

GENERAL NOTES

- THE SELECTION OF ALL FINISH MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
- THE WORK SHALL BE DONE IN ACCORDANCE WITH THE BEST PRACTICES IN THE CONSTRUCTION INDUSTRY AND SHALL BE PERFORMED IN A PROFESSIONAL AND WORKMAN-LIKE MANNER. ANY WORK COMPLETED IN A NON-PROFESSIONAL MANNER SHALL BE REJECTED AND SHALL BE REDONE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT PROPERTY, FURNISHINGS AND EQUIPMENT IN AREAS WHERE WORK IS BEING DONE THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED TO EXISTING PROPERTY SPACES AND EQUIPMENT DUE TO CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL OBTAIN ALL PERMITS WITH APPLICABLE DEPARTMENTS. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL CODES HAVING JURISDICTION AND WITH THE REQUIREMENTS OF THE UTILITY COMPANIES WHOSE SERVICES SHALL BE USED. ALL MODIFICATIONS REQUIRED BY THESE CODES SHALL BE MADE BY THE CONTRACTOR WITHOUT ANY ADDITIONAL COST TO THE OWNER.
- DEMOLITION SHALL NOT AFFECT ANY PLUMBING, ELECTRICAL OR SPRINKLER LINES , OUTLETS OR UTILITY LINES.
- ALL MATERIALS FURNISHED ON THE JOB SITE SHALL BE NEW AND STORED IN SUCH A MANNER SO AS TO PROTECT IT FROM DAMAGE AND EXPOSURE TO THE ELEMENTS.
- THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND ANGLES AND ALL OTHER EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK. CONTRACTOR TO ALSO VERIFY AND APPROVE ALL INFORMATION ON DRAWINGS. ACCEPTANCE OF THESE PLANS CONSTITUTES APPROVAL. PLEASE NOTIFY ENGINEER/ARCHITECT BY CERTIFIED MAIL OF ANY CONFLICTS OR DISCREPANCIES, IF ANY.
- CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN PLUMPNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN FROM ALL SUBCONTRACTORS THE FINAL APPROVED SITE AND LOCATION OF ALL OPENINGS TO BE PROVIDED FOR RESPECTIVE TRADES. HE SHALL BE RESPONSIBLE FOR LOCATION AND DETAILS.
- ANY UTILITY LINES THAT ARE DAMAGED OR BROKEN DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT NO CHARGE TO THE OWNER.
- ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 2020 AND ALL APPLICABLE LOCAL ORDINANCES.
- THE CONTRACTOR SHALL SUBMIT ALL PROPOSED SUBSTITUTIONS OF SPECIFIED PRODUCTS AND/OR MATERIALS IN WRITING TO THE ARCHITECT. SUCH SUBSTITUTIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT.
- AFTER COMPLETION OF THE WORK THE PREMISES AND THE BUILDING SHALL BE LEFT CLEAN AND FREE OF PAINT, CONCRETE AND/OR PLASTER SMEARS AND SPLATTERS. ALL CONSTRUCTION DEBRIS SHALL BE HAULED AWAY AND THE BUILDING SHALL BE BROOM CLEANED.
- THE CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR OPENINGS AND SIZES. IN CASE OF DISCREPANCIES OR OTHER CONFLICTS THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL INCLUDE IN THE DOOR AND WINDOW WORK ,THE FURNISHING, INSTALLATION AND FINISHING OF ALL CASINGS, FRAMES, TRIM AND SILLS.
- THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR REVIEW / APPROVAL SHOP DRAWINGS IN TRIPLICATE FOR ALL SPECIFIED ITEMS.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- DO NOT SCALE DRAWINGS.
- THESE DRAWINGS ARE INSTRUMENTS OF CONSTRUCTION AND REMAIN THE SOLE PROPERTY OF THE SIGNATORY ARCHITECT OR ENGINEER. ANY REPRODUCTIONS OF SAID DRAWINGS SHALL BE MADE ONLY WITH THE WRITTEN CONSENT OF THE ARCHITECT OR ENGINEER.
- ALL CONCRETE FOR FOUNDATION & SLABS ON GRADE SHALL REACH 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS, AND ALL COLUMNS, GROUTED CELLS, SLABS ABOVE GRADE AND TIE BEAMS SHALL REACH 3000 P.S.I. COMPRESSIVE STRENGTH MINIMUM AT 28 DAYS UNLESS OTHERWISE NOTED.
- CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR VERIFYING REQUIRES GRADE AND FINISH FLOOR ELEVATIONS WITH RESPECT TO DADE COUNTY FLOOD CRITERIA, EXISTING CROWN OF ROAD ELEVATIONS, FEDERAL FLOOD CRITERIA OR ANY OTHER GOVERNING BODY.
- OWNER AND CONTRACTOR SHALL NOTIFY ENGINEER AND ARCHITECT IN WRITING, BY CERTIFIED MAIL UPON COMMENCEMENT PROJECT.
- INFORMATION ON THESE PLANS IS BASED ON PARTIAL FIELD MEASUREMENTS. CONTRACTOR TO NOTIFY ARCHITECT AND/OR ENGINEER IF ANY EXISTING CONDITIONS DOES NOT ALLOW FOR THE IMPLEMENTATION OF PROPOSED PLANS.
- CONTRACTOR TO PLAN FOR SMOOTH TRANSITION AND LEVELING BETWEEN DIFFERENT FLOORINGS.
- ALL WOOD/WOOD BLOCKING USED IN THE WORK AREA TO BE FIRE TREATED AS PER PERTINENT CODES REQUIREMENTS.
- ALL MATERIALS AND FINISHES TO MEET NFPA REQUIREMENTS FOR FLAME SPREAD AND SMOKE EMISSION.
- 20 GA METAL STUDS 16"O.C. AND IN WALL FIRE RETARDANT BLOCKING AT ANY WALL HUNG MILLWORK LOCATIONS.
- PATCH AND REPAIR AFFECT WORK AREAS TO MATCH EXISTING.

PLANS WERE DEVELOPED FROM A COMPILATION OF INFORMATION FROM A LARGE GROUP OF PROFESSIONALS INVOLVED IN THIS PROJECT. CONTRACTOR TO VERIFY CONDITIONS AND SITE DIMENSIONS THAT DIRECTLY AFFECT THE INSTALLATION AND PRODUCTS PERTINENT TO THE DESIGN.

CONTRACTOR SHALL VERIFY ALL CONDITIONS @ SITE, IF ANY MAJOR DISCREPANCIES ARE FOUND PLEASE CONTACT ARCHITECT.
DISCONNECT ELECTRICAL SERVICES FROM MAIN PANEL BEFORE PROCEEDING WITH ANY DEMOLITION WORK.
SHUT OFF MAIN VALVE AT WATER METER OR SHUT OFF MAIN VALVE BEFORE PROCEEDING WITH ANY WORK.

SCOPE OF WORK

LEVEL III ALTERATION
EXISTING HOUSE A/C REMODEL AREA = 20 SF
remodel powder room and laundry closet
TOTAL ATTACHED ADDITION AREA = 889.13 SF:
A/C = 741.04 SF
TERRACE/PLANTER = 148.09 SF
TOTAL DETACHED ADDITION AREA = 658.18 SF:
GARAGE, BATHROOM = 358.36 SF
EXERCISE ROOM = 299.82 SF

SINGLE FAMILY HOME FROM 1923. REMODEL EXISTING POWDER ROOM AND LAUNDRY CLOSET, NEW ATTACHED ADDITION WITH FAMILY ROOM, 2 BATHROOMS, 2 CLOSETS, AND BATHROOM 1.
NEW DETACHED ADDITION. 1st FLOOR GARAGE AND POOL BATHROOM, 2nd FLOOR EXERCISE ROOM, STORAGE AND BATHROOM.
NEW POOL BY OTHERS.

APPLICABLE CODES

- FLORIDA BUILDING CODE 2023 8th EDITION
- CITY OF CORAL GABLES ZONING CODE ORDINANCE

SOIL NOTE

PROVIDE VAPOR RETARDER FOR SLAB ON GRADE OF 6 MIL. AS PER FBC R 506.2.3
COMPACT ALL CONSTRUCTION AREAS WITH A HEAVY SELF PROPELLED ROLLER TO A MINIMUM OF 95% OF ASTM D-1557 BUT NO LESS THAN 10 PASSES IN EACH DIRECTION. LOCALIZED AREAS OF LOOSE MATERIALS, IF PRESENT, WILL BECOME EVIDENT DURING SITE CLEANING, GRUBBING AND PROOF ROLLING, AND MUST BE REMOVED PRIOR TO FILLING OPERATIONS. BACKFILL CONSTRUCTION AREAS TO REQUIRED ELEVATION USING CLEAN GRANULAR HOMOGENEOUS MATERIAL PLACED IN LIFTS NOT TO EXCEED 12 INCHES IN THICKNESS AND COMPACT AS INDICATED ABOVE. OUTSIDE GROUND SURFACE MUST BE SLOPED AWAY FROM THE STRUCTURE TO AVOID WATER ACCUMULATION AND POUNDING.

TERMITE PROTECTION

ALL SOIL AND FILL UNDER FLOORS AND/OR WITHIN OR UNDER BUILDING SHALL HAVE PRE CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. THE STANDARDS OF NATIONAL PEST CONTROL ASSOCIATION SHALL BE DEEMED AS APPROVED IN RESPECT TO PRE CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY LICENSED PEST CONTROL AGENCY STATING "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."

LOCATION MAP



PROJECT DATA

SCOPE	SINGLE FAMILY HOME REMODEL AND ADDITION
ADDRESS	1341 OBISPO AVE, CORAL GABLES FL 33134
FOLIO	03-4107-016-2440
LEGAL	7 54 41 CORAL GABLES SEC E PB 8-13 LOT 31 BLK 18 LOT SIZE 50.000 X 150 OR 18014-3710 0398 5
SURVEY	PRISMA LAND SURVEYORS
ZONING	CITY OF CORAL GABLES - SFR DISTRICT
FLOOD ZONE	FLOOD ZONE X

PROJECT DIRECTORY

OWNERS	CRISANTO AND MAIMONIDES CAMPOS
ARCHITECT	LKG ARCHITECTURE CORP. Ph 786.329.9384 LETICIA KEREMIAN
MEP ENGINEER	JCD ARCHITECT INC. Ph 305-781-9454 JUAN CARLOS DAVID
STRUCT. ENGINEER	VAZIRI & ASSOCIATES INC. Ph 305.663.5617 HOSHMAND VAZIRI

NEW / REVISED
PREVIOUSLY SUBMITTED

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LKG
architecture

7 8 6 - 3 2 9 - 9 3 8 4
121 Crandon Blvd #355
Key Biscayne FL 33149
license # AA26003809

Single Family Home
Remodel and Addition

Address:
1341 Obispo Ave
Coral Gables FL
33134

Owners:
Crisanto Campos
Maimonides Campos

Revisions

No.	Date	Description
△	05-21-25	Bldg.Dept. Comments
△	08-05-25	Bldg.Dept. Comments
△	10-28-25	Bldg.Dept. Comments

Leticia Keremian
Florida License # AR99880



GENERAL
INFORMATION

A-0.0

Date: December 2024
Project: 1341 Obispo
Project Status: Permit Plans

Single Family Home
Remodel and Addition

Address:
1341 Obispo Ave
Coral Gables FL
33134

Owners:
Crisanto Campos
Maimonides Campos

Revisions

No.	Date	Description
1	05-21-25	Bldg.Dept. Comments
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ZONING
DATA

A-0.1

Date: December 2024
Project: 1341 Obispo
Project Status: Permit Plans

1341 Obispo Ave, Coral Gables FL, 33134
ZONING SFR
FLOOD ZONE X

PROPERTY INFORMATION

LOT SIZE	7,500 SF
LOT WIDTH	50 FT
LOT DEPTH	150 FT

SETBACKS

	allowed	existing	proposed
MAIN BUILDING			
FRONT	25 FT	24'-9"	24'-9"
SIDE (INTERIOR)	20% of lot total width (100') - Min 5'	5'-6"/12'-1"	5'-6"/12'-1"
REAR	10 FT	75'-5"	45'-0"

GARAGE

SIDE (INTERIOR)	5 FT	N/A	5'
REAR	5 FT	N/A	10'

POOL

SIDE (INTERIOR)	5 FT	N/A	9'-6"
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BUILDING HEIGHT

	allowed	existing	proposed
MAIN BUILDING			
MAIN BUILDING	2 stories/25 FT	1 story/14'-3"	1 story/14'-3"
GARAGE	2 stories	N/A	2 stories/20'

GROUND COVER

GROUND COVER	MAIN BLDG	allowed	2,625.00 SF	MAIN BUILDING	A/C	existing	1,601.00 SF	proposed	2,328.21 SF
TOTAL EXISTING									
1,601.00 SF									
2,328.21 SF									
	W/ ACCESSORY	45%	3,375.00 SF	ACCESSORY	N/A	SF		358.36 SF	
				POOL	N/A	SF		100.00 SF	
TOTAL GROUND COVER									
1,601.00									
2,786.57									

FLOOR AREA

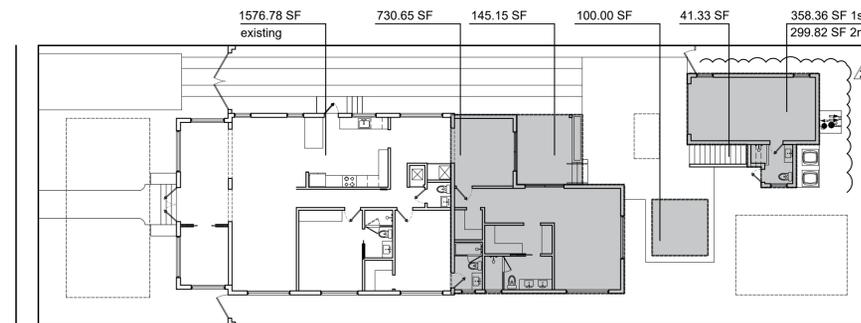
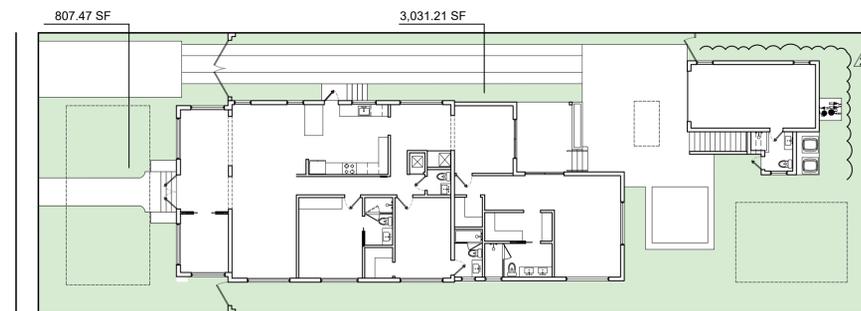
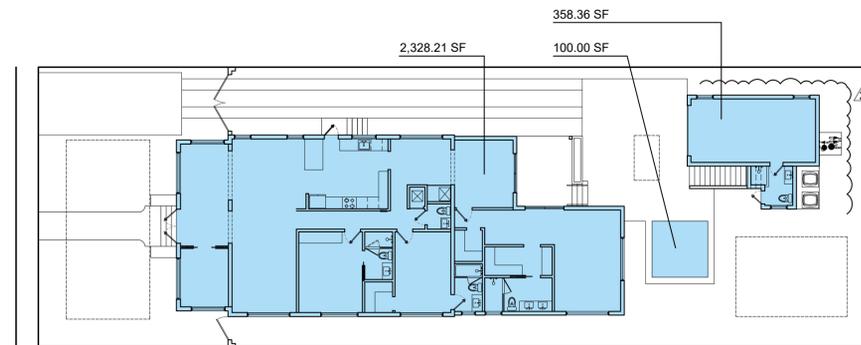
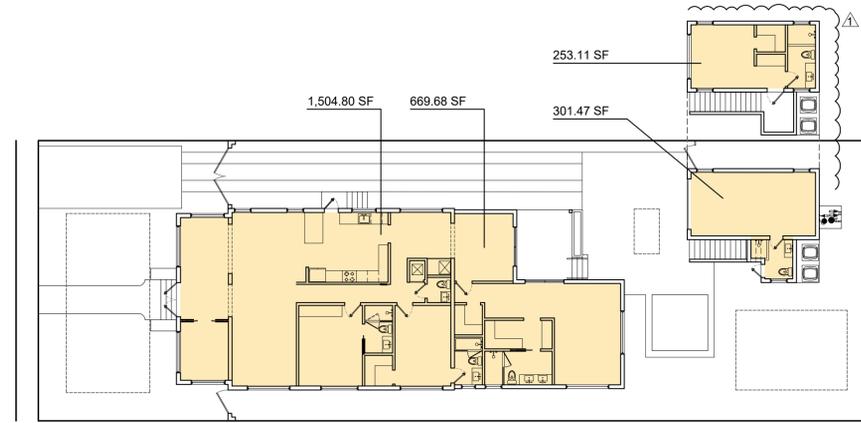
FAR 5000 SF OR LESS	48%	2,400 SF	5,000 SF	MAIN BUILDING	existing	1,504.80 SF	proposed	2,174.48 SF
FAR NEXT 5000 SF	35%	875 SF	2,500 SF	ADDITION				554.58 SF
TOTAL FAR ALLOWED								
3,275 SF								
TOTAL FAR								
1,504.80 SF								
2,729.06 SF								

OPEN SPACE

MIN OPEN SPACE REQUIRED	40%	3,000 SF	7,500 SF	OPEN SPACE	existing	5,613.00 SF	proposed	3,006.50 SF
20% OPEN SPACE AT FRONT YARD	20%	600 SF		FRONT YARD OPEN SPACE		1,081.00 SF		834.03 SF

ADDITION AREAS

A/C Addition Attached	730.65 SF	1040.86 SF total A/C
A/C 2nd FL Garage (Ex. Room)	299.82 SF	
Addition Terrace - Pergola	145.15 SF	
Garage	358.36 SF	
Pool	100.00 SF	



PROPOSED FAR

NAME	AREA
EXISTING RESIDENCE	1,504.80 SF
ATTACHED ADDITION	669.68 SF
DETACHED ADDITION - 1st FL	301.47 SF
2nd FL	253.11 SF
TOTAL	2,729.06 SF
TOTAL FAR ALLOWED	3,275.00 SF

PROPOSED LOT COVERAGE

NAME	AREA
RESIDENCE	2,328.21 SF
DETACHED BLDG	358.36 SF
POOL	100.00 SF
TOTAL	2,786.57 SF
TOTAL LOT COVERAGE ALLOWED main bldg	2,625.00 SF
TOTAL LOT COVERAGE ALLOWED total	3,375.00 SF

PROPOSED OPEN SPACE

NAME	AREA
OPEN SPACE	3,006.50 SF
OPEN SPACE FRONT YARD	834.03 SF
MINIMUM OPEN SPACE REQUIRED	3,000.00 SF
MIN OPEN SPACE REQUIRED FRONT YARD	600.00 SF

ADDITION AREAS

A/C ADDITION ATTACHED	730.65 SF	1030.47 SF
A/C 2nd FL GARAGE	299.82 SF	TOTAL A/C
TERRACE WITH PERGOLA	145.15 SF	
GARAGE	358.36 SF	
GARAGE OPEN STAIRS	41.33 SF	
POOL	100.00 SF	

Single Family Home
Remodel and Addition

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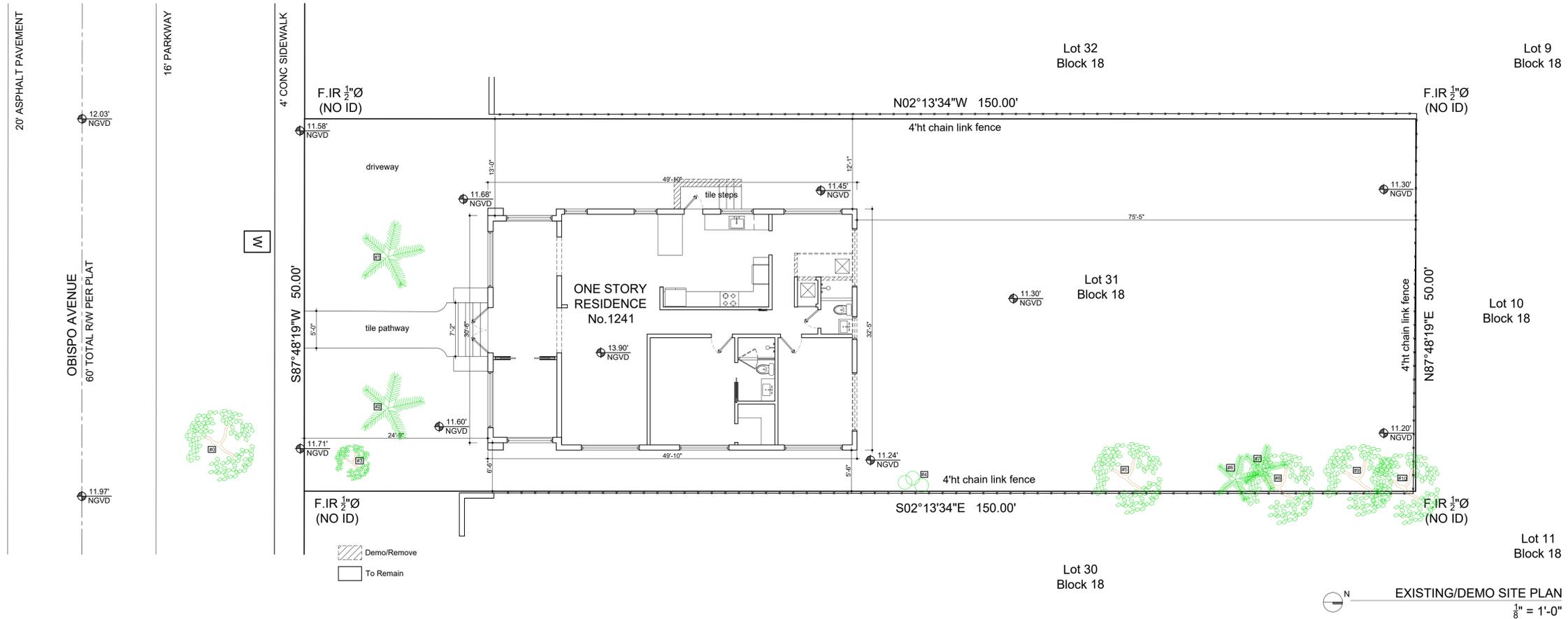
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EXISTING/
DEMO
SITE PLAN

A-1.0

Date: December 2024
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DEMOLITION NOTES

- CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO DEMOLITION AND ALTERATION WORK, TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.
- CONTRACTOR SHALL IDENTIFY AND PROTECT FROM DAMAGE ALL EXISTING WATER, SANITARY AND ELECTRICAL LINES, WHICH ARE TO REMAIN, DURING DEMOLITION AND ALTERATION WORK.
- ALL DEMOLITION SHALL BE CARRIED OUT WITH MINIMUM DAMAGE TO ADJOINING WORK.
- RUBBISH AND WASTE MATERIALS SHALL NOT ACCUMULATED ON PREMISES, AND SHALL BE REMOVED FROM JOB SITE AS RAPIDLY AS POSSIBLE.
- CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR KEEPING JOB SITE CLEAN AND FREE OF OBSTRUCTIONS, FUMES AND LOOSE ITEMS THAT MAY CAUSE INJURIES.
- DEMOLISH AND REMOVE ALL AND/OR PORTIONS OF PARTITIONS AND EXTERIOR WALLS AS PER PLANS.
- REMOVE ALL VANITIES, COUNTERS, CLOSET INTERIORS, APPLIANCES, PLUMBING FIXTURES, DOORS AND WINDOWS AS PER PLANS, UNLESS OTHERWISE NOTED.
- REMOVE EXISTING FLOORING, CARPETING, PADDING, BASEBOARDS, TILES, WALL FINISHES FROM AFFECTED AREAS AND PREPARE SURFACES TO RECEIVE NEW FINISHES.
- REMOVE AND/OR DISCONNECT EXISTING SWITCHES, TELEPHONE AND ELECTRICAL OUTLETS, ELECTRICAL PANELS. ACTIVE LINES SHALL BE CAPPED OFF/REROUTED AS REQUIRED. ELECTRICAL LINES OR SIMILAR HAZARDS WHICH WORKERS OR ANY OTHER PERSON MIGHT COME IN CONTACT WITH SHALL BE ENCASED OR GROUNDED. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL NOTES.
- DAMAGES AND HOLES ON WALLS DURING DEMOLITION SHALL BE PATCHED AND REPAIRED AS REQUIRED TO PROVIDE SMOOTH AND EVEN SURFACES TO MATCH ADJACENT AREAS. ASSIGN REMOVAL AND CUTTING WORK TO EXPERIENCED TRADES IN PARTICULAR WORK, AVOIDING UNNECESSARY DAMAGED DUE TO UNSKILLED WORKMANSHIP.
- CONTRACTOR SHALL VERIFY WITH OWNER IF ITEMS SUCH AS LIGHTING FIXTURES, PLUMBING FIXTURES, APPLIANCES AND ANY OTHER THAT ARE SHOWN ON THE PLAN TO BE REMOVED SHOULD BE PUT IN STORAGE, THROWN AWAY, OR OTHERWISE DISPOSED OF.
- DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. USE WRITTEN DIMENSIONS AND VERIFY IN FIELD BEFORE PROCEEDING WITH WORK.
- CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS BEFORE PROCEEDING WITH WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE FBC AND ANY OTHER APPLICABLE CODES.
- THE NOTES ABOVE ATTEMPT TO DEFINE THE SCOPE OF DEMOLITION AND ALTERATION WORK AND RESPONSIBILITIES. THE CONTRACTOR IS IN NO WAY LIMITED TO THESE NOTES. IF OTHER CONDITIONS OR ITEMS ARE DISCOVERED DURING THE PROGRESS OF THE WORK THAT ARE NOT COVERED IN THE ABOVE NOTES, THE ARCHITECT SHALL BE NOTIFIED FOR RESOLUTION BEFORE PROCEEDING WITH WORK.

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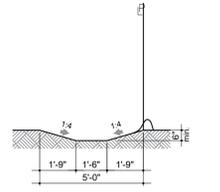
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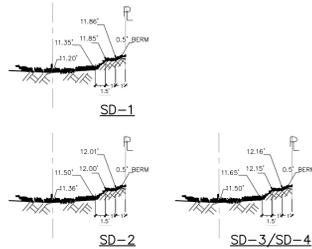
PROPOSED SITE PLAN

A-1.1

Date: December 2024
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Swale Section



SIDEWALK AT NEW APPROACH TO BE 6" THICK REINFORCED CONCRETE WITH WELDED WIRE MESH - FROM TOOL EDGE TO TOOL EDGE - NO SAWCUT ALLOWED COLOR CORAL GABLES BEIGE AS PER CITY SPECS.

ALL RAINWATER MUST BE RETAINED WITHIN PRIVATE PROPERTY.

VISIBILITY TRIANGLE NOTE: NO VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF 2' AND 10' WITHIN THE VISIBILITY TRIANGLES

ALL DAMAGED SIDEWALKS, CURBS, AND/OR GUTTERS PRE-EXISTING OR AS A RESULT OF CONSTRUCTION SHALL BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, OR USE ORDINANCE #2765.

NOTE: CONCRETE PERIMETER TO BE 8" X 8" WITH ONE #5 CONTINUOUS REBAR FOR PAVER DRIVEWAY

TREES NOTE
NO TREES WILL BE REMOVED ON SITE.
6'-8" BARRIERS TO BE PROVIDED AROUND TREES LESS THAN 18" IN Ø.
10'-12" BARRIERS TO BE PROVIDED AROUND TREES 18" IN Ø OR GREATER.

POOL BARRIER NOTE

POOL BARRIER AS INDICATED ON SITE PLAN, SHALL BE PROVIDED TO PREVENT UNAUTHORIZED ACCESS TO POOL, AND SHALL COMPLY WITH ONE OF THE FOLLOWING:

- INSTALLATION OF SWIMMING POOL SAFETY NET OR COVER COMPLYING WITH ASTM F 1346.
- INSTALLATION OF MESH SAFETY BARRIER AS PER SECTION R4501.17 AND THE FOLLOWING MINIMUM REQUIREMENTS:
 - INDIVIDUAL VERTICAL SUPPORT POSTS SHALL RESIST A MINIMUM OF 52LBS OF HORIZONTAL FORCE PRIOR TO BREAKAGE WHEN MEASURED AT A 30" HEIGHT ABOVE GRADE. MESH SAFETY BARRIER VERTICAL POSTS SHALL EXTEND A MINIMUM OF 3" BELOW DECK LEVEL AND SHALL BE SPACED NO MORE THAN 36" APART.
 - SAFETY BARRIER MESH SHALL HAVE A MINIMUM TENSILE STRENGTH ACCORDING TO ASTM D534 OF 100LB PER FOOT AND A MINIMUM BALL BURST STRENGTH ACCORDING TO ASTM D3787 OF 100LB PER FOOT. THE MESH SHALL NOT BE CAPABLE OF DEFORMATION NOT ALLOWING 1" ROUND OBJECT PASS THROUGH THE MESH. THE MESH SHALL NOT RECEIVE DESCRIPTIVE RATING OF NO LESS THAN "TRACE DISCOLORATION" OR "SLIGHT DISCOLORATION" WHEN TESTED ACCORDING TO ASTM G55. WEATHERABILITY OF 1000 HOURS. WOOD FENCING SHALL HAVE A MAXIMUM VERTICAL SPACING OF 1-3/4".
 - IF USING MOLDED STRIP TO ATTACH THE MESH TO VERTICAL POSTS, THE STRIP SHALL CONTAIN AT A MINIMUM #8 BY 2" SCREWS WITH A MINIMUM OF TWO SCREWS AT THE TOP AND TWO AT THE BOTTOM WITH THE REMAINING SCREWS SPACED A MAXIMUM OF 6" APART ON CENTER.
 - PAVING DECK SLIDES/VERTICAL POSTS/RECEPTS PLACED INSIDE THE PATIO SURFACE SHALL BE OF NON-CONDUCTIVE MATERIAL.
 - MESH SAFETY BARRIER BOTTOM SHALL NOT BE MORE THAN 1" ABOVE THE DECK OR INSTALLED SURFACE GRADE.
 - ONE END OF THE BARRIER SHALL BE SECURED IN SUCH A WAY AS TO REQUIRE TOOLS FOR ITS REMOVAL.
 - BARRIERS SHALL BE A MINIMUM OF 48" IN HEIGHT AS MEASURED ON SIDE FACING AWAY FROM THE POOL.
 - GATES ALLOWING POOL ACCESS SHALL SWING AWAY FROM THE POOL AREA, MINIMUM 48" IN HEIGHT AND LOCATE NO CLOSER THAN 20" FROM POOL'S WATER EDGE. GATE MATERIAL SHALL BE THE SAME AS FOR BARRIERS ABOVE. GATES SHALL BE SELF CLOSING AND LATCHING, BE EQUIPPED WITH A LOCKABLE DEVICE LATCH. ACTUATORS SHALL BE LOCATED A MINIMUM OF 54" ABOVE THE BOTTOM OF THE GATE.
 - ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 dBA AT 10 FEET. ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54" ABOVE THE THRESHOLD OF THE ACCESS. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRE TO A CENTRAL ALARM SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.

TREE & PALM LIST

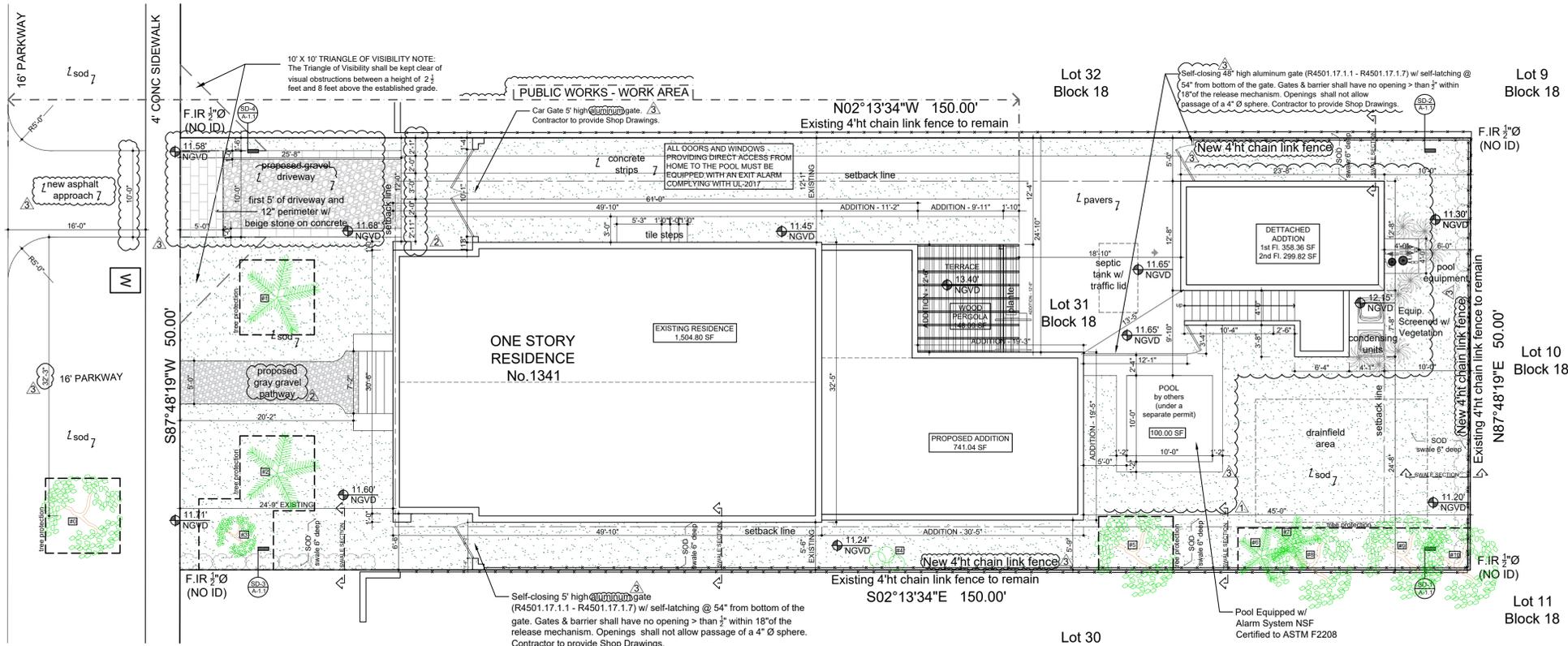
- SWIETENIA MAHOGONI (MAGOANY TREE)
- QUERCUS VIRGINIANA (LIVE OAK TREE) CITY
- HYOPHORBE VERSCHAFFELTIL (SPINDLE PALM)
- HYOPHORBE VERSCHAFFELTIL (SPINDLE PALM)
- CITRUS LIMON X CITRUS MEDICA (PONDEROSA LEMON TREE)
- BAMBUSA VUGARIS (GOLDEN HAWAIIAN BAMBOO)
- PERSEA AMERICANA (AVOCADO TREE)
- PTYCHOSPERMA ELEGANS (SOLITARE PALM)
- PTYCHOSPERMA ELEGANS (SOLITARE PALM)
- FICUS BANJAMINA (WEEPING FIG TREE)
- SCHEFFLERA ACTINOPHYLLA (UMBRELLA TREE)
- PERSEA AMERICANA (AVOCADO TREE)

SCOPE OF WORK

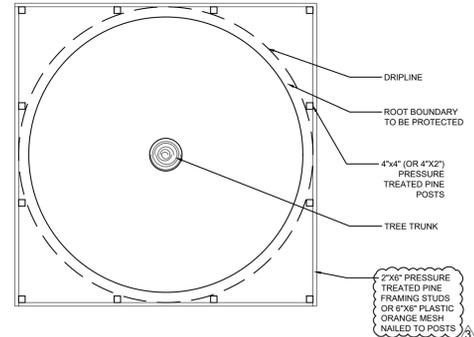
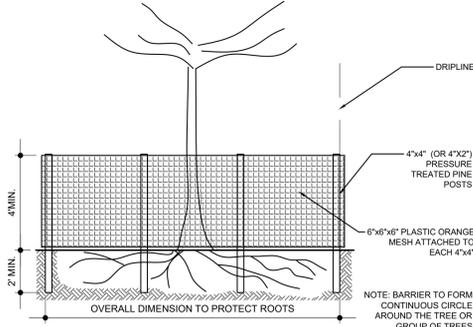
LEVEL III ALTERATION
EXISTING HOUSE A/C REMODEL AREA = 20 SF
remodel powder room and laundry closet
TOTAL ATTACHED ADDITION AREA = 889.13 SF:
A/C = 741.04 SF
TERRACE/PLANTER = 148.09 SF
TOTAL DETACHED ADDITION AREA = 658.18 SF:
GARAGE, BATHROOM = 358.36 SF
EXERCISE ROOM = 299.82 SF

SINGLE FAMILY HOME FROM 1923. REMODEL EXISTING POWDER ROOM AND LAUNDRY CLOSET, NEW ATTACHED ADDITION WITH FAMILY ROOM, 2 BATHROOMS, 2 CLOSETS, AND BATHROOM 1.
NEW DETACHED ADDITION. 1st FLOOR GARAGE AND POOL BATHROOM, 2nd FLOOR EXERCISE ROOM, STORAGE AND BATHROOM.
NEW POOL BY OTHERS.

ADDRESS 1341 OBISPO AVE, CORAL GABLES FL 33134
FOLIO 03-4107-016-2440
LEGAL 7 54 41 CORAL GABLES SEC E PB 8-13 LOT 31 BLK 18
LOT SIZE 50.000 X 150 OR 18014-3710 0398 5



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.



PER CHAPTER 82, SECTION 82-32 - TREE PROTECTION STANDARDS. PROTECTIVE BARRIERS SHALL BE A MINIMUM OF FOUR FEET ABOVE GROUND LEVEL AND SHALL BE CONSTRUCTED OF TWO INCH BY FOUR INCH WOOD POSTS AND CROSS MEMBERS WITH ORANGE OR YELLOW PLASTIC CONSTRUCTION FENCING ATTACHED, WHICH SHALL REMAIN IN PLACE UNTIL DEVELOPMENT IS COMPLETED, AND THE TREE PRESERVATION AGENCY HAS AUTHORIZED THE REMOVAL.

Single Family Home
Remodel and Addition

Address:
1341 Obispo Ave
Coral Gables FL
33134

Owners:
Crisanto Campos
Maimonides Campos

Revisions

No.	Date	Description
1	08-05-25	Bldg.Dept. Comments
2	10-28-25	Bldg.Dept. Comments

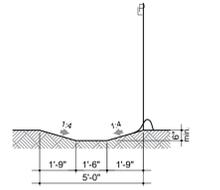
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Florida License # AR99880



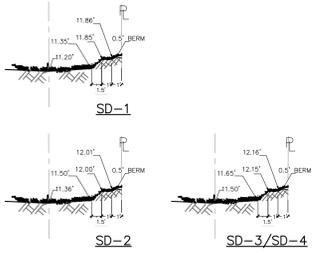
PROPOSED
SITE PLAN

PW-1.0

Date: December 2024
Project: 1341 Obispo
Project Status: Permit Plans



Swale Section



SIDEWALK AT NEW APPROACH TO BE 6" THICK REINFORCED CONCRETE WITH WELDED WIRE MESH - FROM TOOL EDGE TO TOOL EDGE - NO SAWCUT ALLOWED COLOR CORAL GABLES BEIGE AS PER CITY SPECS.

ALL RAINWATER MUST BE RETAINED WITHIN PRIVATE PROPERTY.

VISIBILITY TRIANGLE NOTE:
NO VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF 2' AND 10' WITHIN THE VISIBILITY TRIANGLES

ALL DAMAGED SIDEWALKS, CURBS, AND/OR GUTTERS PRE-EXISTING OR AS A RESULT OF CONSTRUCTION SHALL BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, OR USE ORDINANCE #2765.

NOTE:
CONCRETE PERIMETER TO BE 8" X 8" WITH ONE #5 CONTINUOUS REBAR FOR PAVER DRIVEWAY

TREES NOTE
NO TREES WILL BE REMOVED ON SITE.
8" BARRIERS TO BE PROVIDED AROUND TREES LESS THAN 16" IN Ø.
16" BARRIERS TO BE PROVIDED AROUND TREES 16" IN Ø OR GREATER.

- TREE & PALM LIST**
- SWIETENIA MAHOGONI (MAGOANY TREE)
 - QUERCUS VIRGINIANA (LIVE OAK TREE) CITY
 - HYOPHORBE VERSCHAFFELTIL (SPINDLE PALM)
 - HYOPHORBE VERSCHAFFELTIL (SPINDLE PALM)
 - CITRUS LIMON X CITRUS MEDICA (PONDEROSA LEMON TREE)
 - BAMBUSA VUGARIS (GOLDEN HAWAIIAN BAMBOO)
 - PERSEA AMERICANA (AVOCADO TREE)
 - PTYCHOSPERMA ELEGANS (SOLITARE PALM)
 - PTYCHOSPERMA ELEGANS (SOLITARE PALM)
 - FICUS BANJAMINA (WEEPING FIG TREE)
 - SCHIEFFLERA ACTINOPHYLLA (UMBRELLA TREE)
 - PERSEA AMERICANA (AVOCADO TREE)

20' ASPHALT PAVEMENT

OBISPO AVENUE

60' TOTAL RW PER PLAT

16' PARKWAY

4' CONC SIDEWALK

16' PARKWAY

16' PARKWAY

11.58' NGVD

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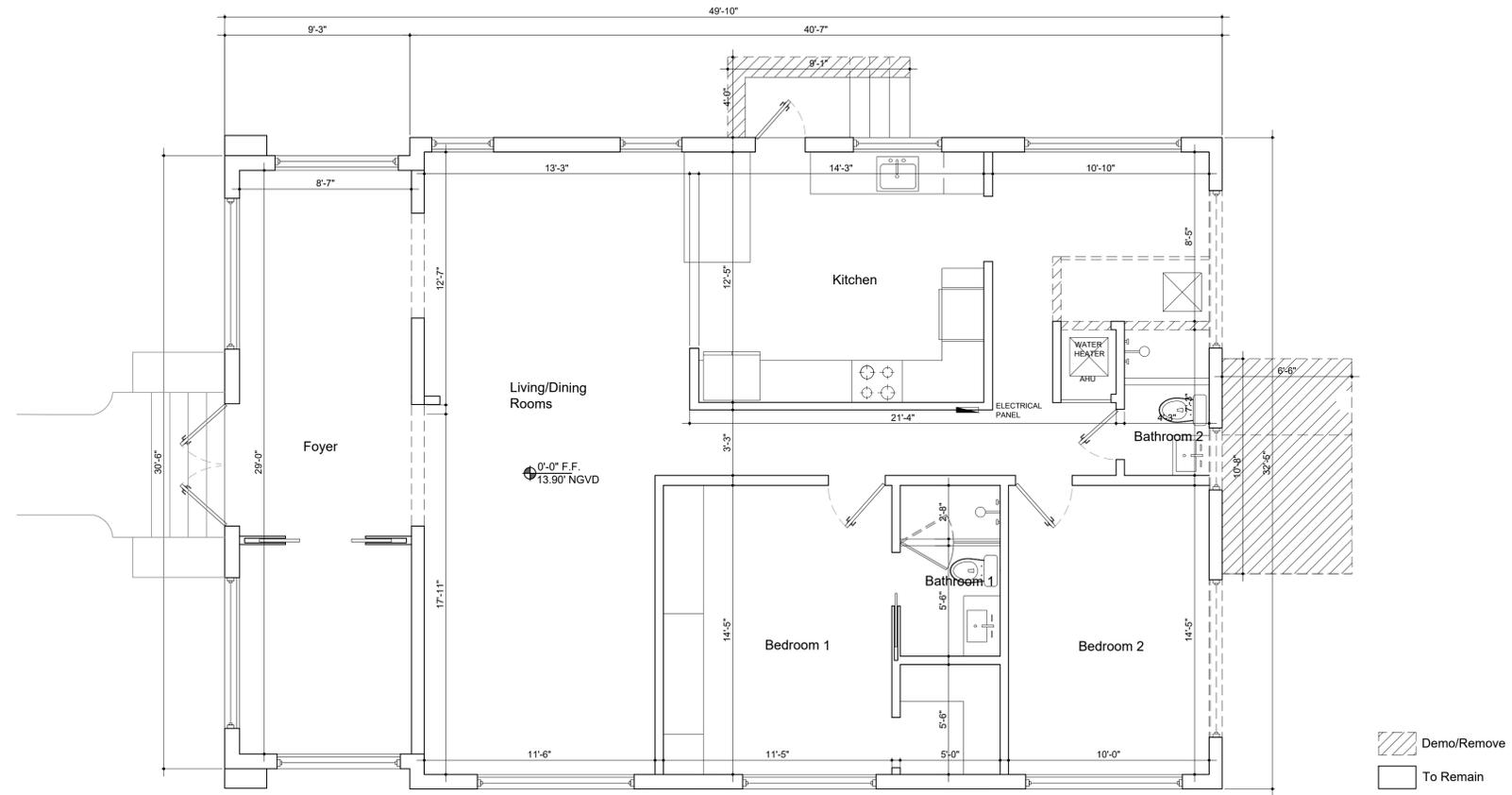
11.60' NGVD

11.71' NGVD

Single Family Home
Remodel and Addition

Address:
1341 Obispo Ave
Coral Gables FL
33134

Owners:
Crisanto Campos
Maimonides Campos



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

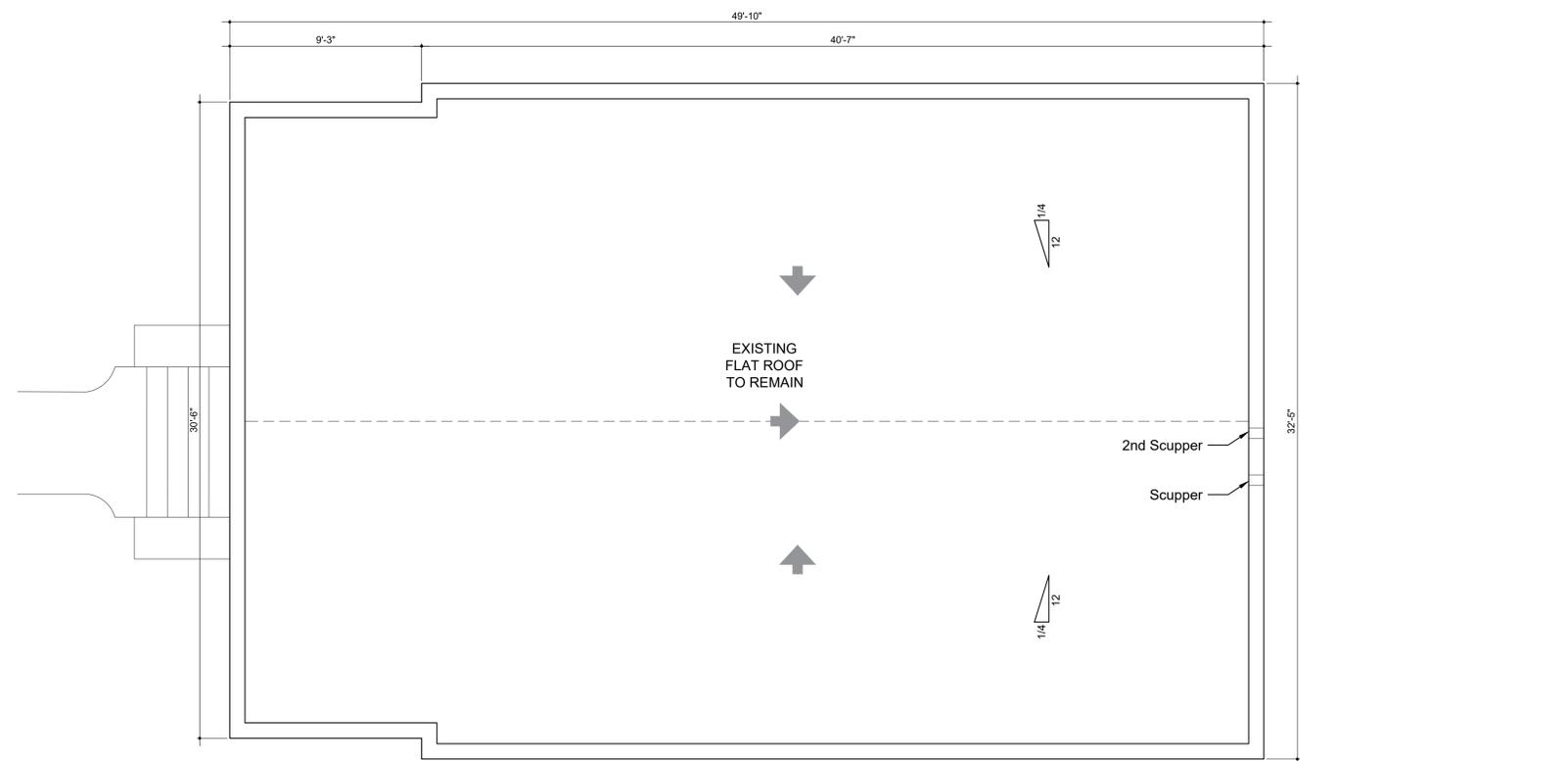
Revisions

No.	Date	Description

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EXISTING/DEMO
FLOOR PLAN
ROOF PLAN



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

A-2.0

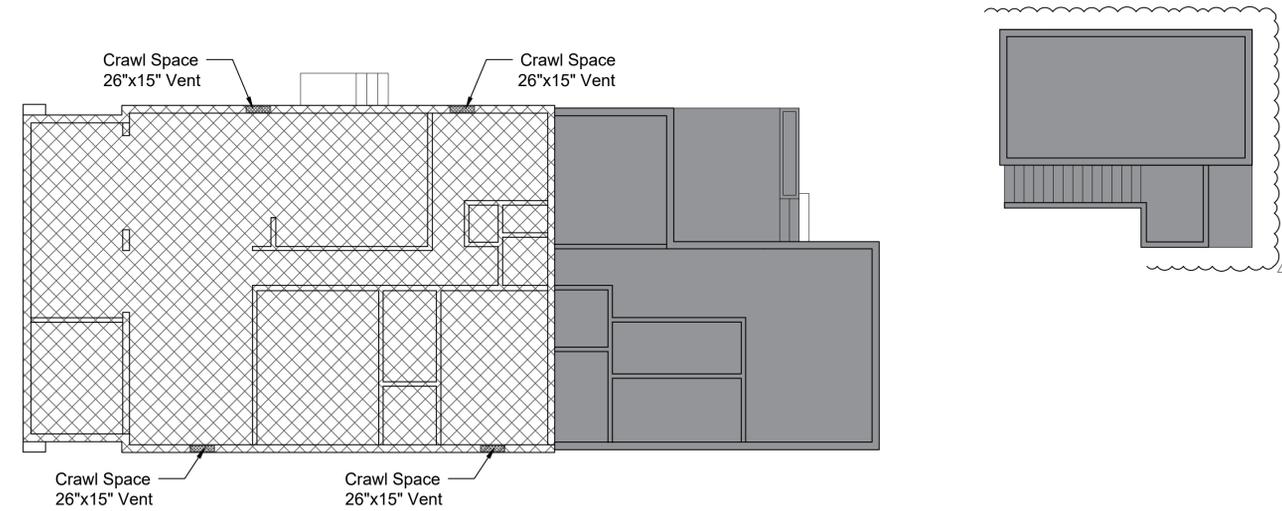
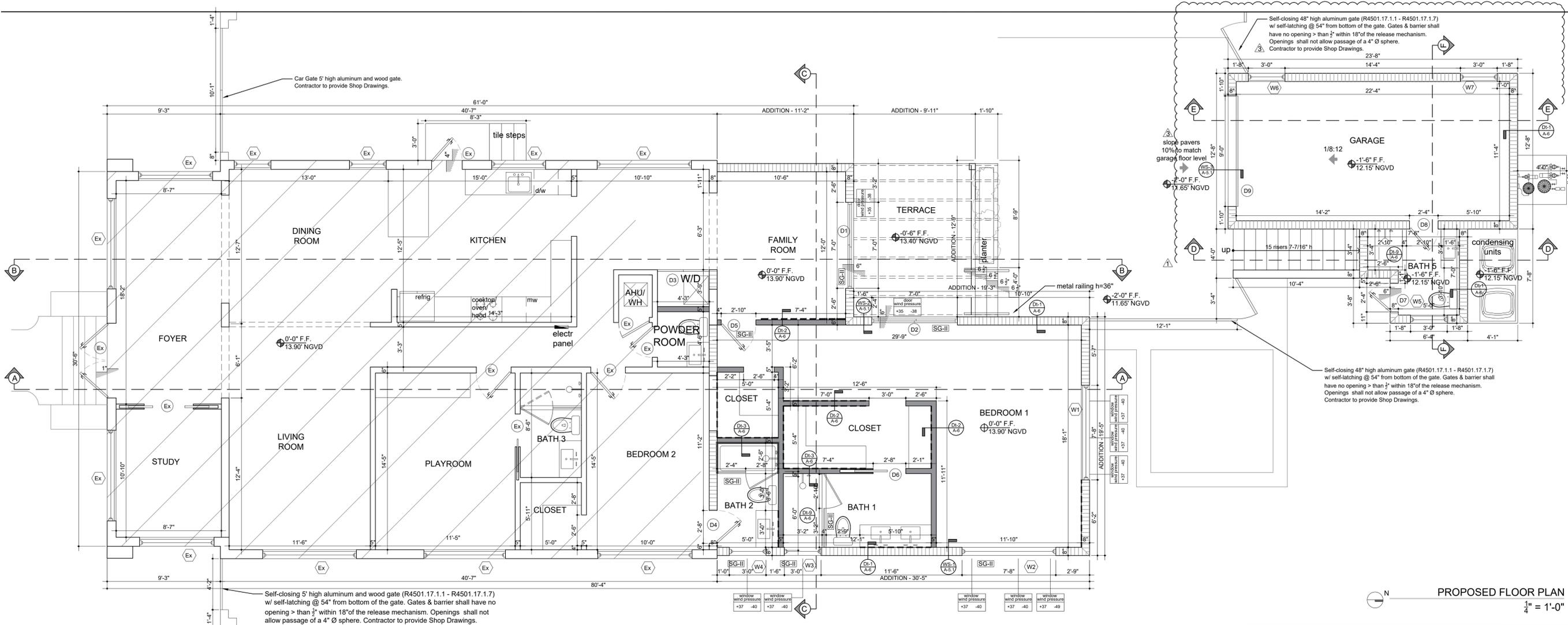
Single Family Home
Remodel and Addition

Address:
1341 Obispo Ave
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33134

Owners:
Crisanto Campos
Maimonides Campos

Revisions

No.	Date	Description
1	05-21-25	Bldg.Dept. Comments
2	08-05-25	Bldg.Dept. Comments
3	10-28-25	Bldg.Dept. Comments



Existing Crawl Space = 1598 SF
Proposed Addition with NO Crawl Space

VENTILATION OPENINGS SHALL BE COVERED WITH A CORROSION-RESISTANT WIRE MESH WITH OPENINGS NOT GREATER THAN 1/8".

EXISTING CRAWL SPACE AREA = 1598 SF
(REQUIRED VENT SPACE 1 SF PER 150 SF)
REQUIRED VENT AREA = 10.65 SF

PROPOSED VENTS:
(4) 26"x15" = 2.70 SF
TOTAL = 10.80 SF

CRAWL SPACE VENTILATION CALCULATION

PROPOSED
FLOOR PLAN

A-2.1

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Single Family Home Remodel and Addition

Address:
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33134

Owners:
Crisanto Campos
Maimonides Campos

Revisions

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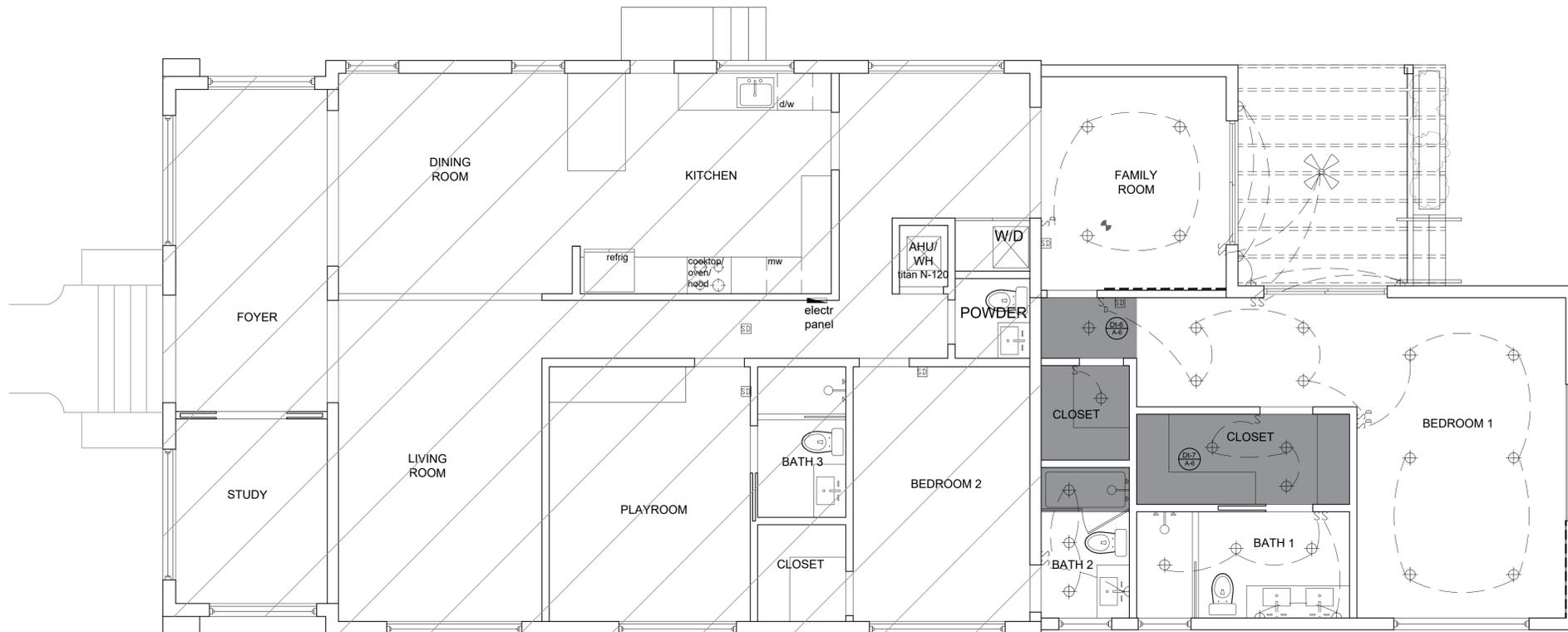
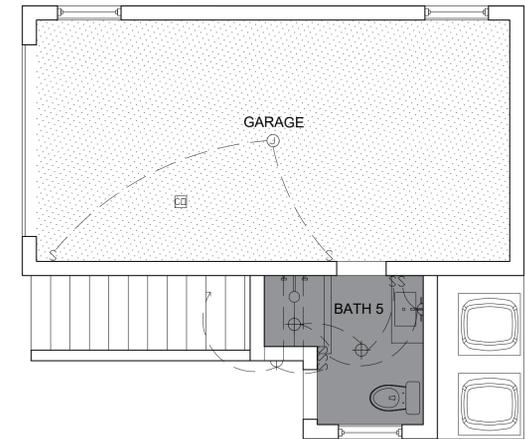
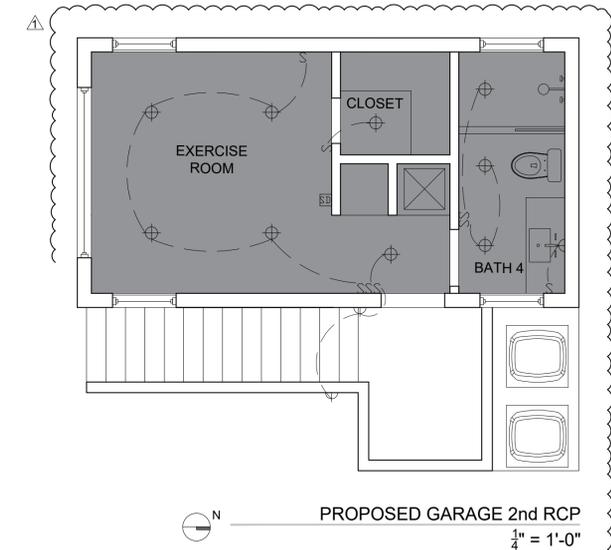
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PROPOSED RCP

A-3.0

Date: December 2024
Project: 1341 Obispo
Project Status: Permit Plans



- 7'-8" height 1st floor, 8'3" 2nd floor
- 7'-8" height
- 8'-1" height
- 8'-5" concrete slab
- Out of Scope of Work

- Track Lighting
- LED Lighting
- Fan/Light
- Hi Hat
- J Box
- Wall Sconce
- Smoke Detector
- Carbon Monoxide Detector
- Switch Dimmer
- Switch
- Speaker
- Double Outlet
- Quad Outlet
- Television
- Data

PROPOSED RCP
1/4" = 1'-0"

Single Family Home
Remodel and Addition

Address:
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Coral Gables FL
33134

Owners:
Crisanto Campos
Maimonides Campos

Revisions

No.	Date	Description

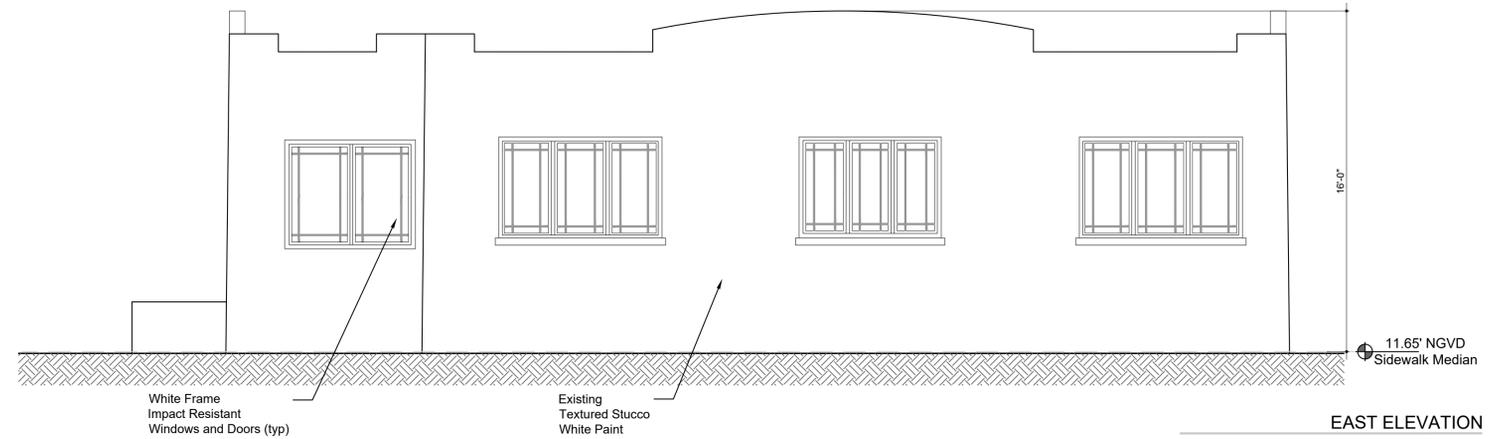
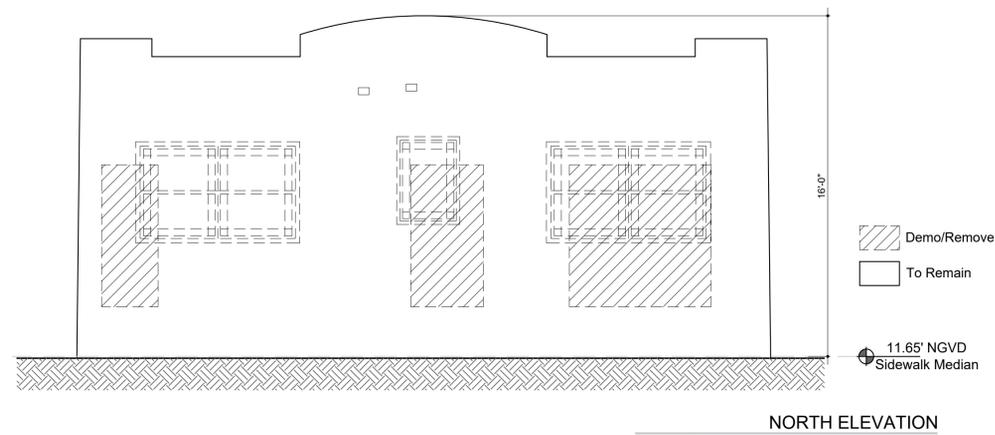
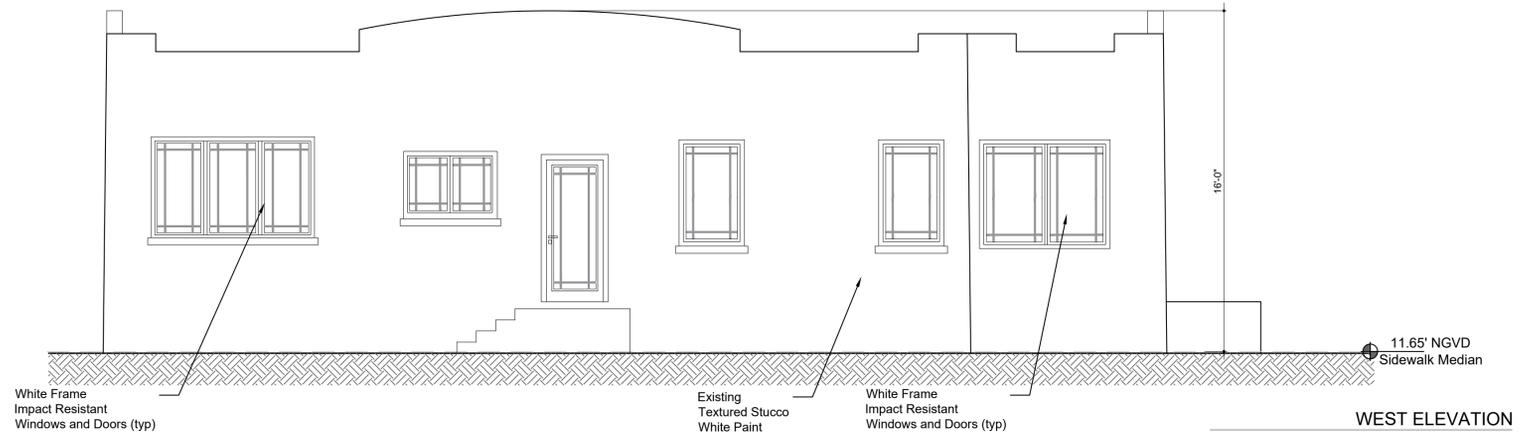
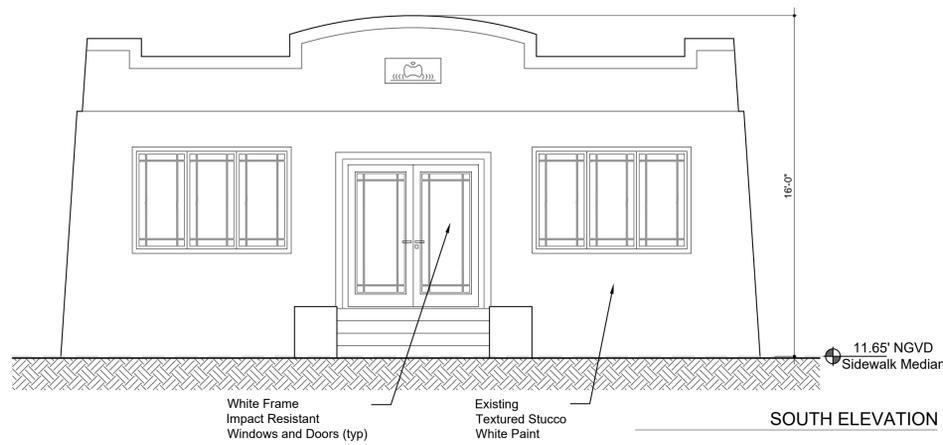
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EXISTING/
DEMO
ELEVATIONS

A-4.0

Date: December 2024
Project: 1341 Obispo
Project Status: Permit Plans



EXISTING/DEMO ELEVATIONS
1/4" = 1'-0"

ATTACHED ADDITION

EXPOSURE " C " V= 175 MPH ASD
WIND PRESSURE , A=3'-6"

AREA	ZONE 4		ZONE 5	
	PSF	PSF	PSF	PSF
10 SQ. FT	+ 37 PSF	- 40 PSF	+ 37 PSF	- 49 PSF
15 SQ. FT	+ 36 PSF	- 39 PSF	+ 36 PSF	- 47 PSF
20 SQ. FT	+ 35 PSF	- 38 PSF	+ 35 PSF	- 46 PSF
25 SQ. FT	+ 35 PSF	- 38 PSF	+ 35 PSF	- 45 PSF
30 SQ. FT	+ 34 PSF	- 37 PSF	+ 34 PSF	- 44 PSF

DETACHED ADDITION

EXPOSURE " C " V= 175 MPH ASD
WIND PRESSURE , A=3'-0"

AREA	ZONE 4		ZONE 5	
	PSF	PSF	PSF	PSF
10 SQ. FT	+ 39 PSF	- 42 PSF	+ 39 PSF	- 52 PSF
15 SQ. FT	+ 38 PSF	- 41 PSF	+ 38 PSF	- 50 PSF
20 SQ. FT	+ 37 PSF	- 41 PSF	+ 37 PSF	- 49 PSF
25 SQ. FT	+ 37 PSF	- 40 PSF	+ 37 PSF	- 48 PSF
30 SQ. FT	+ 36 PSF	- 40 PSF	+ 36 PSF	- 47 PSF
35 SQ. FT	+ 36 PSF	- 39 PSF	+ 36 PSF	- 46 PSF
40 SQ. FT	+ 36 PSF	- 39 PSF	+ 36 PSF	- 45 PSF
65 SQ. FT	+ 35 PSF	- 38 PSF	+ 35 PSF	- 43 PSF

Single Family Home
Remodel and Addition

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33134

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Maimonides Campos

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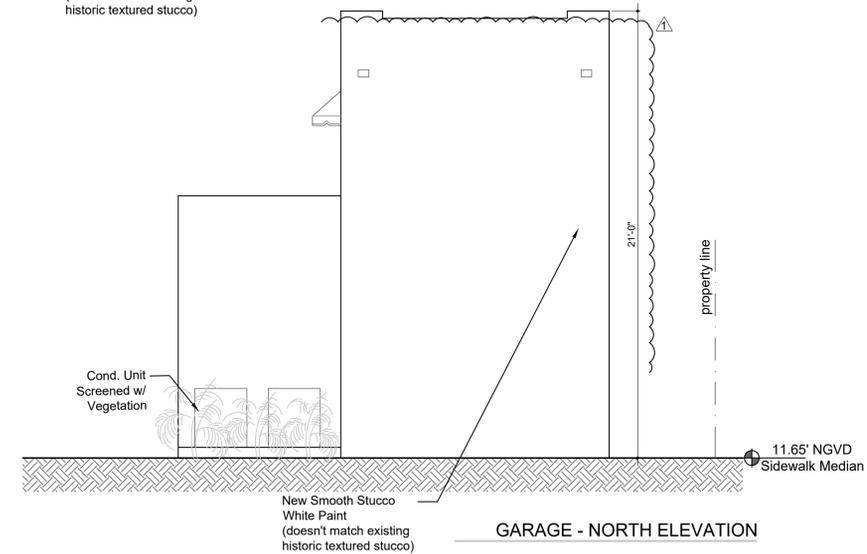
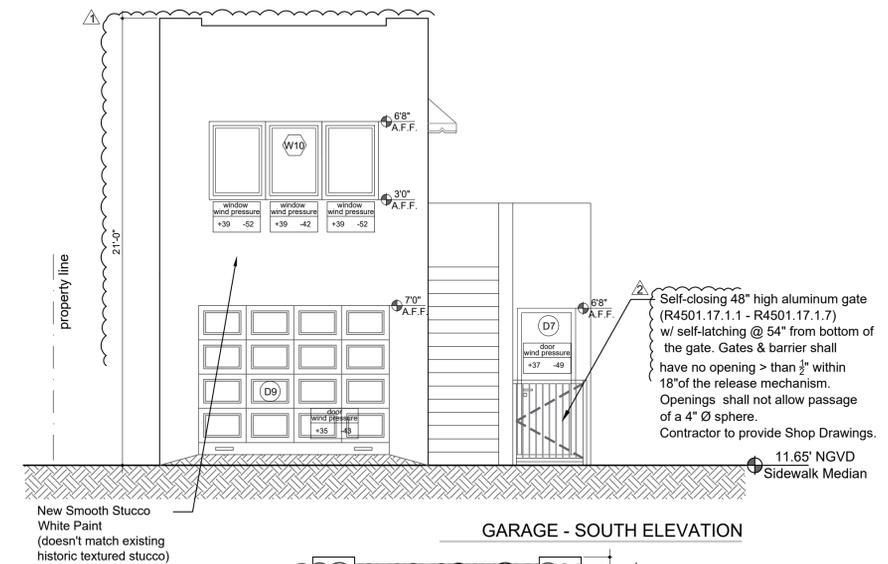
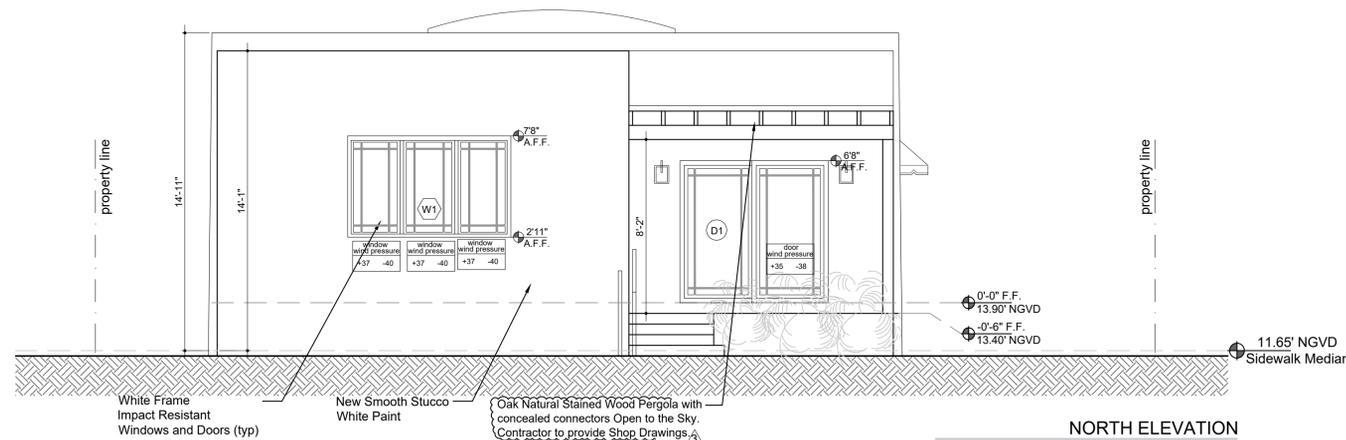
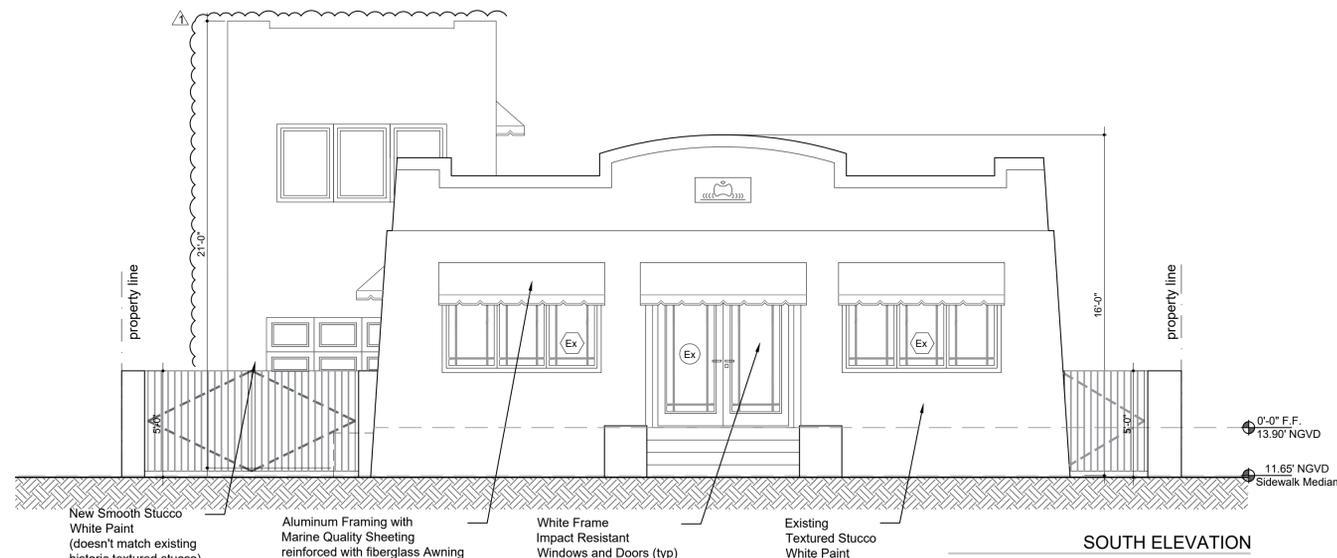


PROPOSED ELEVATIONS

A-4.1

Date: December 2024
Project: 1341 Obispo
Project Status: Permit Plans

PROPOSED ELEVATIONS
1/4" = 1'-0"



Single Family Home
 Remodel and Addition

Address:
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 Coral Gables FL
 33134

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 Maimonides Campos

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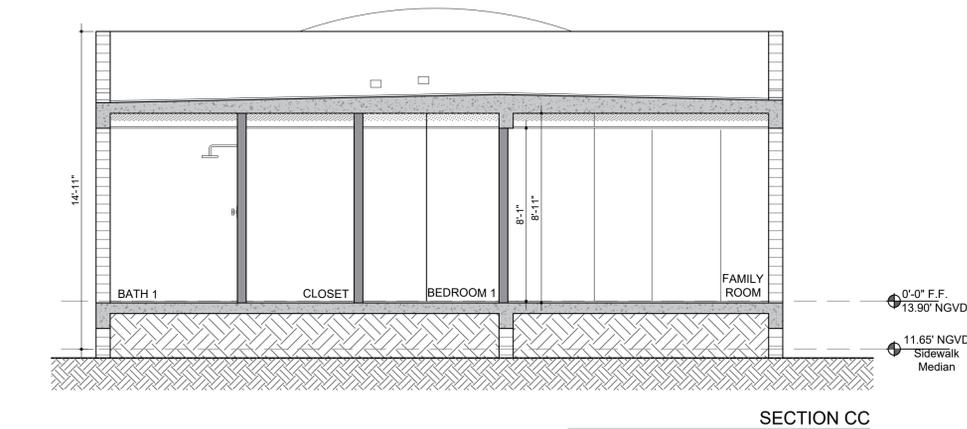
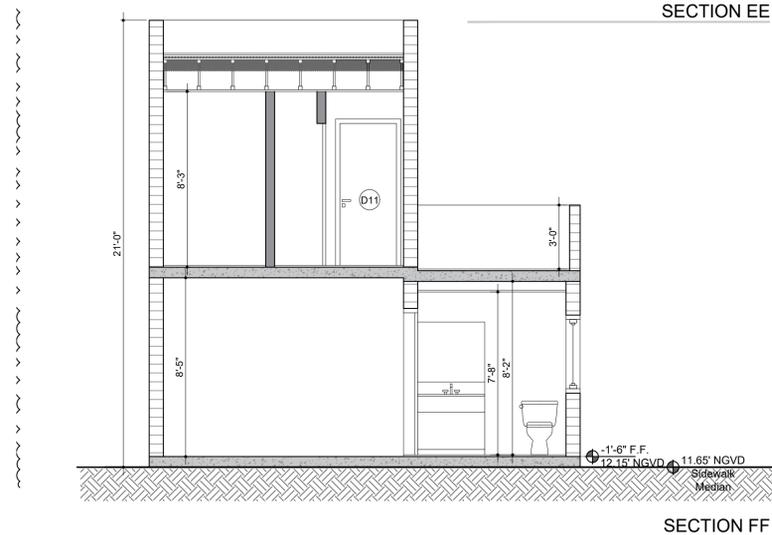
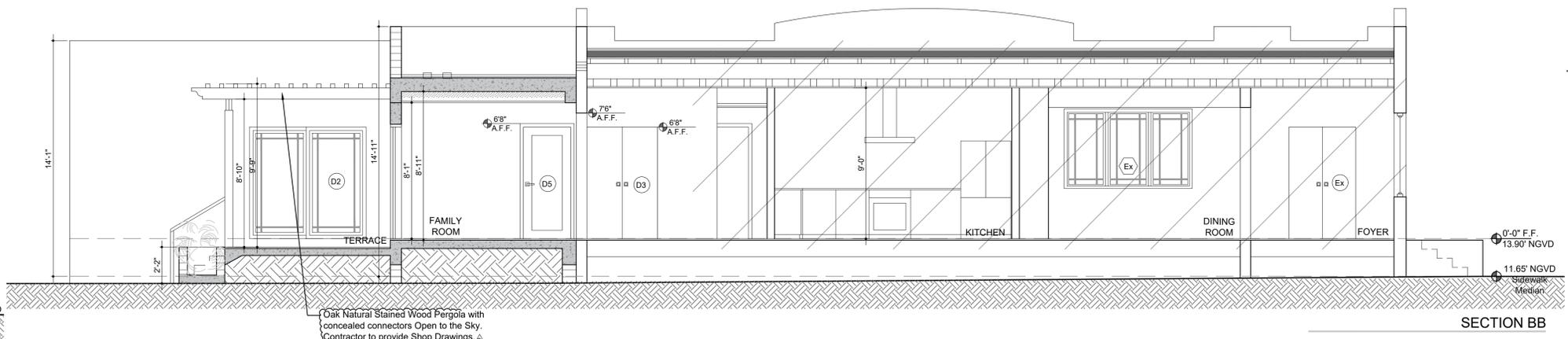
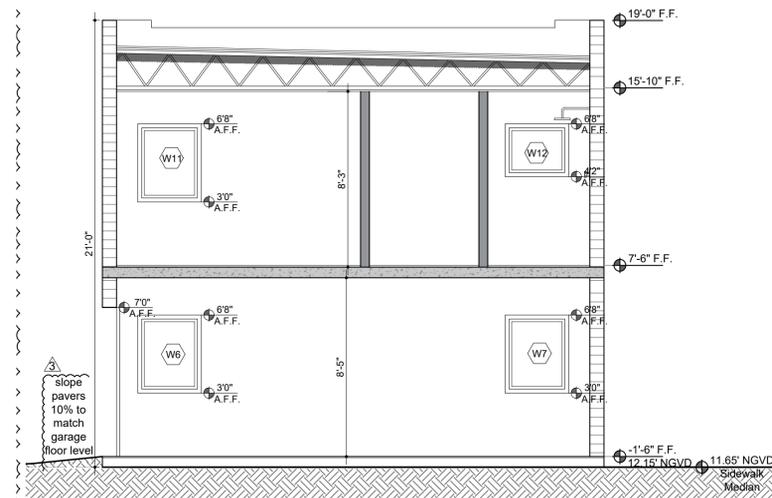
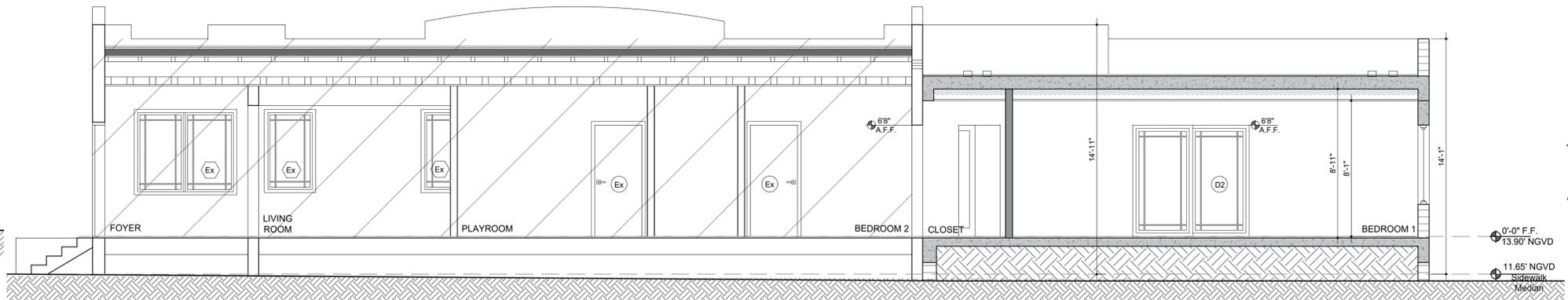
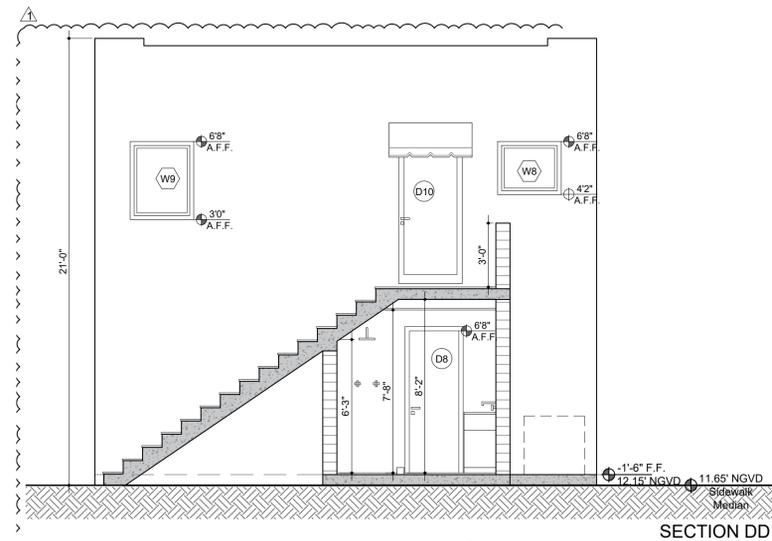


PROPOSED
 SECTIONS

A-5.0

PROPOSED SECTIONS
 $\frac{1}{4}'' = 1'-0''$

Date: December 2024
 Project: 1341 Obispo
 Project Status: Permit Plans



Out of Scope of Work

Single Family Home
Remodel and Addition

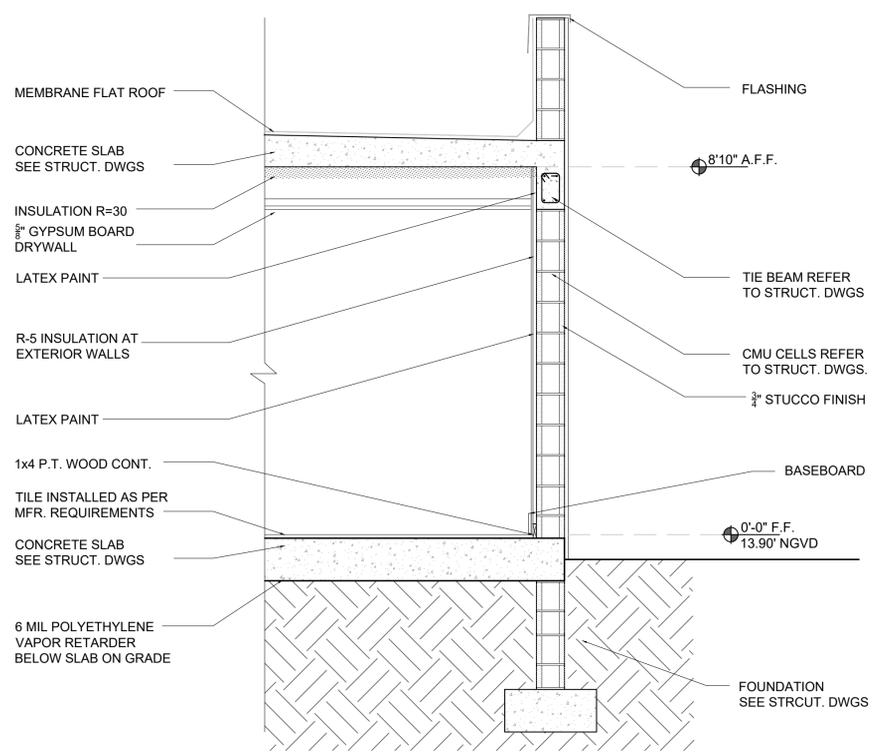
Address:
1341 Obispo Ave
Coral Gables FL
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Owners:
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Maimonides Campos

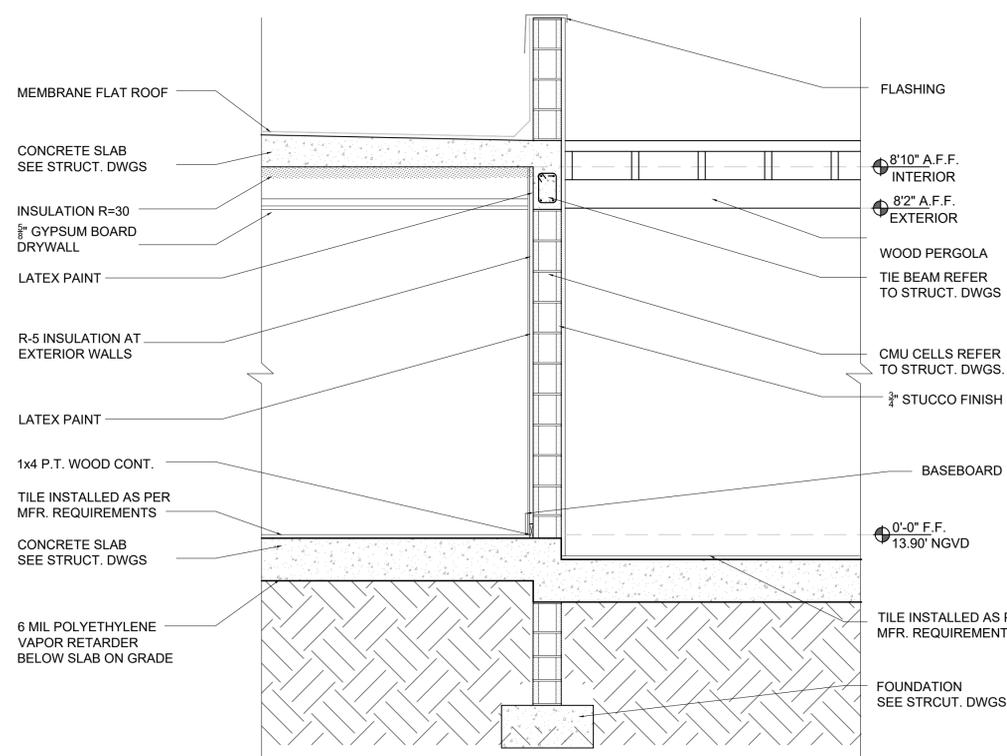
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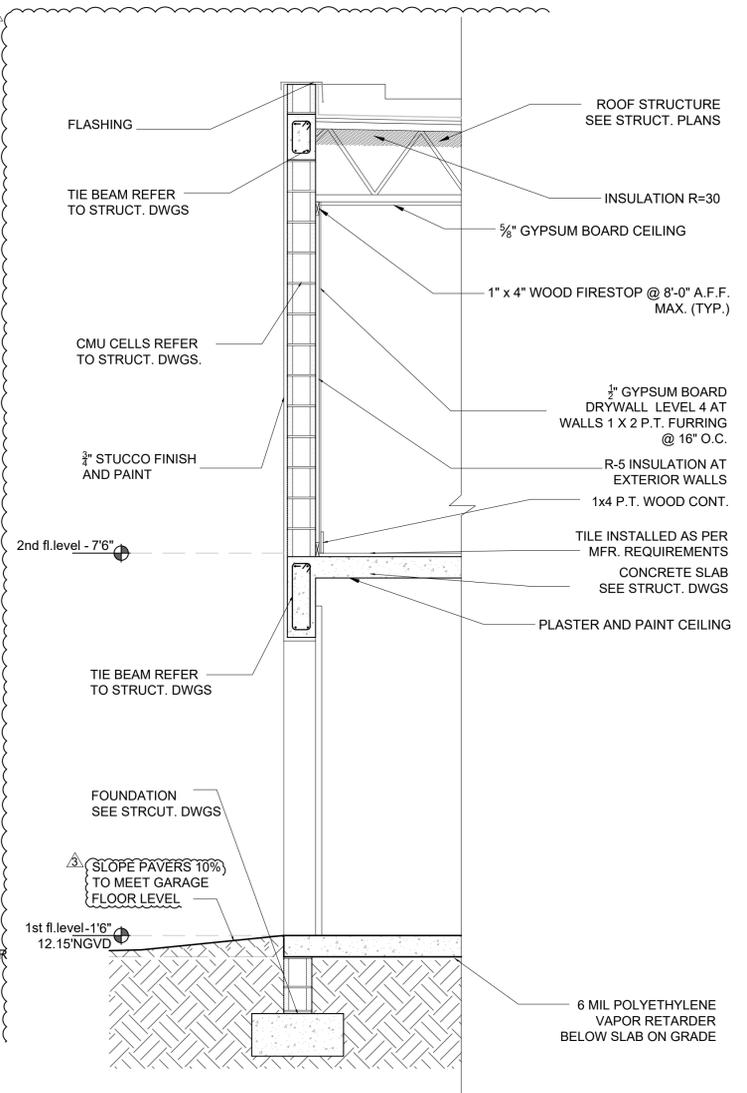
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WALL SECTION 1



WALL SECTION 2



WALL SECTION 3

WALL SECTIONS

A-5.1

PROPOSED WALL SECTIONS
1/2" = 1'-0"

Date: December 2024
Project: 1341 Obispo
Project Status: Permit Plans

Single Family Home Remodel and Addition

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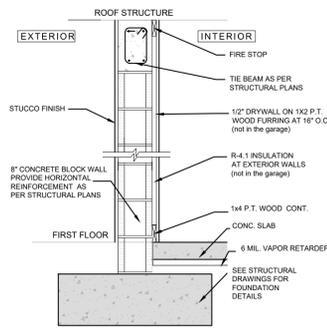


DETAILS

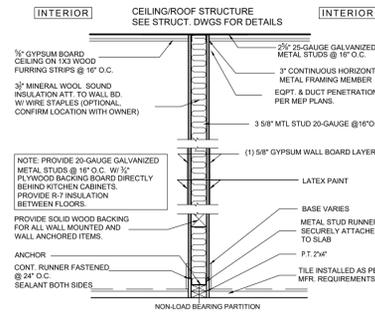
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DETAILS
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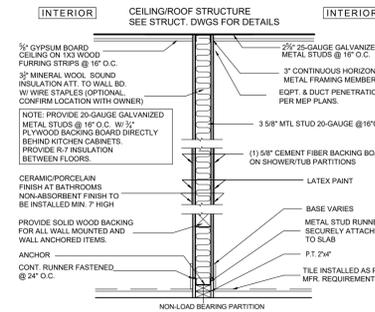
Date: December 2024
Project: 1341 Obispo
Project Status: Permit Plans



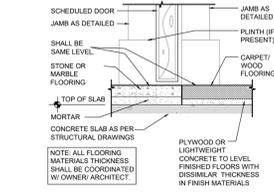
Detail 1
CMU WALL
UL 956 N.T.S.



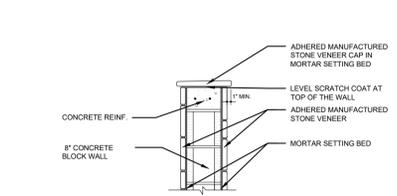
Detail 2
INTERIOR DRYWALL
N.T.S.



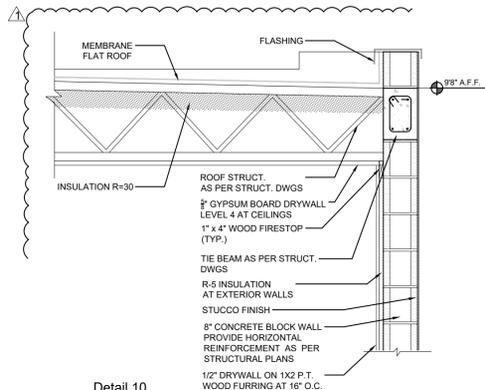
Detail 3
BATHROOM PARTITION
N.T.S.



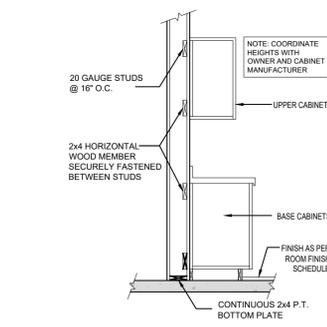
Detail 4
LEVELING OF DISSIMILAR FLOORING
MATERIALS DETAIL
N.T.S.



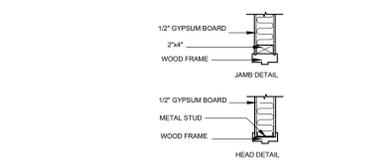
Detail 5
PLANTER - CMU WALL WITH STONE
N.T.S.



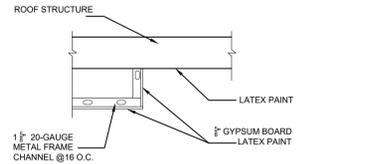
Detail 6
ROOFING @ DETACHED ADDITION
N.T.S.



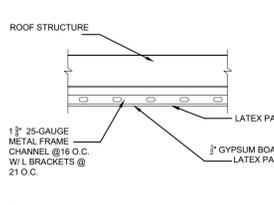
Detail 7
CABINET INSTALLATION DETAIL
N.T.S.



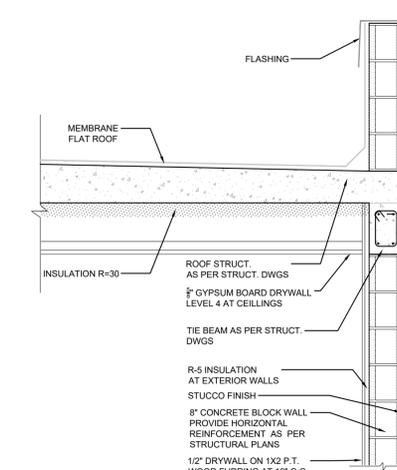
Detail 8
DOOR JAMB/HEAD DETAIL
N.T.S.



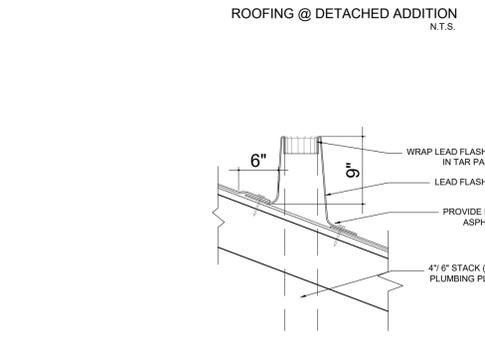
Detail 9
SOFFIT DETAIL
N.T.S.



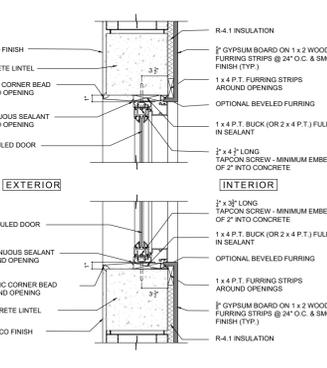
Detail 10
LIVING ROOM DROPPED CEILING DETAIL
N.T.S.



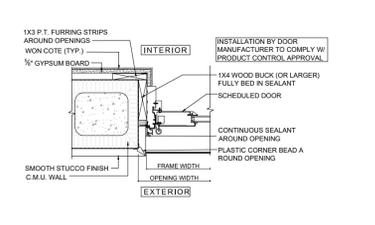
Detail 11
ROOFING @ ATTACHED ADDITION
N.T.S.



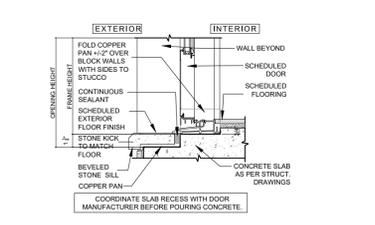
Detail 12
VENT PENETRATION DETAIL
N.T.S.



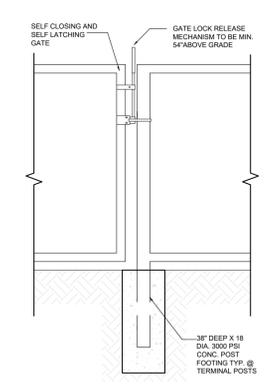
Detail 13
WINDOW AND DOOR BUCK DETAIL @ CONCRETE LINTELS
N.T.S.



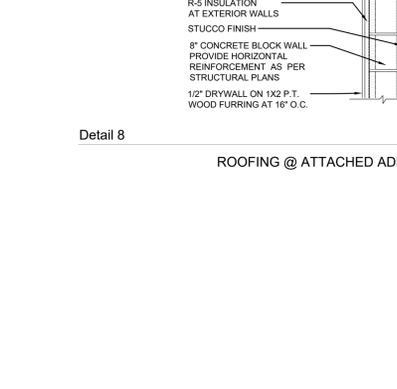
Detail 14
EXTERIOR DOOR JAMB DETAIL
N.T.S.



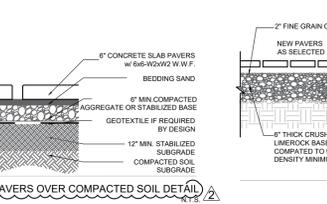
Detail 15
EXTERIOR DOOR THRESHOLD DETAIL
N.T.S.



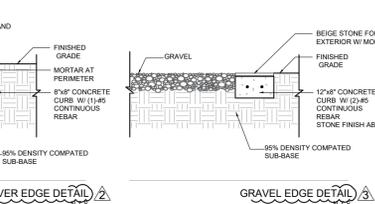
Detail 16
FENCE/GATE DETAIL
N.T.S.



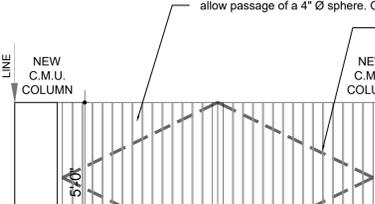
Detail 17
TREE PROTECTION BARRIER
N.T.S.



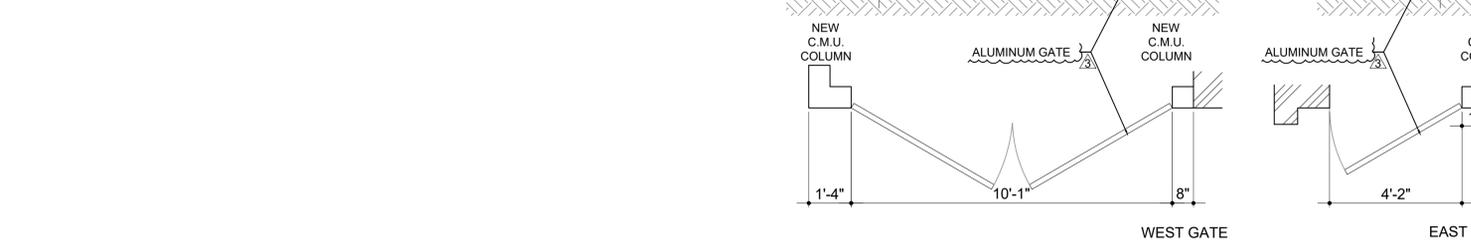
Detail 18
PAVERS OVER COMPACTED SOIL DETAIL
N.T.S.



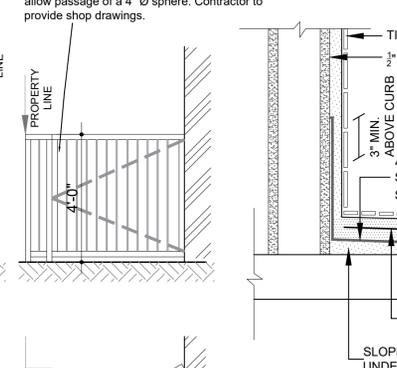
Detail 19
PAVER EDGE DETAIL
N.T.S.



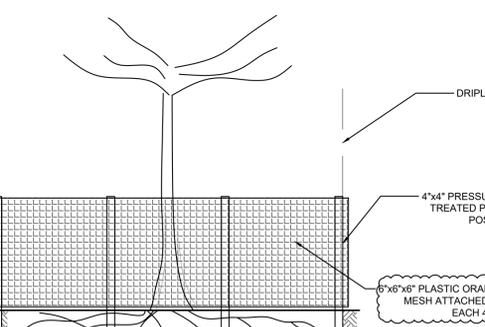
Detail 20
GRAVEL EDGE DETAIL
N.T.S.



Detail 21
WEST GATE EAST GATE
GATE DETAIL
3/8" = 1'-0"



Detail 22
SHOWER PAN DETAIL
N.T.S.



Detail 23
WIRE MESH BARRIER DETAIL
N.T.S.

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Leticia Keremian
Florida License # AR99880



INTRUSION & BURGLARY SECURITY NOTE

ALL EXTERIOR DOORS SHALL BE PROVIDED WITH CYLINDRICAL TYPE LOCK SETS, LATCH BOLT BY KNOB. LATCH BOLT DEAD-LOCKED WHEN DOOR CLOSED. KEY OPERATED FROM OUTSIDE WITH PRIVACY TURN BUTTON FOR LOCKING OUTER KNOB WHICH IS NOT AUTOMATICALLY RELEASED. CAPABLE OF RESISTING A FORCE OF 300LBS IN ANY MOVABLE DIRECTION. MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH DEAD BOLT KEY OPERATED FROM OUTSIDE AND BY TURN KNOB FROM INSIDE. OTHER EXTERIOR DOORS TO BE PROVIDED WITH INTERIOR SINGLE DEAD BOLT. ALL TO BE 1" MIN. THRUST AND OF HARDENED OR CONTAIN INSERTS. AT DOUBLE DOORS SECOND DOOR SHALL BE PROVIDED WITH HAND BOLT TOP AND BOTTOM. DOORS TO BE MOUNTED ON 1-1/2" PAIR OF HINGES WITH NON-EXPOSED SCREWS AND NON-REMOVABLE PINS BY SET SCREW IN BARREL. MAIN ENTRANCE DOORS TO HAVE DOOR SCOPE PERMITTING INSIDE VIEWER A 180 DEGREE OBSERVATION ANGLE OF OUTSIDE WHEN DOOR CLOSED. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS. GLASS IN EXTERIOR DOORS AND ALL GLAZING WITHIN 48" OF INSIDE LOCKING DEVICE OF DOOR SHALL COMPLY WITH ANSI 297.1. INTERIOR DOORS TO HAVE CYLINDRICAL TYPE LOCK SETS WITH PRIVACY LOCK BY INSIDE PUSH BUTTON WHICH AUTOMATICALLY OPENS BY TURN OR BY CLOSING. EXTERIOR SLIDING DOORS SHALL BE PROVIDED WITH TEMPERED GLASS AS SET FORTH BY ANSI 297. SLIDING DOOR CONSTRUCTED AND INSTALLED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACK WHEN IN-LOCK POSITION. ACCORDING TO ALUM. ASSOC. STANDARD FORCE-ENTRY RESISTANCE AAMA 1303.3 ADDITIONAL TO MANUFACTURE LOCK. PROVIDE DEAD BOLTS AT MULLIONS. ALL WINDOWS, AWNING, SINGLE HUNG OR HORIZONTAL SLIDING SHALL BE PROVIDED WITH A LOCKING DEVICE CAPABLE OF WITHSTANDING A FORCE OF 150LBS APPLIED IN ANY OPERABLE DIRECTION OR AS SPECIFIED IN THE PAN AMERICAN FORCE AWNING TYPE 49 389 F. WINDOW FRAMES SHALL BE CONSTRUCTED SO THAT WHEN FIXED OR LOCKED THEY CANNOT BE REMOVED FROM THE OUTSIDE. OVERHEAD LOADING DOORS SHALL BE PROVIDED WITH MULTIPLE POINT LOCKS OR BE LOCKED AT MORE THAN ONE POINT WITH HARDENED BOLTS WITH INSERTS ENGAGING AT LEAST TWO OPPOSITE POINTS A MIN 3/8".

ROOM FINISH SCHEDULE

ROOM	FLOOR	WALL	BASE	CEILING	REMARKS
HOUSE EXTERIOR ADDITION	N/A	SMOOTH STUCCO PAINT	N/A	N/A	
FAMILY ROOM	TILE	GYPSUM BOARD PAINT	WOOD	GYPSUM BOARD PAINT	
BATHROOM 2	TILE	GYPSUM BOARD PAINT	TILE	GYPSUM BOARD PAINT	TILE @ SHOWER AND TUB UP TO 7' HIGH MIN.
BEDROOM 1	TILE	GYPSUM BOARD PAINT	WOOD	GYPSUM BOARD PAINT	
BATHROOM 1	TILE	GYPSUM BOARD PAINT	TILE	GYPSUM BOARD PAINT	TILE @ SHOWER AND TUB UP TO 7' HIGH MIN.
CLOSETS	TILE	GYPSUM BOARD PAINT	WOOD	GYPSUM BOARD PAINT	
TERRACE	TILE	STUCCO/PAINT	TILE		

BACKING BOARD FOR CERAMIC TILE AT BATHROOMS, SHOWER & TUBS TO BE FIBER-CEMENT. SHOWER & BATHTUB SHALL HAVE NON-ABSORBENT FLOOR & WALL FINISH UP TO 72" HEIGHT.

WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN 200 AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 450. INSULATION MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 & A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450.

WALL HUNG FIXTURES

STUDS IN BEARING WALLS, EXTERIOR WALLS AND NON-BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2"x4", WHERE SPACED NOT MORE THAN 16" O.C. OR NOT LESS THAN 2"x6", WHERE SPACED NOT MORE THAN 24" O.C. A MINIMUM 2"x4" HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN 2 SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINET.

CLOSET DOORS NOTE

EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.

GLAZING NOTE

ALL GLASS TO BE IMPACT RESISTANT. GLAZING IN BATH & SHOWER ENCLOSURES SHALL BE SAFETY GLAZING CAT. II. GLAZING IN SLIDING & SWING DOORS SHALL BE SAFETY GLAZING CAT. I IF LESS THAN 9 SF. OR CAT. II IF GREATER THAN 9 SF.

EGRESS TYPE WINDOWS AND DOORS NOTE

WINDOWS AND DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH, 24" IN HEIGHT AND 5.7 SF IN AREA. THE BOTTOM OF THE WINDOW OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR. NO PART OF THE OPERABLE MECHANISM SHALL BE HIGHER THAN 54" OFF THE FLOOR.

DOOR SCHEDULE GLASS GLAZING U=1.08 SHGC=0.5

ROUGH DIM. TO BE VERIFIED W/ PROVIDER
DIMENSIONS TO BE VERIFIED BY G.C. ON SITE

QTY	MARK	WIDTH	HEIGHT	TYPE	DESCRIPTION	MATERIAL	FRAME	NOA or FL #	WIND PRESSURES	
									(+)	(-)
1	D1	84"	80"	EXTERIOR	IMPACT RESISTANT	ALUM/GLASS	ALUM	SLIDING FL#16755	+35	-38
1	D2	84"	80"	EXTERIOR	IMPACT RESISTANT	ALUM/GLASS	ALUM	SLIDING FL#16755	+35	-38
1	D3	50"	80"	INTERIOR - DOUBLE DOOR		WOOD	WOOD	n/a	n/a	n/a
1	D4	32"	80"	INTERIOR		WOOD	WOOD	n/a	n/a	n/a
1	D5	34"	80"	INTERIOR	FROSTED GLASS	WOOD/GLASS	WOOD	n/a	n/a	n/a
1	D6	32"	80"	INTERIOR	POCKET DOOR	WOOD	WOOD	n/a	n/a	n/a
1	D7	28"	80"	EXTERIOR	IMPACT RESISTANT	ALUM	ALUM	FL#29783		
1	D8	28"	80"	INTERIOR		WOOD	WOOD	n/a	n/a	n/a
1	D9	108"	84"	IMPACT RESISTANT GARAGE DOOR		ALUM	ALUM			
1	D10	36"	80"	EXTERIOR	IMPACT RESISTANT	ALUM	ALUM	FL#29783		
1	D11	32"	80"	INTERIOR		WOOD	WOOD	n/a	n/a	n/a

WINDOW SCHEDULE GLASS GLAZING U=1.08 SHGC=0.5

ROUGH DIM. TO BE VERIFIED W/ PROVIDER
DIMENSIONS TO BE VERIFIED BY G.C. ON SITE

QTY	MARK	WIDTH	HEIGHT	TYPE	DESCRIPTION	MATERIAL	FRAME	NOA or FL #	WIND PRESSURES	
									(+)	(-)
1	W1	92"	57"	EXTERIOR	IMPACT RESISTANT	ALUM/GLASS	ALUM.	OUTSWING - FIXED - OUTSWING MULLION FL#16243.1-R8 - FL#15709 - FL#16243.1-R8 NOA 23-0913.04	+37	-40
1	W2	92"	57"	EXTERIOR	IMPACT RESISTANT	ALUM/GLASS	ALUM.	OUTSWING - FIXED - OUTSWING MULLION FL#16243.1-R8 - FL#15709 - FL#16243.1-R8 NOA 23-0913.04	+37	-40
1	W3	36"	50"	EXTERIOR	IMPACT RESISTANT	ALUM/GLASS	ALUM.	OUTSWING FL#16243.1-R8	+37	-40
1	W4	36"	50"	EXTERIOR	IMPACT RESISTANT	ALUM/GLASS	ALUM.	OUTSWING FL#16243.1-R8	+37	-40
1	W5	36"	44"	EXTERIOR	IMPACT RESISTANT	ALUM/GLASS	ALUM.	OUTSWING FL#16243.1-R8		
1	W6	36"	44"	EXTERIOR	IMPACT RESISTANT	ALUM/GLASS	ALUM.	OUTSWING FL#16243.1-R8		
1	W7	36"	44"	EXTERIOR	IMPACT RESISTANT	ALUM/GLASS	ALUM.	OUTSWING FL#16243.1-R8		
1	W8	36"	30"	EXTERIOR	IMPACT RESISTANT	ALUM/GLASS	ALUM.	AWNING FL#16243.1-R8		
1	W9	36"	44"	EXTERIOR	IMPACT RESISTANT	ALUM/GLASS	ALUM.	OUTSWING FL#16243.1-R8		
1	W10	96"	44"	EXTERIOR	IMPACT RESISTANT	ALUM/GLASS	ALUM.	FIXED FL#15709 MULLION NOA 23-0913.04		
1	W11	36"	44"	EXTERIOR	IMPACT RESISTANT	ALUM/GLASS	ALUM.	OUTSWING FL#16243.1-R8		
1	W12	36"	30"	EXTERIOR	IMPACT RESISTANT	ALUM/GLASS	ALUM.	AWNING FL#16243.1-R8		

DOOR/WINDOW SCHEDULES
n.t.s.

EMERGENCY EGRESS

REQUIRED BY FBC 2023

MARK	ROOM	TOTAL WIDTH	TOTAL HEIGHT	ESCAPE WIDTH	ESCAPE HEIGHT	ESCAPE AREA	WIDTH	HEIGHT	ESCAPE AREA
Ex	BEDROOM 2	94"	60"	28"	52"	10.0 SF	20"	24"	5.7 SF
Ex	PLAYROOM	80"	60"	24"	52"	8.6 SF	20"	24"	5.7 SF
D2	BEDROOM 1	84"	80"	36"	80"	20.0 SF	20"	24"	5.7 SF
D7	EXERCISE ROOM	36"	80"	36"	80"	20.0 SF	20"	24"	5.7 SF

EXTERIOR DOORS AND WINDOWS UNDER
A SEPARATE PERMIT

DOOR/
WINDOW
SCHEDULES

A-7.0

**Single Family Home
Remodel and Addition**

Address:
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Coral Gables FL
33134

Owners:
Crisanto Campos
Maimonides Campos

Revisions

No.	Date	Description
1	05-21-25	Bldg.Dept. Comments

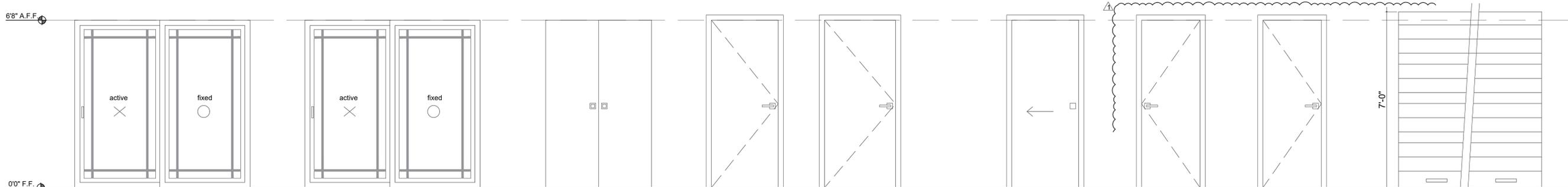
Leticia Keremian
Florida License # AR99880



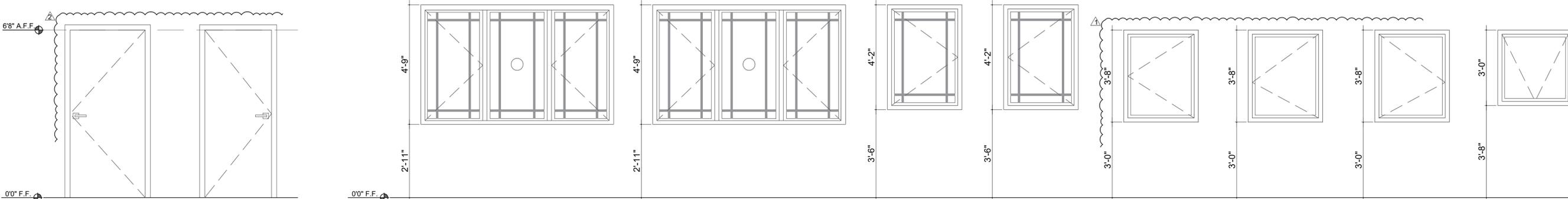
**DOOR/
WINDOW
SCHEDULES**

A-7.1

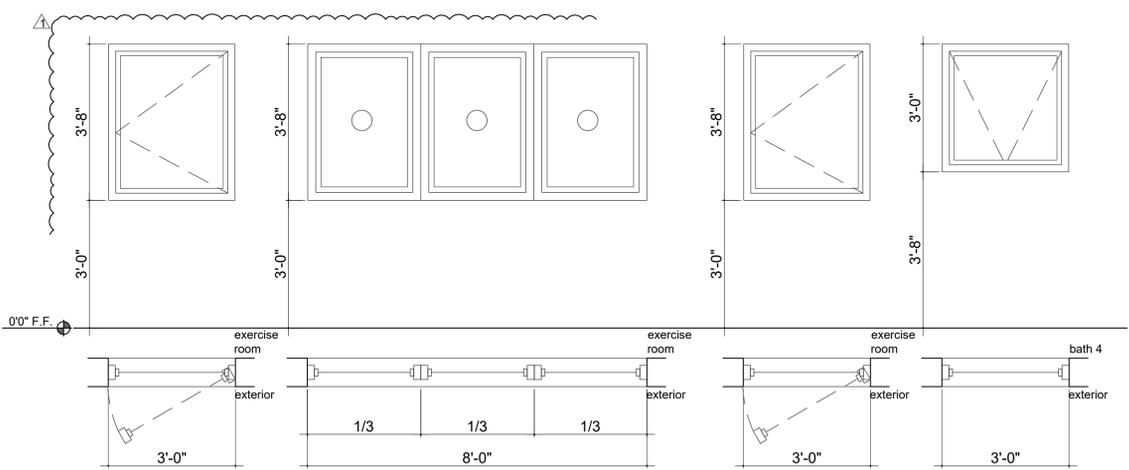
Date: December 2024
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Project Status: Permit Plans



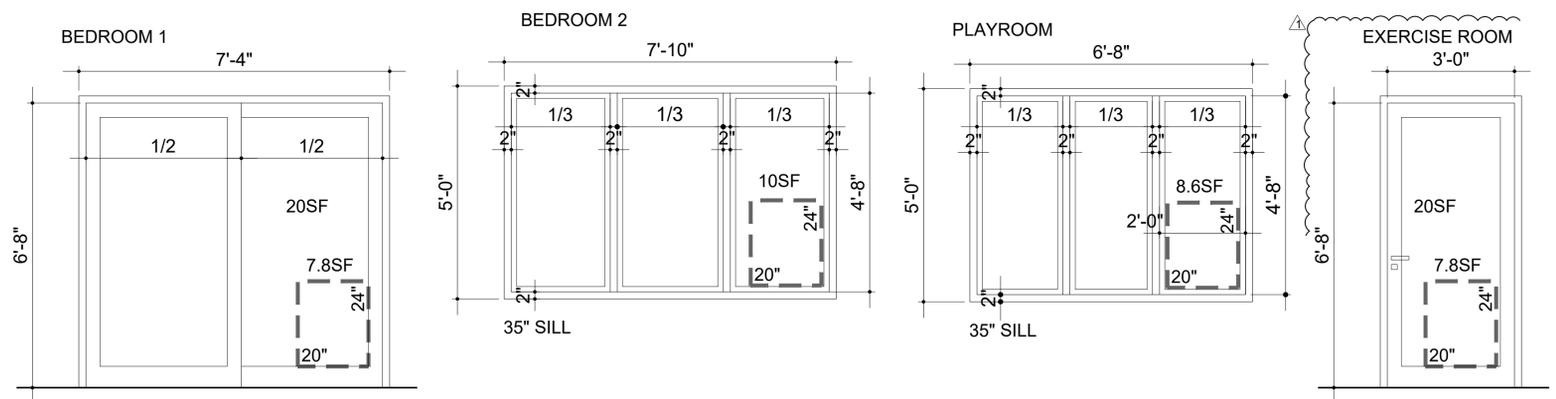
D1 Family Room Aluminum and Glass Door Impact Resistant
D2 Bedroom 1 Aluminum and Glass Door Impact Resistant *EMERGENCY EGRESS*
D3 Laundry Double Wood Door Frameless
D4 Bathroom 2 Wood Door
D5 Bedroom 1 Wood and Glass Door Frosted Glass
D6 Bathroom 1 Wood Pocket Door
D7 Bathroom 5 Aluminum Impact Resistant
D8 Bathroom 5 Wood Door
D9 Garage Aluminum Door Impact Resistant



D10 Exercise Room Aluminum Impact Resistant *EMERGENCY EGRESS*
D11 Bathroom 4 Wood Door
W1 Bedroom 1 Alum. and Glass Impact Resistant
W2 Bedroom 1 Alum. and Glass Impact Resistant
W3 Bathroom 1 Alum. and Glass Impact Resistant
W4 Bathroom 2 Alum. and Glass Impact Resistant
W5 Bathroom 5 Alum. and Glass Impact Resistant
W6 Garage Alum. and Glass Impact Resistant
W7 Garage Alum. and Glass Impact Resistant
W8 Bath.4 Alum. and Glass Impact Resistant



W9 Exercise Room Alum. and Glass Impact Resistant
W10 Exercise Room Alum. and Glass Impact Resistant
W11 Exercise Room Alum. and Glass Impact Resistant
W12 Bathroom 4 Alum. and Glass Impact Resistant



**EXTERIOR DOORS AND WINDOWS UNDER
A SEPARATE PERMIT**

DOOR/WINDOW SCHEDULES
1/2" = 1'-0"

EMERGENCY EGRESS
1/2" = 1'-0"

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Maimonides Campos

Revisions

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1	08-05-25	Bldg.Dept. Comments
2	10-28-25	Bldg.Dept. Comments

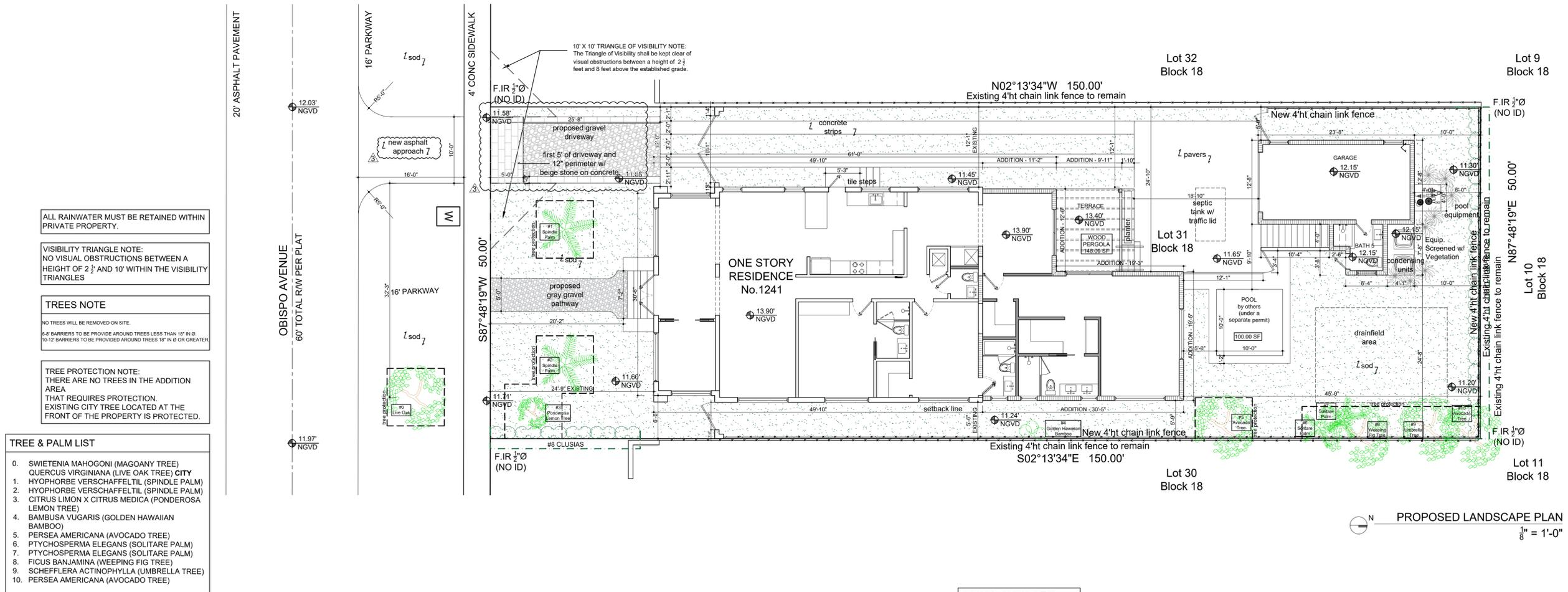
Leticia Keremian
Florida License # AR99880



PROPOSED
SITE PLAN

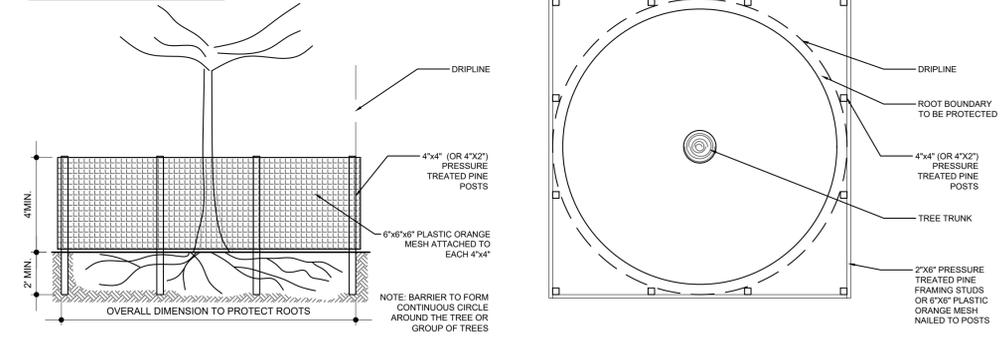
L-1.0

Date: December 2024
Project: 1341 Obispo
Project Status: Permit Plans



PROPOSED LANDSCAPE PLAN
1/8" = 1'-0"

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.



PER CHAPTER 62, SECTION 62.32 - TREE PROTECTION STANDARDS.
PROTECTIVE BARRIERS SHALL BE A MINIMUM OF FOUR FEET ABOVE GROUND LEVEL AND SHALL BE CONSTRUCTED OF TWO INCH BY FOUR INCH WOOD POSTS AND CROSS MEMBERS WITH ORANGE OR YELLOW PLASTIC CONSTRUCTION FENCING ATTACHED, WHICH SHALL REMAIN IN PLACE UNTIL DEVELOPMENT IS COMPLETED, AND THE TREE PRESERVATION AGENCY HAS AUTHORIZED THE REMOVAL.

ADDRESS	1341 OBISPO AVE, CORAL GABLES FL 33134
FOLIO	03-4107-016-2440
LEGAL	7 54 41 CORAL GABLES SEC E PB 8-13 LOT 31 BLK 18 LOT SIZE 50.000 X 150 OR 18014-3710 0398 5