MR. FRANK MATA RESIDENCE

280 ARVIDA PARKWAY
CORAL GABLES, FL 33156

TABLE OF CONTENTS

LANDSCAPE PLANS

SHEET	DESCRIPTION
EX- 1	TREE DISPOSITION PLAN
EX-2	TREE DISPOSITION PLANT LIST, NOTES, DETAILS
L-1	PRELIMINARY LANDSCAPE PLAN
L-2	LANDSCAPE NOTES AND DETAILS

ARCHITECTURE

SHEET	DESCRIPTION
SD-1	SITE DRAINAGE PLAN
A-0.01	NEIGHBORHOOD ANALYSIS
A-0.02	NEIGHBORHOOD ANALYSIS
A-0.03	NEIGHBORHOOD ANALYSIS
A-1.01	SITE PLAN & ZONING INFORMATION
A-1.02	DIAGRAMMATIC CALCULATIONS
A-1.03	DIAGRAMMATIC CALCULATIONS
A-2.00	SCHEDULES & NOTES
A-2.01	FIRST FLOOR PLAN
A-2.02	SECOND FLOOR PLAN
A-2.03	ROOF PLAN
A-3.00	MATERIAL BOARD
A-3.01	ELEVATIONS
A-3.51	ELEVATION DETAILS
R-1.01	RENDERINGS
R-1.02	RENDERINGS
R-1.03	RENDERINGS
R-1.04	RENDERINGS

CLIENT
MR FRANK MATA
280 ARVIDA PARKWAY
CORAL GABLES, FL 33156

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PROPOSED NEW RESIDENCE FOR:
PROJECT TITLE
MR. FRANK MATA

LOCATED AT
280 ARVIDA PARKWAY
PROJECT LOCATION
CORAL GABLES, FL 33156

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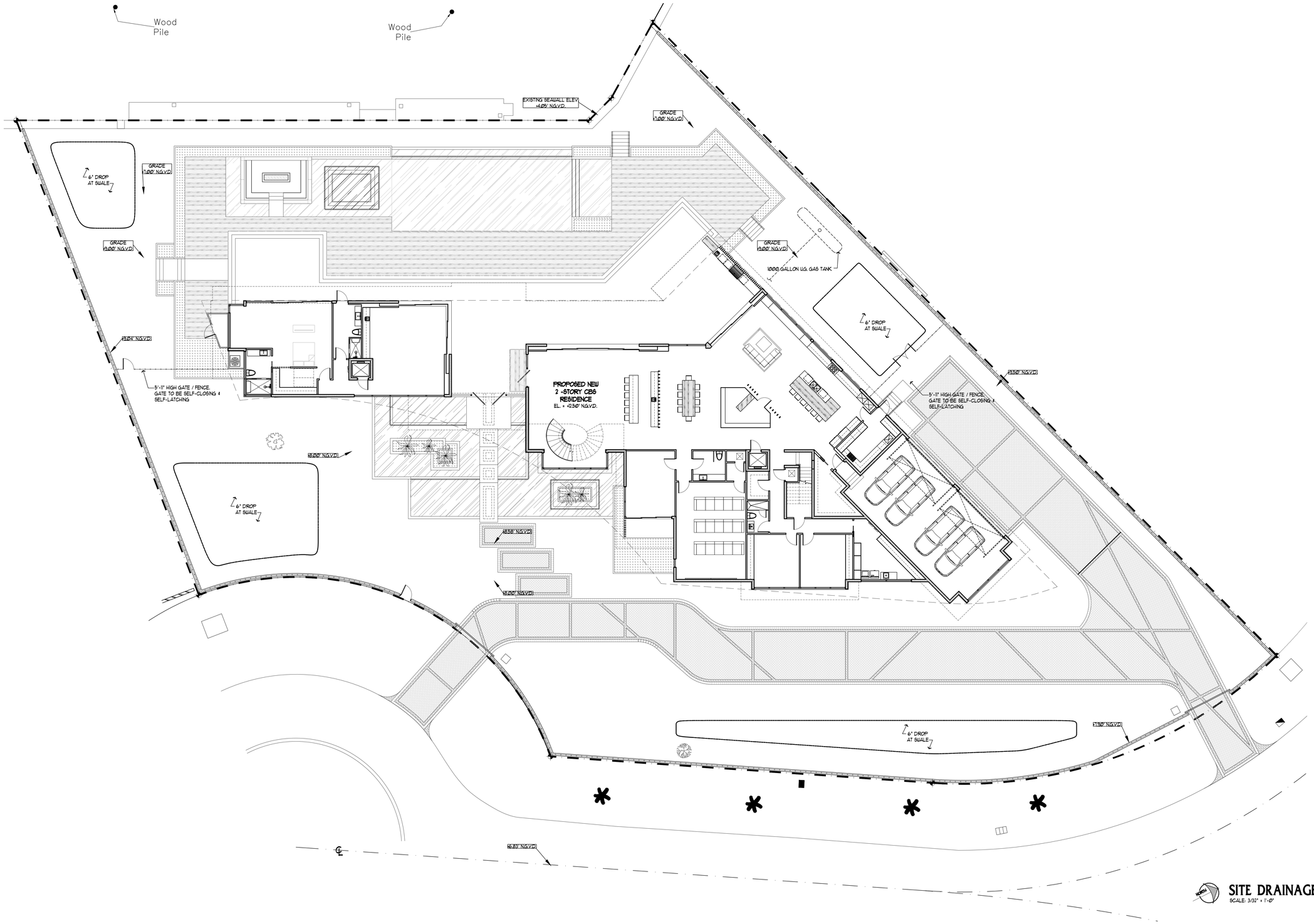

SITE DRAINAGE PLAN

SCALE: 3/32" = 1'-0"

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PROPOSED NEW RESIDENCE FOR:
MR. FRANK MATA

PROJECT TITLE

LOCATED AT
1338 ANASTASIA PLAZA
CORAL GABLES FL 33156

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SD-1

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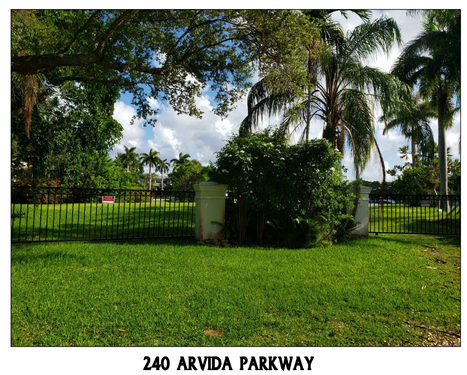
EXISTING + NEIGHBORING PROPERTIES
280 ARVIDA PARKWAY
CORAL GABLES, FLORIDA 33156

EXISTING PROPERTY TO BE DEMOLISHED

EXISTING FRONT VIEW

EXISTING SIDE VIEW

NEIGHBORING PROPERTIES



240 ARVIDA PARKWAY

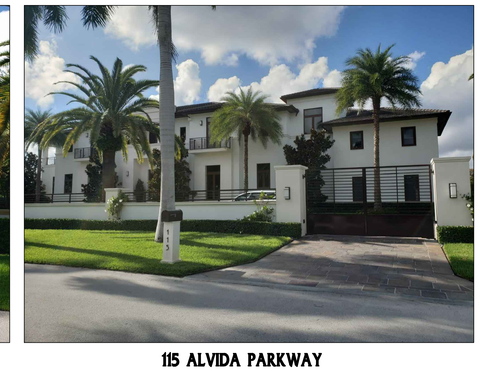
301 ALVIDA PARKWAY

301 ALVIDA PARKWAY

230 ARVIDA PARKWAY

300 ALVIDA PARKWAY

401 ALVIDA PARKWAY



115 ALVIDA PARKWAY

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PROJECT TITLE

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NEIGHBORING PROPERTY : 540 LEUCADENDRA DR.

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MR. FRANK MATA

PROJECT TITLE

LOCATED AT:
540 LEUCADENDRA DR.
CORAL GABLES, FL 33156

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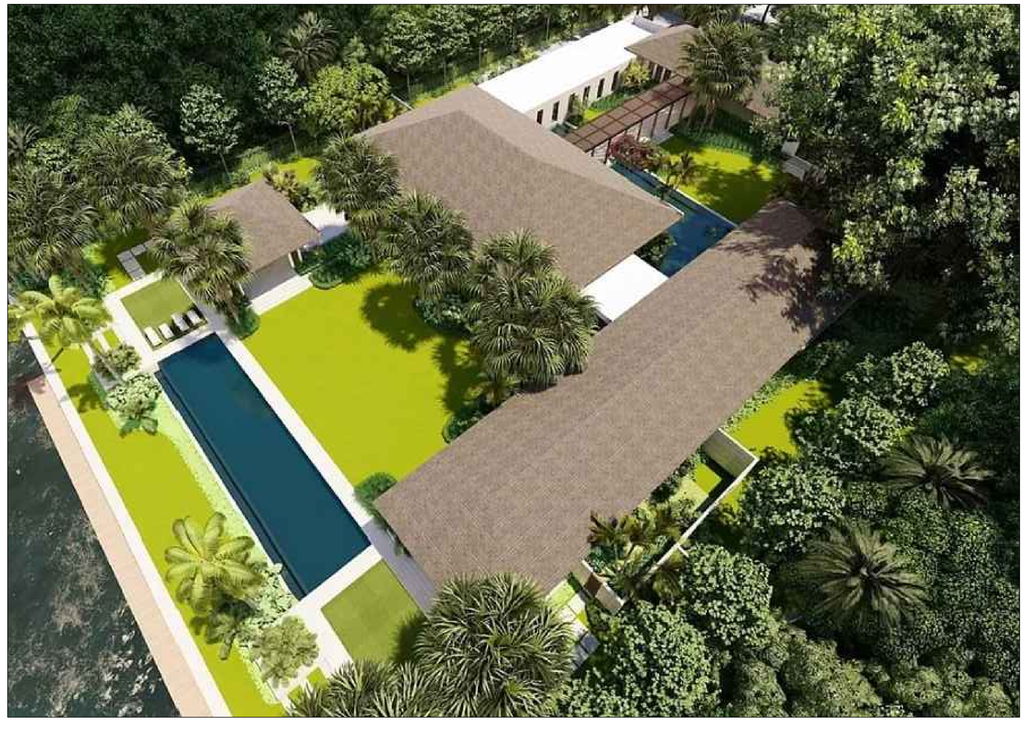
NEIGHBORING PROPERTY : 390 CASUARINA CONCOURSE



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MR. FRANK MATA

PROJECT TITLE

LOCATED AT:
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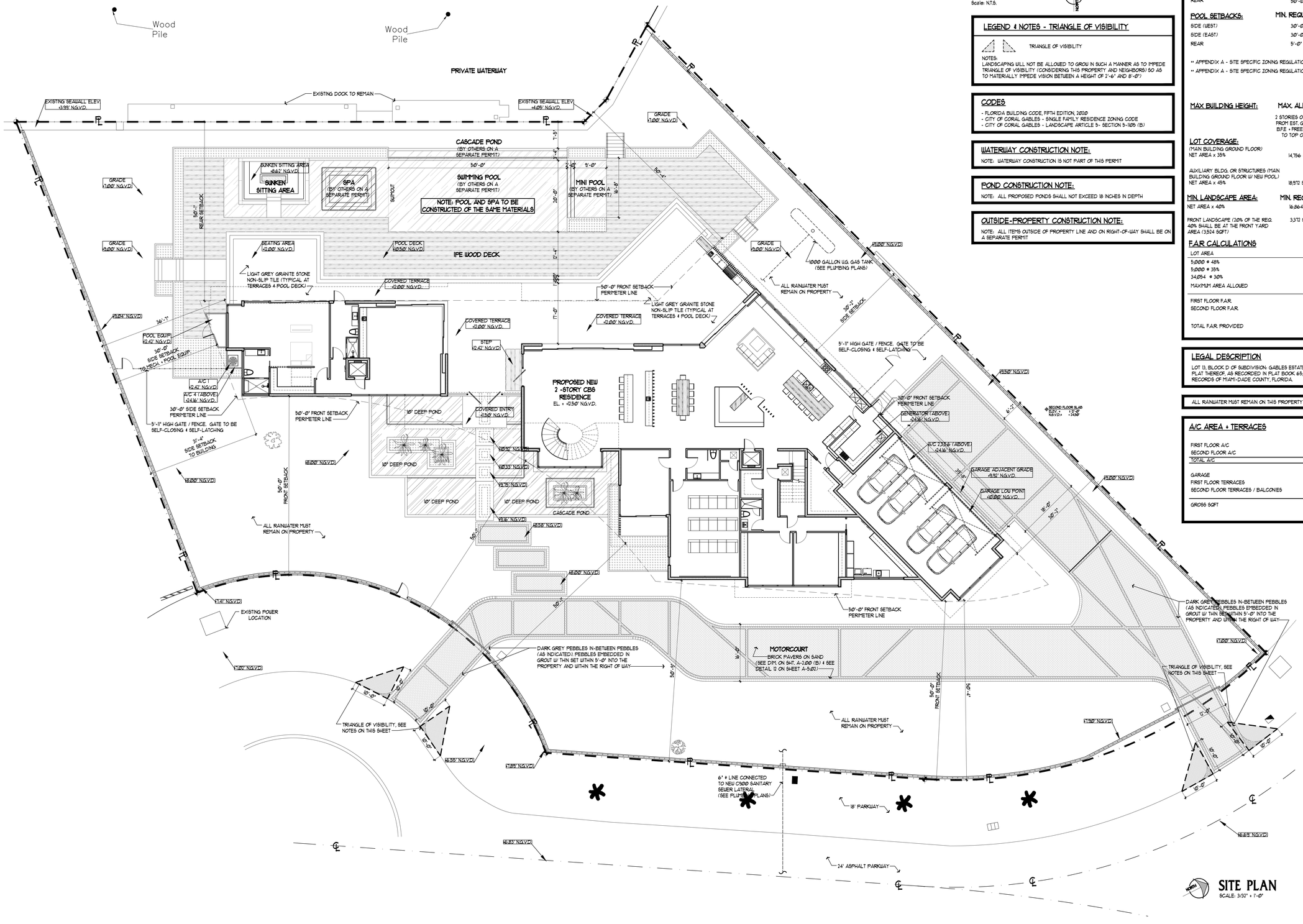
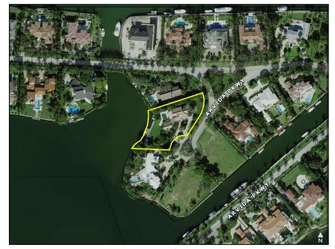


SITE PLAN
SCALE: 3/32" = 1'-0"



LOCATION MAP
Scale: N.T.S.

LEGEND & NOTES - TRIANGLE OF VISIBILITY

TRIANGLE OF VISIBILITY

NOTES:
LANDSCAPING WILL NOT BE ALLOWED TO GROW IN SUCH A MANNER AS TO IMPEDE TRIANGLE OF VISIBILITY (CONSIDERING THIS PROPERTY AND NEIGHBORS) SO AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF 2'-6" AND 8'-0")

CODES
- FLORIDA BUILDING CODE, FIFTH EDITION, 2020
- CITY OF CORAL GABLES - SINGLE FAMILY RESIDENCE ZONING CODE
- CITY OF CORAL GABLES - LANDSCAPE ARTICLE 5- SECTION 5-1105 (B)

WATERWAY CONSTRUCTION NOTE:
NOTE: WATERWAY CONSTRUCTION IS NOT PART OF THIS PERMIT

POND CONSTRUCTION NOTE:
NOTE: ALL PROPOSED PONDS SHALL NOT EXCEED 18 INCHES IN DEPTH

OUTSIDE-PROPERTY CONSTRUCTION NOTE:
NOTE: ALL ITEMS OUTSIDE OF PROPERTY LINE AND ON RIGHT-OF-WAY SHALL BE ON A SEPARATE PERMIT

ZONING INFORMATION:

CITY: CORAL GABLES
ZONING DISTRICT: SINGLE FAMILY RESIDENCE (SFR)
NET LOT AREA: 42,160 SQFT. = ± 0.967 ACRE
FLOOD ZONE: ZONE 'AE' ELEVATION+ +11'-0" + 1'-0" = +12'-0"

SETBACKS:	MIN. REQUIRED	PROPOSED
FRONT	50'-0" **	50'-0"
SIDE (WEST)	30'-0" **	30'-3"
SIDE (EAST)	30'-0" **	30'-4"
REAR	50'-0" **	50'-1 "

ACCESSORY SETBACKS:	MIN. REQUIRED	PROPOSED
FRONT	50'-0" **	N/A
SIDE (WEST)	30'-0" **	N/A
SIDE (EAST)	30'-0" **	N/A
REAR	50'-0" **	N/A

POOL SETBACKS:	MIN. REQUIRED	PROPOSED
SIDE (WEST)	30'-0"	-
SIDE (EAST)	30'-0"	-
REAR	5'-0"	-

** APPENDIX A - SITE SPECIFIC ZONING REGULATIONS - GABLES ESTATES
** APPENDIX A - SITE SPECIFIC ZONING REGULATIONS - GABLES ESTATES NO. 2

MAX BUILDING HEIGHT:	MAX. ALLOWED	PROPOSED
	2 STORIES OR 25'-0" FROM EST. GRADE / B.F.E. + FREEBOARD TO TOP OF T.B.	24'-10"

LOT COVERAGE:		
(MAIN BUILDING GROUND FLOOR) NET AREA x 35%	14,756 SQ.FT.	10,029 SQFT
AUXILIARY BLDG. OR STRUCTURES (MAIN BUILDING GROUND FLOOR W/ NEW POOL) NET AREA x 45%	18,972 SQ.FT.	11,836 SQFT

MIN. LANDSCAPE AREA:	MIN. REQUIRED	PROPOSED
NET AREA x 40%	16,864 SQ.FT.	18,418 SQFT
FRONT LANDSCAPE (20% OF THE REQ. 40% SHALL BE AT THE FRONT YARD AREA (3,524 SQFT)	3,372 SQ.FT.	10,462 SQFT

F.A.R CALCULATIONS

LOT AREA	42,160 SQ.FT.
5,000 @ 48%	2,400 SQ.FT.
5,000 @ 35%	1,750 SQ.FT.
34,054 @ 30%	9,648 SQ.FT.
MAXIMUM AREA ALLOWED	13,798 SQ.FT
FIRST FLOOR F.A.R.	7,837 SQ.FT.
SECOND FLOOR F.A.R.	5,663 SQ.FT.
TOTAL F.A.R. PROVIDED	13,500 SQ.FT.

LEGAL DESCRIPTION
LOT 13, BLOCK D OF SUBDIVISION: GABLES ESTATES NUMBER 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, AT PAGE 66, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALL RAINWATER MUST REMAIN ON THIS PROPERTY

A/C AREA + TERRACES

FIRST FLOOR A/C	7,126 SQ.FT.
SECOND FLOOR A/C	6,050 SQ.FT.
TOTAL A/C	13,176 SQ.FT
GARAGE	1,062 SQ.FT
FIRST FLOOR TERRACES	2,119 SQ.FT
SECOND FLOOR TERRACES / BALCONIES	3,008 SQ.FT
GROSS SQ.FT	

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PROPOSED NEW RESIDENCE FOR:
MR. FRANK MATA
PROJECT TITLE

LOCATED AT
1300 ANTONIA AVENUE
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PROJECT LOCATION

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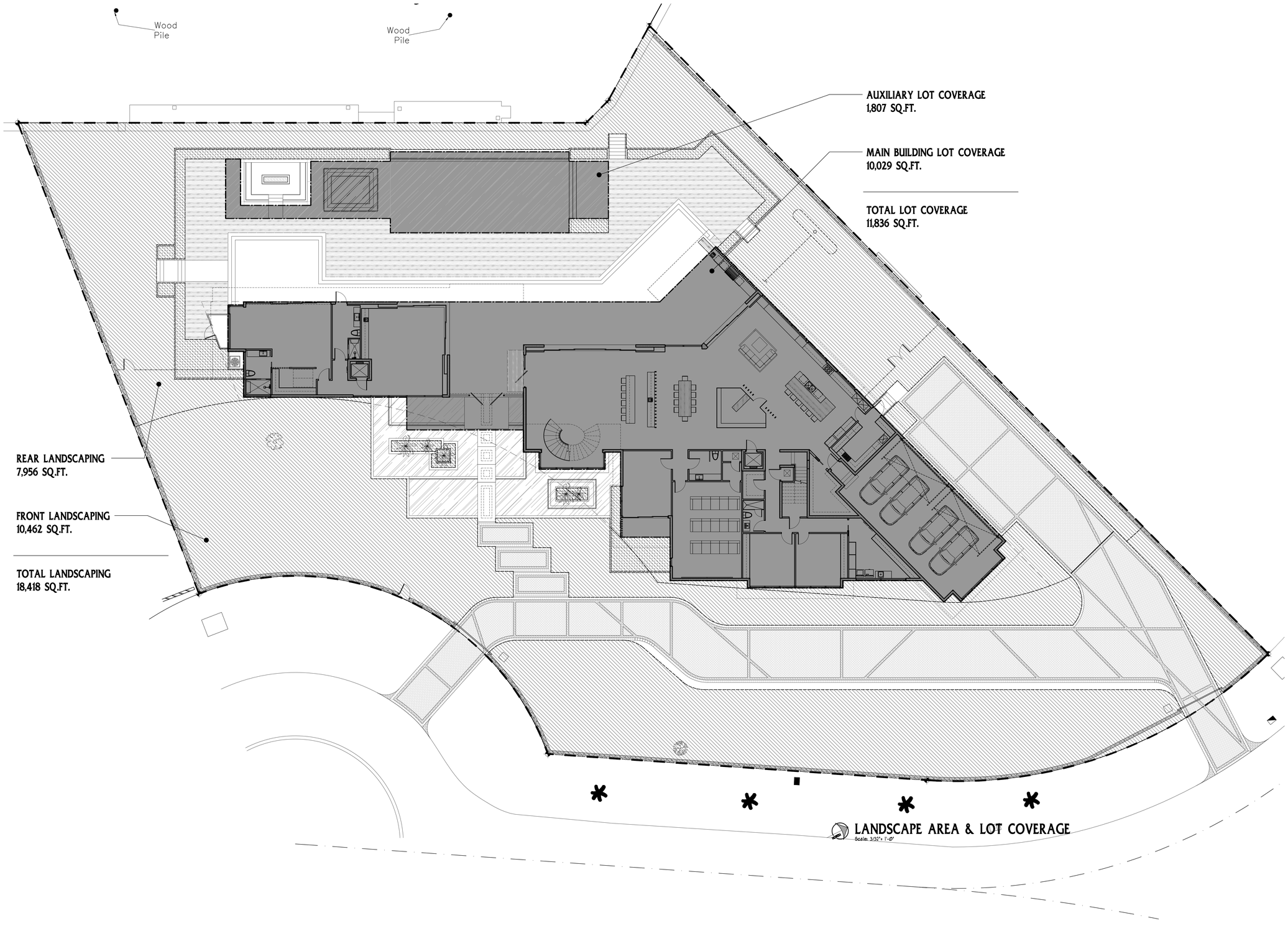

LANDSCAPE AREA & LOT COVERAGE
Scale: 3/32" = 1'-0"

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PROPOSED NEW RESIDENCE FOR:
MR. FRANK MATA

PROJECT TITLE

LOCATED AT
1,500 ANASTASIA PARKWAY
CORAL GABLES, FL 33156

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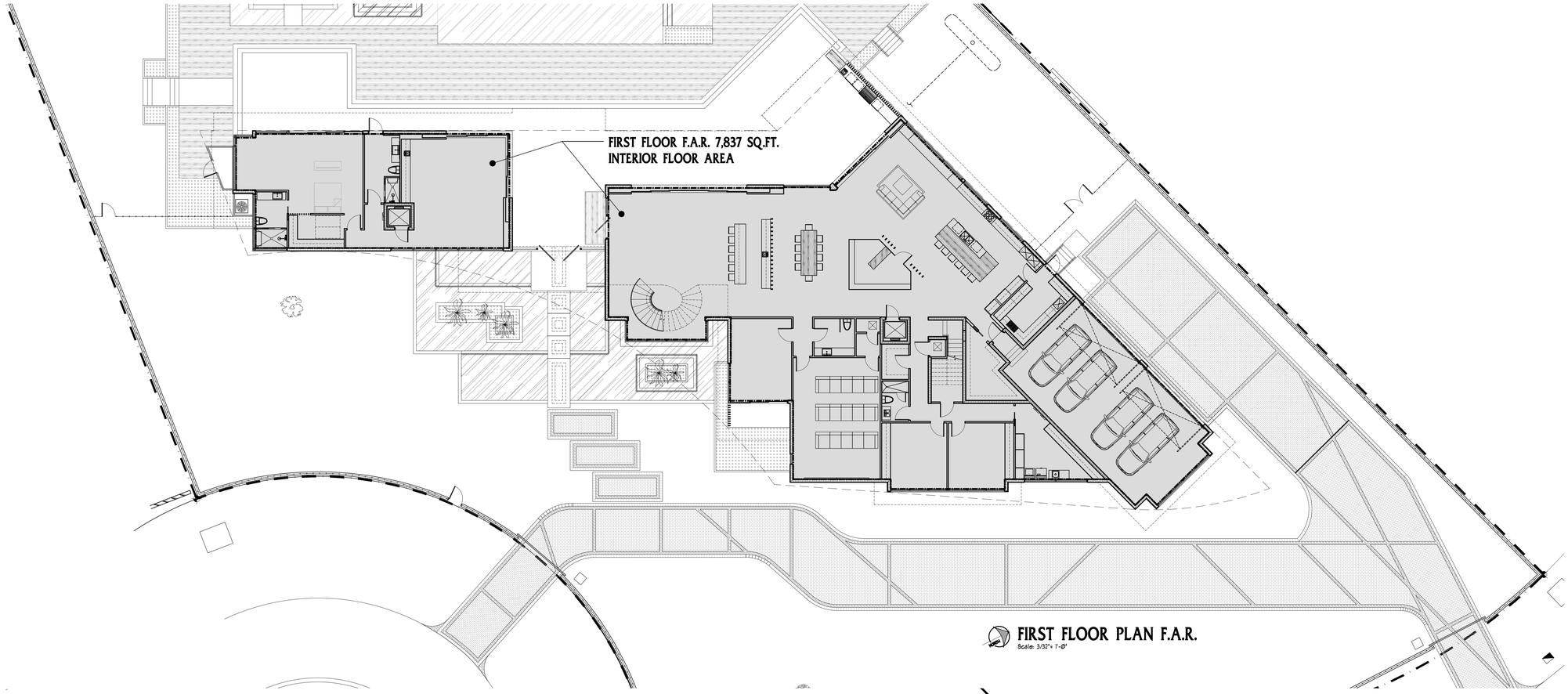
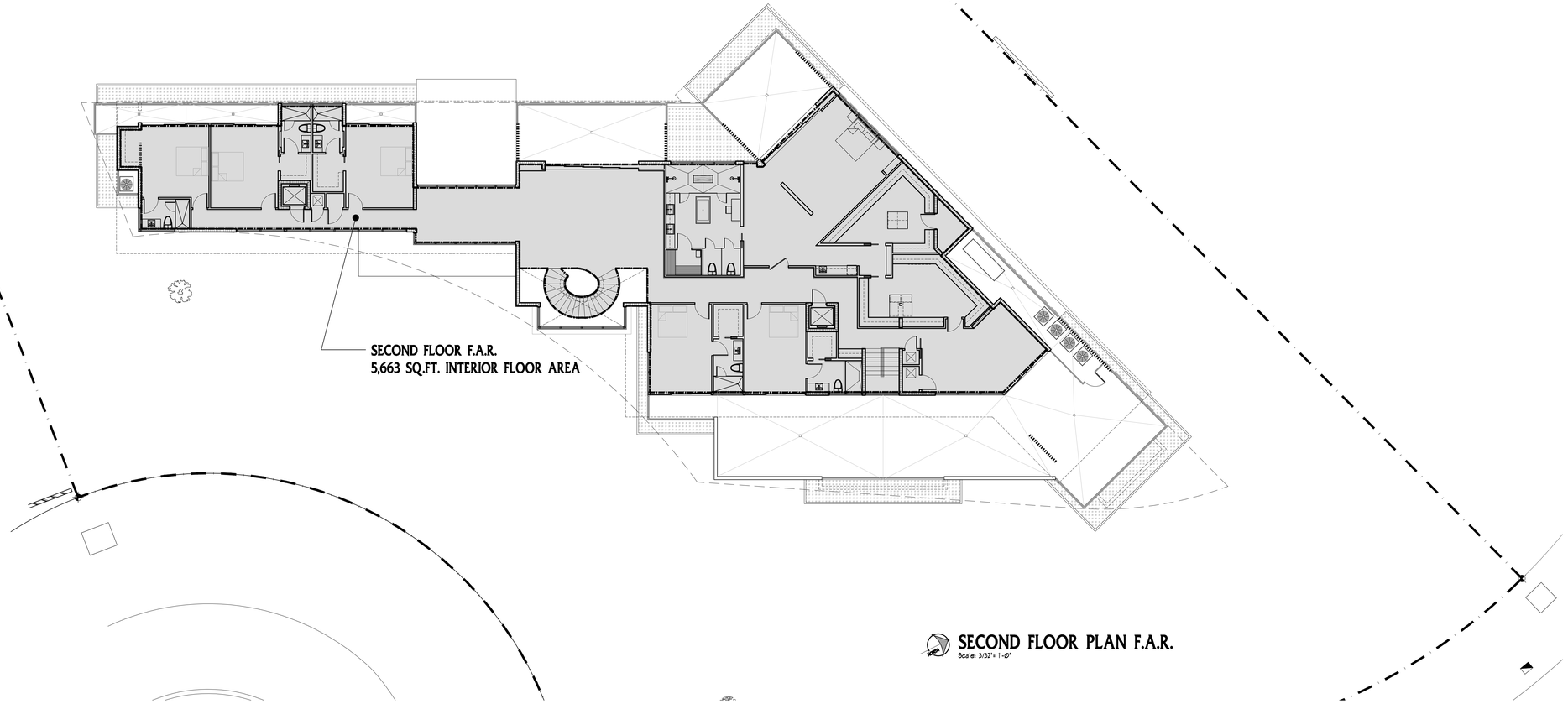


FIRST FLOOR PLAN F.A.R.
Scale: 3/32" 1'-0"



SECOND FLOOR PLAN F.A.R.
Scale: 3/32" 1'-0"

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MR. FRANK MATA

PROJECT TITLE

LOCATED AT:
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CORAL GABLES, FL 33156

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DOOR SCHEDULE

	MARK	DESCRIPTION	# OF PANELS	SIZE W	SIZE H	SIZE T	MATERIAL DOOR	MATERIAL FRAME	REMARKS
EXTERIOR	A	DOUBLE WOOD PIVOT DOOR	2	9'-8" O.	10'-6"	1-¾"	WOOD	WOOD	N- 1,3,5
EXTERIOR	B	PIVOT DOOR	1	5'-0" O.	10'-0"	1-¾"	WOOD	WOOD	N- 1,5
EXTERIOR	C	HORIZONTAL SLIDING DOOR	3	12'-10" O.	10'-0"	1-¾"	ALUM./ GL	ALUM.	N- 1,2,5
EXTERIOR	D	HORIZONTAL SLIDING DOOR	4	16'-2" M.O.	10'-0"	1-¾"	ALUM./ GL	ALUM.	N- 1,2,5
EXTERIOR	E	HORIZONTAL SLIDING DOOR	6	25'-8" M.O.	10'-0"	1-¾"	ALUM./ GL	ALUM.	N- 1,2,5
EXTERIOR	F	HORIZONTAL SLIDING DOOR	3	13'-10" O.	10'-0"	1-¾"	ALUM./ GL	ALUM.	N- 1,2,5
EXTERIOR	G	HORIZONTAL SLIDING DOOR	3	13'-7" O.	10'-0"	1-¾"	ALUM./ GL	ALUM.	N- 1,2,5
EXTERIOR	H	FRENCH GLASS DOOR	1	3'-4" M.O.	10'-0"	1-¾"	ALUM./ GL	ALUM.	N- 1,2,3,5,6
EXTERIOR	J	HORIZONTAL SLIDING DOOR	4	16'-6" O.	10'-0"	1-¾"	ALUM./ GL	ALUM.	N- 1,2,5
EXTERIOR	K	HORIZONTAL SLIDING DOOR	3	12'-10" O.	9'-6"	1-¾"	ALUM./ GL	ALUM.	N- 1,2,5
EXTERIOR	L	HORIZONTAL SLIDING DOOR	3	12'-8" O.	9'-6"	1-¾"	ALUM./ GL	ALUM.	N- 1,2,5
EXTERIOR	M	HORIZONTAL SLIDING DOOR	3	12'-6" O.	9'-6"	1-¾"	ALUM./ GL	ALUM.	N- 1,2,5
EXTERIOR	N	HORIZONTAL SLIDING DOOR	4	16'-2" M.O.	9'-6"	1-¾"	ALUM./ GL	ALUM.	N- 1,2,5
EXTERIOR	P	HORIZONTAL SLIDING DOOR	5	19'-4" M.O.	9'-6"	1-¾"	ALUM./ GL	ALUM.	N- 1,2,5
EXTERIOR	Q	HORIZONTAL SLIDING DOOR	3	14'-0" M.O.	9'-6"	1-¾"	ALUM./ GL	ALUM.	N- 1,2,5
EXTERIOR	R	HORIZONTAL SLIDING DOOR	3	14'-0" O.	9'-6"	1-¾"	ALUM./ GL	ALUM.	N- 1,2,5
EXTERIOR	S	GARAGE DOOR	1	18'-0" M.O.	10'-0"	1-¾"	ALUM./ GL	ALUM.	N- 1,4,5
EXTERIOR	T	METAL DOOR	1	3'-4" M.O.	8'-0"	1-¾"	ALUM./ GL	ALUM.	N- 3,5
INTERIOR	AA	SOLID WOOD DOOR	1	2'-8"	8'-0"	1-¾"	WOOD	WOOD	N- 3
INTERIOR	BB	POCKET DOOR	1	3'-0"	8'-0"	1-¾"	WOOD	WOOD	N- 3
INTERIOR	CC	SOLID WOOD DOOR	1	3'-0"	8'-0"	1-¾"	WOOD	WOOD	N- 3
INTERIOR	DD	FULLY LOUVERED DOOR	1	2'-6"	8'-0"	1-¾"	WOOD	WOOD	N- 3
INTERIOR	EE	POCKET DOOR	1	2'-6"	8'-0"	1-¾"	WOOD	WOOD	N- 3
INTERIOR	FF	FULLY LOUVERED DOOR	1	3'-0"	8'-0"	1-¾"	WOOD	WOOD	N- 3
INTERIOR	GG	POCKET DOOR	1	4'-2"	8'-0"	1-¾"	WOOD	WOOD	N- 3
INTERIOR	HH	METAL DOOR	1	3'-4"	8'-0"	1-¾"	METAL	METAL	N- 3,5
INTERIOR	JJ	PIVOT DOOR	1	4'-0"	8'-0"	1-¾"	WOOD	WOOD	N- 3

NOTES:

1. OPEN TO OUTSIDE
2. GLASS ½" THICK SAFETY GLASS CATEGORY CLASS II
3. HANDICAP ACCESS AND HARDWARE
4. OVERHEAD DOOR SUBMIT D.C. P.C. APPROVAL
5. LARGE MISSILE IMPACT RESISTANT
6. FROSTED

* GENERAL CONTRACTOR/ BUILDER TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION FOR ARCHITECTS APPROVAL

* ALL WINDOW AND DOOR FRAMES TO BE BRONZE ANODIZED ALUMINUM FRAME. ALL GLASS TO BE GREY TINTED LOW-E.

SAFETY NOTES FOR DOORS

(CLOSETS AND BATHROOMS) NFPA 101 - 2017 CHAPTER-24 (24-2,4,3) EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET (24-2,4) EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.

U-FACTOR SHGC NOTES:

ALL WINDOWS TO HAVE THE FOLLOWING VALUES:
- U-FACTOR = **1.04**
- SHGC (SOLAR HEAT GAIN COEFFICIENT) = **0.40**

ALL FIXED AND CUSTOM WINDOWS TO HAVE SAME FRAME AS CASEMENT WINDOWS.

WINDOW SCHEDULE

MARK	DESCRIPTION	# OF PANELS	SIZE W	SIZE H	MATERIAL	GLASS TYPE IMPACT RESISTAT	GLASS TYPE TEMPERED	EGRESS TYPE Y	EGRESS TYPE N	REMARKS
1	FIXED	1	4'-2" O.	11'-2"	ALUM./GLASS	●	●		●	N-2,4
2	FIXED	4	17'-6" O.	11'-2"	ALUM./GLASS	●	●		●	N-2,4
3	FIXED	2	8'-4" O.	10'-0"	ALUM./GLASS	●	●		●	N-2,4
4	FIXED	1	2'-4" M.O.	3'-6"	ALUM./GLASS	●	●		●	N-2,4
5	CASEMENT	1	2'-4" M.O.	6'-6"	ALUM./GLASS	●	●	●		N-2,3
6	FIXED	1	4'-2" O.	3'-6"	ALUM./GLASS	●	●		●	N-2,4
7	CASEMENT	1	4'-2" O.	6'-6"	ALUM./GLASS	●	●	●		N-2,3
8	FIXED	2	8'-4" O.	10'-0"	ALUM./GLASS	●	●		●	N-2,4
9	FIXED	2	14'-0" M.O.	2'-6"	ALUM./GLASS	●	●		●	N-2,4
9.1	FIXED	4	16'-0" M.O.	10'-0"	ALUM./GLASS	●	●		●	N-2,4
10	FIXED	1	7'-4" M.O.	2'-0"	ALUM./GLASS	●	●		●	N-2,4
11	FIXED	3	17'-8" M.O.	2'-6"	ALUM./GLASS	●	●		●	N-2,4
12	FIXED	2	10'-4" M.O.	10'-0"	ALUM./GLASS	●	●		●	N-2,4
13	FIXED	1	3'-10" O.	10'-0"	ALUM./GLASS	●	●		●	N-2,4
14	FIXED	2	7'-0" O.	10'-0"	ALUM./GLASS	●	●		●	N-2,4
15	FIXED	1	3'-10" O.	10'-0"	ALUM./GLASS	●	●		●	N-2,4
15.1	FIXED	1	2'-0" O.	2'-6"	ALUM./GLASS	●	●		●	N-2,4
16	FIXED	1	9'-10" O.	10'-0"	ALUM./GLASS	●	●		●	N-2,4
17	FIXED	1	7'-8" O.	2'-6"	ALUM./GLASS	●	●		●	N-2,4
18	FIXED	1	4'-6" O.	2'-6"	ALUM./GLASS	●	●		●	N-2,4
19	FIXED	1	7'-2" O.	2'-6"	ALUM./GLASS	●	●		●	N-2,4
20	FIXED	5	25'-0" M.O.	10'-0"	ALUM./GLASS	●	●		●	N-2,4
21	FIXED	1	4'-2" O.	9'-6"	ALUM./GLASS	●	●		●	N-2,4
22	FIXED	4	17'-6" O.	9'-6"	ALUM./GLASS	●	●		●	N-2,4
23	FIXED	2	8'-4" O.	9'-6"	ALUM./GLASS	●	●		●	N-2,4
24	FIXED	1	6'-2" O.	2'-6"	ALUM./GLASS	●	●		●	N-2,4
25	FIXED	1	3'-4" O.	2'-6"	ALUM./GLASS	●	●		●	N-2,4
26	FIXED	1	7'-0" M.O.	2'-6"	ALUM./GLASS	●	●		●	N-2,4
27	FIXED	3	14'-0" O.	9'-6"	ALUM./GLASS	●	●		●	N-2,4
28	FIXED	1	2'-10" M.O.	9'-6"	ALUM./GLASS	●	●		●	N-2,4
29	FIXED	3	13'-6" M.O.	9'-6"	ALUM./GLASS	●	●		●	N-2,4
30	FIXED	5	20'-4" M.O.	9'-6"	ALUM./GLASS	●	●		●	N-2,4
31	FIXED	2	10'-0" O.	9'-6"	ALUM./GLASS	●	●		●	N-2,4
32	FIXED	5	25'-0" O.	9'-6"	ALUM./GLASS	●	●		●	N-2,4
33	FIXED	1	2'-0" O.	9'-6"	ALUM./GLASS	●	●		●	N-2,4
34	FIXED	5	20'-8" O.	9'-6"	ALUM./GLASS	●	●		●	N-2,4

NOTES:

1. ALL GLASS SHALL BE TINTED
2. LARGE MISSILE IMPACT RESISTANT
3. CS (CASEMENT)
4. FIXED

* GENERAL CONTRACTOR/ BUILDER TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION FOR ARCHITECTS APPROVAL

* ALL WINDOW AND DOOR FRAMES TO BE BRONZE ANODIZED ALUMINUM FRAME. ALL GLASS TO BE GREY TINTED LOW-E.

U-FACTOR SHGC NOTES:

ALL WINDOWS TO HAVE THE FOLLOWING VALUES:
- U-FACTOR = **1.04**
- SHGC (SOLAR HEAT GAIN COEFFICIENT) = **0.40**

ALL FIXED AND CUSTOM WINDOWS TO HAVE SAME FRAME AS CASEMENT WINDOWS.

ROOM FINISH SCHEDULE

ROOM	FLOOR	WALLS	CEILING - HEIGHT	BASE	REMARKS
COVERED ENTRY	PORCELAIN TILE	N/A	IPE / SMOOTH STUCCO	N/A	N-1
GREAT ROOM	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
BAR	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
DINING ROOM	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
WINE ROOM	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
KITCHEN	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
B.O.H. KITCHEN	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
PANTRY	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
FAMILY ROOM	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
MEDIA ROOM	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
CIGAR ROOM	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
POWDER ROOM	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
IT ROOM	PORCELAIN TILE	DRYWALL	DRYWALL	N/A	N-2
MAID'S QUARTERS 1 & 2	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
LAUNDRY ROOM	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
GAME ROOM	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
BEDROOM No. 2, 3, 4, 5, 6	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
BATHROOM No. 2, 3, 4, 5, 6, 7	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
W.I.C.	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
MASTER SUITE 1 & 2	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
MASTER BATHROOM 1 & 2	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
MASTER (HIS & HERS) W.I.C.	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
DEN	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
LOFT	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
CABANA BATH	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
GARAGE	CONCRETE	GREEN BOARD DRYWALL	DRYWALL	N/A	N-3
GENERATOR ROOM	CONCRETE	GREEN BOARD DRYWALL	DRYWALL	N/A	N-3
COVERED TERRACE	PORCELAIN TILE	DRYWALL	IPE / SMOOTH STUCCO	N/A	N-1

NOTES:

1. USE NON-SLIP TILE
2. USE IMPERVIOUS MATERIAL
3. BROOM FINISH CONCRETE FLOOR

NOTES:

ALL FIXED AND CUSTOM WINDOWS TO HAVE SAME FRAME AS CASEMENT WINDOWS.

INSULATION MATERIAL NOTE

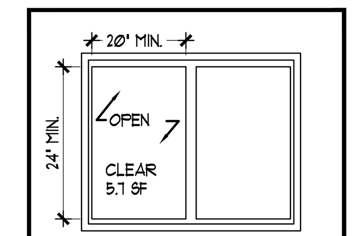
INSULATION MATERIALS TO MEET THE FLAMESPREAD AND SMOKE DEVELOPED CRITERIA AS SET FORTH IN F.B.C. 2017 R302.10

FINISH MATERIAL NOTE

FINISH MATERIALS TO MEET THE FLAMESPREAD AND SMOKE DEVELOPED REQUIREMENTS AS SET FORTH IN F.B.C. 2017 R302.9.1 & R302.9.2

F.B.C. 2017 R302.9.1 - FLAME SPREAD INDEX - WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200

F.B.C. 2017 R302.9.2 - SMOKE-DEVELOPED INDEX - WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450



EGRESS REQM'T. FOR WINDOWS CLEAR OPENING: 20" MIN. HORIZ. DIMENSION 24" MIN. VERT. DIMENSION AND 5.7 SF. CLEAR 42"A.F.F. TO BOTTOM OF WINDOW OPENING

SHOWER GLASS NOTE:

PROVIDE ⅜" SAFETY GLASS CATEGORY CLASS II ON SHOWER GLASS AND 24" WIDE DOOR & 22" MIN CLEARANCE

PRE FAB WOOD TRUSSES @ 24" O.C. - BY OTHERS (SUBMIT SHOP DRAWINGS FOR APPROVAL IN SEPARATED PERMIT)

LEGEND

- NEW 8" CMU WALL
- NEW PARTITION WALL (4" TYP. UNLESS OTHERWISE NOTED)
- CONCRETE COLUMN
- NEW LOW PARTITION WALL (4" TYP. UNLESS OTHERWISE NOTED)
- STEEL COLUMN

GENERAL CONTRACTOR/BUILDER TO VERIFY ALL EGRESS AND NON-EGRESS WINDOWS AND OPENINGS PRIOR TO WINDOW FABRICATION. EGRESS WINDOW NEED TO MEET NFPA 21-22.3

No.	REVISIONS	BY

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PROJECT TITLE: PROPOSED NEW RESIDENCE FOR: MR. FRANK MATA

PROJECT LOCATION: LOCATED AT: 280 ARVIDA PARKWAY CORAL GABLES, FL 33156

CALIL ARCHITECTS
AA 26001949 1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
PHONE: (305) 860-9600 FAX: (305) 860-9602
EDUARDO A. CALIL, ARCHITECT LICENSE No. AR 0009383
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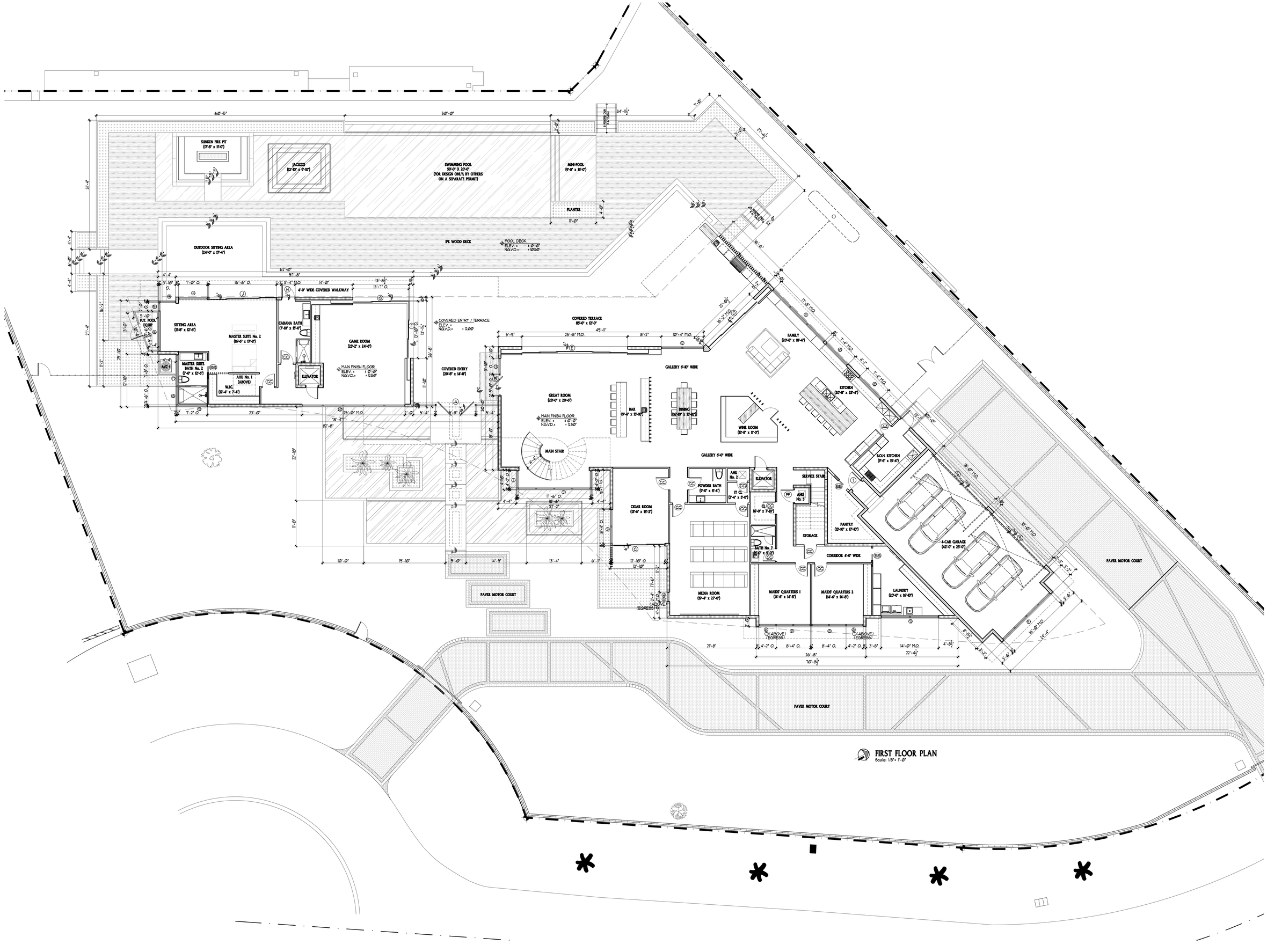

FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

No.	REVISIONS	BY

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PROPOSED NEW RESIDENCE FOR:
MR. FRANK MATA

PROJECT TITLE

LOCATED AT
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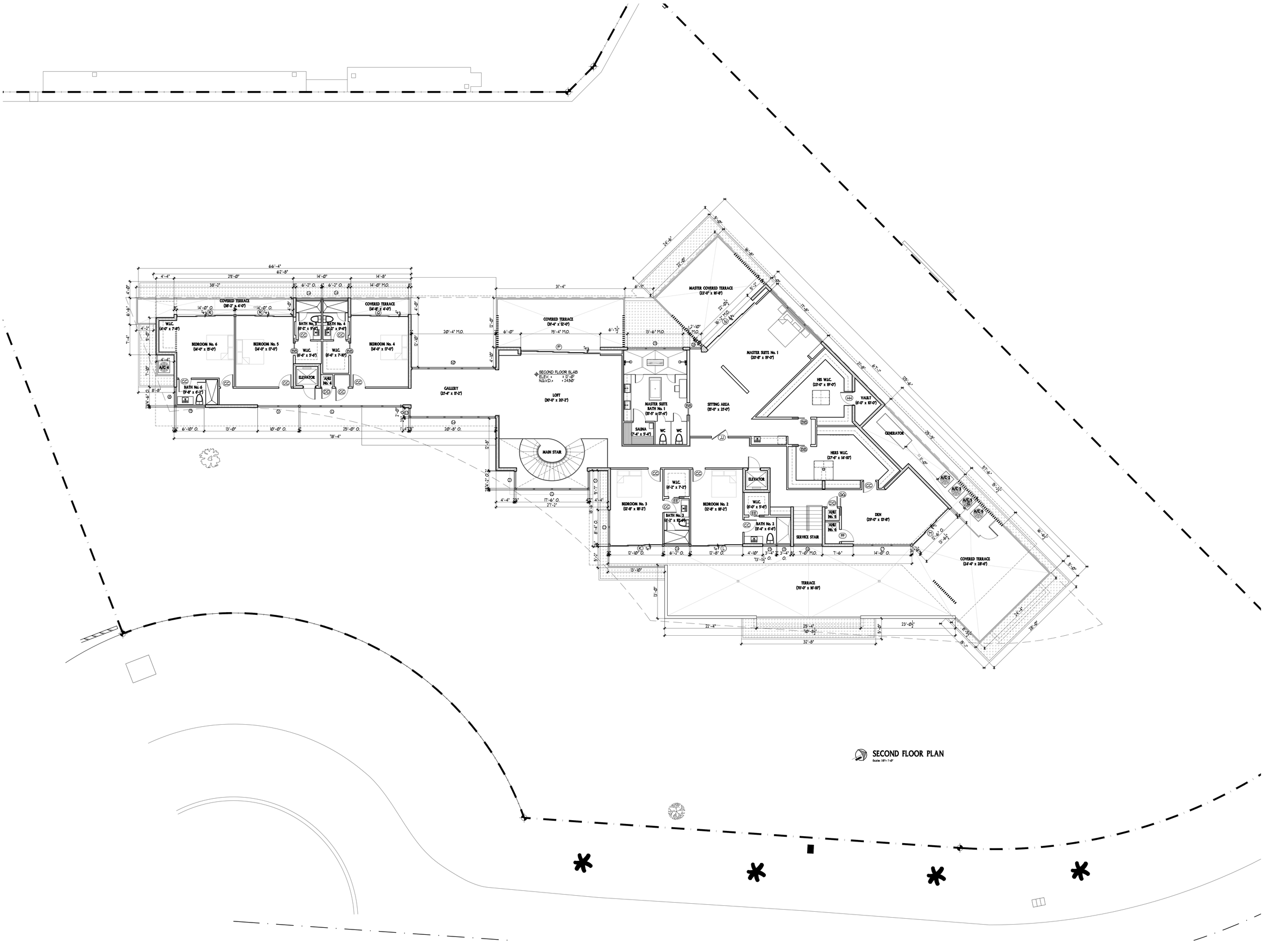

SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

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MR. FRANK MATA

PROJECT TITLE

LOCATED AT
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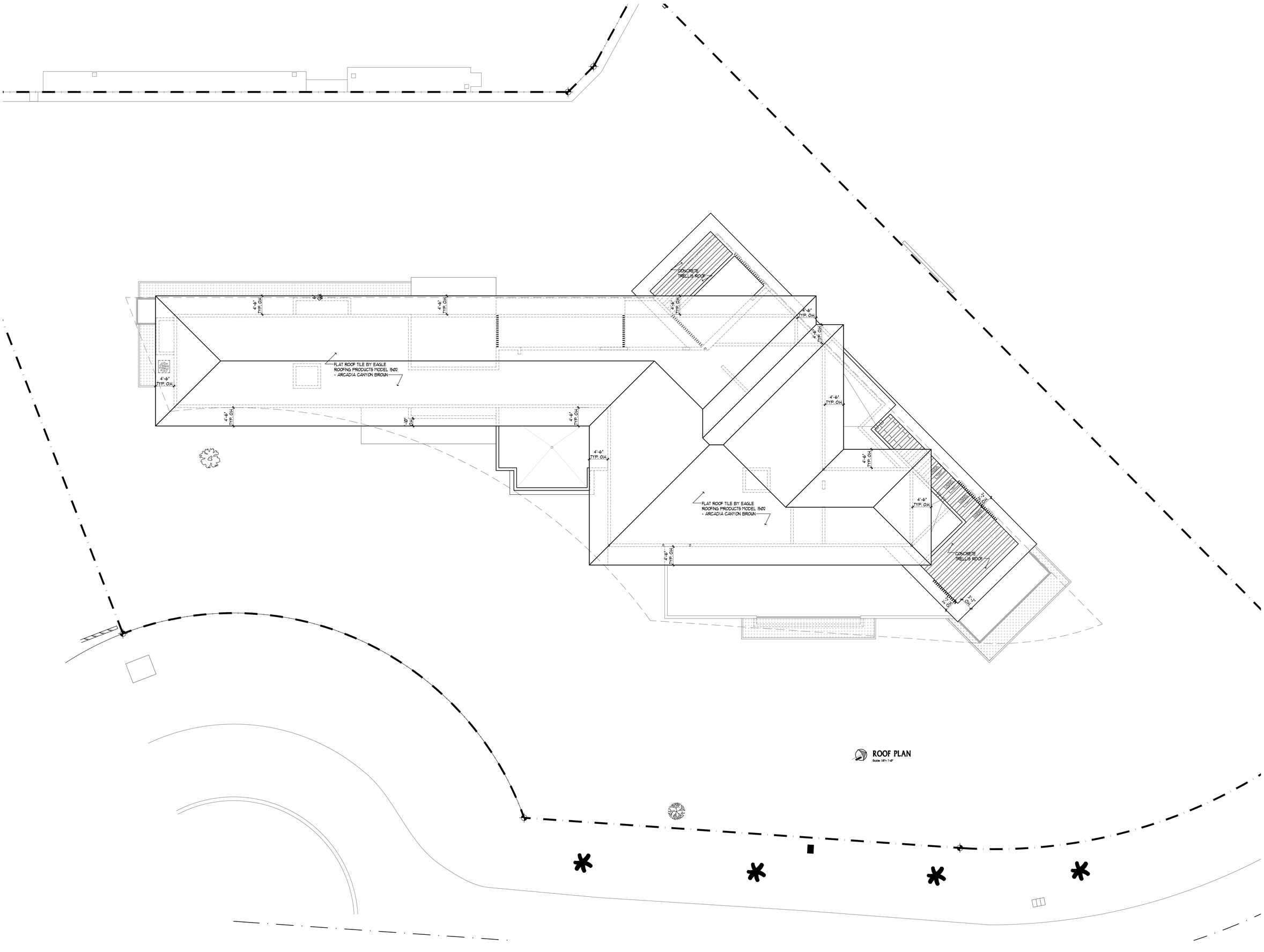

ROOF PLAN
Scale: 1/8"= 1'-0"

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PROPOSED NEW RESIDENCE FOR:
MR. FRANK MATA

PROJECT TITLE

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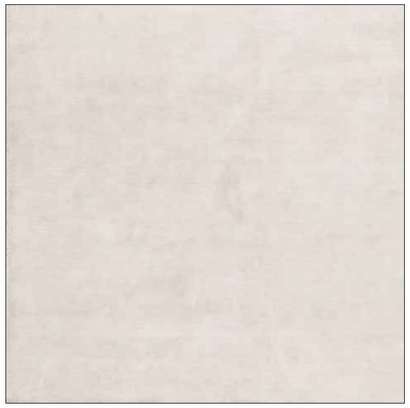
MATERIAL BOARD



SS SMOOTH STUCCO

BR BRONZE METAL FINISH

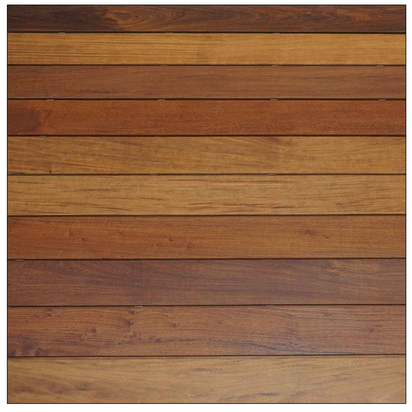
LM TEXTURED LIMESTONE

TM TARIMATEC

RT FLAT CEMENT ROOF TILE

BP BRICK PAVERS

PB GREY PEBBLES



IW IPE WOOD

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PROPOSED NEW RESIDENCE FOR:
MR. FRANK MATA

PROJECT TITLE

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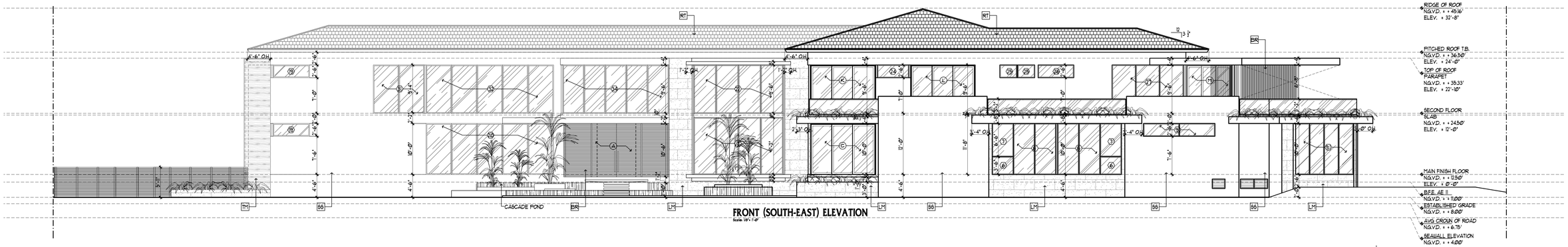

FRONT (SOUTH-EAST) ELEVATION

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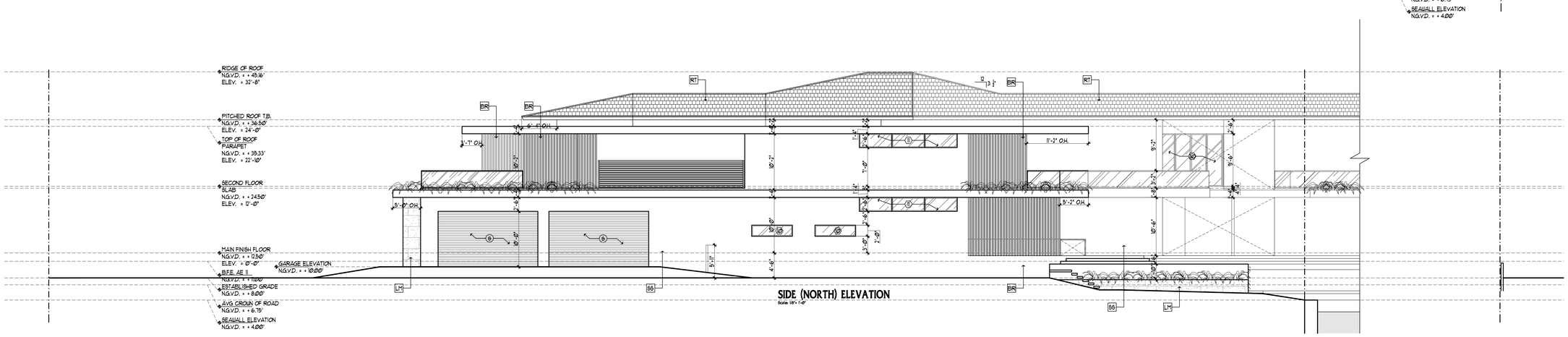
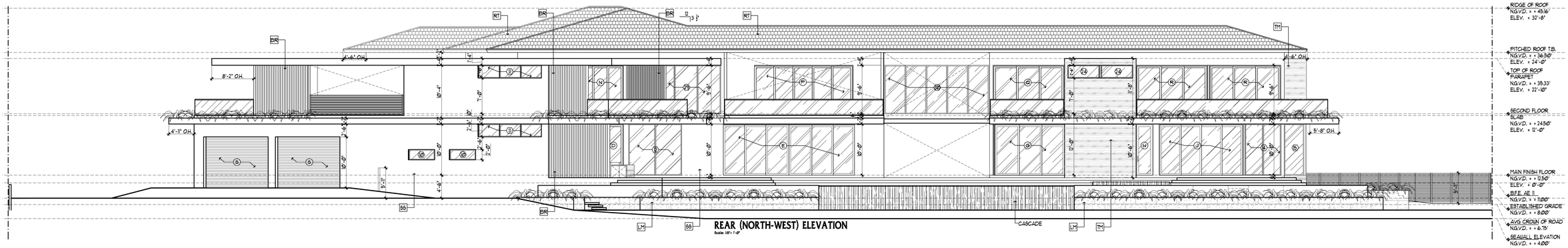


SIDE (NORTH) ELEVATION

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



REAR (NORTH-WEST) ELEVATION

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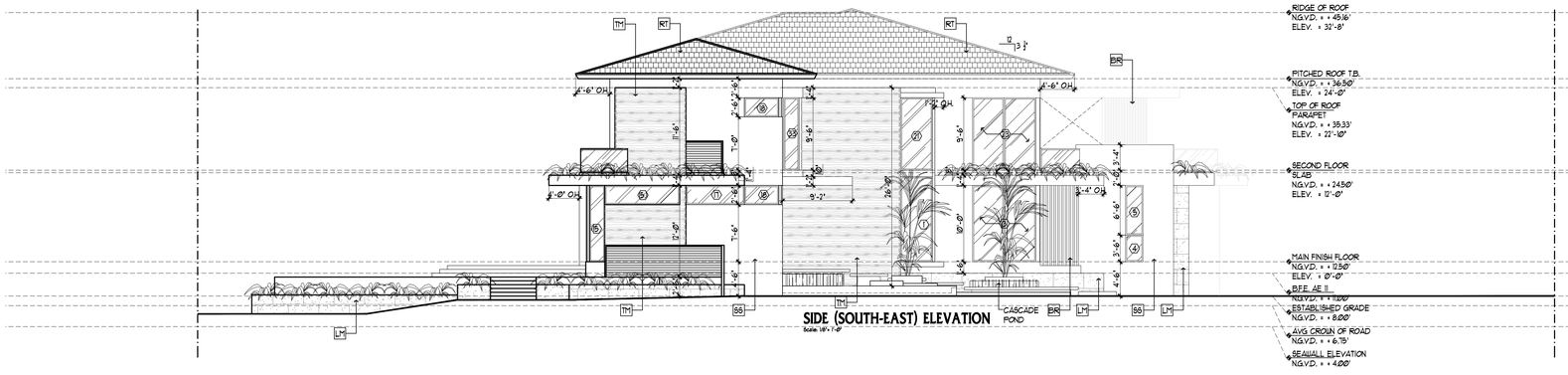

SIDE (SOUTH-EAST) ELEVATION

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PROPOSED NEW RESIDENCE FOR:

MR. FRANK MATA

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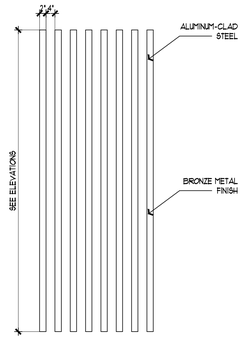
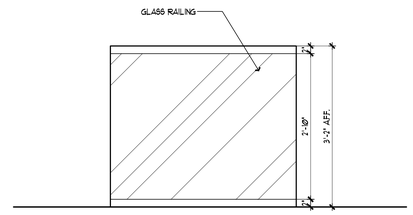


1 STEEL COLUMN DETAIL

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

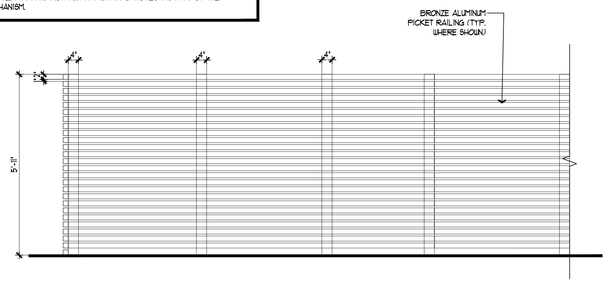


2 GLASS RAILING DETAIL

SCALE: 3/4" = 1'-0"

ACCESS GATE NOTES

R4501711.8
ACCESS GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R4501711 THROUGH R4501711.1 AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE. WHERE THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE, THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER SIDE OF THE GATE AND SO PLACED THAT IT CANNOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL. THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2 INCH (12.7 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.

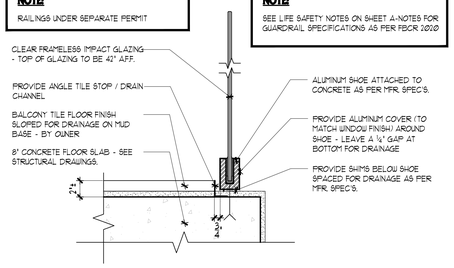


3 SIDE FENCE/GATE DETAIL

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

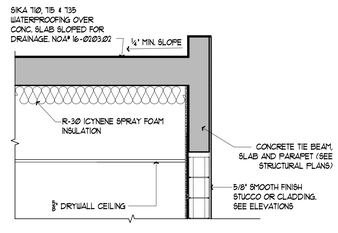
NOTE:
RAILINGS UNDER SEPARATE PERMIT

NOTE:
SEE LIFE SAFETY NOTES ON SHEET A-NOTES FOR GUARDRAIL SPECIFICATIONS AS PER FBCR 2020



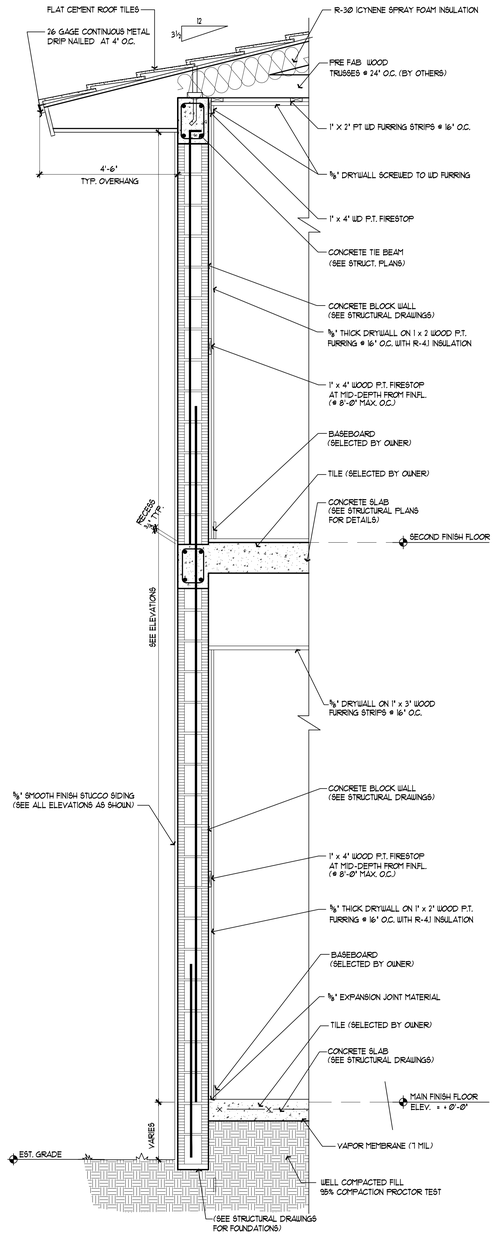
4 GUARDRAIL DETAIL

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



5 PARAPET ROOF DETAIL

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



6 TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0"

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PROPOSED NEW RESIDENCE FOR:
MR. FRANK MATA

PROJECT TITLE

LOCATED AT:
1200 SOUTH PARKWAY
CORAL GABLES, FL 33156

PROJECT LOCATION

CALIL ARCHITECTS
1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
AA 26001949 PHONE: (305) 860-8600 FAX: (305) 860-8602
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A-3.51

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CHECKED	E.A.C.
DATE	JUNE '21
SCALE	SHOWN
JOB No.	2021-011

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R-1.01

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