



UNIVERSITY OF MIAMI SCHOOL OF ARCHITECTURE

LA GORCE - BUILDING 35

1228 DICKINSON DR. CORAL
GABLES, FLORIDA 33146

BOARD OF ARCHITECTS SUBMITTAL - 11/20/2025

GMPA Project Number: 24125.00

UM Project Number: RR-051



This document has been reviewed
for general design and aesthetics conformance
by the University Architect of the University of Miami
as required by the City of Coral Gables Board of Architects.

University Architect



INDEX OF DRAWINGS			
SHEET NUMBER	SHEET NAME	BOA PRESENTATION 11/20/2025	BOA COMMENTS 01/29/2026
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A4.02	ENLARGED ELEVATOR ELEVATIONS	X	X
A7.00	RENDERINGS	X	X
A7.01	RENDERINGS	X	X

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VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6



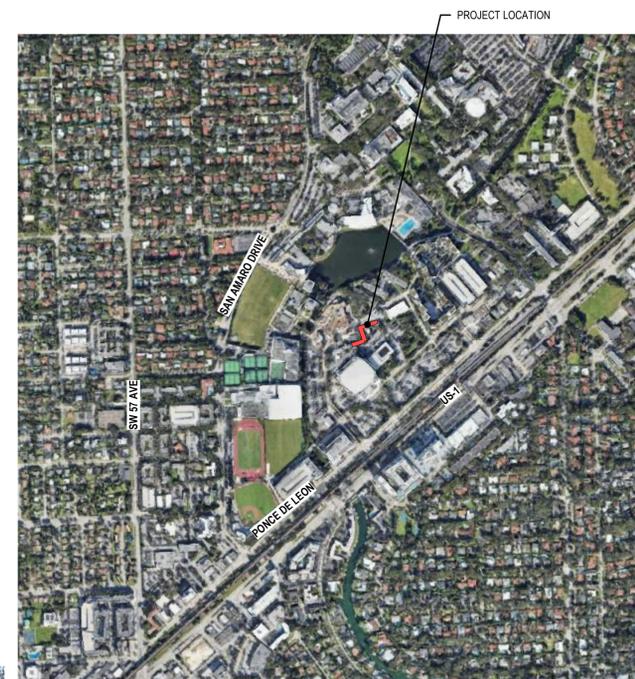
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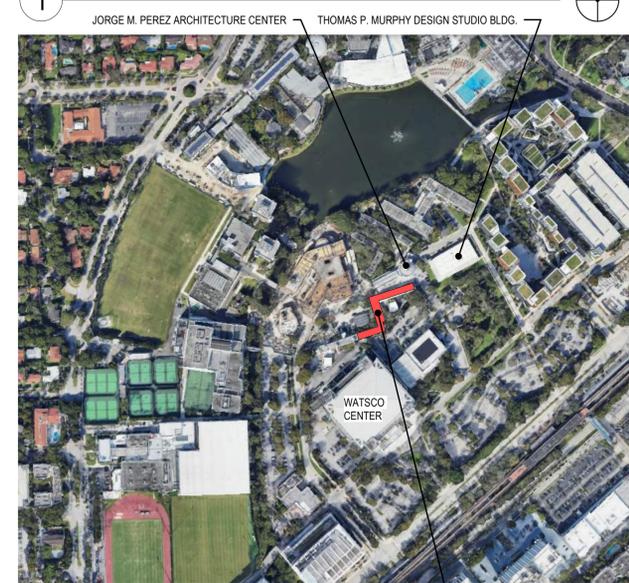
VIEW 8



VIEW 9

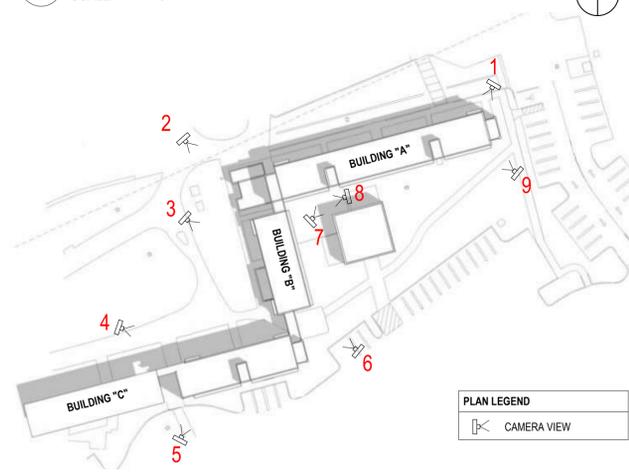


1 SITE VICINITY



2 SITE LOCATION

SCALE: 1" = 1'-0"



3 PHOTOS ANGLE KEY PLAN

OWNER

UNIVERSITY OF MIAMI

TEAM

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ARCHITECT OF RECORD

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Florida AR0014415

PROJECT No.: GMPA 24125.00
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REVISIONS

NO.	DESCRIPTION	DATE

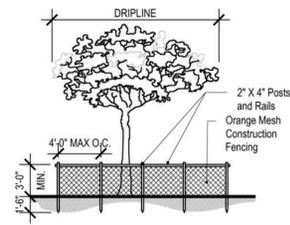
SHEET TITLE:
EXISTING BUILDING PHOTOS

ISSUED:
BOARD OF ARCHITECTS
SUBMITTAL

DATE ISSUED: 11/20/2025

DRAWN BY: MA, LM
REVIEWED BY: DG, FS
DESIGNED BY: GMPA
FILE NAME: 24125_UM SOA Building 35_ARCH_R24
SHEET NUMBER:

G1.00



- TREE PROTECTION NOTES:**
- 1.0 A TREE PROTECTION ZONE (TPZ) SHALL BE ESTABLISHED AROUND ALL TREES WHICH ARE TO BE RETAINED. THE TPZ SHALL INCLUDE ALL SUCH TREES IN A SINGLE CLUSTER, WITH PROTECTIVE FENCING AROUND THE PERIMETER OF THE CLUSTER.
 - 2.0 THE TPZ FENCING SHALL BE 4 FEET HIGH MIN., CHAIN LINK WITH POSTS SPACED 10 FEET O.C., WITH 2 X 4 MESH. ORANGE CONSTRUCTION MESH SHALL BE ATTACHED TO POSTS AND RAILS.
 - 3.0 THE AREA WITHIN THE TPZ SHALL BE MAINTAINED IN ITS CURRENT CONDITION. THERE SHALL BE NO GRADE CHANGES, BULLDOZING, SCARIFYING OR ANY OTHER TYPE OF SOIL DISTURBANCE WITHIN THIS AREA. NO NEW UTILITIES SHALL BE INSTALLED IN THIS AREA.
 - 4.0 THE AREA WITHIN THE TPZ SHALL BE KEPT FREE OF HEAVY EQUIPMENT OPERATION. THERE SHALL BE NO MOVEMENT OF HEAVY EQUIPMENT WITHIN THESE AREAS.
 - 5.0 THE AREA WITHIN THE TPZ SHALL NOT BE USED FOR ANY TYPE OF MATERIALS STORAGE OR DUMPING (INCLUDING WASH WATER).
 - 6.0 THERE SHALL BE NO DAMAGE, WOUNDING, OR OTHER TYPES OF PHYSICAL INJURY MADE TO THE TREE TRUNKS, BUTTRESS ROOTS, SURFACE ROOTS, LIMBS, BRANCHES, OR OTHER EXPOSED PARTS OF THE TREES. NO SIGNAGE SHALL BE ATTACHED TO THE TREES AND NO WORK STATIONS SET UP BENEATH THE TREES.
 - 7.0 PRIOR TO CONSTRUCTION ACTIVITIES, ANY TREE LIMBS WHICH MAY INTERFERE WITH, OR ARE AT RISK OF DAMAGE OR INJURY FROM, CONSTRUCTION ACTIVITIES, SHALL BE PRUNED FOLLOWING THE GUIDELINES IN THE MOST RECENT EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300 DOCUMENT. ALL TREES TO BE RETAINED SHALL BE PRUNED TO CLEAN THEIR CROWNS, AS DEFINED IN THE ANSI A-300 DOCUMENT (REMOVE DEAD, DISEASED, OR BROKEN BRANCHES).
 - 8.0 ANY TREE ROOTS WHICH ARE AT RISK OF BEING CUT, DAMAGED OR EXPOSED DURING EXCAVATION ACTIVITIES SHALL BE PRUNED BEFOREHAND USING APPROPRIATE PRUNING TOOLS (SAWS, LOPPERS OR CLIPPERS) AND TECHNIQUES, LEAVING CLEAN, SMOOTH CUTS AT A MAXIMUM DISTANCE ALLOWABLE FROM THE TREE TRUNKS. WHEN DIGGING TRENCHES USING TRENCHERS, BACKHOES OR SIMILAR EQUIPMENT, TREE ROOTS SHALL BE CUT.

2 STAKING FOR TREE PROTECTION & GENERAL NOTES

SITE DEMOLITION KEYNOTES:

- DS1 REMOVE PORTION OF EXISTING ASPHALT AND PARKING STRIPES.
- DS2 REMOVE EXISTING PSIDIUM CATTLEIANUM / STRAWBERRY GUAVA TREES.
- DS3 REMOVE EXISTING SIDEWALK.
- DS4 REMOVE PORTION OF EXISTING SIDEWALK.
- DS5 REMOVE EXISTING PALM TREE.
- DS6 EXISTING TREE OR PALM TO BE PROTECTED DURING CONSTRUCTION.

SITE PLAN LEGEND:

- PROJECT LIMIT LINE
- LANDSCAPE
- NOT IN CONTRACT N.I.C
- EXISTING SIDEWALKS, HARDSCAPE
- GRAVEL OR CRUSHED STONE
- NEW PAVERS
- COOLITE BENCHES
- TREE PROTECTION

OWNER

UNIVERSITY OF MIAMI

TEAM

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REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
DEMOLITION SITE PLAN

ISSUED:
 BOARD OF ARCHITECTS SUBMITTAL

DATE ISSUED: 11/20/2025

DRAWN BY: MA, LM

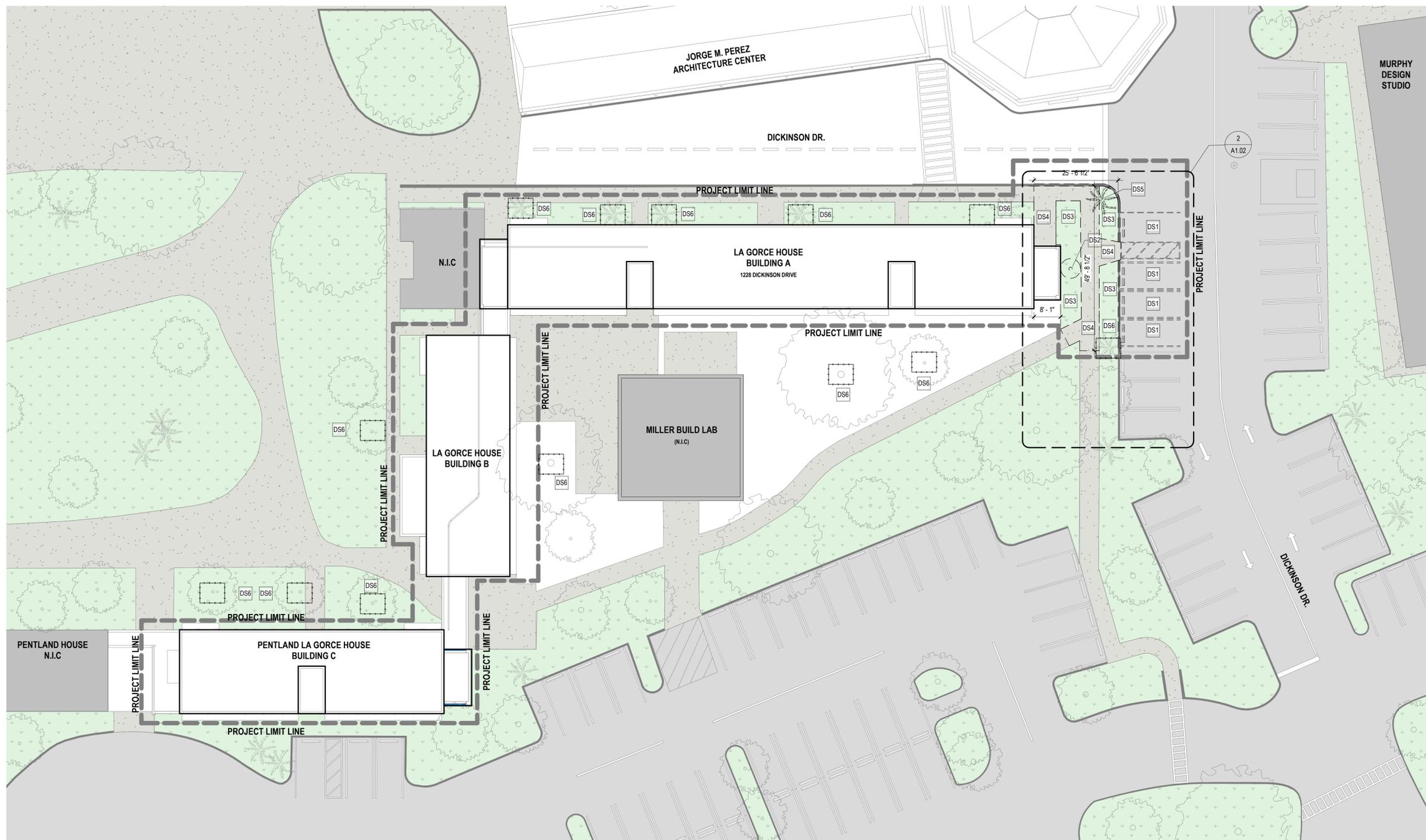
REVIEWED BY: DG, FS

DESIGNED BY: GMPA

FILE NAME: 24125_UM SOA Building 35_ARCH_R24

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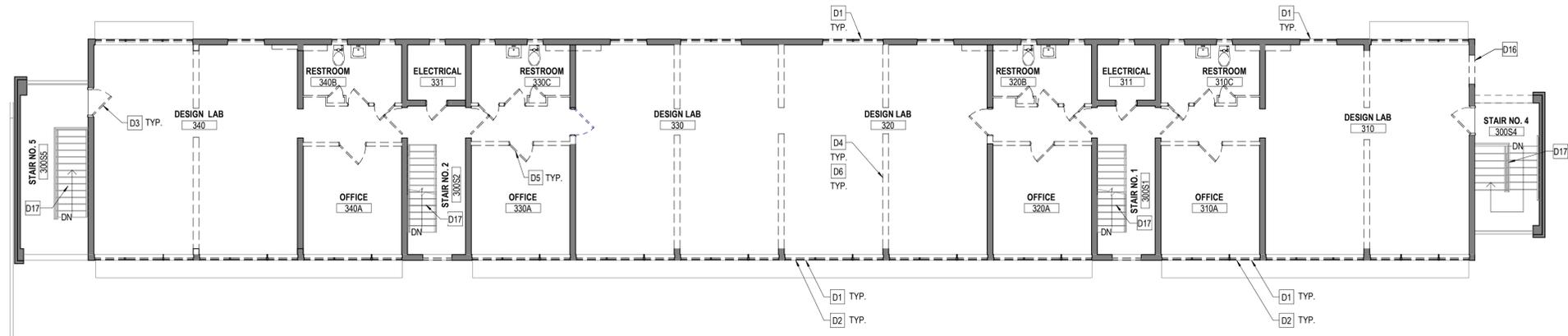
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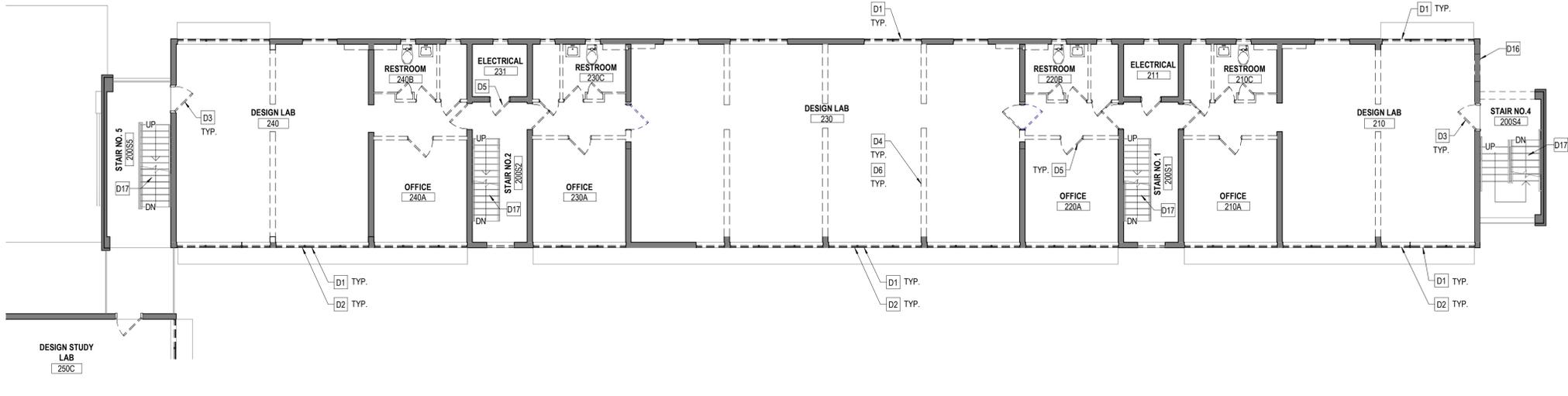
1 DEMOLITION SITE PLAN
 SCALE: 1/16" = 1'-0"



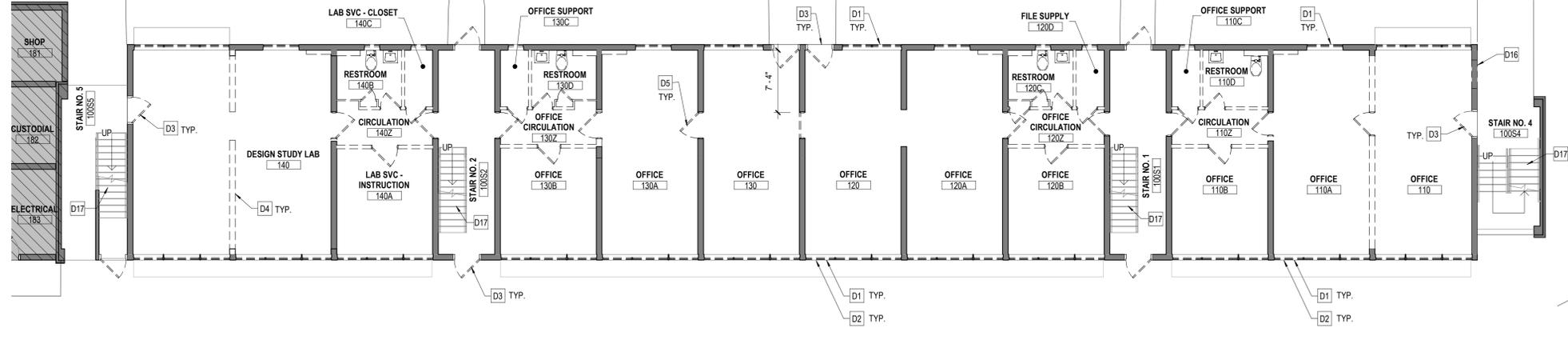
3 THIRD FLOOR DEMOLITION PLAN - BUILDING A
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR DEMOLITION PLAN - BUILDING A
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR DEMOLITION PLAN - BUILDING A
SCALE: 1/8" = 1'-0"



DEMOLITION PLAN LEGEND

- PROJECT LIMIT LINE
- 1HR FIRE RATED PARTITION
- 2HR FIRE RATED PARTITION
- EXISTING WALL TO REMAIN
- REMOVE EXISTING WALL
- NOT IN CONTRACT (N.I.C)
- EXISTING DOOR TO BE REMAIN
- EXISTING DOOR TO BE DEMOLISHED

GENERAL DEMOLITION NOTES

1. ALL EXISTING RAILINGS THROUGHOUT THE BUILDINGS ARE TO REMAIN. GC TO EXERCISE CAUTION TO AVOID DAMAGE TO EXISTING RAILINGS DURING REMOVAL WORK
2. EXISTING TELECOM, DATA AND AUDIO VISUAL COMPONENTS AND WIRING WILL BE REMOVED BY THE UNIVERSITY'S IT DEPARTMENT. AFTER REMOVAL OF AV COMPONENTS AND WIRING, THE CONTRACTOR SHALL REMOVE ANY AND ALL EMPTY CONDUIT LEFT BEHIND

DEMOLITION KEYNOTES

- DX** DEMOLITION KEYNOTE
- D1** REMOVE ALL EXISTING WINDOWS ENTIRELY, INCLUDING ATTACHMENTS. PREPARE EXISTING OPENINGS TO RECEIVE NEW WINDOWS.
- D2** REMOVE ALL WINDOW AND WALL AC UNITS, INCLUDING ASSOCIATED ELECTRICAL CONNECTIONS, OUTLETS, WIRING AND CONDUIT, INCLUDING ALL CONDUIT RUN ALONG EXTERIOR WALLS OF THE BUILDING
- D3** REMOVE ALL EXISTING EXTERIOR DOORS, FRAMES AND DOOR HARDWARE. PREPARE MASONRY OPENINGS FOR INSTALLATION OF NEW DOORS AND FRAMES
- D4** REMOVE EXISTING INTERIOR PARTITIONS ENTIRELY INCLUDING ALL FRAMING AND FASTENERS.
- D5** REMOVE EXISTING INTERIOR DOORS, FRAMES AND DOOR HARDWARE.
- D6** REMOVE EXISTING DOOR, DOOR FRAME, AND DOOR HARDWARE. RETURN DOOR HARDWARE TO THE UNIVERSITY OF MIAMI.
- D7** REMOVE ALL EXISTING GYPSUM WALLBOARD/ PLASTER AND FURRING, INCLUDING INSULATION, IF ANY PRESENT AT ALL MASONRY WALLS THROUGHOUT. EXISTING PLASTER/ STUCCO APPLIED DIRECTLY TO MASONRY SHALL REMAIN.
- D8** REMOVE ALL EXISTING BUILT-IN FURNITURE THROUGHOUT.
- D9** REMOVE ALL EXISTING FLOOR FINISHES, ENTIRELY. PREP CONCRETE FLOOR SURFACES TO RECEIVE NEW FLOOR FINISHES
- D10** REMOVE ALL EXISTING PLUMBING FIXTURES, ENTIRELY, INCLUDING DRAINS, WATER LINES, WASTE AND VENT PIPING UP TO VERTICAL STACKS. NOTE: ASSURE WATER SERVICE IS SHUT OFF PRIOR TO WATER LINE REMOVAL.
- D11** REMOVE ALL EXISTING CEILINGS AND FURRINGS, THROUGHOUT
- D12** REMOVE ALL EXISTING INTERIOR LIGHTING FIXTURES, INCLUDING ALL ASSOCIATED CONDUIT AND WIRING.
- D13** REMOVE ALL EXISTING ELECTRICAL BRANCH CONDUITS, J-BOXES AND WIRING. CONDUITS AND BOXES EMBEDDED IN THE SLABS AND MASONRY WALLS SHALL BE LEFT IN PLACE AND PERMANENTLY CAPPED. NOTE: DISCONNECT ELECTRICAL SERVICE PRIOR TO ELECTRICAL CONDUIT REMOVAL.
- D14** REMOVE ALL EXISTING FIRE ALARM COMPONENTS, INCLUDING CONDUITS AND WIRING TO EXISTING FA PANEL. REMOVE FA PANEL.
- D15** REMOVE EXISTING (ABANDONED) HOT WATER HEATING PIPING EXTENDING FROM THE OLD BOILER ROOM AND THROUGHOUT THE BUILDING, INCLUDING AT VERTICAL CHASES WEST END OF BUILDING AND ALL PIPING EXPOSED ALONG EXTERIOR WALLS.
- D16** REMOVE PORTION OF EXISTING WALL IN PREPARATION FOR NEW DOOR INSTALLATION.
- D17** PROTECT EXISTING STAIRS AND HANDRAILS DURING CONSTRUCTION.



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PROJECT

**UM SCHOOL OF ARCHITECTURE
LA GORCE - BLDG 35**

UM PROJECT NO. RR-051

1228 GACKSON DR.
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REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
DEMOLITION FLOOR PLANS - BUILDING A

ISSUED:
BOARD OF ARCHITECTS
SUBMITTAL

DATE ISSUED: 11/20/2025

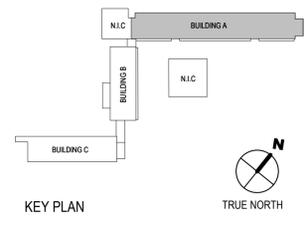
DRAWN BY: MA, LM

REVIEWED BY: DG, FS

DESIGNED BY: GMPA

FILE NAME: 24125_UM SOA Building 35_ARCH_R24

SHEET NUMBER:
AD1.10



DEMOLITION PLAN LEGEND

- PROJECT LIMIT LINE
- 1HR FIRE RATED PARTITION
- 2HR FIRE RATED PARTITION
- EXISTING WALL TO REMAIN
- REMOVE EXISTING WALL
- NOT IN CONTRACT (N.I.C)
- EXISTING DOOR TO BE REMAIN
- EXISTING DOOR TO BE DEMOLISHED

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REVISIONS

NO.	DESCRIPTION

SHEET TITLE:

DEMOLITION FLOOR PLANS - BUILDING B

ISSUED:

BOARD OF ARCHITECTS
 SUBMITTAL

DATE ISSUED: 11/20/2025

DRAWN BY: MA, LM

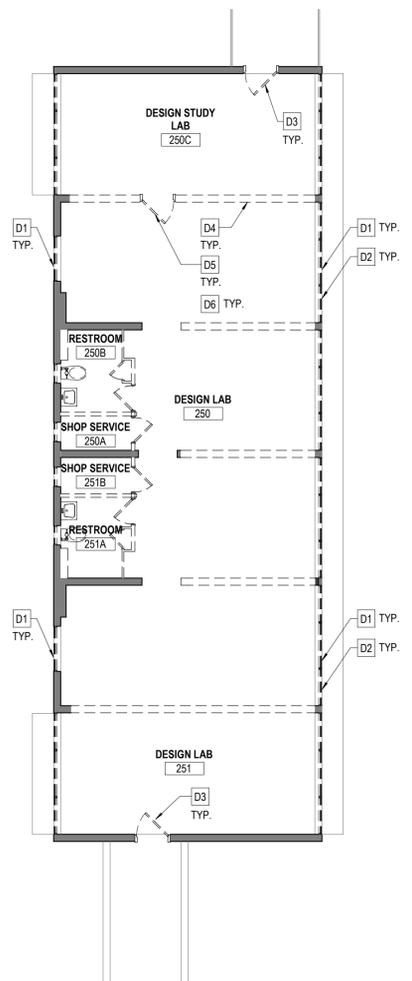
REVIEWED BY: DG, FS

DESIGNED BY: GMPA

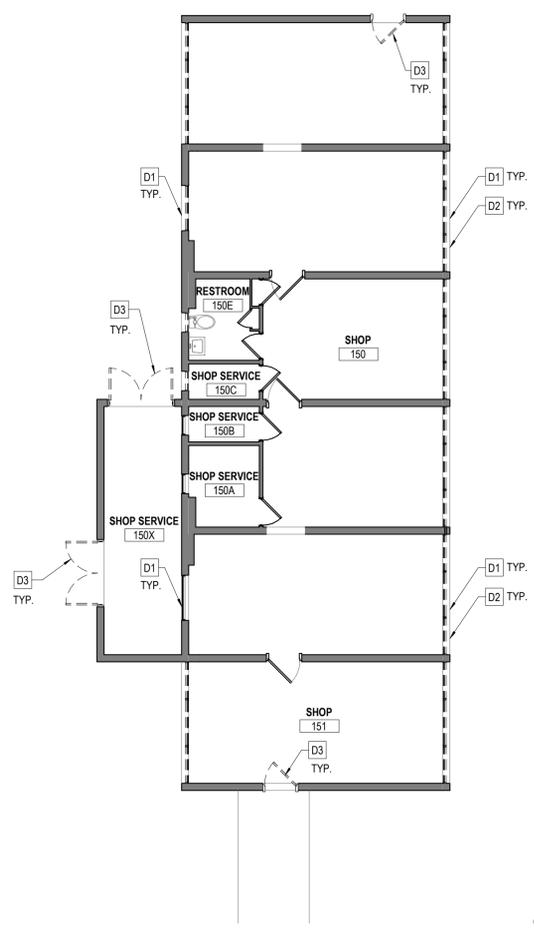
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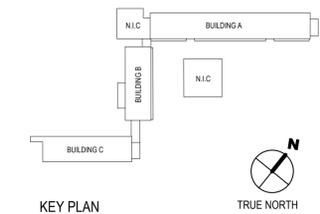
AD1.20



2 SECOND FLOOR DEMOLITION PLAN - BUILDING B
 SCALE: 1/8" = 1'-0"

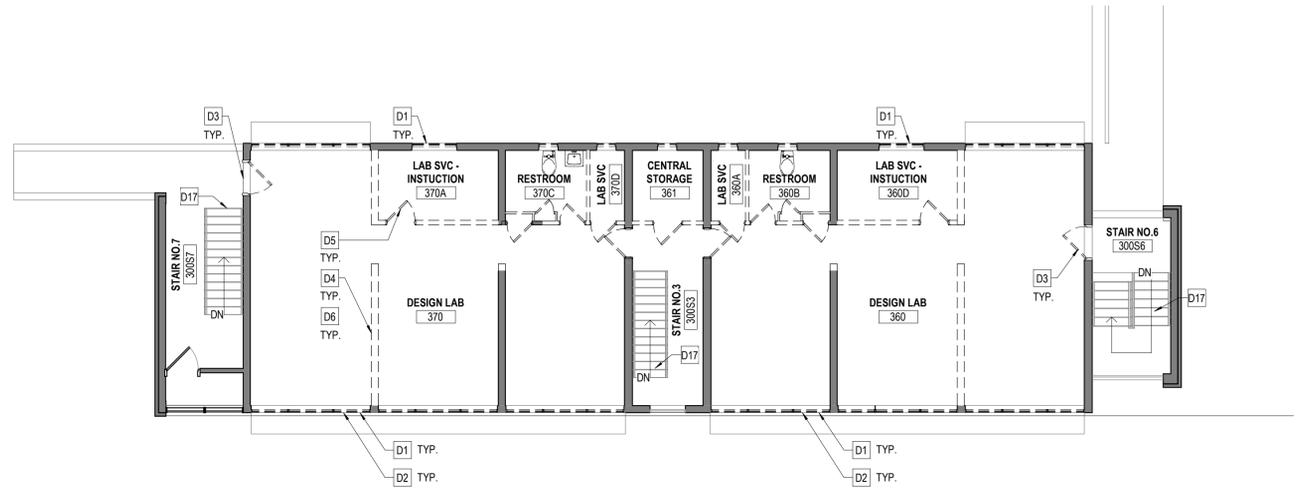


1 FIRST FLOOR DEMOLITION PLAN - BUILDING B
 SCALE: 1/8" = 1'-0"

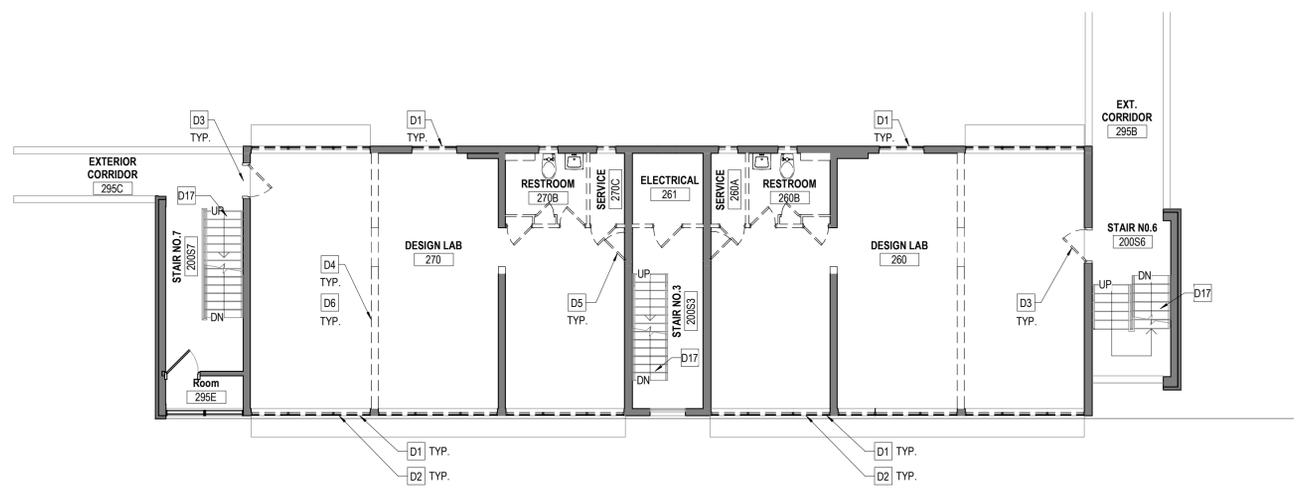


KEY PLAN

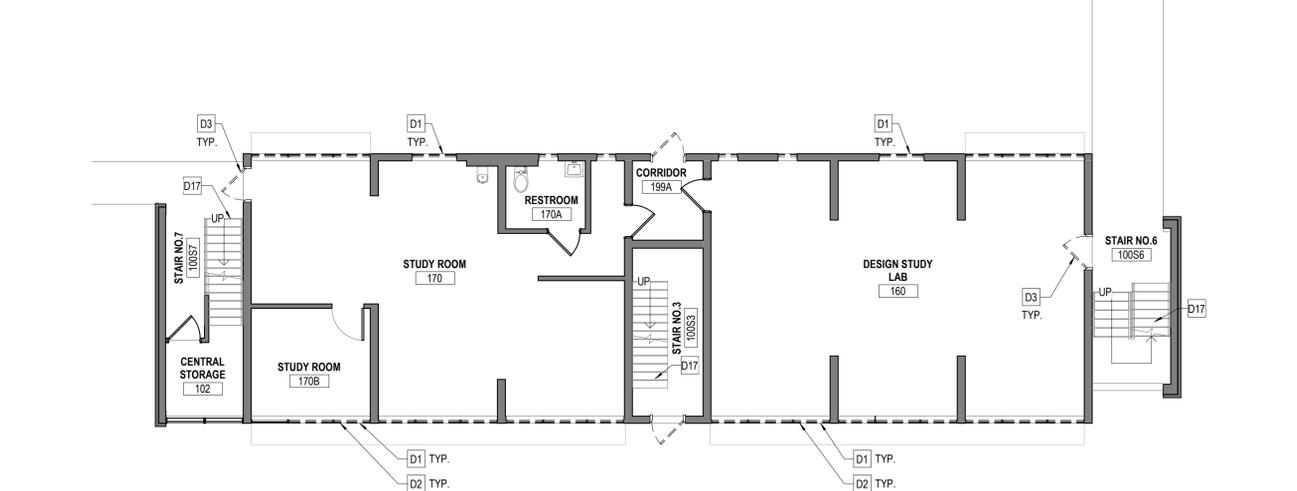
TRUE NORTH



3 THIRD FLOOR DEMOLITION PLAN - BUILDING C
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR DEMOLITION PLAN - BUILDING C
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR DEMOLITION PLAN - BUILDING C
SCALE: 1/8" = 1'-0"

DEMOLITION PLAN LEGEND

- PROJECT LIMIT LINE
- 1HR FIRE RATED PARTITION
- 2HR FIRE RATED PARTITION
- EXISTING WALL TO REMAIN
- REMOVE EXISTING WALL
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GENERAL DEMOLITION NOTES

1. ALL EXISTING RAILINGS THROUGHOUT THE BUILDINGS ARE TO REMAIN. GC TO EXERCISE CAUTION TO AVOID DAMAGE TO EXISTING RAILINGS DURING REMOVAL WORK
2. EXISTING TELECOM, DATA AND AUDIO VISUAL COMPONENTS AND WIRING WILL BE REMOVED BY THE UNIVERSITY'S IT DEPARTMENT. AFTER REMOVAL OF AV COMPONENTS AND WIRING, THE CONTRACTOR SHALL REMOVE ANY AND ALL EMPTY CONDUIT LEFT BEHIND

DEMOLITION KEYNOTES

- DX** DEMOLITION KEYNOTE
- D1** REMOVE ALL EXISTING WINDOWS ENTIRELY, INCLUDING ATTACHMENTS. PREPARE EXISTING OPENINGS TO RECEIVE NEW WINDOWS.
- D2** REMOVE ALL WINDOW AND WALL AC UNITS, INCLUDING ASSOCIATED ELECTRICAL CONNECTIONS, OUTLETS, WIRING AND CONDUIT, INCLUDING ALL CONDUIT RUN ALONG EXTERIOR WALLS OF THE BUILDING
- D3** REMOVE ALL EXISTING EXTERIOR DOORS, FRAMES AND DOOR HARDWARE. PREPARE MASONRY OPENINGS FOR INSTALLATION OF NEW DOORS AND FRAMES
- D4** REMOVE EXISTING INTERIOR PARTITIONS ENTIRELY INCLUDING ALL FRAMING AND FASTENERS.
- D5** REMOVE EXISTING INTERIOR DOORS, FRAMES AND DOOR HARDWARE.
- D6** REMOVE EXISTING DOOR, DOOR FRAME, AND DOOR HARDWARE. RETURN DOOR HARDWARE TO THE UNIVERSITY OF MIAMI.
- D7** REMOVE ALL EXISTING GYPSUM WALLBOARD/ PLASTER AND FURRING, INCLUDING INSULATION, IF ANY PRESENT AT ALL MASONRY WALLS THROUGHOUT. EXISTING PLASTER/ STUCCO APPLIED DIRECTLY TO MASONRY SHALL REMAIN.
- D8** REMOVE ALL EXISTING BUILT-IN FURNITURE THROUGHOUT.
- D9** REMOVE ALL EXISTING FLOOR FINISHES, ENTIRELY. PREP CONCRETE FLOOR SURFACES TO RECEIVE NEW FLOOR FINISHES
- D10** REMOVE ALL EXISTING PLUMBING FIXTURES, ENTIRELY, INCLUDING DRAINS, WATER LINES, WASTE AND VENT PIPING UP TO VERTICAL STACKS. NOTE: ASSURE WATER SERVICE IS SHUT OFF PRIOR TO WATER LINE REMOVAL.
- D11** REMOVE ALL EXISTING CEILINGS AND FURRINGS, THROUGHOUT
- D12** REMOVE ALL EXISTING INTERIOR LIGHTING FIXTURES, INCLUDING ALL ASSOCIATED CONDUIT AND WIRING.
- D13** REMOVE ALL EXISTING ELECTRICAL BRANCH CONDUITS, J-BOXES AND WIRING. CONDUITS AND BOXES EMBEDDED IN THE SLABS AND MASONRY WALLS SHALL BE LEFT IN PLACE AND PERMANENTLY CAPPED. NOTE: DISCONNECT ELECTRICAL SERVICE PRIOR TO ELECTRICAL CONDUIT REMOVAL.
- D14** REMOVE ALL EXISTING FIRE ALARM COMPONENTS, INCLUDING CONDUITS AND WIRING TO EXISTING FA PANEL. REMOVE FA PANEL.
- D15** REMOVE EXISTING (ABANDONED) HOT WATER HEATING PIPING EXTENDING FROM THE OLD BOILER ROOM AND THROUGHOUT THE BUILDING, INCLUDING AT VERTICAL CHASES WEST END OF BUILDING AND ALL PIPING EXPOSED ALONG EXTERIOR WALLS.
- D16** REMOVE PORTION OF EXISTING WALL IN PREPARATION FOR NEW DOOR INSTALLATION.
- D17** PROTECT EXISTING STAIRS AND HANDRAILS DURING CONSTRUCTION.



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PROJECT

**UM SCHOOL OF ARCHITECTURE
LA GORCE - BLDG 35**

UM PROJECT NO.
RR-051

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REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
DEMOLITION FLOOR PLANS - BUILDING C

ISSUED:
BOARD OF ARCHITECTS
SUBMITTAL

DATE ISSUED: 11/20/2025

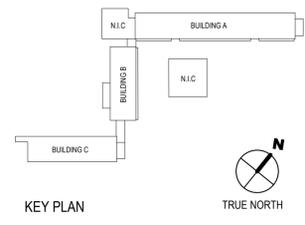
DRAWN BY: MA, LM

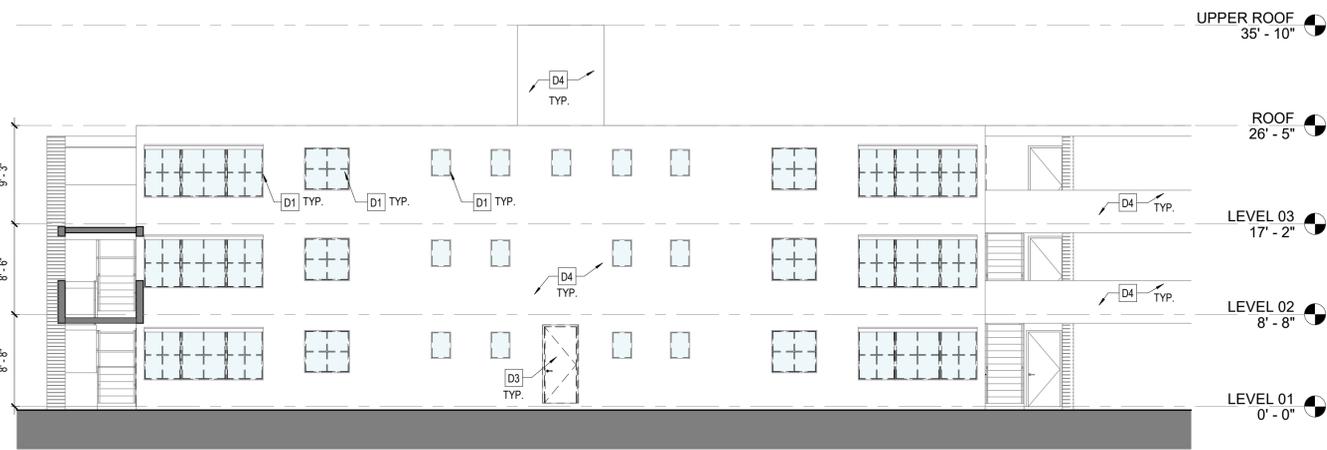
REVIEWED BY: DG, FS

DESIGNED BY: GMPA

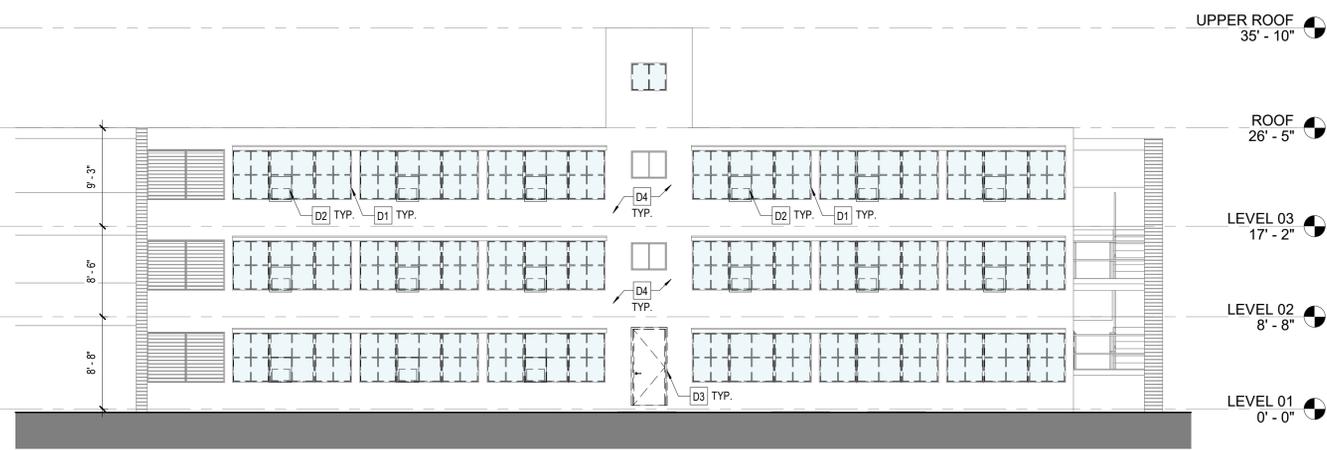
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AD1.30

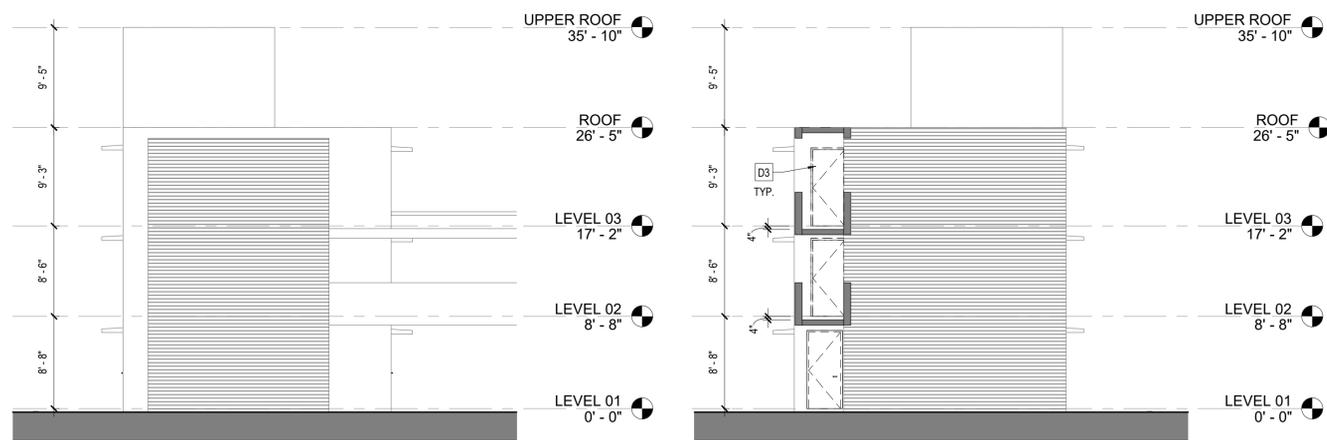




8 DEMOLITION NORTH ELEVATION - BUILDING C
SCALE: 1/8" = 1'-0"

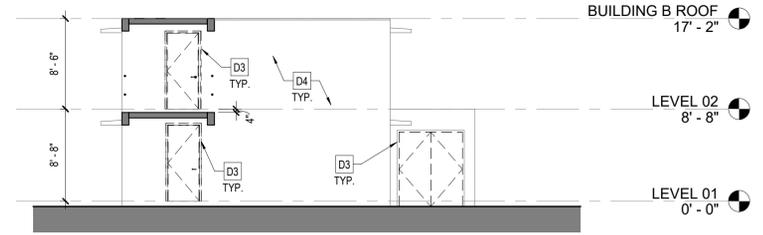


7 DEMOLITION SOUTH ELEVATION - BUILDING C
SCALE: 1/8" = 1'-0"

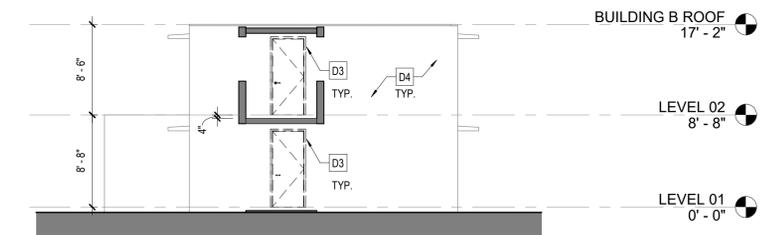


6 DEMOLITION EAST ELEVATION - BUILDING C
SCALE: 1/8" = 1'-0"

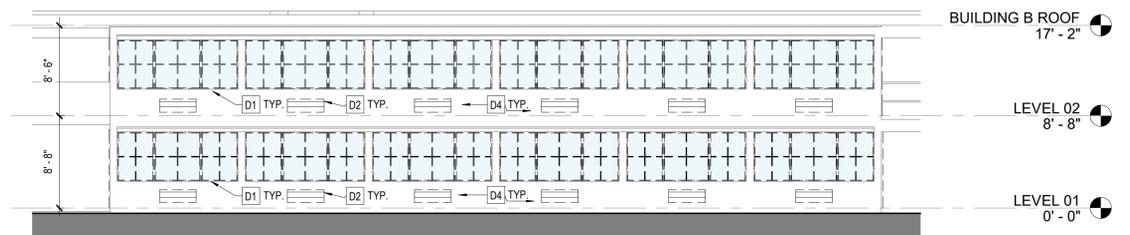
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SCALE: 1/8" = 1'-0"



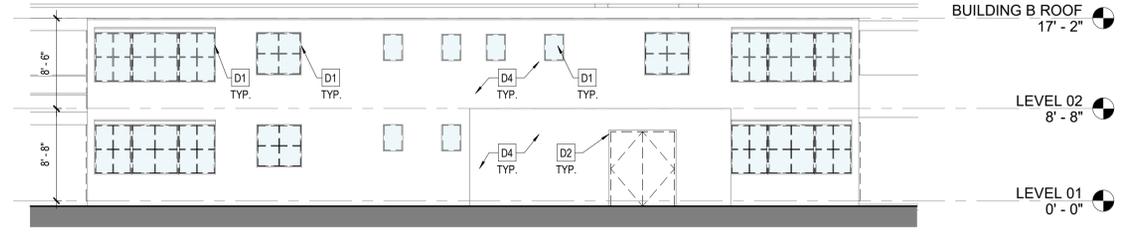
4 DEMOLITION NORTH ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"



3 DEMOLITION SOUTH ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"



2 DEMOLITION EAST ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"



1 DEMOLITION WEST ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"

DEMOLITION ELEVATION LEGEND

NOT IN CONTRACT (N.I.C)

DEMOLITION ELEVATION LEGEND

- D1 REMOVE ALL EXISTING WINDOWS ENTIRELY, INCLUDING ATTACHMENTS. PREPARE EXISTING OPENINGS TO RECEIVE NEW WINDOWS.
- D2 REMOVE ALL WALL AC UNITS, INCLUDING ASSOCIATED ELECTRICAL CONNECTIONS, OUTLETS, WIRING AND CONDUIT, INCLUDING ALL CONDUIT RUN ALONG EXTERIOR WALLS OF THE BUILDING.
- D3 REMOVE ALL EXISTING EXTERIOR DOORS, FRAMES AND DOOR HARDWARE. PREPARE MASONRY OPENINGS FOR INSTALLATION OF NEW DOORS AND FRAMES.
- D4 REMOVE EXISTING STUCCO TO CMU/ CONCRETE SUBSTRATE PREP EXTERIOR WALL FOR NEW STUCCO APPLICATION
- D5 EXISTING HANDRAILS TO REMAIN.
- D6 REMOVE ALL EXISTING SURFACE MOUNTED CONDUITS AND PIPING AT EXTERIOR WALLS

OWNER

UNIVERSITY OF MIAMI

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PROJECT

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REVISIONS

NO.	DESCRIPTION

SHEET TITLE:

DEMOLITION ELEVATIONS - BUILDING B & C

ISSUED: BOARD OF ARCHITECTS SUBMITTAL

DATE ISSUED: 11/20/2025

DRAWN BY: MA, LM

REVIEWED BY: DG, FS

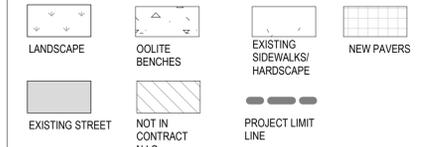
DESIGNED BY: GMPA

FILE NAME: 24125_UM SOA Building 35_ARCH_R24

SHEET NUMBER:

AD4.20

SITE PLAN LEGEND



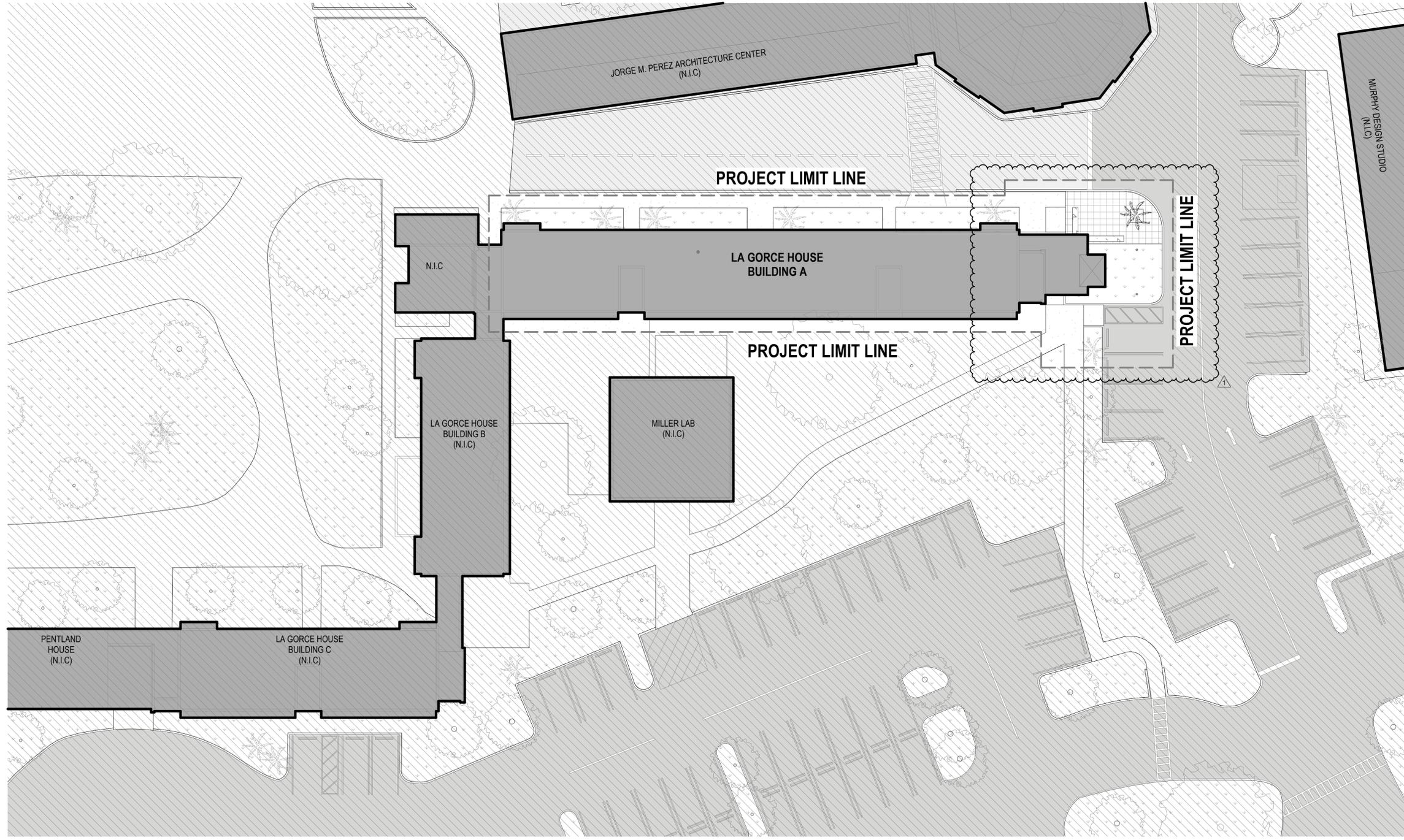
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REVISIONS

NO.	DESCRIPTION	DATE
1	BOA COMMENTS	1/29/26

SHEET TITLE:
SITE PLAN

ISSUED:
 BOARD OF ARCHITECTS SUBMITTAL

DATE ISSUED: 11/20/2025

DRAWN BY: MA, LM

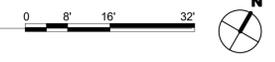
REVIEWED BY: DG, FS

DESIGNED BY: GMPA

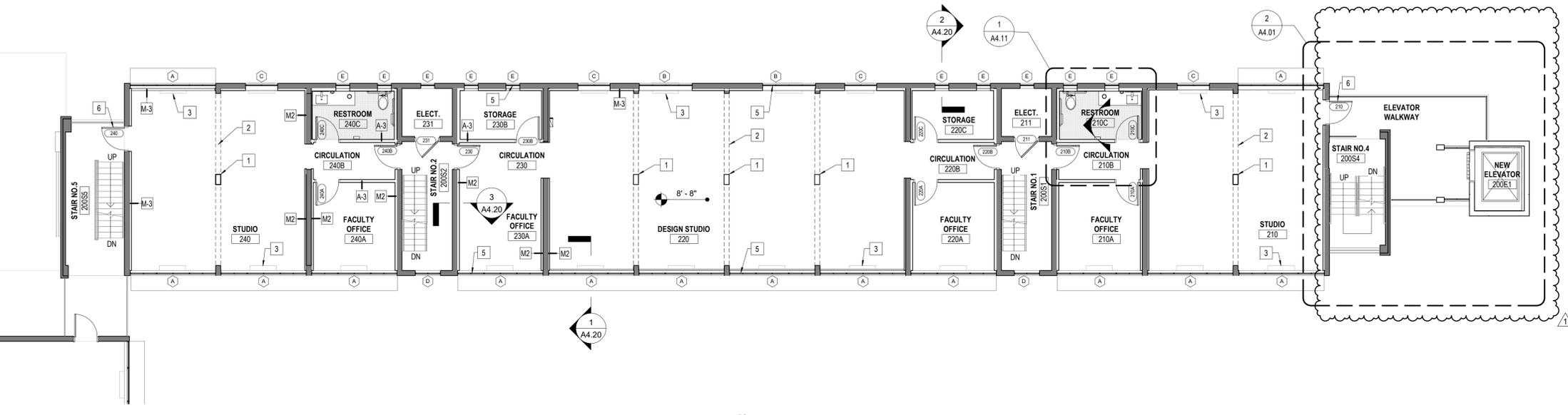
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A1.00

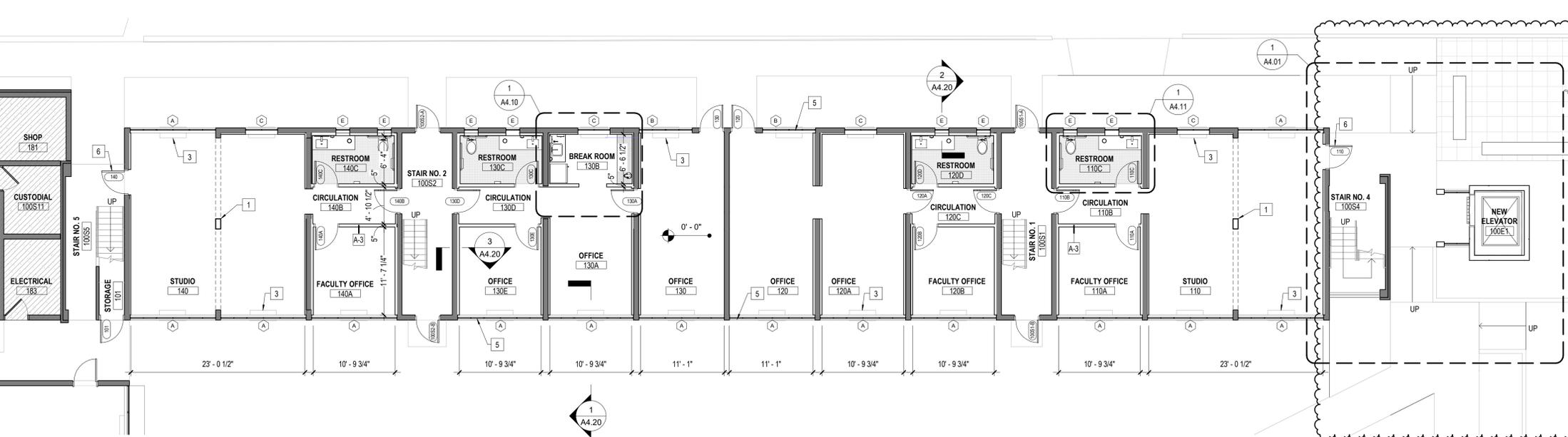
1 SITE PLAN
 SCALE: 1/16" = 1'-0"



3 THIRD FLOOR PLAN - BUILDING A
SCALE: 1/8" = 1'-0"



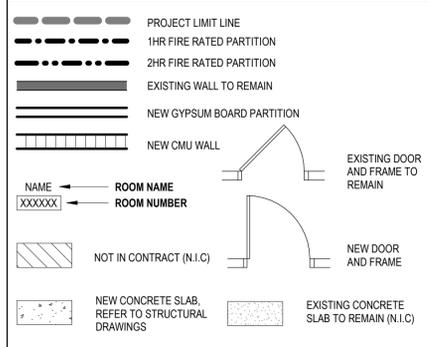
2 SECOND FLOOR PLAN - BUILDING A
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN - BUILDING A
SCALE: 1/8" = 1'-0"



FLOOR PLAN LEGEND



FLOOR PLAN GENERAL NOTES

1. ENSURE FIRE RATING ON WALLS WITHIN SCOPE OF WORK. REFER TO LIFE SAFETY DRAWING FOR REQUIRED WALL AND DOOR RATINGS.
2. ROOM AND DOOR REFERENCE NUMBERS ARE FOR CONSTRUCTION COORDINATION ONLY. COORDINATE WITH UM FINAL ROOM AND DOOR IDENTIFICATION.
3. ENSURE CONTINUOUS, NON-INTERRUPTED SERVICE THROUGHOUT CONSTRUCTION.
4. PROTECT ALL EXISTING ITEMS TO REMAIN DURING CONSTRUCTION.
5. PATCH AND REPAIR ANY DEMOLITION AFFECTED WALLS, FLOORING, WALL BASE FINISHES. REFER TO FINISH PLAN AND SCHEDULE.
6. DIMENSIONS SHOWN ON THE FLOOR PLANS FOR NEW CONSTRUCTION ARE TO FACE OF INTERIOR STUD WALLS, TO FACE OF MASONRY WALLS, OR TO FACE OF MASONRY EXTERIOR WALLS.

FLOOR PLAN KEYNOTES

- 1 NEW STRUCTURAL COLUMN. REFER TO STRUCTURAL DRAWINGS (TYP.)
- 2 NEW STRUCTURAL PLATE OVERHEAD. REFER TO STRUCTURAL DRAWINGS (TYP.)
- 3 NEW PTAC UNIT. REFER TO MECHANICAL DRAWINGS (TYP.)
- 4 FLAT BAR ALUM. RAILING W/ STAINLESS STEEL RAILING CABLES
- 5 STEEL WINDOW SYSTEM WITH INSULATED - IMPACT RESISTANT GLASS. BASIS OF DESIGN: HOPES LANDMARK175 GLASS TYPE: VARICON XXXX MULLION COLOR: YELLOW - PVDF
- 6 NEW IMPACT-RESISTANT STEEL DOORS W/ CLOSER HARDWARE
- 7 NEW CMU GUARDRAIL WITH STUCCO AND PAINTED FINISH
- 8 NEW EXTERIOR LIGHTING COLUMN. BASIS OF DESIGN: LIGMAN - SMITH LIGHT COLUMN



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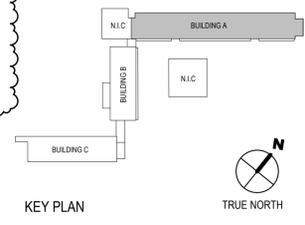
REVISIONS

NO.	DESCRIPTION	DATE
1	BOA COMMENTS	1/29/26

SHEET TITLE:
FLOOR PLANS - BUILDING A

ISSUED: BOARD OF ARCHITECTS SUBMITTAL
DATE ISSUED: 11/20/2025
DRAWN BY: MA, LM
REVIEWED BY: DG, FS
DESIGNED BY: GMPA
FILE NAME: 24125_UM SOA Building 35_ARCH_R24
SHEET NUMBER:

A1.10



FLOOR PLAN LEGEND

	PROJECT LIMIT LINE		EXISTING DOOR AND FRAME TO REMAIN
	1HR FIRE RATED PARTITION		NEW DOOR AND FRAME
	2HR FIRE RATED PARTITION		NEW GYPSUM BOARD PARTITION
	EXISTING WALL TO REMAIN		NEW CMU WALL
	NEW GYPSUM BOARD PARTITION		NOT IN CONTRACT (N.I.C)
	NEW CMU WALL		NEW CONCRETE SLAB, REFER TO STRUCTURAL DRAWINGS
	NOT IN CONTRACT (N.I.C)		EXISTING CONCRETE SLAB TO REMAIN (N.I.C)

FLOOR PLAN GENERAL NOTES

- ENSURE FIRE RATING ON WALLS WITHIN SCOPE OF WORK. REFER TO LIFE SAFETY DRAWING FOR REQUIRED WALL AND DOOR RATINGS.
- ROOM AND DOOR REFERENCE NUMBERS ARE FOR CONSTRUCTION COORDINATION ONLY. COORDINATE WITH UM FINAL ROOM AND DOOR IDENTIFICATION.
- ENSURE CONTINUOUS, NON- INTERRUPTED SERVICE THROUGHOUT CONSTRUCTION.
- PROTECT ALL EXISTING ITEMS TO REMAIN DURING CONSTRUCTION.
- PATCH AND REPAIR ANY DEMOLITION AFFECTED WALLS, FLOORING, WALL BASE FINISHES. REFER TO FINISH PLAN AND SCHEDULE.
- DIMENSIONS SHOWN ON THE FLOOR PLANS FOR NEW CONSTRUCTION ARE TO FACE OF INTERIOR STUD WALLS, TO FACE OF MASONRY WALLS, OR TO FACE OF MASONRY EXTERIOR WALLS.

FLOOR PLAN KEYNOTES

- NEW STRUCTURAL COLUMN. REFER TO STRUCTURAL DRAWINGS (TYP.)
- NEW STRUCTURAL PLATE OVERHEAD. REFER TO STRUCTURAL DRAWINGS (TYP.)
- NEW PTAC UNIT. REFER TO MECHANICAL DRAWINGS (TYP.)
- FLAT BAR ALUM. RAILING W/ STAINLESS STEEL RAILING CABLES
- STEEL WINDOW SYSTEM WITH INSULATED - IMPACT RESISTANT GLASS. BASIS OF DESIGN: HOPES LANDMARK175 GLASS TYPE: VARICON XXXX MULLION COLOR: YELLOW - PVDF
- NEW IMPACT-RESISTANT STEEL DOORS W/ CLOSER HARDWARE
- NEW CMU GUARDRAIL WITH STUCCO AND PAINTED FINISH
- NEW EXTERIOR LIGHTING COLUMN. BASIS OF DESIGN: LIGMAN - SMITH LIGHT COLUMN

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UM PROJECT NO.
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REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
FLOOR PLANS - BUILDING B

ISSUED:
 BOARD OF ARCHITECTS SUBMITTAL

DATE ISSUED: 11/20/2025

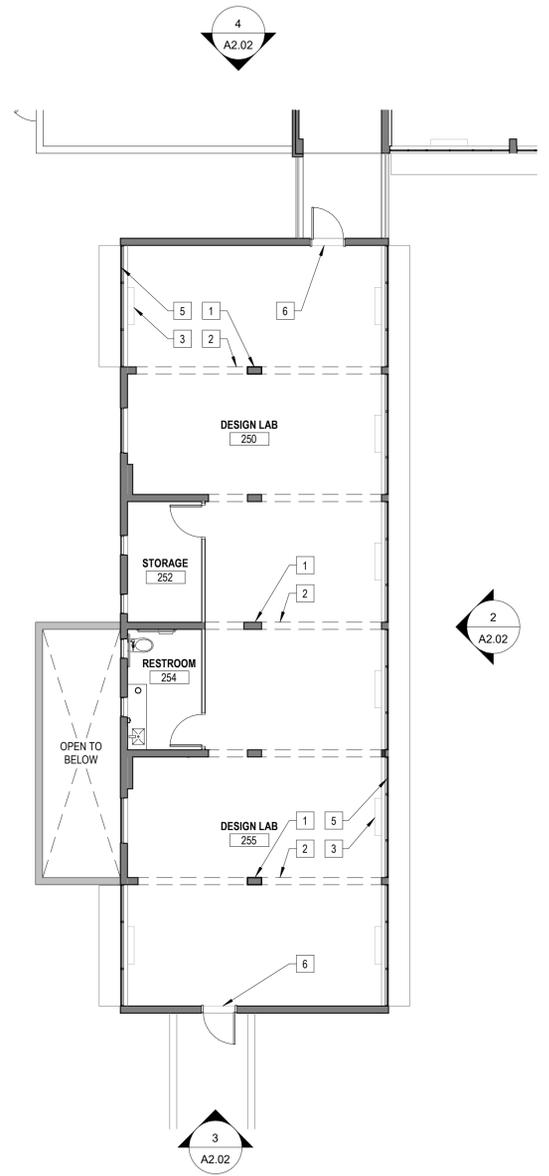
DRAWN BY: MA, LM

REVIEWED BY: DG, FS

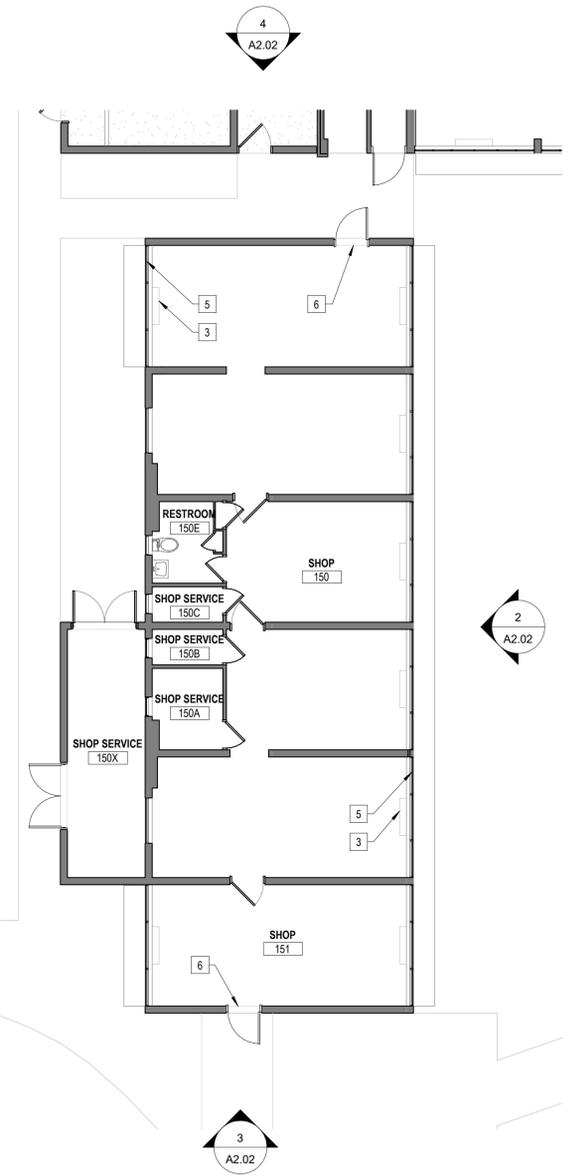
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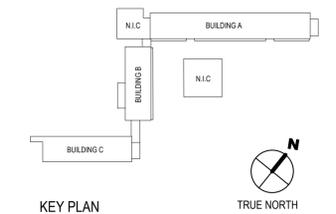
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A1.11



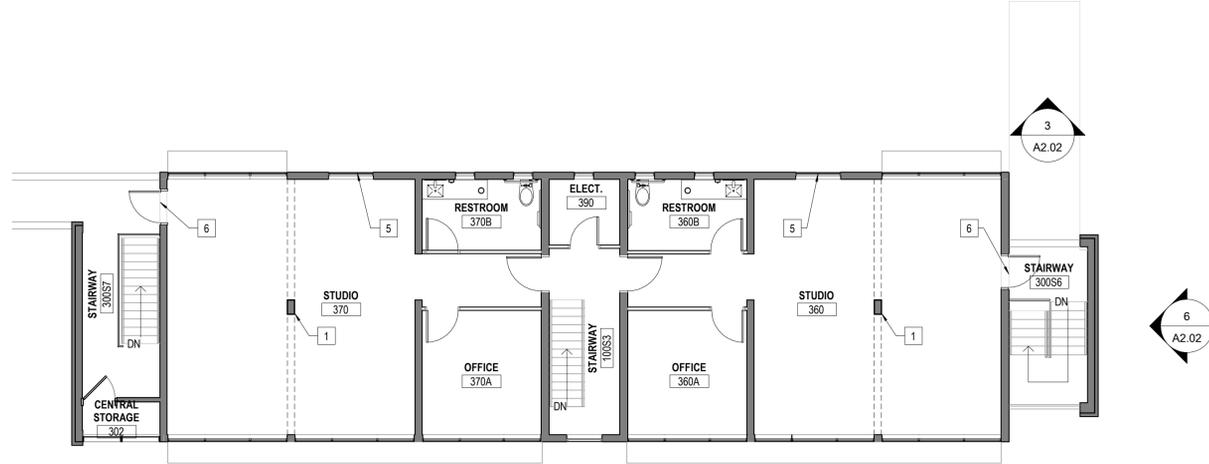
2 SECOND FLOOR PLAN - BUILDING B
 SCALE: 1/8" = 1'-0"



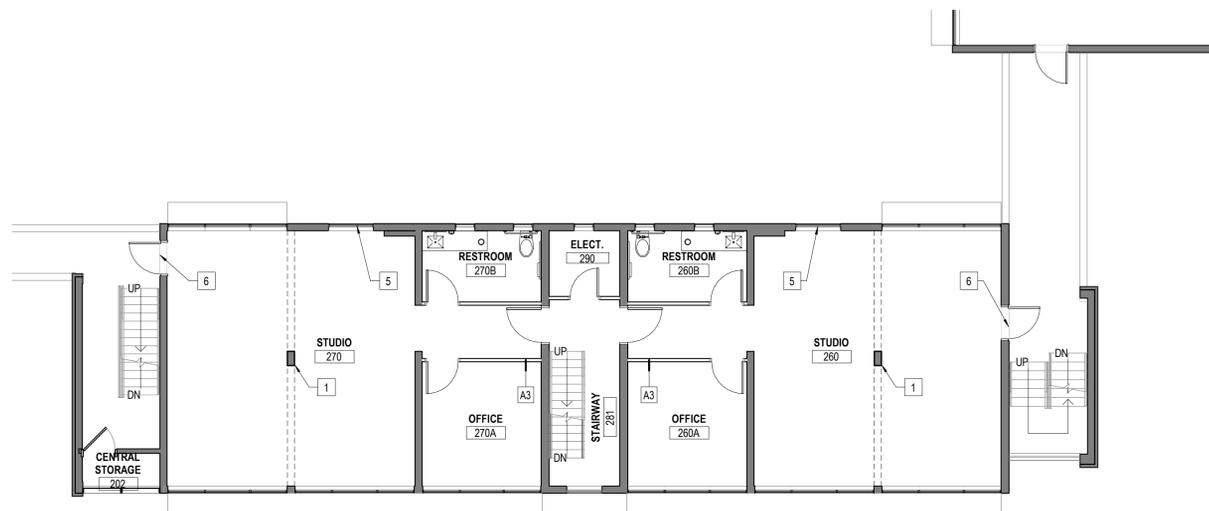
1 FIRST FLOOR PLAN - BUILDING B
 SCALE: 1/8" = 1'-0"



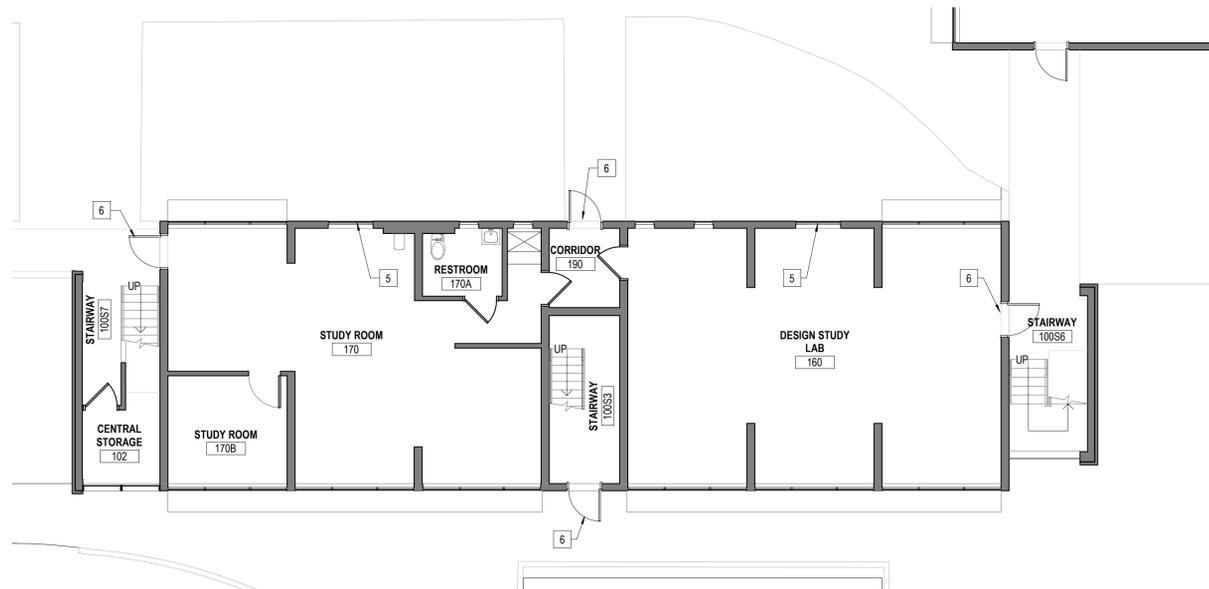
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SCALE: 1/8" = 1'-0"



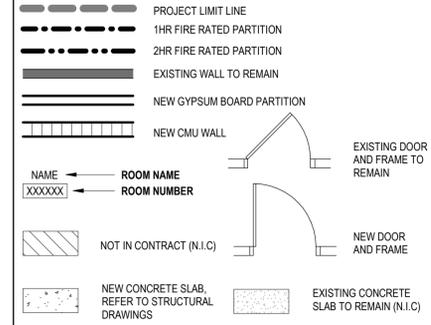
2 SECOND FLOOR PLAN - BUILDING C
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN - BUILDING C
SCALE: 1/8" = 1'-0"



FLOOR PLAN LEGEND:



FLOOR PLAN GENERAL NOTES:

1. ENSURE FIRE RATING ON WALLS WITHIN SCOPE OF WORK. REFER TO LIFE SAFETY DRAWING FOR REQUIRED WALL AND DOOR RATINGS.
2. ROOM AND DOOR REFERENCE NUMBERS ARE FOR CONSTRUCTION COORDINATION ONLY. COORDINATE WITH UM FINAL ROOM AND DOOR IDENTIFICATION.
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5. PATCH AND REPAIR ANY DEMOLITION AFFECTED WALLS, FLOORING, WALL BASE FINISHES. REFER TO FINISH PLAN AND SCHEDULE.
6. DIMENSIONS SHOWN ON THE FLOOR PLANS FOR NEW CONSTRUCTION ARE TO FACE OF INTERIOR STUD WALLS, TO FACE OF MASONRY WALLS, OR TO FACE OF MASONRY EXTERIOR WALLS.

X FLOOR PLAN KEYNOTES:

- 1 NEW STRUCTURAL COLUMN. REFER TO STRUCTURAL DRAWINGS (TYP.)
- 2 NEW STRUCTURAL PLATE OVERHEAD. REFER TO STRUCTURAL DRAWINGS (TYP.)
- 3 NEW PTAC UNIT. REFER TO MECHANICAL DRAWINGS (TYP.)
- 4 FLAT BAR ALUM. RAILING W/ STAINLESS STEEL RAILING CABLES
- 5 STEEL WINDOW SYSTEM WITH INSULATED - IMPACT RESISTANT GLASS. BASIS OF DESIGN: HOPES LANDMARK175 GLASS TYPE: VARICON XXXX MULLION COLOR: YELLOW - PVDF
- 6 NEW IMPACT-RESISTANT STEEL DOORS W/ CLOSER HARDWARE
- 7 NEW CMU GUARDRAIL WITH STUCCO AND PAINTED FINISH
- 8 NEW EXTERIOR LIGHTING COLUMN. BASIS OF DESIGN: LIGMAN - SMITH LIGHT COLUMN

OWNER



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PROJECT

**UM SCHOOL OF ARCHITECTURE
LA GORCE - BLDG 35**

UM PROJECT NO.
RR-051

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PROJECT No.: GMPA 24125.00

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NO.	DATE	DESCRIPTION

SHEET TITLE:

FLOOR PLANS - BUILDING C

ISSUED: BOARD OF ARCHITECTS SUBMITTAL

DATE ISSUED: 11/20/2025

DRAWN BY: MA, LM

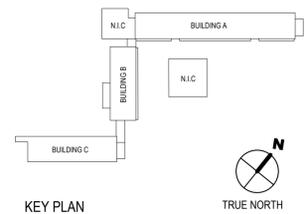
REVIEWED BY: DG, FS

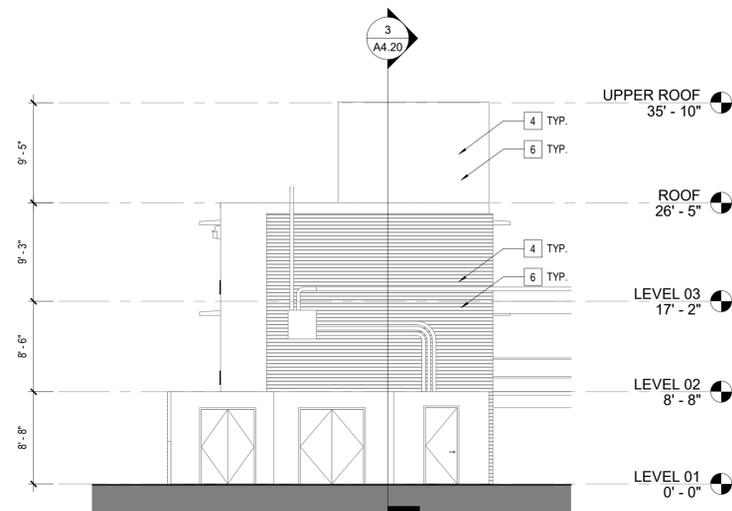
DESIGNED BY: GMPA

FILE NAME: 24125_UM SOA Building 35_ARCH_R24

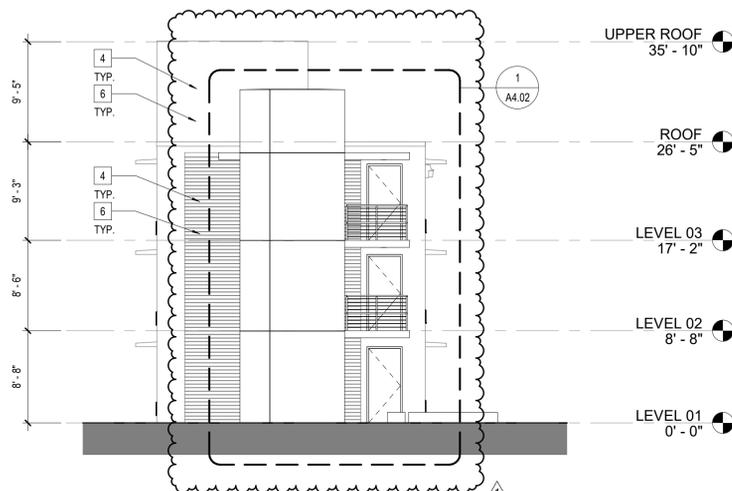
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A1.12





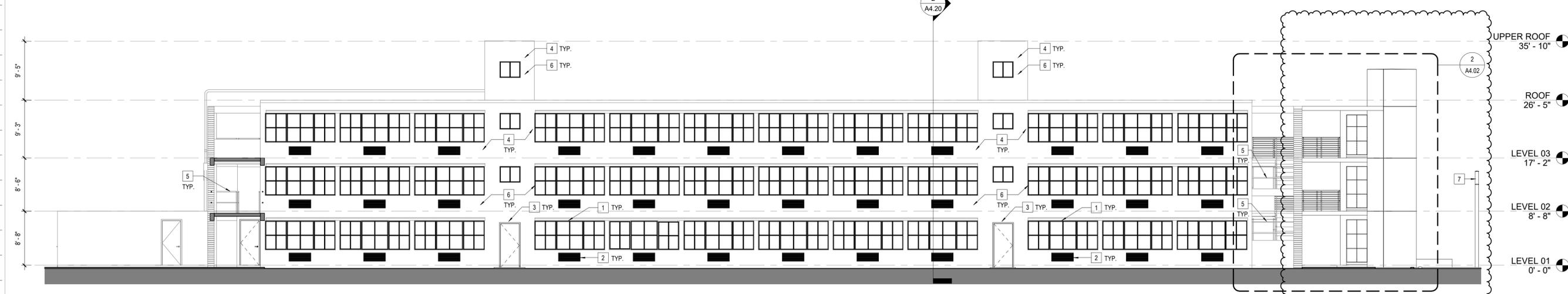
4 WEST ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND:

NOT IN CONTRACT (N.I.C.)

ELEVATION KEYNOTES:

- 1 NEW STEEL WINDOWS WITH INSULATED IMPACT RESISTANT GLAZING
BASIS OF DESIGN: HOPE'S WINDOWS LANDMARK 175 SERIES
- 2 NEW PTAC UNITS. UNITS TO BE FLUSH WITH EXTERIOR WALL.
WHITE LOUVER, TYPICAL
- 3 NEW IMPACT RESISTANT STEEL DOORS.
- 4 ALL WALL SURFACES TO BE PRESSURE CLEANED. PATCH ALL STUCCO CRACKS
REPAIR ALL DAMAGED AND DISTURBED STUCCO AROUND WINDOWS.
- 5 EXISTING HANDRAILS TO REMAIN.
SAND, CLEAN AND PAINT, TYP.
- 6 ALL EXTERIOR SURFACES ARE TO BE PRIMED AND PAINTED.
- 7 EXTERIOR LIGHTING COLUMN.
BASIS OF DESIGN: LIGMAN - SMITH LIGHT COLUMN

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PROJECT

**UM SCHOOL OF ARCHITECTURE
LA GORCE - BLDG 35**

UM PROJECT NO.
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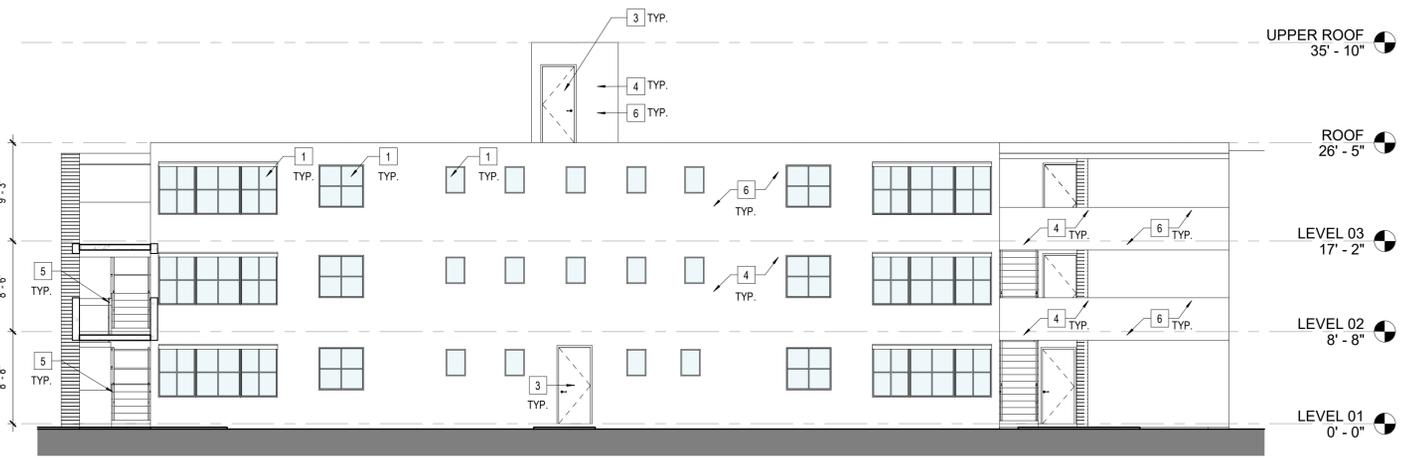
REVISIONS

NO.	DESCRIPTION	DATE
1	BOA COMMENTS	1/29/26

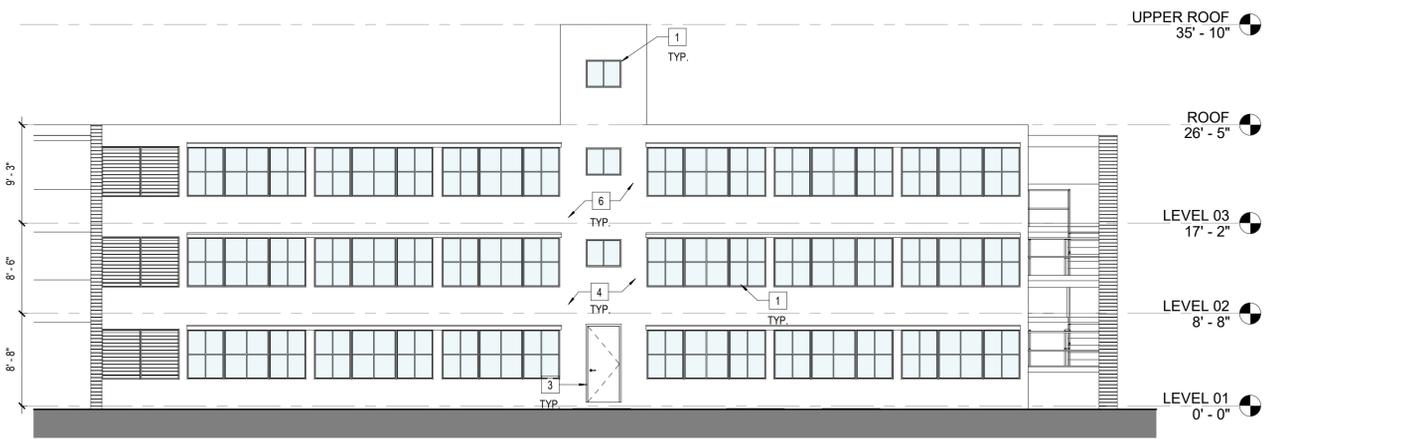
SHEET TITLE:
EXTERIOR ELEVATIONS - BUILDING A

ISSUED: BOARD OF ARCHITECTS SUBMITTAL
DATE ISSUED: 11/20/2025
DRAWN BY: MA, LM
REVIEWED BY: DG, FS
DESIGNED BY: GMPA
FILE NAME: 24125_UM SOA Building 35_ARCH_R24

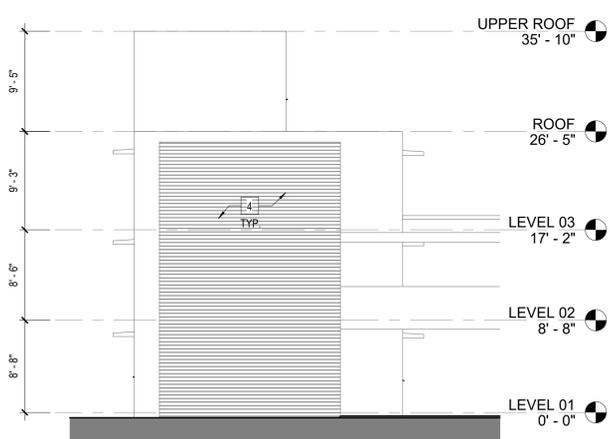
SHEET NUMBER:
A2.01



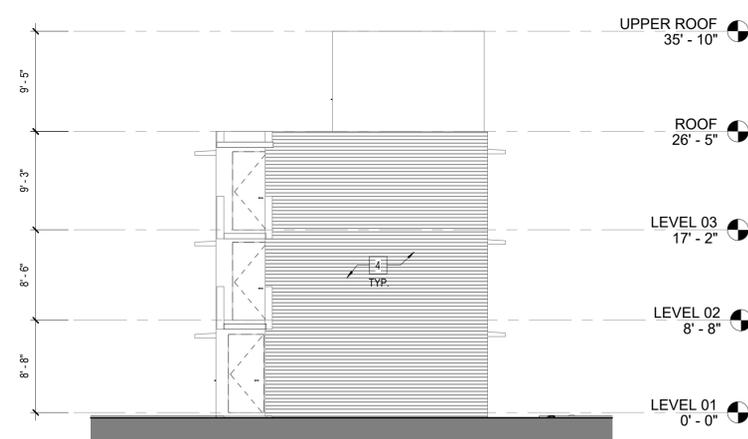
8 NORTH ELEVATION - BUILDING C
SCALE: 1/8" = 1'-0"



7 SOUTH ELEVATION - BUILDING C
SCALE: 1/8" = 1'-0"



6 EAST ELEVATION - BUILDING C
SCALE: 1/8" = 1'-0"



5 WEST ELEVATION - BUILDING C
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND:

NOT IN CONTRACT (N.I.C.)

ELEVATION KEYNOTES:

- 1 NEW STEEL WINDOWS WITH INSULATED IMPACT RESISTANT GLAZING
BASIS OF DESIGN: HOPE'S WINDOWS LANDMARK 175 SERIES
- 2 NEW PTAC UNITS. UNITS TO BE FLUSH WITH EXTERIOR WALL.
WHITE LOUVER, TYPICAL
- 3 NEW IMPACT RESISTANT STEEL DOORS.
- 4 ALL WALL SURFACES TO BE PRESSURE CLEANED. PATCH ALL STUCCO CRACKS
REPAIR ALL DAMAGED AND DISTURBED STUCCO AROUND WINDOWS.
- 5 EXISTING HANDRAILS TO REMAIN.
SAND, CLEAN AND PAINT, TYP.
- 6 ALL EXTERIOR SURFACES ARE TO BE PRIMED AND PAINTED.
- 7 EXTERIOR LIGHTING COLUMN.
BASIS OF DESIGN: LIGMAN - SMITH LIGHT COLUMN

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PROJECT

**UM SCHOOL OF ARCHITECTURE
LA GORCE - BLDG 35**

UM PROJECT NO.
RR-051

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SHEET TITLE:
EXTERIOR ELEVATIONS - BUILDING B & C

ISSUED:
BOARD OF ARCHITECTS
SUBMITTAL

DATE ISSUED: 11/20/2025

DRAWN BY: MA, LM

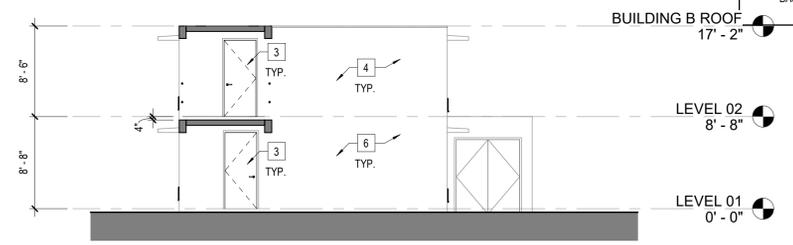
REVIEWED BY: DG, FS

DESIGNED BY: GMPA

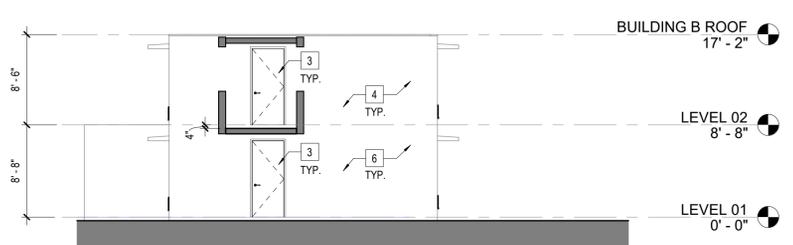
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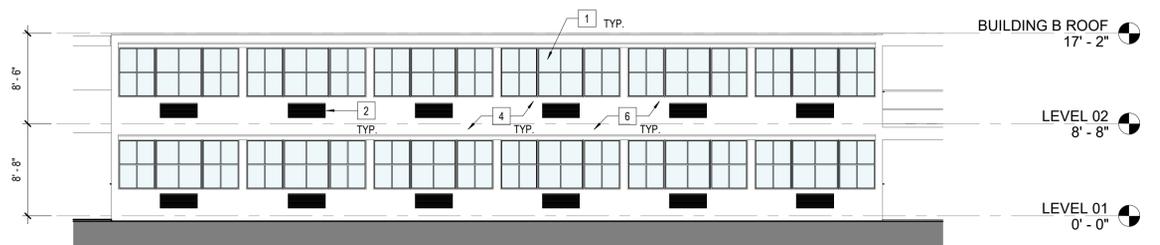
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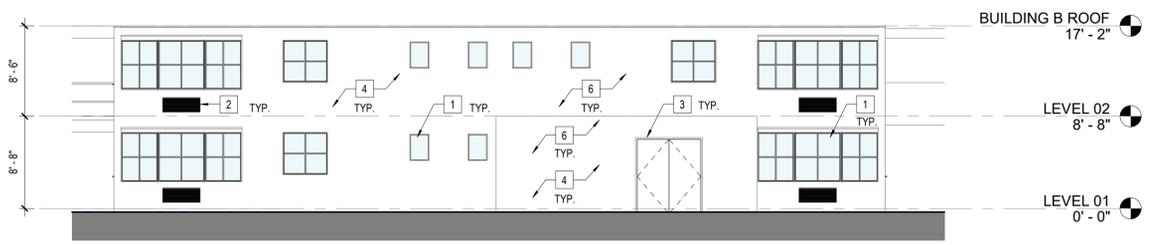
4 NORTH ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"



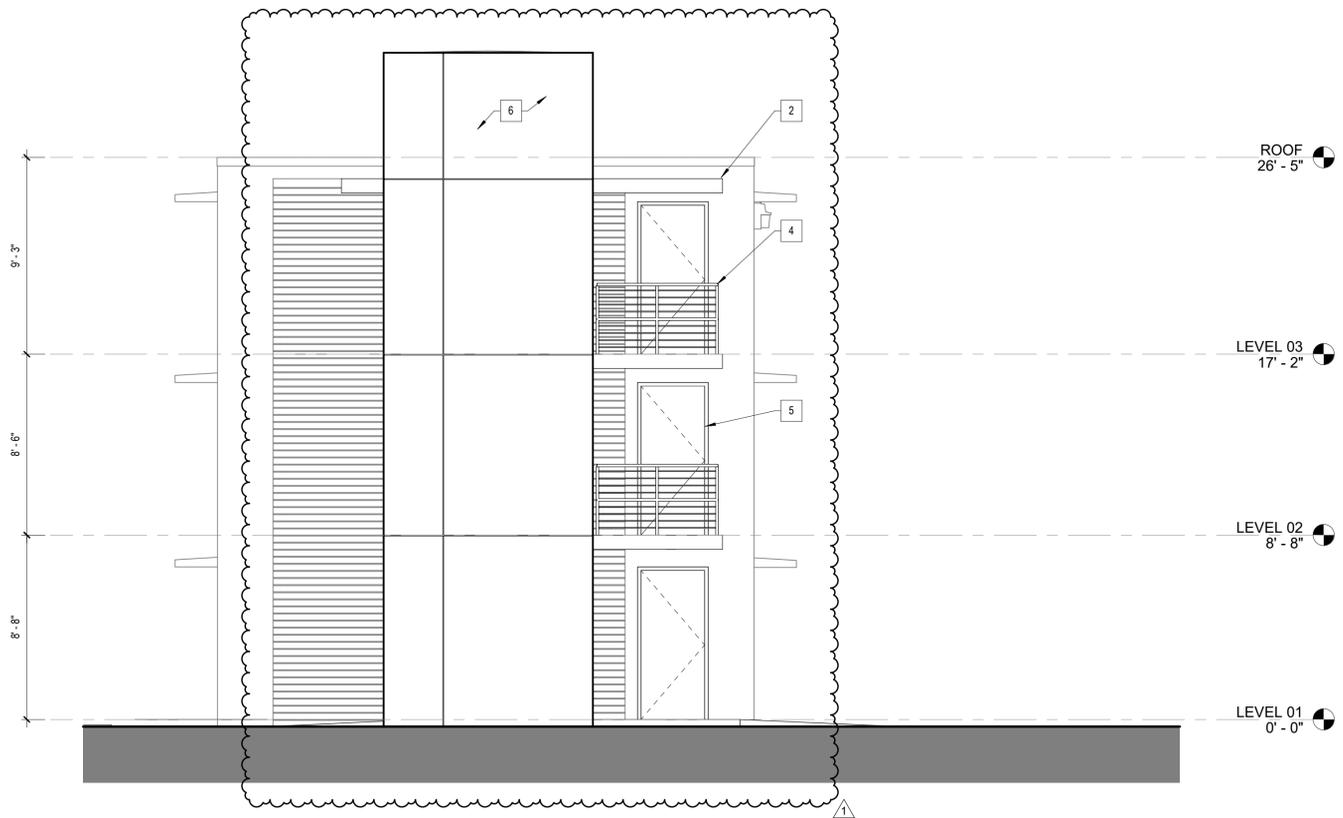
3 SOUTH ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"



1 ENLARGED ELEVATION - ELEVATOR - EAST
SCALE: 1/4" = 1'-0"

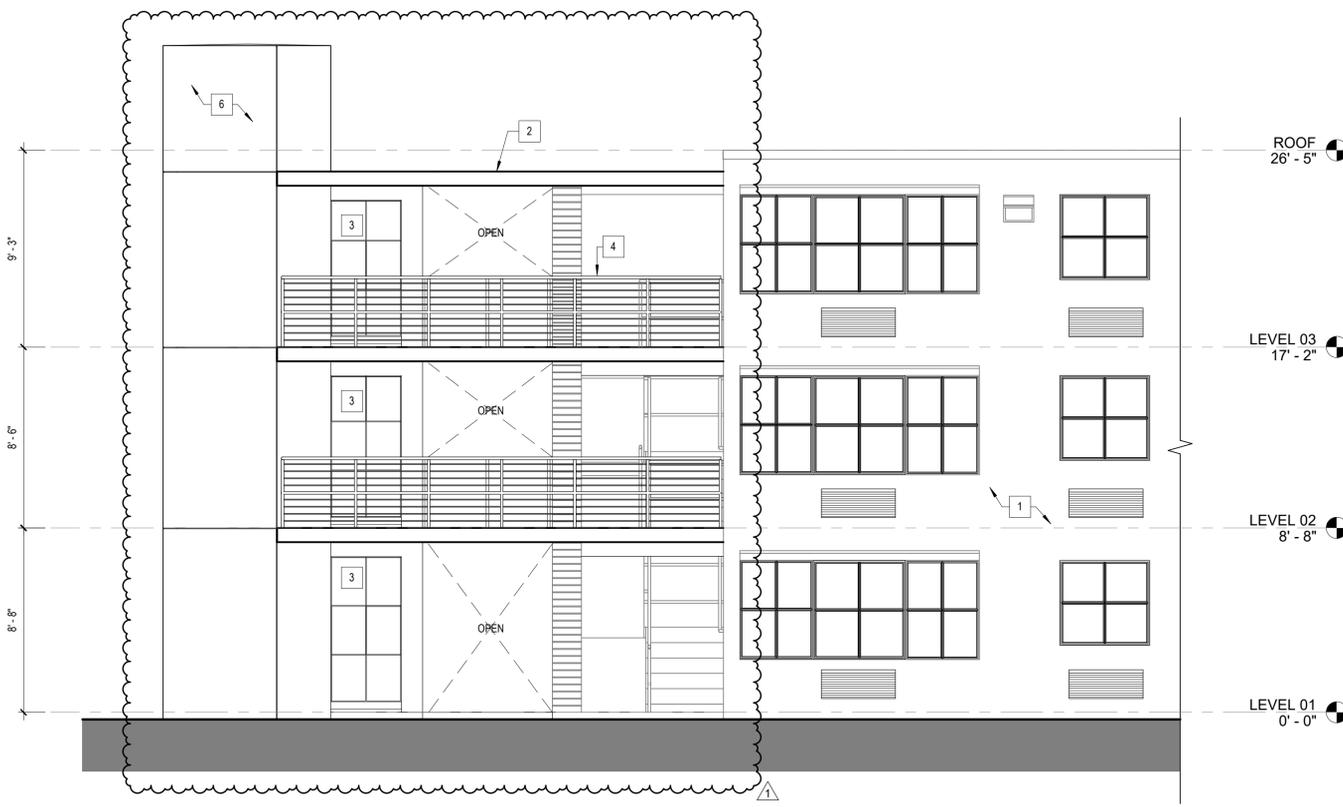


PROPOSED MATERIAL SCHEDULE

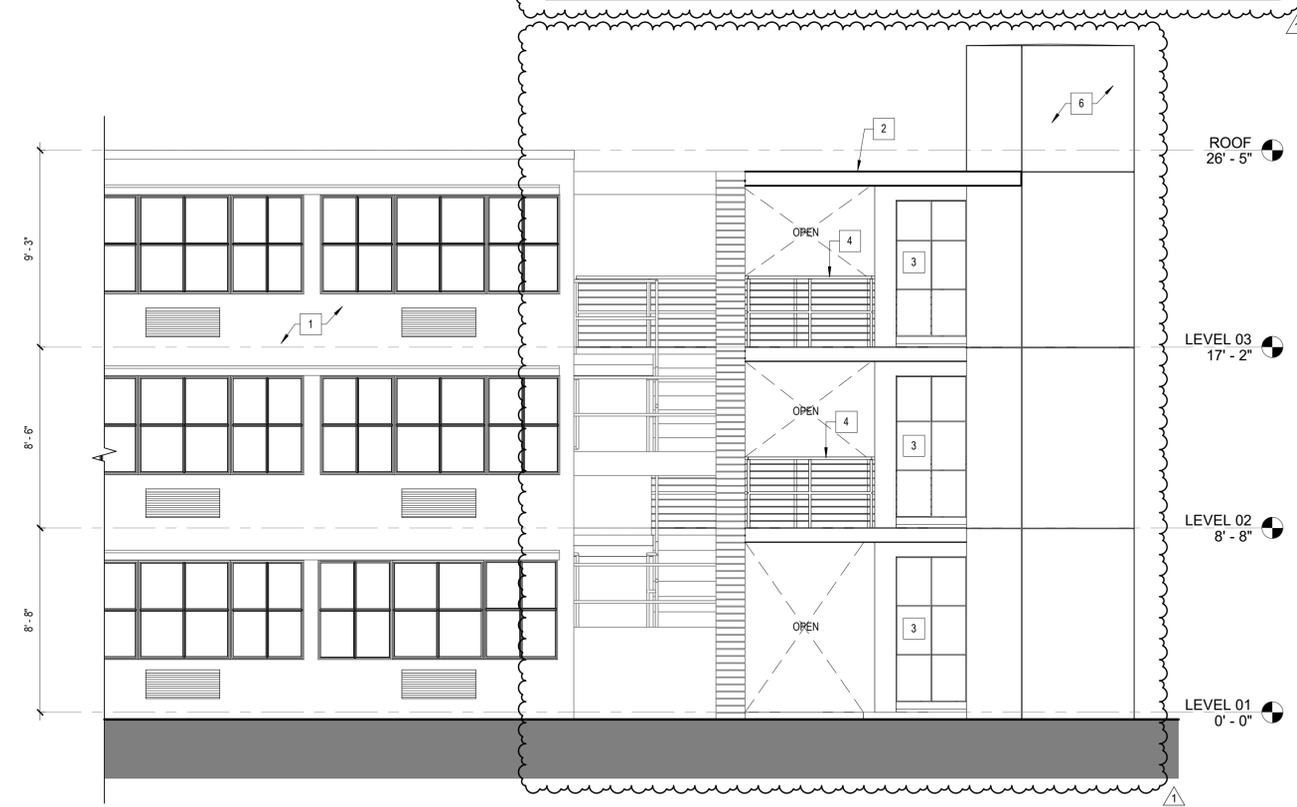
	<p>IMPACT-RESISTANT WINDOW WALL W/ YELLOW TINTED GLASS</p> <p>BASIS OF DESIGN: HOPE'S WINDOWS LANDMARK 175 SERIES</p>		<p>STAINLESS STEEL TUBE HANDRAILS W/ CABLE RAILING</p>
	<p>STEEL WINDOW SYSTEM WITH INSULATED IMPACT RESISTANT LOW-E GLAZING</p> <p>BASIS OF DESIGN: HOPE'S WINDOWS LANDMARK 175 SERIES</p> <p>FINISH: POLYESTER POWDER COAT - YELLOW TO MATCH EXISTING</p>		<p>WHITE STUCCO</p>
	<p>EXTERIOR HOLLOW METAL DOORS - PAINTED BAUHAUS BLUE TO MATCH EXISTING</p>		<p>SMOOTH WHITE SYNTHETIC STUCCO (STO)</p>

MATERIAL KEY NOTES:

1	WHITE STUCCO TO MATCH EXISTING	4	STAINLESS STEEL RAILING W/ CABLES (TYP.)
2	CAST-IN-PLACE CONCRETE SLABS W/ STUCCO FINISH (TYP.)	5	NEW EXTERIOR HOLLOW METAL DOORS, PAINTED BAUHAUS BLUE TO MATCH EXISTING (TYP.)
3	ALUM. STOREFRONT WINDOW WALL W/ YELLOW TINTED GLAZING. BASIS OF DESIGN: HOPE'S WINDOWS	6	SMOOTH WHITE SYNTHETIC STUCCO (STO) W/ 1" REVEALS



3 ENLARGED ELEVATION - ELEVATOR - NORTH
SCALE: 1/4" = 1'-0"



2 ENLARGED ELEVATION - ELEVATOR - SOUTH
SCALE: 1/4" = 1'-0"



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UM PROJECT NO. RR-051

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REVISIONS

1	BOA COMMENTS	1/29/26

SHEET TITLE:
ENLARGED ELEVATOR ELEVATIONS

ISSUED:
BOARD OF ARCHITECTS SUBMITTAL

DATE ISSUED: 11/20/2025

DRAWN BY: MA, LM

REVIEWED BY: DG, FS

DESIGNED BY: GMPA

FILE NAME: 24125_UM SOA Building 35_ARCH_R24

SHEET NUMBER:
A4.02



PROPOSED MATERIAL SCHEDULE

A		<p>IMPACT-RESISTANT WINDOW WALL W/ YELLOW TINTED GLASS</p> <p>BASIS OF DESIGN: HOPE'S WINDOWS LANDMARK 175 SERIES</p>
B		<p>STEEL WINDOW SYSTEM WITH INSULATED IMPACT RESISTANT LOW-E GLAZING</p> <p>BASIS OF DESIGN: HOPE'S WINDOWS LANDMARK 175 SERIES</p> <p>FINISH: POLYESTER POWDER COAT - YELLOW TO MATCH EXISTING</p>
C		<p>EXTERIOR HOLLOW METAL DOORS - PAINTED BAUHAUS BLUE TO MATCH EXISTING</p>
D		<p>STAINLESS STEEL TUBE HANDRAILS W/ CABLE RAILING</p>
E		<p>WHITE STUCCO</p>
F		<p>SMOOTH WHITE SYNTHETIC STUCCO (STO)</p>

OWNER



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ISSUED:

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DATE ISSUED: 11/20/2025

DRAWN BY: MA, LM

REVIEWED BY: DG, FS

DESIGNED BY: GMPA

FILE NAME: 24125_UM SOA Building 35_ARCH_R24

SHEET NUMBER:

A7.00



PROPOSED MATERIAL SCHEDULE

A		<p>IMPACT-RESISTANT WINDOW WALL W/ YELLOW TINTED GLASS</p> <p>BASIS OF DESIGN: HOPE'S WINDOWS LANDMARK 175 SERIES</p>
B		<p>STEEL WINDOW SYSTEM WITH INSULATED IMPACT RESISTANT LOW-E GLAZING</p> <p>BASIS OF DESIGN: HOPE'S WINDOWS LANDMARK 175 SERIES</p> <p>FINISH: POLYESTER POWDER COAT - YELLOW TO MATCH EXISTING</p>
C		<p>EXTERIOR HOLLOW METAL DOORS - PAINTED BAUHAUS BLUE TO MATCH EXISTING</p>
D		<p>STAINLESS STEEL TUBE HANDRAILS W/ CABLE RAILING</p>
E		<p>WHITE STUCCO</p>
F		<p>SMOOTH WHITE SYNTHETIC STUCCO (STO)</p>



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NO.	DESCRIPTION	DATE
1	BOA COMMENTS	1/29/26

SHEET TITLE:
RENDERINGS

ISSUED:
BOARD OF ARCHITECTS
SUBMITTAL

DATE ISSUED: 11/20/2025

DRAWN BY: MA, LM

REVIEWED BY: DG, FS

DESIGNED BY: GMPA

FILE NAME: 24125_UM SOA Building 35_ARCH_R24

SHEET NUMBER:

A7.01