

SW 36th St

959

SW 39th St

SW 39th St

Ace Hardware
of Bird Road
Entrega a domicilio

Walgreens Pharmacy
Entrega a domicilio

Mobil

SW 40th St

SW 40th St

SW 40th St

SW 40th St

SW 40th St

Bird Rd

SW 41st St

SW 41st St

SW 41st St

Algardi Ave

Algardi Ave

Algardi Ave

Algardi Ave

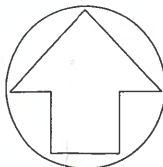
Algardi Ave

Google

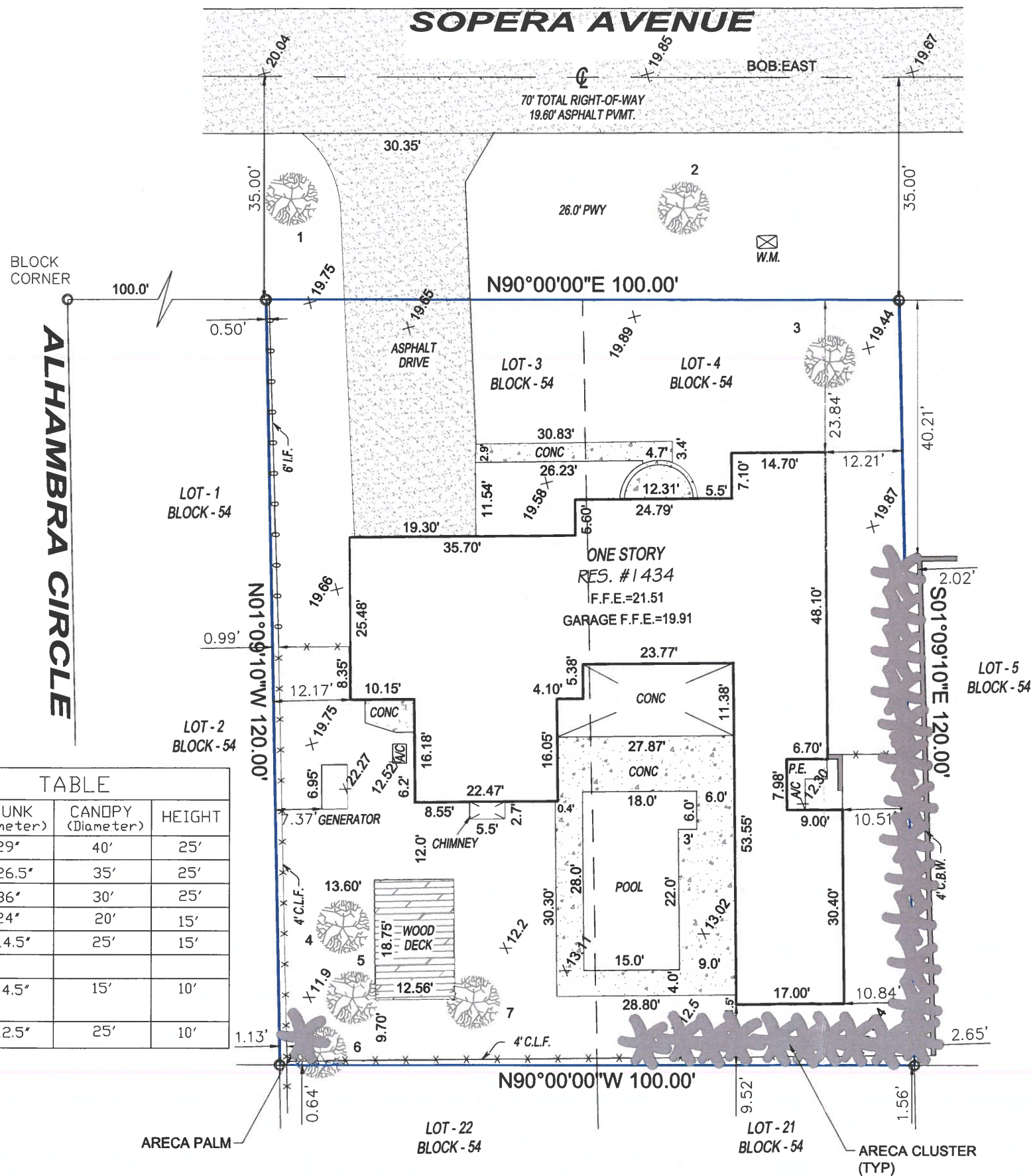
SX Kendall 201 Holdings

1434 Soper Ave,
Coral Gables, FL 33134
9 min en automóvil
- dirección particular

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY



NORTH
SCALE: 1"=20'



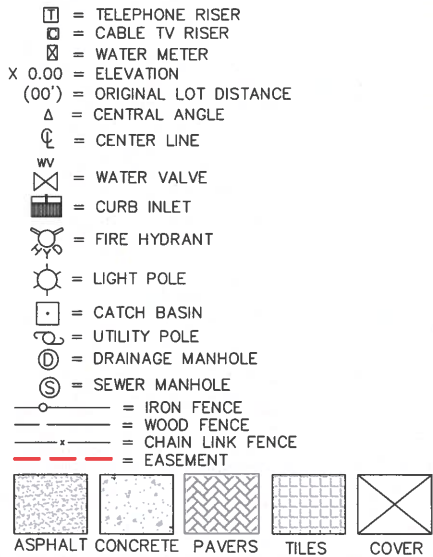
TREE TABLE				
No.	NAME	TRUNK (Diameter)	CANOPY (Diameter)	HEIGHT
1	QAK	29"	40'	25'
2	QAK	26.5"	35'	25'
3	QAK	36"	30'	25'
4	QAK	24"	20'	15'
5	QAK	14.5"	25'	15'
6	SOUTHERN MAGNOLIA	14.5"	15'	10'
7	AVOCADO	12.5"	25'	10'

LEGEND

ABBREVIATIONS:

A = ARC DISTANCE
AC = AIR CONDITIONER PAD
BCR = BROWARD COUNTY RECORDS
BLDG = BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
D/W = DRIVEWAY
EB = ELECTRIC BOX
ENC. = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FF = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE (NO ID)
FIR = FOUND IRON ROD (NO ID)
FN = FOUND NAIL (NO ID)
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
L.E. = LANDSCAPE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MDCR = MIAMI-DADE COUNTY RECORDS
MH = MAN HOLE
ML = MONUMENT LINE
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS DISTANCE
(R) = RECORD
R/W = RIGHT-OF-WAY
RES = RESIDENCE
SIP = SIP LB#8023
SND = SET NAIL & DISK LB#8023
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP) = TYPICAL
UB = UTILITY BOX
U.E. = UTILITY EASEMENT
W/F = WOOD FENCE

SYMBOLS:



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

SEAL

CERTIFICATE OF AUTHORIZATION # LB-8023
Survey Pros, Inc.

5966 S. DIXIE HIGHWAY SUITE 300, MIAMI, FL. 33143
Tel: 305.767.6802
www.survey-pros.com

PROPERTY ADDRESS:

1434 SOPERA AVENUE, CORAL GABLES, FL. 33134

LEGAL DESCRIPTION:

LOTS 3 AND 4, BLOCK 54, OF CORAL GABLES COUNTRY CLUB SECTION PART FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 57, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE X BASE FLOOD ELEVATION N/A COMMUNITY NAME & NUMBER CITY OF CORAL GABLES 120639 MAP & PANEL NUMBER 120R6C0456 SUFFIX L

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 8023.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP IS NOT DETERMINED.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN. THE CENTERLINE OF SOPERA AVENUE HAS BEEN ASSIGNED A BEARING OF EAST.

BENCHMARK INFORMATION:

NAME: P-483-R
ELEVATION(NGVD1929): 13.31
LOCATION1: SW 40 ST---79' NORTH OF NORTH EDGE OF PAVEMENT PROJECTED WEST
LOCATION2: SW 57 AVE---2.3' WEST OF WEST EDGE OF PAVEMENT
LOCATION3: GAS STATION---63.9' EAST OF SE CORNER OF BLDG
DESCRIPTION: PK NAIL AND BRASS WASHER IN CONC DECK OF CATCH BASIN IN SIDEWALK

CERTIFIED TO:

DOUGLAS H. STEIN
ELIZABETH STEIN

DATE OF ORIGINAL FIELD WORK: 08/05/2020

JOB#: 20075541

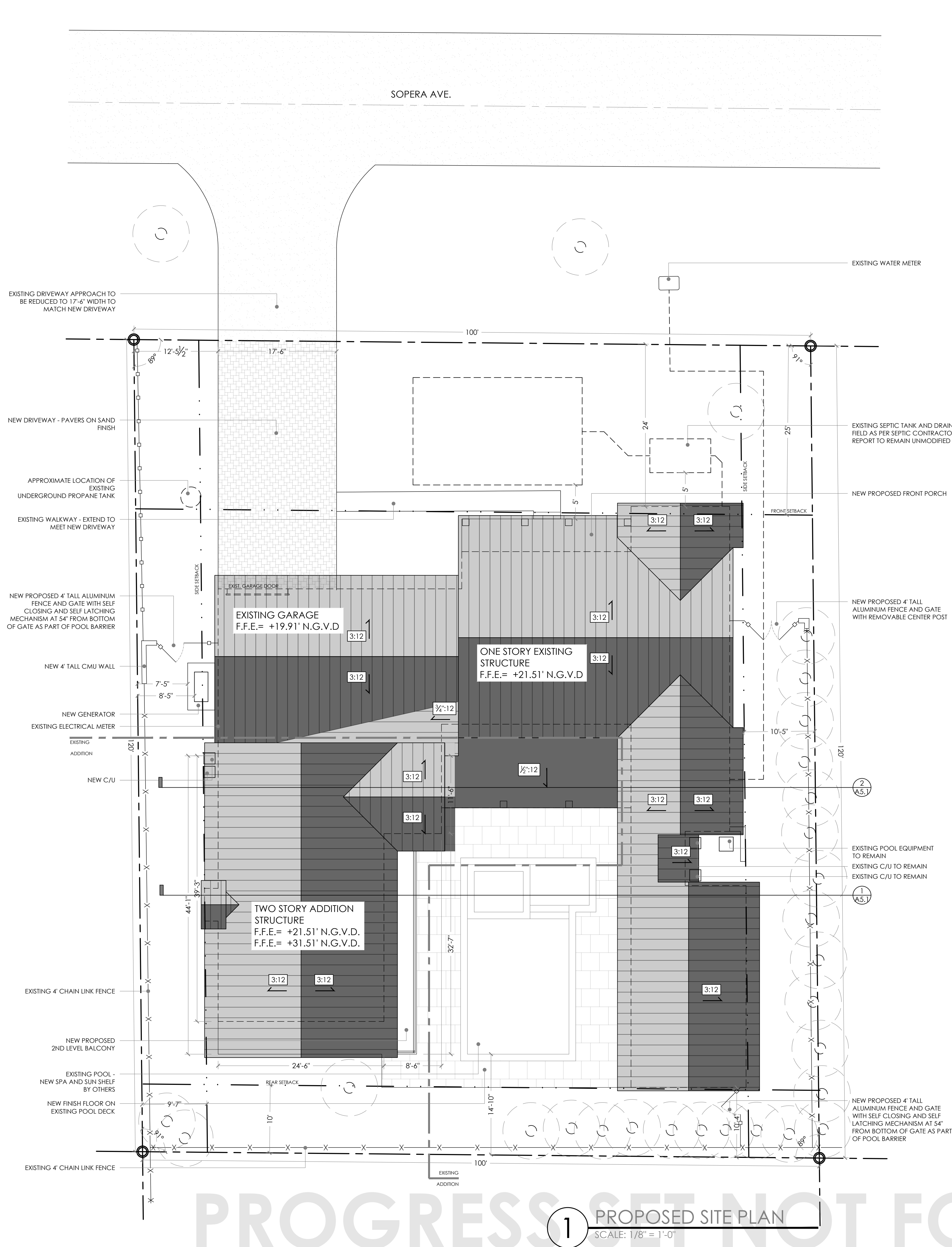
DRAWN BY: NICK

CAD FILE: STEIN

SHEET 1 OF 1

Nicolas Del Vento
NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945





LEGEND	
---	SITE BOUNDARIES
---	SETBACKS
---	FACE OF STRUCTURE
X-X-X	CHAINLINK FENCE
□-□-□-□	ALUMINUM FENCE

SCOPE AND CLASSIFICATION	
•	1155 SQ FT (APPROX) TWO STORY ADDITION TO SINGLE FAMILY RESIDENCE
•	LEVEL 3 ALTERATION
•	NEW PRIMARY SUITE
•	NEW BEDROOM 4
•	NEW STUDY
•	NEW FRONT PORCH
•	EXISTING COVERED PATIO RECONFIGURATION
•	EXISTING POOL RECONFIGURATION - BY OTHERS

CODE REFERENCES:	
1.	FLORIDA BUILDING CODE 7TH EDITION 2020
2.	MIAMI-DADE COUNTY HRS DEPARTMENT
3.	NFPA 101 LIFE SAFETY CODE 2015 EDITION
4.	FLORIDA ACCESSIBILITY CODE FOR NEW BUILDING CONSTRUCTION 7TH EDITION 2020

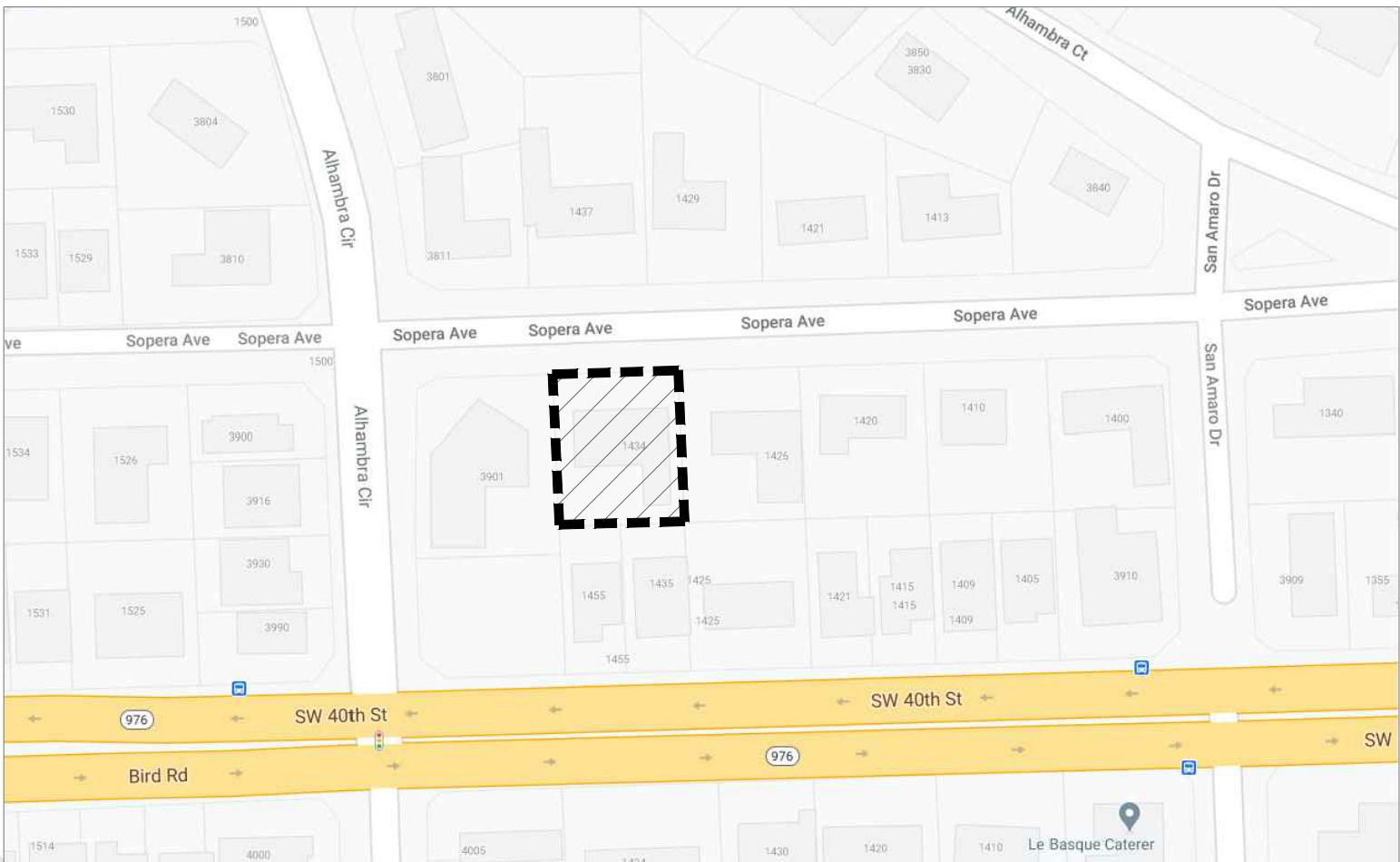
ZONING LEGEND			
PROPERTY ADDRESS	1434 SOPERA AVENUE, MIAMI FL, 33134	FLOOD ZONE	X
FOLIO NUMBER	03-4118-006-1010	ZONING DISTRICT	SFR
LOT SIZE	12,000 SF		

SETBACKS			FLOOR AREA RATIO	
PRINCIPLE	MIN.	PROVIDED	MAX. ALLOWED	PROVIDED
FRONT	25'	24' EXISTING	48% OF 5000 SQ FT = 2400 SQ FT	
SIDE	20% OF WIDTH = 20'	10'-5" + 9'-7" = 20'	35% OF 5000 SQ FT = 1750 SQ FT	1ST LEVEL = 3563 SQ FT
REAR	10'	10'-4"	30% OF 2000 = 600 SQ FT	2ND LEVEL = 1008 SQ FT
POOL	MIN.	PROVIDED	TOTAL = 4750 SQ FT	TOTAL = 4571 SQ FT
REAR	10'	14'-10"		

MINIMUM LANDSCAPE		GROUND AREA COVERAGE	
REQUIRED	PROVIDED	ALLOWED	PROVIDED
40% OF LOT 12000 SQ FT x 40% = 4800 SQ FT	43.85% 5071 + 191 = 5262 SQ FT	PRINCIPAL 35 % = 4200 SQ FT	34.95 % = 4195 SQ FT
		ACCESSORY 10 % = 1200 SQ FT	3.65 % = 438 SQ FT
		TOTAL 45 % = 5400 SQ FT	38.61 % = 4634 SQ FT

FRONT YARD LANDSCAPE	
REQUIRED	PROVIDED
20% OF 40% 4800 SQ FT x 20% = 960 SQ FT	46.54% 1574 + 469 + 191 = 2234 SQ FT

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



INDEX OF SHEETS		REVISIONS			
		ORIGINAL: 2021.03.30	REV 1: 2021.04.19	REV 2: 2021.05.24	REV 3: 2021.05.24
ARCHITECTURAL					
A0	SITE PLAN - GENERAL INFORMATION	X			
A0.1	COVERING DIAGRAMS - EXISTING SITE PLAN	X			
D1	EXISTING/DEMOLITION PLAN	X			
A1.0	ENLARGED SITE PLAN	X			
A1.1	FLOOR PLAN - FIRST LEVEL	X			
A1.2	FLOOR PLAN - SECOND LEVEL	X			
A2.1	REFLECTED CEILING PLAN - FIRST LEVEL	X			
A2.2	REFLECTED CEILING PLAN - SECOND LEVEL	X			
A3.1	EXISTING ROOF PLAN	X			
A3.2	ROOF PLAN	X			
A4.1	ELEVATIONS	X			
A4.2	ELEVATIONS	X			
A4.3	ELEVATIONS	X			
A4.4	ELEVATIONS	X			
A5.1	SECTIONS	X			
A5.2	SECTIONS	X			
A6.1	DETAILS	X			
A6.2	DETAILS	X			
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E4	ELECTRICAL DETAILS				
PLUMBING					
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P2	PLUMBING SANITARY PLAN				
P3	PLUMBING DISTRIBUTION PLAN				
P4	PLUMBING GAS DISTRIBUTION PLAN				
MECHANICAL					
M1	MECHANICAL PLAN				
M2	MECHANICAL DETAILS				
M3	MECHANICAL DETAILS				
STRUCTURAL					
S1	GENERAL INFORMATION				
S2	FOUNDATION PLAN				
S3	ROOF/ FRAMING PLAN				
S4	STRUCTURAL DETAILS & SECTIONS				
LANDSCAPE					
TR1	EXISTING & NEW LANDSCAPE SITE PLAN				

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

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

PROJECT TEAM:

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

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

MEP ENGINEERING:
ARPE ENGINEERING
2020 PONCE DE LEON BLVD, SUITE 1002
CORAL GABLES, FLORIDA 33134

STRUCTURAL ENGINEERING:
EASTERN ENGINEERING GROUP
3401 NW 82ND AVE STE 370
DORAL, FLORIDA 33122

REVISIONS	
#	DATE



SINGLE FAMILY HOME RENOVATION / ADDITION

STEIN

1434 SOPERA AVENUE, CORAL GABLES, FL 33134

DEBOWSKY DESIGN GROUP

ARCHITECTURE, PLANNING & INTERIORS

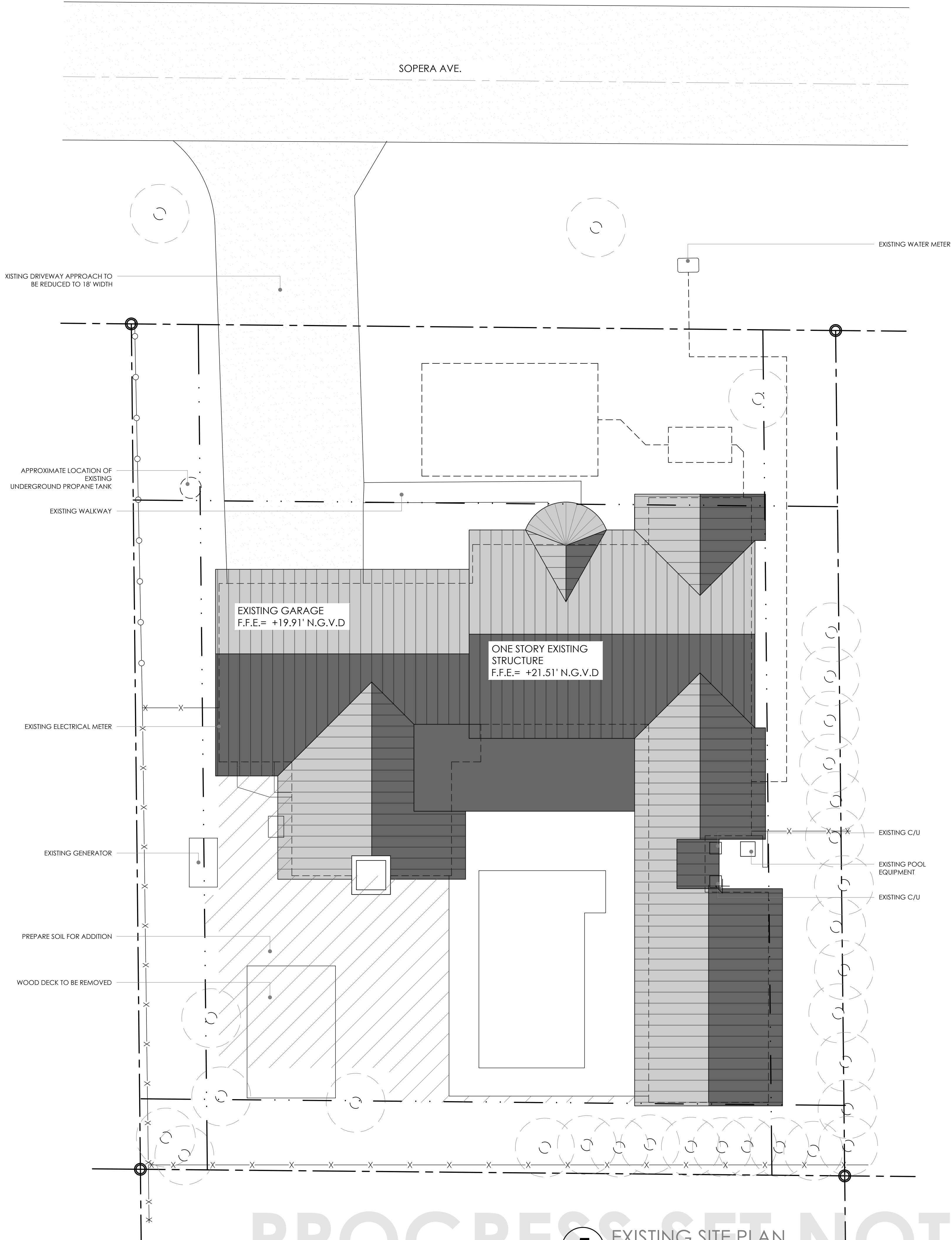
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MIAMI, FLORIDA 33134
305.495.2751
FLORIDA LICENSE # AR 94898
AA 260022858

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STUART DEBOWSKY
AR 94898
AA 260022858

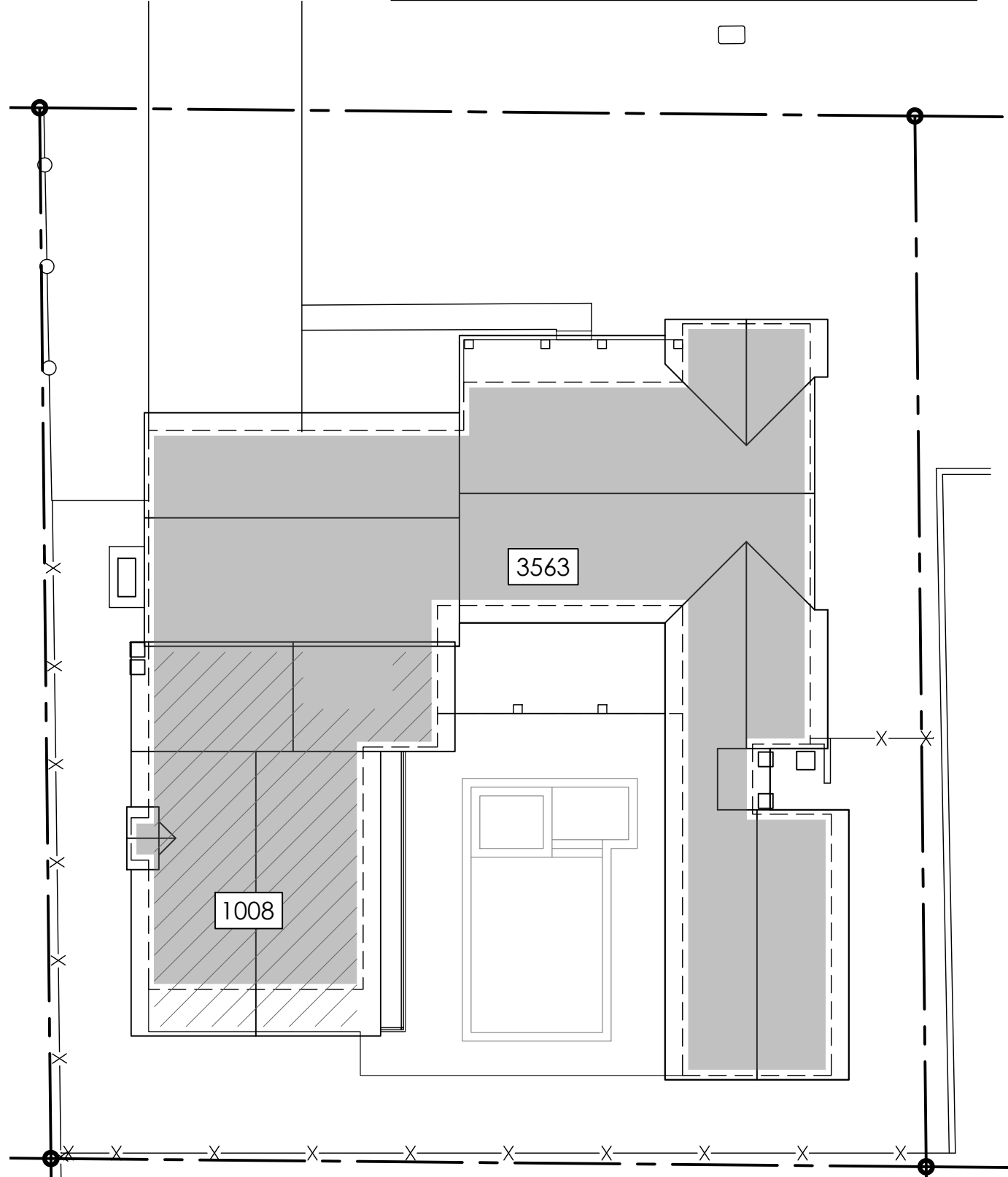
DATE	2021.09.21
JOB No.	20-648
SHEET No.	

A0



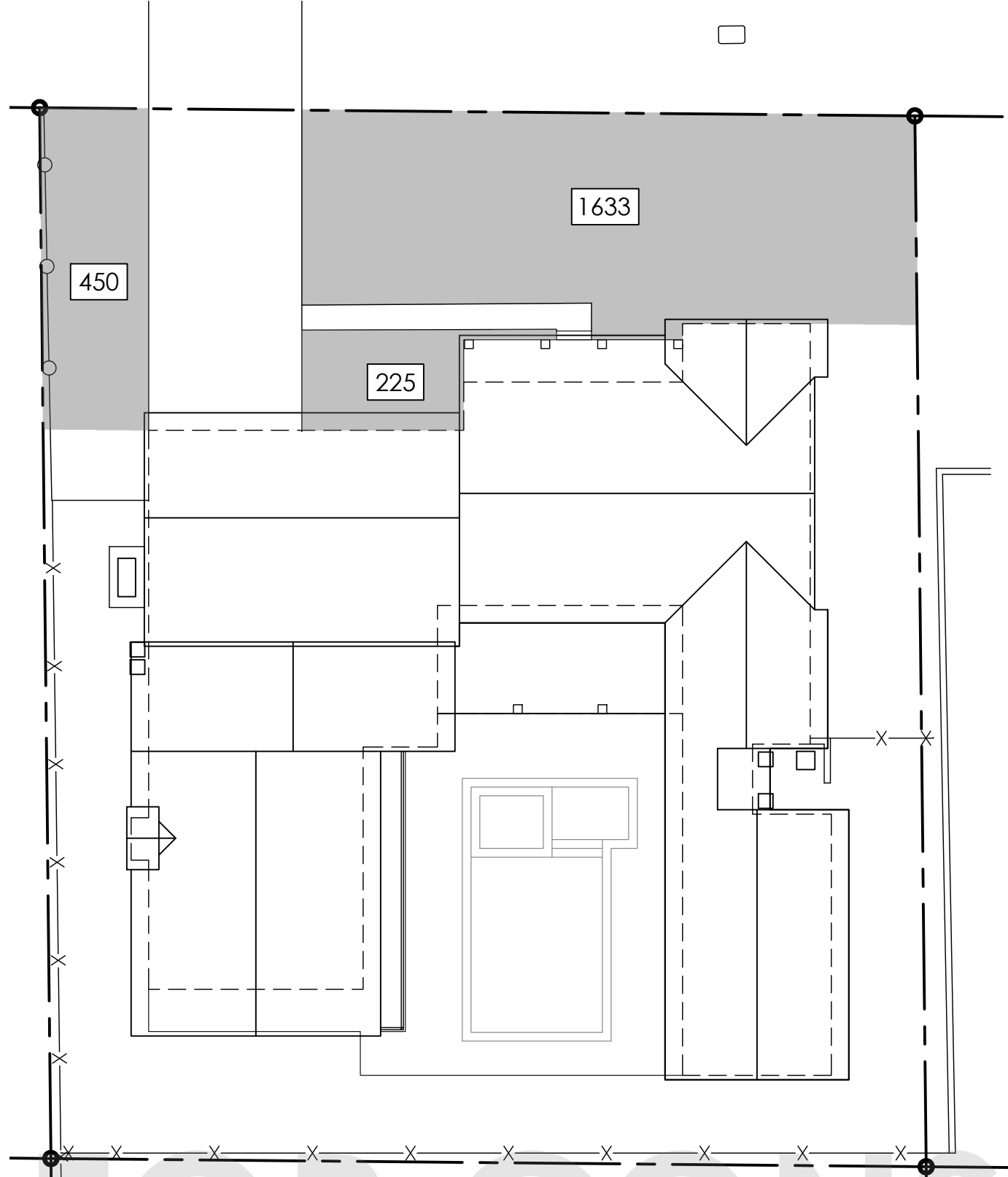
5 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

FLOOR AREA RATIO	
MAX. ALLOWED	PROVIDED
48% OF 5000 SQ FT = 2400 SQ FT	1ST LEVEL = 3563 SQ FT
35% OF 5000 SQ FT = 1750 SQ FT	2ND LEVEL = 1008 SQ FT
30% OF 2000 = 600 SQ FT	TOTAL = 4571 SQ FT
TOTAL = 4750 SQ FT	



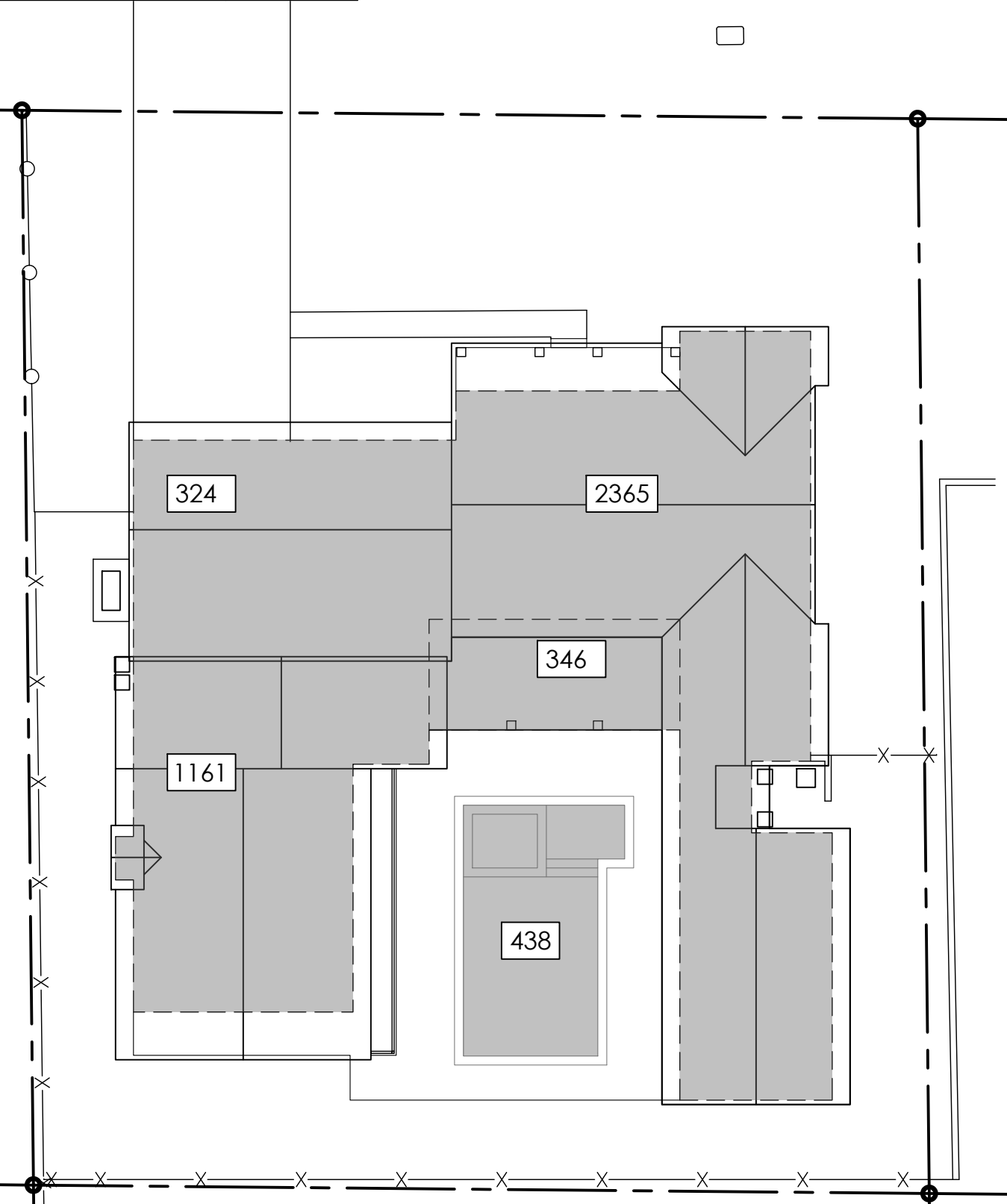
4 FLOOR AREA RATIO
SCALE: 1/16" = 1'-0"

FRONT YARD LANDSCAPE	
REQUIRED	PROVIDED
20% OF 40% 4800 SQ FT x 20% = 960 SQ FT	48.08% 1633 + 450 + 225 = 2296 SQ FT



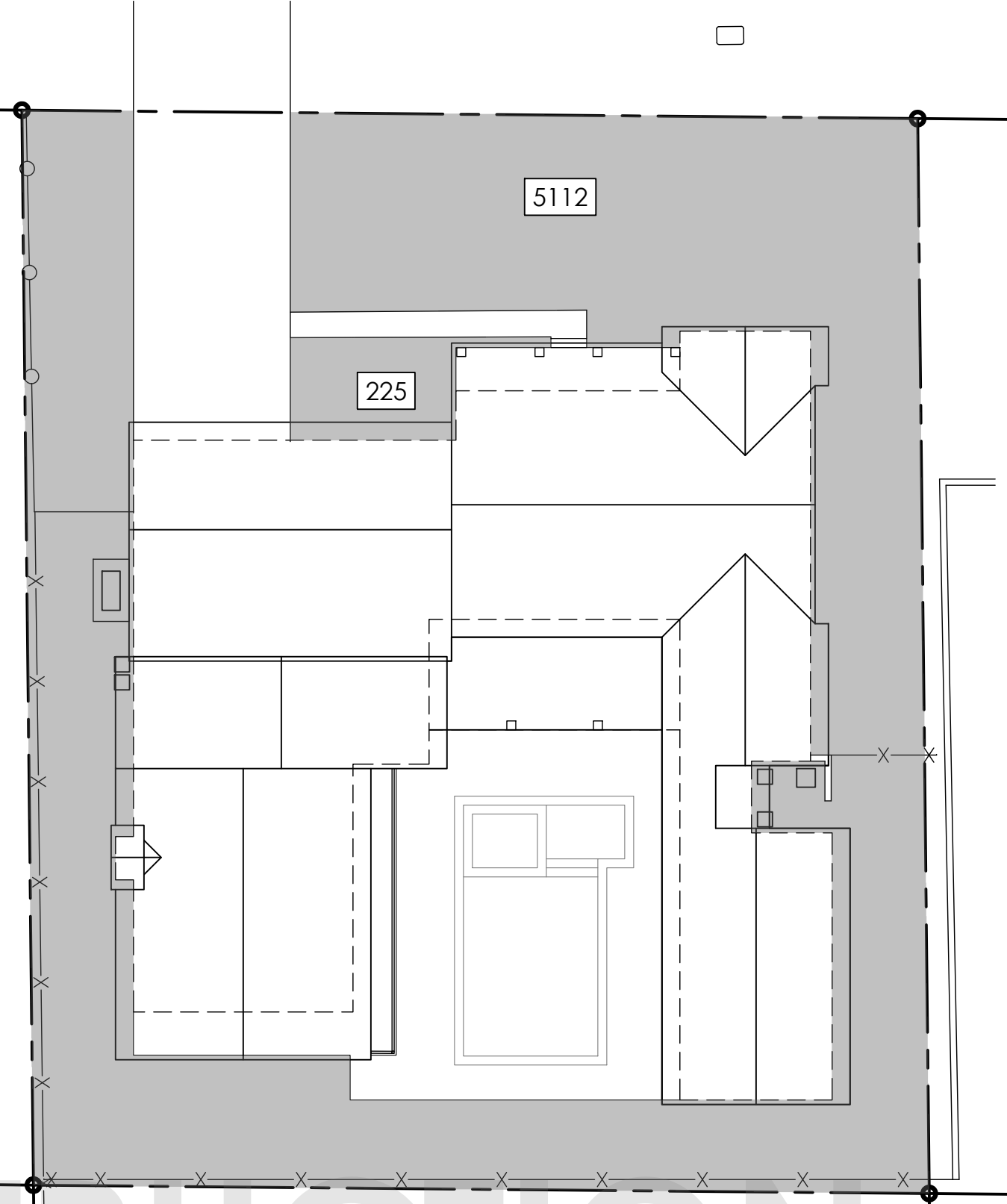
2 FRONT OPEN SPACE DIAGRAM
SCALE: 1/16" = 1'-0"

PRINCIPAL		GROUND AREA COVERAGE	
EXISTING UNDER AIR	2365 SQ FT	ALLOWED	
ADDITION UNDER AIR	1160 SQ FT	35 % = 4200 SQ FT	34.95 % = 4195 SQ FT
GARAGE	324 SQ FT	ACCESSORY	10 % = 1200 SQ FT
COVERED PATIO	346 SQ FT	3.65 % = 438 SQ FT	
TOTAL	4195 SQ FT	TOTAL	45 % = 5400 SQ FT
		38.61 % = 4634 SQ FT	



3 GROUND COVERAGE DIAGRAM
SCALE: 1/16" = 1'-0"

MINIMUM LANDSCAPE	
REQUIRED	PROVIDED
40% OF LOT 12000 SQ FT x 40% = 4800 SQ FT	44.47% 5112 + 225 = 5337 SQ FT



1 OPEN SPACE DIAGRAM
SCALE: 1/16" = 1'-0"

REVISIONS	
#	DATE



SINGLE FAMILY HOME RENOVATION / ADDITION

STEIN

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DEBOWSKY DESIGN GROUP
ARCHITECTURE, PLANNING & INTERIORS

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DATE	2021.09.21
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SHEET No.	

A0.1

WALL LEGEND	
	DEMOLITION
	EXIST. BLOCK WALL
	NEW BLOCK WALL
	EXIST. STUD WALL
	NEW STUD WALL
	NEW COLUMN

REMOVE ENTRY PORCH DOOR, STEPS,
COLUMNS AND ROOF - PREPARE
SURFACES FOR NEW FRONT PORCH

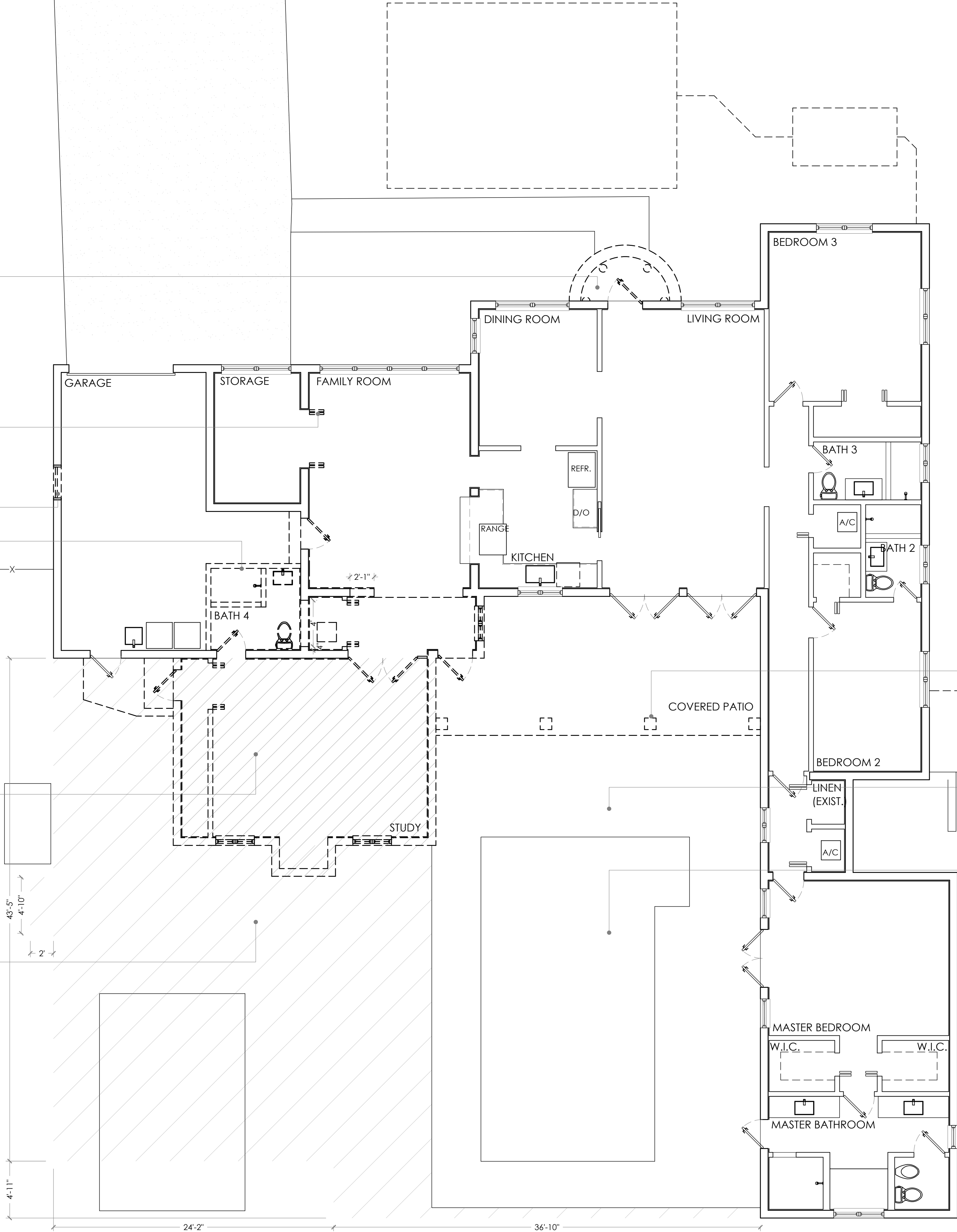
REMOVE DOUBLE BIFOLD DOORS AND
FRAME

REMOVE OPEN BLOCKS - CMU BLOCK UP
OPENING - REPAIR SURFACES

REMOVE PARTITION WALLS, PLUMBING
FIXTURES DOORS

REMOVE ENTIRE STUDY STRUCTURE

PREPARE SOIL FOR NEW ADDITION



DEMOLITION NOTES:

1. ALL FINISH ON FLOORS TO BE REMOVED IN ALL LOCATIONS
2. GENERAL CONTRACTOR TO VERIFY EXISTING CONDITIONS AND ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO ANY DEMOLITION OR CONSTRUCTION
3. GENERAL CONTRACTOR TO PERFORM ALL WORK ACCORDING TO ALL APPLICABLE CODES AND AS PER MANUFACTURER SPECIFICATIONS
4. GENERAL CONTRACTOR TO PATCH AND REPAIR ALL DISTURBED AREAS AS PER CODE AND TO MATCH ADJACENT FINISHES
5. ALL AREAS HAVING PORTIONS OF WALL, FLOORS AND CEILINGS REMOVED SHALL BE PATCHED AND FINISHED TO MATCH MATERIALS AND CONDITIONS
6. ALL PLUMBING FIXTURES THAT ARE REMOVED SHALL BE CAPPED OFF
7. ALL ELECTRICAL OUTLETS, FIXTURES OR EQUIPMENT BEING REMOVED SHALL HAVE ALL WIRES PULLED BACK ALL THE WAY TO THE POINT OF ORIGIN
8. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE STORAGE AND DISPOSAL OF DEBRIS CAUSED BY DEMOLITION DESCRIBED IN THIS DOCUMENT
9. GENERAL CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE GAS COMPANY OF ANY GAS LINES OR FUEL STORAGE TANKS FOUND IN THE PATH OF CONSTRUCTION PRIOR TO REMOVAL
10. GENERAL CONTRACTOR SHALL PROVIDE SHORING AND RE-SHORING AS REQUIRED AS PREPARATION FOR STRUCTURAL MODIFICATIONS

REVISIONS	
#	DATE



SINGLE FAMILY HOME RENOVATION / ADDITION

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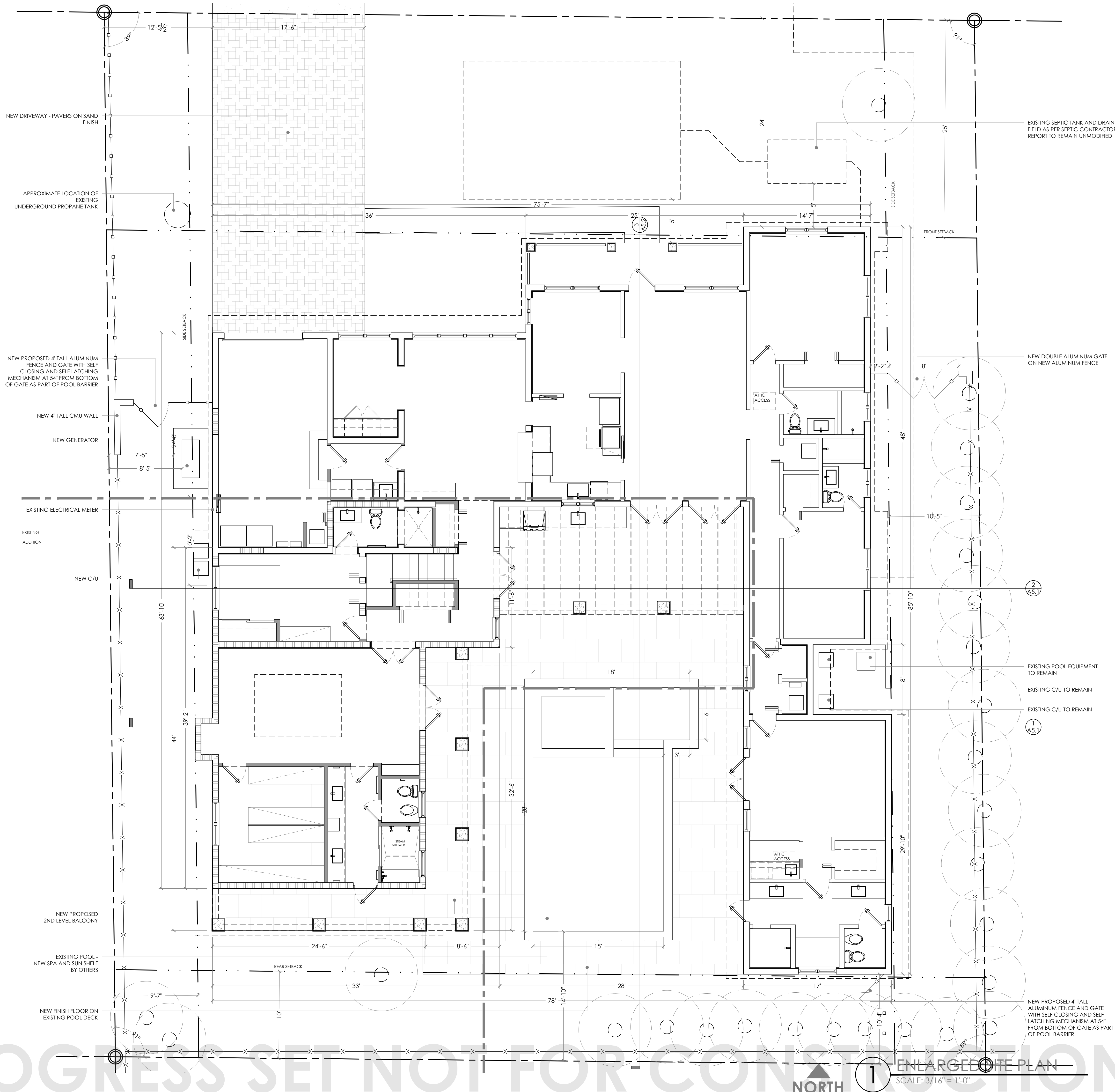
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1 EXISTING/DEMOLITION PLAN
SCALE: 3/16"= 1'-0"

D1

WALL LEGEND	
	DEMOLITION
	EXIST. BLOCK WALL
	NEW BLOCK WALL
	EXIST. STUD WALL
	NEW STUD WALL
	NEW COLUMN



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A1.0

INTERIOR DOOR SCHEDULE

DOOR No.	WIDTH	HEIGHT	DOOR MATERIAL	DOOR TYPE	HARDWARE STYLE	NOTES
1	2'-8"	6'-8"	WOOD	PANEL	PRIVACY	
2	2'-8"	6'-8"	WOOD	PANEL	PRIVACY	
3	2'-2"	6'-8"	WOOD	LOUVERED BIF	PASSAGE	A/C INTAKE
4	4'-0"	6'-8"	WOOD	DBL BIFOLD	PASSAGE	
5	6'-0"	5'-0"	WOOD	DBL BIFOLD	PASSAGE	
6	2'-8"	6'-8"	WOOD	PANEL	PRIVACY	
7	2'-8"	6'-8"	WOOD	PANEL	PRIVACY	
8	6'-0"	6'-8"	WOOD	DBL SLIDING	PASSAGE	
9	5'-0"	6'-8"	WOOD	DBL PANEL	PRIVACY	
10	2'-8"	6'-8"	WOOD	PANEL	PRIVACY	
11	2'-4"	6'-8"	WOOD	PANEL	PRIVACY	
12	2'-8"	6'-8"	WOOD	PANEL	PASSAGE	
13	2'-8"	6'-8"	WOOD	PANEL	PRIVACY	
14	2'-10"	6'-8"	WOOD	BIFOLD	PASSAGE	
15	2'-0"	6'-8"	WOOD	BIFOLD	PASSAGE	A/C INTAKE
16	5'-0"	6'-8"	WOOD	DBL PANEL	PRIVACY	WOOD FINISH
17	2'-4"	3'-6"	WOOD	BIFOLD	PASSAGE	
18	2'-4"	3'-6"	WOOD	BIFOLD	PASSAGE	
19	2'-6"	6'-8"	WOOD	POCKET	PASSAGE	REPLACE EXISTING DOOR
20	2'-6"	6'-8"	WOOD	PANEL	PRIVACY	REPLACE EXISTING DOOR
21	4'-0"	6'-8"	WOOD	DBL BIFOLD	PASSAGE	REPLACE EXISTING DOOR
22	2'-4"	6'-8"	WOOD	PANEL	PRIVACY	REPLACE EXISTING DOOR
23	2'-0"	6'-8"	WOOD	BIFOLD	PASSAGE	REPLACE EXISTING DOOR - A/C INTAKE
24	2'-8"	6'-8"	WOOD	PANEL	PRIVACY	REPLACE EXISTING DOOR
25	2'-0"	6'-8"	WOOD	BIFOLD	PASSAGE	REPLACE EXISTING DOOR
26	2'-8"	6'-8"	WOOD	PANEL	PRIVACY	REPLACE EXISTING DOOR
27	3'-0"	6'-8"	WOOD	BIFOLD	PASSAGE	REPLACE EXISTING DOOR
28	3'-0"	6'-8"	WOOD	BIFOLD	PASSAGE	REPLACE EXISTING DOOR - A/C INTAKE
29	2'-8"	6'-8"	WOOD	PANEL	PRIVACY	REPLACE EXISTING DOOR
30	2'-0"	6'-8"	WOOD	BIFOLD	PASSAGE	REPLACE EXISTING DOOR
31	2'-8"	6'-8"	WOOD	PANEL	PRIVACY	REPLACE EXISTING DOOR
31	2'-8"	6'-8"	WOOD	PANEL	PRIVACY	REPLACE EXISTING DOOR

NOTES ALL INTERIOR DOORS TO BE SOLID CORE 2 PANEL, PRIMED AND PAINTED WHITE UNLESS OTHERWISE SPECIFIED

EXTERIOR DOOR SCHEDULE

DOOR No.	WIDTH	HEIGHT	DOOR MATERIAL	MANUFACTURER	N.O.A	NOTES
E1	5'-0"	6'-8"	ALUM/GLASS	TBD		1 LITE - 5' DOUBLE DOOR
E2	5'-0"	6'-8"	ALUM/GLASS	TBD		1 LITE - 5' DOUBLE DOOR
E3	2'-6"	6'-8"	ALUM/GLASS	TBD		1 LITE
E4	5'-0"	6'-8"	ALUM/GLASS	TBD		1 LITE - 5' DOUBLE DOOR
E5	5'-0"	6'-8"	ALUM/GLASS	TBD		1 LITE
E6	3'-0"	6'-8"	ALUM/GLASS	TBD		1 LITE

NOTES ALL EXTERIOR GLASS TO BE IMPACT RATED CAT II SAFETY GLASS

GLAZING REQUIREMENTS

SGHC: 0.30
U FACTOR: 0.65

WINDOW SCHEDULE

TAG	WIDTH	HEIGHT	WINDOW TYPE	FRAME MATERIAL	FRAME COLOR	MANUFACTURER	N.O.A	NOTES
A	2'-6"	4'-0"	CASEMENT	ALUMINUM	WHITE	TBD		
B	5'-0"	4'-0"	DOUBLE CASEMENT	ALUMINUM	WHITE	TBD		
C	3'-0"	3'-0"	CASEMENT	ALUMINUM	WHITE	TBD		
D	3'-0"	4'-0"	CASEMENT	ALUMINUM	WHITE	TBD		
E	6'-0"	4'-0"	DOUBLE CASEMENT	ALUMINUM	WHITE	TBD		
F	5'-0"	3'-0"	CASEMENT	ALUMINUM	WHITE	TBD		

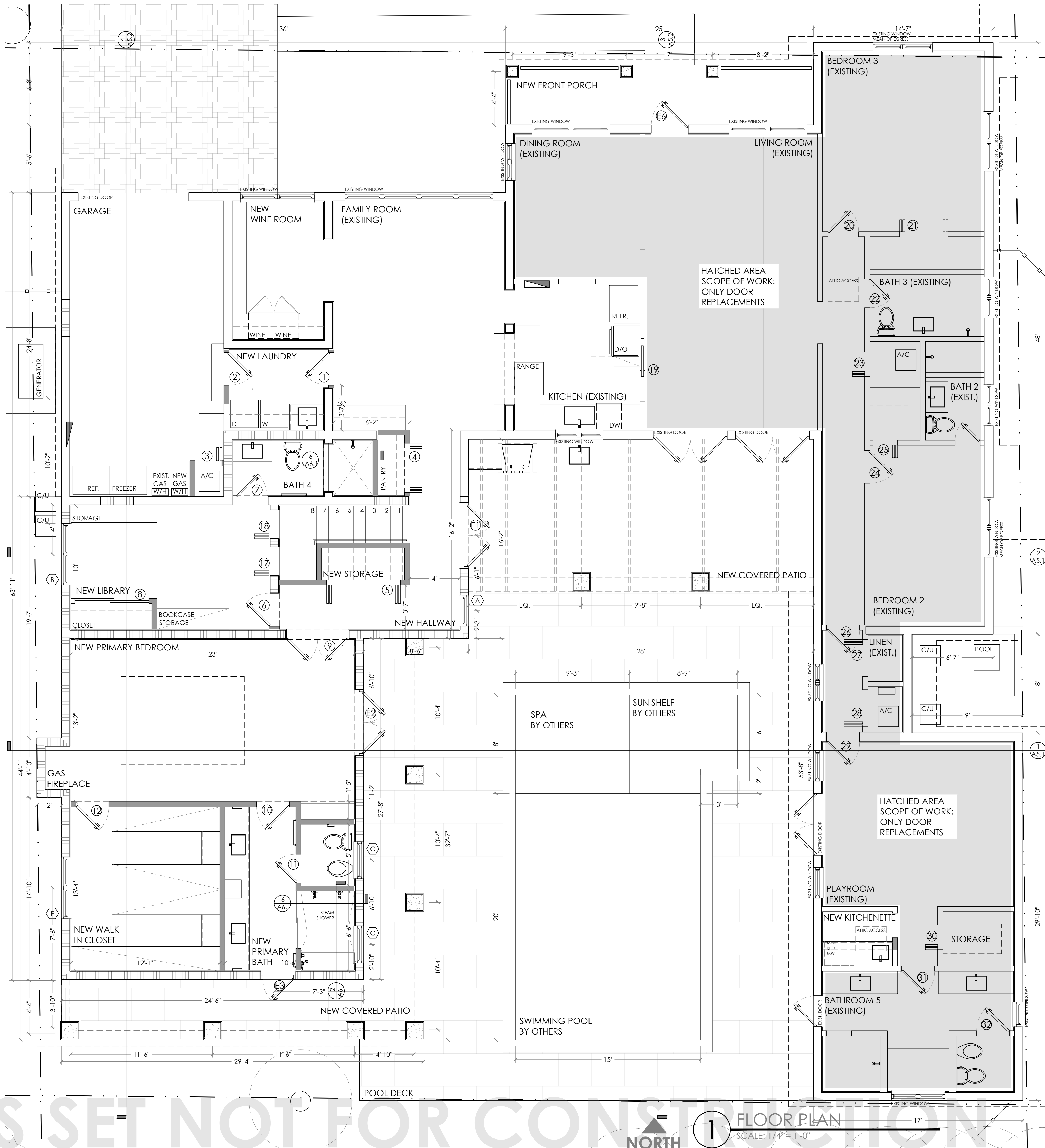
NOTES

GLAZING REQUIREMENTS

SGHC: 0.30
U FACTOR: 0.65

WALL LEGEND

	DEMOLITION
	EXIST. BLOCK WALL
	NEW BLOCK WALL
	EXIST. STUD WALL
	NEW STUD WALL
	NEW COLUMN



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SINGLE FAMILY HOME RENOVATION / ADDITION

STEIN

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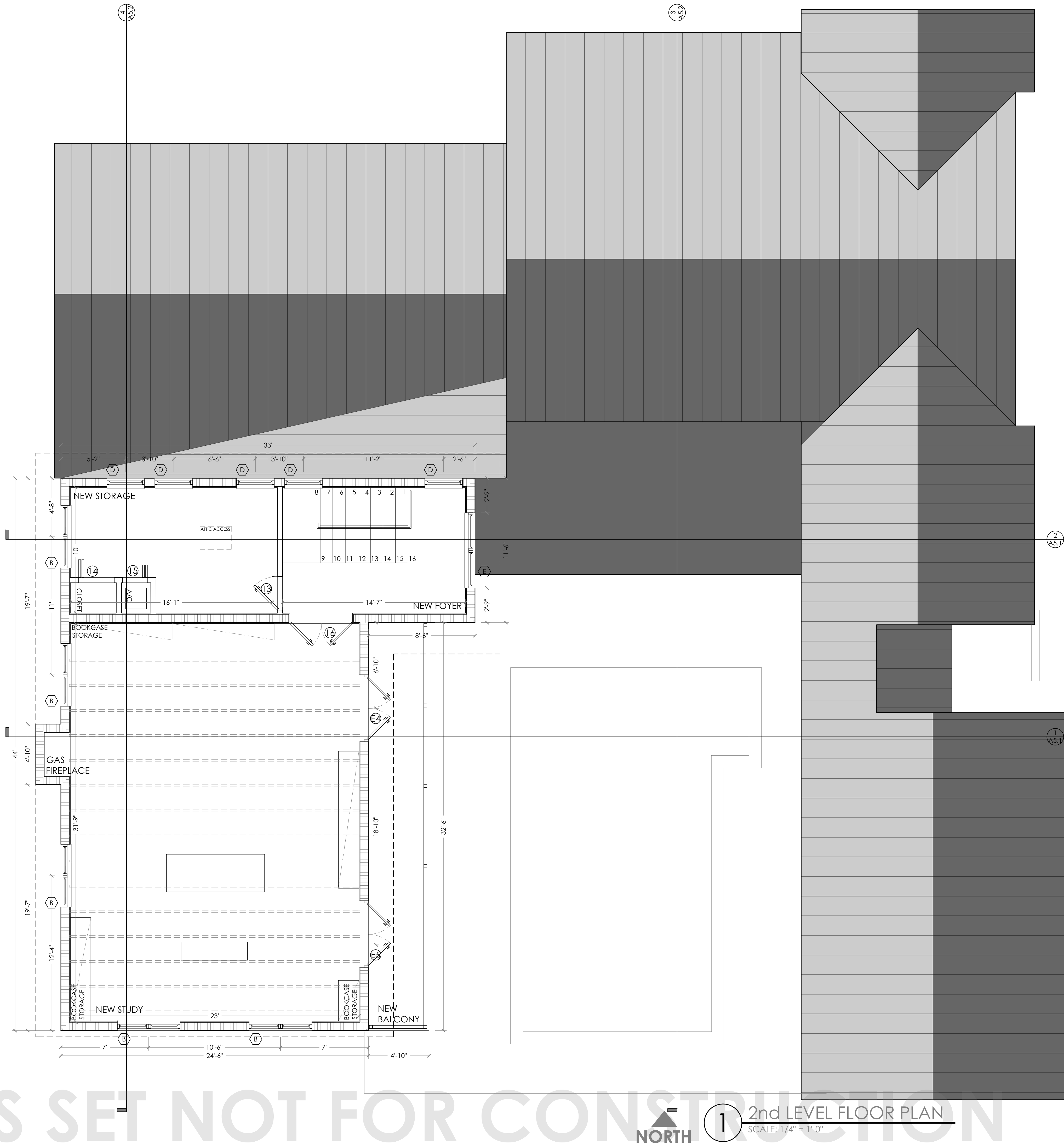
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AR 94898
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SHEET No.	



WALL LEGEND	
	DEMOLITION
	EXIST. BLOCK WALL
	NEW BLOCK WALL
	EXIST. STUD WALL
	NEW STUD WALL
	NEW COLUMN



1 2nd LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

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A1.2

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



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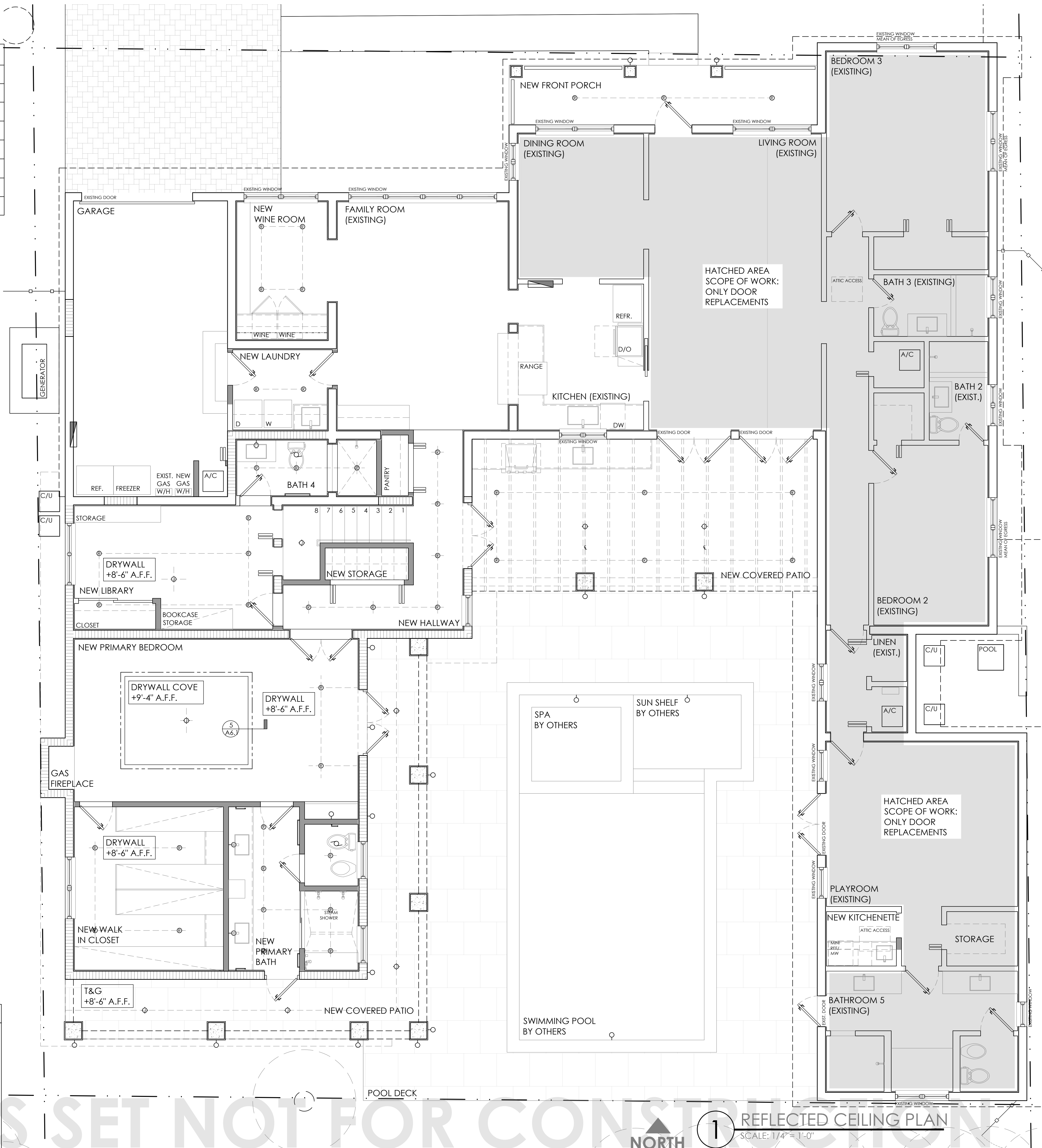
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A2.1

MARK	TYPE	MANUFACTURER	NOTES
	RECESSED CAN	BY CONTRACTOR	TRIM TO MATCH EXISTING
	WALL SCONCE	DESIGNER/ CLIENT TBD	SEE ID DOCUMENTS FOR MOUNTING HEIGHTS
	FAN	BY CONTRACTOR	SQUARE. MODEL TBD
	J BOX	DESIGNER/ CLIENT TBD	CEILING MOUNTED LIGHT OR FAN - SEE ID DOCUMENTS
	LED STRIP	BY CONTRACTOR	
NOTES	<p>ALL LIGHTING TO BE SUPPLIED BY CONTRACTOR UNLESS NOTED - ALL CONTRACTOR SELECTIONS TO BE APPROVED BY ARCHITECT/OWNER PRIOR TO PURCHASE</p> <p>IF UNMARKED - RECESSED CANS TO BE 4" IC RATED AIR TIGHT UNITS - ARCHITECT/OWNER TO APPROVE UNITS BEFORE PURCHASE BY CONTRACTOR</p> <p>AREA NOT IN SCOPE TO REMAIN WITH THE EXISTING FIXTURES.</p>		

WALL LEGEND

	DEMOLITION
	EXIST. BLOCK WALL
	NEW BLOCK WALL
	EXIST. STUD WALL
	NEW STUD WALL
	NEW COLUMN



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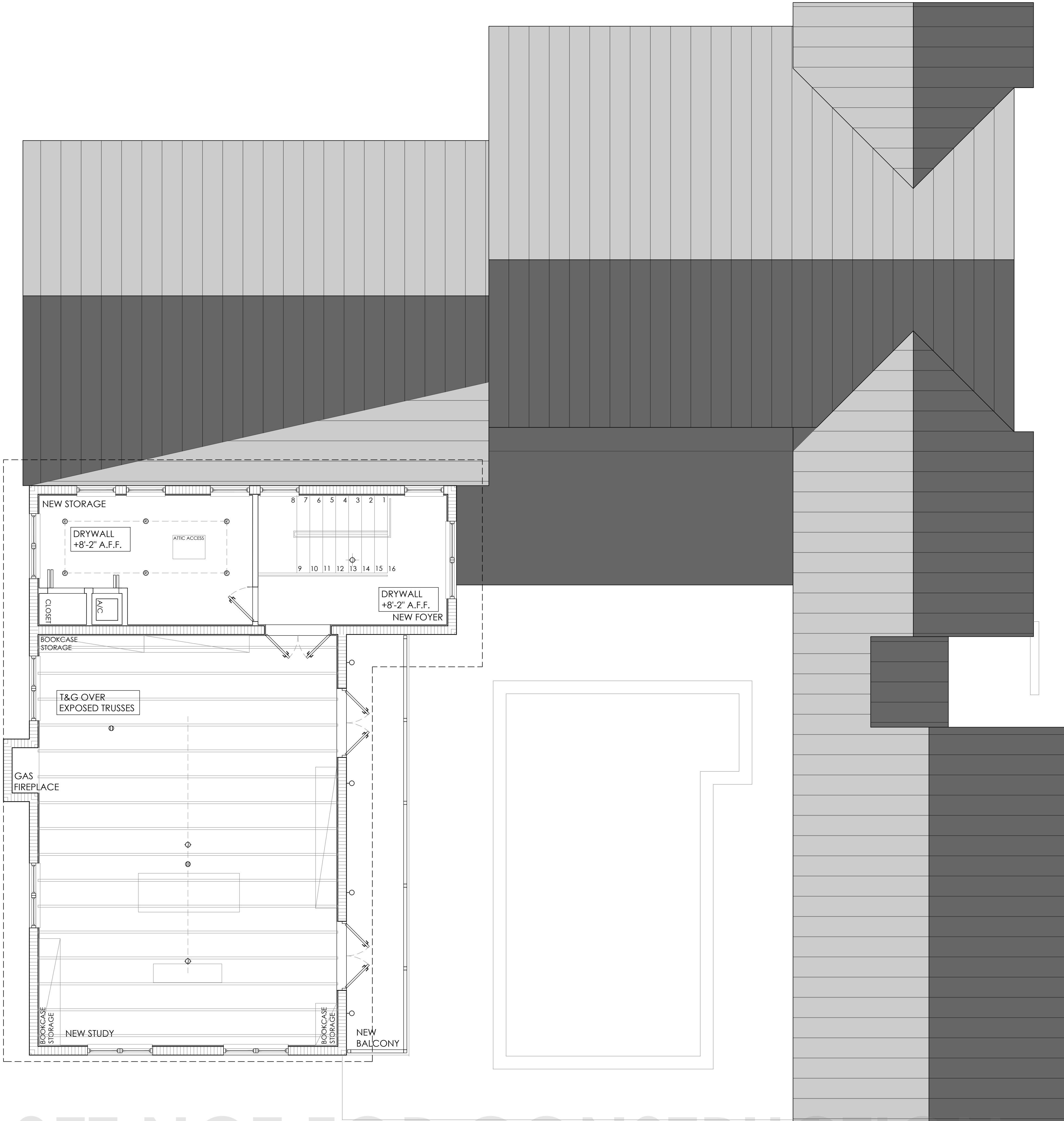
A2.2

LIGHTING LEGEND

MARK	TYPE	MANUFACTURER	NOTES
Ⓜ	RECESSED CAN	BY CONTRACTOR	TRIM TO MATCH EXISTING
○	WALL SCONCE	DESIGNER/ CLIENT TBD	SEE ID DOCUMENTS FOR MOUNTING HEIGHTS
⊙	FAN	BY CONTRACTOR	SQUARE. MODEL TBD
⦿	J BOX	DESIGNER/ CLIENT TBD	CEILING MOUNTED LIGHT OR FAN - SEE ID DOCUMENTS
— · — · — ·	LED STRIP	BY CONTRACTOR	
NOTES	ALL LIGHTING TO BE SUPPLIED BY CONTRACTOR UNLESS NOTED - ALL CONTRACTOR SELECTIONS TO BE APPROVED BY ARCHITECT/OWNER PRIOR TO PURCHASE		
	IF UNMARKED - RECESSED CANS TO BE 4" IC RATED AIR TIGHT UNITS - ARCHITECT/OWNER TO APPROVE UNITS BEFORE PURCHASE BY CONTRACTOR		
	AREA NOT IN SCOPE TO REMAIN WITH THE EXISTING FIXTURES.		

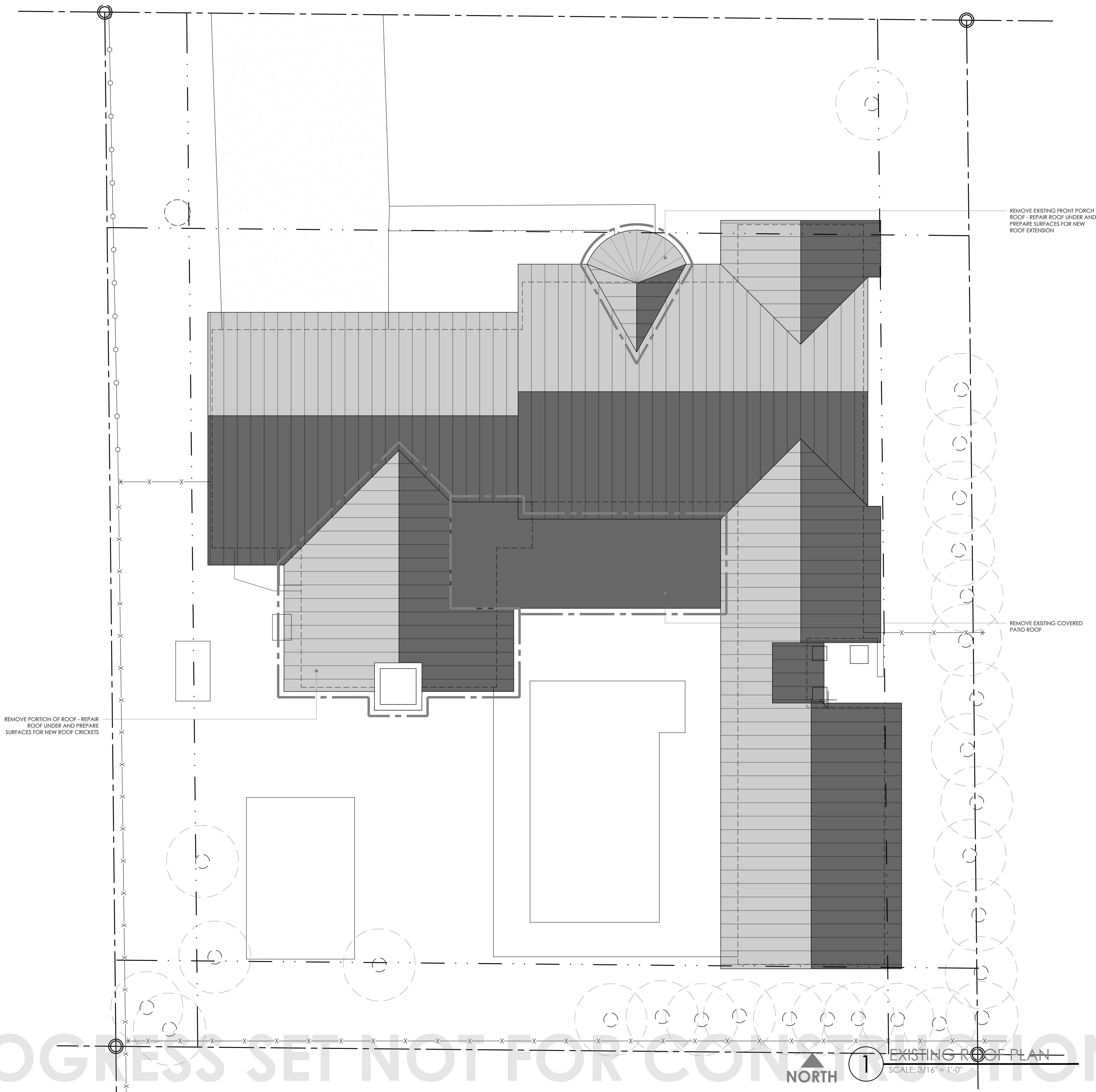
WALL LEGEND

⋈ ⋈ ⋈ ⋈	DEMOLITION
=====	EXIST. BLOCK WALL
	NEW BLOCK WALL
=====	EXIST. STUD WALL
=====	NEW STUD WALL
■	NEW COLUMN



2nd LEVEL REFLECTED CEILING PLAN

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



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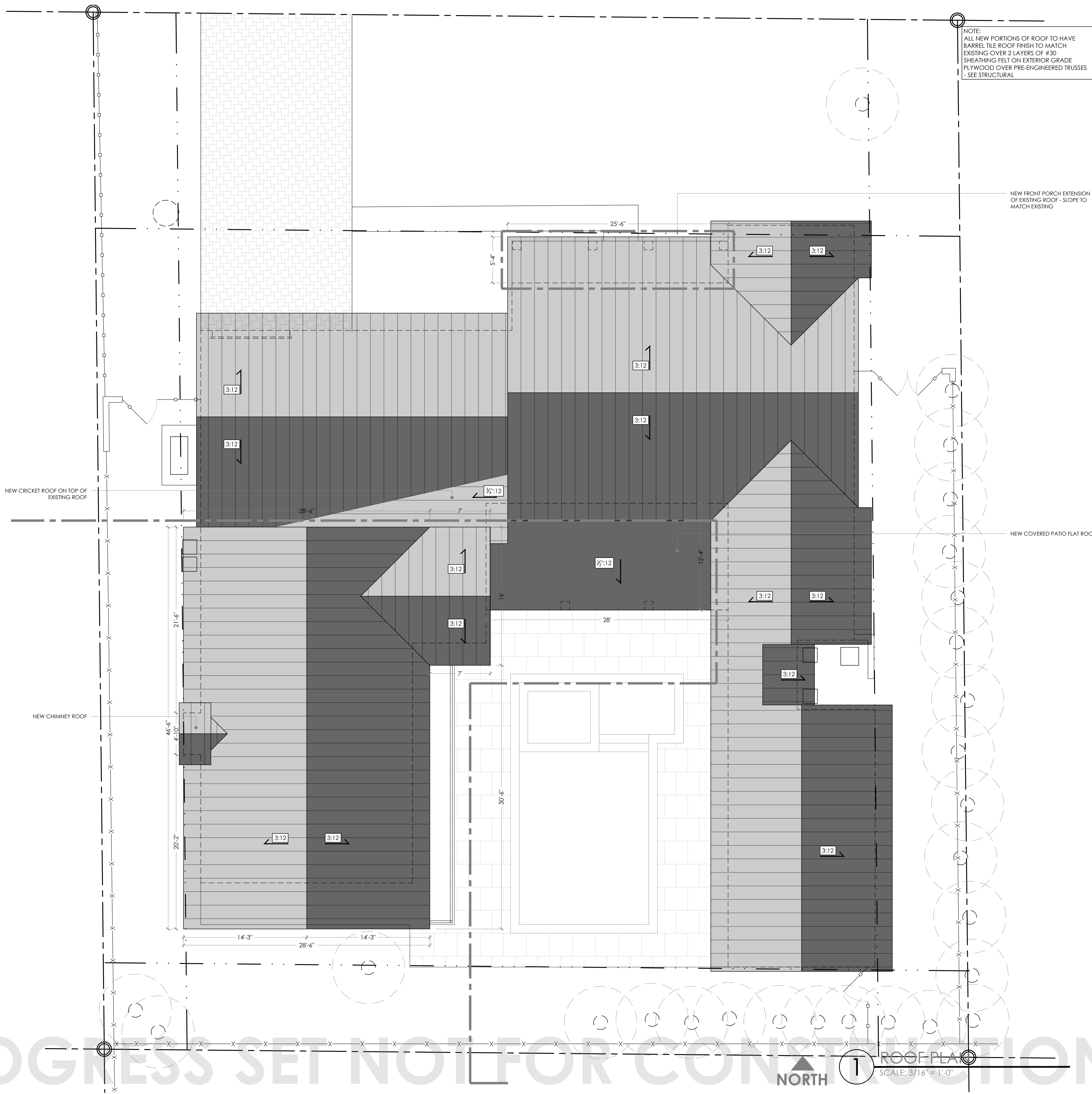
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A3.1



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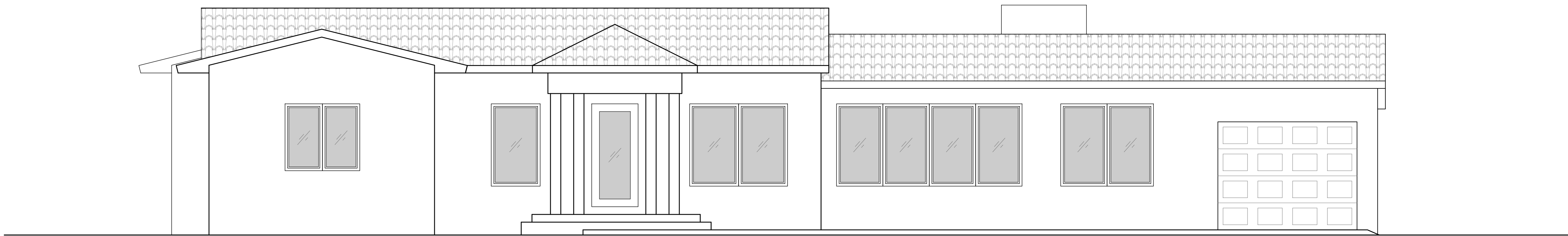
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A3.2



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



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

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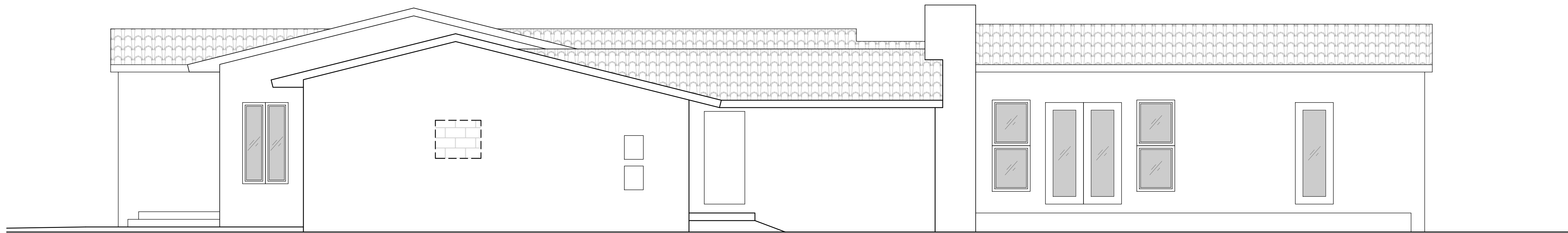
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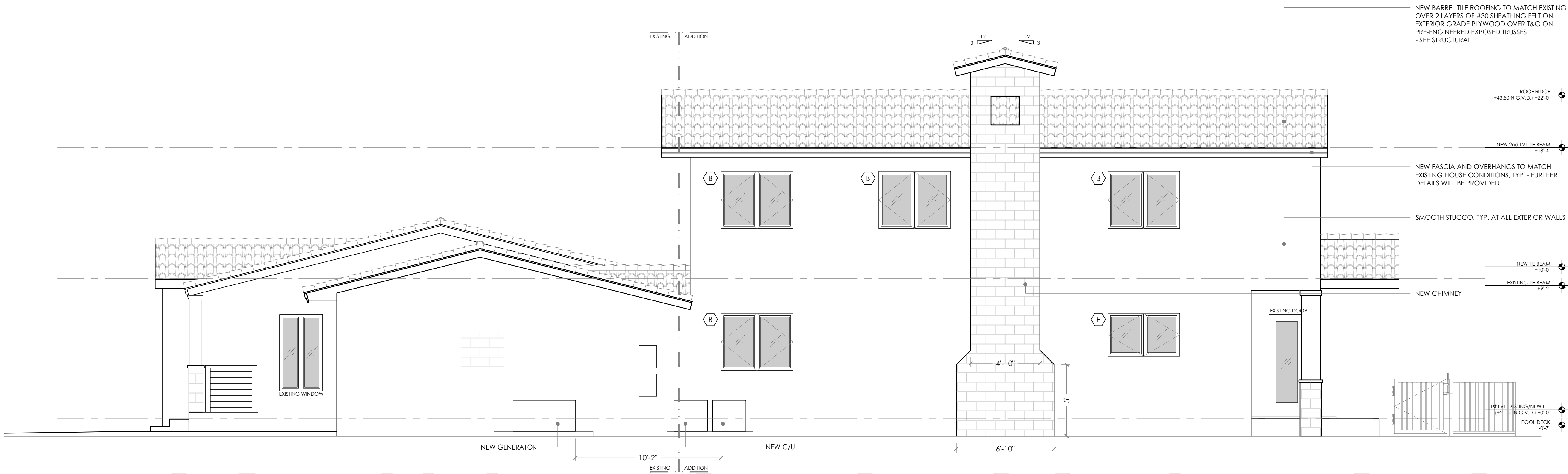
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SHEET No.	

PROGRESS SET NOT FOR CONSTRUCTION

A4.1



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



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

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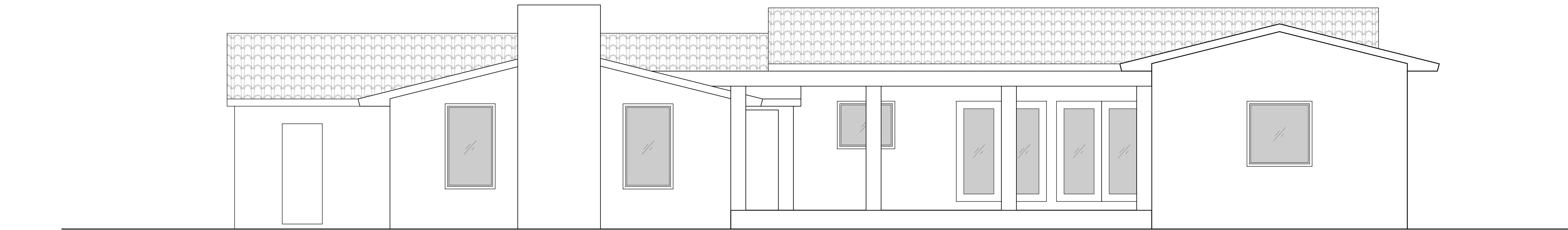
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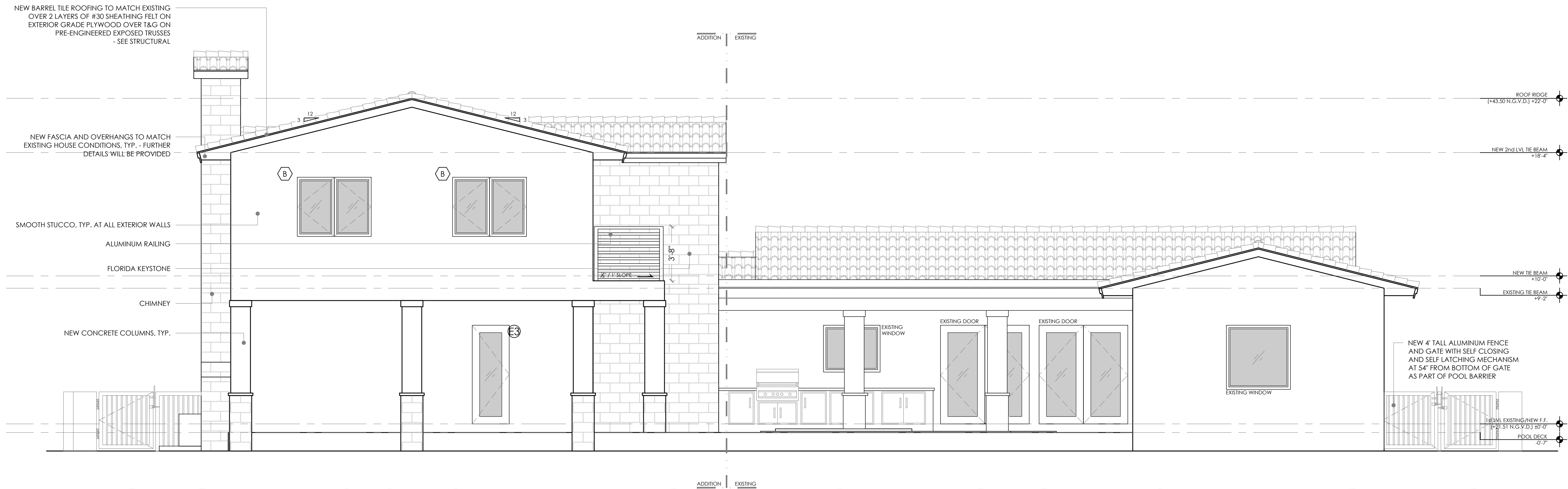
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PROGRESS SET NOT FOR CONSTRUCTION

A4.2



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



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

PROGRESS SET NOT FOR CONSTRUCTION

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SINGLE FAMILY HOME RENOVATION / ADDITION

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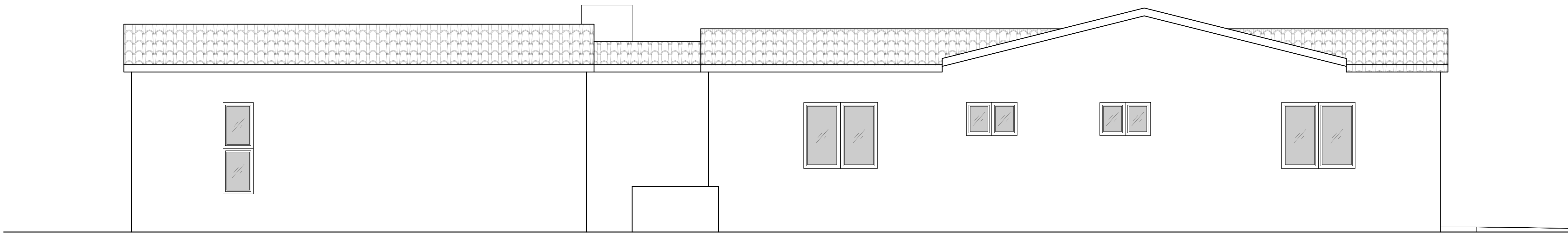
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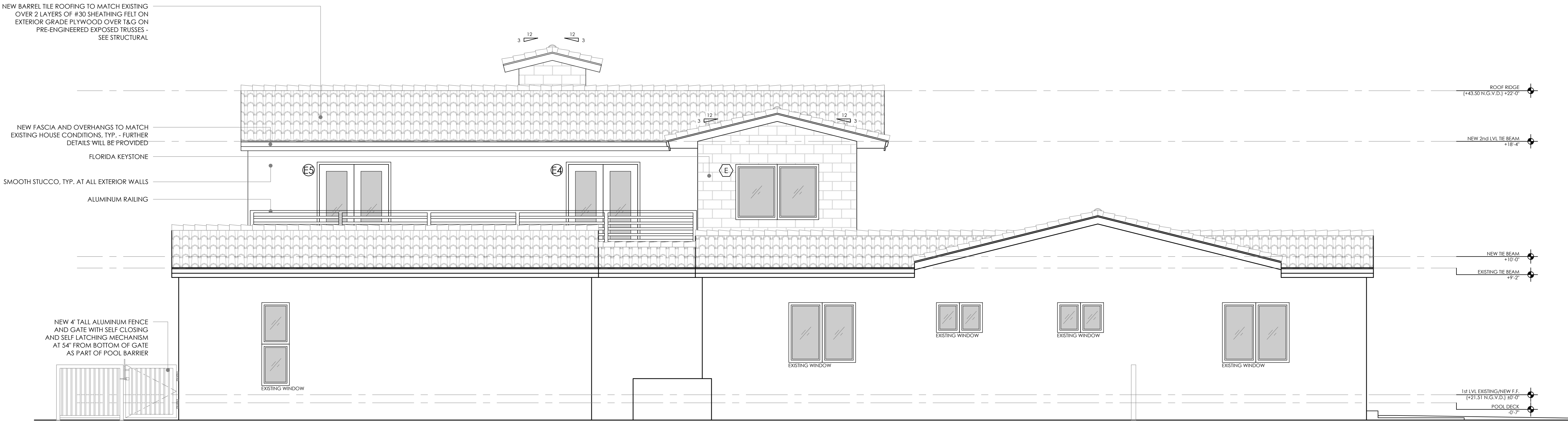
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A4.3

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



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

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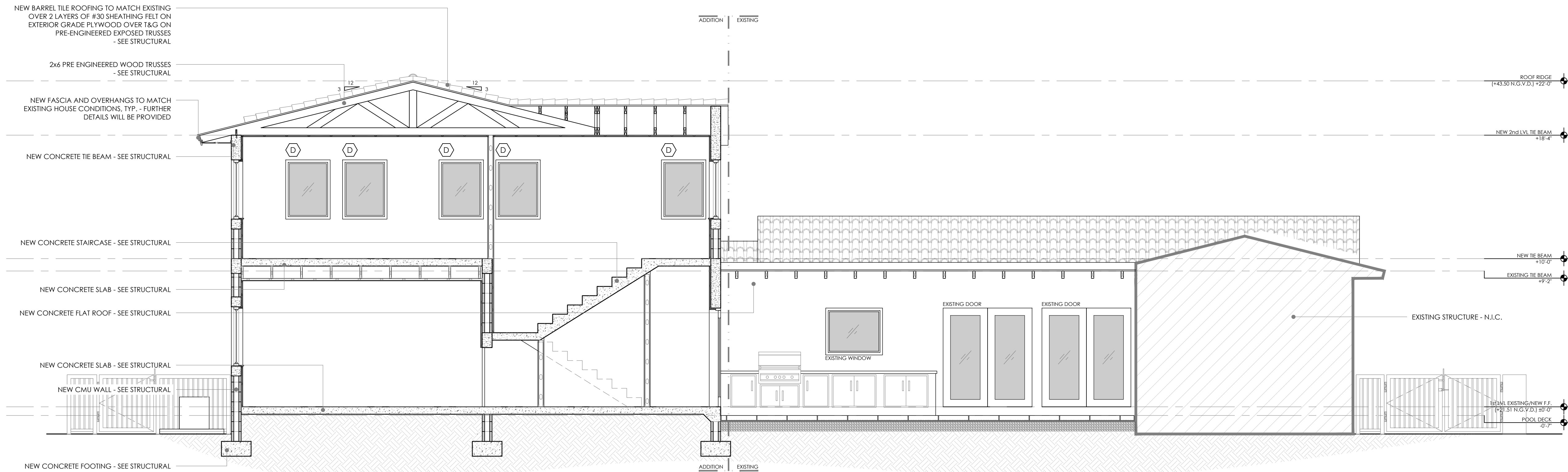
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PROGRESS SET NOT FOR CONSTRUCTION

A4.4



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



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

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design group

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A5.1

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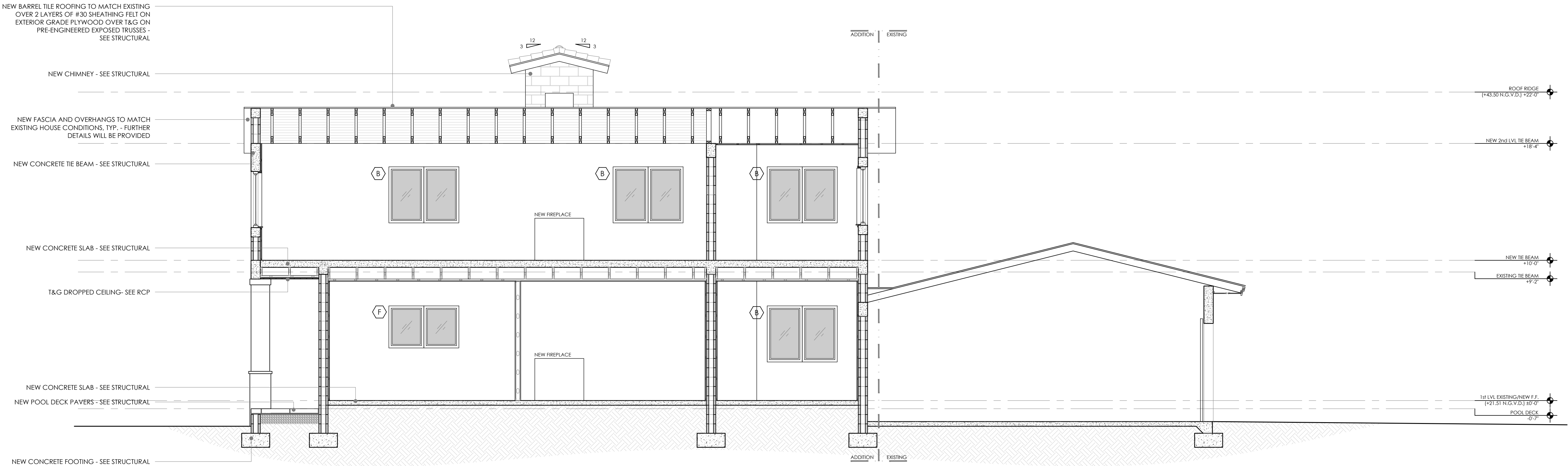
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A5.2



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



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

PROGRESS SET NOT FOR CONSTRUCTION

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SINGLE FAMILY HOME RENOVATION / ADDITION

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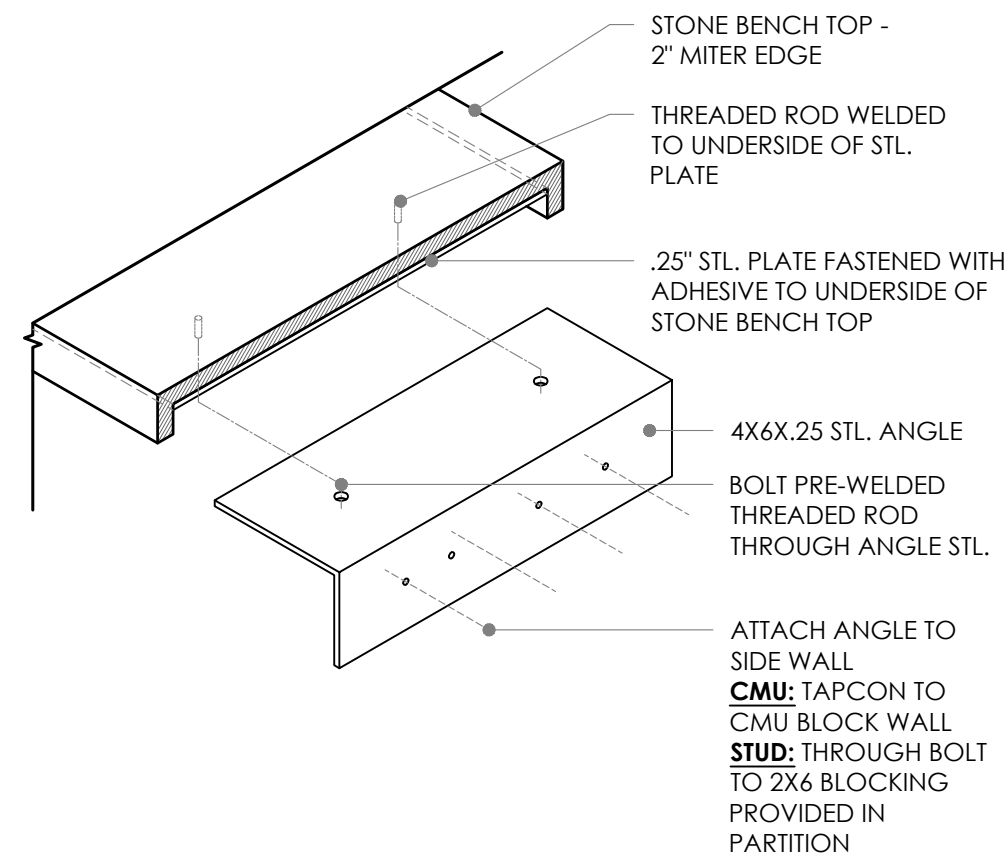
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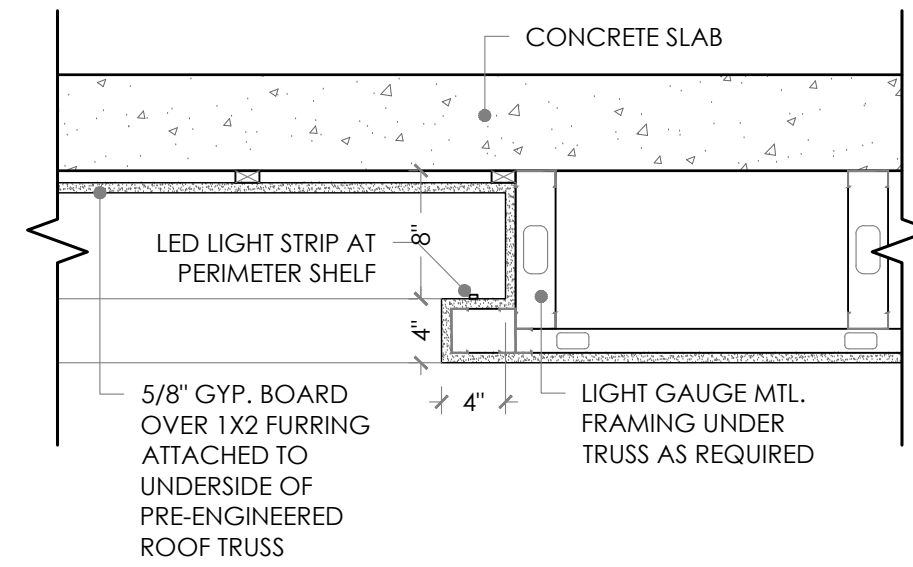
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DATE	2021.09.21
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SHEET No.	

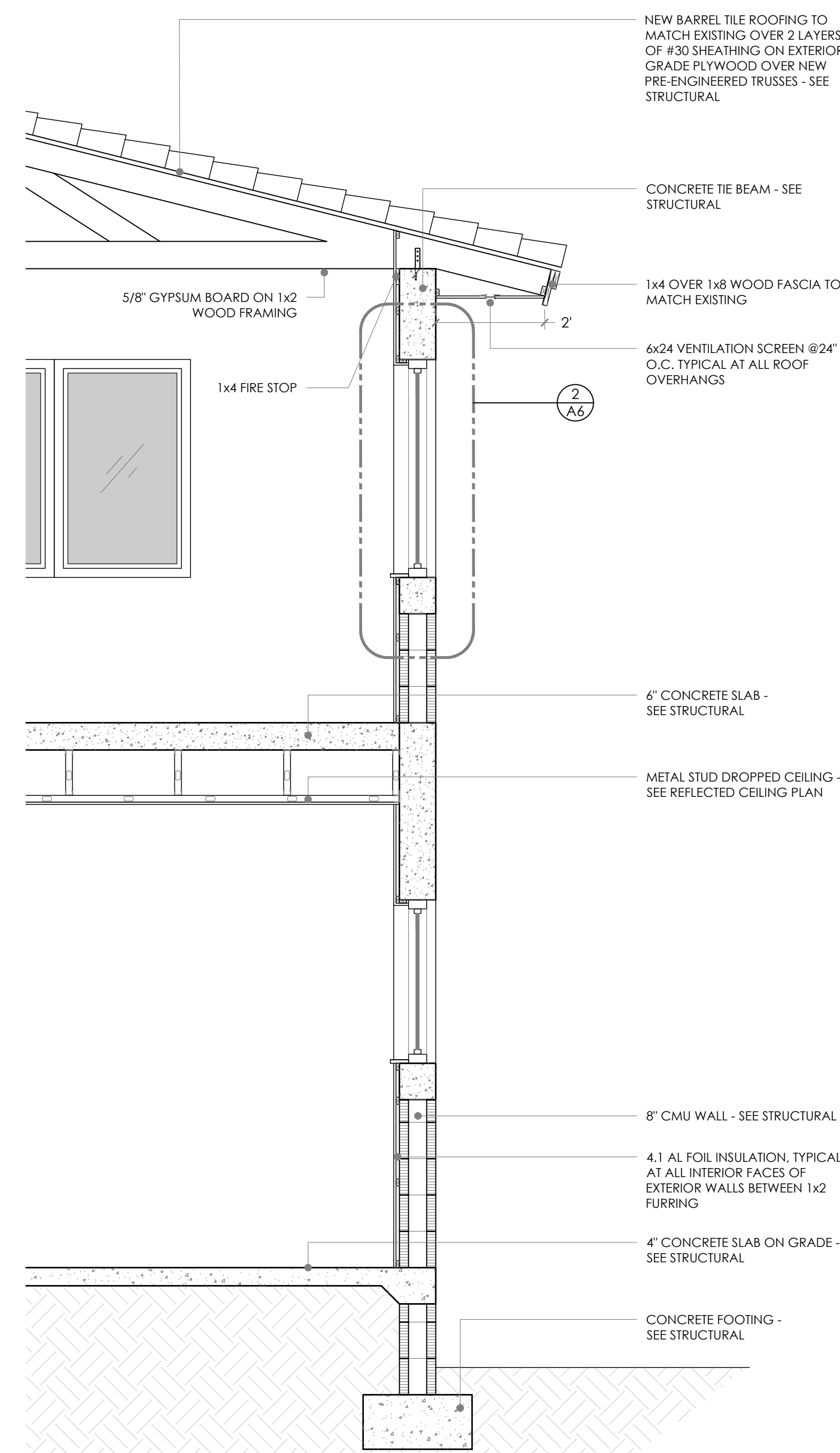
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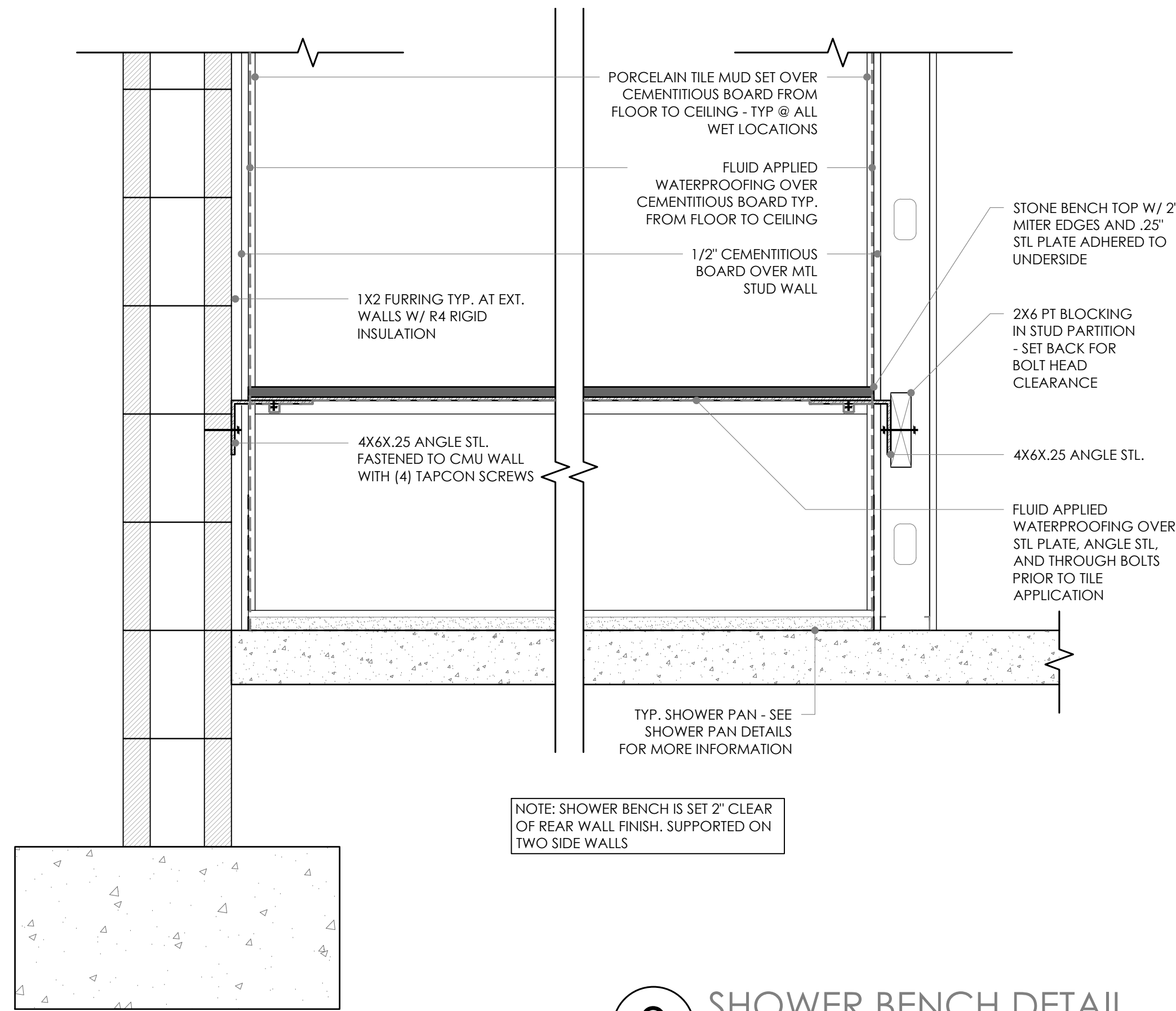
4 SHOWER BENCH DETAIL
SCALE: N.T.S.



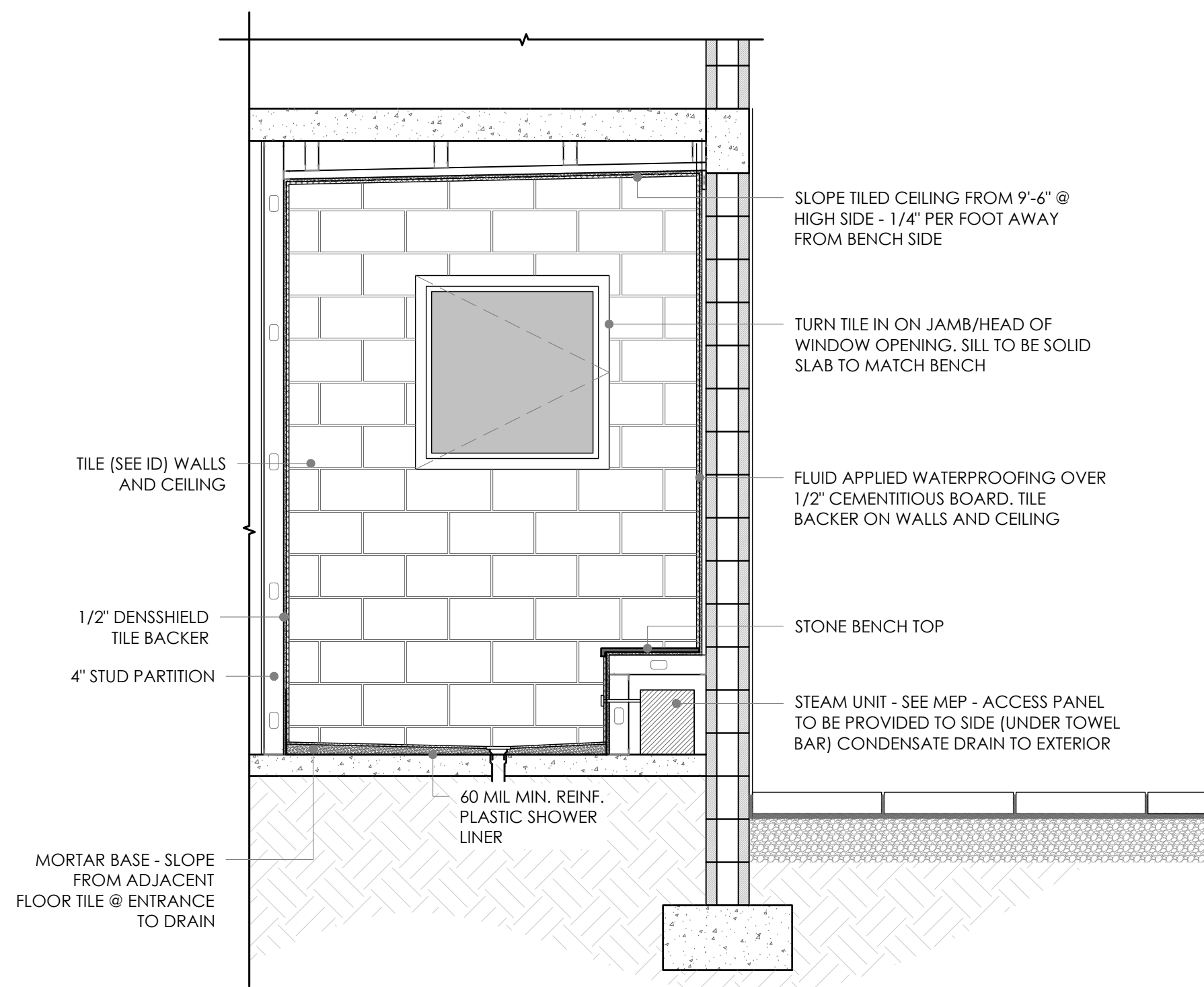
5 CEILING COVE DETAIL
SCALE: 1" = 1'-0"



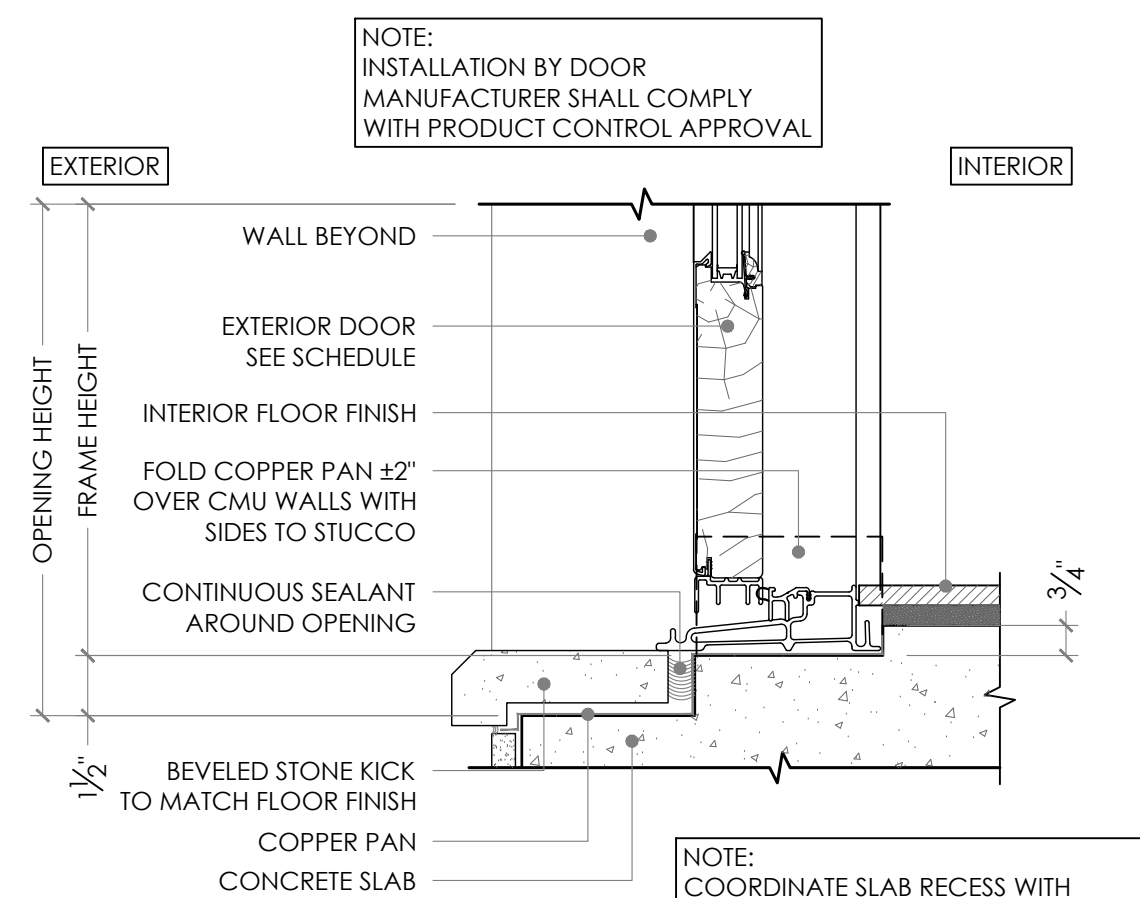
1 TYP. EXTERIOR WALL SECTION
SCALE: 1/2" = 1'-0"



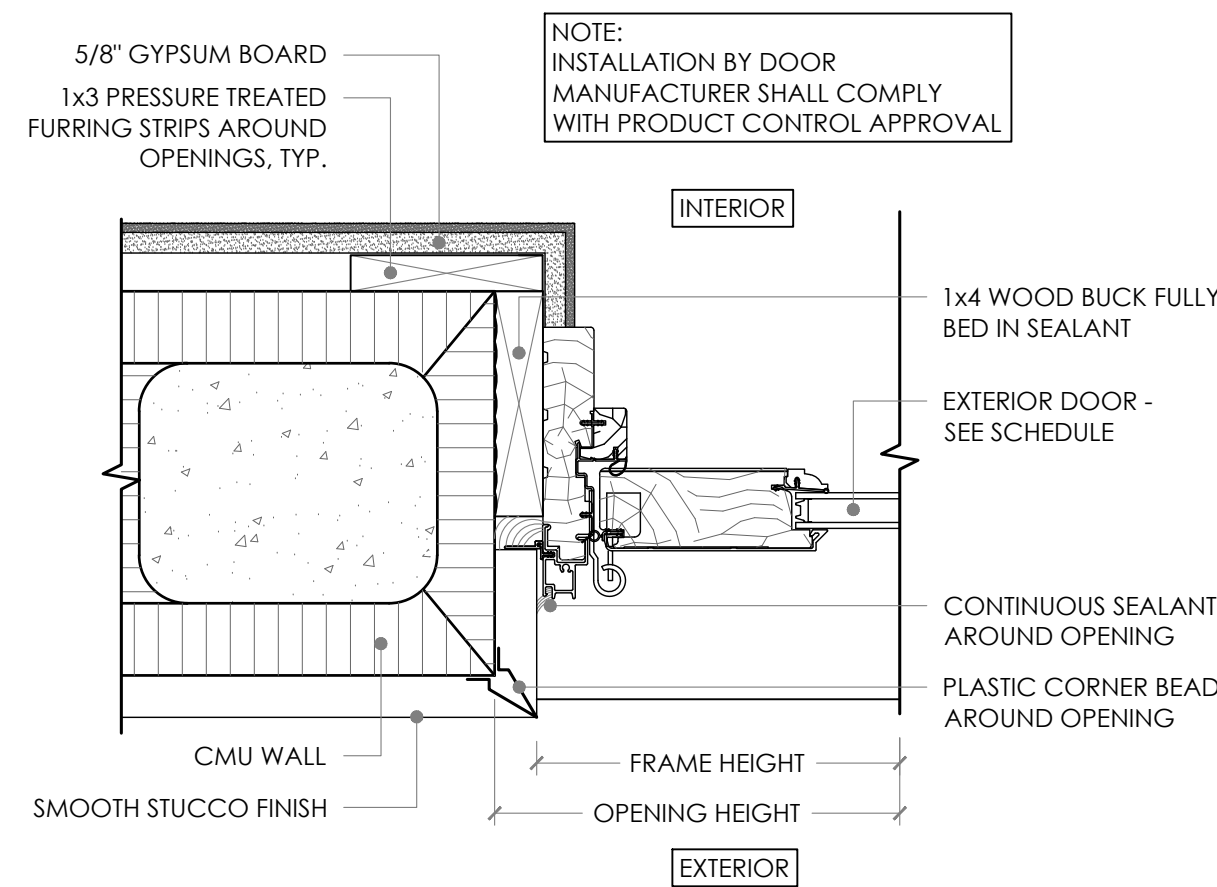
3 SHOWER BENCH DETAIL
SCALE: 1 1/2" = 1'-0"



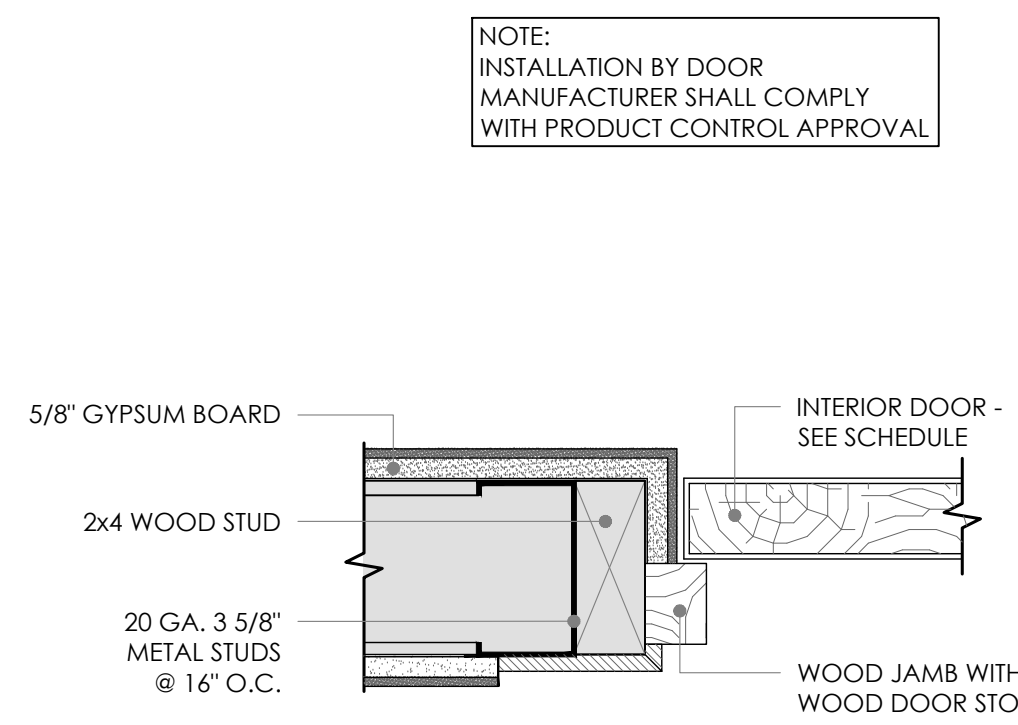
2 STEAM SHOWER DETAIL
SCALE: 1/2" = 1'-0"



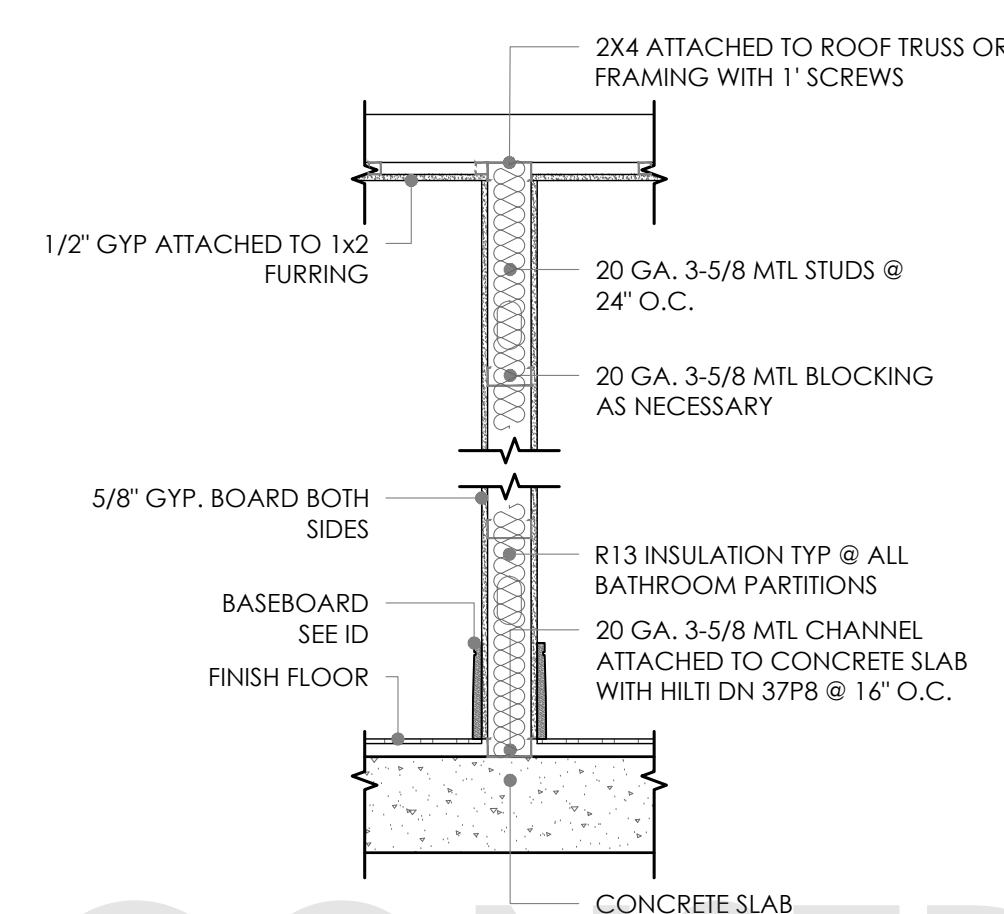
10 EXTERIOR DOOR STEP
SCALE: 3" = 1'-0"



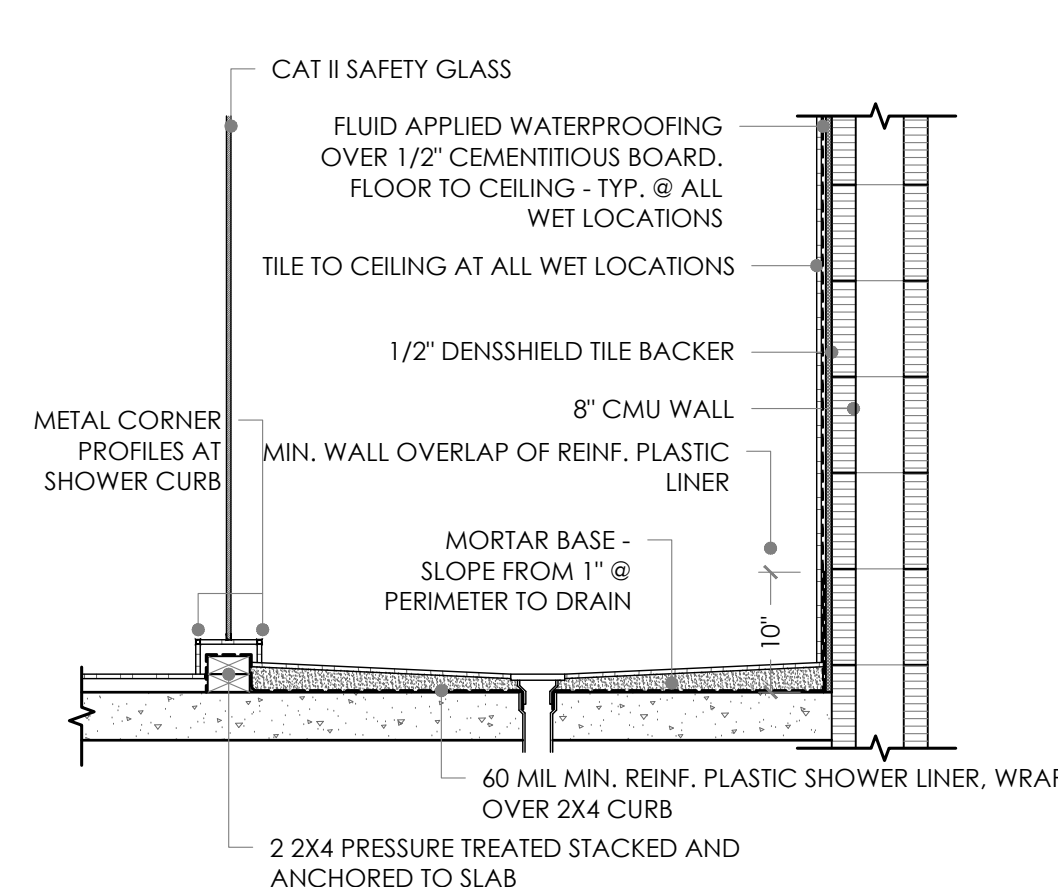
9 EXTERIOR DOOR DETAIL
SCALE: 3" = 1'-0"



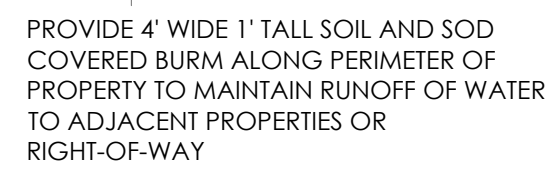
8 INTERIOR DOOR DETAIL
SCALE: 3" = 1'-0"



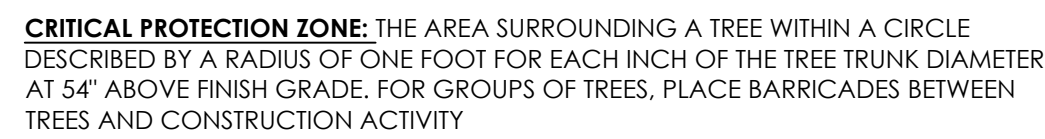
7 TYP. PARTITION DETAIL
SCALE: 3/4" = 1'-0"



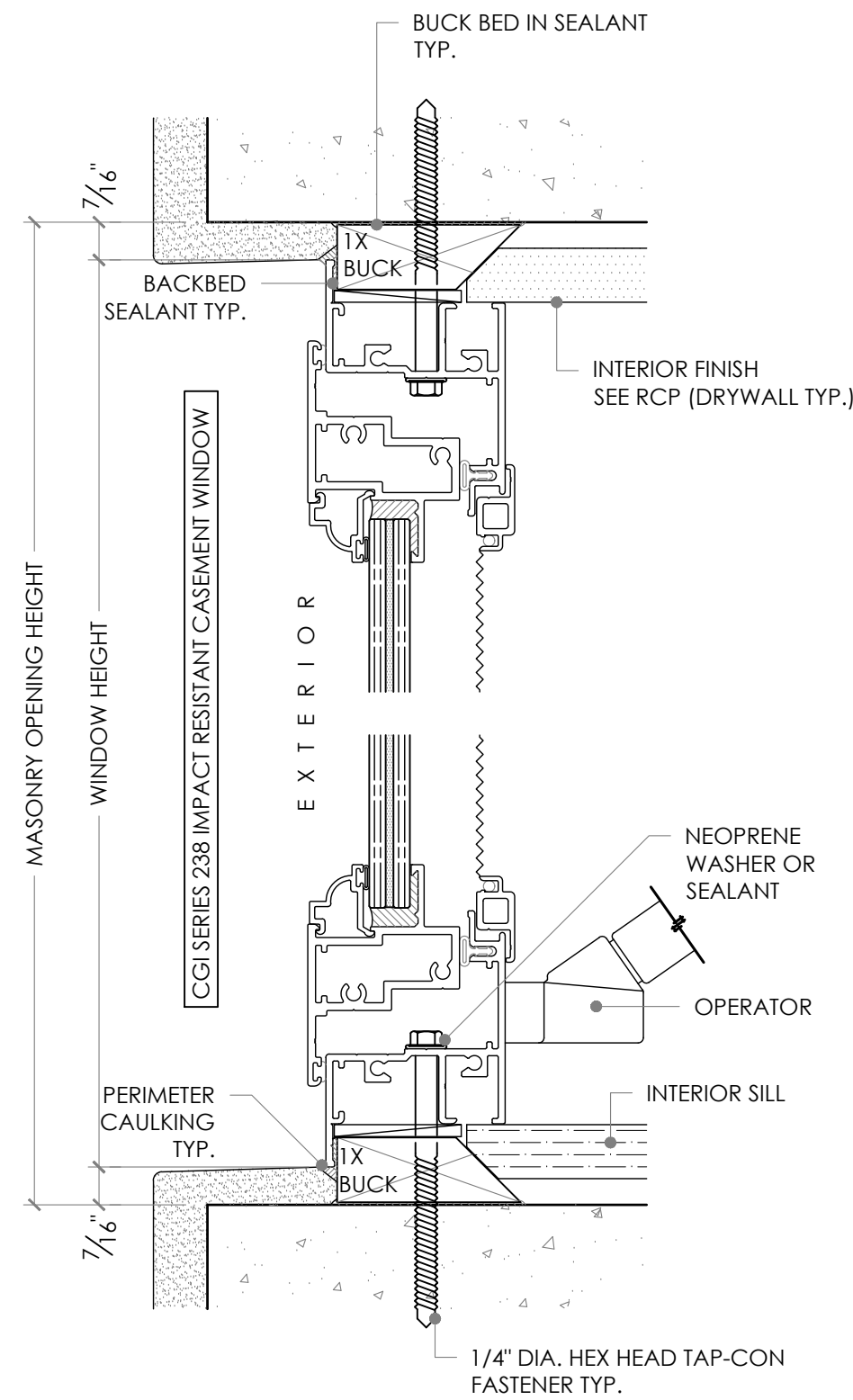
6 SHOWER PAN DETAIL
SCALE: 3/4" = 1'-0"



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



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

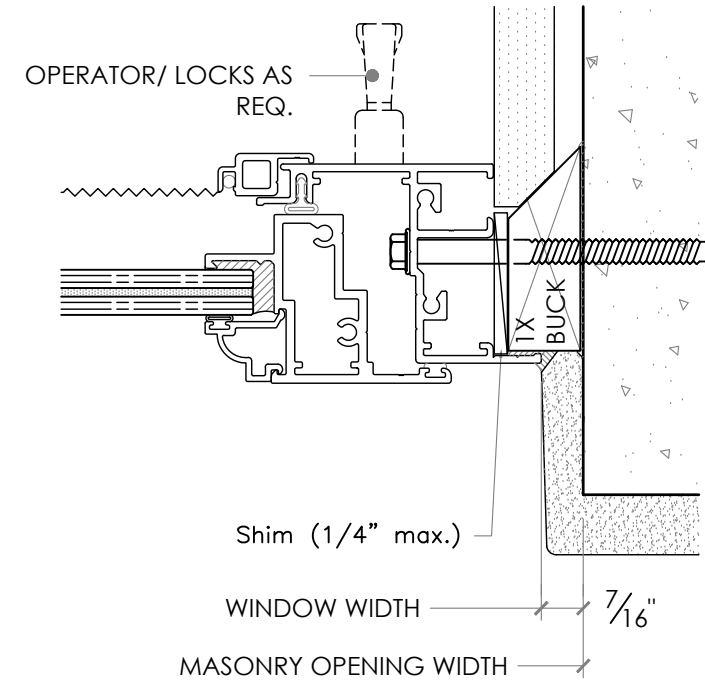


CUSTOM 1X P.T. WOOD BUCK
CUTTING INFORMATION

Diagram illustrating the cutting information for a Custom 1x4 P.T. Wood Buck. The buck is shown with a 45-degree cut, resulting in two pieces. The dimensions are as follows:

- Top width: $2\frac{1}{2}$ "
- Top height: $1\frac{3}{8}$ "
- Left side height: $\frac{3}{4}$ "
- Right side height: $2\frac{1}{8}$ "
- Bottom width: $1\frac{3}{8}$ "
- Angle: 45°
- Label: SAW CUT

1X CUSTOM P.T. WOOD BUCK CUT FROM
1X4 P.T. BUCK (2 PIECES / 1X4 BUCK)



SCALE: N.T.S.



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



