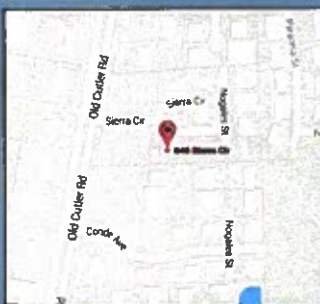


PREPARED BY:

EXACTA

Land Surveyors, Inc.

www.exactaland.com
Toll Free 866-735-1916 • F 866-744-2882



PROPERTY ADDRESS: 646 SIERRA CIRCLE CORAL GABLES, FLORIDA 33156

SURVEY NUMBER: FL1512.2783

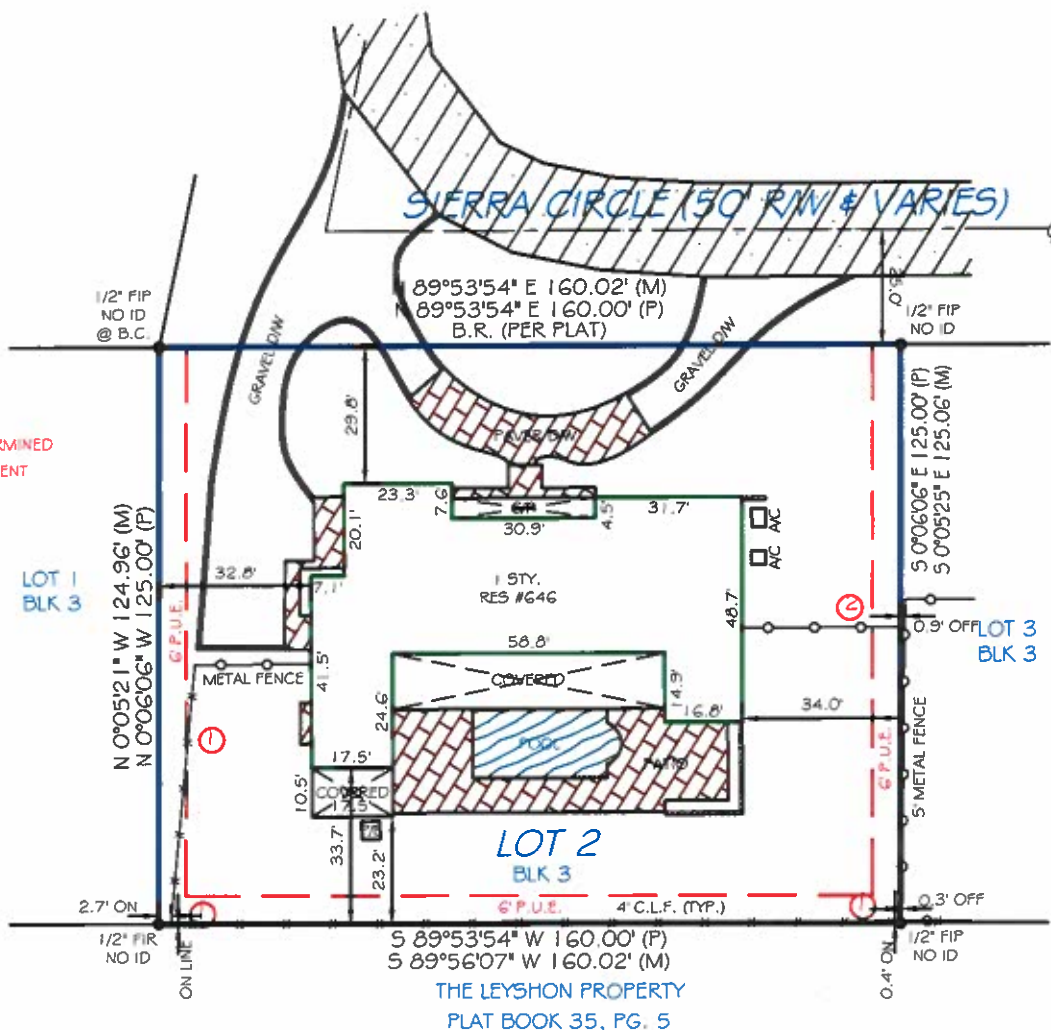
FIELD WORK DATE: 12/31/2015

REVISION DATE(S): (REV.0 12/31/2015)

FL1512.2783

BOUNDARY SURVEY
MIAMI-DADE COUNTY

NOTE:
FENCE OWNERSHIP NOT DETERMINED
P.U.E. = PUBLIC UTILITY EASEMENT



I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 of the Florida Administrative Code.

RONALD W. WALLING
State of Florida Professional Surveyor and Mapper
License No. 6473



GRAPHIC SCALE (In Feet)
1 inch = 40' ft.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X AND X-SHADED. THIS PROPERTY WAS FOUND IN THE CITY OF CORAL GABLES, COMMUNITY NUMBER 120639, DATED 09/11/09.

CLIENT NUMBER: 15-287

DATE: 12/31/2015

BUYER: MARCELO GIMARAES TANGIONI

SELLER: 646 SIERRA INVESTMENT CORP., A FLORIDA CORPORATION

CERTIFIED TO: MARCELO GIMARAES TANGIONI, GLOBAL AMERICA TITLE SERVICES LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY, CITIBANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS; AS THEIR INTERESTS MAY APPEAR

This is page 1 of 2 and is not valid without all pages.

POINTS OF INTEREST

1. 4' CHAIN LINK FENCE OVER 6' PUBLIC UTILITY EASEMENT 2. 5' METAL FENCE OVER 6' PUBLIC UTILITY EASEMENT



**AFFILIATE
MEMBERS**

EXACTA
Land Surveyors, Inc.

LB# 7337

www.exactaland.com
P866-735-1916 • F866-744-2882
11940 Fairway Lakes Drive, Suite 1 • Ft. Myers, FL 33913

LEGAL DESCRIPTION:

LOT 2, IN BLOCK 3, OF FAIRCHILD MANORS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, AT PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF NORTH 89 DEGREES 53 MINUTES 54 SECONDS EAST IS BASED ON THE NORTHERLY PROPERTY LINE OF LOT 2, BLOCK 3, LOCATED WITHIN OF FAIRCHILD MANORS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Exacta by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB#7337.
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.
16. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
17. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND

LINETYPES: (UNLESS OTHERWISE NOTED)

	BOUNDARY LINE
	STRUCTURE
	CENTERLINE
	CHAINLINK or WIRE FENCE
	EASEMENT
	EDGE OF WATER
	IRON FENCE
	OVERHEAD LINES
	SURVEY TIE LINE
	WALL OR PARTY WALL
	WOOD FENCE
	VINYL FENCE

SURFACE TYPES: (UNLESS OTHERWISE NOTED)

	ASPHALT
	BRICK or TILE
	CONCRETE
	COVERED AREA
	WOOD
	WATER

SYMBOLS: (UNLESS OTHERWISE NOTED)

	BENCH MARK
	CENTERLINE
	CENTRAL ANGLE or DELTA
	COMMON OWNERSHIP
	CONTROL POINT
	CONCRETE MONUMENT
	CATCH BASIN
	ELEVATION
	FIRE HYDRANT
	FOUND OR SET MONUMENT
	GUYWIRE OR ANCHOR
	MANHOLE
	TREE
	UTILITY OR LIGHT POLE
	WELL

A/C	AIR CONDITIONING	ID.	IDENTIFICATION
B.C.	BEARING REFERENCE	ILL.	ILLEGIBLE INSTRUMENT
B.C.F.	BLOCK CORNER	INT.	INTERSECTION
B.C.P.	BACKFLOW PREVENTOR	L	LENGTH
B.L.	BLOCK	LB#	LICENSE # - BUSINESS
B.L.D.	BUILDING	LS#	LICENSE # - SURVEYOR
B.M.	BENCHMARK	(M)	MEASURED
B.R.L.	BUILDING RESTRICTION LINE	M.B.	MAP BOOK
B.S.M.T.	BASIS	M.E.S.	METERED END SECTION
B.W.	DAYBOX WINDOW	M.F.	METAL FENCE
C	CALCULATED	N.R.	NON RADIAL
C.B.	CONCRETE BLOCK	N.T.S.	NOT TO SCALE
C.B.M.	CHAIN LINK FENCE	O.C.S.	ON CONCRETE SLAB
C.C.	CLEAR CUT	O.G.	ON GROUND
C.C.C.	CONCRETE	OFF	OUTSIDE OF SUBJECT PARCEL
C.C.R.	CORNER	OH.	OVERHEAD
C.S.W.	CONCRETE SIDEWALK	ON	INSIDE OF SUBJECT PARCEL
C.V.G.	CONCRETE VALLEY GUTTER	O.R.B.	OFFICIAL RECORD BOOK
CL	CENTER LINE	O.R.V.	OFFICIAL RECORD VOLUME
CP	COVERED PORCH	QA	OVERALL
CS	CONCRETE SLAB	QS	OFFSET
D	DEED	(P)	PLAT
D.F.	DRAIN FIELD	P.B.	PLAT BOOK
D.W.	DRIVEWAY	P.C.	POINT OF CURVATURE
ELEV.	ELEVATION	P.C.C.	POINT OF COMPOUND CURVATURE
ENC.	ENCLOSURE	P.C.P.	PERMANENT CONTROL POINT
ENT.	ENTRANCE	PE	POOL EQUIPMENT
EM	ELECTRIC METER	PG	PAGE
E.O.P.	EDGE OF PAVEMENT	P.I.	POINT OF INTERSECTION
E.O.W.	EDGE OF WATER	PLS	PROFESSIONAL LAND SURVEYOR
EUB	ELECTRIC UTILITY BOX	PLT	PLASTER
FI	FIELD	P.O.B.	POINT OF BEGINNING
FIN.	FINISHED FLOOR	P.O.C.	POINT OF COMMENCEMENT
F.P.	FOUND IRON PIPE	P.F.	FINISHED PIPE
F.P.C.	FOUND IRON PIPE + CAP	P.R.C.	POINT OF REVERSE CURVATURE
F.P.R.	FOUND IRON ROD + CAP	P.R.M.	PERMANENT REFERENCE MONUMENT
FM	FOUND MAIL	PSM	PROFESSIONAL SURVEYOR
FND	FOUND NAIL + DISC		AND MAPPER
FPK	FOUND PARKER-KALON NAIL	P.T.	POINT OF TANGENCY
FPKND	FOUND PARKER-KALON NAIL + DISC	R	RADIUS or RADIAL
FRSPK	FOUND RAILROAD SPIKE	R.	RECORD
GA.	GAS	RGE.	RANGE
GM	GAS METER	RES.	RESIDENCE
		RAW	RIGHT OF WAY
		(S)	SURVEY
		S.B.L.	SETBACK LINE
		S.C.L.	SURVEY CLOSURE LINE
		SCR.	SCREEN

SEC.	SECTION
SEP.	SEPTIC TANK
SEW.	SEWER
S.G.D.	SET GLUE DISC
SIRC	SET IRON ROD + CAP
S.M.D.	SET NAIL + DISC
SQ.FT.	SQUARE FEET
STY.	STORY
S.T.L.	SURVEY TIE LINE
SV	SEWER VALVE
SW	SIDEWALK
S.W.	SEAWALL
TBM	TEMPORARY BENCHMARK
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TWP.	TOWNSHIP
TX	TRANSFORMER
TYP.	TYPICAL
U.R.	UTILITY RISER
W.C.	WITNESS CORNER
WP	WATER FILTER
W.F.	WOODEN FENCE
WM	WATER METER VALVE BOX
WV	WATER VALVE
V.F.	VINYL FENCE

A.E.	ACCESS EASEMENT
AN.E.	ANCHOR EASEMENT
C.M.E.	CANAL MAINTENANCE ESMT.
C.U.E.	COUNTY UTILITY ESMT.
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY ESMT.
ESMT.	EASEMENT
I.E./E.E.	INGRESS/EGRESS ESMT.
IR.E.	IRRIGATION EASEMENT
L.A.E.	LIMITED ACCESS ESMT.
L.B.E.	LANDSCAPE BUTTER ESMT.
L.E.	LANDSCAPE ESMT.
L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E.	MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.E.	ROOF OVERHANG ESMT.
S.W.E.	SIDEWALK EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT ESMT.
T.U.E.	TECHNOLOGICAL UTILITY ESMT.
U.E.	UTILITY EASEMENT

ELECTRONIC SIGNATURE:

In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 or Florida Statute TITLE XXXIX, Chapter 668, if this document was received electronically via PDF, then it has been lawfully Electronically Signed. Therefore, this survey PDF, if authentic, is completely official and insurable. In order to validate the "Electronic Signature" of PDF surveys sent via www.surveystars.com, you must use a hash calculator. A free hash calculator is available for download at:

www.softpedia.com/get/System/File-Management/Hash-Calculator-Kiril.shtml
In order to validate the Electronic Signature of any survey PDF sent via www.surveystars.com:

1. Download the Hash Calculator available at: www.softpedia.com/get/System/File-Management/Hash-Calculator-final.shtml
2. Save the Survey PDF onto your computer from www.surveystars.com or from the email sent from www.surveystars.com.

3. Click the square Browse button in the upper right hand corner of the Hash Calculator to find and select the saved Survey PDF document, and click the COMPUTE button in the lower right hand corner of the Hash Calculator.
4. Compare the 40 digit string of characters in the SHA-1 line to the 40 digit SHA-1 characters for the survey in the .obj file in www.surveystars.com which is also printed on the invoice for that survey.

5. If the 40 digit string of SHA-1 characters are exactly the same on the invoice (or in the survey file at www.surveystars.com) as they are in the Hash Calculator, then this PDF is authentic. If the 40 digit string of characters does not match exactly, then this PDF has been tampered with and it is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

TO PRINT IN BLACK + WHITE:

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

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Marcelo Tangioni & Juliana Tangioni
646 Sierra Circle, Coral Gables, 33156, FL

BOA REVIEW APPLICATION - Submittal Requirements- 4"x 6" colored photographs of the building site, any existing structure, and the neighboring structures which show the character of the surrounding neighborhood.



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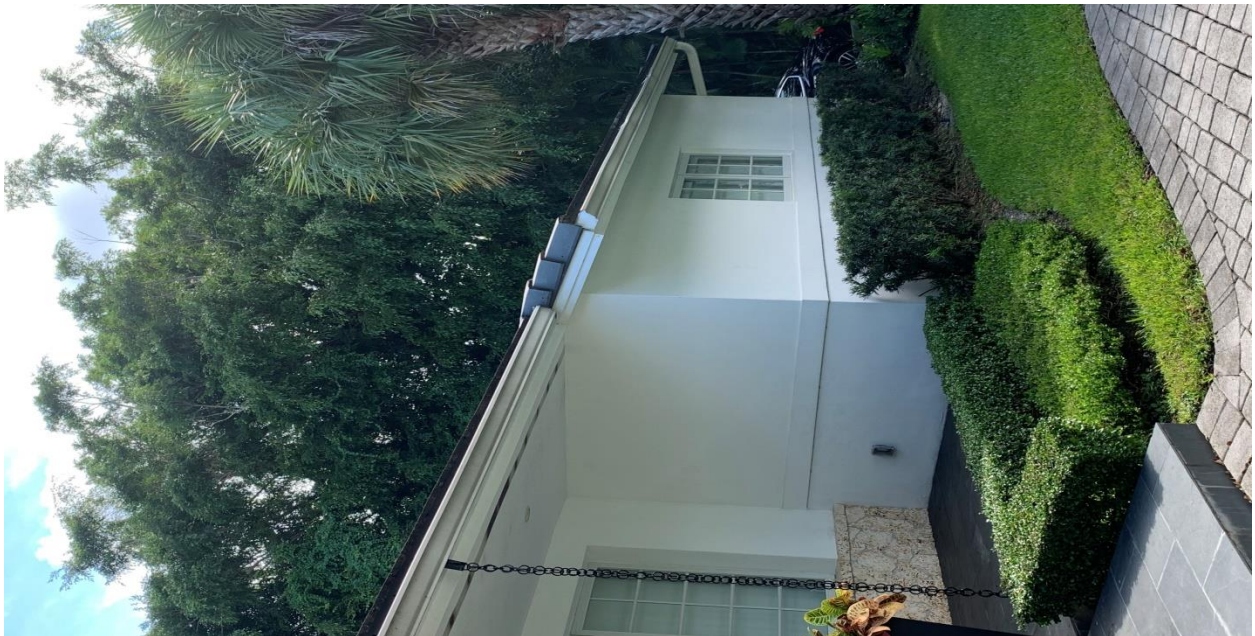
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REVISIONS

#	DATE



GARAGE MODIFICATION, CARPORT ADDITION

TANGIONI

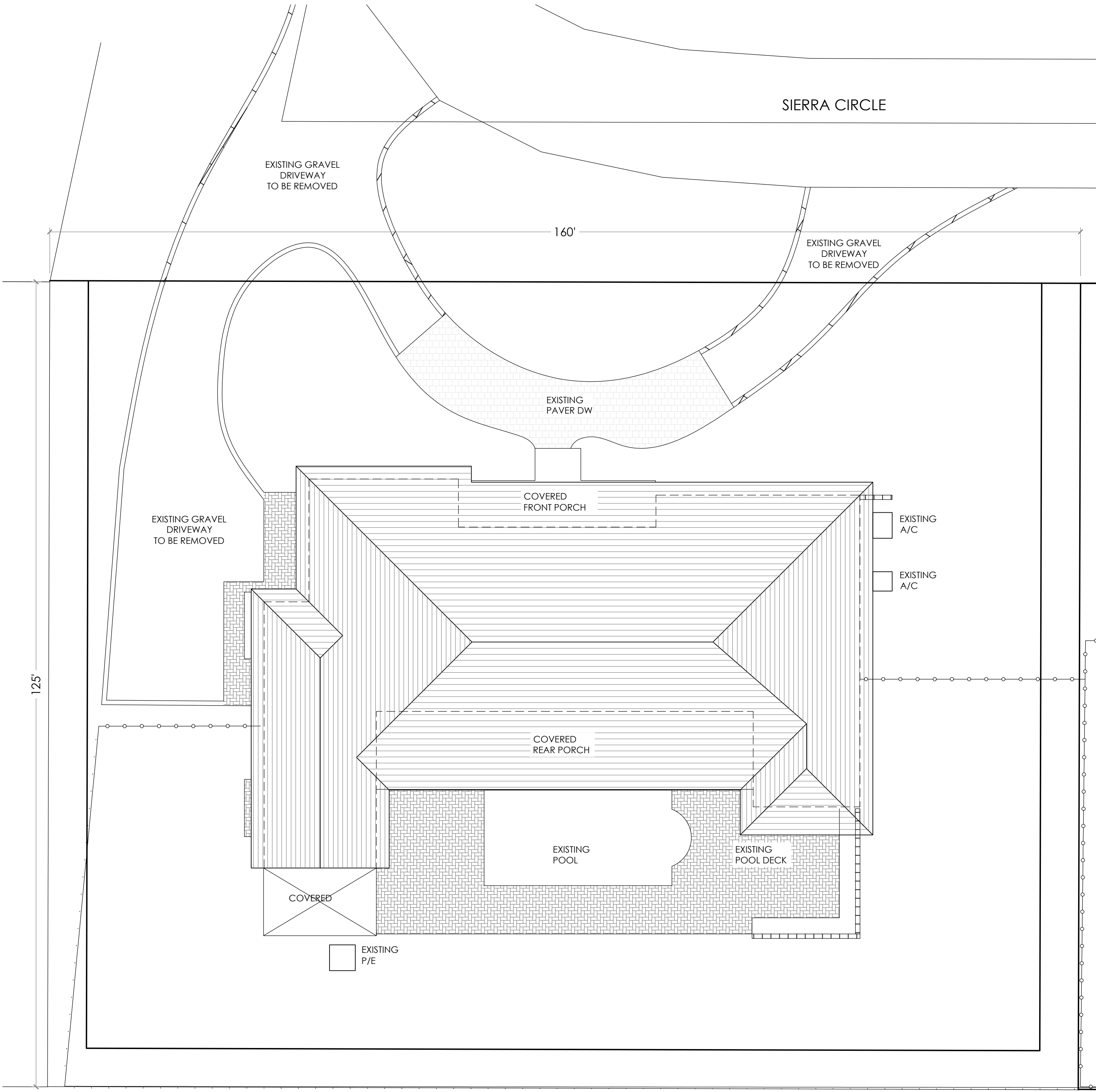
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DEBOWSKY DESIGN GROUP

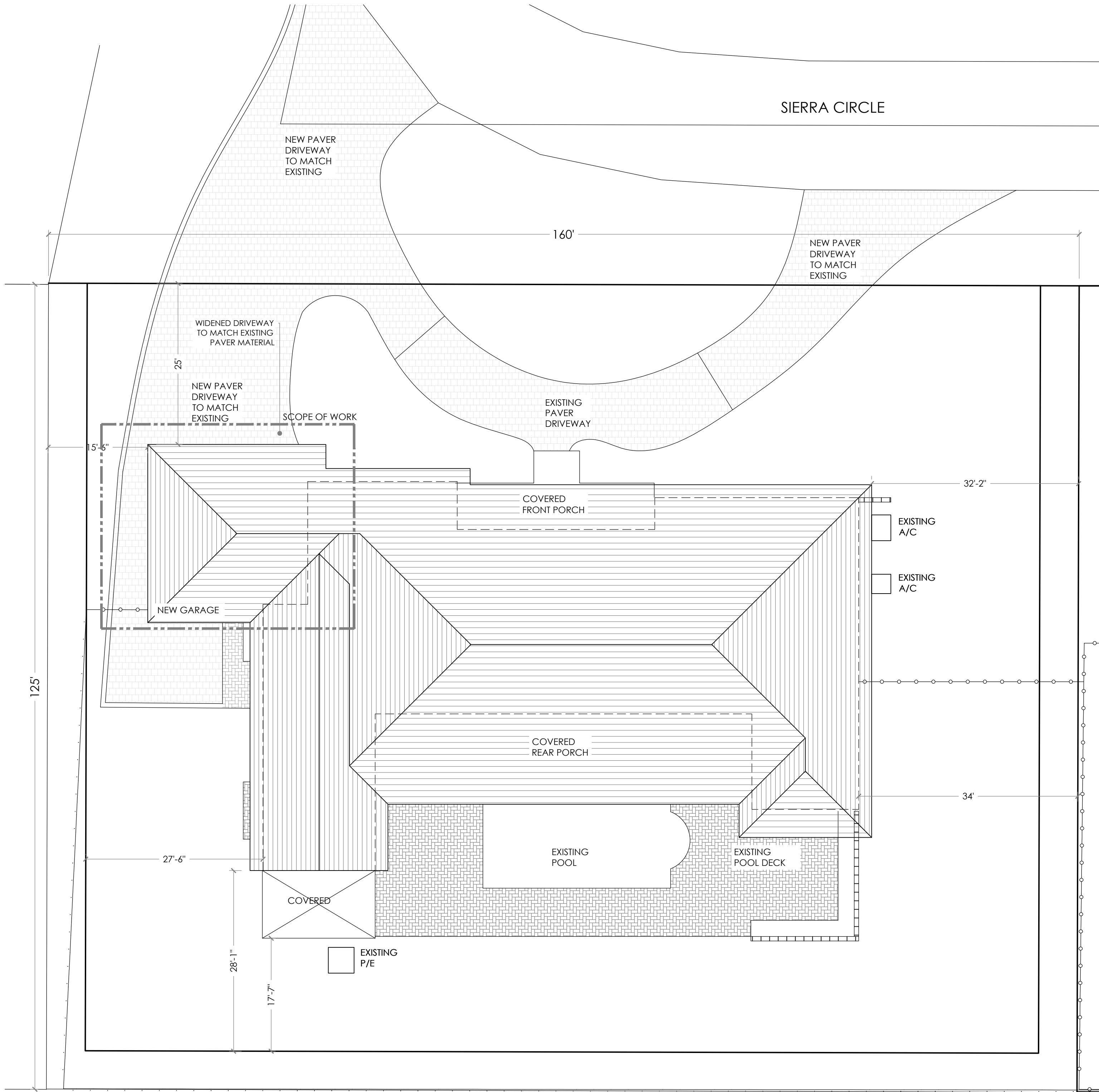
ARCHITECTURE, PLANNING & INTERIORS

4384 SOUTHWEST 13TH STREET
MIAMI, FLORIDA 33134
305.495.2751
FLORIDA LICENSE # AR 94898
AA 260022858

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NORTH **2** EXISTING SITE PLAN
SCALE: 3/32" = 1'-0"



NORTH **2** PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

STUART DEBOWSKY AR 94898 AA 260022858	
DATE	2021.01.25
JOB No.	
SHEET No.	

A0.1



1 LOCATION MAP
SCALE: N.T.S.

SCOPE AND CLASSIFICATION

- ADDITION OF CARPORT WITH OPEN TRELLIS FOR 2 CARS
- BEDROOM 5 EXTENSION AND INTERIOR ALTERATION
- ADDITION OF 2 BATHROOMS

CODE REFERENCES:

1. FLORIDA BUILDING CODE 2020
2. MIAMI-DADE COUNTY HRS DEPARTMENT
3. NFPA 101 LIFE SAFETY CODE 2015 EDITION
4. FLORIDA ACCESSIBILITY CODE FOR NEW BUILDING CONSTRUCTION 2020
5. CORAL GABLES ZONING CODE

ZONING LEGEND			
PROPERTY ADDRESS	646 SIERRA CIRCLE, CORAL GABLES, FL 3315	FLOOD ZONE	X
FOLIO NUMBER	03-5107-008-0090	ZONING DISTRICT	SFR
LOT SIZE	20,000 SF		
LOT DIMENSIONS	160 FT X 125 FT		

LOT COVERAGE			
	DESCRIPTION	MAX.	PROPOSED
PRINCIPLE BUILDING	TO EXTERIOR OF STR. AND COVERED PATIOS AND 36" OVERHANGS	35%	22.05%
		7000 SF	4411 SF
ACCESSORY	POOL	2000 (10%)	452 SF (2.26%)
TOTAL		9000 SF (45%)	4863 SF (24.31%)

BUILDING AREA BREAKDOWN			SETBACKS		
DESCRIPTION	SF	45% MAX.	PRINCIPLE	MIN.	PROPOSED
TOTAL A/C (UNDER AIR)	3567 SF	17.83%			
TOTAL	3567 SF	17.83%	FRONT (NORTH)	25'	25'-3"
			REAR (SOUTH)	10'	13'-6"
			SIDE INT. (EAST & WEST)	20% (12'-10")	10'-4"+34"=44'-4"
			SIDE STREET	N/A	N/A
IMPERVIOUS AREA			INTERIOR SIDE SETBACK: 20% OF TOTAL LOT WIDTH, COMBINED MAXIMUM OF 20', NOT LESS THAN 5'		
DESCRIPTION	SF	60% MAX.			
BUILDING AREA	4138.7 SF				
DRIVEWAY	2318.5 SF				
POOL DECK	2547.8 SF				
TOTAL	9005 SF	45%			

OPEN SPACE		
DESCRIPTION	REQUIRED	PROVIDED
OPEN SPACE	8000 SF	8662 SF
TOTAL		43.39%

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. IN THE EVENT OF CONFLICT, NOTIFY ARCHITECT BEFORE PROCEEDING.
2. CONTRACTOR SHALL COORDINATE WITH OWNER AND VARIOUS TRADES SO THAT PROPER OPENINGS AND CHASES SHALL BE PROVIDED.
3. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED
4. USE GALVANIZED NAILS ONLY FOR EXTERIOR WOOD WORK.
5. ALL STUCCO SCRATCH COATS SHALL BE ALLOWED 24 HOURS DRYING PERIOD
6. SUBSTITUTIONS OF SPECIFIED PRODUCTS AND/OR MATERIALS BY WRITTEN REQUEST TO AND SUBJECT TO APPROVAL BY OWNER/ ARCHITECT
7. CONTRACTOR TO PROVIDE WHITE MARBLE WINDOW SILLS FOR ALL ALTERED EXTERIOR OPENINGS
8. EVERY CLOSET DOOR SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET
9. INTERIOR FINISH OF WALLS AND CEILINGS SHALL BE CLASS A, B, OR C
10. ALL BATHROOM FLOORS TO BE OF IMPERVIOUS MATERIAL
11. EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY
12. NO DOUBLE CYLINDER KEY LOCKS OR KEY OPERATED CHAIN LOCKS SHALL BE INSTALLED ON THE FRONT ENTRANCE DOOR
13. ENTRY DOOR SHALL BE CONSIDERED AN EGRESS DOOR AND IMPACT TESTS SHALL BE PROVIDED
14. EVERY SLEEPING ROOM OF GROUP OR OCCUPANCY R SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS OR KEYS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NO MORE THAN 44 INCHES FROM FINISH FLOOR
15. THE MINIMUM CLEAR OPENING HEIGHT SHALL BE 24 INCHES. THE CLEAR MINIMUM OPENING WITH SHALL BE 20 INCHES. THE MINIMUM NET CLEAR OPENING SHALL BE IN NO CASE LESS THAN 5.7 SQUARE FEET
16. ALL NEW WALLS AT WET LOCATIONS SUCH AS TUBS AND SHOWERS TO BE 1/2 INCHES MINIMUM CEMENTITIOUS BOARD TO CEILING HEIGHT
17. ALL SHOWERS TO BE EQUIPPED WITH ANTI SCALDING FAUCETS
18. ALL SHOWER DOORS AND ENCLOSURES TO BE CATEGORY II GLASS
19. BUILDER TO COORDINATE ALL THE WORK OF ALL THE TRADES
20. FLAME SPREAD INDEX: WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 (PER FBC R302.9.1)
21. SMOKE-DEVELOPED INDEX: WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 (PER FBC R302.9.2
22. ALL RECESSED LIGHTING TO BE 4" IC RATED AIR-TIGHT UNITS W/ SQUARE TRIMS PROVIDED BY CONTRACTOR UNLESS OTHERWISE SPECIFIED
23. WINDOW GLAZING REQUIREMENTS: SGHC: 0.30 & U FACT.: 0.65

SOIL STATEMENT (BEARING PRESSURE):

BY VISUAL INSPECTION, I HAVE MADE A SITE VISIT TO THE RIGHT CAPTION ADDRESS AND HAVE FOUND THE SOIL TO BE UNDISTURBED ROCK AND SAND CAPABLE OF WITHSTANDING A DESIGN LOAD OF 2000 PSF. SHOULD ANY OTHER CONDITIONS BE ENCOUNTERED THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. UPON EXCAVATION OF THE FOUNDATION A LETTER WILL BE PROVIDED TO THE BUILDING OFFICIAL ATTESTING TO THE CONDITION.

TERMITE PROTECTION:

BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "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."

PROJECT TEAM:

ARCHITECT:
DEBOWSKY DESIGN GROUP
4384 SOUTHWEST 13TH ST
MIAMI FLORIDA 33134
305.495.2751

INTERIOR DESIGN:
DEBOWSKY DESIGN GROUP
4384 SOUTHWEST 13TH ST
MIAMI FLORIDA 33134
305.495.2751

MEP ENGINEERING:
RODRIGUEZ & ANGLIN
PROFESSIONAL DESIGN
12735 SW 42 TERRACE
MIAMI FLORIDA 33175

STRUCTURAL ENGINEERING:
EASTERN ENGINEERING GROUP
3401 NW 82ND AVE
SUITE 370
MIAMI FLORIDA 33122

REVISIONS

#	DATE

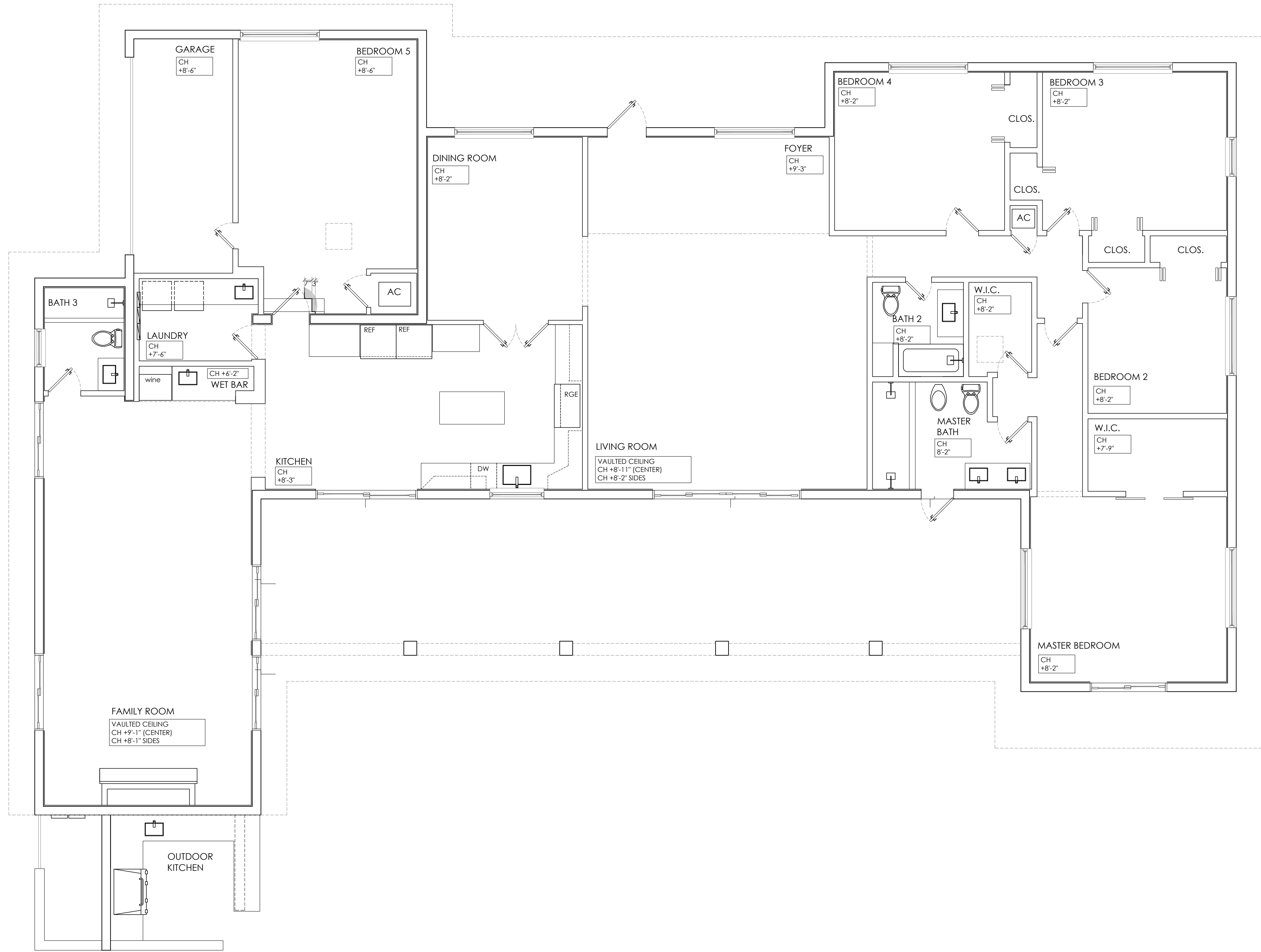


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DEBOWSKY DESIGN GROUP
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JOB No.	
SHEET No.	

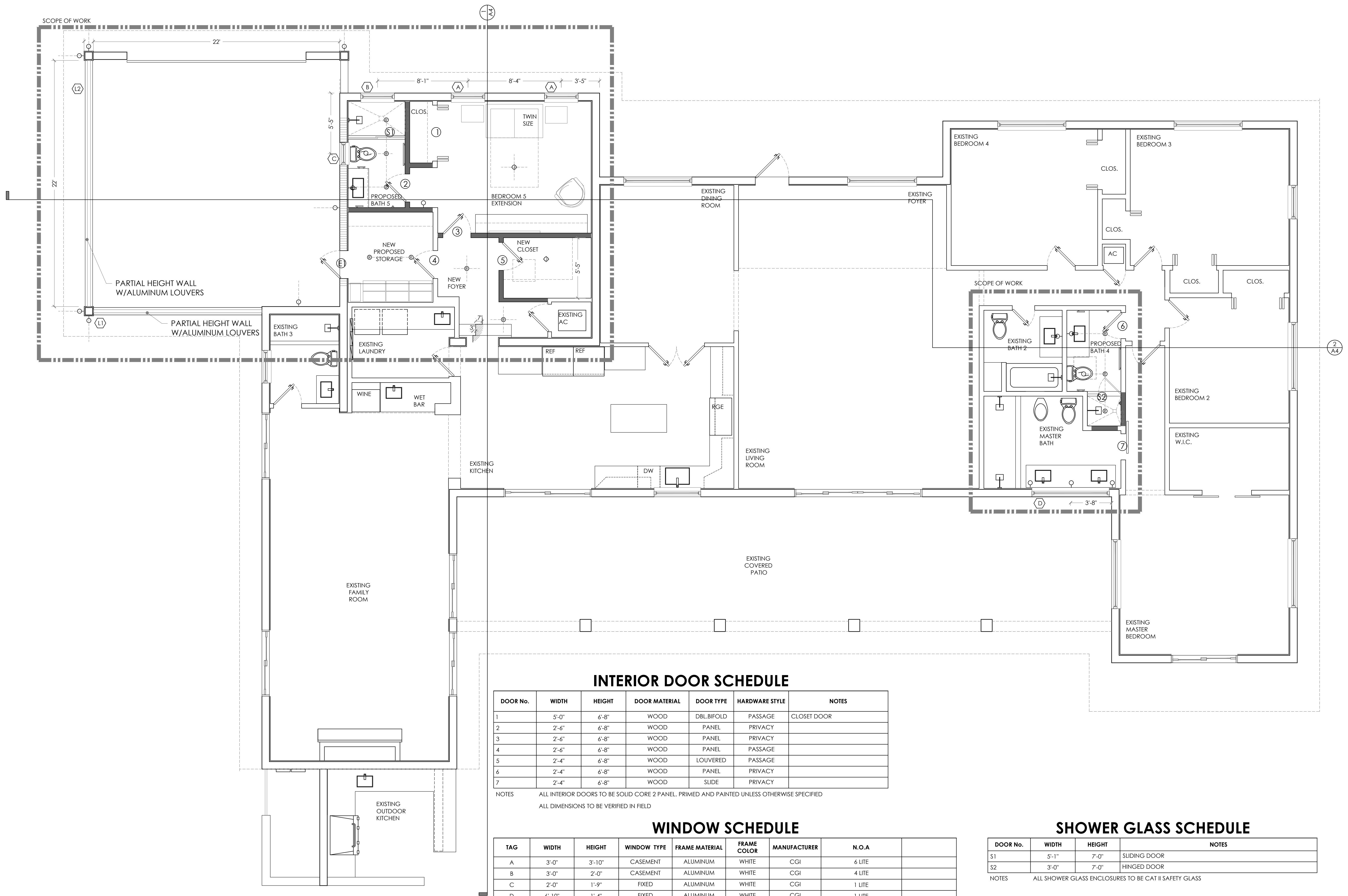


1

EXISTING FLOOR PLAN

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

A1.1



INTERIOR DOOR SCHEDULE

DOOR No.	WIDTH	HEIGHT	DOOR MATERIAL	DOOR TYPE	HARDWARE STYLE	NOTES
1	5'-0"	6'-8"	WOOD	DBL.BIFOLD	PASSAGE	CLOSET DOOR
2	2'-6"	6'-8"	WOOD	PANEL	PRIVACY	
3	2'-6"	6'-8"	WOOD	PANEL	PRIVACY	
4	2'-6"	6'-8"	WOOD	PANEL	PASSAGE	
5	2'-4"	6'-8"	WOOD	LOUVERED	PASSAGE	
6	2'-4"	6'-8"	WOOD	PANEL	PRIVACY	
7	2'-4"	6'-8"	WOOD	SLIDE	PRIVACY	

NOTES ALL INTERIOR DOORS TO BE SOLID CORE 2 PANEL. PRIMED AND PAINTED UNLESS OTHERWISE SPECIFIED
ALL DIMENSIONS TO BE VERIFIED IN FIELD

WINDOW SCHEDULE

TAG	WIDTH	HEIGHT	WINDOW TYPE	FRAME MATERIAL	FRAME COLOR	MANUFACTURER	N.O.A
A	3'-0"	3'-10"	CASEMENT	ALUMINUM	WHITE	CGI	6 LITE
B	3'-0"	2'-0"	CASEMENT	ALUMINUM	WHITE	CGI	4 LITE
C	2'-0"	1'-9"	FIXED	ALUMINUM	WHITE	CGI	1 LITE
D	6'-10"	1'-4"	FIXED	ALUMINUM	WHITE	CGI	1 LITE

NOTES GLAZING REQUIREMENTS

EXTERIOR DOOR SCHEDULE

DOOR No.	WIDTH	HEIGHT	DOOR MATERIAL	MANUFACTURER	N.O.A	NOTES
E1	2'-6"	6'-8"	ALUM/GLASS	CGI		1 LITE
NOTES ALL EXTERIOR GLASS TO BE IMPACT RATED CAT II SAFETY GLASS ALL DIMENSIONS TO BE VERIFIED IN FIELD					GLAZING REQUIREMENTS	SGHC: 0.30 U FACTOR: 0.65

SHOWER GLASS SCHEDULE

DOOR No.	WIDTH	HEIGHT	NOTES
S1	5'-1"	7'-0"	SLIDING DOOR
S2	3'-0"	7'-0"	HINGED DOOR

NOTES ALL SHOWER GLASS ENCLOSURES TO BE CAT II SAFETY GLASS

LOUVER SCHEDULE

DOOR No.	WIDTH	HEIGHT	MATERIAL	NOTES
L1	15'-1"	3'-10"	ALUM	DARK BROWN. FIXED, 3 PANELS
L2	22'-2"	3'-10"	ALUM	DARK BROWN. FIXED, 4 PANELS

NOTES

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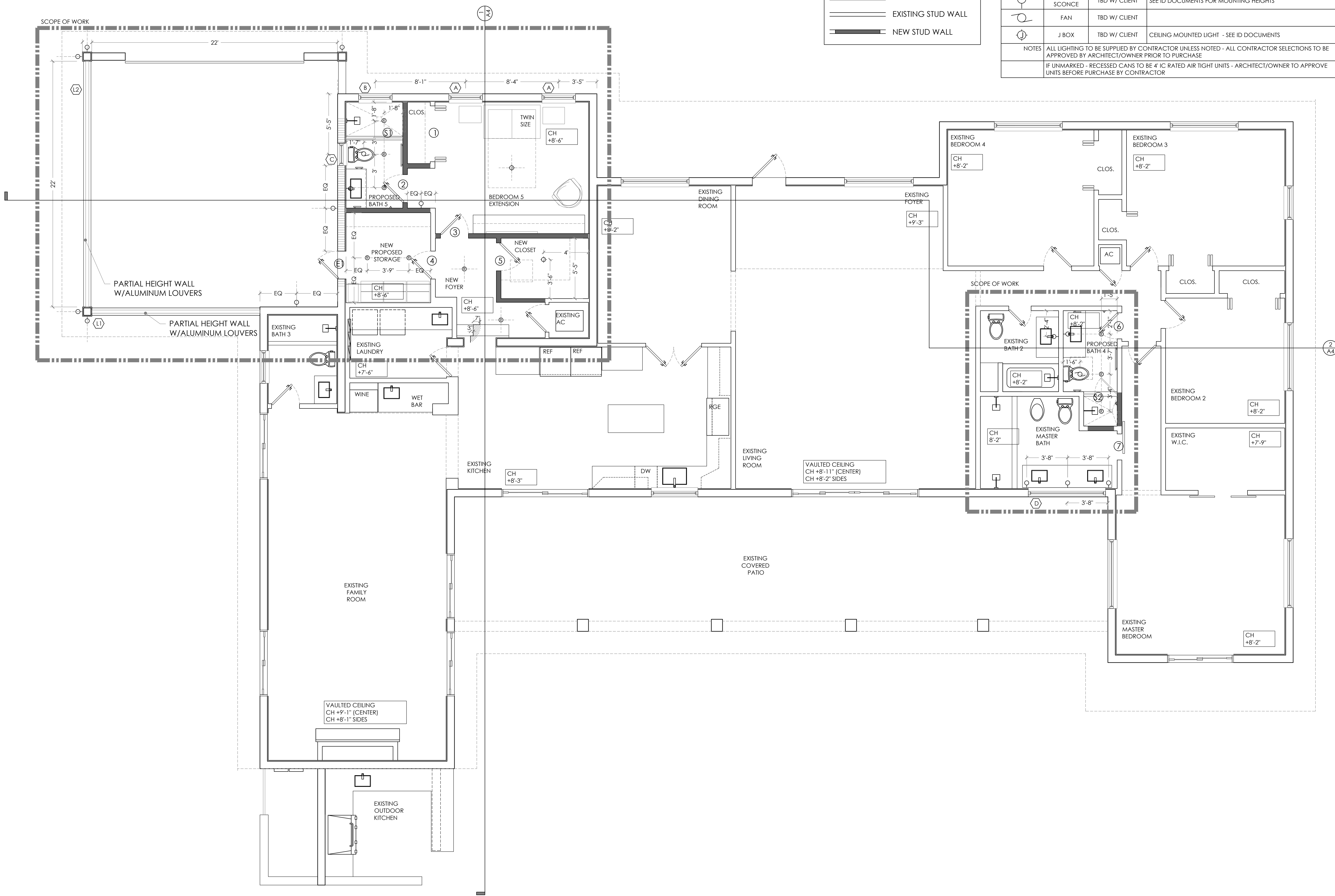
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AA 260022858

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AR 94898
AA 260022858

DATE	2021.01.25
JOB No.	
SHEET No.	



WALL LEGEND

- DEMOLITION
- ===== EXISTING BLOCK WALL
- ===== NEW BLOCK WALL
- ===== EXISTING STUD WALL
- ===== NEW STUD WALL

LIGHTING LEGEND

MARK	TYPE	MANUFACTURER	NOTES
Ⓜ	RECESSED CAN	TBD W/ CLIENT	FIXTURE TO MATCH EXISTING
○	WALL SCONCE	TBD W/ CLIENT	SEE ID DOCUMENTS FOR MOUNTING HEIGHTS
⌚	FAN	TBD W/ CLIENT	
⊙	J BOX	TBD W/ CLIENT	CEILING MOUNTED LIGHT - SEE ID DOCUMENTS
NOTES			
ALL LIGHTING TO BE SUPPLIED BY CONTRACTOR UNLESS NOTED - ALL CONTRACTOR SELECTIONS TO BE APPROVED BY ARCHITECT/OWNER PRIOR TO PURCHASE			
IF UNMARKED - RECESSED CANS TO BE 4" IC RATED AIR TIGHT UNITS - ARCHITECT/OWNER TO APPROVE UNITS BEFORE PURCHASE BY CONTRACTOR			

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1

REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

A2

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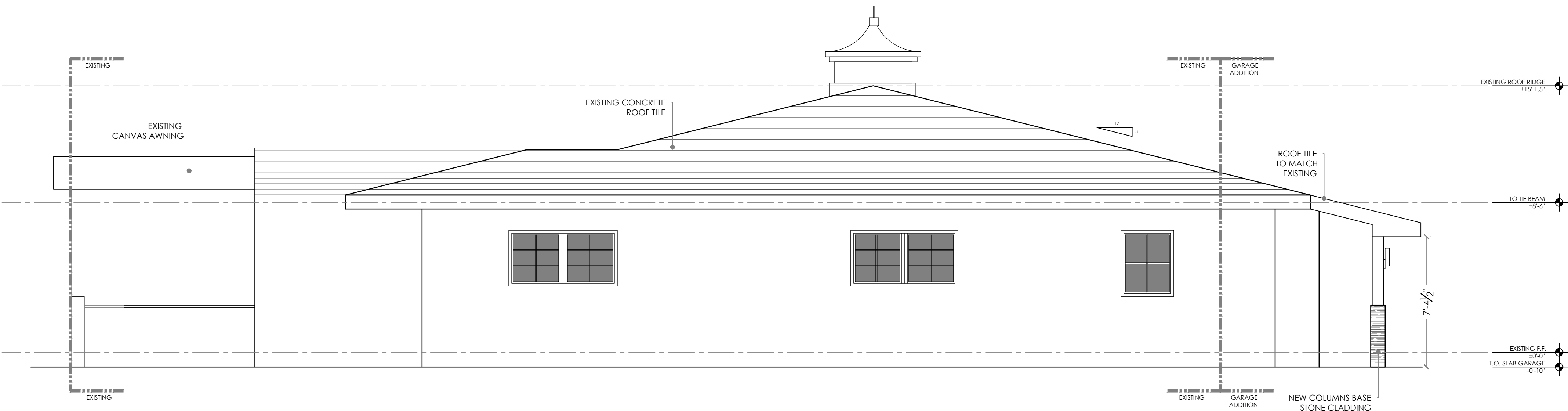
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A3.1

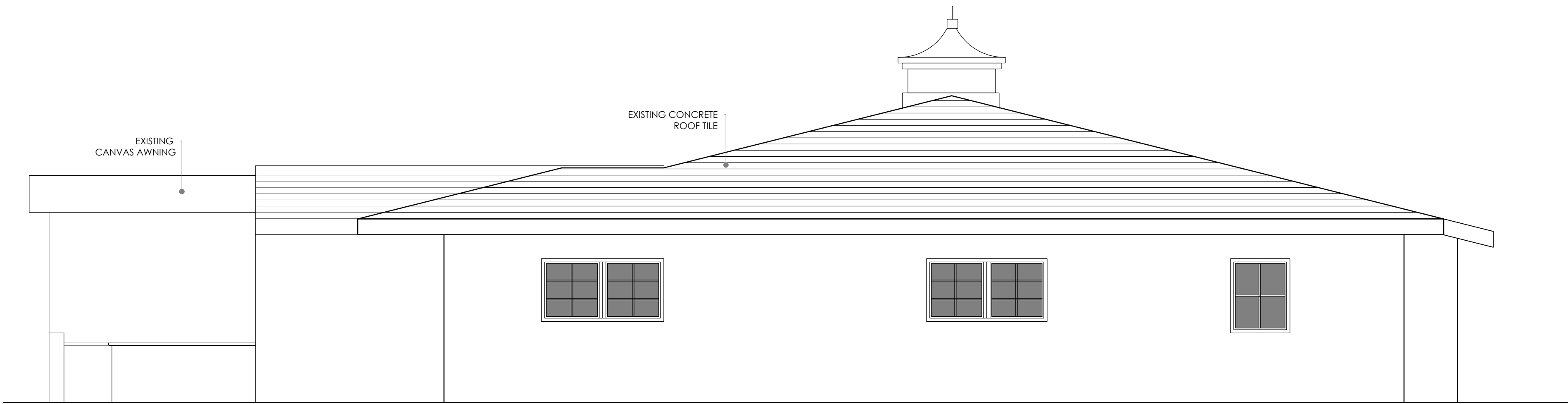
2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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





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



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

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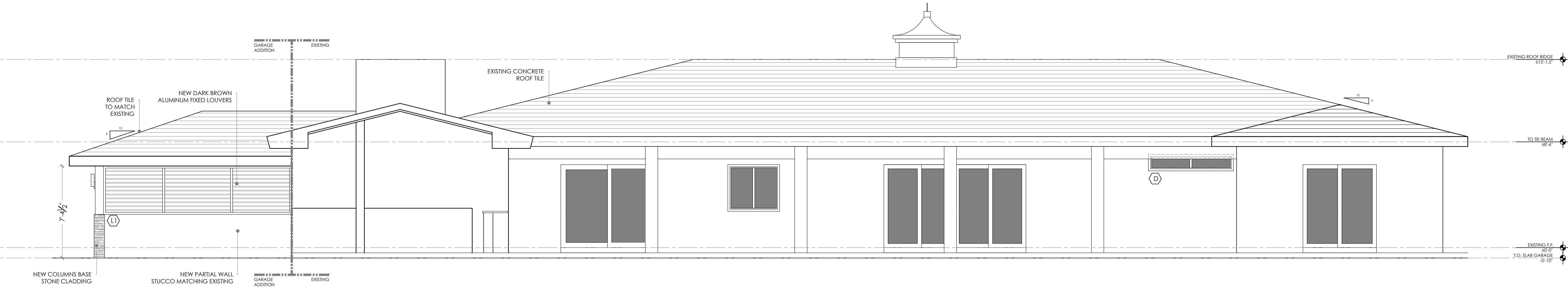
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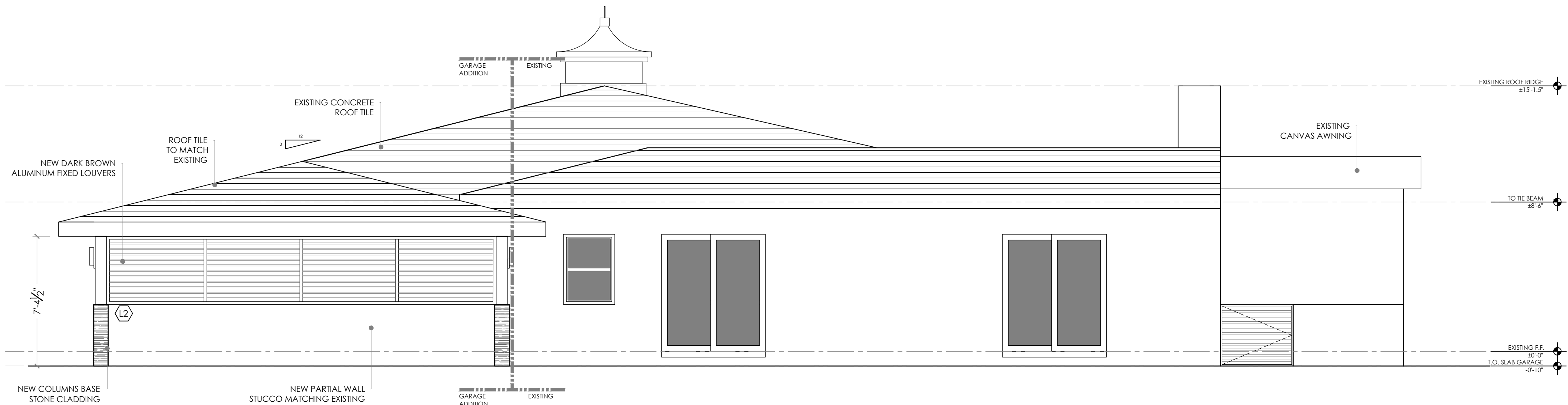
A3.3

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

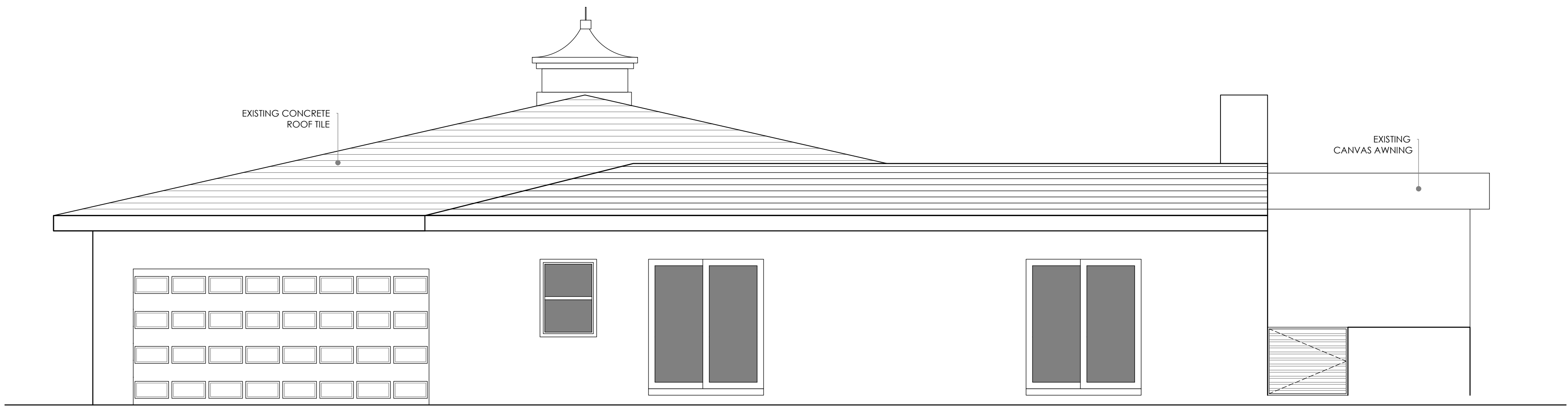


1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



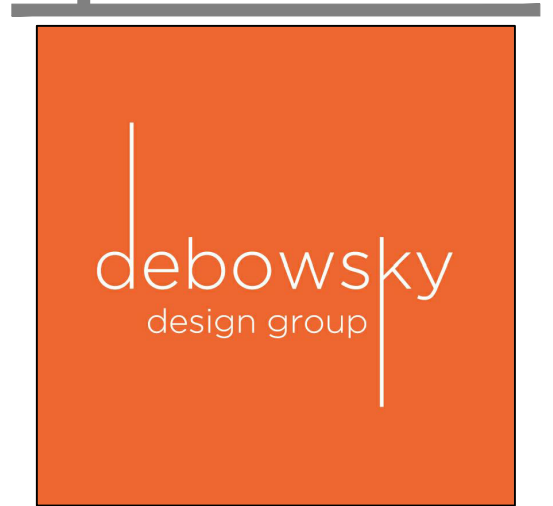


2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

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A3.4

WALL LEGEND

- DEMOLITION
- EXISTING BLOCK WALL
- NEW BLOCK WALL
- EXISTING STUD WALL
- NEW STUD WALL

DEMOLITION NOTES:

- ALL FINISH ON FLOORS TO BE REMOVED IN ALL LOCATIONS
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO ANY DEMOLITION OR CONSTRUCTION
- GENERAL CONTRACTOR TO PERFORM ALL WORK ACCORDING TO ALL APPLICABLE CODES AND AS PER MANUFACTURER SPECIFICATIONS
- GENERAL CONTRACTOR TO PATCH AND REPAIR ALL DISTURBED AREAS AS PER CODE AND TO MATCH ADJACENT FINISHES
- ALL AREAS HAVING PORTIONS OF WALL, FLOORS AND CEILINGS REMOVED SHALL BE PATCHED AND FINISHED TO MATCH MATERIALS AND CONDITIONS
- ALL PLUMBING FIXTURES THAT ARE REMOVED SHALL BE CAPPED OFF

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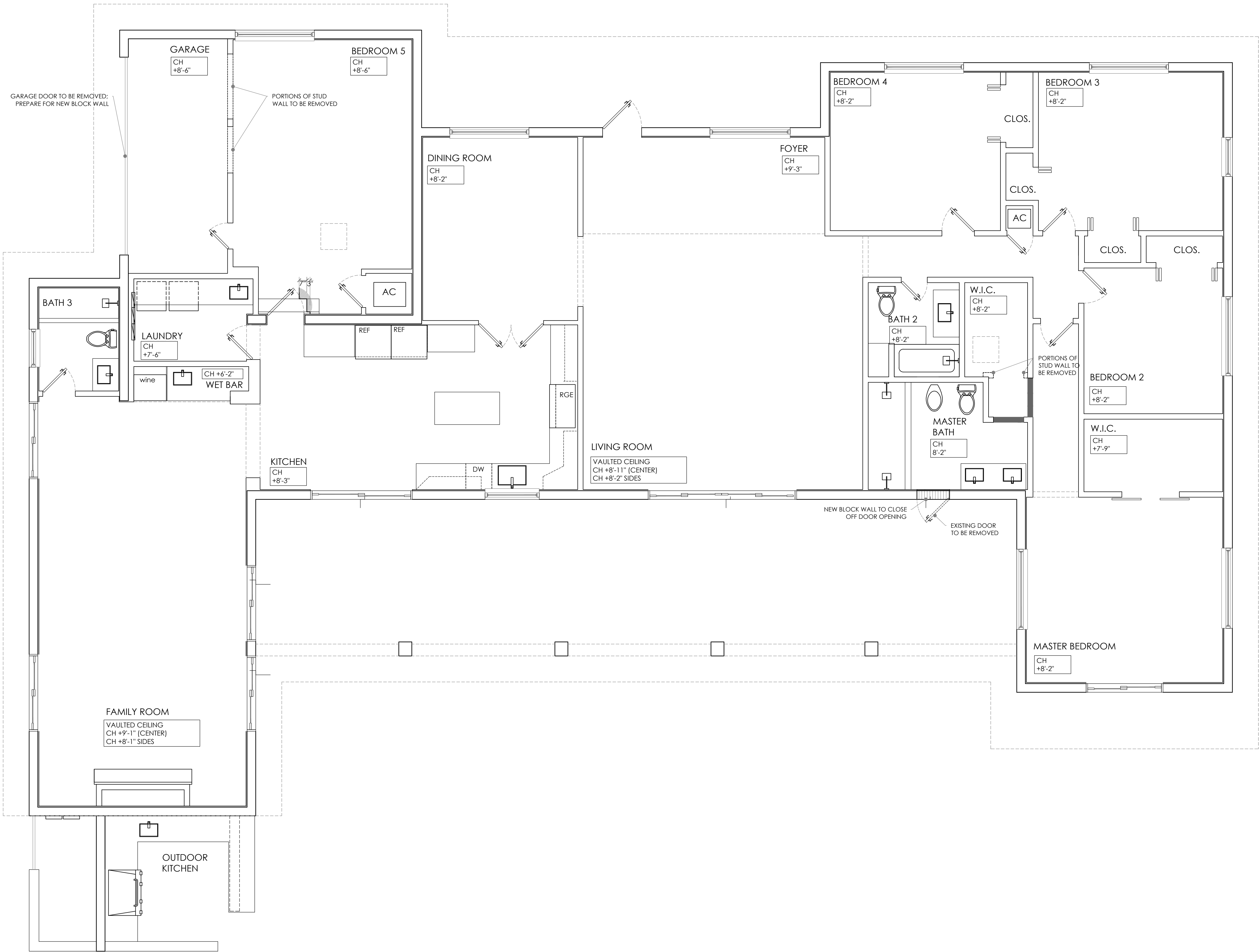
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