Calil Architects, Inc. Architect Business License AA26001949

1728 Coral Way • Suite 702 • Miami, Florida 33145 • Tel (305) 860-9600 • Fax (305) 860-9602

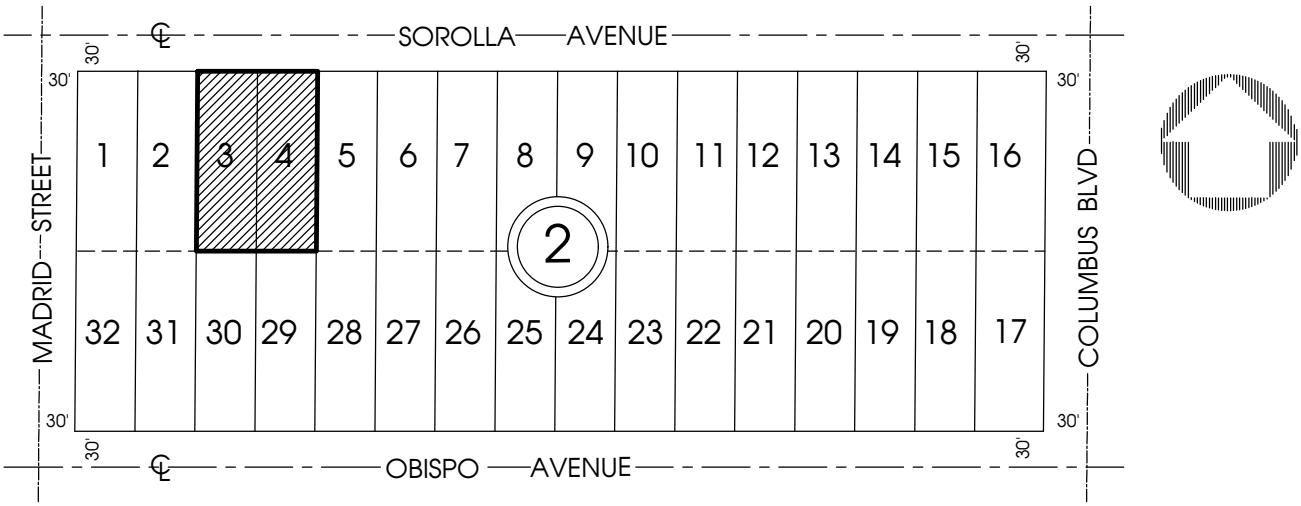
Written Statement of Architectural Style for:
Proposed Residence for NP Sorolla LLC
1248 Sorolla Ave, Coral Gables, Fl. 33134

The residence is influenced by the Modern Ranch and Tropical Modern styles of architecture. This style of architecture focuses on open floor plans, juxtaposition between vertical and horizontal elements, and blurring the distinctions between indoor and outdoor spaces.

There is an emphasis on the design's rear views toward the rear garden. A dynamic relationship between the vertical openings and planes and the pronounced horizontal elements found in the façade. The residence has an open floor plan, which unites all the public spaces of the home and creates grand views to the rear yard. Large openings are introduced in the rear façade in order to extend the living spaces into the rear yard. Terraces connect the main spaces of the home to the outdoors. The use of natural materials; such as wood details, and stone walls illustrate the integration with nature being achieved in the design.

LOCATION MAP

Scale: N.T.S



LEGAL DESCRIPTION

Lots 3 & 4, Block 2, "CORAL GABLES SEC. E", according to the plat thereof, as recorded in Plat Book 8, at Page 13, of the Public Record of Miami-Dade County, Florida.

Property address: 1248 SOROLLA AVENUE, CORAL GABLES ,FLORIDA 33134-3516

Flood Zone: "X " Community Panel No.: 120639-0239

Base Flood Elevation: N/A Map Revised: September 11th, 2009

FOR THE BENEFIT OF: ARAZOZA AND FERNANDEZ-FRAGA, P.A
1248 SOROLLA LLC, A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

MARIO PRATS JR. & ASSOCIATES, INC.

SURVEYORS – MAPPERS – PLANNERS
52 SW 81st Avenue - Miami, Florida 33144
Voice(305) 551-6000 Fax(305)265-9480
E-mail: docs@pratssurvey.com Certificate of Authorization No.:4249

The above "BOUNDARY SURVEY", represent the herein described property and it was completed under my supervision and or direction, to the best of my knowledge and belief and it also meets the Minimum Technical Standard set forth by The Florida Board of Land Surveyors and Mappers, pursuant to Section 5J-17.051, Florida Statutes and implementing Rules, Florida Board Administrative Code.

SURVEYOR'S NOTES:

1) The above captioned Property was surveyed and described based on the above Legal Description furnished by Client.
2) This Certification is only for the lands as described, it is not as certification of Title, Zoning, Easements, or Freedom of Encumbrances, ABSTRACT NOT REVIEWED.
3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
4) Ownership subject to OPINION OF TITLE.
5) Type of Survey: BOUNDARY SURVEY.
6) Location and identification of Utilities and or adjacent to the property were not secured as such information was not requested.
7) Unless otherwise noted, this Firm has not attempted to locate Footings and/or Foundations (underground).
8) 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.
9) If Bearings shown they are based on: Centerline of Sorolla Avenue being N00°00'00"E
10) Precision of Closure 1:7500 Suburban Class Survey
11) Ownership of fences are not determined

ELEVATIONS NOTES: (IF REQUESTED AND SHOWN)

1) 0.0' Indicates existing Elevations
2) Elevations are referred to the National Geodetic Vertical Datum.
3) BENCHMARK (Used) B.M.No. P-4016 Elevation: 9.83 Feet
Location: SW 57th Avenue & SW 15th Street

REVISIONS:

J.N.: 29239 Date: 08/15/2016
J.N.: Date: 09/21/2018
J.N.: 32186 Date: 01/21/2021
J.N.: Date:

THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT.

Mario Prats JR.
Professional Surveyor and Mapper No. 3332
State of Florida

ABBREVIATIONS

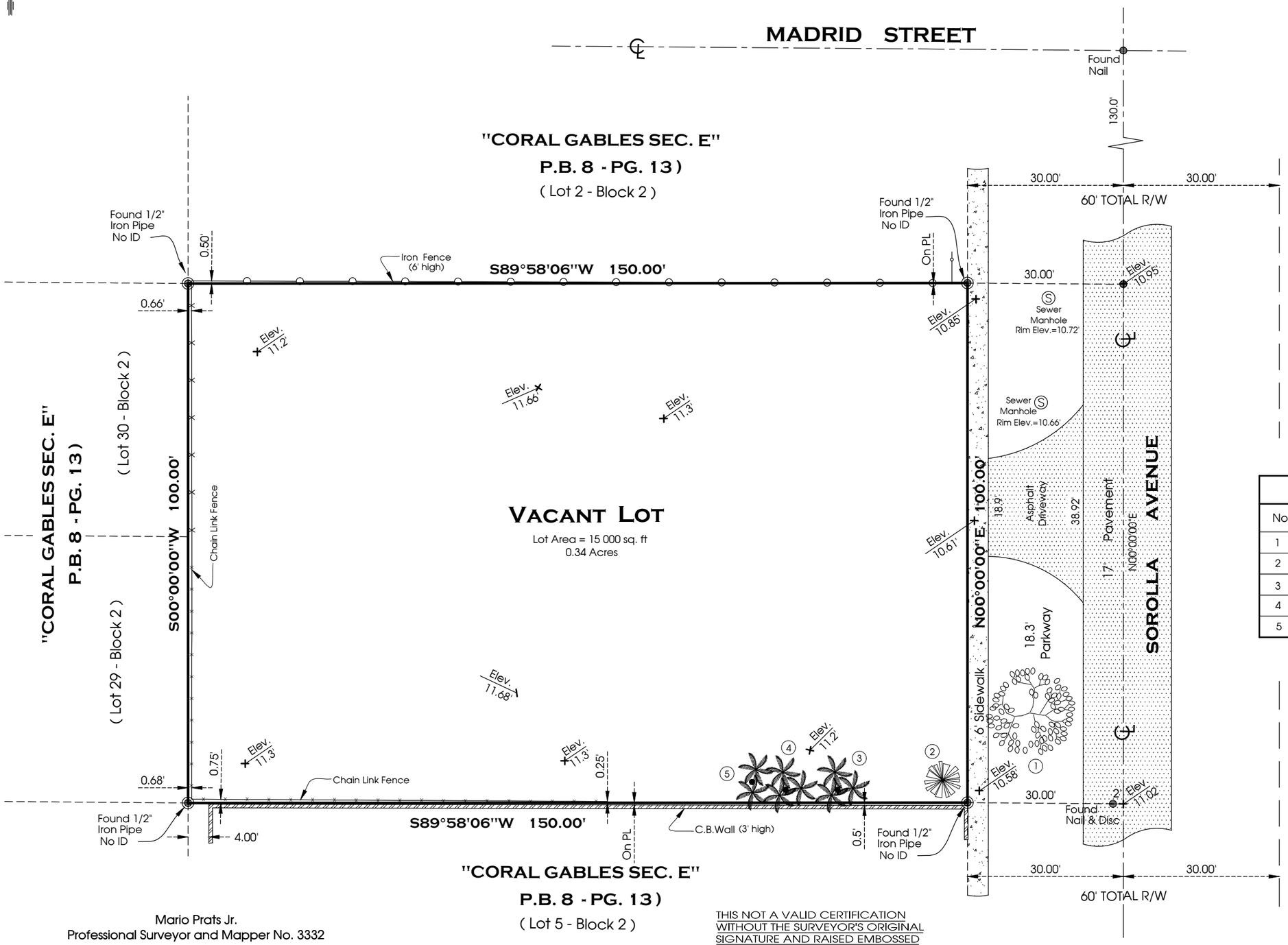
B.M. = Bench Mark
Calc. = Calculated
Meas. = Measured
C/L = Centerline
M/L = Monument Line
N = North
S. = South
E = East
W. = West
P.R.M. = Permanent Reference Monument
P.C.P. = Permanent Control Point
W.F. = Wood Fence
C.L.F. = Chain Link Fence
Res. = Residence
L = Arc
R = Radius
D = Delta
T = Tangent
U.E. = Utility Easement
D.M.E. = Drainage and Maintenance Easement
I.E. & U.E. = Ingress, Egress & U.E
P.T. = Point of Tangency
P.O.B = Point of Begining
P.C. = Point of Curvature
PRC = Point of Reverse Curvature
C.B.S. = Concrete-Block-Structure
R/W = Right-of-Way
SEC. = Section
RGE. = Range
TWP = Township
Encr. = Encroachment
F.F. = Finish Floor
A/C = Air Conditioner
Conc. = Concrete
Swk = Sidewalk
STY- Story
Elev. = Elevation

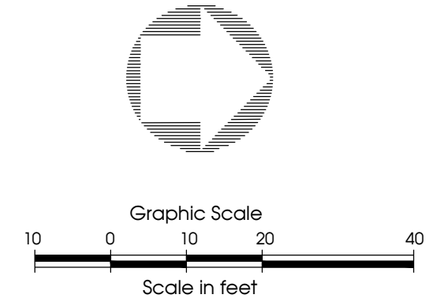
C.A.D. File: H:Surveys\28515
Original date: 06/26/2015
(For Up-dates see REVISIONS)
Field date: 06/30/2015
Sheet 1 of 2
Original J.N.: 28515

MARIO PRATS JR. & ASSOCIATES, INC.
SURVEYORS - MAPPERS - PLANNERS
52 S.W. 81st Avenue, Miami, Florida 33144
Voice(305) 551-6000- Fax(305) 265-9480
Certificate of Authorization No.:4249

PLAN OF SURVEY

Scale: 1" = 20'





TREE TABULATION				
No.	NAME	TRUNK (Diameter)	CANOPY (Diameter)	HEIGHT
1	Mahogany	3.0'	30'	30'
2	Royal Palm	0.5'	10'	30'
3	Alexandria	0.5'	10'	25'
4	Alexandria	0.6'	12'	28'
5	Alexandria	0.4'	11'	31'

Mario Prats Jr.
Professional Surveyor and Mapper No. 3332
State of Florida

THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT.

C.A.D. File: H:Surveys\28515
Original date: 06/26/2015
(For Up-dates see REVISIONS)
Field date: 06/30/2015
Sheet 2 of 2
Original J.N.: 28515

NP SOROLLA LLC. RESIDENCE

1248 SOROLLA AVE.
CORAL GABLES, FL 33134

TABLE OF CONTENTS

CALIL
ARCHITECTS
AA 26001949
1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
PHONE: (305) 860-9600 FAX: (305) 860-9602

CLIENT
NP SOROLLA LLC
1248 SOROLLA AVE.
CORAL GABLES, FL 33134

ARCHITECT
CALIL ARCHITECTS
1728 CORAL WAY, SUITE 702
MIAMI, FL 33145
(305) 860-9600

No.	REVISIONS	BY

-:NOTICE:-
GENERAL CONTRACTOR :
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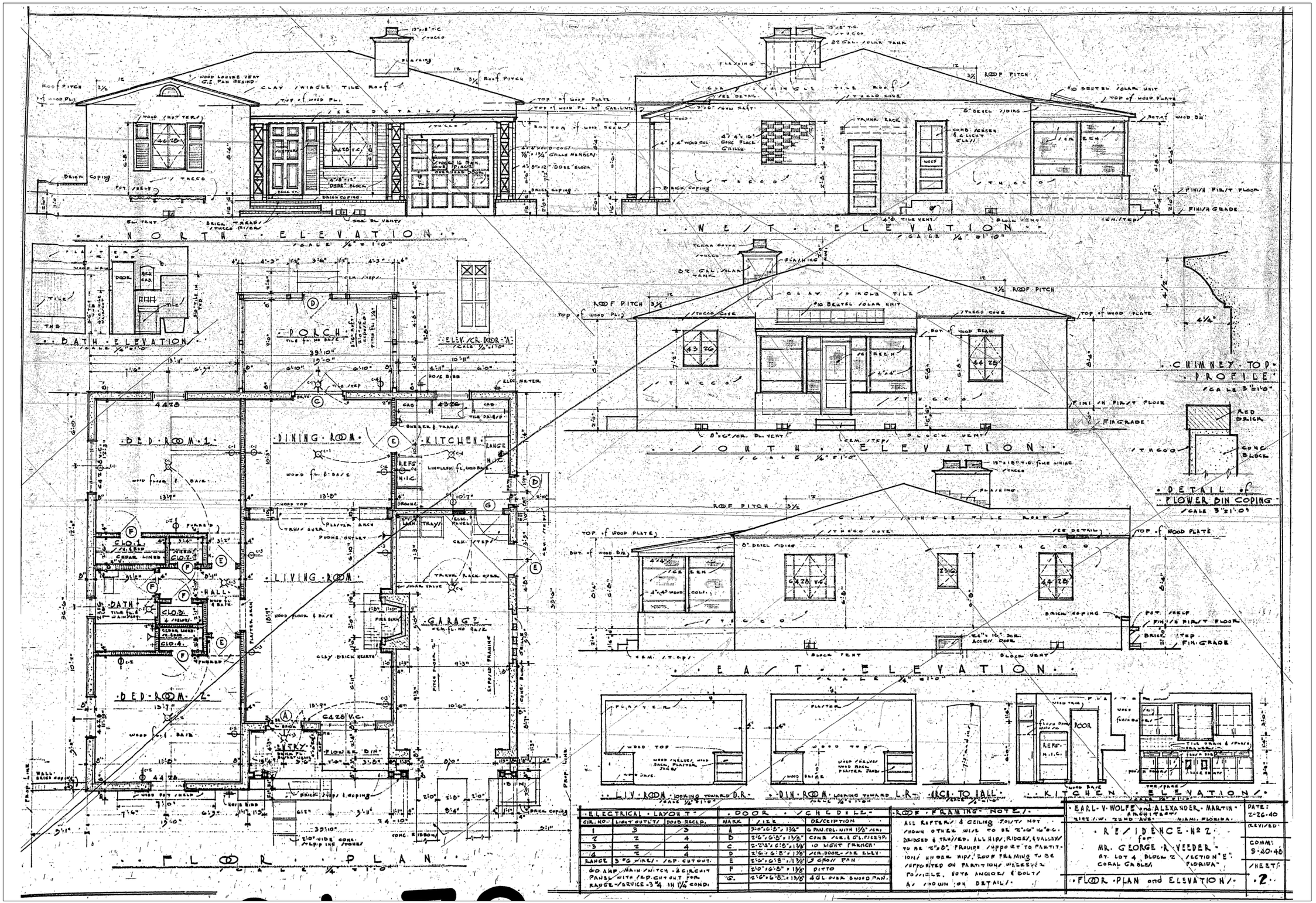
PROJECT TITLE
PROPOSED NEW RESIDENCE FOR:
NP SOROLLA LLC

PROJECT LOCATION
LOCATED AT:
1248 SOROLLA AVE
CORAL GABLES, FL 33134

CALIL
ARCHITECTS
AA 26001949 1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
PHONE: (305) 860-9600 FAX: (305) 860-9602
EDUARDO A. CALIL, ARCHITECT LICENSE No. AR 0009383
WWW.CALILARCHITECTS.COM

SHEET No.
COVER SHEET

DRAWN	E.A.C. JR. E.M.C.
CHECKED	E.A.C.
DATE	JULY '21
SCALE	SHOWN
JOB No.	2021-017



ELECTRICAL LAYOUT		
CIR. NO.	LIGHT OUTLETS	DOUB. RECEPS.
1	3	3
2	2	4
3	2	4
4	2	4
RANGE	3 #6 WIRES / SEP. CUTOUT.	

60 AMP MAIN SWITCH & CIRCUIT PANEL WITH SEP. CUTOUT FOR RANGE - / BRUCE - 3 #4 IN 1½" COND.

DOOR SCHEDULE		
MARK	SIZE	DESCRIPTION
A	3'-0" x 6'-8" x 1¾"	6 PAN. COL. WITH 1½" RAIL
B	2'-6" x 6'-8" x 1½"	CONS. SCR. & GL. FRENCH
C	2'-2¼" x 6'-8" x 1⅜"	10 LIGHT FRENCH
D	2'-6" x 6'-8" x 1⅜"	SCR. DOOR - SEE ELEV.
E	2'-6" x 6'-8" x 1⅜"	3 CROSS PAN
F	2'-0" x 6'-8" x 1⅜"	DITTO
G	2'-6" x 6'-8" x 1⅜"	4 GL. OVER 3 WOOD PAN.

ROOF FRAMING NOTES:

ALL RAFTERS & CEILING JOISTS NOT SHOWN OTHERWISE TO BE 2"x6" 16" O.C. BRIDGED & TRUSSED. ALL HIPS, RIDGES, & VALLEYS TO BE 2"x8". PROVIDE SUPPORT TO PARTITIONS UNDER HIPS, ROOF FRAMING TO BE SUPPORTED ON PARTITIONS WHEREVER POSSIBLE. NOTE ANCHORS & BOLTS AS SHOWN ON DETAIL.

EARL V. WOLFE and ALEXANDER MARTIN
ARCHITECTS
3192 S.W. 32ND AVE. MIAMI, FLORIDA

RESIDENCE No 2
for
MR. GEORGE R. VEEDER
AT LOT 4 BLOCK 2 SECTION "E"
CORAL GABLES FLORIDA

FLOOR PLAN and ELEVATION

DATE: 2-26-40
REVISED:
COMM: 9-40-46
SHEET: 2

EXISTING FLOOR PLANS & ELEVATIONS

No.	REVISIONS	BY

-: NOTICE :-

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PROJECT TITLE
PROPOSED NEW RESIDENCE FOR:
NP SOROLLA LLC

PROJECT LOCATION
LOCATED AT:
1400 SOROLLA AVE
CORAL GABLES, FL 33134

CALIL ARCHITECTS
1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
AA 26001949 PHONE: (305) 860-8600 FAX: (305) 860-8602
EDUARDO A. CALIL, ARCHITECT LICENSE No. AR 0009383
WWW.CALILARCHITECTS.COM

SHEET No.
EXA-1.01

DRAWN	E.A.C. JR, E.M.C.
CHECKED	E.A.C.
DATE	JULY '21
SCALE	SHOWN
JOB No.	2021-017

No.	REVISIONS	BY

- : N O T I C E : -

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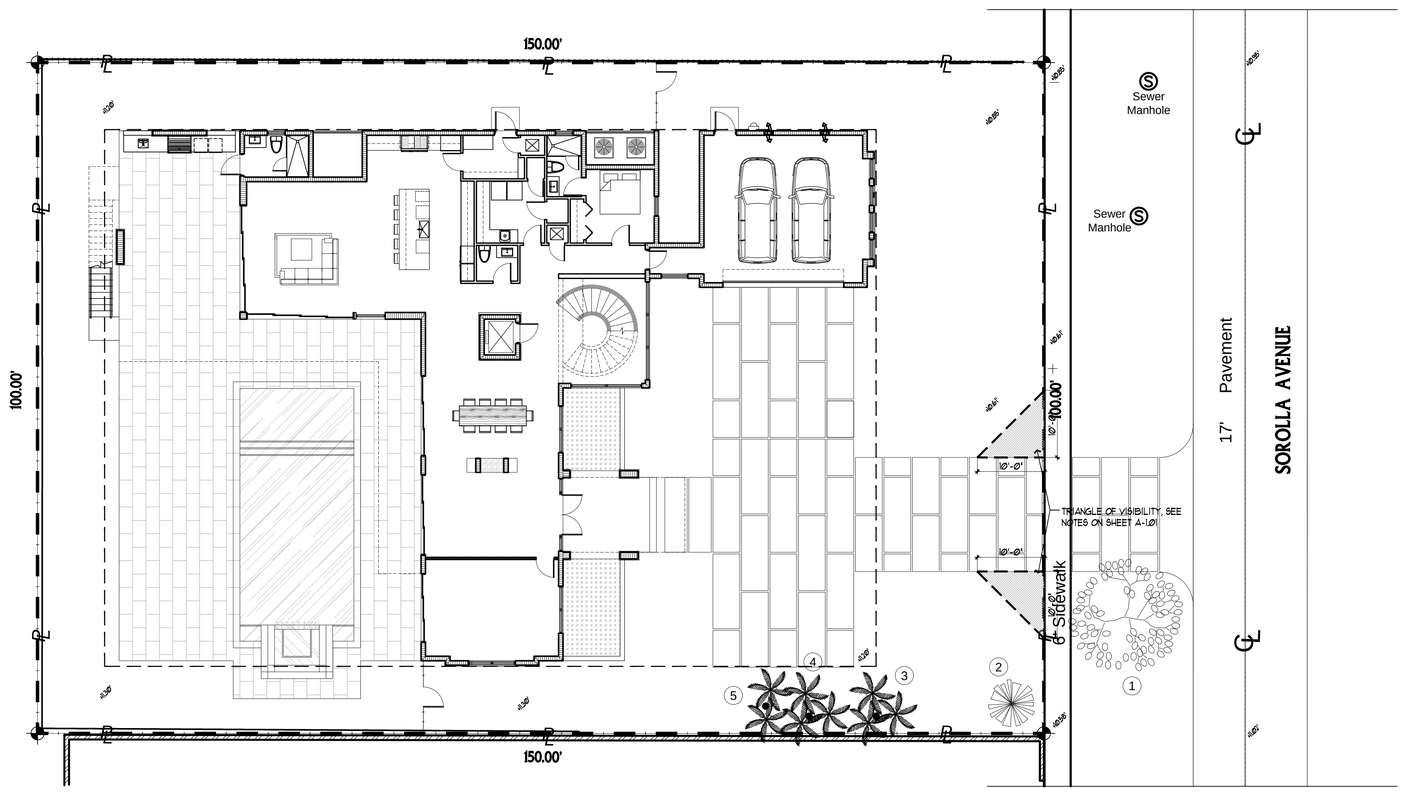
EXISTING TREE TABULATION

No.	TREE NAME SCIENTIFIC	TREE NAME COMMON	NATIVE SPECIES YES/NO	TRUNK (DIAM.)	HEIGHT	CANOPY (DIAM.)	TO BE REMOVED	TO BE RELOCATED	TO REMAIN
1	SWIETENIA MAHAGONI	MAHOGANY	YES	3'-0"	30'-0"	30'-0"			X
2	ROYSTONEA REGIA	ROYAL PALM	YES	0'-6"	30'-0"	10'-0"			X
3	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDRIA	NO	0'-6"	25'-0"	10'-0"			X
4	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDRIA	NO	0'-8"	28'-0"	12'-0"			X
5	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDRIA	NO	0'-5"	31'-0"	11'-0"			X



NORTH

TREE DISPOSITION PLAN

SCALE: 3/32" = 1'-0"

PROPOSED NEW RESIDENCE FOR:

NP SOROLLA LLC

PROJECT TITLE

LOCATED AT:
1144 SOROLLA AVE
CORAL GABLES, FL 33134

PROJECT LOCATION

CALIL
ARCHITECTS
1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
AA 26001949 PHONE: (305) 860-9600 FAX: (305) 860-9602
EDUARDO A. CALIL, ARCHITECT LICENSE No. AR 0009383
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SHEET No.

EX-1.01

DRAWN	E.A.C. JR. E.M.C.
CHECKED	E.A.C.
DATE	JULY '21
SCALE	SHOWN
JOB No.	2021-017

NEW TREE TABULATION

	No.		TREE NAME SCIENTIFIC	TREE NAME COMMON	NATIVE SPECIES YES/NO	TRUNK (DIAMETER)	CANOPY (DIAMETER)	HEIGHT	QUANTITY
LOT STREET TREES	A		CONOCARPUS ERECTUS	SILVER BUTTONWOOD	YES	0"-4"	12'-0"	12'-0"	3
	B		ROYSTONEA REGIA	ROYAL PALM	YES	0"-4"	12'-0"	12'-0"	6
SHRUBS/TREES	C		PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	NO	0"-4"	6'-0"	12'-0"	6
	D		BOUGAINVILLEA GLABRA	BOUGAINVILLEA	NO	0"-4"	6'-0"	12'-0"	6
	E		DYPSIS LUTESCENS	ARECA PALM	NO	3 GALPOT	N/A	11'-6" MIN.	5
	F		CHRYSOBALANUS ICACO	COASTAL COCOPLUM	YES	3 GALPOT	N/A	11'-6" MIN.	116

SEE PLANTING DETAILS ON SHEET L-1.02

LANDSCAPING DATA

ZONE DISTRICT: SFR

NET LOT: 15,000 SQFT = 0.34 ACRES

	REQ.	EXIS.	PROV.
TREES			
1 LARGE SHADE TREE PER 5,000 SQFT. 15,000 / 5,000 = 3	3	3	35
2 PALMS/MEDIUM SHADE TREES PER 5,000 SQFT. (15,000 / 5,000) X 2 = 6			
MAX LAWN AREA = 60%			
STREET TREES	3	1	3
100'-0" / 35' = 2.85 (3) TREES TREES IN THE RIGHT OF WAY			
SHRUB	45	0	116
15 SHRUBS PER 5,000 SQFT = (15,000 / 5,000) X 15 = 45			

NOTE:
1) MULCH SHALL BE WEED-FREE AND SHALL BE APPLIED AND MAINTAINED IN A MINIMUM 3" LAYER UNDER AND AROUND ALL TREES AND SHRUBS, AND IN A MINIMUM 2" LAYER UNDER AND AROUND ALL GROUND COVER.

2) THE USE OF MULCH SHALL BE RESTRICTED TO PLANTING AREAS.

3) CYPRESS MULCH SHALL NOT BE USED BECAUSE ITS HARVEST DEGRADES CYPRESS WETLANDS.

NOTE:
ALL RAINWATER MUST BE MAINTAINED WITHIN PRIVATE PROPERTY.

LANDSCAPE GENERAL NOTES:

1. ALL PLANT MATERIAL SHALL BE GRADED FLORIDA 'A' OR BETTER, AS DEFINED IN THE GRADES AND STANDARD FOR NURSERY PLANTS, PART I AND II BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
2. ALL LANDSCAPE MATERIAL SHALL COMPLY WITH COUNTY, CITY OR LOCAL CRITERIA.
3. SYMBOLS REPRESENT PLANTS AT MATURE STAGE, NEVER AT TIME OF INSTALLATION.
4. VERIFY WITH OWNER'S REPRESENTATIVE OR SITE SUPERVISOR OF ANY EXISTING UNDERGROUND UTILITIES AND/OR EASEMENTS PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
5. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL RECEIVE 3" OF SHREDDED EUCALYPTUS MULCH.
6. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEIR OWN QUANTITY TAKE OFF. IN CASE OF DISCREPANCIES, PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
7. SOLID SOD SHALL BE STENOTPHAPRUM SECUNDATUM var. FLORATAM.
8. THERE SHALL BE A 2' WIDE STRIP OF MULCH (3" DEPTH) BETWEEN SOD AND SHRUBS/GROUNDCOVERS.
9. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS, AND A SENSOR TO SHUT THE SYSTEM OFF IN THE EVENT OF RAIN.

TREE PROTECTION NOTE:

TREE PROTECTION: 4'-0" HIGH CONTINUOUS CHAIN-LINK FENCE WITH METAL POSTS AT 8'-0" SPACING.

NOTE:
EXISTING RESIDENCE, FENCES, AND DRIVEWAYS ON THIS PROPERTY SHALL BE DEMOLISHED / REMOVED UNLESS OTHERWISE NOTED ON THE PLANS.

NOTE:
HOSE BIB TO BE PROVIDED AT EVERY 75' IN LIEU OF IRRIGATION PLAN. SEE PLUMBING PLANS FOR LOCATIONS AND DETAILS.

LEGEND
- TREE TO BE REMOVED
- TREE TO BE RELOCATED

NOTE:

1) MULCH SHALL BE WEED-FREE AND SHALL BE APPLIED AND MAINTAINED IN A MINIMUM 3" LAYER UNDER AND AROUND ALL TREES AND SHRUBS, AND IN A MINIMUM 2" LAYER UNDER AND AROUND ALL GROUND COVER.

2) THE USE OF MULCH SHALL BE RESTRICTED TO PLANTING AREAS.

3) CYPRESS MULCH SHALL NOT BE USED BECAUSE ITS HARVEST DEGRADES CYPRESS WETLANDS.

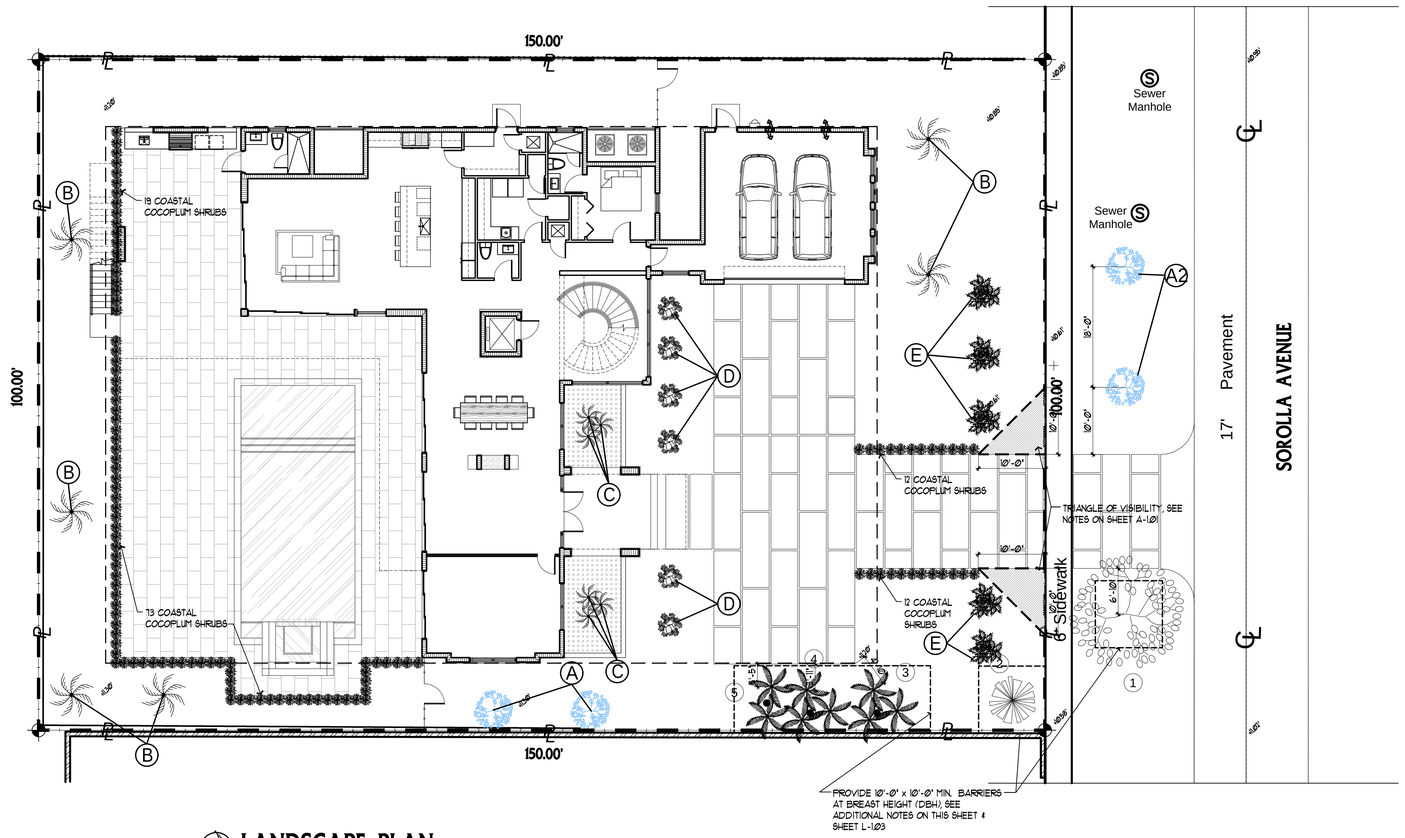
STREET TREES NOTE:

STREET TREES TO BE PLANTED 5' MIN. FROM DRIVEWAYS, 6' (30 MPH ZONES) OR 14' (35+ MPH ZONES) MIN FROM EDGE OF ROADWAY PAVEMENT. SEPARATION BETWEEN TREES IS 25' MIN. AND 35' MAX.

LEGEND & NOTES - TRIANGLE OF VISIBILITY

TRIANGLE OF VISIBILITY

NOTES:
LANDSCAPING WILL NOT BE ALLOWED TO GROW IN SUCH A MANNER AS TO IMPEDE TRIANGLE OF VISIBILITY (CONSIDERING THIS PROPERTY AND NEIGHBORS) SO AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF 2'-6" AND 8'-0".



NORTH

LANDSCAPE PLAN

SCALE: 3/32" = 1'-0"

No.	REVISIONS	BY

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PROJECT TITLE: PROPOSED NEW RESIDENCE FOR:
NP SOROLLA LLC

PROJECT LOCATION: LOCATED AT:
1148 SOROLLA AVE
CORAL GABLES, FL 33134

CALIL ARCHITECTS
1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
AA 26001949 PHONE: (305) 860-9600 FAX: (305) 860-9602
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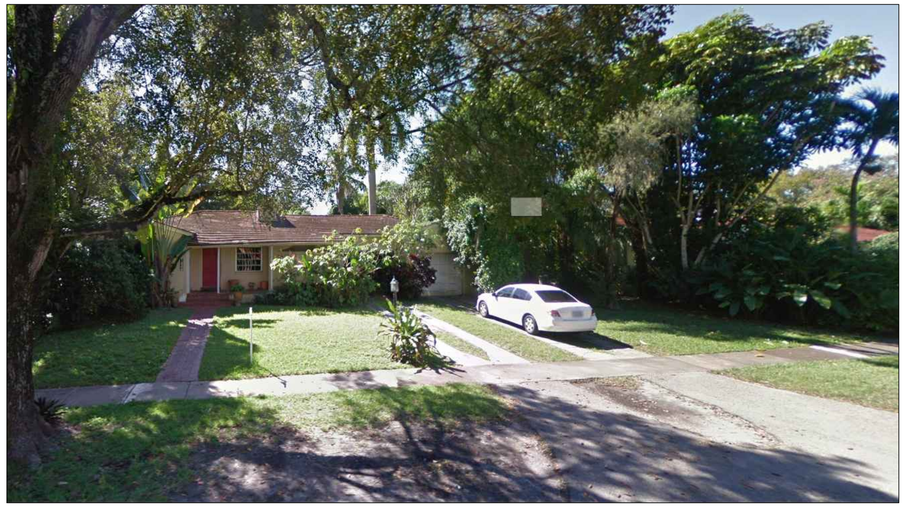
SHEET No.
L-1.01

DRAWN	E.A.C. JR, E.M.C.
CHECKED	E.A.C.
DATE	JULY '21
SCALE	SHOWN
JOB No.	2021-017

PRE DEMOLITION PROPERTY



EXISTING PROPERTY (POST CONSTRUCTION / PRE REVISION)

EXISTING + NEIGHBORING PROPERTIES
1248 SOROLLA AVE.
CORAL GABLES, FLORIDA 33134

NEIGHBORING PROPERTIES

1253 SOROLLA AVE.

1256 SOROLLA AVE.

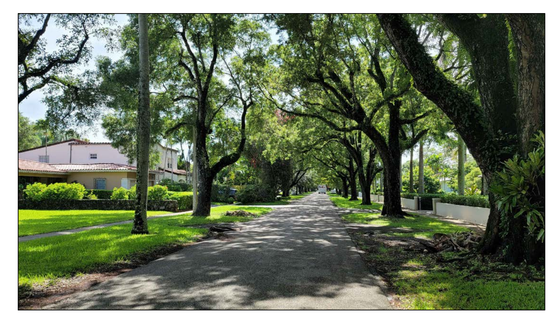
1244 SOROLLA AVE.

1243 SOROLLA AVE.

1617 SOROLLA AVE.

1264 MILAN AVE.

538 ZAMORA AVE.



STREET VIEW

No.	REVISIONS	BY

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PROJECT TITLE

PROJECT LOCATION
LOCATED AT:
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SHEET No.

A-0.01

DRAWN	E.A.C. JR, E.M.C.
CHECKED	E.A.C.
DATE	JULY '21
SCALE	SHOWN
JOB No.	2021-017

ZONING INFORMATION:

ZONING DISTRICT: SINGLE FAMILY RESIDENCE (SFR)

NET LOT AREA: 15,000 SQFT. = ± 0.34 ACRE

FLOOD ZONE: FLOOD ZONE 'X'

SETBACKS:	MIN. REQUIRED	PROPOSED
FRONT (NORTH)	25'-0"	25'-4"
INTERIOR SIDE (EAST)	5'-0"	10'-2"
INTERIOR SIDE (WEST)	5'-0"	10'-2"
REAR (SOUTH)	10'-0"	11'-10"

POOL SETBACKS:	MIN. REQUIRED	PROPOSED
INTERIOR SIDE (EAST)	5'-0"	10'-2"
INTERIOR SIDE (WEST)	5'-0"	48'-7"
REAR (SOUTH)	10'-0"	30'-2"

NOTE: YOU MAY ONLY ENCROACH 5'-0" INTO THE SETBACK WITH THE POOL DECK

MAX BUILDING HEIGHT:	MAX. ALLOWED	PROPOSED
	2 STORIES OR 25'-0"	22'-0"

LOT COVERAGE:		
(MAIN BUILDING GROUND FLOOR) NET AREA x 35% = 5,250 SQFT. (MAX.)	5,250 SQFT.	4,763 SQFT.
AUXILIARY BLDG. OR STRUCTURES (MAIN BUILDING GROUND FLOOR W/ NEW POOL) NET AREA x 45% = 6,750 SQFT. (MAX.)	6,750 SQFT.	5,418 SQFT.

MIN. LANDSCAPE AREA:	MIN. REQUIRED	PROPOSED
NET AREA x 40% = 6,000 SQFT. (MIN.)	6,000 SQFT.	6,499 SQFT
FRONT LANDSCAPE (20% OF THE REQ. 40% SHALL BE AT THE FRONT YARD AREA (1,200 SQFT)	1,200 SQFT.	2,075 SQFT.

F.A.R CALCULATIONS

5,000 @ 45%	2,400 SQFT.
5,000 @ 35%	1,750 SQFT.
5,000 @ 30%	1,500 SQFT.
MAXIMUM AREA ALLOWED	5,650 SQFT.
GARAGE	569 SQFT.
FIRST FLOOR A/C AREA	2,633 SQFT.
SECOND FLOOR A/C AREA	2,135 SQFT.
TOTAL F.A.R. PROVIDED	5,337 SQFT. F.A.R.
	5,337 SQFT. (** FOR HRS CALCS.)
FIRST FLOOR COVERED TERRACES	1,220 SQFT.
SECOND FLOOR TERRACES	1,444 SQFT.
GROSS SQUARE FOOTAGE	**8,001 SQFT.**

LOCATION MAP

Scale: N.T.S.

ALL RAINWATER MUST REMAIN ON THIS PROPERTY

LEGEND & NOTES - TRIANGLE OF VISIBILITY

TRIANGLE OF VISIBILITY

NOTES:
LANDSCAPING WILL NOT BE ALLOWED TO GROW IN SUCH A MANNER AS TO IMPEDE TRIANGLE OF VISIBILITY (CONSIDERING THIS PROPERTY AND NEIGHBORS) SO AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF 2'-6" AND 8'-0")

LEGAL DESCRIPTION

LOTS 3 & 4 , BLOCK 2, "CORAL GABLES SECTION E.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

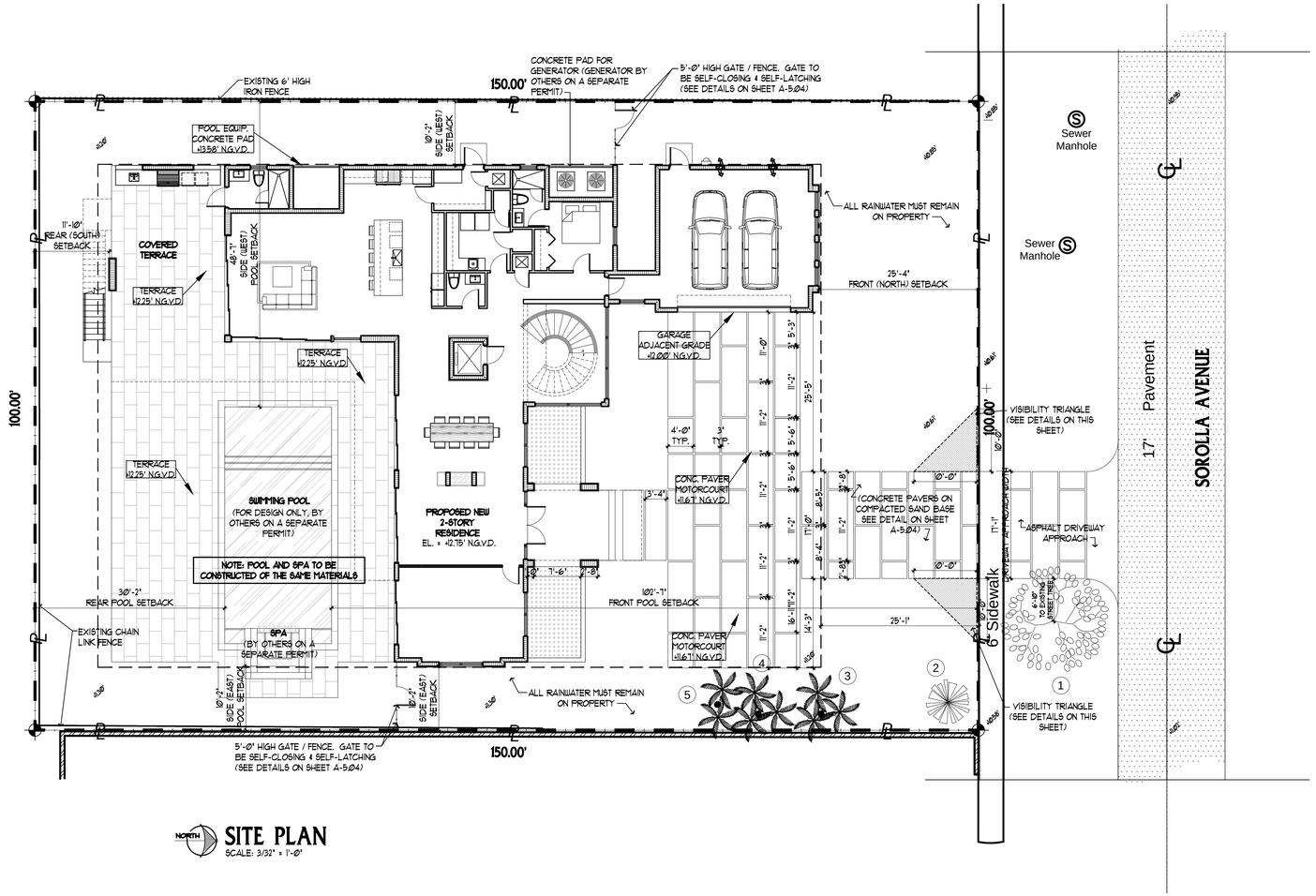
HRS SQUARE FOOTAGES

** DOUBLE HEIGHT SPACES ARE CALCULATED ONCE FOR HRS
FIRST FLOOR = 3,202 SQFT.
SECOND FLOOR = 2,135 SQFT.

TOTAL SQUARE FOOTAGE = 5,337 SQFT.

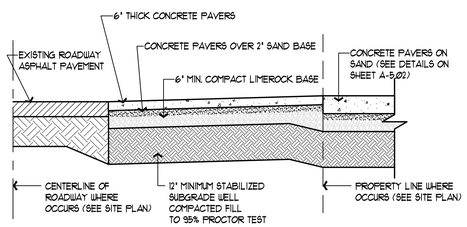
CODES

- FLORIDA BUILDING CODE, SEVENTH EDITION, 2020
- CITY OF CORAL GABLES - SINGLE FAMILY RESIDENCE ZONING CODE
- CITY OF CORAL GABLES - LANDSCAPE ARTICLE 5- SECTION 5-1105 (B)



SITE PLAN

SCALE: 3/32" = 1'-0"



1 ASPHALT DRIVEWAY DETAIL

SCALE: 1/2" = 1'-0"

No.	REVISIONS	BY

-:NOTICE:-
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PROJECT TITLE: PROPOSED NEW RESIDENCE FOR: **NP SOROLLA LLC**

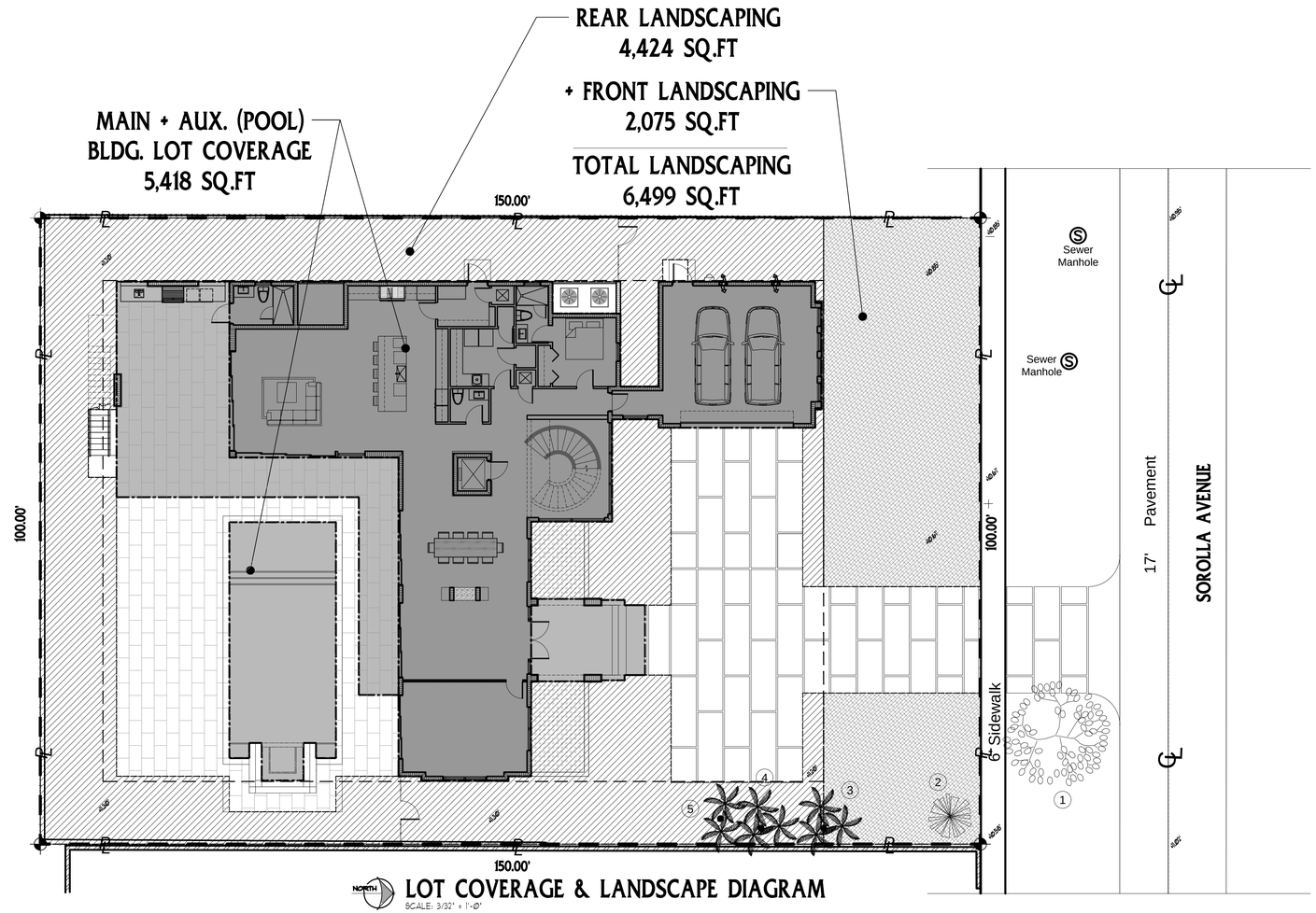
PROJECT LOCATION: LOCATED AT: 1,728 SOROLLA AVE CORAL GABLES, FL 33134

CALIL ARCHITECTS
1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
AA 26001949 PHONE: (305) 860-9600 FAX: (305) 860-9602
EDUARDO A. CALIL, ARCHITECT LICENSE No. AR 0009383
WWW.CALILARCHITECTS.COM

SHEET No.

A-1.01

DRAWN	E.A.C. JR., E.M.C.
CHECKED	E.A.C.
DATE	JULY '21
SCALE	SHOWN
JOB No.	2021-017



LOT COVERAGE & LANDSCAPE DIAGRAM
SCALE: 3/32" = 1'-0"

No.	REVISIONS	BY

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PROPOSED NEW RESIDENCE FOR:
NP SOROLLA LLC

PROJECT TITLE

LOCATED AT:
1148 SOROLLA AVE
CORAL GABLES, FL 33134

PROJECT LOCATION

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1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
PHONE: (305) 860-9600 FAX: (305) 860-9602
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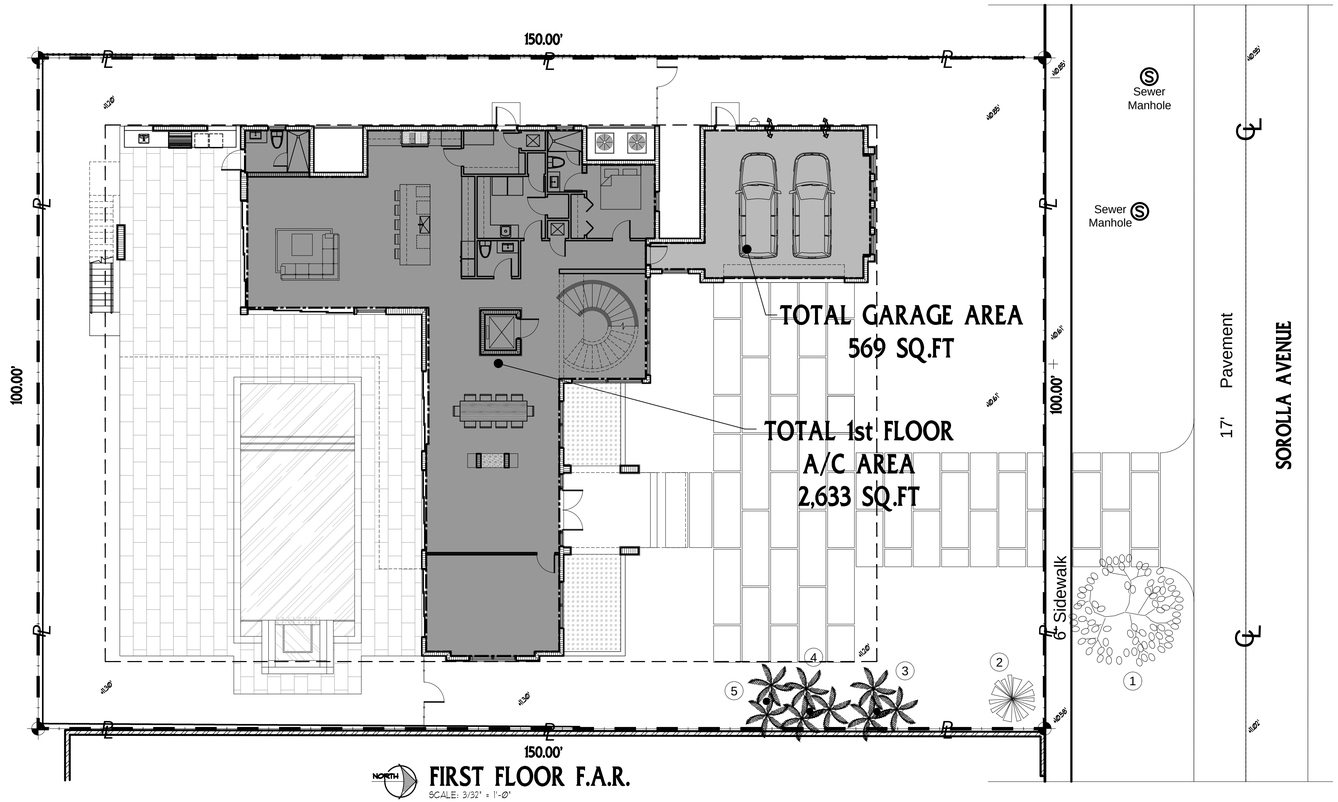
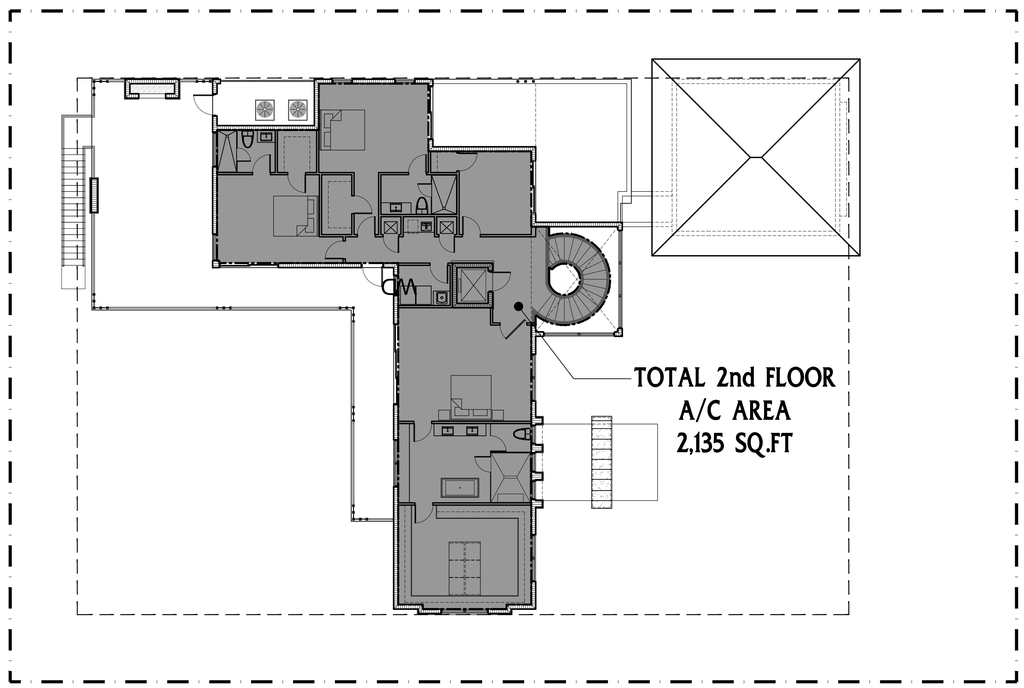
SHEET No.

A-1.02

DRAWN	E.A.C. JR. E.M.C.
CHECKED	E.A.C.
DATE	JULY '21
SCALE	SHOWN
JOB No.	2021-017



NORTH **FIRST FLOOR F.A.R.**
SCALE: 3/32" = 1'-0"



NORTH **SECOND FLOOR F.A.R.**
SCALE: 3/32" = 1'-0"

No.	REVISIONS	BY

- : N O T I C E : -
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PROPOSED NEW RESIDENCE FOR:
NP SOROLLA LLC

PROJECT TITLE

PROJECT LOCATION
LOT 4 BLK 3
LAS SOROLLA AVE
CORAL GABLES, FL 33134

CALIL
A R C H I T E C T S
1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
AA 26001949 PHONE: (305) 860-9600 FAX: (305) 860-9602
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SHEET No.

A-1.03

DRAWN	E.A.C. JR, E.M.C.
CHECKED	E.A.C.
DATE	JULY '21
SCALE	SHOWN
JOB No.	2021-017

DOOR SCHEDULE

	MARK	DESCRIPTION	# OF PANELS	SIZE W	SIZE H	SIZE T	MATERIAL DOOR	MATERIAL FRAME	REMARKS
EXTERIOR	A	DOUBLE WOOD DOOR	2	6'-4" O.	10'-0"	1-¾"	WOOD	WOOD	N- 1,5
	B	GLASS DOOR	1	3'-4" M.O.	8'-0"	1-¾"	ALUM./ GL	ALUM.	N- 1,2,5
	C	GLASS DOOR	1	3'-4" M.O.	10'-0"	1-¾"	ALUM./ GL	ALUM.	N- 1,2,5
	D	HORIZONTAL SLIDING DOOR	4	16'-0" M.O.	10'-0"	1-¾"	ALUM./ GL	ALUM.	N- 1,2,5
	E	HORIZONTAL SLIDING DOOR	4	16'-0" O.	10'-0"	1-¾"	ALUM./ GL	ALUM.	N- 1,2,5
	F	HORIZONTAL SLIDING DOOR	3	12'-0" M.O.	10'-0"	1-¾"	ALUM./ GL	ALUM.	N- 1,2,5
	G	HORIZONTAL SLIDING DOOR	3	10'-3" M.O.	10'-0"	1-¾"	ALUM./ GL	ALUM.	N- 1,2,5
	H	HORIZONTAL SLIDING DOOR	2	8'-0" M.O.	8'-8"	1-¾"	ALUM./ GL	ALUM.	N- 1,2,5
	J	GLASS DOOR	1	3'-4" M.O.	8'-8"	1-¾"	ALUM./ GL	ALUM.	N- 1,2,5
	K	HORIZONTAL SLIDING DOOR	2	8'-10" M.O.	8'-8"	1-¾"	ALUM./ GL	ALUM.	N- 1,2,5
	L	HORIZONTAL SLIDING DOOR	3	12'-0" M.O.	8'-8"	1-¾"	ALUM./ GL	ALUM.	N- 1,2,5
	M	METAL DOOR	1	3'-0" M.O.	8'-0"	1-¾"	METAL	METAL	N- 1,5
	N	GARAGE DOOR	1	18'-0" M.O.	9'-6"	1-¾"	METAL	METAL	N- 1,4
INTERIOR	P	SOLID WOOD DOOR	1	2'-8"	8'-0"	1-¾"	WOOD	WOOD	N- 3
	Q	FULLY LOUVERED DOOR	1	2'-4"	8'-0"	1-¾"	WOOD	WOOD	N- 3
	R	BI FOLD DOOR	2	5'-1"	8'-0"	1-¾"	WOOD	WOOD	N- 3
	S	PIVOT DOOR	1	4'-0" M.O.	8'-0"	1-¾"	WOOD	WOOD	N- 3

NOTES:

1. OPEN TO OUTSIDE
2. GLASS ½" THICK SAFETY GLASS CATEGORY CLASS II
3. HANDICAP ACCESS AND HARDWARE
4. OVERHEAD DOOR SUBMIT D.C. P.C. APPROVAL
5. LARGE MISSILE IMPACT RESISTANT
6. FROSTED

* GENERAL CONTRACTOR/ BUILDER TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION FOR ARCHITECTS APPROVAL

* ALL WINDOW AND DOOR FRAMES TO BE BRONZE ANODIZED ALUMINUM FRAME. ALL GLASS TO BE GREY TINTED LOW-E.

SAFETY NOTES FOR DOORS

(CLOSETS AND BATHROOMS) NFPA 101 - 2020 CHAPTER-24 (24-2.4.3) EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET (24-2.4) EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.

U-FACTOR SHGC NOTES:

ALL WINDOWS TO HAVE THE FOLLOWING VALUES:

- U-FACTOR = **1.00**
- SHGC (SOLAR HEAT GAIN COEFFICIENT) = **0.36**

ALL FIXED AND CUSTOM WINDOWS TO HAVE SAME FRAME AS CASEMENT WINDOWS.

WINDOW SCHEDULE

MARK	DESCRIPTION	# OF PANELS	SIZE W	SIZE H	MATERIAL	GLASS TYPE IMPACT RESISTAT	GLASS TYPE TEMPERED	EGRESS TYPE Y	EGRESS TYPE N	REMARKS
1	FIXED	2	7'-0" M.O.	9'-4"	ALUM./GLASS	●	●		●	N-2,4
2	FIXED	1	2'-1" O.	10'-0"	ALUM./GLASS	●	●		●	N-2,4
3	FIXED	2	10'-7" M.O.	9'-4"	ALUM./GLASS	●	●		●	N-2,4
4	FIXED	3	14'-8" M.O.	9'-4"	ALUM./GLASS	●	●		●	N-2,4
5	FIXED	1	4'-0" M.O.	7'-0"	ALUM./GLASS	●	●		●	N-2,4
6	FIXED	1	3'-0" M.O.	9'-4"	ALUM./GLASS	●	●		●	N-2,4
7	CASEMENT	1	3'-0" M.O.	7'-0"	ALUM./GLASS	●	●	●		N-2,3
8	FIXED	1	2'-8" M.O.	4'-0"	ALUM./GLASS	●	●		●	N-2,4
9	FIXED	1	4'-4" O.	10'-0"	ALUM./GLASS	●	●		●	N-2,4
10	FIXED	2	7'-0" M.O.	5'-4"	ALUM./GLASS	●	●		●	N-2,4
11	FIXED	1	2'-10" M.O.	5'-4"	ALUM./GLASS	●	●		●	N-2,4
12	FIXED	2	10'-7" M.O.	8'-10"	ALUM./GLASS	●	●		●	N-2,4
13	FIXED	3	14'-8" M.O.	8'-10"	ALUM./GLASS	●	●		●	N-2,4
14	CASEMENT	1	3'-0" M.O.	5'-4"	ALUM./GLASS	●	●	●		N-2,3
15	FIXED	1	5'-2" M.O.	2'-6"	ALUM./GLASS	●	●		●	N-2,4
16	FIXED	1	4'-0" M.O.	8'-8"	ALUM./GLASS	●	●		●	N-2,4
17	FIXED	1	3'-0" M.O.	2'-6"	ALUM./GLASS	●	●		●	N-2,4

NOTES:

1. ALL GLASS SHALL BE TINTED
2. LARGE MISSILE IMPACT RESISTANT
3. CS (CASEMENT)
4. FIXED

* GENERAL CONTRACTOR/ BUILDER TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION FOR ARCHITECTS APPROVAL

* ALL WINDOW AND DOOR FRAMES TO BE BRONZE ANODIZED ALUMINUM FRAME. ALL GLASS TO BE GREY TINTED LOW-E.

U-FACTOR SHGC NOTES:

ALL WINDOWS TO HAVE THE FOLLOWING VALUES:

- U-FACTOR = **1.00**
- SHGC (SOLAR HEAT GAIN COEFFICIENT) = **0.36**

ALL FIXED AND CUSTOM WINDOWS TO HAVE SAME FRAME AS CASEMENT WINDOWS.

ROOM FINISH SCHEDULE

ROOM	FLOOR	WALLS	CEILING - HEIGHT	BASE	REMARKS
COVERED ENTRY	PORCELAIN TILE	N/A	SMOOTH STUCCO	N/A	N-1
GREAT ROOM	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
GYM	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-1, 2
DINING AREA	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
POWDER BATH	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
LAUNDRY 1 & 2	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
MAID'S BEDROOM	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
MAID'S BATHROOM	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
KITCHEN	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
PANTRY	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
FAMILY ROOM	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
MASTER BEDROOM	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
MASTER BATHROOM	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
MASTER W.I.C.	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
BEDROOM 2 & 3	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
BATHROOM 2 & 3	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
W.I.C. 2 & 3	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
OFFICE	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
CABANA BATH	PORCELAIN TILE	DRYWALL	DRYWALL	WOOD	N-2
COVERED TERRACE	PORCELAIN TILE	DRYWALL	SMOOTH STUCCO	N/A	N-1
COVERED BALCONY	PORCELAIN TILE	DRYWALL	SMOOTH STUCCO	N/A	N-1
GARAGE	CONCRETE	GREEN BOARD DRYWALL	DRYWALL	N/A	N-3

NOTES:

1. USE NON-SLIP TILE
2. USE IMPERVIOUS MATERIAL
3. BROOM FINISH CONCRETE FLOOR

NOTES:

ALL FIXED AND CUSTOM WINDOWS TO HAVE SAME FRAME AS CASEMENT WINDOWS.

INSULATION MATERIAL NOTE

INSULATION MATERIALS TO MEET THE FLAMESPREAD AND SMOKE DEVELOPED CRITERIA AS SET FORTH IN F.B.C. 2010 R302.10

R302.10.1 - FLAME SPREAD INDEX - FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 225 WITH AN ACCOMPANYING SMOKE DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723.

FINISH MATERIAL NOTE

FINISH MATERIALS TO MEET THE FLAMESPREAD AND SMOKE DEVELOPED REQUIREMENTS AS SET FORTH IN F.B.C. 2010 R302.9.1 & R302.9.2

F.B.C. 2010 R302.9.1 - FLAME SPREAD INDEX - WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200

F.B.C. 2010 R302.9.2 - SMOKE-DEVELOPED INDEX - WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450

PRE FAB WOOD TRUSSES @ 24" O.C. - BY OTHERS (SUBMIT SHOP DRAWINGS FOR APPROVAL IN SEPARATED PERMIT)

LEGEND

- NEW 8" CMU WALL
- NEW PARTITION WALL (4" TYP. UNLESS OTHERWISE NOTED)
- STEEL COLUMN

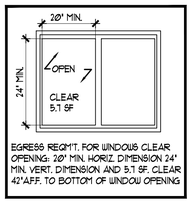
GENERAL CONTRACTOR/BUILDER TO VERIFY ALL EGRESS AND NON-EGRESS WINDOWS AND OPENINGS PRIOR TO WINDOW FABRICATION. EGRESS WINDOW NEED TO MEET NFPA 21-22.3

SHOWER GLASS NOTE:

PROVIDE ½" SAFETY GLASS CATEGORY CLASS II ON SHOWER GLASS AND 24" WIDE DOOR & 22" MIN CLEARANCE

UNVENTED ATTIC ASSEMBLIES SHALL COMPLY WITH THE FOLLOWING PER R806.5:

- MUST BE COMPLETELY CONTAINED WITHIN BUILDING ENVELOPE
- THERE SHALL BE NO INTERIOR VAPOR RETARDER INSTALLED ON CEILING SIDE
- INSULATION SHALL BE AIR PERMEABLE AND COMPLY WITH R806.5 ITEM 5.1.1.



EGRESS REQMT. FOR WINDOWS CLEAR OPENING: 20" MIN. HORIZ. DIMENSION 24" MIN. VERT. DIMENSION AND 5.7 SF. CLEAR 42"A.F.F. TO BOTTOM OF WINDOW OPENING

No.	REVISIONS	BY

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PROPOSED NEW RESIDENCE FOR:

NP SOROLLA LLC

PROJECT TITLE

LOCATED AT:
1140 SOROLLA AVE
CORAL GABLES, FL. 33134

PROJECT LOCATION

CALIL
A R C H I T E C T S
1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
PHONE: (305) 860-9600 FAX: (305) 860-9602
EDUARDO A. CALIL, ARCHITECT LICENSE No. AR 0009383
AA 26001949 WWW.CALILARCHITECTS.COM

SHEET No.

A-2.00

DRAWN	E.A.C. JR. E.M.C.
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DATE	JULY '21
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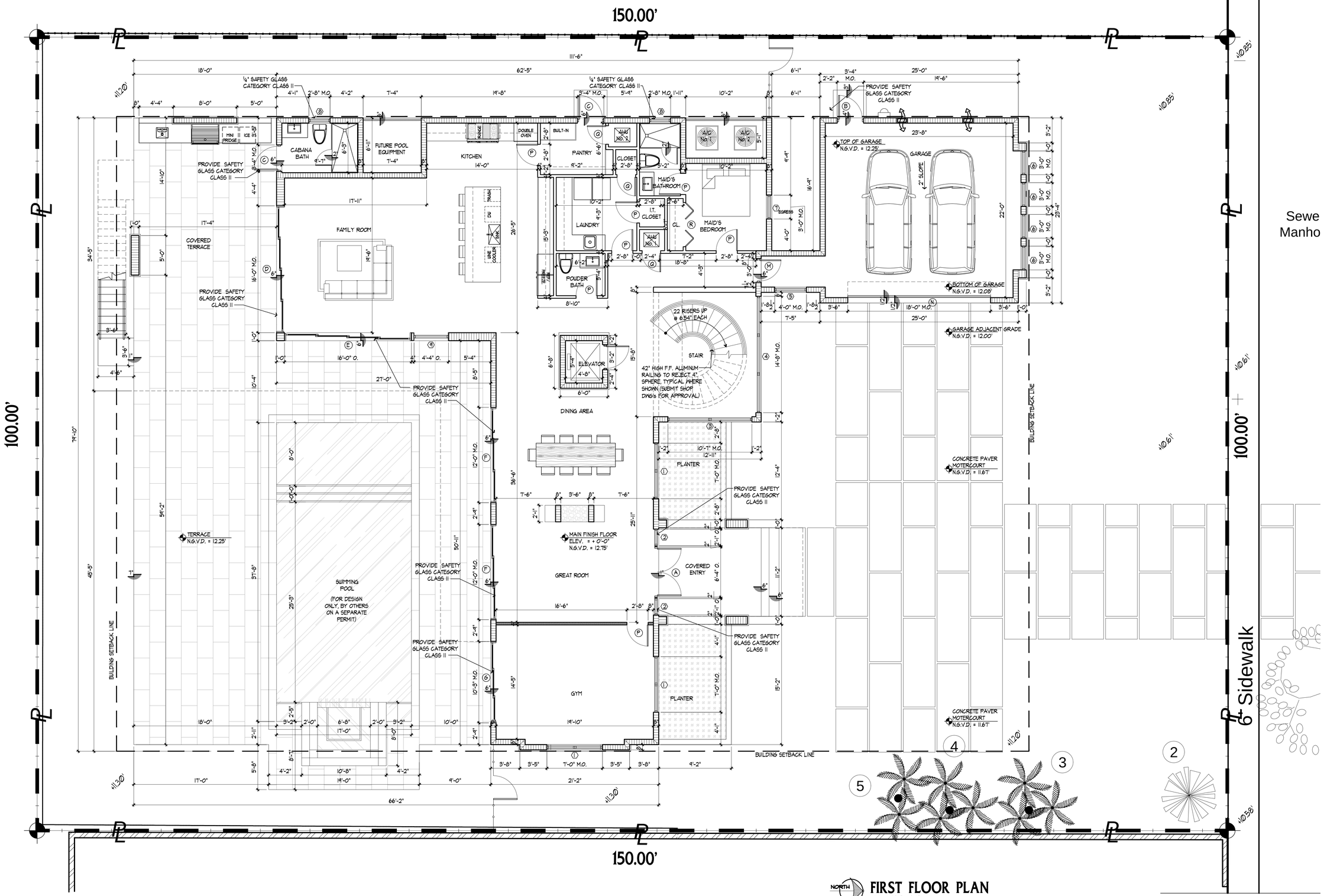

NORTH

FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

No.	REVISIONS	BY

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Sewe
Manho

PROJECT TITLE: PROPOSED NEW RESIDENCE FOR:
NP SOROLLA LLC

PROJECT LOCATION: LOCATED AT:
1400 SOROLLA AVE
CORAL GABLES, FL 33134

CALIL ARCHITECTS
1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
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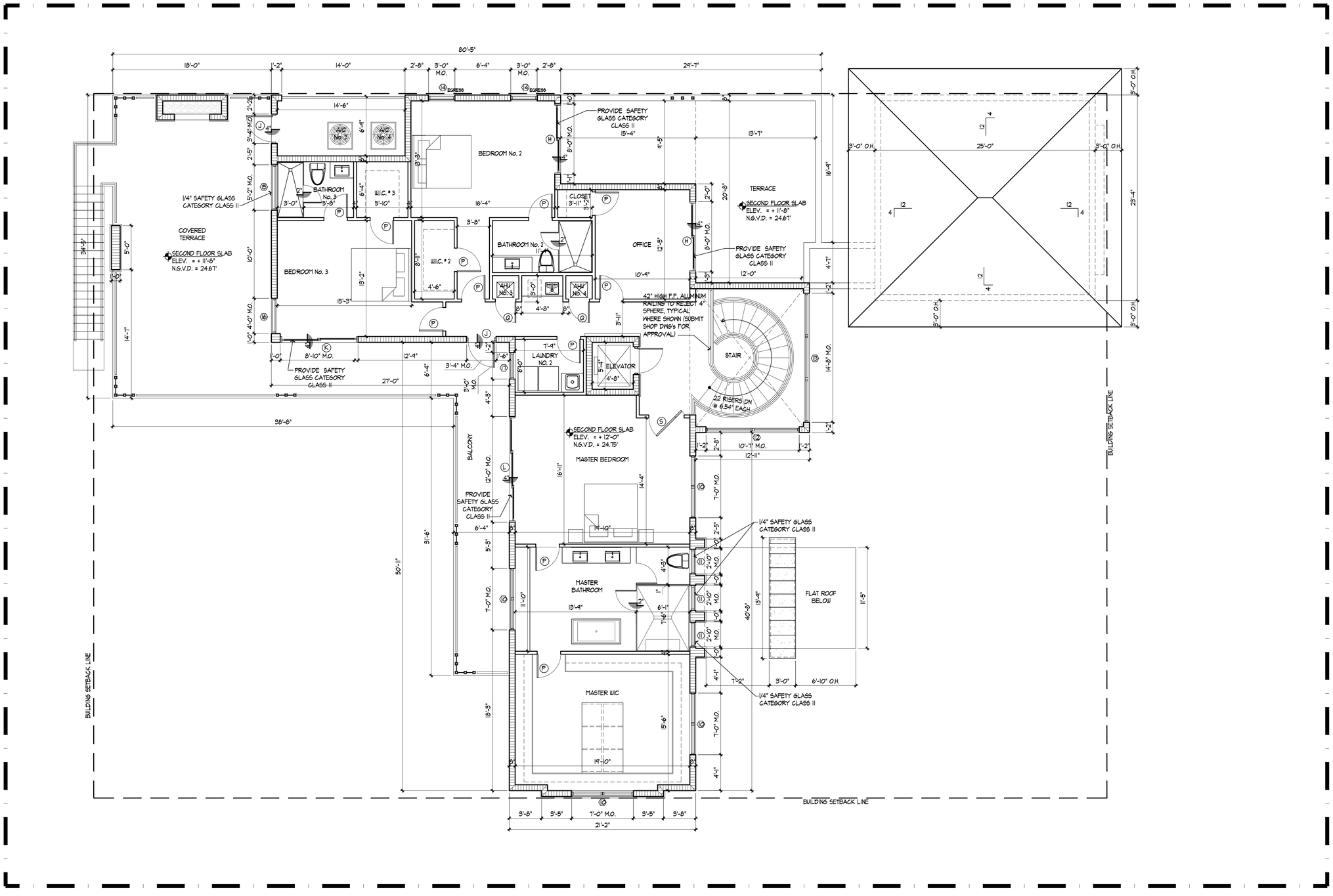

No.	REVISIONS	BY

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PROJECT TITLE
PROPOSED NEW RESIDENCE FOR:
NP SOROLLA LLC

PROJECT LOCATION
LOCATED AT:
1248 SOROLLA AVE
CORAL GABLES, FL 33134

CALIL ARCHITECTS
1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
AA 26001949 PHONE: (305) 860-9600 FAX: (305) 860-9602
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SHEET No.

A-2.02

DRAWN	E.A.C. JR. E.M.C.
CHECKED	E.A.C.
DATE	JULY '21
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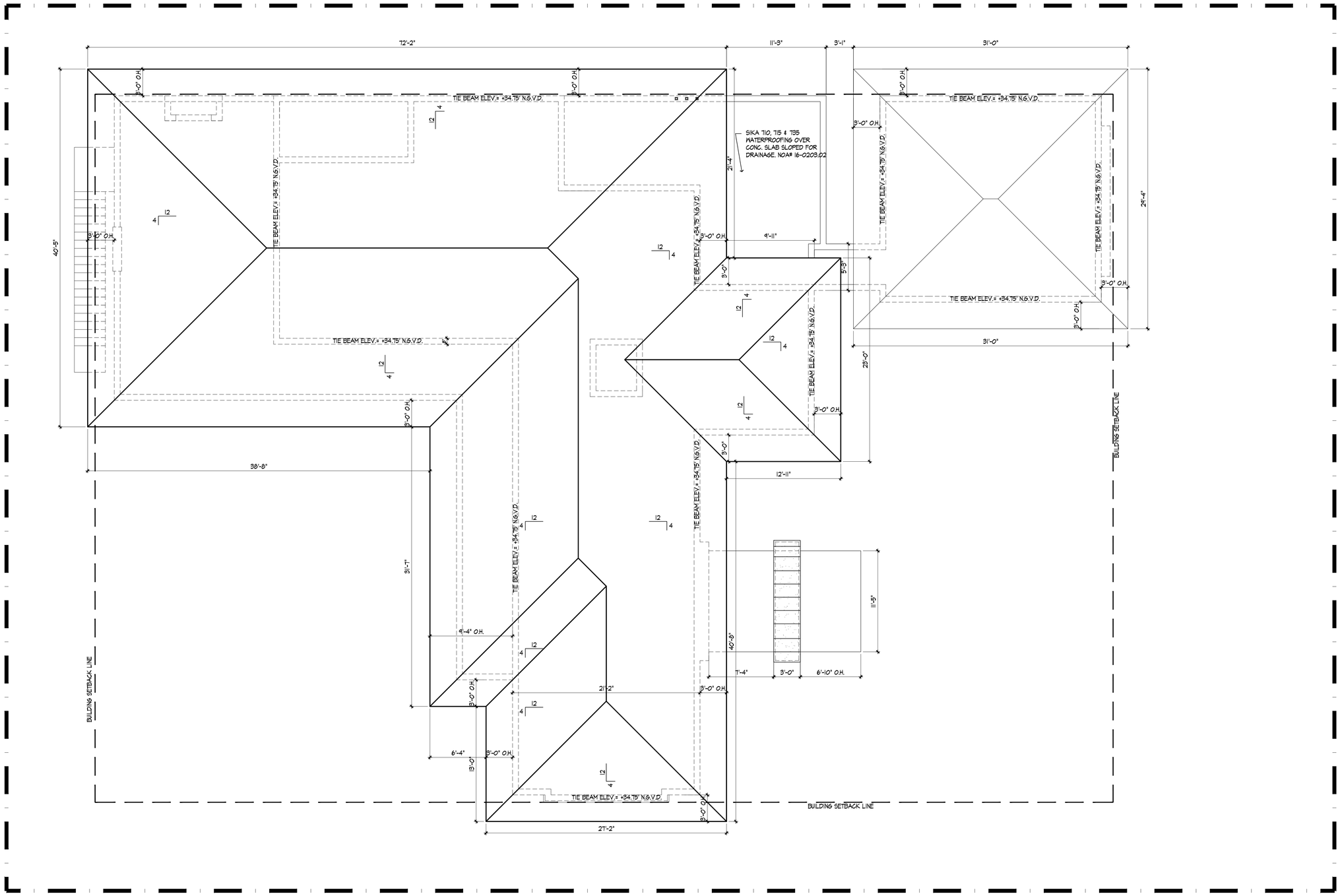
JOB No.	2021-017

NORTH

SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



ROOF PLAN

SCALE: 3/16" = 1'-0"

No.	REVISIONS	BY

- : N O T I C E : -

GENERAL CONTRACTOR :
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PROJECT TITLE

PROPOSED NEW RESIDENCE FOR:
NP SOROLLA LLC

PROJECT LOCATION

LOCATED AT:
1348 SOROLLA AVE
CORAL GABLES, FL 33134

CALIL
A R C H I T E C T S
1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
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DRAWN	E.A.C. JR. E.M.C.
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DATE	JULY '21
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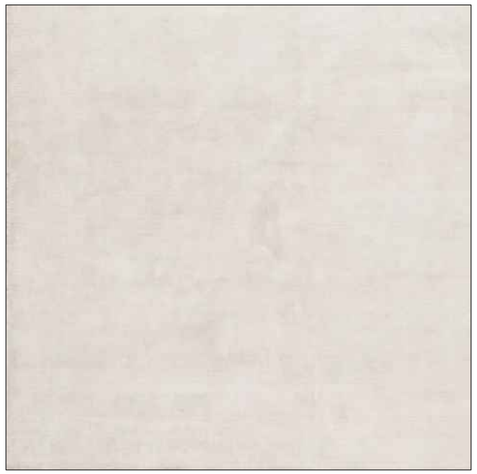
MATERIAL BOARD



SS SMOOTH STUCCO

BR BRONZE METAL FINISH

LM LIMESTONE

WD WOOD/ WOOD VENEER

RT FLAT CEMENT ROOF TILE

CP CONCRETE PAVERS

No.	REVISIONS	BY

-:NOTICE:-

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1248 SOROLLA AVE
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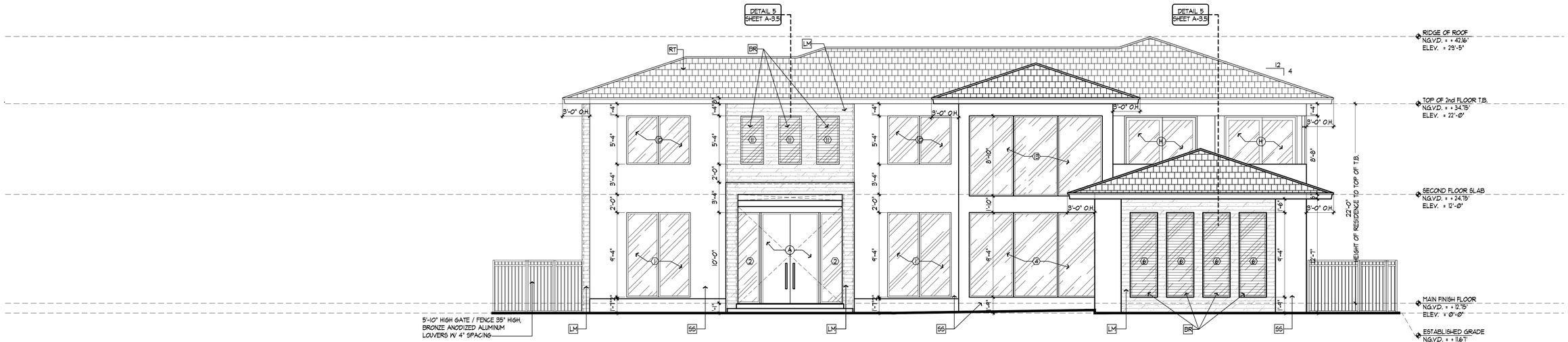
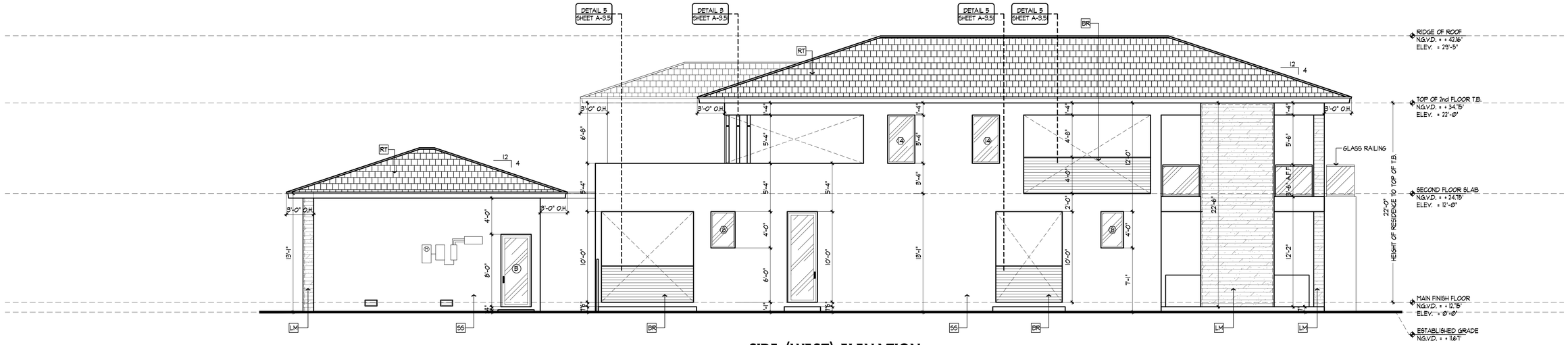
SCALE	SHOWN
JOB No.	2021-017



FRONT (NORTH) ELEVATION

SCALE: 3/16" = 1'-0"



SIDE (WEST) ELEVATION

SCALE: 3/16" = 1'-0"

No.	REVISIONS	BY

- : N O T I C E : -

GENERAL CONTRACTOR :
FOR CONSTRUCTION, IT IS YOUR RESPONSIBILITY TO WORK TOGETHER WITH THE ARCHITECTURAL & ENGINEERING DRAWINGS. IF ANY DISCREPANCIES APPEAR, CALL THE ARCHITECTS & THE ENGINEERS OF RECORD BEFORE CONTINUING ANY WORK.

PROPOSED NEW RESIDENCE FOR:

NP SOROLLA LLC

PROJECT TITLE

PROJECT LOCATION

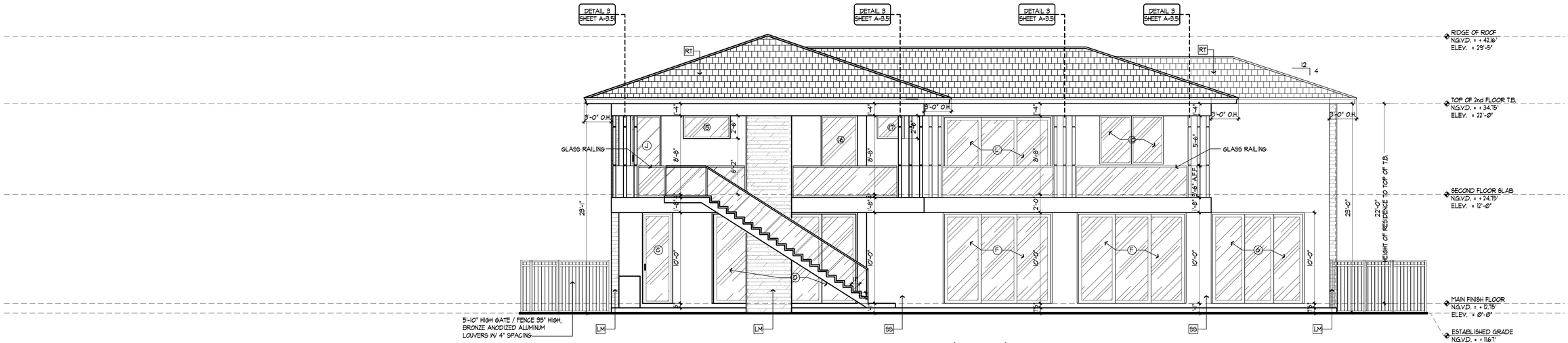
LOCATED AT:
1248 SOROLLA AVE
CORAL GABLES, FL 33134

CALIL
ARCHITECTS
1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
AA 26001949 PHONE: (305) 860-9600 FAX: (305) 860-9602
EDUARDO A. CALIL, ARCHITECT LICENSE No. AR 0009353
WWW.CALILARCHITECTS.COM

SHEET No.

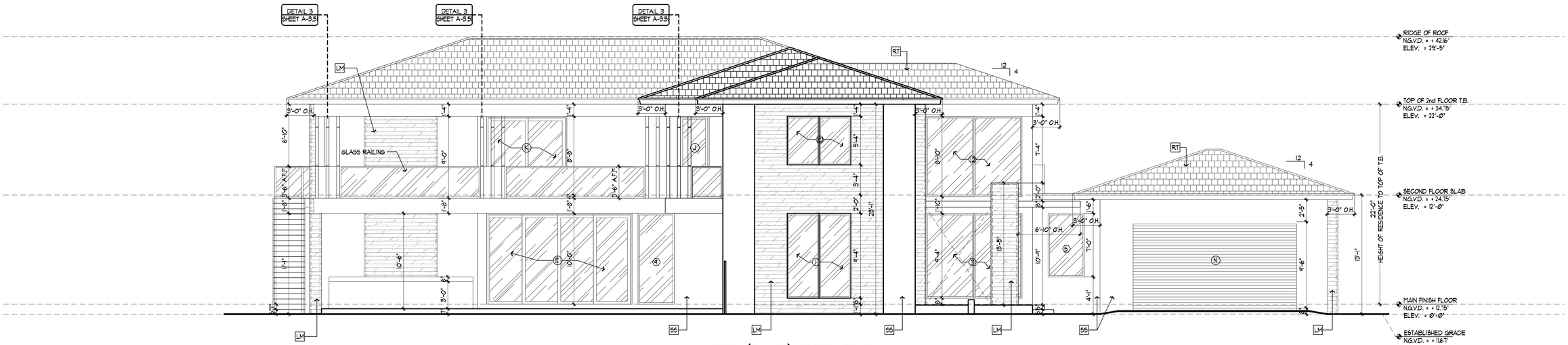
A-3.01

DRAWN	E.A.C. JR. E.M.C.
CHECKED	E.A.C.
DATE	JULY '21
SCALE	SHOWN
JOB No.	2021-017



REAR (SOUTH) ELEVATION

SCALE: 3/16" = 1'-0"



SIDE (EAST) ELEVATION

SCALE: 3/16" = 1'-0"

No.	REVISIONS	BY

-:NOTICE:-

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PROJECT TITLE

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PROJECT LOCATION

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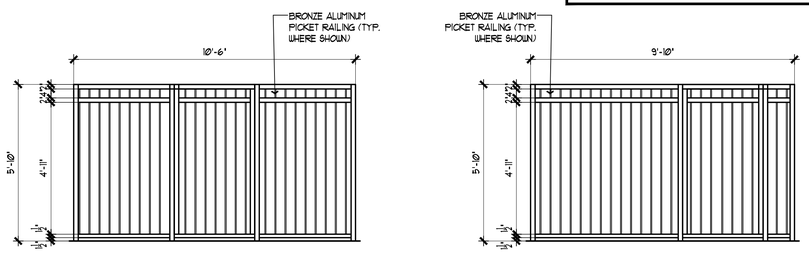
SHEET No.

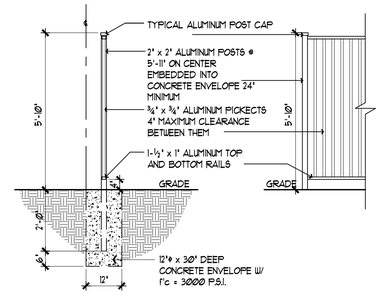
A-3.02

DRAWN	E.A.C. JR. E.M.C.
CHECKED	E.A.C.
DATE	JULY '21
SCALE	SHOWN
JOB No.	2021-017

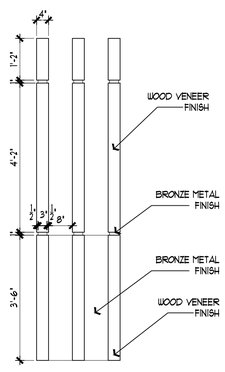
ACCESS GATE NOTES
R450117.1.8
ACCESS GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R450117.1.1 THROUGH R450117.1.7 AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE. WHERE THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE, THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER SIDE OF THE GATE AND SO PLACED THAT IT CANNOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL. THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2 INCH (12.7 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.



1 SIDE FENCE/GATE DETAIL
SCALE: 3/8" = 1'-0"



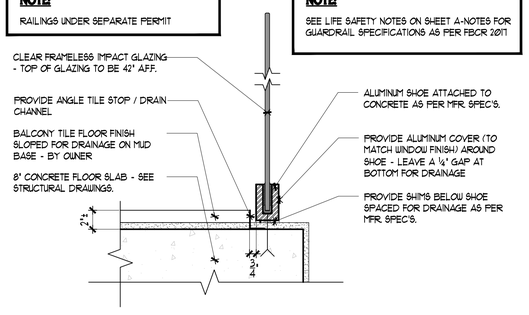
2 ALUMINUM PICKET FENCE DETAIL
SCALE: 1/2" = 1'-0"



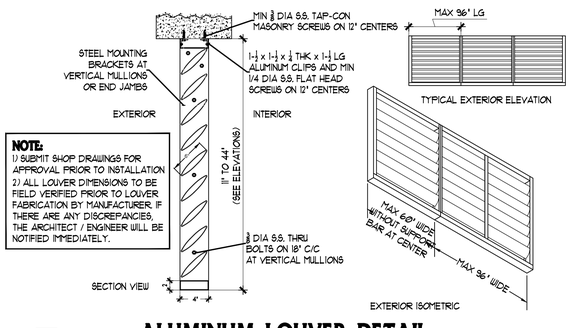
3 COLUMN DETAIL
SCALE: 1/2" = 1'-0"

NOTE:
RAILINGS UNDER SEPARATE PERMIT

NOTE:
SEE LIFE SAFETY NOTES ON SHEET A-NOTES FOR GUARDRAIL SPECIFICATIONS AS PER FBCR 2017

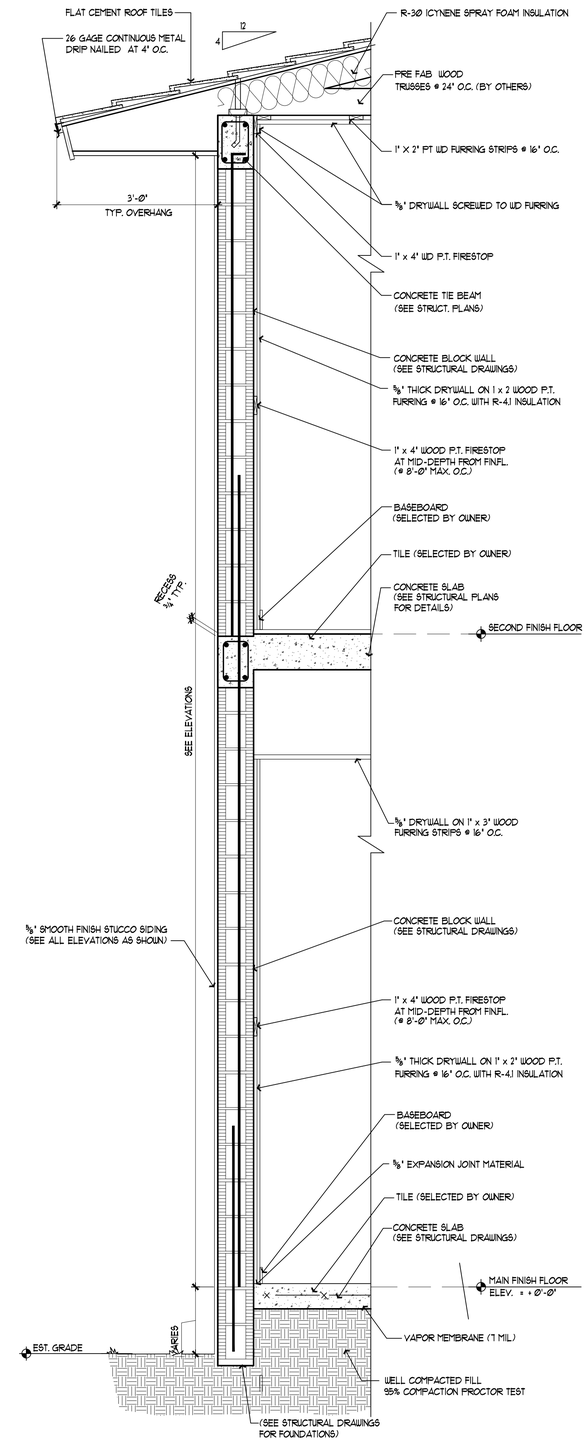


4 GUARDRAIL DETAIL
SCALE: 1 1/2" = 1'-0"



NOTE:
1) SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION
2) ALL LOUVER DIMENSIONS TO BE FIELD VERIFIED PRIOR TO LOUVER FABRICATION BY MANUFACTURER. IF THERE ARE ANY DISCREPANCIES, THE ARCHITECT / ENGINEER WILL BE NOTIFIED IMMEDIATELY.

5 ALUMINUM LOUVER DETAIL
SCALE: NTS



6 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

No.	REVISIONS	BY

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SHEET No.
A-3.51

DRAWN	E.A.C. JR. E.M.C.
CHECKED	E.A.C.
DATE	JULY '21
SCALE	SHOWN
JOB No.	2021-017