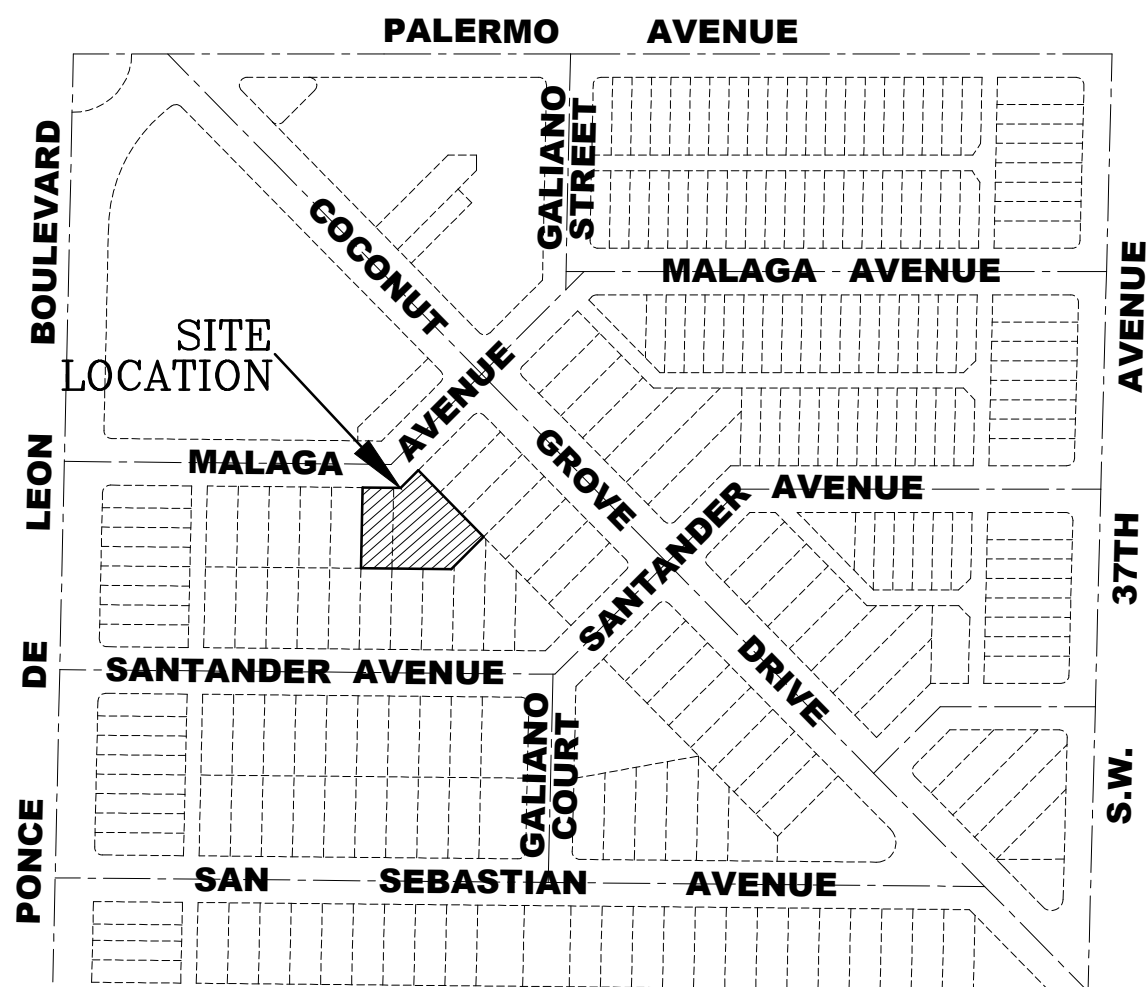
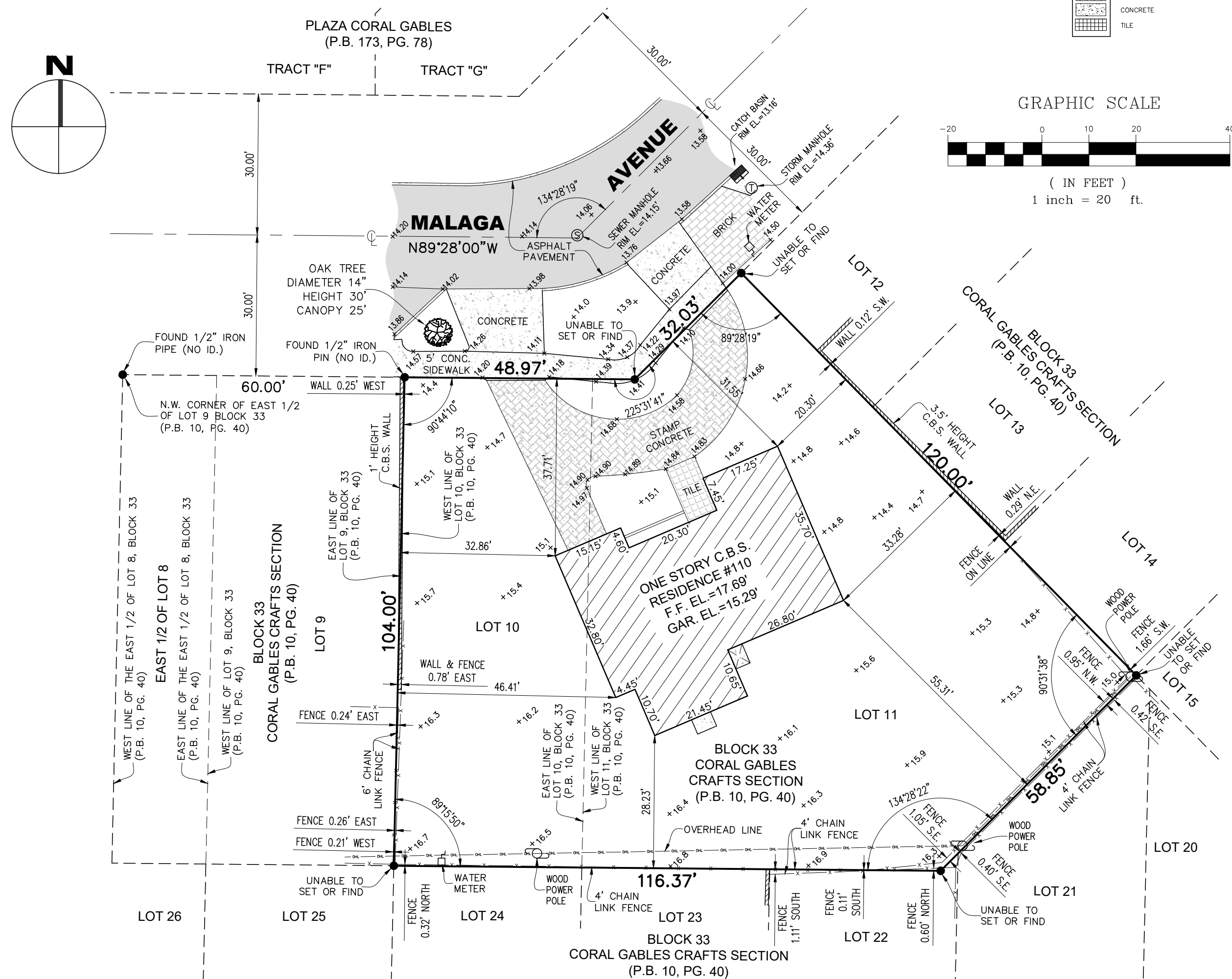


Q:\FORD COMPANIES\Engineering & Surveying\Survey\BOUNDARY\21-014-5300 110 MALAGA AVENUE CORAL GABLES.dwg



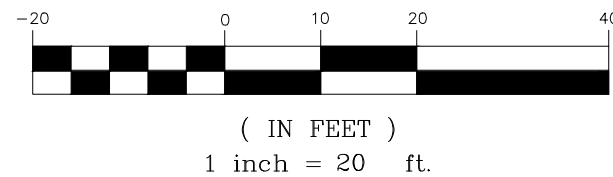
LOCATION MAP  
(NOT TO SCALE)



## SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION
ALUMINUM LIGHT POLE	☆		L.A. R/W	—	LIMITED ACCESS RIGHT OF WAY
BELLSOUTH TELEPHONE BOX	⊠		MEAS.	—	MAIN SEWER VALVE
BENCHMARK	⊕			⊠	MAIL BOX
CABLE BOX	⊠			⊠	MANHOLE
CATCH BASIN	⊠			⊠	MEASURED
CENTERLINE	—			⊠	MONUMENT
CLEAN OUT VALVE	⊠			⊠	NAIL
CHAIN LINK FENCE	—			⊠	NAIL AND DISC
CONCRETE	⊠			⊠	ON LINE
CONCRETE BLOCK STRUCTURE	⊠			⊠	PLAT BOOK
CONCRETE LIGHT POLE	⊠			⊠	POINT OF CURVATURE
CONCRETE POWER POLE	⊠			⊠	PERMANENT CONTROL POINT
CONTROL VALVE	⊠			⊠	PAGE
DRAINAGE MANHOLE	⊠			⊠	PROPERTY LINE
DRILL HOLE	⊠			⊠	PERMANENT REFERENCE MONUMENT
DUAL POLE SIGN	⊠			⊠	RAIL ROAD CROSSING SIGN
ELECTRIC BOX	⊠			⊠	RECORDED INFORMATION
ELECTRIC METER	⊠			⊠	RIGHT OF WAY
ELECTRIC WIRE OVERHEAD	⊠			⊠	SECTION
ELEVATION (EXISTING)	⊠			⊠	SECTION CORNER
ELEVATION (PROPOSED)	⊠			⊠	SEWER MANHOLE
FINISHED FLOOR	⊠			⊠	SIGN
FIRE HYDRANT	⊠			⊠	SPRINKLER VALVE
FIRE MAIN VALVE	⊠			⊠	SQUARE CUT AND NAIL
FLORIDA POWER AND LIGHT COMPANY MANHOLE	⊠			⊠	STORM MANHOLE
FORCE MAIN VALVE	⊠			⊠	STREET LIGHT BOX
GAS MANHOLE	⊠			⊠	STREET SIGN
GAS METER	⊠			⊠	TELEPHONE BOX
GAS VALVE	⊠			⊠	TELEPHONE MANHOLE
GUARD POST	⊠			⊠	TRAFFIC SIGNAL
IRON FENCE	⊠			⊠	TRAFFIC SIGNAL BOX
IRON PIPE	⊠			⊠	VALVE
				⊠	WATER METER
				⊠	WATER VALVE
				⊠	WELL
				⊠	WOOD FENCE
				⊠	WOOD POWER POLE
				⊠	ASPHALT
				⊠	BRICK
				⊠	CONCRETE
				⊠	TILE

## GRAPHIC SCALE



## LEGAL DESCRIPTION:

Lots 10 and 11, Block 33 of CORAL GABLES CRAFTS SECTION, according to the plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

## SURVEYOR'S NOTES:

- The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. TITLE POLICY NOT REVIEWED.
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County, Examination TITLE POLICY NOT REVIEWED. will have to be made to determine recorded instruments, if any affecting this property.
- Accuracy:  
The expected use of the land, is "SUBURBAN", the minimum relative distance accuracy for this type of boundary survey is 1 foot in 7,500 feet, the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.
- Underground foundations and/or footings, if any, that may cross beyond the boundary lines of the subject property unto any other adjacent property are not shown hereon.
- 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 is prohibited without written consent of the signing party or parties.
- Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
- 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.
- Ownership subject to OPINION OF TITLE.
- Area of Property: 14,048.55 Square Feet or 0.32 Acres +/-
- Type of Survey: BOUNDARY SURVEY
- North arrow direction shown hereon are based on assumed value of N89°28'00"W, along the Center line of Malaga Avenue as shown in Plat Book 10 Page 40, of the Public Records of Miami-Dade County, Florida.
- Elevations are based on: National Geodetic Vertical Datum, 1929.
- City of Coral Gables Bench Mark Used: 547 Elev.: 12.97' (N.G.V.D.29)
- Bench Mark Location:  
Coconut Grove Drive & Santander Avenue S.W. Corner.  
PKBW Set in Concrete Slab Behind Fire Hydrant Under Sod.
- Property Address:  
110 Malaga Avenue  
Coral Gables, Florida 33134
- Flood Zone: "X"  
Base Flood Elev.= N/A  
AS PER FEMA Panel Number: 12086C0457L  
Community Number: 120639 (CITY OF CORAL GABLES)  
Date: September 11, 2009.
- This BOUNDARY SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extended to any unnamed party:  
a. BOLANOS, TRUXTON, P.A.  
b.  
c.  
d.
- Field Book: A-622 Pg: 36-37  
Data Collector File: BOLATRU.txt  
20) This Map of Survey is intended to be displayed at a scales of One inch equals 20 feet or smaller.

## SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY SURVEY of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17.052 (Formerly 61G17-6), Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

FORD, ARMENTEROS & FERNANDEZ, INC., LB 6557

Original Field Work Survey Date: 04-12-2021  
Revision Date:  
Revision Date:  
Revision Date:

By: Ricardo Rodriguez, P.S.M., For the Firm  
Professional Surveyor and Mapper  
State of Florida, Registration No.5936



FORD, ARMENTEROS & FERNANDEZ, INC.  
1950 N.W. 94th AVENUE, 2nd FLOOR  
DORAL, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805

THESE DRAWINGS AND SPECIFICATIONS CONTAIN THE DESIGN AND CALCULATIONS OF FORD, ARMENTEROS & FERNANDEZ, INC. (F&F) AND ARE ENTITLED TO COPYRIGHT PROTECTION. THEY ARE AND SHALL REMAIN THE PROPERTY OF F&F AND CANNOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF F&F. ANY UNAUTHORIZED REPRODUCTION OR USE OF THESE DRAWINGS OR SPECIFICATIONS FOR ANY PURPOSE OTHER THAN THE PROJECT FOR WHICH THEY WERE MADE BY F&F WILL BE CONSIDERED A VIOLATION OF COPYRIGHT LAW AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. PROJECT IS EVEN EXECUTED. THEY CAN NOT BE USED ON OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF F&F AND APPROPRIATE COMPENSATION TO F&F.

RECORD OF REVISION		DESCRIPTION	DATE	BY	APP.
No.	DATE				

110 MALAGA AVENUE, CORAL GABLES

TYPE OF PROJECT: BOUNDARY SURVEY  
SHEET NAME: SKETCH, LEGAL LOCATION, SURVEYOR'S NOTES & LEGEND  
PREPARED FOR: BOLANOS, TRUXTON, P.A.

SCALE:	1" = 20'
DRAWN BY:	E.D.
DWG. CHECKED BY:	<input type="checkbox"/>
QUALITY CONTROL:	
DATE:	04-12-2021
PROJECT No:	21-014-5300
SHEET:	1





View of front



Aerial view



View of Garagee



View of rear

**BOA Preliminary Submittal: Renderings**

Property: 110 Malaga Ave  
 Coral Gables, FL 33134

March 15, 2021





Adjacent neighbor East side: 3002 Coconut Groove Dr (front)



Neighbor Across the Street: The Plaza Coral Gables



View of Malaga Ave



Adjacent neighbor East side: 3002 Coconut Groove Dr (side)



View of front: 110 Malaga Ave



Adjacent neighbor West side: 118 Malaga Ave

**BOA Preliminary Submittal: Context Photo's**  
 Property: 110 Malaga Ave  
 Coral Gables, FL 33134

March 15, 2021







View of side: West



View of rear: South



View of side: East



View of front: East side



View of front



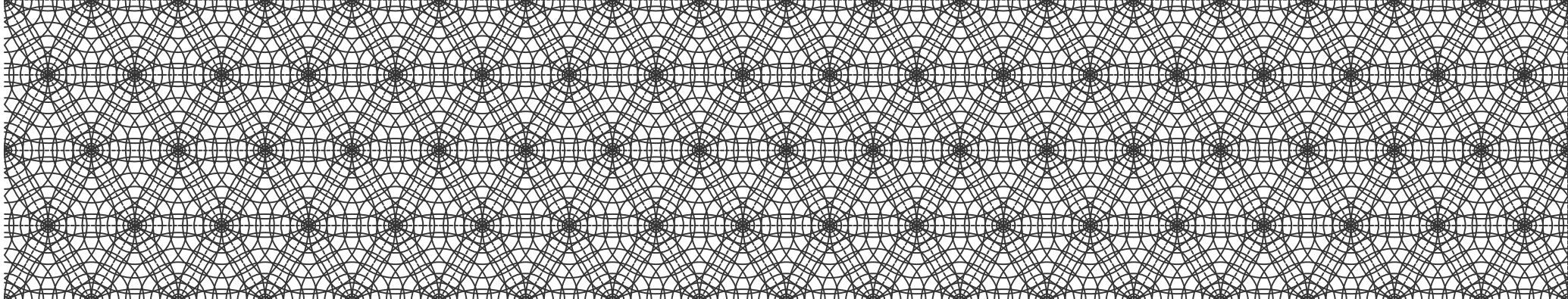
View of side: West

**BOA Preliminary Submittal: House Photo's**  
 Property: 110 Malaga Ave  
 Coral Gables, FL 33134

March 15, 2021







# Single-Family Addition and Remodel: Rouco Residence

110 Malaga Avenue, Coral Gables, FL 33134

Project Team



**LOCUS**  
ARCHITECTURE  
INCORPORATED

ARCHITECTURE

500 South Dixie Highway, Suite 307  
Coral Gables, Florida 33146  
Tel: (305) 740-0120  
Email: [net@locusarchitecture.net](mailto:net@locusarchitecture.net)  
License No. AA0002733

OWNER

Armando & Marlen Rouco

111 San Lorenzo Avenue, Coral Gables, FL 33146  
Tel: (305) 775 6969  
Email: [armandomr111@gmail.com](mailto:armandomr111@gmail.com)

STRUCTURAL

MECHANICAL / ELECTRICAL / PLUMBING

LANDSCAPE ARCHITECT

Drawing Contents

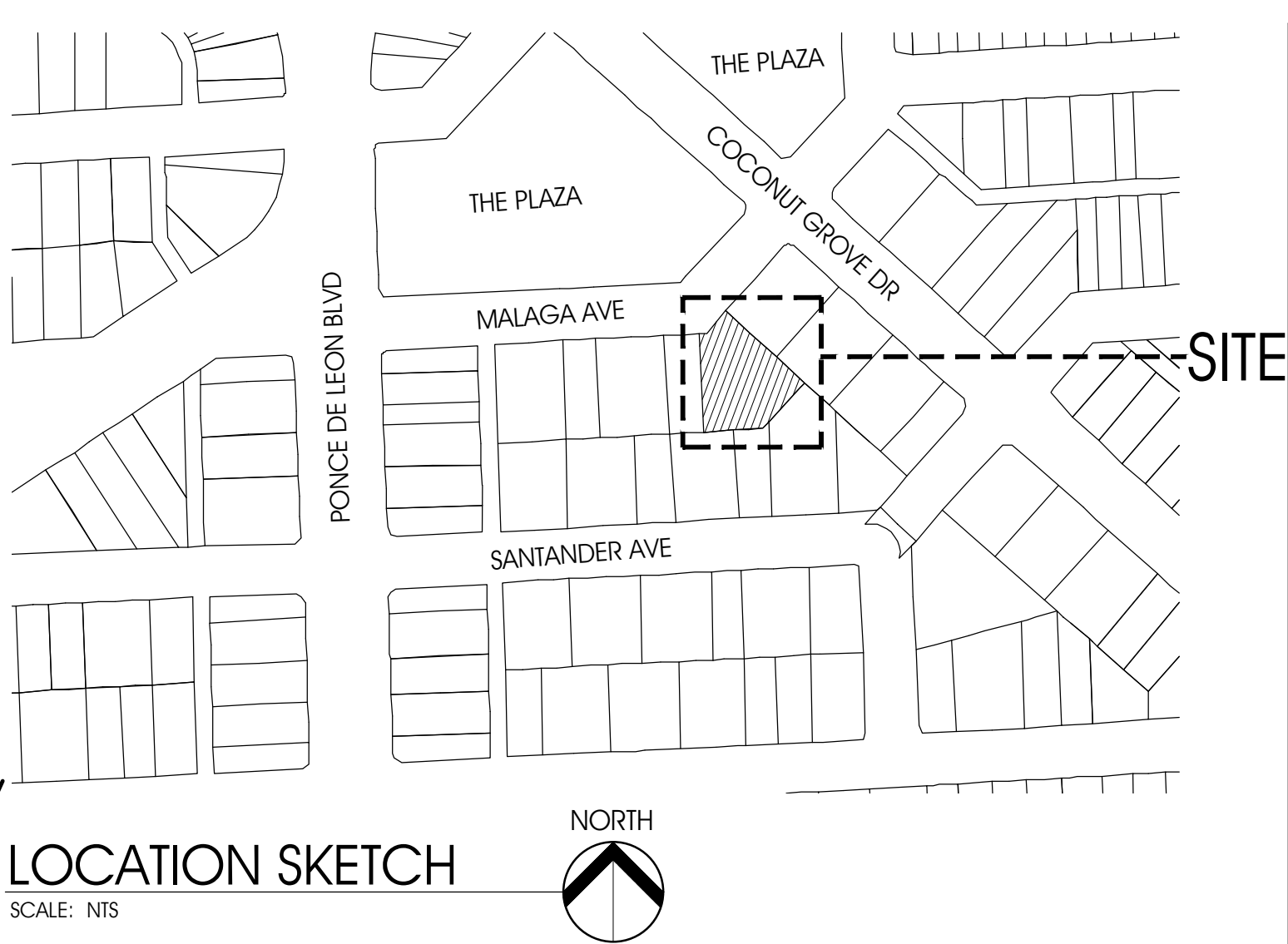
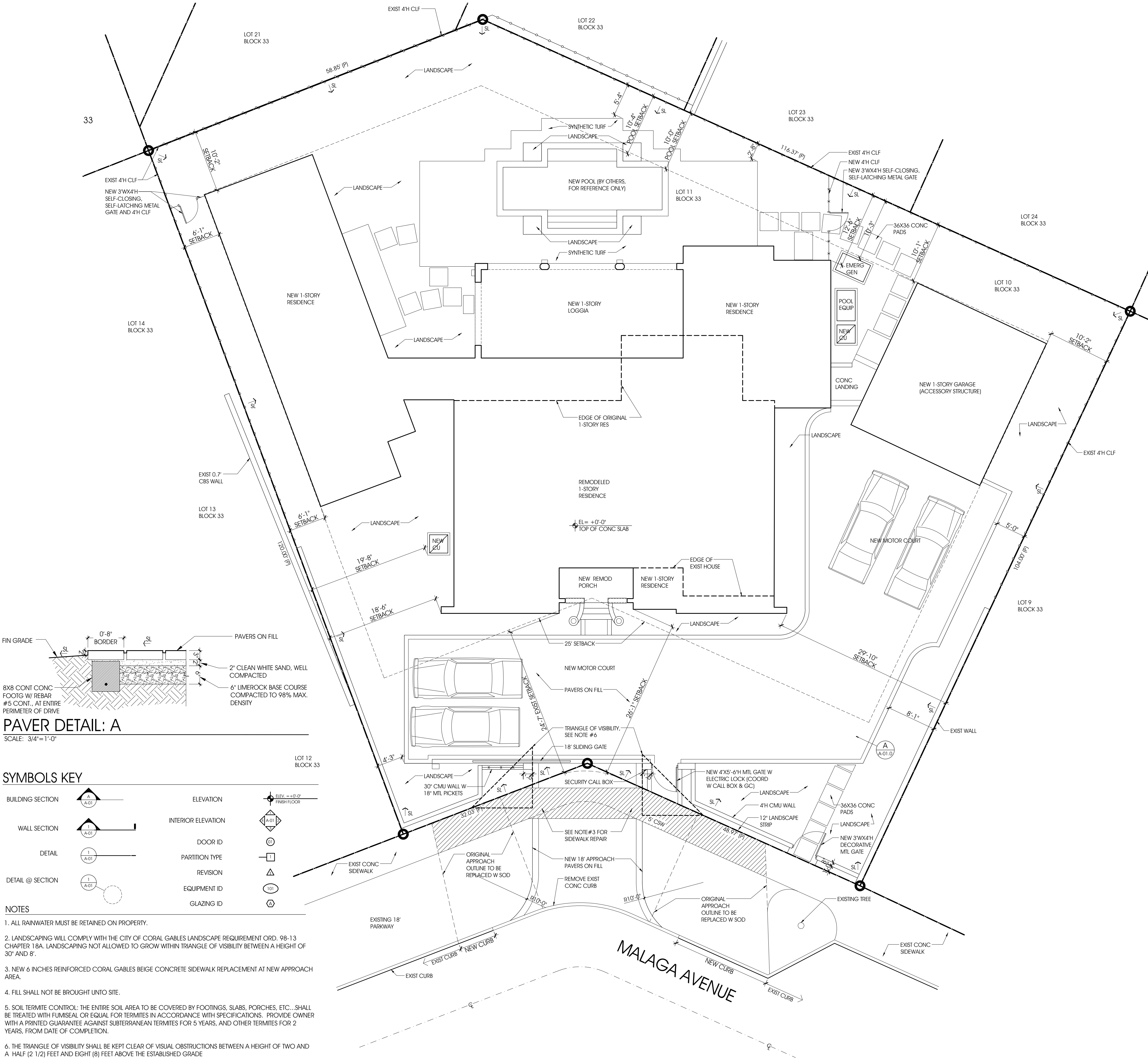
SHEET NO.	SHEET CONTENTS
	SURVEY
	HOUSE PHOTOS
	CONTEXT PHOTOS
	RENDERINGS

ARCHITECTURE		
A-01.0	PROPOSED SITE PLAN AND ZONING INFORMATION	
A-01.1	AREA DIAGRAMS AND CALCULATIONS	
A-01.3	DEMOLITION SITE PLAN	MECHANICAL
A-02.0	DEMOLITION FLOOR PLAN	
A-02.1	PROPOSED FLOOR PLAN	
A-02.2	PROPOSED GARAGE FLOOR, REFLECTED CEILING AND ROOF PLAN	
A-04.0	PROPOSED ROOF PLAN	
A-05.0	PROPOSED EXTERIOR ELEVATIONS: NORTH	ELECTRICAL
A-05.1	PROPOSED EXTERIOR ELEVATIONS: SOUTH	
A-05.2	PROPOSED EXTERIOR ELEVATIONS: EAST	
A-05.3	PROPOSED EXTERIOR ELEVATIONS: WEST	
A-05.4	PROPOSED EXTERIOR ELEVATIONS: MASTER WING	
A-05.5	PROPOSED EXTERIOR ELEVATIONS: GARAGE	
A-05.6	PROPOSED BUILDING SECTION: AA	PLUMBING

STRUCTURAL

LANDSCAPE

PRELIMINARY BOA SUBMITTAL: 03-15-2021  
PERMIT SUBMITTAL:



## LEGAL DESCRIPTION

LOT 10 AND 11, OF BLOCK 33, OF CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

## SCOPE OF WORK

THE WORK ENTAILS A PARTIAL DEMOLITION OF THE 1-STORY RESIDENCE, THE REMODELING OF ALL INTERIOR SPACES, INCLUDING LIFE SAFETY AND MEP UPGRADES. NEW WORK INCLUDES SITE IMPROVEMENTS (DRIVEWAY, POOL DECK, AND LANDSCAPE), NEW 1-STORY ADDITION MASTER WING, NEW KITCHEN, AND NEW 1-STORY DETACHED GARAGE.

## ZONING INFORMATION

ZONED:	SFR	
FLOOD ZONE:	X	
LOT SIZE	12,311 SF	
CODE:	FBC 2017, RESIDENTIAL 6TH EDITION	
FOLIO:	03-4117-005-7920	
	REQUIRED/ALLOWED	PROPOSED
F.A.R. ALLOWED	4,843 SF (48% FIRST 5,000 SF, 35% NEXT 5,000 SF, 30% REMAINING)	3,912 SF
LOT COVERAGE: 35%	4,308 SF MAIN HOUSE: MAX. 35% LOT	4,307 SF
LOT COVERAGE: 45%	5,540 SF ACCESS STRUCTURES: MAX. 45% LOT	5,043 SF
MIN. FLOOR ELEVATION	36" MAX ABOVE EST. GRADE EST. GRADE= NGVD	
HEIGHT ALLOWED	25'-0" MAX. FROM FINISH FLOOR	11'-6" TOP OF TB
LANDSCAPE AREA REQUIRED	4,924 SF MIN. 40% LOT	4,925 SF
FRONT YARD REQUIRED	485 SF MIN. 20% OF 40% AT FRONT YARD	1,137 SF

## SETBACK REQUIREMENTS

	REQUIRED/ALLOWED	EXISTING/PROPOSED
FRONT: MALAGA	25'-0"	24'-7" EXISTING 26'-1" PROPOSED
WEST SIDE: INTERIOR	10'-2" (5'-0" MIN) 20% OF LOT (80.99')=16.2 TOTAL	10'-2" PROPOSED
EAST SIDE: INTERIOR	6'-0" (5'-0" MIN)	6'-1" PROPOSED
REAR:	10'-0"	10'-1" PROPOSED
POOL:	10'-0"	10'-0" PROPOSED

AREA CALCULATIONS: TOTALS : SEE SHEET A-01.1

## PAVER DETAIL: A

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

## SYMBOLS KEY

BUILDING SECTION		ELEVATION	
WALL SECTION		INTERIOR ELEVATION	
DETAIL		DOOR ID	
DETAIL @ SECTION		PARTITION TYPE	
		REVISION	
		EQUIPMENT ID	
		GLAZING ID	

## NOTES

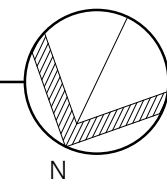
- ALL RAINWATER MUST BE RETAINED ON PROPERTY.
- LANDSCAPING WILL COMPLY WITH THE CITY OF CORAL GABLES LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A. LANDSCAPING NOT ALLOWED TO GROW WITHIN TRIANGLE OF VISIBILITY BETWEEN A HEIGHT OF 30' AND 8'.
- NEW 6 INCHES REINFORCED CORAL GABLES BEIGE CONCRETE SIDEWALK REPLACEMENT AT NEW APPROACH AREA.
- FILL SHALL NOT BE BROUGHT UNTO SITE.
- SOIL TERMITE CONTROL: THE ENTIRE SOIL AREA TO BE COVERED BY FOOTINGS, SLABS, PORCHES, ETC... SHALL BE TREATED WITH FUMISEAL OR EQUAL FOR TERMITES IN ACCORDANCE WITH SPECIFICATIONS. PROVIDE OWNER WITH A PRINTED GUARANTEE AGAINST SUBTERRANEAN TERMITES FOR 5 YEARS, AND OTHER TERMITES FOR 2 YEARS, FROM DATE OF COMPLETION.
- THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2 1/2) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE

## CODE:

FBC RESIDENTIAL 2020 7TH EDITION

## PROPOSED OVERALL SITE PLAN

SCALE: 1/8"=1'-0"



NOTES



500 South Dixie Highway, Suite 307  
Coral Gables, Florida 33146  
Tel: (305) 740-0120  
Fax: (305) 740-0520  
License No. AA0002733

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	01-13-21
	PRELIMINARY BOA	03-15-21
	PERMIT SUBMITTAL	

PROJECT

REMODELING AND ADDITIONS  
ROUCO RESIDENCE

110 Malaga Avenue  
Coral Gables, FL 33134

DRAWING

Proposed Site Plan and  
Zoning Information

SEAL	SCALE 1/8" = 1'-0"
	DRAWN BM
	REVIEWED NDL
Nelson de Leon AR 13937	PROJ. NO. 298.0
SHEET NO.	

A-01.0



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Coral Gables, Florida 33146  
Tel: (305) 740-0120  
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	PERMIT SUBMITTAL	

PROJECT

REMODELING AND ADDITIONS  
ROUCO RESIDENCE

110 Malaga Avenue  
Coral Gables, FL 33134

DRAWING

Area Diagrams  
and Calculations

SEAL

Nelson de Leon  
AR 13937

SHEET NO.

SCALE

N.T.S.

DRAWN

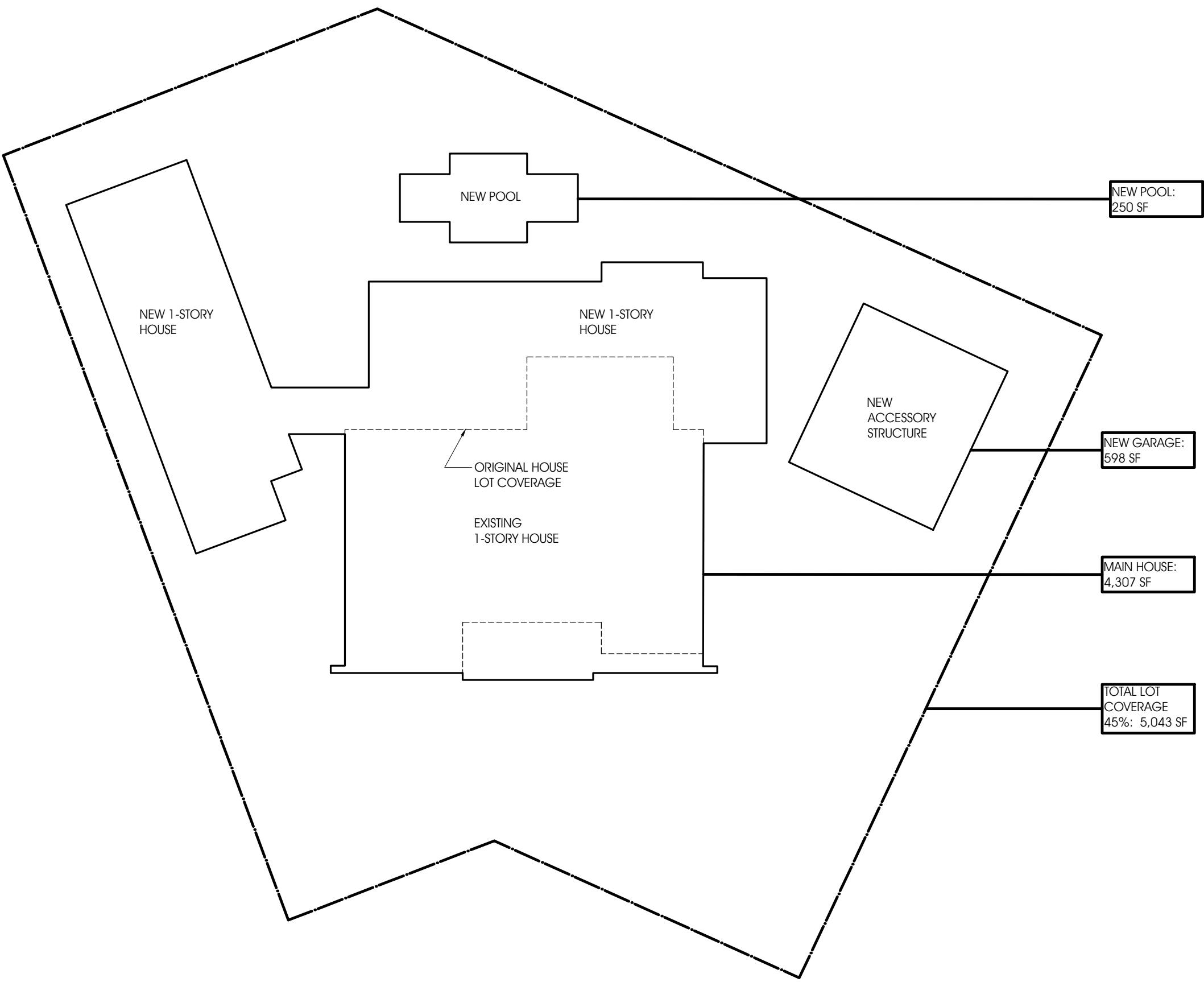
BM

REVIEWED

NDL

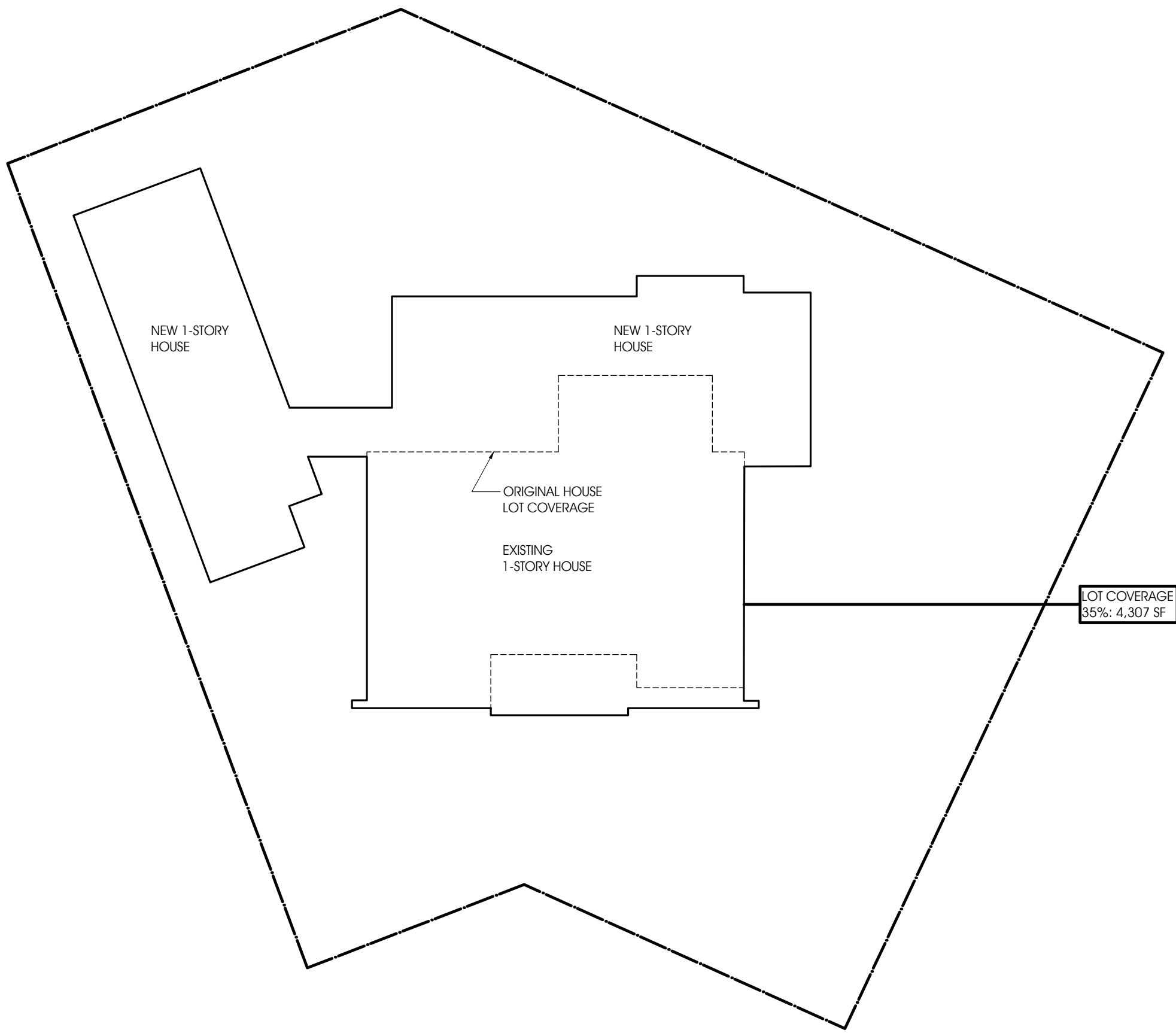
PROJ. NO.

298.0



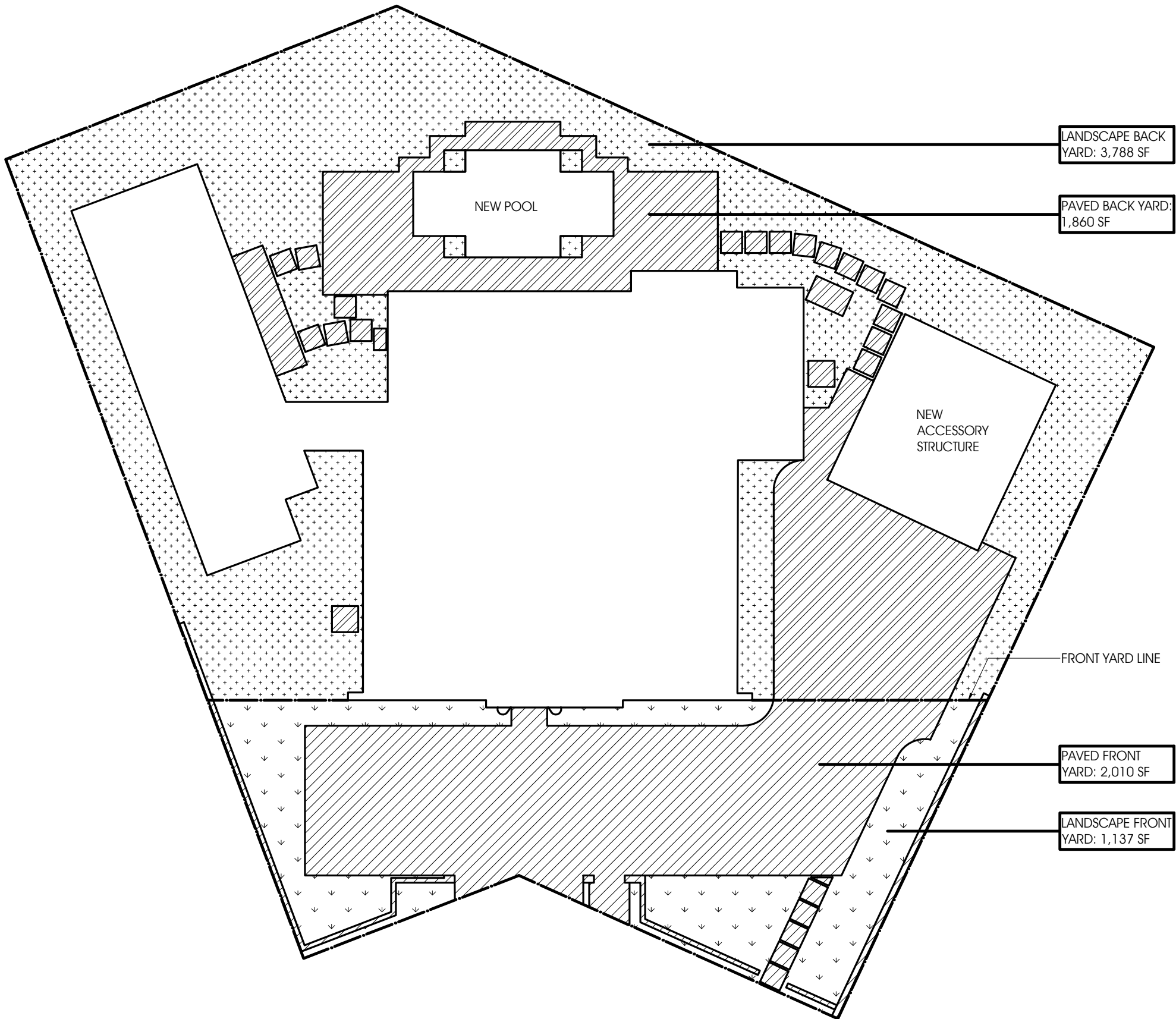
LOT COVERAGE 45%

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



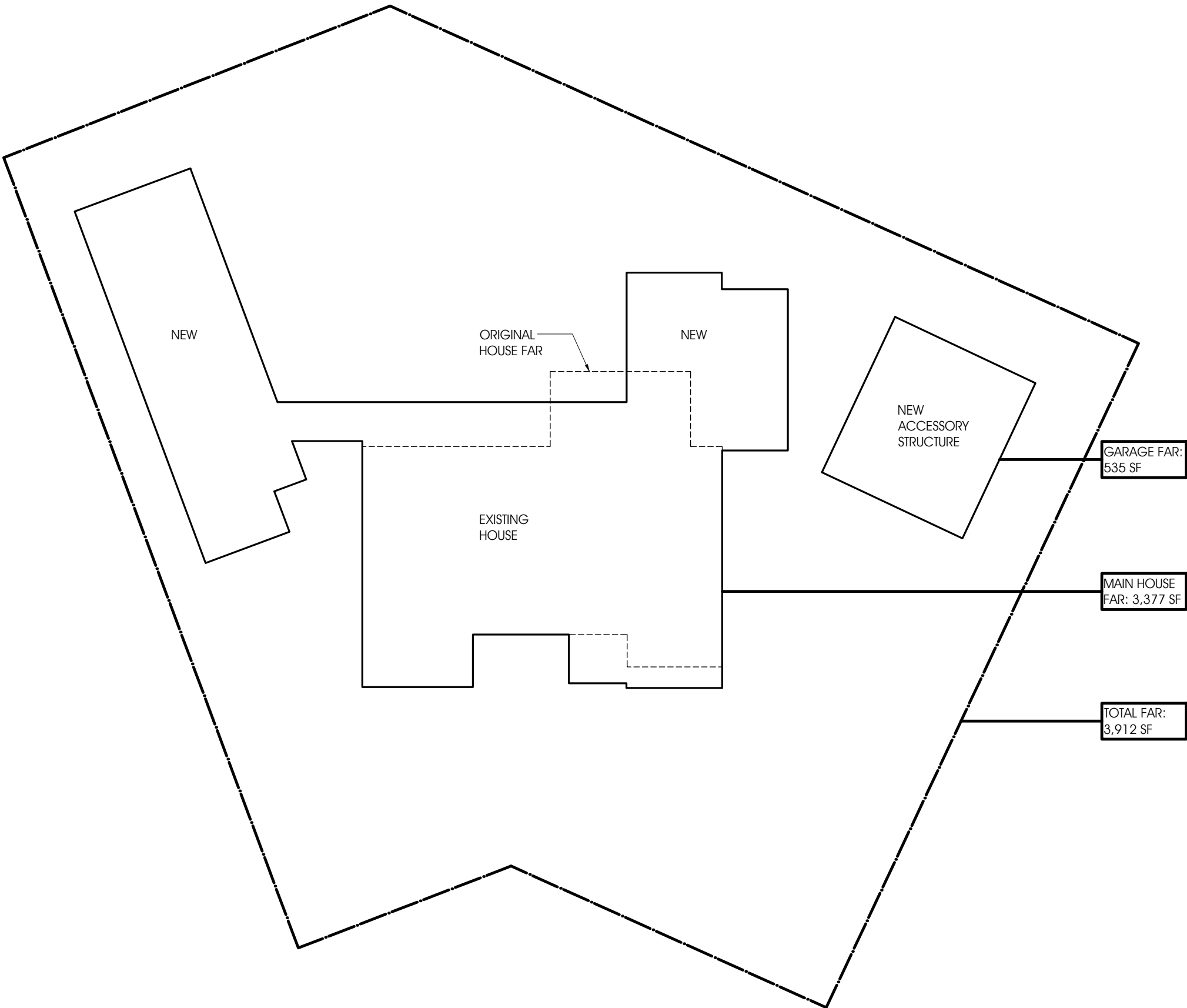
LOT COVERAGE 35%

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



LANDSCAPE AND PAVED AREAS

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



FIRST FLOOR FAR

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

AREA CALCULATIONS: TOTALS

FAR CALCULATIONS	PROPOSED
MAIN HOUSE A/C	3,377 SF
GARAGE (ACCESSORY STRUCTURE)	535 SF
TOTALS	3,912 SF

LOT COVERAGE CALCS: 35%	PROPOSED
MAIN HOUSE	3,665 SF
COVERED PORCH	114 SF
COVERED LOGGIA	528 SF
TOTALS	4,307 SF

LOT COVERAGE CALCS: 45%	PROPOSED
MAIN HOUSE (INCLUDES COVERED PORCH & LOGGIA)	4,307 SF
POOL	250 SF
GARAGE (ACCESSORY STRUCTURE)	598 SF
TOTALS	5,043 SF

LANDSCAPE AREAS	PROPOSED
LANDSCAPE: BACK YARD	3,788 SF
LANDSCAPE: FRONT YARD	1,137 SF
TOTALS	4,925 SF

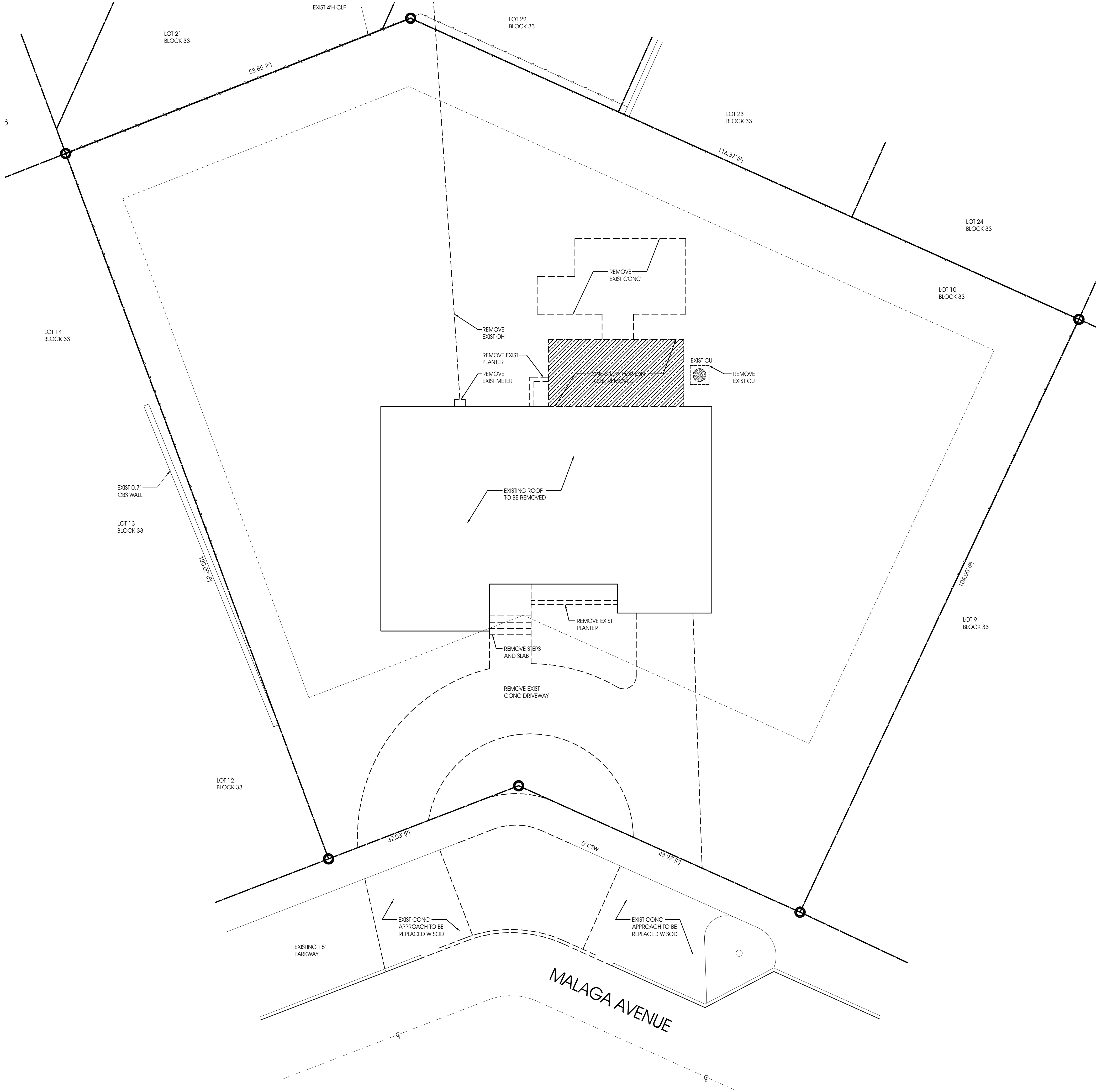
PAVED AREAS	PROPOSED
FRONT YARD	2,010 SF
BACK YARD	1,860 SF
TOTALS	3,870 SF

DEMOLITION PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED. CONTRACTOR TO COORDINATE W/ ARCHITECTURAL AND STRUCTURAL DRAWINGS BEFORE REMOVING ANY STRUCTURAL WALLS.
- EXISTING DOOR AND FRAME TO REMAIN
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED

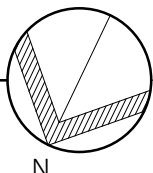
NOTES

1. ALL RAINWATER MUST BE RETAINED ON PROPERTY.
2. LANDSCAPING WILL COMPLY WITH DADE COUNTY LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A.
3. NO FILL SHALL BE BROUGHT UNTO SITE.



EXISTING AND DEMOLITON SITE PLAN

SCALE: 1/8" = 1'-0"



NOTES



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CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	01-13-21
	PRELIMINARY BOA	03-15-21
	PERMIT SUBMITTAL	

PROJECT

REMODELING AND ADDITIONS  
ROUCO RESIDENCE

110 Malaga Avenue  
Coral Gables, FL 33134

DRAWING

Existing and Demolition  
Site Plan

SEAL	SCALE
	N.T.S.
	DRAWN BM
Nelson de Leon AR 13937	REVIEWED
	NDL
SHEET NO.	PROJ. NO.
	298.0

A-01.2





500 South Dixie Highway, Suite 307  
Coral Gables, Florida 33146  
Tel. (305) 740-0120  
Fax (305) 740-0500  
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CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	01-13-21
	PRELIMINARY BOA	03-15-21
	PERMIT SUBMITTAL	

PROJECT
REMODELING AND ADDITIONS ROUCO RESIDENCE
110 Malaga Avenue Coral Gables, FL 33134

DRAWING
Existing And Demolition Floor Plan

SEAL	SCALE 1/4" = 1'-0"
	DRAWN BM
	REVIEWED NDL
Nelson de Leon AR 13937	PROJ. NO. 298.0

SHEET NO.
A-02.0

### ELECTRICAL DEMOLITION NOTES

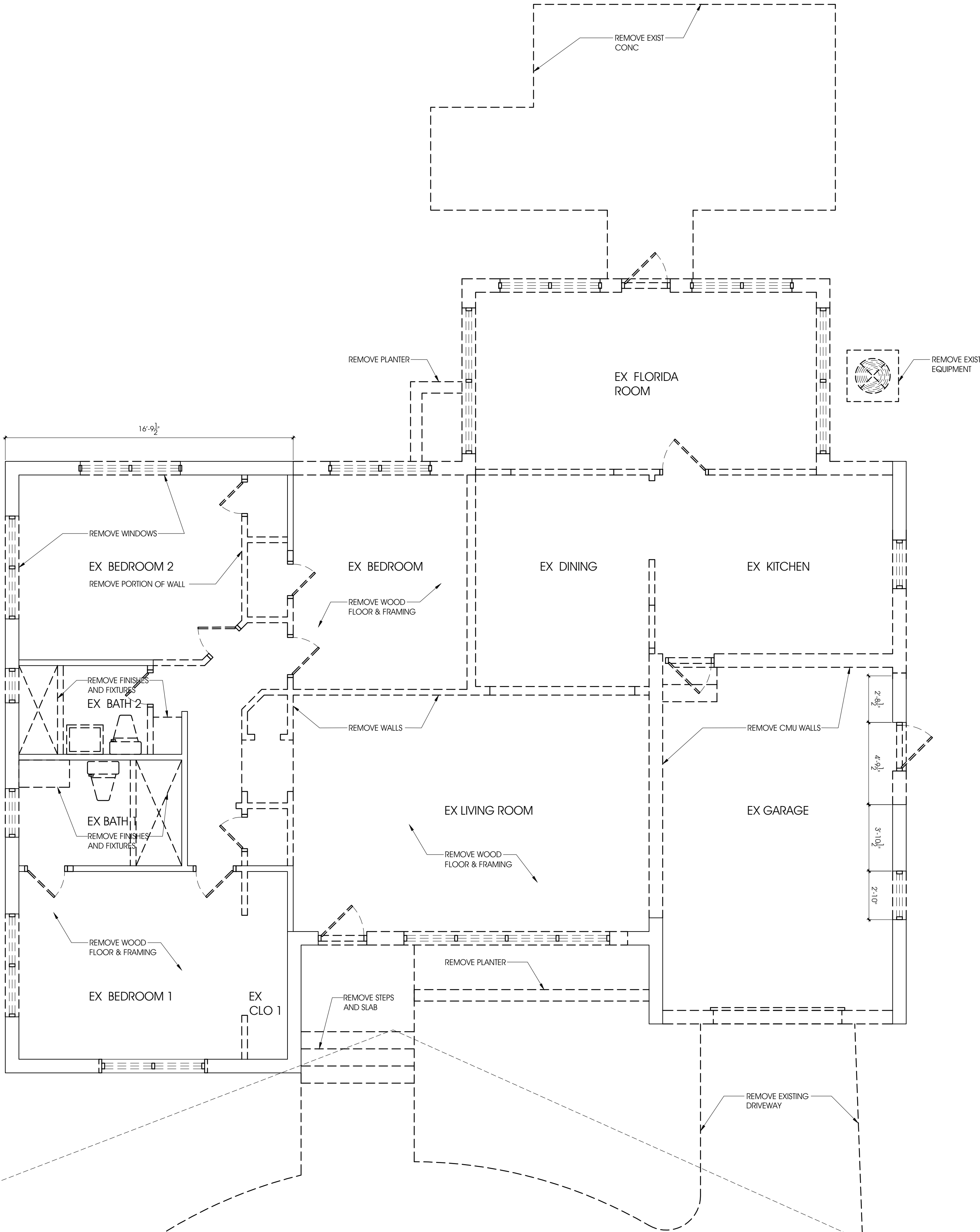
- CONTRACTOR IS TO VERIFY WITH OWNER AND IDENTIFY ALL EXISTING PIPES, CONDUITS, ETC., TO REMAIN PRIOR TO DEMOLITION. MARK ALL PIPES, CONDUITS, ETC., NOT TO BE DEMOLISHED WITH RED PAINT. INFORM ALL SUB-CONTRACTORS.
- UNLESS OTHERWISE NOTED AS EXISTING TO REMAIN OR TO BE RELOCATED, ALL LIGHTING FIXTURES, RECEPTACLES, SWITCHES, SPECIAL OUTLETS, TELEPHONE CABLES, TV CABLES, MISCELLANEOUS SYSTEM WIRING, POWER CONDUCTORS, CONDUITS, ELECTRICAL BOXES, RACEWAYS AND OTHER ELECTRICAL SYSTEM COMPONENTS LOCATED IN THE AREAS SHOWN AS BEING DEMOLISHED OR NOT USED AFTER WORK IS COMPLETED, SHALL BE REMOVED. CONDUITS RUN IN SLAB SHALL BE CUT FLUSH, PLUGGED AND ABANDONED AFTER CONDUCTORS ARE REMOVED. NO WIRING SHALL BE LEFT ABANDONED AFTER WORK IS COMPLETED.
- SEE ELECTRICAL SHEETS FOR DETAILS.

### PLUMBING DEMOLITION NOTES

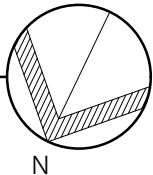
- CONTRACTOR SHALL VERIFY WITH OWNER PRIOR TO DEMOLISHING ALL EXISTING SINKS AND WC TO BE REMOVED OR RELOCATED.
- UNLESS OTHERWISE NOTED AS EXISTING TO REMAIN OR TO BE RELOCATED, ALL PLUMBING FIXTURES LOCATED IN THE AREAS SHOWN AS BEING DEMOLISHED OR NOT USED AFTER WORK IS COMPLETED, SHALL BE REMOVED. LINES RUN IN SLAB SHALL BE CUT FLUSH, PLUGGED AND ABANDONED AFTER FIXTURES ARE REMOVED.
- SEE PLUMBING SHEETS FOR DETAILS.

### DEMOLITION PLAN LEGEND

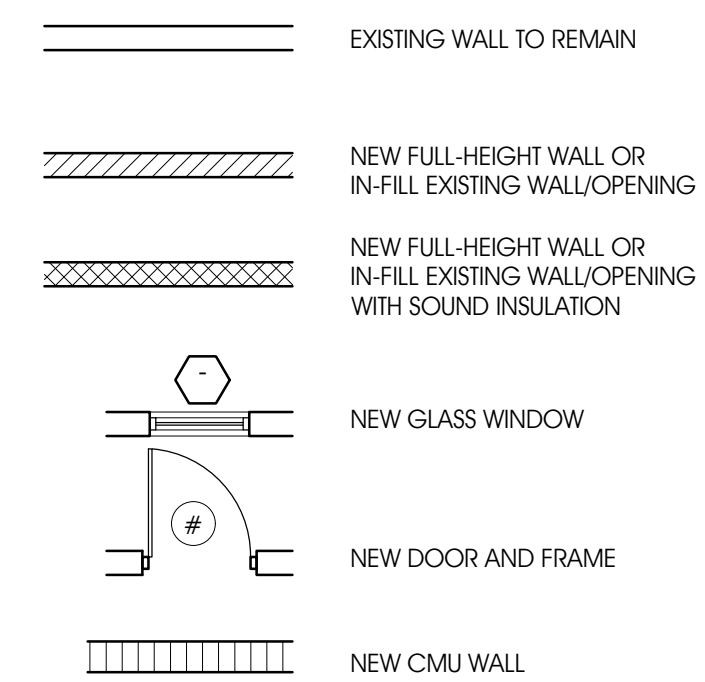
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED. CONTRACTOR TO COORDINATE W/ ARCHITECTURAL AND STRUCTURAL DRAWINGS BEFORE REMOVING ANY STRUCTURAL WALLS.
- EXISTING DOOR AND FRAME TO REMAIN
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED



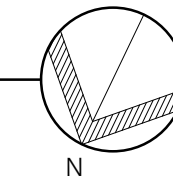
EXISTING AND DEMOLITION FLOOR PLAN  
SCALE: 1/4" = 1'-0"



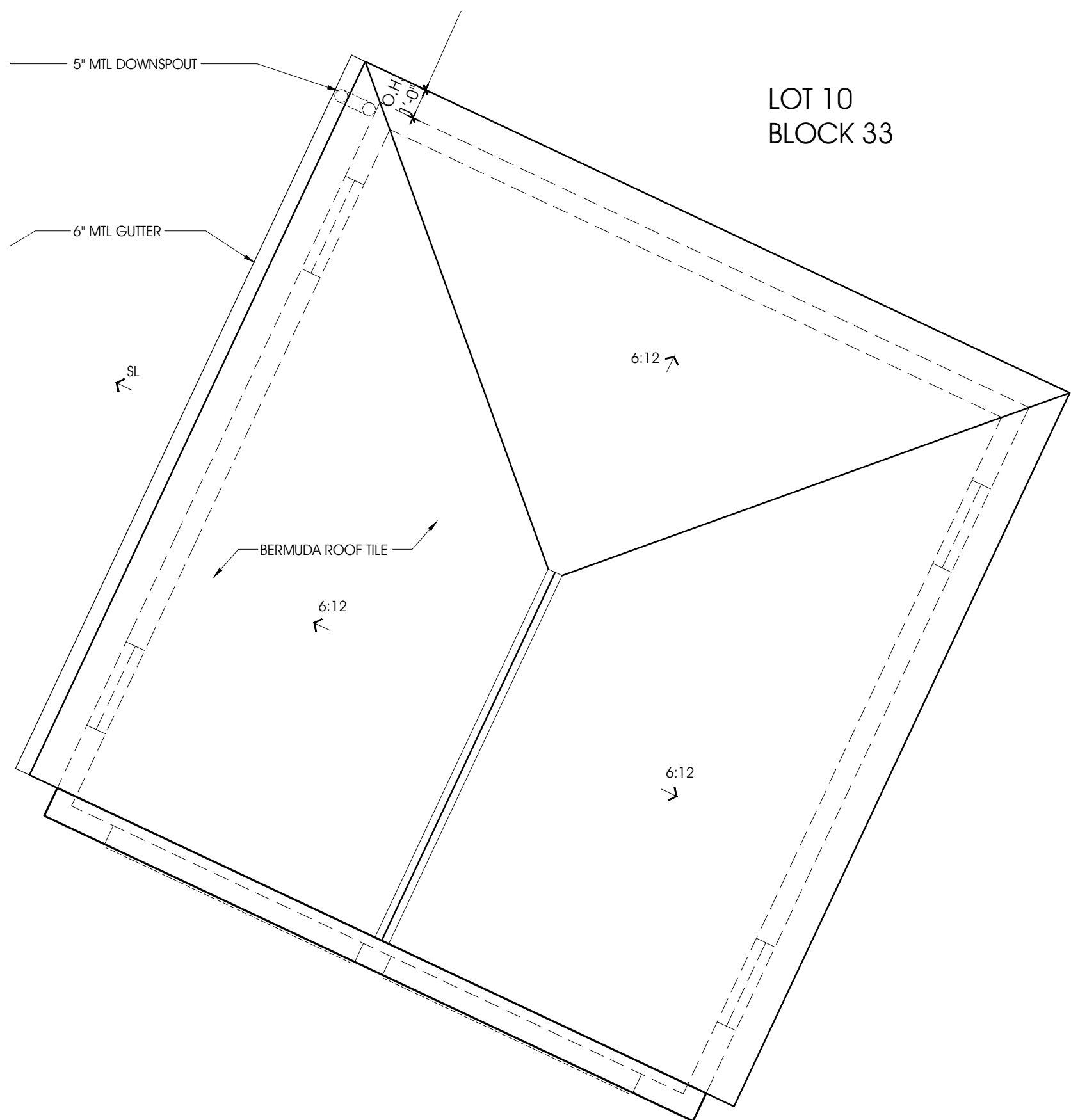




A-02.1

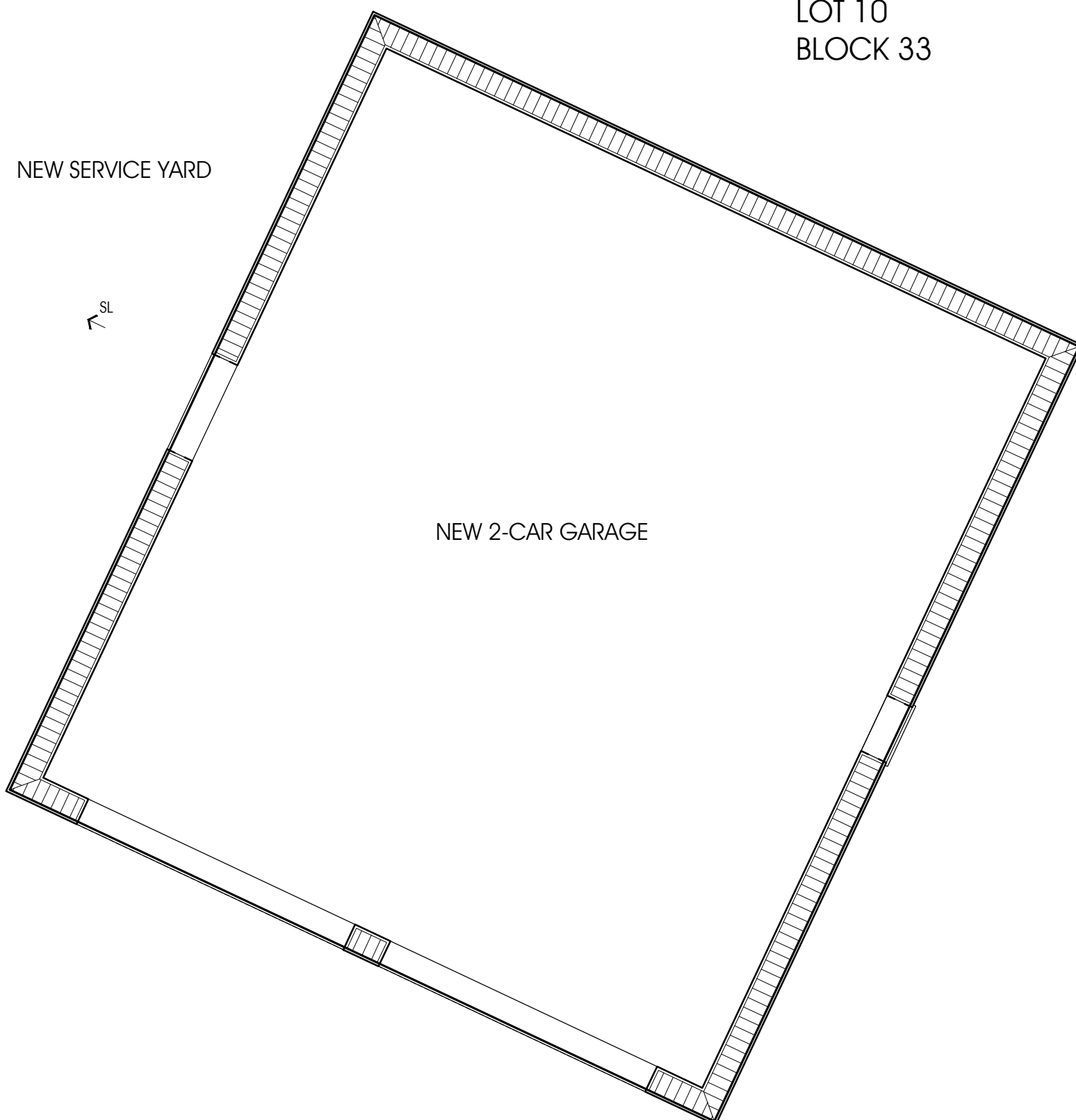






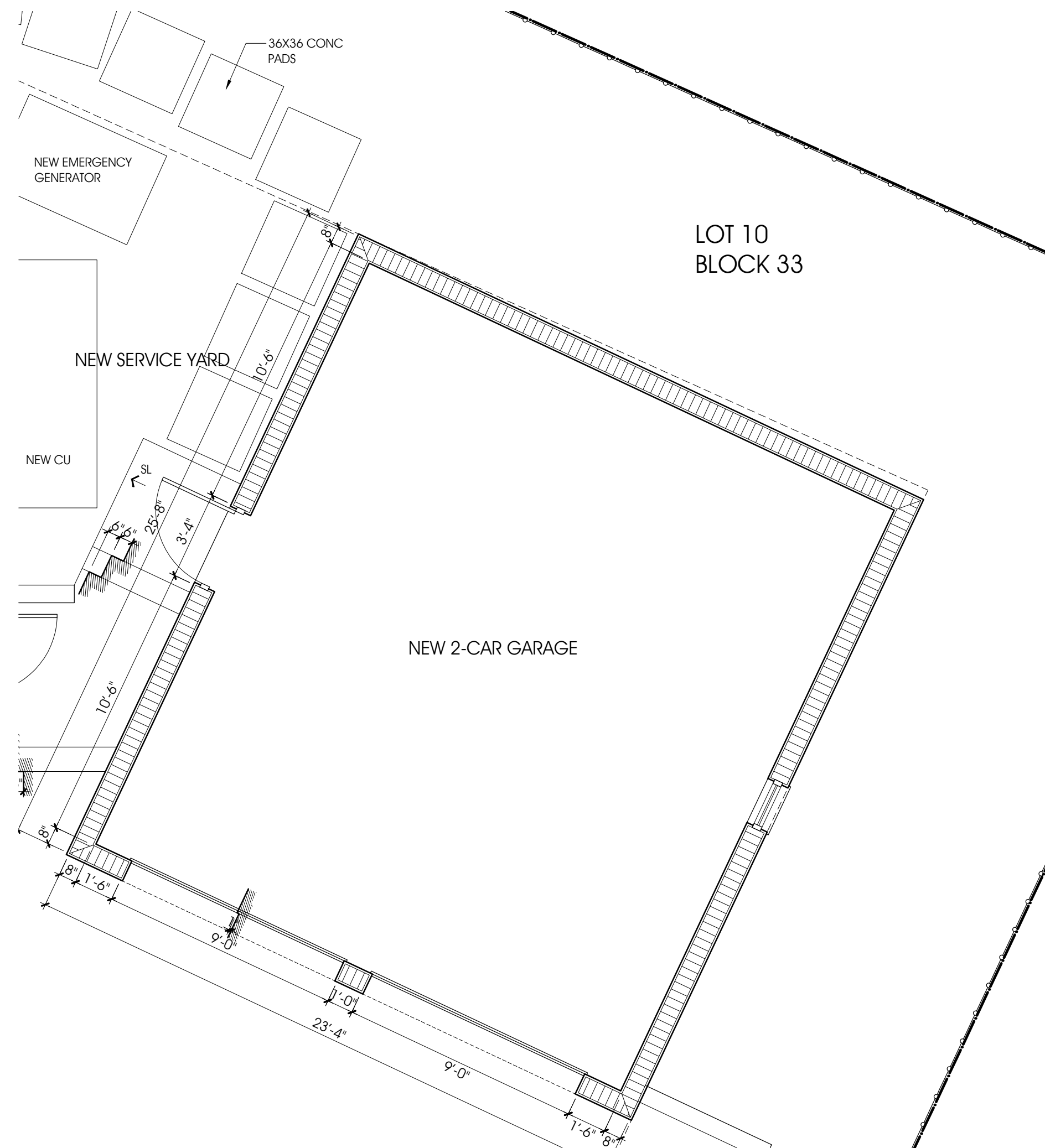
PROPOSED GARAGE ROOF PLAN

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



PROPOSED GARAGE REFLECTED CEILING PLAN

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



PROPOSED GARAGE FLOOR PLAN

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

NOTES



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	OWNER REVIEW	01-13-21
	PRELIMINARY BOA	03-15-21
	PERMIT SUBMITTAL	

PROJECT

REMODELING AND ADDITIONS  
ROUCO RESIDENCE

110 Malaga Avenue  
Coral Gables, FL 33134

DRAWING

Proposed Garage Floor,  
Reflected Ceiling and Roof Plan

SEAL

SCALE  
1/4" = 1'-0"

DRAWN  
BM

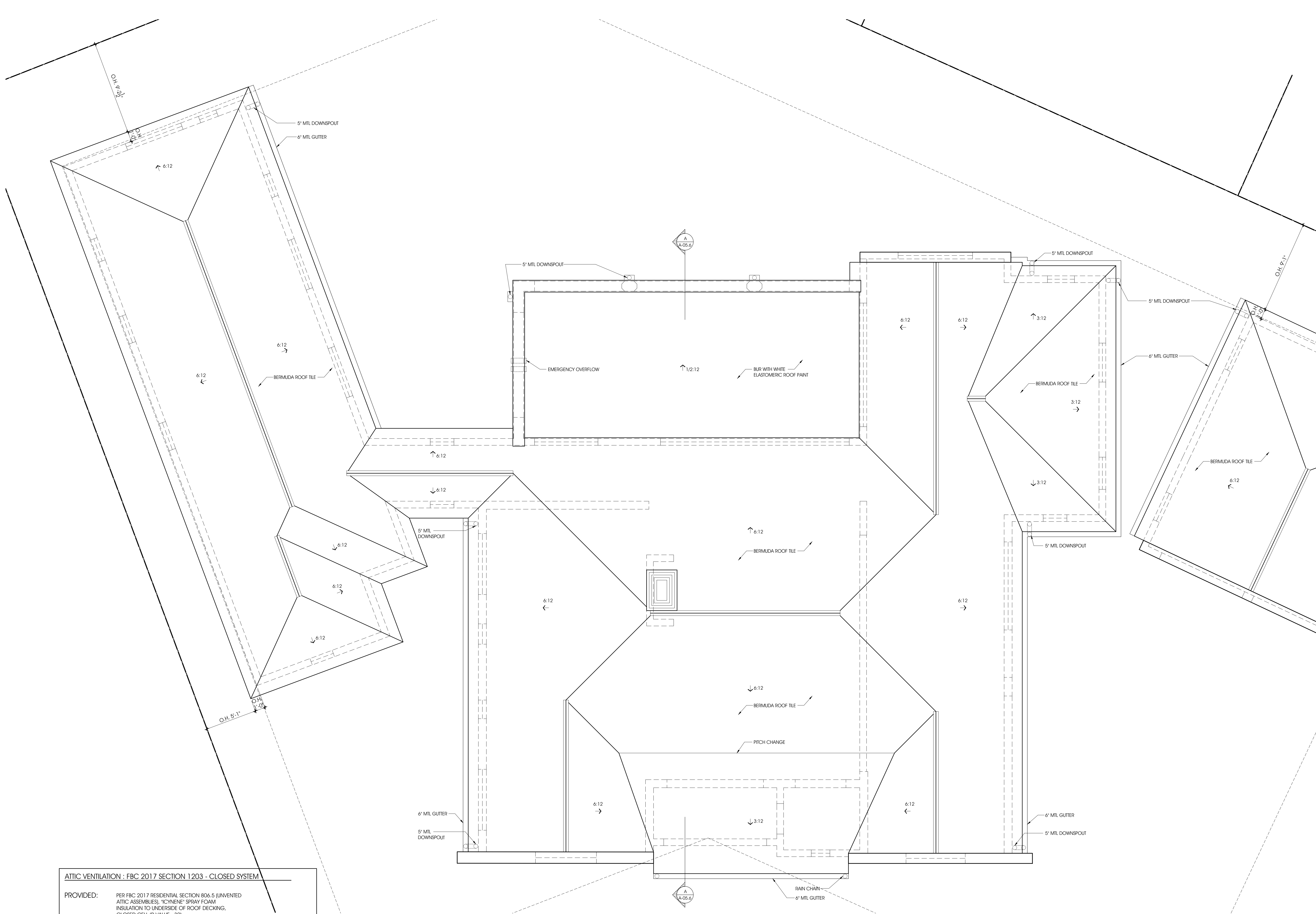
REVIEWED  
NDL

PROJ. NO.  
298.0

SHEET NO.

A-02.1





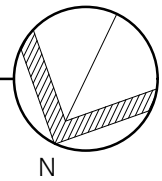
ATTIC VENTILATION : FBC 2017 SECTION 1 203 - CLOSED SYSTEM

PROVIDED: PER FBC 2017 RESIDENTIAL SECTION 806.5 (UNVENTED ATTIC ASSEMBLIES), "ICYNENE" SPRAY FOAM INSULATION TO UNDERSIDE OF ROOF DECKING, CLOSED CELL (R VALUE=30)

\*APPLY LIQUID WATERPROOFING SYSTEM TO ALL FLAT SURFACES (COORD. WITH ARCHITECT FOR SPECIFICATIONS)

PROPOSED ROOF PLAN

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



NOTES



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PROJECT

REMODELING AND ADDITIONS  
ROUCO RESIDENCE

110 Malaga Avenue  
Coral Gables, FL 33134

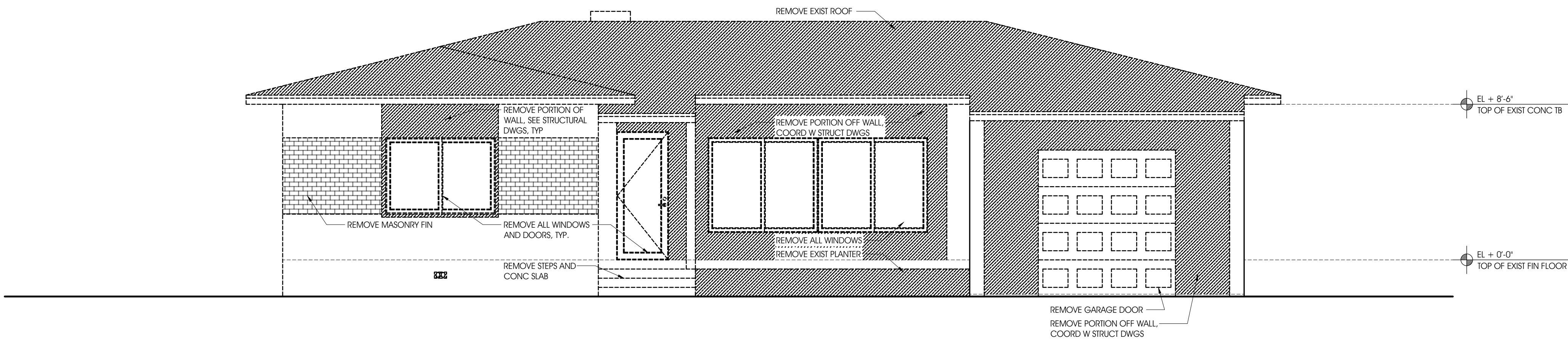
DRAWING

Proposed Roof Plan

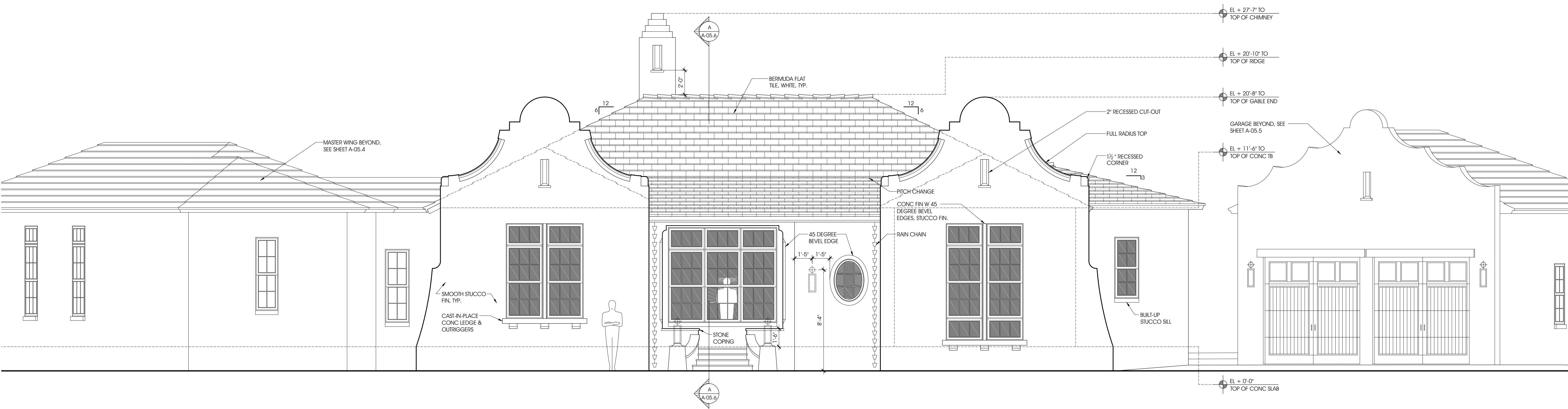
SEAL	SCALE
	1/4" = 1'-0"
	DRAWN BM
	REVIEWED NDL
Nelson de Leon AR 13937	PROJ. NO. 298.0
	SHEET NO.

A-04.0





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



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

NOTES



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PROJECT

REMODELING AND ADDITIONS  
ROUCO RESIDENCE

110 Malaga Avenue  
Coral Gables, FL 33134

DRAWING

Existing and Proposed  
Exterior Elevations: North

SEAL

SCALE  
1/4" = 1'-0"

DRAWN

BM

REVIEWED

NDL

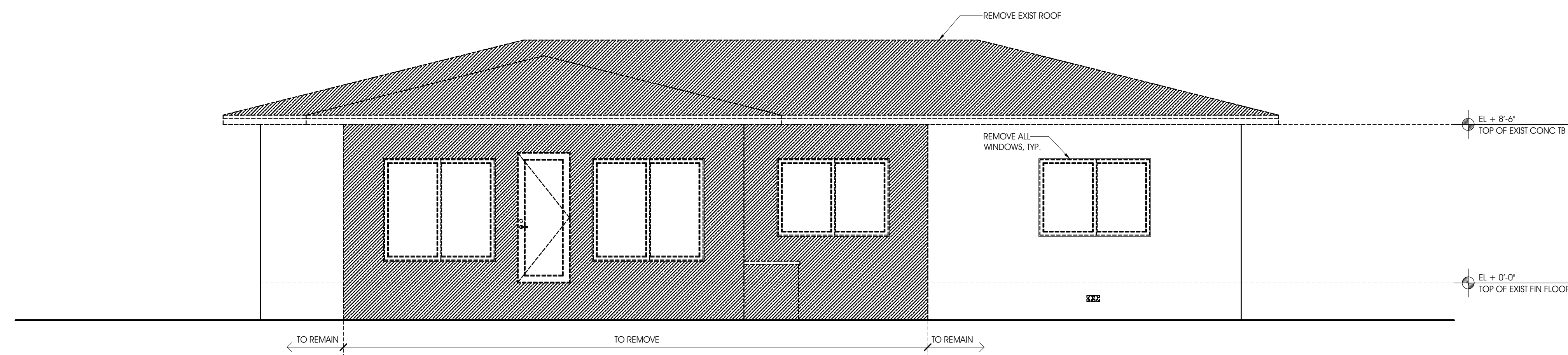
PROJ. NO.  
298.0

SHEET NO.

A-05.0



NOTES



DEMOLITION EXTERIOR ELEVATION: SOUTH

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



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[illegible]

PROJECT

REMODELING AND ADDITIONS  
ROUCO RESIDENCE

110 Malaga Avenue  
Coral Gables, FL 33134

DRAWING

Existing and Proposed  
Exterior Elevations: South

SEAL

SCALE
1/4" = 1'-0"

DRAW

BM

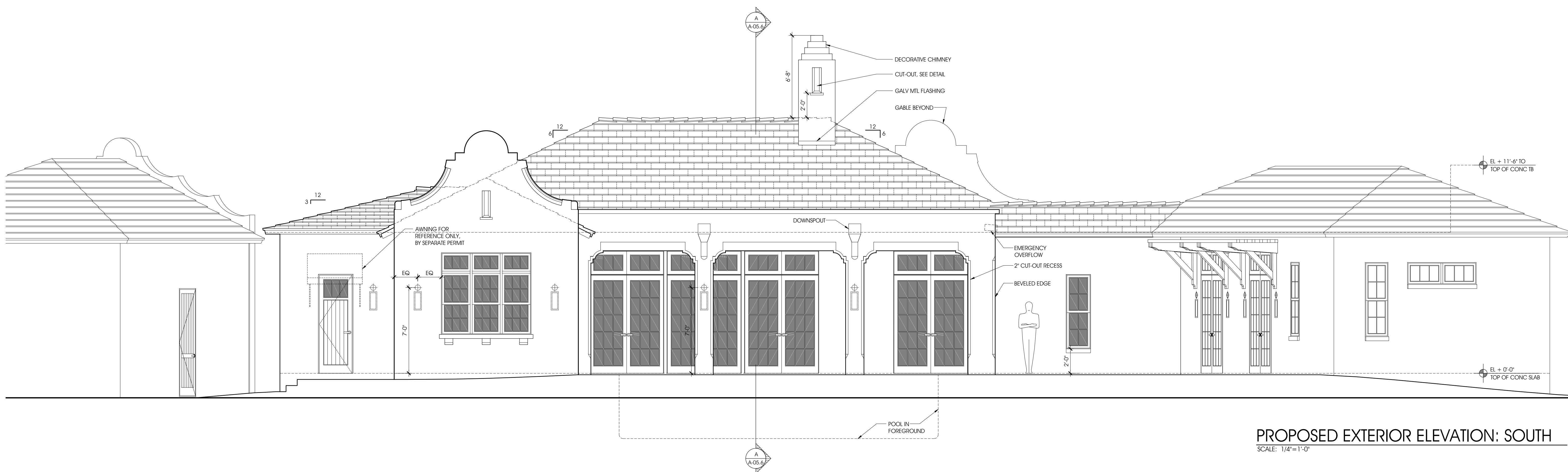
REVIEW  
NDI

Nelson de Leon  
AR 13937

PROJ. N	298.0
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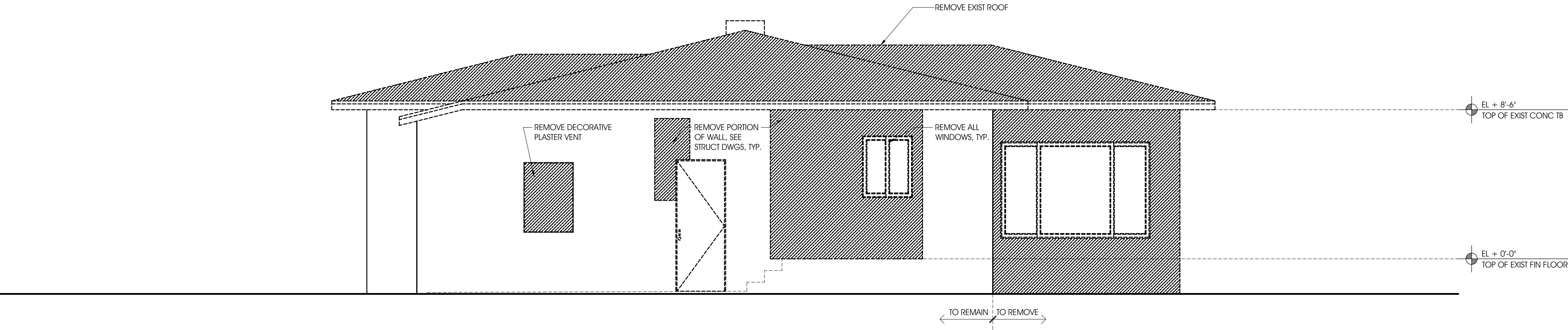
SHEET NO.

A-05.1

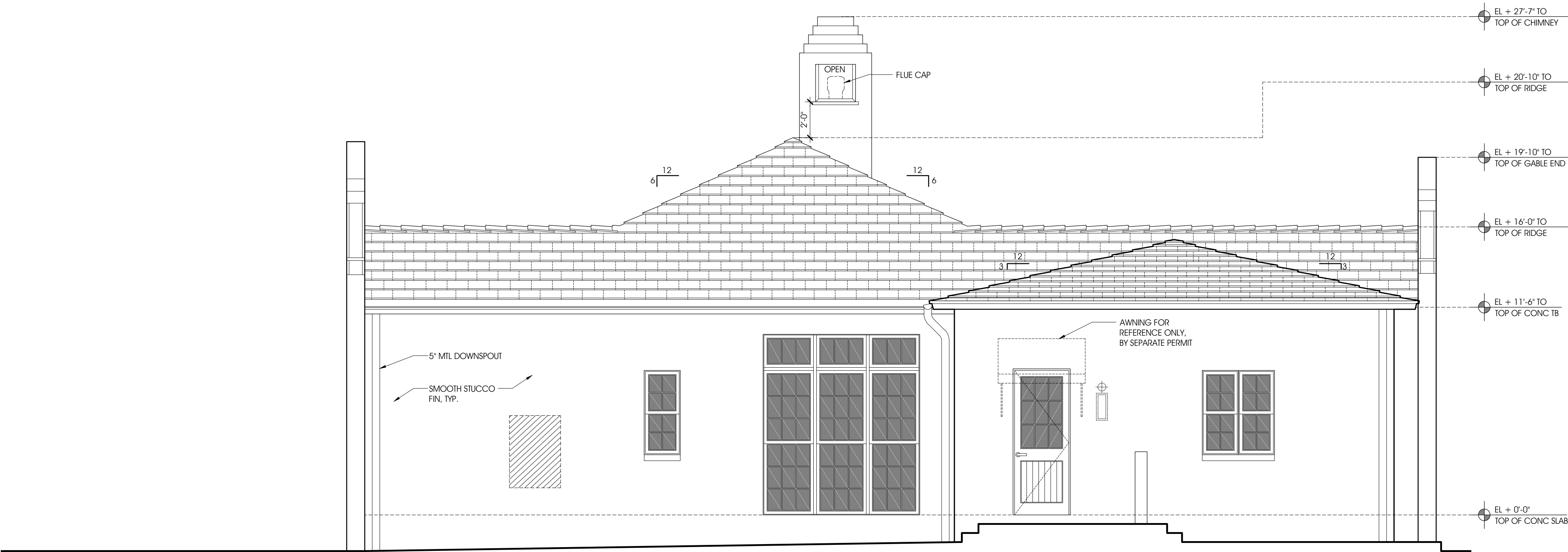


PROPOSED EXTERIOR ELEVATION: SOUTH

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

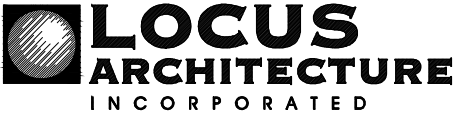


DEMOLITION EXTERIOR ELEVATION: EAST  
SCALE: 1/4"=1'-0"



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

NOTES



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PROJECT

REMODELING AND ADDITIONS  
ROUCO RESIDENCE

110 Malaga Avenue  
Coral Gables, FL 33134

DRAWING

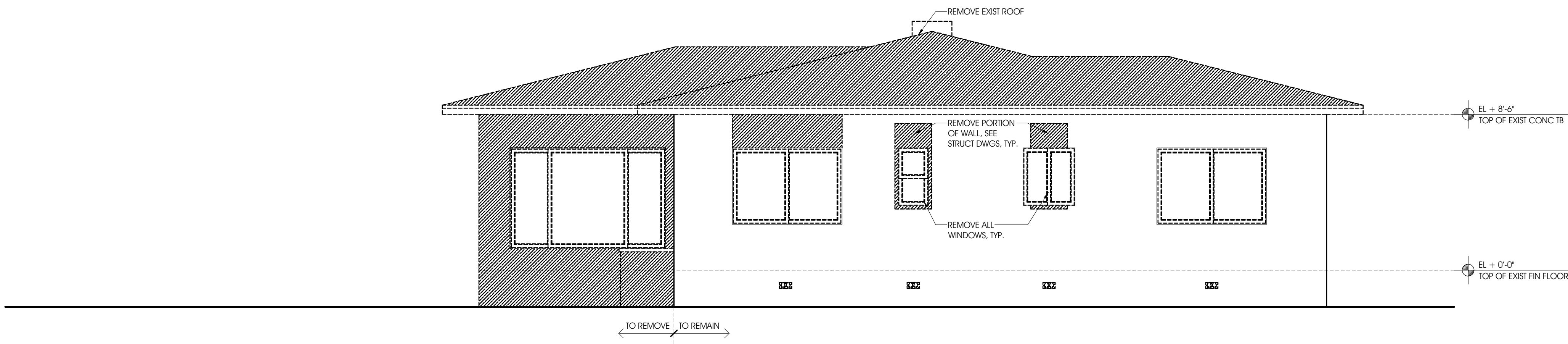
Existing and Proposed  
Exterior Elevations: East

SEAL	SCALE 1/4" = 1'-0"
	DRAWN BM
	REVIEWED NDL
Nelson de Leon AR 13937	PROJ. NO. 298.0

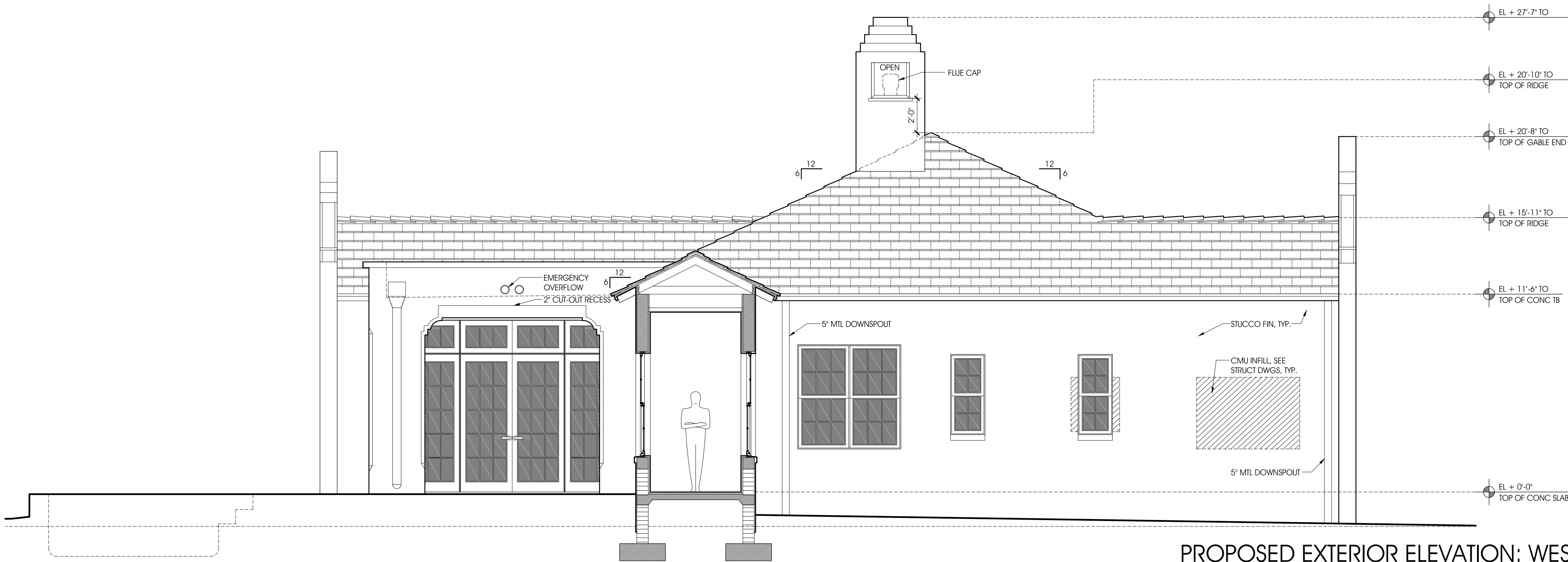
SHEET NO.

A-05.2





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



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

NOTES



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PROJECT

REMODELING AND ADDITIONS  
ROUCO RESIDENCE

110 Malaga Avenue  
Coral Gables, FL 33134

DRAWING

Existing and Proposed  
Exterior Elevations: West

SEAL

SCALE  
1/4" = 1'-0"

DRAWN

BM

REVIEWED

NDL

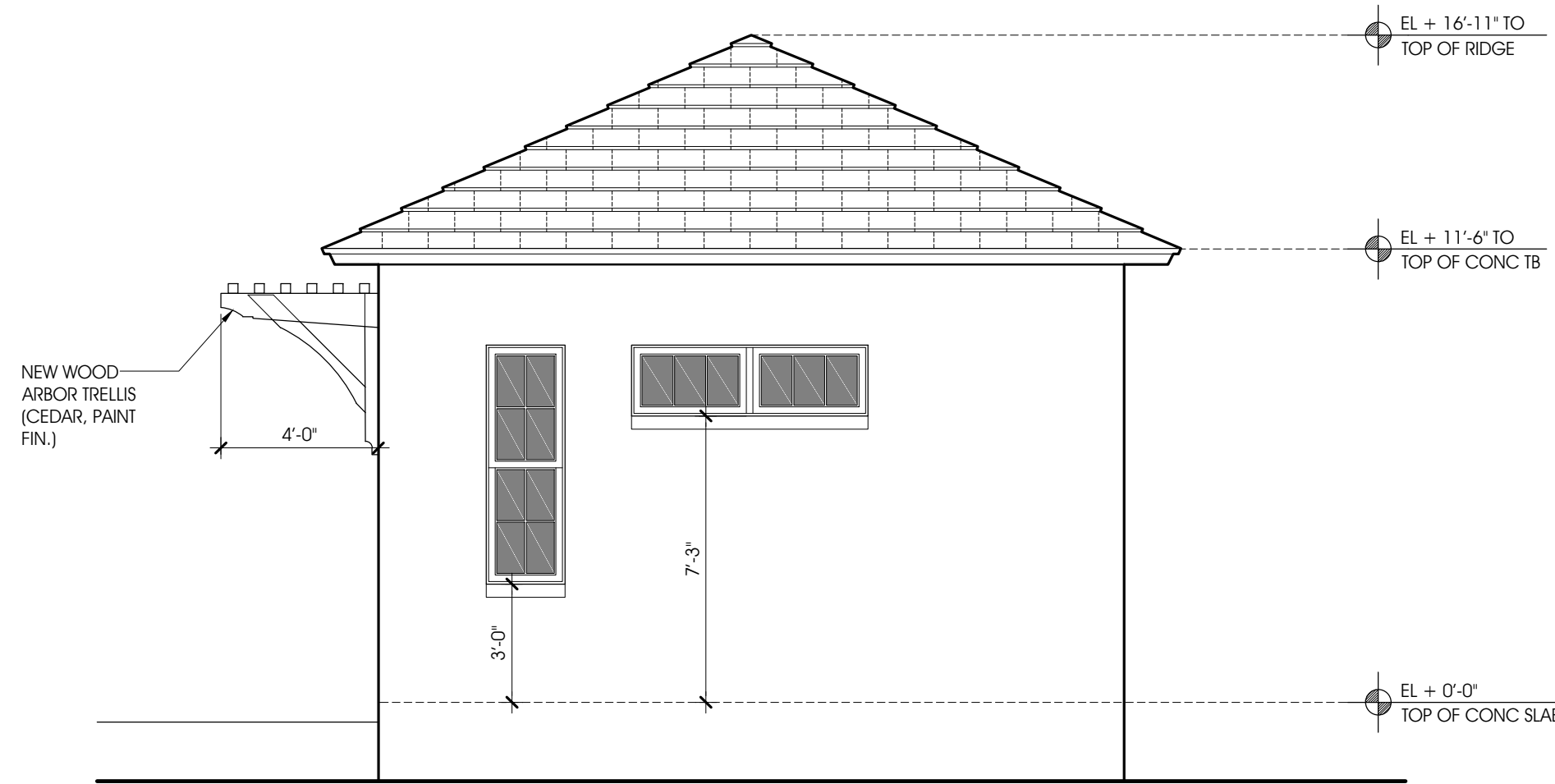
PROJ. NO.  
298.0

SHEET NO.

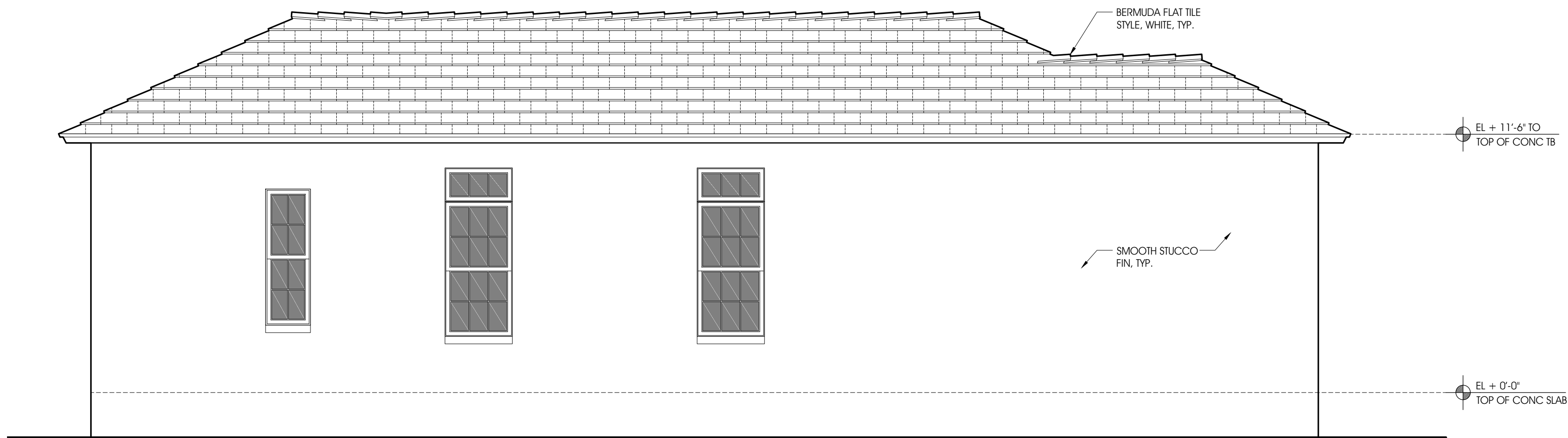
A-05.3



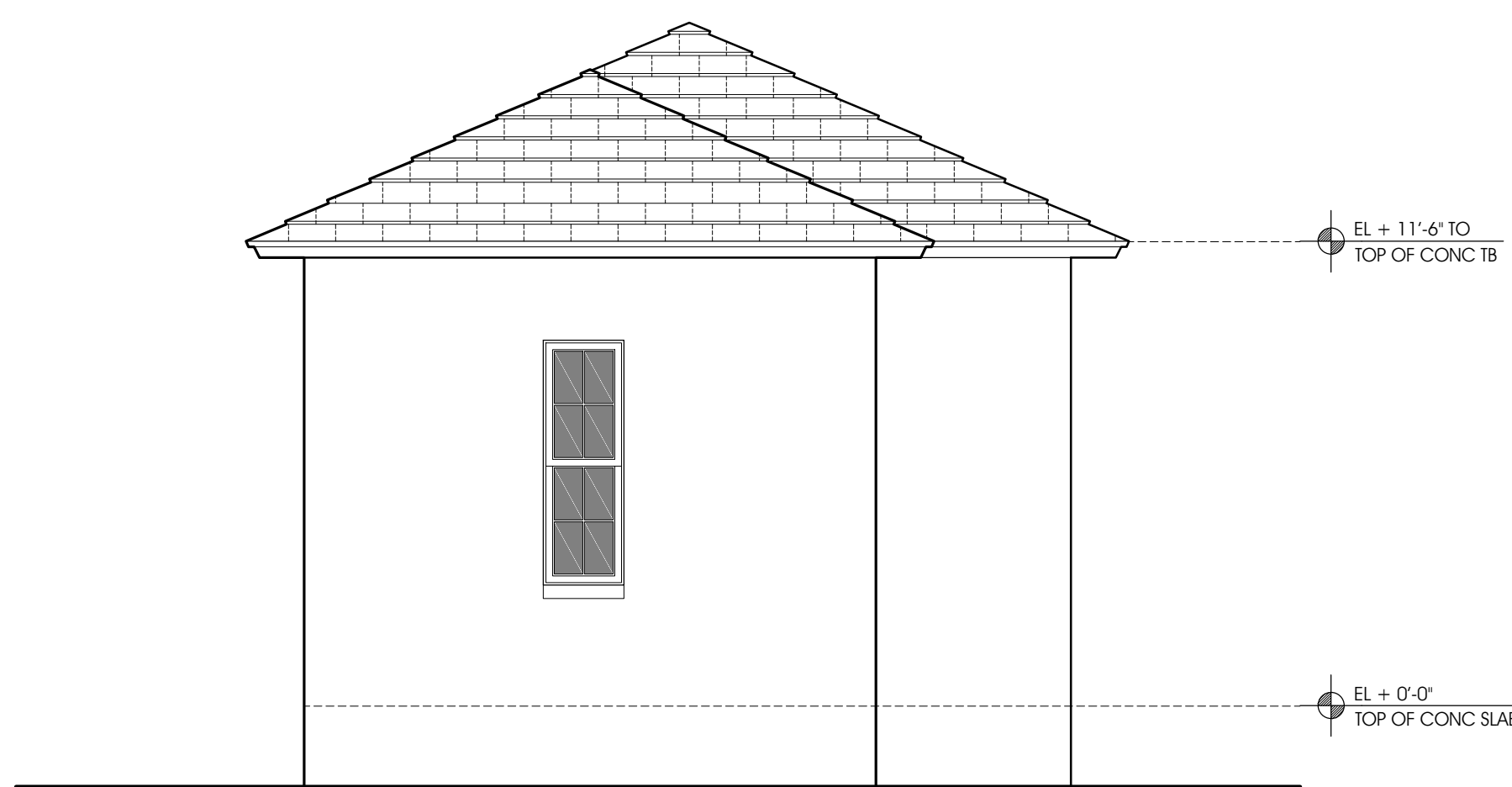
PROPOSED MASTER WING EXTERIOR ELEVATION: SOUTH  
SCALE: 1/4"=1'-0"



PROPOSED MASTER WING EXTERIOR ELEVATION: WEST  
SCALE: 1/4"=1'-0"



PROPOSED MASTER WING EXTERIOR ELEVATION: EAST  
SCALE: 1/4"=1'-0"



PROPOSED MASTER WING EXTERIOR ELEVATION: NORTH  
SCALE: 1/4"=1'-0"

NOTES



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PROJECT

REMODELING AND ADDITIONS  
ROUCO RESIDENCE

110 Malaga Avenue  
Coral Gables, FL 33134

DRAWING

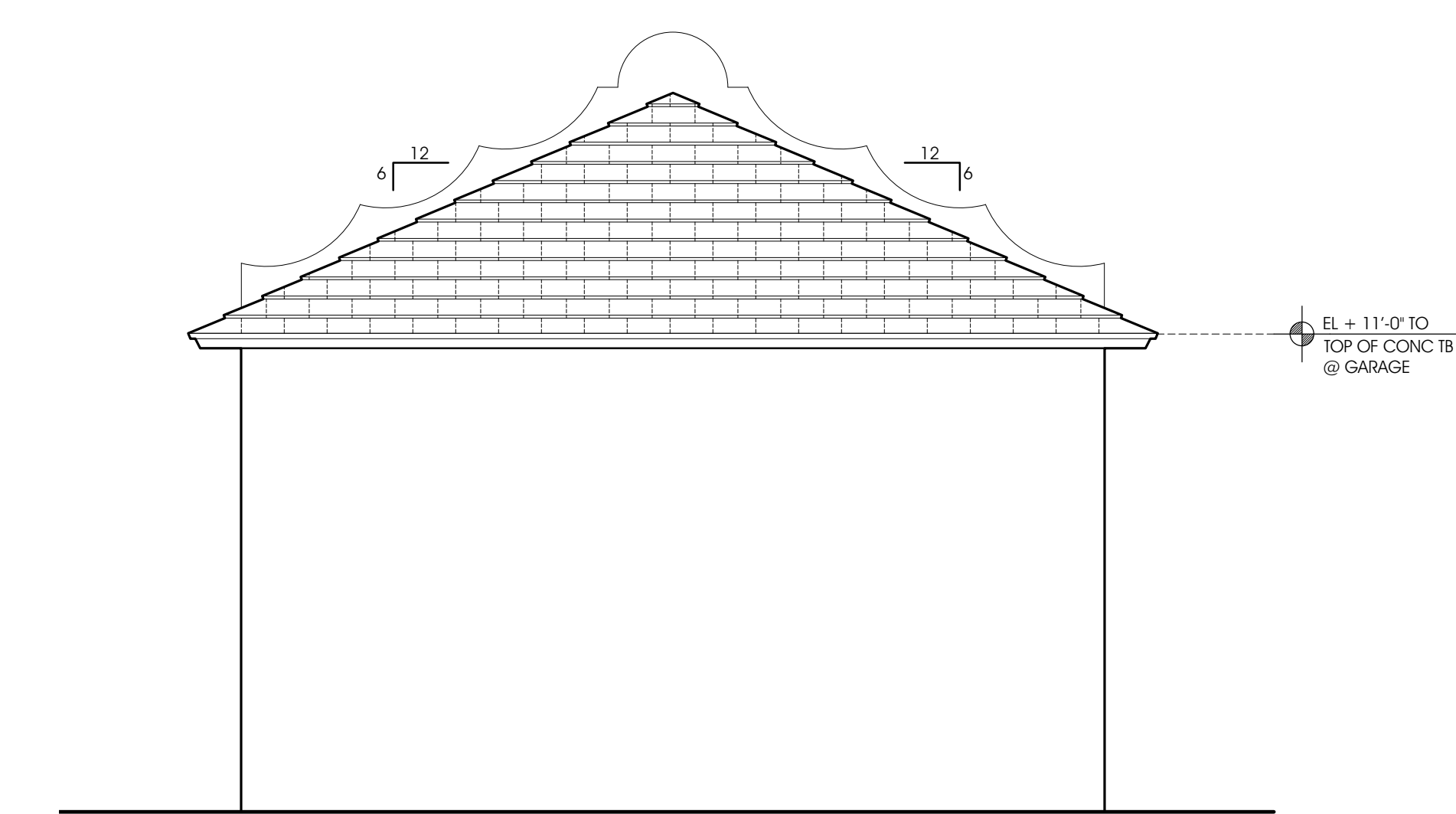
Proposed Master Wing  
Exterior Elevations

SEAL	SCALE 1/4" = 1'-0"
	DRAWN BM
	REVIEWED NDL
Nelson de Leon AR 13937	PROJ. NO. 298.0

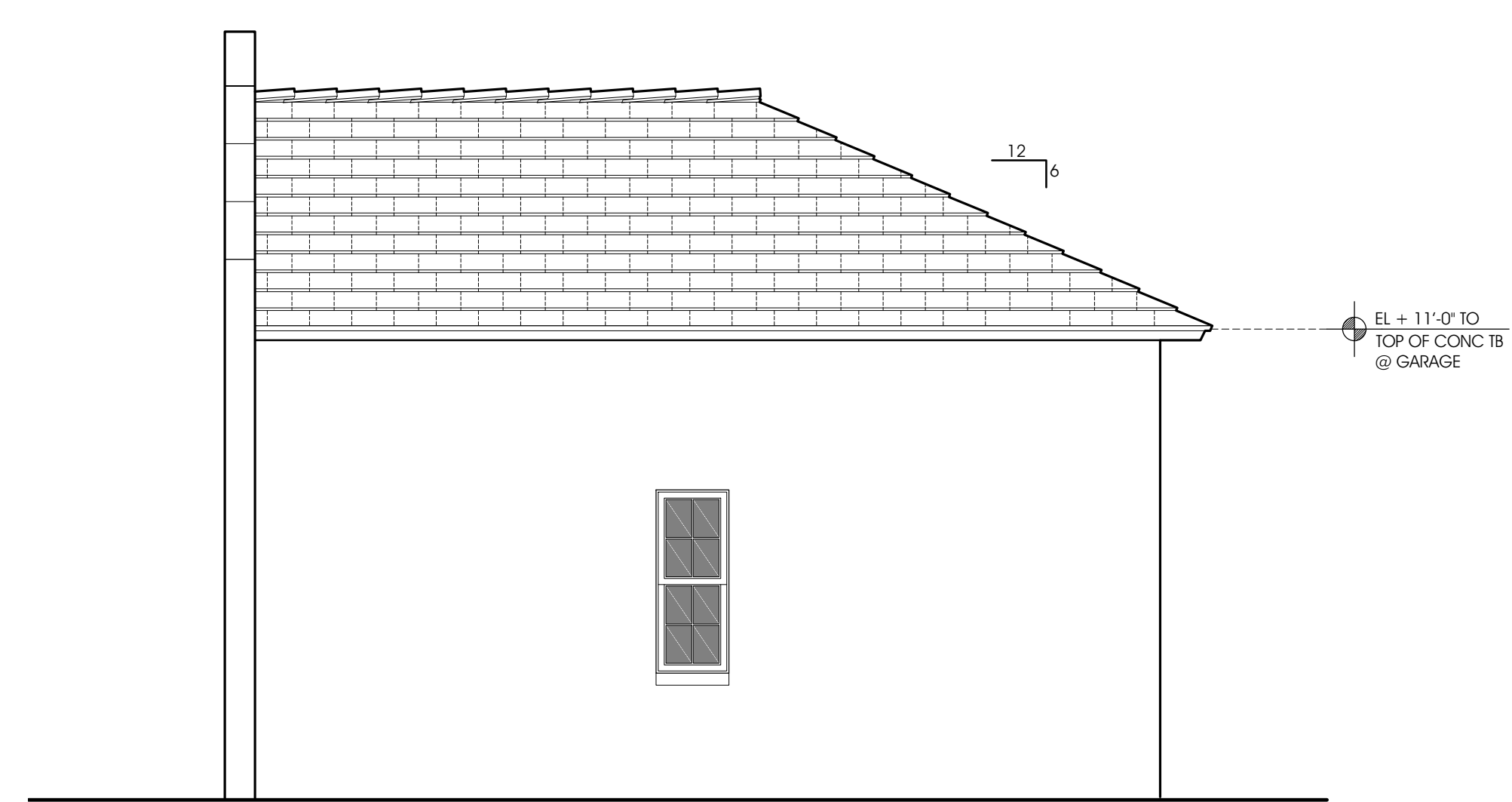
SHEET NO.

A-05.4

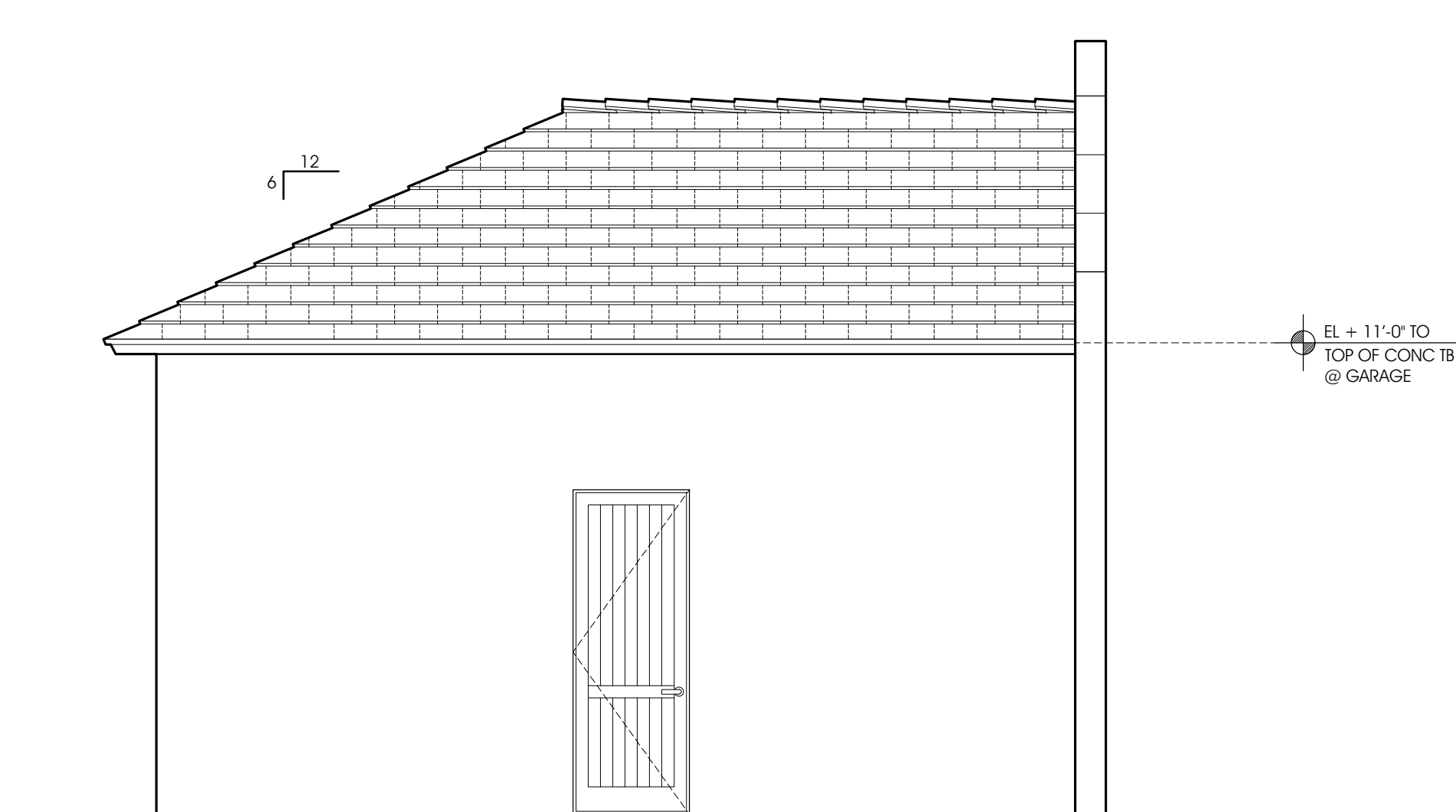




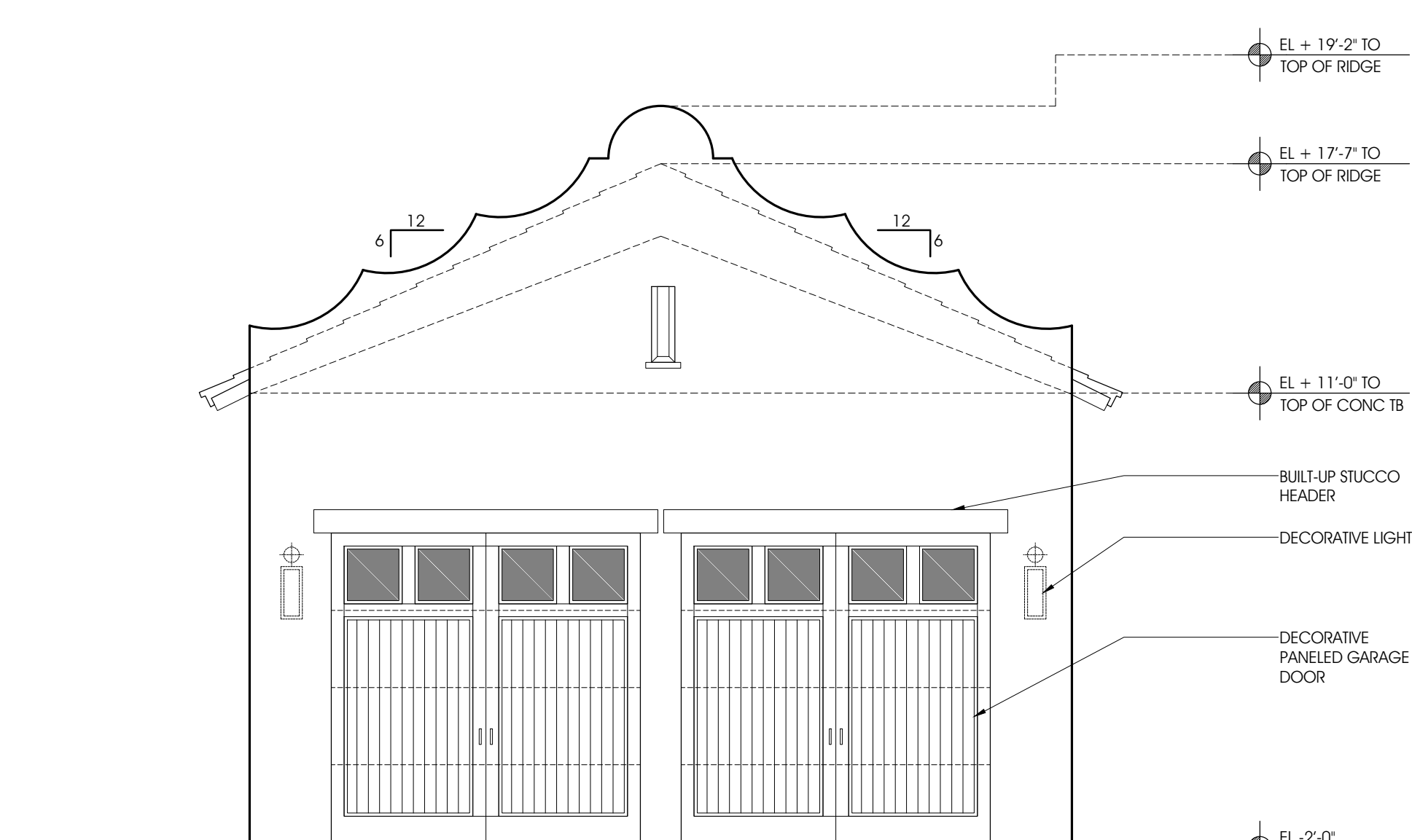
PROPOSED GARAGE EXTERIOR ELEVATION: SOUTH  
SCALE: 1/4"=1'-0"



PROPOSED GARAGE EXTERIOR ELEVATION: WEST  
SCALE: 1/4"=1'-0"



PROPOSED GARAGE EXTERIOR ELEVATION: EAST  
SCALE: 1/4"=1'-0"



PROPOSED GARAGE EXTERIOR ELEVATION: NORTH  
SCALE: 1/4"=1'-0"

NOTES



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PROJECT

REMODELING AND ADDITIONS  
ROUCO RESIDENCE

110 Malaga Avenue  
Coral Gables, FL 33134

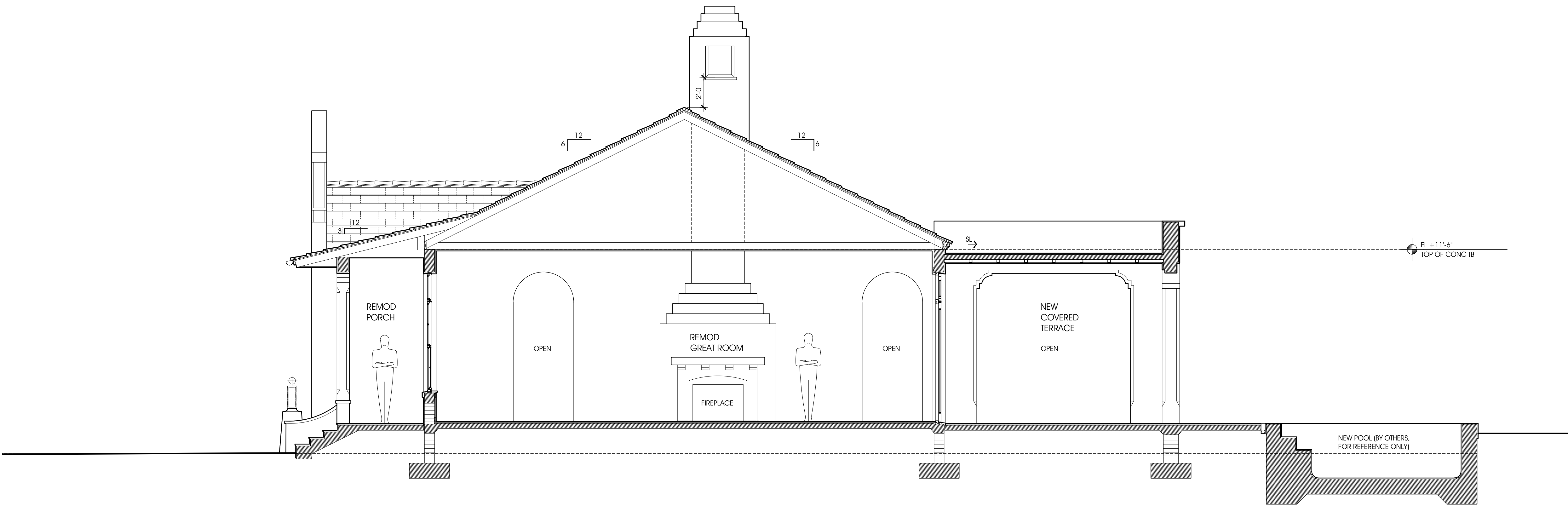
DRAWING

Proposed Garage  
Exterior Elevations

SEAL	SCALE
	1/4" = 1'-0"
	DRAWN BM
	REVIEWED NDL
Nelson de Leon AR 13937	PROJ. NO. 298.0

SHEET NO.

A-05.5



PROPOSED BUILDING SECTION AA  
SCALE: 1/4"=1'-0"

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PROJECT

REMODELING AND ADDITIONS  
ROUCO RESIDENCE

110 Malaga Avenue  
Coral Gables, FL 33134

DRAWING

Existing and Proposed  
Building Sections: AA

SEAL	SCALE 1/4" = 1'-0"
	DRAWN BM
	REVIEWED NDL
Nelson de Leon AR 13937	PROJ. NO. 298.0

SHEET NO.

A-05.6