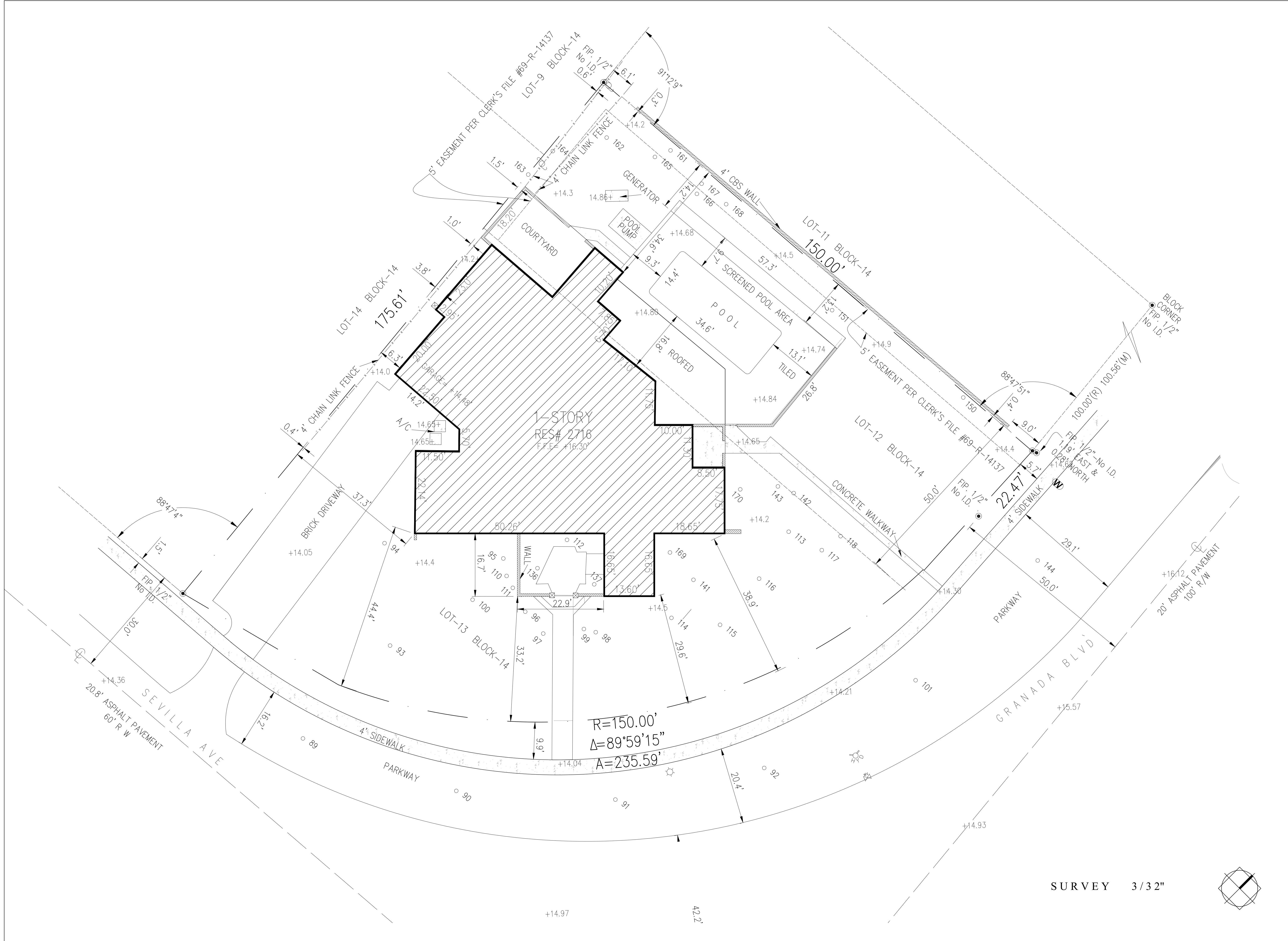


THE
BUENAVENTURA RESIDENCE
2716 GRANADA BLVD
ADDITION



CALLUM GIBB ARCHITECT PA

FEBRUARY 2026



DRAWING REVISIONS

BUENAVENTURA RESIDENCE
 2716 GRANADA BLVD
 CORAL GABLES FLORIDA 33134
 PROJECT NO: 25-110

SURVEY

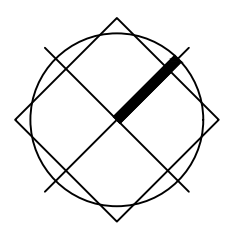
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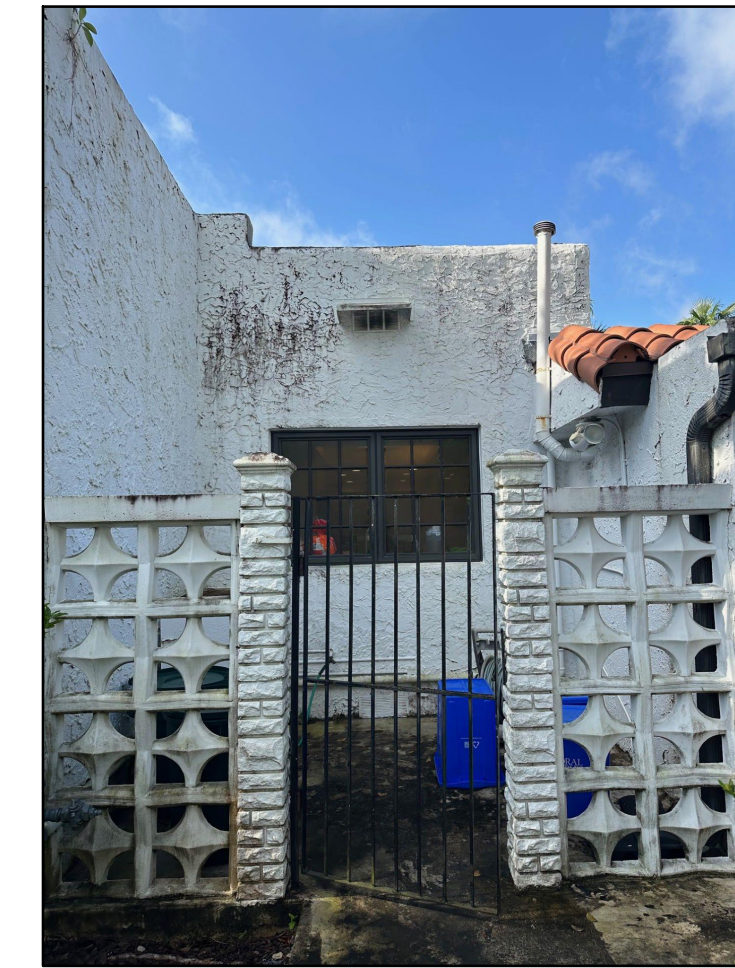
A.1.0

DATE: 2.25.26

CALLUM GIBB ARCHITECT P A
 ARCHITECTURE • PLANNING • INTERIORS

SURVEY 3/32"





DRAWING REVISIONS

BUENAVENTURA RESIDENCE
2716 GRANADA BLVD
CORAL GABLES FLORIDA 33134

PROJECT NO: 25-110

PHOTOS

SCALE: 1/8"

A.1.1

DATE: 2.25.26

CALLUM GIBB ARCHITECT P A
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353 ALCAZAR AVENUE CORAL GABLES FLORIDA 33134
TEL: 305.445.7003 AR: 16751 callumgibb@architect.com

ZONING DATA

ADDRESS: 2716 GRANADA AVE
 FOLIO: 03-4118-001-1370

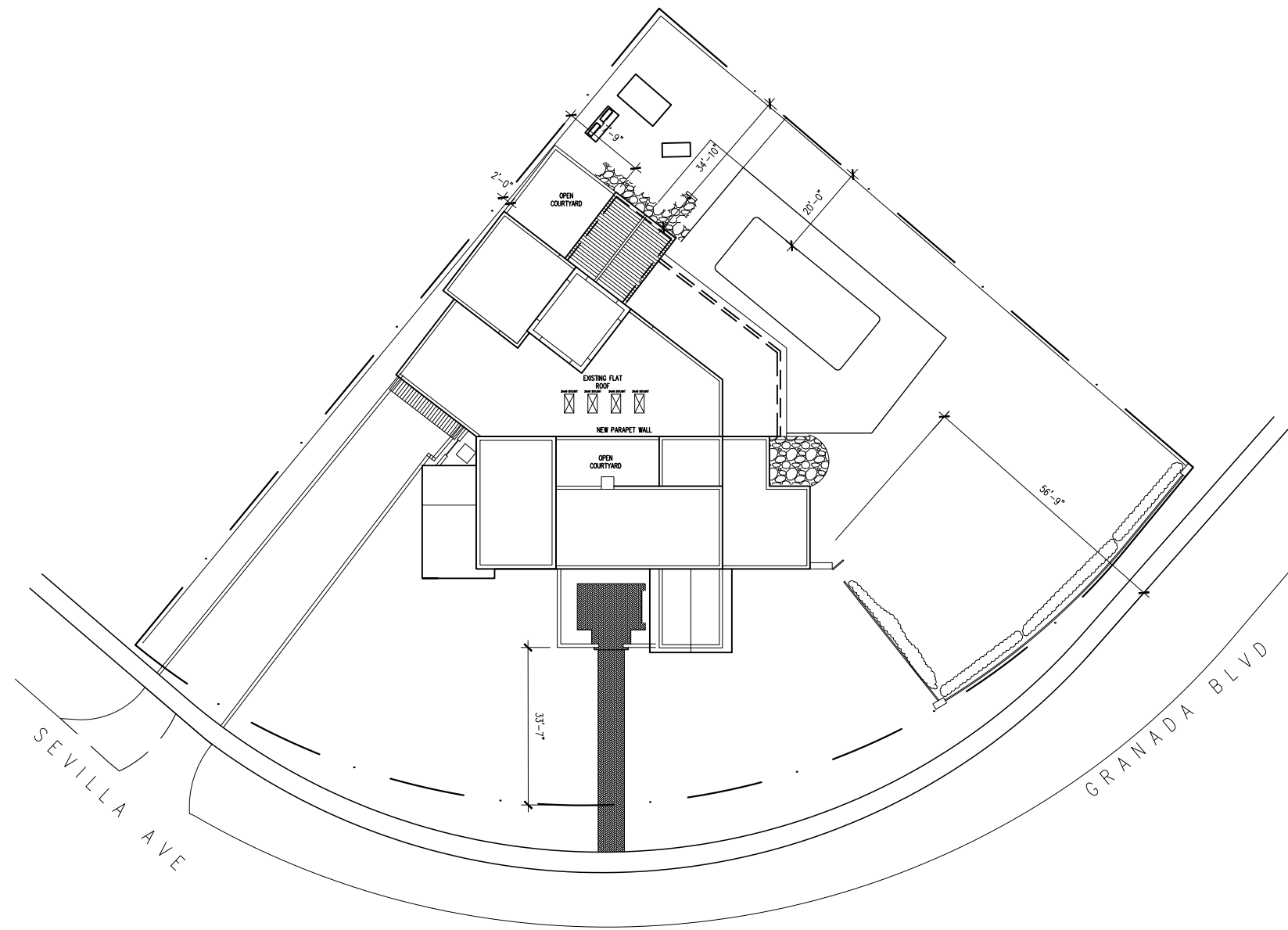
LEGAL DESCRIPTION
 LOT 12 & 13, BLOCK 14, CORAL GABLES SECTION A, PB 5 PAGE 102, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

SCOPE OF WORK
 NEW 1 STORY ADDITION & RENOVATION TO EXISTING RESIDENCE

LOT AREA 21,300 S.F.

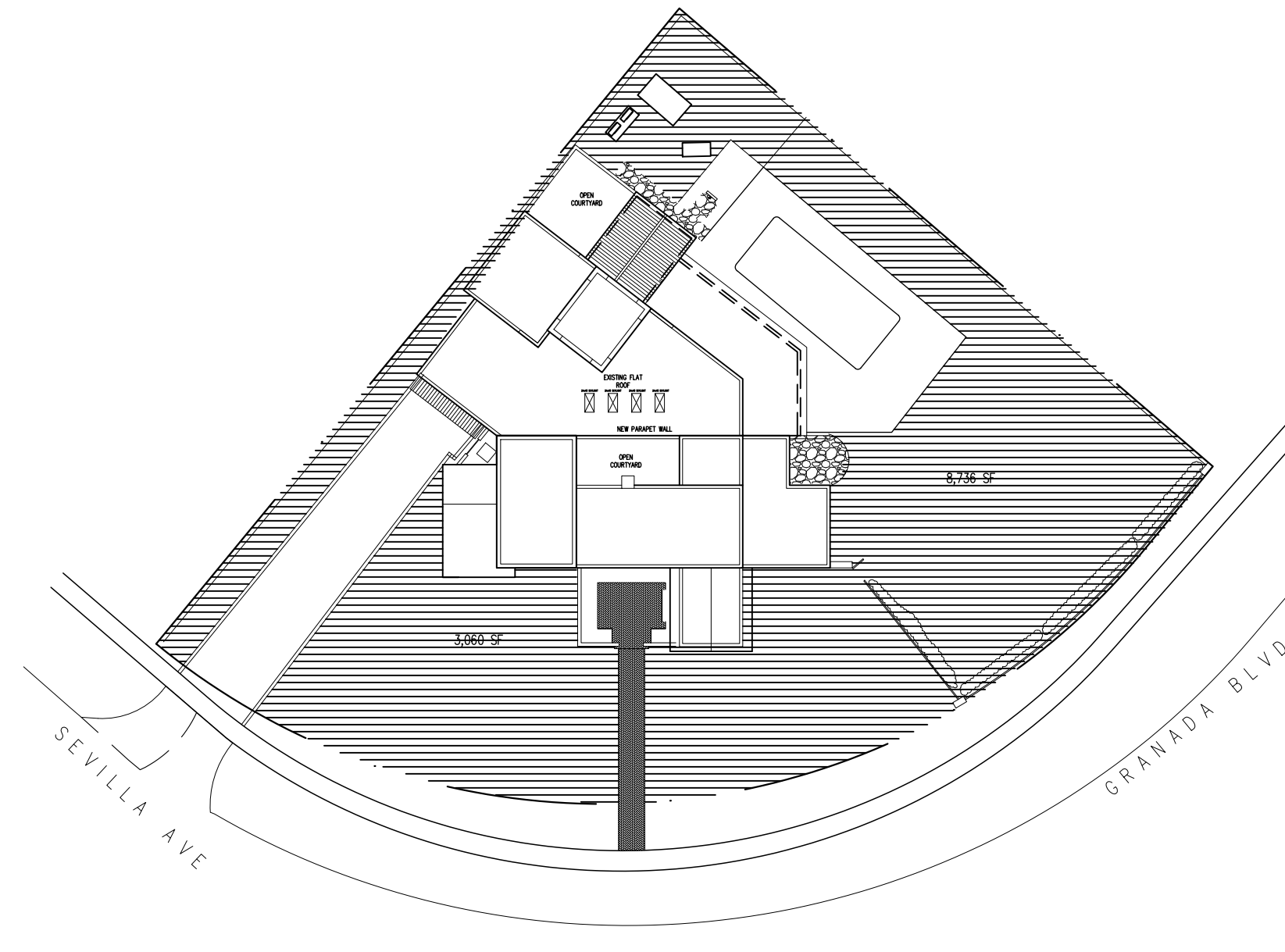
SETBACKS
 FRONT 50'-0" REQUIRED TO GRANADA
 56'-9" EXISTING
 INTERIOR SIDE 20% WITH MAX. 20'-0" MAX 22'-0" PROVIDED

REAR 10'-0" REQUIRED 20'-0" PROVIDED



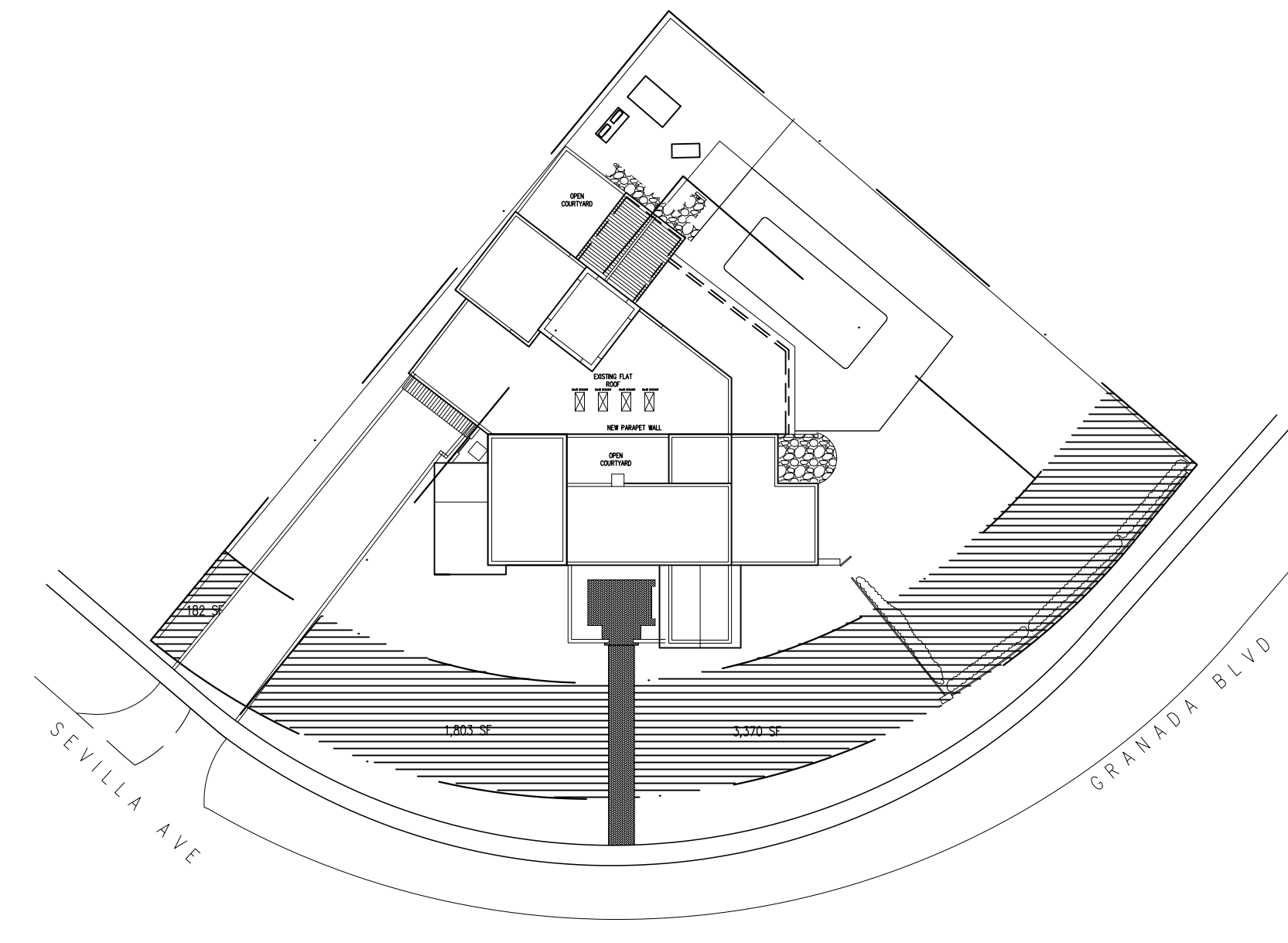
GREEN AREA

40% MINIMUM LANDSCAPE REQUIREMENT
 21,300 X 40% = 8,520 S.F.
 GREEN AREA PROPOSED
 55% = 11,796 S.F.



FRONT YARD GREEN AREA

20% MINIMUM LANDSCAPE REQUIREMENT
 8,520 S.F. X 20% = 1,704 S.F.
 GREEN AREA PROPOSED
 182 + 1,803 + 3,370 = 5,355 S.F.



F.A.R.

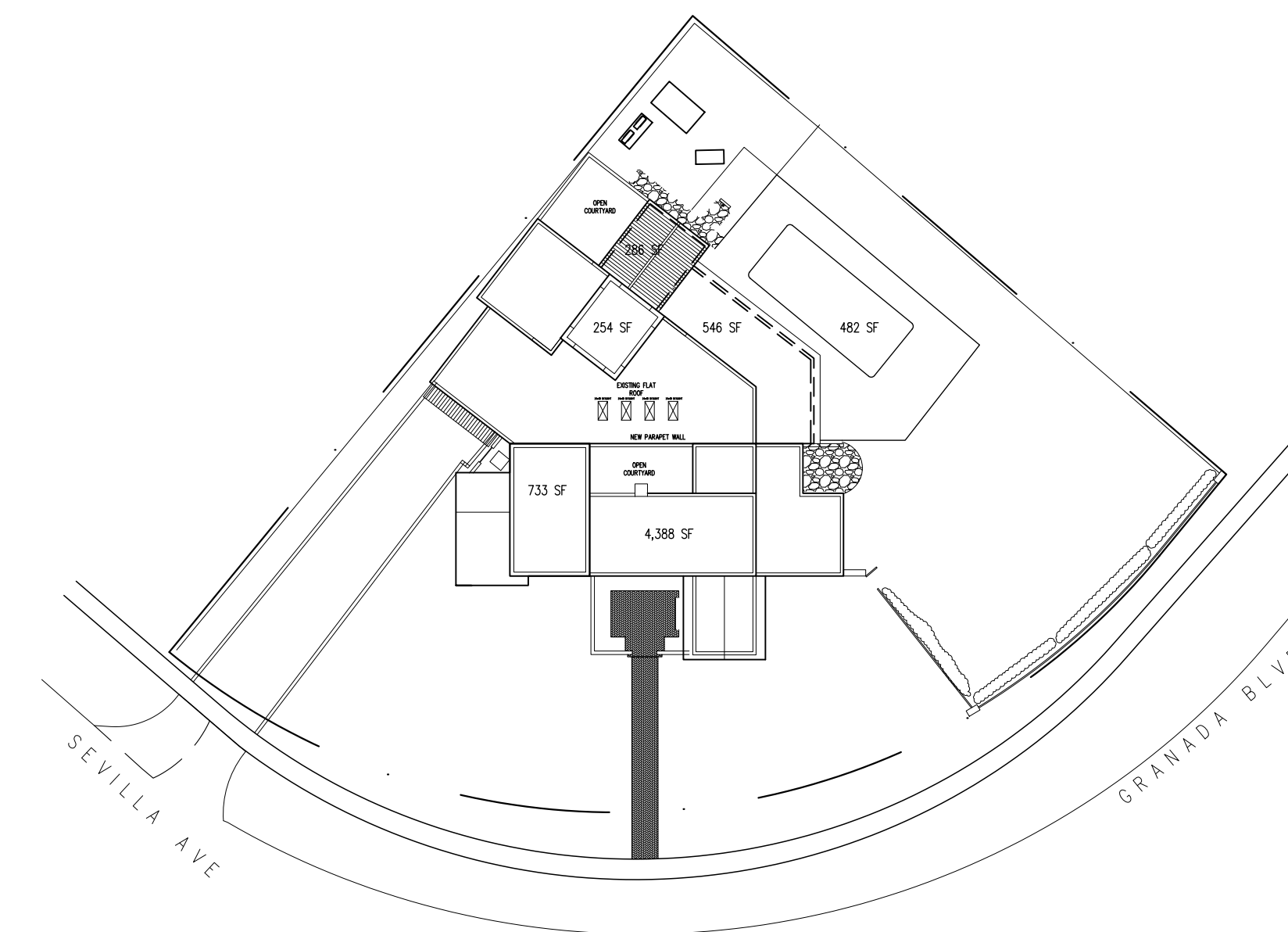
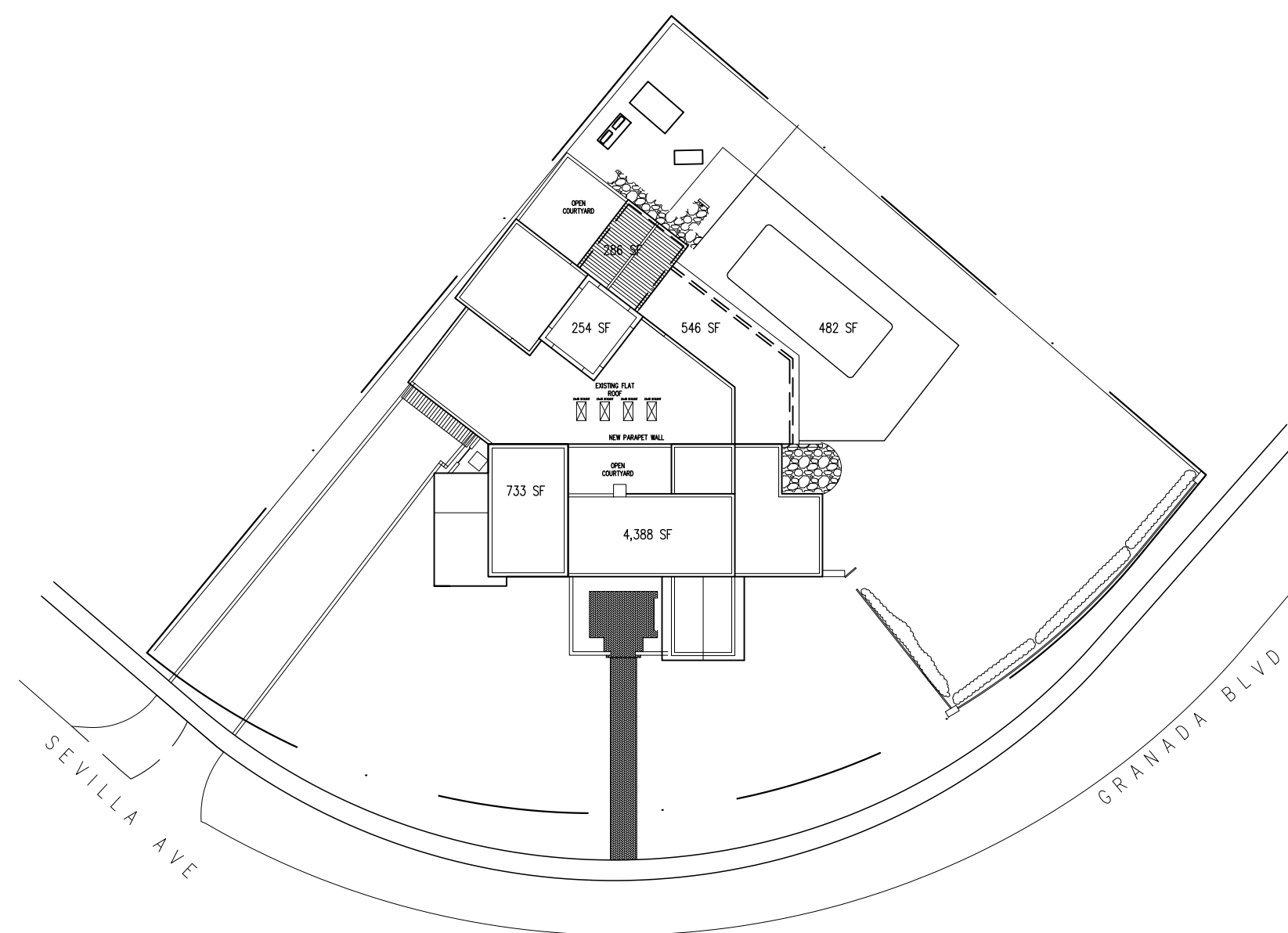
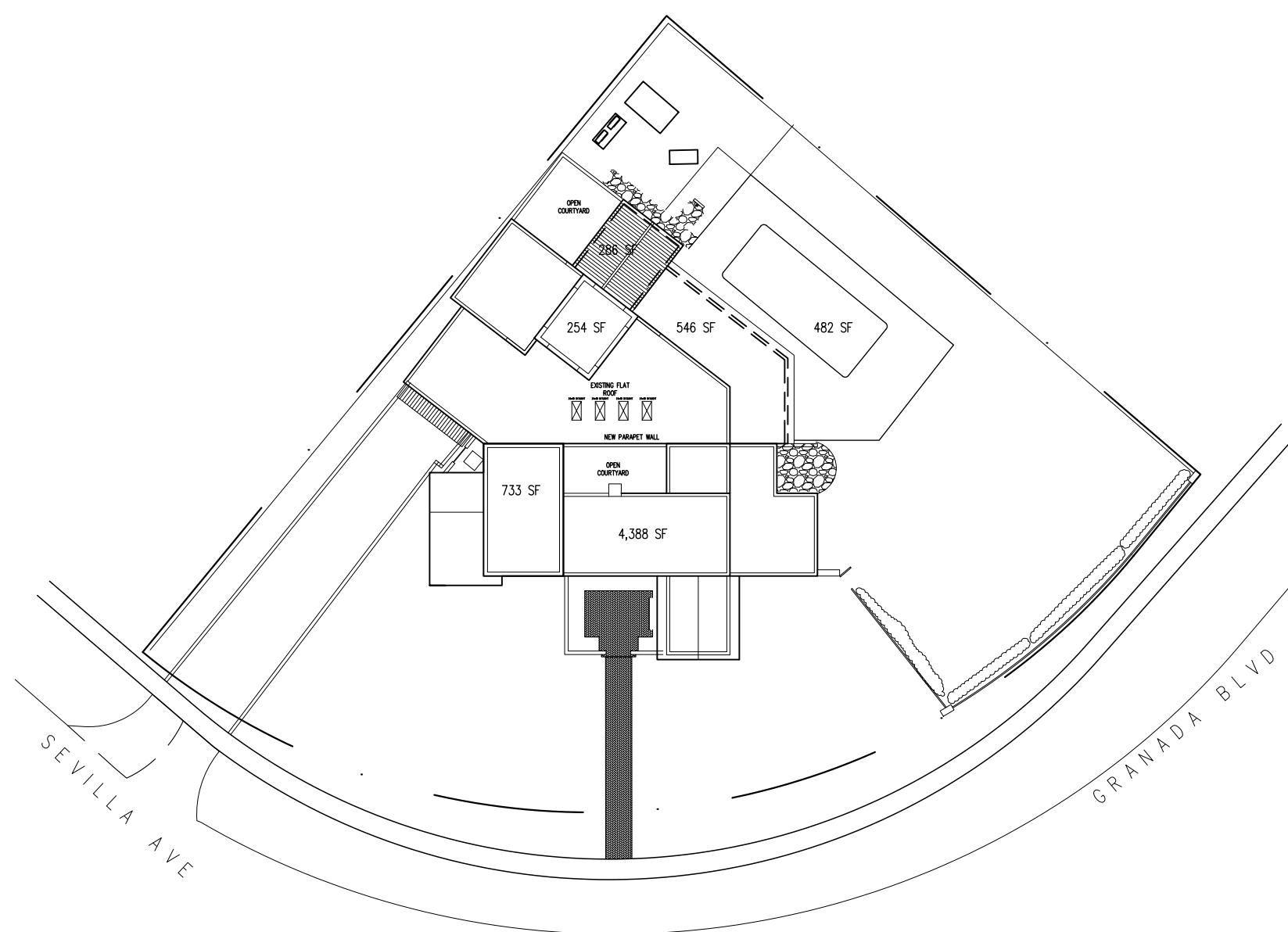
5,000 X 48%	= 2,400	TOTAL PROVIDED	= 4,385 S.F.
5,000 X 35%	= 1,750	EXIST. FIRST FLOOR	= 987 (733 + 254) S.F.
11,300 X 30%	= 3,390	EXIST. SECOND FLOOR	= 286 S.F.
MAXIMUM ALLOWED	= 7,540	ADDITION FIRST FLOOR	= 286 S.F.
		TOTAL	= 5,708 S.F.

LOT COVERAGE

35% GROUND COVERAGE	21,300 X 35% 7,455 S.F.	TOTAL PROVIDED	= 4,435 S.F.
		EXIST. RESIDENCE	= 286 S.F.
		ADDITION LIVING AREA	= 546 SF
		COVERED TERRACE	= 546 SF
		TOTAL	= 5,267 S.F.

TOTAL LOT COVERAGE

35% GROUND COVERAGE	21,300 X 45% 9,585 S.F.	TOTAL PROVIDED	= 4,435 S.F.
		EXIST. RESIDENCE	= 286 S.F.
		ADDITION LIVING AREA	= 546 SF
		COVERED TERRACE	= 546 SF
		EXISTING POOL	= 482 SF
		TOTAL	= 5,749 S.F.



DRAWING NOTES

DRAWING REVISIONS

BUENAVENTURA RESIDENCE
 2716 GRANADA BLVD
 CORAL GABLES FLORIDA 33134

PROJECT NO: 25-110

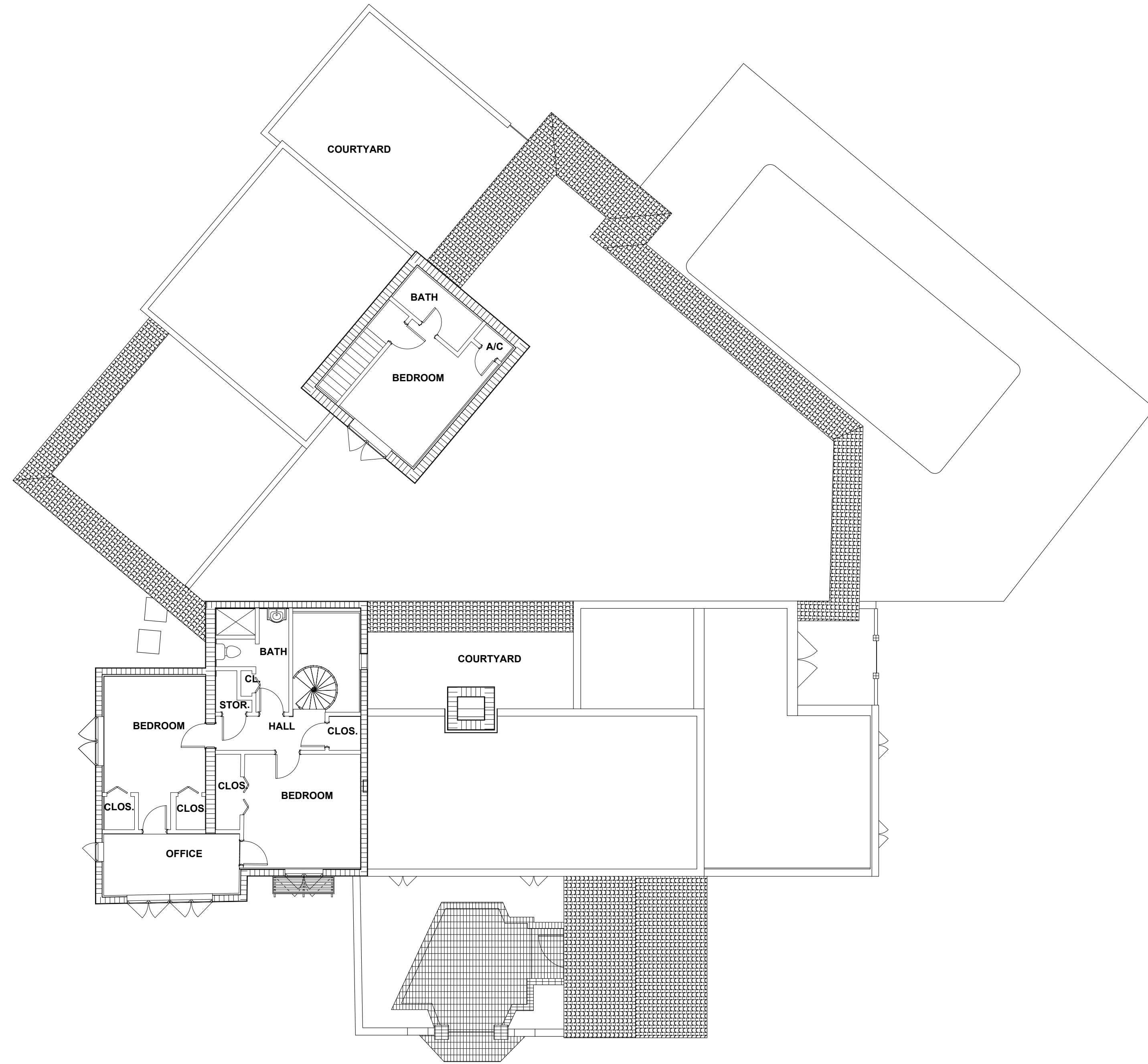
ZONING DATA

SCALE:

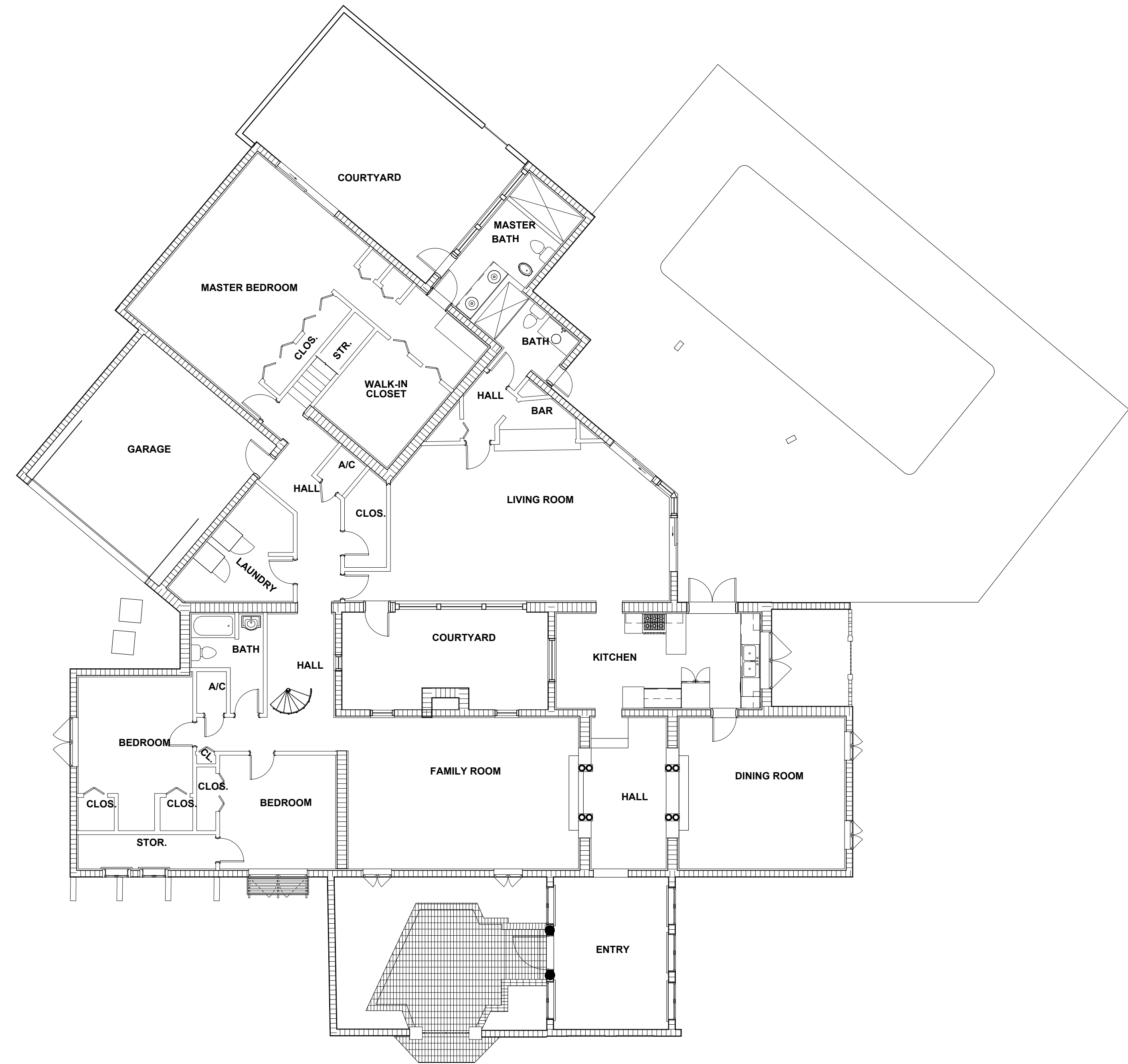
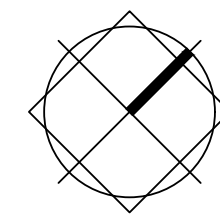
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DATE: 2.25.26

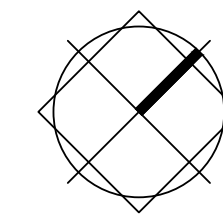
CALLUM GIBB ARCHITECT P A
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EXISTING SECOND FLOOR PLAN 1/8"



EXISTING GROUND FLOOR PLAN 1/8"



DRAWING REVISIONS

BUENAVENTURA
RESIDENCE
2716 GRANADA BLVD
CORAL GABLES FLORIDA 33134

PROJECT NO: 25:110

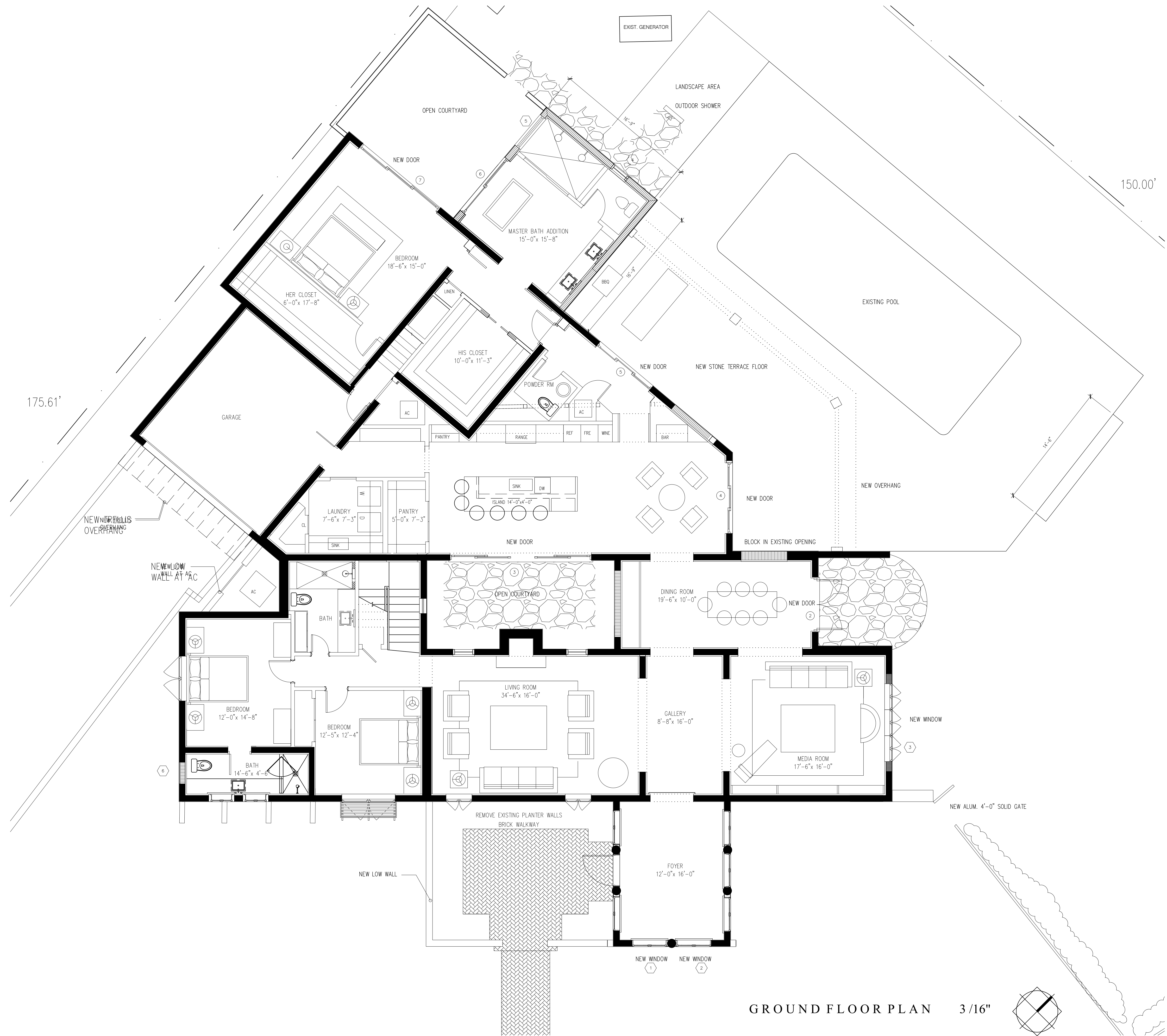
EXISTING
FLOOR PLANS

SCALE: 1/8"

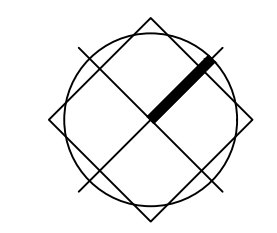
A.2.0

DATE: 2.25.26

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GROUND FLOOR PLAN 3/16"



DRAWING REVISIONS

BUENAVENTURA RESIDENCE
 2716 GRANADA BLVD
 CORAL GABLES FLORIDA 33134

PROJECT NO: 25-110

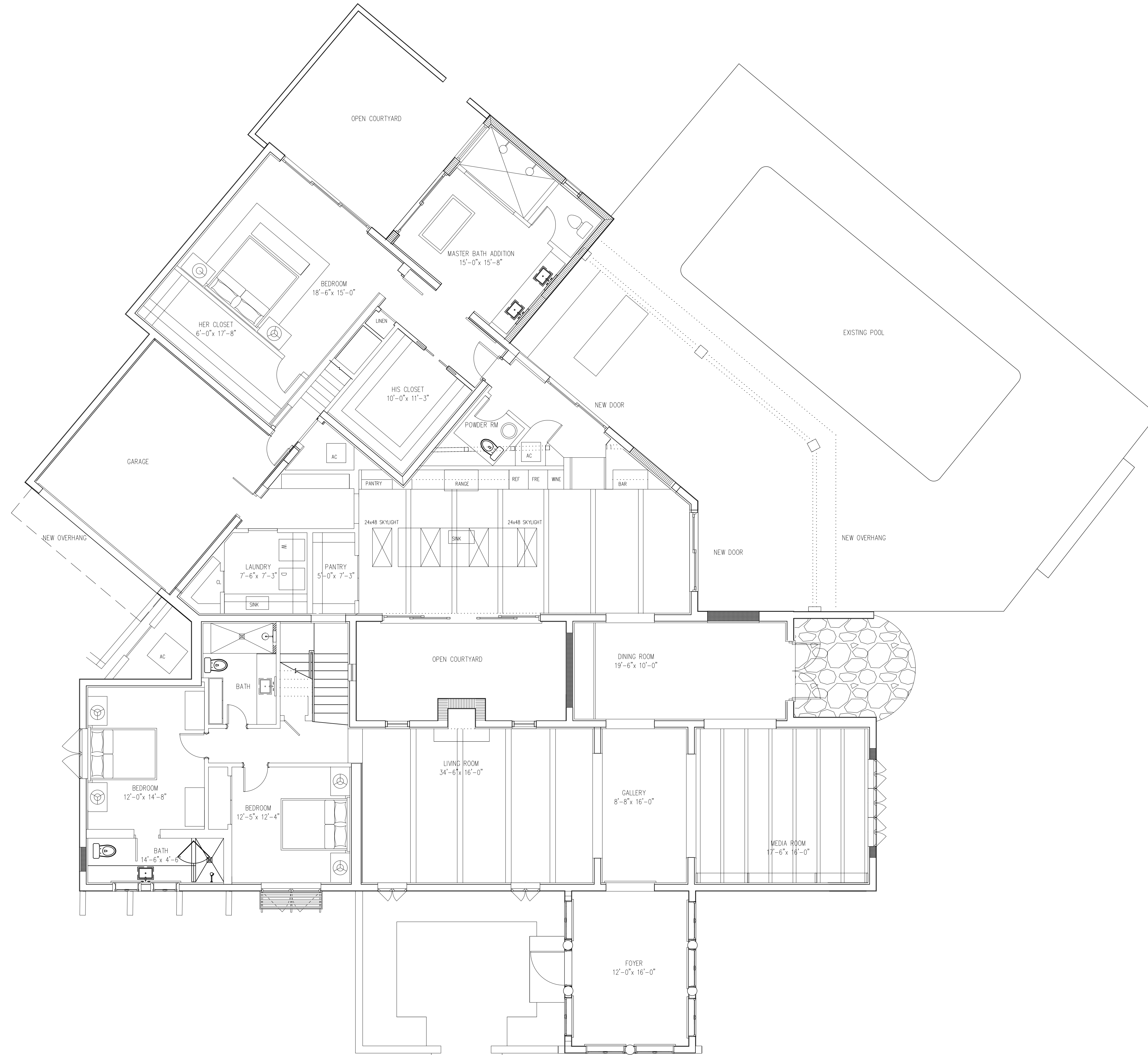
GROUND FLOOR PLAN

SCALE: 3/16"

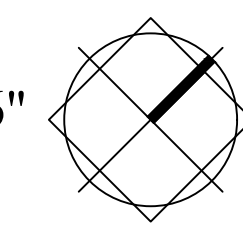
A.2.1

DATE: 2.6.26

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GROUND FLOOR RCP PLAN 3/16"



DRAWING REVISIONS

BUENAVENTURA RESIDENCE
 2716 GRANADA BLVD
 CORAL GABLES FLORIDA 33134

PROJECT NO: 25-110

GROUND FLOOR CEILING PLAN

SCALE: 3/16"

A.2.3

DATE: 2.25.26

CALLUM GIBB ARCHITECT P A
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EXISTING ELAVATION 1/4"

- 1 NEW DOOR IN ORIGINAL OPENING
- 2 NEW WINDOWS IN ORIGINAL OPENINGS TO MATCH EXISTING
- 3 LOW WALL WITH STUCCO FINISH
- 4 STAINED WOOD TRELLIS
- 5 PARAPET WITH TILE DETAIL
- 6 NEW WINDOWS IN NEW OPENINGS TO MATCH EXISTING
- 7 NEW FRENCH DOORS IN NEW OPENINGS TO MATCH EXISTING
- 8 NEW SLIDING DOORS IN NEW OPENINGS
- 9 MODIFIED ROOF OVERHANG AT TERRACE
- 10 NEW ADDITION
- 11 BARREL TILE ROOF TO MATCH EXISTING
- 12 MOLDED WING WALL
- 13 NEW WOOD COLUMNS OVER EXISTING STEEL

DRAWING REVISIONS

BUENAVENTURA RESIDENCE
 2716 GRANADA BLVD
 CORAL GABLES FLORIDA 33134

PROJECT NO: 25:110

ELEVATIONS

SCALE: 1/4"

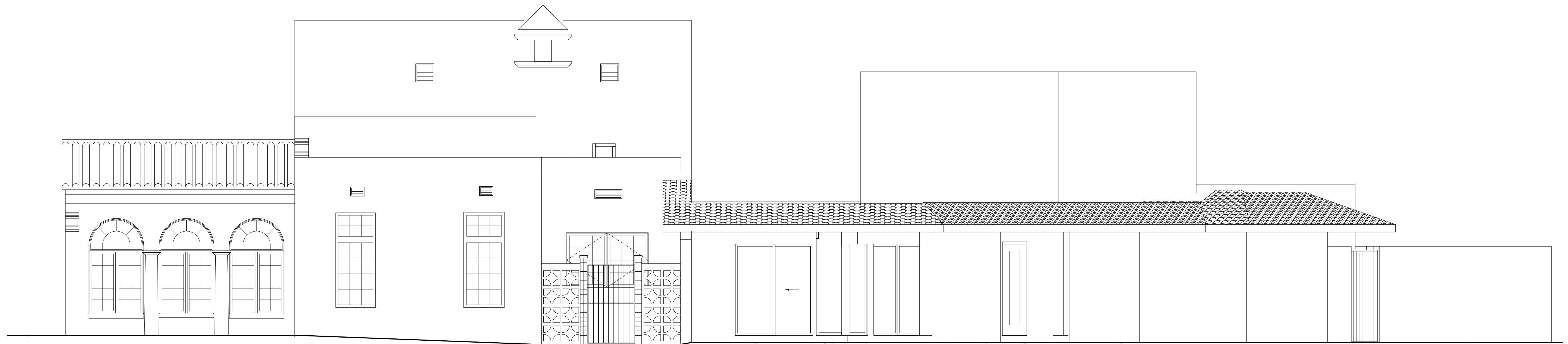
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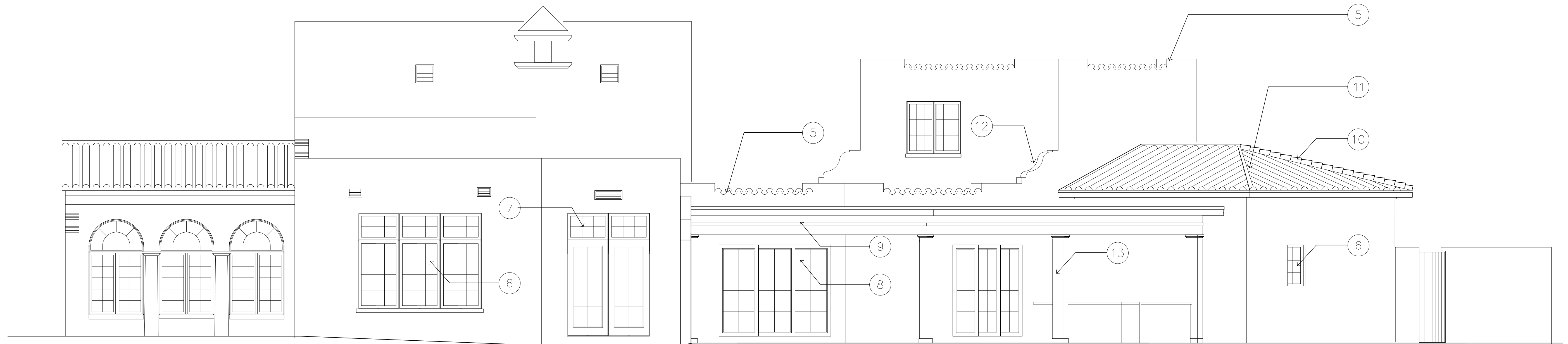
CALLUM GIBB ARCHITECT P A
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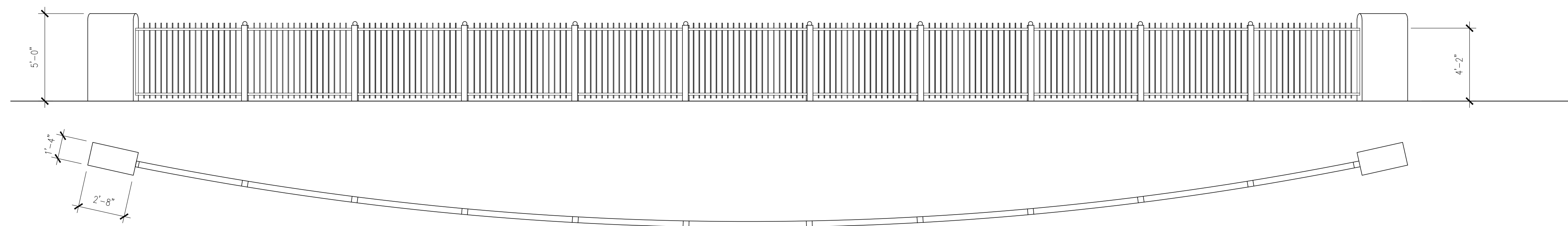
PROPOSED ELAVATION 1/4"



EXISTING ELAVATION 1/4"



PROPOSED ELAVATION 1/4"



PROPOSED FENCE ELAVATION 1/4"

- 1 NEW DOOR IN ORIGINAL OPENING
- 2 NEW WINDOWS IN ORIGINAL OPENINGS TO MATCH EXISTING
- 3 LOW WALL WITH STUCCO FINISH
- 4 STAINED WOOD TRELLIS
- 5 PARAPET WITH TILE DETAIL
- 6 NEW WINDOWS IN NEW OPENINGS TO MATCH EXISTING
- 7 NEW FRENCH DOORS IN NEW OPENINGS TO MATCH EXISTING
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- 11 BARREL TILE ROOF TO MATCH EXISTING

DRAWING REVISIONS

BUENAVENTURA RESIDENCE
2716 GRANADA BLVD
CORAL GABLES FLORIDA 33134

PROJECT NO: 25:110

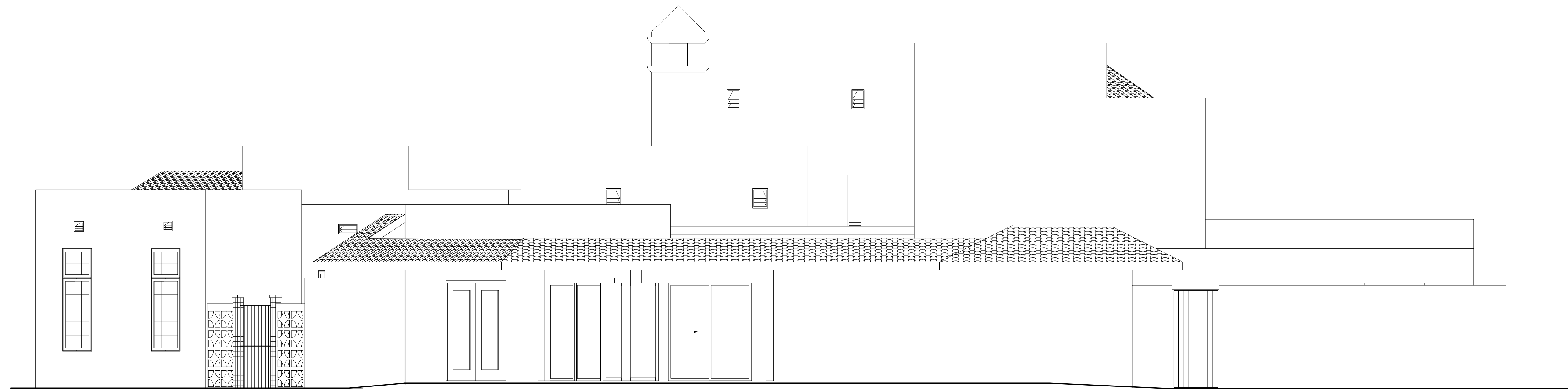
ELEVATIONS

SCALE: 1/4"

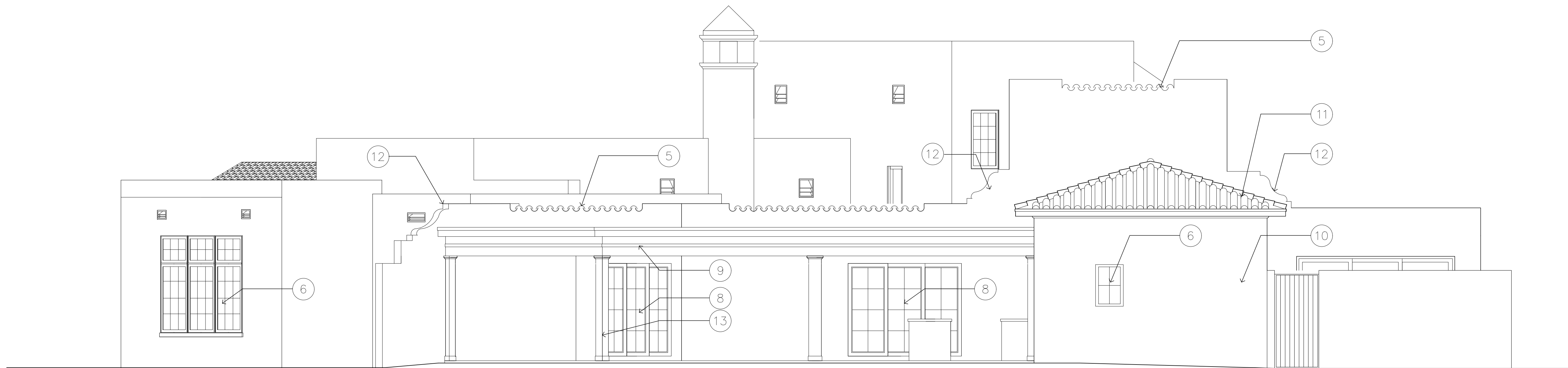
A.3.2

DATE: 2.25.26

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EXISTING ELAVATION 1/4"



PROPOSED ELAVATION 1/4"

- 1 NEW DOOR IN ORIGINAL OPENING
- 2 NEW WINDOWS IN ORIGINAL OPENINGS TO MATCH EXISTING
- 3 LOW WALL WITH STUCCO FINISH
- 4 STAINED WOOD TRELLIS
- 5 PARAPET WITH TILE DETAIL
- 6 NEW WINDOWS IN NEW OPENINGS TO MATCH EXISTING
- 7 NEW FRENCH DOORS IN NEW OPENINGS TO MATCH EXISTING
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DRAWING REVISIONS

BUENAVENTURA RESIDENCE
 2716 GRANADA BLVD
 CORAL GABLES FLORIDA 33134

PROJECT NO: 25-110

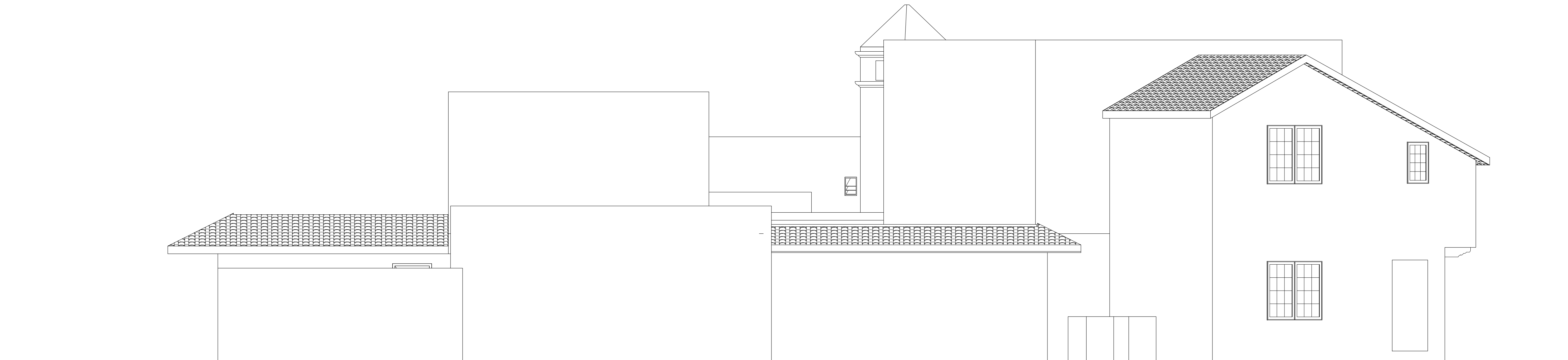
ELEVATIONS

SCALE: 1/4"

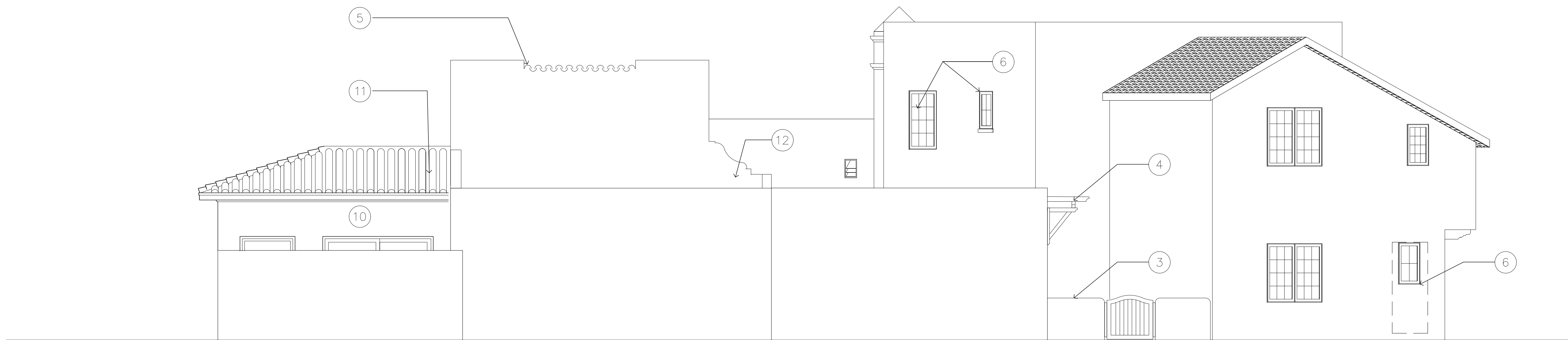
A.3.3

DATE: 2.25.26

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EXISTING ELAVATION 1/4"



PROPOSED ELAVATION 1/4"

- ① NEW DOOR IN ORIGINAL OPENING
- ② NEW WINDOWS IN ORIGINAL OPENINGS TO MATCH EXISTING
- ③ LOW WALL WITH STUCCO FINISH
- ④ STAINED WOOD TRELLIS
- ⑤ PARAPET WITH TILE DETAIL
- ⑥ NEW WINDOWS IN NEW OPENINGS TO MATCH EXISTING
- ⑦ NEW FRENCH DOORS IN NEW OPENINGS TO MATCH EXISTING
- ⑧ NEW SLIDING DOORS IN NEW OPENINGS
- ⑨ MODIFIED ROOF OVERHANG AT TERRACE
- ⑩ NEW ADDITION
- ⑪ BARREL TILE ROOF TO MATCH EXISTING
- ⑫ MOLDED WING WALL
- ⑬ NEW WOOD COLUMNS OVER EXISTING STEEL

DRAWING REVISIONS

BUENAVENTURA RESIDENCE
 2716 GRANADA BLVD
 CORAL GABLES FLORIDA 33134

PROJECT NO: 25:110

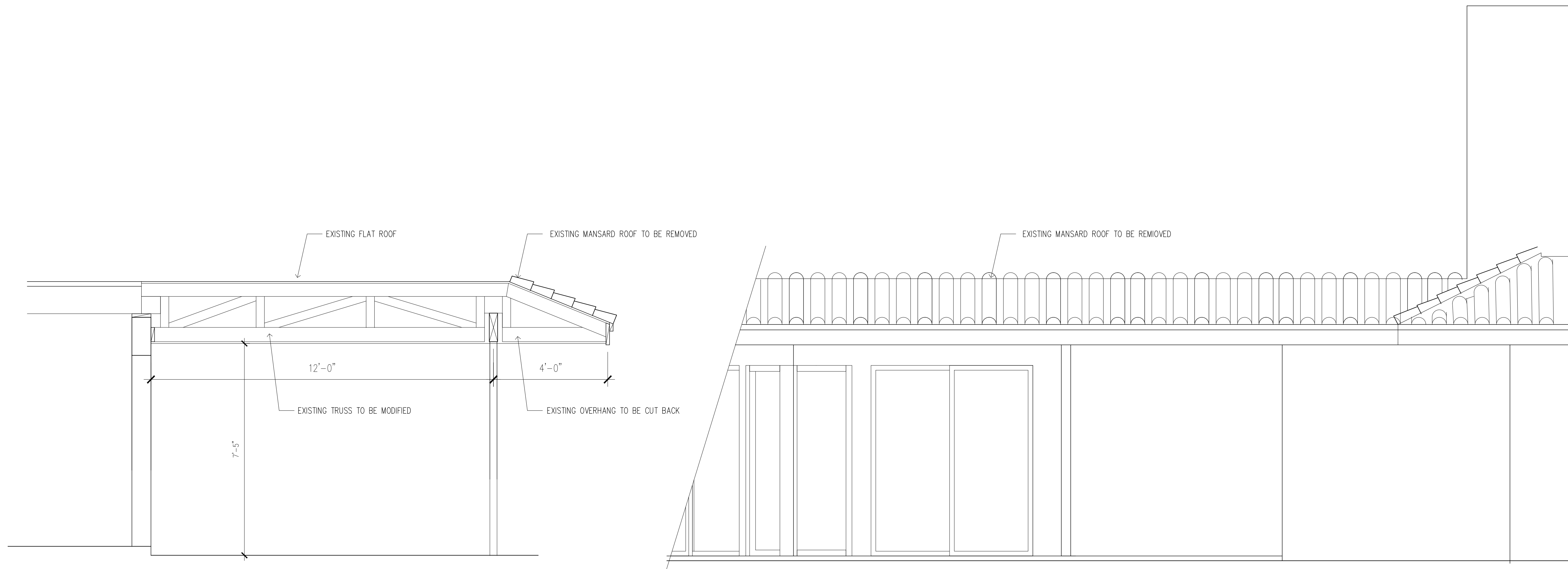
ELEVATIONS

SCALE: 1/4"

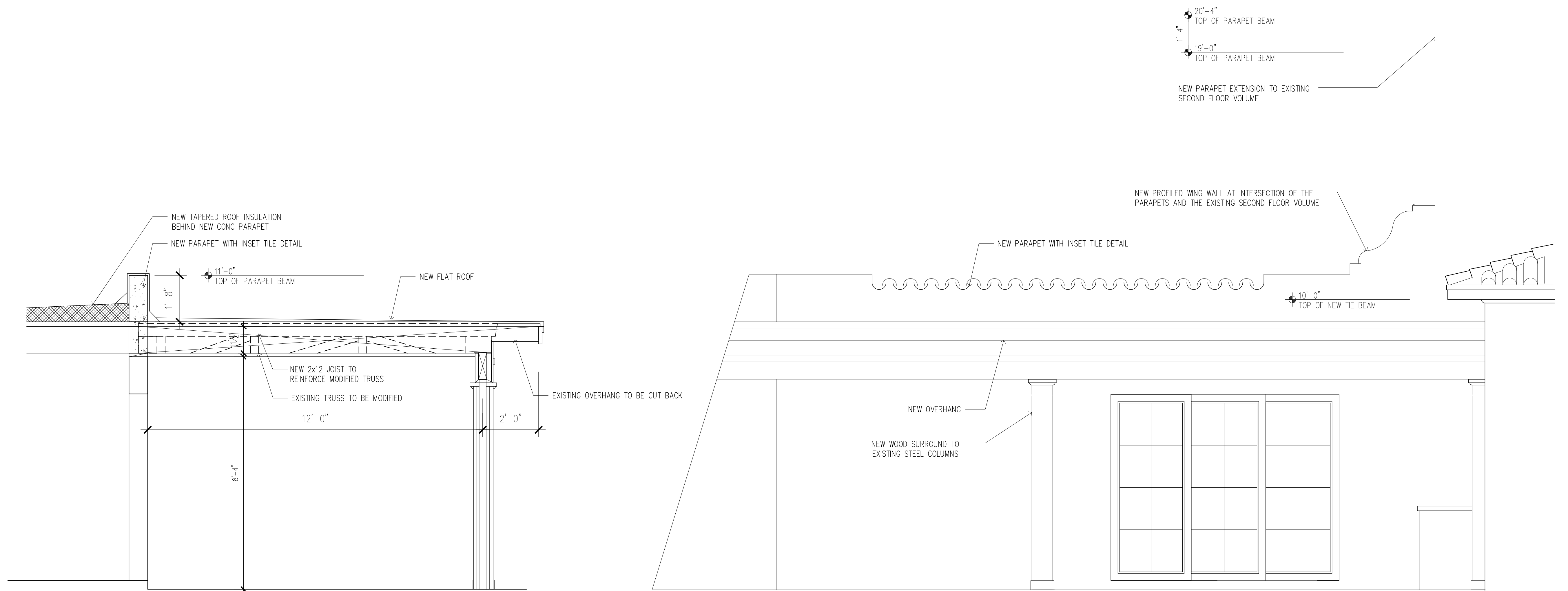
A.3.4

DATE: 2.25.26

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EXISTING ELAVATION & SECTION DETAIL 1/2"



PROPOSED ELAVATION & SECTION DETAIL 1/2"

DRAWING REVISIONS

BUENAVENTURA
RESIDENCE
2716 GRANADA BLVD
CORAL GABLES FLORIDA 33134

PROJECT NO: 25-110

ELEVATION DETAILS

SCALE: 1/4"

A.4.1

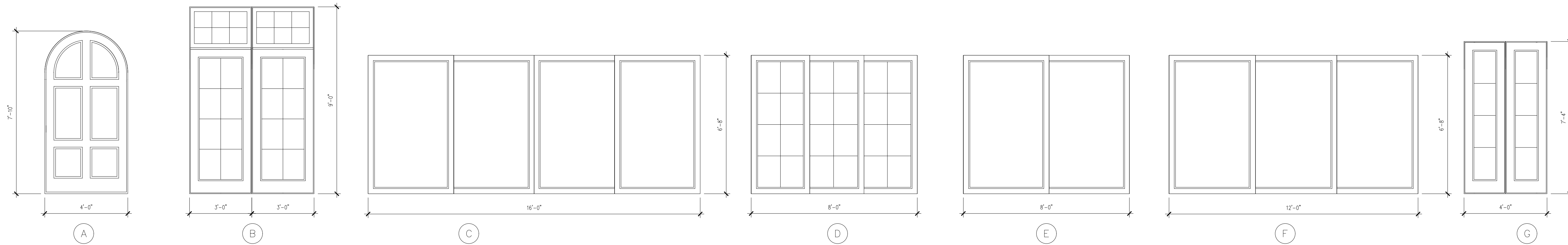
DATE: 2.25.26

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EXTERIOR DOOR SCHEDULE

GLASS AND FRAMES TO MATCH EXISTING WITH HI PROFILE MUNTINS

NO.	LOCATION	WIDTH	HEIGHT	TYPE	ELEV.	FRAME MAT.	DOOR MAT.	WIND LOAD	REMARKS	PROD. APP. NO.
1	ENTRY	4'-0"	7'-10"	FRENCH DOOR	A	WOOD	WOOD		NEW WOOD DOOR IN EXISTING OPENING	
2	DINING ROOM	6'-0"	9'-0"	FRENCH DOOR	B	ALUM	ALUM		NEW DOOR IN NEW OPENING	
3	KITCHEN	16'-0"	6'-8"	SLIDING DOOR	C	ALUM	ALUM		NEW DOOR IN NEW OPENING	
4	KITCHEN	8'-0"		SLIDING DOOR	D	ALUM	ALUM		NEW DOOR IN NEW OPENING	
5	HALL	8'-0"	6'-8"	SLIDING DOOR	D	ALUM	ALUM		NEW DOOR IN NEW OPENING	
6	MASTER BATHROOM	8'-0"	6'-8"	SLIDING DOOR	E	ALUM	ALUM		NEW DOOR IN NEW OPENING	
7	MASTER BEDROOM	12'-0"	6'-8"	SLIDING DOOR	F	ALUM	ALUM		NEW DOOR IN NEW OPENING	
8	BEDROOM	6'-0"	9'-0"	FRENCH DOOR	B	ALUM	ALUM		NEW DOOR IN ORIGINAL OPENING	



WINDOW SCHEDULE

GLASS AND FRAMES TO MATCH EXISTING WITH HI PROFILE MUNTINS

NO.	LOCATION	WIDTH	HEIGHT	TYPE	ELEV.	FRAME MAT.	REMARKS	PROD. APP. NO.
1	ENTRY	4'-0"	5'-4"	CASEMENT	A	ALUM	NEW WINDOW IN EXISTING OPENING	
2	ENTRY	4'-0"	5'-4"	CASEMENT	A	ALUM	NEW WINDOW IN EXISTING OPENING	
3	MEDIA ROOM	9'-0"	5'-4"	CASEMENT	B	ALUM	NEW WINDOW IN NEW OPENING	
4	MASTER BATHROOM	2'-2"	3'-3"	CASEMENT	C	ALUM	NEW WINDOW IN NEW OPENING	
5	MASTER BATHROOM	4'-0"	5'-6"	FIXED	D	ALUM	NEW WINDOW IN NEW OPENING	
6	BATH	2'-2"	3'-3"	CASEMENT	C	ALUM	NEW WINDOW IN NEW OPENING	
7	SECOND FLOOR GYM	5'-0"	4'-2"	CASEMENT	E	ALUM	NEW WINDOW IN NEW OPENING	
8	STAIR	3'-0"	5'-0"	CASEMENT	F	ALUM	NEW WINDOW IN NEW OPENING	
9	BATH	2'-2"	3'-3"	CASEMENT	C	ALUM	NEW WINDOW IN NEW OPENING	



DRAWING REVISIONS

BUENAVENTURA RESIDENCE
2716 GRANADA BLVD
CORAL GABLES FLORIDA 33134

PROJECT NO: 25:110

DOOR AND WINDOW SCHEDULE

SCALE:

A.5.1

DATE: 2.25.26

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