



# ZONING DATA

ZONING R-USE DISTRICT.  
LOT AREA 50,000 S.F.

SETBACKS	ALLOWED:	FRONT	50'-0"
		INTERIOR	15'-0"
		REAR	25'-0"
	PROPOSED	FRONT	65'-0"
		INTERIOR	30'-0" N.C.
		REAR	112'-3", 83'-2"

LOT GROUND AREA:

ALLOWED	15%-50,000 S.F.	7500 S.F.
ALLOWED	5%-22,806 S.F.	1140 S.F.
ALL ACCESSORY USES.		

TOTAL ALLOWED 8,640 S.F.

GROUND LEVEL

HOUSE EXISTING	5,939 S.F.	EXISTING
MAIN FRONT PORCH	121 S.F.	EXISTING
SERVICE PORCH #1	37 S.F.	EXISTING
SERVICE PORCH #2	84 S.F.	EXISTING
GARAGE #1	551 S.F.	EXISTING
GARAGE #2	480 S.F.	EXISTING * MODIFIED
NEW BREAKFAST NOOK	280 S.F.	NEW
	7492 S.F.	

ACCESSORY USE

CABANNA NEW	100 S.F.	* MAX ALLOWED
POOL NEW	790 S.F.	
FOUNTAIN #1	115 S.F.	NEW.
FOUNTAIN #2	65 S.F.	NEW.
	1070 S.F.	

MAX. S.F. FLOOR AREA

ALLOWED

48% OF FIRST 5000 S.F.	2400 S.F.
35% OF NEXT 5000 S.F.	1750 S.F.
30% OF NEXT 40,000 S.F.	12000 S.F.
TOTAL ALLOWED	16,150 S.F.

EXISTING & PROPOSED

HOUSE FIRST FLOOR	5939 S.F.	EXISTING
NEW BREAKFAST NOOK	280 S.F.	NEW
GARAGE #1 AT 50%	276 S.F.	EXISTING
GARAGE #2 AT 50%	240 S.F.	* MODIFIED
	6735 S.F.	

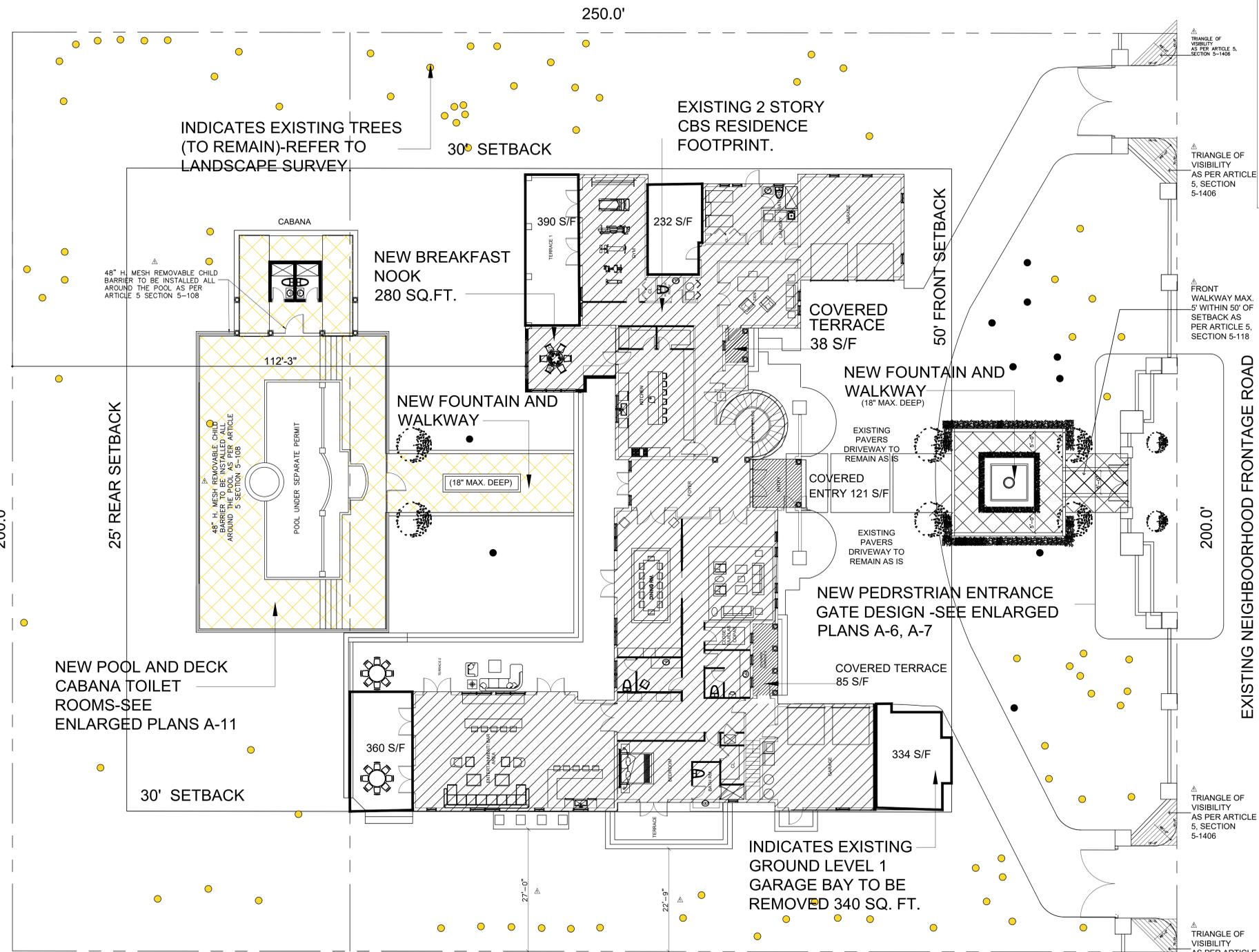
HOUSE SECOND FLOOR 4026 S.F. EXISTING

NEW ADDITION OVER GAR. #1	1200 S.F.	NEW
NEW ADDITION OVER GAR. #2	520 S.F.	NEW
ENCLOSURE TERRACE SOUTH	377 S.F.	NEW
NEW ADDITION REAR SOUTH	560 S.F.	NEW
NEW ADDITION REAR NORTH	747 S.F.	NEW
	7053 SQ. FT	

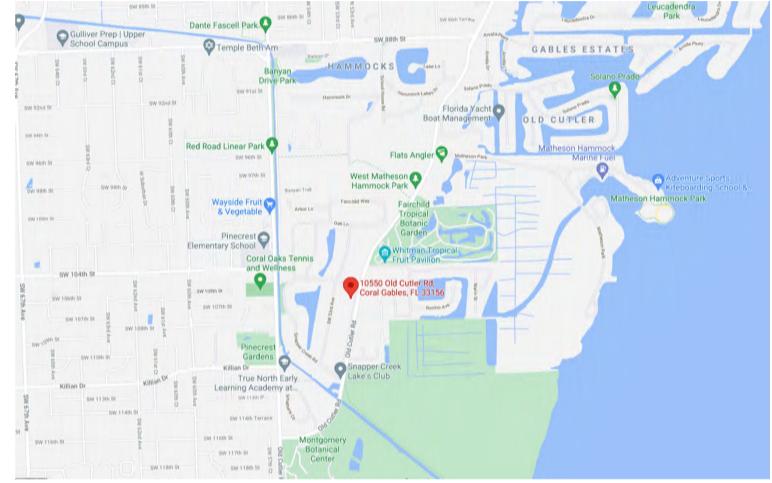
TOTAL ALLOWED 16,150 S.F. 13,788 SQ. FT. TOTAL

LANDSCAPE AREA:

REQUIRED	35% OF 50,000 S.F.	17,500 S.F.
PROVIDED	-7492 S.F. HOUSE COVERGE	
	-3899 COVERGE	
	-6100 COVERGE	
	-2700 COVERGE	
	-20,191 COVERGE	
	GREEN AREA TOTAL	29,809 S.F.



PROPOSED SITE PLAN  
SCALE: 3/32" = 1'-0"



LOCATION PLAN  
SCALE: N.T.S.

Renovations to:  
10550 Old Cutler Rd.  
Coral Gables, Florida

**N25**  
ARCHITECTURE CO.  
6262 SW 40 Street Suite 2A  
Miami, Florida 33155  
Phone 305-566-5151  
Florida License AR0016380

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Sheet Title:  
**PROPOSED SITE PLAN**

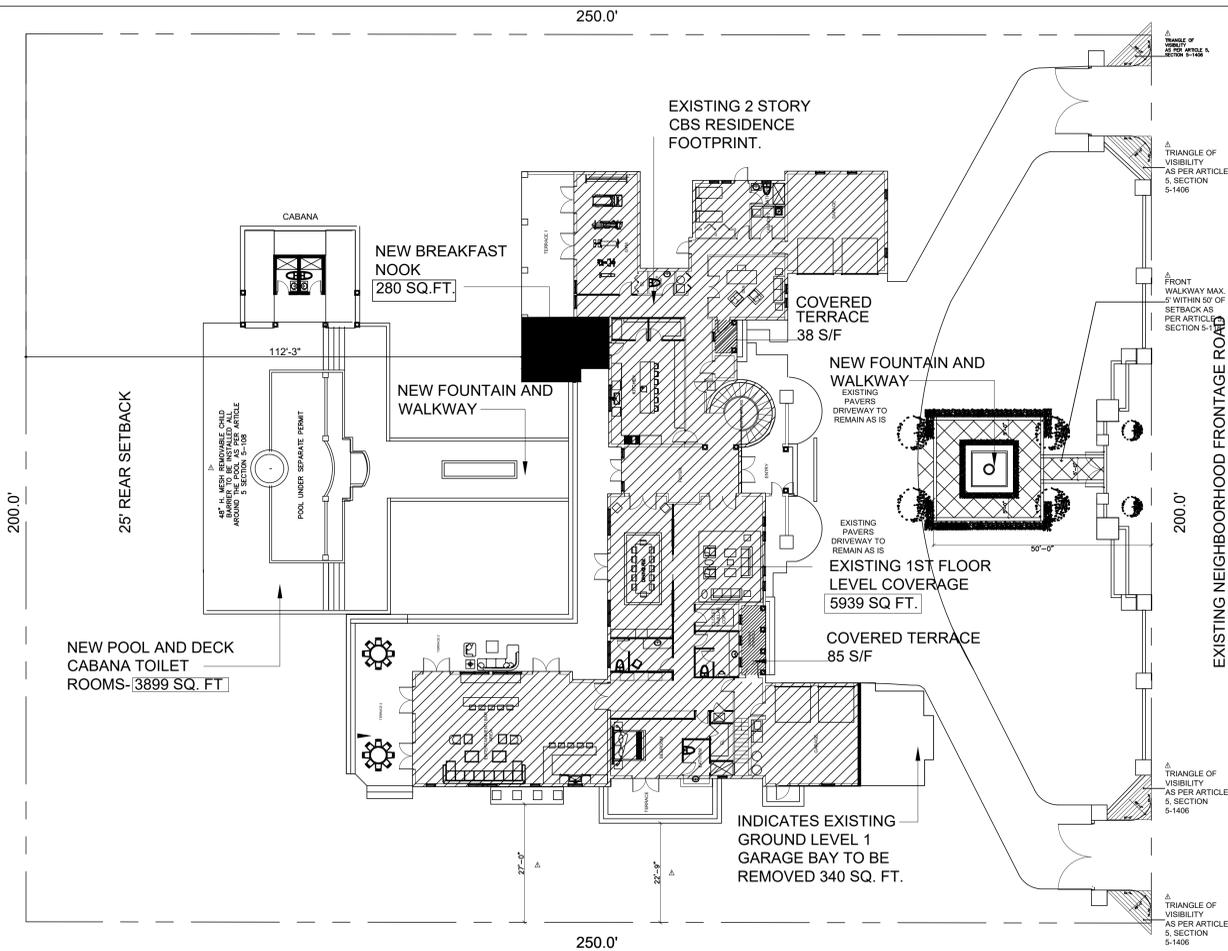
Issue Date: Project No.  
**June 02, 2021**

Drawing No.:  
**A-0**

Professional of Record: Norman Blandon, R.A.  
Registration No. AR-0016380

- 48" H. MESH REMOVABLE CHILD BARRIER LOCATED AT 20" MIN. AWAY FROM WATER'S EDGE. ONE END NOT TO BE REMOVABLE WITHOUT THE AID OF TOOLS.
- TO BE IN COMPLIANCE WITH R4501.17.1.15:  
A mesh safety barrier meeting the requirements of Section R4501.17 and the following minimum requirements shall be considered a barrier as defined in this section:
- Individual component vertical support posts shall be capable of resisting a minimum of 52 pounds (229 N) of horizontal force prior to breakage when measured at a 36-inch (914 mm) height above grade. Vertical posts of the child mesh safety barrier shall extend a minimum of 3 inches (76 mm) below deck level and shall be spaced no greater than 36 inches (914 mm) apart.
  - The mesh utilized in the barrier shall have a minimum tensile strength according to ASTM D 5034 of 100 lbf., and a minimum ball burst strength according to ASTM D 3787 of 150 lbf. The mesh shall not be capable of deformation such that a ¼ -inch (6.4 mm) round object could pass through the mesh. The mesh shall receive a descriptive performance rating of no less than "trace discoloration" or "slight discoloration" when tested according to ASTM G 53 (Weatherability, 1,200 hours).
  - When using a molding strip to attach the mesh to the vertical posts, this strip shall contain, at a minimum, #8 by ½-inch (12.7 mm) screws with a minimum of two screws at the top and two at the bottom with the remaining screws spaced a maximum of 6 inches (152 mm) apart on center.
  - Patio deck sleeves (vertical post receptacles) placed inside the patio surface shall be of a nonconductive material.
  - A latching device shall attach each barrier section at a height no lower than 45 inches (11 613 mm) above grade. Common latching devices that include, but are not limited to, devices that provide the security equal to or greater than that of a hook and eye type latch incorporating a spring actuated retaining lever (commonly referred to as a safety gate hook).
  - The bottom of the child mesh safety barrier shall not be more than 1 inch (25 mm) above the deck or installed surface (grade).





FAR DIAGRAMS

F.A.R. DIAGRAMS

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

ZONING DATA

ZONING R-USE DISTRICT.  
 LOT AREA 50,000 S.F.  
 SETBACKS ALLOWED: FRONT 50'-0"  
 INTERIOR 15'-0"  
 REAR 25'-0"

PROPOSED FRONT 65'-0"  
 INTERIOR 30'-0" N.C.  
 REAR 112'-3", 83'-2"

LOT GROUND AREA:  
 ALLOWED 15%-50,000 S.F. 7500 S.F.  
 ALLOWED 5%-22,806 S.F. 1140 S.F.  
 ALL ACCESSORY USES.

TOTAL ALLOWED 8,640 S.F.

GROUND LEVEL  
 HOUSE EXISTING 5,939 S.F. EXISTING  
 MAIN FRONT PORCH 121 S.F. EXISTING  
 SERVICE PORCH #1 37 S.F. EXISTING  
 SERVICE PORCH #2 84 S.F. EXISTING  
 GARAGE #1 551 S.F. EXISTING  
 GARAGE #2 480 S.F. EXISTING \* MODIFIED  
 NEW BREAKFAST NOOK 280 S.F. NEW  
 7492 S.F.

ACCESSORY USE

CABANNA NEW	100 S.F.	* MAX ALLOWED
POOL NEW	790 S.F.	
FOUNTAIN #1	115 S.F.	NEW.
FOUNTAIN #2	65 S.F.	NEW.
	1070 S.F.	

MAX. S.F. FLOOR AREA ALLOWED

48% OF FIRST 5000 S.F.	2400 S.F.
35% OF NEXT 5000 S.F.	1750 S.F.
30% OF NEXT 40,000 S.F.	12000 S.F.
TOTAL ALLOWED	16,150 S.F.

EXISTING & PROPOSED

HOUSE FIRST FLOOR	5939 S.F.	EXISTING	
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GARAGE #1 AT 50%	276 S.F.	EXISTING	
GARAGE #2 AT 50%	240 S.F.	* MODIFIED	
	6735 S.F.		
HOUSE SECOND FLOOR	4026 S.F.	EXISTING	
NEW ADDITION OVER GAR, #1	1200 S.F.	NEW	
NEW ADDITION OVER GAR, #2	520 S.F.	NEW	
ENCLOSURE TERRACE SOUTH	377 S.F.	NEW	
NEW ADDITION REAR SOUTH	560 S.F.	NEW	
NEW ADDITION REAR NORTH	747 S.F.	NEW	
	7053 SQ. FT.		
TOTAL ALLOWED	16,150 S.F.		13,788 SQ. FT. TOTAL

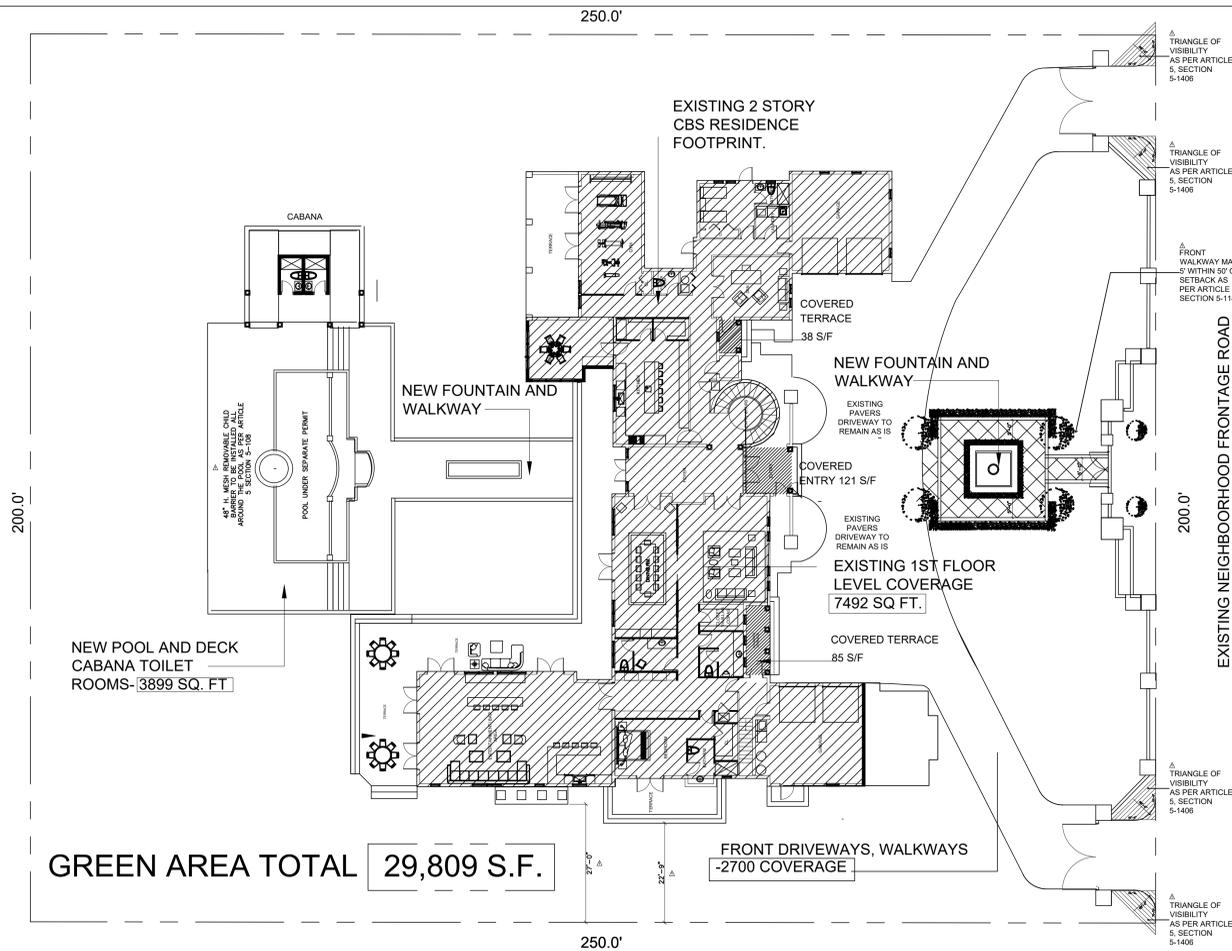
LANDSCAPE AREA:

REQUIRED 40% OF 50,000 S.F. 20,000 S.F.

PROVIDED  
 POOL AND DECK AREA -7492 S.F. HOUSE COVERAGE  
 FRONT DRIVEWAYS, WALKWAYS -6100 COVERAGE  
 REAR TERRACE, WALKWAYS -2700 COVERAGE  
 -20,191 COVERAGE  
 GREEN AREA TOTAL 29,809 S.F.

FRONT AREA LANDSCAPE

-7,585 S.F.



LANDSCAPE DIAGRAMS

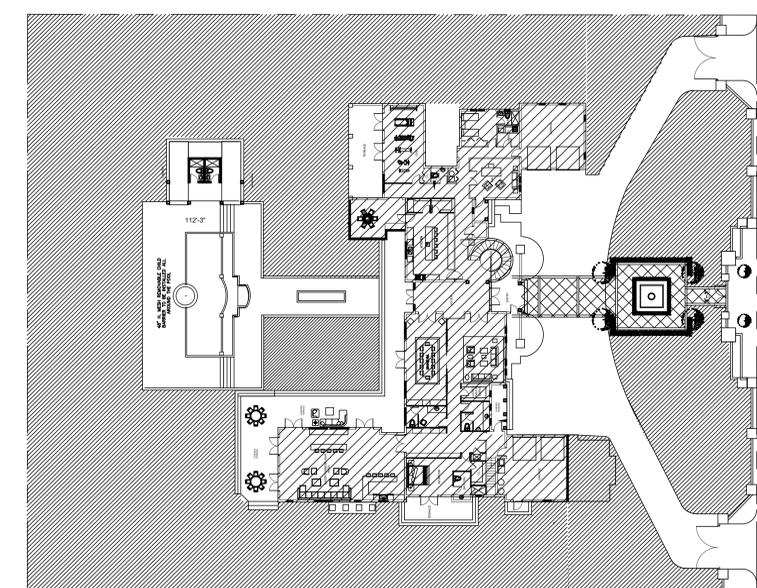
LANDSCAPE DIAGRAMS

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

LANDSCAPE AREA:

REQUIRED 40% OF 50,000 S.F. 20,000 S.F.

PROVIDED  
 POOL AND DECK AREA -7492 S.F. HOUSE COVERAGE  
 FRONT DRIVEWAYS, WALKWAYS -6100 COVERAGE  
 REAR TERRACE, WALKWAYS -2700 COVERAGE  
 -20,191 COVERAGE  
 GREEN AREA TOTAL 29,809 S.F. (59.6%)



GREEN AREAS

FRONT AREA LANDSCAPE GREEN AREA REQUIRED 40% OF 50,000 S.F. 20,000 S.F.

LANDSCAPE GREEN AREA TOTAL 29,809 S.F. (59.6%) PROVIDED

FRONT AREA LANDSCAPE GREEN AREA

REQUIRED 20% OF 29,809 S.F. 5961 S.F.

PROVIDED -7,585 S.F.

Renovations to:  
 10550 Old Cutler Rd.  
 Coral Gables, Florida

N25  
 ARCHITECTURE CO.

6262 SW 40 Street  
 Suite 2A  
 Miami, Florida 33155  
 Phone 305-666-5151  
 Florida License AR 0016380

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Sheet Title:

PROPOSED CALCULATIONS

Issue Date: Project No.

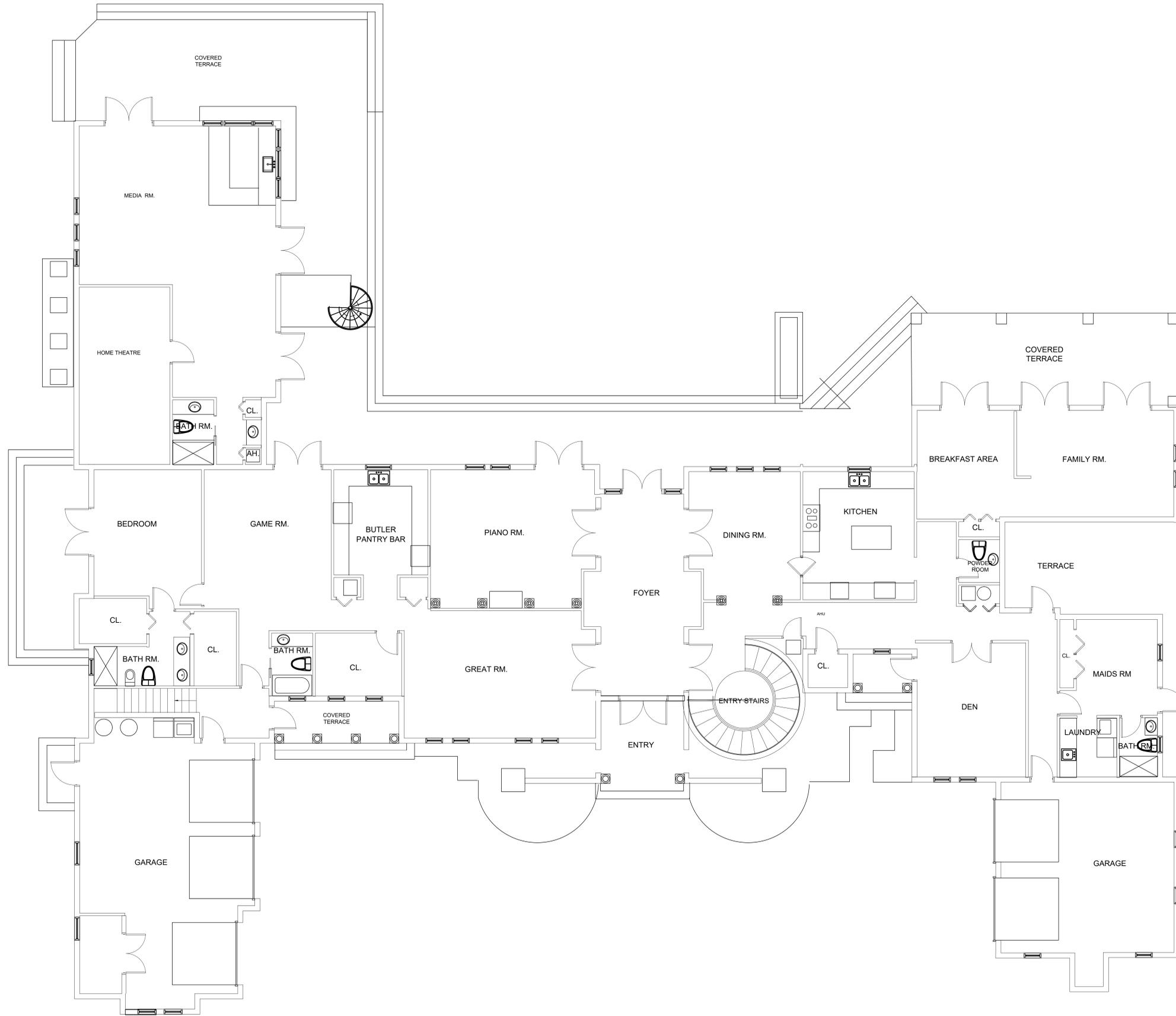
June 02, 2021

Drawing No.:

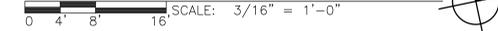
A-01

Professional of Record: Norman Blandon, R.A.  
 Registration No. AR-0016380

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EXISTING GROUND FLOOR PLAN



Renovations to:  
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**RENOVATIONS**

10550 OLD CUTLER RD.  
CORAL GABLES, FL

Sheet Title:

EXISTING  
FLOOR PLAN

Issue Date: Project No.

June 02, 2021

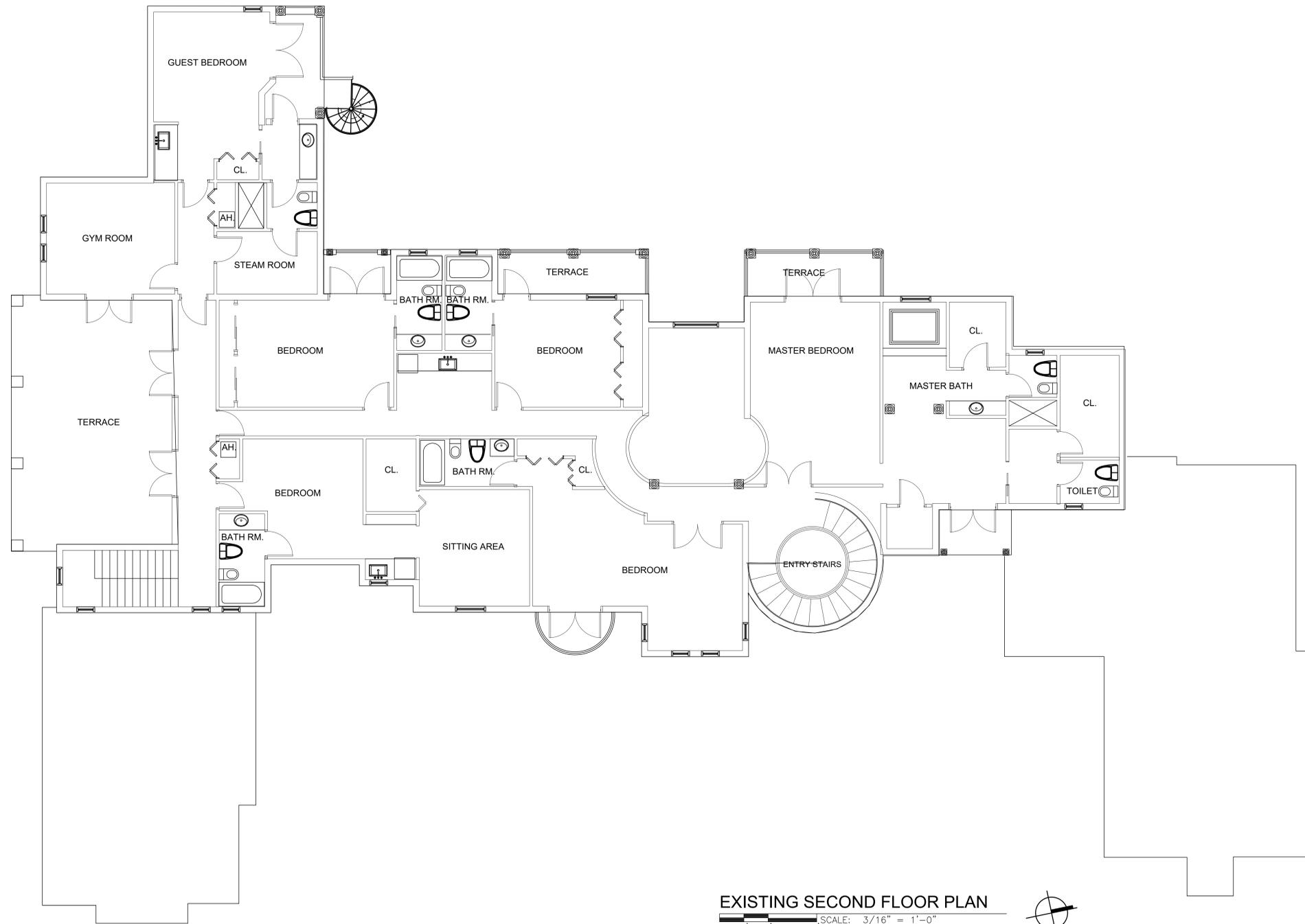
Drawing No.:

**A-1**

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**EXISTING SECOND FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"



Renovations to:  
 10550 Old Cutler Rd.  
 Coral Gables, Florida

**N25**  
 ARCHITECTURE CO.  
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Sheet Title:  
**EXISTING  
 SECOND FLOOR PLAN**

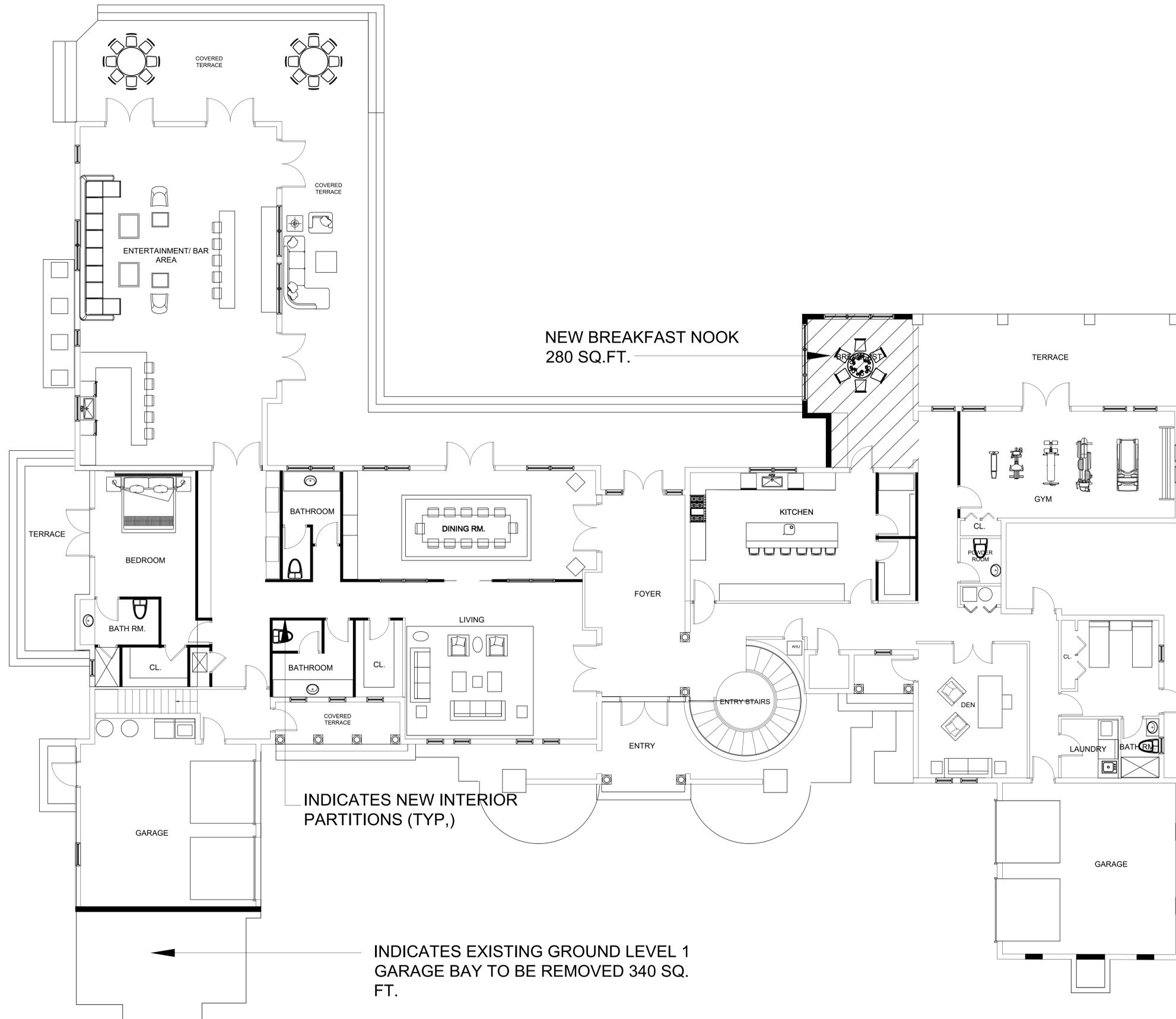
Issue Date: Project No.  
*June 02, 2021*

Drawing No.:  
**A-2**

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NEW BREAKFAST NOOK  
280 SQ.FT.

INDICATES NEW INTERIOR  
PARTITIONS (TYP.)

INDICATES EXISTING GROUND LEVEL 1  
GARAGE BAY TO BE REMOVED 340 SQ.  
FT.

PROPOSED GROUND FLOOR PLAN

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



Renovations to:  
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RENOVATIONS

Sheet Title:

PROPOSED  
GROUND FLOOR PLAN

Issue Date: Project No.

June 02, 2021

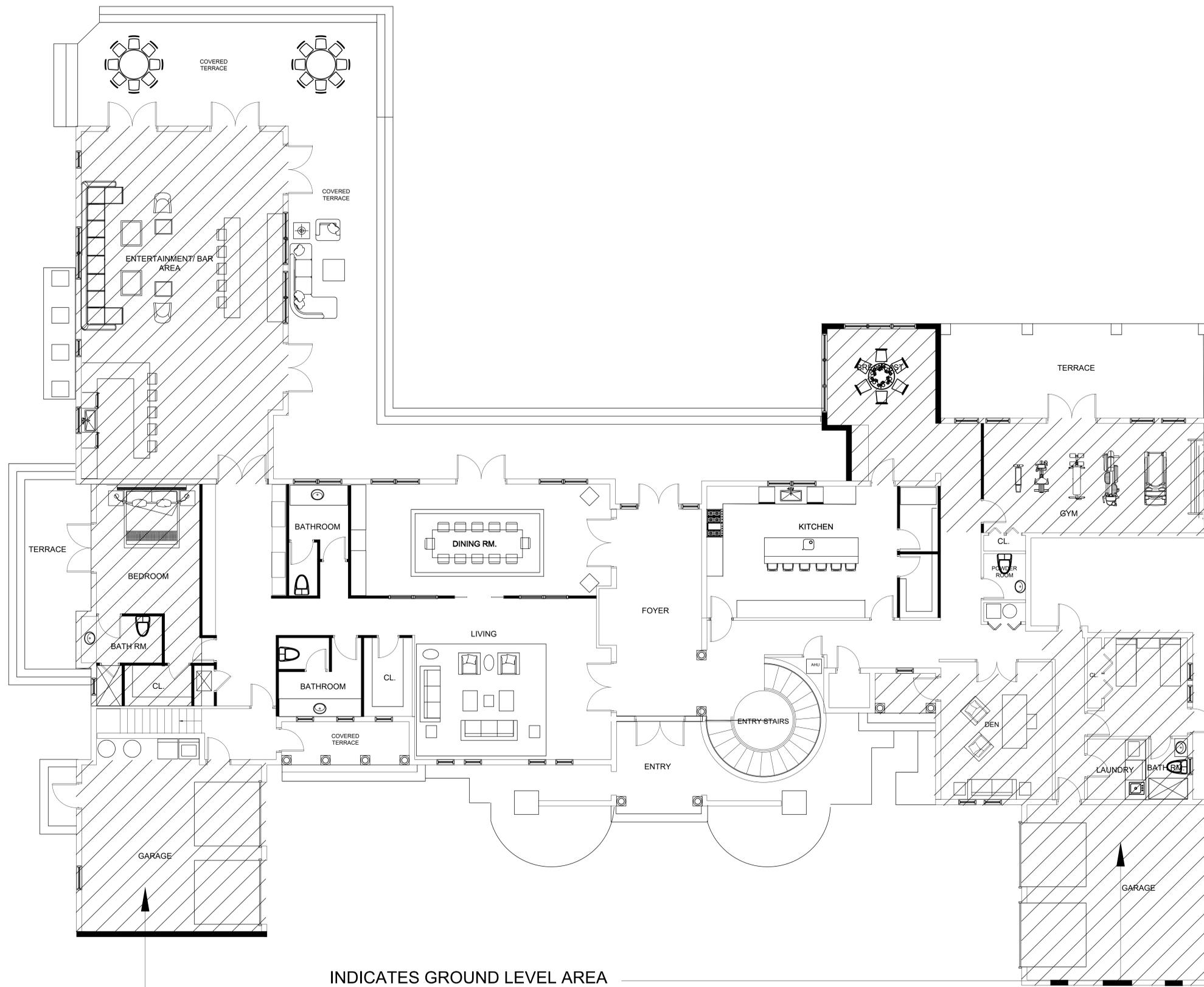
Drawing No.:

**A-3**

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Registration No. AR-0016380

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INDICATES GROUND LEVEL AREA  
(PRESENTLY ONE STORY) TO BE  
EFFECTED BY NEW SECOND LEVEL TO  
BE BUILT ABOVE.

PROPOSED GROUND FLOR PLAN

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



Renovations to:  
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RENOVATIONS

Sheet Title:

PROPOSED  
GROUND FLOOR PLAN

Issue Date: Project No.

June 02, 2021

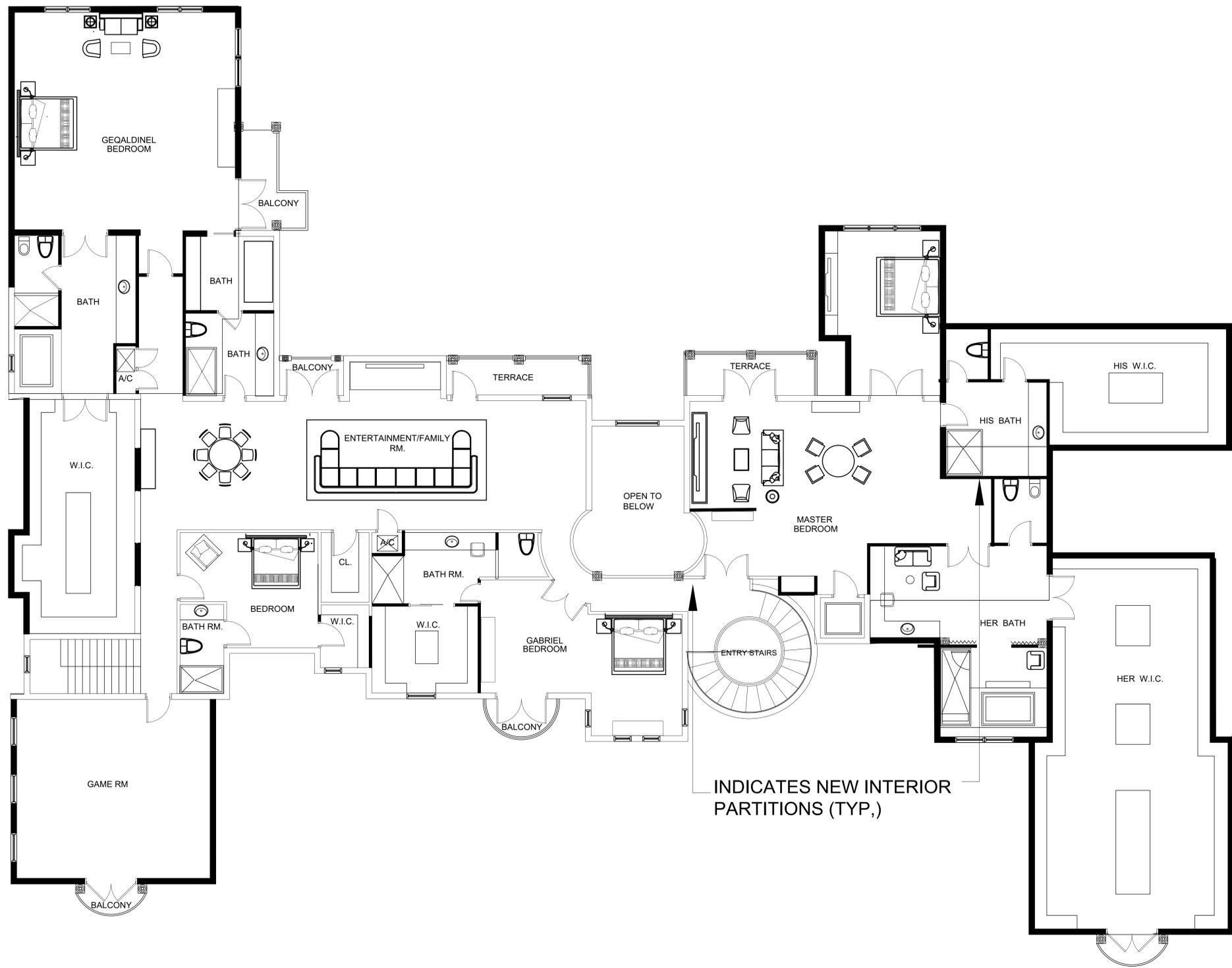
Drawing No.:

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**PROPOSED SECOND FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"

INDICATES NEW INTERIOR PARTITIONS (TYP.)

Renovations to:  
 10550 Old Cutler Rd.  
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**RENOVATIONS**

Sheet Title:

PROPOSED  
 SECOND FLOOR PLAN

Issue Date: Project No.

June 02, 2021

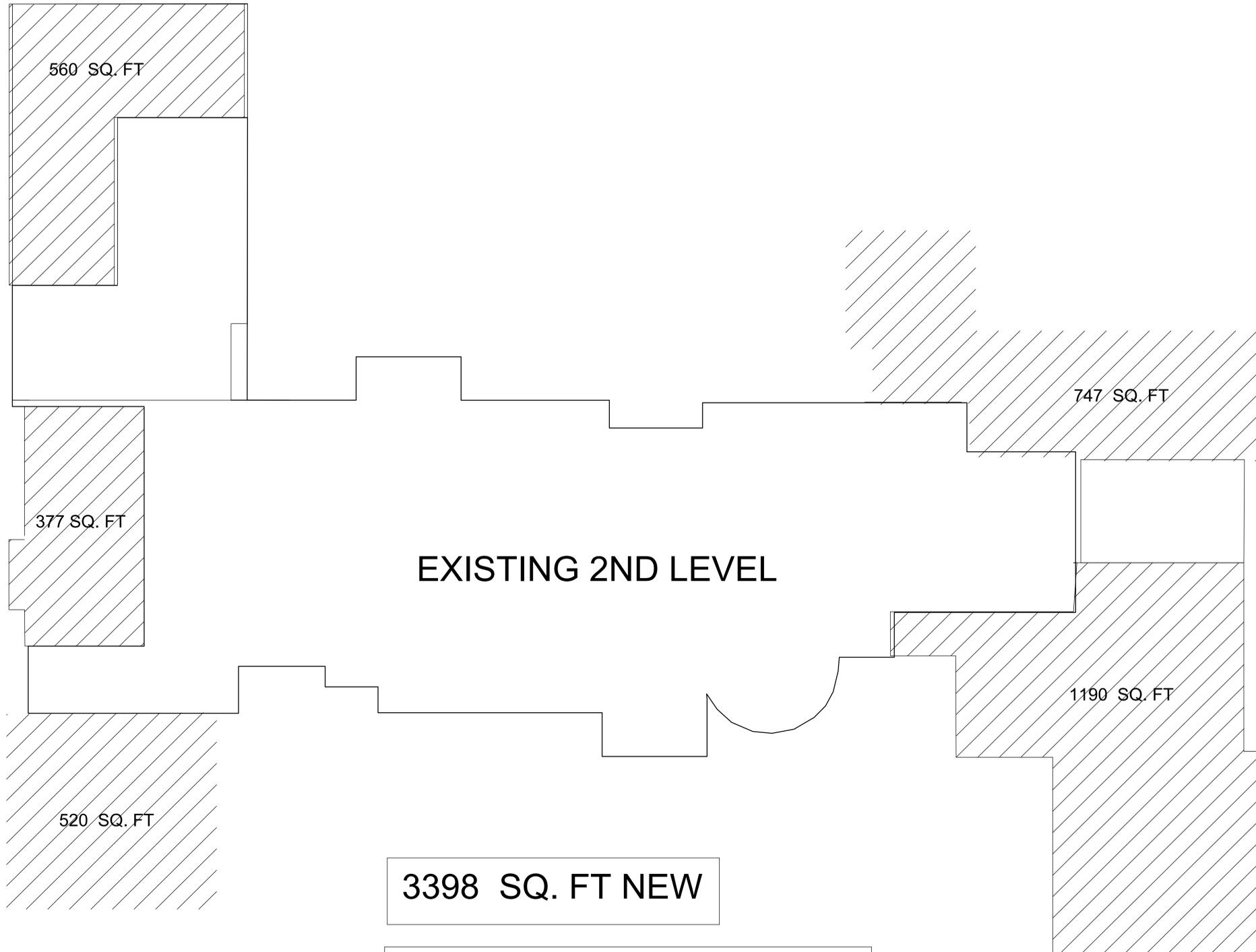
Drawing No.:

**A-4**

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**EXISTING 2ND LEVEL**

**3398 SQ. FT NEW**

**4026 SQ. FT EXISTING**

**SECOND FLOOR CALCULATIONS**  
 SCALE: 3/16" = 1'-0"



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**10550 OLD CUTLER RD.  
 CORAL GABLES, FL**

Sheet Title:  
**SECOND FLOOR  
 AREA CALCULATIONS**

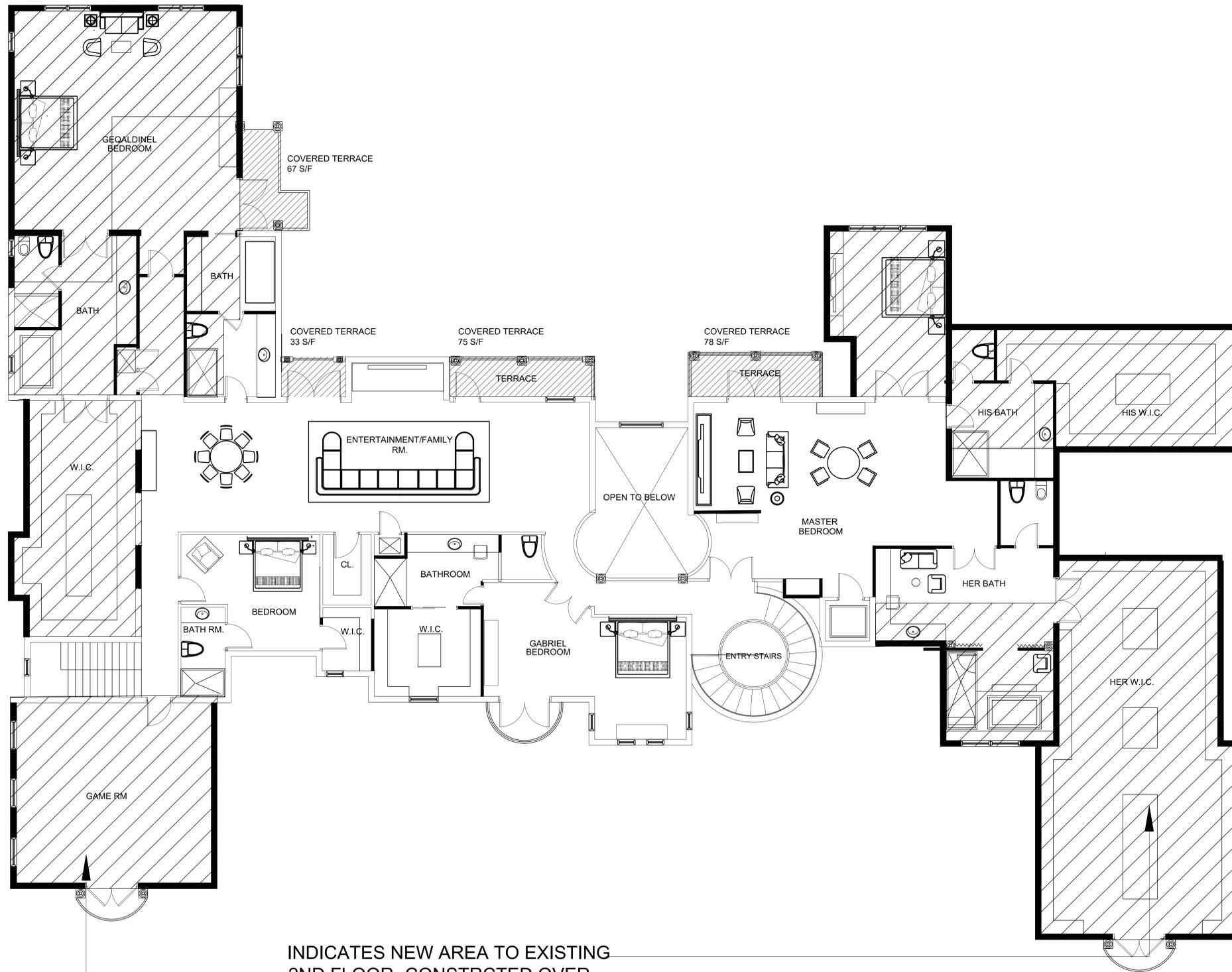
Issue Date: **June 02, 2021**      Project No.:

Drawing No.:  
**A-4A**

Professional of Record: **Norman Blandon, R.A.**  
 Registration No. AR-0016380

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INDICATES NEW AREA TO EXISTING  
2ND FLOOR- CONSTRUCTED OVER  
EXISTING GROUND LEVEL FOOTPRINT.

PROPOSED SECOND FLOOR PLAN

0 4 8 16 SCALE: 3/16" = 1'-0"



Renovations to:  
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RENOVATIONS

Sheet Title:

PROPOSED  
SECOND FLOOR PLAN

Issue Date: Project No.

June 02, 2021

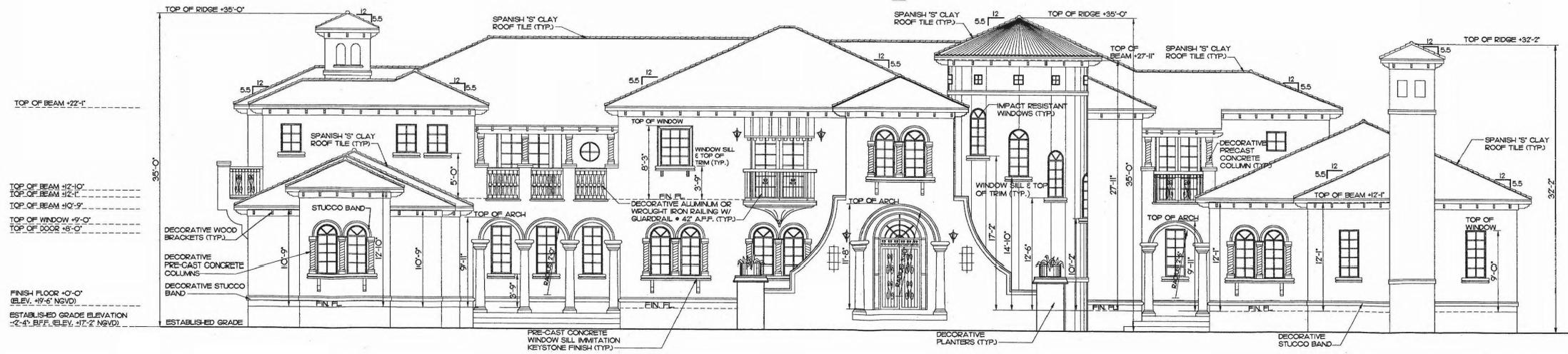
Drawing No.:

**A-4B**

Professional of Record: Norman Blandon, R.A.  
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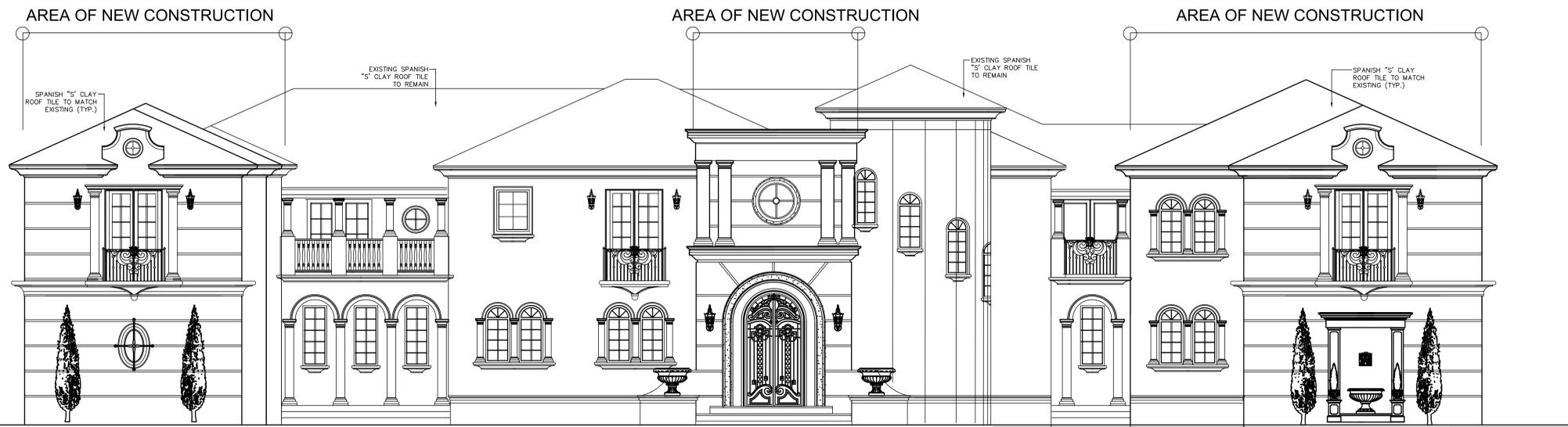
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EXISTING FRONT ELEVATION

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



PROPOSED FRONT ELEVATION

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



Renovations to:  
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Sheet Title:

FRONT ELEVATION

Issue Date: Project No.

June 02, 2021

Drawing No.:

A-5

Professional of Record: Norman Blandon, R.A.  
Registration No. AR-0016380

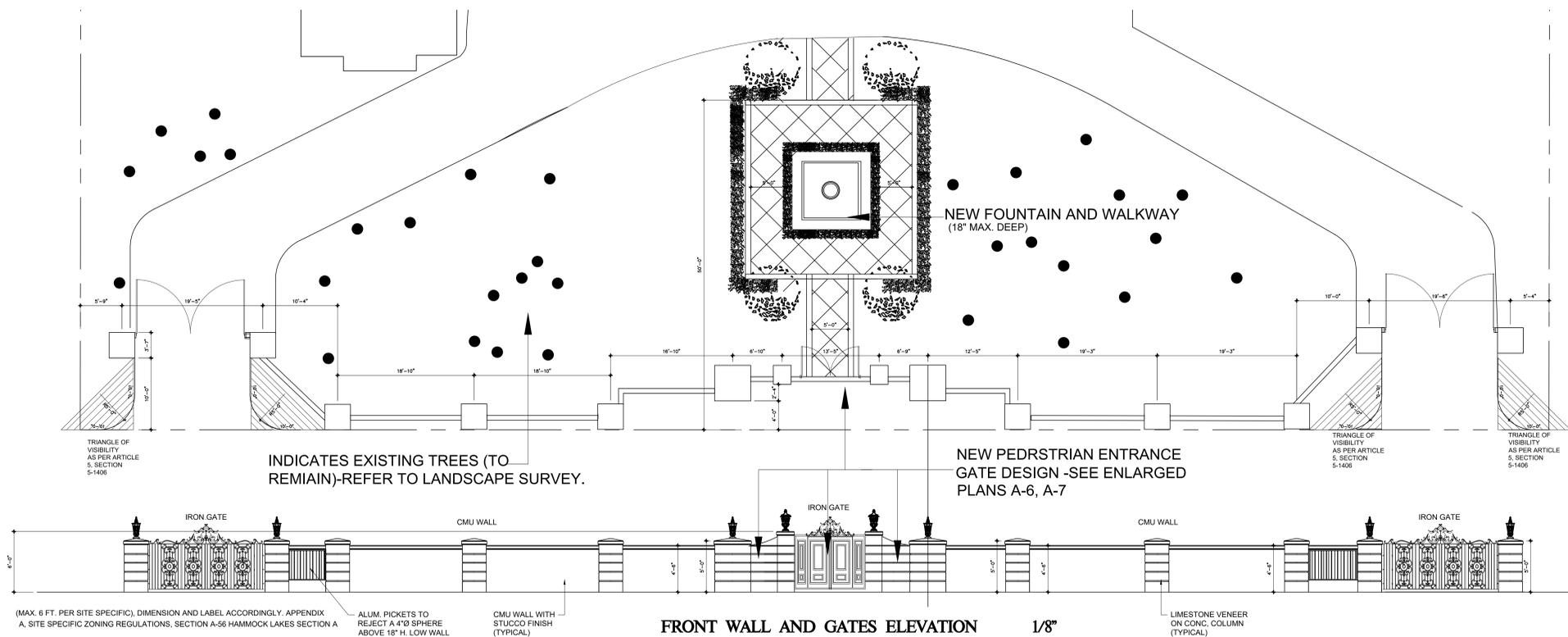
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**FRONT WALL AND GATES ELEVATION 1/8"**

**NOTE :**  
ALL PANEL & COLUMN SURFACES EXPOSED TO THE EXTERIOR OF THE PROPERTY ARE TO BE FINISHED WITH ANTI-GRAFFITI PAINT.

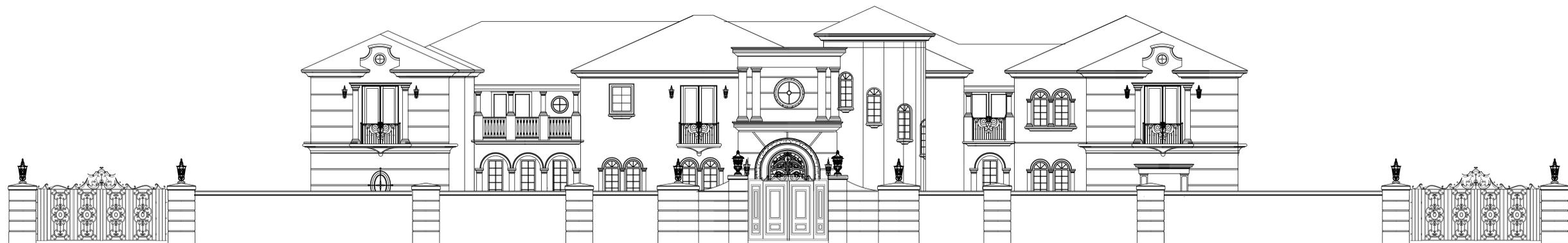
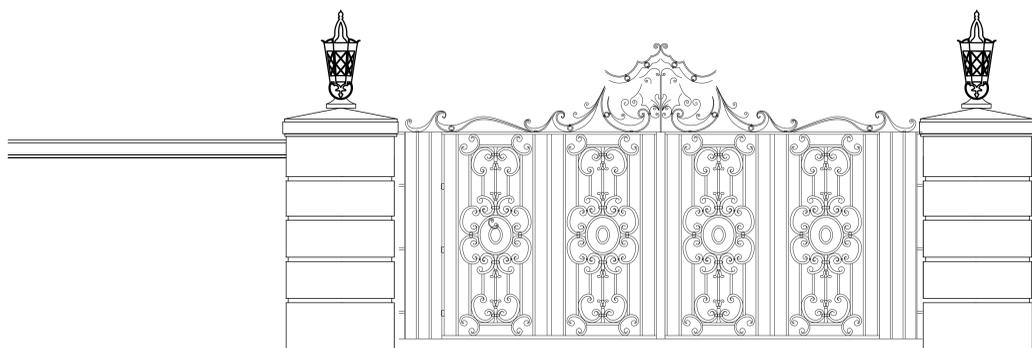
Sheet Title:  
**PROPOSED FRONT WALL AND GATE**

Issue Date: **June 02, 2021**      Project No.:

Drawing No.:  
**A-6**

Professional of Record: **Norman Blandon, R.A.**  
Registration No. AR-0016380

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FRONT WALL AND GATES ELEVATION 1/8"

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10550 Old Cutler Rd.  
Coral Gables, Florida

**N25**  
ARCHITECTURE CO.  
6262 SW 40 Street  
Suite 2A  
Miami, Florida 33155  
Phone 305-666-5151  
Florida License AR 0016380

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Sheet Title:  
**PROPOSED  
FRONT WALL AND GATES**

Issue Date: Project No.  
*June 02, 2021*

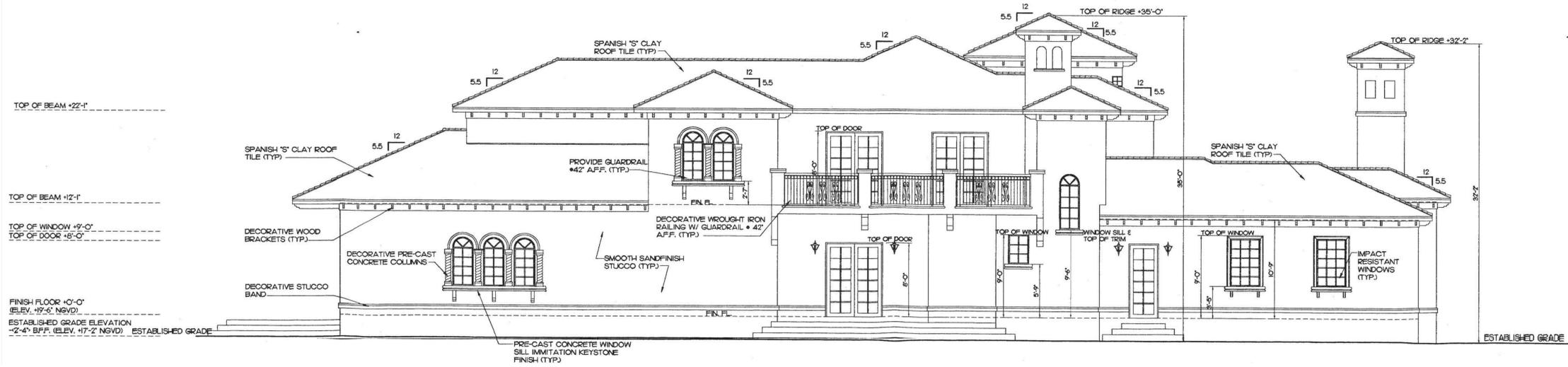
Drawing No.:  
**A-7**

Professional of Record: Norman Blandon, R.A.  
Registration No. AR-0016380

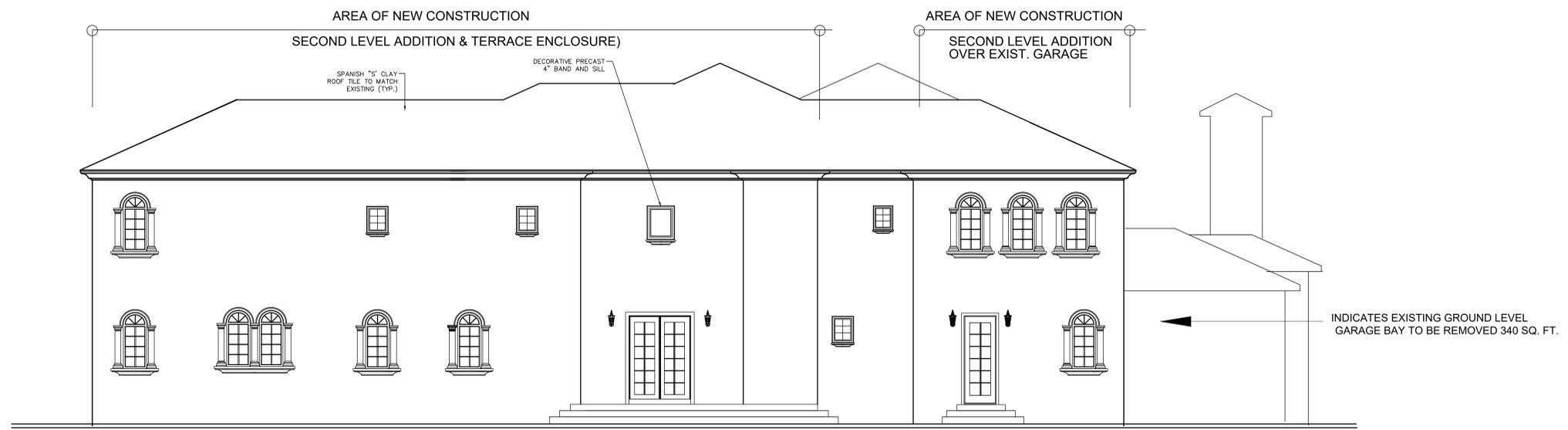
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**SIDE ELEVATION** 3/16"  
EXISTING-SOUTH



**SIDE ELEVATION** 3/16"  
NEW-SOUTH

Renovations to:  
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Coral Gables, Florida

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Sheet Title:

SIDE ELEVATION

Issue Date: Project No.

June 02, 2021

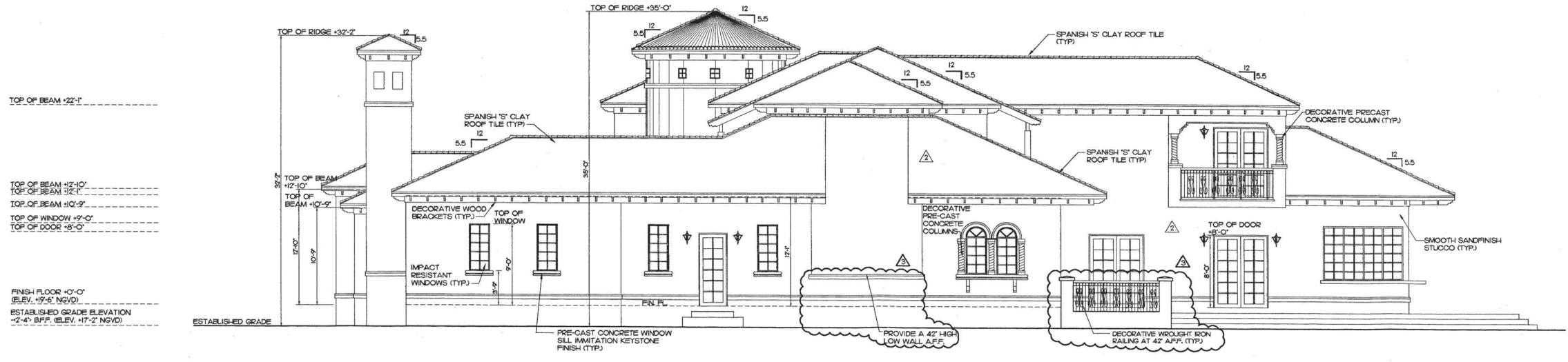
Drawing No.:

A-9

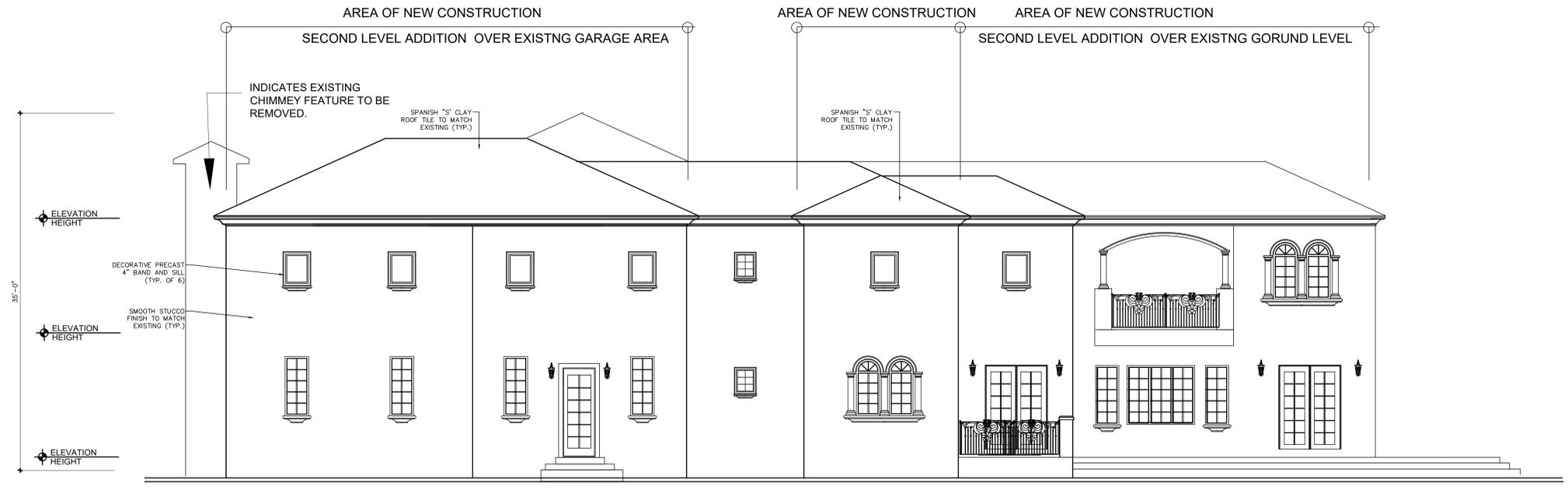
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**SIDE ELEVATION**      **3/16"**  
**EXISTING-NORTH**



**SIDE ELEVATION**      **3/16"**  
**NEW-NORTH**

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Sheet Title:

SIDE ELEVATION

Issue Date:      Project No.

June 02, 2021

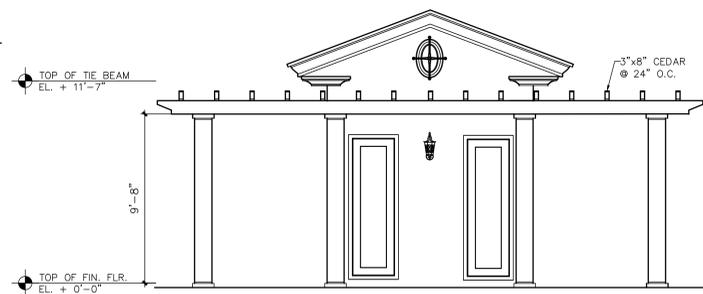
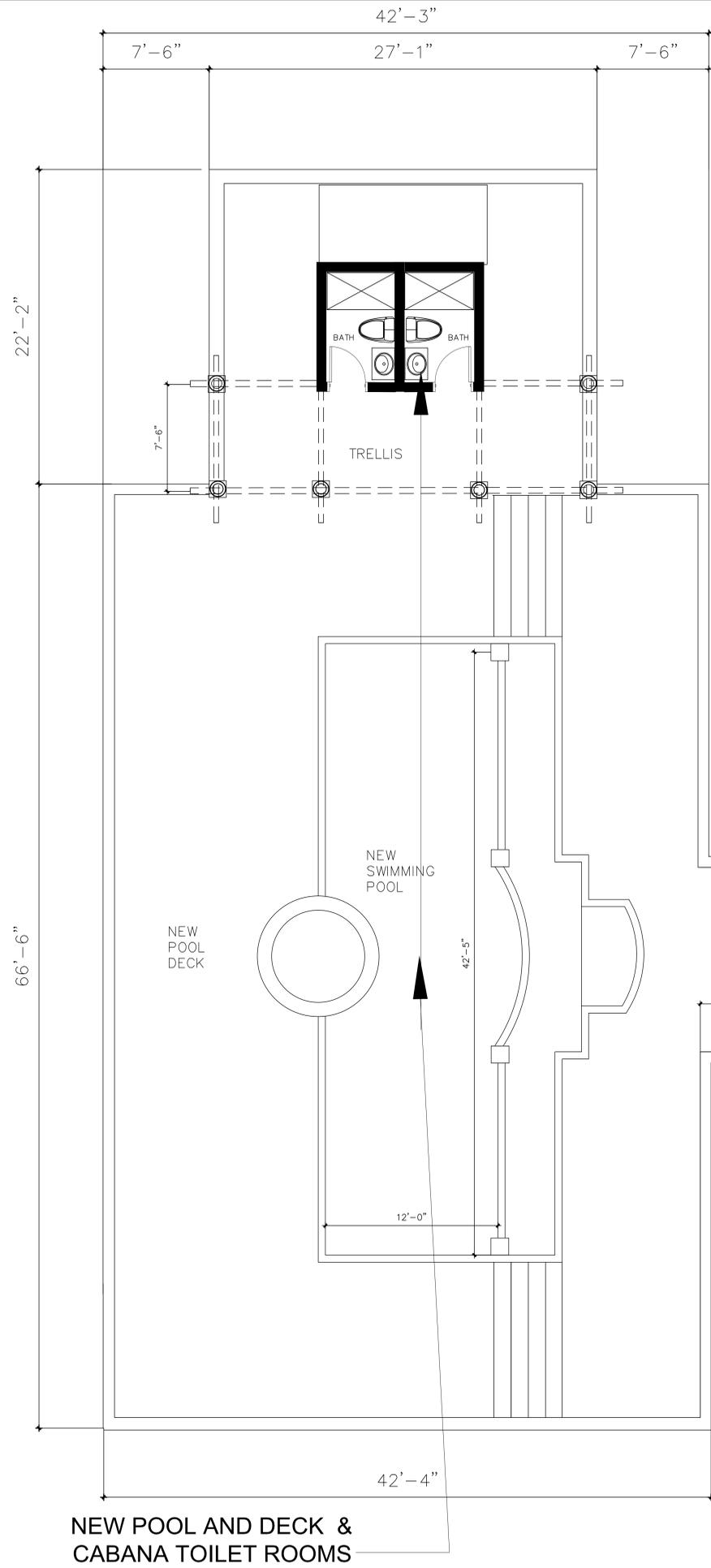
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**A-10**

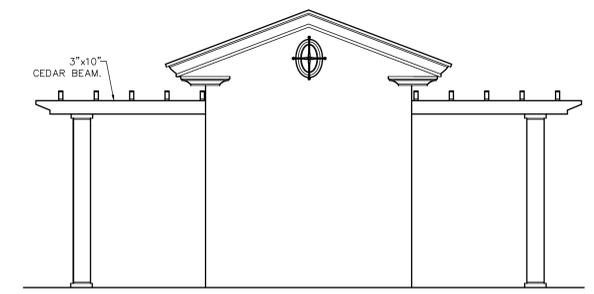
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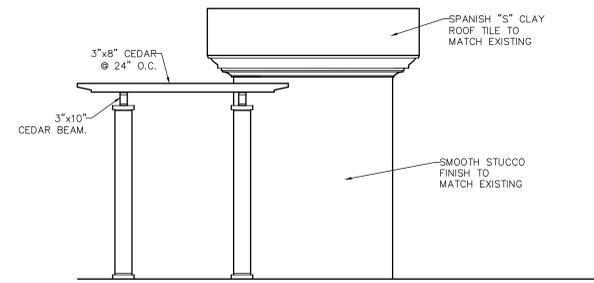
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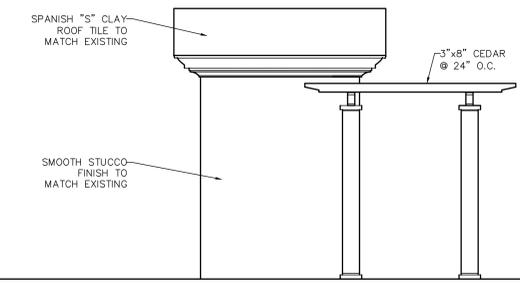
CABANA FRONT ELEVATION SOUTH  $\frac{1}{4}$ "



CABANA FRONT ELEVATION NORTH  $\frac{1}{4}$ "

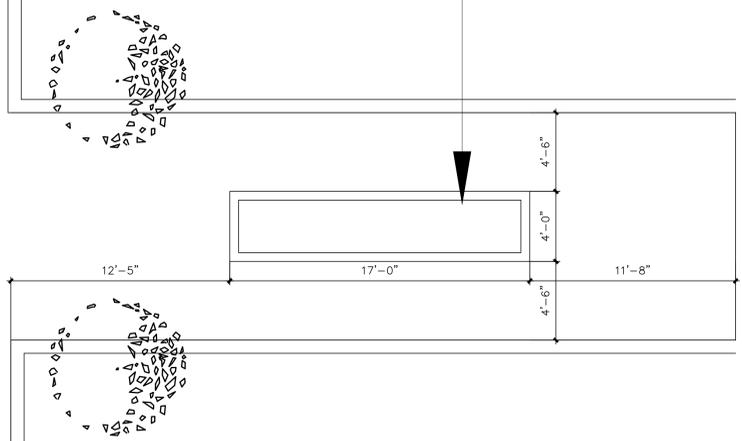


CABANA SIDE ELEVATION EAST  $\frac{1}{4}$ "



CABANA SIDE ELEVATION WEST  $\frac{1}{4}$ "

NEW FOUNTAIN AND WALKWAY (18" MAX. DEEP)



NEW POOL AND DECK & CABANA TOILET ROOMS

SWIMMING POOL & DECK PLAN

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



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Sheet Title:

SWIMMING POOL AND DECK CALCULATIONS

Issue Date: Project No.

June 02, 2021

Drawing No.:

A-11

Professional of Record: Norman Blandon, R.A.  
Registration No. AR-0016380

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10550 OLD CUTLER RD



FRONT

10550 OLD CUTLER RD



FRONT

10550 OLD CUTLER RD



REAR

10550 OLD CUTLER RD



SIDE

10550 OLD CUTLER RD



REAR

10550 OLD CUTLER RD



SIDE