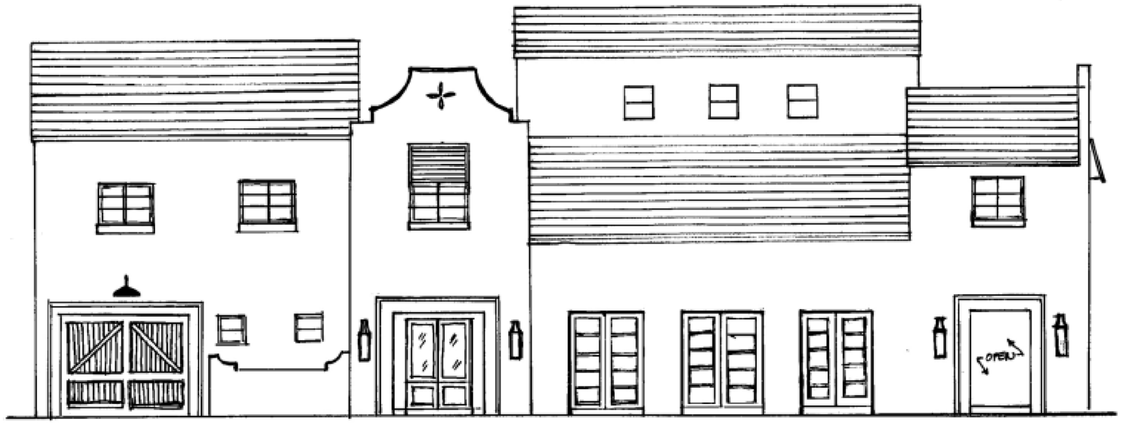


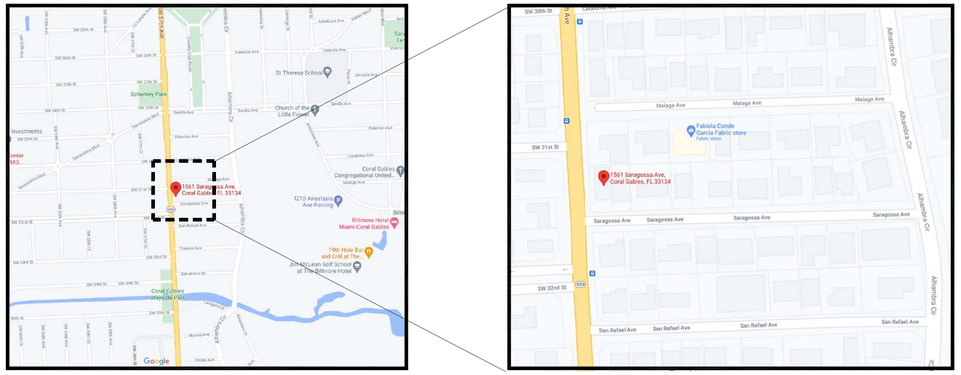
Board of Architects - Preliminary Approval

Thornburg Residence - Interior and Exterior Renovations
July 31, 2021

Drawing Index

ARCHITECTURAL

Location Key



Project Description/ General Scope of Work

Exterior renovations include new impact windows throughout, front door reconfiguration, parapet extensions, new window openings, new roofing, and new decorative shutters.

Interior renovations are limited to ceiling soffit reconfigurations, new light fixtures throughout, and bathroom and kitchen renovations. No tree removals or changes to landscaping.

Client/Location

Robert and Ashley Thornburg
1561 Saragossa Avenue
Coral Gables, FL 33134

Architect

Cornelia Taudt-Ehrling, AIA
7640 S 112th Street, Pinecrest, FL 33156
tel 305-979-7318 eml ctehrling@gmail.com
Reg No. AR 0017053

Structural Engineer

Masood Hajali, PhD PE,
Calc Engineering LLC
2000 NW 89th Pl Unit 102
Doral, FL 33172
tel 786-409-2477

MEP Engineer

Fine Line Engineers
7600 WEST 20TH AVENUE SUITE 110, HIALEAH, FL 33016
tel 786-953-4901

BIRDS EYE VIEW FROM SW 57TH AVENUE

SOUTH ELEVATION - MAIN ENTRY, VIEWS FROIM SARAGOSSA

SOUTH EAST CORNER- FRONT VIEW FROM SARAGOSSA

NORTH ELEVATION - BIRDS EYE VIEW

EAST ELEVATION - BIRDS EYE VIEW

WEST ELEVATION - VIEW FROM SW 57TH AVENUE

WEST ELEVATION - VIEW FROM SW 57TH AVENUE

BOARD OF ARCHITECTS - PRELIM REVIEW

Structural Engineers
Masood Hajali, PhD PE
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2000 NW 69th Pl Unit 102
Doral, FL 33172
786-409-2477

M/E/P Engineers
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Calc Engineering LLC
7600 West 20th Avenue Suite 110 Hialeah, FL 33016
786-953-4901

Interior Design
KASAMIA Interiors
95 Merrick Way, 3rd Fl
Coral Gables, FL 33134
305-600-0507

Landscape Architect

Architect
CORNELIA TAUDT-EHRLING, AIA
7640 SW 112th Street Pinecrest, Fl 33156
tel 305-979-7318
eml ctehrling@gmail.com

Project
THORNBURG RESIDENCE RENOVATIONS
1561 SARAGOSSA AVENUE, CORAL GABLES, FL

Seal
CORNELIA TAUDT-EHRLING
Reg. No. AR 0017053

Revised:

EXISTING CONDITIONS PHOTOS

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PROPOSED FACADE ACCENT DETAIL

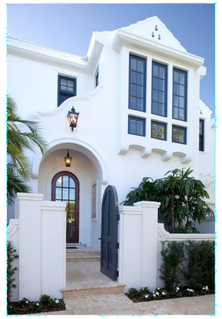

PROPOSED EXTERIOR STONE WALKWAY


PROPOSED EXTERIOR FACADE PROFILE


PROPOSED EXTERIOR CONCEPT


PROPOSED GARAGE DOOR AND LIGHT FIXTURE CONCEPT


PROPOSED EXTERIOR SHUTTER CONCEPT


PROPOSED BLACK WINDOW TRIM EXTERIOR CONCEPT


PROPOSED EXTERIOR LOW WALL CONCEPT

EXTERIOR DETAIL CONCEPTS


PROPOSED RAISED STUCCO TRIM AND WINDOW SILL


PROPOSED RAISED STUCCO ENTRYWAY DETAIL AND WINDOW SILL

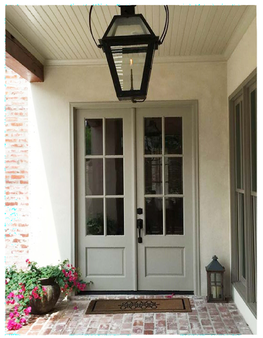

PROPOSED EXTERIOR FACADE CONCEPT

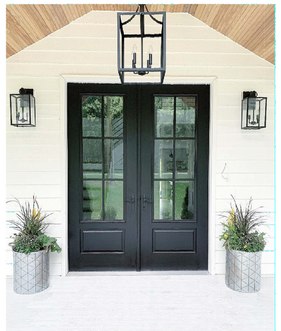

PROPOSED DOOR CONCEPT FOR SIDE CORRIDOR

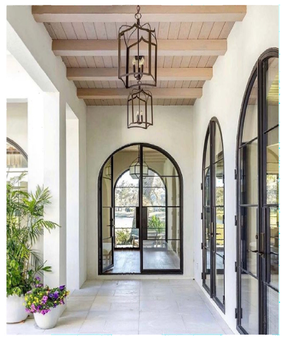

PROPOSED SHUTTER DESIGN CONCEPT AND STEP DETAIL

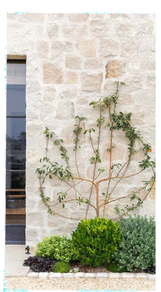

PROPOSED WHITE WINDOW TRIM AND LIGHT COLOR EXTERIOR SHUTTER

EXTERIOR DETAIL CONCEPTS

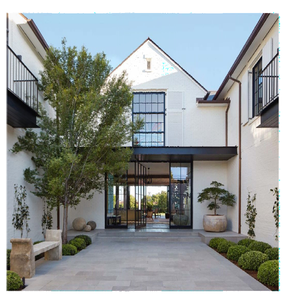

PROPOSED ENTRANCE DOUBLE DOOR CONCEPT


PROPOSED ENTRANCE DOUBLE DOOR CONCEPT


PROPOSED WOOD CEILING DETAIL AND COLOR PALETTE


PROPOSED SIDE WALL CLADDING OPTION 1


PROPOSED SPLIT FACE LIMESTONE SIDE WALL CLADDING OPTION 2


PROPOSED WALKWAY FLOOR FINISH

EXTERIOR FRONT ENTRY CONCEPTS

PARAPET DETAIL CONCEPT

BOARD OF ARCHITECTS - PRELIM REVIEW

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Reg. No. AR 0017053

Revised:

DESIGN INSPIRATION IMAGERY

2004SARG	07/31/2001

A-002

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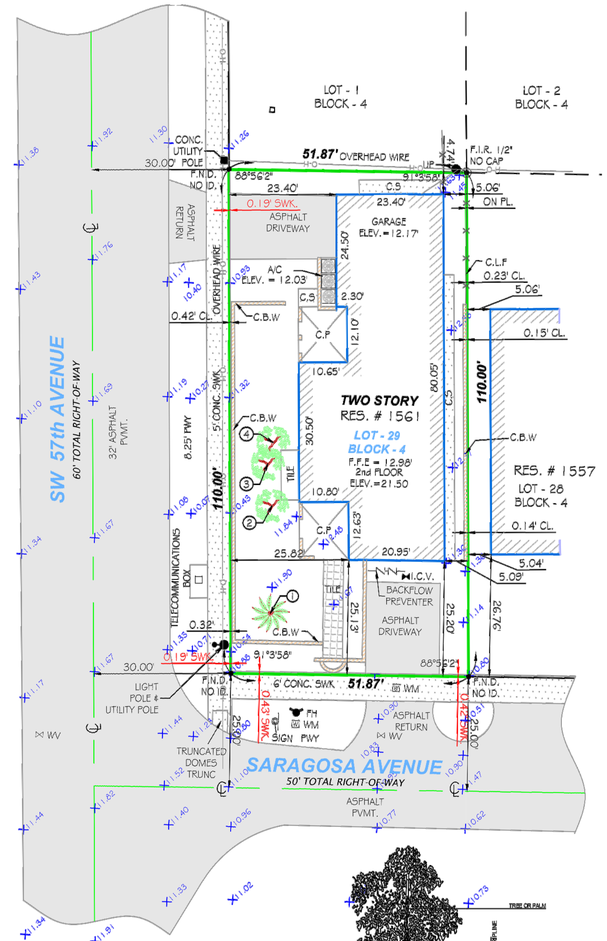
JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

3725 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664

MAP OF BOUNDARY SURVEY

1561 SARAGOSSA AVENUE, CORAL GABLES, FLORIDA 33134



ABBREVIATIONS AND MEANINGS

A = ARC
A/C = AIR CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
ALUM. = ALUMINUM.
AD = ALUMINUM DISC.
ASPH. = ASPHALT.
B.C. = BLOCK CORNER.
B.C.R. = BROWARD COUNTY RECORDS
BLDG. = BUILDING.
B.M. = BENCH MARK.
B.O.B. = BASIS OF BEARINGS.
B.S.L. = BUILDING SETBACK LINE
C = CHORD.
C.B. = CATCH BASIN.
C.B.S. = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH. = CHORD.
CH.B. = CHORD BEARING.
CL = CENTER
C.L.F. = CHAIN LINK FENCE.
C.M.E. = CANAL MAINTENANCE EASEMENTS.
CONC. = CONCRETE.
C.P. = CONC. PORCH.
C.S. = CONCRETE SLAB.
C.U.P. = CONC. UTILITY POLE.
C.W. = CONCRETE WALL
D.E. = DRAINAGE EASEMENT.
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DW = DRIVEWAY
DEC. = DECIDUOUS.
E = EAST.
ES = ELECTRIC BOX
E.T.P. = ELECTRIC TRANSFORMER PAD.
E.W. = ELEVATION.
ENCR. = ENCROACHMENT.
F.H. = FIRE HYDRANT.
F.I.R. = FOUND IRON PIPE.
F.I.P. = FOUND IRON PIPE.
F.F.E. = FINISHED FLOOR ELEVATION.
F.N.D. = FOUND NAIL & DISC.
FB = FIELD.
F. = FEET.
FMP = FEDERAL MARGINAL INSURANCE
F.N. = FOUND NAIL.
G = GAS METER
I.C.V. = IRRIGATION CONTROL VALVE
I.P. = IRON PIPE.
M.A.E.E. = MORGAN AND EDISTO EASEMENT.
LB. = Certificate of Authorization LB#7806
L.P. = LIGHT POLE.
L.F.E. = LOWEST FLOOR ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.
M = MEASURED DISTANCE.
MB = MAIL BOX
M.C.R. = MIAMI DADE COUNTY RECORDS
M.D.E = DRAINAGE EASEMENTS
MON. = MONUMENT LINE
N/F = NAMELY.
M.L. = MONUMENT LINE.
N.A.F. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM.
N = NORTH.
N.T.S. = NOT TO SCALE.
NO. = NUMBER.
OFF = OFFSET.
O.H.W. = OVERHEAD
O.H.U. = OVERHEAD UTILITY WIRES
O.R.B. = OFFICIAL RECORDS BOOK.
OVR = OVERHANG
PVMT. = PAVEMENT.
PL = PLANTER.
P.L. = PROPERTY LINE.
P.C.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
P.T. = POINT OF TANGENCY.
P.O.C. = POINT OF COMMENCEMENT.
P.O.B. = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE
P.S.= FLAT ROOF.
PS = PAD.
PWY. = PARKWAY.
P.R.M. = PERMANENT REFERENCE MONUMENT.
P.L.S.= PROFESSIONAL LAND SURVEYOR.
R = RADIUS OR RANGE.
RL = ROOF LEVEL
REF. = REFERENCE.
PROP. COR. = PROPERTY CORNER
R/W = RIGHT-OF-WAY.
R.P. = RADIUS POINT.
RES. = RANGE
SEC. = SECTION.
STY. = STORY.
SWL = SEPTIC WALL.
S.I.P. = 3/4" INCH PIPE L.B. #7806.
S.P.= SOLID PORCH.
S = SOUTH.
T = DEGREE
T = TANGENT
TB = TELEPHONE BOOTH
T.U.E. = TECHNOLOGY UTILITY EASEMENT
TSM = TRAFFIC SIGNAL BOX
T.S.B. = TRAFFIC SIGNAL POLE
VIF = VERIFY.
U.E. = UTILITY
U.P. = UTILITY POLE.
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.R.= WOOD ROOF.
W.A.= WATER METER.
W.F. = WOOD FENCE.
W.R. = WOOD ROOF.
W.S. = WOOD SHED.
W = WEST.
W = WITH.
C = CENTERLINE.
Δ = CENTRAL ANGLE.
R = RADIUS.
= OVERHEAD UTILITY LINES
= CONCRETE BLOCK WALL
= CHAIN LINK FENCE
= IRON FENCE
= WOOD FENCE
= BUILDING SETBACK LINE
= UTILITY EASEMENT
= LIMITED ACCESS R/W
= NON-VEHICULAR ACCESS R/W
+0.00 = EXISTING ELEVATIONS

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DIRECTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING
- "NOT FOR" PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE
- DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE HRIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A
COMMUNITY: 120639
PANEL: 0499
SUFFIX: L
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1/7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI DADE COUNTY BENCH MARK # J-400. ELEVATION IS 13.10 FEET OF N.G.V.D. OF 1929

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Digitally signed by JOHN A IBARRA
Date: 2021.02.25 15:30:25 -05'00'
Adobe Acrobat version: 2021.001.20138

BY: _____ 02/18/2021
JOHN IBARRA STATE OF FIELD WORK

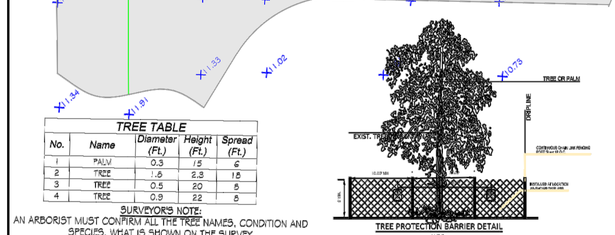
PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

REVISED ON: _____
REVISED ON: _____

TREE TABLE

No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	PALM	0.3	15	6
2	TREE	1.6	23	15
3	TREE	0.5	20	5
4	TREE	0.9	22	5

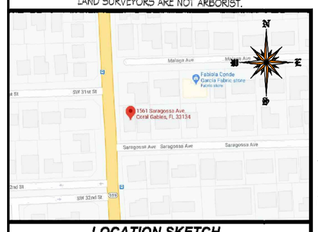
SURVEYOR'S NOTE:
AN ARBORIST MUST CONFIRM ALL THE TREE NAMES, CONDITION AND SPECIES, WHAT IS SHOWN ON THE SURVEY MAY NOT BE THE CORRECT NAME OF THE TREES. LAND SURVEYORS ARE NOT ARBORIST.



TREE PROTECTION BARRIER DETAIL
N.T.S.

NOTE:
BARRIER TO BE CONTINUOUS AROUND THE TREE OR GROUP OF TREES.

1. MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION FOR ALL ROOTS OVER ONE (1) INCH IN DIMATER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) ALONG THE FENCE.



LOCATION SKETCH
SCALE = N.T.S.

CERTIFICATION:

JESUS MOREJON AND CLARA MOREJON

LEGAL DESCRIPTION:

LOT 29, BLOCK 4 CORAL GABLES COUNTRY CLUB SECTION, PART 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 108, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

DRAWN BY:	TB
FIELD DATE:	02/18/2021
SURVEY NO:	21-000611-1
SHEET:	1 OF 1

JOHN A. IBARRA
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER
LB#7806

Digitally signed by JOHN A IBARRA
Date: 2021.02.25 15:29:05 -05'00'
Adobe Acrobat version: 2021.001.20138

L.B.# 7806 SEAL

BOARD OF ARCHITECTS - PRELIM REVIEW

Structural Engineers
Masood Hajali, PhD PE
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2000 NW 89th Pl Unit 102
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Seal
CORNELIA TAUDT-EHRLING
Reg. No. AR 0017053

Revised:

Survey

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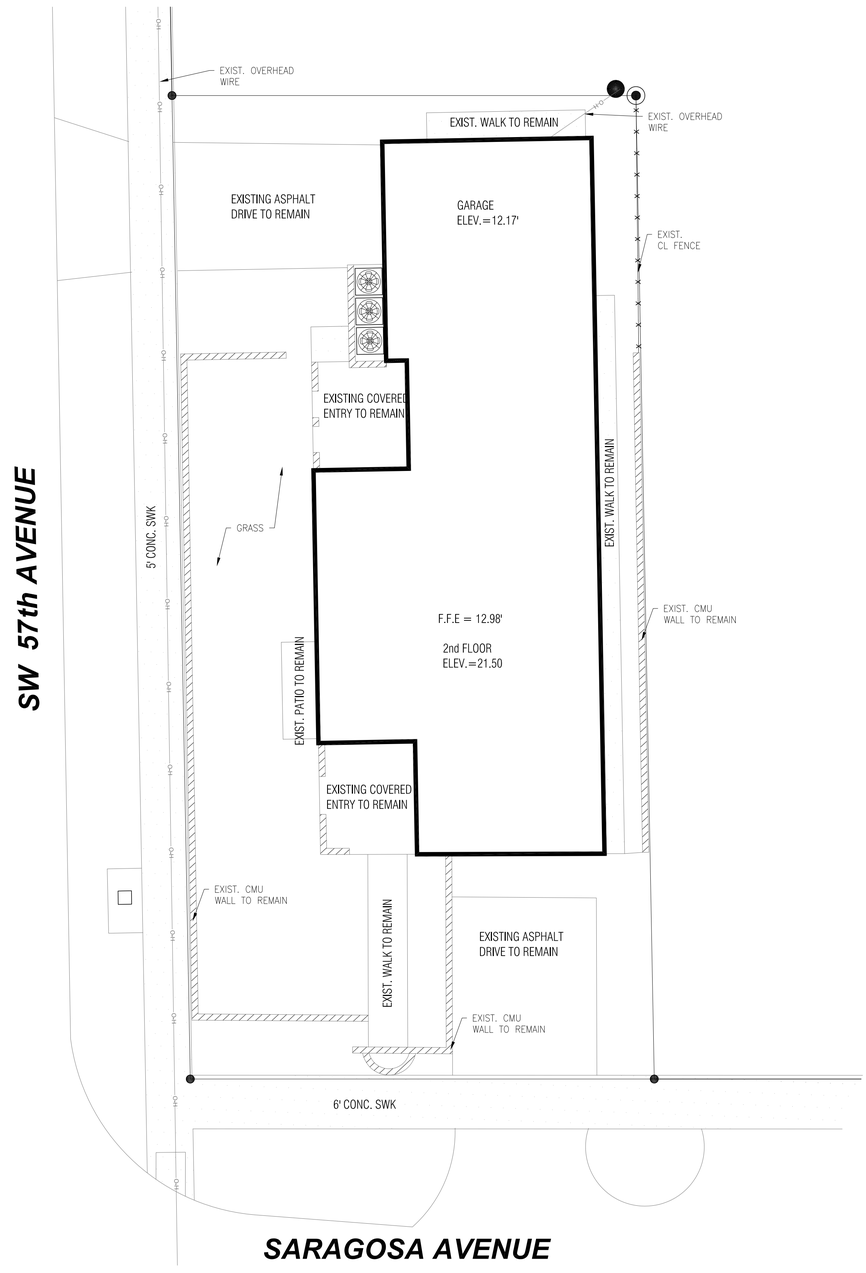
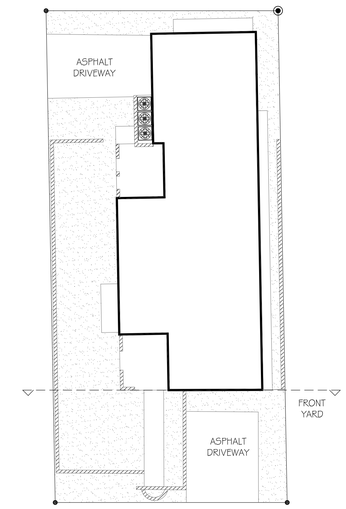


1 A-100 **EXISTING SITE PLAN (NO CHANGE)**
Scale: 1/8"=1'-0"

N

LOT SIZE

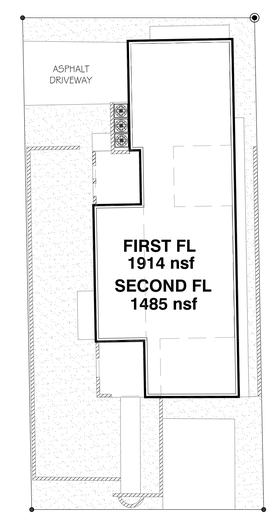


40% LANDSCAPE

5,706 SF X 40%=2,282 SF MIN. REQ'D
GREEN AREA EXISITNG & PROPOSED = 2,221 SF

20% FRONT YARD REQ'D

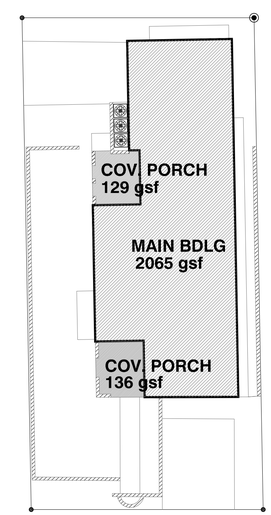
20% FRONT YARD MIN = 2,282X.20 = 456 SF
FRONT YARD PROVIDED = 818 SF



F.A.R.

5,000 X 48% = 2,400 SF
706 X 35% = 247 SF
Max Allowed = 2,647 SF

FIRST FL = 1,914 SF
SECOND FL = 1,485 SF
Existing & Proposed = 3,399 SF



45% GROUND COVERAGE

5,705 X 45% = 2,577 SF MAX ALLOWED

MAIN HOUSE = 2,065 gsf
COVERED FRONT PORCH = 136 SF
COVERED REAR PORCH = 129 SF
Total Existing and Proposed = 2,330 SF

2,577 SF MAX ALLOWED
2,330 SF PROPOSED

2 A-100 **ZONING WORKSHEET**
Scale: 1/16"=1'-0"

N

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Reg. No. AR 0017053

Revised:

SITE PLANS & ZONING DATA WORKSHEET

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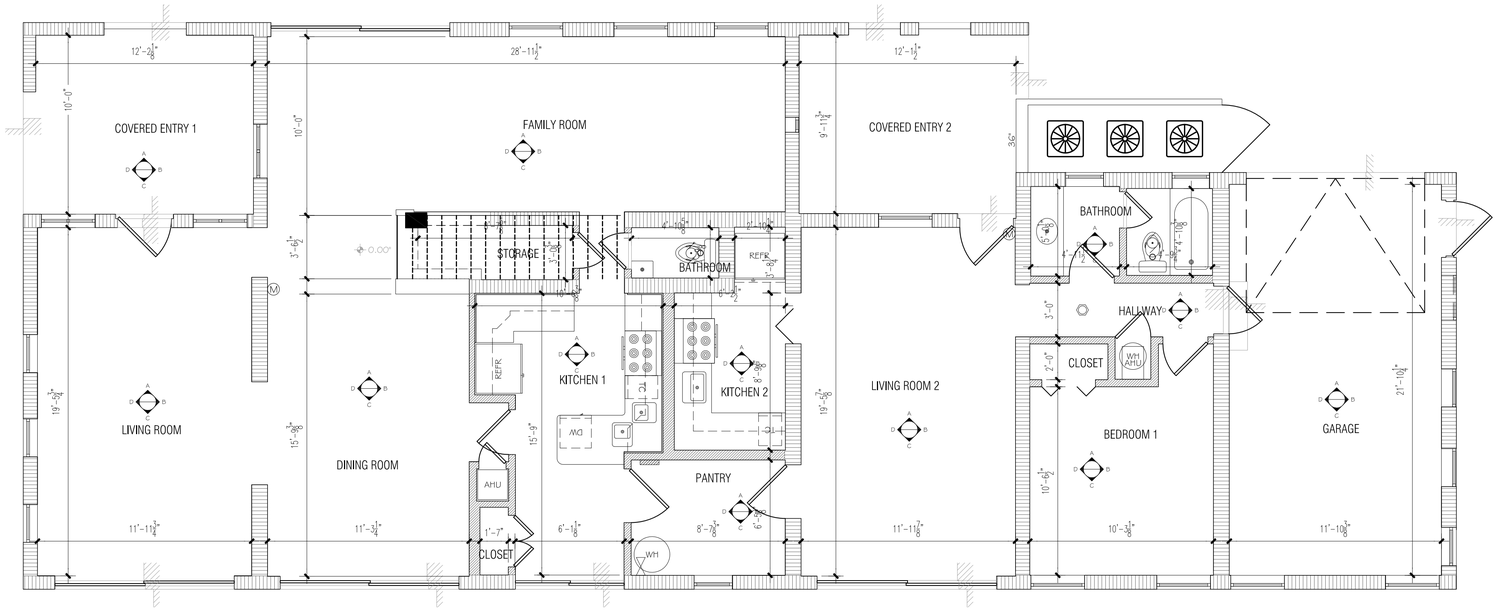
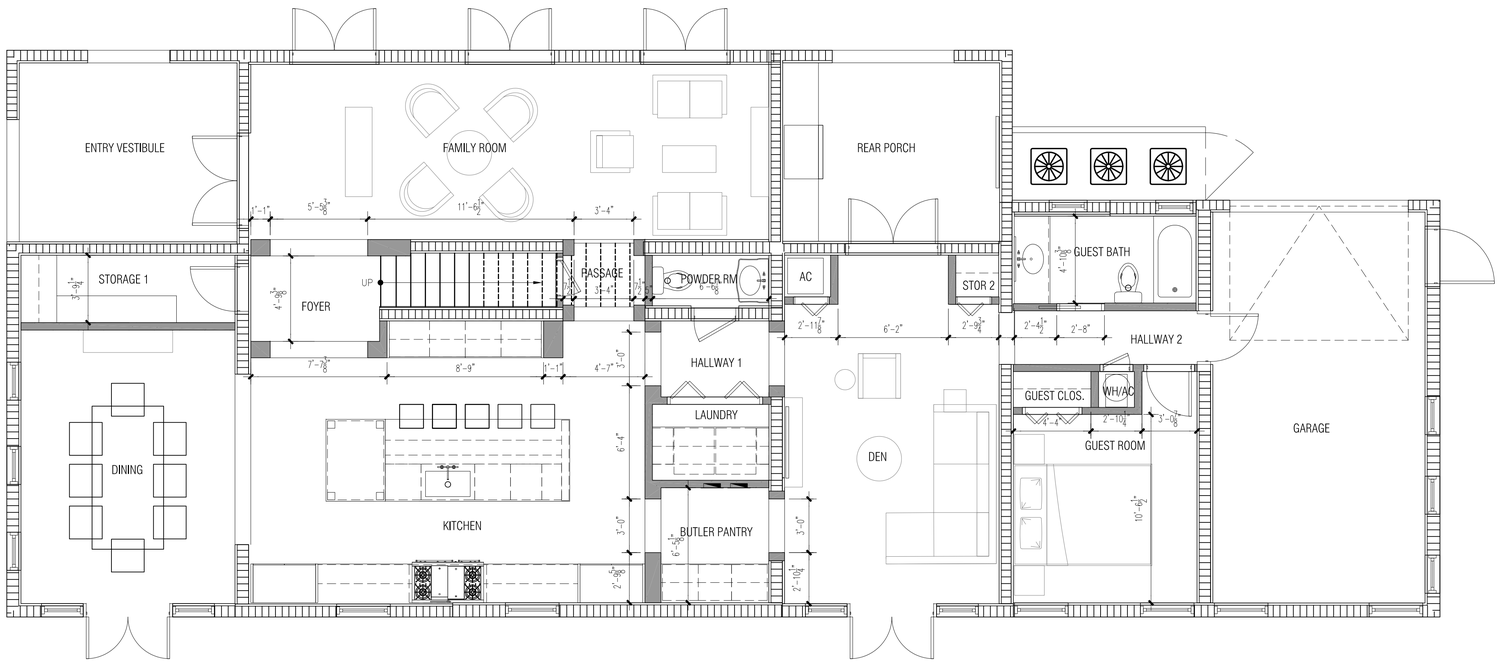


1 EXISTING FIRST FLOOR PLAN

A-201 Scale: 1/4"=1'-0"



2 PROPOSED FIRST FLOOR PLAN

A-201 Scale: 1/4"=1'-0"

GENERAL FLOOR PLAN NOTES

1. BEFORE INSTALLATION, CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT MOUNTING LOCATIONS OF ALL SWITCHES, RECEPTACLES, PLUGS, THERMOSTATS, ETC. FOR ALL WALL MOUNTED FIXTURES.
2. DIMENSIONS ARE TYPICALLY SHOWN FROM OUTSIDE FACE OF CMU WALL TO OUTSIDE FACE OF CMU WALL, OR CENTERLINE OF PARTITION, UNLESS NOTED OTHERWISE CONTRACTOR SHALL NOTE SPECIAL LOCATIONS IN WHICH "CLEAR" DIMENSION IS SPECIFIED. THIS IS A DIMENSION FROM FINISH TO FINISH.
3. ALL AREAS WITHIN PROJECT LIMIT WHICH ARE DAMAGED ARE TO BE PATCHED TO MATCH EXISTING ADJACENT FINISH. ALL WALLS TO BE REPAINTED AT RENOVATED AREAS (IF APPLICABLE).
4. VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS WITH THE WINDOW AND DOOR MANUFACTURER.
5. NOT USED
6. CONTRACTOR TO COORDINATE LOCATION OF ALL TEMPORARY DUST AND PROTECTION BARRIERS TO MAINTAIN SAFE ACCESS TO EGRESS AT ALL TIMES (BUILDING AND SITE).
7. CONTRACTOR TO MAINTAIN ALL PROTECTED WALL ASSEMBLIES AND OPENING RATINGS THROUGH OUT CONSTRUCTION.
8. CONTRACTOR TO COORDINATE WITH REQUIRED PENETRATIONS, FINISH PLANS, AND LIFE SAFETY DRAWINGS FOR WALL TYPES AND PARTITION CONSTRUCTION.
9. OWNER SELECTED, CONTRACTOR PURCHASED & INSTALLED: PLUMBING FIXTURES, APPLIANCES, ELECTRICAL FIXTURES, CLOSET ACCESSORIES, TOILET ACCESSORIES, FLOORING, AND DOORS.
10. SLOPE ALL FLOORS TO DRAIN. PROVIDE SLAB RECESS (2") AS NOTED AT ALL AREAS TO RECEIVE FLOOR DRAIN.
11. PROVIDE ANTI-FRACTURE AND WATERPROOFING MEMBRANE AT ALL TOILET (INDIVIDUAL AND GROUP) ROOMS ABOVE THE GROUND FLOOR.
12. A SEPARATE PERMIT AND/OR PRODUCT CONTROL APPROVAL WHEN APPLICABLE IS REQUIRED FOR THE FOLLOWING ITEMS: STRUCTURAL, GLAZING, RIDGE VENTILATION, PRECAST SYSTEMS, STORM SHUTTERS, WOOD TRUSSES, CURTAIN WALLS, HANDRAILS, STEEL JOISTS, DOORS, MULLIONS, RAILS, ROOFING, FENCES, POOLS, AND WINDOWS.
13. ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER FLORIDA BUILDING CODE 2017.

FLOOR PLAN LEGEND

- EXISTING CMU WALL
- NEW CMU WALL
- EXISTING DRYWALL PARTITION
- NEW DRYWALL PARTITION
- WORK NOT IN SCOPE
- SECTION TAG (XX / A-XXX)
- INTERIOR ELEVATION TAG (XX / A-XXX)
- Revision Type (BD / XX / -/-/-)

N

BOARD OF ARCHITECTS - PRELIM REVIEW

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Seal CORNELIA TAUDT-EHRLING
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Revised:

FIRST FLOOR EXISTING & PROPOSED PLANS

2004SARG	07/31/2001

A-201

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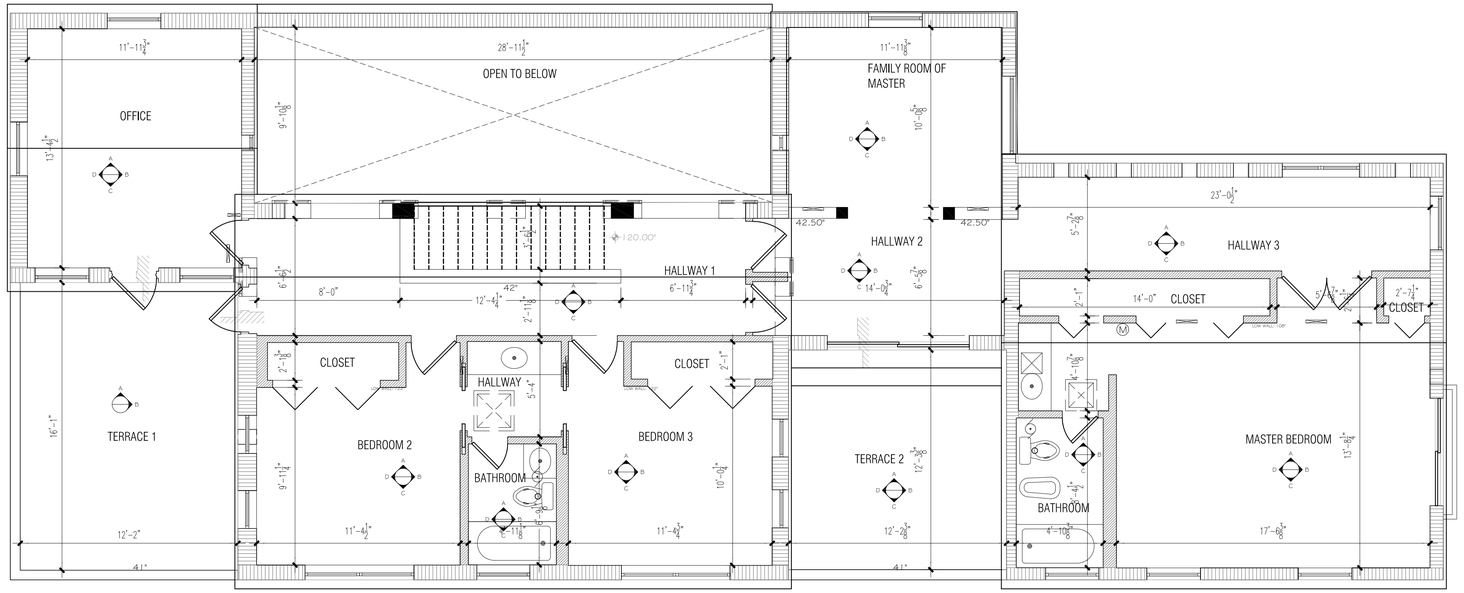
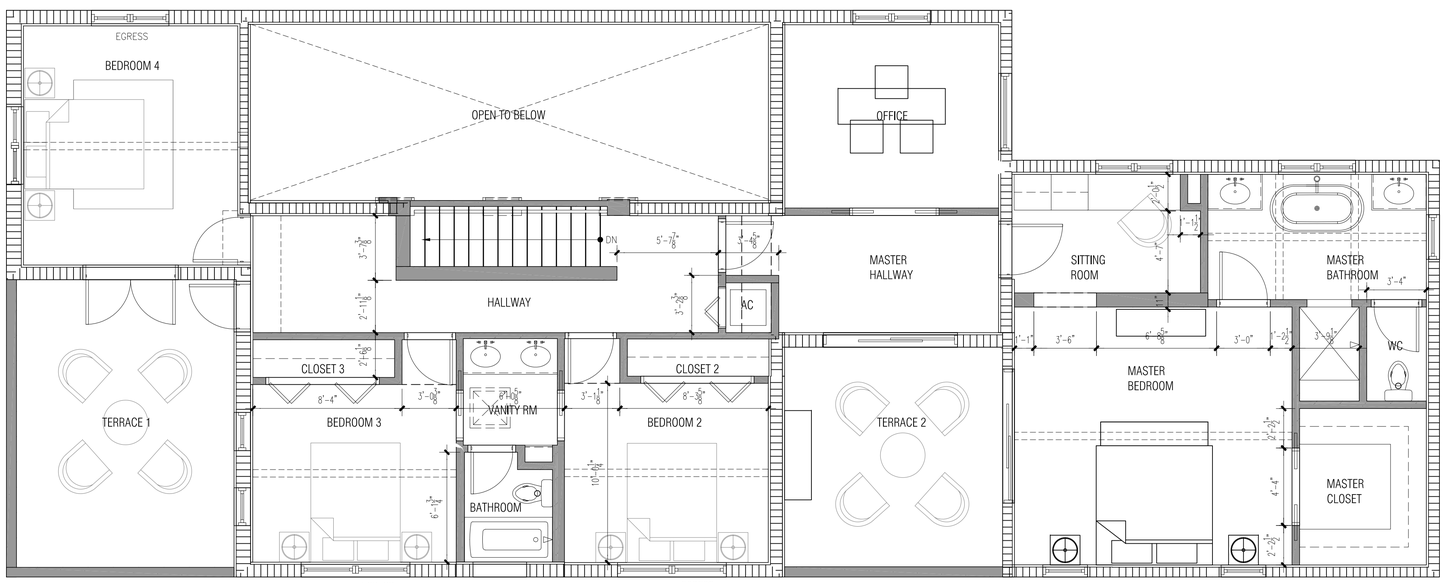


1 EXISTING SECOND FLOOR PLAN

A-202 Scale: 1/4"=1'-0"



2 PROPOSED SECOND FLOOR PLAN

A-202 Scale: 1/4"=1'-0"

GENERAL FLOOR PLAN NOTES

1. BEFORE INSTALLATION, CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT MOUNTING LOCATIONS OF ALL SWITCHES, RECEPTACLES, PLUGS, THERMOSTATS, ETC. FOR ALL WALL MOUNTED FIXTURES.
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3. ALL AREAS WITHIN PROJECT LIMIT WHICH ARE DAMAGED ARE TO BE PATCHED TO MATCH EXISTING ADJACENT FINISH. ALL WALLS TO BE REPAINTED AT RENOVATED AREAS (IF APPLICABLE).
4. VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS WITH THE WINDOW AND DOOR MANUFACTURER.
5. NOT USED
6. CONTRACTOR TO COORDINATE LOCATION OF ALL TEMPORARY DUST AND PROTECTION BARRIERS TO MAINTAIN SAFE ACCESS TO EGRESS AT ALL TIMES (BUILDING AND SITE).
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10. SLOPE ALL FLOORS TO DRAIN. PROVIDE SLAB RECESS (2") AS NOTED AT ALL AREAS TO RECEIVE FLOOR DRAIN.
11. PROVIDE ANTI-FRACTURE AND WATERPROOFING MEMBRANE AT ALL TOILET (INDIVIDUAL AND GROUP) ROOMS ABOVE THE GROUND FLOOR.
12. A SEPARATE PERMIT AND/OR PRODUCT CONTROL APPROVAL WHEN APPLICABLE IS REQUIRED FOR THE FOLLOWING ITEMS: STRUCTURAL GLAZING, RIDGE VENTILATION, PRECAST SYSTEMS, STORM SHUTTERS, WOOD TRUSSES, CURTAIN WALLS, HANDRAILS, STEEL JOISTS, DOORS, MULLIONS, RAILS, ROOFING, FENCES, POOLS, AND WINDOWS.
13. ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER FLORIDA BUILDING CODE 2017.

FLOOR PLAN LEGEND

- EXISTING CMU WALL
- NEW CMU WALL
- EXISTING DRYWALL PARTITION
- NEW DRYWALL PARTITION
- WORK NOT IN SCOPE
- SECTION TAG (XX / A-XXX)
- INTERIOR ELEVATION TAG (XX / A-XXX)
- Revision Type (80 / XX / -/-/-)

N

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Seal CORNELIA TAUDT-EHRLING
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Revised:

SECOND FLOOR EXISTING & PROPOSED PLANS

2004SARG	07/31/2001

A-202

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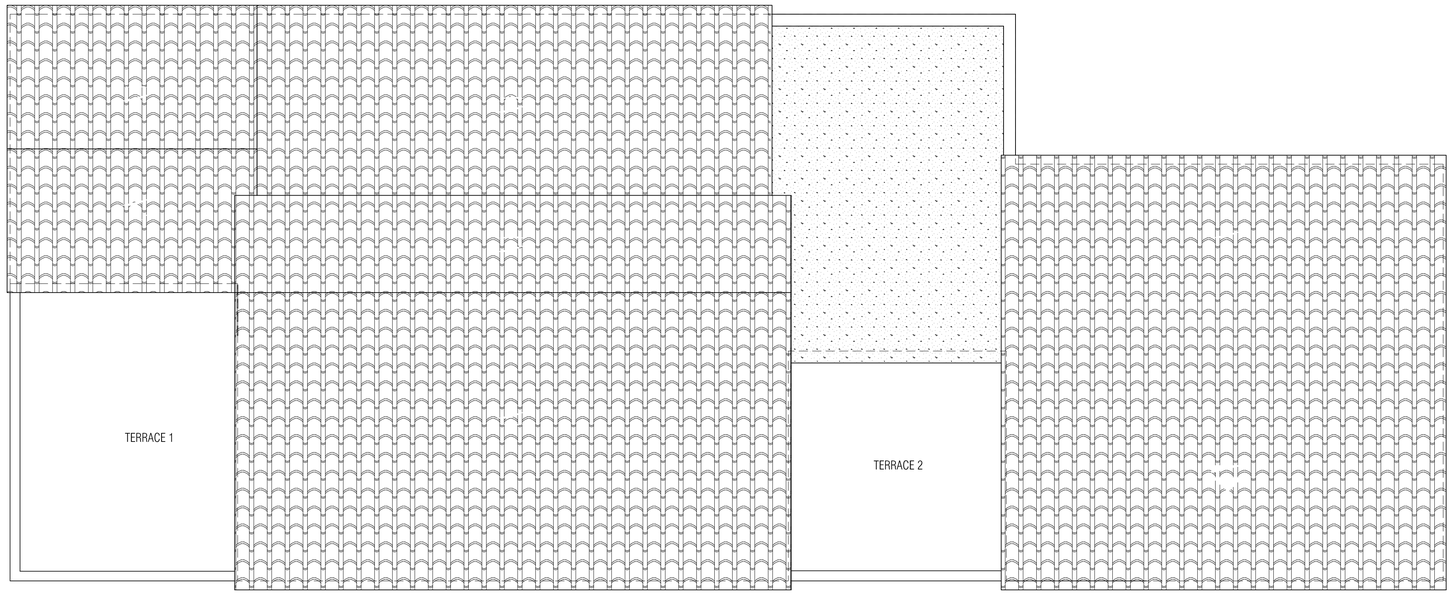
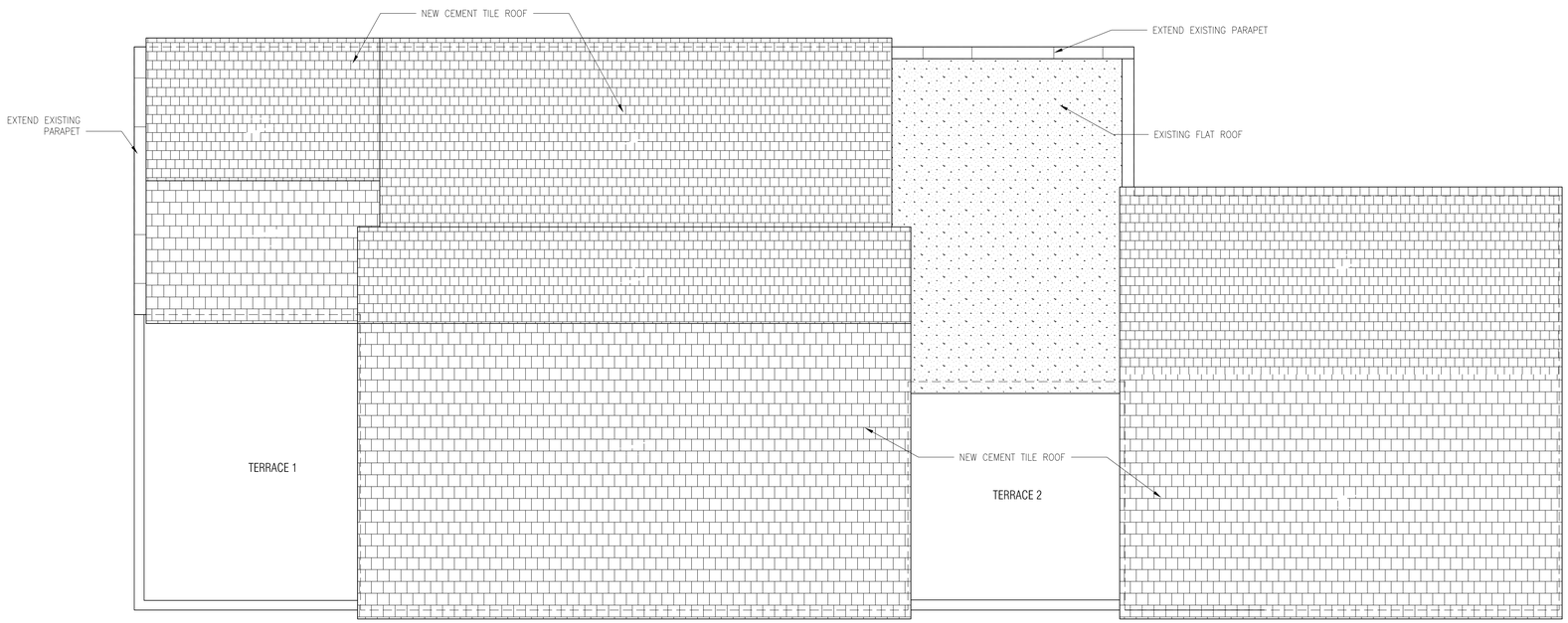


1 EXISTING ROOF PLAN
A-203 Scale: 1/4"=1'-0"



2 PROPOSED ROOF PLAN
A-203 Scale: 1/4"=1'-0"

GENERAL FLOOR PLAN NOTES

1. BEFORE INSTALLATION, CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT MOUNTING LOCATIONS OF ALL SWITCHES, RECEPTACLES, PLUGS, THERMOSTATS, ETC. FOR ALL WALL MOUNTED FIXTURES.
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4. VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS WITH THE WINDOW AND DOOR MANUFACTURER.
5. NOT USED
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10. SLOPE ALL FLOORS TO DRAIN. PROVIDE SLAB RECESS (2") AS NOTED AT ALL AREAS TO RECEIVE FLOOR DRAIN.
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13. ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER FLORIDA BUILDING CODE 2017.

FLOOR PLAN LEGEND

- EXISTING CMU WALL
- NEW CMU WALL
- EXISTING DRYWALL PARTITION
- NEW DRYWALL PARTITION
- WORK NOT IN SCOPE
- XX / A-XXX — SECTION TAG
- Revision Type — B0 / XX — -/-/-
- A / A-XXX — INTERIOR ELEVATION TAG

N

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Revised:

EXISTING & PROPOSED ROOF PLAN

2004SARG	07/31/2001

A-203

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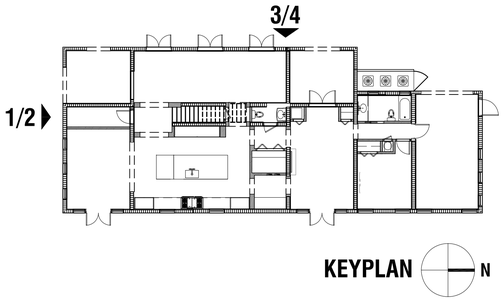


Note: all egress windows to comply with FBC addition 2020 and outside window or door operable from the inside without the use of tools and providing a clear opening of not less than 20 inches wide and 24 inches high and 5.7 $ft.^2$ in the area. The bottom of the opening shall not be more than 44 inches off the floor. The mode of operation must not require the use of a key, tool, special knowledge, or effort to make available the required clear opening, and no part of the operation mechanism shall be placed higher than 54 inches above the finish floor.

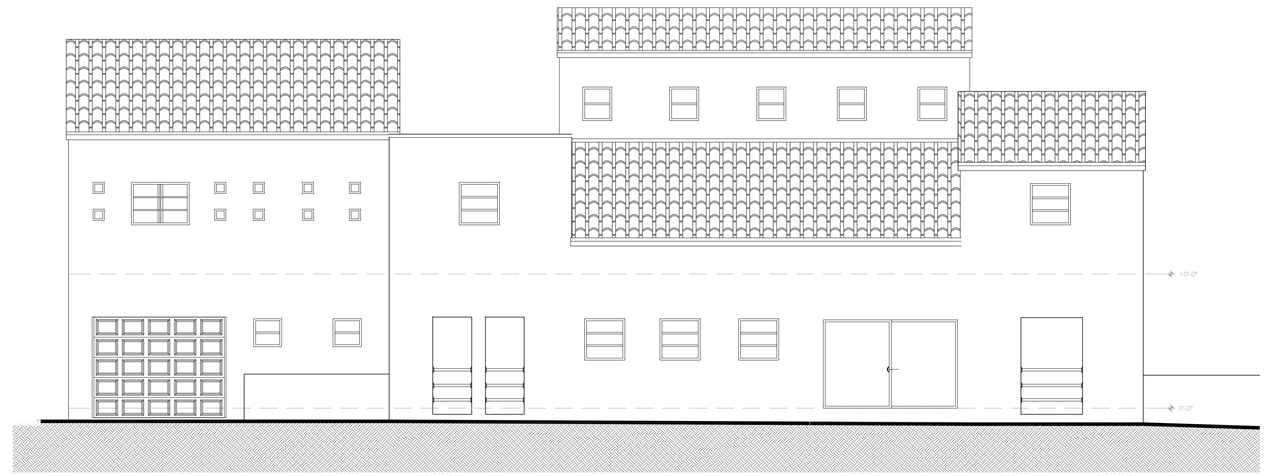
REFER TO STRUCTURAL SHEETS FOR WIND PRESSURES.

WINDOW/EXTERIOR OPENINGS SCHEDULE

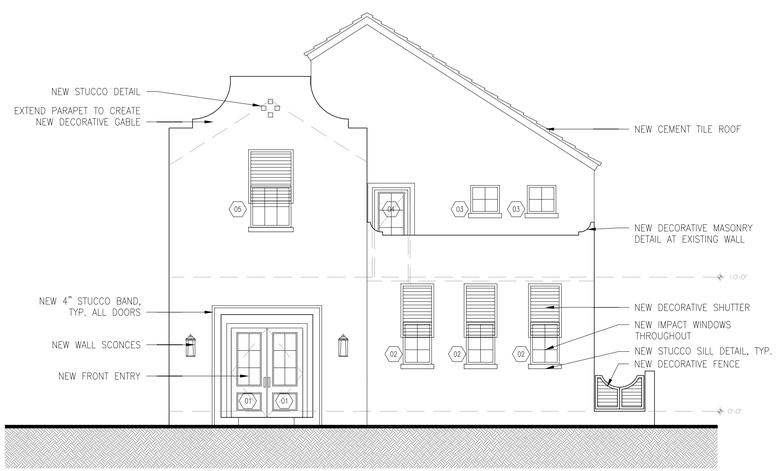
MARK	TYPE	WIDTH	HEIGHT	REMARKS
1	FRENCH DOOR	2'-8"	6'-8"	
2	CASEMENT/FIXED	CUSTOM FIT INTO EXIST'G OPENING		
3	CASEMENT/FIXED	CUSTOM FIT INTO EXIST'G OPENING		
4	FRENCH DOOR	CUSTOM FIT INTO EXIST'G OPENING		
5	CASEMENT/FIXED	CUSTOM FIT INTO EXIST'G OPENING		
6	CASEMENT/FIXED	CUSTOM FIT INTO EXIST'G OPENING		
7	FRENCH DOOR	2'-6"	6'-8"	
8	CASEMENT/FIXED	CUSTOM FIT INTO EXIST'G OPENING		
9	GARAGE DOOR	CUSTOM FIT INTO EXIST'G OPENING		
10	CASEMENT/OPERABLE	2'-6"	3'-0"	
11	FRENCH/SIDELIGHT	2'-6"	6'-8"	
12	CASEMENT/OPERABLE	CUSTOM FIT INTO EXIST'G OPENING		
13	SLIDER	CUSTOM FIT INTO EXIST'G OPENING		
14	DOOR	CUSTOM FIT INTO EXIST'G OPENING		
15	CASEMENT/OPERABLE	CUSTOM FIT INTO EXIST'G OPENING		

1. ALL WINDOWS AS SELECTED BY OWNER
2. ALL REQUIRED WINDOW MASONRY OPENINGS SHALL BE PROVIDED BY WINDOW COMPANY AND CONTRACTOR SHALL COORDINATE PRIOR TO PLACING WINDOW ORDER AND BLOCK WALL MODIFICATION
3. WINDOW COMPANY SHALL PRODUCE SHOP DRAWINGS FOR ARCHITECT TO REVIEW
4. WINDOWS SHALL RECEIVE IMPACT RESISTANT AND SHALL COMPLY WITH PRODUCT CONTROL APPROVAL BY MIAMI-DADE COUNTY.
5. REFER TO WINDOW DETAILS SHEET A-501
7. GLASS COLOR TO BE TRANSLUCENT, NO TINT.

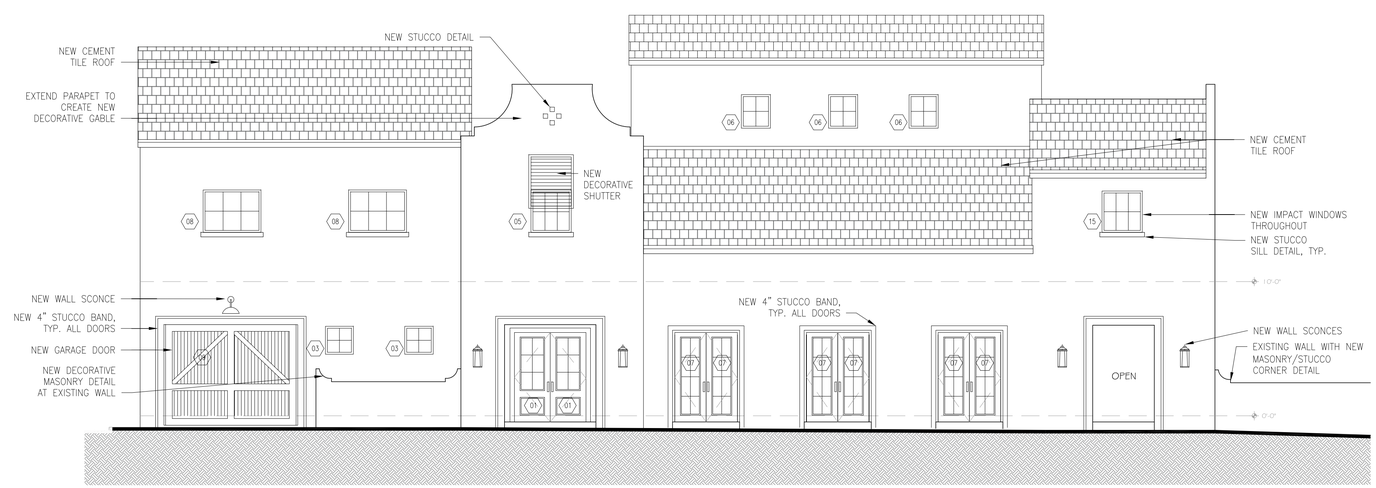
1 A-301 EXISTING SOUTH ELEVATION
Scale: 3/16"=1'-0"



3 A-301 EXISTING WEST ELEVATION
Scale: 3/16"=1'-0"



2 A-301 PROPOSED SOUTH ELEVATION
Scale: 3/16"=1'-0"



4 A-301 PROPOSED WEST ELEVATION
Scale: 3/16"=1'-0"

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Revised:

EXTERIOR ELEVATIONS

2004SARG	07/31/2001

A-301

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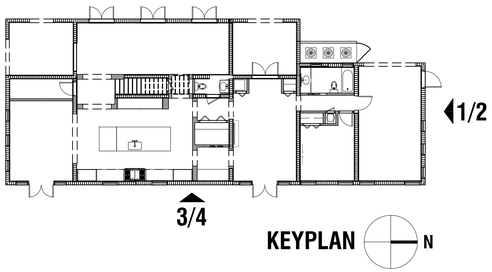

Note: all egress windows to comply with FBC addition 2020 and outside window or door operable from the inside without the use of tools and providing a clear opening of not less than 20 inches wide and 24 inches high and 5.7 ft^2 in the area. The bottom of the opening shall not be more than 44 inches off the floor. The mode of operation must not require the use of a key, tool, special knowledge, or effort to make available the required clear opening, and no part of the operation mechanism shall be placed higher than 54 inches above the finish floor.

REFER TO STRUCTURAL SHEETS FOR WIND PRESSURES.

WINDOW/EXTERIOR OPENINGS SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	REMARKS
1	FRENCH DOOR	2'-8"	6'-8"	
2	CASEMENT/FIXED	CUSTOM FIT INTO	EXIST'G OPENING	
3	CASEMENT/FIXED	CUSTOM FIT INTO	EXIST'G OPENING	
4	FRENCH DOOR	CUSTOM FIT INTO	EXIST'G OPENING	
5	CASEMENT/FIXED	CUSTOM FIT INTO	EXIST'G OPENING	
6	CASEMENT/FIXED	CUSTOM FIT INTO	EXIST'G OPENING	
7	FRENCH DOOR	2'-6"	6'-8"	
8	CASEMENT/FIXED	CUSTOM FIT INTO	EXIST'G OPENING	
9	GARAGE DOOR	CUSTOM FIT INTO	EXIST'G OPENING	
10	CASEMENT/OPERABLE	2'-6"	3'-0"	
11	FRENCH/SIDELIGHT	2'-6"	6'-8"	
12	CASEMENT/OPERABLE	CUSTOM FIT INTO	EXIST'G OPENING	
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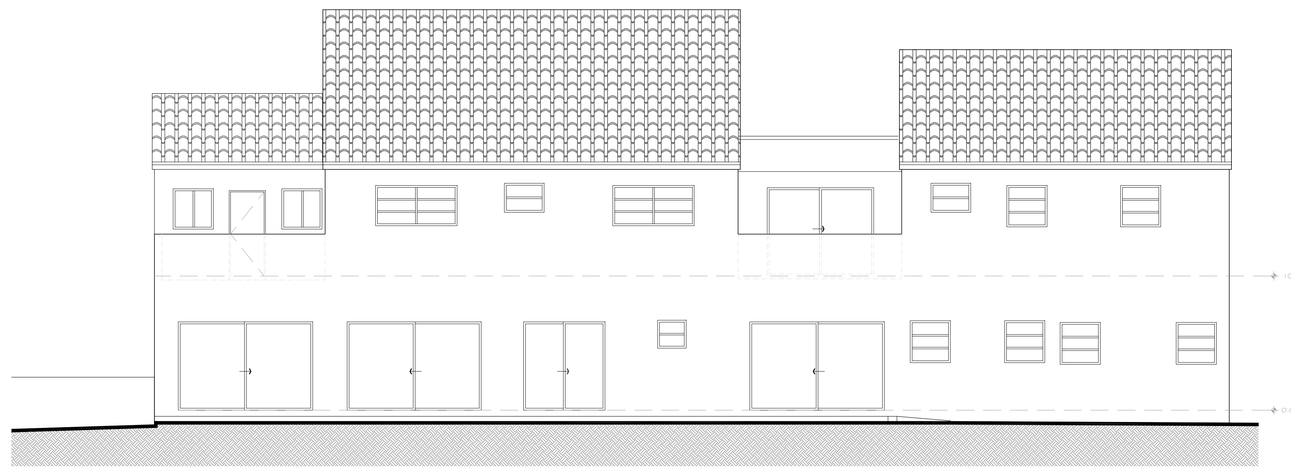
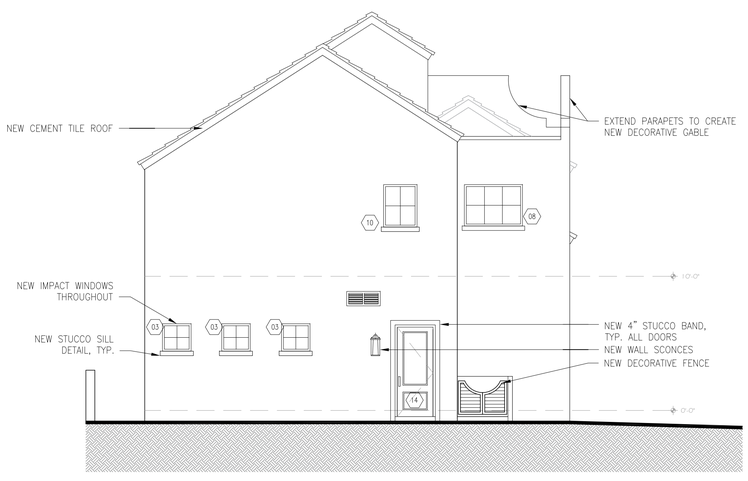
4. WINDOWS SHALL RECEIVE IMPACT RESISTANT AND SHALL COMPLY WITH PRODUCT CONTROL APPROVAL BY MIAMI-DADE COUNTY.
5. REFER TO WINDOW DETAILS SHEET A-501
7. GLASS COLOR TO BE TRANSLUCENT, NO TINT.

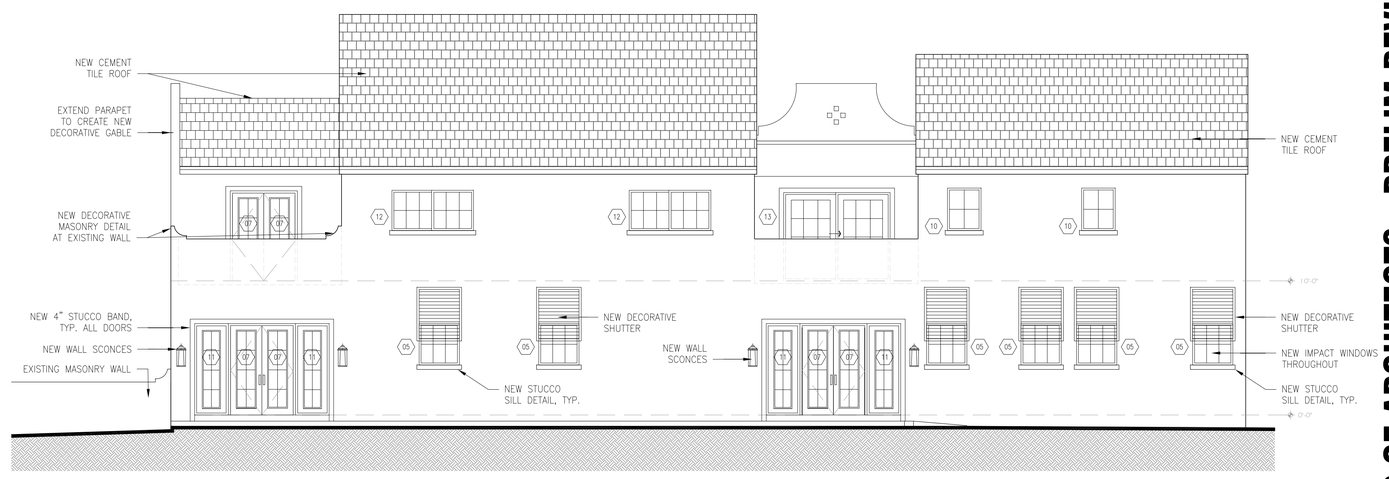
1 A-302 **EXISTING NORTH ELEVATION**
Scale: 3/16"=1'-0"



3 A-302 **EXISTING EAST ELEVATION**
Scale: 3/16"=1'-0"



2 A-302 **PROPOSED NORTH ELEVATION**
Scale: 3/16"=1'-0"



4 A-302 **PROPOSED EAST ELEVATION**
Scale: 3/16"=1'-0"

BOARD OF ARCHITECTS - PRELIM REVIEW

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Seal
CORNELIA TAUDT-EHRLING
Reg. No. AR 0017053

Revised:

EXTERIOR ELEVATIONS

2004SARG	07/31/2001

A-302

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