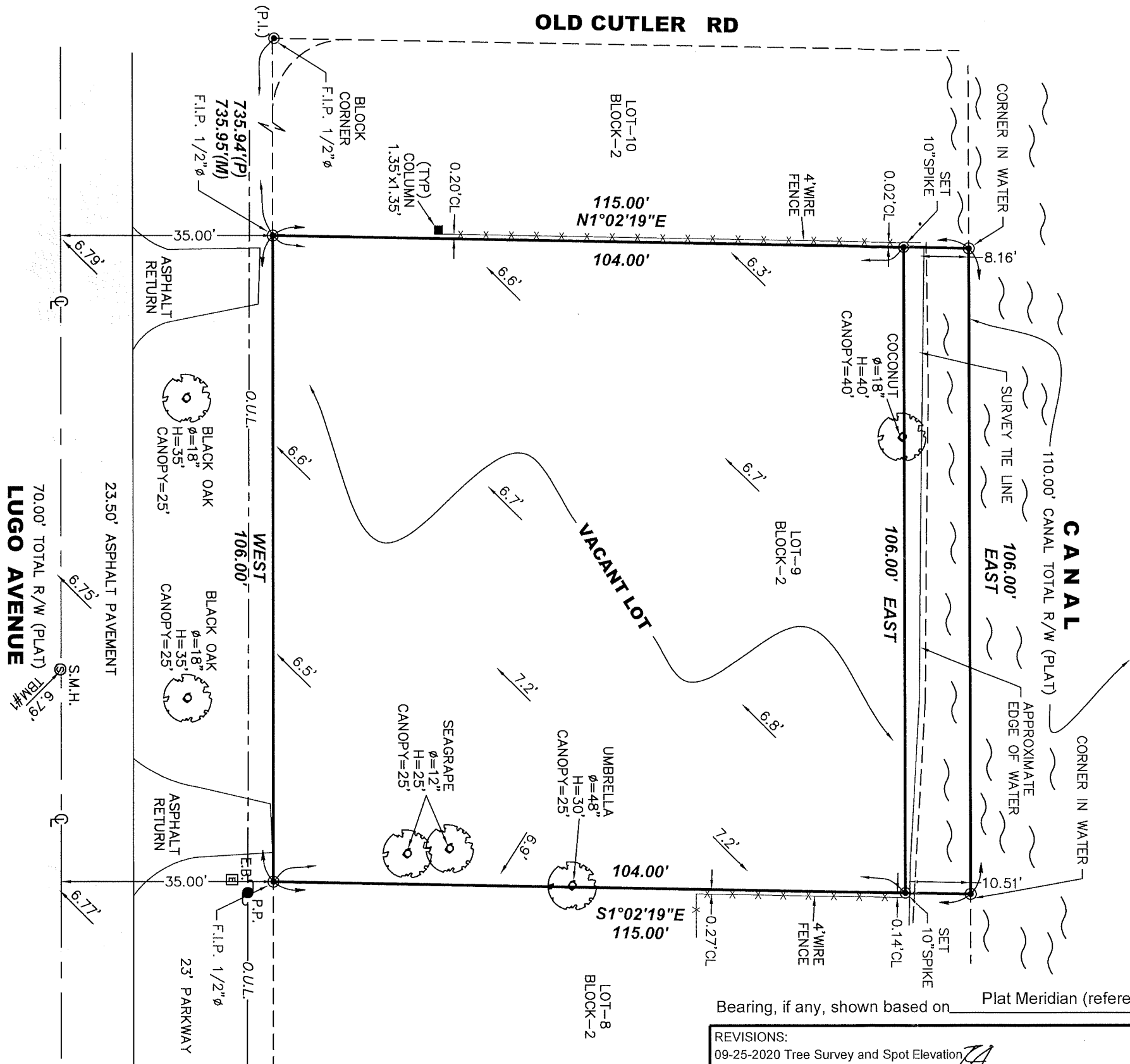


A-1.1

#	REVISIONS	DATE

DATE :	11/16/2020
PROJECT No. :	60-2020
DRAWN BY:	J.G.H.
CHECKED BY:	J.P.
COPYRIGHT JULIO PULIDO ARCHITECT, 2007	



This property described as:
Lot 9, Block 2,
AMENDED PLAT OF CORAL BAY
SECTION A, according to the Plat thereof as
recorded in Plat Book 57, Page 97, of the
Public Records of Miami-Dade County,
Florida.

Certified to:
Carlos J. De Brito and Maria Carolina R. De Brito
Gonzalez & Rodriguez, P.L.
Old Republic National Title Insurance Fund,
Inc.

Address:
1421 Lugo Ave, Coral Gables, FL 33156

NOTES:
Elevations Show refer to NGVD 1929
BM # 533 Elev.=12.61'
(City of Coral Gables)

Bearing, if any, shown based on Plat Meridian (reference) SOUTH & WEST

REVISIONS:
09-25-2020 Tree Survey and Spot Elevation *ZA*

FLOOD ZONE AE	COMM. No. 120639	PANEL No. 0469	SUFFIX: L	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
F.I.R.M.DATE 09 / 11 / 09	F.I.R.M.INDEX 09 / 11 / 09	BASE ELEV. + 11 FT N.G.V.D.		

BOUNDARY SURVEY.
I HEREBY CERTIFY: that this survey meets the
standards of practice as set forth by the
FLORIDA BOARD OF PROFESSIONAL SURVEYORS
AND MAPPERS in Chapter 5J-17, Florida Administrative
Code, pursuant to Section 472.027 Florida Statutes.
René Aiguesvives
RENE AIGUESVIVES 09/28/20
PROFESSIONAL SURVEYOR AND
MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

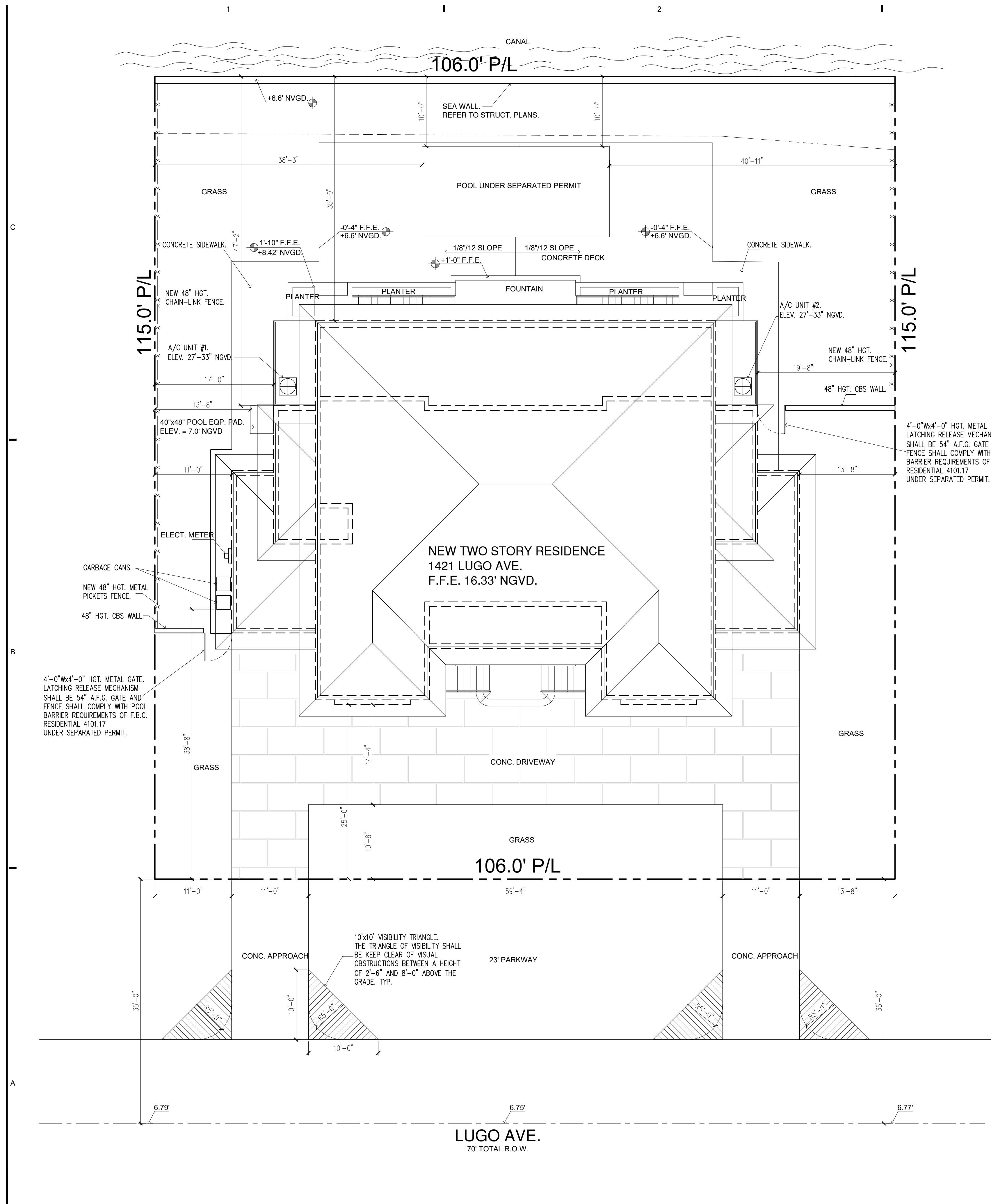
Field Date 09/23/20	Scale: 1"= 20'	Drawn by: R.S.	Drwg. No. 20-22284
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- LEGEND**
- A = Arc
 - ASPH = Asphalt
 - BM = Bench Mark
 - BRG = Bearing
 - CATV = Catch basin
 - CB = Catch basin
 - CBS = Concrete Block Structure
 - CH = Chord
 - Chatta = Chattahoochee
 - CL = Center Line
 - CLF = Chain Link Fence
 - CL = Clear
 - CONC = Concrete
 - D = Delta
 - Ø = Diameter
 - DH = Drill Hole
 - DME = Drainage & Maintenance Easement
 - E.B. = Electric Box
 - Enc. = Encroachment
 - F.F. = Finish Floor
 - F.H. = Fire Hydrant
 - F.I.R. = Found Iron Rebar
 - FPL = Florida Power & Light
 - F.I.P. = Found Iron Pipe
 - FD. = Found
 - L.P. = Light Pole
 - M = Measured
 - M.F. = Metal Fence
 - M.H. = Manhole
 - M = Monument Line
 - MON. = Monument
 - N/A = Not Applicable
 - N/D = Nail & Disc
 - NTS = Not to Scale
 - O/S = Offset
 - O.U.L. = Overhead Utility Lines
 - OH = Overhang
 - P = Plat
 - PB = Plat Book
 - PC = Point of Curvature
 - P.C.C. = Point of Compound Curvature
 - PCP = Permanent Control Point
 - PG = Page
 - P.I. = Point of Intersection
 - PL = Property Line
 - PL = Planter
 - P.O.B. = Point of Beginning
 - P.O.C. = Point of Commencement
 - P.P. = Power Pole
 - P.R.M. = Permanent Reference Monument
 - P.R.C. = Point of Reverse Curvature
 - PT = Point of Tangency
 - R = Radius
 - R/R = Railroad
 - PSM = Professional Surveyor Mapper
 - R/W = Right-of-Way
 - SWK = Sidewalk
 - Sec. = Section
 - (TYP) = Typical
 - T = Tangent
 - U.E. = Utility Easement
 - W.F. = Wood Fence
 - W.M. = Water Meter
 - W.V. = Water Valve
 - W.S. = Water Service
 - XXX = Denotes Spot Elevations Taken
- NOTE:**
- a) All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership not determined.
 - b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
 - c) Code restrictions and title search not reflected in this survey
 - d) Underground utilities, improvements, footings and encroachments, if any not located.
 - e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
 - f) Lands depicted hereon were surveyed by legal description provided by client and no claims as to ownership or matters of title are made or implied.
- g) All roads shown hereon are public unless otherwise noted.
h) No identification cap found on property corners unless otherwise noted.
i) Distance along boundary are record and measured unless otherwise noted.
j) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted.
k) Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.
l) Accuracy: The expected use of land as classified in the minimum technical standards (5.17-FAC) is "Suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
m) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

"THIS SURVEY DECLARATION IS MADE ON THE FIELD
DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT
TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR
SUBSEQUENT OWNERS."



NEW RESIDENCE FOR:
CARLOS J. AND MARIA CAROLINA R. DE BRITO
1421 LUGO AVENUE, CORAL GABLES, FLORIDA



LEGAL DESCRIPTION

LOTS 9 IN BLOCK 2 OF AMENDED PLAT OF CORAL BAY SECTION A,
ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 57, AT PAGE 97, OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA.

AREA BREAKDOWN

- LOT AREA: 12,190.0 SF	
- PROPOSED LOT COVERAGE.....	3,592.4 SF (29.47%)
- F.A.R.	(N/A)
PERMITTED: 4,807.0 SF	
PROVIDED:	
- GROUND FLOOR.....	418.2 SF
- MAIN FLOOR.....	2,319.3 SF
- SECOND FLOOR.....	2,055.7 SF
- TOTAL.....	4,794.4 SF
-TOTAL CONSTRUCTION AREA:	
-LOWER FLOOR: CARPORT (OPEN 3 SIDES),	230.0 SF
GARAGE.....	230.0 SF
COMMON AREA.....	221.0 SF
-MAIN FLOOR A/C.....	2,557.2 SF
COVERED ENTRY.....	119.0 SF
BALCONIES.....	N/A
TERRACE.....	521.6 SF
-SECOND FLOOR A/C.....	2,259.4 SF
BALCONIES.....	443.0 SF
-TOTAL.....	6,580.6 SF

FLOOD INFORMATION

FLOOD ZONE: AE
BASE FLOOR ELEVATION: 11.0' NGVD

GENERAL NOTES

- 1-WORK TO BE PERFORMED IN ACCORDANCE AND TO COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, LAWS, ETC.
- 2- DO NOT SCALE DRAWINGS.
- 3-CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT TO THE OWNERS REPRESENTATIVE ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF WORK. ALL BUILDING DEPARTMENT PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK.
- 4-IN ALL CASES, THE CONTRACTOR SHALL PATCH ALL DISTURBED EXISTING STRUCTURES (WALLS, COLUMNS, ETC.) WHICH ARE TO REMAIN TO MATCH ADJACENT CONDITION AND PREPARE FOR THE RECEPTION OF NEW FINISHES.
- 5- CONTRACTOR SHALL PROTECT, PATCH AND REPAIR ALL EXISTING WORK ADJACENT TO HIS WORK OR DAMAGED AS A RESULT OF HIS WORK.
- 6- CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING MATERIALS TO BE REUSED AND SHALL ALSO MAINTAIN PROTECTION FOR ALL TRAFFIC AREAS OF BUILDING TO HIS CONTRACT WITH THE UNDERSTANDING THAT THE CONTRACTOR WILL REPAIR ANY DAMAGE ATTRIBUTABLE TO HIS OPERATION.
- 7-THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF ALL CUTTING AND PATCHING MADE NECESSARY BY THE WORK OF ALL TRADES INVOLVED IN THIS ALTERATION.
- 8-CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS , APPROVALS, CERTIFICATES, ETC. FOR THE SATISFACTORY COMPLETION OF THE WORK.
- 9-CONTRACTOR SHALL, AT ITS EXPENSE, REMOVE AND HAUL AWAY ALL DEBRIS FROM DEMOLITION AND REMOVAL OF REQUIRED ELEMENTS.

NOTE: CONTRACTOR SHALL REVIEW PLANS AND VISIT THE SITE.
ANY DISCREPANCIES ON THE DRAWINGS SHALL BE CALLED TO THE ATENTION OF
ARCHITECT BEFORE PROCEEDING WITH THE WORK.

SEPARATE PERMIT REQUIRED FOR:

- MECHANICALS , ELECTRICAL AND PLUMBING TRADES.
- EXTERIOR WINDOW & DOOR.
- ROOFING.

CONSTRUCTION LEGEND

-CLASSIFICATION OF WORK: NEW CONSTRUCTION.
-SHALL COMPLY WITH FBC EXISTING BUILDING & APPLICABLE
SECTIONS OF FBC RESIDENTIAL 2020, 7th EDITION.

SCOPE OF WORK:

1-SCOPE OF WORK SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS. CONTRACTOR SHALL DETERMINE THE FULL SCOPE OF WORK AS REQUIRED BY THESE DRAWINGS AND IN ACCORDANCE WITH ALL APPLICABLE CODES.

2-NEW RESIDENCE

3-REMOVAL AND DISPOSAL OF ALL CONSTRUCTION AND/OR DEMOLITION DEBRIS AND EXCESS MATERIALS AS REQUIRED BY WORK.

4-CLEANING, REFINISHING, PATCHING AND FINISHING ETC. OF NEW AND/OR EXISTING ELEMENTS AS REQUIRED BY THE WORK.

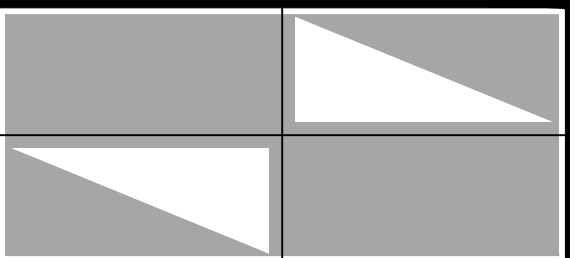
OCCUPANCY CLASSIFICATION

CONSTRUCTION TYPE: V-B
OCCUPANCY CLASSIFICATION: R-3

CODES IN EFFECT

- FBC 2020 7th EDITION BUILDING
- FBC 2020 7th EDITION RESIDENTIAL
- FBC 2020 PLUMBING
- NEC
- FBC 2020 MECHANICAL
- FBC 2020 ENERGY CONSERVATION

DESIGN TEAM:



JULIO PULIDO, AIA
ARCHITECTURE - PLANNING

12721 S.W. 30 ST. MIAMI, FL 33175
PH: (305) 505-6910 FX: (786) 621-5619
AR: 93904

PROJECT:

NEW RESIDENCE
FOR:
CARLOS J. & W/
MARIA C. DE BRITO
1421 LUGO AVE.
CORAL GABLES, FL.

MANAGEMENT:

#	REVISIONS	DATE
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DATE : 11/16/2020

PROJECT No. :	60-2020
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DRAWN BY: J.G.H.

CHECKED BY: J.P.

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SHEET TITLE:

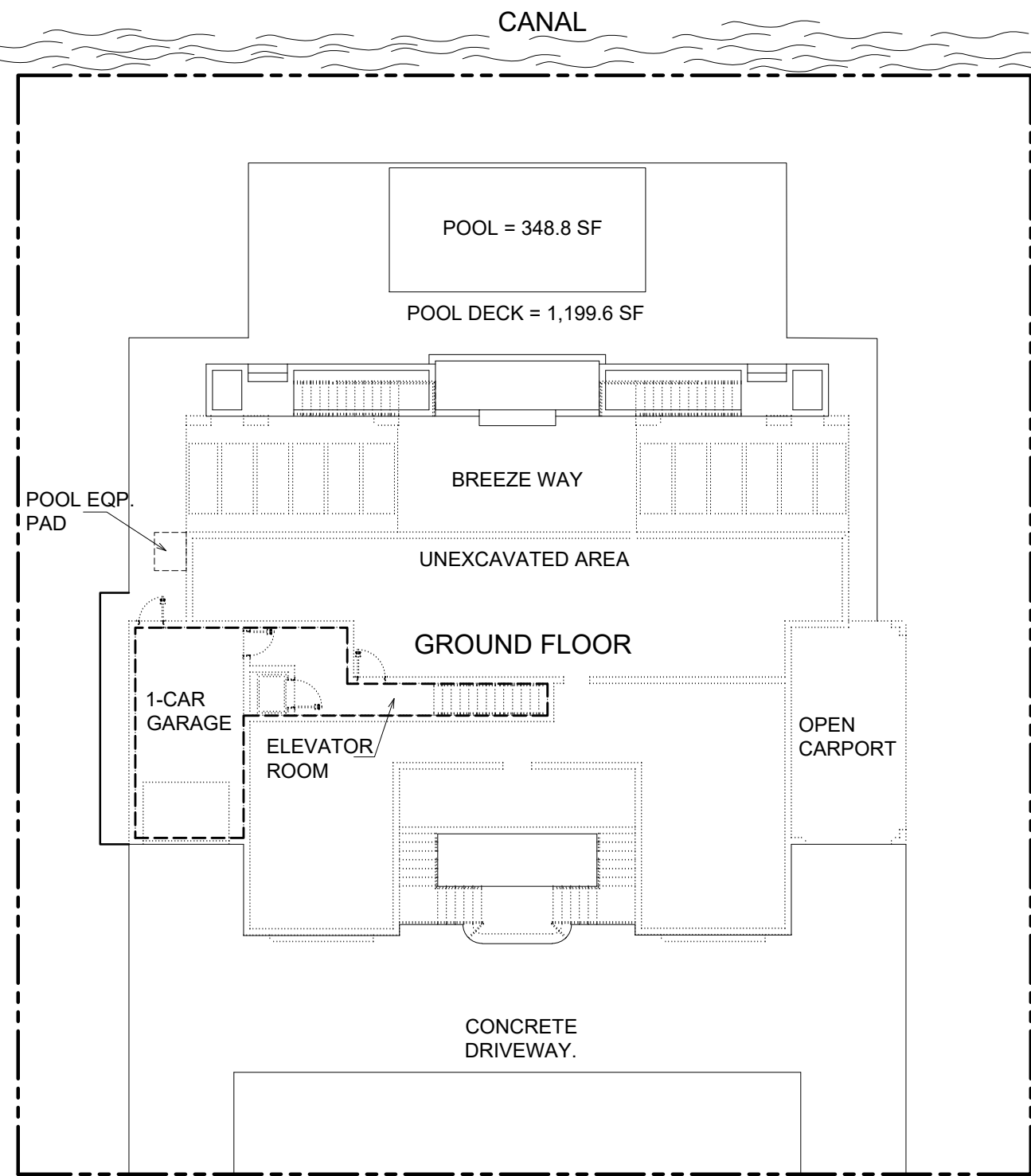
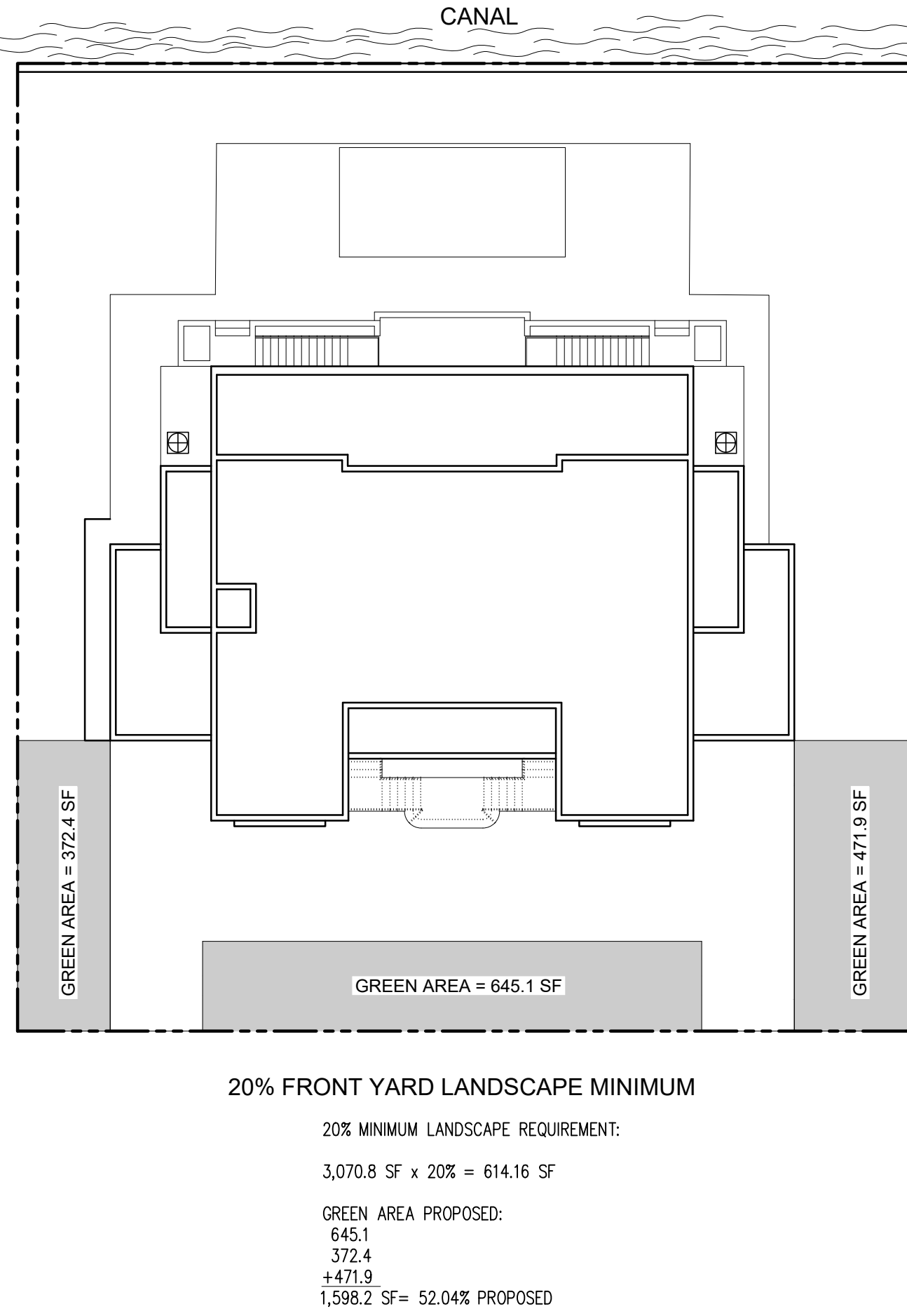
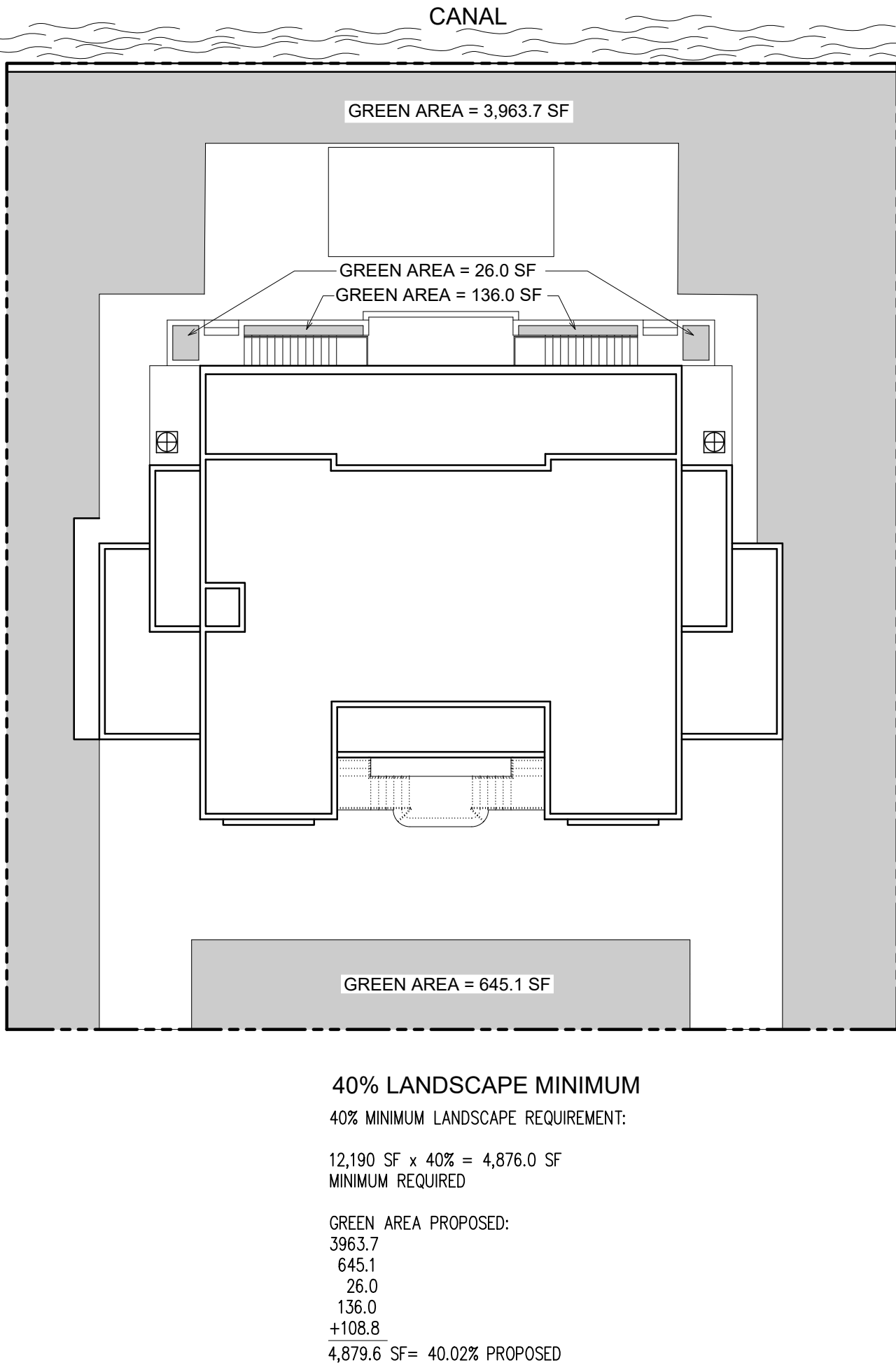
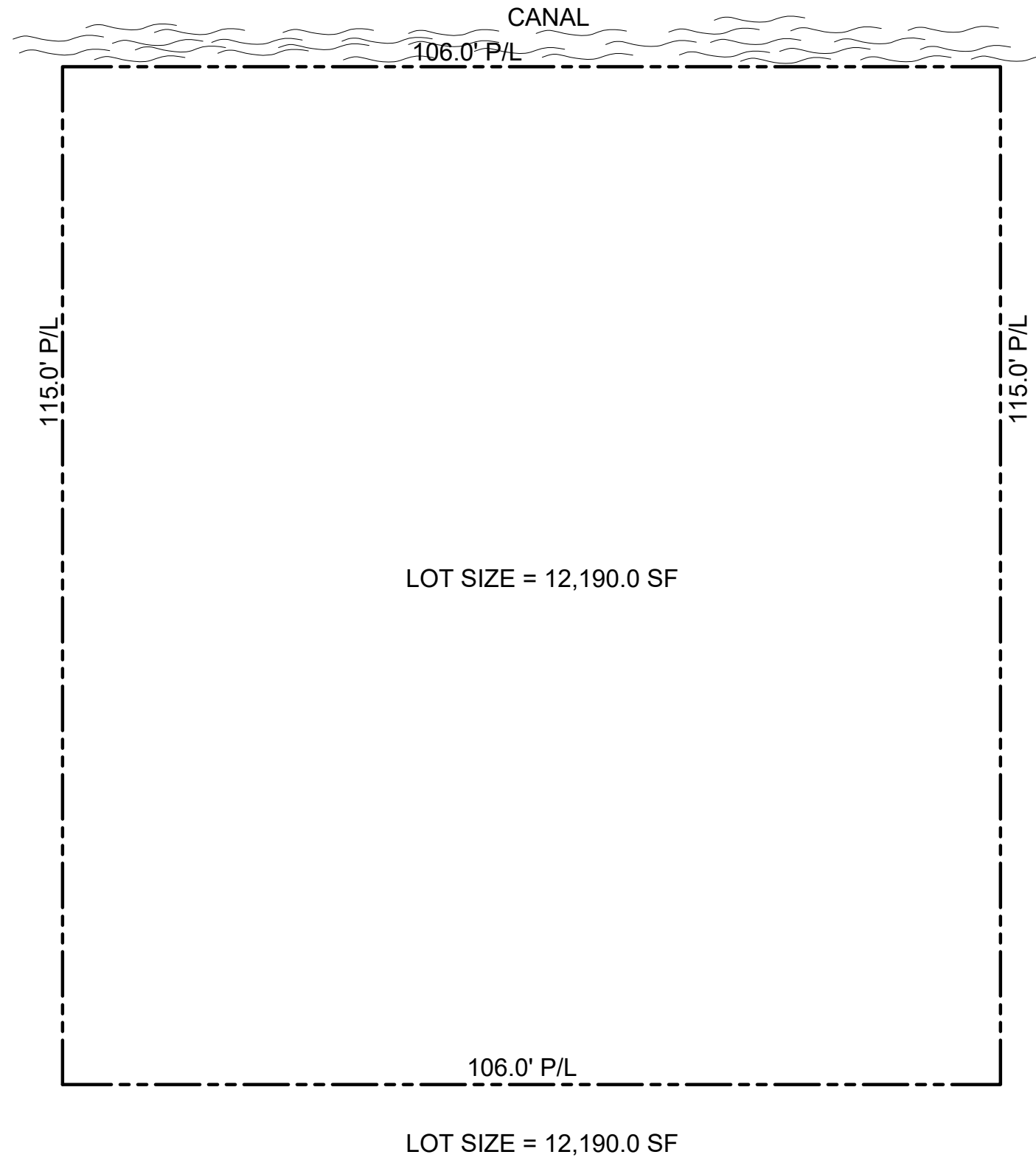
SITE PLAN

SHEET No:

A-1.0

ZONING DATA

ADDRESS: 1421 LUGO AVE. CORAL GABLES, FL.
FOLIO:
LEGAL DESCRIPTION:
LOTS 9 IN BLOCK 2 OF AMENDED PLAT OF CORAL BAY SECTION A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, AT PAGE 97, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
SCOPE OF WORK: NEW RESIDENCE.
SETBACKS:
FRONT:
REQUIRED: 25'-0"
PROPOSED: 25'-0"
INTERIOR SIDE (EAST):
REQUIRED: 10'-0"
PROPOSED: 11'-0"
INTERIOR SIDE (WEST):
REQUIRED: 10'-0"
PROPOSED: 13'-8"
REAR SETBACK:
REQUIRED: 35'-0"
PROPOSED: 35'-8"



F.A.R.

F.A.R. CALCULATION:

5,000 SF x 48% = 2,400.0 SF

5,000 SF x 35% = 1,750.0 SF

2,190 SF x 30% = 657.0 SF

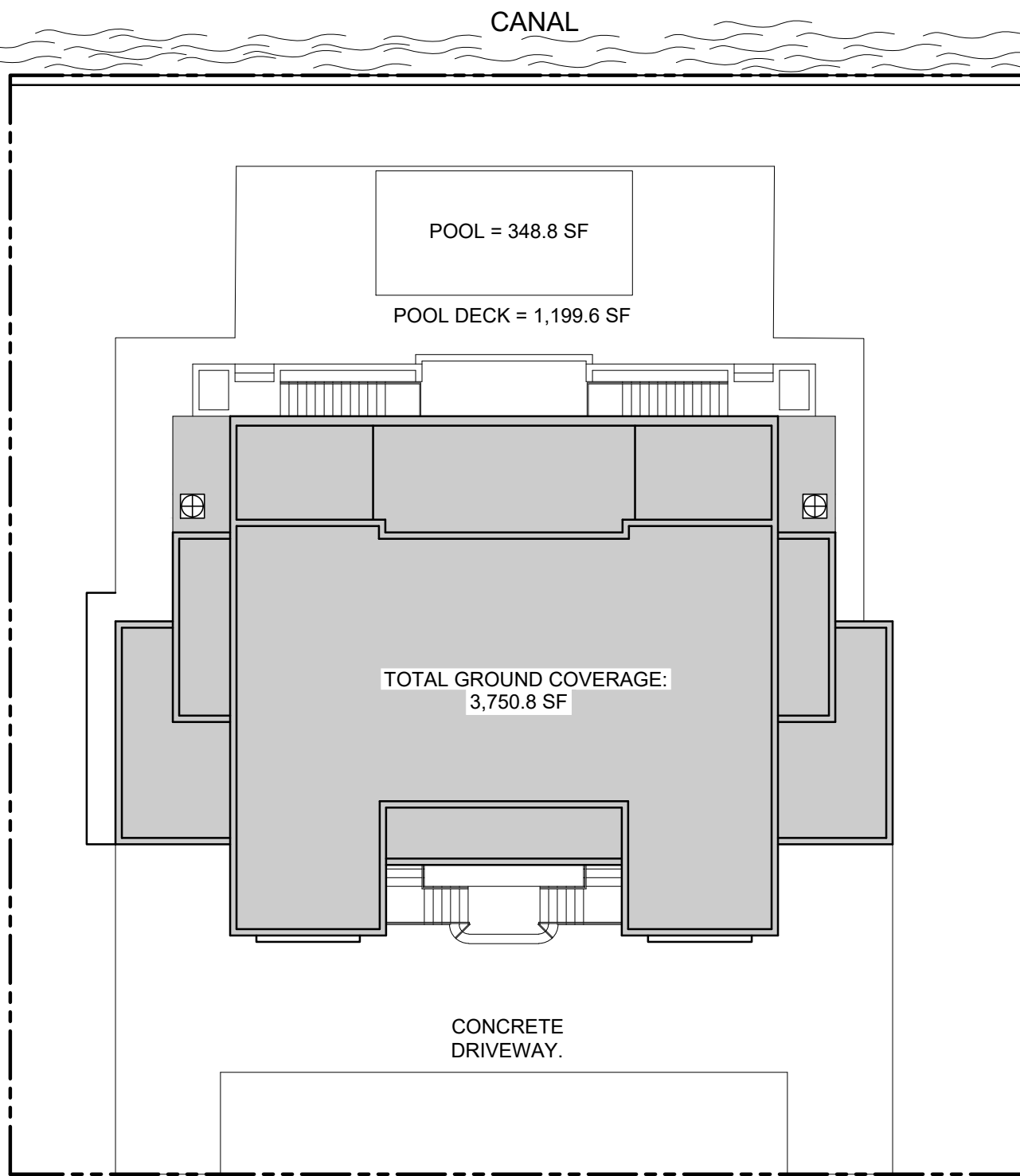
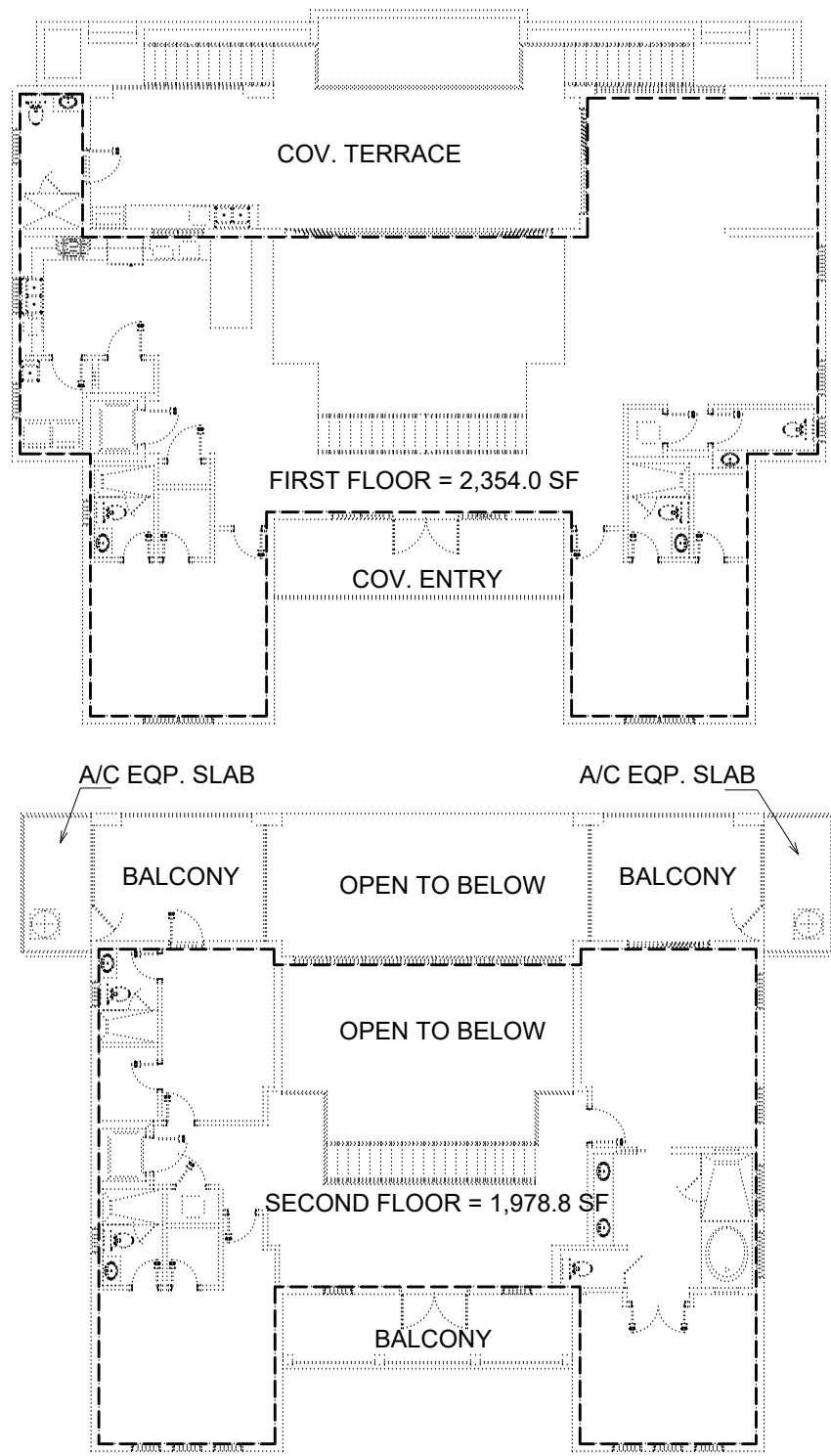
MAXIMUM ALLOWED = 4,807.0 SF

GROUND FLOOR = 418.2 SF

FIRST FLOOR = 2,354.0 SF

SECOND FLOOR = 1,978.8 SF

PROPOSED: 4,751.0 SF

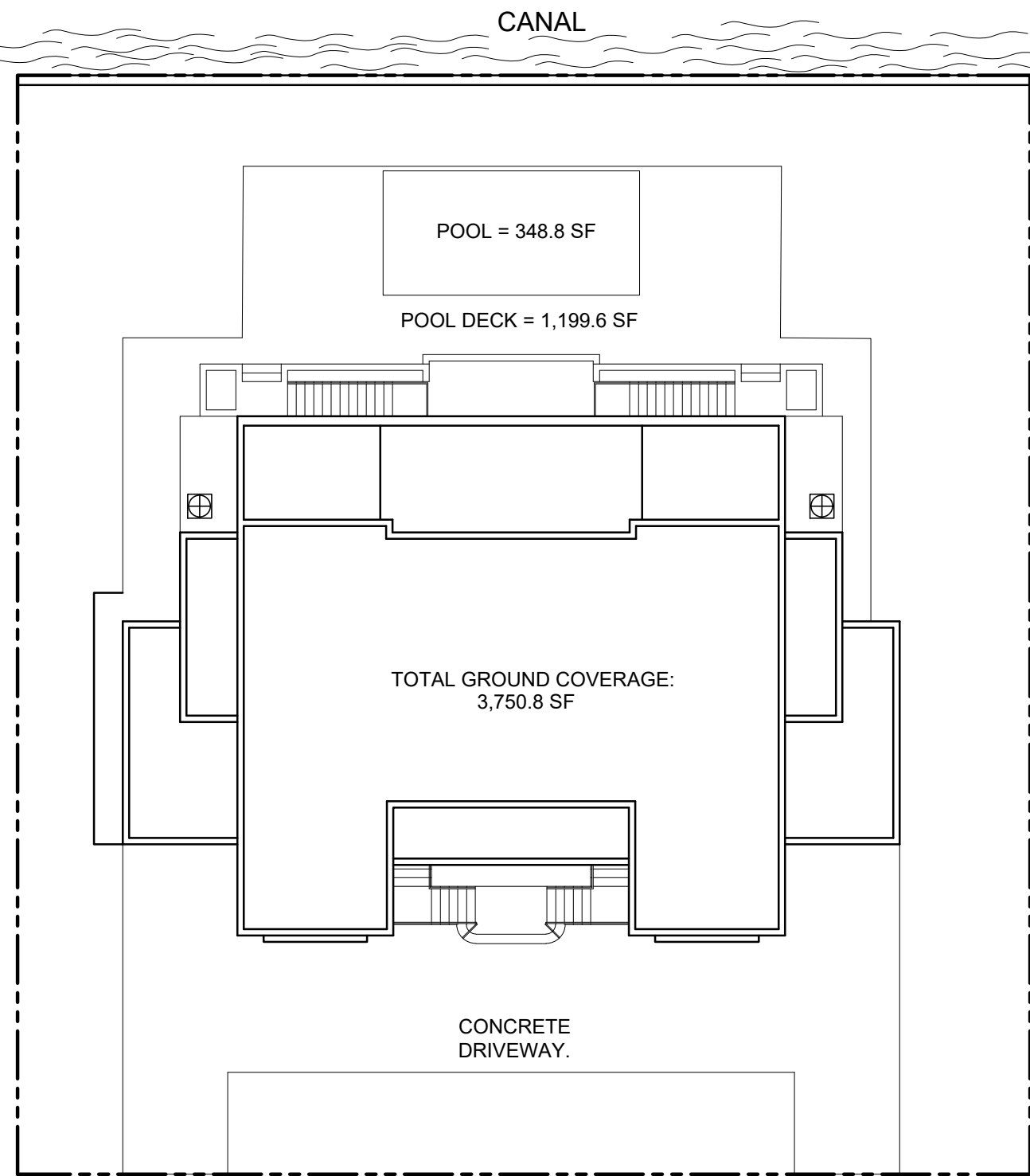


35% GROUND COVERAGE

35% GROUND COVERAGE:

12,190.0 SF x 35% = 4,266.5 SF

TOTAL GROUND COVERAGE: 3,750.8 SF = 30.76%



45% GROUND COVERAGE

45% TOTAL AUXILIARY AND/OR ACCESSORY:

12,190.0 SF x 45% = 5,485.5 SF

GROUND COVERAGE: 3,750.8 SF

POOL.....: 348.8 SF

TOTAL.....: 4,099.6 SF =33.63%

DESIGN TEAM:

JULIO PULIDO, AIA
ARCHITECTURE - PLANNING

12721 S.W. 30 ST. MIAMI, FL 33175
PH: (305) 505-6910 FX: (786) 621-5619
AR: 93904

PROJECT:

NEW RESIDENCE
FOR:
CARLOS J. & W/
MARIA C. DE BRITO
1421 LUGO AVE.
CORAL GABLES, FL.

MANAGMENT:

REVISIONS DATE

DATE : 11/16/2020

PROJECT No. : 60-2020

DRAWN BY: J.G.H.

CHECKED BY: J.P.

COPYRIGHT JULIO PULIDO ARCHITECT, 2007

SHEET TITLE:

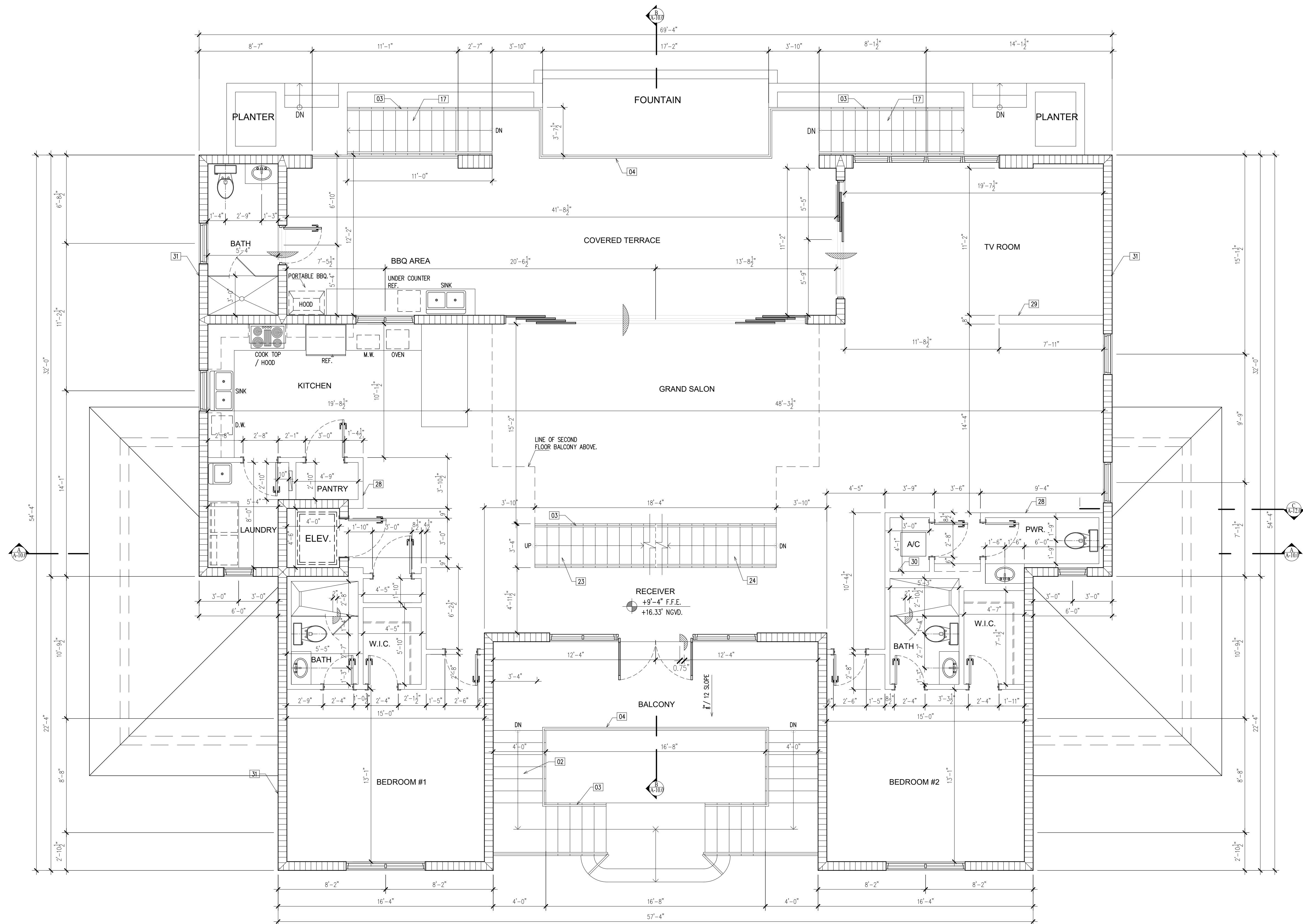
ZONING DATA

SHEET No:

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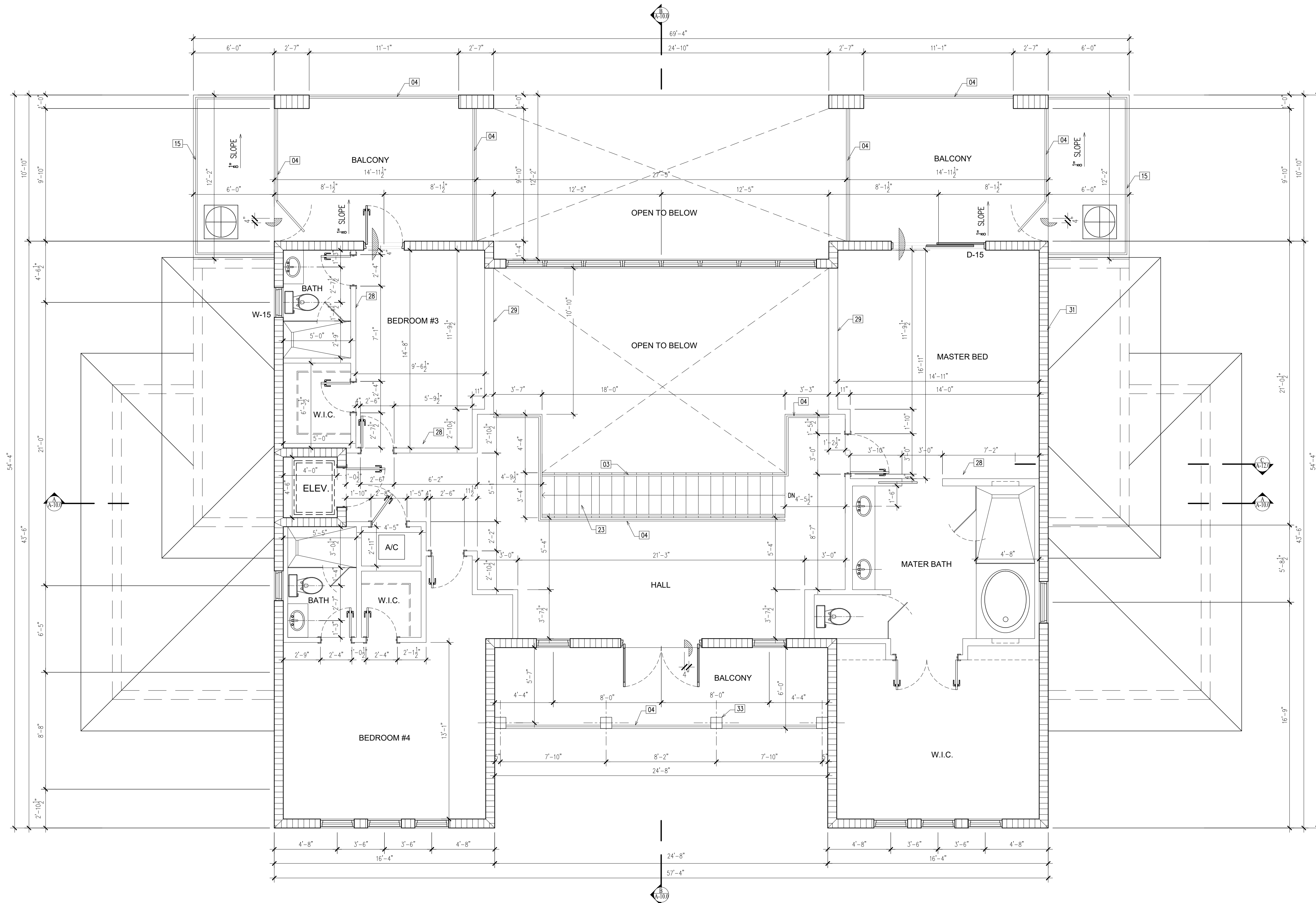


- 01 - NATURAL STONE VENEER.
TO BE SELECTED BY OWNER.
- 02 - STAIR SPECS: 15 RISERS @ 7-7/16"
14 TREADS @ 11"
- 03 - ALUMINUM HANDRAIL/GUARDRAIL BY OTHERS.
SEE NOTE 1.
- 04 - ALUMINUM GUARDRAIL BY OTHERS. SEE NOTE 2.
- 05 - DECORATIVE ALUMINUM SHUTTER.
MANUFACTURER TO SUBMIT SHOP
DRAWINGS AND SPECS.
- 06 - WOOD OUTLOOKER, RED CEDAR PAINTED
WITH CLEAR STAIN. SEE DETAIL "B".
- 07 - WOOD BRACKET, RED CEDAR PAINTED
WITH CLEAR STAIN. SEE DETAIL "A".
- 08 - CITY OF CORAL CABLES APPROVED
DARK GRAY FLAT TILE ROOF.
- 09 - SMOOTH STUCCO FINISH. COLOR BY OWNER.
- 10 - WHITE COLOR ALUMINUM FRAME, CLEAR GLASS,
CASEMENT WINDOW. REFER TO WINDOW SCHEDULE.
- 11 - WHITE COLOR ALUMINUM FRAME, CLEAR GLASS,
HORIZ. ROLLER WINDOW. REFER TO WINDOW SCHEDULE.
- 12 - WHITE COLOR ALUMINUM FRAME, CLEAR GLASS,
FIX GLASS WINDOW. REFER TO WINDOW SCHEDULE.
- 13 - WHITE COLOR ALUMINUM FRAME, CLEAR GLASS,
SWING DOOR. REFER TO DOOR SCHEDULE.
- 14 - WHITE COLOR ALUMINUM FRAME, CLEAR GLASS,
SLIDING DOOR. REFER TO DOOR SCHEDULE.
- 15 - 42" HGT. OPAQUE METAL LOUVER TO BE SELECTED BY
OWNER. CONTRACTOR TO SUBMIT SHOP DRAWINGS.
- 17 - STAIR SPECS: 13 RISERS @ 7-5/16"
12 TREADS @ 11"
- 18 - STAIR SPECS: 3 RISERS @ 7-5/16"
2 TREADS @ 11"
- 19 - 42" HGT. METAL LOUVER TO BE SELECTED BY
OWNER. CONTRACTOR TO SUBMIT SHOP DRAWINGS.
- 20 - IMPACT RESISTANT, INSULATED GARAGE DOOR.
- 21 - 5/8" STUCCO ON PAPER BACKED
METAL LATH, ON 1/2" CDX PLYWOOD. TYP.
- 21 - 1/2" GYPSUM BOARD OVER METAL
FURRING @ 16" O/C. TYP.
- 22 - R-30 INSULATION
- 23 - STAIR SPECS: 21 RISERS @ 6-3/4"
20 TREADS @ 11"
- 24 - STAIR SPECS: 14 RISERS @ 7-11/16"
13 TREADS @ 11"
- 25 - ELEVATOR SHAFT
- 26 - CONC. SLAB REFER TO STRUCT. DRWS.
- 27 - PRE-FAB 2x6 TOP AND BOTTOM.
WOOD TRUSSES. REFER TO STRUCT. DRWS.
- 28 - 4" GYPSUM BOARD PARTITION WALL.
- 29 - 8" GYPSUM BOARD PARTITION WALL.
- 30 - 6" GYPSUM BOARD PARTITION WALL.
- 31 - 8" CMU WALL.
- 32 - DECORATIVE ALUMINUM SHUTTER.
MANUFACTURER TO SUBMIT SHOP DRAWINGS
AND SPECS. NO SHOW FOR CLARITY.
- 33 - DECORATIVE 10"x10" WOOD CULINARY.
- 34 - DECORATIVE STUCCO BAND.
- 35 - NATURAL STONE CAP.



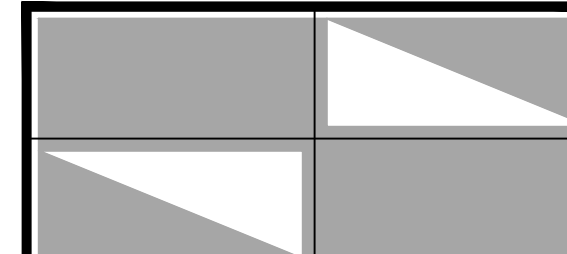
SCALE1/4"=1' 

- 01-NATURAL STONE VENEER.
TO BE SELECTED BY OWNER.
- 02-STAR SPECS:15 RISERS @ 7-7/16"
14 TREADS @ 11"
- 03-ALUMINUM HANDRAIL/GUARDRAIL BY OTHERS.
SEE NOTE 1.
- 04-ALUMINUM GUARDRAIL BY OTHERS. SEE NOTE 2.
- 05-DECORATIVE ALUMINUM SHUTTER.
MANUFACTURER TO SUBMIT SHOP
DRAWINGS AND SPECS.
- 06-WOOD OUTLOOKER. RED CEDAR PAINTED
WITH CLEAR STAIN. SEE DETAIL "B".
- 07-WOOD BRACKET. RED CEDAR PAINTED
WITH CLEAR STAIN. SEE DETAIL "A".
- 08-CITY OF CORAL GABLES APPROVED
DARK GRAY FLAT TILE ROOF.
- 09-SMOOTH STUCCO FINISH. COLOR BY OWNER.
- 10-WHITE COLOR ALUMINUM FRAME, CLEAR GLASS,
CASEMENT WINDOW. REFER TO WINDOW SCHEDULE.
- 11-WHITE COLOR ALUMINUM FRAME, CLEAR GLASS,
HORIZ. ROLLER WINDOW. REFER TO WINDOW SCHEDULE.
- 12-WHITE COLOR ALUMINUM FRAME, CLEAR GLASS,
FIX GLASS WINDOW. REFER TO WINDOW SCHEDULE.
- 13-WHITE COLOR ALUMINUM FRAME, CLEAR GLASS,
SWING DOOR. REFER TO DOOR SCHEDULE.
- 14-WHITE COLOR ALUMINUM FRAME, CLEAR GLASS,
SLIDING DOOR. REFER TO DOOR SCHEDULE.
- 15-42" HGT. OPAQUE METAL LOUVER TO BE SELECTED BY
OWNER. CONTRACTOR TO SUBMIT SHOP DRAWINGS.
- 17-STAR SPECS:13 RISERS @ 7-5/16"
12 TREADS @ 11"
- 18-STAR SPECS:3 RISERS @ 7-5/16"
2 TREADS @ 11"
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OWNER. CONTRACTOR TO SUBMIT SHOP DRAWINGS.
- 19-IMPACT RESISTANT, INSULATED GARAGE DOOR.
- 20-5/8" STUCCO ON PAPER BACKED
METAL LATH, ON 1/2" CDX PLYWOOD. TYP.
- 21-1/2" GYPSUM BOARD OVER METAL
FURRING @ 16" O/C. TYP.
- 22-R-20 INSULATION
- 23-STAR SPECS:21 RISERS @ 6-3/4"
20 TREADS @ 11"
- 24-STAR SPECS:14 RISERS @ 7-11/16"
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- 25-ELEVATOR SHAFT
- 26-CONC. SLAB REFER TO STRUCT. DRWS.
- 27-PRE-FAB 2x6 TOP AND BOTTM.
WOOD TRUSSES. REFER TO STRUCT. DRWS.
- 28-4" GYPSUM BOARD PARTITION WALL
- 29-8" GYPSUM BOARD PARTITION WALL
- 30-6" GYPSUM BOARD PARTITION WALL
- 31-8" CMU WALL
- 32-DECORATIVE ALUMINUM SHUTTER.
MANUFACTURER TO SUBMIT SHOP DRAWINGS
AND SPECS. NO SHOWN FOR CLARITY.
- 33-DECORATIVE 10"x10" WOOD COLUMN.
- 34-DECORATIVE STUCCO BAND.
- 35-NATURAL STONE CAP.



SECOND FLOOR PLAN SCALE1/4"=1'

- [01] -NATURAL STONE VENEER.
TO BE SELECTED BY OWNER.
- [02] -STAIR SPECS:15 RISERS @ 7-7/16"
14 TREADS @ 11"
- [03] -ALUMINUM HANDRAIL/GUARDRAIL BY OTHERS.
SEE NOTE 1.
- [04] -ALUMINUM GUARDRAIL BY OTHERS. SEE NOTE 2.
- [05] -DECORATIVE ALUMINUM SHUTTER.
MANUFACTURER TO SUBMIT SHOP
DRAWINGS AND SPECS.
- [06] -WOOD OUTLOOKER, RED CEDAR PAINTED
WITH CLEAR STAIN. SEE DETAIL "B".
- [07] -WOOD BRACKET, RED CEDAR PAINTED
WITH CLEAR STAIN. SEE DETAIL "A".
- [08] -CITY OF CORAL GABLES APPROVED
DARK GRAY FLAT TILE ROOF.
- [09] -SMOOTH STUCCO FINISH. COLOR BY OWNER.
- [10] -WHITE COLOR ALUMINUM FRAME, CLEAR GLASS,
CASEMENT WINDOW. REFER TO WINDOW SCHEDULE.
- [11] -WHITE COLOR ALUMINUM FRAME, CLEAR GLASS,
HORZ. ROLLER WINDOW. REFER TO WINDOW SCHEDULE.
- [12] -WHITE COLOR ALUMINUM FRAME, CLEAR GLASS,
FIX GLASS WINDOW. REFER TO WINDOW SCHEDULE.
- [13] -WHITE COLOR ALUMINUM FRAME, CLEAR GLASS,
SWING DOOR. REFER TO DOOR SCHEDULE.
- [14] -WHITE COLOR ALUMINUM FRAME, CLEAR GLASS,
SLIDING DOOR. REFER TO DOOR SCHEDULE.
- [15] -42" HGT. OPAQUE METAL LOUVER TO BE SELECTED BY
OWNER. CONTRACTOR TO SUBMIT SHOP DRAWINGS.
- [17] -STAIR SPECS:13 RISERS @ 7-5/16"
12 TREADS @ 11"
- [18] -STAIR SPECS:3 RISERS @ 7-5/16"
2 TREADS @ 11"
- [19] -42" HGT. METAL LOUVER TO BE SELECTED BY
OWNER. CONTRACTOR TO SUBMIT SHOP DRAWINGS.
- [19] -IMPACT RESISTANT, INSULATED GARAGE DOOR.
- [20] -5/8" STUCCO ON PAPER BACKED
METAL LATH, ON 1/2" CDX PLYWOOD. TYP.
- [21] -2" GYPSUM BOARD OVER METAL
FURRING @ 16" O/C. TYP.
- [22] -R-30 INSULATION
- [23] -STAIR SPECS:21 RISERS @ 6-3/4"
20 TREADS @ 11"
- [24] -STAIR SPECS:14 RISERS @ 7-11/16"
13 TREADS @ 11"
- [25] -ELEVATOR SHAFT
- [26] -CONC. SLAB REFER TO STRUCT. DRWS.
- [27] -PRE-FAB 2x6 TOP AND BOTTOM.
WOOD TRUSSES. REFER TO STRUCT. DRWS.
- [28] -4" GYPSUM BOARD PARTITION WALL.
- [29] -8" GYPSUM BOARD PARTITION WALL.
- [30] -6" GYPSUM BOARD PARTITION WALL.
- [31] -8" CMU WALL.
- [32] -DECORATIVE ALUMINUM SHUTTER.
MANUFACTURER TO SUBMIT SHOP DRAWINGS
AND SPECS. NO SHOW OR CLARITY.
- [33] -DECORATIVE 10"x10" WOOD COLUMN.
- [34] -DECORATIVE STUCCO BAND.
- [35] -NATURAL STONE CAP.



JULIO PULIDO, AIA
ARCHITECTURE - PLANNING

12721 S.W. 30 ST. MIAMI, FL 33175
PH: (305) 505-6910 FX: (786) 621-5619
AR: 93904

PROJECT:

NEW RESIDENCE
FOR:
CARLOS J. & W/
MARIA C. DE BRITO
1421 LUGO AVE.
CORAL GABLES, FL.

MANAGEMENT:

#	REVISIONS	DATE
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DATE : 11/16/2020

PROJECT No. :	60-2020
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DRAWN BY: J.G.H.

A CHECKED BY: J.P.

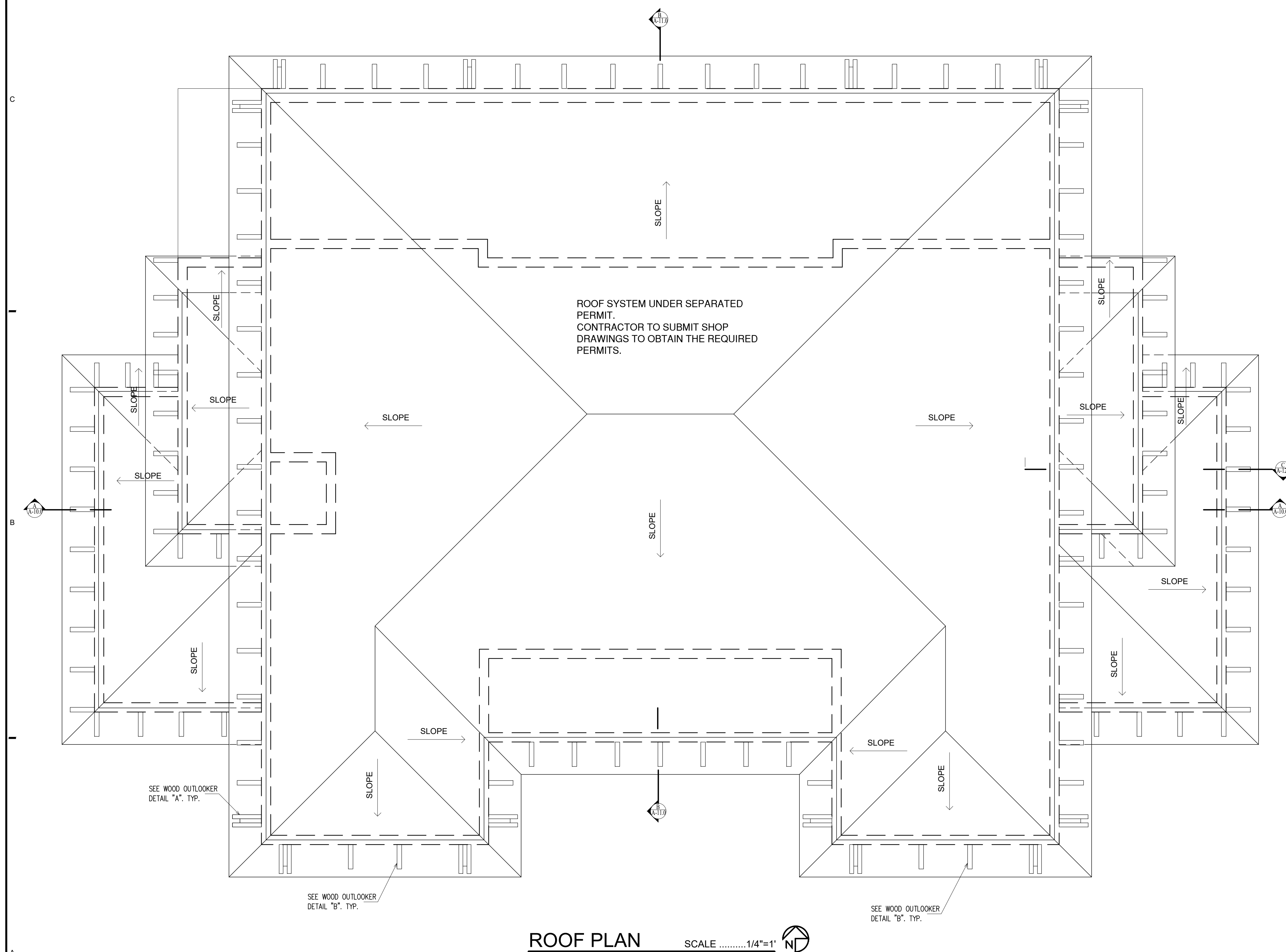
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SHEET TITLE:

ROOF PLAN AND DETAILS

SHEET No:

A-5.0

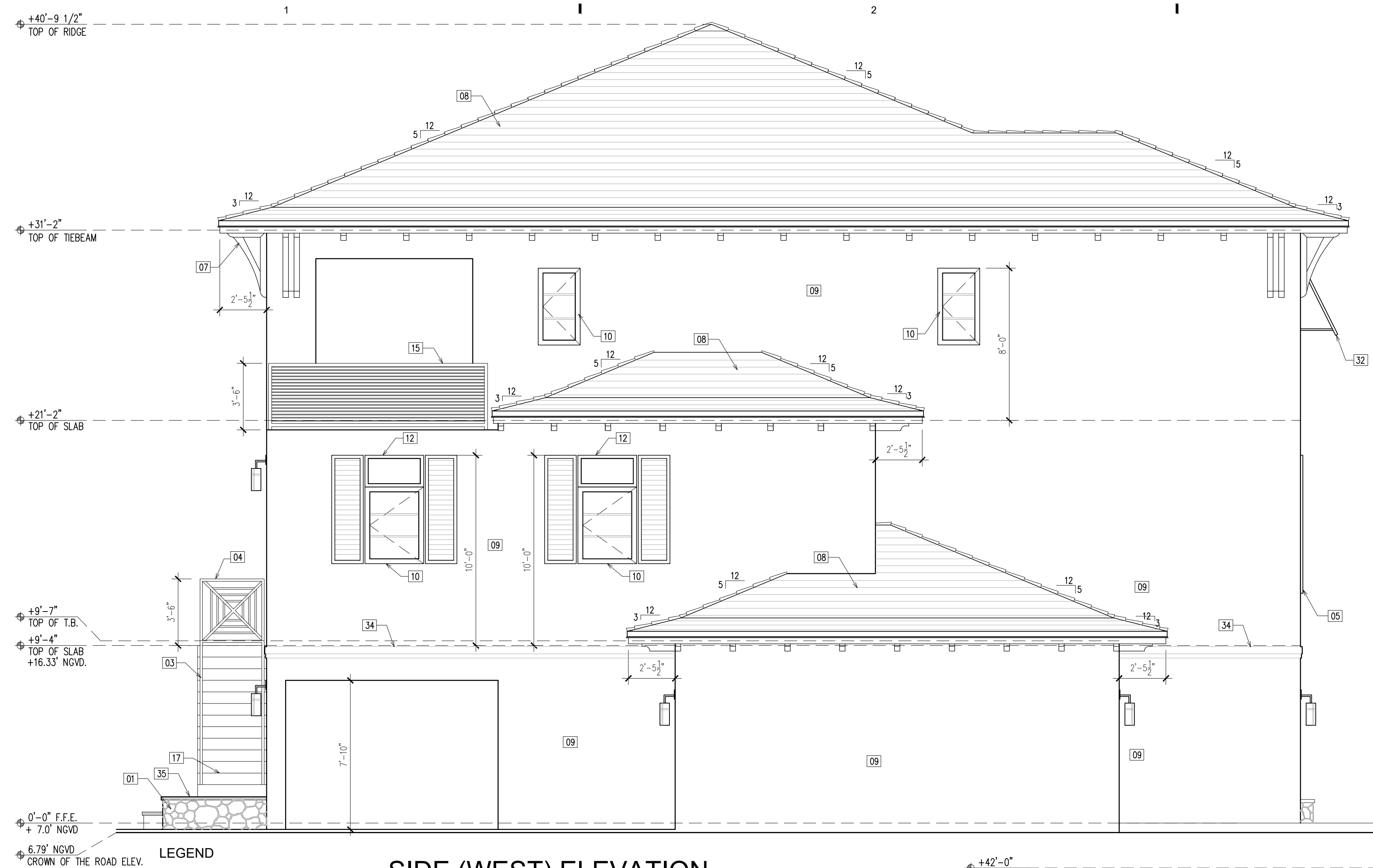




- 01—NATURAL STONE VENEER.
TO BE SELECTED BY OWNER.
- 02—STAIR SPECS:15 RISERS @ 7-7/16"
14 TREADS @ 11"
- 03—ALUMINUM HANDRAIL/GUARDRAIL BY OTHERS.
SEE NOTE 1.
- 04—ALUMINUM GUARDRAIL BY OTHERS. SEE NOTE 2.
- 05—DECORATIVE ALUMINUM SHUTTER.
MANUFACTURER TO SUBMIT SHOP DRAWINGS AND SPECS.
- 06—WOOD OUTLOOKER, RED CEDAR PAINTED
WITH CLEAR STAIN. SEE DETAIL "B".
- 07—WOOD BRACKET, RED CEDAR PAINTED
WITH CLEAR STAIN. SEE DETAIL "A".
- 08—CITY OF CORAL CABLES APPROVED
DARK GRAY FLAT TILE ROOF.
- 09—SMOOTH STUCCO FINISH, COLOR BY OWNER.
- 10—WHITE COLOR ALUMINUM FRAME, CLEAR GLASS.
CASEMENT WINDOW. REFER TO WINDOW SCHEDULE.
- 11—WHITE COLOR ALUMINUM FRAME, CLEAR GLASS.
HORIZ. ROLLER WINDOW. REFER TO WINDOW SCHEDULE.
- 12—WHITE COLOR ALUMINUM FRAME, CLEAR GLASS.
FIX GLASS WINDOW. REFER TO WINDOW SCHEDULE.
- 13—WHITE COLOR ALUMINUM FRAME, CLEAR GLASS.
SWING DOOR. REFER TO DOOR SCHEDULE.
- 14—WHITE COLOR ALUMINUM FRAME, CLEAR GLASS.
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- 19—IMPACT RESISTANT, INSULATED GARAGE DOOR.
- 20—5/8" STUCCO ON PAPER BACKED
METAL LATH, ON 1/2" CDX PLYWOOD. TYP.
- 21—2" GYPSUM BOARD OVER METAL
FURRING @ 16" O/C. TYP.
- 22—R-30 INSULATION
- 23—STAIR SPECS:21 RISERS @ 6-3/4"
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- 24—STAIR SPECS:14 RISERS @ 7-11/16"
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- 25—ELEVATOR SHAFT
- 26—CONC. SLAB REFER TO STRUCT. DRWS.
- 27—PRE-FAB 2x6 TOP AND BOTTOM.
WOOD TRUSSES. REFER TO STRUCT. DRWS.
- 28—4" GYPSUM BOARD PARTITION WALL.
- 29—8" GYPSUM BOARD PARTITION WALL.
- 30—6" GYPSUM BOARD PARTITION WALL.
- 31—8" CMU WALL.
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- 21 -1" GYPSUM BOARD OVER METAL
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- 22 -R-30 INSULATION
- 23 -STAIR SPECS:21 RISERS @ 6-3/4"
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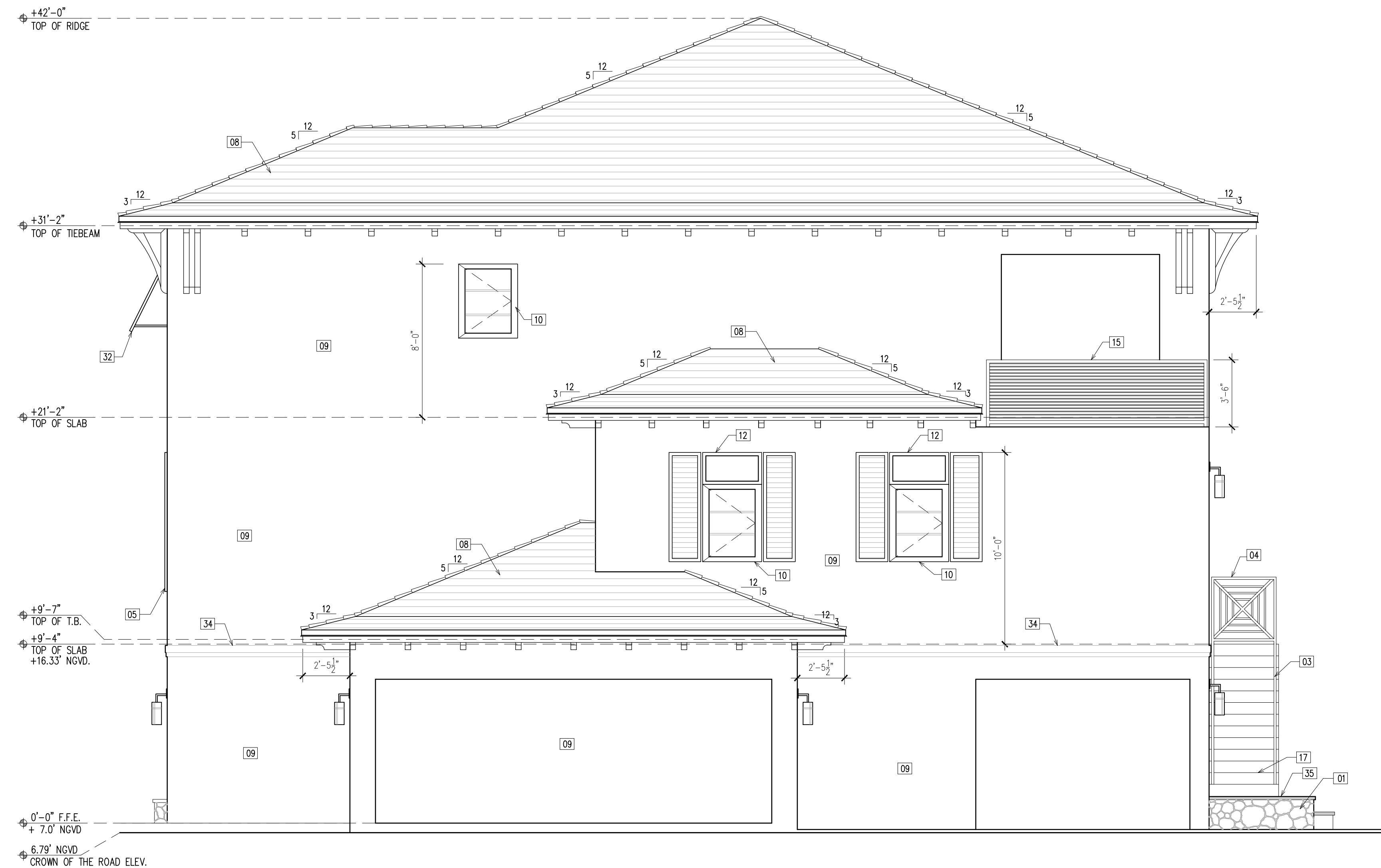


LEGEND

- [01] -NATURAL STONE VENEER.
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- [10] -WHITE COLOR ALUMINUM FRAME, CLEAR GLASS,
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- [11] -WHITE COLOR ALUMINUM FRAME, CLEAR GLASS,
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- [20] -5/8" STUCCO ON PAPER BACKED
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- [21] -1" GYPSUM BOARD OVER METAL
FURRING @ 16" O/C. TYP.
- [22] -R-30 INSULATION
- [23] -STAIR SPECS:21 RISERS @ 6-3/4"
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- [29] -8" GYPSUM BOARD PARTITION WALL
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SIDE (WEST) ELEVATION

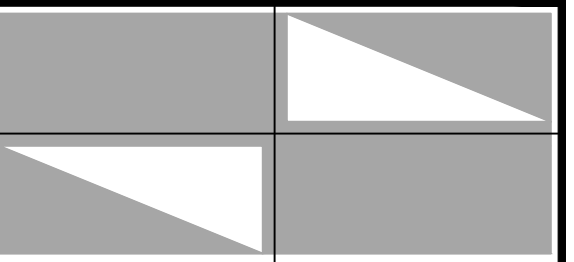
SCALE1/4"=1'



SIDE (EAST) ELEVATION

SCALE1/4"=1'

DESIGN TEAM:



JULIO PULIDO, AIA
ARCHITECTURE - PLANNING

12721 S.W. 30 ST. MIAMI, FL 33175
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PROJECT:

NEW RESIDENCE
FOR:
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CORAL GABLES, FL.

MANAGEMENT:

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SHEET TITLE:

ELEVATIONS

SHEET No:

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12721 S.W. 30 ST. MIAMI, FL 33175
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NEW RESIDENCE
FOR:
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CORAL GABLES, FL.

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SECTIONS

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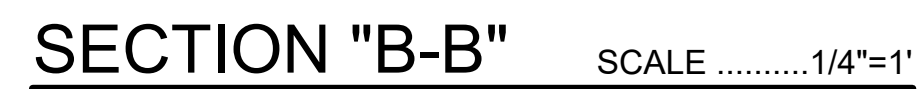


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- [02] -STAIR SPECS:15 RISERS @ 7-7/16"
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- [21] -5/8" STUCCO ON PAPER BACKED
METAL LATH, ON 1/2" CDX PLYWOOD. TYP.
- [21] -1/2" GYPSUM BOARD OVER METAL
FURRING @ 16" O/C. TYP.
- [22] -R-30 INSULATION
- [23] -STAIR SPECS:21 RISERS @ 6-3/4"
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- [35] -NATURAL STONE CAP.

DATE :	11/16/2020
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- [02] -NATURAL STONE VENER.
TO BE SELECTED BY OWNER.
- [02] -STAIR SPECS:15 RISERS @ 7-7/16"
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- [12] -WHITE COLOR ALUMINUM FRAME, CLEAR GLASS,
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- [13] -WHITE COLOR ALUMINUM FRAME, CLEAR GLASS,
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- [14] -WHITE COLOR ALUMINUM FRAME, CLEAR GLASS,
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- [21] -3/4" GYPSUM BOARD OVER METAL
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MANAGEMENT:

#	REVISIONS	DATE
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PROJECT No. : 60-2020

CHECKED BY: J.P.

SHEET TITLE:

SECTIONS

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-
- Diagram illustrating the components and instructions for a tree planting pit:
- DO NOT CUT CENTRAL LEADER
 - THIN BRANCHES BY 25% RETAIN NATURAL SHAPE OF PLANT. PAINT ALL CUTS OVER 1/2" IN DIA. WITH TREE PAINT
 - PLASTIC ORANGE OR YELLOW FLAGGING (IF REQUIRED)
 - GUY WIRES, SPACE EQUIDISTANTLY AT 45° ANGLE TO FINISH GRADE . PLACE 2 PLY ROBBER HOSE ON WIRE AT ALL INTS OF TREE CONTACT
 - 3" PINEBARK MULCH
 - 8" SOIL SAUCER
 - FINISH GRADE
 - MIN. 2" x 2" x 24" P.T. PINE WD. STAKE OR 24" RE-BAR. POSITION TO SECURELY STABILIZE TREE
 - PLANTING MIX BACKFILL
 - COMPACT PLANT MIX TO PREVENT SETTLING
 - LOOSEN SUBGRADE AND REMOVE DEBRIS

CLEANLY PRUNE ONLY
DAMAGED, DISEASED AND/OR
WEAK BRANCHES

FINISH GRADE AROUND PLANT TO
BE THE SAME AS ORIGINAL GRADE
OF PLANT IN POT

3" MULCH

3" SAUCER OF MIX

SPECIFIED
PLANTING MIX

FINISH GRADE

REMOVE TOP 1/3
OF BURLAP

ROOT BALL

CUT SEVERAL SLITS IN ORGANIC
CONTAINER TO FACILITATE ROOT
PENETRATION, REMOVE BOTTOM
COMPLETELY

1' 0"

X

2X

The diagram illustrates the preparation of a tree for transplanting. It shows a cross-section of the tree's root system and the surrounding soil. The tree is shown with its trunk and branches. The root system is shown with a root ball that has been prepared by removing the top 1/3 of the burlap and cutting several slits in the organic container to facilitate root penetration. The root ball is shown with a diameter of 2X and a height of X. The soil around the root ball is shown with a finish grade that is the same as the original grade of the plant in the pot. The soil is composed of a 3" saucer of mix and a 3" mulch layer. The diagram also shows the removal of the top 1/3 of the burlap and the cutting of several slits in the organic container to facilitate root penetration. The diagram is labeled with various dimensions and materials, including '1' 0"', 'X', '2X', '3" MULCH', '3" SAUCER OF MIX', 'SPECIFIED PLANTING MIX', 'FINISH GRADE', 'REMOVE TOP 1/3 OF BURLAP', 'ROOT BALL', and 'CUT SEVERAL SLITS IN ORGANIC CONTAINER TO FACILITATE ROOT PENETRATION, REMOVE BOTTOM COMPLETELY'.

L.P.