



VALENCIA RESIDENCE

1108 VALENCIA AVE. CORAL GABLES FL. 33134



1 EAST ELEVATION
A-202

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

ARCHITECTURE LICENSE REGISTRATION NUMBER:
RUBEN RAMOS: AR98369

OWNER / CLIENT
KEVIN & CLAIRE RODRIGUEZ
1108 VALENCIA AVE.
CORAL GABLES, FL. 33134
PHONE:

STRUCTURAL ENGINEER
KHAN & ASSOCIATES
TAIMUR KHAN
7400 SW 50TH TERRACE SUITE 105
MIAMI FLORIDA 33155
PHONE: 305-662-2301

MECHANICAL/ELECTRICAL/PLUMBING
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HENRY VIDAL
241 NW S RIVER DRIVE
MIAMI FL 33128
PHONE: 305-571-1860

LANDSCAPE ARCHITECT
TRAVIS HARRISON

PHONE:

PROFESSIONAL LICENSE



2 WEST ELEVATION
A-202

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

ISSUE NO.	DESCRIPTION	ISSUE DATE
	ARCHITECTURE REVIEW BOARD	02.09.21

KEY PLAN

PROJECT PROJECT NO.: 20_01

VALENCIA RESIDENCE

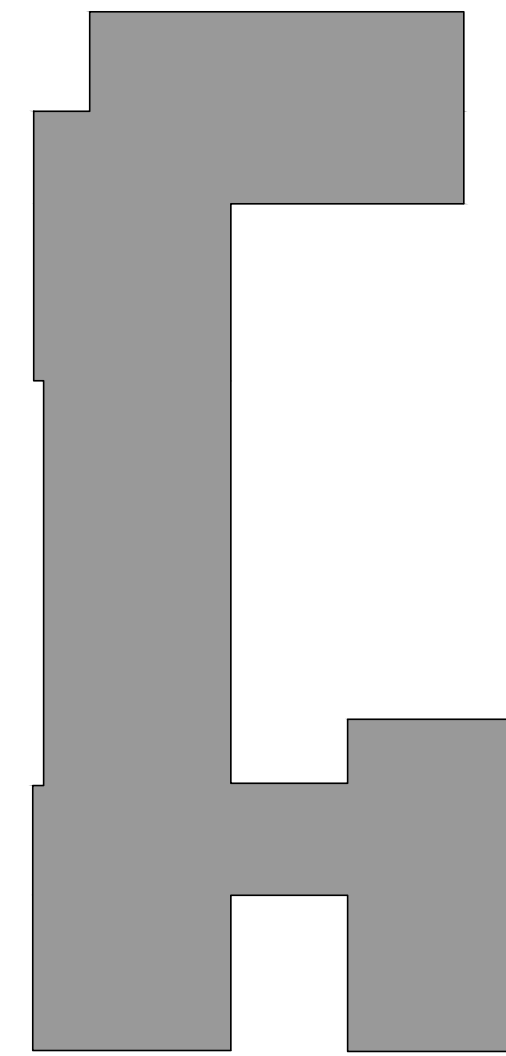
DRAWING TITLE

ELEVATION RENDERS

SCALE

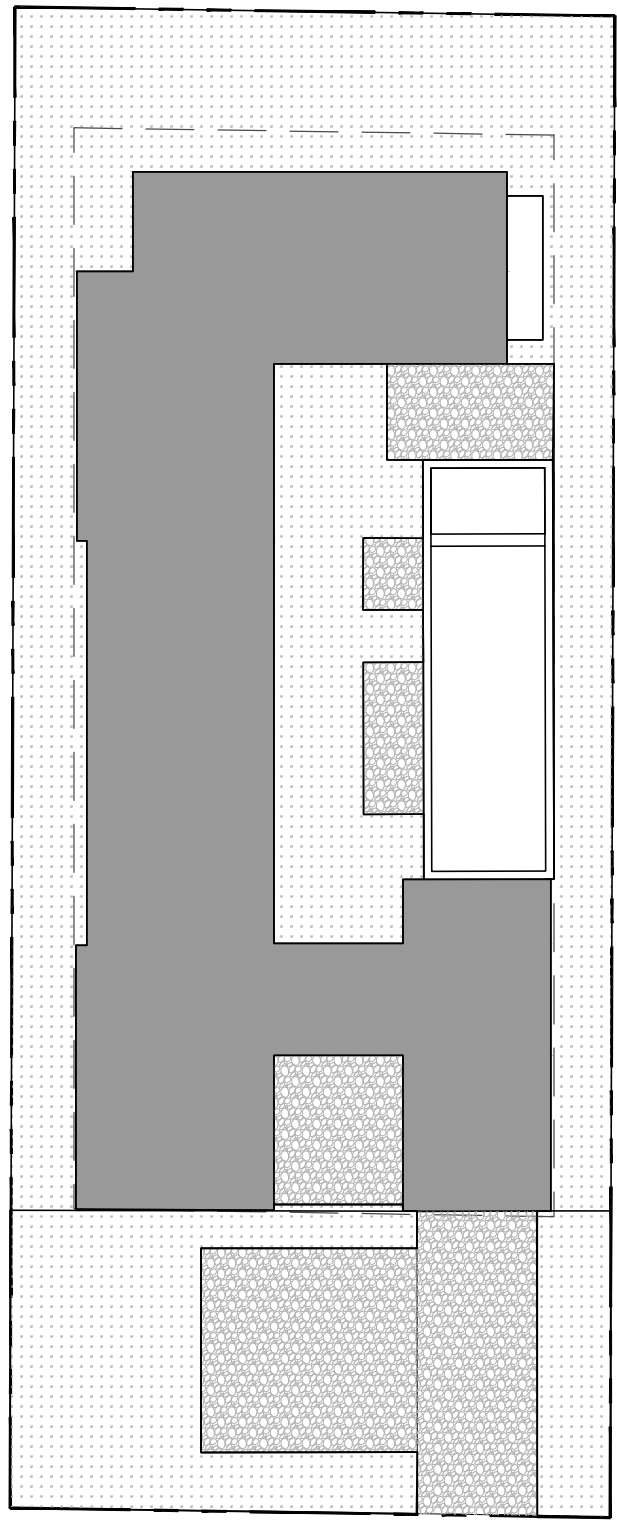
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A-000



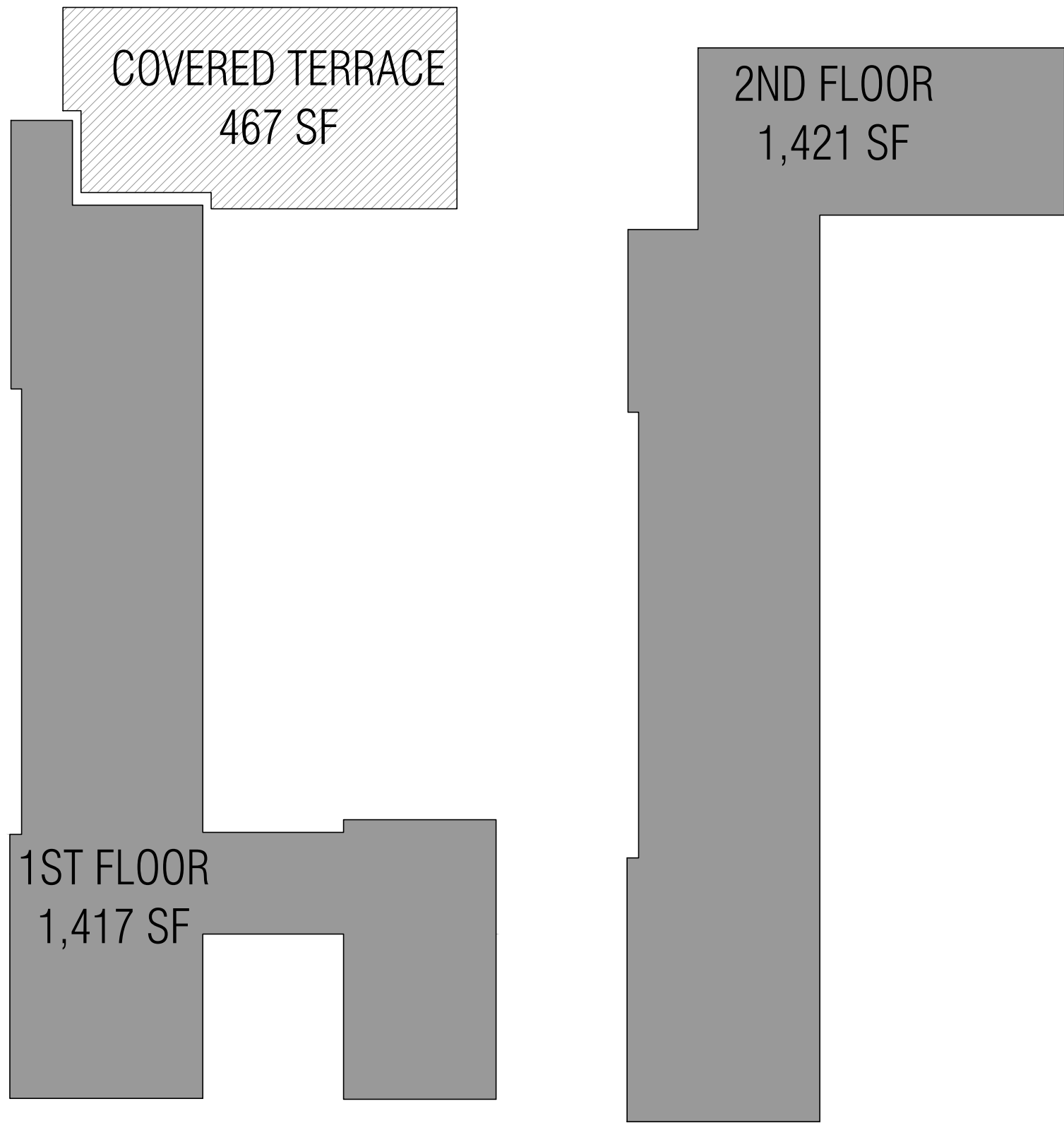
TOTAL GROUND AREA COVERAGE
2,126 SF

5 GROUND AREA COVERAGE DIAGRAM
SCALE: 3/32" = 1'-0"



TOTAL GREEN SPACE
2,832 SF
FRONT YARD GREEN SPACE
699 SF

4 GREEN SPACE DIAGRAM
SCALE: 3/32" = 1'-0"



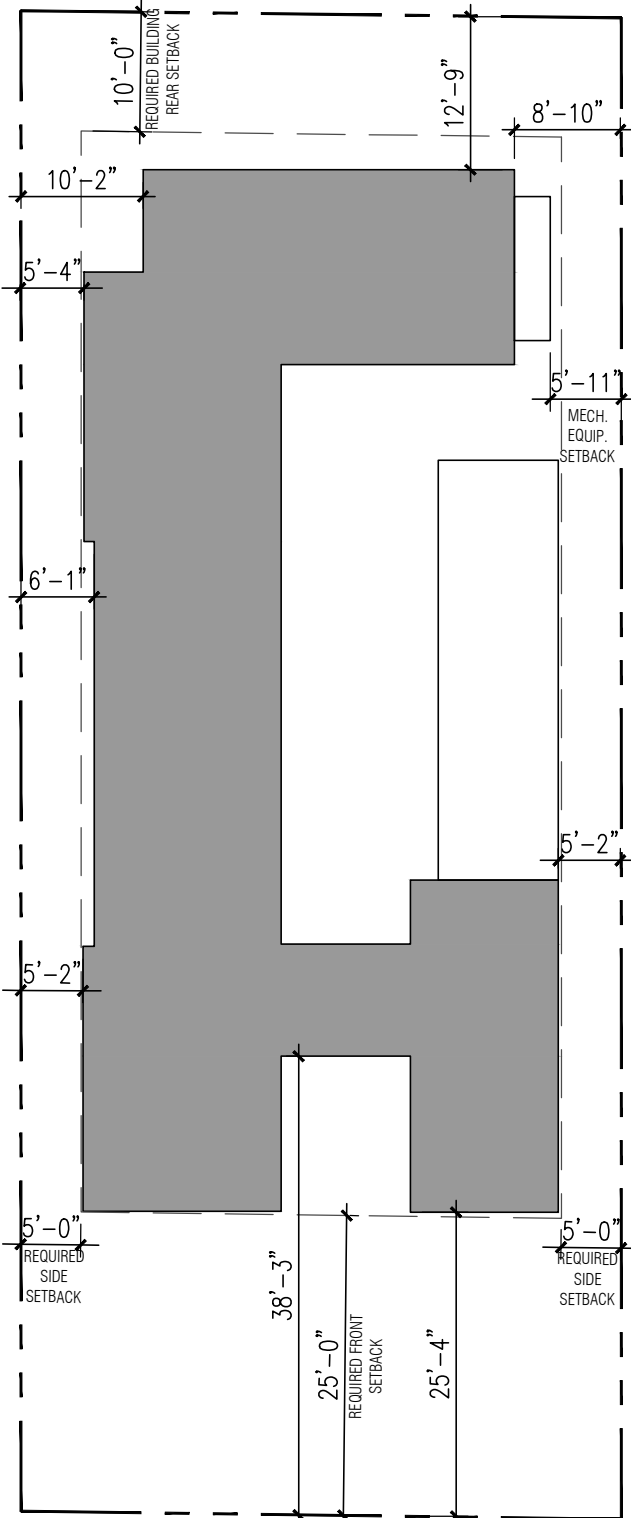
FIRST FLOOR SF DIAGRAM

SECOND FLOOR SF DIAGRAM

TOTAL SF: 2,838 SF.

NOTE: COVERED TERRACE NOT TO BE ENCLOSED. OWNER TO SIGN COVENANT WITH THE CITY. TERRACE SPACE NOT INCLUDED IN FAR CALCULATION

3 F.A.R. DIAGRAM
SCALE: 3/32" = 1'-0"



1 SETBACKS DIAGRAM
SCALE: 1/16" = 1'-0"

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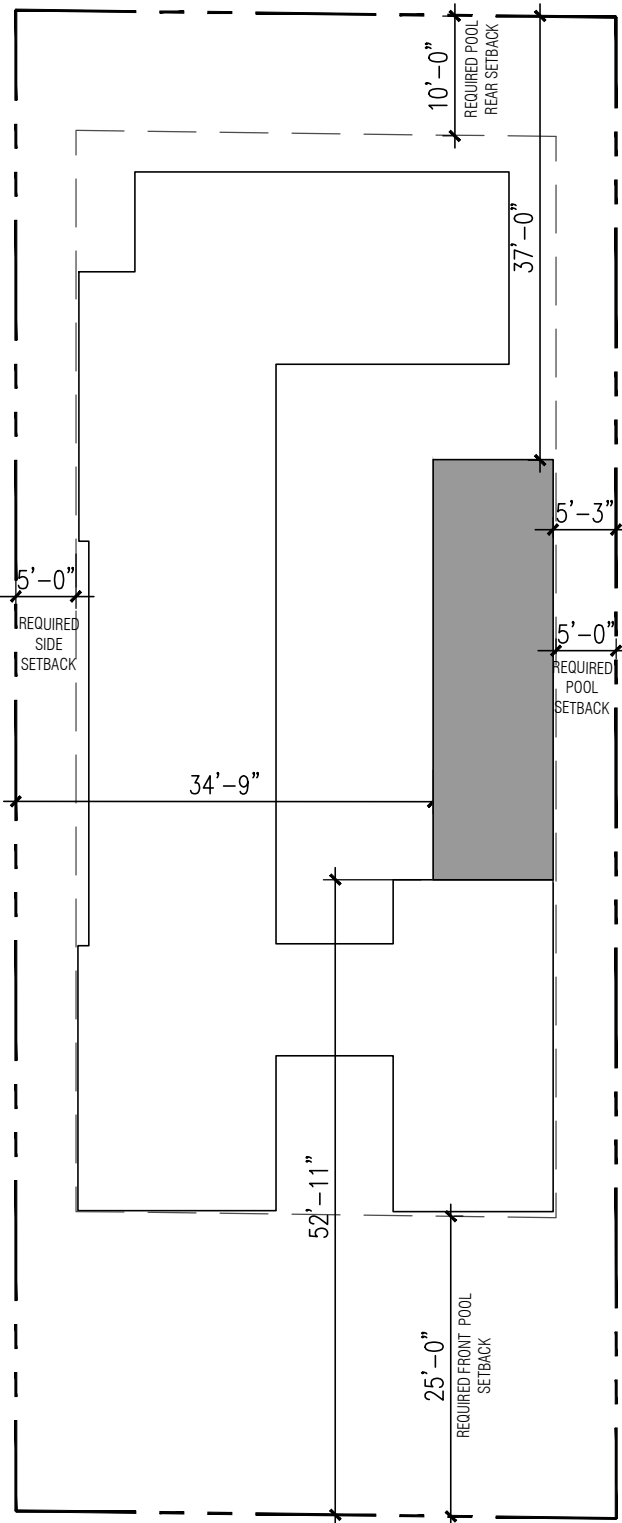
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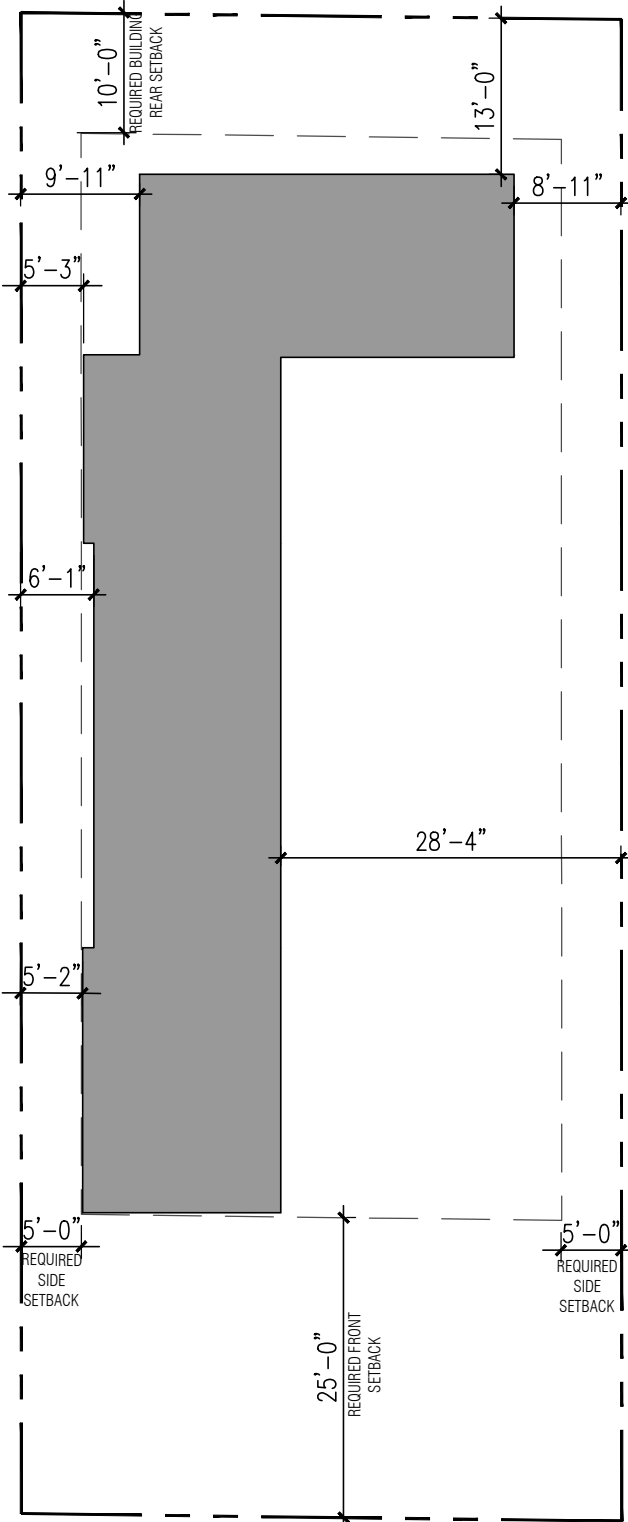
PHONE:

PROFESSIONAL LICENSE



6 POOL SETBACKS DIAGRAM
SCALE: 3/32" = 1'-0"

PROJECT INFO		
FOLIO NUMBER:	03-4118-001-1620	
ZONING:	SFR	
LEGAL DESCRIPTION:		
LOT 9, IN BLOCK 16 OF CORAL GABLES SECTION A; ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 5, AT PAGE 102, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.		
PROPERTY ADDRESS		
1108 VALENCIA AVENUE CORAL GABLES, FLORIDA, 33134		
FLOOD CRITERIA		
FLOOD ZONE "X"		
LOT AREA		
GROSS LOT AREA = 6,250 S.F.		
35% LOT COVERAGE MAXIMUM:	6,250 X .35% = 2,188 S.F.	
PROPOSED LOT COVERAGE:	34% = 2,126 SF	
FAR		
LOT SIZE: 6,2500 SF		
FIRST 5,000 SF X 48%	5,000 X .48 = 2,400 SF	
SECOND 5,000 SF X 35%	1,250 X .35 = 438 SF	
TOTAL ALLOWED SF = 2,838 SF		
FIRST FLOOR:	1,417 SF	
SECOND FLOOR:	1,421 SF	
TOTAL SF:	2,838 SF	
GREEN SPACE REQUIREMENTS		
40% LOT AREA MINIMUM:	6,250 X .40% = 2,500 S.F.	
PROPOSED GREEN SPACE:	45.3% = 2,832 SF	
FRONT YARD OPEN LANDSCAPE:		
MIN 20% OF GREEN SPACE MUST BE IN FRONT	2,500 X 20% = 500 SF	
PROPOSED FRONT YARD GREEN SPACE	28% = 699 SF	
BUILDING HEIGHT		
MAXIMUM:	2 STORIES 25'-0"	
PROPOSED:	2 STORIES 24'-1" TO BOTTOM OF EAVE	
BUILDING SETBACKS		
1ST FLOOR	REQUIRED (MIN.)	PROPOSED
FRONT	25'-0"*	25'-3"
INT. SIDE	10'-0" TOTAL	5'-3" & 5'-3"
REAR	10'-0"	37'-6"



2 2ND FLOOR SETBACKS DIAGRAM
SCALE: 1/16" = 1'-0"

ISSUE NO.	DESCRIPTION	ISSUE DATE
	ARCHITECTURE REVIEW BOARD	02.09.21

KEY PLAN

PROJECT PROJECT NO.: 20_01

VALENCIA RESIDENCE

DRAWING TITLE
PROJECT INFORMATION

SCALE DRAWING NO.

A-001



NORTH
SCALE 1" = 20'

PREPARED BY:
GUNTER GROUP, INC.
LAND SURVEYING - LAND PLANNING
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507
9350 S.W. 22nd TERRACE
MIAMI, FLORIDA 33165
(305) 220-0073

-  - CENTER LINE
-  C/B - CATCH BASIN
-  WPP - WOOD POWER POLE
-  12.57 - SPOT ELEVATION
-  S/M/H - SANITARY SEWER MANHOLE
-  E - ELECTRIC BOX
-  CLP - CONCRETE LIGHT POLE
-  - FIRE HYDRANT
-  - WATER VALVE

(Calc)	CALCULATE
(Meas)	MEASURED
(R)	RECORD
R/W	RIGHT OF WAY
SQ.	SQUARE
FT.	FEET
O.U.L.	OVERHEAD UTILITY LINE
C.L.F.	CHAIN LINK FENCE
CL	CLEAR

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PHONE:

.....

PROFESSIONAL LICENSE

[illegible]

KEY PLAN

PROJECT PROJECT NO.: 20_01

VALENCIA RESIDENCE

.....
DRAWING TITLE

SURVEY

.....
SCALE DRAWING NO.

A-002

PROPERTY ADDRESS: 1108 Valencia Avenue, Coral Gables, Florida 33134.

LEGAL DESCRIPTION:

Lot 9, in Block 16, of CORAL GABLES SECTION A; according to the Plat thereof, as recorded in Plat Book 5, at Page 102, of the Public Records of Miami-Dade County, Florida.

FOR: Claudio Rodriguez.

SURVEYOR'S NOTES:

- 1) This survey was conducted for the purpose of a "Topographic Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Standards of Practice requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
- 3) The North arrow direction shown herein is based on an assumed Meridian.
- 4) In some cases graphic representation have been exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
- 5) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
- 6) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any, affecting the property; search of Public Records not performed by this office.
- 7) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 8) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
- 9) Elevations shown referred to N.G.V.Datum (1929); Miami-Dade County benchmark No.: P-510, elevation: 11.78 feet: located at SW 24th Street (60 feet South of center line) and Granada Boulevard (approx. 49th Avenue) (50 feet East of center line); PK nail and brass washer in West end of a water fountain.
- 10) According to the National Flood Insurance Program, the subject property falls in Community No. 120, Panel No. 0, Suffix L, Date of FIRM 09-11-2009, Flood Zone X.
- 11) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
- 12) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- 13) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.

I hereby certify to 1) Caludio Rodriguez; 2) North American Title Insurance Company; 3) Cambridge Title & Closing Services, Inc.; that the Sketch of Topographic Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction; also that meets the Standards of Practice set in Chapter 53-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

By: Rolando Ortiz LS 4312
Professional Land Surveyor
& Mapper, State of Florida.

Claudio Rodriguez 1108 Valencia Avenue Coral Gables, Florida 33134.	JOB No.: 20-31997	SKETCH No.: 29568	DATE: 04-08-2020	SCALE: 1"=20'	SHEET: 1 OF 1
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1
A-003
905 ANDALUSIA AVENUE
NTS



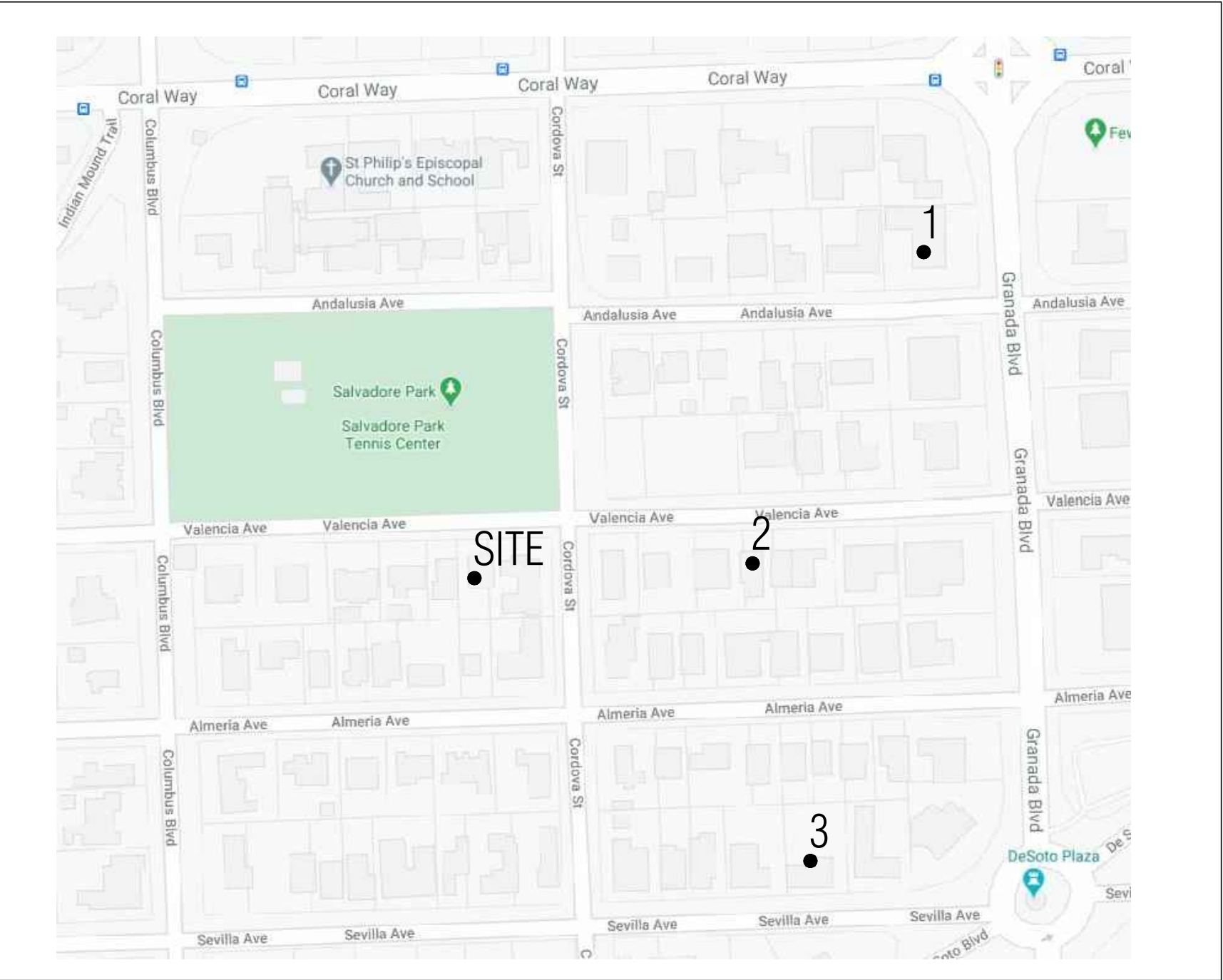
1
A-003
905 ANDALUSIA AVENUE
NTS



2
A-003
1028 VALENCIA AVENUE
NTS



3
A-003
1025 SEVILLA AVENUE
NTS



4
A-003
HISTORIC HOME LOCATIONS
NTS

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PROFESSIONAL LICENSE

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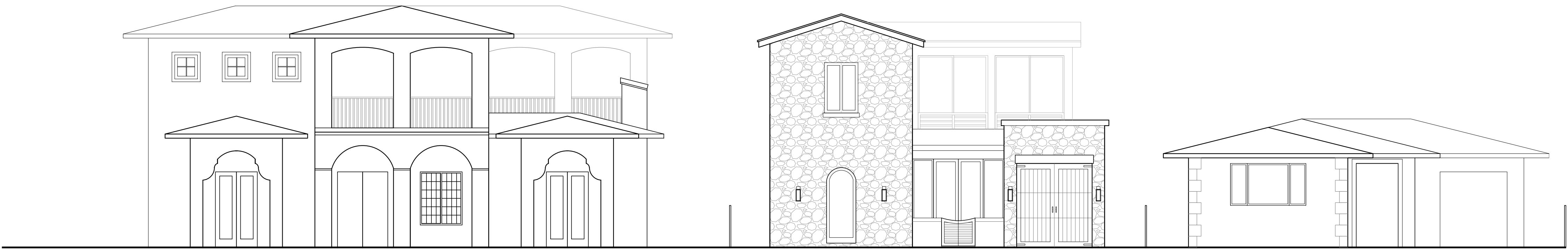
PROJECT PROJECT NO.: 20_01

VALENCIA RESIDENCE

DRAWING TITLE
NEIGHBORHOOD CONTEXT
LOCALLY DESIGNATED
HISTORIC HOMES

SCALE DRAWING NO.

A-003



1
A-004
PROPOSED HOUSE CONTEXT ELEVATION
SCALE: 1/16" = 1'-0"

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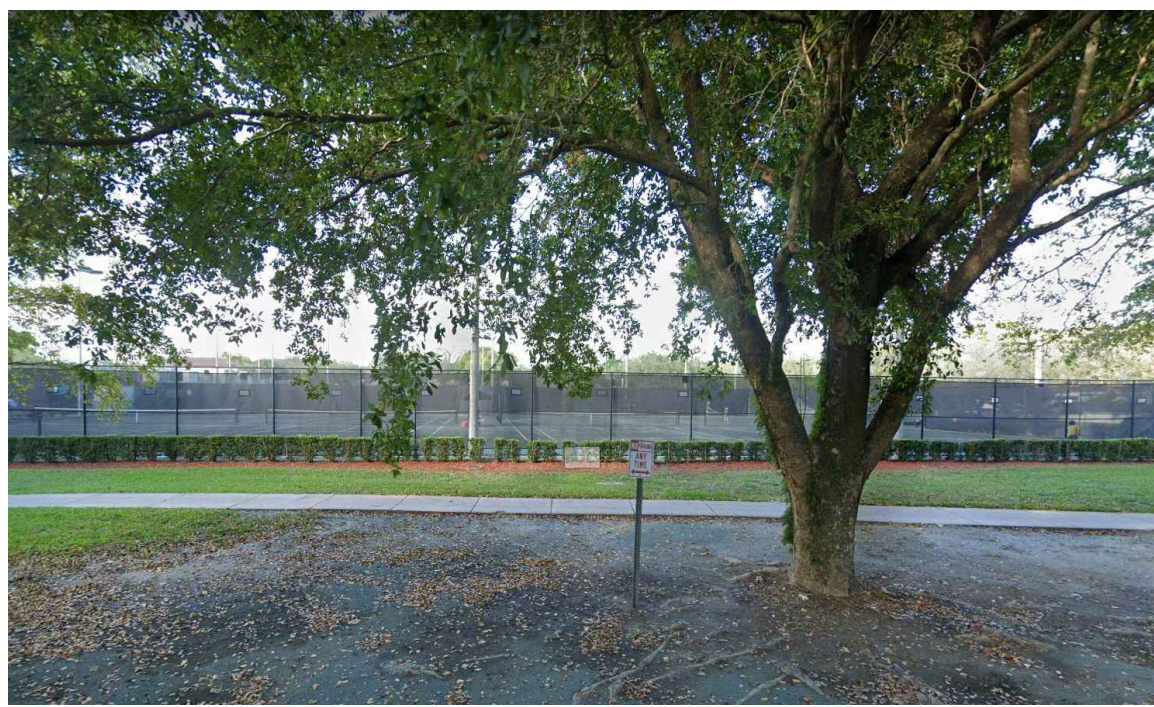
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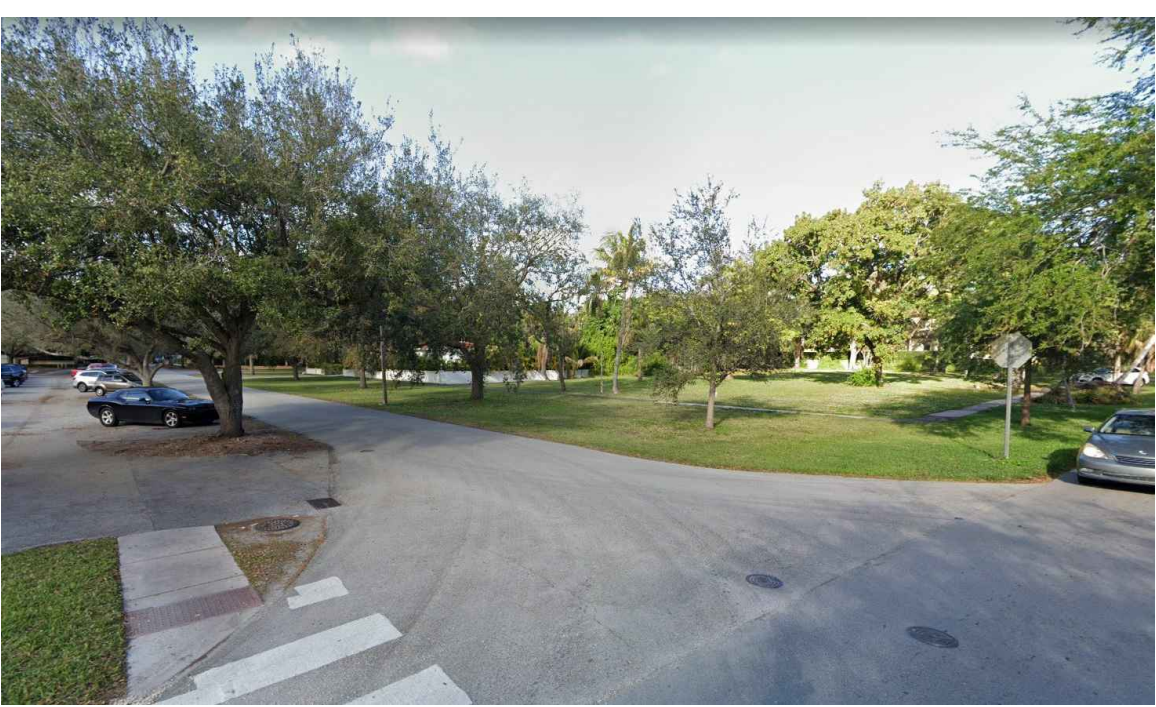
LANDSCAPE ARCHITECT
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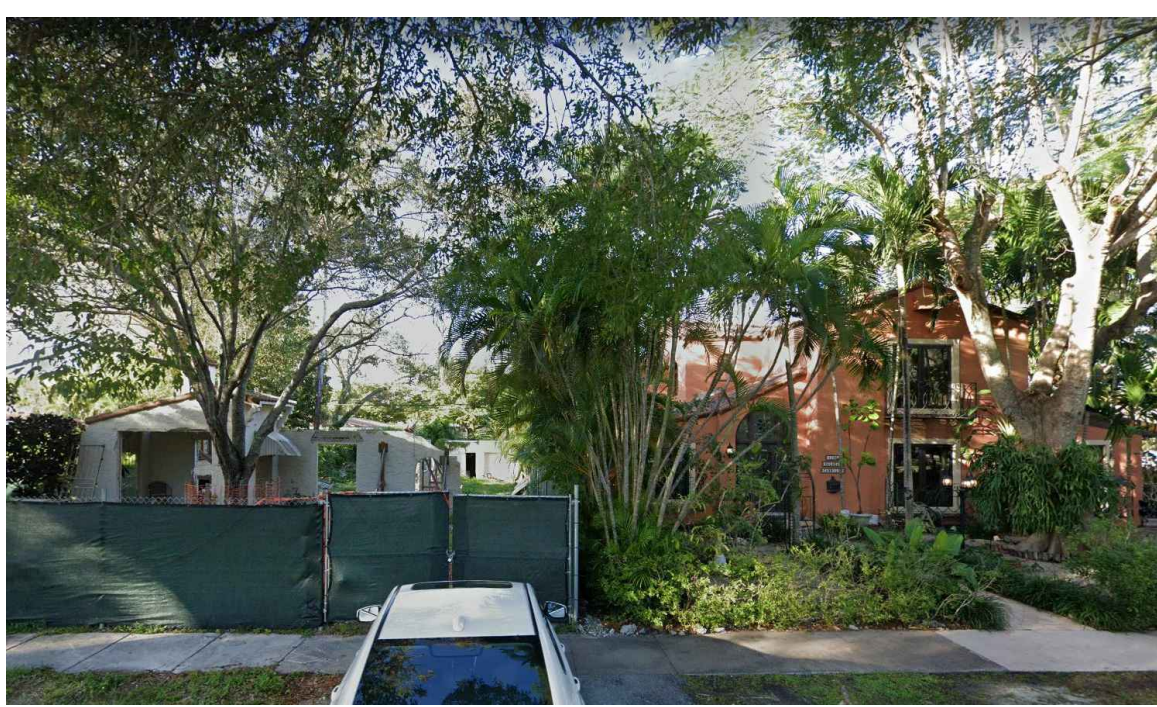
PROFESSIONAL LICENSE



1
A-003
PARK IN FRONT OF SITE
NTS



2
A-003
INTERSECTION FRONT OF SITE
NTS



3
A-003
REAR NEIGHBORS
NTS



4
A-003
NEIGHBOR TO THE LEFT OF SITE
NTS



5
A-003
SITE
NTS



6
A-003
NEIGHBOR TO THE RIGHT OF SITE
NTS

ISSUE NO.	DESCRIPTION	ISSUE DATE
01	ARCHITECTURE REVIEW BOARD	02.09.21

KEY PLAN



2
A-004
PROPOSED HOUSE CONTEXT ARIEL

PROJECT PROJECT NO.: 20_01

VALENCIA RESIDENCE

DRAWING TITLE
NEIGHBORHOOD CONTEXT

SCALE DRAWING NO.

A-004

FOLIO NUMBER: 03-4118-001-1620

1. REFER TO THE RECORDED PLAT FOR INFORMATION RELATED TO THIS PROPERTY
2. SITE TO BE FILLED TO GOVERNMENT FLOOD CRITERIA ELEVATION N.G.V.D OR AN ELEVATION NOT LESS THAN THE HIGHEST APPROVED CROWN ELEVATIONS OF THE ROAD ABUTTING THE PROPERTY
3. LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER INTO NEIGHBORING PROPERTIES.
4. REFER TO LEGAL SURVEY FOR SITE GEOMETRY, BOUNDARIES, ELEVATIONS AND LOCATION OF EXISTING ELEMENTS.
5. ALL RAINWATER WILL BE RETAINED ON PROPERTY

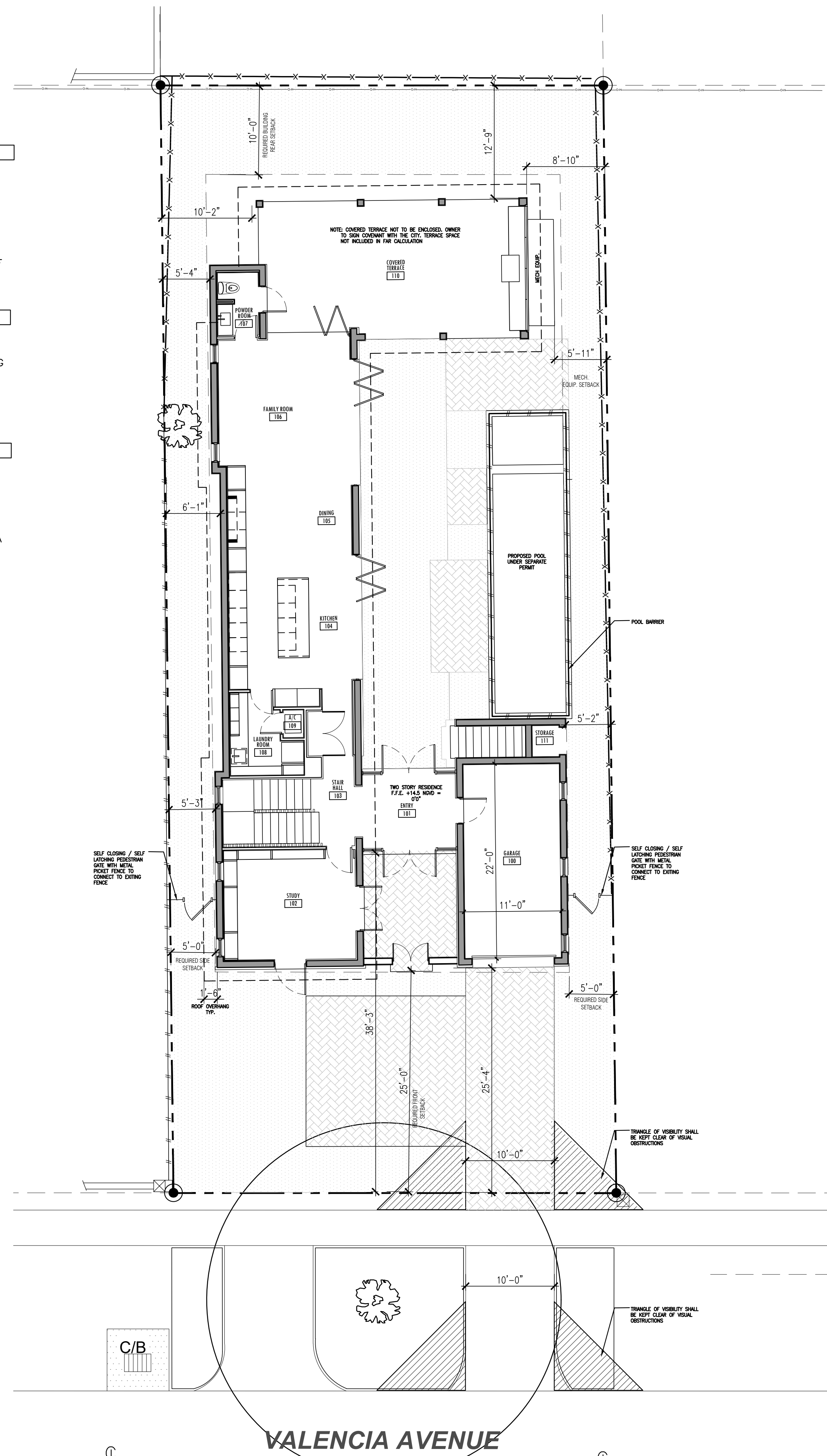
ALL DRIVEWAY/ROADWAY ENTRANCES AND EXITS SHALL BE CONSTRUCTED AND MAINTAINED SO THAT VEHICLES CAN ENTER, EXIT, AND TRAVEL ALONG THE ROADWAYS WITHOUT POSING DANGER TO OCCUPANTS, PEDESTRIANS OR OTHER VEHICLES. TO THE END, STRUCTURES AND LANDSCAPING SHALL NOT OBSCURE THE VISIBILITY TRIANGLE AND SHALL NOT EXCEED 2.5 FEET IN HEIGHT WITHIN THE TRIANGLE OF VISIBILITY. NOTWITHSTANDING THE FOREGOING, ONE CONCRETE COLUMN MAY BE ERECTED WITHIN THE TRIANGLE NEXT TO THE DRIVEWAY BUT IT MAY NOT BE TALLER THAN EIGHT FEET OR WIDER THAN 18 INCHES BY 18 INCHES. INDULGING ANY FINISHING MATERIALS

R410.17 RESIDENTIAL SWIMMING BARRIER REQUIREMENT. RESIDENTIAL SWIMMING POOLS SHALL COMPLY WITH SECTION R4101.17.1 THROUGH R4101.17.3.

EXCEPTION: A SWIMMING POOL WITH AN APPROVED SAFETY POOL OVER COMPLYING WITH ASTM F 1346

R4101.17.1 OUTDOOR SWIMMING POOLS. OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH R4101.17.1 THROUGH R4101.17.1.14

R4101.17.3 PROHIBITED LOCATIONS. A BARRIER MAY NOT BE LOCATED IN A WAY THAT ALLOWS ANY PERMANENTS STRUCTURE, EQUIPMENT, OR WINDOW THAT OPENS TO PROVIDE ACCESS FROM THE HOME TO THE SWIMMING POOL.



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KEY PLAN

PROJECT	PROJECT NO.: 20_01
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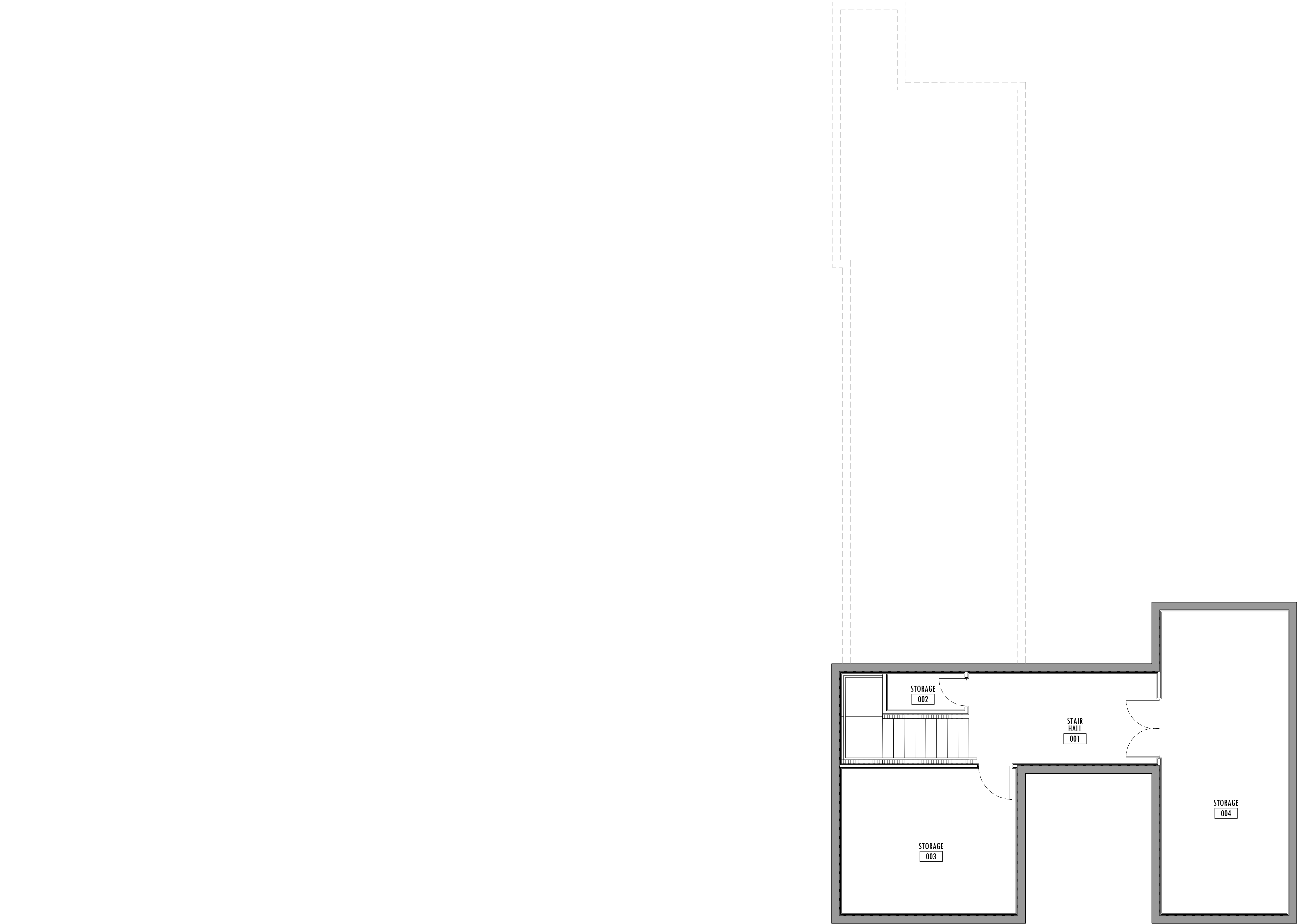
VALENCIA RESIDENCE

.....
DRAWING TITLE

SITE PLAN

SCALE DRAWING NO.

A-100.0



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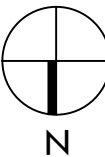
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BASEMENT LEVEL FLOOR
PLAN

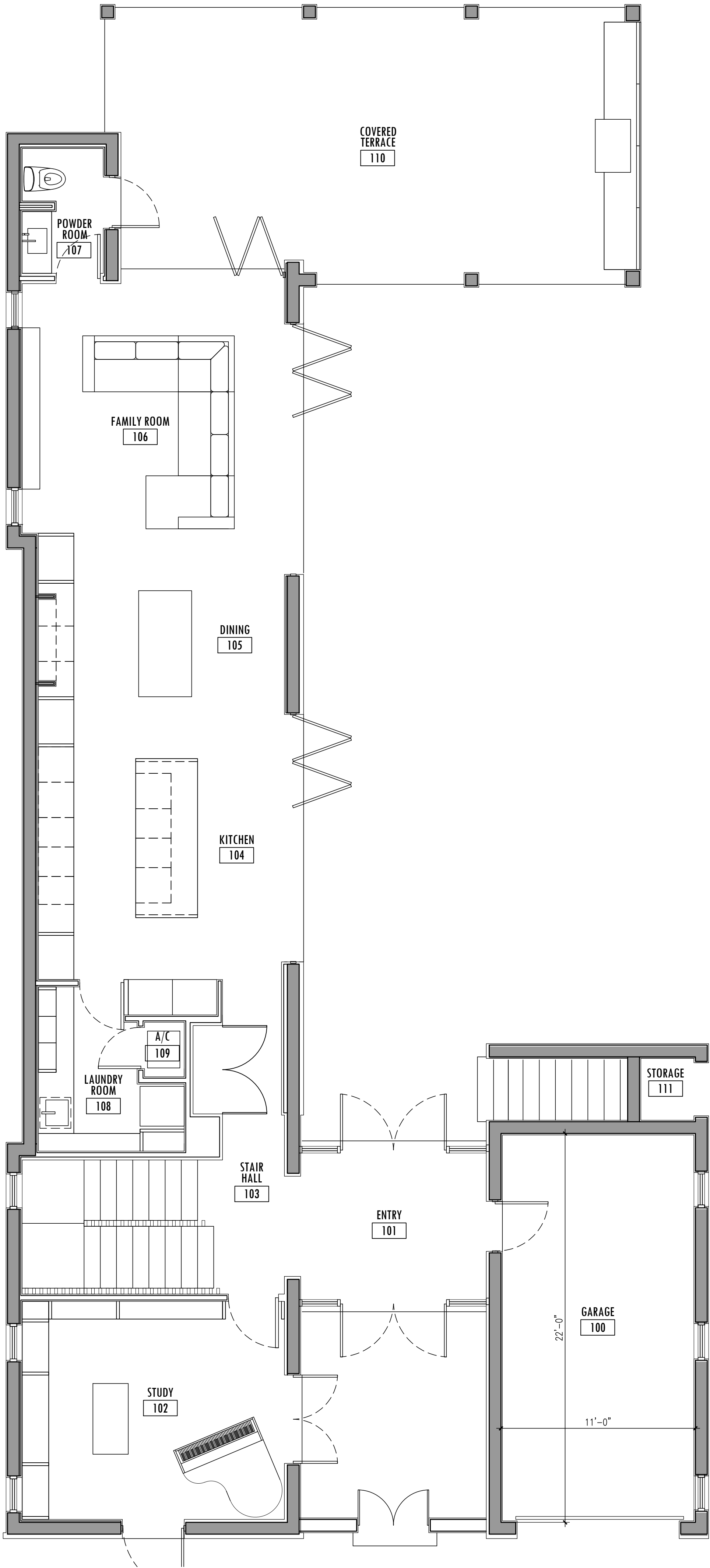
SCALE

DRAWING NO.

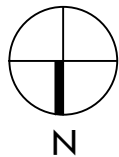
1 BASEMENT LEVEL FLOOR PLAN
A-101 SCALE: 1/4" = 1'-0"



A-101



1
A-102
GROUND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



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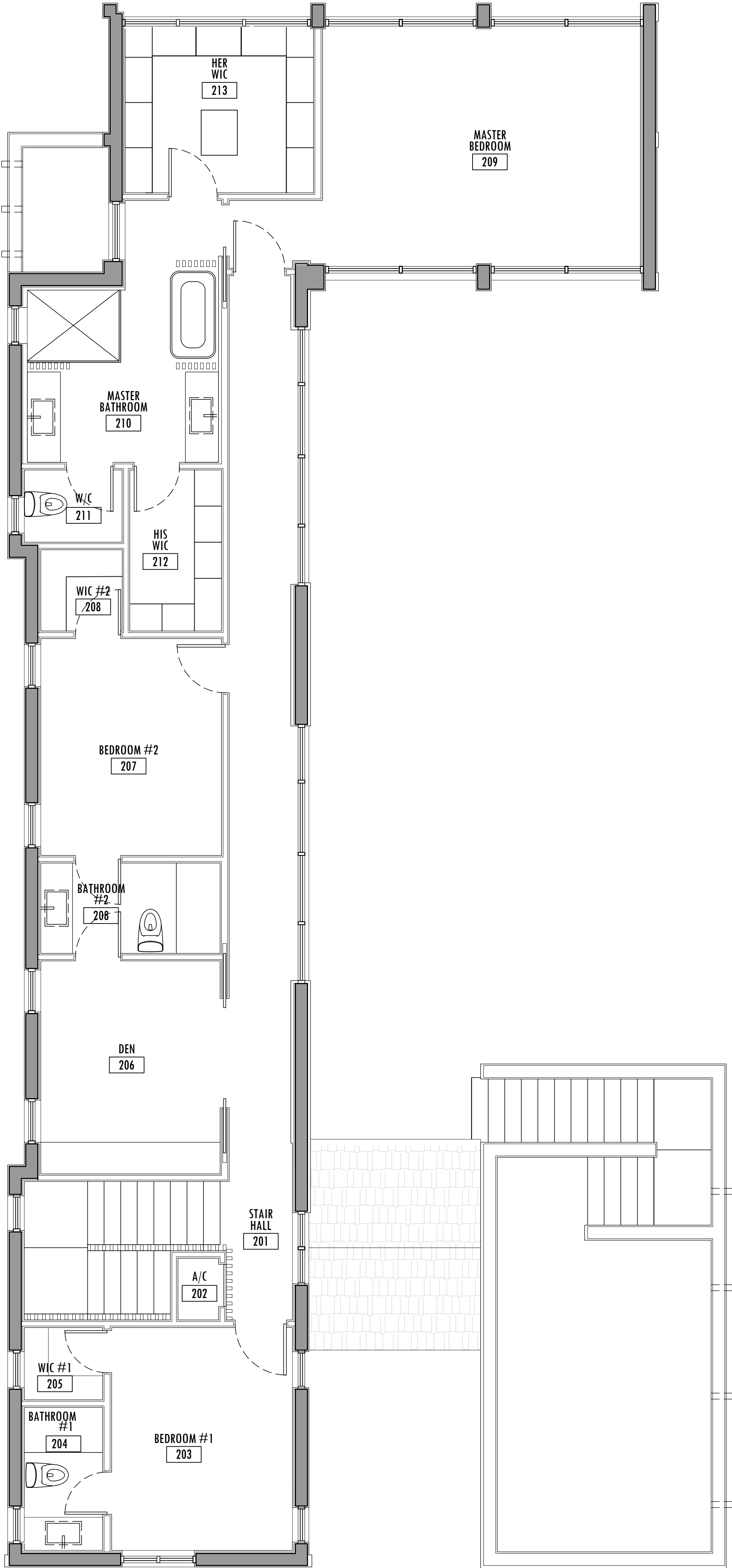
DRAWING TITLE

GROUND LEVEL FLOOR PLAN

SCALE

DRAWING NO.

A-102



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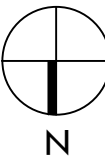
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SECOND LEVEL FLOOR PLAN

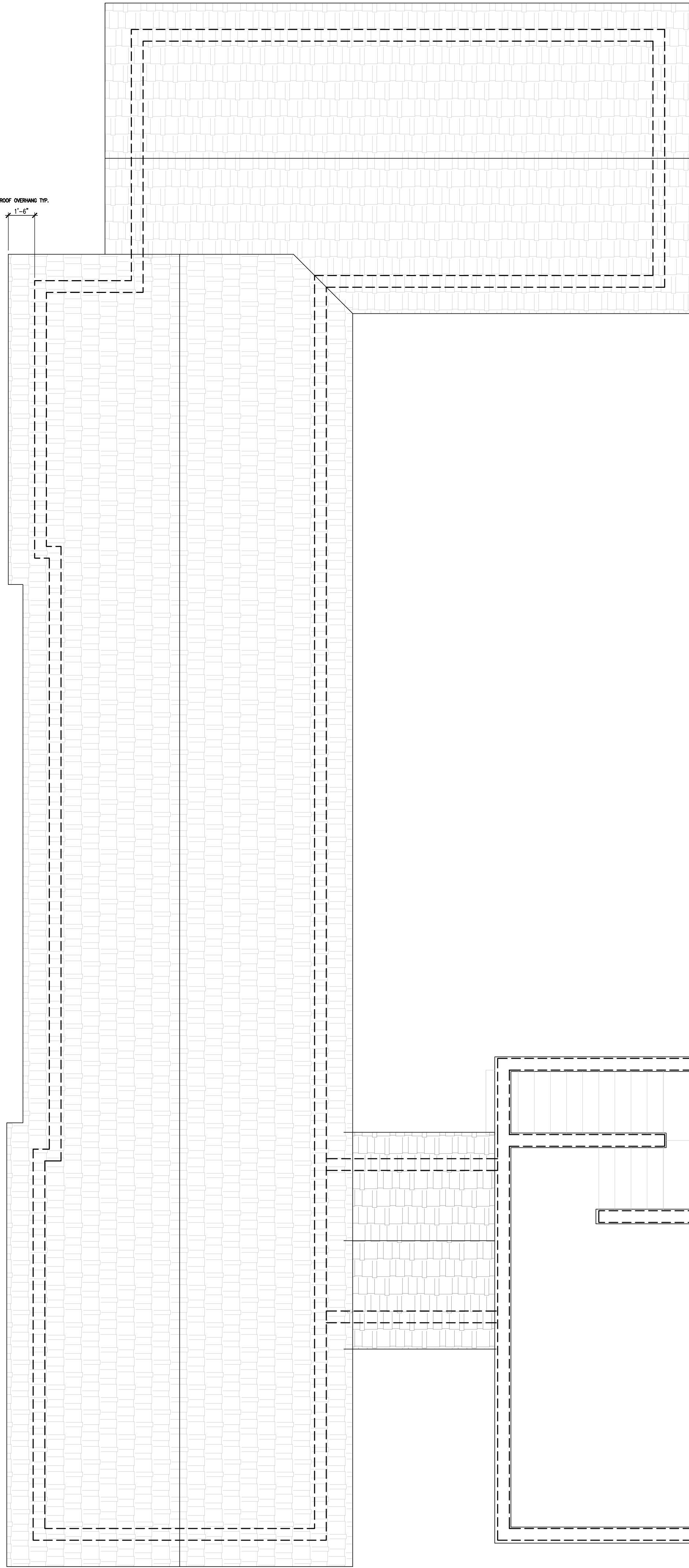
SCALE

DRAWING NO.

1 SECOND LEVEL FLOOR PLAN
A-103 SCALE: 1/4" = 1'-0"

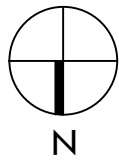


A-103



1
A-107

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



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DRAWING TITLE

ROOF PLAN

SCALE

DRAWING NO.

A-104



1
A-201
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2
A-201
REAR ELEVATION
SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

- PT-1 5/8" EXTERIOR CEMENT PLASTER, SMOOTH FINISH.
EXTERIOR GRADE ACRYLIC LATEX WHITE PAINT OR APPROVED EQUAL.
- PT-2 5/8" EXTERIOR CEMENT PLASTER, STUCCO SIKING.
- AL-1 LARGE AND SMALL MISSILE IMPACT RESISTANT ALUMINUM FOLDING GLASS
DOOR SYSTEM. [NOA NO.17500.00] OR APPROVED EQUAL.
- AL-2 LARGE AND SMALL MISSILE IMPACT RESISTANT ALUMINUM WINDOW WALL
SYSTEM. [NOA NO.19-0516.00] OR APPROVED EQUAL.
- AL-3 LARGE AND SMALL MISSILE IMPACT RESISTANT ALUMINUM CASEMENT WINDOW
SYSTEM. [FBC NO.18-0500.06] OR APPROVED EQUAL.
- AL-4 LARGE AND SMALL MISSILE IMPACT RESISTANT ALUMINUM DOOR SYSTEM.
[NOA NO.18-0519.09] OR APPROVED EQUAL.

- WIL-1 ALUMINUM BREAK METAL GLAZING TO MATCH (AL-1, AL-2, AL-3)
WIL-2 METAL SHUTTERS, POWDER COATED BLUE PAINT FINISH. PROVIDE MOCKUP FOR
ARCHITECT APPROVAL.
- WIL-3 STAINLESS STEEL METAL RAILING.
- GL-1 LARGE MISSILE IMPACT RESISTANT LAMINATED GLASS UNIT, 1/4" THICK HEAT
STRENGTHENED CLEAR GLASS, CLEAR INTERLAYER (0.09 TO 0.12 AS REQ.), 1/4"
THICK HEAT STRENGTHENED CLEAR GLASS, FOR USE IN AL-1, AL-2 AND AL-3
SYSTEMS UNLESS OTHERWISE NOTED. PROVIDE SAMPLES FOR APPROVAL.
- STN-1 DOLITE STONE
- STN-2 SAW CUT 3/4" FLORIDA KEYSTONE
- CT-1 FLAT CONCRETE TILE NOA 18-0509.18 OR APPROVED EQUAL.

NOTES:

- LAMINATED GLASS INTERLAYER THICKNESS AS REQUIRED BY
DADE-COUNTY IMPACT RATING.
- O.A.E. FOR APPROVED EQUAL.
- ALL INTERIOR FINISHES TO BE PROVIDED BY OWNER.
- RAILINGS-GUARDRAILS, LOUVER SYSTEM, ELEVATOR, POOL, EXTERIOR
DOORS AND WINDOWS ARE UNDER A SEPARATE PERMIT.
RAILINGS-GUARDRAILS SHALL BE TESTED TO COMPLY WITH FBC
1618.4.6.1, ANSI Z97.1, AND IMPACT TEST TAS201 6.1

ARCHITECTURE LICENSE REGISTRATION NUMBER:
RUBEN RAMOS: AR98369

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7400 SW 50TH TERRACE SUITE 105
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PHONE: 305-662-2301

MECHANICAL/ELECTRICAL/PLUMBING
H VIDAL & ASSOCIATES
HENRY VIDAL
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LANDSCAPE ARCHITECT
TRAVIS HARRISON

PHONE:

PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	ARCHITECTURE REVIEW BOARD	02.09.21

KEY PLAN

PROJECT PROJECT NO.: 20_01

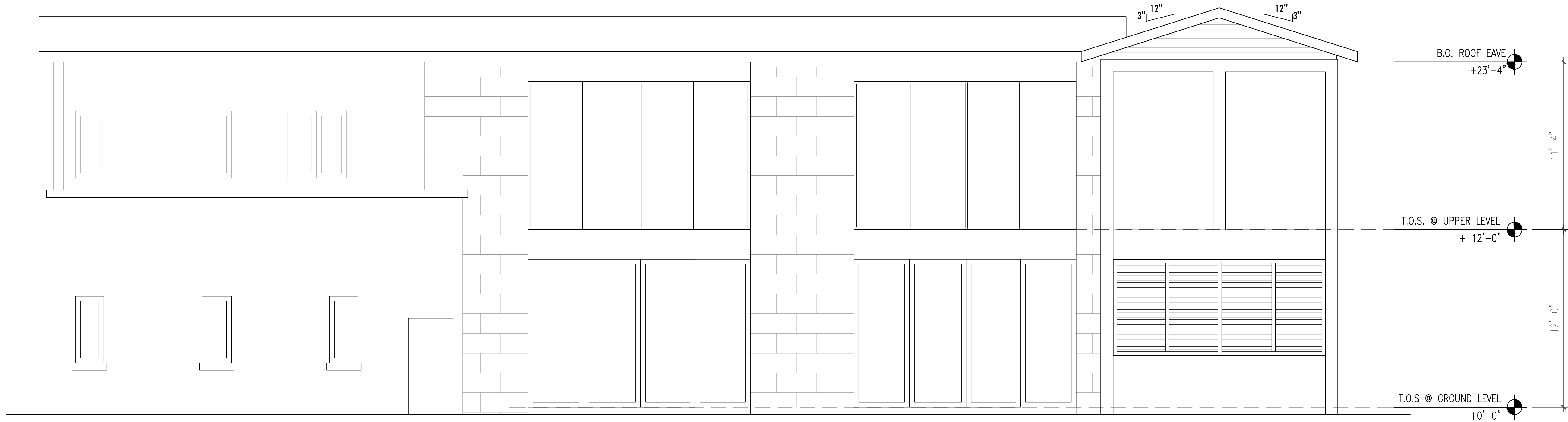
VALENCIA RESIDENCE

DRAWING TITLE

FRONT AND REAR ELEATION

SCALE DRAWING NO.

A-201



3
A-202
EAST ELEVATION
SCALE: 1/4" = 1'-0"

ARCHITECTURE LICENSE REGISTRATION NUMBER:
RUBEN RAMOS: AR98369

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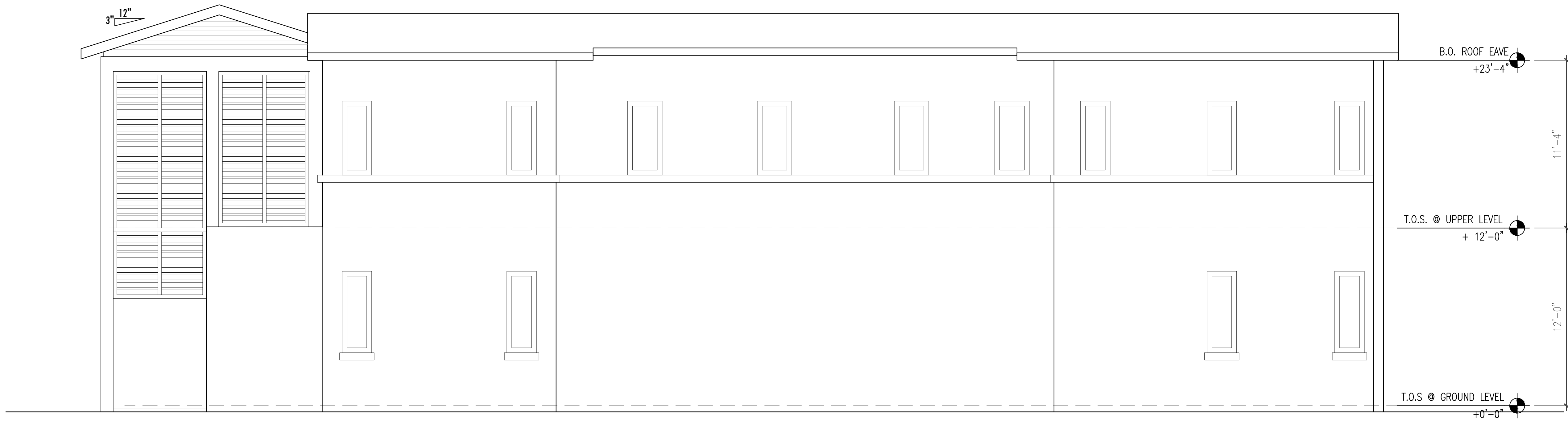
LANDSCAPE ARCHITECT
TRAVIS HARRISON

PHONE:

PROFESSIONAL LICENSE

ISSUE NO.	DESCRIPTION	ISSUE DATE
	ARCHITECTURE REVIEW BOARD	02.09.21

KEY PLAN



4
A-202
WEST ELEVATION
SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

PT-1 5/8" EXTERIOR CEMENT PLASTER, SMOOTH FINISH.
EXTERIOR GRADE ACRYLIC LATEX WHITE PAINT OR APPROVED EQUAL.
PT-2 5/8" EXTERIOR CEMENT PLASTER, STUCCO SIKING
AL-1 LARGE AND SMALL MISSILE IMPACT RESISTANT ALUMINUM FOLDING GLASS
DOOR SYSTEM. [NOA NO.17505.02] OR APPROVED EQUAL.
AL-2 LARGE AND SMALL MISSILE IMPACT RESISTANT ALUMINUM WINDOW WALL
SYSTEM. [NOA NO.19-0516.02] OR APPROVED EQUAL.
AL-3 LARGE AND SMALL MISSILE IMPACT RESISTANT ALUMINUM CASEMENT WINDOW
SYSTEM. [FBC NO.19-0528.06] OR APPROVED EQUAL.
AL-4 LARGE AND SMALL MISSILE IMPACT RESISTANT ALUMINUM DOOR SYSTEM.
[NOA NO.18-0319.06] OR APPROVED EQUAL.

MTL-1 ALUMINUM BREAK METAL CLADDING TO MATCH (AL-1, AL-2, AL-3)
MTL-2 METAL SHUTTERS, POWDER COATED BLUE PAINT FINISH. PROVIDE MOCKUP FOR
ARCHITECT APPROVAL.
MTL-3 STAINLESS STEEL METAL RAILING.
GL-1 LARGE MISSILE IMPACT RESISTANT LAMINATED GLASS UNIT. 1/4" THICK HEAT
STRENGTHENED CLEAR GLASS, CLEAR INTERLAYER (0.09 TO 0.12 AS REQ.), 1/4"
THICK HEAT STRENGTHENED CLEAR GLASS. FOR USE IN AL-1, AL-2 AND AL-3
SYSTEMS UNLESS OTHERWISE NOTED. PROVIDE SAMPLES FOR APPROVAL.
STN-1 QUOTE STONE
STN-2 SWH CUT 3/4" FLORIDA KEYSTONE
CT-1 FLAT CONCRETE TILE NOA. 18-0509.18 OR APPROVED EQUAL.

NOTES:

1. LAMINATED GLASS INTERLAYER THICKNESS AS REQUIRED BY
DAVE-COUNTY IMPACT RATING.
GL-2 OR APPROVED EQUAL.
2. ALL INTERIOR FINISHES TO BE PROVIDED BY OWNER.
3. RAILINGS-GUARDRAILS, COVER SYSTEM, ELEVATOR, POOL, EXTERIOR
DOORS AND WINDOWS ARE UNDER A SEPARATE PERMIT.
4. RAILINGS-GUARDRAILS SHALL BE TESTED TO COMPLY WITH FBC
1618.4.6.1, ANSI Z97.1, AND IMPACT TEST 16201.6.1

PROJECT PROJECT NO.: 20_01

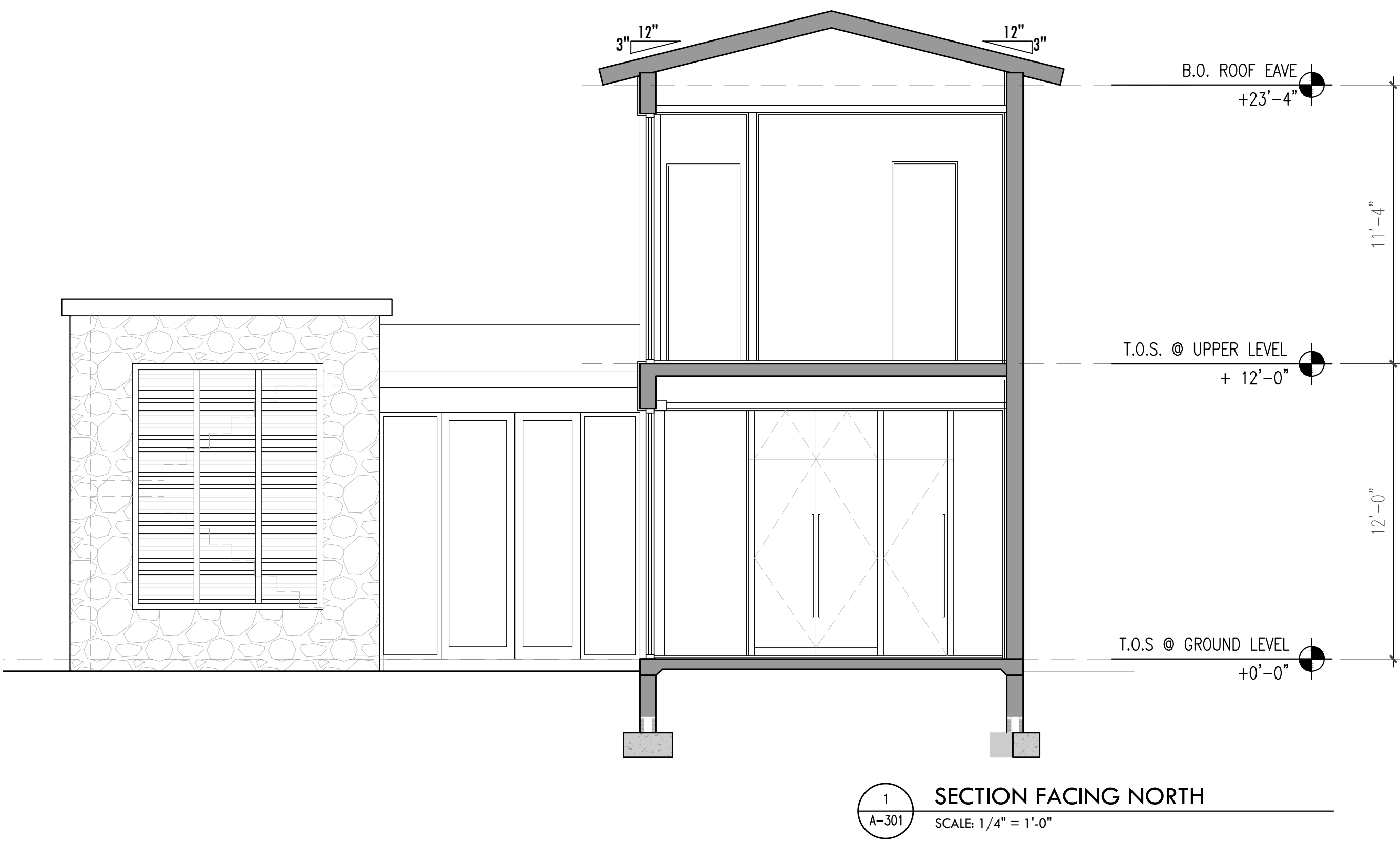
VALENCIA RESIDENCE

DRAWING TITLE

SIDE ELEVATIONS

SCALE DRAWING NO.

A-202



ARCHITECTURE LICENSE REGISTRATION NUMBER:
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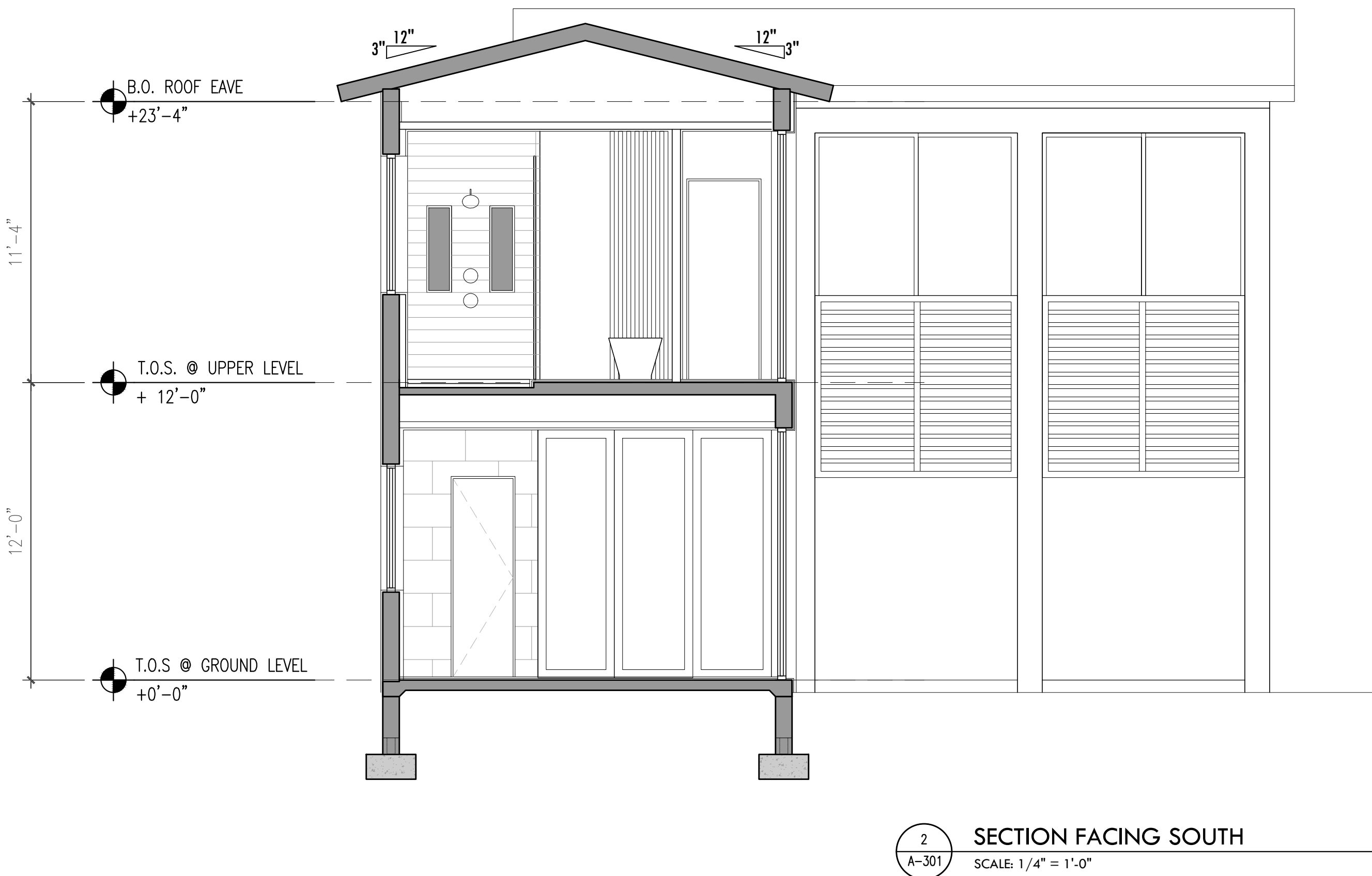
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PROFESSIONAL LICENSE



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KEY PLAN

PROJECT PROJECT NO.: 20_01

VALENCIA RESIDENCE

DRAWING TITLE

SECTIONS

SCALE DRAWING NO.

A-301

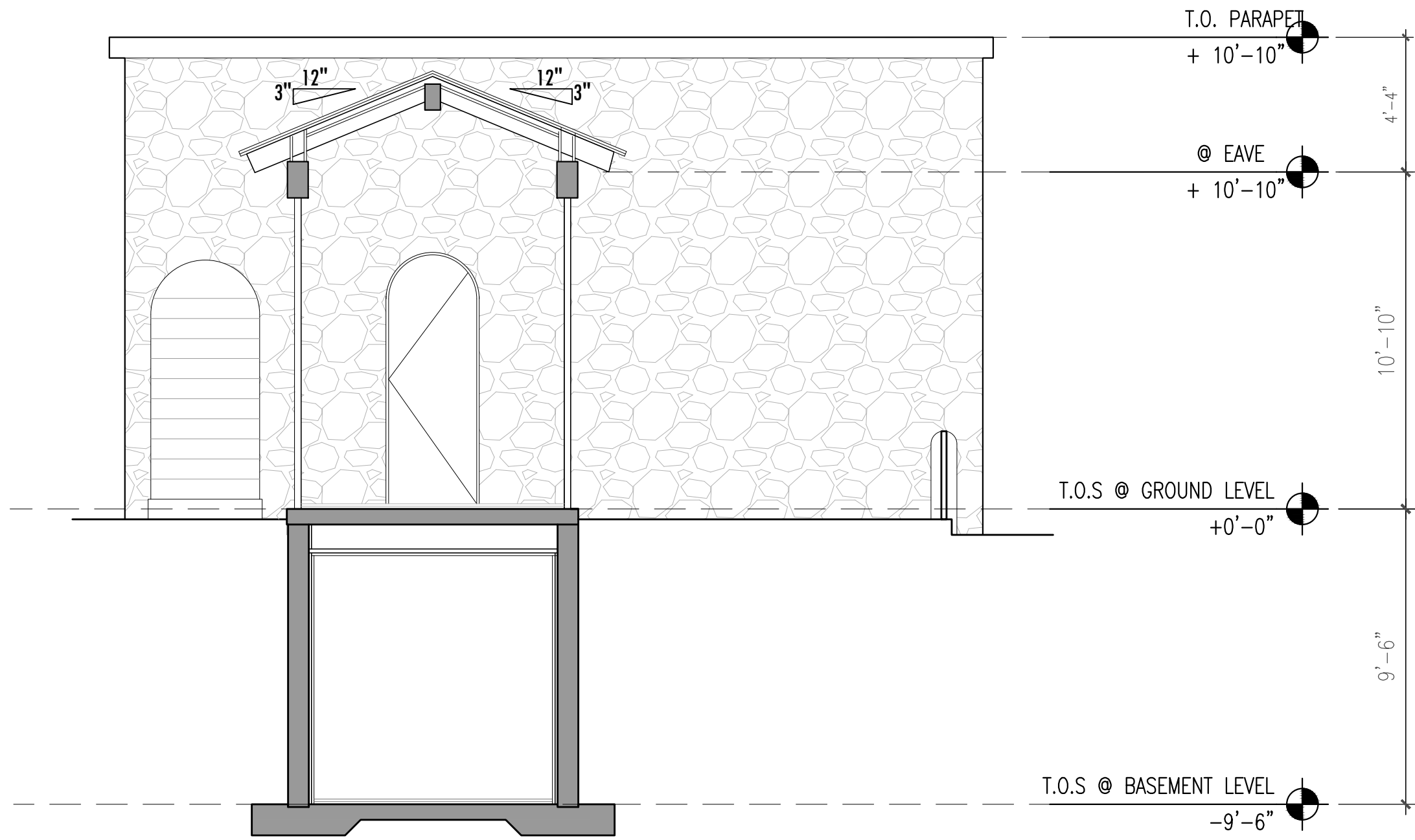
MATERIALS LEGEND

PT-1 5/8" EXTERIOR CEMENT PLASTER, SMOOTH FINISH.
EXTERIOR GRADE ACRYLIC LATEX WHITE PAINT OR APPROVED EQUAL.
PT-2 5/8" EXTERIOR CEMENT PLASTER, SMOOTH FINISH.
EXTERIOR GRADE ACRYLIC LATEX BLACK PAINT OR APPROVED EQUAL.
AL-1 LARGE AND SMALL MISSILE IMPACT RESISTANT ALUMINUM SLIDING GLASS
DOOR SYSTEM. [NOA NO.17505.02] OR APPROVED EQUAL.
AL-2 LARGE AND SMALL MISSILE IMPACT RESISTANT ALUMINUM WINDOW WALL
SYSTEM. [NOA NO.19-0516.03] OR APPROVED EQUAL.
AL-3 LARGE AND SMALL MISSILE IMPACT RESISTANT ALUMINUM CASEMENT WINDOW
SYSTEM. [FBC NO.19-0528.06] OR APPROVED EQUAL.

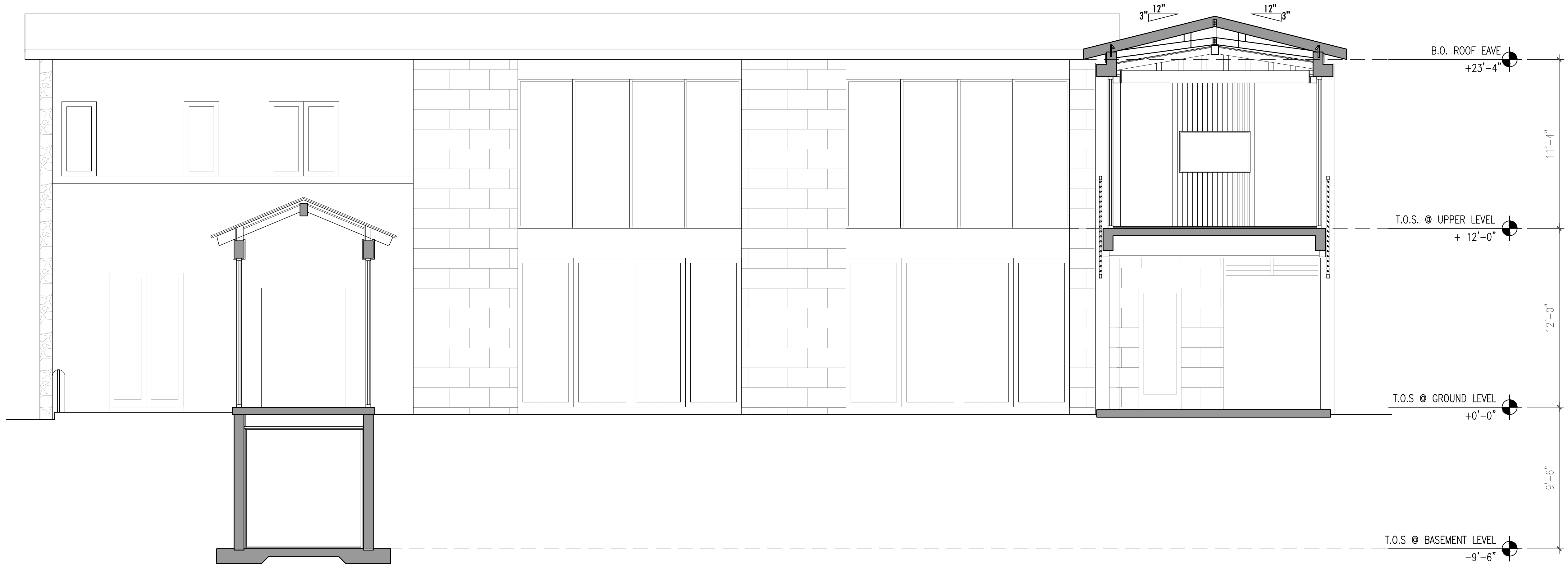
AL-4 LARGE AND SMALL MISSILE IMPACT RESISTANT ALUMINUM DOOR SYSTEM.
[NOA NO.18-0319.01] OR APPROVED EQUAL.
MTL-1 ALUMINUM BREAK METAL CLADDING TO MATCH (AL-1, AL-2, AL-3)
MTL-2 METAL SHUTTERS, POWDER COATED BLUE PAINT FINISH. PROVIDE MOCKUP FOR
ARCHITECT APPROVAL.
MTL-3 STAINLESS STEEL METAL RAILING.
GL-1 LARGE MISSILE IMPACT RESISTANT LAMINATED GLASS UNIT. 1/4" THICK HEAT
STRENGTHENED CLEAR GLASS, CLEAR INTERLAYER (0.09 TO 0.12 AS REQ.), 1/4"
THICK HEAT STRENGTHENED CLEAR GLASS. FOR USE IN AL-1, AL-2 AND AL-3
SYSTEMS UNLESS OTHERWISE NOTED. PROVIDE SAMPLES FOR APPROVAL.
STN-1 SAW CUT 3/4" FLORIDA KEystone.
CT-1 FLAT CONCRETE TILE NOA 18-0509.18 OR APPROVED EQUAL.

NOTES:

- LAMINATED GLASS INTERLAYER THICKNESS AS REQUIRED BY
DADE-COUNTY IMPACT RATING.
- O.A.E. FOR APPROVED EQUAL.
- ALL INTERIOR FINISHES TO BE PROVIDED BY OWNER.
- RAILINGS-GUARDRAILS, LOUVER SYSTEM, ELEVATOR, POOL, EXTERIOR
DOORS AND WINDOWS ARE UNDER A SEPARATE PERMIT.
RAILINGS-GUARDRAILS SHALL BE TESTED TO COMPLY WITH FBC
1618.4.6.1, ANSI Z97.1, AND IMPACT TEST TAS201 6.1



3
A-302
SECTION FACING WEST
SCALE: 1/4" = 1'-0"



4
A-302
SECTION FACING EAST
SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

- PT-1 5/8" EXTERIOR CEMENT PLASTER, SMOOTH FINISH.
EXTERIOR GRADE ACRYLIC LATEX WHITE PAINT OR APPROVED EQUAL.
PT-2 5/8" EXTERIOR CEMENT PLASTER, SMOOTH FINISH.
EXTERIOR GRADE ACRYLIC LATEX BLACK PAINT OR APPROVED EQUAL.
AL-1 LARGE AND SMALL MISSILE IMPACT RESISTANT ALUMINUM SLIDING GLASS
DOOR SYSTEM, (NOA NO.17505.02) OR APPROVED EQUAL.
AL-2 LARGE AND SMALL MISSILE IMPACT RESISTANT ALUMINUM WINDOW WALL
SYSTEM, (NOA NO.19-0516.02) OR APPROVED EQUAL.
AL-3 LARGE AND SMALL MISSILE IMPACT RESISTANT ALUMINUM CASEMENT WINDOW
SYSTEM, (FBC NO.19-0528.06) OR APPROVED EQUAL.

- AL-4 LARGE AND SMALL MISSILE IMPACT RESISTANT ALUMINUM DOOR SYSTEM
(NOA NO.18-0319.09) OR APPROVED EQUAL.
MTL-1 ALUMINUM BREAK METAL CLADDING TO MATCH (AL-1, AL-2, AL-3)
MTL-2 METAL SHUTTERS, POWDER COATED BLUE PAINT FINISH. PROVIDE MOCKUP FOR
ARCHITECT APPROVAL.
MTL-3 STAINLESS STEEL METAL RAILING.
GL-1 LARGE MISSILE IMPACT RESISTANT LAMINATED GLASS UNIT, 1/4" THICK HEAT
STRENGTHENED CLEAR GLASS, CLEAR INTERLAYER (0.09 TO 0.12 AS REQ.), 1/4"
THICK HEAT STRENGTHENED CLEAR GLASS. FOR USE IN AL-1, AL-2 AND AL-3
SYSTEMS UNLESS OTHERWISE NOTED. PROVIDE SAMPLES FOR APPROVAL.
STN-1 SAW CUT 3/4" FLORIDA KEystone.
CT-1 FLAT CONCRETE TILE NOA 18-0509.18 OR APPROVED EQUAL.

NOTES:

- LAMINATED GLASS INTERLAYER THICKNESS AS REQUIRED BY
DADE-COUNTY IMPACT RATING.
- O.A.E. FOR APPROVED EQUAL.
- ALL INTERIOR FINISHES TO BE PROVIDED BY OWNER.
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DOORS AND WINDOWS ARE UNDER A SEPARATE PERMIT.
RAILINGS-GUARDRAILS SHALL BE TESTED TO COMPLY WITH FBC
1618.4.6.1, ANSI Z97.1, AND IMPACT TEST TAS201 6.1

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TRAVIS HARRISON

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PROFESSIONAL LICENSE

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KEY PLAN

PROJECT PROJECT NO.: 20_01

VALENCIA RESIDENCE

DRAWING TITLE

SECTIONS

SCALE DRAWING NO.

A-302