

Coral Gables FL, 33134

ACU	ACOUSTICAL	LAM	LAMINATE
ACUCL	ACOUSTIC CEILING TILE	LAV	LAVATORY
AD	ADHESIVE	LE	LEFT HAND
ADJ	ADJUSTABLE	LF	LINEAR FEET
AFF	AFFECTION	LFTH	LENGTH
ALT	ALTERNATE	LFT	LEFT
ALUM	ALUMINUM	MAN	MANUFACTURER
ANCH	ANCHOR BOLT	MAS	MASONRY
ANOD	ANODIZED	MO	MASONRY OPENING
ARCH	ARCHITECTURAL	MAT	MATERIALS
BOARD	BOARD	MCH	MECHANICAL
BOL	BOLTING	ME	METAL
BRG	BEARING	MIN	MINIMUM
BT	BITUMINOUS	MIR	MIRROR OR ARROWED
BLK	BLACK	MIS	MISCELLANEOUS
BLOCK	BLOCKING	MULL	MULLION
BS	BUSH	NEW	NEW
BT	BOTTOM (OF SPECIFY MATERIAL)	N/A	NOT AVAILABLE
BT	BOTTOM (OF SPECIFY MATERIAL)	N/NT	NOT IN CONTRACT
CH	CEILING HUNG	NOM	NOMINAL
CHR	CENTER LINE	NOS	NOT TO SCALE
CHLR	CHAR LUM	O	OVERALL
CL	CEILING	OVER	OVERFLOW
CT	CLEARANCE	OTS	NOT TO SCALE
CLC	CLEARANCE	O	OVERALL
COL	COLOR	OP	OPENING
CON	CONCRETE	OPP	OPPOSITE
CONC	CONCRETE MASONRY UNIT	OS	OUTSIDE
CONSTR	CONSTRUCTION	OH	OVERHEAD
CONTR	CONTRACTOR	PN	PANEL
CJ	CORNER	PT	PARTITION
CONT	CONTINUOUS	PLA	PLASTIC LAMINATE
CR	CROWN	PL	PLATE
CRW	CROWN MOLD	P	PROPERTY LINE
D	DEPTH	PLA	PLASTIC LAMINATE
DIAL	DIAL	PLMB	PLUMBING
DIAM	DIAMETER	P	PLYWOOD
DIA	DIALECT	POL	POLISHED
DCL	DESIGN CONTROL	PRO	PROJECT/PROJECTION
DWG	DRAWING	PT	POINT
DRN	DRAINING	PTD	PAINTED
DOWN	DOWN	P	PRESSURE TREATED
DT	DETAIL	Q	QUANTITY
DTUBET	DETAIL	Q	QUARRY TILE
DO	DOOR	R	RELOCATED
E	EACH	RB	RUBBER BASE
ELEC	ELECTRICAL	RC	REFLECTED CEILING PLAN
ELEV	ELEVATION	RAD	RADIUS
EQ	EQUAL	RCT	RECTIFIABLE
EXT	EXTERIOR	R	ROUND
EXTST	EXTERIOR	R/SF	RENTABLE SQUARE FOOTAGE
EMER	EMERGENCY	R	RELOCATED
ENT	ENTRANCE	RE	RETURN AIR
ET	ETERNITY	REV	REVISION
F	FINISH	R	ROOF DRAIN
F.C.	ELECTRIC WATER COOLER	R	ROUNDER
EXT	EXTERIOR	S	SUSPENDED ACoustic TILE
FIN	FINISH OR FINISHED	SCH	SCHEDULE
FT	FOOT	SCHD	SCHEDULE
FTG	FOOTING OR RETARDANT	SC	SOLID CORE
FTL	FIRE	SMR	SIMILAR
FND	FOUNDATION	SC	SOLID CORE
F	FIRE ALARM	SPEC	SPECIFICATIONS
F.C.	FIRE EXTINGUISHING CABINET	SQ	SQUARE
F	FLOOR DRAIN	STL	STEEL
FIXT	FIXTURE	STL	STEEL
FLOOR	FLOOR	SUSP	SUSPENDED
FUR	FURFURFURING	S.F.	STRUCTURAL
FWC	FLOOR COVERING	ST	STAINLESS STEEL
G	GAGE, GAUGE	STD	STANDARD
GALV	GALVANIZED	STL	STEEL
GL	GLASS, GLAZING	STL	STEEL
GEN	GENERAL CONTRACTOR	TEL	TELEPHONE
GB	GLASS	TEMP	TEMPERED
GYP	GYPSON BOARD	THRESH	THRESHOLD
GYP	GYPSON BOARD	T.O.	TEMPERATURE (OF SPECIFY MATERIAL)
GCT	GLAZED CERAMIC TILE	U	UNLESS NOT OTHERWISE
GRD	GROUND	UNO	UNDERCUT
GRF	GROUND FLOOR	U.L.	UL APPROVED
HCP	HANDICAP	U.S.F.	USABLE SQ. FOOTAGE
H	HIGH VENTILATION/AIR COND	V	VOLUME
H	HEIGHT	V	VINYL TILE
H	HOLLOW CORE	V	VINYL WALL COVERING
HG	HORIZONTAL	VB	VAPOR BARRIER
HORIZ	HORIZONTAL	VJ	VINYL COMPOSITION TILE
H	HOLE	VER	VERTICAL
H	HEAD	VVF	VERIFY IN FIELD
H	HARDWARE	W	WATER CLOSET
HDW	HARDWOOD	W	WELDED WIRE FABRIC
H.D.	HIGH DENSITY DISCHARGE	W	WITHOUT
INCL	INCLUDE	WO	WOOD
I	INSIDE DIAMETER	WH	WATER HEATER
INSUL	INSULATION	W	WORKING POINT
INT	INTERIOR	W	WEIGHT
J	JANITOR'S CLOSET		

[illegible]

		HISTORIC COA HISTORIC COA REV1
A0.00	COVER	
A0.01	EXISTING AND PROPOSED SITE PLAN	
A0.02	ZONING DIAGRAMS	
PHO.01	RENDERINGS & EXISTING PHOTOS	
PHO.02	RENDERINGS & EXISTING PHOTOS	
PHO.03	RENDERINGS & EXISTING PHOTOS	
PHO.04	EXISTING PHOTOS	
A1.01	EXISTING PLANS	
A1.02	DEMOLITION PLANS	
A1.03	PROPOSED FLOOR PLANS	
A1.04	REFLECTED CEILING PLAN	
A1.05	ROOF PLAN	
A1.06	SCHEMATIC ROOF PLAN	
A2.01	EXISTING AND PROPOSED ELEVATIONS	
A2.02	EXISTING AND PROPOSED ELEVATIONS	
A2.03	EXISTING AND PROPOSED ELEVATIONS	
A2.04	EXISTING AND PROPOSED ELEVATIONS	
A2.05	EXISTING AND PROPOSED ELEVATIONS	
A2.06	WINDOW SCHEDULE	

2023 FLORIDA BUILDING CODE, RESIDENTIAL [8TH ED.]
2023 FLORIDA BUILDING CODE, EXISTING BUILDING [8TH ED.]
2023 FLORIDA BUILDING CODE, BUILDING [8TH ED.]
2023 FLORIDA BUILDING CODE, MECHANICAL [8TH ED.]
2020 NFPA 70 [NATIONAL ELECTRIC CODE]
2023 FLORIDA BUILDING CODE, PLUMBING [8TH ED.]
2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION [8TH ED.]
2023 FLORIDA BUILDING CODE, FUEL GAS [8TH ED.]
2023 FLORIDA BUILDING CODE, ACCESSIBILITY [8TH ED.]
2023 FLORIDA FIRE PREVENTION CODE [8TH ED.]

	ELEVATION		LOBBY
	WALL SECTION		ROOM NAME / NUMBER
	DETAIL SECTION		CEILING TYPE / HEIGHT
	INTERIOR ELEVATION		DOOR SYMBOL
	ENLARGED PLAN / DETAIL		WINDOW TYPE
	NEW COLUMN LINE		PARTITION TYPE
	EXISTING COLUMN LINE		REVISION NUMBER
			FINISH SYMBOLS

ADDITION TO AND RENOVATION OF AN EXISTING HISTORICALLY DESIGNATED SINGLE FAMILY RESIDENCE.

BOARD OF ARCHITECTS APPROVAL _____

BOAR-26-04-1419 PRELIMINARY APPROVAL [AS NOTED] 4.28.2026

APPROVED AS NOTED

SITE DATA

LEGAL DESCRIPTION: Coral Gables Sec C PB 8-26, Lot 21 BLK 17

ZONING SUMMARY

ZONING DISTRICT	SFR
USE CLASSIFICATION	SINGLE FAMILY RESIDENTIAL

CRITERIA	REQUIRED	PROVIDED
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FAR MAX	$[48\% \times 5,000] + [35\% \times 2,500] + [30\% \times 0]$	2,839 SQ FT
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FLOODPLAIN DATA

FLOOD ZONE: X (THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA)

BASE FLOOD ELEVATION: N/A

blank
DESIGN + ARCHITECTURE

RELEASED FOR CONGT

Architect:

Tel: +1 786 403 0179

A0.00

05.01.2026 HISTORIC C

Do not scale from this drawing
All dimensions to be verified

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ALTA / ACSM LAND TITLE SURVEY
BOUNDARY & TREE SURVEY OF CORRECTED PLAT CORAL GABLES SECTION C

JOB Nº: 260079

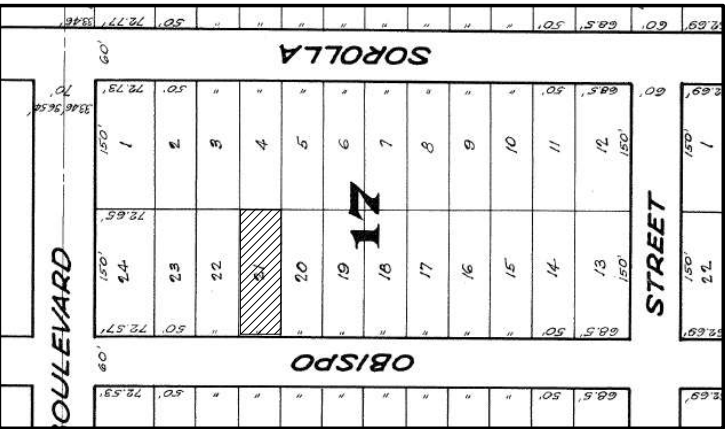
LOCATED IN SECTION 7, TOWNSHIP 54 SOUTH, RANGE 41 EAST,
MIAMI-DADE COUNTY, FLORIDA

TREE TABLE:

No	COMMON NAME	DBH(Ø) (Inches)	HEIGHT (Feet)	CANOPY (Feet)
1	Red Mangrove	4.5	19	2
2	Cabbage Palm	3.6	27	3
3	Royal Palm	14.4	30	3
4	Royal Palm	24	35	3
5	Canary Isle Palm	3.6	18	2
6	Royal Palm	19.2	28	4
7	Live Oak	3.5	8	4
8	Cabbage Palm	3.5	18	2
9	Foxtail Palm	3.5	12	2
10	Royal Palm	3.4	28	4
11	Royal Palm	3.6	28	4
12	Royal Palm	3.8	28	4
13	Southern Magnolia	14.4	19	7
14	Crape Myrtle	14.5	17	7
15	Crape Myrtle	4.6	17	6
16	Jaboticaba	12.4	8	12
17	Magnolia	12.6	10	12
18	Royal Palm	42	28	4
19	Royal Palm	42	28	4
20	Royal Palm	42	28	4
21	Bamboo Palm	38.4	28	2
22	Bamboo Palm	38.4	28	3
23	Parrot Tree	16.6	31	25
24	Black Velvet	42	35	25
25	Dragon Tree	13.6	11	2
26	Bamboo Palm	4.8	17	1
27	Manila Palm	4.7	18	3
28	Black Walnut	28.8	35	25
29	Live Oak	28.8	35	25

IN CASE OF A DISPUTE AN ARBORIST REPORT WILL GOVERN.

LOCATION MAP
PROJECT SITE



PROPERTY ADDRESS:
1137 OBISPO AVE, CORAL GABLES, FLORIDA. 33134

FOLIO # 03-4107-014-1890

LEGAL DESCRIPTION:
LOT 21, BLOCK 17, "CORRECTED PLAT CORAL GABLES SECTION C", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGE 26, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

CERTIFIED TO: WARREN OTTO WIOR AND PENELOPE MENCHACA WIOR

- SURVEYOR'S NOTES:
- The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
 - This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED
 - There may be additional Restrictions not shown on this survey that. may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
 - Accuracy:
The expected use of the land, as classified in the Minimum Technical Standards (61G17-6FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
 - Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon. Underground encroachments not located.
 - Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
 - Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
 - Underground utilities are not depicted hereon; contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
 - Area of the Property: 7,500 Sq.Ft
 - This survey does not reflect or determine ownership. Ownership subject to opinion of title.
 - Type of Survey: BOUNDARY & TREE SURVEY
 - The survey depicted here is covered by professional liability insurance. The liability of this survey is limited to the cost of the survey.
 - Elevations when shown refer to 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).

BM USED: P-4016
Elev(NGVD29): 9.83

COMMUNITY NAME AND NUMBER:	PANEL NUMBER AND SUFFIX:	FIRM PANEL EFFECTIVE DATE:
CITY OF CORAL GABLES: 120639	12086 C 0294 L	09 / 11 / 2009
COUNTY NAME: MIAMI-DADE	FLOOD ZONE:X	BASE FLOOD ELEVATION: N/A
STATE: FLORIDA		

VIZCAYA SURVEYING & MAPPING, INC.

13217 S.W. 46th LANE
MIAMI, FLORIDA 33175
PHONE: (305) 223-6060
E-Mail. RVIZCAYA.13@GMAIL.COM LB.# 8000

LEGEND AND ABBREVIATIONS:

A. = ARC
A/C = AIR CONDITIONER PAD
B.S. = BUILDING SETBACK
C.B. = CATCH BASIN
C.L.F. = CHAIN LINK FENCE
CL = CENTER LINE
CL. = CLEAR
CONC. = CONCRETE
C.B.S. = CONCRETE BLOCK STRUCTURE
Δ = DELTA
D.E. = DRAINAGE EASEMENT
ENC. = ENCROACHMENT
F.P.C.P. = FOUND PERMANENT CONTROL POINT
F.I.P. 1/2" = FOUND IRON PIPE 1/2"

F.I.R. 1/2" = FOUND IRON REBAR 1/2"
F.N. = FOUND NAIL
F.N.&D. = FOUND NAIL AND DISC
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O/L = ON LINE
P.C. = POINT OF CURVATURE
P.C.P. = PERMANENT CONTROL POINT
F.P.R.M. = FOUND PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
R.P. = RADIUS POINT
R.&M. = RECORD AND MEASURE
S.N.&D. = SET NAIL & DISC
TYP. = TYPICAL
U.E. = UTILITY EASEMENT
WM = WATER METER

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 THAT THIS SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ARTURO R. TOIRAC P.L.S.
PROFESSIONAL SURVEYOR AND MAPPER # 3102

SURVEYOR'S SEAL



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

FIELD DATE :01-31-2026
DATE : 02-03-2026

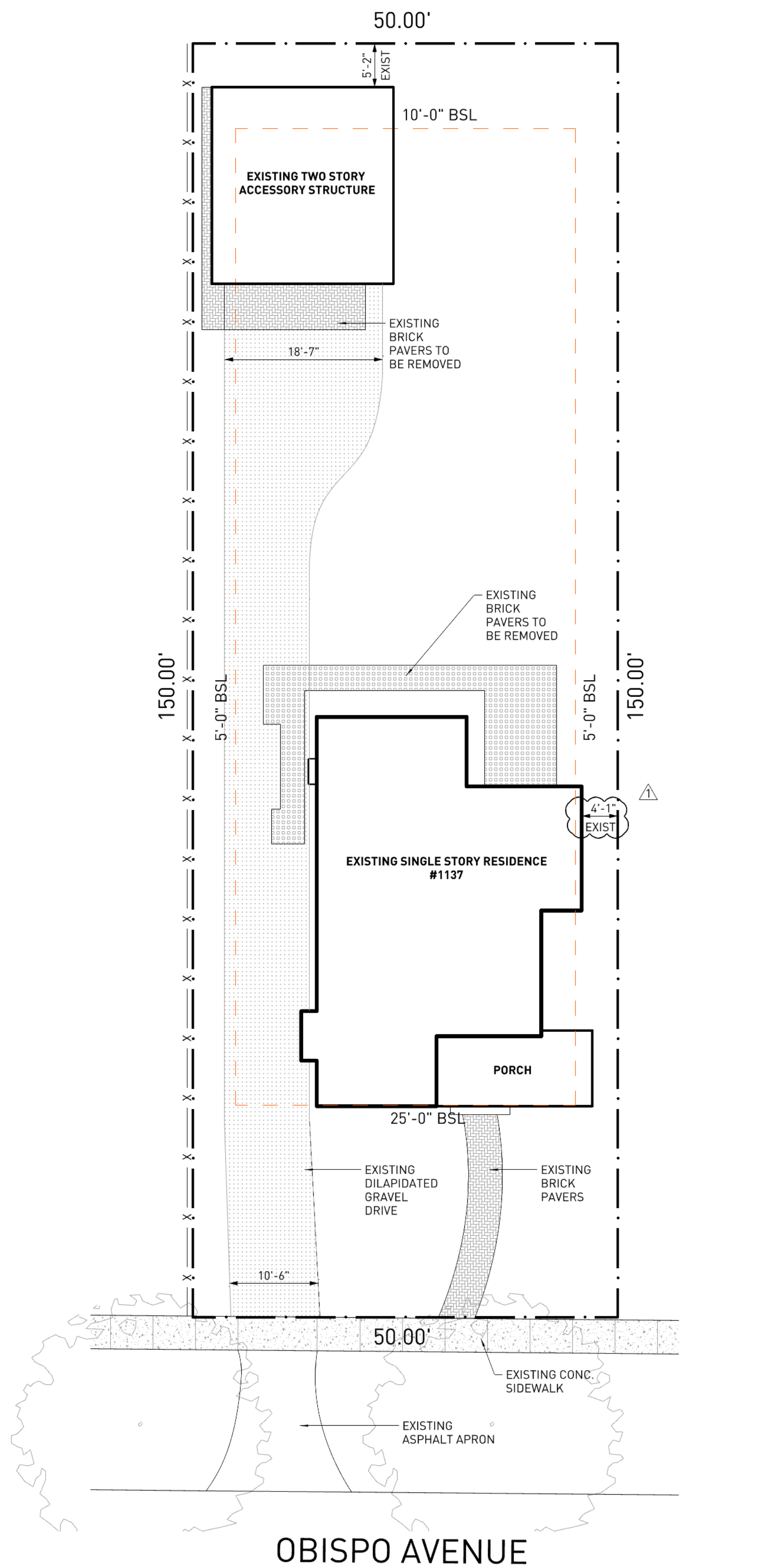
REVISIONS :

1 _____
2 _____
3 _____
4 _____

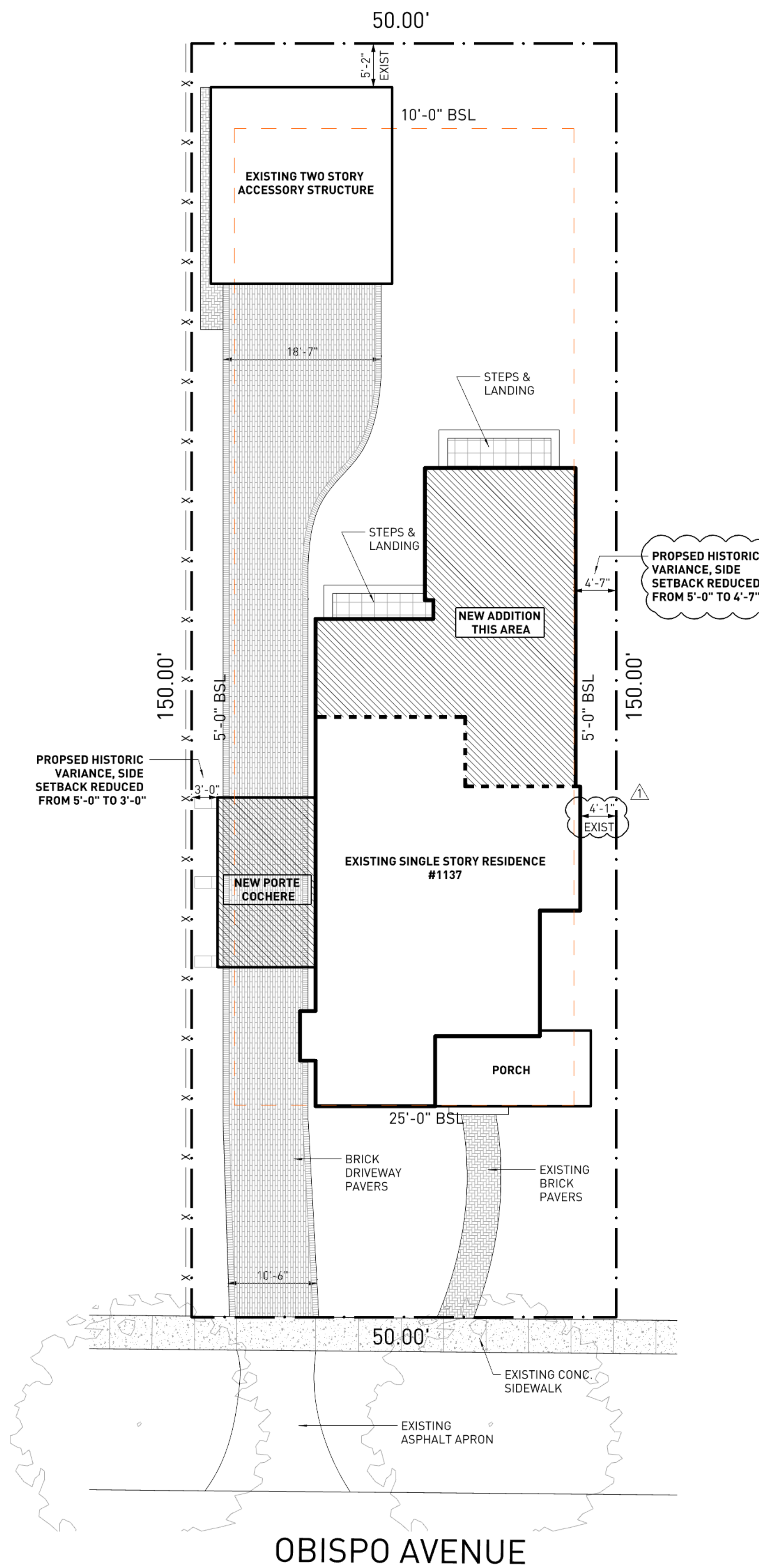
DRAWN Y.C.

DESIGNED _____

CHECKED A.T.



2 EXISTING SITE PLAN
SCALE: 1" = 10'-0"



1 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

PROJECT SCOPE

ADDITION TO AND RENOVATION OF AN EXISTING HISTORICALLY DESIGNATED SINGLE FAMILY RESIDENCE.

THE ADDITION IS AT THE REAR OF THE PROPERTY TO INCLUDE 764 SQUARE FEET TO ACCOMMODATE A NEW MASTER SUITE AND AN ENLARGED/RENOVATED KITCHEN. A NEW PORTE COCHERE IS PROPOSED AT THE EAST/LEFT FACADE. AT THE CARRIAGE HOUSE, NEW WINDOWS, DOORS AND A BALCONY ARE PROPOSED, CONSISTENT WITH RESTORATION TO THE ORIGINAL CONSTRUCTION. A RESTORED DRIVEWAY WITH BRICK PAVERS ARE PROPOSED AND VARIOUS OTHER SITE IMPROVEMENTS.

SITE DATA

SITE ADDRESS	1137 OBISPO AVE, CORAL GABLES, FL 33134
FOLIO NUMBER:	03-4107-014-1890
LEGAL DESCRIPTION:	Coral Gables Sec C PB 8-26, Lot 21 BLK 17
LOT AREA:	7,500 SQ FT [1.7 AC]

ZONING SUMMARY

ZONING DISTRICT	SFR	
USE CLASSIFICATION:	SINGLE FAMILY RESIDENTIAL	
CRITERIA	REQUIRED	PROVIDED
LOT AREA	---	7,500 SQ FT [EXISTING]
LOT WIDTH	50 SQ FT MIN.	50.00 FT [EXISTING]
GROUND COVERAGE [PRIMARY] MAX.	MAX. 35%/2,625 SQ FT	28.1%/2,109 SQ FT
GROUND COVERAGE [INCL. ACCESSORY] MAX.	MAX. 45%/3,375 SQ FT	34.7%/2,603 SQ FT
OPEN SPACE MIN.	MIN. 40%/3,000 SQ FT	44.6%/3,348 SQ FT
OPEN SPACE MIN. FRONT YARD	MIN. 8%/600 SQ FT	29.4%/884 SQ FT
BUILDING HEIGHT	MAX. 2 STORIES/ 25 FT	2 STORIES/ 22 FT"
PRINCIPAL FRONT YARD	25 FT MIN.	25 FT
SIDE YARD	5 FT MIN.	4'-7" EAST SIDE ADDITION [VARIANCE] 3'-0" WEST ADDITION [VARIANCE]
REAR YARD	10 FT MIN.	50' PRIMARY STRUCTURE 5'-2" ACCESSORY [EXISTING ENCROACHMENT]
FAR MAX	[48% X 5,000] + [35% X 2,500] = 3,275 SQ FT	2,839 SQ FT

* CALCULATIONS FOR THIS CRITERIA PROVIDED AT ZONING DIAGRAMS SHEET A0.02

GENERAL NOTES

- ALL BUILDINGS SHALL HAVE PRECONSTRUCTION TREATMENT PROTECTION AGAINST TERMITES AS PER F.B.C. 1816.1 A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
- ALL RAINWATER SHALL BE RETAINED WITHIN THE PROPERTY
- LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY
- SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ABUTTING THE PROPERTY
- A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES. CONTACT PUBLIC WORKS DEPARTMENT
- O.S.F.H. - (OUTSIDE SPECIAL FLOOD HAZARD AREA) ALL ELECTRICAL & MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.
- S.F.H. - (SPECIAL FLOOD HAZARD) ALL ELECTRICAL & MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION, WHICHEVER IS HIGHER.
- LOWEST FLOOR - SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT). AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AREA IS NOT CONSIDERED A BUILDING'S LOWEST FLOOR; PROVIDED THAT SUCH AN ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS IN SECTIONS 11C-3, 11C-4, 11C-5.
- GARAGE OR STORAGE (SFHA, OSHA11C-5-FI) - FULLY ENCLOSED AREAS BELOW THE BASE ELEVATIONS SHALL BE DESIGNED TO PRECLUDE FINISHED LIVING SPACE EXCEPT ALLOWABLE USES I.E. PARKING, LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGNED TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD-WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES. SECTION 553.79 (10) FLORIDA STATUTES



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DESIGN +ARCHITECTURE

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A0.01

05.01.2026 HISTORIC COA

Do not scale from this drawing.
All dimensions to be verified on site.

FRONT YARD - LANDSCAPED OPEN SPACE

FRONT YARD OPEN SPACE

REQUIRED FRONT YARD OPEN SPACE: 20% OF REQ. 40% -600 SQ FT
PROPOSED FRONT YARD OPEN SPACE - 884 SQ FT

LANDSCAPED OPEN SPACE

OPEN SPACE

REQUIRED OPEN SPACE - 40%/3,000 SQ FT
PROPOSED OPEN SPACE - 44.6%/3,348 SQ FT

GROUND COVERAGE

PRIMARY GROUND COVERAGE - MAX 35%

SECONDARY GROUND COVERAGE - MAX 45%

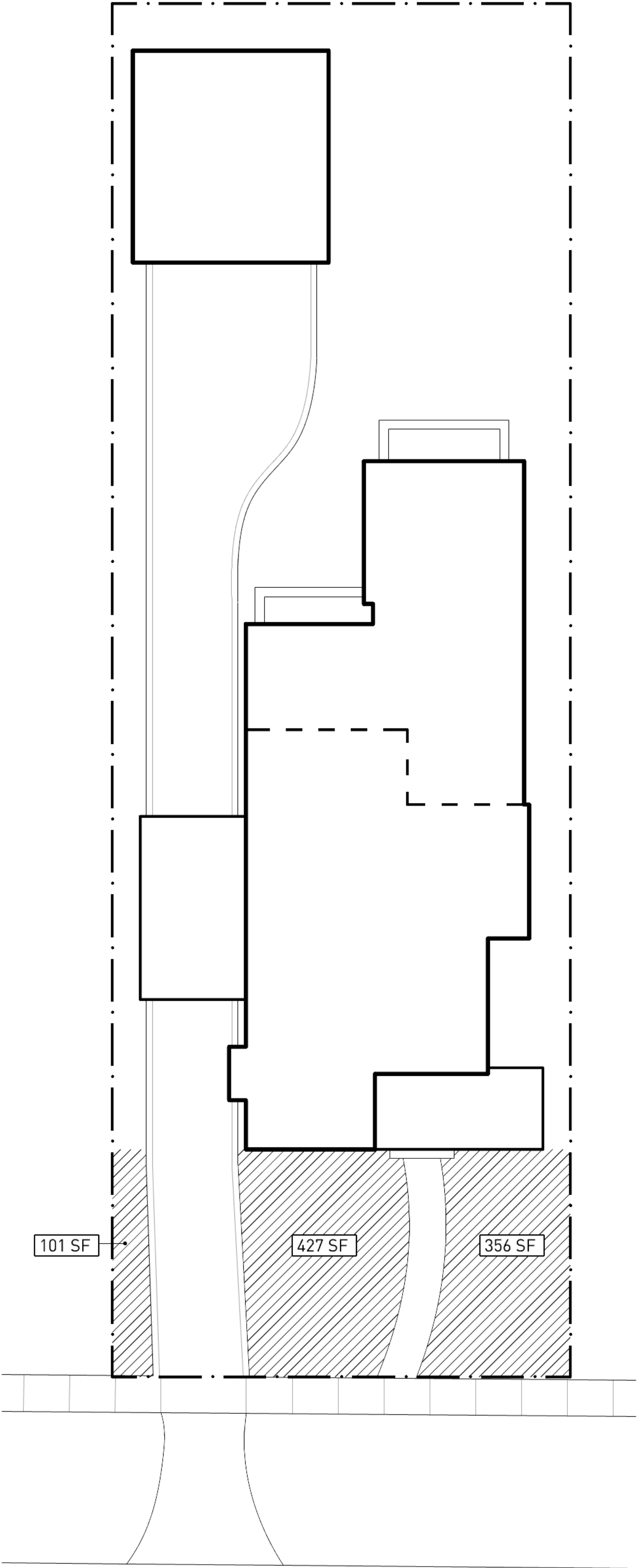
GROUND COVERAGE [PRIMARY] 28.1%/2,109 SQ FT
GROUND COVERAGE [INCL. SECONDARY] 34.7%/2,603 SQ FT

F.A.R. & LOT AREA

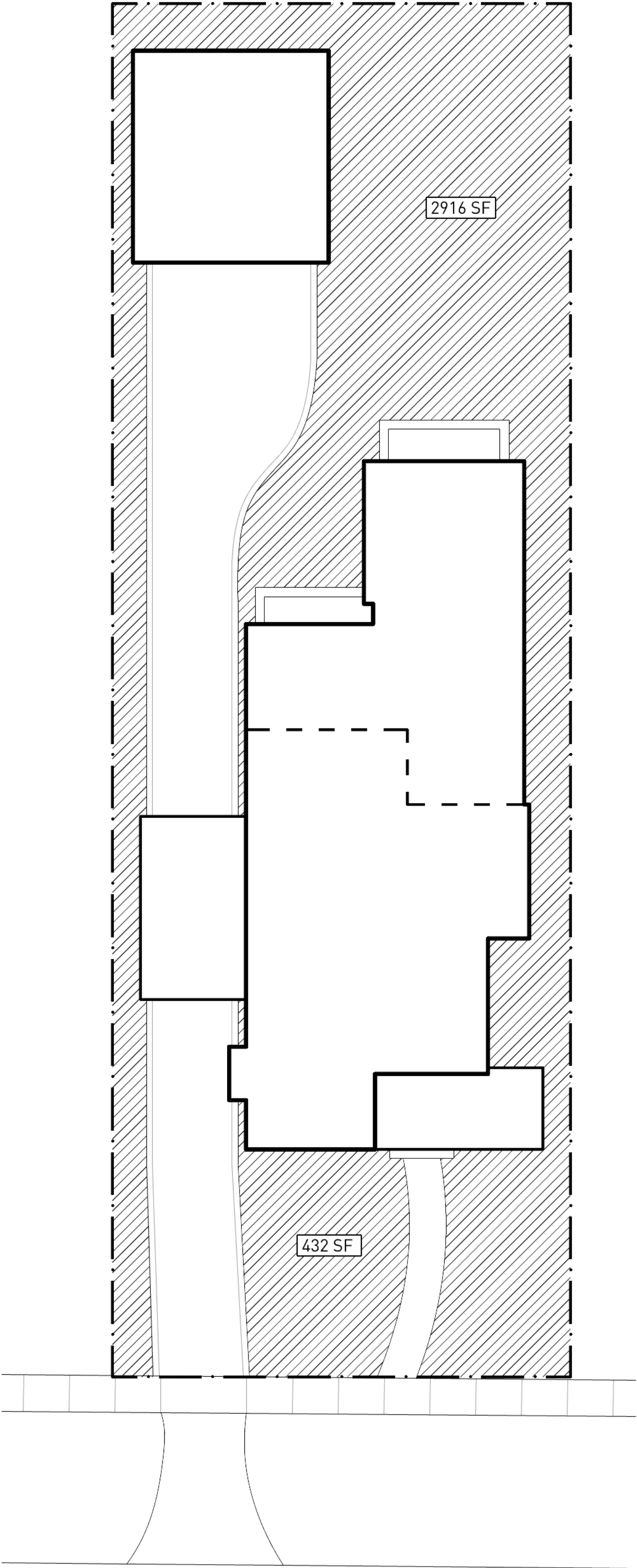
PROPOSED F.A.R. AREA

LOT AREA = 7,500 SQ FT [.17 AC]

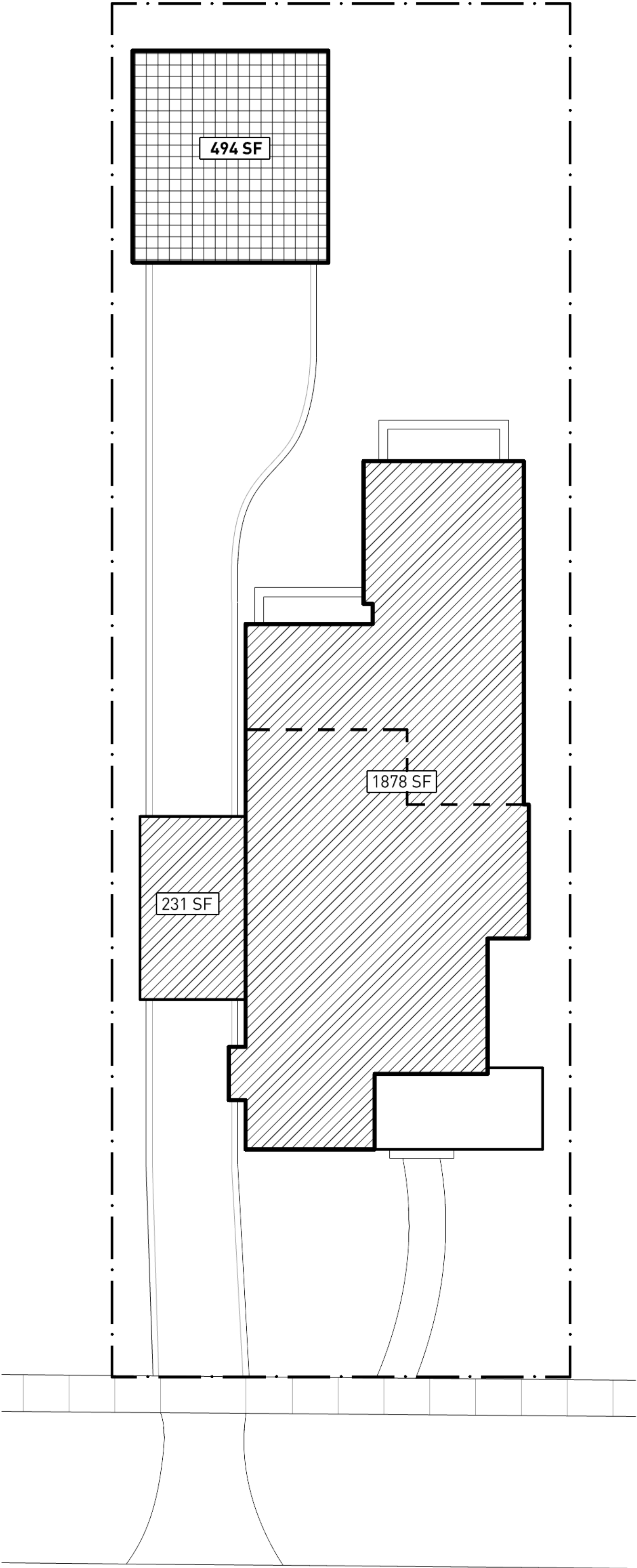
MAX F.A.R. = [48% X 5,000] + [35% X 2,500] = 3,275 SQ FT
PROPOSED F.A.R. = 2,839 SQ FT



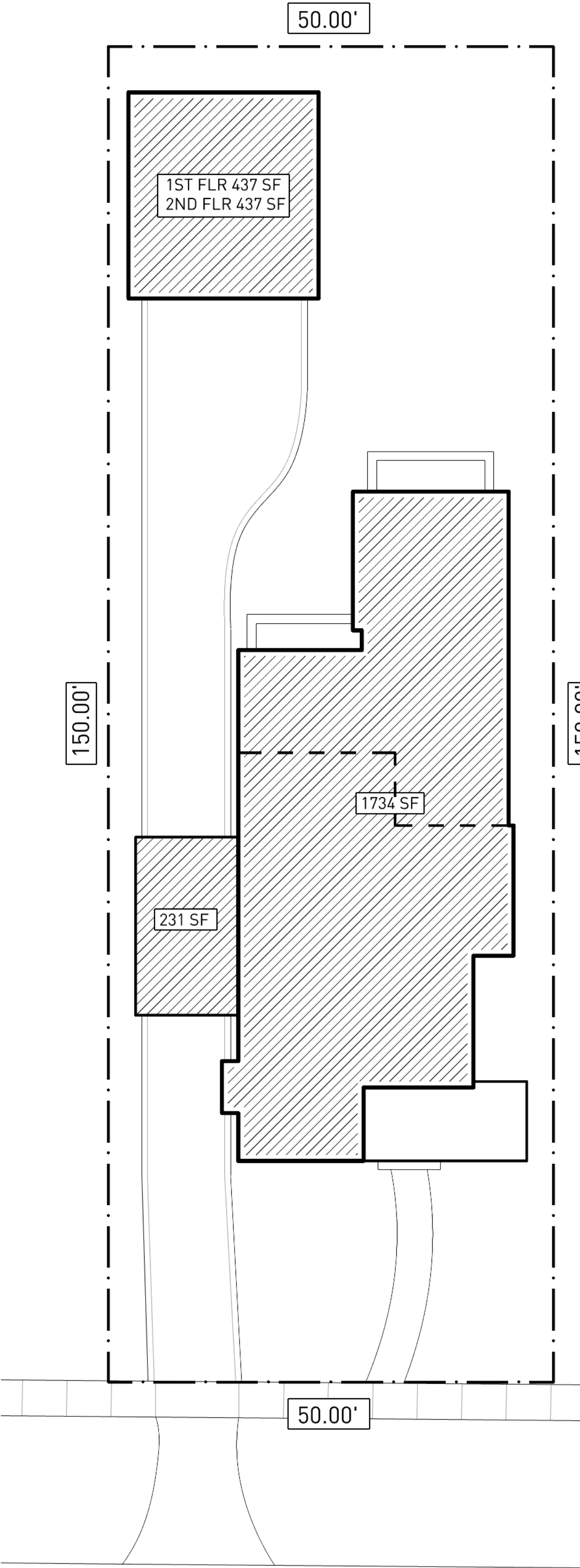
OBISPO AVENUE



OBISPO AVENUE



OBISPO AVENUE



OBISPO AVENUE



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A0.02

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Proposed front elevation from street



Existing front elevation from street



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PH0.01

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Proposed perspective from left side looking to rear through porte cochere



Existing perspective from left side looking to rear



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PH0.02

05.01.2026 HISTORIC COA

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Proposed rear perspective 



Existing rear perspective



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PH0.03

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Existing front right perspective



Existing rear perspective



Existing carriage house



Existing rear perspective



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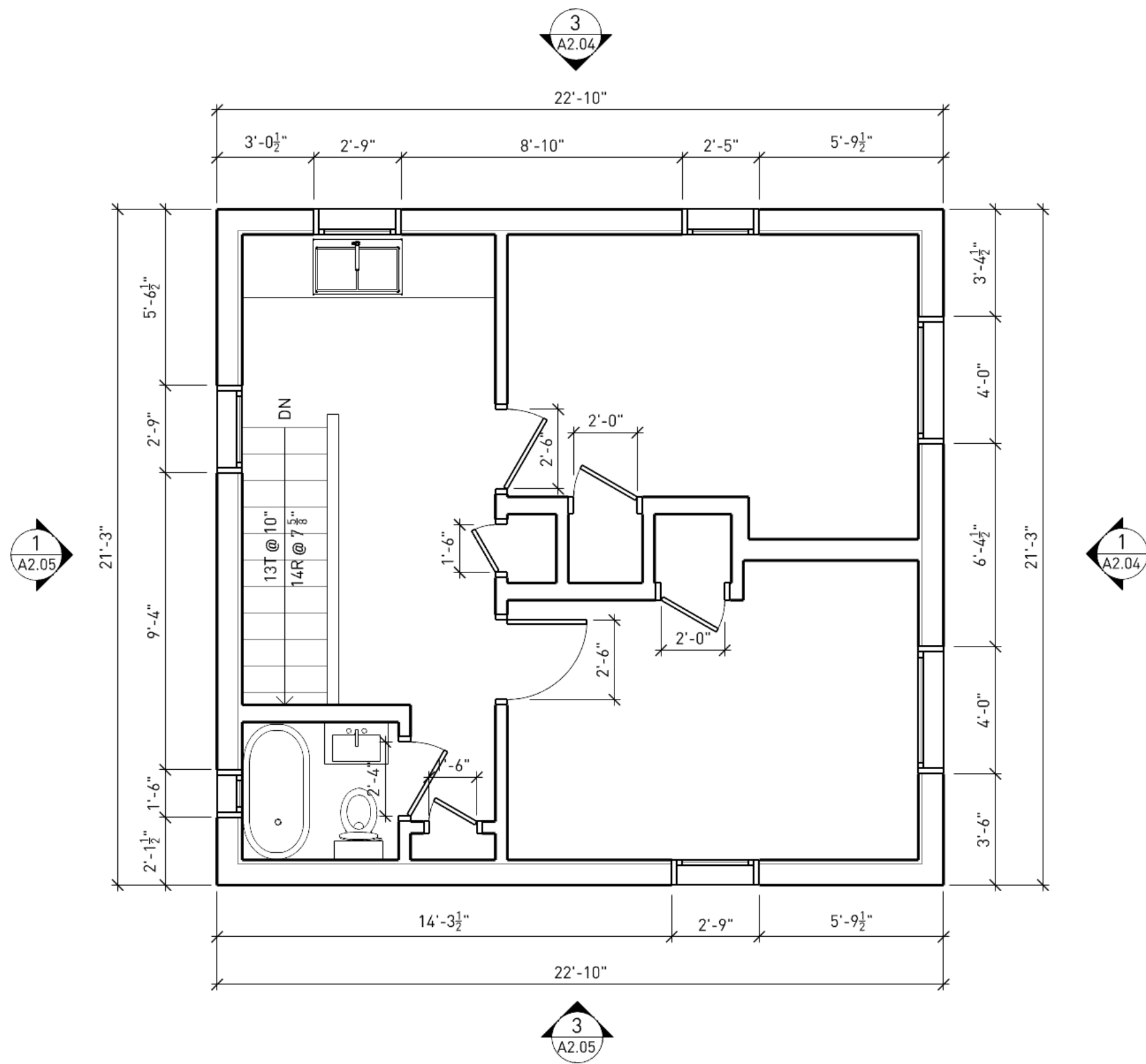
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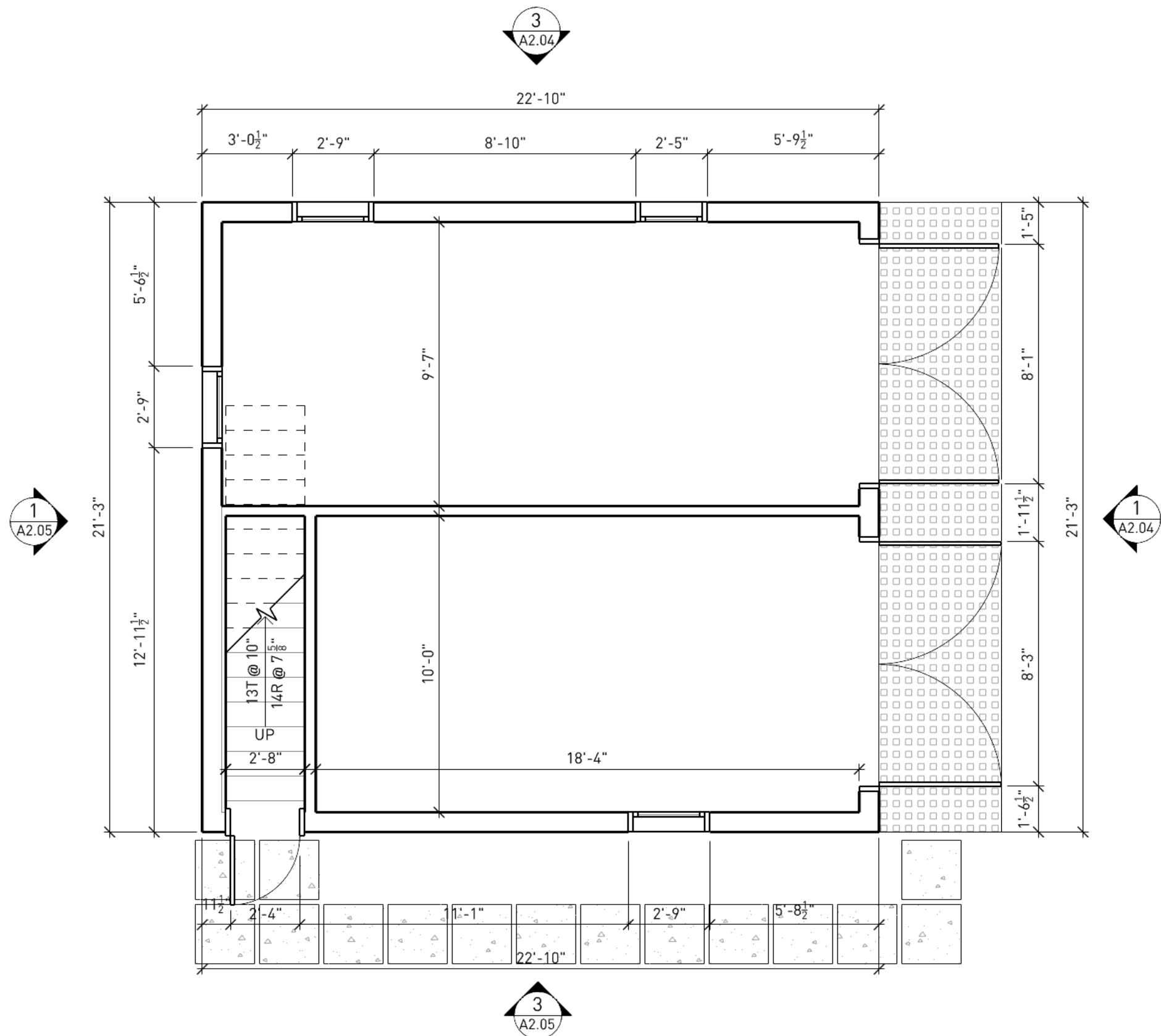
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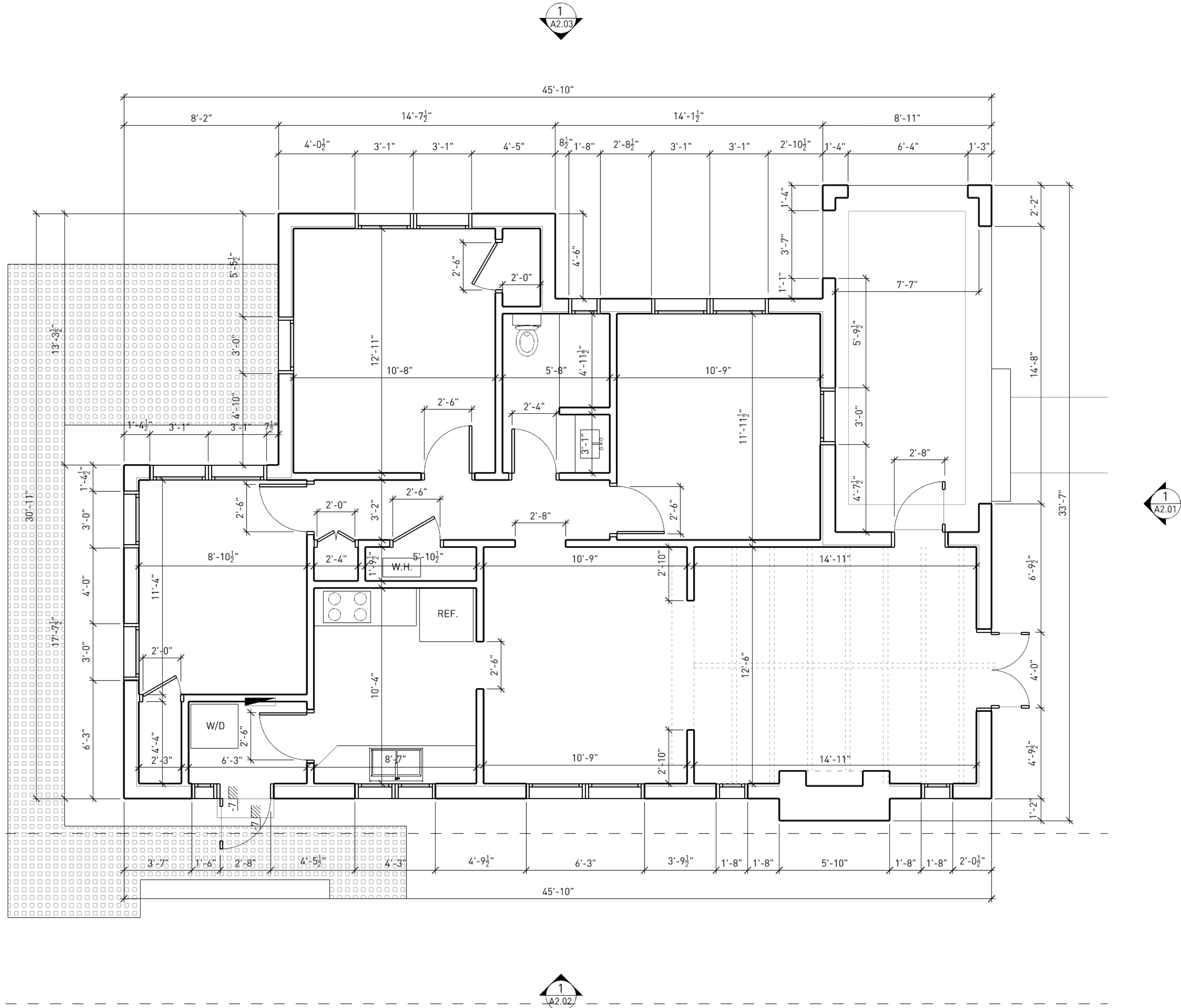
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3 EXISTING 2ND FLOOR PLAN - ACCESSORY BLDG
1/4" = 1'-0" N



2 EXISTING 1ST FLOOR PLAN - ACCESSORY BLDG
1/4" = 1'-0" N



1 EXISTING FLOOR PLAN
1/4" = 1'-0" N



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A1.01

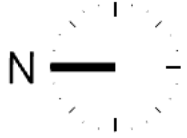
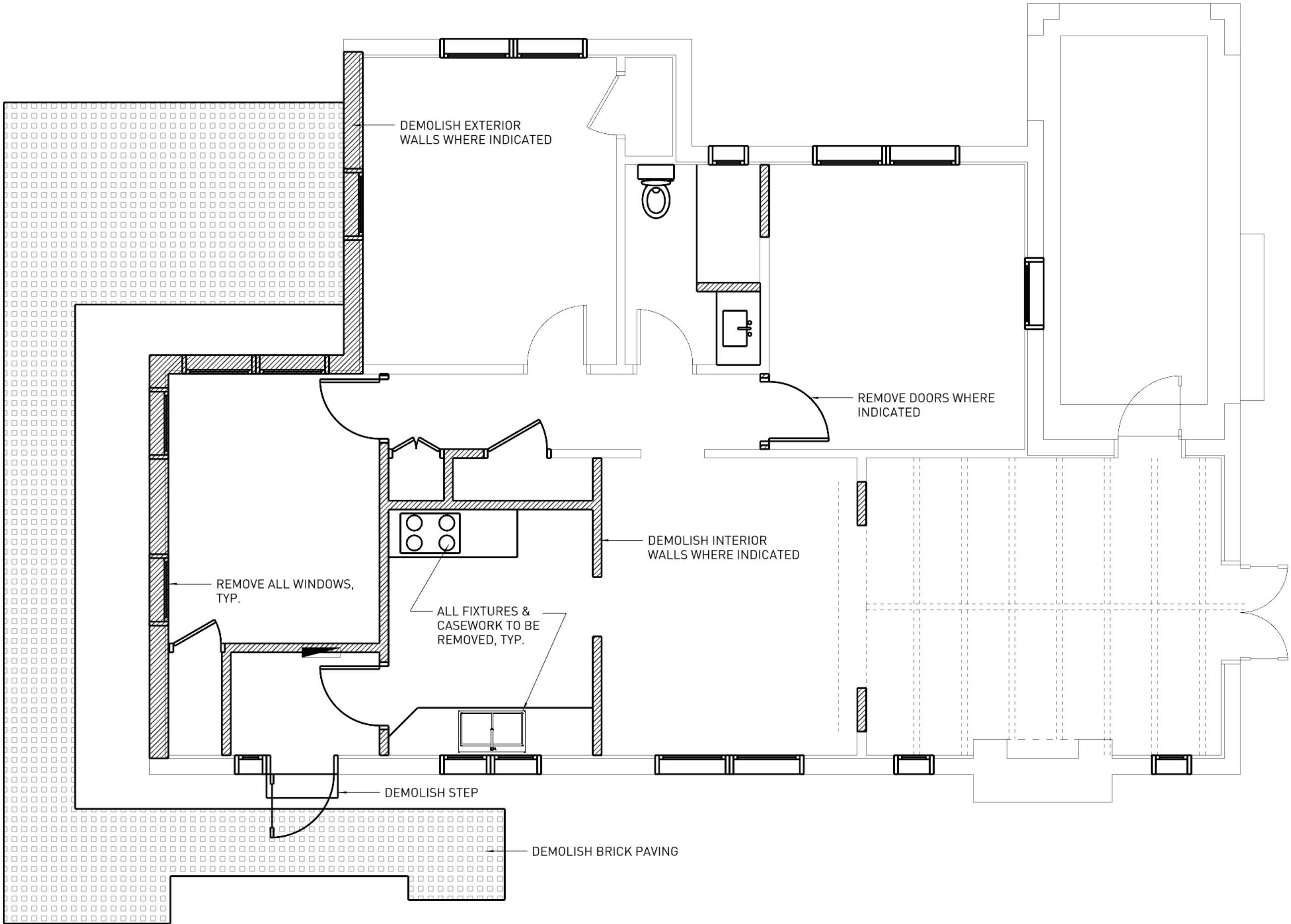
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DEMOLITION NOTES

1. G.C./ DEMOLITION CONTRACTOR IS TO VISIT SITE TO BECOME FAMILIAR WITH SCOPE OF WORK PRIOR TO BIDDING AND START OF WORK.
2. G C/ DEMOLITION CONTRACTOR TO PROVIDE PROPER BARRICADES TO SECURE AREA FROM PUBLIC OCCUPATION ALSO. BARRICADES TO BE INSTALLED AT ALL LOCATIONS WHERE HAZARDS EXIST FOR PUBLIC SAFE
3. CONTRACTOR TO PROVIDE ALTERNATE TO TAKE OUT ALL NECESSARY INSURANCES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHIT AND AGENTS THEREOF FROM ANY DAMAGES RESULTING FROM CONTRACTOR'S EXECUTION OF WORK
4. ALL DEMOLITION WORK TO BE DONE IN A MANNER AS TO PROTECT ALL EXISTING CONSTRUCTION THAT IS TO REMAIN. EXTREME CARE TO BE TAKEN AT INTERFACE BETWEEN CONSTRUCTION TO REMAIN AND THAT TO BE DEMOLISHED.
5. G.C./ DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMANCE TO CITY ORDINANCES AND STATE LAWS INVOLVED IN THE PERFORMANCE OF WORK THE CONTRACTOR SHALL USE EVERY PRECAUTION TO SECURE BUILDING AND SAFEGUARD ALL PERSONS AND PROPERTY INCLUDING ADJOINING PROPERTY FROM DAMAGE
6. DEMOLITION OF EXISTING UTILITIES TO BE DONE PER REQUIREMENTS OF LOCAL AUTHORITIES. CONSULT RESPECTIVE DISCIPLINES FOR EXTENT OF DEMOLITION.
7. ALL DEMOLITION MATERIAL TO BE MOVED OFF SITE BY G C/ DEMOLITION CONTRACTOR.
8. IN NO CASE SHALL DIMENSIONS BE SCALED FROM DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE PROCEEDING WITH SUBSEQUENT WORK THE OWNER'S REPRESENTATIVE AND ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK
9. G C/ DEMOLITION CONTRACTOR TO VERIFY WITH OWNER'S REPRESENTATIVE EXACT EXTENT OF DEMOLITION AT CRITICAL AREAS AND THOSE AREAS NOT DETAILED PRIOR TO BID SUBMITTAL.
10. CONTRACTOR TO PROTECT AND STORE ON SITE ANY ITEMS MARKED "TO SAVE" OR "TO SALVAGE". COORDINATE LOCATION WITH OWNER.
11. G.C/ DEMOLITION CONTRACTOR IS TO CONFORM TO THE GOVERNING JURISDICTION REQUIREMENTS FOR ENVIRONMENTAL ITEMS SUCH AS, BUT NOT LIMITED TO, NOISE AND DUST CONTROL
12. G C/ DEMOLITION CONTRACTOR IS TO DISCONNECT ALL SERVICE ITEMS (I.E. ELECTRICAL, PLUMBING, FIRE PROTECTION, ETC.) WHICH OCCUR IN THE DEMOLISHED AREA(S) PRIOR TO THE START OF WORK. CONTRACTOR TO COORDINATE SERVICE SHUT -DOWN WITH ALL INVOLVED PARTIES AND CONSULT RESPECTIVE UTILITY COMPANIES FOR EXACT TERMINATION REQUIREMENTS.
13. G C/ DEMOLITION CONTRACTOR IS TO PROVIDE WRITTEN NOTICE TO ALL AFFECTED PARTIES OF A UTILITY SHUT -DOWN 5 DAYS PRIOR TO WORK BEING DONE ALSO. PROVIDE THE OWNER WRITTEN NOTICE OF SUCH WORK
14. AFTER DEMOLITION OF ANY EXTERIOR ELEMENT OF EXISTING STRUCTURE, CONTRACTOR TO PROVIDE AN AIR - TIGHT, WEATHERPROOF, INSULATED SECURE ENCLOSURE.
15. DEMOLISH AND REMOVE PARTITIONS, FRAMES, ACCESSORIES ETC. IF THERE IS A QUESTION REGARDING THE DEMOLITION OF A PARTICULAR ITEM, THEN ASK THE OWNER'S ON SITE REPRESENTATIVE PRIOR TO DEMOLITION AND REMOVAL
16. CUT OUT AND REMOVE ALL WATER PIPES, WASTE LINES AND OTHER PIPES BELOW THE FLOOR ASSEMBLY ABOVE AND TO THE FLOOR LEVEL THAT ARE NOT OR WILL NOT BE USED CAP ALL PIPES AT THE FLOOR ASSEMBLY ABOVE AND BELOW THE FLOOR LINE SO THAT THE FLOOR MAY BE PATCHED AND FINISHED FLUSH WITH THE EXISTING FLOOR.
17. REMOVE ALL ABANDONED HANGERS, WIRES, ANCHORS, ETC. FROM FLOOR LEVEL TO FLOOR ASSEMBLY ABOVE.
18. EXISTING ELECTRICAL EQUIPMENT WHICH IS TO REMAIN AND HAS BEEN DISCONNECTED THROUGH DEMOLITION AND INSTALLATION OF NEW WORK SHALL BE RECONNECTED TO ITS ORIGINAL AND/OR NEW SOURCE IN ACCORDANCE WITH STATE, LOCAL AND NATIONAL CODES
19. ALL ELECTRICAL OUTLETS, DEVICES, FIXTURES, ETC. NOT BEING RE-USED SHALL BE REMOVED AND OUTLETS ARE TO BE CAPPED. ALL WIRING SHALL BE REMOVED COMPLETELY. EXISTING FIXTURES NOT BEING RE-USED SHALL BE RETURNED TO OWNER. EQUIPMENT THAT THE OWNER DOES NOT WANT SHALL IMMEDIATELY BE REMOVED FROM THE SITE BY THIS DEMOLITION CONTRACTOR
20. MARK LOCATION OF UTILITIES
21. DO NOT BURN OR BURY MATERIALS ON SITE
22. REMOVE ALL TEMPORARY WORK WHEN DEMOLITION IS COMPLETE.
23. LEAVE THE THE BUILDING BROOM CLEANED AFTER DEMOLITION WORK IS COMPLETED.



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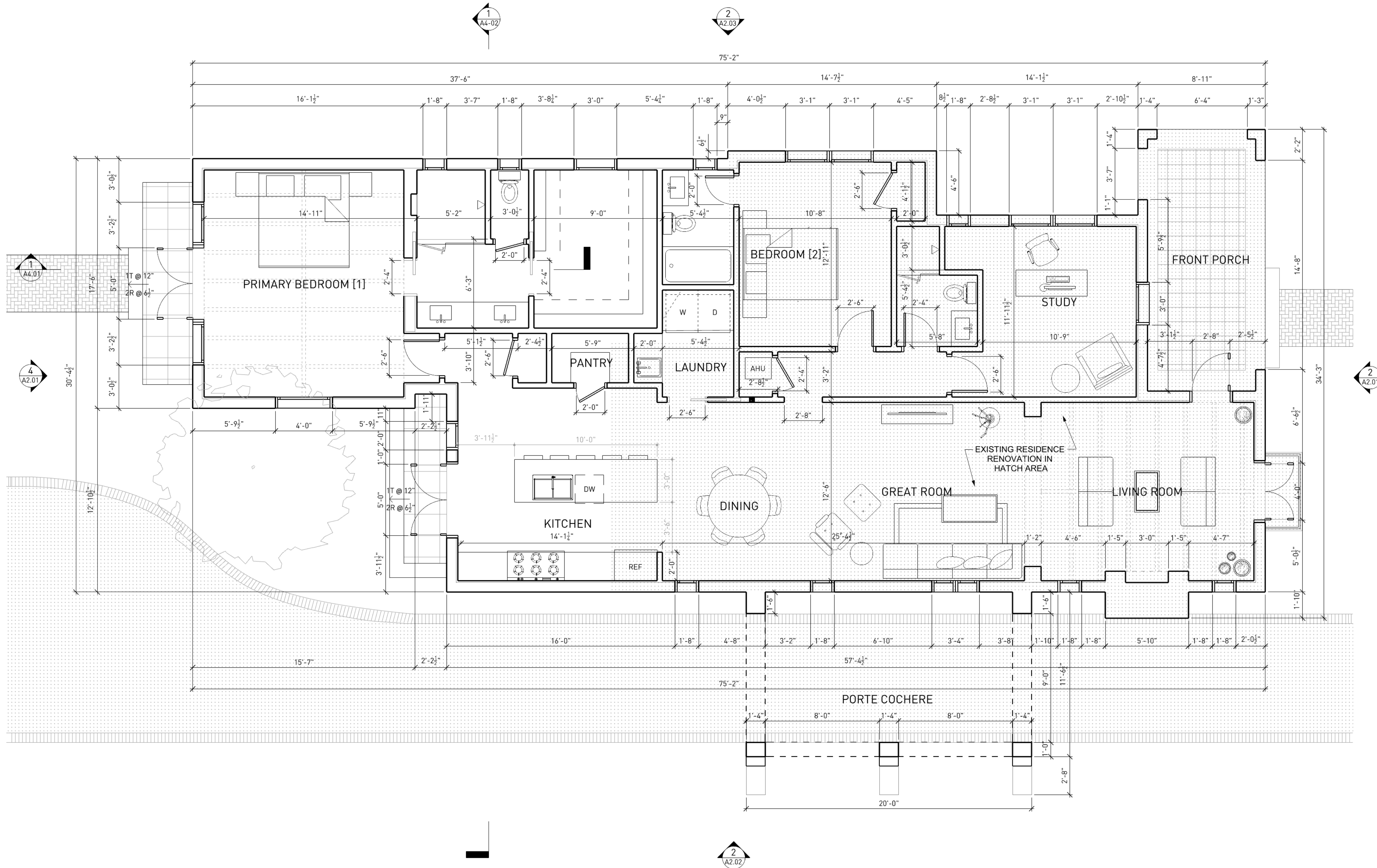
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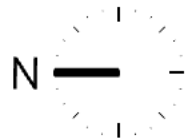
A1.02

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



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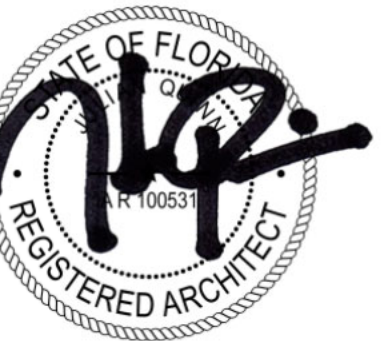
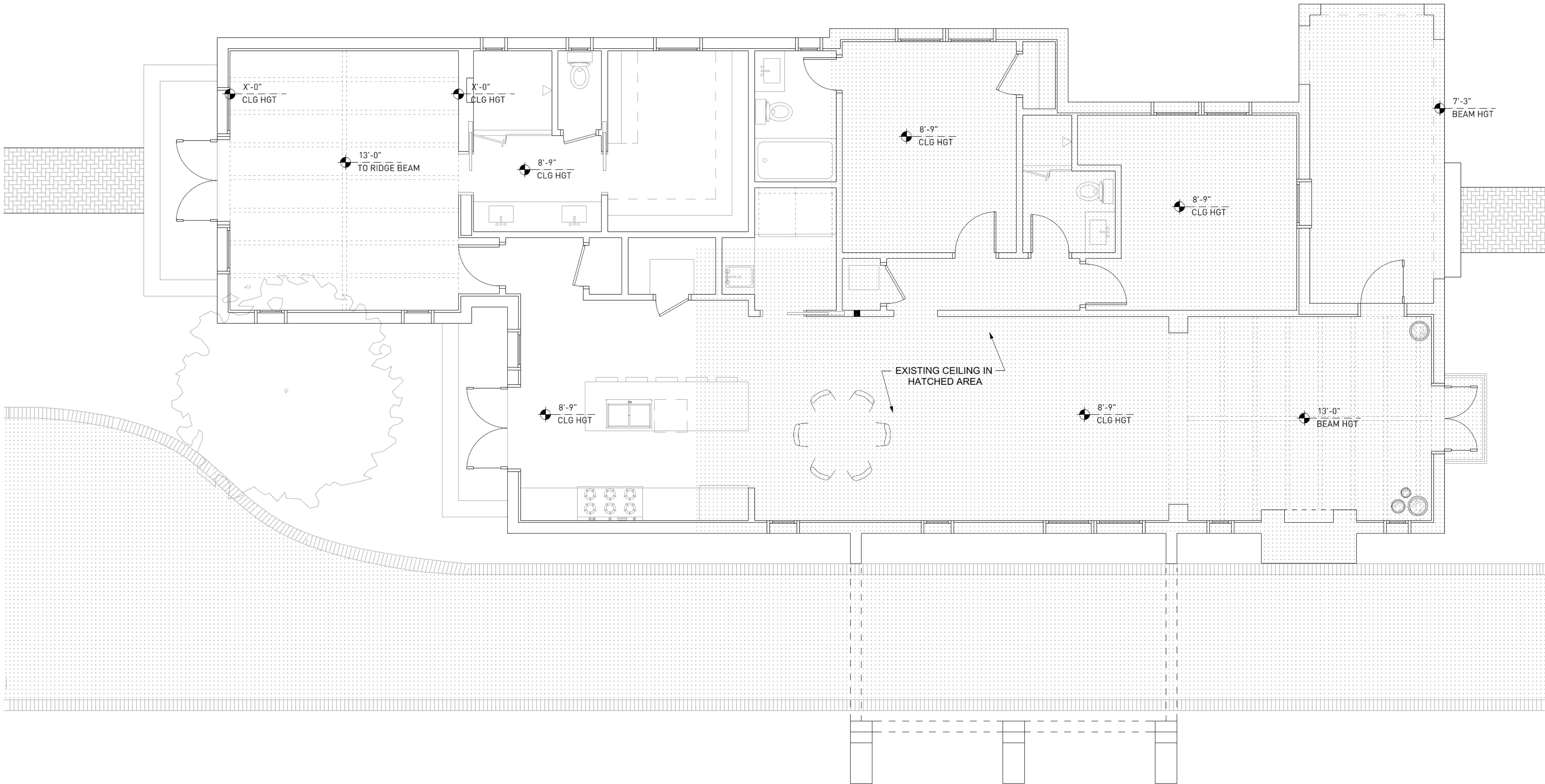
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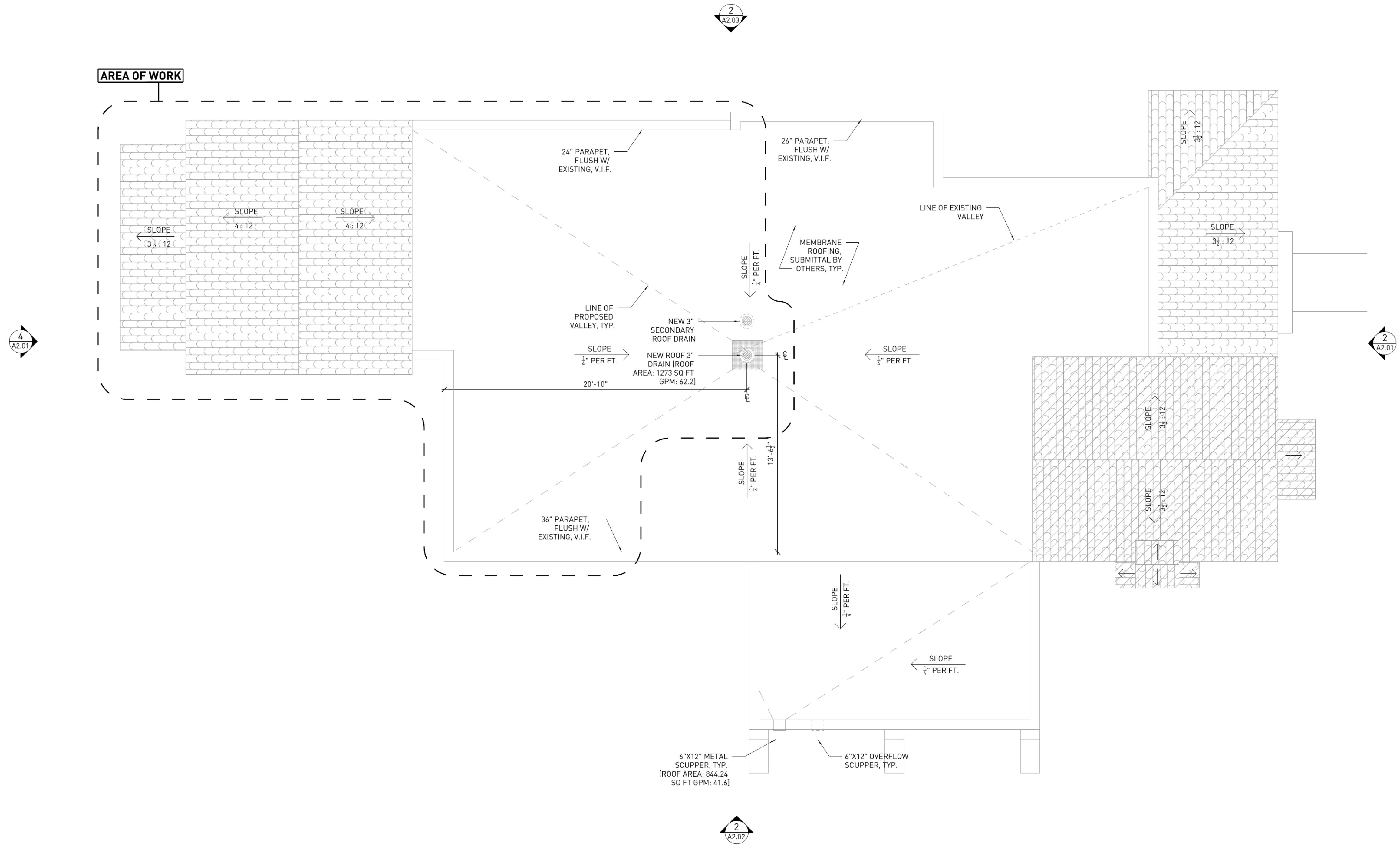
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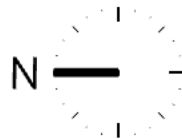
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1 PROPOSED ROOF PLAN
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3 EXISTING REAR (NORTH) ELEVATION
1/4" = 1'-0"



1 EXISTING FRONT (SOUTH) ELEVATION
1/4" = 1'-0"



4 PROPOSED REAR (NORTH) ELEVATION
1/4" = 1'-0"



2 PROPOSED FRONT (SOUTH) ELEVATION
1/4" = 1'-0"



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A2.01

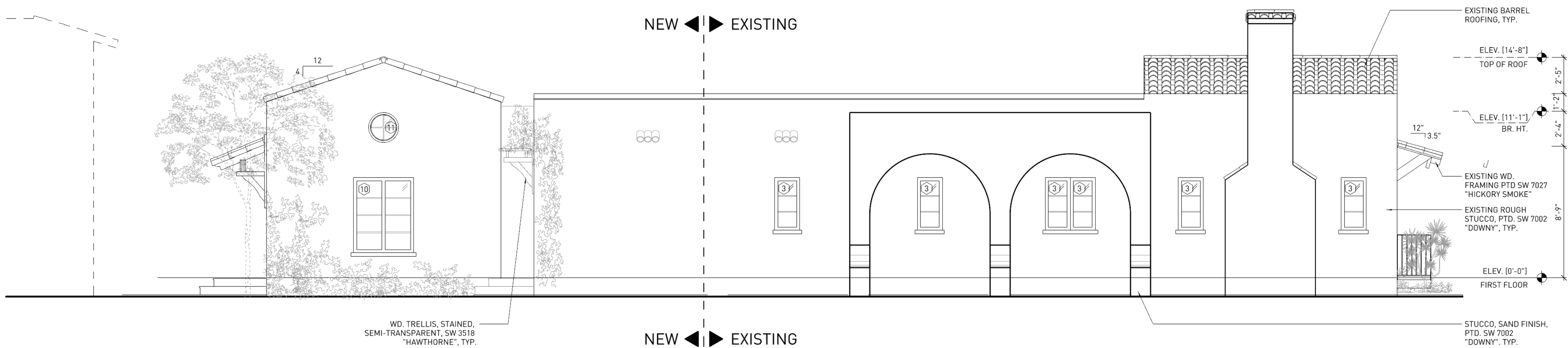
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1 EXISTING LEFT (WEST) ELEVATION
1/4" = 1'-0"



2 PROPOSED LEFT (WEST) ELEVATION
1/4" = 1'-0"



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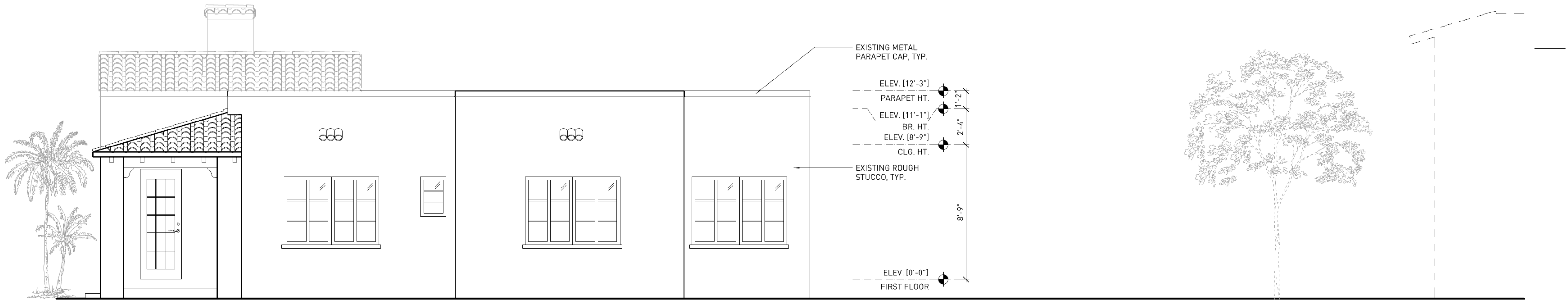
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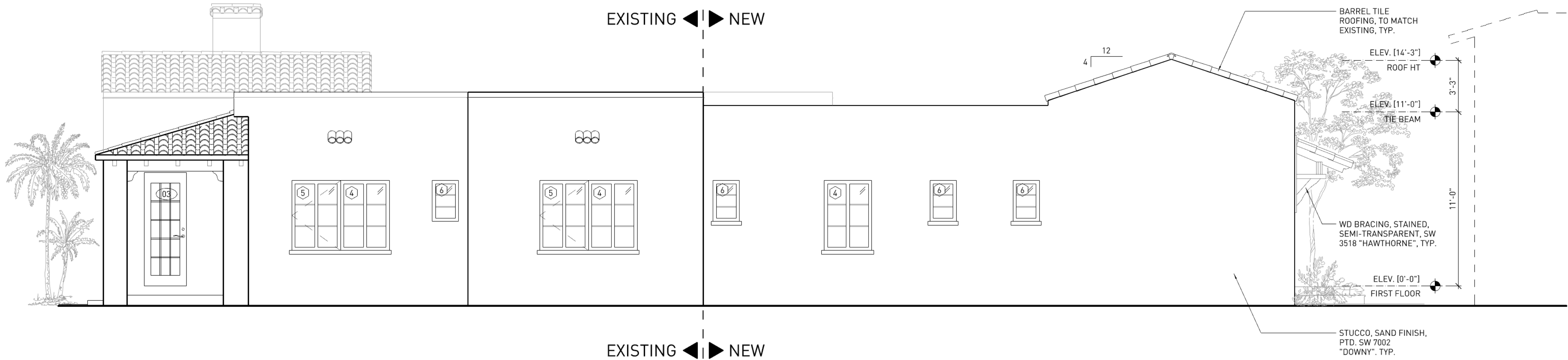
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1 EXISTING RIGHT (EAST) ELEVATION

1/4" = 1'-0"



2 PROPOSED RIGHT (EAST) ELEVATION

1/4" = 1'-0"



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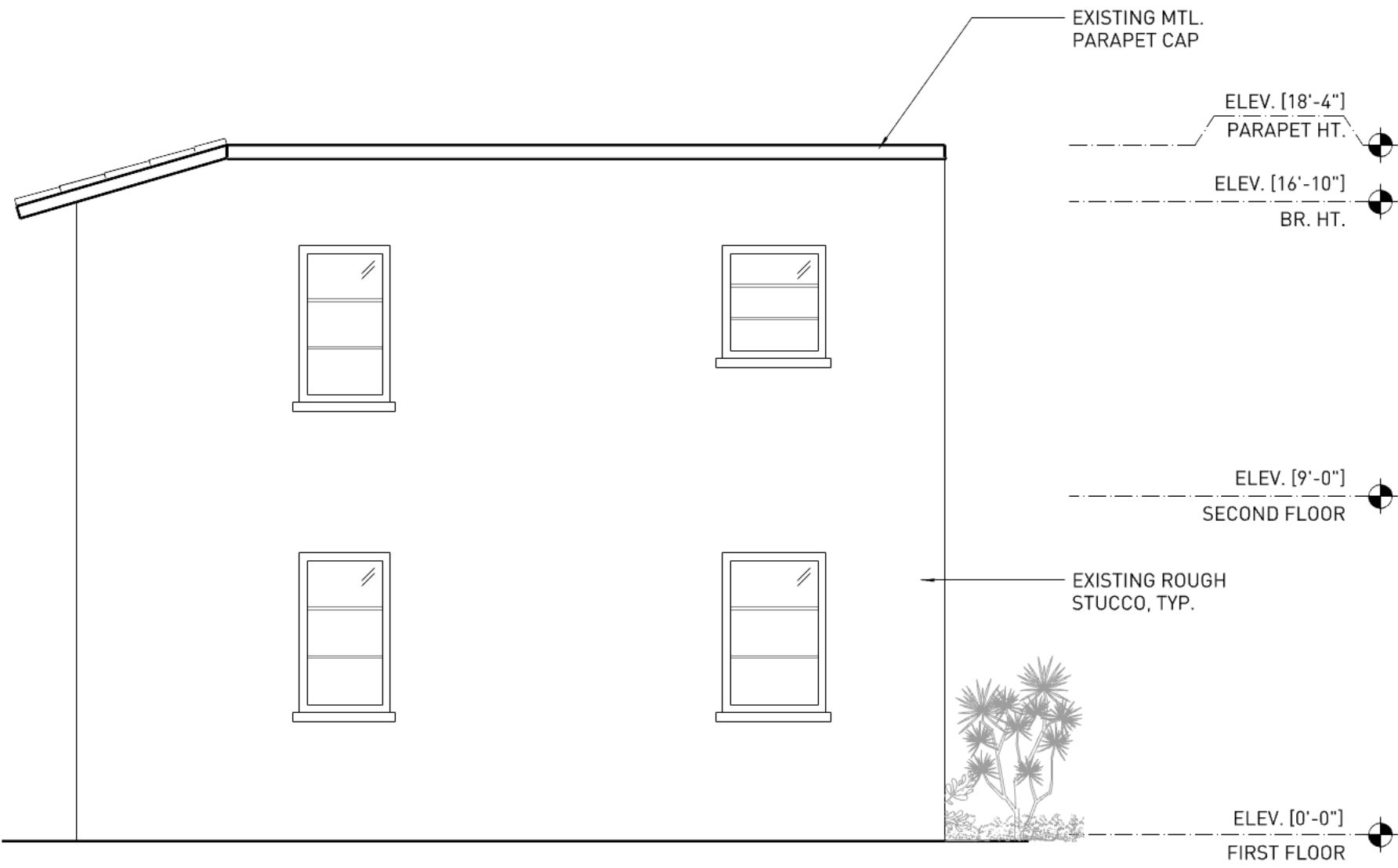
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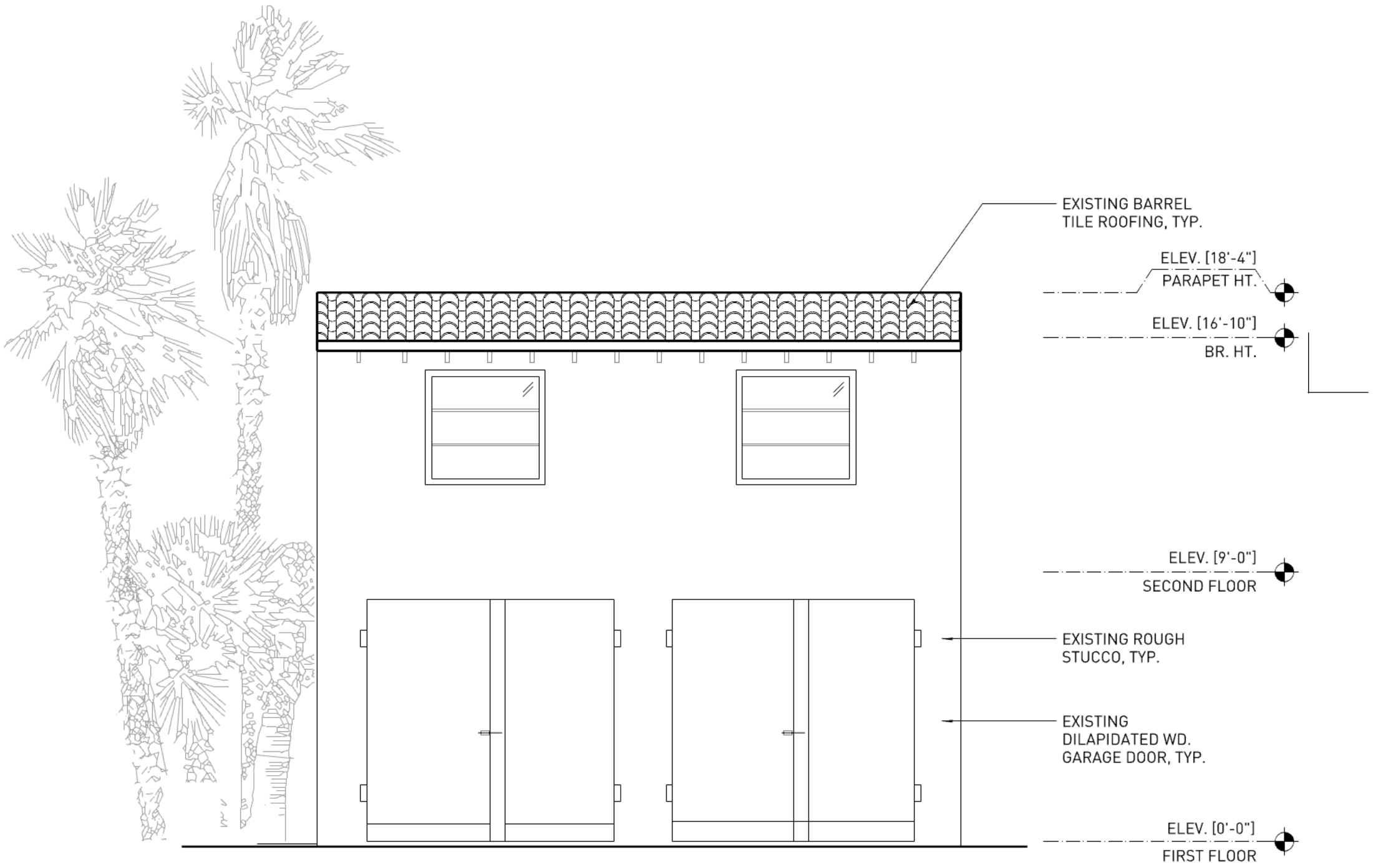
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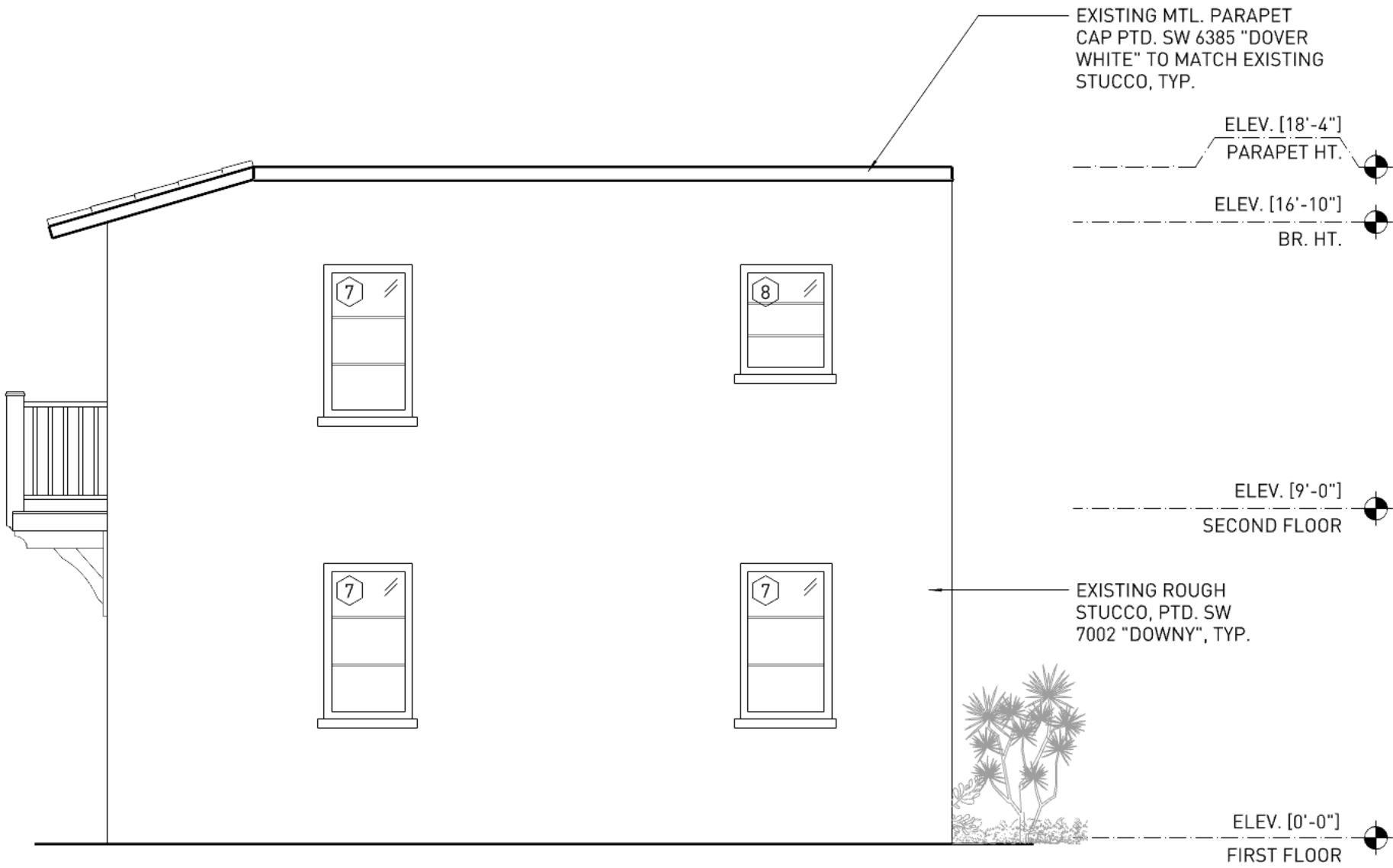
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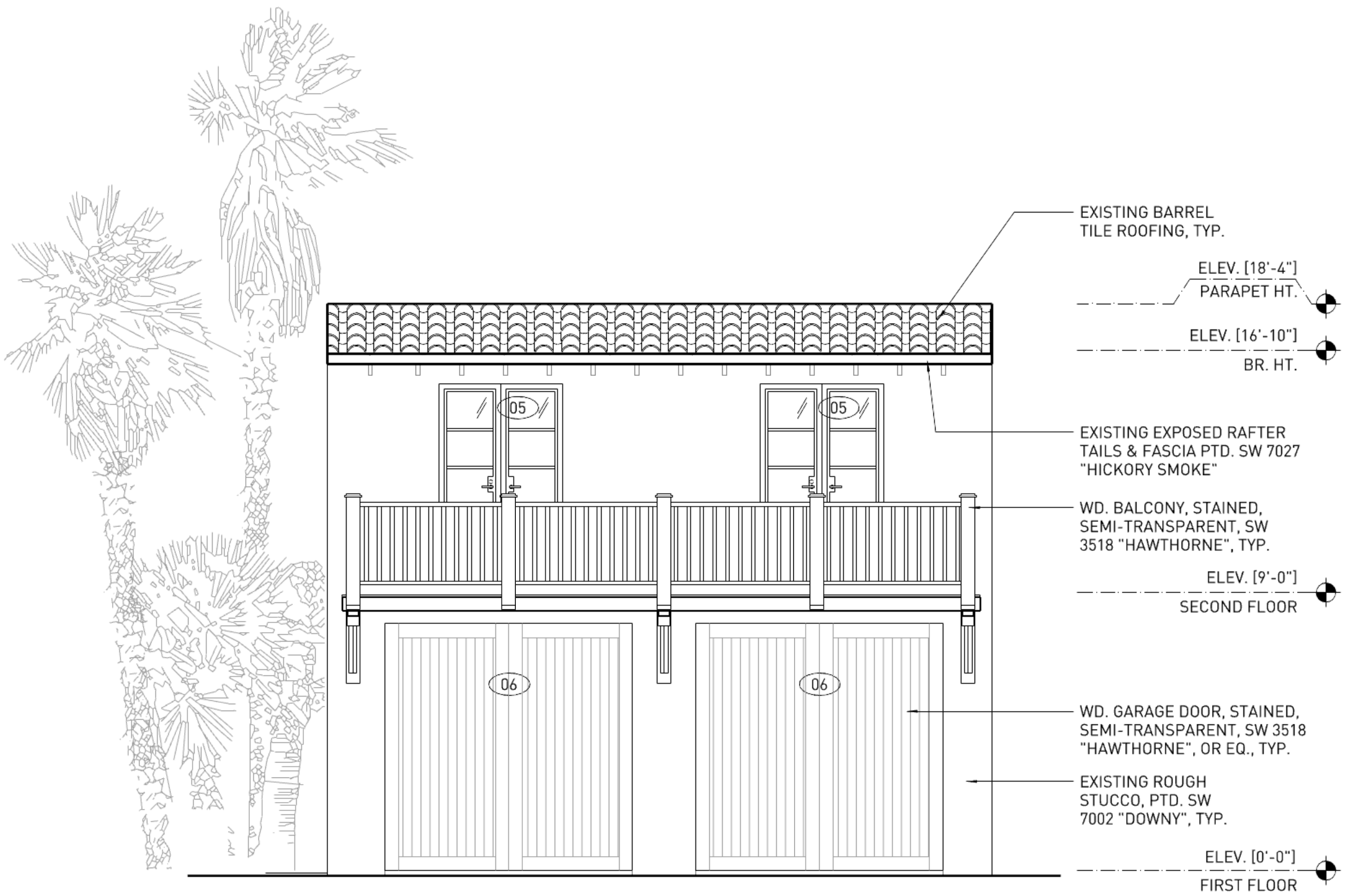
3 **EXISTING RIGHT (EAST) ELEVATION**
1/4" = 1'-0"



1 **EXISTING FRONT (SOUTH) ELEVATION**
1/4" = 1'-0"



4 **PROPOSED (EAST) ELEVATION**
1/4" = 1'-0"



2 **PROPOSED FRONT (SOUTH) ELEVATION**
1/4" = 1'-0"



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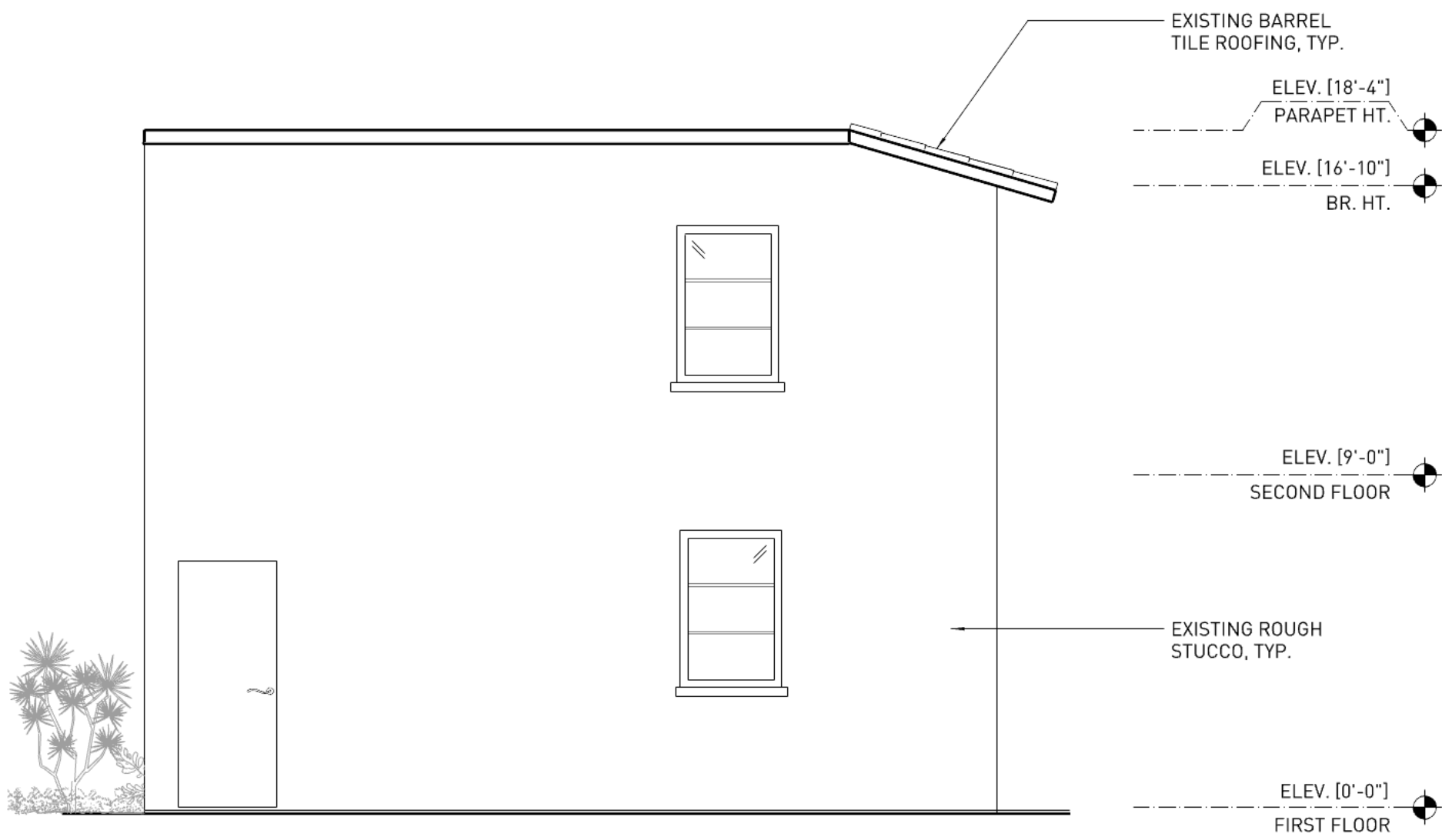
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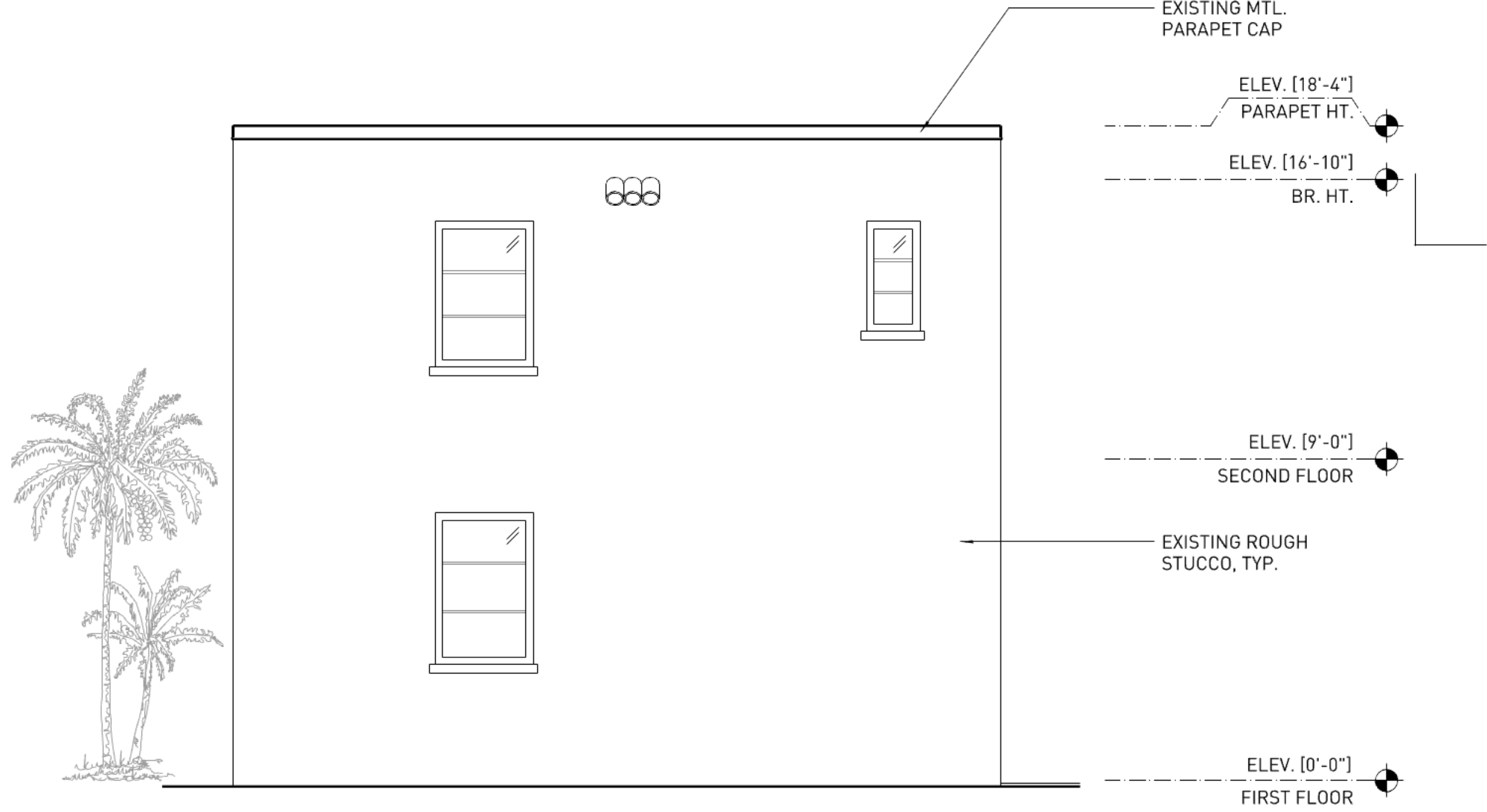
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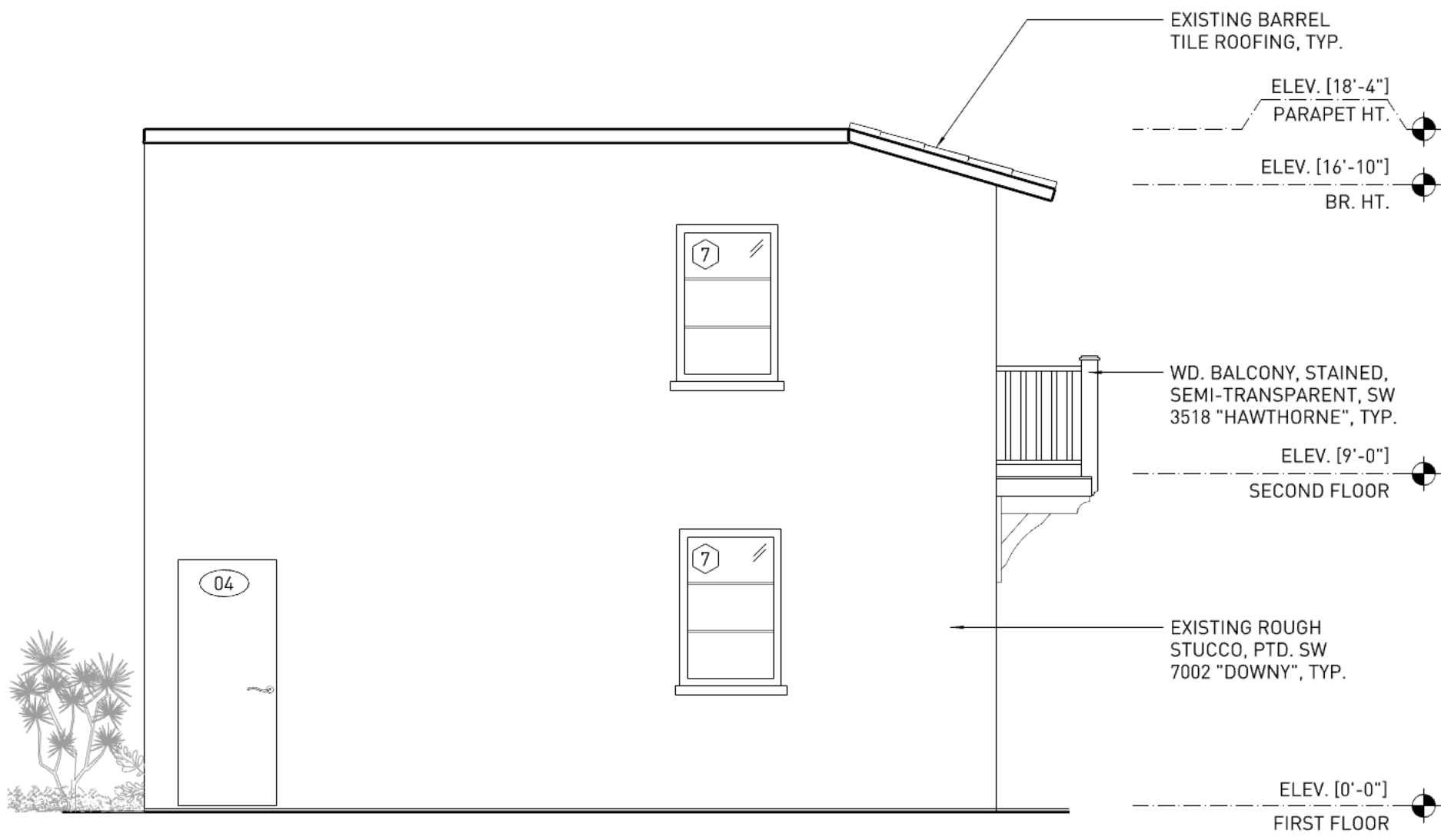
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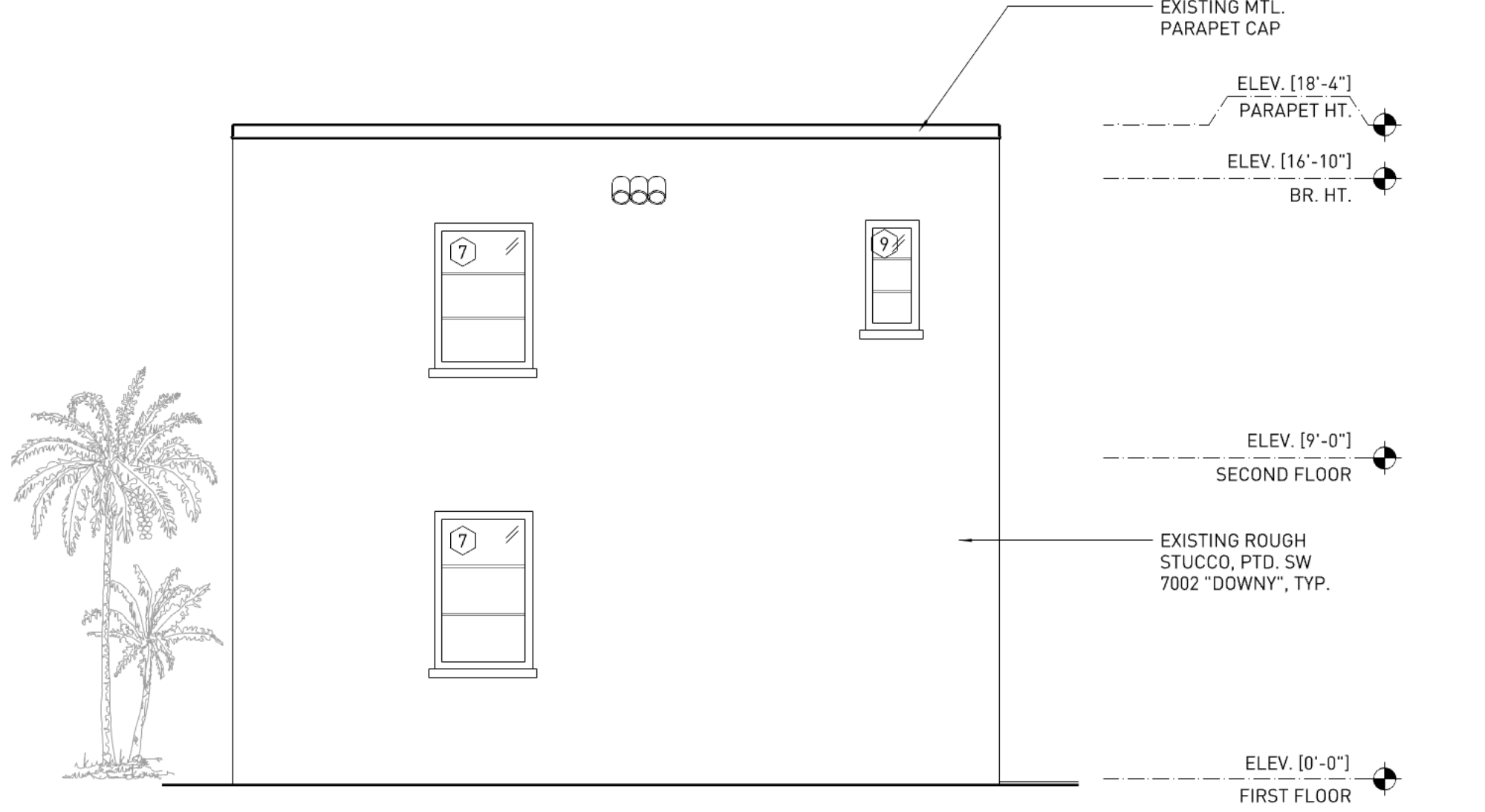
3 **EXISTING LEFT (WEST) ELEVATION**
1/4" = 1'-0"



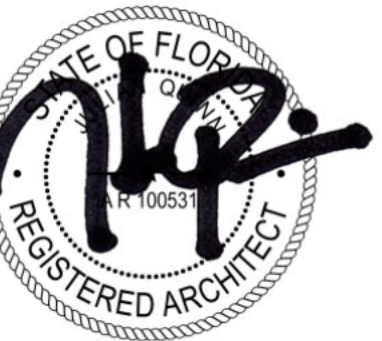
1 **EXISTING REAR (NORTH) ELEVATION**
1/4" = 1'-0"



4 **PROPOSED LEFT (WEST) ELEVATION**
1/4" = 1'-0"



2 **PROPOSED REAR (NORTH) ELEVATION**
1/4" = 1'-0"



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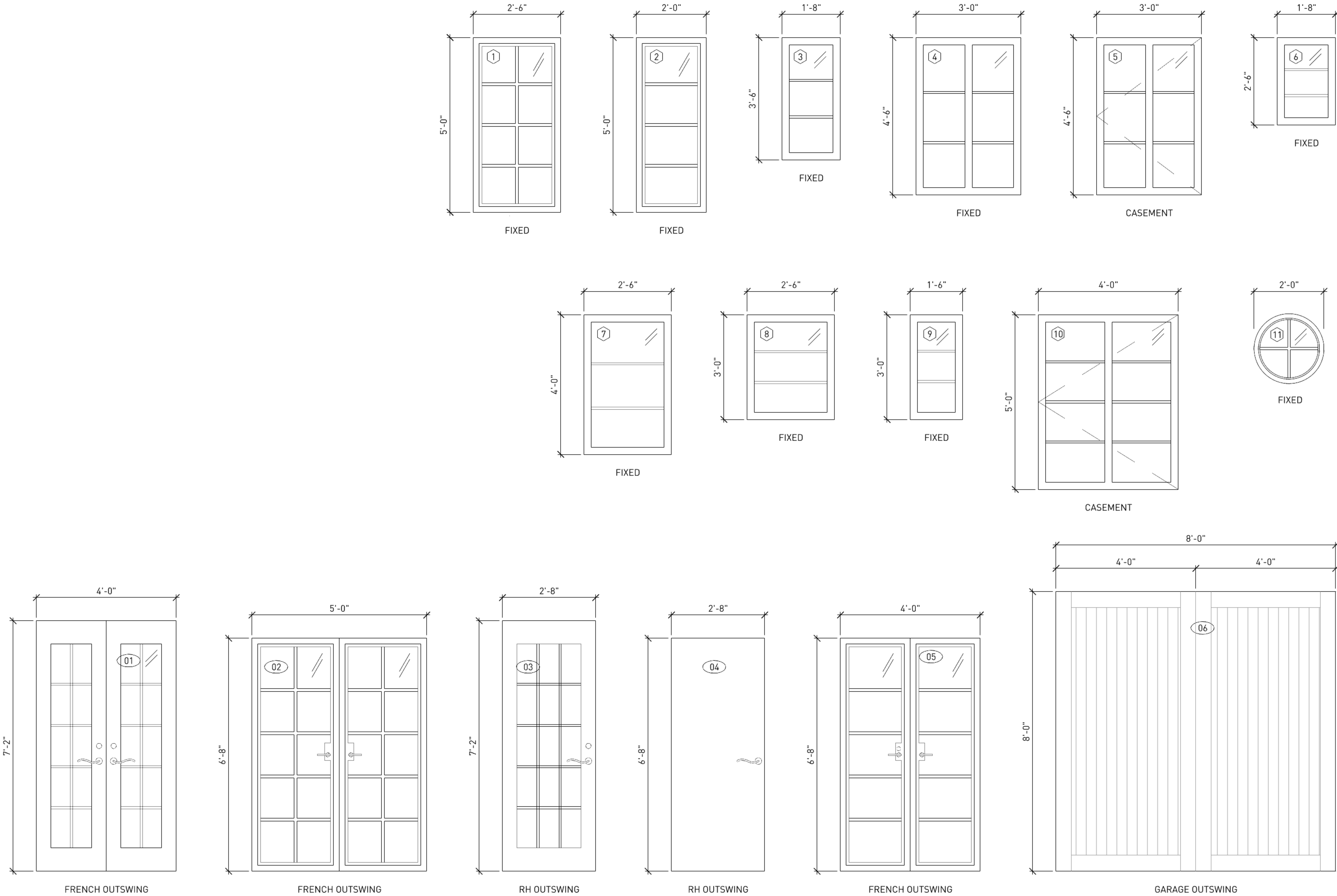
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EXTERIOR WINDOW & DOOR SCHEDULE ¹						
MARK	DESCRIPTION	SIZE ²	AREA	TYPE	FRAME FINISH ⁴	NOTES
①	EXTERIOR WINDOW	30"X60"	12.50 SQ. FT.	FIXED	BRONZE	
②	EXTERIOR WINDOW	24"X60"	10.00 SQ. FT.	FIXED	BRONZE	
③	EXTERIOR WINDOW	20"X42"	5.80 SQ. FT.	FIXED	BRONZE	
④	EXTERIOR WINDOW	36"X54"	13.50 SQ. FT.	FIXED	BRONZE	
⑤	EXTERIOR WINDOW	36"X54"	13.50 SQ. FT.	FIXED	BRONZE	EGRESS
⑥	EXTERIOR WINDOW	20"X30"	4.20 SQ. FT.	FIXED	BRONZE	
⑦	EXTERIOR WINDOW	30"X48"	10.00 SQ. FT.	FIXED	BRONZE	
⑧	EXTERIOR WINDOW	30"X36"	7.50 SQ. FT.	FIXED	BRONZE	
⑨	EXTERIOR WINDOW	18"X36"	4.50 SQ. FT.	FIXED	BRONZE	
⑩	EXTERIOR WINDOW	48"X60"	20.00 SQ. FT.	CASEMENT	BRONZE	
⑪	EXTERIOR WINDOW	24" DIA.	4.27 SQ. FT.	FIXED	BRONZE	
01	EXTERIOR DOOR	48"X86"	28.66 SQ. FT.	FRENCH OUTSWING	BRONZE	
02	EXTERIOR DOOR	60"X80"	33.33 SQ. FT.	FRENCH OUTSWING	BRONZE	
03	EXTERIOR DOOR	32"X86"	19.11 SQ. FT.	RH OUTSWING	BRONZE	
04	EXTERIOR DOOR	32"X80"	17.33 SQ. FT.	RH OUTSWING	BRONZE	
05	EXTERIOR DOOR	48"X80"	26.66 SQ. FT.	FRENCH OUTSWING	BRONZE	
06	GARAGE DOOR	32"X80"	28.44 SQ. FT.	OUTSWING	BRONZE	

1. DOOR/WINDOW SPECIFICATION & SUBMITTAL BY OTHERS
2. G.C. SHALL ENSURE ALL WINDOW & DOOR ROUGH OPENINGS ARE FIELD MEASURED FOR FITMENT PRIOR TO ORDERING / FABRICATION
3. WIND PRESSURES ON ELEVATIONS PER STRUCTURAL, SEE S5.00
4. WINDOW FINISH SAMPLE SHALL BE SUBMITTED TO OWNER/ARCHITECT FOR APPROVAL



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