



Board of Architects Review Application

04

Phone: 305.460.5245

Email: boardofarchitects@coralgables.com

Application Request

The undersigned Agent/Owner request(s) Board of Architects review of the following application(s):

(Choose one (1) from Section #1 and choose all applicable from Section #2)

1. ☐ New Building OR ☒ Alterations / Additions OR ☐ Color Palette Review
2. ☒ Preliminary Approval
- ☐ Coral Gables Mediterranean Style Design Standards Bonus Approval
- ☐ Final Approval

Property Information

Street Address of the Subject Property: 1137 Obispo Ave, Coral Gables, FL 33134

Property/Project Name: Wior Residence

Legal description: Lot(s) Coral Gables Sec C PB 8-26, Lot 21 BLK 17

Block(s)¹⁷ Section(s)^c

Folio No. 03-4107-014-1890

Owner(s): Warren & Penelope Wior

Mailing Address: 1137 Obispo Ave, Coral Gables, FL 33134

Telephone: 818.400.3511 Fax

Other Email wwior@mac.com

Architect(s)/Engineer(s)/Contractor(s): Julian Quinn

Architect(s)/Engineer(s)/Contractor(s) Mailing Address: 2222 Ponce de Leon Blvd

Telephone: 786.403.0179 Business Fax

Other Email julian.quinn@architectureisblank.com

Project Information

Project Description(s): Addition to and renovation of an existing historically designated single family residence.

Estimated project cost*: \$225,000

(*Estimated cost shall be +/- 10% of actual cost)

Date(s) of Previous Submittal(s) and Action(s):



Board of Architects Review Application

Applicant/Owner/Architect/Engineer Affirmation and Consent

(I) (We) acknowledge, affirm, and certify to all of the following:

1. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
2. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
3. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
4. All application representatives have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
5. Understand that under Florida Law, all the information submitted as part of the application are public records.
6. Failure to provide the information required for submittal/necessary for review by the Board of Architects may cause the application to be deferred without review.
7. That applications for the Board of Architects review require the presence of the applicant and/or architect/engineer at the Board of Architects meeting unless otherwise notified.
8. That plans submitted to this office are required to be picked up at the Board of Architects counter, by the Applicant, within fourteen (14) days after the Board of Architects meeting unless the plans have received Final Approval by the Board of Architects in which case, they will automatically be processed for a building permit. Plans which are not picked up within fourteen (14) days will be discarded.
9. All fees shall be paid by 12-midnight, three (3) days prior to the meeting date (ie. Monday before a Thursday meeting) to secure placement on the meeting's docket (agenda)
10. I have received consent from the owner of the property to file this application.

NOTE: ONLY ONE SIGNATURE OR AFFIRMATION/CONSENT IS REQUIRED

Agent/Owner Print Name: PENELOPE WIOR	Agent/Owner Signature: 
Address: 1137 OBN PO AVE CORAL GABLES 33134 FLORIDA	
Telephone: 818 400 3511	Fax: _____ Email: WWIOR@MAC.COM

 ARCHITECT'S/ENGINEER'S SEAL	Architect(s)/Engineer(s)/Contractor(s) Print Name: Julian Quinn	Architect(s)/Engineer(s)/Contractor(s) Signature: 
	Address: 2222 Ponce de Leon Blvd	
	Coral Gables, FL 33134	
	Telephone: 786.403.0179	Fax: _____
	Email: julian.quinn@architectureisblank.com	

STATE OF FLORIDA)
SS
COUNTY OF MIAMI-DADE)

Sworn to or affirmed and subscribed before me this 31st day of March in the year 2007 by Penelope M. Wior who has taken an oath and is personally known to me or has produced FL Driver as identification.

My Commission Expires: April 11th 2007

Notary Public



LUIS F. RIVAS
Commission # HH 385562
Expires April 11, 2007

STATE OF FLORIDA)
SS
COUNTY OF MIAMI-DADE)

Sworn to or affirmed and subscribed before me this _____ day of _____ in the year 20____ by _____ who has taken an oath and is personally known to me or has produced _____ as identification.

My Commission Expires: _____

Notary Public



CORAL GABLES

THE CITY BEAUTIFUL

	<u>PRELIMINARY DESIGN REVIEW REQUIREMENTS</u> ADDITIONS/ ALTERATIONS	APPLICANTS INITIALS
1	☒ COMPLETED APPLICATION – SIGNED AND NOTARIZED (TOTAL COST OF WORK IS NEEDED TO ASSESS FEES). PLEASE PROVIDE TOTAL UNADJUSTED SQ FT OF THE NEW CONSTRUCTION IN THE DESCRIPTION	JQ
2	☒ WRITTEN STATEMENT – LETTER OF INTENT/SCOPE OF WORK	JQ
3	☒ CURRENT SURVEY (NO OLDER THAN 5 YEARS)	JQ
4	☒ COLOR PHOTOS OF THE ENTIRE PROPERTY AND ALL STRUCTURES (ALL SIDES)	JQ
5	☐ CONTEXTUAL STUDY OF THE NEIGHBORHOOD (OPTIONAL)	
6	☒ TREE DISPOSITION (CITY COMMISSION RESOLUTION #2014-200)	JQ
7	☐ HISTORICAL SIGNIFICANCE DETERMINATION LETTER (IF A STRUCTURE IS BEING DEMOLISHED/SUBSTANTIALLY DEMOLISHED/ROOF STRUCTURE IS BEING REMOVED)	
8	☐ HOMEOWNERS ASSOCIATION APPROVAL (IF LOCATED WITHIN AN ASSOCIATED AREA) OR CONDO ☐ Gables Estates/Gables Estates 2/CocoPlum 2(Isles of CocoPlum/Tahiti Beach/Snapper Creek/Deering Bay/ Journey's End/ Other: _____)	
9	☒ HISTORICAL RESOURCES DEPARTMENT "OK FOR BOA" FOR PROPERTIES DESIGNATED HISTORIC OR WITHIN A HISTORIC DISTRICT	JQ
*	☒ SIGNED AND SEALED ARCHITECTURAL DRAWINGS NO SMALLER THAN 24X36 (SITE PLAN/ FLOOR PLAN(S)/ ROOF PLAN/ ELEVATION(S)/ DEMOLITION – EXISTING VS PROPOSED). NOTE: THE APPROVED PRELIMINARY REVIEW SET WILL NOT BE RETURNED. IF YOU WOULD LIKE TO RETAIN A COPY OF THE APPROVED SET, PROVIDE 2 COPIES.	JQ
*	☐ IF MANGROVES ARE ON THE PROPERTY, DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT PRELIMINARY APPROVAL STAMP	
	SUBMITTED BY: ☐ PRINT NAME: Julian Quinn SIGN:  DATE: 04.03.2026	04.03.2026

*** ITEMS TO BE SUBMITTED WITH PACKAGE**

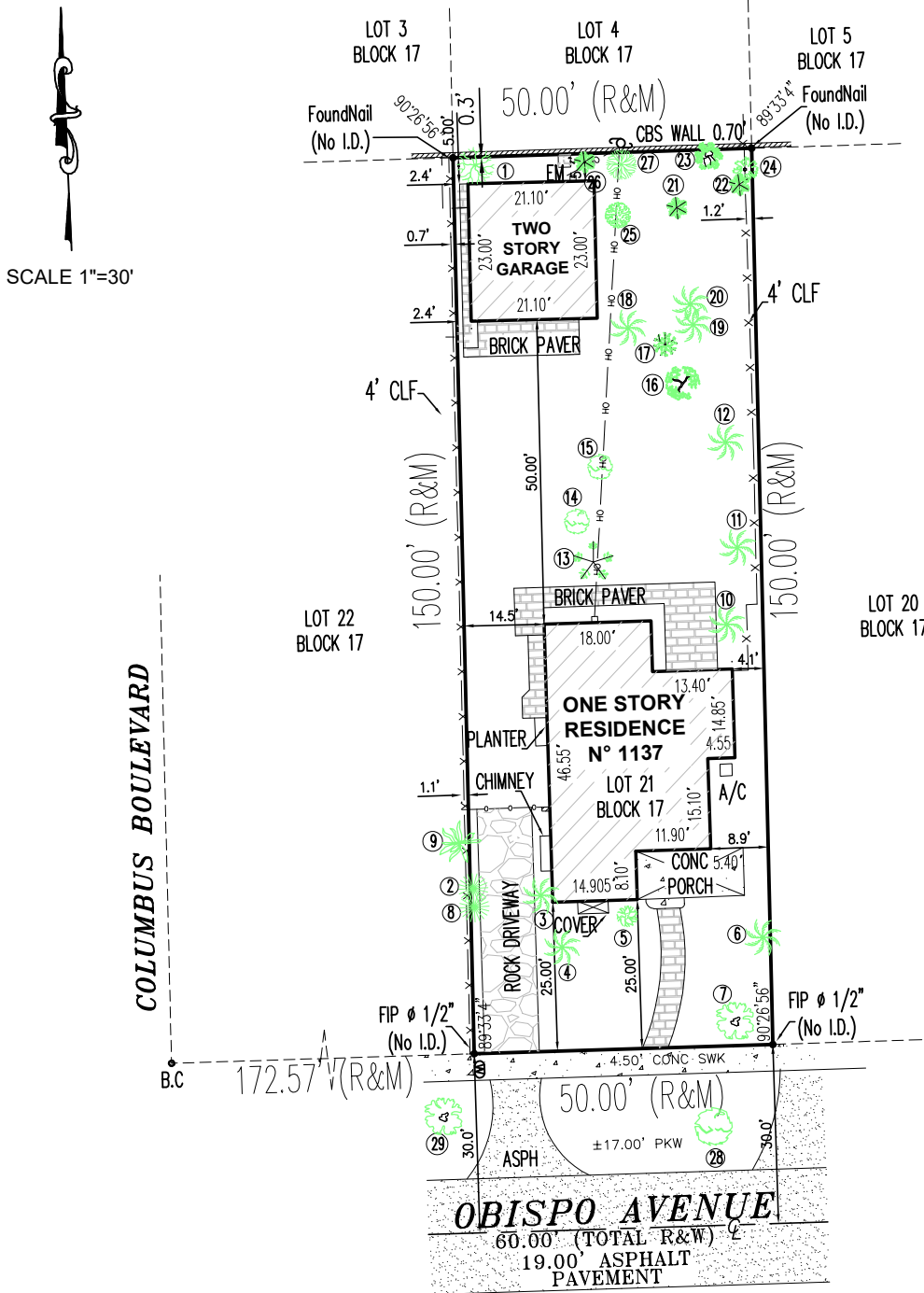
ALTA / ACSM LAND TITLE SURVEY

BOUNDARY & TREE SURVEY OF CORRECTED PLAT CORAL GABLES SECTION C

LOCATED IN SECTION 7, TOWNSHIP 54 SOUTH, RANGE 41 EAST,

MIAMI-DADE COUNTY, FLORIDA

JOB N°: 260079

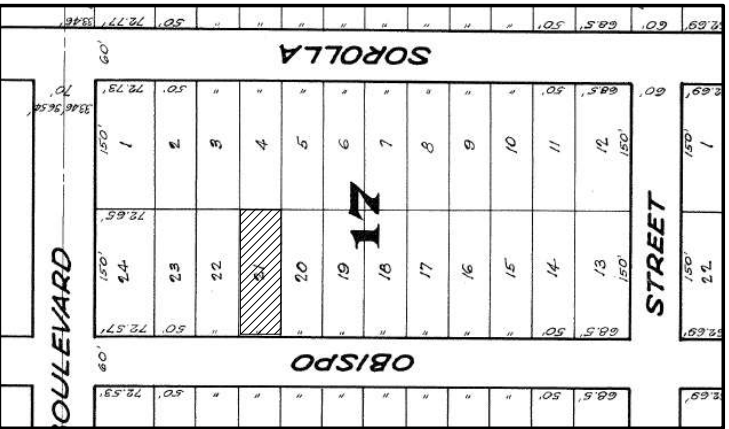


TREE TABLE:

No	COMMON NAME	DBH(Ø) (Inches)	HEIGHT (Feet)
1	Red Mangrove	4.5	19
2	Cabbage Palm	3.6	27
3	Royal Palm	14.4	30
4	Royal Palm	24	35
5	Canary Isle Palm	3.6	18
6	Royal Palm	19.2	28
7	Live Oak	3.5	8
8	Cabbage Palm	3.5	18
9	Foxtail Palm	3.5	12
10	Royal Palm	3.4	28
11	Royal Palm	3.6	28
12	Royal Palm	3.8	28
13	Southern Magnolia	14.4	19
14	Grape Myrtle	14.5	17
15	Grape Myrtle	4.6	17
16	Jaboticaba	12.4	8
17	Magnolia	12.6	10
18	Royal Palm	42	28
19	Royal Palm	42	28
20	Royal Palm	42	28
21	Bamboo Palm	38.4	28
22	Bamboo Palm	38.4	28
23	Parrot Tree	16.6	31
24	Black Velvet	42	35
25	Ornamental Tree	13.6	11
26	Bamboo Palm	4.8	17
27	Manila Palm	4.7	18
28	Black Walnut	28.8	35
29	Live Oak	28.8	35

IN CASE OF A DISPUTE AN ARBORIST REPORT WILL GOVERN.

LOCATION MAP
PROJECT SITE



PROPERTY ADDRESS:
1137 OBISPO AVE, CORAL GABLES, FLORIDA. 33134

FOLIO # 03-4107-014-1890

LEGAL DESCRIPTION:
LOT 21, BLOCK 17, "CORRECTED PLAT CORAL GABLES SECTION C", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGE 26, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

CERTIFIED TO: WARREN OTTO WIOR AND PENELOPE MENCHACA WIOR

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 2) This Certification is only for the lands as described. It is not a 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) Accuracy:
The expected use of the land, as classified in the Minimum Technical Standards (61G17-6FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- 5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon. Underground encroachments not located.
- 6) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 7) Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
- 8) Underground utilities are not depicted hereon; contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- 9) Area of the Property: 7,500 Sq.Ft
- 10) This survey does not reflect or determine ownership. Ownership subject to opinion of title.
- 11) Type of Survey: BOUNDARY & TREE SURVEY
- 12) The survey depicted here is covered by professional liability insurance. The liability of this survey is limited to the cost of the survey.
- 13) Elevations when shown refer to 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).

BM USED: P-4016
Elev(NGVD29): 9.83

COMMUNITY NAME AND NUMBER:	PANEL NUMBER AND SUFFIX:	FIRM PANEL EFFECTIVE DATE:
CITY OF CORAL GABLES: 120639	12086 C 0294 L	09 / 11 / 2009
COUNTY NAME: MIAMI-DADE	FLOOD ZONE:X	BASE FLOOD ELEVATION: N/A
STATE: FLORIDA		

VIZCAYA SURVEYING & MAPPING, INC.

13217 S.W. 46th LANE
MIAMI, FLORIDA 33175
PHONE: (305) 223-6060
E-Mail. RVIZCAYA.13@GMAIL.COM LB.# 8000

LEGEND AND ABBREVIATIONS:

A. = ARC
A/C = AIR CONDITIONER PAD
B.S. = BUILDING SETBACK
C.B. = CATCH BASIN
C.L.F. = CHAIN LINK FENCE
CL = CENTER LINE
CL. = CLEAR
CONC. = CONCRETE
C.B.S. = CONCRETE BLOCK STRUCTURE
Δ = DELTA
D.E. = DRAINAGE EASEMENT
ENC. = ENCROACHMENT
F.P.C.P. = FOUND PERMANENT CONTROL POINT
F.I.P. 1/2" = FOUND IRON PIPE 1/2"

F.I.R. 1/2" = FOUND IRON REBAR 1/2"
F.N. = FOUND NAIL
F.N.&D. = FOUND NAIL AND DISC
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O/L = ON LINE
P.C. = POINT OF CURVATURE
P.C.P. = PERMANENT CONTROL POINT
F.P.R.M. = FOUND PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
R.P. = RADIUS POINT
R.&M. = RECORD AND MEASURE
S.N.&D. = SET NAIL & DISC
TYP. = TYPICAL
U.E. = UTILITY EASEMENT
WM = WATER METER

SURVEYOR'S CERTIFICATION:

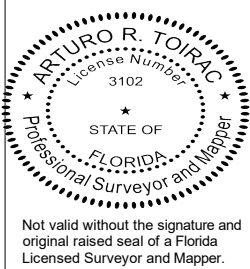
I HEREBY CERTIFY: THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION, AND THAT THIS SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17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

Arturo R
Toirac

Digitally signed by
Arturo R Toirac
Date: 2026.02.05
15:45:22 -05'00'

ARTURO R. TOIRAC P.L.S.
PROFESSIONAL SURVEYOR AND MAPPER # 3102

SURVEYOR'S SEAL



FIELD DATE :01-31-2026
DATE : 02-03-2026

REVISIONS :

1 _____
2 _____
3 _____
4 _____

DRAWN _____ Y.C.
DESIGNED _____
CHECKED _____ A.T.

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



Jeremy Lee Hinkle Chief Arborist

JeremyLeeHinkle@gmail.com

TREE INVENTORY ARBORIST REPORT

Client: Julian Quinn

Property Address: 1137 Obispo Ave, Coral Gables, FL 33134

Site Inspection Date: March 2, 2026

Prepared By:

Jeremy Lee Hinkle

Chief Arborist – Lee Green Consulting LLC

ISA Certified Arborist FL-5611A

ASCA Registered Consulting Arborist #812

TRAQ Qualified

TPAQ Qualified

Lee Green Consulting LLC

6422 Collins Ave #603

Miami Beach, FL 33141

305-306-1337

PURPOSE OF REPORT

This Tree Inventory Arborist Report documents the existing trees observed on the subject property located at **1137 Obispo Ave, Coral Gables, Florida.**

The purpose of this report is to identify tree species, trunk diameter (DBH), height, and general arboricultural characteristics to assist with **site planning, tree documentation, and municipal review if applicable.**

Tree numbering corresponds with the **tree numbering shown on the site survey.**

All observations and recommendations are based on **professional arboricultural judgment consistent with ANSI A300 Standards and ISA Best Management Practices.**

INSPECTION METHODOLOGY

The site was inspected on **March 2, 2026** utilizing a **ground-based visual inspection (Level 2)**.

No invasive testing, root excavation, or aerial inspection was performed.

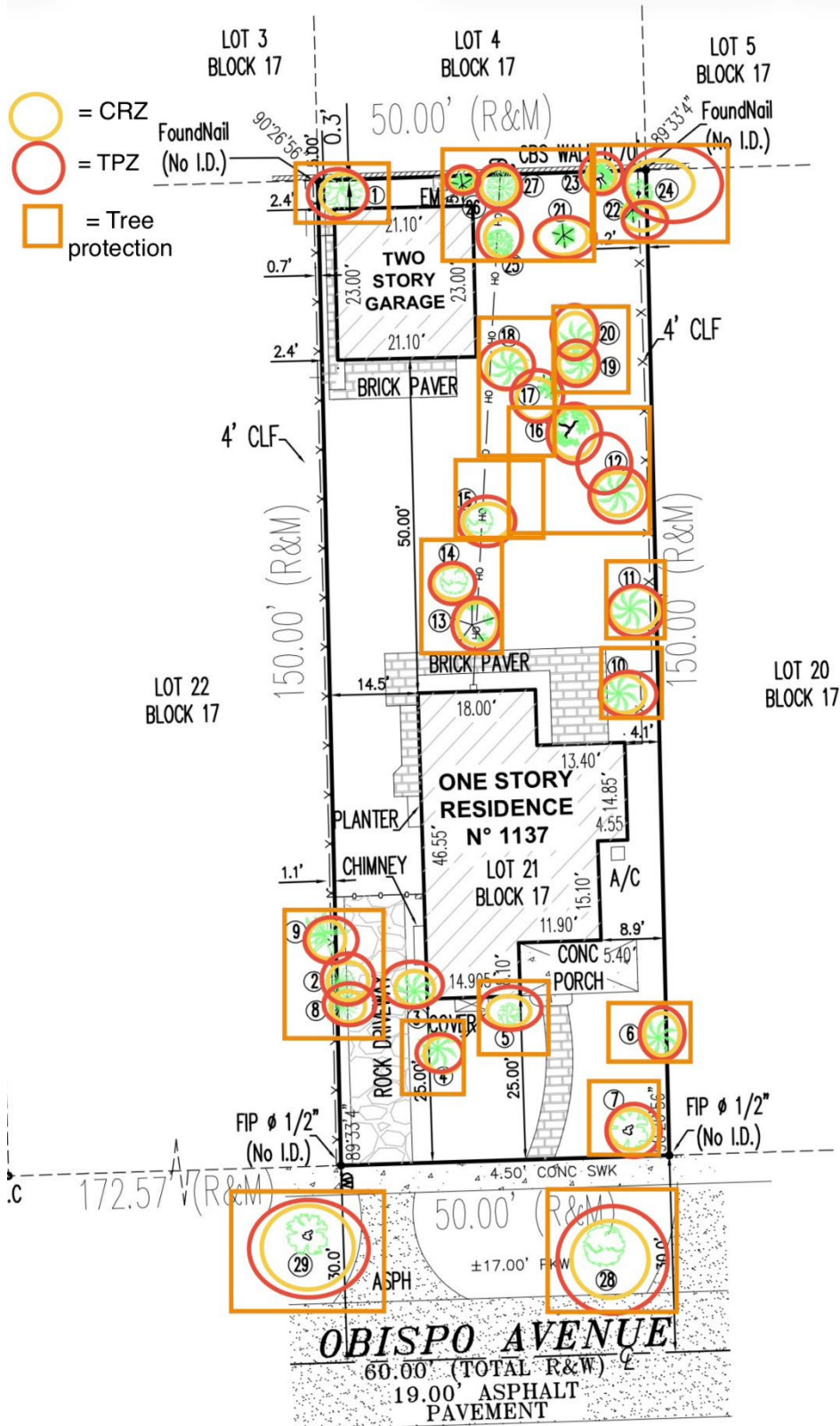
Each tree was evaluated for:

- Species identification
- Diameter at Breast Height (DBH)
- Approximate tree height
- General structure and health
- Site conflicts
- Recommended disposition

Critical Root Zones (CRZ) and Tree Protection Zones (TPZ) were calculated using the **minimum standard of one (1) foot of radius per one (1) inch of trunk diameter (DBH)**.

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337

SITE MAP OVERLAY REFERENCE



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337

TREE INVENTORY DATA TABLE (CRZ / TPZ calculated at 1 ft radius per 1 in DBH)

Tree #	Common Name	Scientific Name	Condition	DBH (in)	Height (ft)	Spread (ft)	CRZ (ft)	TPZ (ft)	Disposition	Notes
1	Mahogany	Swietenia mahagoni	Good (60%)	4.5	9	14	4.5	4.5	Remain	Confined roots
2	Christmas Palm	Adonidia merrillii	Good (70%)	3.6	27	12	3.6	3.6	Remain	Healthy palm
3	Royal Palm	Roystonea regia	Good (70%)	14.6	30	15	14.6	14.6	Remove	Healthy palm, conflict with driveway entrance, CRZ in home foundation
4	Royal Palm	Roystonea regia	Good (70%)	24	35	15	24	24	Remain	Healthy palm
5	Pygmy Date Palm	Phoenix roebelenii	Good (70%)	3.6	18	10	3.6	3.6	Remain	Healthy palm
6	Royal Palm	Roystonea regia	Good (70%)	16.7	8	12	16.7	16.7	Remain	Healthy palm
7	Gardenia Tree	Gardenia jasminoides	Good (70%)	3.5	8	10	3.5	3.5	Remain	Healthy tree
8	Christmas Palm	Adonidia merrillii	Good (70%)	3.5	18	10	3.5	3.5	Remain	Healthy palm
9	Areca Palm	Areca catechu	Good (70%)	3.5	12	12	3.5	3.5	Remain	Healthy palm
10	Christmas Palm	Adonidia merrillii	Good (70%)	3.4	28	12	3.4	3.4	Remain	Healthy palm
11	Christmas Palm	Adonidia merrillii	Good (70%)	3.6	28	12	3.6	3.6	Remain	Healthy palm
12	Christmas Palm	Adonidia merrillii	Good (70%)	3.8	28	12	3.8	3.8	Remain	Healthy palm
13	Guava	Psidium guajava	Good (70%)	14.4	19	15	14.4	14.4	Remain	Healthy tree
14	Crape Myrtle	Lagerstroemia indica	Good (60%)	14.5	17	12	14.5	14.5	Remain	Poor structure
15	Crape Myrtle	Lagerstroemia indica	Good (60%)	4.6	17	12	4.6	4.6	Remain	Poor structure
16	Orange Jasmine	Murraya paniculata	Good (70%)	12.4	8	10	12.4	12.4	Remain	Healthy tree
17	Gardenia Tree	Gardenia jasminoides	Good (70%)	12.6	10	10	12.6	12.6	Remain	Healthy tree
18	Christmas Palm	Adonidia merrillii	Good (70%)	4.2	28	18	4.2	4.2	Remain	Healthy palm
19	Christmas Palm	Adonidia merrillii	Good (70%)	4.2	28	18	4.2	4.2	Remain	Healthy palm
20	Christmas Palm	Adonidia merrillii	Good (70%)	3.8	28	18	3.8	3.8	Remain	Healthy palm
21	Christmas Palm	Adonidia merrillii	Good (70%)	12	28	18	38.4	38.4	Remain	Healthy palm
22	Areca Palm	Areca catechu	Good (70%)	16.6	31	15	16.6	16.6	Remain	Healthy palm, Cluster
23	Schefflera Tree	Schefflera actinophylla	Good (70%)	4.2	18	12	4.2	4.2	Remain	Confined roots from concrete wall
24	Bishop Wood	Bischofia javanica	Fair (45%)	13.6	11	15	13.6	13.6	Remain	Tree is outside property line to the east, Confined roots from concrete wall
25	Bishop Wood	Bischofia javanica	Fair (55%)	4.8	17	22	4.8	4.8	Remain	Poor structure
26	Papaya	Carica papaya	Good (70%)	4.7	18	15	4.7	4.7	Remain	Healthy tree
27	Areca Palm	Areca catechu	Good (70%)	3	6	6	3	3	Remain	Healthy palm
28	Mahogany	Swietenia mahagani	Fair (45%)	28	35	36	28	28	Remain	Confined roots, History of heading cuts, Co dominant leaders, Exposed surface roots, Minor dead wood
29	Mahogany	Swietenia mahagoni	Fair (55%)	32	35	38	32	32	Remain	Confined roots, History of heading cuts, Co dominant leaders, Exposed surface roots, Minor dead wood, Water line in CRZ

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337

PHOTOGRAPHIC DOCUMENTATION



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#1

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#1

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#3

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#4

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#4

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#6

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#7

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#7

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



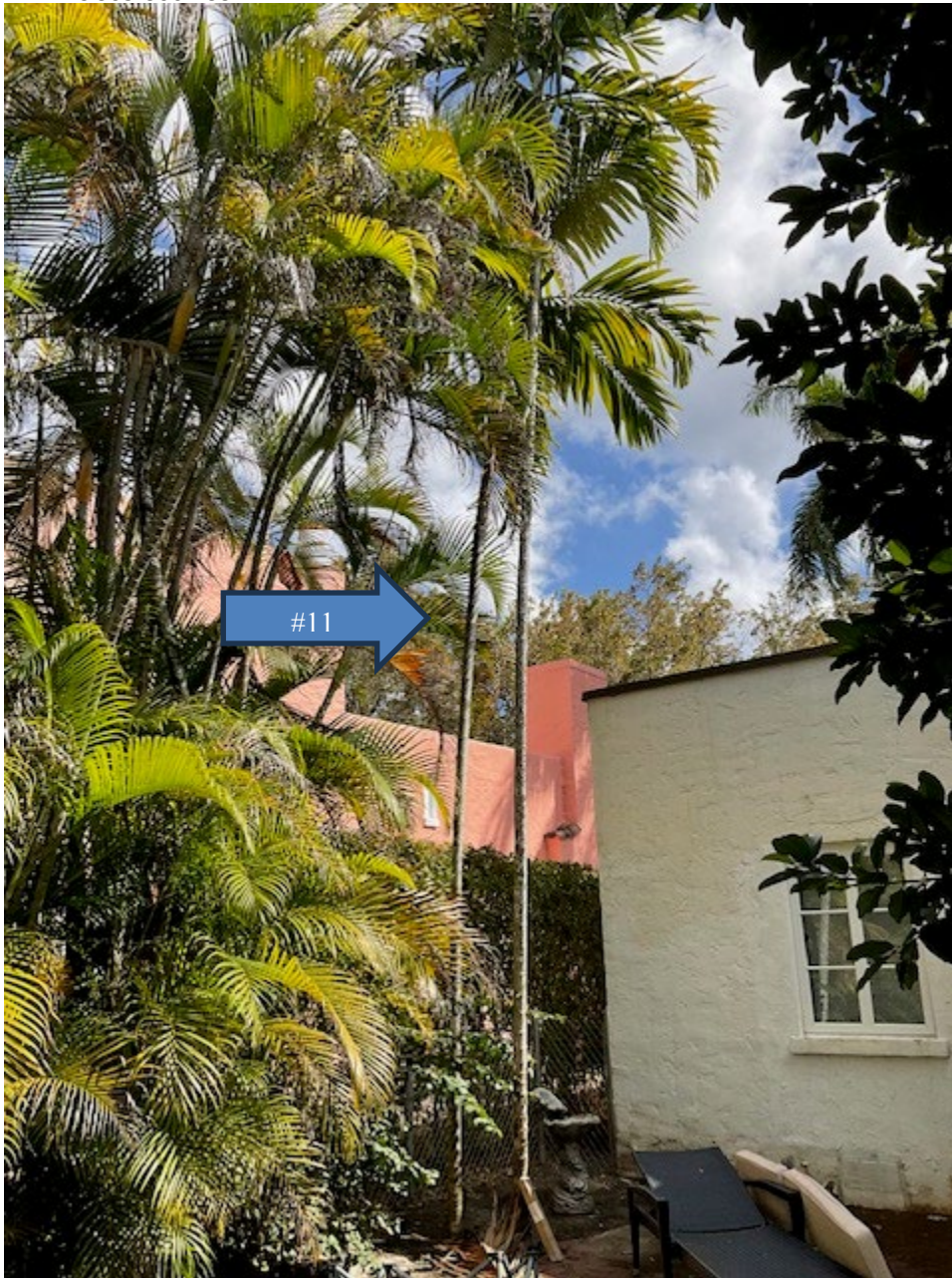
© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#13

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#13

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#14

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#14

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#15

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#15

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#16

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#18

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#19

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#19, #20, #21

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#24

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337





© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#25

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#25

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#28

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#28

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#29

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#29

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#29

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#29

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#29

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#29

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#29

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#29

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337



#29

TREE PROTECTION RECOMMENDATIONS

Trees designated to remain should be protected during any construction or site work activities.

Recommended protection measures include:

- Installation of tree protection fencing at the **outer limits of the CRZ / TPZ**
- No grading, trenching, excavation, or soil compaction within protected areas
- No storage of materials or equipment within protected areas
- Arborist consultation recommended if work must occur near root zones

Protection measures should remain in place for the **duration of construction activities**.



Example of tree protection for trees to remain during construction

LIMITATIONS

This report reflects conditions observed on **March 2, 2026**. Tree health and structural conditions may change due to environmental stress, storms, pests, or construction impacts.

This report represents a **tree inventory and general arboricultural assessment** and does not constitute a formal **ISA Tree Risk Assessment (TRAQ)** unless specifically stated.

No tree can be guaranteed safe.

© Lee Green Consulting LLC
6422 Collins Ave #603
Miami Beach FL, 33141
C 305-306-1337

CERTIFICATION

I certify that the statements contained in this report are based on my professional training, experience, and arboricultural judgment.

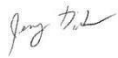
Prepared By:

Jeremy Lee Hinkle
Chief Arborist – Lee Green Consulting LLC
ISA Certified Arborist FL-5611A
ASCA Registered Consulting Arborist #812
TRAQ Qualified
TPAQ Qualified

Phone: 305-306-1337
Email: JeremyLeeHinkle@gmail.com

END REPORT

Thank you,
Jeremy Lee Hinkle



ISA FL5611A
ASCA Consulting Arborist #812
TRAQ Qualified
TPAQ Qualified
FNGLA H346418
FLORIDA O/T PB9697
Jeremy Lee Hinkle Chief Arborist
3/4/2026

Note: Trees naturally pose certain hazards and risks, such as breakage, failure, or other issues. Our recommendations aim to minimize or reduce these hazardous conditions. This report is solely intended to document the trees' conditions observed during the inspection. However, please note the following:

- There is no guarantee or warranty that identifying or correcting unsafe conditions will prevent future breakage or failure.
- It is possible that not all hazardous conditions have been detected.
- The absence of recommended services does not imply that a tree is safe.
- Even if services are recommended or performed, it does not guarantee the tree's safety.

By following our consultation advice, the client acknowledges and assumes all risks associated with it. The client fully understands that this professional consultation is provided with the intention of managing tree-related hazards to the best of our ability. This report shall in no shape or form be construed as a tree risk assessment which is beyond the scope of the work written in the contractual agreement. Please feel free to contact me should any questions arise.

1137 OBISPO AVE

Coral Gables FL, 33134

ADDITION TO AN EXISTING HISTORICALLY
DESIGNATED SINGLE FAMILY RESIDENCE



ABBREVIATIONS

ACOUS	ACOUSTICAL	LAM	LAMINATE
A.C.T.	ACOUSTIC CEILING TILE	LAV	LAVATORY
A.D.A.	ADJUSTABLE	LH	LEFT HAND
AFF	ADJUSTABLE	F.F.	LINEAR FEET
ALT	ALTERNATE	L/LOTH	LENGTH
ALUM	ALUMINUM	LT	LIGHT
A.B.	ANCHOR BOLT	MANUFACTURER	
AND.O.	AND/OVER	MFR.	MASONRY
ARCH.	ARCHITECTURAL	MAS.	MASONRY OPENING
BD	BOARD	MD	MASONRY
BID	BUILDING	MAT.	MATERIAL(S)
BRG	BEARING	MECH.	METAL
BT	BITUMINOUS	MIN	MINIMUM
BLK	BLOCK	MIR	MIRROR OR ARRORED
BLKG	BLOCKING	MISC.	MISCELLANEOUS
BS	BOTH SIDES	MULL	MULLION
BT	BOTTOM OF (SPECIFY MATERIAL)	N	NEW
BRK	BRICK	NET	NOT AVAILABLE
C.H.	CEILING HEIGHT	NSF	NET SQUARE FOOTAGE
CHR	CENTER LINE	NOM	NOMINAL
CL	CHAIR RAIL	NTS	NOT IN CONTRACT
CLD	CEILING	NOT TO SCALE	
CT	CERAMIC TILE	O.C.	OVER/LOW
CLR	CLEARANCE	ON CENTER(S)	
COL	COLUMN	OPP	OPPOSITE
CONC.	CONCRETE	OD	OUTSIDE DIAMETER
CONSTR.	CONSTRUCTION	OH	OVERHEAD
CONTR.	CONTRACTOR	PHL	PANEL
C.J.	CONTROL JOINT	PART	PARTITION
CONT.	CONTINUOUS	PLA. LAM.	PLASTIC LAMINATE
CPT	CAPIT	P.L.	PLATE
CRM	CROWN MOLD	P.LAM	PLASTIC LAMINATE
D	DEPTH	PLBG	PLYWOOD
DIAG.	DIAGONAL	PLYWD PNL	PLYWOOD
DAM	DIAMETER	POL	POLISHED
DM	DIMENSION	PROJ	PROJECT/PROJECTION
D.C.L.	DESIGN CONTROL LINE	PT	POINT
DWG.	DRAWING	PTD	PAINTED
DF	DRINKING FOUNTAIN	PT	PRESSURE TREATED
DN	DOWN	QTY	QUANTITY
DR	DOOR	QUARTY	QUARTY TILE
DT/DET	DETAIL	R	RELOCATED
EA	EACH	RB	RUBBER BASE
ELEC.	ELECTRICAL	REFL	REFLECTED CEILING PLAN
EQ	EQUAL	RADIUS	RADIUS
EXIST.	EXISTING	RECP	RECEPTACLE
EXT.	EXTERIOR	R.O.	ROUGH OPENING
EMER	EMERGENCY	R.S.F.	RENTABLE SQUARE FOOTAGE
ENT	ENTRANCE	RA	RETURN AIR
EP	EPOXY	REV	REVISED(S)
E.T.R.	EXISTING TO REMAIN	R	RELOCATED
E.W.C.	ELECTRIC WATER COOLER	ROOF DRAIN	ROOF DRAIN
EXP. JT.	EXPANSION JOINT	ROUGH OPENING	ROUGH OPENING
FIN	FINISH OR FINISHED	S.A.T	SUSPENDED ACOUSTIC TILE
FR	FIRE RATED OR RETARDANT	SCHED.	SCHEDULE
FT.	FOOT/FEET	SECT.	SECTION
FTG.	FOOTING	SC	SOLID CORE
FND	FOUNDATION	SPEC.	SPECIFICATIONS(S)
F.A.	FIRE ALARM	SQ	SQUARE
F.E.C.	FIRE EXTINGUISHER CABINET	STL	STEEL
F.D.	FLOOR DRAIN	STRT	STRUCTURAL
FLUO	FLUORESCENT	SUSP.	SUSPENDED
FURR	FURRED/FURRING	SQ. FT.	SQUARE FOOT
FWC	FABRIC WALL COVER	S.S.	STAINLESS STEEL
GA	GAGE, GAUGE	STD	STANDARD
GALV.	GALVANIZED	TEL	TELEPHONE
GL	GLASS, GLAZING	TEMP	TEMPERED
GB	GENERAL CONTRACTOR	THRESH	THRESHOLD
GRAB BAR	GRAB BAR	T.O.P. / ---	TOP OF (SPECIFY MATERIAL)
OPB. BD	OPYSUM BOARD	TYPICAL	TYPICAL
C.W.B.	OPYSUM WALL BOARD	U.N.O.	UNNOTED OTHERWISE
GCT	GLAZED CERAMIC TILE	U.S.F.	U.S. APPROVED
GROD	GROSS SQUARE FOOTAGE	U.S.F.	USABLE SQ. FOOTAGE
HCP	HANDICAP	VOL	VOLUME
HMAC	HEATING/VENTILATION/AIR COND.	V.C.	VINYL TILE
HG	HOLLOW CORE	V.W.C.	VINYL WALL COVERING
HM	HOLLOW METAL	VB	VAPOR BARRIER
HORZ	HORIZONTAL	VERT	VERTICAL
HCT	HOLE COMPOSITION TILE	VERT	VERTICAL
HOSE BIBB	HOLE BIBB	VERT	VERTICAL
HD	HEAD	VERIFY IN FIELD	VERIFY IN FIELD
HWD	HARDWARE	W.C.	WATER CLOSET
HWD	HARDWOOD	W.F.	WELDED WIRE FABRIC
H.I.D.	HIGH INTENSITY DISCHARGE	WO	WITHOUT
INCL	INCLUDED(ED), (ING)	WD	WOOD
ID	INSIDE DIAMETER	WH	WATER HEATER
INSUL	INSULATED(ED), (ING)	WI	WIRE
INT	INTERIOR	WP	WORKING POINT
INT	INTERIOR	WT	WEIGHT
JC	JANITOR'S CLOSET		

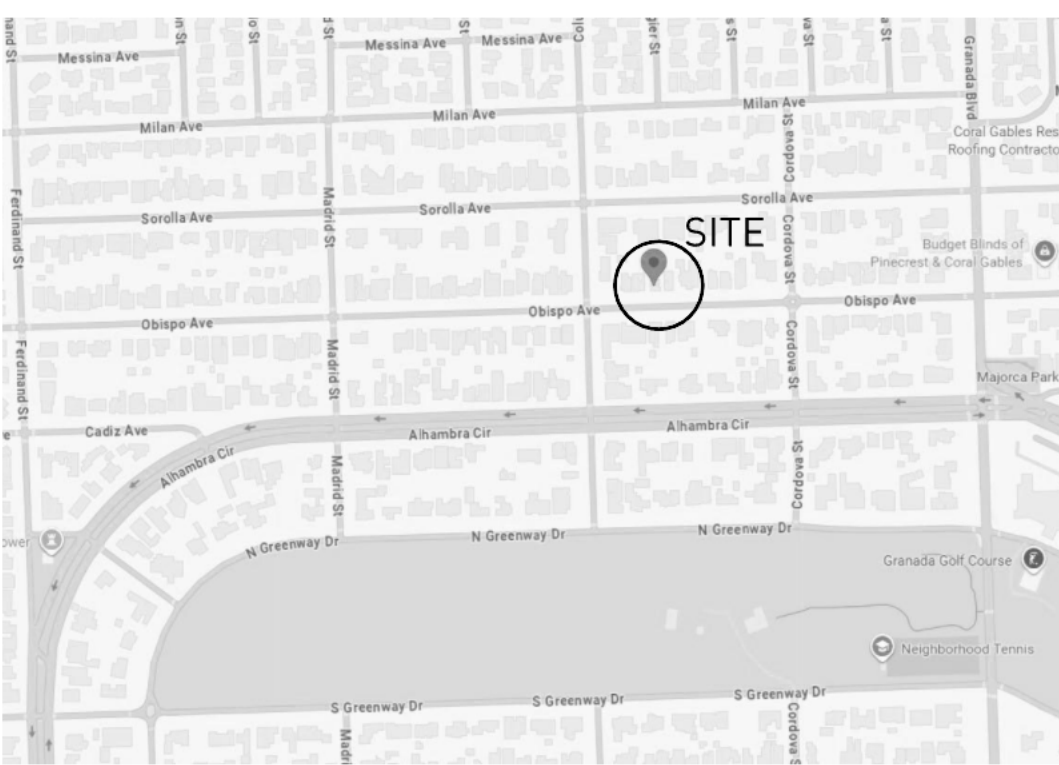
GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL MEASUREMENT AND CENTER LINES IN WHICH HE SHALL WORK AT THE BUILDING AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME AND WILL EXAMINE THE PREMISES AND SATISFY HIMSELF AS TO THE EXISTING CONDITIONS UNDER WHICH HE WILL BE OBLIGED TO OPERATE.
- FAILURE OF CONTRACTOR TO NOTIFY, IN WRITING OF ANY CONDITIONS OR MEASUREMENTS MAKING IT IMPOSSIBLE TO CARRY OUT THE WORK AS SHOWN AND SPECIFIED, WILL BE CONSTRUED AS MEANING NO SUCH CONDITIONS EXIST AND NO ADDITIONAL MONIES WILL BE ADDED TO THE CONTRACT.
- ANY DISCREPANCIES WILL BE NOTED TO THE ARCHITECT AS SOON AS POSSIBLE FOR AN POSSIBLE REVISION OR CHANGES, IF REQUIRED.
- THE GENERAL CONTRACTOR WILL, UNDER HIS OWN NAME, OBTAIN AND PAY FOR THE BUILDING PERMIT, AS REQUIRED BY LOCAL BUILDING DEPARTMENT, OR OTHER GOVERNING AGENCIES, AND HE/SHE SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LOCAL BONDS, LICENSES, CHARGES AND FEES PERTAINING TO HIS WORK.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL OBTAIN AND PAY FOR ALL OTHER PERMITS, FEES, LICENSES, BONDS, ETC., AS REQUIRED BY STATE AND LOCAL AUTHORITIES.
- ALL CONTRACTORS ARE RESPONSIBLE FOR FOLLOWING AND ADHERING TO ALL SECTIONS OF THE GENERAL CONDITIONS, AIA DOCUMENT A-201 (1997).
- THE CONTRACTOR, AS A CONDITION OF THE CONTRACT, HEREBY AGREES TO ASSUME THE ENTIRE RESPONSIBILITY AND LIABILITY FOR AND DEFENSE OF, AND TO PAY AND INDEMNIFY AND HOLD THE OWNER, HIS ARCHITECTS, ENGINEERS, AGENTS AND EMPLOYEES HARMLESS FROM ALL CLAIMS OR DAMAGES OR INJURY (OR DEATH RESULTING THEREFROM) TO ANY AND ALL PERSONS, INCLUDING EMPLOYEES OR AGENTS OR ANY PERSON OR FIRM ENGAGED ON WORK UPON THE PROJECT, ARISING OUT OF THE CONDUCT OF THE CONTRACTOR ARISING OUT OF THE PERFORMANCE OF THIS AGREEMENT OR ANY WORK RELEVANT THERETO, OR ARISING OUT OF ANY OR OF THE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS ACT.
- THE GENERAL CONTRACTOR SHALL OBTAIN HOLD HARMLESS TYPE INSURANCE TO PROTECT HIMSELF, THE OWNER, TENANT AND THE ARCHITECT. SUBMIT CERTIFICATE OF THE SAME TO THE OWNER FOR HIS FILES BEFORE ANY WORK IS BEGUN.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BEST PRACTICE OF EACH TRADE STANDARDS, ACCEPTED TRADE CODES AND SAFETY LAWS. ANY WORK WHICH IS NOT UP TO MINIMUM STANDARDS, WILL BE REDONE OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACT PRICE SHALL INCLUDE ALL LICENSE FEES, ROYALTIES FOR PATENTS, ALL FEDERAL, STATE AND LOCAL TAXES, SOCIAL SECURITY TAX, FEDERAL AND STATE UNEMPLOYMENT INSURANCE TAXES WHICH THE CONTRACTOR MUST PAY TO CARRY OUT THIS CONTRACT, COMPLETE AND FINISHED JOB.
- ALL WORK TO BE PERFORMED IN A GOOD, PROFESSIONAL, WORKMAN-LIKE MANNER, COMPLETE IN ALL DETAILS.
- ALL WORK SHALL BE DONE IN COMPLIANCE WITH STATE, COUNTY AND LOCAL BUILDING, HEALTH, AND FIRE CODES AND ORDINANCES. ANY WORK THAT IS REJECTED, SHALL BE REPLACED OR REDONE AT THE CONTRACTOR'S EXPENSE.
- ALL MATERIAL, LABOR AND/OR EQUIPMENT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSTALLATION AND ACCEPTANCE BY THE OWNER. ANY MATERIAL, LABOR AND/OR EQUIPMENT TO BE REPLACED OR REDONE SHALL BE PAID IN FULL BY THE CONTRACTOR.
- ANY REQUEST FOR SUBSTITUTION OR CHANGE OF ANY MATERIALS, EQUIPMENT SPECIFICATIONS, ETC., SHALL BE IN WRITING WITH THE SUBSTITUTION NOTED AND WITH ANY MATERIAL OR LABOR EXTRA OR CREDIT. NO INSTALLATION OR LABOR SHALL BE DONE UNTIL APPROVAL OR REJECTION IS GIVEN IN WRITING BY THE OWNER.
- UNLESS OTHERWISE EXPRESSLY STATED, THE TERM "ALTERNATE" SHALL MEAN A SEPARATE PRICING BREAKDOWN, PREPARED BY THE CONTRACTOR, FOR ANY ITEMS THAT IS NOT INCLUDED IN THE BASE PRICE OR IS AN UPGRADE OF A BUILDING STANDARD. THIS ALTERNATE ITEM WILL NOT BE INCLUDED UNLESS PAID FOR BY THE OWNER, PER THEIR WRITTEN APPROVAL.
- ALL WORK SHALL BE COORDINATED WITH THAT OF THE PROPERTY MANAGER AND OTHER TENANTS IN THE CENTER SO THAT THE CONTRACTORS WORK SHALL NOT INTERFERE WITH OR DELAY THE CONSTRUCTION OF OTHER CONSTRUCTION IN THE BUILDING.
- CONTRACTORS ARE REQUIRED TO GIVE THE OWNER TWENTY-FOUR (24) HOURS ADVANCED WRITTEN NOTICE OF SAID WORK. FURTHERMORE, CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS AGREE TO COMPLY WITH ANY LANDLORD PROCEDURE HEREAFTER ADOPTED.
- ALL WORK SHALL BE PERFORMED IN A MANNER WHICH DOES NOT GENERATE NOISE, VIBRATION, ODOR OR DUST WHICH, IN THE OWNER'S SOLE DISCRETION, IMPAIRS WITH THE OPERATIONS OF THE BUILDING OR THE CONDUCTING OF BUSINESS BY THE TENANTS OR RESIDENTS THEREIN.
- NO CONSTRUCTION MATERIAL OR DEBRIS SHALL BE PLACED IN ANY OF THE OWNER'S TRASH RECEPTACLES.
- THE GENERAL CONTRACTOR SHALL COORDINATE NEW WORK INDICATED ON THE CONSTRUCTION DOCUMENTS WITH NEW WORK WHICH MAY BE PROVIDED BY THE OWNER AND/OR TENANT, UNDER SEPARATE CONTRACTS.
- ALL EXTRA WORK OR MATERIAL SHALL BE AGREED UPON IN WRITING AND ACCEPTED BY THE OWNER AND THE CONTRACTOR BEFORE ANY ADDITIONAL WORK BEGINS.
- FAILURE OF CONTRACTOR TO NOTIFY, IN WRITING, OF ANY CONDITIONS OR MEASUREMENTS MAKING IT IMPOSSIBLE TO CARRY OUT THE WORK AS SHOWN AND SPECIFIED, WILL BE CONSTRUED AS MEANING NO SUCH CONDITIONS EXIST AND NO ADDITIONAL MONIES WILL BE ADDED TO THE CONTRACT.
- THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL WORK OR CHANGES FOR WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE ORIGINAL CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM OWNER. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY MECHANICAL, TELEPHONE, ELECTRICAL, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE PIPING, DUCT WORK, STRUCTURAL MEMBERS AND CONDUIT) AND THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. ELEMENTS IN CONFLICT SHALL BE DETERMINED AND REVIEWED WITH ARCHITECT FOR RESOLUTION PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. DIMENSIONS ARE FROM FINISHED FACE UNLESS NOTED OTHERWISE. THE CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE PROCEEDING WITH SUBSEQUENT WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.
- THE INTENT OF THESE DRAWINGS IS THAT OF PERMIT DOCUMENT AND CONSTRUCTION GUIDES. THE SOLUTION OF SPECIFIC CONSTRUCTION DETAILS IS LEFT TO THE DISCRETION OF THE OWNER AND/OR CONTRACTOR.
- THE CONTRACTORS ARE RESPONSIBLE FOR ALL MATTERS OF LIFE SAFETY RESULTING FROM ALL CONSTRUCTION AND INSTALLATION OF MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INITIATING, MAINTAINING AND SUPERVISING OF ALL SAFETY PRECAUTIONS FOR THE GENERAL PUBLIC AND ALL EMPLOYEES WORKING IN THE SPACE.
- ALL FIRE EXITS ARE TO REMAIN CLEAR AND OPEN DURING ALL PHASES OF CONSTRUCTION IF APPLICABLE.
- THE CONTRACTOR IS RESPONSIBLE TO COMPLETE THE PROJECT IN THE GIVEN TIME FRAME AGREED BY OWNER.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ARCHITECTURAL AND ENGINEERING DRAWINGS TO ALL SUBCONTRACTORS.
- THE GENERAL CONTRACTOR SHALL PROVIDE RECORD DRAWINGS AT THE PROJECT SITE WHICH RECORD ALL CHANGES MADE DURING THE CONSTRUCTION TO THE SCOPE OF WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL, BEFORE COMMENCING WORK, REVIEW ALL PLANS, SPECIFICATIONS AND AREAS COMPLETED BY THE LANDLORD AND/OR TENANT TO VERIFY THAT EACH MEET THE BASE BUILDING REQUIREMENTS ALONG WITH LOCAL CODES (DEMISING WALLS, FIREPROOFING, DUCTWORK, UTILITY HOOK-UPS, ELECTRICAL PANELS, ETC.) ANY VARIATIONS OR DISCREPANCIES SHALL BE REPORTED, WITH ALL DUE EXPEDIENCY, TO THE OWNER AND/OR ARCHITECT.
- ALL NEW OR EXISTING FIRE ALARM/SMOKE DETECTOR HORNS TO BE PROVIDED WITH STROBE WHEN REQUIRED BY ADA AND LOCAL FIRE DEPARTMENT CONTRACTOR TO VERIFY (P/POR TO BID) IF THE NEW OR EXISTING FIRE ALARM/SMOKE DETECTOR SYSTEM IS STROBE COMPATIBLE. NOTIFY OWNER AND ARCHITECT AT ONCE IF SYSTEM IS NOT COMPATIBLE.

DRAWING INDEX

A0.00	COVER	●
A0.01	EXISTING AND PROPOSED SITE PLAN	●
A0.02	ZONING DIAGRAMS	●
PHO.01	RENDERINGS & EXISTING PHOTOS	●
PHO.02	RENDERINGS & EXISTING PHOTOS	●
PHO.03	RENDERINGS & EXISTING PHOTOS	●
PHO.04	EXISTING PHOTOS	●
A1.01	EXISTING PLANS	●
A1.02	DEMOLITION PLANS	●
A1.03	PROPOSED FLOOR PLANS	●
A1.04	REFLECTED CEILING PLAN	●
A1.05	ROOF PLAN	●
A2.01	EXISTING AND PROPOSED ELEVATIONS	●
A2.02	EXISTING AND PROPOSED ELEVATIONS	●
A2.03	EXISTING AND PROPOSED ELEVATIONS	●
A2.04	EXISTING AND PROPOSED ELEVATIONS	●
A2.05	EXISTING AND PROPOSED ELEVATIONS	●
A2.06	WINDOW SCHEDULE	●

VICINITY MAP



CODE SUMMARY

2023 FLORIDA BUILDING CODE, RESIDENTIAL [8TH ED.]
2023 FLORIDA BUILDING CODE, EXISTING BUILDING [8TH ED.]
2023 FLORIDA BUILDING CODE, BUILDING [8TH ED.]
2023 FLORIDA BUILDING CODE, MECHANICAL [8TH ED.]
2020 NFPA 70 (NATIONAL ELECTRIC CODE)
2023 FLORIDA BUILDING CODE, PLUMBING [8TH ED.]
2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION [8TH ED.]
2023 FLORIDA BUILDING CODE, FUEL GAS [8TH ED.]
2023 FLORIDA BUILDING CODE, ACCESSIBILITY [8TH ED.]
2023 FLORIDA FIRE PREVENTION CODE [8TH ED.]

SYMBOLS

	ELEVATION		LOBBY		ROOM NAME / NUMBER
	WALL SECTION		CEILING TYPE / HEIGHT		DOOR SYMBOL
	DETAIL SECTION		WINDOW TYPE		PARTITION TYPE
	INTERIOR ELEVATION		REVISION NUMBER		FINISH SYMBOLS
	ENLARGED PLAN/DETAIL				
	NEW COLUMN LINE				
	EXISTING COLUMN LINE				

PROJECT SCOPE

ADDITION TO AND RENOVATION OF AN EXISTING HISTORICALLY DESIGNATED SINGLE FAMILY RESIDENCE.

THE ADDITION IS AT THE REAR OF THE PROPERTY TO INCLUDE 744 SQUARE FEET TO ACCOMMODATE A NEW MASTER SUITE AND AN ENLARGED/RENOVATED KITCHEN. A NEW PORTE COCHERE IS PROPOSED AT THE EAST/LEFT FACADE. AT THE CARRIAGE HOUSE, NEW WINDOWS, DOORS AND A BALCONY ARE PROPOSED, CONSISTENT WITH RESTORATION TO THE ORIGINAL CONSTRUCTION. A RESTORED DRIVEWAY WITH BRICK PAVERS ARE PROPOSED AND VARIOUS OTHER SITE IMPROVEMENTS.

DATA

SITE DATA		
FOLIO NUMBER:	03-4107-014-1890	
LEGAL DESCRIPTION:	Coral Gables Sec C PB 8-26, Lot 21 BLK 17	
LOT AREA:	7,500 SQ FT [17 AC]	
ZONING SUMMARY		
ZONING DISTRICT	SFR	
USE CLASSIFICATION:	SINGLE FAMILY RESIDENTIAL	
CRITERIA	REQUIRED	PROVIDED
LOT AREA	5,000 SQ FT MIN.	7,500 SQ FT [EXISTING]
LOT WIDTH	50 SQ FT MIN.	50.00 FT [EXISTING]
GROUND COVERAGE PRIMARY	MAX 35%/2,625 SQ FT	28.1%/2,109 SQ FT
GROUND COVERAGE [INCL. ACCESSORY] MAX.	MAX 45%/3,375 SQ FT	34.7%/2,603 SQ FT
OPEN SPACE MIN.	MIN. 40%/3,000 SQ FT	44.6%/3,348 SQ FT
OPEN SPACE MIN. FRONT YARD	MIN. 8%/600 SQ FT	11.8%/884 SQ FT
BUILDING HEIGHT	MAX 2 STORIES/ 25 FT	2 STORIES/ 18'4"
PRINCIPAL FRONT YARD	25 FT MIN.	25' FT
SIDE	5 FT MIN	4.5' [EXISTING PRIMARY], 14'-7"[PRIMARY], 3' [PORTE COCHERE] AND 2'2 [EXISTING ACCESSORY]
REAR	10'-0" MIN.	50' [PRIMARY] & 5'1" [EXISTING ACCESSORY]
FAR MAX	[48% X 5,000] + [35% X 2,500] + [30% X 0]	2,839 SQ FT

* CALCULATIONS FOR THIS CRITERIA PROVIDED AT ZONING DIAGRAMS SHEET A0-02

FLOODPLAIN DATA

FLOOD ZONE: X [THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA]

BASE FLOOD ELEVATION: N/A



This item has been digitally signed and sealed by Julian Quinn, AIA. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

blank
DESIGN + ARCHITECTURE

Project Address:
1137 Obispo Ave
Coral Gables, FL 33134

Owner:
Warren & Penelope Wior
Tel: +1 818 400 3511
E-mail: wwior@mac.com

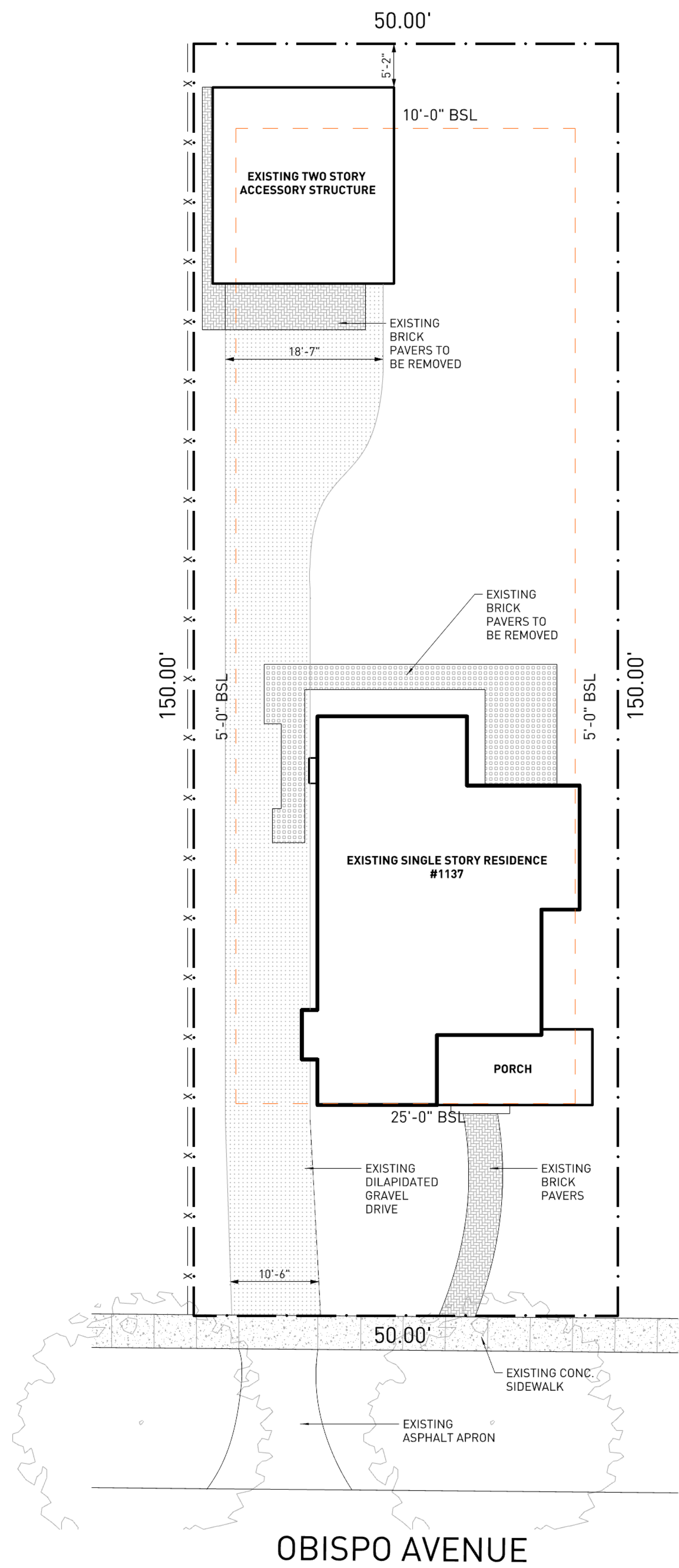
RELEASED FOR CONSTRUCTION

Architect:
Julian Quinn, AIA
_blank design
Tel: +1 818 400 0179
E-mail: contact@architectreisblank.com
Web: www.architectreisblank.com

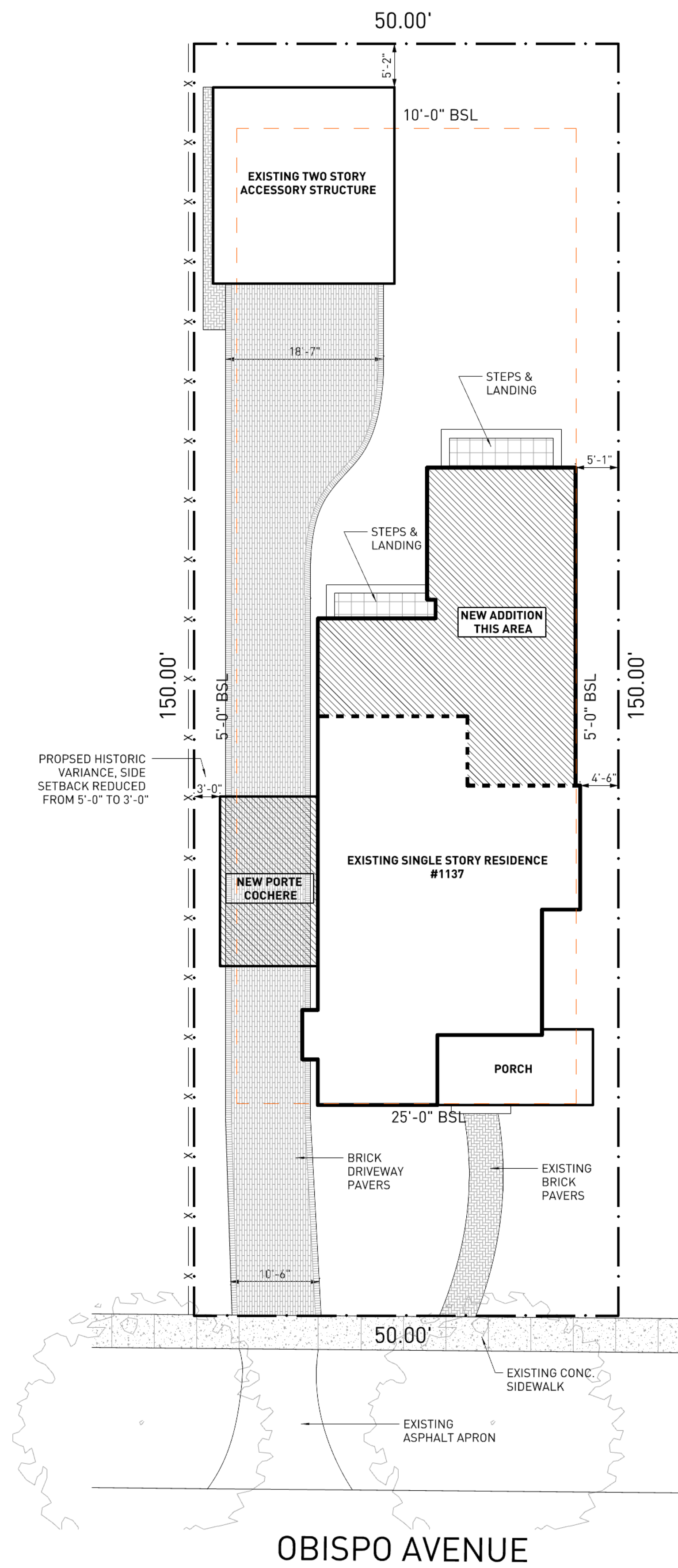
A0.00

04.03.2026 BOA SUBMISSION

Do not scale from this drawing.
All dimensions to be verified on site.



2 EXISTING SITE PLAN
SCALE: 1" = 10'-0"



1 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

PROJECT SCOPE		
ADDITION TO AND RENOVATION OF AN EXISTING HISTORICALLY DESIGNATED SINGLE FAMILY RESIDENCE.		
THE ADDITION IS AT THE REAR OF THE PROPERTY TO INCLUDE 764 SQUARE FEET TO ACCOMMODATE A NEW MASTER SUITE AND AN ENLARGED/RENOVATED KITCHEN. A NEW PORTE COCHERE IS PROPOSED AT THE EAST/LEFT FACADE. AT THE CARRIAGE HOUSE, NEW WINDOWS, DOORS AND A BALCONY ARE PROPOSED, CONSISTENT WITH RESTORATION TO THE ORIGINAL CONSTRUCTION. A RESTORED DRIVEWAY WITH BRICK PAVERS ARE PROPOSED AND VARIOUS OTHER SITE IMPROVEMENTS.		
SITE DATA		
SITE ADDRESS	1137 OBISPO AVE, CORAL GABLES, FL 33134	
FOLIO NUMBER:	03-4107-014-1890	
LEGAL DESCRIPTION:	Coral Gables Sec C PB 8-26, Lot 21 BLK 17	
LOT AREA:	7,500 SQ FT (.17 AC)	
ZONING SUMMARY		
ZONING DISTRICT	SFR	
USE CLASSIFICATION:	SINGLE FAMILY RESIDENTIAL	
CRITERIA	REQUIRED	PROVIDED
LOT AREA	5,000 SQ FT MIN.	7,500 SQ FT [EXISTING]
LOT WIDTH	50 SQ FT MIN.	50.00 FT [EXISTING]
GROUND COVERAGE [PRIMARY] MAX.	MAX. 35%/2,625 SQ FT	28.1%/2,109 SQ FT
GROUND COVERAGE [INCL. ACCESSORY] MAX.	MAX. 45%/3,375 SQ FT	34.7%/2,603 SQ FT
OPEN SPACE MIN.	MIN. 40%/3,000 SQ FT	44.6%/3,348 SQ FT
OPEN SPACE MIN. FRONT YARD	MIN. 8%/600 SQ FT	29.4%/884 SQ FT
BUILDING HEIGHT	MAX. 2 STORIES/ 25 FT	2 STORIES/ 22 FT"
PRINCIPAL FRONT YARD	25 FT MIN.	25 FT
SIDE YARD	5 FT MIN.	5'-0" EAST SIDE ADDITION 3'-0" WEST ADDITION [VARIANCE]
REAR YARD	10 FT MIN.	50' PRIMARY STRUCTURE 5'-2" ACCESSORY [EXISTING ENCROACHMENT]
FAR MAX	[48% X 5,000] + [35% X 2,500] = 3,275 SQ FT	2,839 SQ FT
* CALCULATIONS FOR THIS CRITERIA PROVIDED AT ZONING DIAGRAMS SHEET A0.02		

- GENERAL NOTES**
- ALL BUILDINGS SHALL HAVE PRECONSTRUCTION TREATMENT PROTECTION AGAINST TERMITES AS PER F.B.C. 1816.1 A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
 - ALL RAINWATER SHALL BE RETAINED WITHIN THE PROPERTY
 - LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY
 - SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ABUTTING THE PROPERTY
 - A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES. CONTACT PUBLIC WORKS DEPARTMENT
 - O.S.F.H. - (OUTSIDE SPECIAL FLOOD HAZARD AREA) ALL ELECTRICAL & MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.
 - S.F.H. - (SPECIAL FLOOD HAZARD) ALL ELECTRICAL & MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION, WHICHEVER IS HIGHER.
 - LOWEST FLOOR - SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT), AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AREA IS NOT CONSIDERED A BUILDING'S LOWEST FLOOR; PROVIDED THAT SUCH AN ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS IN SECTIONS 11C-3, 11C-4, 11C-5
 - GARAGE OR STORAGE (SFHA, OSHA(11C-5-F)) - FULLY ENCLOSED AREAS BELOW THE BASE ELEVATIONS SHALL BE DESIGNED TO PRECLUDE FINISHED LIVING SPACE EXCEPT ALLOWABLE USES I.E. PARKING, LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGNED TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD-WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.
- NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES. SECTION 553.79 (10) FLORIDA STATUTES



This item has been digitally signed and sealed by Julian Quinn, AIA. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

blank
DESIGN +ARCHITECTURE

Project Address:
1137 Obispo Ave
Coral Gables, FL 33134

Owner:
Warren & Penelope Wior
Tel: +1 818 400 3511
E-mail: wwior@mac.com

RELEASED FOR CONSTRUCTION

Architect:
Julian Quinn, AIA
blank design
Tel: +1 786 403 0179
E-mail: contact@architectureisblank.com
Web: www.architectureisblank.com

A0.01
04.03.2026 BOA SUBMISSION

Do not scale from this drawing.
All dimensions to be verified on site.

FRONT YARD - LANDSCAPED OPEN SPACE

FRONT YARD OPEN SPACE

REQUIRED FRONT YARD OPEN SPACE: 20% OF REQ. 40% -600 SQ FT
PROPOSED FRONT YARD OPEN SPACE - 884 SQ FT

LANDSCAPED OPEN SPACE

OPEN SPACE

REQUIRED OPEN SPACE - 40%/3,000 SQ FT
PROPOSED OPEN SPACE - 44.6%/3,348 SQ FT

GROUND COVERAGE

PRIMARY GROUND COVERAGE - MAX 35%

SECONDARY GROUND COVERAGE - MAX 45%

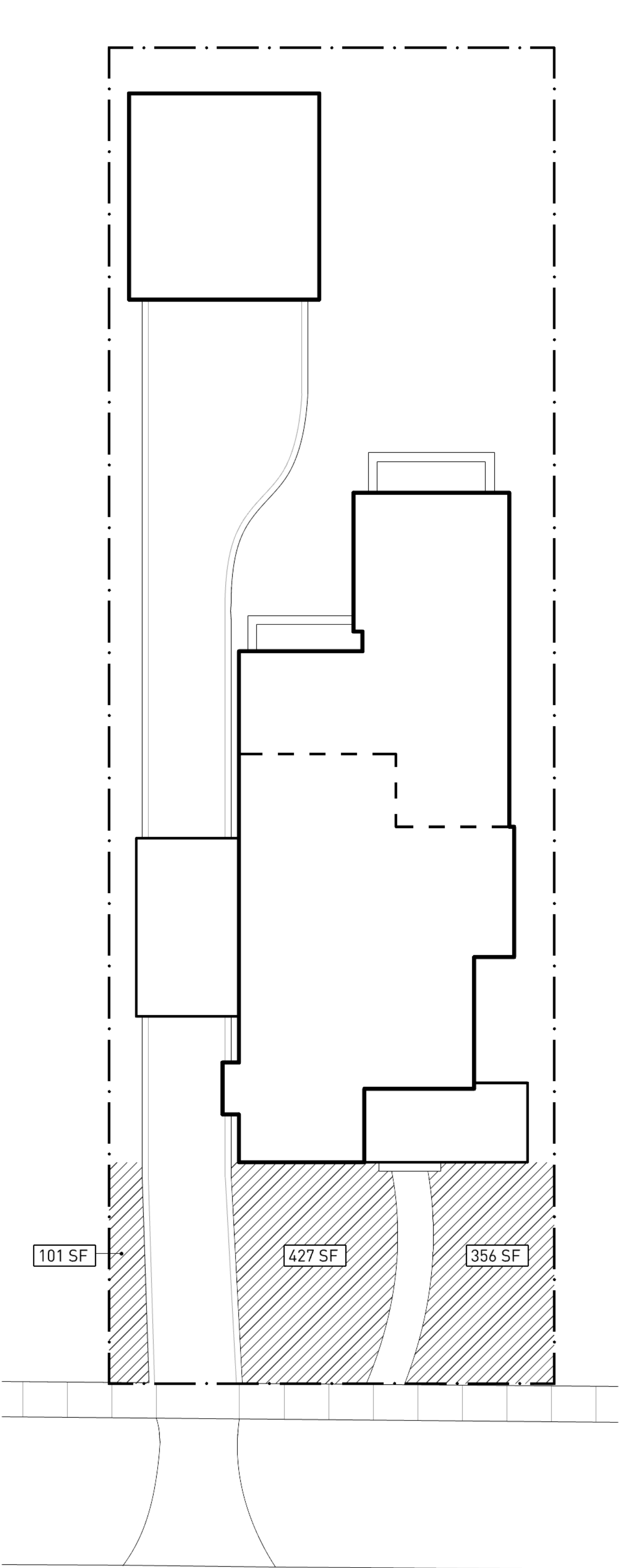
GROUND COVERAGE [PRIMARY] 28.1%/2,109 SQ FT
GROUND COVERAGE [INCL. SECONDARY] 34.7%/2,603 SQ FT

F.A.R. & LOT AREA

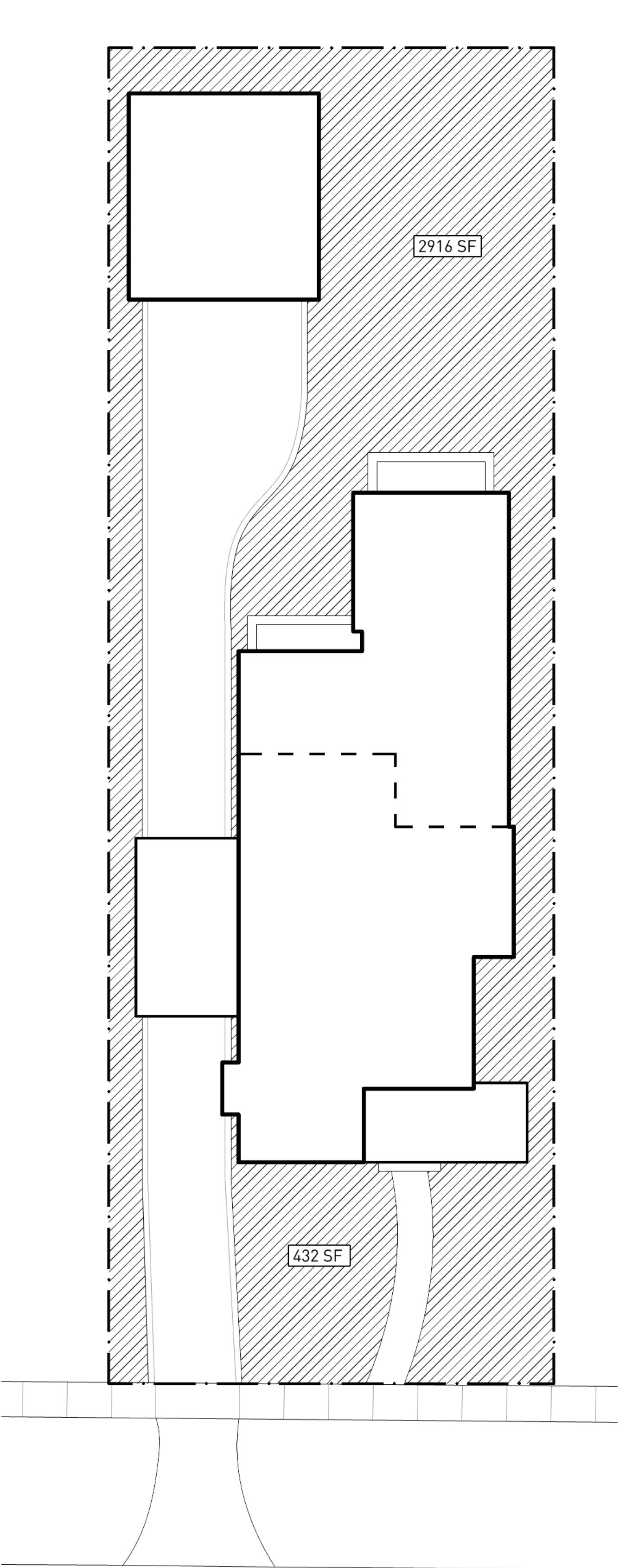
PROPOSED F.A.R. AREA

LOT AREA = 7,500 SQ FT [.17 AC]

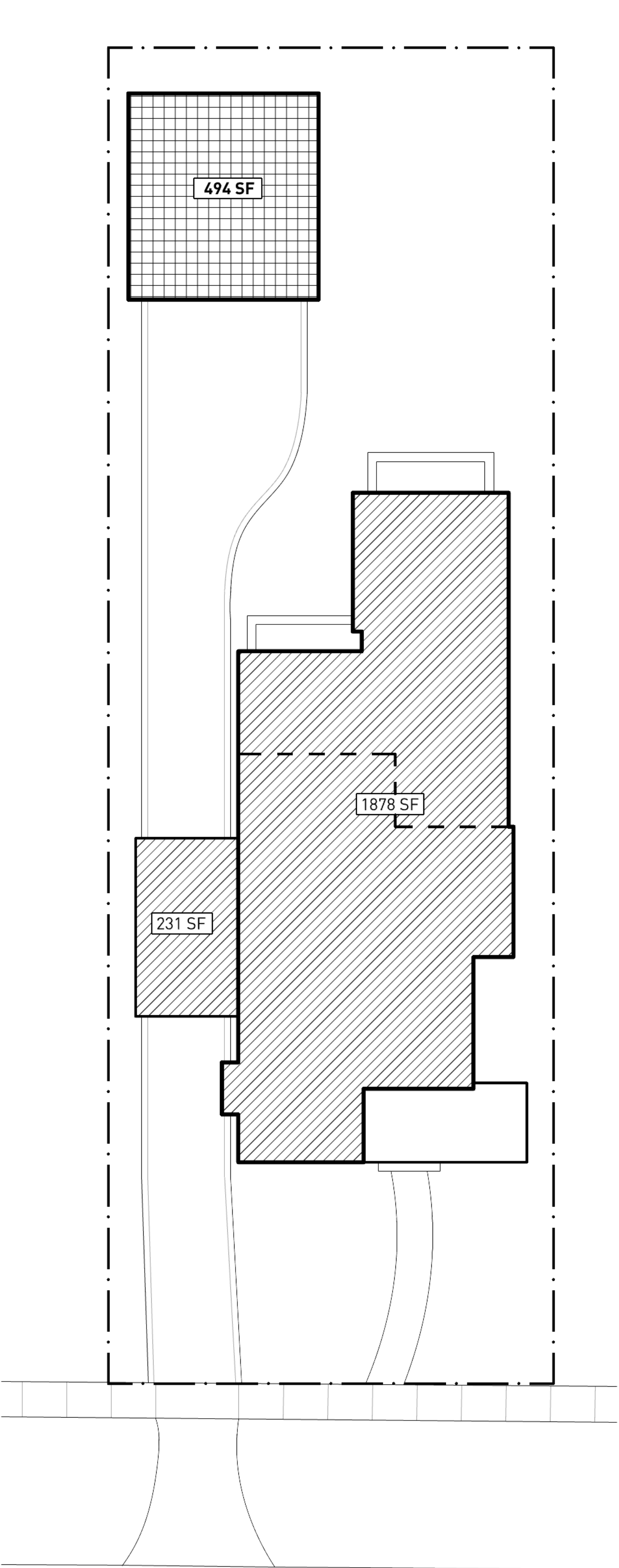
MAX F.A.R. = [48% X 5,000] + [35% X 2,500] = 3,275 SQ FT
PROPOSED F.A.R. = 2,839 SQ FT



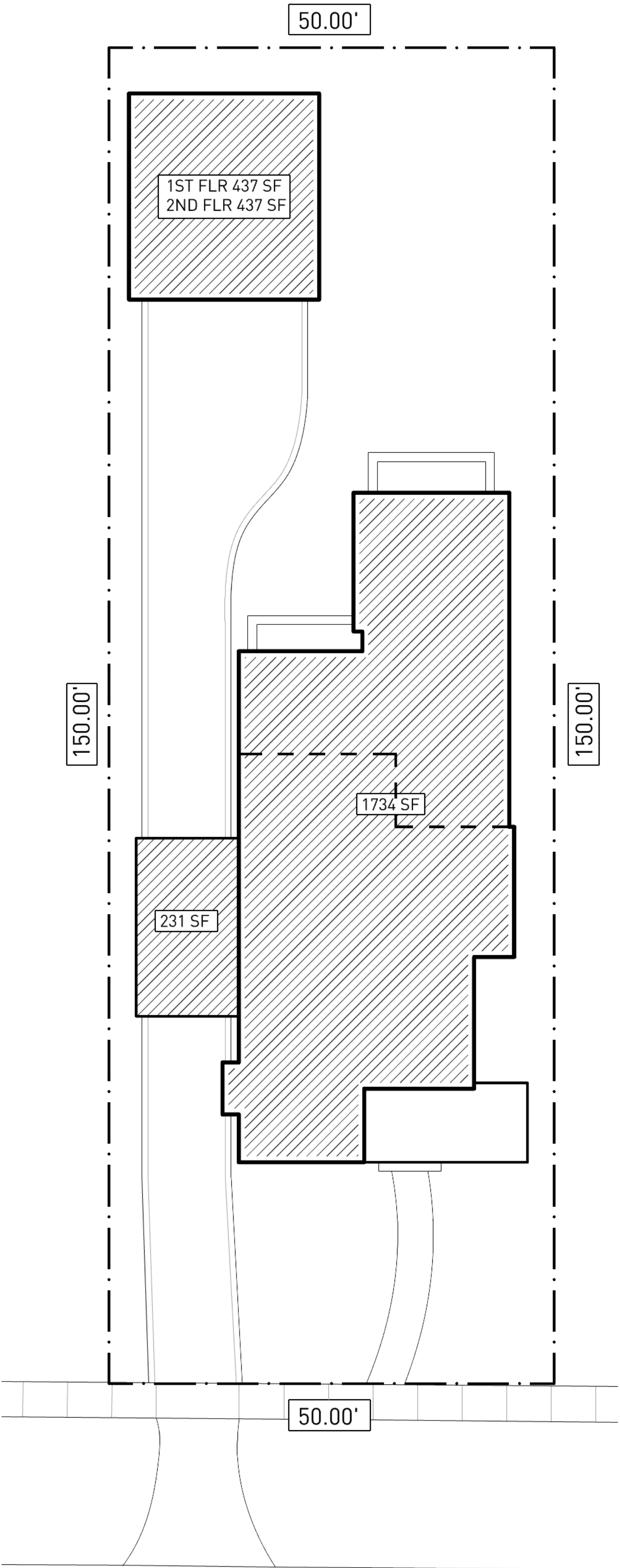
OBISPO AVENUE



OBISPO AVENUE



OBISPO AVENUE



OBISPO AVENUE



This item has been digitally signed and sealed by Julian Quinn, AIA. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

blank
DESIGN +ARCHITECTURE

Project Address:
1137 Obispo Ave
Coral Gables, FL 33134

Owner:
Warren & Penelope Wior
Tel: +1 818 400 3511
E-mail: wwior@mac.com

RELEASED FOR CONSTRUCTION

Architect:
Julian Quinn, AIA
_blank design
Tel: +1 786 403 0179
E-mail: contact@architectureisblank.com
Web: www.architectureisblank.com

A0.02

04.03.2026 BQA SUBMISSION

Do not scale from this drawing.
All dimensions to be verified on site.

© Copyright 2026



Proposed front elevation from street



Existing front elevation from street



This item has been digitally signed and sealed by Julian Quinn, AIA. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

blank
DESIGN +ARCHITECTURE

Project Address:
1137 Obispo Ave
Coral Gables, FL 33134

Owner:
Warren & Penelope Wior
Tel: +1 818 400 3511
E-mail: wwior@mac.com

RELEASED FOR CONSTRUCTION

Architect:
Julian Quinn, AIA
_blank design
Tel: +1 786 403 0179
E-mail: contact@architectureisblank.com
Web: www.architectureisblank.com

PH0.01

04.03.2026 BOA SUBMISSION

Do not scale from this drawing.
All dimensions to be verified on site.

© Copyright 2026



Proposed perspective from left side looking to rear through porte cochere



Existing perspective from left side looking to rear



This item has been digitally signed and sealed by Julian Quinn, AIA. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

blank
DESIGN +ARCHITECTURE

Project Address:
1137 Obispo Ave
Coral Gables, FL 33134

Owner:
Warren & Penelope Wior
Tel: +1 818 400 3511
E-mail: wwior@mac.com

RELEASED FOR CONSTRUCTION

Architect:
Julian Quinn, AIA
_blank design
Tel: +1 786 403 0179
E-mail: contact@architectureisblank.com
Web: www.architectureisblank.com

PH0.02

04.03.2026 BOA SUBMISSION

Do not scale from this drawing.
All dimensions to be verified on site.

© Copyright 2026



Proposed rear perspective



Existing rear perspective



This item has been digitally signed and sealed by Julian Quinn, AIA. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

blank
DESIGN +ARCHITECTURE

Project Address:
1137 Obispo Ave
Coral Gables, FL 33134

Owner:
Warren & Penelope Wior
Tel: +1 818 400 3511
E-mail: wwior@mac.com

RELEASED FOR CONSTRUCTION

Architect:
Julian Quinn, AIA
_blank design
Tel: +1 786 403 0179
E-mail: contact@architectureisblank.com
Web: www.architectureisblank.com

PH0.03

04.03.2026 BOA SUBMISSION

Do not scale from this drawing.
All dimensions to be verified on site.



Existing front right perspective



Existing rear perspective



Existing carriage house



Existing rear perspective



This item has been digitally signed and sealed by Julian Quinn, AIA. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

blank
DESIGN +ARCHITECTURE

Project Address:
1137 Obispo Ave
Coral Gables, FL 33134

Owner:
Warren & Penelope Wior
Tel: +1 818 400 3511
E-mail: wwior@mac.com

RELEASED FOR CONSTRUCTION

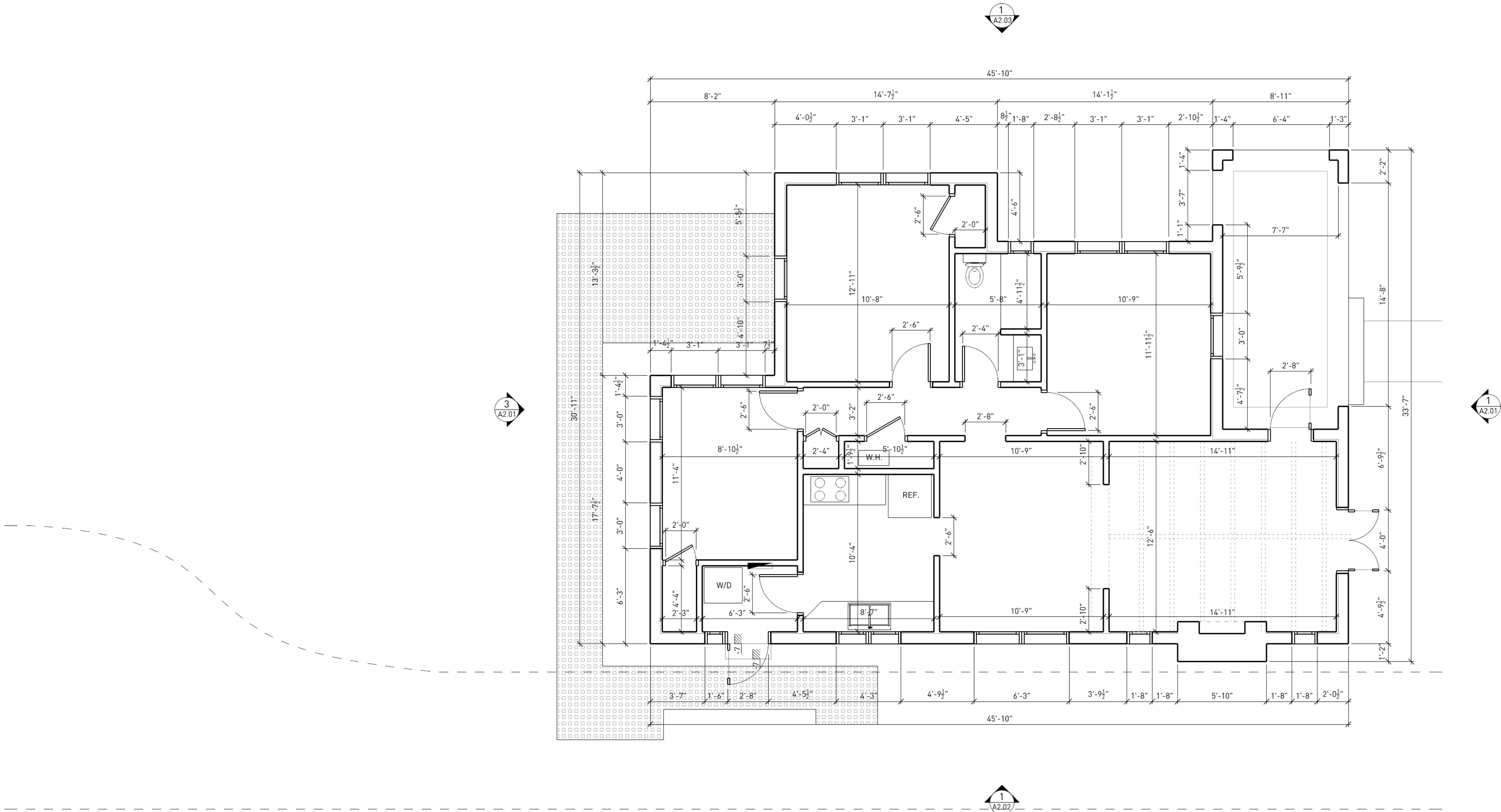
Architect:
Julian Quinn, AIA
_blank design
Tel: +1 786 403 0179
E-mail: contact@architectureisblank.com
Web: www.architectureisblank.com

PH0.04

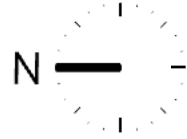
04.03.2026 BOA SUBMISSION

Do not scale from this drawing.
All dimensions to be verified on site.

© Copyright 2026



1 EXISTING FLOOR PLAN
1/4" = 1'-0"



This item has been digitally signed and sealed by Julian Quinn, AIA. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

blank
DESIGN +ARCHITECTURE

Project Address:
1137 Obispo Ave
Coral Gables, FL 33134

Owner:
Warren & Penelope Wior
Tel: +1 818 400 3511
E-mail: wwior@mac.com

RELEASED FOR CONSTRUCTION

Architect:
Julian Quinn, AIA
_blank design
Tel: +1 786 403 0179
E-mail: contact@architectureisblank.com
Web: www.architectureisblank.com

A1.01

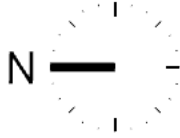
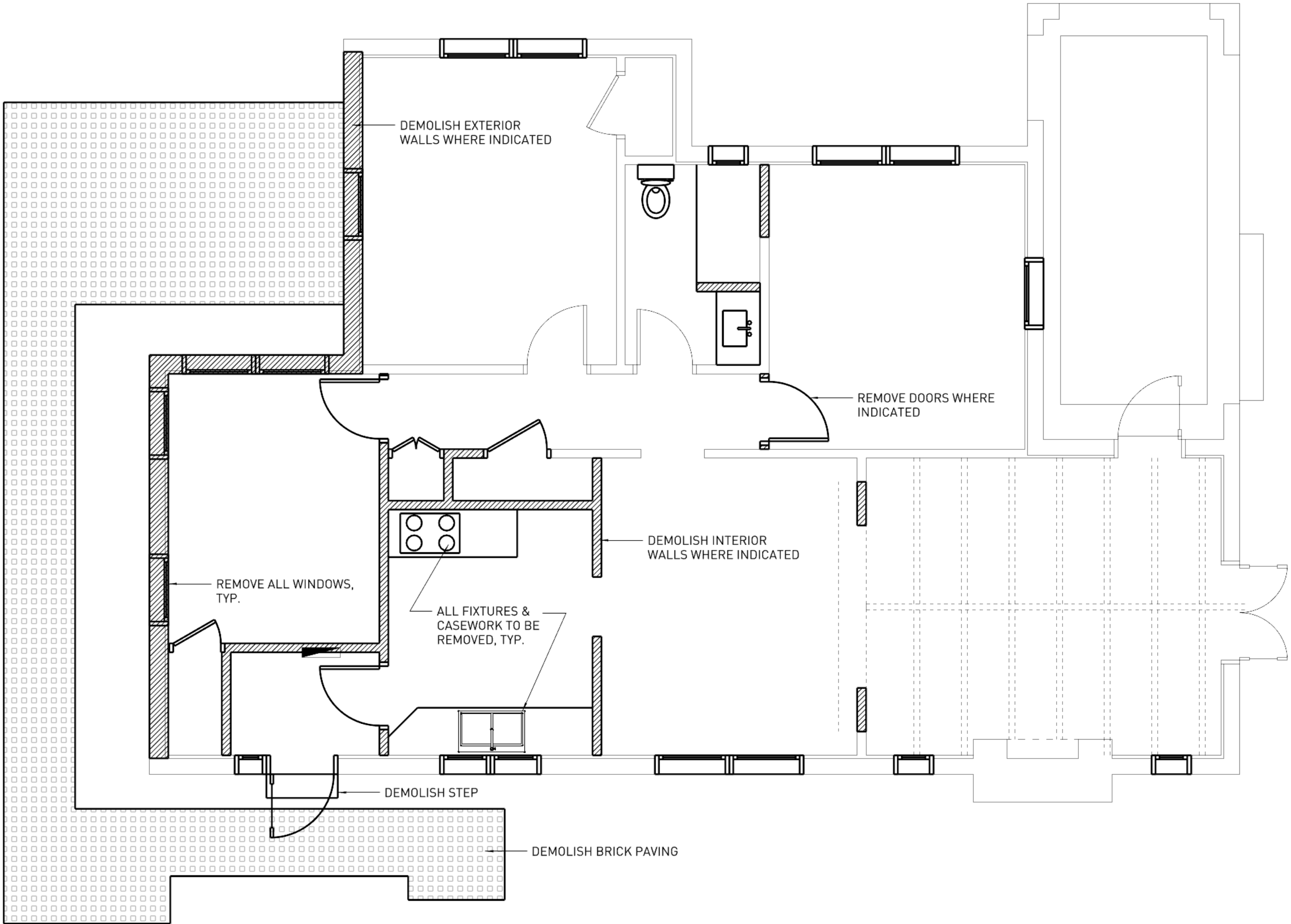
04.03.2026 BOA SUBMISSION

Do not scale from this drawing.
All dimensions to be verified on site.

© Copyright 2026

DEMOLITION NOTES

1. G.C./ DEMOLITION CONTRACTOR IS TO VISIT SITE TO BECOME FAMILIAR WITH SCOPE OF WORK PRIOR TO BIDDING AND START OF WORK.
2. G C/ DEMOLITION CONTRACTOR TO PROVIDE PROPER BARRICADES TO SECURE AREA FROM PUBLIC OCCUPATION ALSO. BARRICADES TO BE INSTALLED AT ALL LOCATIONS WHERE HAZARDS EXIST FOR PUBLIC SAFETY.
3. CONTRACTOR TO PROVIDE ALTERNATE TO TAKE OUT ALL NECESSARY INSURANCES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT AND AGENTS THEREOF FROM ANY DAMAGES RESULTING FROM CONTRACTOR'S EXECUTION OF WORK.
4. ALL DEMOLITION WORK TO BE DONE IN A MANNER AS TO PROTECT ALL EXISTING CONSTRUCTION THAT IS TO REMAIN. EXTREME CARE TO BE TAKEN AT INTERFACE BETWEEN CONSTRUCTION TO REMAIN AND THAT TO BE DEMOLISHED.
5. G.C./ DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMANCE TO CITY ORDINANCES AND STATE LAWS INVOLVED IN THE PERFORMANCE OF WORK THE CONTRACTOR SHALL USE EVERY PRECAUTION TO SECURE BUILDING AND SAFEGUARD ALL PERSONS AND PROPERTY INCLUDING ADJOINING PROPERTY FROM DAMAGE.
6. DEMOLITION OF EXISTING UTILITIES TO BE DONE PER REQUIREMENTS OF LOCAL AUTHORITIES. CONSULT RESPECTIVE DISCIPLINES FOR EXTENT OF DEMOLITION.
7. ALL DEMOLITION MATERIAL TO BE MOVED OFF SITE BY G C/ DEMOLITION CONTRACTOR.
8. IN NO CASE SHALL DIMENSIONS BE SCALED FROM DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE PROCEEDING WITH SUBSEQUENT WORK THE OWNER'S REPRESENTATIVE AND ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.
9. G C/ DEMOLITION CONTRACTOR TO VERIFY WITH OWNER'S REPRESENTATIVE EXACT EXTENT OF DEMOLITION AT CRITICAL AREAS AND THOSE AREAS NOT DETAILED PRIOR TO BID SUBMITTAL.
10. CONTRACTOR TO PROTECT AND STORE ON SITE ANY ITEMS MARKED "SAVE" OR "SALVAGE". COORDINATE LOCATION WITH OWNER.
11. GC/ DEMOLITION CONTRACTOR IS TO CONFORM TO THE GOVERNING JURISDICTION REQUIREMENTS FOR ENVIRONMENTAL ITEMS SUCH AS. BUT NOT LIMITED TO, NOISE AND DUST CONTROL.
12. G C/ DEMOLITION CONTRACTOR IS TO DISCONNECT ALL SERVICE ITEMS (I.E. ELECTRICAL, PLUMBING, FIRE PROTECTION, ETC.) WHICH OCCUR IN THE DEMOLISHED AREA(S) PRIOR TO THE START OF WORK. CONTRACTOR TO COORDINATE SERVICE SHUT -DOWN WITH ALL INVOLVED PARTIES AND CONSULT RESPECTIVE UTILITY COMPANIES FOR EXACT TERMINATION REQUIREMENTS.
13. G C/ DEMOLITION CONTRACTOR IS TO PROVIDE WRITTEN NOTICE TO ALL AFFECTED PARTIES OF A UTILITY SHUT -DOWN 5 DAYS PRIOR TO WORK BEING DONE ALSO. PROVIDE THE OWNER WRITTEN NOTICE OF SUCH WORK.
14. AFTER DEMOLITION OF ANY EXTERIOR ELEMENT OF EXISTING STRUCTURE, CONTRACTOR TO PROVIDE AN AIR- TIGHT, WEATHERPROOF, INSULATED SECURE ENCLOSURE.
15. DEMOLISH AND REMOVE PARTITIONS, FRAMES, ACCESSORIES ETC. IF THERE IS A QUESTION REGARDING THE DEMOLITION OF A PARTICULAR ITEM. THAN ASK THE OWNER'S ON SITE REPRESENTATIVE PRIOR TO DEMO AND REMOVAL.
16. CUT OUT AND REMOVE ALL WATER PIPES, WASTE LINES AND OTHER PIPES BELOW THE FLOOR ASSEMBLY ABOVE AND TO THE FLOOR LEVEL THAT ARE NOT OR WILL NOT BE USED CAP ALL PIPES AT THE FLOOR ASSEMBLY ABOVE AND BELOW THE FLOOR LINE SO THAT THE FLOOR MAY BE PATCHED AND FINISHED FLUSH WITH THE EXISTING FLOOR.
17. REMOVE ALL ABANDONED HANGERS, WIRES, ANCHORS, ETC. FROM FLOOR LEVEL TO FLOOR ASSEMBLY ABOVE.
18. EXISTING ELECTRICAL EQUIPMENT WHICH IS TO REMAIN AND HAS BEEN DISCONNECTED THROUGH DEMOLITION AND INSTALLATION OF NEW WORK SHALL BE RECONNECTED TO ITS ORIGINAL AND/OR NEW SOURCE IN ACCORDANCE WITH STATE, LOCAL AND NATIONAL CODES.
19. ALL ELECTRICAL OUTLETS, DEVICES, FIXTURES, ETC. NOT BEING RE-USED SHALL BE REMOVED AND OUTLETS ARE TO BE CAPPED. ALL WIRING SHALL BE REMOVED COMPLETELY. EXISTING FIXTURES NOT BEING RE-USED SHALL BE RETURNED TO OWNER. EQUIPMENT THAT THE OWNER DOES NOT WANT SHALL IMMEDIATELY BE REMOVED FROM THE SITE BY THIS DEMOLITION CONTRACTOR.
20. MARK LOCATION OF UTILITIES.
21. DO NOT BURN OR BURY MATERIALS ON SITE.
22. REMOVE ALL TEMPORARY WORK WHEN DEMOLITION IS COMPLETE.
23. LEAVE THE THE BUILDING BROOM CLEANED AFTER DEMOLITION WORK IS COMPLETED.



This item has been digitally signed and sealed by Julian Quinn, AIA. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

blank
DESIGN +ARCHITECTURE

Project Address:
1137 Obispo Ave
Coral Gables, FL 33134

Owner:
Warren & Penelope Wior
Tel: +1 818 400 3511
E-mail: wwior@mac.com

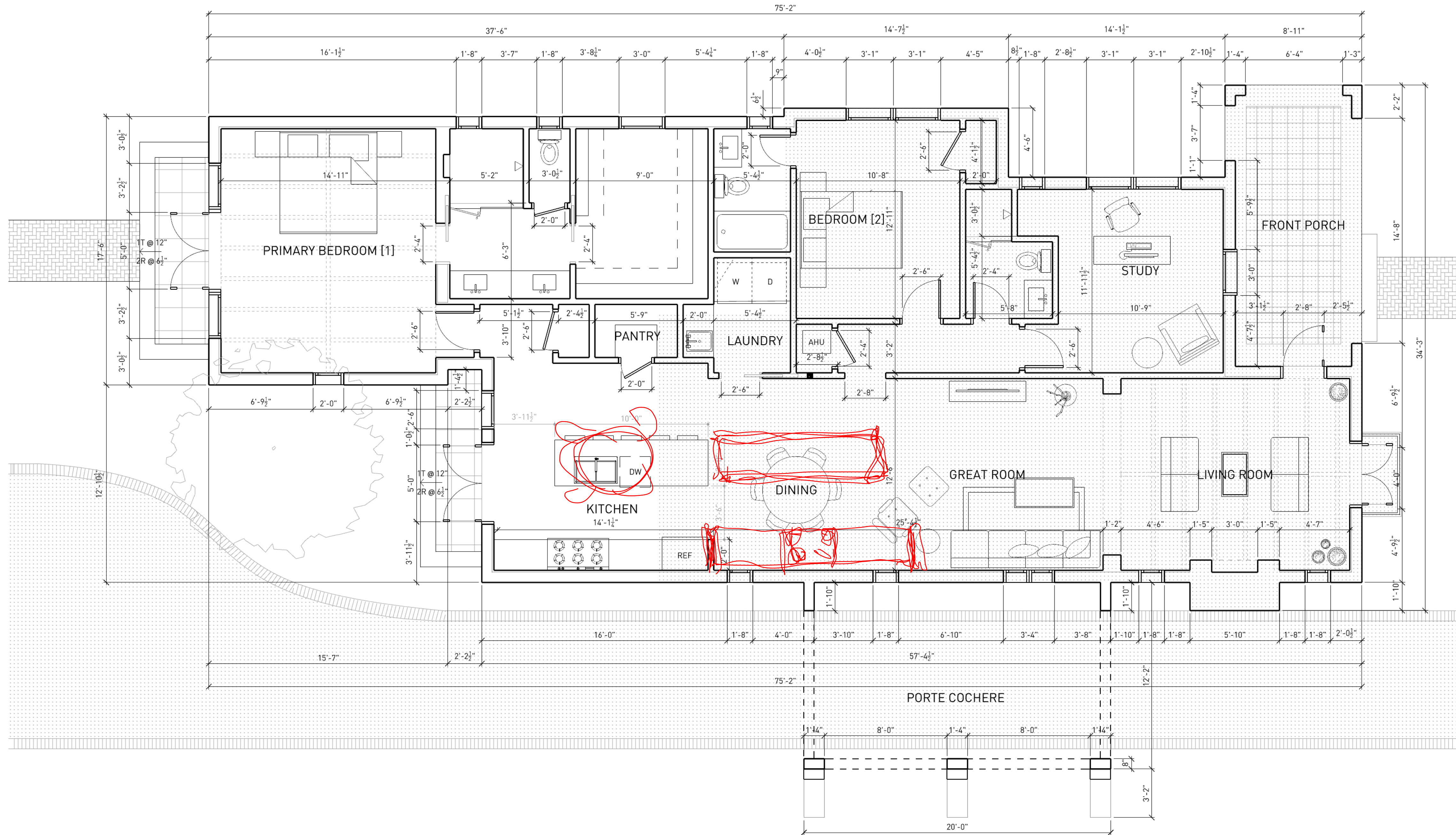
RELEASED FOR CONSTRUCTION

Architect:
Julian Quinn, AIA
_blank design
Tel: +1 786 403 0179
E-mail: contact@architectureisblank.com
Web: www.architectureisblank.com

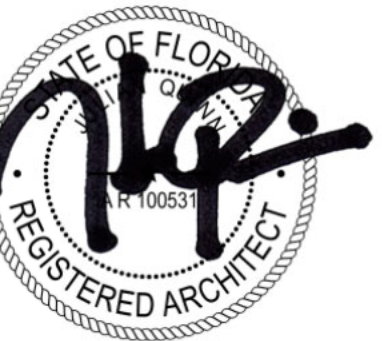
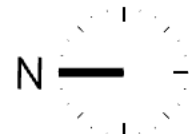
A1.02

04.03.2026 BOA SUBMISSION

Do not scale from this drawing.
All dimensions to be verified on site.



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"



This item has been digitally signed and sealed by Julian Quinn, AIA. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

blank
DESIGN +ARCHITECTURE

Project Address:
1137 Obispo Ave
Coral Gables, FL 33134

Owner:
Warren & Penelope Wior
Tel: +1 818 400 3511
E-mail: wwior@mac.com

RELEASED FOR CONSTRUCTION

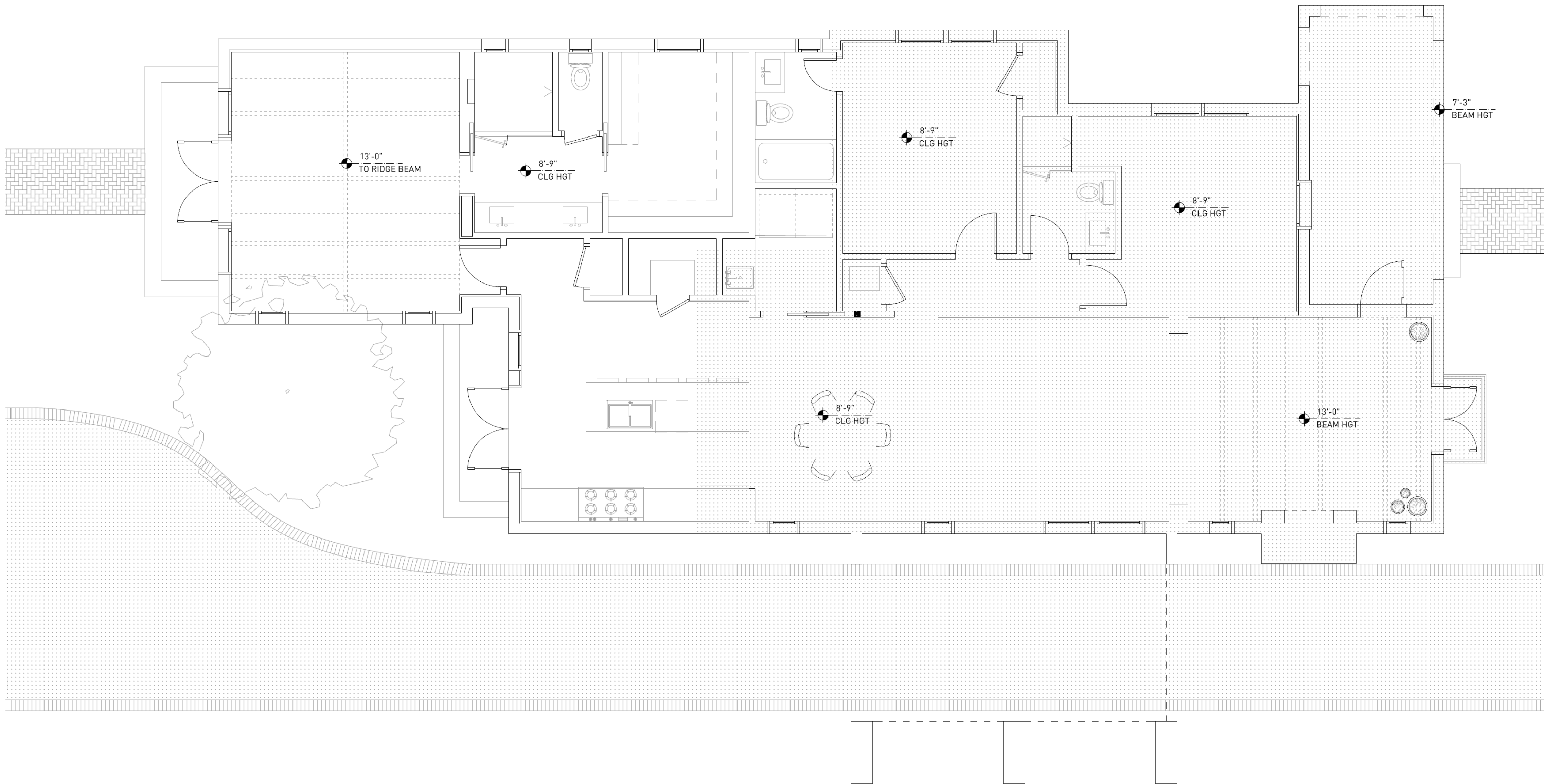
Architect:
Julian Quinn, AIA
_blank design
Tel: +1 786 403 0179
E-mail: contact@architectureisblank.com
Web: www.architectureisblank.com

A1.03

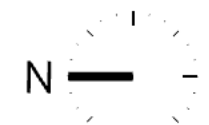
04.03.2026 BOA SUBMISSION

Do not scale from this drawing.
All dimensions to be verified on site.

© Copyright 2026



1 PROPOSED REFLECTED CEILING PLAN
1/4" = 1'-0"



This item has been digitally signed and sealed by Julian Quinn, AIA. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

blank
DESIGN +ARCHITECTURE

Project Address:
1137 Obispo Ave
Coral Gables, FL 33134

Owner:
Warren & Penelope Wior
Tel: +1 818 400 3511
E-mail: wwior@mac.com

RELEASED FOR CONSTRUCTION

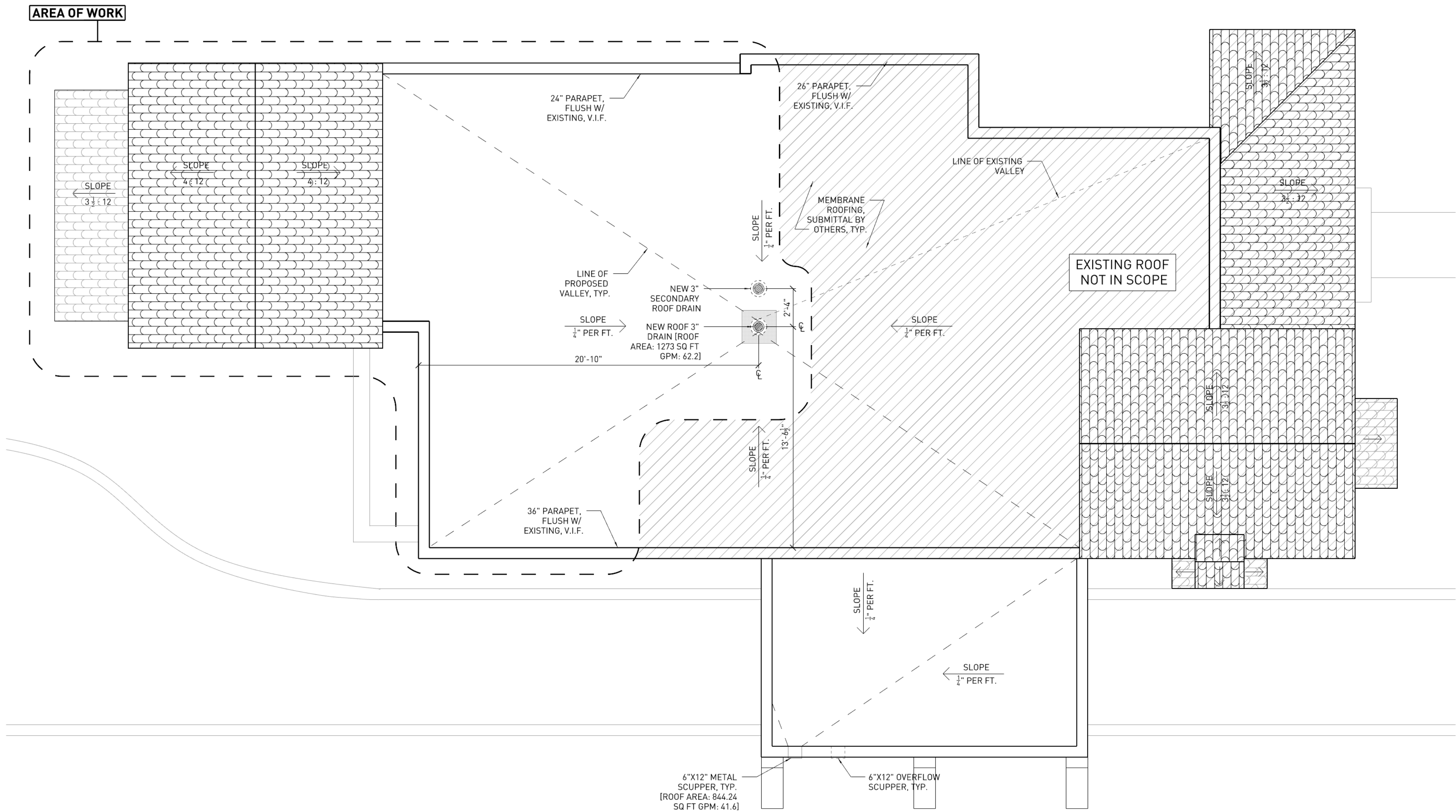
Architect:
Julian Quinn, AIA
_blank design
Tel: +1 786 403 0179
E-mail: contact@architectureisblank.com
Web: www.architectureisblank.com

A1.04

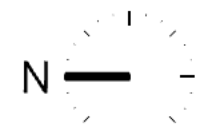
04.03.2026 BOA SUBMISSION

Do not scale from this drawing.
All dimensions to be verified on site.

© Copyright 2026



1 PROPOSED ROOF PLAN
1/4" = 1'-0"



This item has been digitally signed and sealed by Julian Quinn, AIA. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

blank
DESIGN +ARCHITECTURE

Project Address:
1137 Obispo Ave
Coral Gables, FL 33134

Owner:
Warren & Penelope Wior
Tel: +1 818 400 3511
E-mail: wwior@mac.com

RELEASED FOR CONSTRUCTION

Architect:
Julian Quinn, AIA
_blank design
Tel: +1 786 403 0179
E-mail: contact@architectureisblank.com
Web: www.architectureisblank.com

A1.05

04.03.2026 BOA SUBMISSION

Do not scale from this drawing.
All dimensions to be verified on site.

© Copyright 2026



3 EXISTING REAR (NORTH) ELEVATION
1/4" = 1'-0"



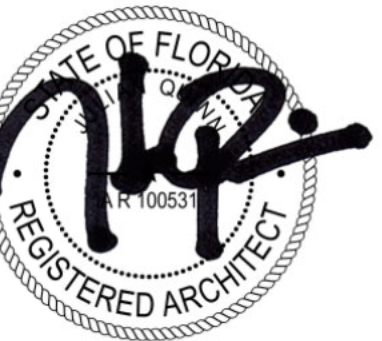
1 EXISTING FRONT (SOUTH) ELEVATION
1/4" = 1'-0"



4 PROPOSED REAR (NORTH) ELEVATION
1/4" = 1'-0"



2 PROPOSED FRONT (SOUTH) ELEVATION
1/4" = 1'-0"



This item has been digitally signed and sealed by Julian Quinn, AIA. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

blank
DESIGN +ARCHITECTURE

Project Address:
1137 Obispo Ave
Coral Gables, FL 33134

Owner:
Warren & Penelope Wior
Tel: +1 818 400 3511
E-mail: wwior@mac.com

RELEASED FOR CONSTRUCTION

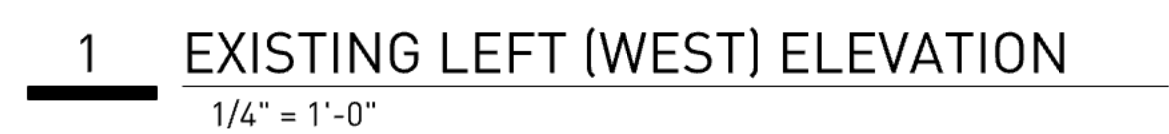
Architect:
Julian Quinn, AIA
blank design
Tel: +1 786 403 0179
E-mail: contact@architectureisblank.com
Web: www.architectureisblank.com

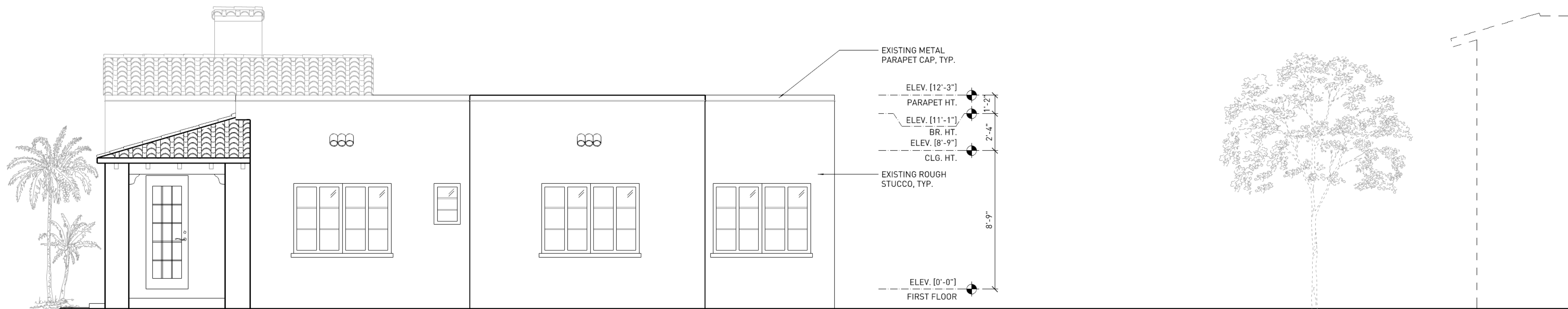
A2.01

04.03.2026 BOA SUBMISSION

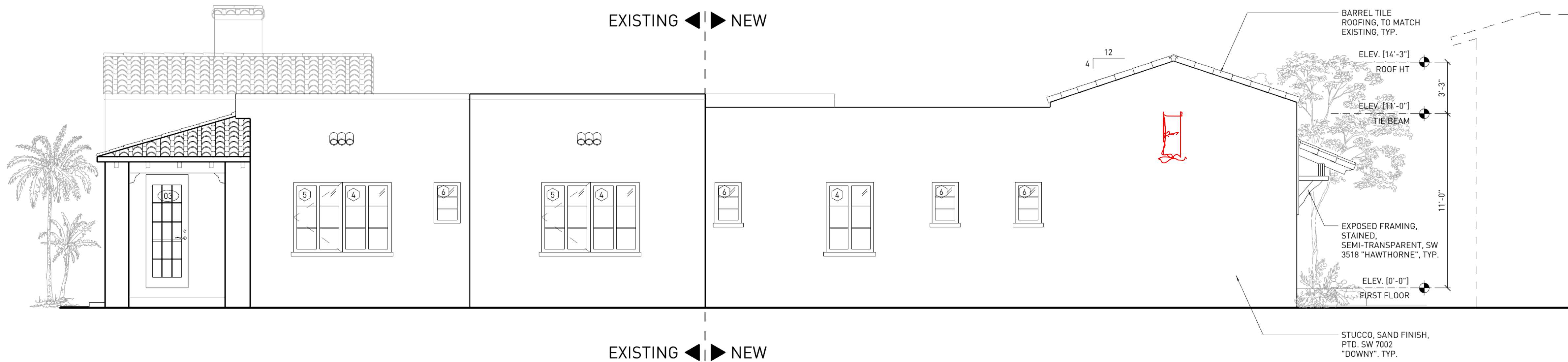
Do not scale from this drawing.
All dimensions to be verified on site.

© Copyright 2026





1 EXISTING RIGHT (EAST) ELEVATION
1/4" = 1'-0"



2 PROPOSED RIGHT (EAST) ELEVATION
1/4" = 1'-0"



This item has been digitally signed and sealed by Julian Quinn, AIA. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

blank
DESIGN +ARCHITECTURE

Project Address:
1137 Obispo Ave
Coral Gables, FL 33134

Owner:
Warren & Penelope Wior
Tel: +1 818 400 3511
E-mail: wwior@mac.com

RELEASED FOR CONSTRUCTION

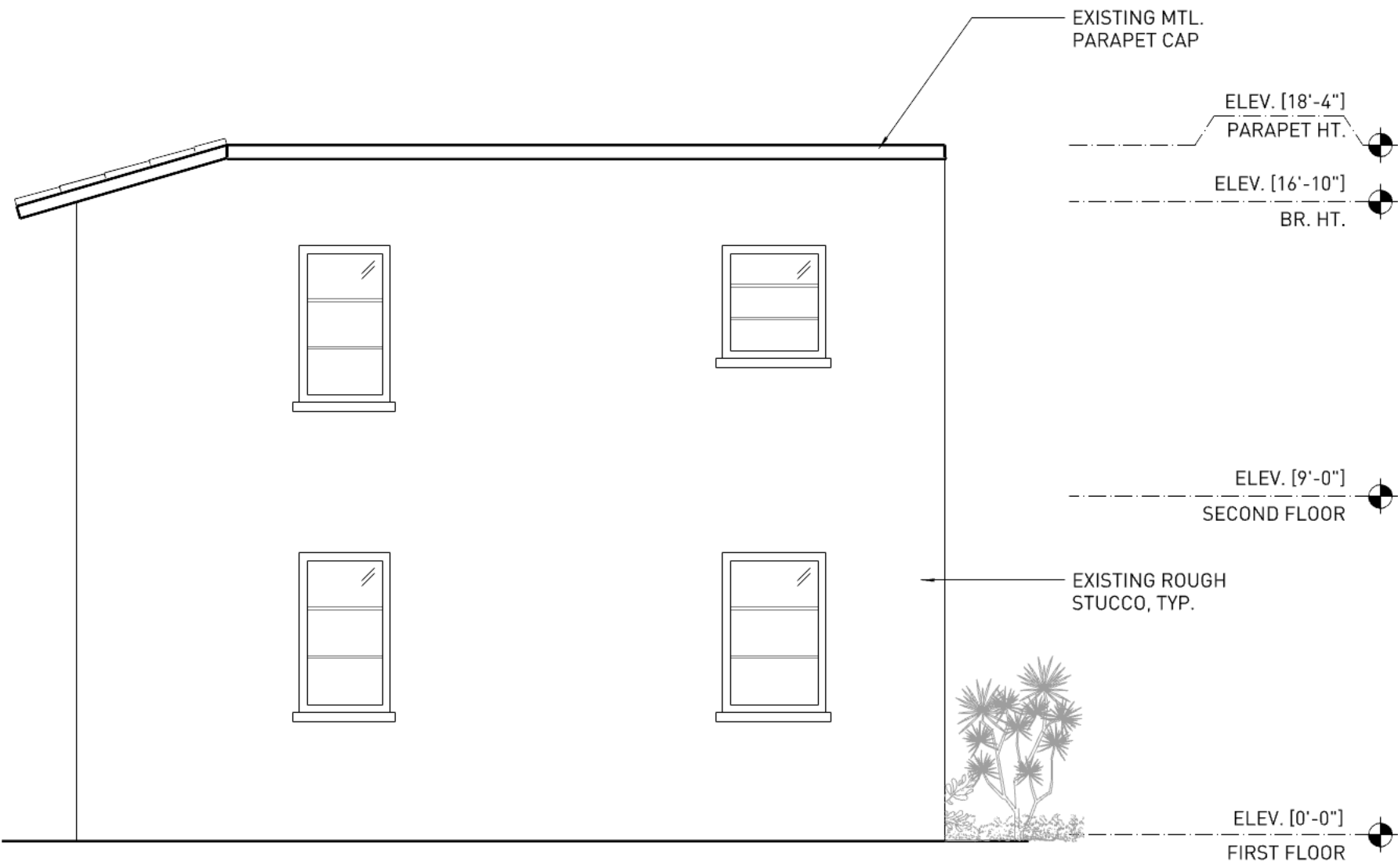
Architect:
Julian Quinn, AIA
blank design
Tel: +1 786 403 0179
E-mail: contact@architectureisblank.com
Web: www.architectureisblank.com

A2.03

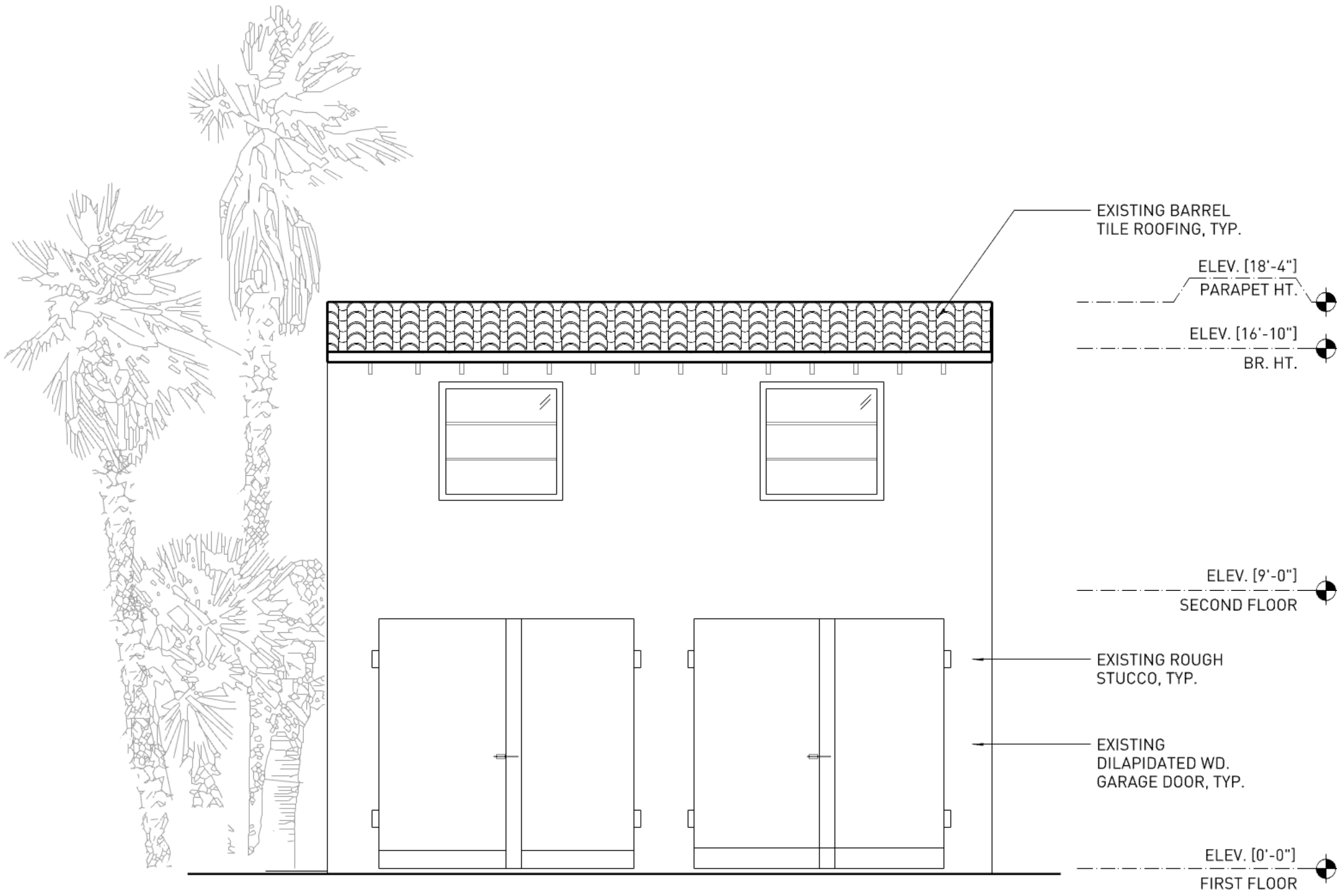
04.03.2026 BOA SUBMISSION

Do not scale from this drawing.
All dimensions to be verified on site.

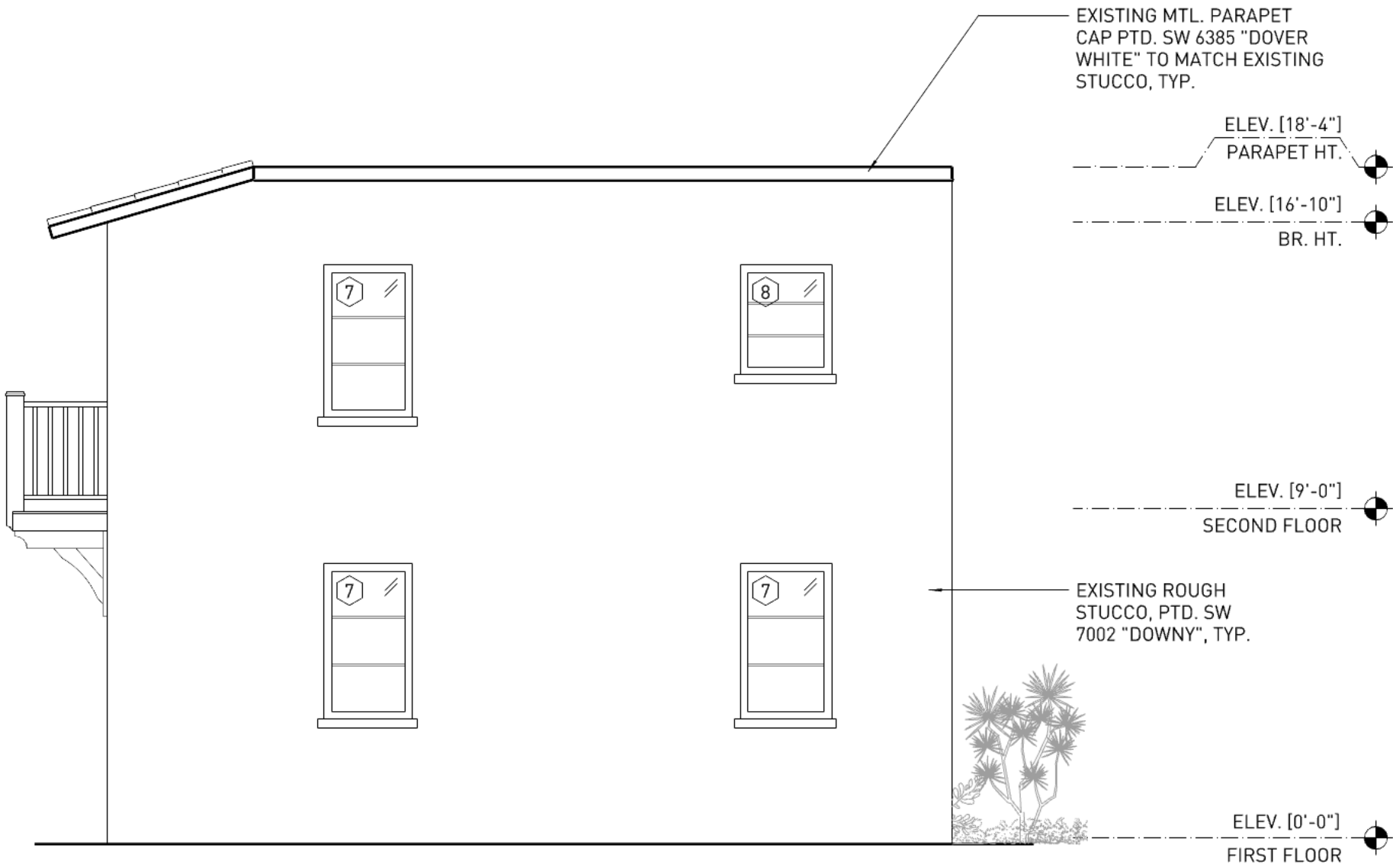
© Copyright 2026



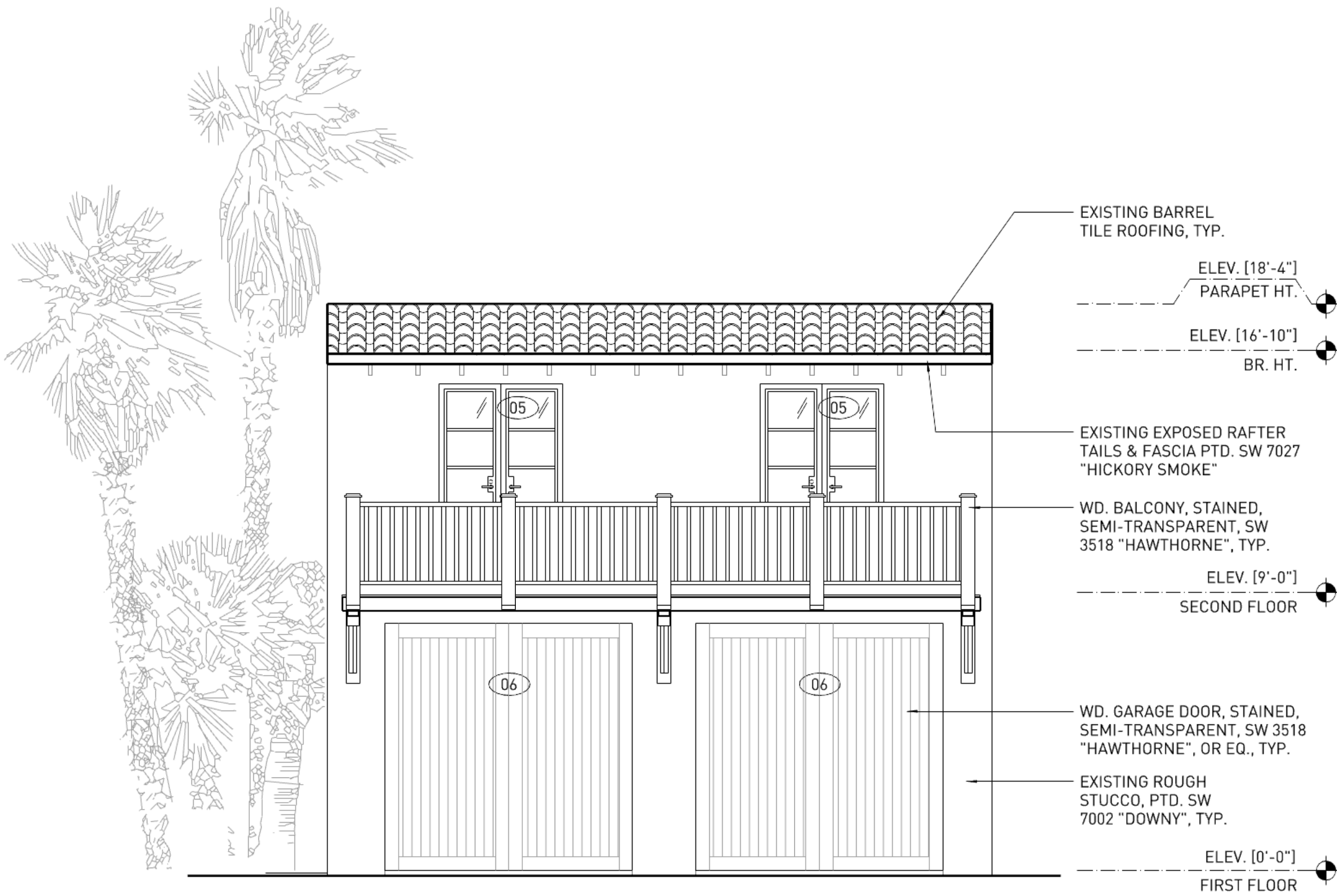
3 EXISTING RIGHT (EAST) ELEVATION
1/4" = 1'-0"



1 EXISTING FRONT (SOUTH) ELEVATION
1/4" = 1'-0"



4 PROPOSED (EAST) ELEVATION
1/4" = 1'-0"



2 PROPOSED FRONT (SOUTH) ELEVATION
1/4" = 1'-0"



This item has been digitally signed and sealed by Julian Quinn, AIA. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

blank
DESIGN +ARCHITECTURE

Project Address:
1137 Obispo Ave
Coral Gables, FL 33134

Owner:
Warren & Penelope Wior
Tel: +1 818 400 3511
E-mail: wwior@mac.com

RELEASED FOR CONSTRUCTION

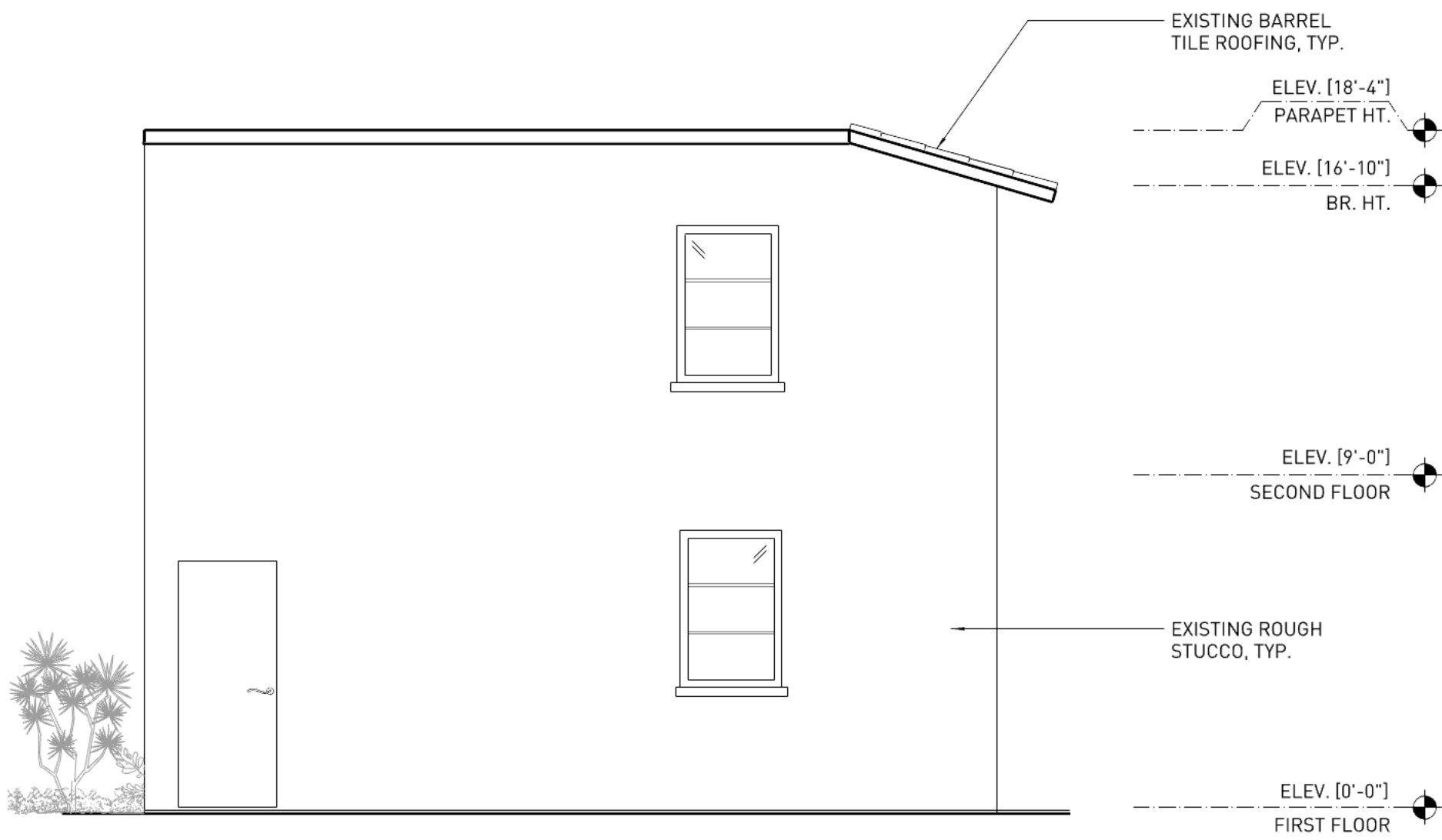
Architect:
Julian Quinn, AIA
_blank design
Tel: +1 786 403 0179
E-mail: contact@architectureisblank.com
Web: www.architectureisblank.com

A2.04

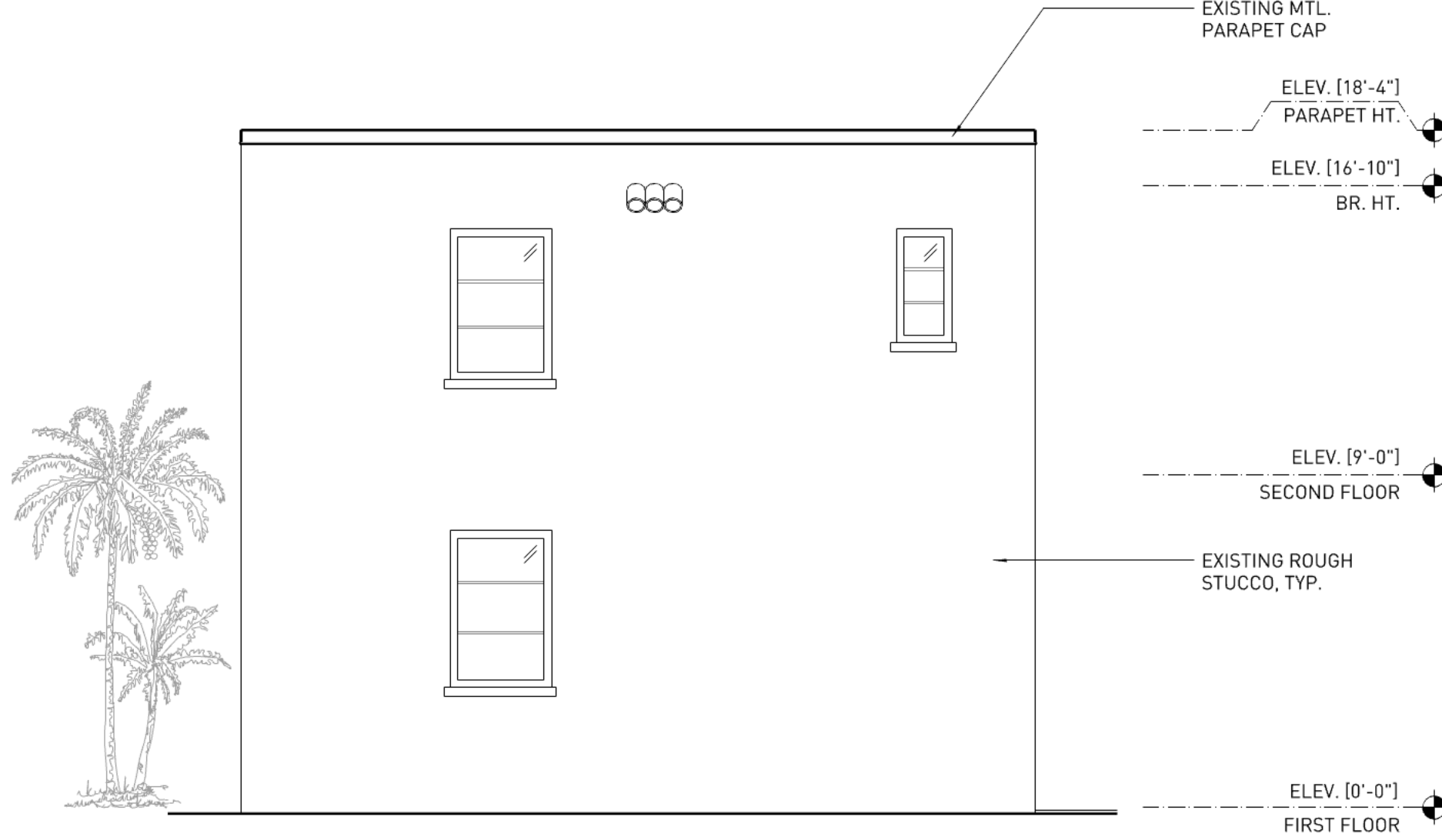
04.03.2026 BOA SUBMISSION

Do not scale from this drawing.
All dimensions to be verified on site.

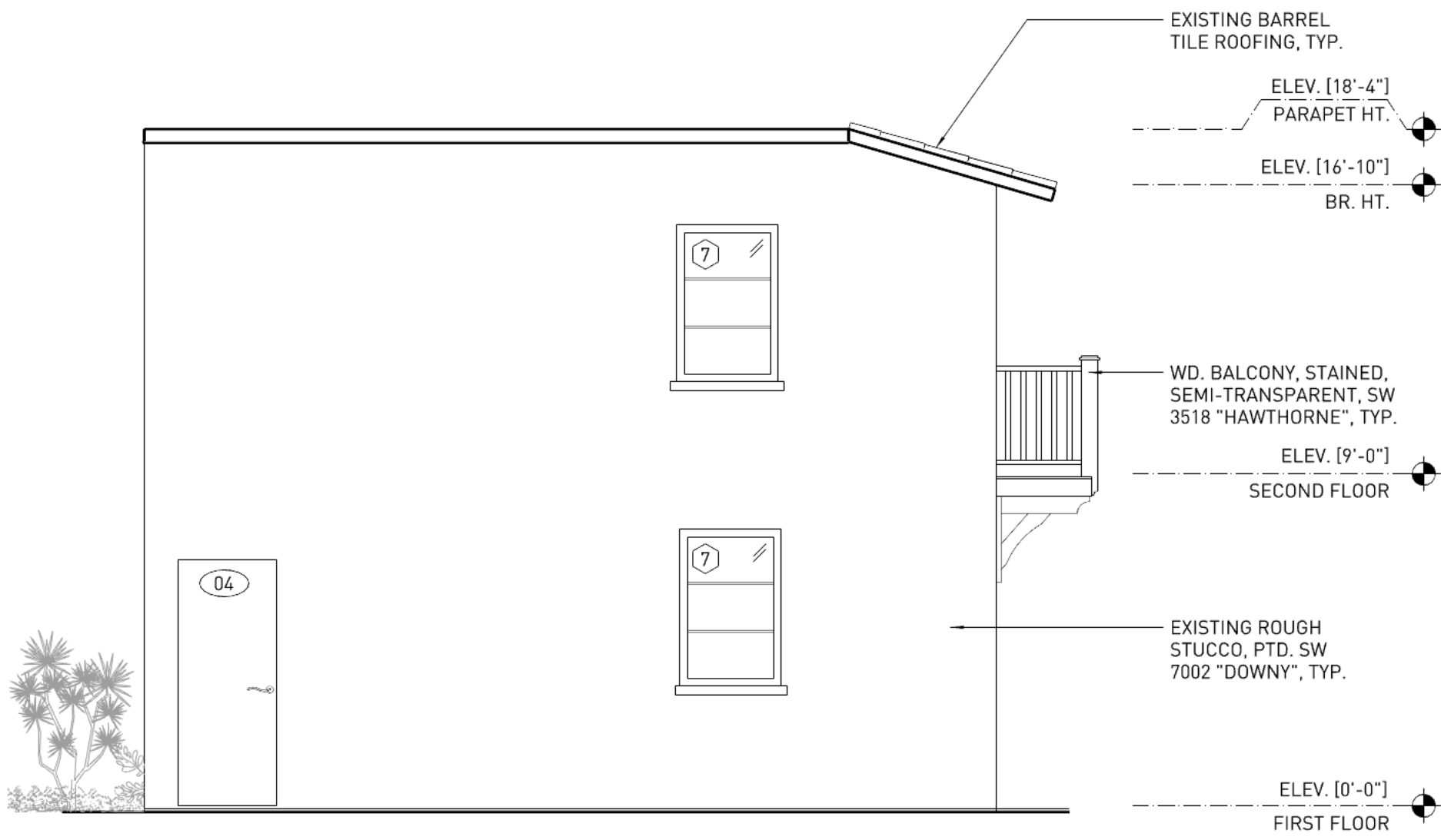
© Copyright 2026



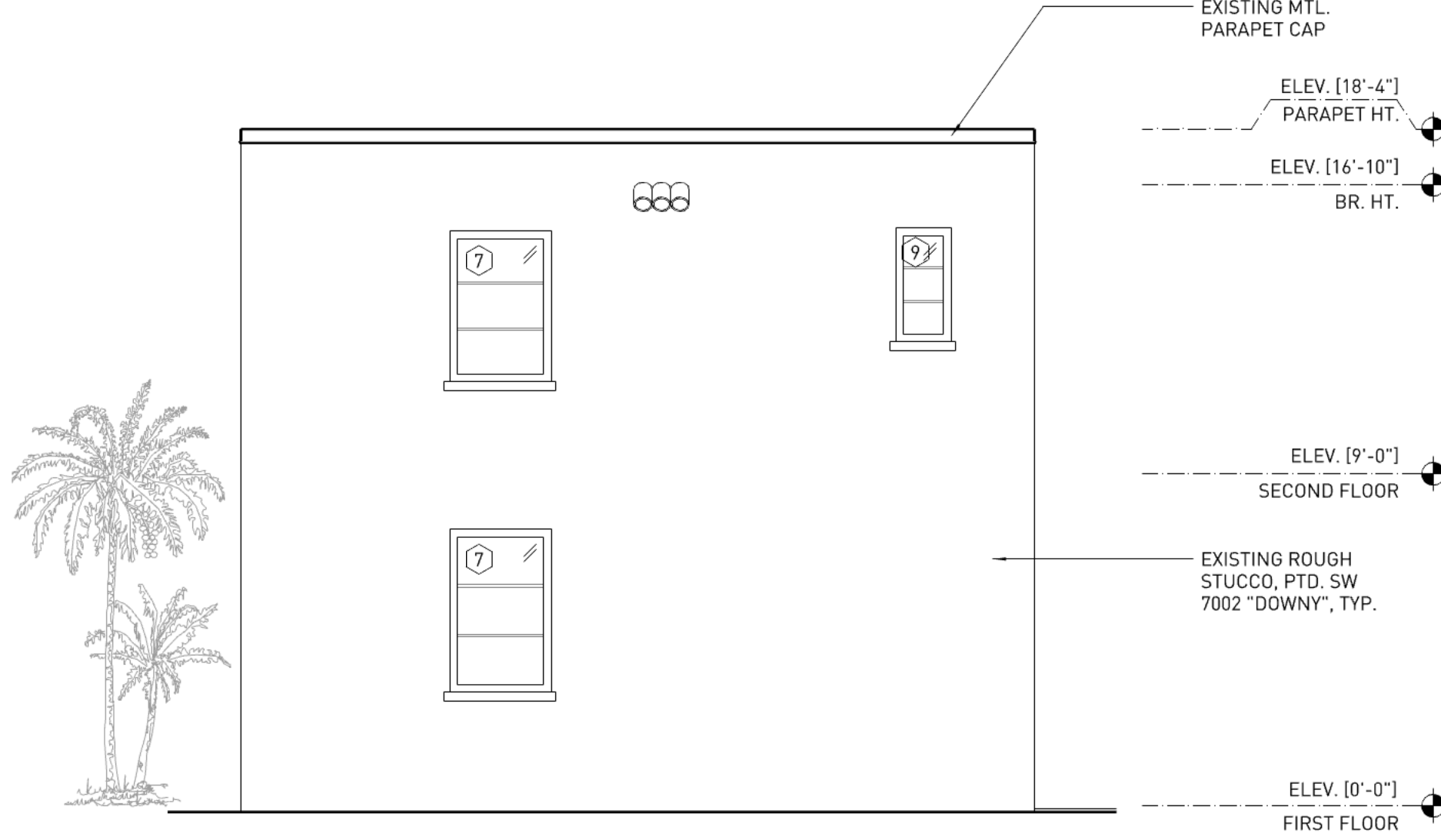
3 **EXISTING LEFT (WEST) ELEVATION**
1/4" = 1'-0"



1 **EXISTING REAR (NORTH) ELEVATION**
1/4" = 1'-0"



4 **PROPOSED LEFT (WEST) ELEVATION**
1/4" = 1'-0"



2 **PROPOSED REAR (NORTH) ELEVATION**
1/4" = 1'-0"



This item has been digitally signed and sealed by Julian Quinn, AIA. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

blank
DESIGN +ARCHITECTURE

Project Address:
1137 Obispo Ave
Coral Gables, FL 33134

Owner:
Warren & Penelope Wior
Tel: +1 818 400 3511
E-mail: wwior@mac.com

RELEASED FOR CONSTRUCTION

Architect:
Julian Quinn, AIA
_blank design
Tel: +1 786 403 0179
E-mail: contact@architectureisblank.com
Web: www.architectureisblank.com

A2.05

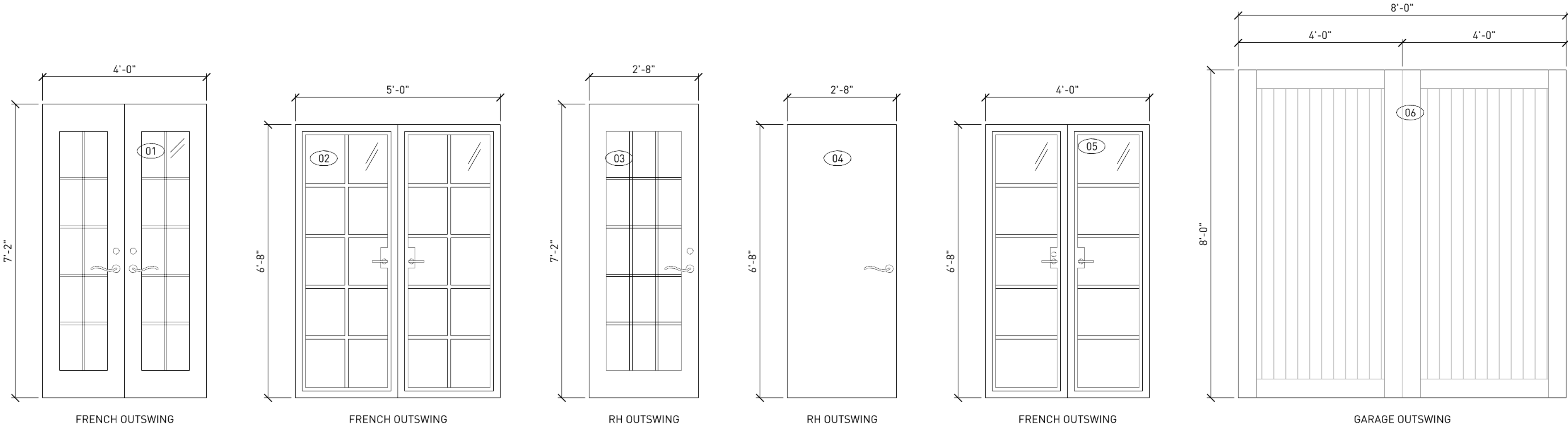
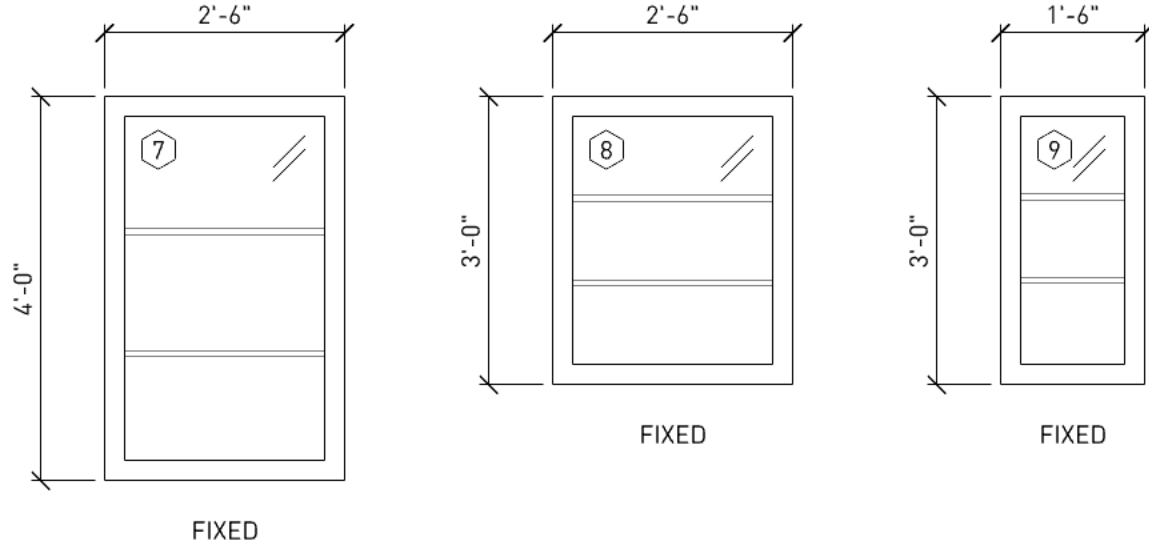
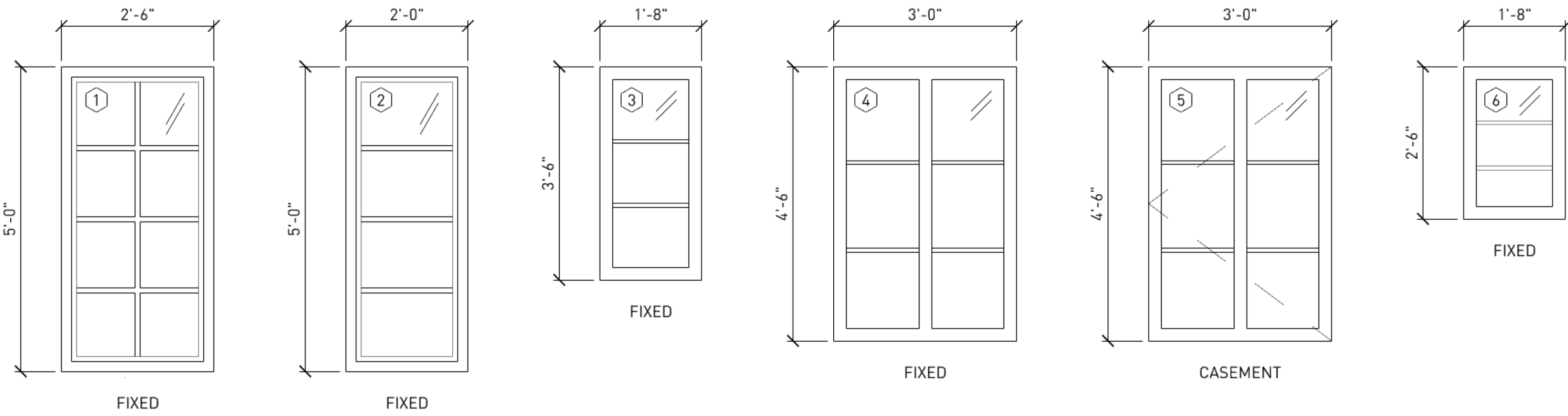
04.03.2026 BOA SUBMISSION

Do not scale from this drawing.
All dimensions to be verified on site.

© Copyright 2026

EXTERIOR WINDOW & DOOR SCHEDULE ¹						
MARK	DESCRIPTION	SIZE ²	AREA	TYPE	FRAME FINISH ⁴	NOTES
①	EXTERIOR WINDOW	30"X60"	12.50 SQ. FT.	FIXED	BRONZE	
②	EXTERIOR WINDOW	24"X60"	10.00 SQ. FT.	FIXED	BRONZE	
③	EXTERIOR WINDOW	20"X42"	5.80 SQ. FT.	FIXED	BRONZE	
④	EXTERIOR WINDOW	36"X54"	13.50 SQ. FT.	FIXED	BRONZE	
⑤	EXTERIOR WINDOW	36"X54"	13.50 SQ. FT.	FIXED	BRONZE	EGRESS
⑥	EXTERIOR WINDOW	20"X30"	4.20 SQ. FT.	FIXED	BRONZE	
⑦	EXTERIOR WINDOW	30"X48"	10.00 SQ. FT.	FIXED	BRONZE	
⑧	EXTERIOR WINDOW	30"X36"	7.50 SQ. FT.	FIXED	BRONZE	
⑨	EXTERIOR WINDOW	18"X36"	4.50 SQ. FT.	FIXED	BRONZE	
01	EXTERIOR DOOR	48"X86"	28.66 SQ. FT.	FRENCH OUTSWING	BRONZE	
02	EXTERIOR DOOR	60"X80"	33.33 SQ. FT.	FRENCH OUTSWING	BRONZE	
03	EXTERIOR DOOR	32"X86"	19.11 SQ. FT.	RH OUTSWING	BRONZE	
04	EXTERIOR DOOR	32"X80"	17.33 SQ. FT.	RH OUTSWING	BRONZE	
05	EXTERIOR DOOR	48"X80"	26.66 SQ. FT.	FRENCH OUTSWING	BRONZE	
06	GARAGE DOOR	32"X80"	28.44 SQ. FT.	OUTSWING	BRONZE	

1. DOOR/WINDOW SPECIFICATION & SUBMITTAL BY OTHERS
2. G.C. SHALL ENSURE ALL WINDOW & DOOR ROUGH OPENINGS ARE FIELD MEASURED FOR FITMENT PRIOR TO ORDERING / FABRICATION
3. WIND PRESSURES ON ELEVATIONS PER STRUCTURAL, SEE S5.00
4. WINDOW FINSH SAMPLE SHALL BE SUBMITTED TO OWNER/ARCHITECT FOR APPROVAL



1 WINDOW & DOOR SCHEDULE
1/2" = 1'-0"



This item has been digitally signed and sealed by Julian Quinn, AIA. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

blank
DESIGN +ARCHITECTURE

Project Address:
1137 Obispo Ave
Coral Gables, FL 33134

Owner:
Warren & Penelope Wior
Tel: +1 818 400 3511
E-mail: wwior@mac.com

RELEASED FOR CONSTRUCTION

Architect:
Julian Quinn, AIA
_blank design
Tel: +1 786 403 0179
E-mail: contact@architectureisblank.com
Web: www.architectureisblank.com

A2.06

04.03.2026 BOA SUBMISSION

Do not scale from this drawing.
All dimensions to be verified on site.



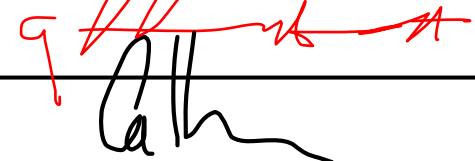
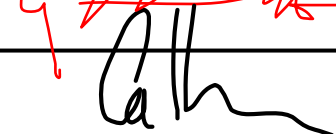
DESCRIPTION:
ADDITION TO AND RENOVATION OF AN EXISTING
HISTORICALLY DESIGNATED SINGLE FAMILY
RESIDENCE.

DEVELOPMENT SERVICES- BOARD OF ARCHITECTS - PRELIMINARY

- ☐ **APPROVED**
- ☒ **APPROVED AS NOTED**
- ☐ **CONTINUED**
- ☐ **DEFERRED**
- ☐ **ATTENDANCE/CANCELLED**
- ☐ **REJECTED**

COMMENTS:

Increase north and south carport walls to 12".
Add a window on the west wall of the master bedroom.
Consider adding a window on the west wall of the kitchen.OK to review with City Architect.

	SIGNATURE	DATE
JUDY CARTY 2 Y N E R		04/23/2026
PETER KILIDDJIAN M 2 N E R		04/23/2026
GLENN PRATT M 2 N E R		04/23/2026
CALLUM GIBB M 2 N E R		04/23/2026
LUIS JAUREGUI M 2 N E R		04/23/2026
HAMED RODRIGUEZ M Y N E R		04/23/2026
GIORGI BALLI M 2 Y N R		04/23/2026
ALAIN BARTROLI M 2 Y N R		04/23/2026
RAYMUNDO FEITO M 2 N E R		04/23/2026

M- Motion | 2-Second | Y-Yeas | N-Nays | E-Excuse | R-Recuse

PRELIMINARY IS FOR ARCHITECTURAL DESIGN ONLY
and is approved subject to submission of final plans. Zoning
Code, Florida Building code, Historic, Public Works, Fire
code and all other regulations must be complied with.