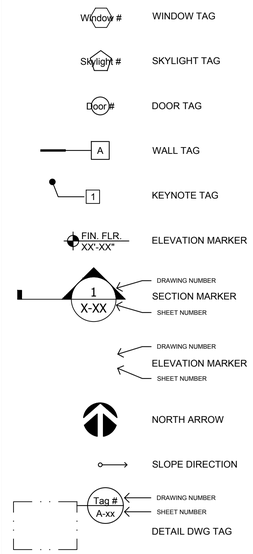
VICINITY MAP

ABBREVATIONS

ABV	above	FLG	flashing	PNT	paint (ed)
AFF	above finished floor	FLR	floor (ing)	PNL	panel (ed) (ing)
ACC PNL	access panel	FD	floor drain	P LAM	plastic laminate
ADJ	adjacent	FND	foundation	PLY WD	plywood
A/C	air conditioning	FR	frame (d) (ing)	PT	pressure treated
ALT	alternate	GA	gage, gauge	PL	plate
APX	approximate	GALV	galvanized	RAD	radius
ARCH	architect (ural)	GC	general contract (or)	REF	reference
BM	bench mark	GL	glass, glazing	REFR	refrigerator
BEL	below	GB	grab bar	REINF	reinforce (d) (ing)
BET	between	GYP BD	gypsum board	RA	return air
BLKG	blocking	HW	hardware	REV	revision, revised
BD	board	HDR	header	RH	right hand
BS	both sides	HTG	heating	R	riser
BOT	bottom	HVAC	heating, ventilating, air conditioning	RM	room
BO	bottom of			RO	rough opening
BLDG	building	HGT	height	SCH	schedule
CAB	cabinet	HC	hollow core	SHT	sheet
CLG	ceiling	HM	hollow metal	SIM	similar
CLG HGT	ceiling height	HORIZ	horizontal	SC	solid core
CEM	cement	HB	hose bib	S	south
CLR	clear (ance)	WH	water heater	STD	standard
COL	column	INCL	include (d) (ing)	STL	steel
CONC	concrete	ID	inside diameter	STR	structure (al)
CONST	construction	INS	insulate	STFT	storefront
CSMT	casement	INT	interior	SYS	system
DEMO	demolish	JC	janitors closet	TEL	telephone
DTL	detail	LAV	Lavatory	TV	television
DIAG	diagonal	LH	left hand	VIF	verify in field
DIAM	diameter	L	length		
DIM	dimension	MAS	masonry		
DIV	division	MAX	maximum		
DS	downspout	MFR	manufacture (r)		
DWG	drawing (s)	MIN	minimum		
DF	drinking fountain	MTL	material		
E	east	MECH	mechanic (al)		
ELEC	electric	MET	metal		
EL	elevation	MIN	minimum		
ELEV	elevator	MIR	mirror		
EQ	equal	MISC	miscellaneous		
EQUIP	equipment	NOM	nominal		
EXIST	existing	N	north		
EXT	exterior	NIC	not in contract		
FOC	face of concrete	NTS	not to scale		
FOF	face of finish	OC	on center		
FOS	face of studs	OPP	opposite		
FOW	face of wall	OPH	opposite hand		
FIN	finish	OD	outside diameter		
FE	fire extinguisher	OA	overall		
FF	finish floor	OH	overhead		

SYMBOL LEGEND



PROJECT INFO

SCOPE OF WORK
MASTER BEDROOM ADDITION

FOLIO: 03-4108-001-4750
SUB-DIVISION: CORAL GABLES SEC B PB 5-111
PROPERTY ADDRESS: 817 OBISPO AVE

PA PRIMARY ZONE 0100 SINGLE FAMILY - GENERAL
PRIMARY LAND USE 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
BEDS / BATHS / HALF: 3 / 1 /
LIVING UNITS: 1

AREA (EXISTING TO REMAIN):

ACTUAL AREA	1,870 SQ.FT
LIVING AREA	1,666 SQ.FT
ADJUSTED AREA	1,810 SQ.FT
LOT SIZE	7,500 SQ.FT

PROPOSED ADDITION 265 SQ. FT.

YEAR BUILT: 1925

FLOOD ZONE: X

CONTACTS

OWNER
JOHN LEE
ASRA CHATHAM

ARCHITECT
HAISSAM RAHAL
2525 PONCE DE LEON
SUITE 300
CORAL GABLES, FL
O: 305-200-8718
D: 313-445-8004

GENERAL CONTRACTOR
TBD

NOTICE TO OWNER

1. THE SCOPE OF THIS PROJECT MAY CHANGE AT ANY TIME DUE TO ACTIONS TAKEN BY THE ZONING OR BUILDING DEPARTMENT OR BY ANY GOVERNING AGENCY HAVING JURISDICTION OVER THIS PROJECT.
2. THE SCOPE OF THIS PROJECT MAY CHANGE AT ANY TIME PRIOR TO, OR AFTER THE ISSUANCE OF A BUILDING PERMIT BASED ON THIS SET OF CONSTRUCTION DOCUMENTS. THIS ARCHITECT AND OR HIS ASSIGNED AGENTS SHALL NOT BE FISCALLY RESPONSIBLE FOR ANY CHANGES IN THE SCOPE OF THIS PROJECT.
3. ANY DETRIMENTAL JOB SITE CONDITIONS UNCOVERED OR DISCOVERED DURING THE CONSTRUCTION OF THIS PROJECT SHALL NOT BE BORNE BY THIS ARCHITECT OR HIS ASSIGNED AGENTS.
4. THIS ARCHITECT OR HIS ASSIGNED AGENTS SHALL NOT BE LIABLE FOR CODE CHANGES OR FOR CODE INTERPRETATION CHANGES DURING EITHER THE PERMITTING OR CONSTRUCTION PHASE OF THIS PROJECT.

CODE LEGEND

ALTERATION LEVEL II
CONSTRUCTION TYPE: III
OCCUPANCY TYPE: R-3
USE TYPE: SINGLE FAMILY

CODE INFO

CODES OF REFERENCE
2020 FLORIDA BUILDING CODE
2020 FLORIDA RESIDENTIAL BUILDING CODE
2020 FLORIDA BUILDING CODE PLUMBING
2020 FLORIDA BUILDING CODE MECHANICAL
NEC NFPA-70

CONSTR. TYPE

TYPE:
III-B

SHEET INDEX

ARCHITECTURAL		ISSUED FOR / DATE	HIST BRD 3-9-2022	BOA 5-18-2022	BOA REV#1 6-11-2022	BOA REV#1 8-22-2022		
A-0	COVER SHEET, PROJECT INFORMATION, SITE PLAN.		●	●	●	●		
A-0.1	EXISTING PHOTOS		●	●	●	●		
SP	SITE PLAN		●	●	●	●		
D-1	EXISTING PLAN		●	●	●	●		
A-1	PROPOSED FLOOR PLAN		●	●	●	●		
A-2	ELEVATIONS EXISTING & PROPOSED		●	●	●	●		
A-3	ELEVATIONS EXISTING & PROPOSED		●	●	●	●		

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION ON THIS PROJECT.
2. THE FLORIDA BUILDING CODE (LATEST EDITION) SHALL BE USED ON THIS PROJECT.
3. WORK SHALL INCLUDE ALL ITEMS (BUILDING AND SITE) INDICATED ON THESE DRAWINGS UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE SITE PRIOR TO CONSTRUCTION AND SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO ACTUAL CONSTRUCTION. ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS DISCOVERED AT THIS TIME SHALL BE REPORTED BY THE CONTRACTOR IMMEDIATELY TO THE ARCHITECT.
5. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD COORDINATION OF ALL SUBCONTRACTORS TO ENSURE PROPER INSTALLATION OF ALL FIXTURES AND/OR EQUIPMENT.
6. DRAWINGS SHALL NOT BE SCALED; WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
7. CONTRACTOR SHALL MAINTAIN TEMPORARY ELECTRICAL, WATER AND SANITARY FACILITIES FOR THE DURATION OF CONSTRUCTION.
8. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOBSITE AND LEAVE THE BUILDING BROOM CLEAN.
9. ALL WORKMANSHIP SHALL BE NEAT, CLEAN, TRUE AND CORRECT.
10. ALL GLASS WITHIN 24" OF ANY DOOR, FIXED GLASS, SLIDING GLASS DOORS AND ALL GLAZING AT TUB AND SHOWER ENCLOSURES SHALL BE TEMPERED SAFETY GLASS (INCLUDES MIRRORS) PER florida BUILDING CODE / BUILDING SEC. 2406.4.
11. CONCRETE SHALL BE 3000 PSI AT 28 DAYS TESTING.
12. OMISSIONS FROM THESE DRAWINGS OR SPECIFICATIONS, WHICH ARE NECESSARY TO CARRY OUT THE INTENT OF THESE DRAWINGS, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING ANY OMITTED DETAILS.
13. PROVIDE THRESHOLD & WEATHER-STRIPPING @ ALL EXTERIOR DOORS.
14. ALL WINDOWS SHOWN ARE BASED ON WINDOW MANUFACTURERS SPECIFICATIONS . ACTUAL SIZE AND ROUGH OPENINGS SHALL BE VERIFIED AND ADJUSTED PRIOR TO START OF CONSTRUCTION.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD COORDINATION OF ALL SUBCONTRACTORS TO INSURE PROPER INSTALLATION OF ALL FIXTURESAND/OR EQUIPMENT
16. ALL SUBCONTRACTORS SHALL SUBMIT EQUIPMENT AND FIXTURE DIMENSIONS. ALONG w/ ANY NECESSARY CLEARANCES TO THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.
17. ALL NEW WINDOWS INSTALLED SHALL BE A MIN ARGON GAS INSULATED,INTEGRATED NAIL FIN. SUBMIT PRODUCT APPROVAL PRIOR TO INSTALLATION AND INSPECTION.
18. OWNER SHALL APPROVE ALL MATERIAL AND FINISH SAMPLES ALONG w/ ALL EQUIPMENT SPECIFICATIONS PRIOR TO ORDERING AND INSTALLATION.
19. CONTRACTOR TO VERIFY THE AVAILABILITY OF ALL BUILDING SERVICES REQUIRED BY THESE CONSTRUCTION DOCUMENTS AT THE JOB SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO WATER, SEWER, AND ELECTRIC. SIZE, TYPE, AND LOCATION OF ALL BUILDING SERVICES SHALL BE VERIFIED IN THE FIELD. NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
20. DUE TO THE NATURE OF RENOVATION WORK, HIDDEN CONDITIONS MAY BE UNCOVERED DURING CONSTRUCTION WHICH MAY NECESSITATE EXTRA PROFESSIONAL SERVICES AND COST TO THE BUILDING OWNER WHICH ARE NOT READILY APPARENT. ALL HIDDEN CONDITIONS WHICH ARE UNCOVERED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
21. CONTRACTOR SHALL OBTAIN AND POST AT JOBSITE ALL NECESSARY PERMITS PRIOR TO START OF RENOVATION WORK.
22. ALL CONTRACTORS SHALL EXERCISE EXTREME CARE AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AGAINST INJURY DURING RENOVATION.
23. FIREBLOCKING SHALL COMPLY W/ M.R.C. SECTION 302.11

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Project No. 21-0011

PROJECT
817 OBISPO
AVECORAL GABLES,
FL 33134
ALTERATION LEVEL II

Date Issued 3-14-2022

Revisions
1

Notes
1. —

Project North

Seal

STATE OF FLORIDA
Haissam Rahal
AR98195
REGISTERED ARCHITECT

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Scale 1/4"=1'-0"

COVER SHEET

A-0

Sheet No.

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EXISTING PHOTOS

A-0.1

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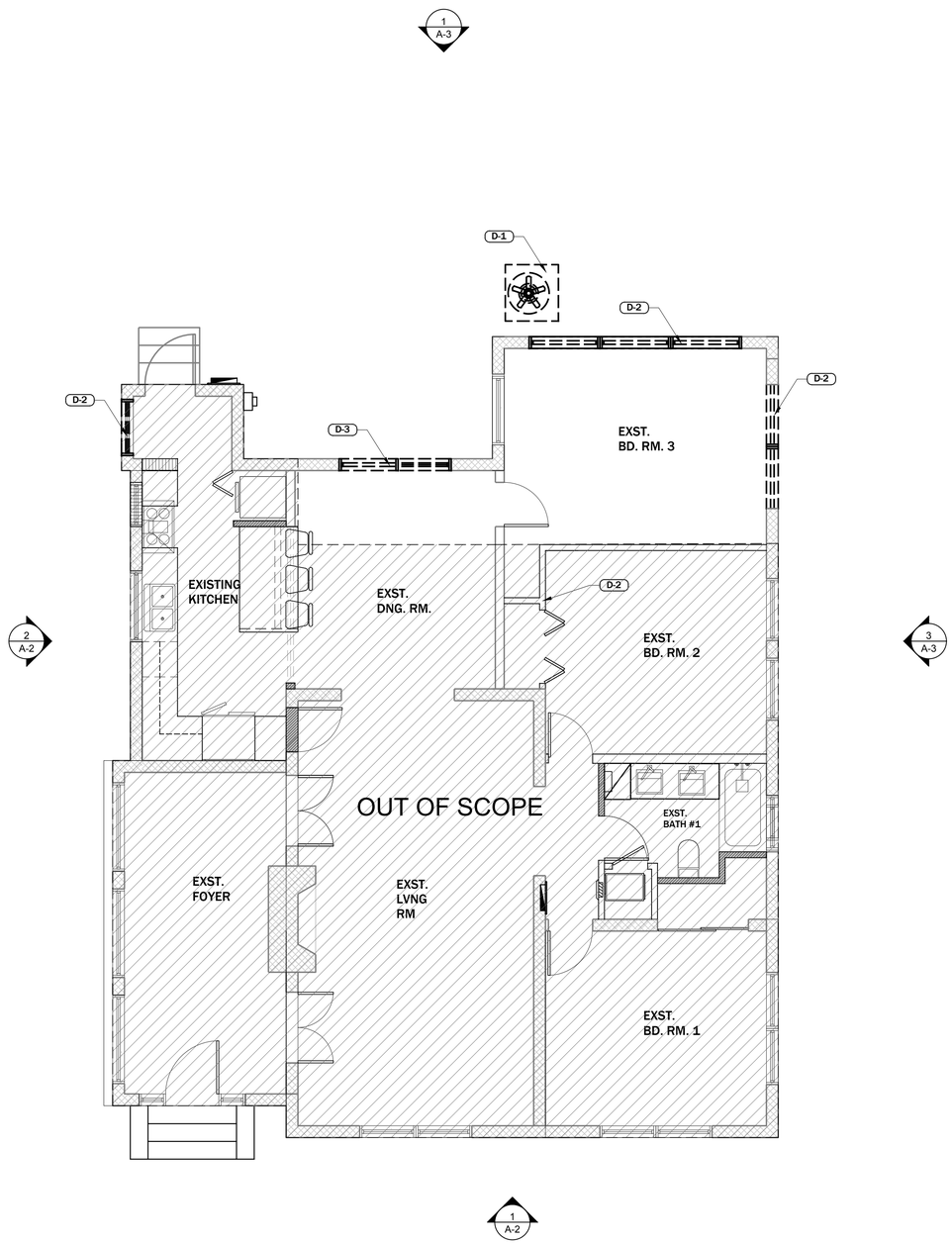

1 DEMO PLAN
SCALE: 1/4"=1'-0"

DEMO NOTES

1. ALL DEMOLITION SHALL BE PERFORMED BY A LICENSED DEMOLITION CONTRACTOR.
2. CONTRACTOR SHALL OBTAIN AND POST AT JOBSITE ALL NECESSARY PERMITS PRIOR TO START OF DEMOLITION.
3. CONTRACTOR SHALL LOCATE ALL UTILITY LINES PRIOR TO START OF DEMOLITION AND SHALL BE RESPONSIBLE FOR THEIR DISCONNECTION AS REQUIRED FOR THE SAFETY OF ALL WORKERS.
4. ALL CONTRACTORS SHALL EXERCISE EXTREME CARE AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AGAINST INJURY DURING DEMOLITION.
5. GENERAL CONTRACTOR SHALL SECURE JOBSITE AT ALL TIMES AND PROHIBIT GENERAL PUBLIC BY RESTRICTING ACCESS.
6. COORDINATE WITH CITY AS NECESSARY TO LOCATE AND PROPERLY PROTECT WATER METER AND SEWER TAP.
7. ALL REMAINING PLUMBING SHALL BE PROPERLY CAPPED AND TESTED.
8. CONTRACTOR SHALL MAINTAIN TEMPORARY ELECTRICAL, WATER AND SANITARY FACILITIES FOR THE DURATION OF THE WORK.
9. ALL TREE REMOVAL REQUIRES A SEPARATE TREE REMOVAL PERMIT.

DEMO TAGS

TAG	DESCRIPTION
D-1	**REMOVE A/C AND PAD**
D-2	REMOVE WINDOW(S)
D-3	REMOVE WINDOW AND CMU BELOW AND COORDINATE WITH FLOOR PLAN FOR OPENING
D-4	

REMOVE NONE LOAD-BEARING PARTITION WALL
REMOVE EXISTING WINDOW.

DEMO LEGEND

TAG	DESCRIPTION
	REMOVE/ DEMO WALL, DOOR, WINDOW, EQUIPMENT
	EXISTING CBS TO BE DEMOLISHED AND REMOVED.

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DEMO PLAN

D-1

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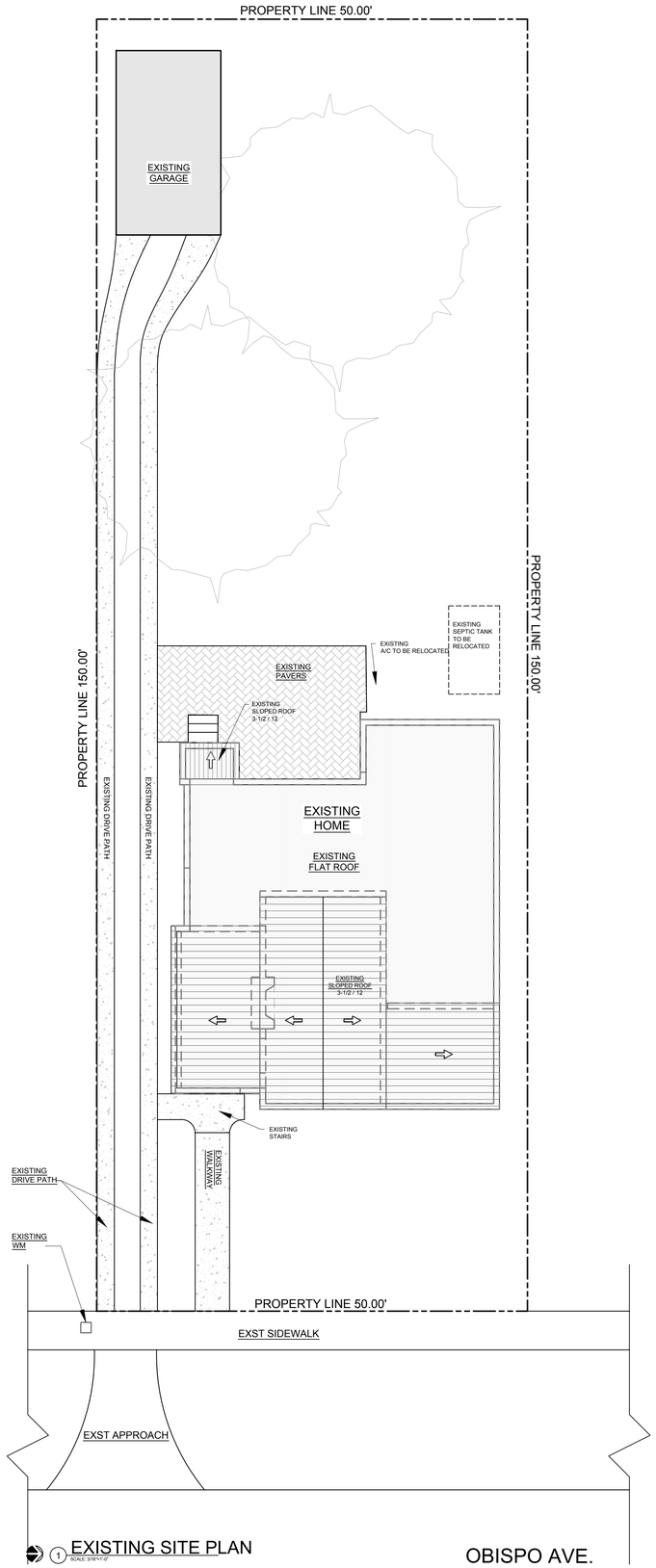
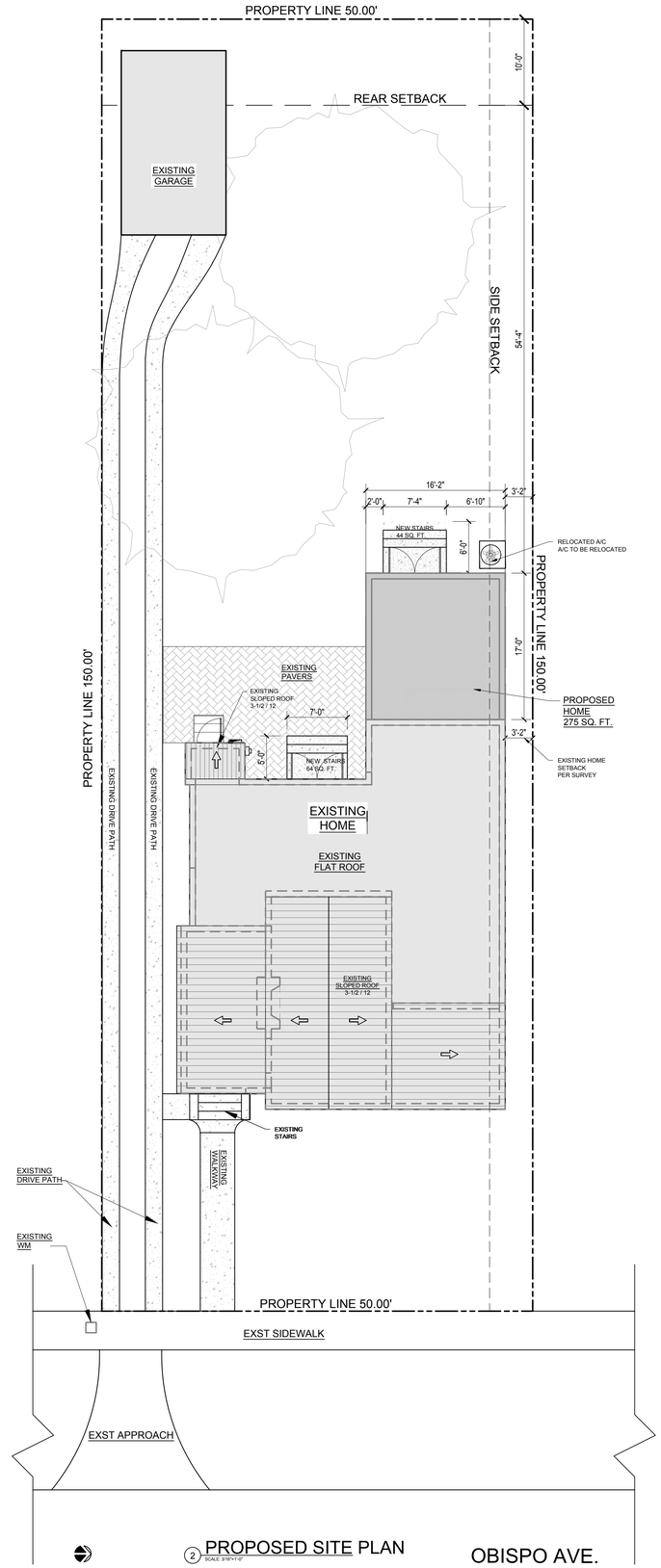


1 EXISTING SITE PLAN
SCALE: 3/16"=1'-0"



2 PROPOSED SITE PLAN
SCALE: 3/16"=1'-0"

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Scale 1/4"=1'-0"

SITE PLAN

SP

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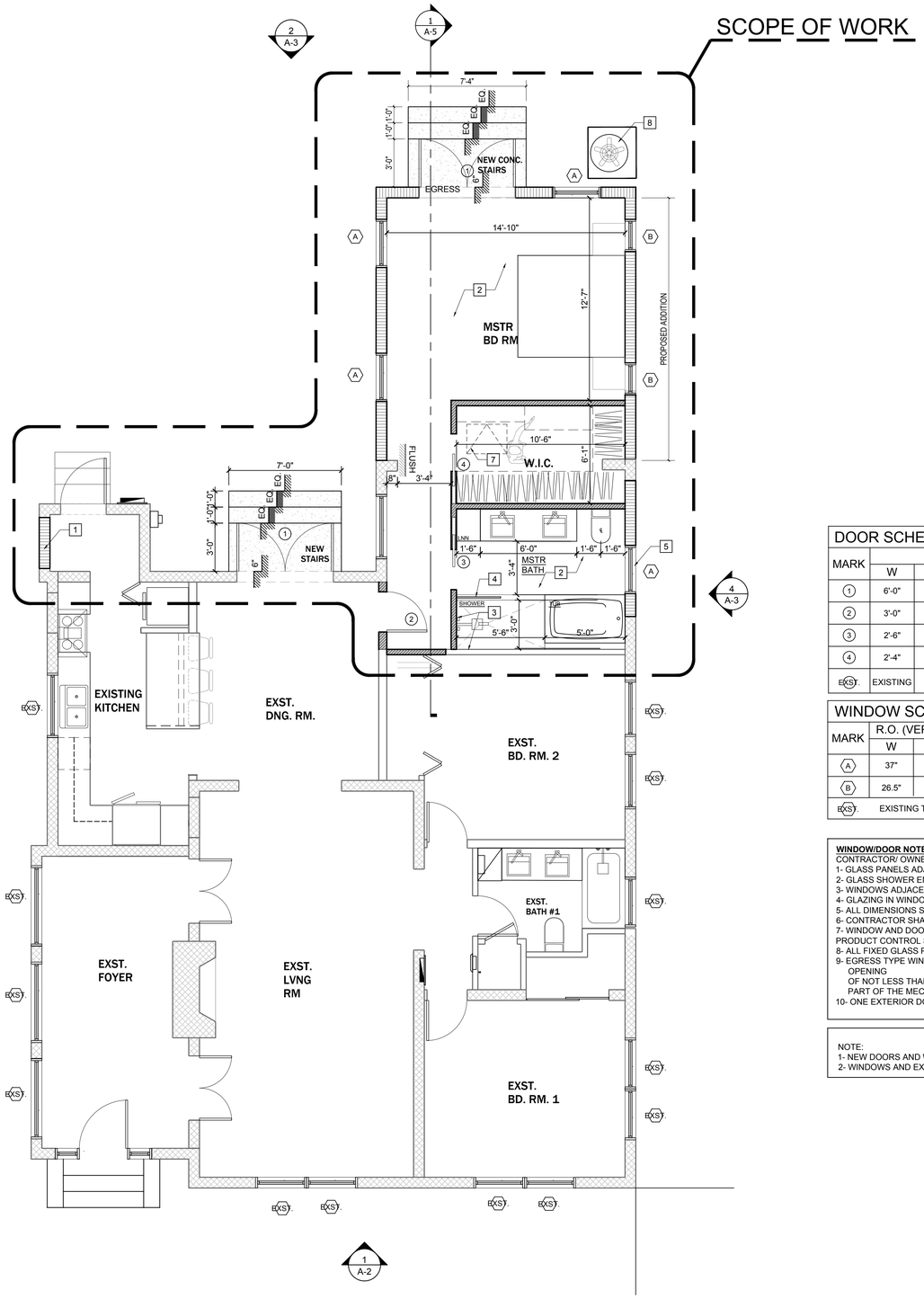

1 PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

WALL LEGEND		
TAG	SYMBOL	DESCRIPTION
		EXISTING 8" CONC. BLOCK WALL
		NEW 8" CONC. BLOCK WALL
		EXISTING
		NEW PARTITION 2X4 STUD (UNLESS NOTED OTHERWISE) 24" O.C. W/ GYP. BRD

FLOOR PLAN TAGS	
TAG	DESCRIPTION
1	**BLOCK-IN OPENING WITH CMU**
2	**WOOD OR TILE FLOORING. (SELECTED BY OWNER)**
3	**WATERPROOFING MEMBRANE, DRYSET MORTAR, CERAMIC TILE SELECTED BY OWNER. TILE WALLS TO CEILING ADJACENT TO TUB**
4	SHOWER ENCLOSURES TO BE FRAMLESS TEMPERED GLASS. ENCLOSURES TO BE SELECTED BY OWNER AND APPROVED BY ARCHITECT. SUBMIT SHOP DRAWINGS FOR APPROVAL. GLAZING SHALL BE PER F.B.C. SECTION 2406
5	WINDOWS ADJACENT TO TUBS OR SHOWERS SHALL BE CATERGORY II SAFETY GLAZING PER FBC 2406.
6	**TILE FLOORING. (SELECTED BY OWNER)**
7	**MIN 22"X30" CEILING ACCESS**
8	**NEW A/C LOCATION**

DOOR SCHEDULE

MARK	SIZE			R.O. (VERIFY)		TYPE	DOOR MATERIAL	FRAME MATERIAL	DESIGN LOAD +/-	HDW	REMARKS
	W	H	THK	W	H						
1	6'-0"	6'-8"	1-3/4"	---	---	FRENCH	ALUMN	ALUMN	-	--	SUBMIT NOA FOR APPROVAL.
2	3'-0"	6'-8"	1-3/4"	--	--	SWING	WOOD	WOOD	--	--	
3	2'-6"	6'-8"	1-3/4"	--	--	POCKET	WOOD	WOOD	--	--	
4	2'-4"	6'-8"	1-3/4"	--	--	POCKET	WOOD	WOOD	--	--	
EXST.	EXISTING										

WINDOW SCHEDULE

MARK	R.O. (VERIFY)		TYPE	FRAME	SCREEN	DESIGN LOAD +/-	REMARKS
	W	H					
A	37"	63"	CASEMENT	ALUM.	NO		
B	26.5"	50"	CASEMENT	ALUM.	NO		
EXST.	EXISTING TO REMAIN						

WINDOW/DOOR NOTES:
CONTRACTOR/ OWNER TO SUBMIT N.O.A. OR FLORIDA PRODUCT APPROVAL # IF NOT PROVIDED IN THESE DOCUMENTS
1- GLASS PANELS ADJACENT TO DOORS (WITHIN 48") MUST BE CATEGORY II SAFETY GLAZING PER FBC 2406.
2- GLASS SHOWER ENCLOSURES MUST BE CATEGORY II SAFETY GLASS.
3- WINDOWS ADJACENT TO TUBS OR SHOWERS SHALL BE CATERGORY II SAFETY GLAZING PER FBC 2406.
4- GLAZING IN WINDOWS AND DOORS MUST BE IMPACT.
5- ALL DIMENSIONS SHALL BE FIELD VERIFIED BY MANUFACTURED/INSTALLER.
6- CONTRACTOR SHALL SUBMIT SPECS., N.O.A., ETC. FOR APPROVAL OF EXTERIOR WINDOWS AND DOORS
7- WINDOW AND DOOR ASSEMBLIES AND THEIR INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AS SET FORTH IN APPROVED PRODUCT CONTROL SUBMITTALS PER THE S.F.B.C.
8- ALL FIXED GLASS PANELS SHALL BE MIN 3/1 6" SAFETY GLASS. ALL GLASS USED INSIDE OF DWELLING TO BE TEMPERED.
9- EGRESS TYPE WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE OR EFFORT, AND SHALL PROVIDE A CLEAR OPENING
OF NOT LESS THAN 20" WIDE, 24" HIGH, AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE PLACED HIGHER THAN 44" ABOVE THE FLOOR, AND NO PART OF THE MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FLOOR.
10- ONE EXTERIOR DOOR (NOT IN GARAGE) TO BE APPROVED FOR MISSLE IMPACT PER COUNTY PRODUCTS CONTROL REQUIREMENTS.

NOTE:
1- NEW DOORS AND WINDOWS TO BE HAVE CLEAR HIGH PROFILE WITH MUNTINS.
2- WINDOWS AND EXTERIOR DOORS INSTALLATION UNDER SEPARATE PERMITS.

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ALTERATION LEVEL II

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Revisions
1

Notes
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Project North

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FLOOR PLAN

A-1

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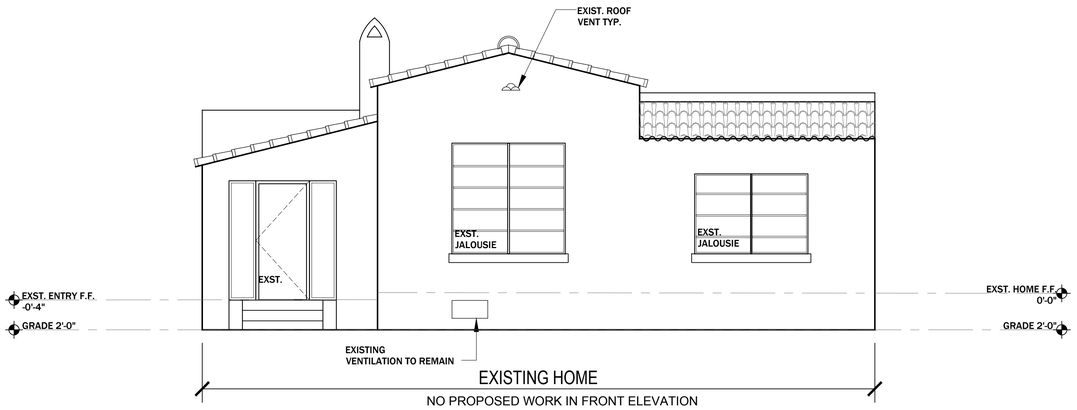
NOTE: NEW DOORS AND WINDOWS TO BE CLEAR HIGH PROFILE WITH MUNTINS



1 EXISTING FRONT ELEVATION
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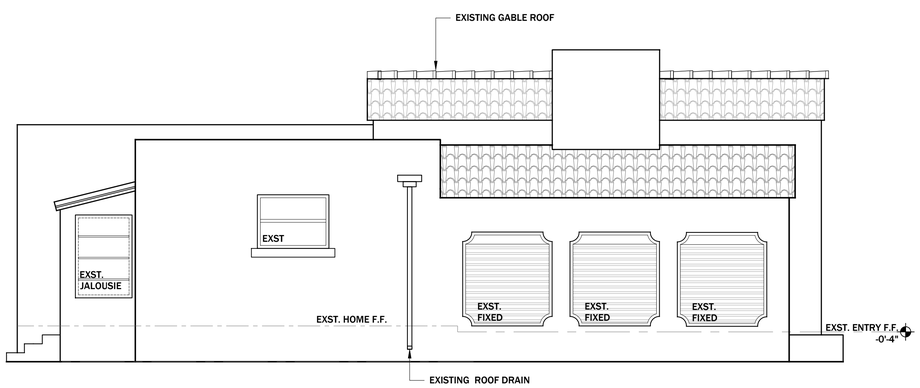
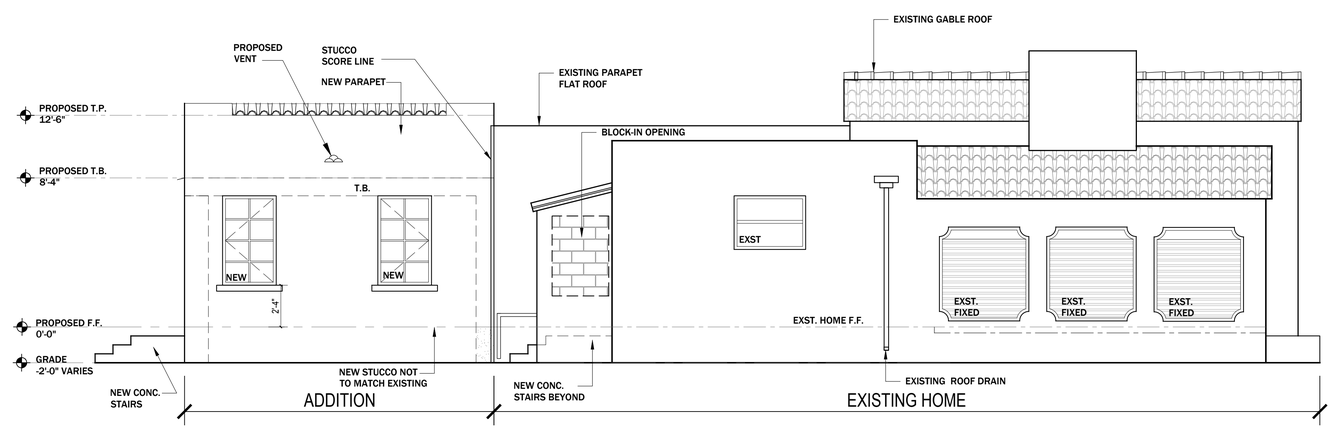


2 EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"

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Scale 1/4"=1'-0"

ELEVATIONS

A-2

Sheet No.

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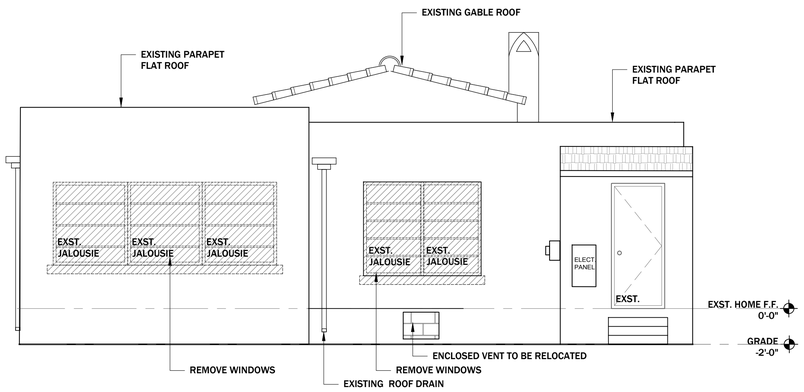
NOTE: NEW DOORS AND WINDOWS TO BE CLEAR HIGH PROFILE WITH MUNTINS



1 EXISTING REAR ELEVATION
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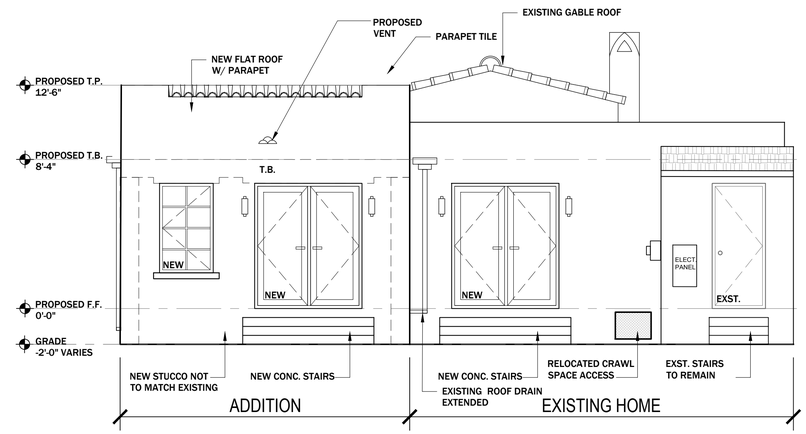

2 PROPOSED REAR ELEVATION
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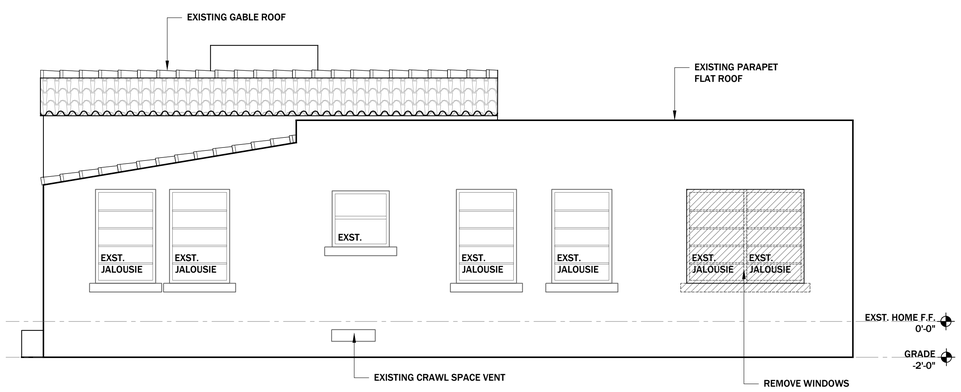

3 EXISTING SIDE ELEVATION
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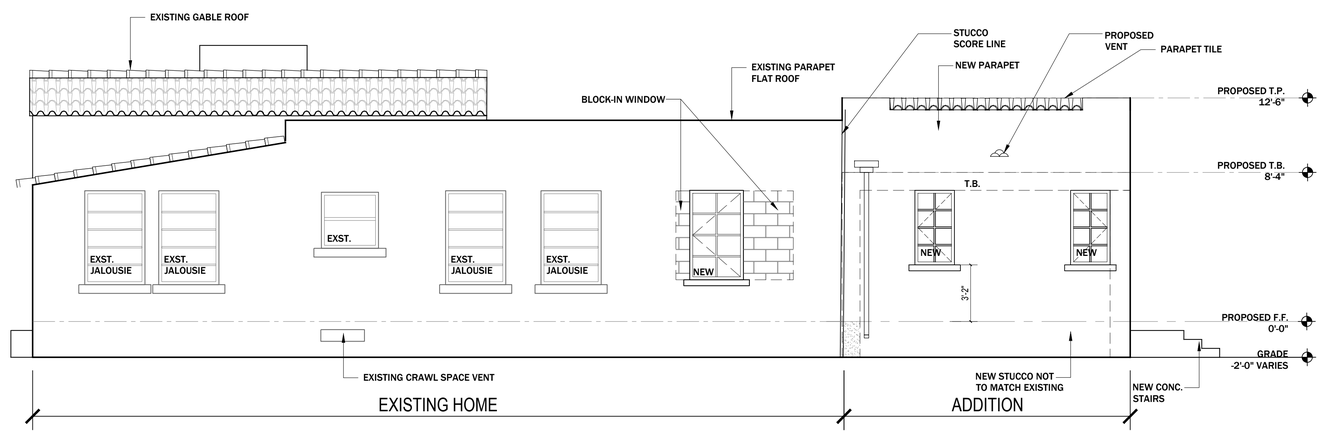

4 PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"

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Project No. 21-0011

PROJECT
817 OBISPO
AVECORAL GABLES, FL 33134
ALTERATION LEVEL II

Date Issued 3-14-2022

Revisions
1

Notes
1. —

Project North

Seal

Digitally signed by Haissam Rahal
Date: 2022.08.29 12:30:49 -04'00'

Scale 1/4"=1'-0"

ELEVATIONS

A-3

Sheet No.

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