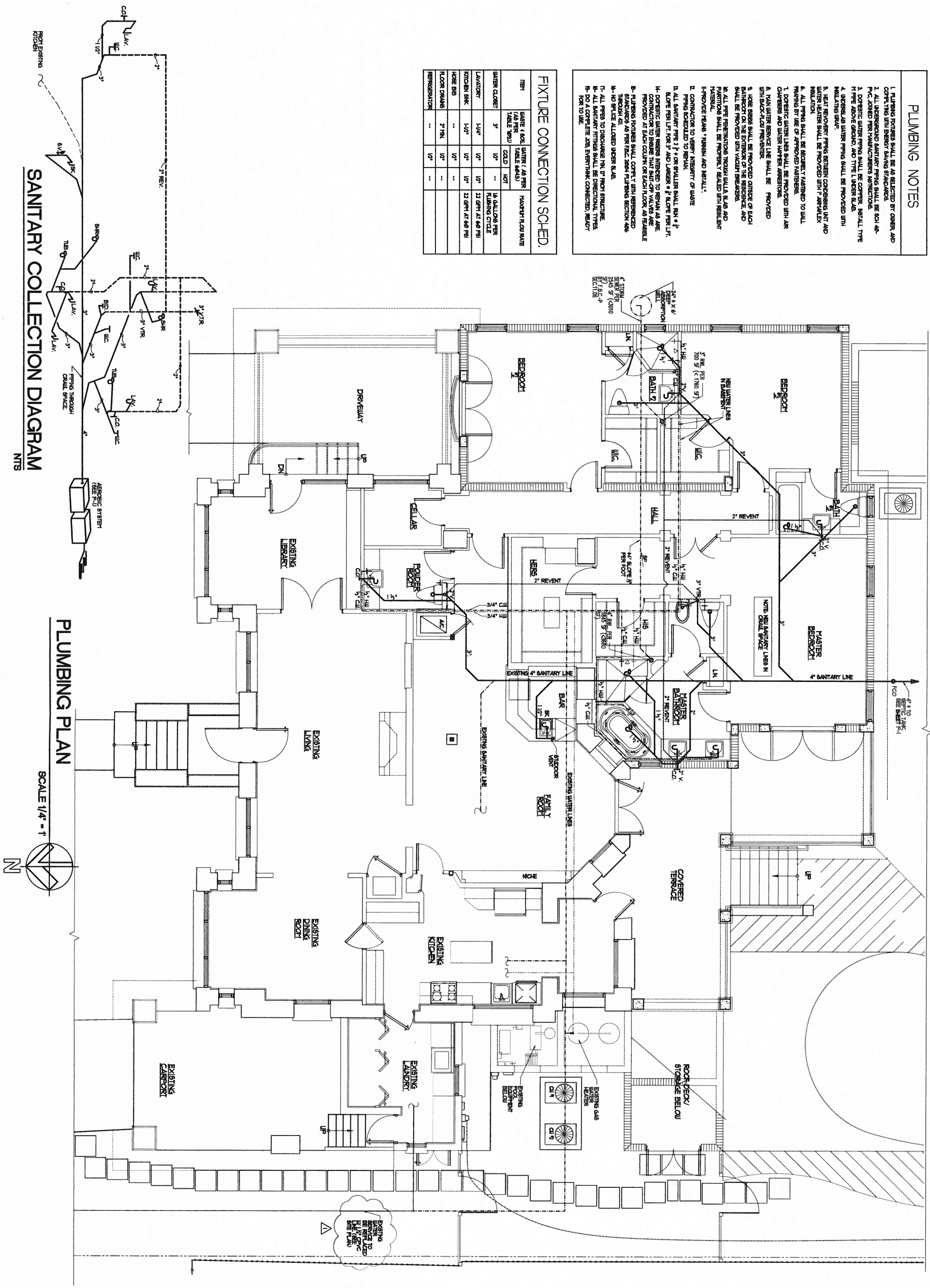
REVISIONS	

PLUMBING NOTES

1. PLUMBING FIXTURES SHALL BE AS SELECTED BY OWNER AND CORRELATE WITH ENERGY SAVING STANDARDS.
2. ALL UNDERGROUND SANITARY PIPING SHALL BE SCH 40-PVC JOINED PER MANUFACTURER'S INSTRUCTIONS.
3. DOMESTIC WATER PIPING SHALL BE COPPER, INSTALL WITH PIPE ABOVE GROUND, AND TYPE L UNDER SLAB.
4. UNDERSLAB WATER PIPING SHALL BE PROVIDED WITH INSULATING BUBBLE.
5. HEAT RECOVERY PIPING BETWEEN CONDENSING UNIT AND EXISTING WATER HEATER SHALL BE PROVIDED WITH 1" AIR INSULATION.
6. ALL PIPING SHALL BE ACQUIRED FABRICATED TO WALL FINISHING BY USE OF APPROVED FABRICATORS.
7. DOMESTIC WATER LINES SHALL BE PROVIDED WITH AIR CHANGES AND WATER WASTERS APPROVED.
8. MAIN WATER SERVICE LINE SHALL BE PROVIDED WITH BACK-FLOW PREVENTER.
9. MAIN WATER SERVICE LINE SHALL BE PROVIDED WITH HOSE BIBBS SHALL BE PROVIDED OUTSIDE OF EACH BUILDING ON THE EXTENSION OF THE SERVICE, AND SHALL BE PROVIDED WITH VALVE BREAKERS.
10. ALL PIPE PENETRATIONS THROUGH WALLS AND PARTITIONS SHALL BE PROPERLY SEALED WITH RESILIENT MEMBRANE.
11. PROVIDE FEASIBLE RINSE AND REINSTALL.
12. CONNECTION TO VESSEY INDEPENDENT OF WATER.
13. ALL SANITARY PIPE 2" OR SMALLER SHALL RUN 1/2" SLOPE FOR LEFT FOR 3" AND LARGER 1/4" SLOPE FOR LEFT.
14. DOMESTIC WATER MESSERS NUMBERED TO REMAIN AS ARE PROVIDED AT EACH COLUMN OR EACH FLOOR AS FEASIBLE.
15. PLUMBING FIXTURES SHALL CORRELATE WITH RESPECTED MANUFACTURER'S AS PER P.E.C. 2004 PLUMBING SECTION 469 THROUGH 471.
16. NO REFUSE ALLOWED UNDER SLAB.
17. ALL PIPES TO DISCHARGE SHALL BE FROM STRUCTURE.
18. ALL SANITARY FITTINGS SHALL BE DIRECTIONAL, TYPE B-DO A COMPLETE JOB, EMBLEM CONNECTED, READY FOR TO BE.

FIXTURE CONNECTION SCHED.

ITEM	WASTE & HOT WATER (AS PER TABLE BELOW)	COLD HOT	MAXIMUM FLOW RATE
WATER CLOSET	1/2"	1/2"	15 GALLONS PER MINUTE
LAUNDRY	1/2"	1/2"	22 GPM AT 80 PSI
KITCHEN SINK	1/2"	1/2"	22 GPM AT 80 PSI
HOSE BIB	1/2"	1/2"	
FLOOR DRAIN	2" FN.	1/2"	
REFRIGERATION	--	1/2"	



SANITARY COLLECTION DIAGRAM
NTS

PLUMBING PLAN
SCALE 1/4" = 1'



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P-2
OF 2 SHEETS

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SHEET NO.	

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1			
2			
3			
4			
5			