

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 WORKMANSHIP TO MEET 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" THICK (UNLESS OTHERWISE INDICATED) TAPED, SPACKLED AND Sanded SMOOTH. TOPPLY HEREIN OR AS PER TEST ABOVE UNLESS OTHERWISE INDICATED. (80% AT CL'S, ON 1 X 3 AT 24" O.C. OR 1/2" x 1" @ 16" O.C.) (OWNER'S APPROVAL - STUDS 24" A.C. M.T. @ 16" 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 M.T.L.)
13. CAULK ALL ADJOINING DISSIMILAR MATERIALS UNLESS STATED OTHERWISE. USE INDUSTRY STANDARDS.
14. COORDINATE ALL TRADES, DISCIPLINES AND WORK.
15. COORDINATE MILL WORK 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 DISCREPANCY PRIOR TO CONTINUING WITH THE WORK.
19. ALL WORK TO COMPLY W/ FL. BLDG. CODE 2017 AND ALL OTHER APPLICABLE CODES.
20. COOR./COOPERATE WANTY OWNER SUB-CONTRACTOR.
21. CONTRACTOR TO PROVIDE SOIL TREATMENT AGAINST TERMITES, ETC. BELOW ALL NEW SLABS. (APPLICABLE IF NEW SLABS ARE BEING CONSTRUCTED). (A.C. TO PROVIDE IN WRITING)
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. 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
LOCAL GREENS ZONING CODE ARTICLE 5
DIV. II LANDSCAPE SECTION

LOT SIZE	ACTUAL	MAX. / REQUIRED	REMARKS
GROUND COVER/AGE (PROPOSED)	1716.8		
GRD. SPRT'N. MINUS EXT. VEGUS	4289.99 (24.96%)	6008.8 (35%)	RK.
2ND FLR. SPRT'N. MINUS EXT. VEGUS	850.93		
TOTAL FLOOR AREA "	702.61		
GRD. COV. + POOL (485.73 SF)	9589.94	6300.4	RK.
POOL COV. TERR. (INCL. IN GRD. COV.)	4790.05 (27.79%)	7725.6 (45%)	RK.
PLATFORM. COV. TERR. (")	908.76		
GRD. COV. (EXCEPT ")	52.5		
GREEN AREAS	2984.94		
FRAIT YARD GREEN AREAS	3840.06 (51.49%)	6807.2 (40%)	RK.
GRD. FLR. AREA (MINUS EXT. VEGUS)	9587.75 (51.97%)	1373.44 (20% of 40%)	RK.
2ND FLR. AREA (")	3549.12		
	1241.51		

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

REVISIONS	BY
B. OF A. 11.4.20	
B. OF A. 11.23.20	

A. R. POZA
ARCHITECT, INC.

Architecture
Interior Design
Construction Mngmt.

ALBERT R. POZA
NCARB • FL AR000952
AA26003155

1900 Ferdinand Street
Coral Gables, FL 33134
305.266.4328

arpoza@comcast.net
www.arpozara.com

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

Date 8/21/20

Scale

Drawn

Job	
------------	--

Sheet A 1

11.1

① DETAIL 1/2

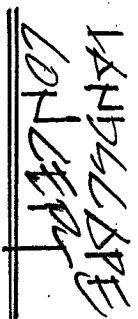
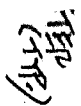
14 ANDALUSIA AND

TRIANGLE OF VISIBILITY - NOTHING WILL BE
EXPECTED, PLACED OR ALLOWED TO GROW
IN SUCH A MANNER WITHIN A TRIANGLE OF
VISIBILITY BETWEEN A GAP OF 2 1/2 FT. ±
8 FT. ABOVE THE ESTABLISHED GRADE
MEASURED TO THE DRIVEWAY AT THE
TRIANGLE OF VISIBILITY INTERSECTION.

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

SITE PLAN 1/8"

23221 251
Babbel 716
(TTP. 2)
2014)



REVISIONS	BY

A. R. POZA
ARCHITECT, INC.

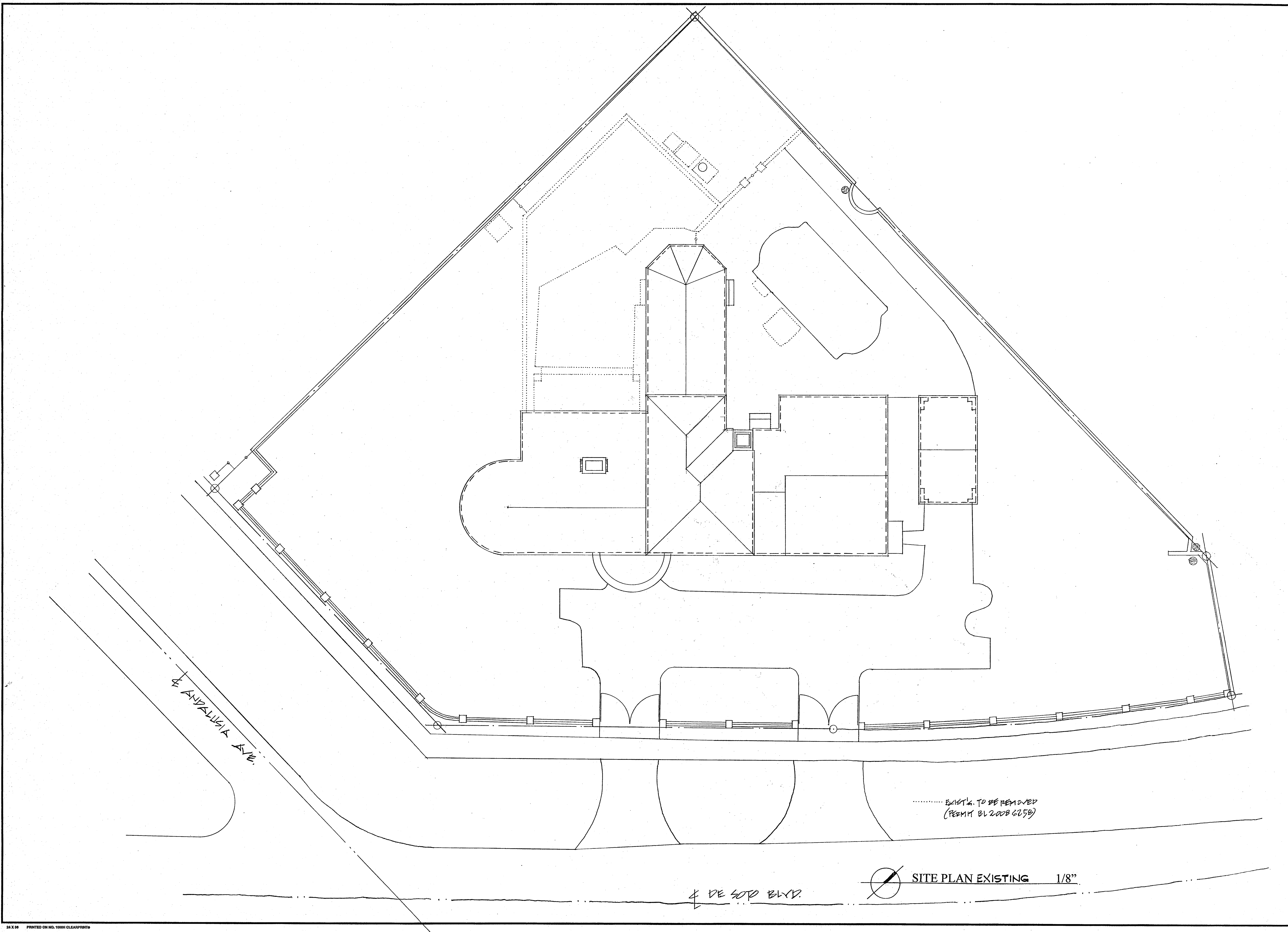
Architecture
Interior Design
Construction Mngmt.

ALBERT R. POZA
NCARB - FL AR0009525
AA26003155

1900 Ferdinand Street
Coral Gables, FL 33134
305.266.4328
arpoza@comcast.net
www.arpozara.com

BALSERA/ORDAZ RESIDENCE - SELECTIVE DEMOLITION
2414 DE SOTO BLVD., CORAL GABLES, FLORIDA 33134

Date	9.24.20
Scale	
Drawn	
Job	
Sheet	A.1a
Of	10 Sheets



[illegible]

REVISIONS	BY
B. P. A. 11.4.20	
B. P. A. 11.29.20	

A. R. POZA
ARCHITECT, INC.

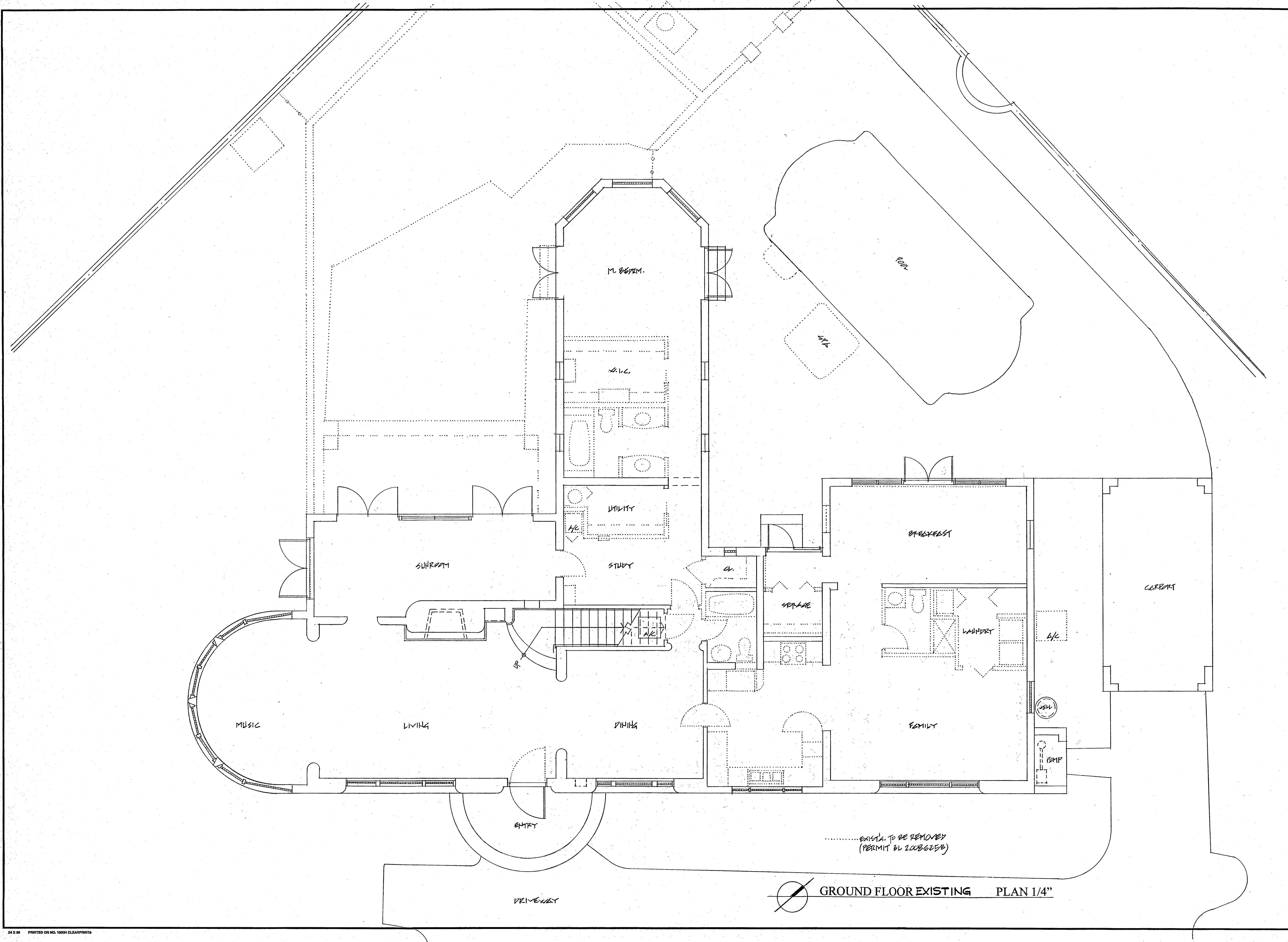
Architecture
Interior Design
Construction Mngmt.

ALBERT R. POZA
NCARB - FL AR0000925
AA2600135

1900 Ferdinand Street
Coral Gables, FL 33134
305.268.4328
arpoza@comcast.net
www.arpoza.com

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

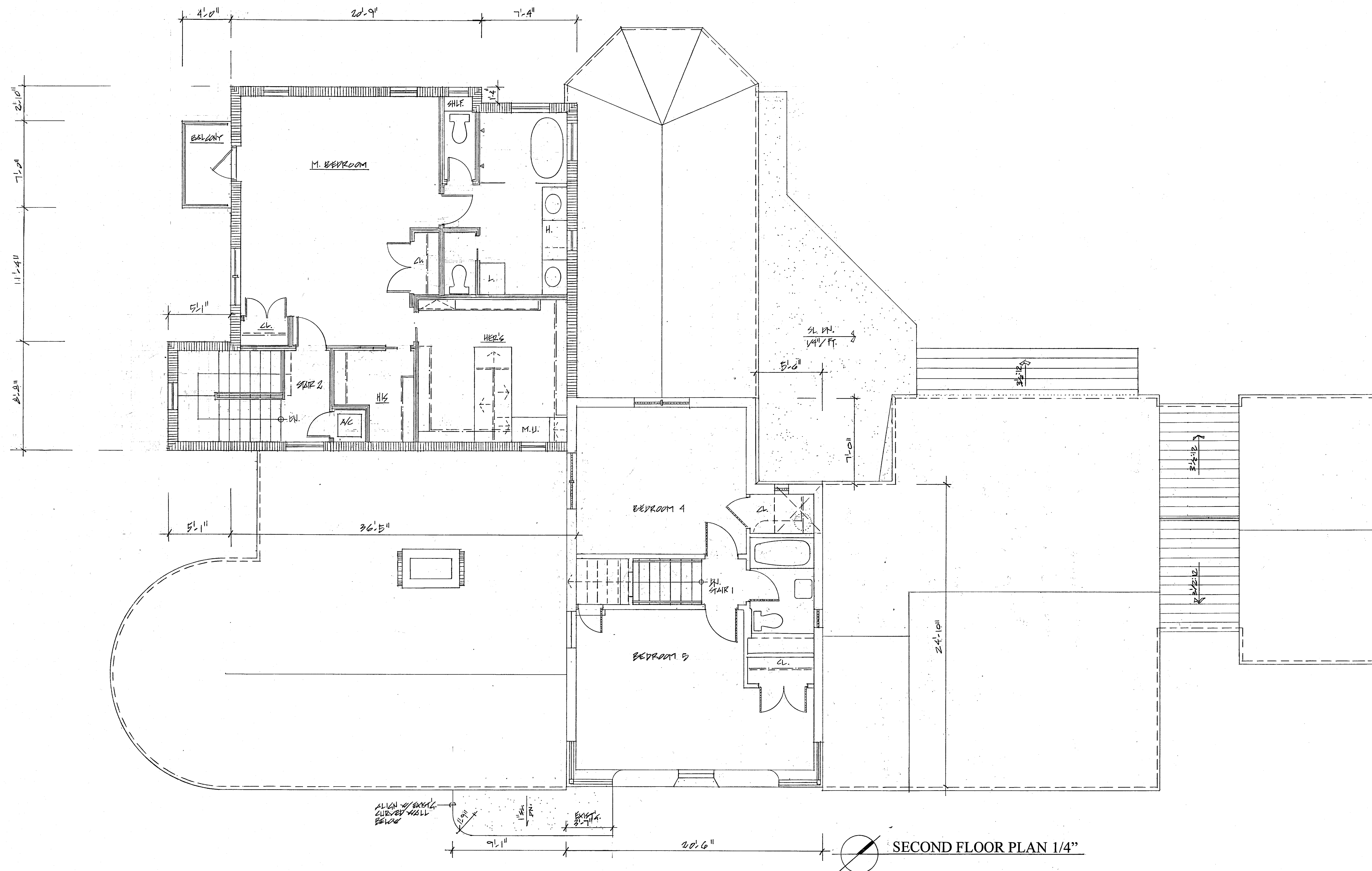
Date	02/12/20
Scale	
Drawn	
Job	
Sheet	A.2
Of	18 Sheets



REVISIONS		BY
A. R. POZA ARCHITECT, INC.		
Architecture Interior Design Construction Mngmt.		
ALBERT R. POZA NCARB - FL AR0009525 AA36003155		
1900 Ferdinand Street Coral Gables, FL 33134 305.266.4328 arpoza@comcast.net www.arpoza.com		
BALSERA/ORDAZ RESIDENCE - EXISTING 2414 DE SOTO BLVD., CORAL GABLES, FLORIDA 33134		
Date	9.24.20	
Scale		
Drawn		
Job		
Sheet	A-2a	
Of	10	Sheets

LEGEND

	EXIST'G. TO REMAIN		EXIST'G. ROOF (20 EXT. IMPACT)
	REMOVE EXIST'G.		NEW ROOF (20 EXT. IMPACT)
	NEW BLOCK WALL		NEW FLAT ROOF
	NEW EXTERIOR WALL		EXIST'G. SLOPED ROOF
	ITEM ABOVE, BELOW OR HIDDEN		NEW MATCH'G. SLOPED ROOF
	WOOD (STAINED OR PAINTED)		NEW CONCRETE, STUCCOED/PAINTED
	STUCCO EXTERIOR		NEW STEEL COLUMN, PAINTED
	EXIST'G. WINDOW (IMPACT)		
	NEW WINDOW (IMPACT)		



REVISIONS	BY
1. OF A. 11.4.20	
2. OF A. 11.28.20	

A. R. POZA
ARCHITECT, INC.

Architecture
Interior Design
Construction Mngmt.

ALBERT R. POZA
NCARB - FL AR0009525
AA26003155

1900 Ferdinand Street
Coral Gables, FL 33134
305.266.4328
arpoza@comcast.net
www.arpoza.com

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

Date 8.21.20

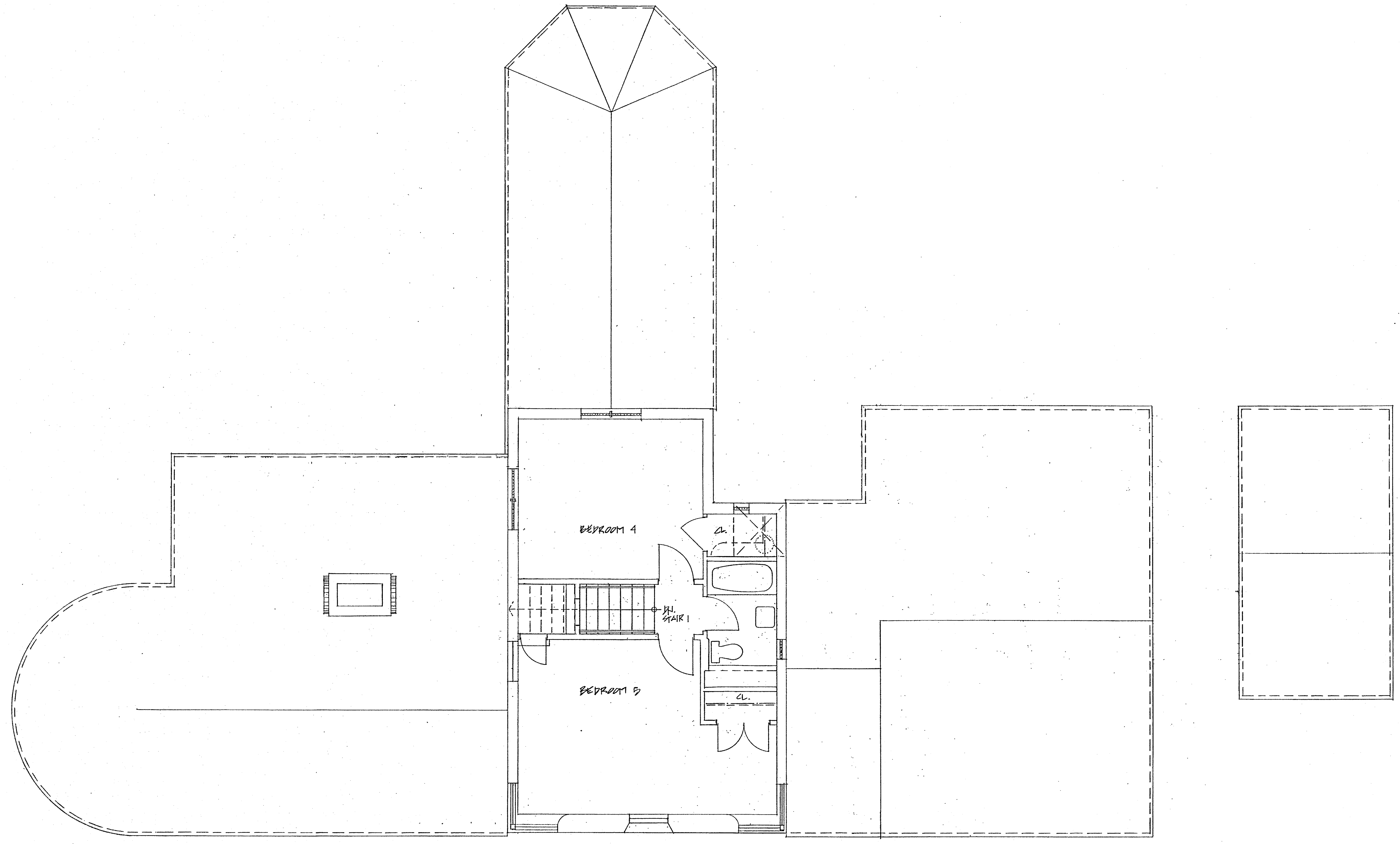
Scale

Drawn

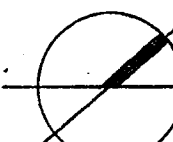
Job

Sheet A.3

Of 5 Sheets



..... EXIST. TO BE REMOVED
(PERMIT BL 2008 C078)

 SECOND FLOOR EXISTING PLAN 1/4"

REVISIONS	BY

A. R. POZA
ARCHITECT, INC.

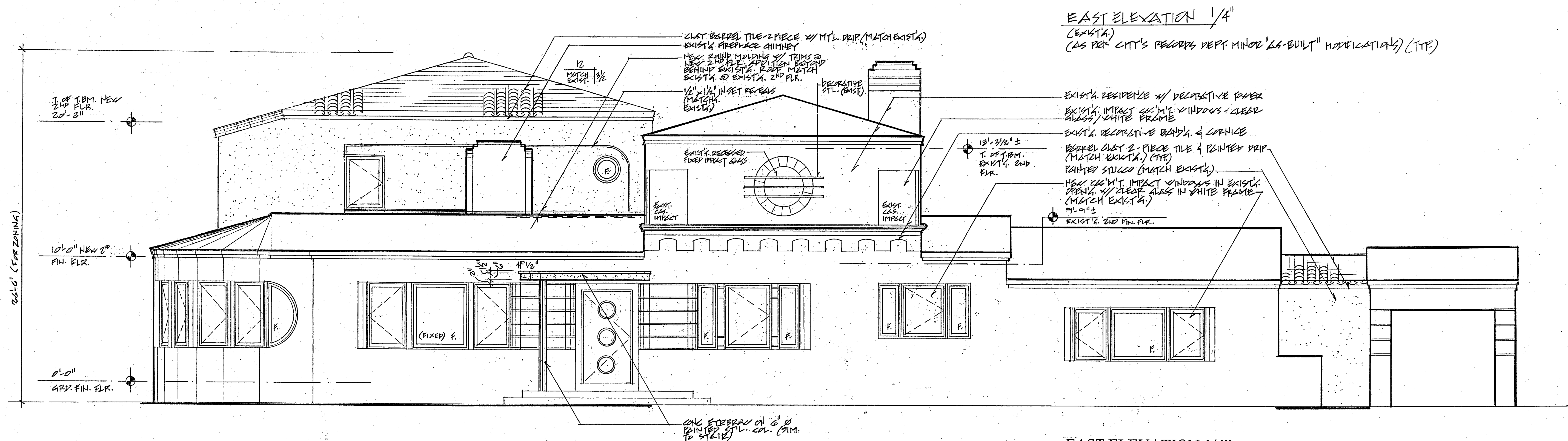
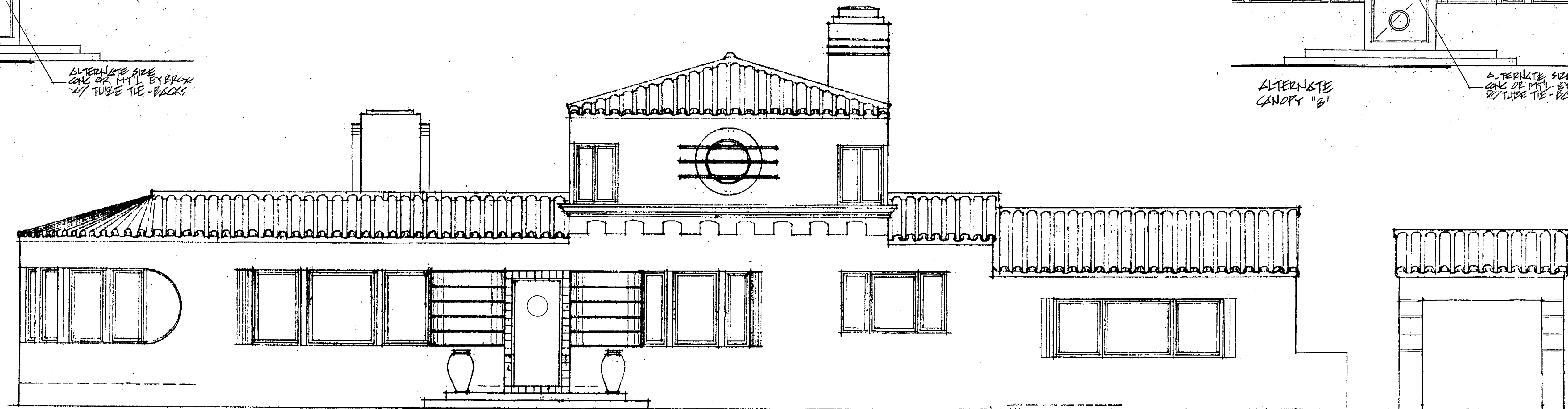
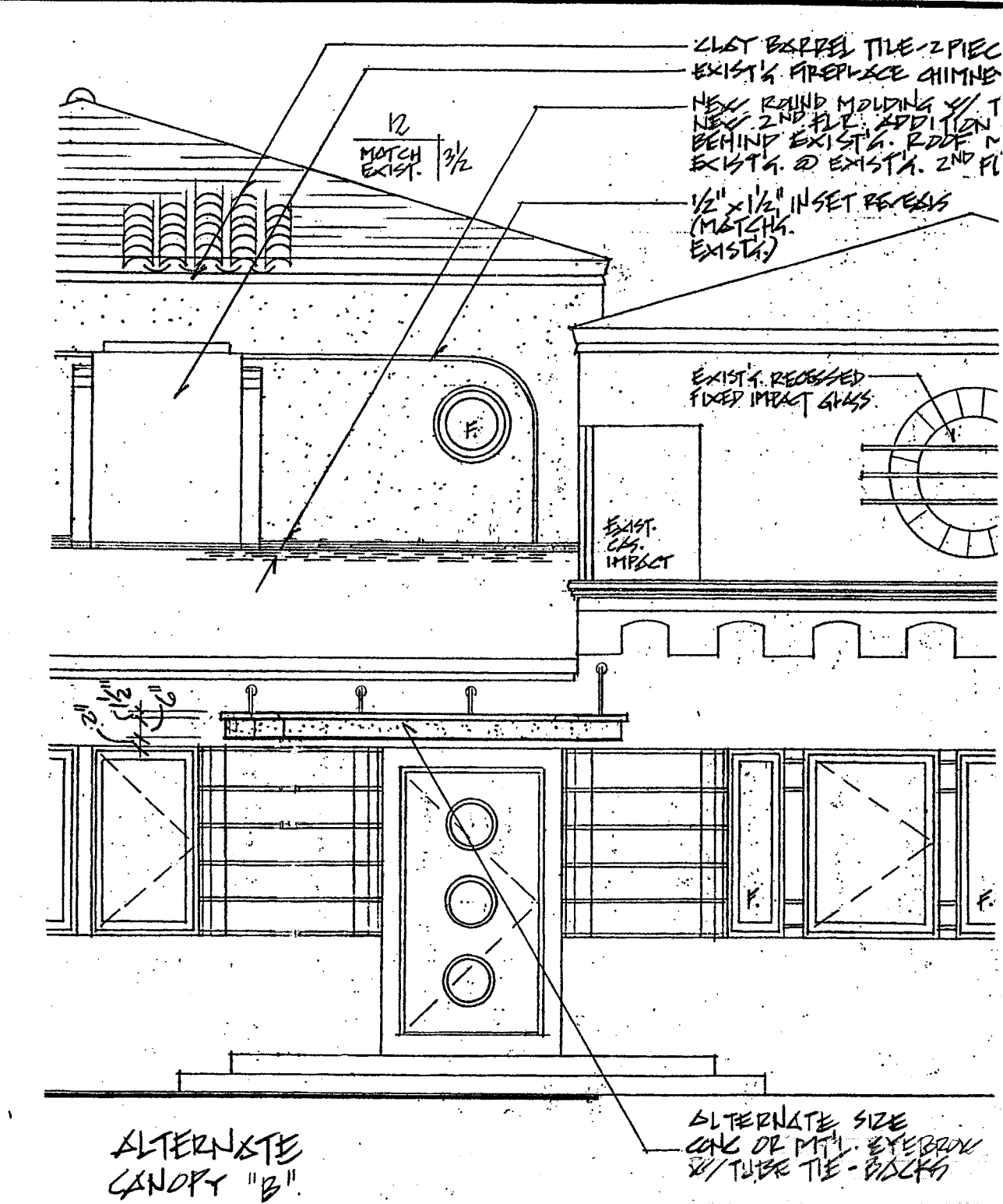
Architecture
Interior Design
Construction Mngmt.

ALBERT R. POZA
NCARB - FL A0009325
AA26003155

1900 Ferdinand Street
Coral Gables, FL 33134
305.266.4328
arpoza@comcast.net
www.arpoza.com

BALSERA/ORDAZ RESIDENCE - ~~EXISTING~~
2414 DE SOTO BLVD., CORAL GABLES, FLORIDA 33134

Date	9.24.20
Scale	
Drawn	
Job	
Sheet	A.2a
Of	10 Sheets



EAST ELEVATION 1/4"

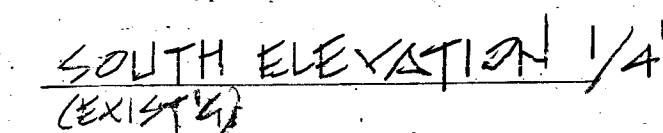
	REVISIONS	BY
	SCHMITZ REVISED B.A.P. II-24-70	
	B.A.P. II-9-70	
	R.F.L. II-28-70	
A. R. POZA ARCHITECT, INC.		
Architecture Interior Design Construction Mngmt.		
ALBERT R. POZA NCARB - FL AR0009525 AA26003155		
1900 Ferdinand Street Coral Gables, FL 33134 305.266.4328 arpaza@comcast.net www.arpozaram.com		

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

Date <u>8.21.20</u>
Scale _____
Drawn _____
Job _____
Sheet A.4
Of 10 Sheets

1900 Ferdinand Street
Coral Gables, FL 33134
305.266.4328
arpoza@comcast.net

Of 10 Sheets





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

REVISIONS	BY
EXIST'G. 8/21/20	
8/21/20	
8/21/20	
8/21/20	
8/21/20	

A. R. POZA
ARCHITECT, INC.

Architecture
Interior Design
Construction Mgmt.

ALBERT R. POZA
NCARB - FL AR0009525
AA26003155

1900 Ferdinand Street
Coral Gables, FL 33134
305.266.4328
arpoza@comcast.net
www.arpoza.com

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

Date	8/21/20
Scale	
Drawn	
Job	
Sheet	A.6
Of	10 Sheets

REVISIONS	BY
EXIST'G NORTH ELEV. 8.24.20	
Rev A. 11.9.20	

A. R. POZA
ARCHITECT, INC.

Architecture
Interior Design
Construction Mngmt.

ALBERT R. POZA
NCARB - FL AR0009525
AA26003155

1900 Ferdinand Street
Coral Gables, FL 33134
305.266.4318
arpoza@comcast.net
www.arpoza.com

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

Date	8.21.20
Scale	
Drawn	
Job	
Sheet	A.7
Of	10 Sheets

