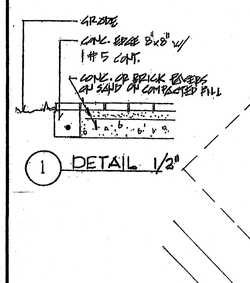
NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. CONTRACTOR TO CARRY THE MINIMUM LIABILITY AS REQUIRED BY THE STATE OF FLORIDA OR AS REQUIRED BY OWNER.
3. ALL DEVIATIONS FROM THESE DOCUMENTS MUST BE AUTHORIZED IN WRITING BY THE ARCHITECT AND OWNER. THE CONTRACTOR SHALL BE LIABLE FOR ANY DEVIATIONS WITHOUT AUTHORIZATION.
4. ALL FINISHES TO MATCH EXISTING UNLESS OTHERWISE NOTED. COORDINATE W/OWNER. SEE FINISH SCHEDULE (IF APPLICABLE).
5. ALL PERMIT, TESTING OR OTHER APPLICABLE FEES TO BE PAID BY CONTRACTOR AFTER ACQUIRING PRIOR CONSENT THEREOF FROM OWNER.
6. CONTRACTOR TO KEEP THE PREMISES AS CLEAN AND AS ORDERLY AS POSSIBLE.
7. CONTRACTOR TO FURNISH OWNER WITH LIST OF ALLOWANCE ITEMS. OWNER RESERVES RIGHT TO MAKE THE SELECTION OF AN ALLOWANCE ITEM.
8. REPAIR ALL AREAS TO MATCH EXISTING WHERE DAMAGED BY NEW CONSTRUCTION.
9. ALL FINISHES - I.E., PAINT AND TILES, ETC., TO BE SELECTED BY OWNER.
10. ALL INTERIOR STUDS AND FURRING TO BE WOOD 16" ON CENTER. WITH MINIMUM 1/2" DRYWALL (UNLESS OTHERWISE INDICATED) TAPED, SPACKLED AND SANDED SMOOTH. FOLLOW HEREIN OR AS PER ITEM 4 ABOVE UNLESS OTHERWISE INDICATED. (5/8" AT CL'G. ON 1 X 3 AT 24" O/C, OR 1/2" AS 16" O/C.) (OWNER'S OPTION - STUDS 24 GA. MTL. @ 24" O.C.)
11. ALL FRAMING/FURRING TO BE COORDINATED WITH ALL OTHER TRADES TO INSURE PROPER FIT AND CLEARANCES. USE MINIMUM SIZES PROPER FOR THE SPECIFIC INSTALLATION, UNLESS OTHERWISE INDICATED.
12. USE PRESSURE TREATED WOOD NAILERS AND BLOCKING WHEN IN CONTACT WITH CONCRETE OR MASONRY. (OR USE MT'L)
13. CAULK ALL ADJOINING DISSIMILAR MATERIALS UNLESS STATED OTHERWISE. USE INDUSTRY STANDARDS.
14. COORDINATE ALL TRADES, DISCIPLINES AND WORK.
15. COORDINATE MILWORK WITH RELATED WORK.
16. COORDINATE WITH OWNER AND/OR OWNER'S REPRESENTATIVES.
17. ALL WORK AND MATERIALS TO BE OF THE HIGHEST INDUSTRY STANDARDS.
18. DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS, NOTIFY ARCHITECT OF ANY DISCREPENCY PRIOR TO CONTINUEING WITH THE WORK.
19. ALL WORK TO COMPLY W/ FL. BLDG. CODE 2017 AND ALL OTHER APPLICABLE CODES.
20. COOR./COOPERATE W/ANY OWNER SUB-CONTRACTOR.
21. CONTRACTOR TO PROVIDE SOIL TREATMENT AGAINST TERMITES, ETC. BELOW ALL NEW SLABS. (APPLICABLE IF NEW SLABS ARE BEING CONSTRUCTED). (E.G. TO PROVIDE WARRANTY)
22. CONTRACTOR TO PATCH/REPAIR/REPLACE ALL ITEMS/AREAS DAMAGED BY NEW CONSTRUCTION WHEN NOT IN SCOPE OF WORK. (INCLUDING, FENCES, PROPERTY LINE WALLS, SOD, LANDSCAPING, WALKS, DRIVEWAYS, ETC.)



1 DETAIL 1/2"

LANDSCAPING

1. Tree root protection fencing to be placed a minimum distance of 6' distance from tree trunks, and 2' distance from road edge.
   Fencing to be placed around all existing trees in the City swale and inside property area of work prior to construction and left in place through final inspection, as per details found on city website, public works, landscape services section and city tree ordinance, section 82, vegetation.
2. The existing landscaping is to be repaired at the end of construction to meet the minimum zoning code requirements of article 5, division 11. Shade trees / shrubs may need to be added to meet the minimum code requirements.

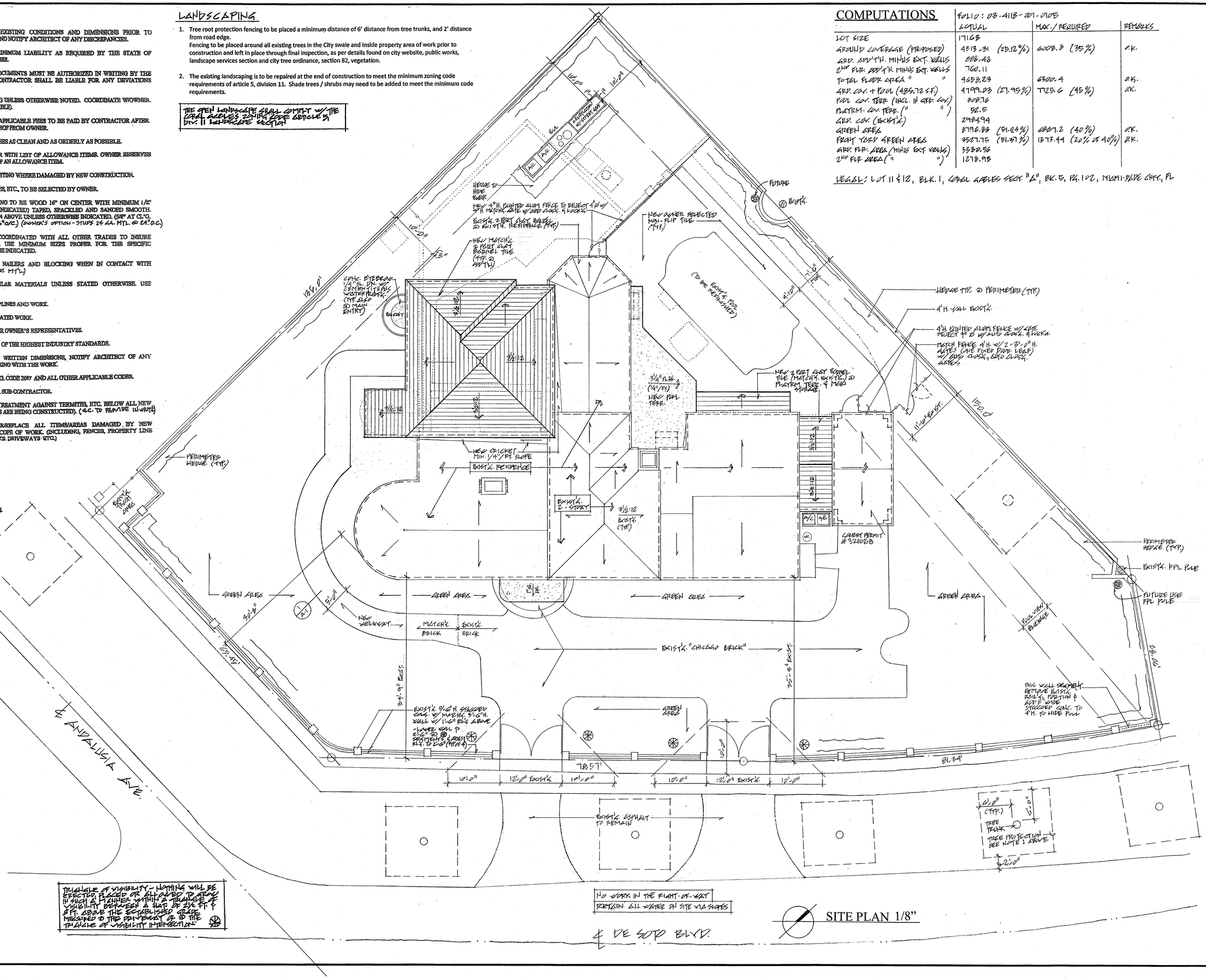
THE OPEN LANDSCAPE SHALL COMPLY W/ THE CORAL GABLES ZONING CODE ARTICLE 5, DIV. 11 LANDSCAPE SECTION

COMPUTATIONS

FOLIO: 03-4118-001-0105

	ACTUAL	MAX./REQUIRED	REMARKS
LOT SIZE	17168		
GROUND COVERAGE (PROPOSED)	4313.31 (25.12%)	6008.8 (35%)	O.K.
GRD. FLR. ADD'T'N. MINUS EXT. WALLS	888.40		
2ND FLR. ADD'T'N. MINUS EXT. WALLS	760.11		
TOTAL FLOOR AREA " "	9658.23	6300.4	O.K.
GRD. COV. + POOL (485.72 S.F.)	4799.03 (27.95%)	7725.6 (45%)	O.K.
POOL COV. TERR. (INCL. IN GRD. COV.)	308.76		
PLATRM. COV. TERR. (" ")	52.5		
GRD. COV. (EXIST'G.)	2904.94		
GREEN AREAS	8796.88 (51.24%)	6867.2 (40%)	O.K.
FRONT YARD GREEN AREAS	3527.75 (81.37%)	1273.44 (20% OF 40%)	O.K.
GRD. FLR. AREA (MINUS EXT. WALLS)	3580.56		
2ND FLR. AREA (" ")	1278.93		

LEGAL: LOT 11 & 12, BLK. 1, CORAL GABLES SECT. "A", BK. 5, PG. 102, MIAMI-DADE CNTY., FL



TRIANGLE OF VISIBILITY - NOTHING WILL BE ERECTED, PLACED OR ALLOWED TO GROW IN SUCH A MANNER AS TO IMPEDE VISIBILITY BETWEEN A HEIGHT OF 2½ FT. & 8 FT. ABOVE THE ESTABLISHED GRADE MEASURED @ THE DRIVEWAY & @ THE TRIANGLE OF VISIBILITY INTERSECTION.

NO WORK IN THE RIGHT-OF-WAY
RETAIN ALL WATER ON SITE VIA SWALES

SITE PLAN 1/8"

REVISIONS	BY
B. OF A. 11.4.20	

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BALSERA/ORDAZ RESIDENCE – ADDITION & REMODELING
2414 DE SOTO BLVD., CORAL GABLES, FLORIDA 33134

Date 8.21.20
Scale
Drawn
Job
Sheet A.1
Of 10 Sheets

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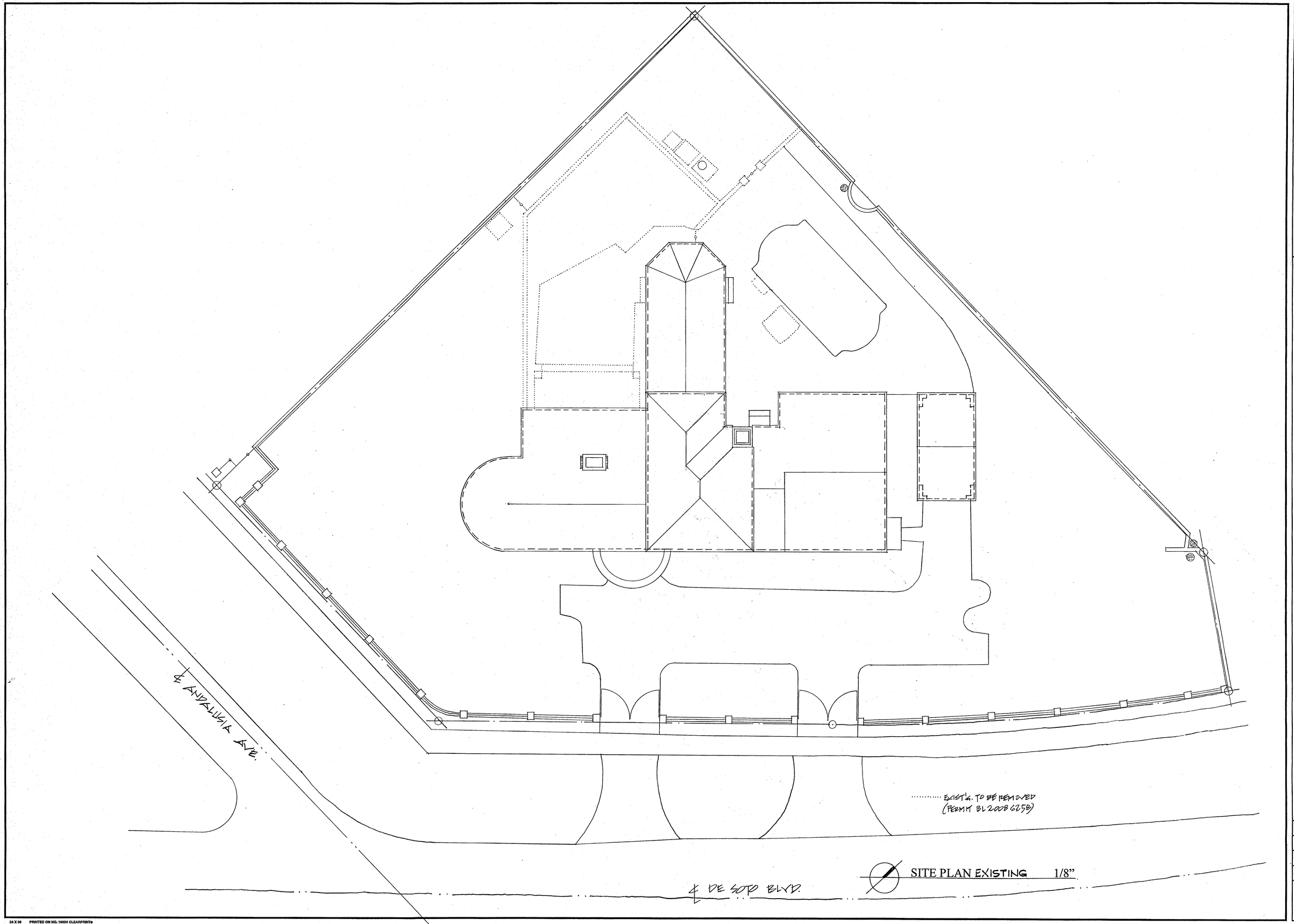

SITE PLAN EXISTING 1/8"

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BALSERA/ORDAZ RESIDENCE – SELECTIVE DEMOLITION
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Job
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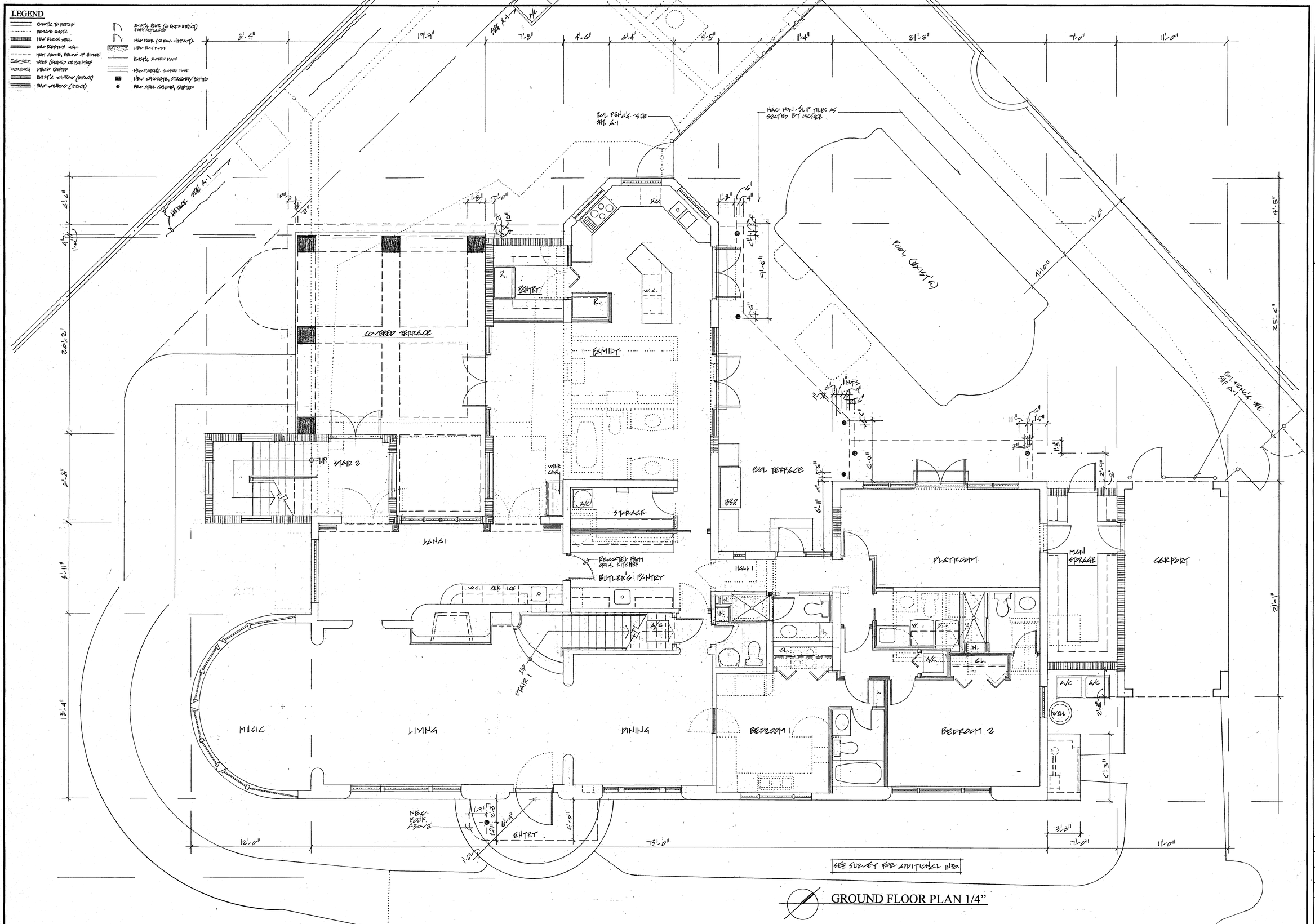

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Job	
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Of	10 Sheets

-2
.33X8=6
2.64
1.67X1.67
3.4289

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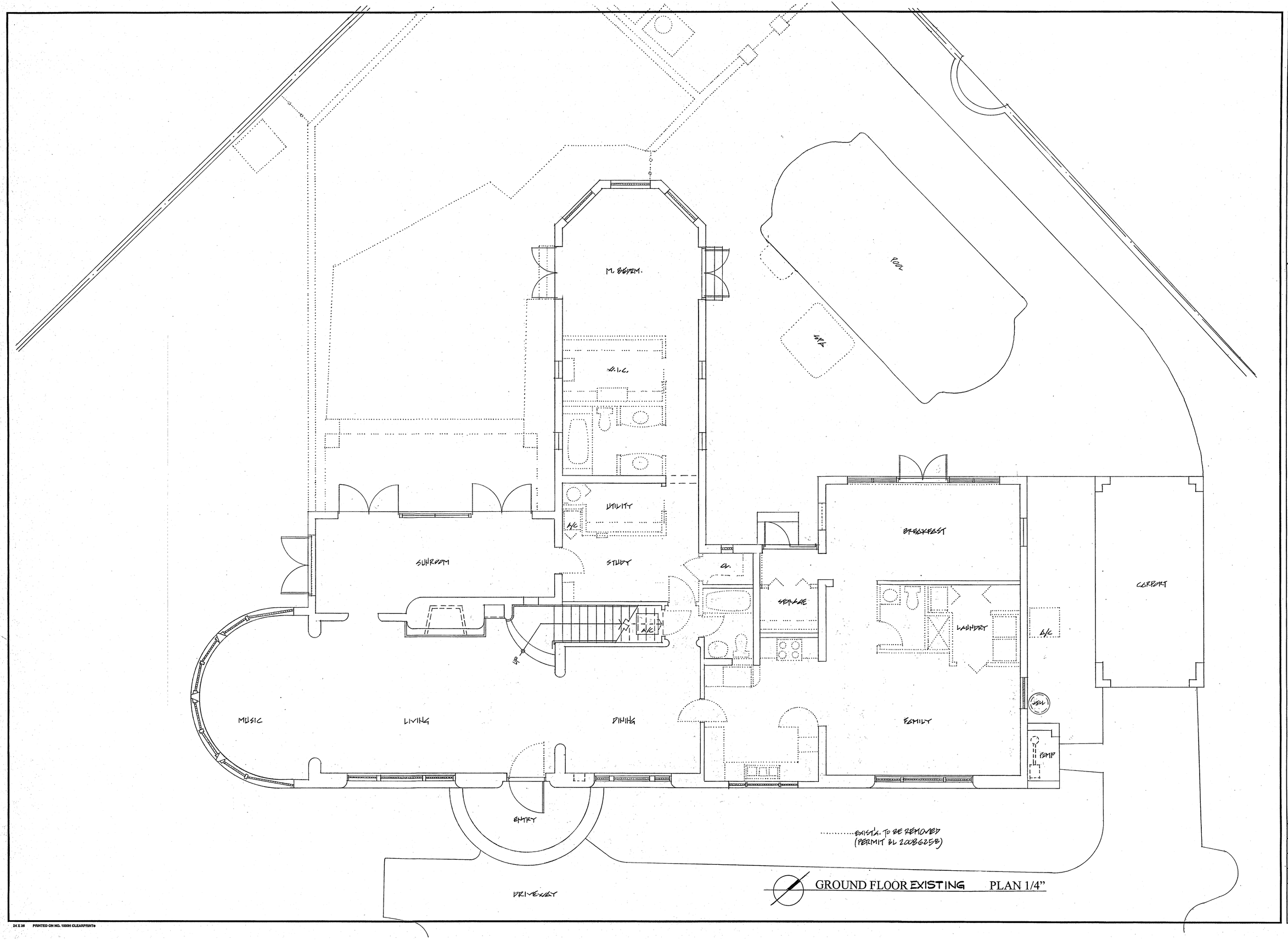

GROUND FLOOR EXISTING PLAN 1/4"

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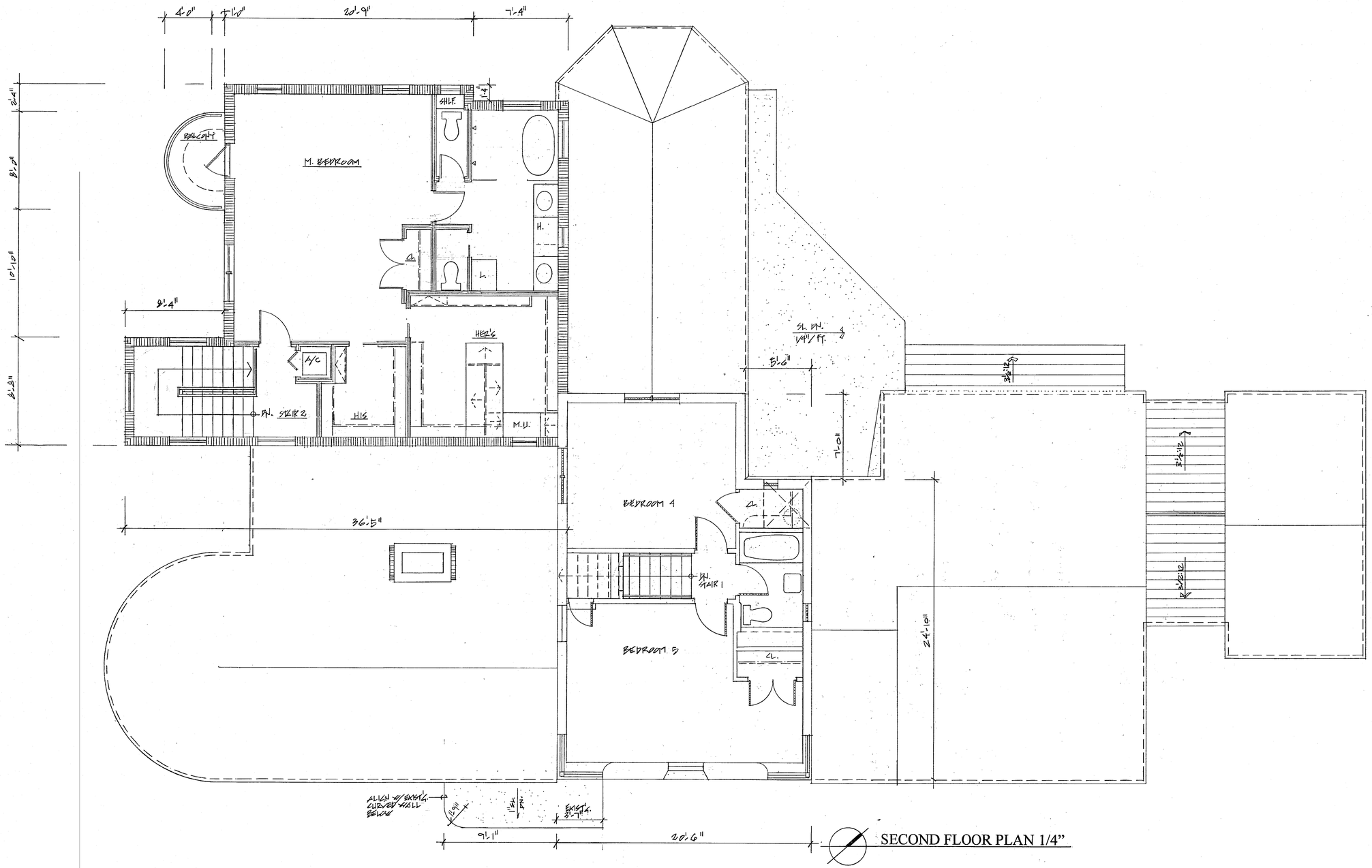
LEGEND

- EXIST'G. TO REMAIN
- REMOVE EXIST'G.
- NEW BLOCK WALL
- NEW PARTITION WALL
- ITEM ABOVE, BELOW OR HIDDEN
- WOOD (STAINED OR PAINTED)
- STUCCO PAINTED
- EXIST'G. WINDOW (IMPACT)
- NEW WINDOW (IMPACT)
- EXIST'G. DOOR (@ EXT. = IMPACT) BEING REPLACED
- NEW DOOR (@ EXT. = IMPACT)
- NEW FLAT ROOF
- EXIST'G. SLOPED ROOF
- NEW METAL'G. SLOPED ROOF
- NEW CONCRETE, STUCCOED/PAINTED
- NEW STEEL COLUMN, PAINTED



SECOND FLOOR PLAN 1/4"

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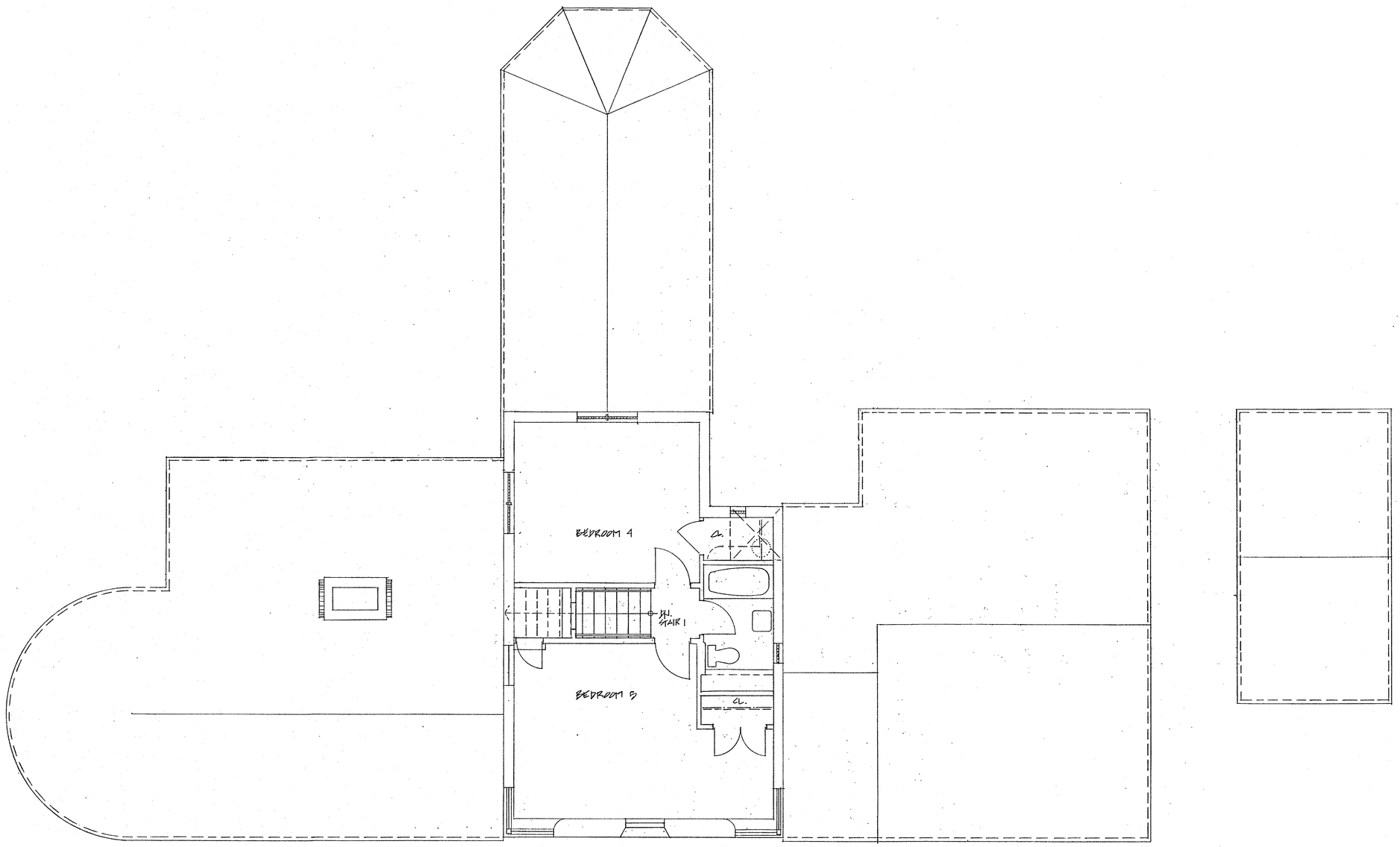

EXIST'G. TO BE REMOVED (PERMIT BL 2008 CODE)

SECOND FLOOR EXISTING PLAN 1/4"

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BALSERA/ORDAZ RESIDENCE – EXISTING

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Drawn

Job

Sheet A-3a

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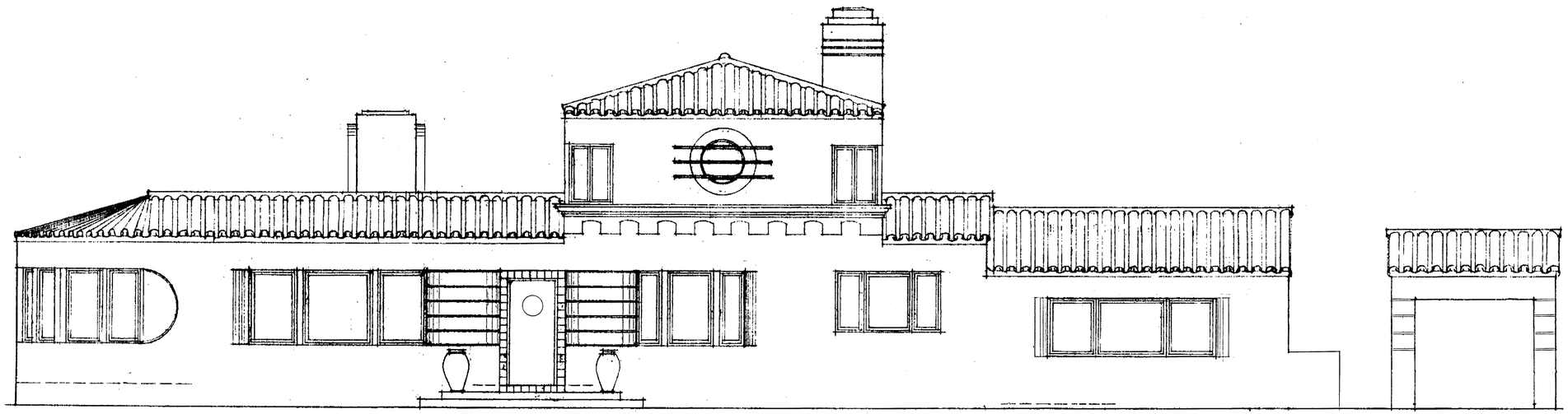
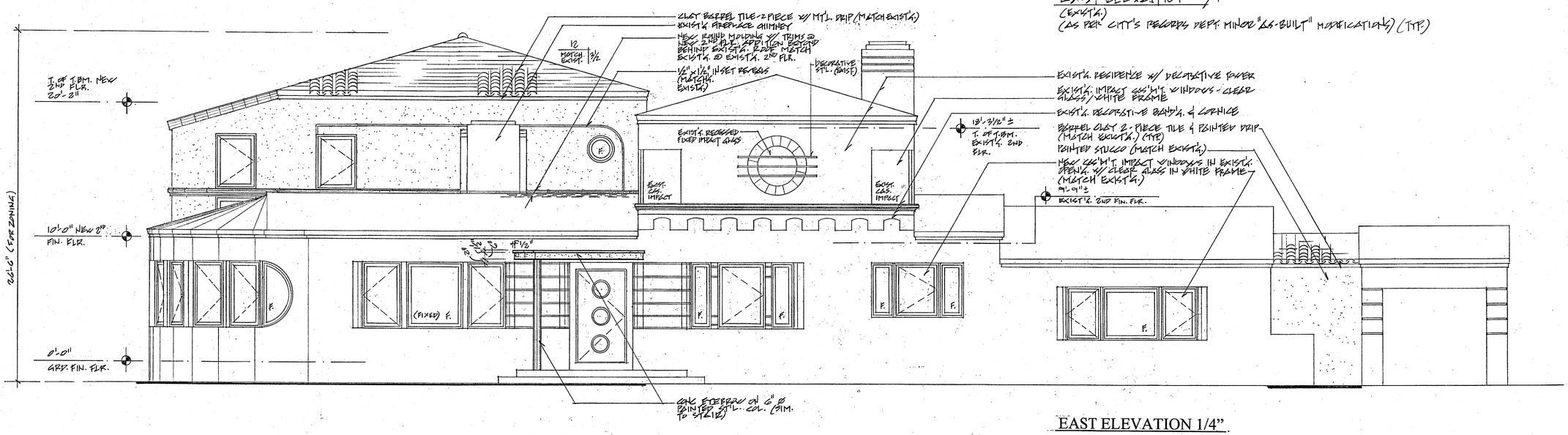


EAST ELEVATION 1/4"
(EXIST'G.)
(AS PER CITY'S RECORDS DEPT. MINOR "AS-BUILT" MODIFICATIONS) (TYP.)



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BLDG'G. DEPT. REV. 9.24.20	
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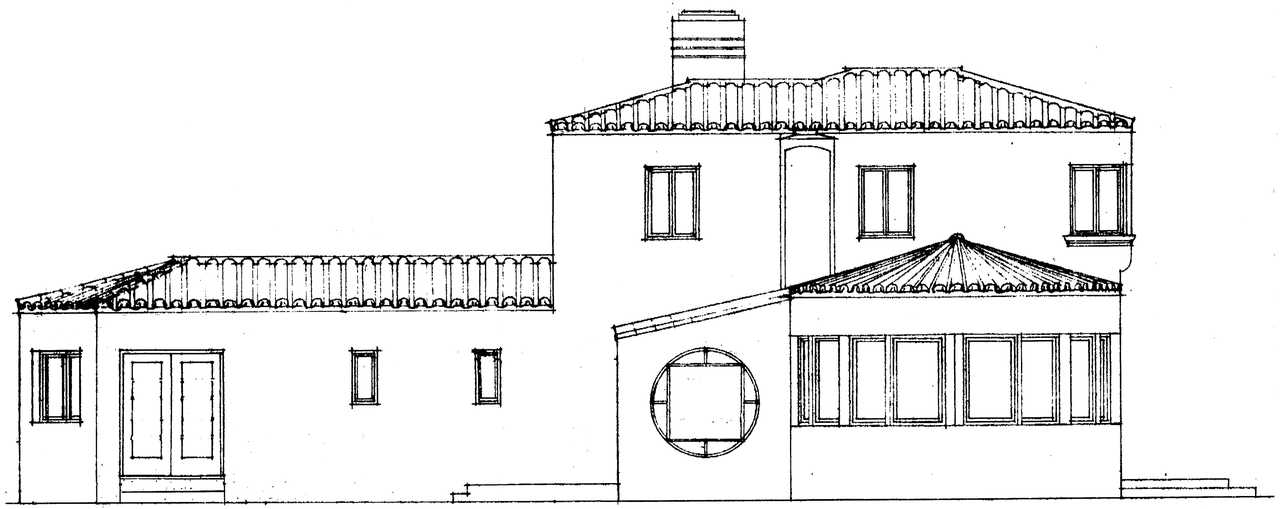
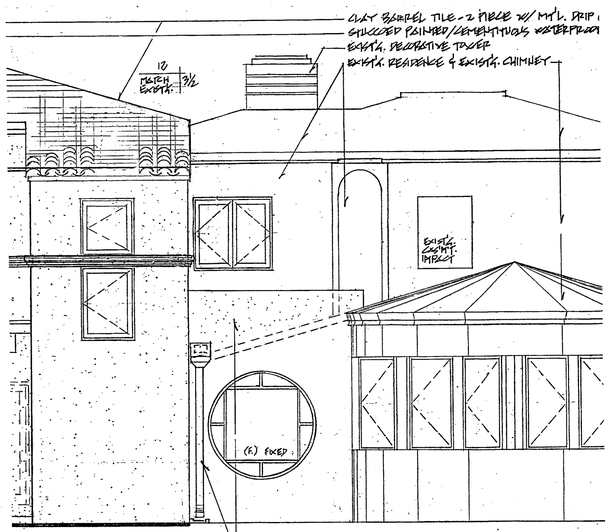
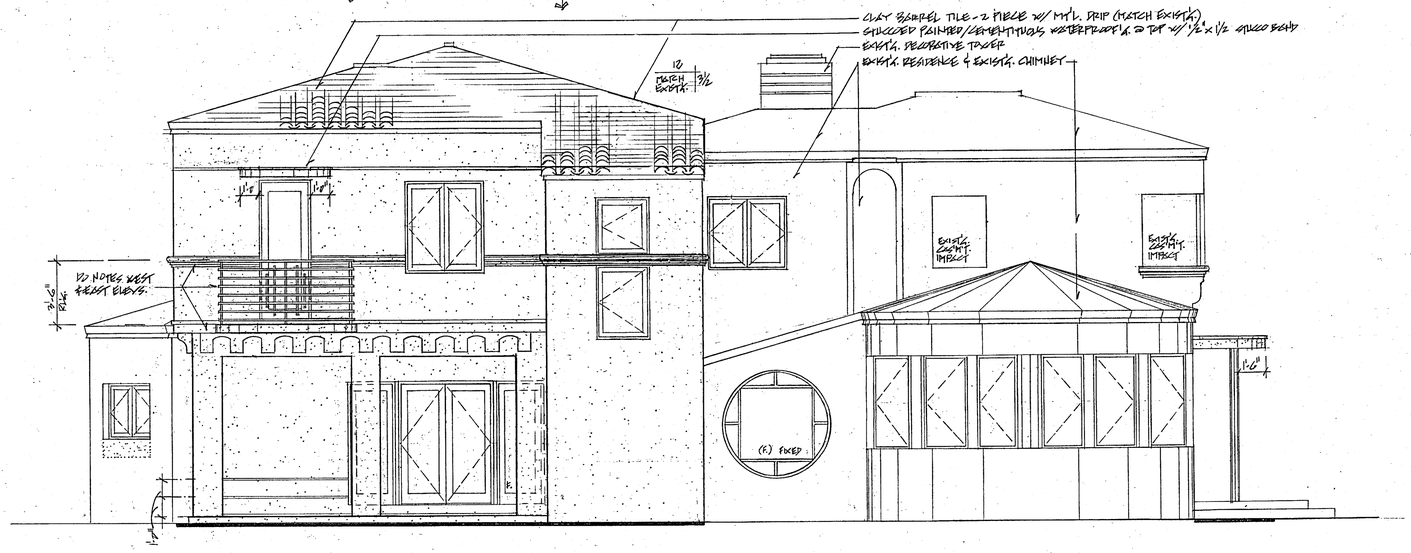


SOUTH ELEVATION 1/4"
(EXIST'G)



ALTERNATE
SOUTH ELEVATION 1/4"



SOUTH ELEVATION 1/4"

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EXIST'G. SHEET ELEV. 9.24.20	
B. & A. 11.4.20	

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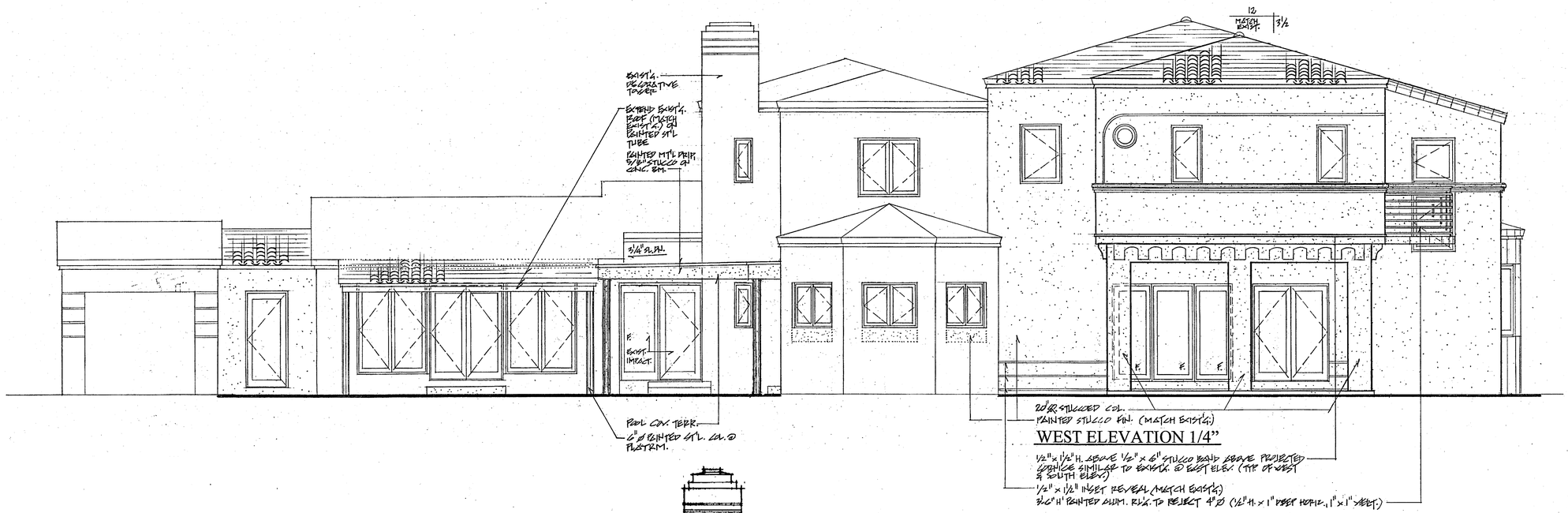

WEST ELEVATION 1/4"
(EXIST'G.)
(AS PER CITY'S RECORDS DEPT. W/ MINOR "AS-BUILT" MODIFICATIONS) (TYP.)

REVISIONS	BY
EXIST'G. WEST ELEV. 9.24.20	
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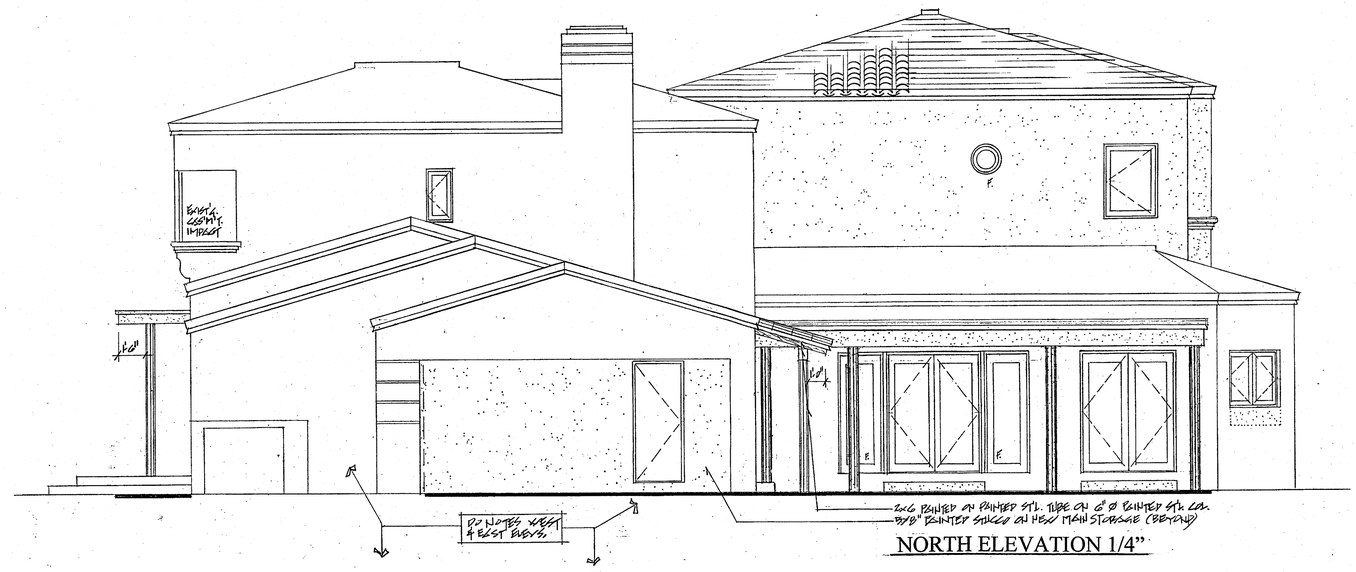
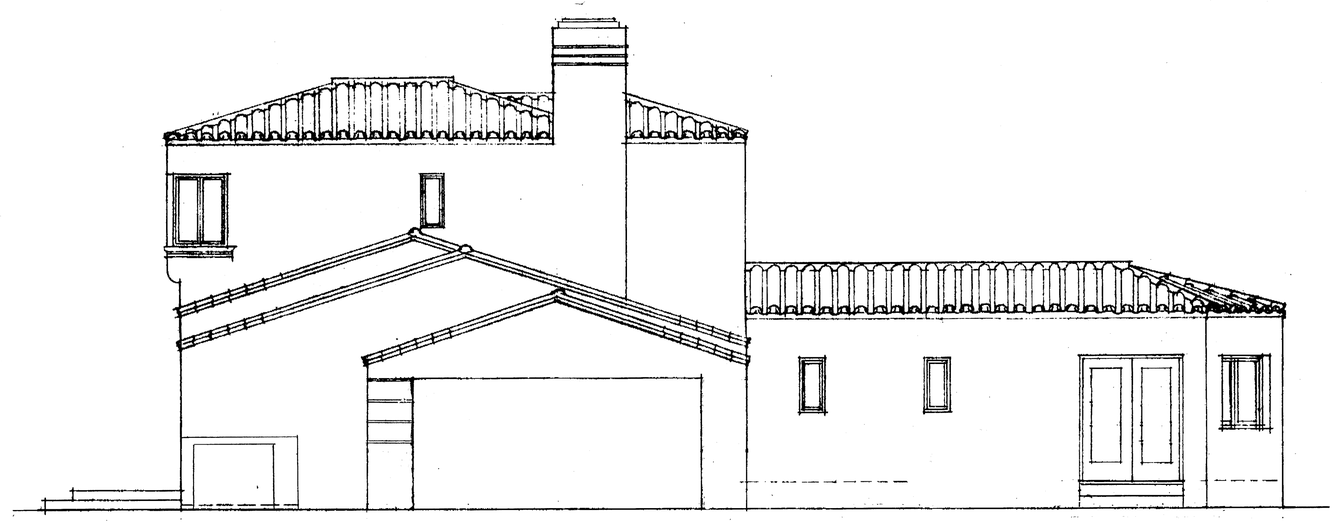


NORTH ELEVATION 1/4"



NORTH ELEVATION 1/4"
(EXIST'G.)
(AS PER CITY'S RECORDS DEPT. w/ MINOR "AS-BUILT" MODIFICATIONS)

REVISIONS	BY
EXIST'G. NORTH ELEV. 9.24.20	
P.O.F.A. 11.9.20	

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