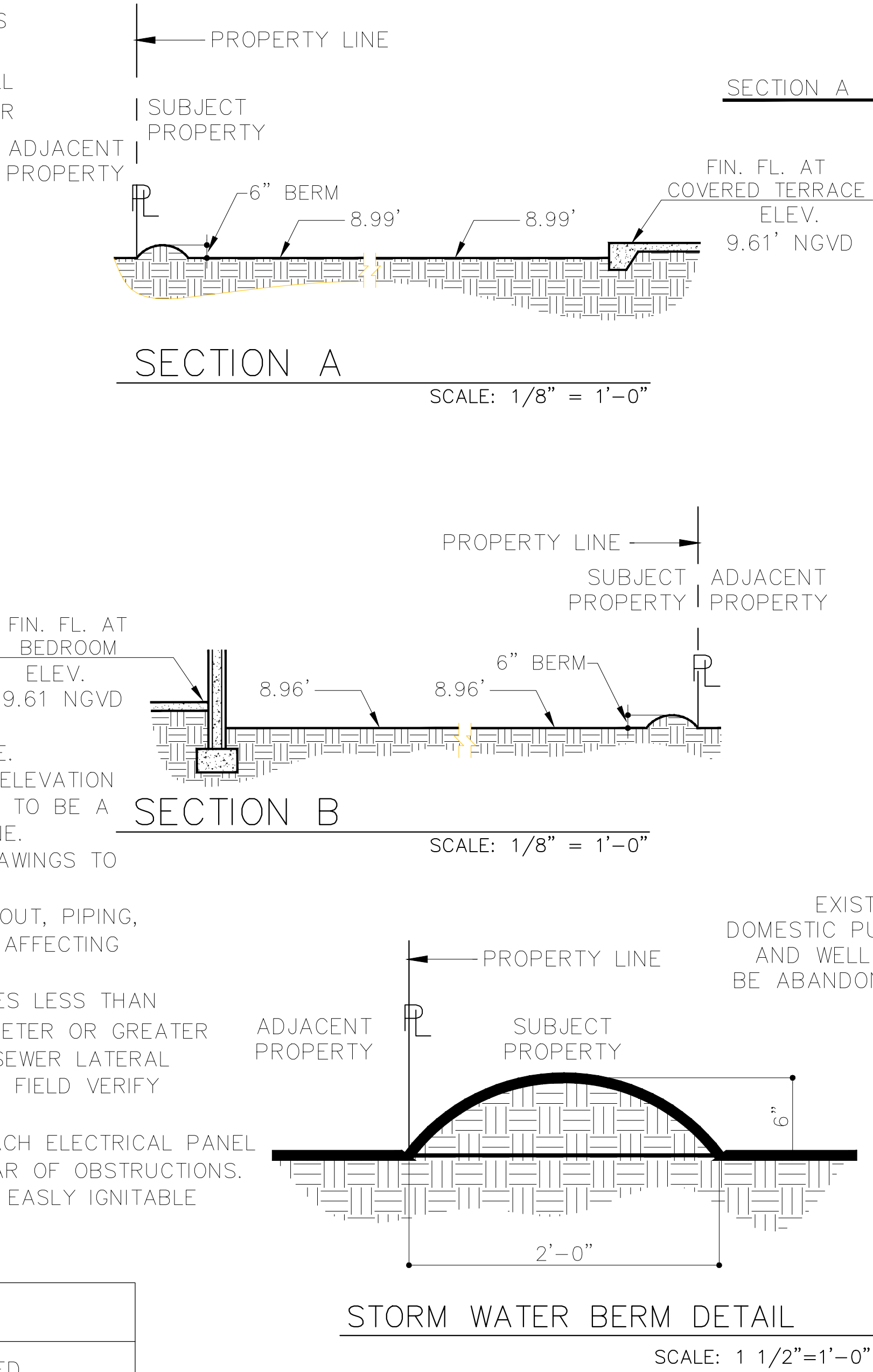


GENERAL NOTES:

1. CONTRACTOR SHALL VISIT AND BECOME FAMILIAR WITH THE EXISTING CONSTRUCTION, INCLUDING ACCESSIBILITY, EXISTING SITE STRUCTURES, RESIDENCE STRUCTURES, M.E.P. FIXTURES, ETC. AND CONFIRM ALL EXISTING CONDITIONS SHOWN ON PLANS ARE APPLICABLE BEFORE BIDDING JOB.
2. CONTRACTOR SHALL SATISFY CITY AND STATE REQUIREMENTS FOR IDENTIFICATION AND REMOVAL OF HAZARDOUS MATERIALS, INCLUDING, BUT NOT LIMITED TO ASBESTOS, LEAD, ETC.
3. MATERIALS SCHEDULED FOR REMOVAL AND DISPOSAL SHALL BE HAULED AWAY FROM SITE, AND PROPERLY DISPOSED IN ACCORDANCE TO APPLICABLE CITY AND COUNTY REGULATIONS.
4. DEMOLITION SCHEDULE SHALL BE COORDINATED WITH OWNER. PROVIDE AND MAINTAIN TEMPORARY COVERINGS, TO ENSURE PROTECTION OF ALL INTERIOR AREAS FROM THE WEATHER.
5. IT IS THE INTENT OF THE ARCHITECT THAT THE WORK DESCRIBED IN THESE DRAWINGS BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE FLORIDA BUILDING CODE RESIDENTIAL, LATEST EDITION, AND OTHER APPLICABLE BUILDING REGULATIONS. THE CONTRACTOR SHALL PERFORM THE WORK IN COMPLIANCE WITH THESE DOCUMENTS AND THE REQUIREMENTS SET FORTH IN ALL APPLICABLE CODES AND REGULATIONS.
6. THE CONTRACTOR SHALL REVIEW THESE DRAWINGS IN IT'S ENTIRETY AND ALL EXISTING SITE CONDITIONS INCLUDING FIELD DIMENSIONS IN A TIMELY MANNER AND SHALL REPORT TO THE AOR OR EOR ANY DISCREPANCIES FOUND PRIOR TO PROCEEDING WITH WORK.
7. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, SLEEVES, OPENINGS, DEPRESSIONS AND PITCHES AS REQUIRED TO ACCOMMODATE OTHER WORK.
8. ALL SECTIONS AND DETAILS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR CONDITION, UNLESS SPECIFICALLY NOTED OTHERWISE.
9. THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT, AND MAY NOT BE USED, DISTRIBUTED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT.
10. CONTRACTOR SHALL VISIT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND FINISHES. ALL FINISHES ADJACENT TO THE SCOPE OF WORK ARE TO BE REPAIRED / RE-FINISHED TO MATCH EXISTING COORDINATE ALL FINISHES WITH OWNER.
11. CODE IN EFFECT IS THE FLORIDA BUILDING CODE RESIDENTIAL 2020
12. CONTRACTOR SHALL EXERCISE CARE WHEN WORKING OVER SEPTIC TANK SUYSTEMS. NO HEAVY EQUIPEMENT OR STOCKPIILING SHALL BE ALLOWED OVER THESE AREAS. SEE SHEET SP-1.
13. UPON COMPLETION OF PROTECT G.C. SHALL PROVIDE ELEVATION CERTIFICATE.
14. PRIOR TO PLACEMENT OF SLAB G.C. MUST VERIFY THAT THE FINISH FLOOR ELEVATION MATCHES THE FINISH FLOOR ELEVATION ON THE PLANS. FINISH FLOOR SLAB TO BE A MIN. OF 1 FT HIGH ABOVE THE BASE FLOOR. ELEVATION IF IN A FLOOD ZONE.
15. CONTRACTOR SHALL VISIT THE SITE AND REVIEW ALL PERTINENT UTILITY DRAWINGS TO FAMILIARIZE HIMSELF WITH THE LOCATION OF ALL EXISTING AND / OR PROPOSED UTILITY STUBS OUT, PIPING, INVERT, EQUIPMENT, ETC AND MAKE DUE ALLOWANCES FOR ANY CONDITION AFFECTING HIS WORK.
16. LANDSCAPE NOTE: CONTRACTOR TO PROVIDE 6'-8" BARRIERS AROUND TREES LESS THAN 18" IN DIAMETER AND 10'-12" BARRIERS AROUND TREES 18 INCHES IN DIAMETER OR GREATER
17. CONTRACTOR RESPONSIBLE TO FIELD VERIFY EXISTENCE AND LOCATION OF SEWER LATERAL AND WATER METER PRIOR TO BIDDING AND CONSTRUCTION. CONTRACTOR TO FIELD VERIFY AND COORDINATE.
18. PROVIDE A MINIMUM WORKSPACE OF 30" WIDE X 36" DEEP IN FRONT OF EACH ELECTRICAL PANEL AS REQUIRED BY NEC 110.26. WORKSPACE TO BE ALWAYS MAINTAINED CLEAR OF OBSTRUCTIONS.
19. ELECTRICAL PANELS IN ROOMS SHALL NOT BE LOCATED IN THE VICINITY OF EASLY IGNITABLE MATERIALS AS PER NEC 240.24(D)

20. BECAUSE OF LIMITED ACCESS TO THE EXISTING ROOF FRAMING MEMBERS AND FOUNDATIONS IN SOME AREAS, BASED UPON LIMITED VISUAL OBSERVATION, THESE DRAWINGS REPRESENT TO THE BEST OF MY KNOWLEDGE AND ABILITY THE CONDITIONS OF THE EXISTING STRUCTURE. GC TO CONFIRM ALL CONDITION SHOWN ON PLANS UPON DEMOLITION AND BEFORE PROCEEDING WITH NEW RENOVATION SCOPE OF WORK. IF CONDITIONS OTHER THAN WHAT ARE ASSUMED ON THESE PLANS EXIST, GC IS TO CONTACT THE ARCHITECT OR ENGINEER OF RECORD IMMEDIATELY.
21. G.C. SHALL REVIEW ALL DRAWINGS IN IT'S ENTIRETY AND COORDINATE ALL WORK WITH SUBCONTRACTORS.

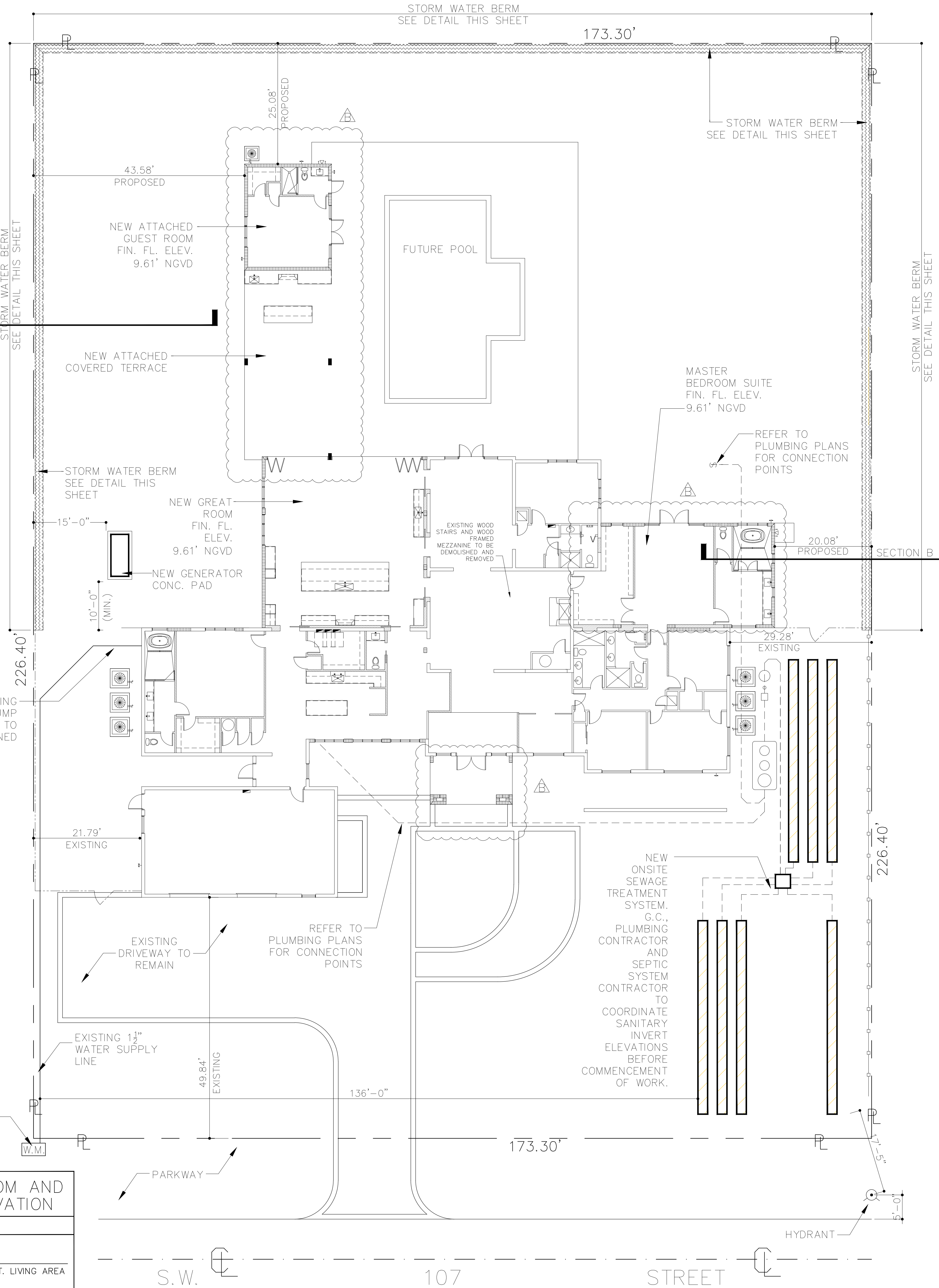


ZONING LEGEND AS PER EU-1 DISTRICT		
DESCRIPTION	REQUIRED	PROVIDED
LOT SIZE		
AREA INCLUSIVE OF 1/2 ROW	48,400 SQ. FT.	43,423 SQ. FT. EXISTING
NET AREA		39,235 SQ. FT. EXISTING
FRONTAGE	120 FT.	173.30 FT. EXISTING
DEPTH	115 FT.	226.40 FT. EXISTING
MIN. YARD SETBACKS		
PRINCIPAL		49.84 FT. EXISTING
FRONT	50 FT.	25.08 FT.
REAR	25 FT.	20.08 FT.
INT. SIDE	20 FT.	29.28 FT. EXISTING
INT. SIDE	20 FT.	
MAX. BUILDING HEIGHT		
PRINCIPAL ONE STORY	28 FT.	26.16 FT.
MAX. FAR/COVERED AREA		
PRINCIPAL	25% OF 39,235 SQ. FT.	22.37 %
ONE STORY	9,808 SQ. FT. MAX.	8,776 SQ. FT.
MAX. IMPERVIOUS AREA		
	45% OF 39,235 SQ. FT.	38.18%
	17,656 SQ. FT. MAX.	14,977 SQ. FT.
MIN. LANDSCAPE AREA		
	55% OF 39,235 SQ. FT.	61.82%
	21,580 SQ. FT. MAX.	24,258 SQ. FT.

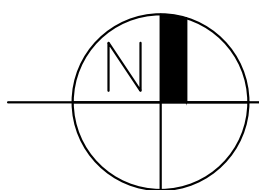
LEGAL DESCRIPTION:

LOT 14 BLOCK 7 OF HELMS COUNTRY ESTATES ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51 PAGE 64 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY.

TOTAL SQUARE FOOTAGE, BEDROOM AND BATHROOM COUNT AFTER RENOVATION	
(5) BEDROOMS / (1) GUEST HOUSE / (6.5) BATH	
MAIN HOUSE A/C LIVING AREA	6,586 A/C SQ. FT.
GUEST HOUSE A/C LIVING AREA	396 A/C SQ. FT.
6,982 TOTAL A/C SQ. FT. LIVING AREA	
GARAGE	928 NON A/C SQ. FT.
COVERED REAR TERRACE	696 NON A/C SQ. FT.
FRONT PORCH	170 NON A/C SQ. FT.
8,776 TOTAL GROSS SQ. FT.	



NOTE:
ALL EXTERIOR LIGHT FIXTURE ILLUMINATION TO BE SHIELDED DOWNWARD.



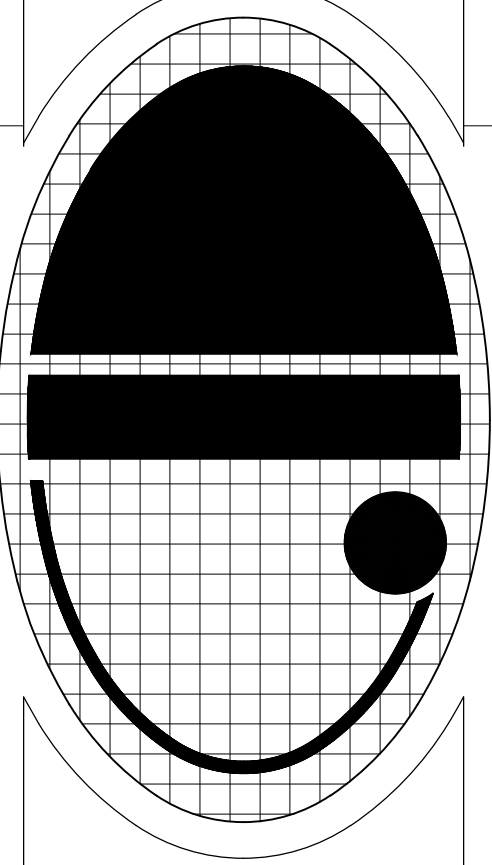
SITE PLAN

SCALE: 1"=10'-0"

REVISION	BY
MDC BDC'S	
5/18/24	
MDC BDC'S	
7/29/24	
MDC BDC'S	
9/03/24	
VOP BDC'S	
5/15/24	
OWNER DESIGN CHANGES	
9/1/25	

RENOVATION AND ADDITION
FOR:
CHRISTOPHER AND LISA MONTERO
LOCATED AT:
6445 SW 107 STREET
VILLAGE OF PINECREST, FLORIDA

J L D
ARCHITECT
CORPORATION
AA-26003440
8592 s.w. 169th terrace
miami, florida 33157
(305) 510-5992



JOSE L. DIAZ, ARCHITECT
AR-0015547

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CHECKED
DATE 11/14/22
SCALE
JOB NO.
SHEET

SP-1

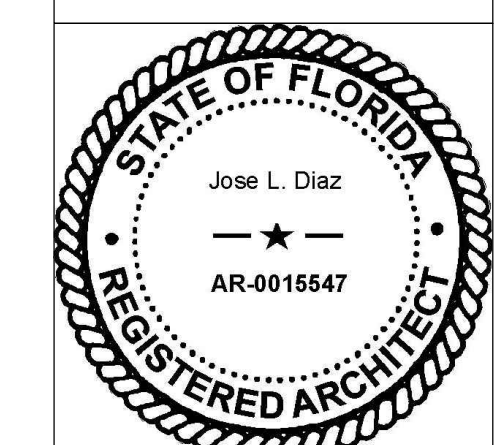
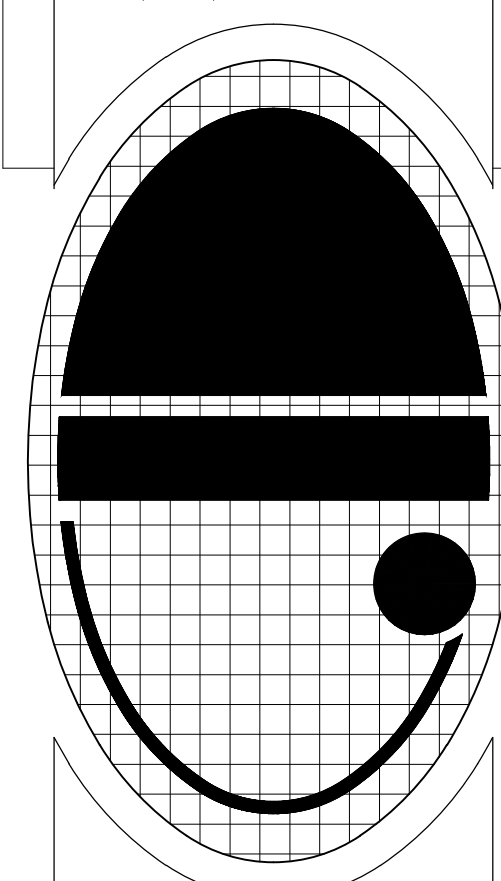
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REVISION	BY
 VOP BDC'S 5/15/24	
 OWNER DESIGN CHANGES 9/1/25	

RENOVATION AND ADDITION
FOR:
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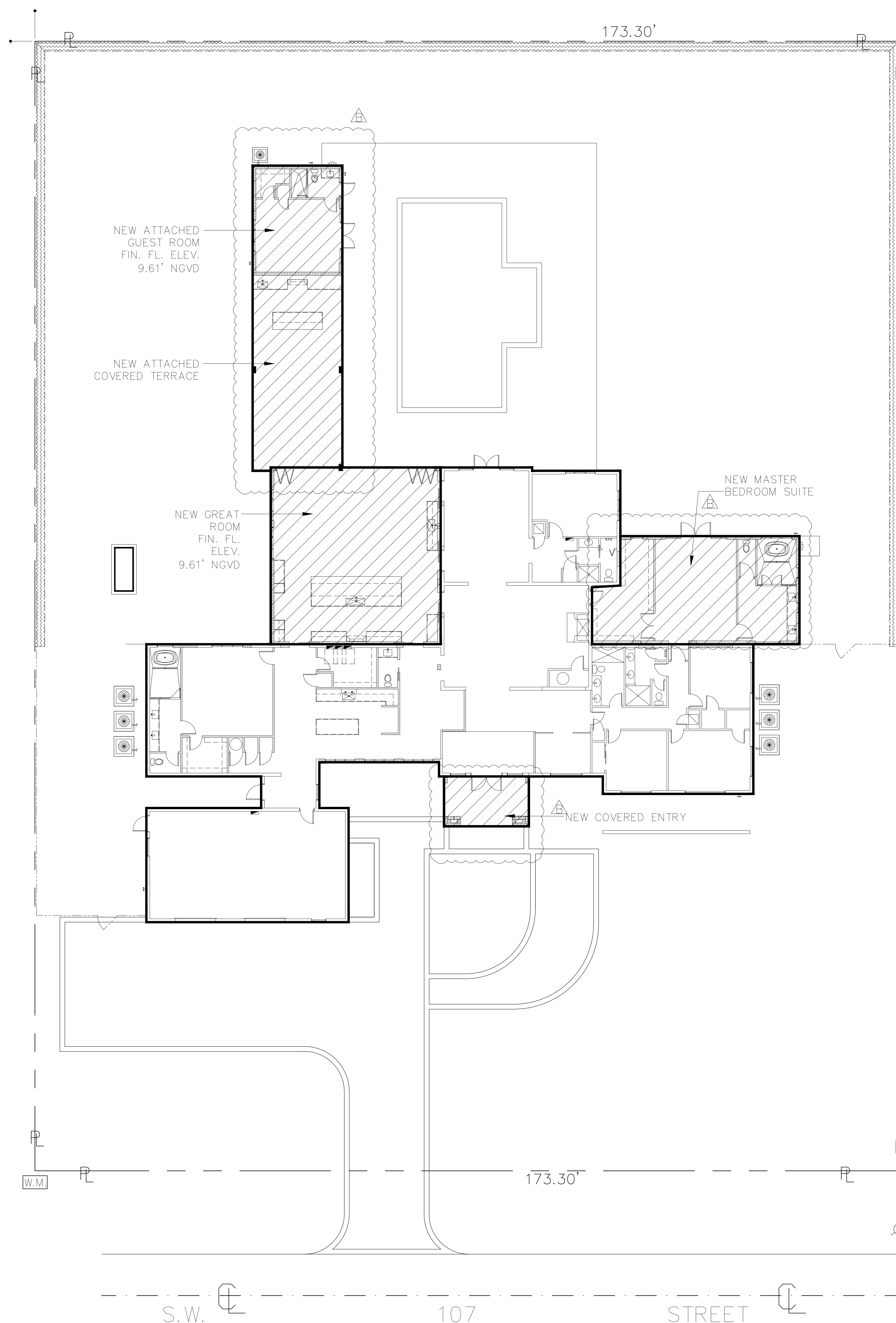
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SP-2

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 FAR / COVERED AREA

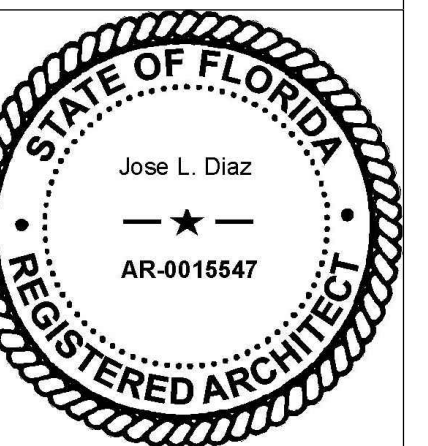
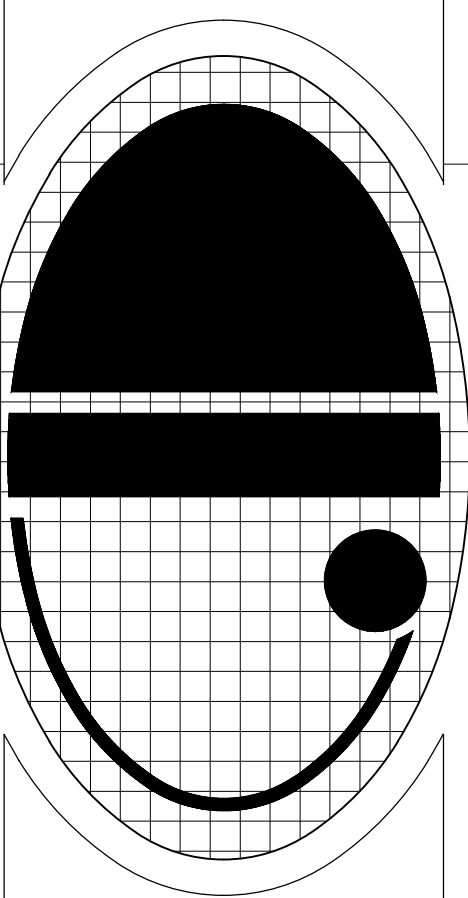
SCALE: 1"=10'-0"

FAR / COVERED AREA CALCULATIONS	
NET LOT AREA	39,235 SQ. FT.
EXISTING HOUSE (after demo of existing covered terrace an existing covered entry)	5,472 SQ. FT.
NEW ADDITIONS: GREAT ROOM, MASTER BEDROOM SUITE EXERCISE ROOM, COVERED TERRACE	3,304 SQ. FT.
TOTAL FAR AREA	8,776 SQ. FT. 22.34%

[illegible]

RENOVATION AND ADDITION
FOR:
CHRISTOPHER AND LISA MONTERO
LOCATED AT:
6445 SW 107 STREET
VILLAGE OF PINECREST, FLORIDA

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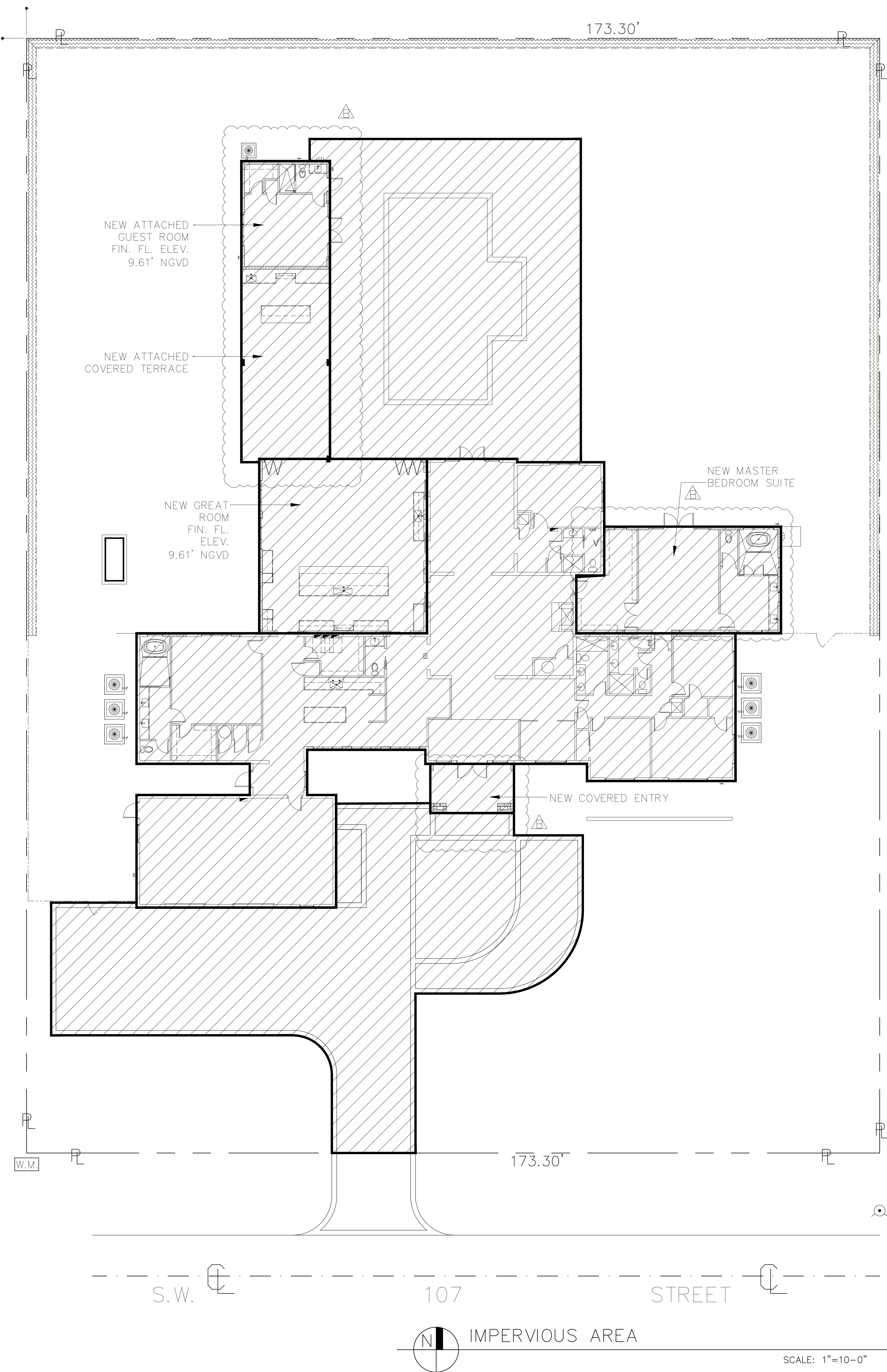


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SHEET

SP-3

SHEETS

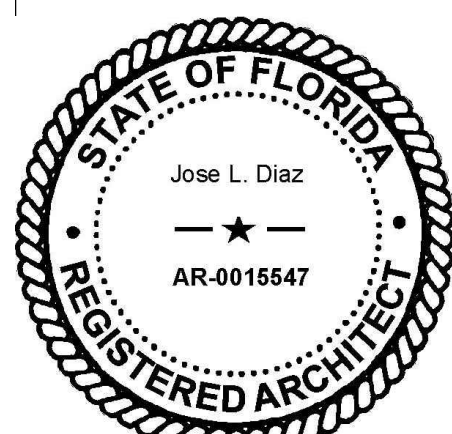
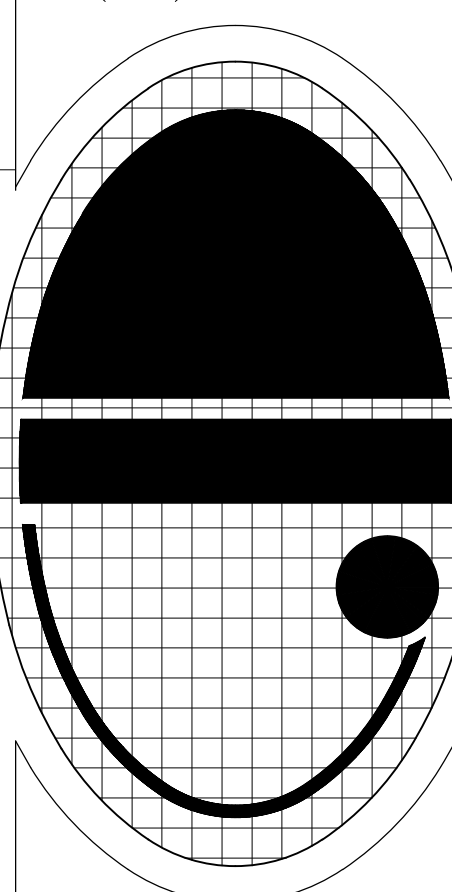


IMPERVIOUS AREA CALCULATIONS		
NET LOT AREA	39,235 SQ. FT.	
EXISTING HOUSE	5,472 SQ. FT.	
NEW ADDITIONS:		
GREAT ROOM, MASTER BEDROOM SUITE		
EXERCISE ROOM, COVERED TERRACE	3,304 SQ. FT.	
EXISTING DRIVEWAY	3,799 SQ. FT.	
FUTURE POOL & DECK	2,402 SQ. FT.	
TOTAL IMPERVIOUS AREA	14,977 SQ. FT.	38.18%

[illegible]

RENOVATION AND ADDITION
FOR:
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LOCATED AT:
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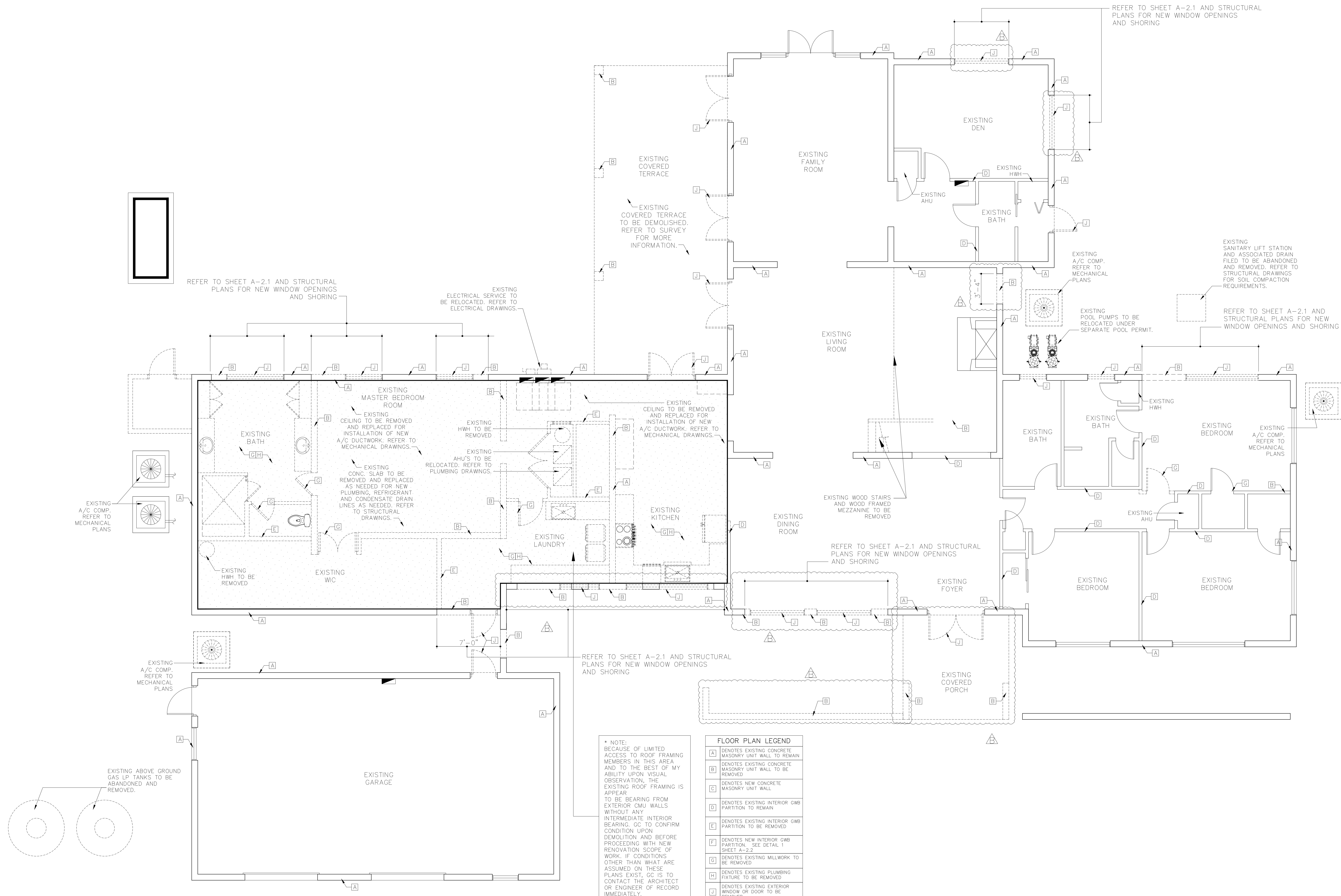
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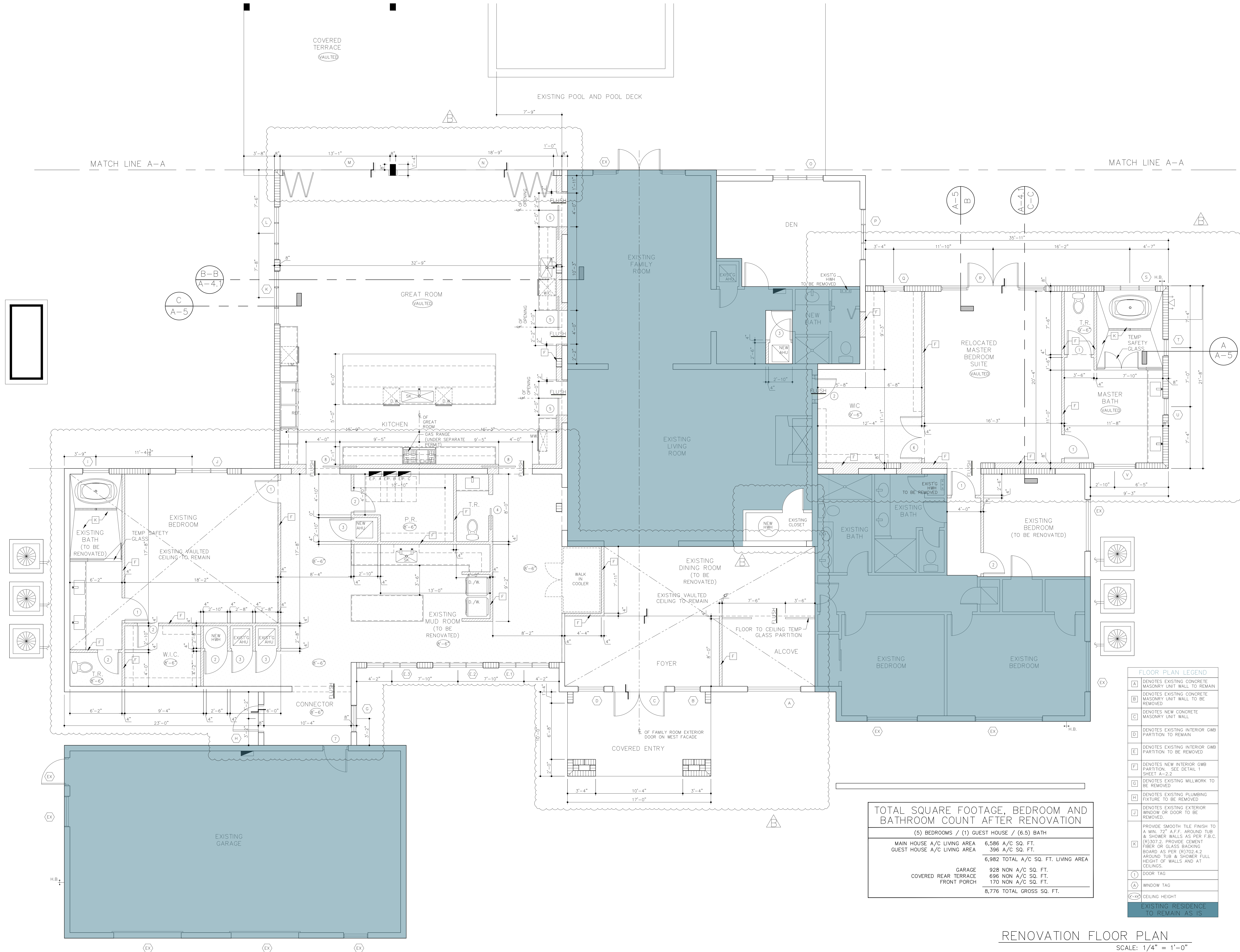
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DEMOLITION FLOOR PLAN

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



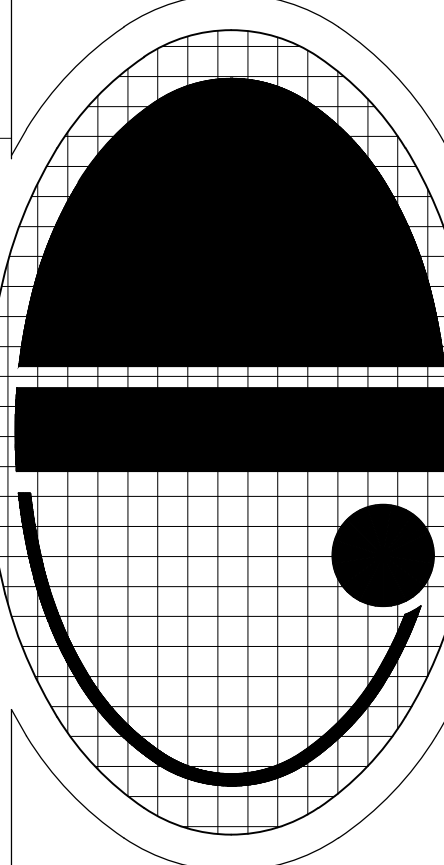
TOTAL SQUARE FOOTAGE, BEDROOM AND BATHROOM COUNT AFTER RENOVATION	
(5) BEDROOMS / (1) GUEST HOUSE / (6.5) BATH	
MAIN HOUSE A/C LIVING AREA	6,586 A/C SQ. FT.
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FRONT PORCH	170 NON A/C SQ. FT.
	8,776 TOTAL GROSS SQ. FT.

FLOOR PLAN LEGEND	
A	DENOTES EXISTING CONCRETE MASONRY UNIT WALL TO REMAIN
B	DENOTES EXISTING CONCRETE MASONRY UNIT WALL TO BE REMOVED
C	DENOTES NEW CONCRETE MASONRY UNIT WALL
D	DENOTES EXISTING INTERIOR GWB PARTITION TO REMAIN
E	DENOTES EXISTING INTERIOR GWB PARTITION TO BE REMOVED
F	DENOTES NEW INTERIOR GWB PARTITION. SEE DETAIL 1 SHEET A-2.2
G	DENOTES EXISTING MILLWORK TO BE REMOVED
H	DENOTES EXISTING PLUMBING FIXTURE TO BE REMOVED
J	DENOTES EXISTING EXTERIOR WINDOW OR DOOR TO BE REMOVED
K	PROVIDE SMOOTH TILE FINISH TO A MIN. 72" A.F.F. AROUND TUB & SHOWER WALLS AS PER F.B.C. (10)307.2. PROVIDE CEMENT FIBER OR GLASS BACKING BOARD AS PER (R)702.4.2 AROUND TUB & SHOWER FULL HEIGHT OF WALLS AND AT CEILINGS.
1	DOOR TAG
A	WINDOW TAG
K-H	CEILING HEIGHT
EXISTING RESIDENCE TO REMAIN AS IS	

REVISION	BY
Δ MDC BDC'S 5/18/24	
Δ MDC BDC'S 7/29/24	
Δ VOP BDC'S 5/15/24	
Δ OWNER DESIGN CHANGES 9/1/25	

RENOVATION AND ADDITION
FOR:
CHRISTOPHER AND LISA MONTERO
LOCATED AT:
6445 SW 107 STREET
VILLAGE OF PINECREST, FLORIDA

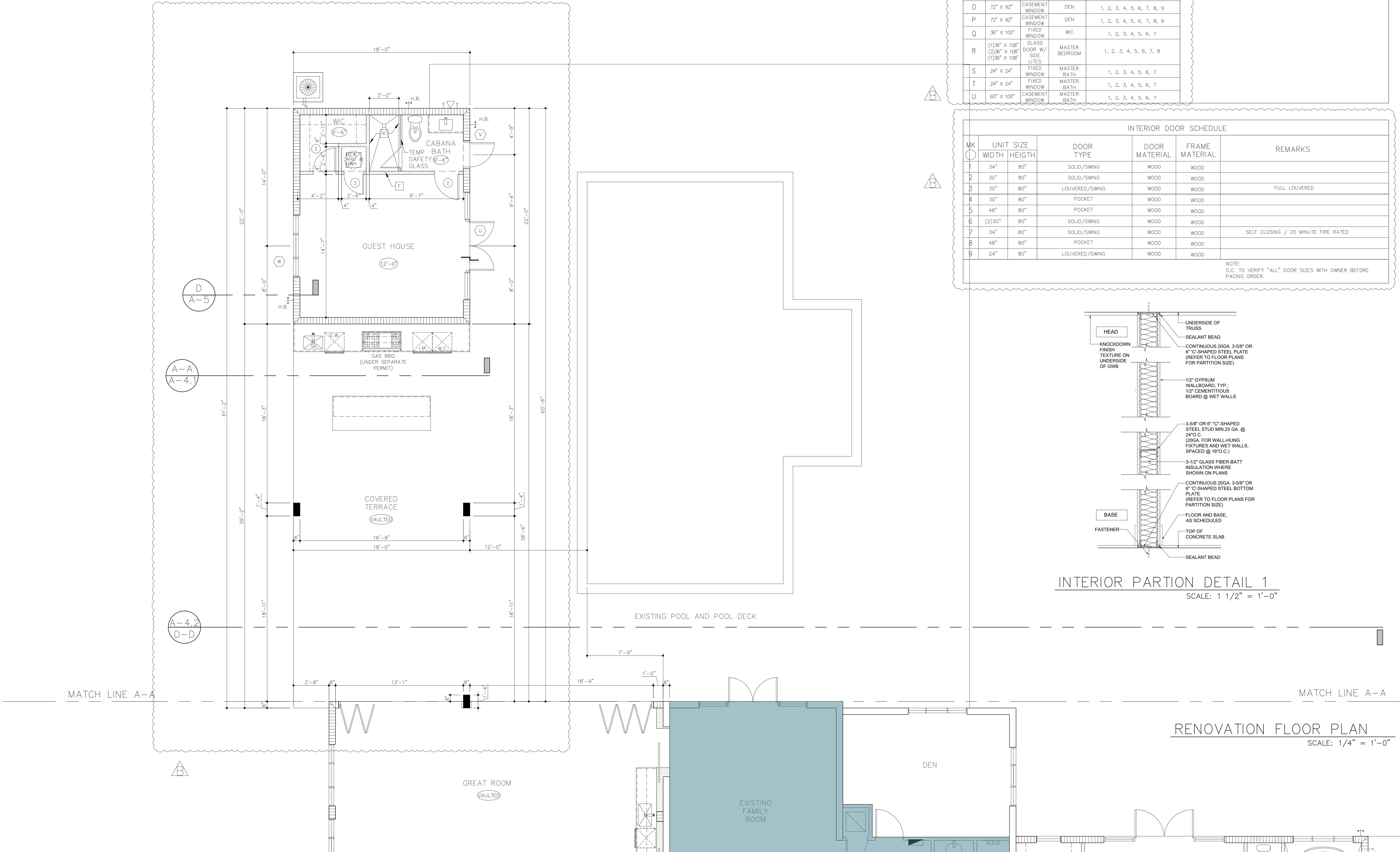
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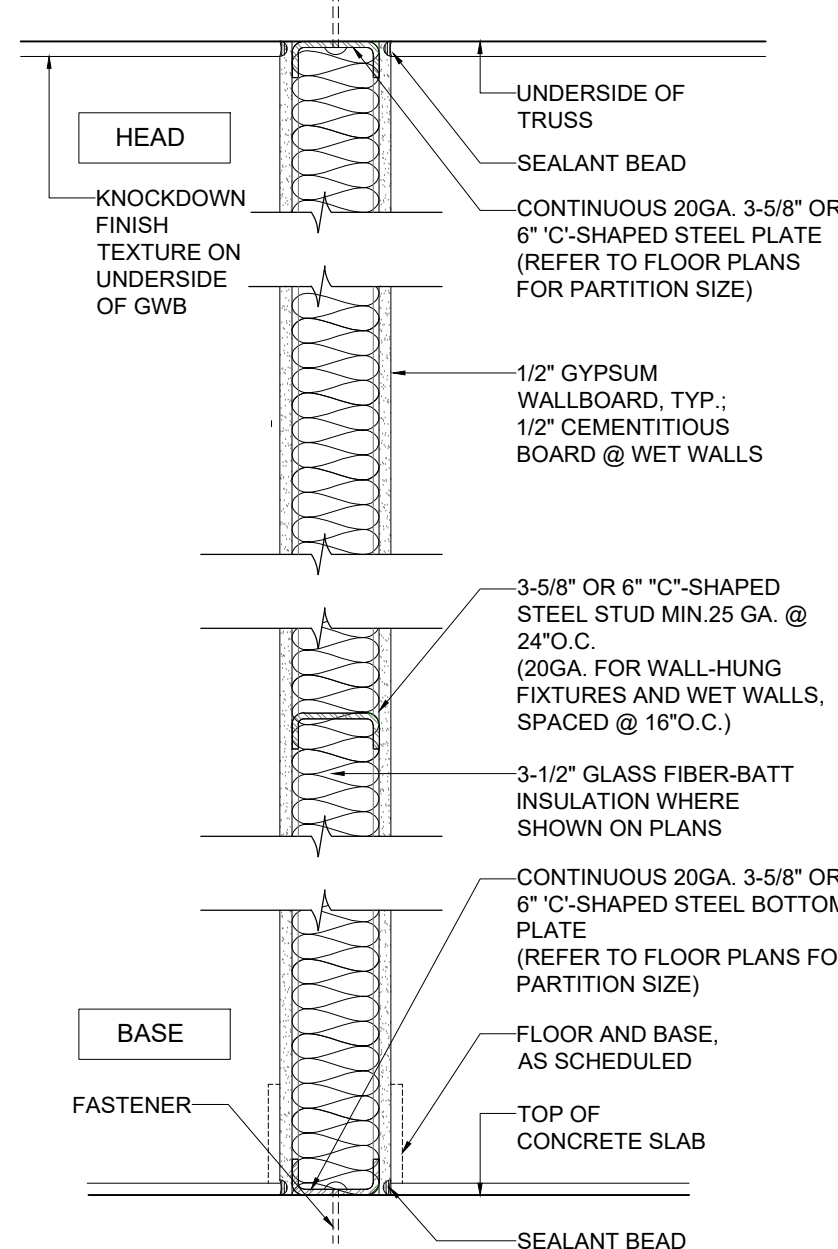
RENOVATION FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXTERIOR WINDOW & DOOR SCHEDULE				
MARK	SIZE (W x H)	UNIT TYPE	UNIT LOCATION	NOTES
A	72" x 72"	CASEMENT WINDOW	ALCOVE	1, 2, 3, 4, 5, 6, 7, 9
B	36" x 72"	FIXED WINDOW	FOYER	1, 2, 3, 4, 5, 6, 7, 9
C	(2)36" x 80"	GLASS DOOR	FOYER	1, 2, 3, 4, 5, 6, 7, 9
D	36" x 72"	FIXED WINDOW	FOYER	1, 2, 3, 4, 5, 6, 7, 9
E.1	72" x 72"	CASEMENT WINDOW	MUD ROOM	1, 2, 3, 4, 5, 6, 7, 9
E.2	72" x 72"	CASEMENT WINDOW	MUD ROOM	1, 2, 3, 4, 5, 6, 7, 9
E.3	72" x 72"	CASEMENT WINDOW	MUD ROOM	1, 2, 3, 4, 5, 6, 7, 9
F	NOT USED			
G	36" x 72"	CASEMENT WINDOW	CONNECTOR	1, 2, 3, 4, 5, 6, 7, 9
H	36" x 96"	GLASS DOOR	CONNECTOR	1, 2, 3, 4, 5, 6, 7, 9
i	36" x 72"	FIXED WINDOW	BATH	1, 2, 3, 4, 5, 6, 7, 9
J	80" x 72"	CASEMENT WINDOW	BEDROOM	1, 2, 3, 4, 5, 6, 7, 8, 9
K	72" x 100"	FIXED WINDOW	GREAT ROOM	1, 2, 3, 4, 5, 6, 7
L	72" x 100"	FIXED WINDOW	GREAT ROOM	1, 2, 3, 4, 5, 6, 7
M	(4)36" x 108"	FOLDING GL. DOOR	GREAT ROOM	1, 2, 3, 4, 5, 6, 7
N	(6)36" x 108"	FOLDING GL. DOOR	GREAT ROOM	1, 2, 3, 4, 5, 6, 7
O	72" x 92"	CASEMENT WINDOW	DEN	1, 2, 3, 4, 5, 6, 7, 8, 9
P	72" x 92"	CASEMENT WINDOW	DEN	1, 2, 3, 4, 5, 6, 7, 8, 9
Q	36" x 100"	FIXED WINDOW	WIC	1, 2, 3, 4, 5, 6, 7
R	(1)36" x 108" (2)36" x 108" (1)36" x 108"	GLASS DOOR W/ SIDE LITES	MASTER BEDROOM	1, 2, 3, 4, 5, 6, 7, 8
S	24" x 24"	FIXED WINDOW	MASTER BATH	1, 2, 3, 4, 5, 6, 7
T	24" x 24"	FIXED WINDOW	MASTER BATH	1, 2, 3, 4, 5, 6, 7
U	60" x 100"	CASEMENT WINDOW	MASTER BATH	1, 2, 3, 4, 5, 6, 7

DOOR & WINDOW REMARKS/NOTES:
1. EXTERIOR DOORS ARE IMPACT RESISTANT AND ARE TO CARRY CURRENT MIAMI DADE COUNTY N.O.A. OR STATE OF FLORIDA PRODUCT APPROVALS.
2. ALL EXTERIOR DOORS TO MEET THE WIND PRESSURE REQUIREMENTS AS PER THE F.B.C. 6TH EDITION AND ASCE 7-10.
3. CONTRACTOR TO COORDINATE ROUGH OPENING SIZES WITH SELECTED WINDOW MANUFACTURER.
4. ALL EXTERIOR OPENINGS TO COMPLY WITH F.B.C.(R) 4410 AND CHAPTER 24.
5. GLAZING TO HAVE THE FOLLOWING VALUES:
U-FACTOR = 1.00
SHGC = 0.50
6. CAT II SAFETY GLASS
7. ALUMINUM FRAME TO MATCH THAT OF EXISTING COLOR AND FINISH. GLAZING TINT AND OR COLOR TO MATCH THAT OF EXISTING.
8. ALL SLEEPING/BED ROOM TO HAVE AT LEAST ONE EGRESS/ESCAPE TYPE WINDOW OR DOOR THAT COMPLIES WITH THE F.B.C. (R)310.1
SILL HEIGHT NO MORE THAN 44" A.F.F.
MIN. NET CLEAR OPENING AREA OF 5.7 SQ. FT.
MIN. OPENING HEIGHT OF 24"
MIN. CLEAR OPENING WIDTH OF 20"
BE OPERABLE FROM THE INSIDE WITHOUT TOOLS OR KEYS
9. EXISTING WINDOW OPENING TO BE MODIFIED FOR NEW WINDOW DIMENSIONS SPECIFIED. SEE STRUCTURAL PLANS FOR MORE INFORMATION. G.C. TO VERIFY "ALL" WINDOW AND DOOR SIZES WITH OWNER BEFORE PACING ORDER.

INTERIOR DOOR SCHEDULE						
MK ①	UNIT SIZE		DOOR TYPE	DOOR MATERIAL	FRAME MATERIAL	REMARKS
	WIDTH	HEIGHT				
1	34"	80"	SOLID/SWING	WOOD	WOOD	
2	30"	80"	SOLID/SWING	WOOD	WOOD	
3	30"	80"	LOUVERED/SWING	WOOD	WOOD	FULL LOUVERED
4	30"	80"	POCKET	WOOD	WOOD	
5	48"	80"	POCKET	WOOD	WOOD	
6	(2)30"	80"	SOLID/SWING	WOOD	WOOD	
7	34"	80"	SOLID/SWING	WOOD	WOOD	SELF CLOSING / 20 MINUTE FIRE RATED
8	48"	80"	POCKET	WOOD	WOOD	
9	24"	80"	LOUVERED/SWING	WOOD	WOOD	
				NOTE: G.C. TO VERIFY "ALL" DOOR SIZES WITH OWNER BEFORE PACING ORDER.		



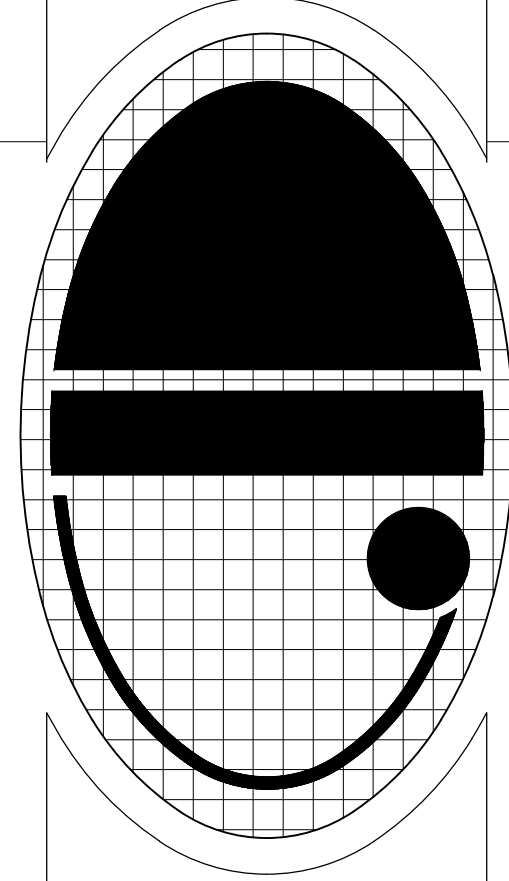
INTERIOR PARTION DETAIL 1
SCALE: 1 1/2" = 1'-0"

RENOVATION FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISION	BY
△ MDC BDC'S 5/18/24	
△ MDC BDC'S 7/29/24	
△ VOP BDC'S 5/15/24	
△ OWNER DESIGN CHANGES 9/1/25	

RENOVATION AND ADDITION
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LOCATED AT:
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VILLAGE OF PINECREST, FLORIDA

J L D
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STATE OF FLORIDA
Jose L. Diaz
— ★ —
AR-0015547
REGISTERED ARCHITECT

JOSE L. DIAZ, ARCHITECT
AR-0015547

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A-2.2

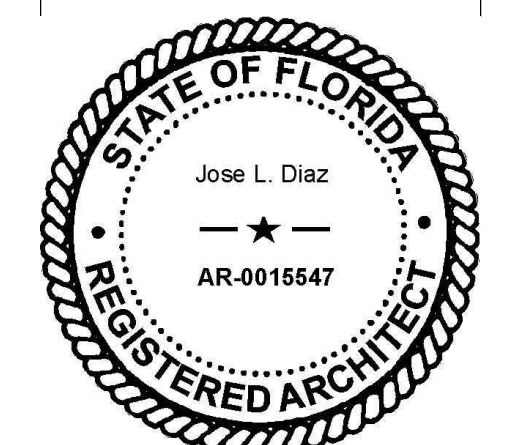
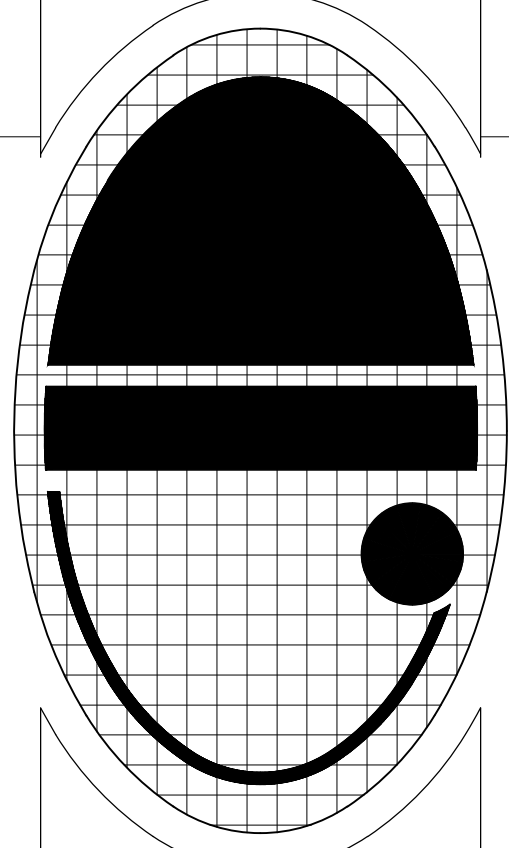
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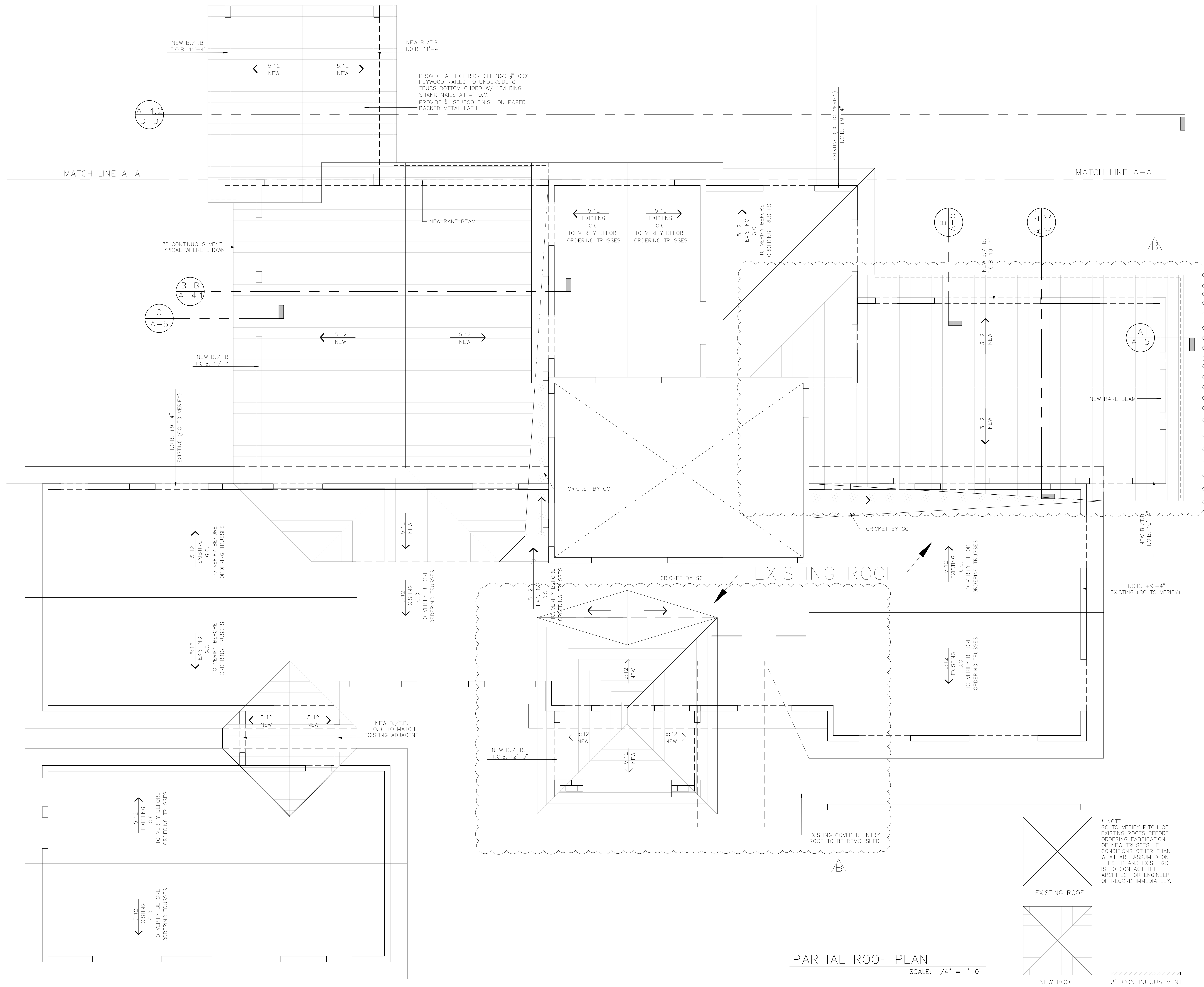
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DATE	11/14/22
SCALE	
JOB NO.	
SHEET	

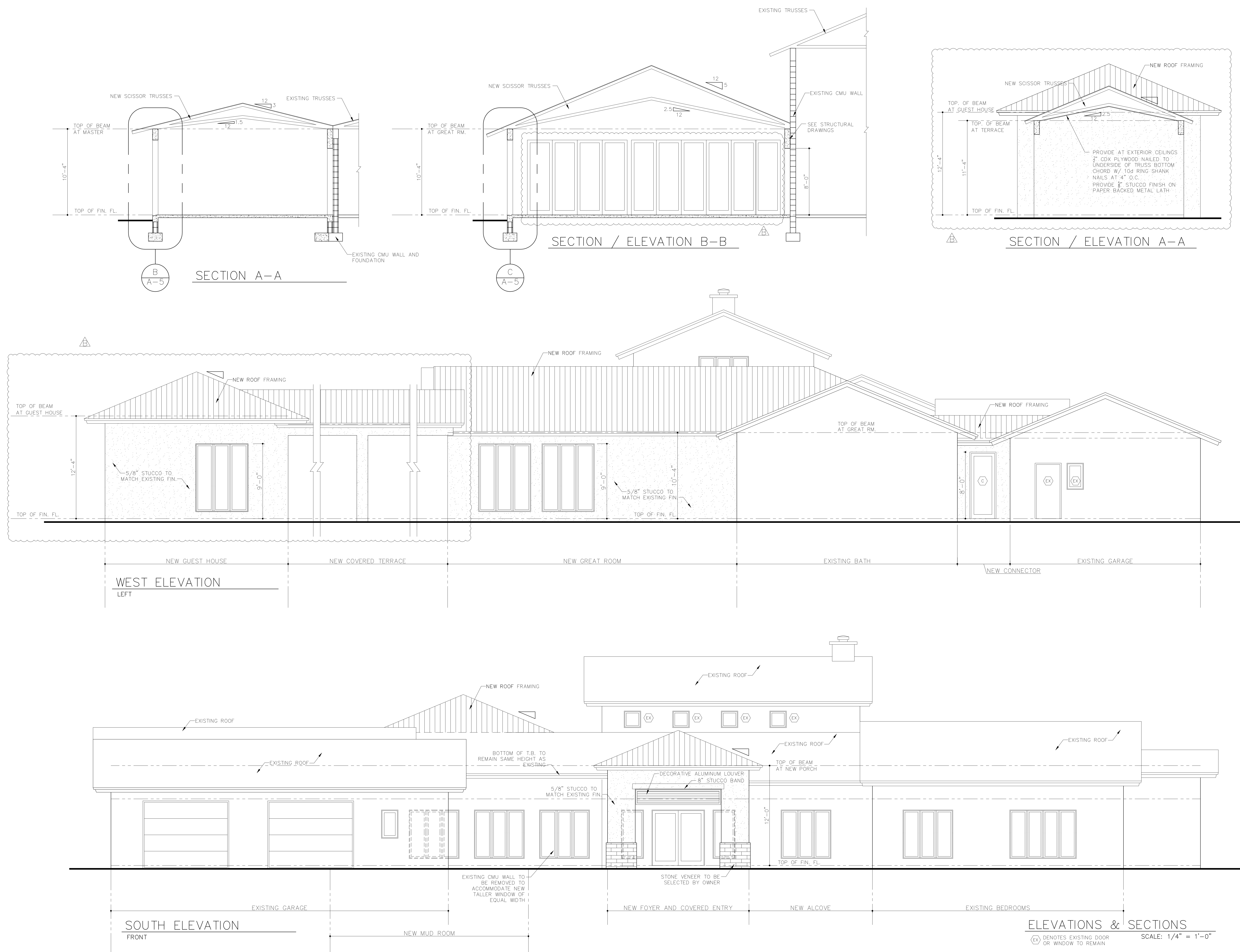
A-3.1

OF SHEETS

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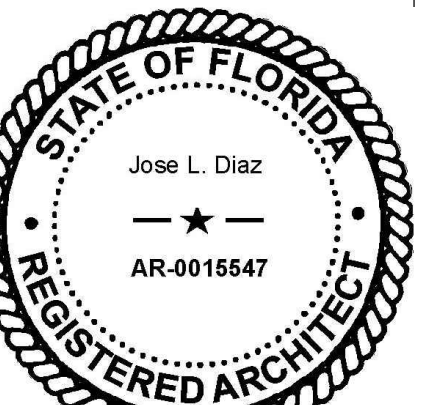
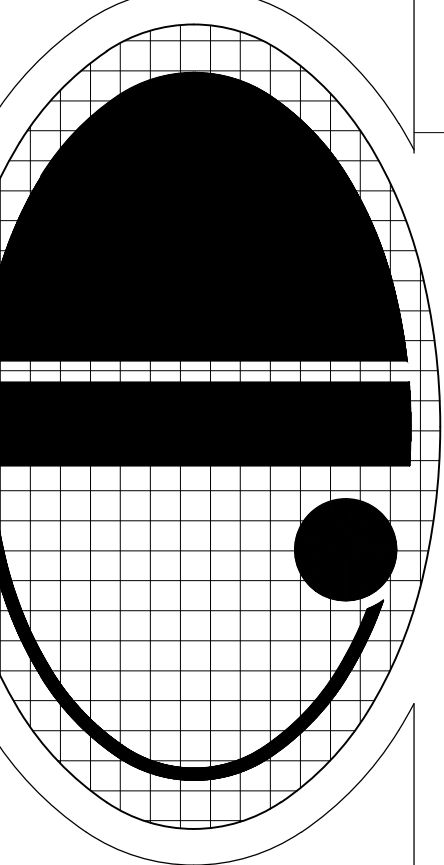
RENOVATION AND ADDITION
FOR:
CHRISTOPHER AND LISA MONTERO
LOCATED AT:
6445 SW 107 STREET
VILLAGE OF PINECREST, FLORIDA



[illegible]

RENOVATION AND ADDITION
FOR:
CHRISTOPHER AND LISA MONTERO
LOCATED AT:
6445 SW 107 STREET
VILLAGE OF PINECREST, FLORIDA

J L D
A R C H I T E C T
CORPORATION
AA-26003440
1592 s.w. 169th terrace
miami, florida 33157
(305) 310-5992



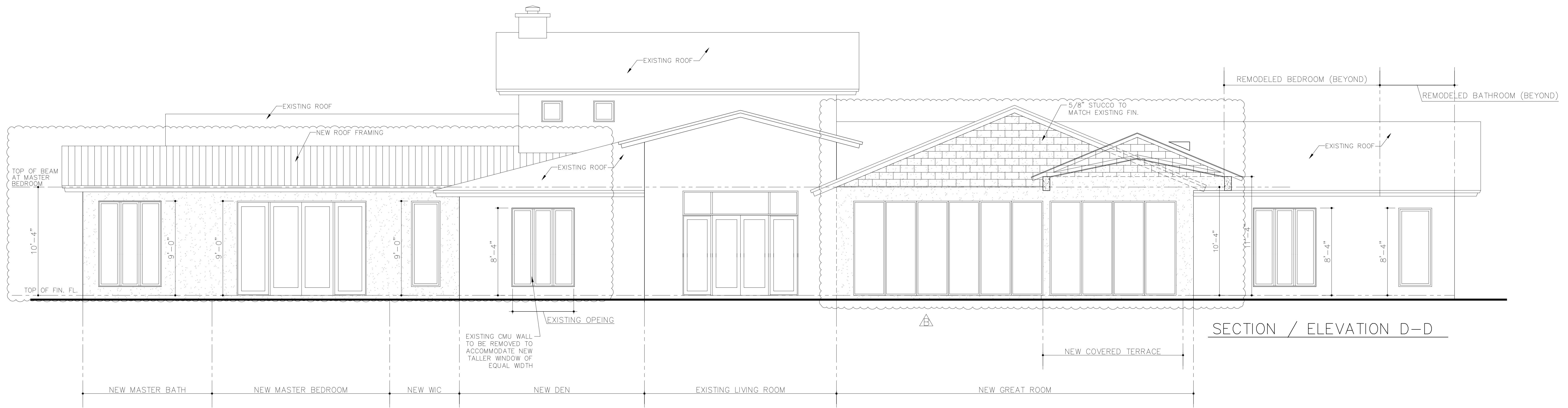
JOSE L. DIAZ, ARCHITECT
AR-0015547

DRAWN
CHECKED
DATE 11/14/22
SCALE
JOB NO.
SHEET

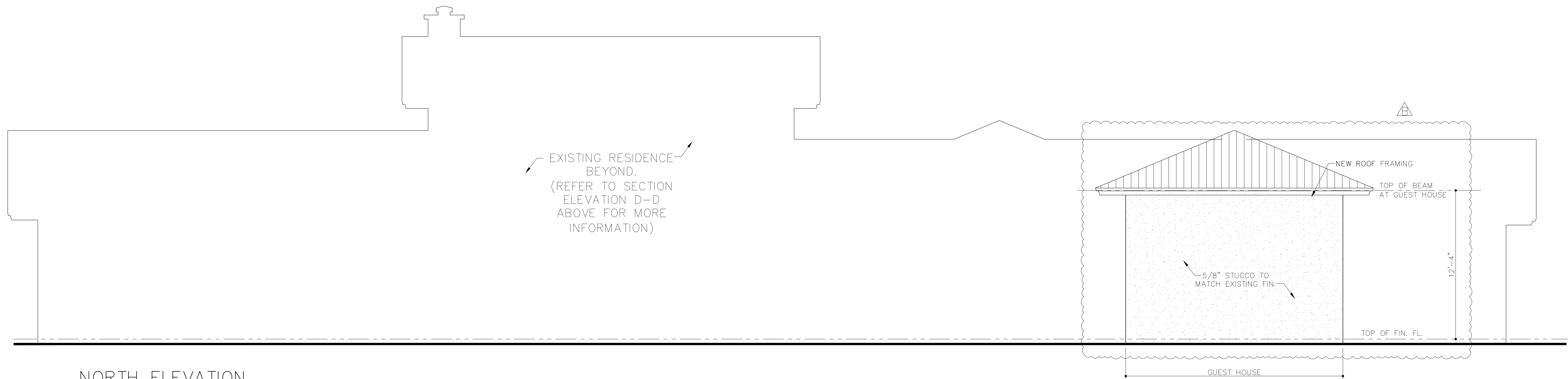
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F SHEETS

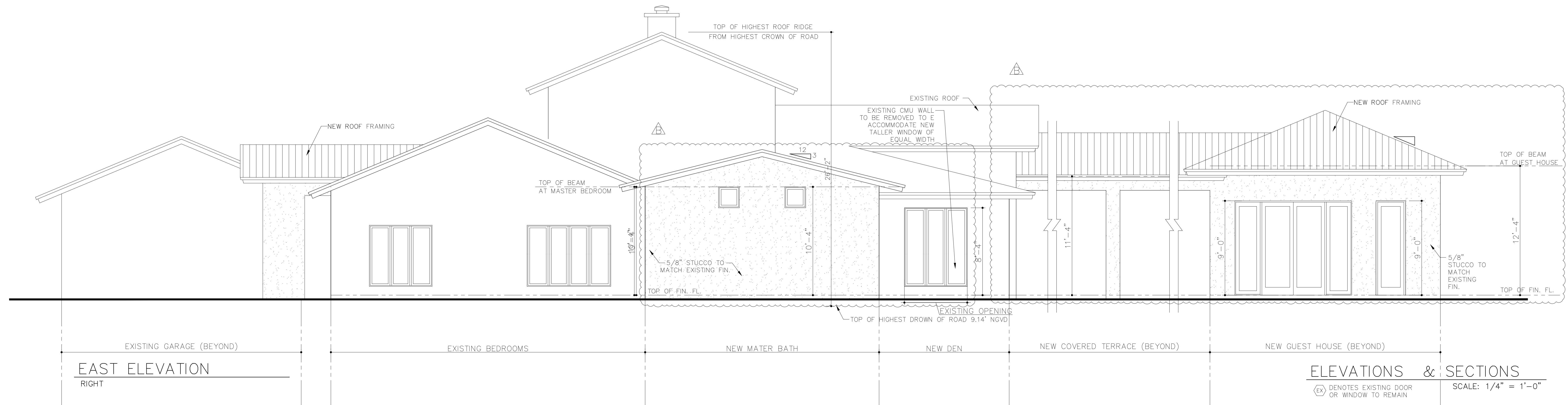
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SECTION / ELEVATION D-D



NORTH ELEVATION
REAR



EAST ELEVATION
RIGHT

ELEVATIONS & SECTIONS

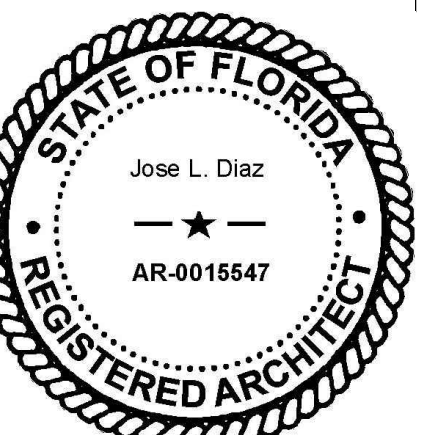
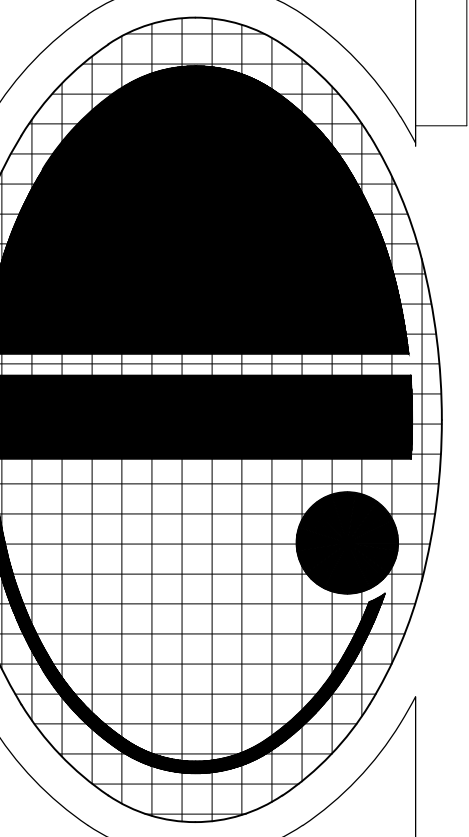
EX DENOTES EXISTING DOOR
OR WINDOW TO REMAIN

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

[illegible]

RENOVATION AND ADDITION
FOR:
CHRISTOPHER AND LISA MONTERO
LOCATED AT:
6445 SW 107 STREET
VILLAGE OF PINECREST, FLORIDA

J L D
ARCHITECT
CORPORATION
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miami, florida 33157
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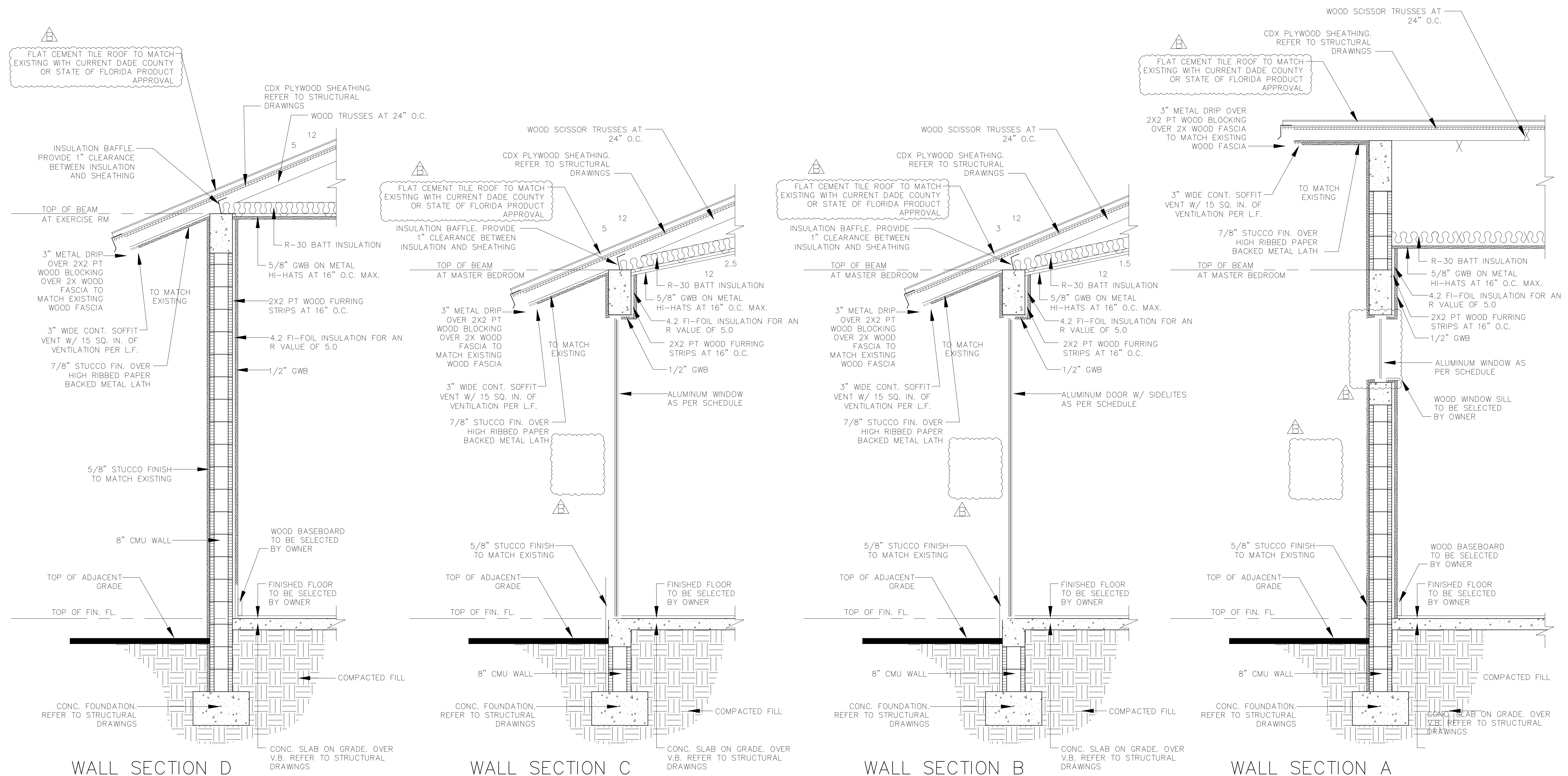
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A-5

SHEETS

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TYPICAL WALL SECTIONS

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