



MARTINEZ RESIDENCE

5005 HAMMOCK PARK DRIVE
CORAL GABLES, FL 33156
FOLIO:03-5106-014-0040

HISTORIC PRESERVATION BOARD PRESENTATION
AUGUST 2025



STUDIO ANDA
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PROJECT DATA

SCOPE	INTERIOR REMODEL AND TWO STORY ADDITION
ADDRESS	5005 HAMMOCK PARK DRIVE CORAL GABLES, FL 33156
FOLIO	03-5106-014-0040
LEGAL	HAMMOCK PARK PB 71-43 LOT 4 BLK 1 LOT SIZE IRREGULAR OR 16539-0493 1094 1 FAU 30-5106-014-0040
SURVEY	XX
FLOOD ZONE	X
CODES	FBC 2023 & CITY OF CORAL GABLES CODE OF ORDINANCE
CONSTRUCTION	CONCRETE MASONRY WALLS WITH WOOD TRUSS ROOFING
OCCUPANCY	RESIDENTIAL

ITEMS UNDER SEPARATE PERMIT

RAILINGS
POOL
TREE REMOVAL
WINDOWS & DOORS
ROOFING
DEMOLITION

LOCATION:



GRAPHICAL SYMBOLS

	SECTION LETTER / LETTER
	DETAIL NUMBER
	DETAIL REFERENCE
	DETAIL REFERENCE
	LARGE SCALE REFERENCE
	ELEVATION MARK
	ROOM NAME ROOM NUMBER
	FINISH CEILING HEIGHT
	DOOR TAG
	WINDOW TAG
	REVISION TAG
	KEY NOTE

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STUDIO ANDA

PROJECT TITLE:

MARTINEZ RESIDENCE

PROJECT LOCATION:

5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):

ALEJANDRO MARTINEZ

ARCHITECT:

ANA GUARACAO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
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STRUCTURAL ENGINEERING:

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MEP ENGINEERING:

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LANDSCAPE ARCHITECT:

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PROFESSIONAL SEALS:



This item has been electronically signed and sealed by Ana Guaracao on the date adjacent to the seal using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

This drawing is the property of Studio Anda LLC unless otherwise provided for by contract. The contents of this drawing are confidential and shall not be transmitted to any other party except as agreed to by the architect.

*In my professional judgement and to the best of my knowledge and belief, these plans and specifications comply with F.B.C. 7th Edition (2020).

PROJECT ID: 1027 DRAWN BY: AG

PRINT DATE: 07.17.25 SCALE:

DRAWING TITLE:

INDEX & DATA

SHEET NO.

A001

ARCHITECT'S BUILDING NOTES:

1. GENERAL

- 1.1 The following specifications are minimum requirements to supplement the drawings.
- 1.2 This set of plans has been prepared to comply with the applicable minimum building codes. All work shall be in accordance with applicable national and local codes and conventional guidelines, including the latest supplemental "Hurricane" code requirements for Miami-Dade County. (Florida Building Code)
- 1.3 All work shall be performed in the best and most professional manner by craftsmen skilled in their respective trades.
- 1.4 These plans may be used only under such conditions in which all applicable safety laws, rules, and regulations are being observed. Compliance with such safety laws, rules, and regulations is the sole responsibility of the Contractor.
- 1.5 The Architect shall be provided with shop drawings and/or samples of custom fabricated items prior to construction. The Architect shall be consulted for the items not shown in the drawings. Substitutions shall be permitted only upon written consent of the Architect.
- 1.6 Written dimensions take precedence over scaled dimensions. Larger scale details take precedence over smaller scale details.
- 1.7 The Contractor shall field verify all conditions and dimensions prior to submitting bid or starting any work and shall be responsible for all work coordination and materials including those furnished by the sub-contractors. The Architect shall be notified of any and all discrepancies.
- 1.8 The Contractor shall be responsible for all permits, fees, approvals, insurance, and taxes necessary to the construction of this project.
- 1.9 Provide separate permits as required by the Municipality issuing the General Building Permit (City of Coral Gables).
- 1.10 Design was based on a survey prepared by a registered land surveyor and furnished by the owner. Accuracy of survey data is the Owner's responsibility.
- 1.11 General Contractor shall verify with all utility companies the location of all existing above and below ground utilities (gas, electric, phone, water, sewer, etc.) and stake out in the field all utilities known and encountered prior to proceeding with any demolition / excavation work. The Contractor shall bear all expense of repair and/or replacement of utilities or any other existing property damaged by operations in conjunction with the execution of this work. Reworking of damaged property shall be to original condition or better. Owner shall not authorize any improvements and/or demolition work until permit is secured from agencies having jurisdiction.
- 1.12 General Contractor shall furnish a complete set of drawings and addendum's to all sub-contractors on the job (electrical, mechanical, plumbing, interior partitions, etc.) and coordinate their work. Any discrepancy, error, inconsistency or omission in the drawings shall be notified to the Architect in writing before proceeding with any installation. The means of correcting any inconsistency shall be approved by the Architect prior to implementation of the solution. Failure to do so will be the entire responsibility of the General Contractor. Any costs arising to correct the discrepancy and/or conflict shall be borne by the responsible party.
- 1.13 General Contractor shall coordinate all trades before placing any concrete.
- 1.14 Scaffolding and removal of forms shall be performed by the general Contractor in a safe manner, in accordance to local and federal codes, and the established acceptable practices. This work is the responsibility of the General Contractor.
- 1.15 General Contractor shall coordinate thickness of partitions to accommodate mechanical, plumbing, and electrical work. Dimensions shown on plans are nominal.
- 1.16 Lumber used for joists, rafters, columns, beams, and/or other structural members shall be a stress grade not less than 1000 p.s.i nominal extreme fiber stress in bending.
- 1.17 Lumber used for studs in interior non bearing partitions shall be a stress grade not less than 225 p.s.i. nominal extreme fiber stress in bending. (TYP. @ DOOR OPENINGS)
- 1.18 General Contractor shall provide continuous caulk and sealant around all exterior openings to prevent water penetration and air leakage in accordance with the South Florida Building Code.
- 1.19 For standard construction details not shown on the drawings General Contractor shall consult the Architect and/or proceed in accordance with the applicable codes and established good standard building practices.
- 1.20 The Architect makes no guarantee or warranty for products, names by trade names, manufacturer or other reference in these documents.
- 1.21 Construction shall proceed in accordance with the official drawings approved by the building official having jurisdiction. It is the General Contractor's responsibility to furnish the latest corrected set of drawings to all sub-contractors. No deviation of the approved set of drawings will be made in the field without the expressed written consent of the Architect and building official. In such case the Architect shall prepare a revision in accordance with the change. Approval from the building official shall be obtained by the contractor before proceeding with any work.
- 1.22 A full scale complete set of drawings shall be kept on site at all times and shall be available for reference to all contractors, sub-contractors and craftsmen on the job. Any revision during construction shall be reported to the architect for approval and documented on the drawing set.
- 1.23 All debris should be removed from premises and all areas shall be left in clean (broom) conditions at all times.
- 1.24 The contractor shall be responsible for and shall replace or remedy any faulty, improper or inferior material or workmanship or any damage which appears within one(1) year after the completion and acceptance of the work by the owner and issuance of a county certificate of completion.
- 1.25 Contractor shall submit Elevation Certificate to Flood Plain Administrator upon placement of the lowest floor and prior to final building inspection.

2. SITE WORK

- 2.0 The Contractor shall be responsible for compliance with all setback and easement requirements.
- 2.1 The Contractor is cautioned to verify any existing conditions which may be below ground or a part of the previous structure which shall interfere with the construction as indicated in the drawings and documents. No additional compensation will be approved by the owner due to field conditions which are not noted on the drawings, but which could have been observed or determined by site visitation and verification.
- 2.2 Electrical power, telephone, cctv, water and sewer shall be run underground. The Contractor shall install fiber optic and cable television conduit in coordination with the utility companies.
- 2.3 The Contractor shall remove all construction debris and provide and install clean fill as shown on the site plan, leaving the site uniformly and freely graded.
- 2.4 The base for exterior paved surfaces shall be in accordance with the architectural and landscape drawings. Refer to details for installation or pavers. Exterior pavement shall slope uniformly at 1/8" per foot away from doors or as noted in plans.

- 2.6 All uncemented pavers and stones shall be thoroughly embedded in the ground to prevent dislodging by wind.
- 2.7 The Contractor is responsible for the demolition, clearing, grubbing, grading, and preparation for work for all areas identified for such work on the Demolition Plan.
- 2.8 The contractor shall be responsible for the complete security of the site while job is in progress and until job is complete.
- 2.9 The Contractor is responsible for the disposal of all demolished elements including but not limited to existing house, concrete patios, foundations, septic tank and leech field.
- 2.10 Refer to demolition and site plan for the relocation of existing trees, for the removal and disposal of existing trees, and other existing site elements.
- 2.11 When applicable, provide separate permit for septic tank with cert. P.C.A.
- 2.12 Construction fence must have wind screen.

3. CONCRETE

- 3.0 All installers shall comply with local and state building codes if more stringent than the following provisions.
- 3.1 Structural shall be worked together with Architectural, Air Conditioning, Mechanical and Electrical drawings to locate depressed slabs, drains, outlets, recesses, openings, registers, sleeves, etc. Discrepancies shall be consulted with the Architect before proceeding with the work.
- 3.2 Concrete slabs on fill shall be poured on 7 mil. visqueum vapor barrier on top of sand thoroughly moistened immediately before concrete is poured.
- 3.3 All concrete work shall be in accordance with A.C.I. 301 unless otherwise noted.
- 3.4 -----
- 3.5 Concrete slabs shall be free of grooves and depressions. Exterior slabs shall be light broom finish; interior slabs shall be steel trowel finish unless noted otherwise.
- 3.6 Concrete shall be placed in a checkerboard sequence each segment of which shall not exceed a maximum area of 625 sq. ft. or 30 linear feet in any one direction.
- 3.7 Add mixtures shall not be permitted without written consent from the Structural Engineer of record. Form work shall be clean and free from defects.
- 3.8 Position, support, and secure reinforcement against displacement. Support with metal chairs, runners, bolsters, spacers, and hangers as required.
- 3.9 Set and build into work anchorage devices and other embedded items required for work attached to, or supported by cast in place concrete.
- 3.10 Minimum coverage for reinforcing shall conform to A.C.I.318-89.
- 3.11 Consolidate concrete using mechanical vibration equipment with hand rodding and tamping, so that concrete is worked around reinforcement.
- 3.12 PRECAST STONE
- 3.13 Shop Drawings: Submit cutting and setting drawings indicating sizes, dimensions, sections, and profiles of stone; arrangement and provisions for jointing, supporting, anchoring and bonding stonework; and details showing relationships with, attachment to, and reception of, related work.
- 3.14 Samples: Representative samples of stone shall be submitted for architect's approval
- 3.15 These notes and specifications are supplemented by specific structural notes in the structural drawings.

4. MASONRY

- 4.1 All work shall be in accordance with applicable national and local codes and conventional guidelines, including the latest supplemental "Hurricane" code requirements for Miami-Dade County.
- 4.2 The Contractor shall be responsible for quality control of masonry construction which shall be plumb and square and shall maintain full-time continuous supervision of masonry work, including (but not limited to), down setting, block laying, bar setting, and grouting.
- 4.3 Concrete masonry units for load bearing walls shall conform to C-90. All other masonry units shall conform to A.S.T.M. C-129. Bearing masonry shall be constructed prior to the concrete structure above being poured.
- 4.4 Concrete filled cells shall be as marked on the drawings and on both sides of each opening. Filled cells shall have inspection openings at the base of masonry units.
- 4.5 Provide special shapes as required for lintels, corners, Jambes, sash, control joints, headers and bond beams.
- 4.6 Mortar shall be type M or s per A.S.T.M. C-270.
- 4.7 Lay out walls in advance for accurate spacing of surface bond patterns with uniform joint width, and for accurately locating openings, movement type joints, returns and offsets.
- 4.8 Install embedded flashing and weep holes at shelf angles, lintels, ledges and other obstructions to the downward flow of water.
- 4.9 Install vertical and horizontal reinforcing per structural notes and per wall section notes. Vertical reinforcing steel shall have a minimum clearance of 1/4" from masonry.
- 4.10 These notes and specifications are supplemented by specific structural notes in the structural drawings.

5. METALS

- 5.1 Submit shop drawings and sectional samples for all railing and decorative brackets. Finish to be painted. (Color by Architect.)
- 5.2 Threshold @ exterior doors to be by door manufacturer.
- 5.3 Space metal studs o maximum of 24" o.c. unless otherwise noted. Align runner tracks accurately to the partition layout at both floor and ceiling. Secure studs to structural elements at all locations. Provide additional framing and blocking as required to support wallboard at openings and cutouts, and also to anchor equipment, shelving, fixtures and fittings shown on plan.
- 5.4 Galvanized studs @ all interior non bearing partitions as shown. Partition walls supporting plumbing fixtures or cabinetry shall be doubled. 2x4 horizontal wood members securely fastened between 20 gauge galvanized metal studs.

- 5.6 All interior partitions shall be made of 25 gauge metal studs at 24" o.c. unless other noted. Use 20 gauge metal studs 16" o.c. at Kitchen and Closets. Consult drawings for partition-to-partition, partition-to-structure, and other general details.
- 5.6 If applicable, all exterior gutter and down spout assembly to be copper. They should be painted according to the Architect's specifications on the drawings.

6. WOOD AND PLASTICS

- 6.1 If applicable, submit roof truss shop drawings, sealed by an engineer registered in Florida, for review prior to fabrication.
- 6.2 Consult Structural notes on drawings for required information, calculations and certifications, loading requirements, and nailing sizes and spacings.
- 6.3 Lumber, including pressure treated, shall be thoroughly seasoned and free from warp that cannot be corrected by bridging and nailing. Wood shall be installed with the rain/bow grain to the nailing surface.
- 6.4 Wood in contact with any masonry or lath and at exterior locations shall be pressure treated unless otherwise noted.
- 6.5 Interior wood door jambs shall be of solid rabbeted construction.
- 6.6 Ceiling, and trim shall be pine, Camuro or Cypress wood, unless otherwise noted on the drawings. All wood ceilings shall have 6" tongue and groove construction and all clapboard walls shall be constructed of 6" German drop siding. All exterior wood ceilings shall receive a 1/2" quarter round pressure treated trim at wall connections unless otherwise noted. Interior wall siding, ceiling, trim, and door and window casings shall be poplar, paint grade. On exterior of wood walls 2" x 4" wood trim shall surround all windows and doors as well as serve as cornerboards.
- 6.7 Submit exterior trim samples for approval. Contractor to comply with PS 20 "American Softwood Lumber Standard". Submit shop drawings of all cabinetry.
- 6.8 Fabricate all wood trim and casing to profiles and details shown.
- 6.9 Condition finish carpentry to average prevailing humidity conditions in installation areas prior to installation.
- 6.10 Install plumb, level, true and in alignment with adjacent materials.
- 6.11 Scribe and cut to fit adjoining work. Miter corners and cope at returns.

9. FINISHES

- 9.1 Gypsum Wall Board (G.W.B.) material shall be 5/8" for walls and ceilings. All G.W.B. at bathrooms, and garages shall be moisture resistant "Green Board". Unless otherwise noted.
- 9.2 All exterior surfaces shall be stucco-cement plaster siding or polished, grind, sealed concrete finish. Refer to drawings.
- 9.3 Floor finish clearances shall allow for various material thicknesses.
- 9.4 Contractor to furnish all plaster from one manufacturer.
- 9.5 Contractor to install, apply, and cure materials in accordance with the Red Book, U.S. Gypsum Lathing and Plaster Handbook.
- 9.6 The finished tolerance for stucco applications shall be a maximum deviation from true plane 1/8" in 10'-0" as measured by straight edge placed at any location on any stucco surface.
- 9.7 Contractor to provide a 4'-0" x 8'-0" on site sample of finished stucco & cement plaster siding, showing color, texture, and workmanship for Architect's review prior to commencing with the work.
- 9.8 Contractor to warrant the stucco & cement plaster siding against check cracking, crazing and delamination for a period of two years from final date of acceptance.
- 9.9 Protect windows, doors and other elements of the work from stucco application. Expansion joints to be located as per the drawings. Contractor to clean and remove plaster and protective masking from expansion joints and adjacent surfaces.
- 9.10 Exterior stucco finish shall consist of a scratch coat and 2 smooth steel trowel finish coats with 12 hours drying interval. All corners shall be applied against wood rulers. Test samples shall be made for approval by the Architect prior to execution of the work. All stucco work to meet Florida Building Code - Building - 1405.2.
- 9.11 Install G.W.B. in maximum practical lengths to span walls with a minimum number of end butt joints.
- 9.12 Space all drywall screws not more than 16" o.c.
- 9.13 Install metal beads at exposed edges, doors, and corners of G.W.B. finish. Fasten securely. Secure wall board to supporting members.
- 9.14 Cut level, square, and tight openings for all fixtures and fittings so that the wall board edges will be concealed by level, square face plates.
- 9.15 Reinforce all wallboard joints and interior corners with joint tapes set in joint compound, (except where green board and wonder board are used). Fill all joints, fastener heads, cracks and other depressions with joint compound.
- 9.16 Finish smooth and flush so that location of joints, screws, and other items will not be visible after painting. Finish smooth at base so that flooring and base board can finish cleanly against gynn. board.
- 9.17 Finished wall board surfaces shall have a tolerance within 1/4" in 8'-0" for plumb, level, warp, and bow.
- 9.18 Use water resistant "green board" for bath areas and as a substrate for ceramic tile, except in shower areas where "Wonder Board" is to be used as a substrate for ceramic tile.
- 9.19 Room finishes shall be per the room finish schedule provided by Interior Designer. All wall and floor tile, stone, marble and mosaic finishes to be supplied approved by owner & supplied by contractor. Contractor shall be responsible for all tile, stone, marble and mosaic installations, cutting and fitting, field measuring, adhesives, and cement and mortar.
- 9.20 Bathroom finishes shall be approved by owner & supplied by contractor. Shower shall be tied to the ceiling, unless otherwise noted. Floor tile shall have a non-slip finish. All bathroom accessories shall be approved by the owner. Contractor shall be responsible for all tile installation, cutting, field measuring, adhesives, and mortars.
- 9.21 Surfaces to be painted shall be free from defects including knots and sap streaks. Defects shall be filled, sealed with Bonda brand filler and sanded smooth as required to remove visible blemishes. Handrails shall be sanded smooth.
- 9.22 Paint colors shall be selected by the Architect. A minimum of four test samples of an area no less than 4 sq. ft. shall be produced and approved prior to the execution of the work.
- 9.23 Primer and paint shall be supplied along with necessary thinners and cleaners. Bathroom paint shall have M-1 Mildew Additive at a ratio per the manufacturer's specifications.

8. DOORS & WINDOWS

- 8.1 Doors, Windows, and railings shall conform to applicable local and national codes and be installed according to manufacturer's specifications, provide impact protection devices to all glass doors and windows to conform with Miami Dade County Control Req.
- 8.2 Interior doors shall be solid hard wood for point finish, panelized or louvered, as shown on the drawings and door schedule (Refer to Interior Drawings).
- 8.3 Doors connecting living areas with garage areas shall be 1 hour fire rated.

- 8.4 Exterior doors and doors to the bathrooms, laundry room and storage closets shall have thresholds and vinyl weather-stripping incorporated into the door jamb.
- 8.5 Doors and Windows shall be indicated in door and window schedules. Contractor shall provide a Mock-up of one Door and Window with Shop Drawings.
- 8.6 Door handles shall be uniformly installed at 3'-4" from the bottom of the door, unless otherwise noted.
- 8.7 Joints and spaces around windows and exterior doors shall be caulked with polysulfide sealant. Caulking work shall be completed before finish coat of paint is applied.
- 8.8 Windows shall be left clean, tight and weatherproof.
- 8.9 Burglar intrusion prevention: All single exterior out-swinging doors to have a lock to be key operated from the exterior with an auxiliary dead bolt with hard ball and insert. Hinges on the exterior swinging doors shall have non-removable hinge pins.
- 8.10 If applicable, exterior hinged shutters shall be wood, operable, and of louvered design. Color and design to be approved by Architect. (Refer to Shutter Dtl.)
- 8.11 Garage doors should have a 1 hour fire rating. For materials and colors see Door schedule.
- 8.12 Contractor to include a door, window, and cabinet hardware allowance for both interior and exterior doors. (To be selected by Interior Designer & Architect.)
- 8.13 Contractor to protect and maintain the finish of all cabinetry, doors, and windows throughout the entire course of construction and final inspections.
- 8.14 Verify all field conditions and dimensions to ensure that openings are properly sized, square, and plumb. Report unsuitable conditions to the General Contractor and Architect.
- 8.15 Every closet door latch shall be such that children can open the door from inside the closet. Every bathroom door lock shall be designed to permit the opening of the locked door from the outside in case of an emergency.

- 9.24 Doors, window frames, siding boards, and trim shall be painted or stained per the finish schedule for Architect's inspection prior to installation. Air distributor devices shall be spray painted the color of the adjacent wall or ceiling surface. Wood cabinets shall be hand finished prior to installation.
- 9.25 All paint & stain shall be the highest quality "Benjamin Moore" products unless otherwise noted. All exterior wood to be stained. All interior wood to be painted, except millwork or unless otherwise noted on the drawings (Refer to interior drawings).
- 9.26 All bathroom accessories, faucets, plumbing fixtures and decorative light fixtures not yet specified will be selected by Architect/Interior Designer at a later date and installed by the General Contractor.
- 9.27 Contractor to provide all necessary blocking, backing, sleeves, framing or light fixtures, electrical units, A/C equipment, drapery or ceiling tracks, plumbing equipment, counters, shelves, handrails, railings and all other items requiring the same.
- 9.28 Wall and ceiling finishes shall have a flame spread classification of no greater than 200 and a smoke developed index not greater than 450 as per ASTM E-84 or UL 273.
- 9.29 All surfaces of masonry walls and wood fences shall be finished with the same materials on both sides to have an equal or better quality appearance when seen from adjoining properties.

14. PLUMBING

- 14.1 All plumbing fixtures, faucets and fixture fittings shall be in compliance with standards as per FBC P 2708.1.

15. MECHANICAL

- 15.1 The following specifications are minimum requirements to supplement the drawings.
- 15.2 Work and materials by Contractor shall be in accordance with applicable national and local codes, conventional guidelines, and the requirements of local utility companies.
- 15.3 Drawings indicate location of equipment, runs, and outlets diagrammatically. Changes made due to site conditions shall be made at no additional cost to the owner. The Architect shall be notified of such modifications prior to the execution of work.
- 15.4 Contractors shall coordinate their work with the work of other trades prior to execution of their work.
- 15.5 Contractors shall obtain the appropriate inspector's acceptance of their work.
- 15.6 Contractor shall install complete water service, distribution, waste disposal and drainage systems.
- 15.7 Contractor shall provide and install heaters, install fixtures, and faucets specified in the schedule and include the necessary hardware for their proper use.
- 15.8 Contractor shall provide necessary sleeves, pipe connections and clean-outs for connection to future municipal sewer system.
- 15.9 N/A
- 15.10 Refer to schedules for fixture types, specifications, and locations.
- 15.11 Contractor shall provide and install A.C. equipment as specified in the schedule and air distribution and piping as shown in the drawings.
- 15.12 Locations of all grilles and registers shall be verified with the Architect prior to installation.
- 15.13 Air distribution devices shall be aluminum construction with opposed blade damper and equalizing grid Tlus or equal with adjustable louvers.
- 15.14 Thermostats shall have a sub-base with heat-off-cool and fan switches.
- 15.15 Air conditioning grilles shall be painted to match adjacent surfaces.
- 15.16 Interior of duct boots to be painted flat black. All labor, equipment and materials shall be warranted for one year after final acceptance of work.

10. SPECIALTIES

- 10.1 Actual bids and not allowances (except where noted), shall be submitted for the specified items following.
- 10.2 Cabinets shall have concealed hinges. Samples shall be submitted to the Architect for approval after acceptance of shop drawings and prior to cabinet fabrication. All countertops shall be 3/8" high unless otherwise noted.
- 10.3 Countertop and back splash at kitchen and bar top shall be selected by interior designer. Countertop at bar sink and around kitchen sink and all bathroom vanities shall be selected by interior designer. Contractor to provide installation of all countertops and back splashes and to supply all necessary materials for installation.
- 10.4 Built-in cabinets for which shop drawings are to be provided, as indicated on the drawings, shall include the following: kitchen cabinets, built-in wall units and wet bar built in cabinets.
- 10.5 Closets shall be finished per the finish schedule and shall have installed two-level rod and shelf, except at Master Bedroom (see drawings). Linen closets shall have 4 levels of shelves. Bookshelves shall be as shown on drawings. All built-in cabinets and shelves shall be painted clear fir. Towel bars, paper holders, and mirror frames shall be custom-fabricated and as selected by Interior Designer and Architect.
- 10.6 The security, TV cable, fiber optic, telephone, and stereo systems are not detailed in this contract, but the contractor shall provide an allowance for each item and submit a description of each.
- 10.7 A sign shall be placed on the garage wall stating with 1" letters, "Do not operate engines with doors closed. Carbon Monoxide is lethal. In accordance with all applicable regulations". Bottom of sign to be at 5'-0" above finished floor.
- 10.8 All termite protection shall be provided in accordance with state, local and county codes. Refer to Residential R320.1 for termite treatment requirements.
- 10.9 Kitchen partition shall have 20 G.a Metal studs at 16" o.c. w/2x8 P.T. wd. blocking at all wall where cabinetry shall be installed.
- 10.10 Street wall address numbers to be in contrasting color from finish background. Min. 4" high and 1/2" stroke width per number.

11. EQUIPMENT

- 11.1 Appliances to be selected by Interior Designer, Architect and Owner. (Contractor to provide install allowance)

12. FURNISHINGS

- 12.1 Furnishings are to be selected, provided, and installed by Owner. See Interior Dwg's. for Room Finish Schedule and built-in cabinetry/shelving to be provided by Contractor.

13. SPECIAL CONSTRUCTION

- 13.1 General Contractor to coordinate work of pool subcontractor with the work of the other trades. Comply with governing codes and regulations. Subcontract with an experienced state certified pool contractor with a minimum of five years' experience installation and repairs in the pool industry.
- 13.2 Contractor to submit sample of pool finish and tile grout to Architect for approval. All equipment and shop drawings shall be submitted for architect's approval.

16. ELECTRICAL

- 16.1 The following specifications are minimum requirements to supplement the drawings.
- 16.2 Work and materials by Contractor shall be in accordance with applicable national and local codes, conventional guidelines, and the requirements of local utility companies.
- 16.3 Drawings indicate location of equipment, runs, and outlets diagrammatically. Changes made due to site conditions shall be made at no additional cost to the owner. The Architect shall be notified of such modifications prior to the execution of work.
- 16.4 Contractors shall coordinate their work with the work of other trades prior to execution of their work.
- 16.5 Contractor to coordinate & provide allowance for Lutron Lighting System.
- 16.6 Contractors shall obtain the appropriate inspector's acceptance of their work.
- 16.7 Contractor shall provide and install complete electrical service of the proper capacity according to the drawings.
- 16.8 Contractor shall provide relays as required for the thermostat control; shall provide empty circuits and boxes for the telephone and fiber optic cables and provide wiring to the appropriate locations.
- 16.9 Service work including ordering and receiving equipment shall conform to the requirements of the local electric utility. Panel boards shall be of the circuit breaker type. All electrical work shall be grounded. All on-site electrical service shall be located underground and coordinated with existing Florida Power and Light service and lines. New service shall be routed from the rear yard easement and connected to meter located on drawings.
- 16.10 Switches, outlets, and plates shall be specified by the Architect. Switches shall be silent rocker type.
- 16.11 Locations of all electrical switches, outlets, telephone and T.V. jacks shall be marked for verification by the Architect prior to installation.
- 16.12 Contractor to install paddle fans at locations indicated on the plans.
- 16.13 Alarms and Detectors: Refer to electrical sheets, E series, for all carbon monoxide and smoke alarms.



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MARTINEZ RESIDENCE

PROJECT LOCATION:
5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):
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STRUCTURAL ENGINEERING:
-

MEP ENGINEERING:
-

LANDSCAPE ARCHITECT:
-



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NO. DATE DESCRIPTION
SHEET ISSUE/ REVISION LOG

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"In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with F.B.C. 7th Edition (2020).

PROJECT ID: 1027 DRAWN BY: AG
PRINT DATE: 07.17.25 SCALE:

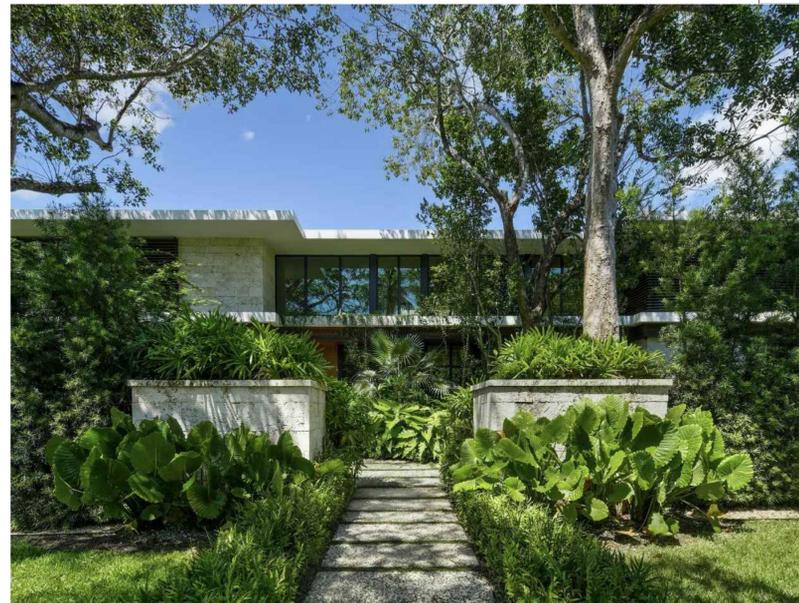
DRAWING TITLE:
GENERAL NOTES

SHEET NO.
A002

KEY MAP:



4940 HAMMOCK LAKE DR
Scale: N.T.S 6



9261 SCHOOL HOUSE RD
Scale: N.T.S 5



5105 HAMMOCK PARK DRIVE
Scale: N.T.S 4



5000 HAMMOCK PARK DR
Scale: N.T.S 3



4900 HAMMOCK PARK DR
Scale: N.T.S 2



4901 HAMMOCK PARK DR
Scale: N.T.S 1



STUDIO ANDA

PROJECT TITLE:

MARTINEZ RESIDENCE

PROJECT LOCATION:

5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):

ALEJANDRO MARTINEZ

ARCHITECT:

ANA GUARACAO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
PH: (305)697-6465

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



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PROJECT ID: 1027 DRAWN BY: AG

PRINT DATE: 07.17.25 SCALE:

DRAWING TITLE:

CONTEXT IMAGES

SHEET NO.

A003

BOUNDARY & TOPOGRAPHIC SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W = RIGHT OF WAY	X7.00' = ELEVATIONS BASED ON N.G.V.D. (A4)	= APPARENT ENCROACHMENT
N = NORTH	P.B.C.R. = PALM BEACH COUNTY RECORDS	= MIAMI-DADE COUNTY RECORDS
S = SOUTH	M.D.C.R. = MIAMI-DADE COUNTY RECORDS	= POINT OF COMMENCEMENT
E = EAST	P.O.B. = POINT OF BEGINNING	= CHATTAHOOCHEE
W = WEST	F.P.L. = FLORIDA POWER & LIGHT	= BROWARD COUNTY RECORDS
D.B. = DEED BOOK	B.C.R. = BROWARD COUNTY RECORDS	= OFFICIAL RECORDS BOOK
ENCH. = ENCROACH	O.R.B. = OFFICIAL RECORDS BOOK	= FLORIDA DEPARTMENT OF TRANSPORTATION
F.F. = FINISHED FLOOR	F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	= DEPARTMENT OF ENVIRONMENTAL PROTECTION
GAR. = GARAGE	D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION	= DEPARTMENT OF NATURAL RESOURCES
CL. = CENTERLINE	D.N.R. = DEPARTMENT OF NATURAL RESOURCES	= PERMANENT REFERENCE MONUMENT
MH = MANHOLE	P.R.M. = PERMANENT REFERENCE MONUMENT	= NATIONAL GEODETIC VERTICAL DATUM
(M) = MEASURED	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	
P.B. = PLAT BOOK		
A/C = AIR CONDITIONER		
P = PLAT		

⊕ VALVE	□ UTILITY BOX	— PARKING STRIPE
⊙ MANHOLE	⊕ HYDRANT	— OVERHEAD UTILITY LINES
⊞ BASIN	⊕ UTILITY POLE	— 6' CONCRETE WALL
⊕ WELL	⊕ VAULT	— COVERED AREA
⊕ WATER METER	⊕ LIGHT	— CONCRETE
⊕ MONITORING WELL	⊕ BOLLARD	— BRICK PAVERS
⊕ PROPERTY CORNER	⊕ AIR CONDITIONER	— TILE
— CHAIN LINK FENCE	— WOOD FENCE	— ASPHALT
— METAL FENCE	— PVC FENCE	— CONCRETE FENCE
— TREE		

STREET ADDRESS:
5005 Hammock Park Drive
Coral Gables, Florida 33156

LEGAL DESCRIPTION:
Lot 4 Block 1, HAMMOCK PARK, according to the Plat thereof as recorded in Plat Book 71, Page 43, of the Public Records of Miami-Dade County, Florida.

- NOTES:**
- Unless otherwise noted field measurements are in agreement with record measurements.
 - Bearings shown hereon are based on a Plat bearing of North 00°44'02" East along the East line of Lot 4 Block 1, Plat Book 71, Page 43, of the Public Records of Miami-Dade County, Florida.
 - The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
 - Ownership of fences and walls if any are not determined.
 - This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
 - Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
 - The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
 - The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
 - Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR: 1 FOOT IN 7,500 FEET.
 - Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.
 - Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
 - PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.
 - Perimeter area of the subject property is 39,192 square feet, or 0.8997 acres, more or less.

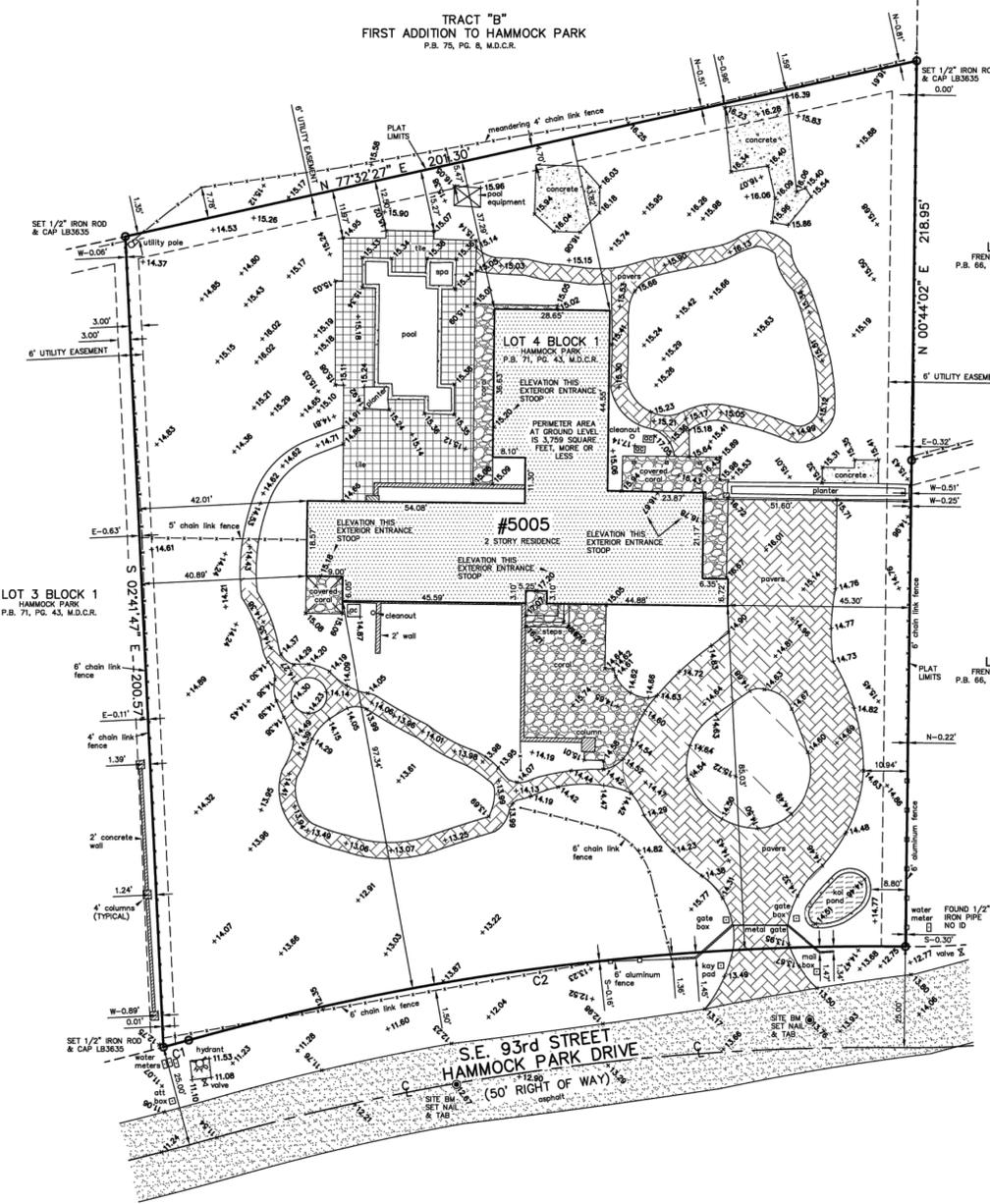
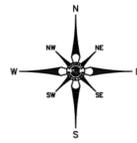
FLOOD INFORMATION:
Community name and number: City of Coral Gables 120639
Map and panel number: 12086C0467L
Panel date: 09-11-2009
Index date: 09-11-2009
Flood zone: "X"
Base flood elevation: N/A

BENCHMARK INFORMATION:
Miami-Dade County Benchmark SC-51
Elevation = 7.59'NGVD1929

CERTIFY TO:
Juan Osorio

CERTIFICATION:
This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA



C1:
Radius: 675.00
Delta: 00°33'06"
Arc Length: 6.50'
Tangent: 3.25'
Chord: 6.50'
Course: N 74°44'08" E

C2:
Radius: 634.26'
Delta: 16°16'26"
Arc Length: 180.15'
Tangent: 90.69'
Chord: 179.55'
Course: N 82°35'48" E



ORIGINAL DATE OF FIELD SURVEY: 06-12-2023	DRAWN BY: MLW	
FIELD BOOK: ALS-SU-23-0867	CHECKED BY: MLW	
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY
ADD LOT AREA AND RESIDENCE AREA	07-06-2023	MLW

SHEET 1 OF 1 SCALE 1"=20' SKETCH NUMBER SU-23-0867



PROJECT TITLE:
MARTINEZ RESIDENCE

PROJECT LOCATION:
5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):
ALEJANDRO MARTINEZ

ARCHITECT:
ANA GUARACAO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
PH: (305)697-6465
STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:



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NO.	DATE	DESCRIPTION
SHEET ISSUE/ REVISION LOG		

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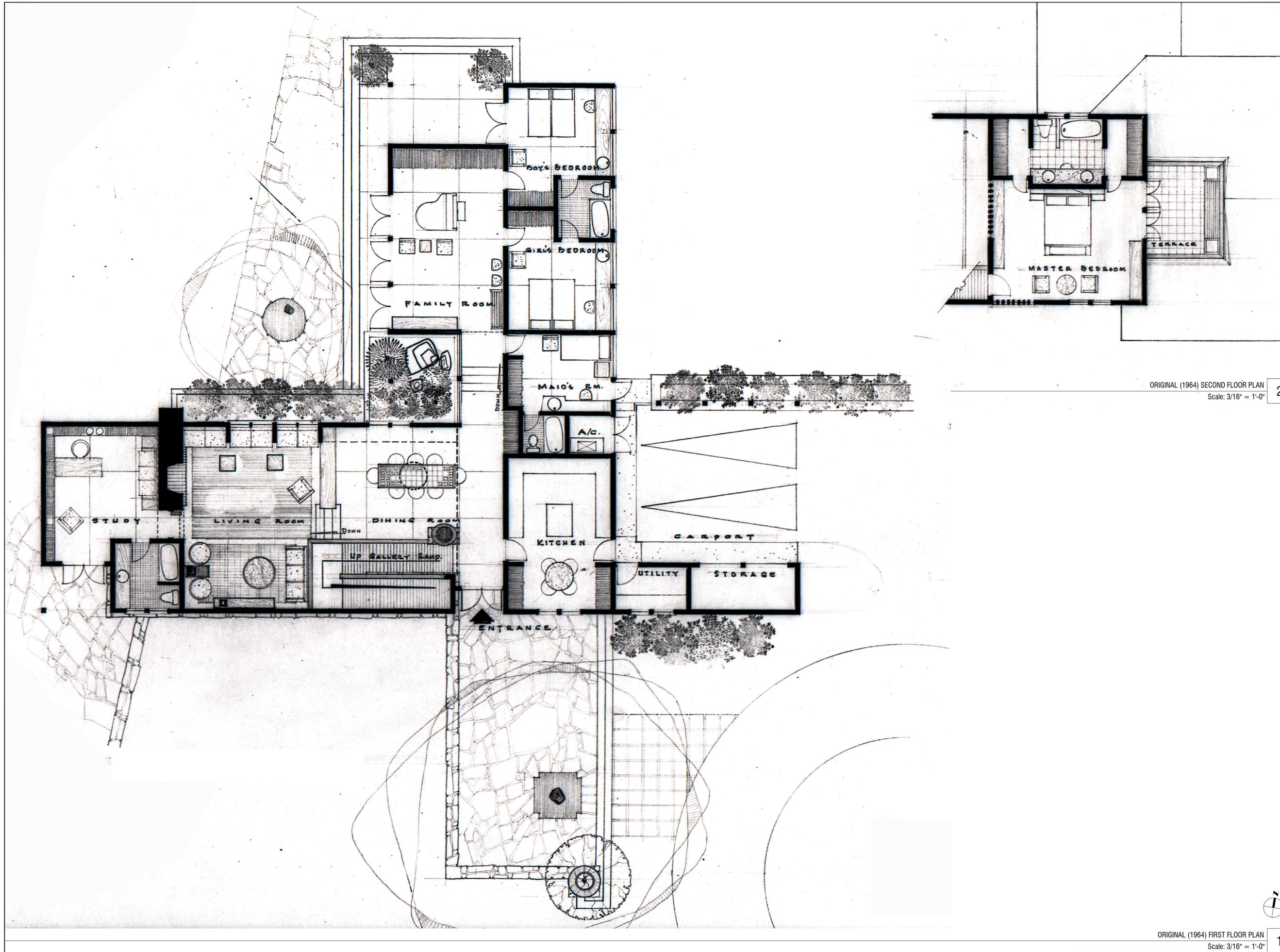
PROJECT ID: 1027	DRAWN BY: AG
PRINT DATE: 07.17.25	SCALE:

DRAWING TITLE:

TREE SURVEY

SHEET NO.

A006



STUDIO ANDA

PROJECT TITLE:
MARTINEZ RESIDENCE

PROJECT LOCATION:
5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):
ALEJANDRO MARTINEZ

ARCHITECT:
ANA GUARACAO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
PH: (305)697-6465
STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

ORIGINAL (1964) SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"

2

PROFESSIONAL SEALS:



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PROJECT ID: 1027 DRAWN BY: AG

PRINT DATE: 07.17.25 SCALE: 3/16"=1'-0"

DRAWING TITLE:
ORIGINAL FLOOR PLANS

SHEET NO.

A007

ORIGINAL (1964) FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

1





STUDIO ANDA

PROJECT TITLE:

MARTINEZ RESIDENCE

PROJECT LOCATION:

5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):

ALEJANDRO MARTINEZ

ARCHITECT:

ANA GUARACAO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
PH: (305)697-6465

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

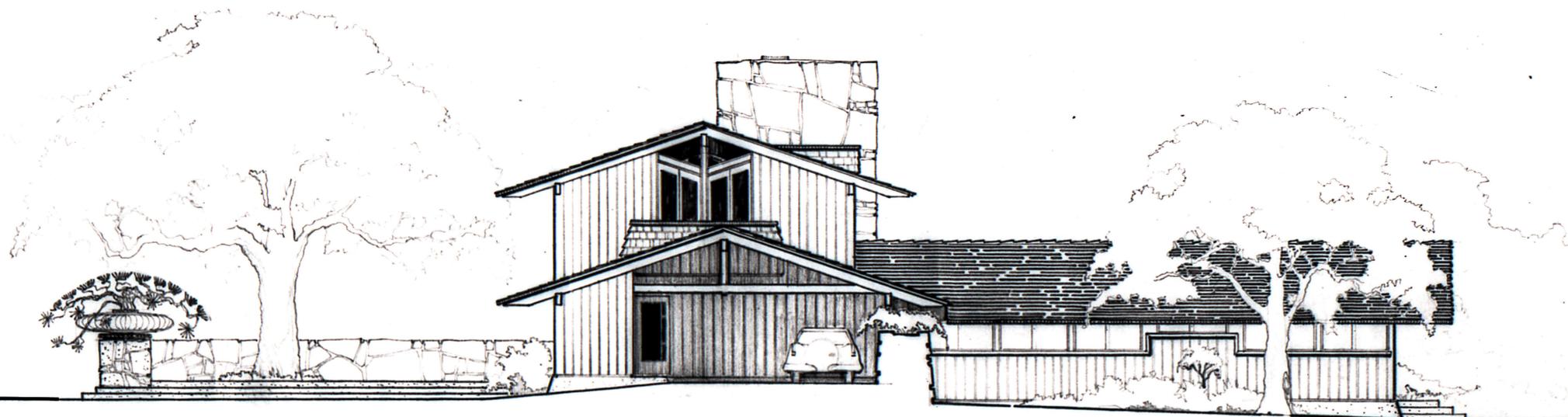
LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



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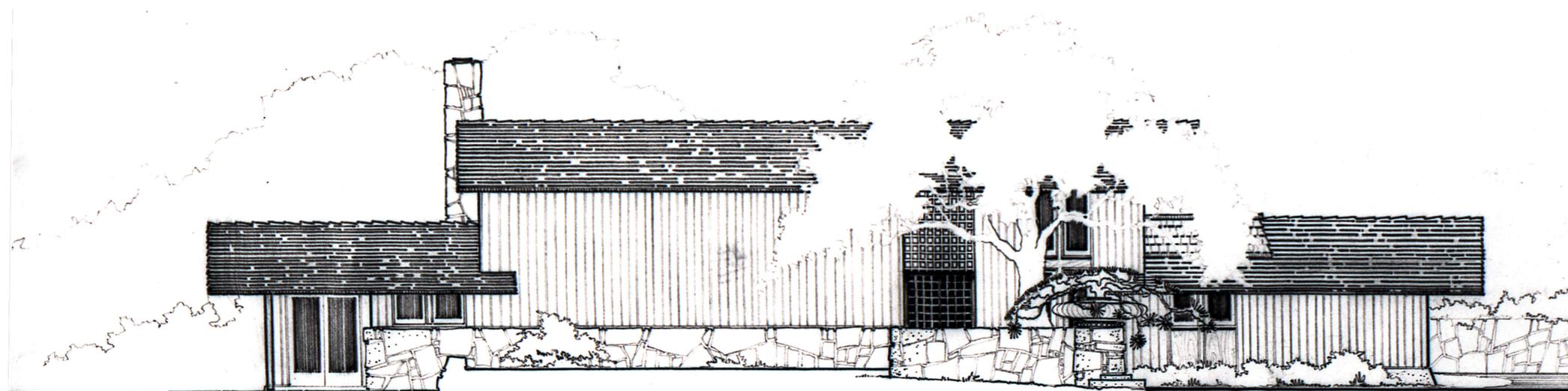


E A S T E L E V A T I O N

EAST ELEVATION (SIDE)

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

2



S O U T H E L E V A T I O N

SCALE 1/8" = 1'-0"

SOUTH ELEVATION (FRONT)

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

1

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

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PROJECT ID:

1027

DRAWN BY:

AG

PRINT DATE:

07.17.25

SCALE:

3/16"=1'-0"

DRAWING TITLE:

ORIGINAL ELEVATIONS

SHEET NO.

A008



STUDIO ANDA

PROJECT TITLE:

MARTINEZ RESIDENCE

PROJECT LOCATION:

5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):

ALEJANDRO MARTINEZ

ARCHITECT:

ANA GUARACAO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
PH: (305)697-6465

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:

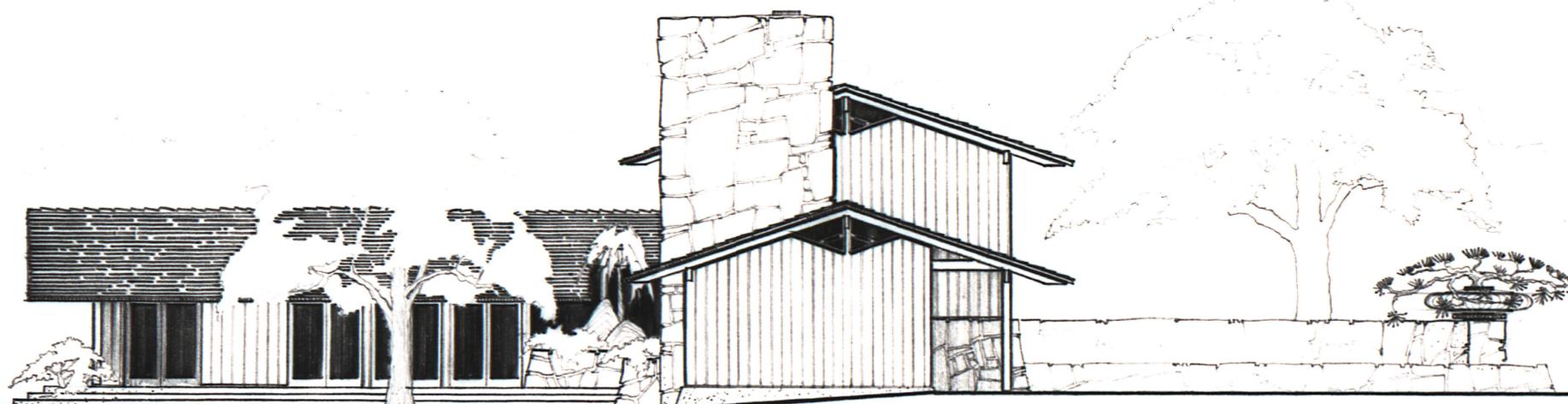


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WEST ELEVATION (SIDE)
Scale: 3/16" = 1'-0"

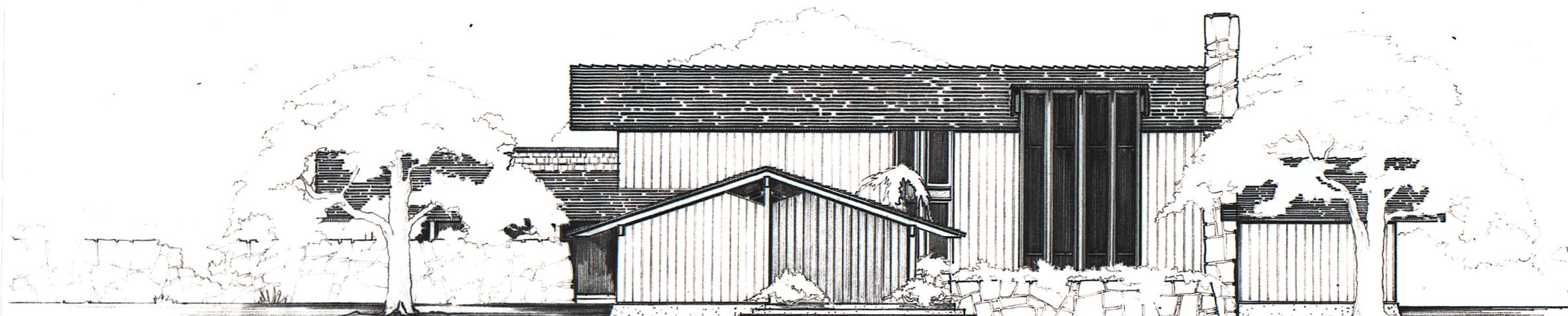
2



WEST ELEVATION

NORTH ELEVATION (REAR)
Scale: 3/16" = 1'-0"

1



NORTH ELEVATION

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

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PROJECT ID:
1027

DRAWN BY:
AG

PRINT DATE:
07.17.25

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

DRAWING TITLE:

ORIGINAL
ELEVATIONS

SHEET NO.

A009



STUDIO ANDA

PROJECT TITLE:
MARTINEZ RESIDENCE

PROJECT LOCATION:
5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):
ALEJANDRO MARTINEZ

ARCHITECT:
ANA GUARACAO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
PH: (305)697-6465
STRUCTURAL ENGINEERING:
-

MEP ENGINEERING:
-

LANDSCAPE ARCHITECT:
-

PROFESSIONAL SEALS:



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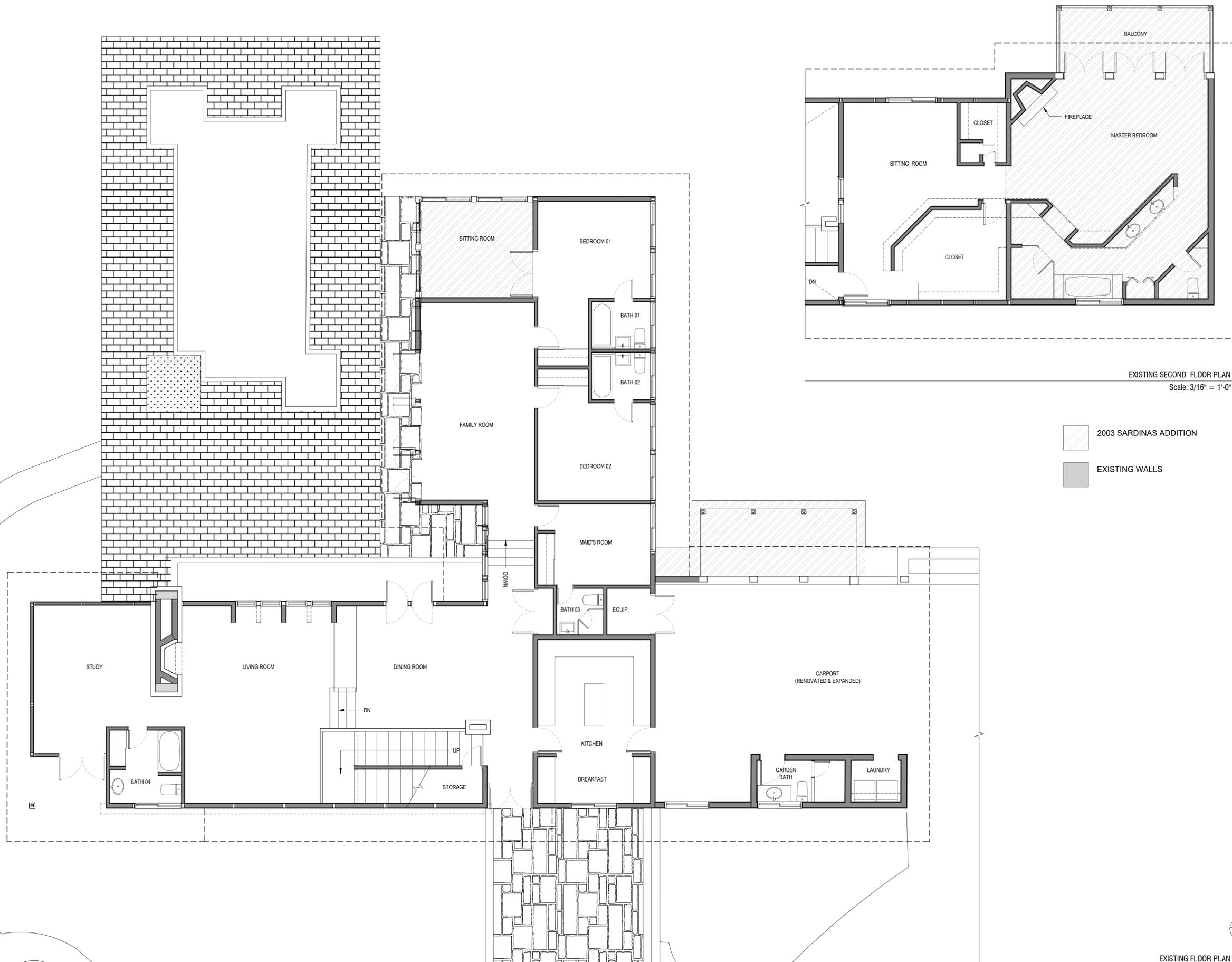
PROJECT ID: 1027 DRAWN BY: AG

PRINT DATE: 07.17.25 SCALE: 3/16"=1'-0"

DRAWING TITLE:
EXISTING FLOOR PLANS

SHEET NO.

A010



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

2

EXISTING FLOOR PLAN
Scale: 3/16" = 1'-0"

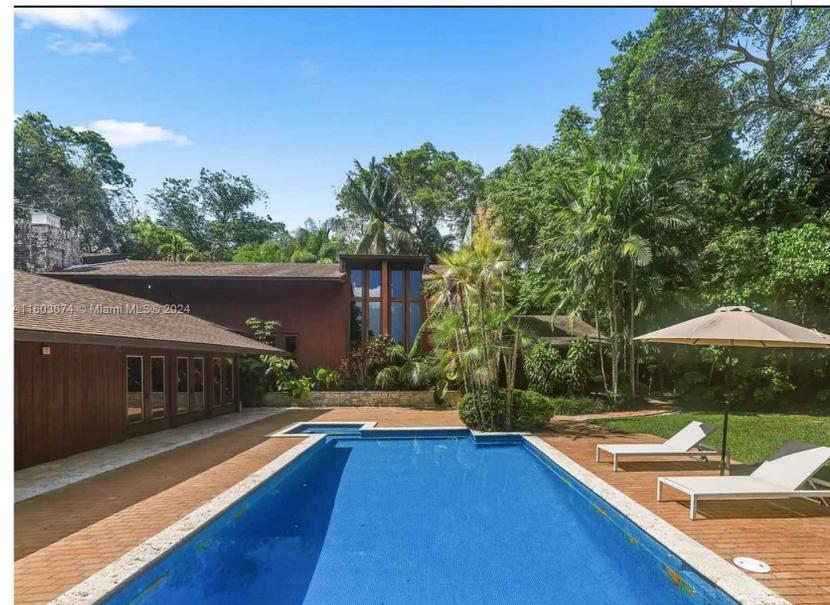
1



REAR FACADE
Scale: N.T.S 6



SIDE FACADE
Scale: N.T.S 3



REAR FACADE
Scale: N.T.S 5



FRONT FACADE
Scale: N.T.S 2



SIDE FACADE
Scale: N.T.S 4



ENTRY DRIVEWAY
Scale: N.T.S 1



STUDIO ANDA

PROJECT TITLE:
MARTINEZ RESIDENCE

PROJECT LOCATION:
5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):
ALEJANDRO MARTINEZ

ARCHITECT:
ANA GUARACAÑO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
PH: (305)697-6465
STRUCTURAL ENGINEERING:
-

MEP ENGINEERING:
-

LANDSCAPE ARCHITECT:
-

PROFESSIONAL SEALS:



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SHEET ISSUE/ REVISION LOG		

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PROJECT ID: 1027	DRAWN BY: AG
PRINT DATE: 07.17.25	SCALE:

DRAWING TITLE:

SITE PHOTOS

SHEET NO.

A011



STUDIO ANDA

PROJECT TITLE:
MARTINEZ RESIDENCE

PROJECT LOCATION:
5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):
ALEJANDRO MARTINEZ

ARCHITECT:
ANA GUARACAO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
PH: (305)697-6465
STRUCTURAL ENGINEERING:
-

MEP ENGINEERING:
-

LANDSCAPE ARCHITECT:
-

PROFESSIONAL SEALS:



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PROJECT ID: 1027	DRAWN BY: AG
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PRINT DATE: 07.17.25	SCALE: 3/32"=1'-0"
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DRAWING TITLE:
**DEMO
SITE PLAN**

SHEET NO.

AD100

PLAN LEGEND

- EXISTING WALLS TO REMAIN
- ▨ WALLS TO BE DEMOLISHED.
- ▨ 2003 SARDINAS ADDITION

GENERAL DEMOLITION NOTES

DEMOLITION SHOULD BE CAREFULLY COORDINATED BETWEEN ARCHITECT, DEMO CONTRACTOR, AND STRUCTURAL ENGINEER.

DEMOLITION NOTES

- D01 EXISTING PAVED DRIVEWAY TO BE REMOVED.
- D02 EXISTING PAVED PATIO TO BE REMOVED.
- D03 EXISTING POOL TO BE REMOVED.
- D04 EXISTING PLANTER TO BE REMOVED.

201.3' PROPERTY LINE

25' REAR SETBACK

15' SIDE SETBACK

50' FRONT SETBACK

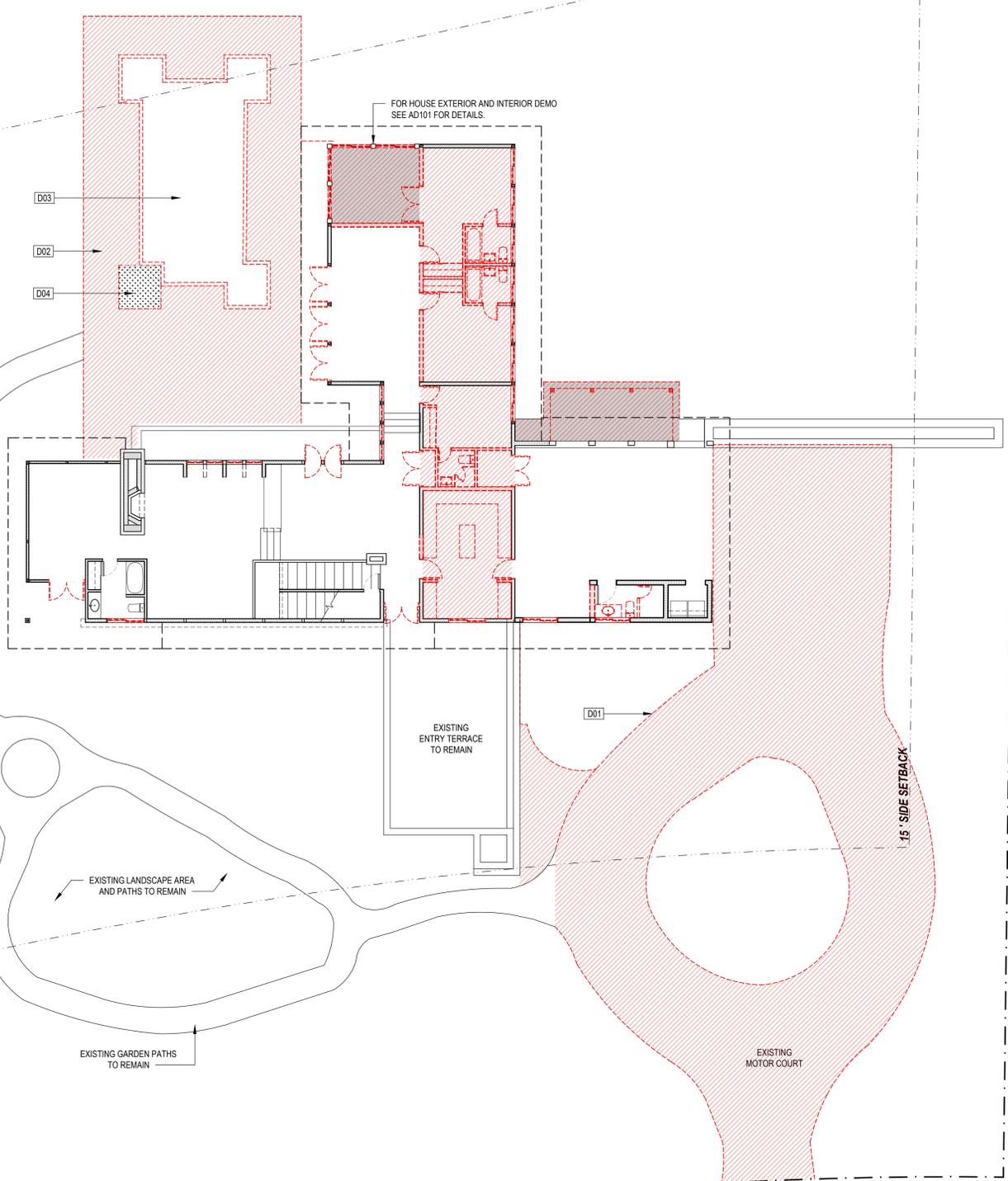
15' SIDE SETBACK

218.95' PROPERTY LINE

200.57' PROPERTY LINE

201.3' PROPERTY LINE

HAMMOCK PARK DR.





PROJECT TITLE:
MARTINEZ RESIDENCE

PROJECT LOCATION:
5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):
ALEJANDRO MARTINEZ

ARCHITECT:
ANA GUARACAO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
PH: (305)697-6465
STRUCTURAL ENGINEERING:
-

MEP ENGINEERING:
-

LANDSCAPE ARCHITECT:
-

PROFESSIONAL SEALS:



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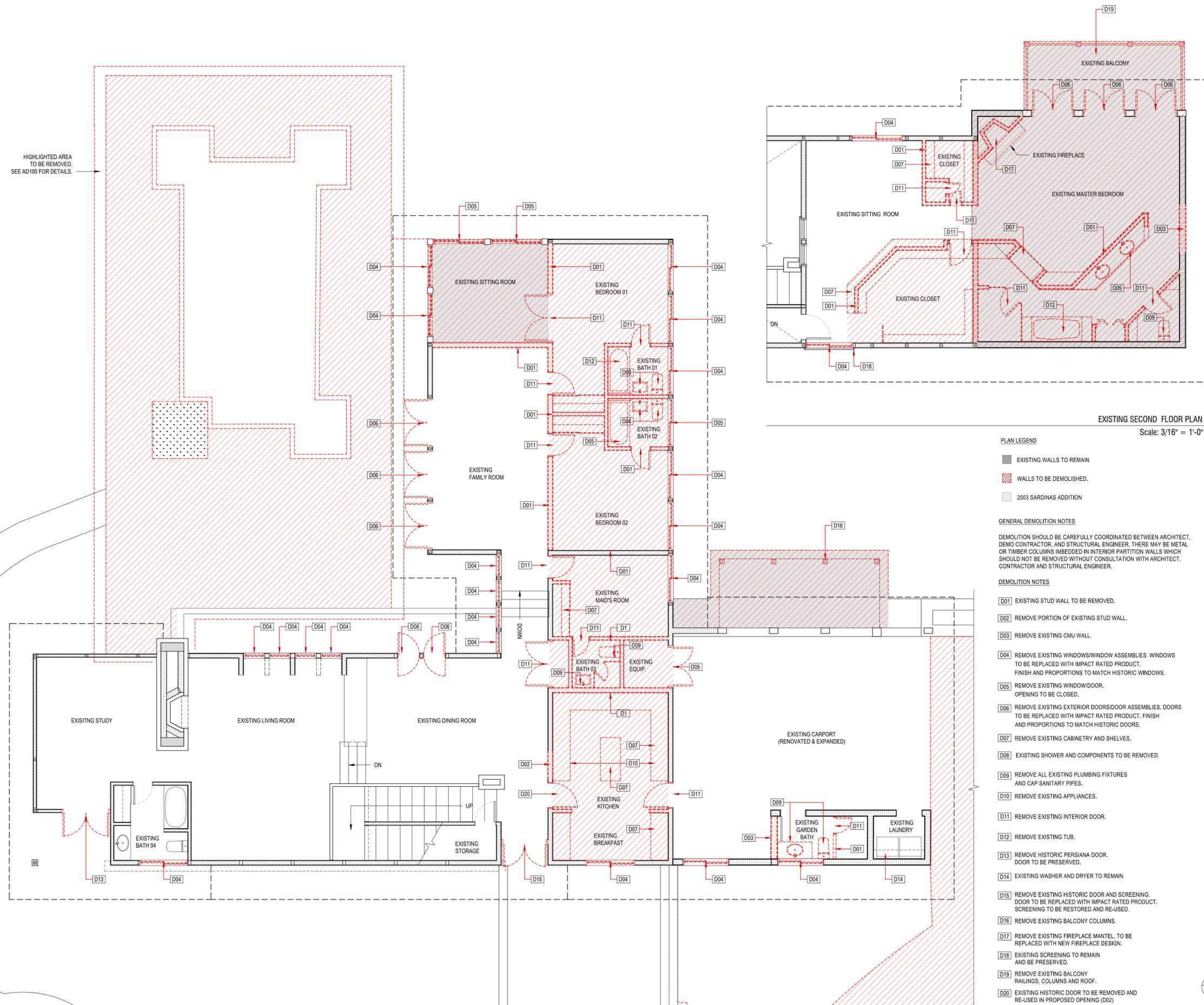
PROJECT ID: 1027 DRAWN BY: AG

PRINT DATE: 07.17.25 SCALE: 3/16"=1'-0"

DRAWING TITLE:
DEMO FLOOR PLANS

SHEET NO.

AD101



HIGHLIGHTED AREA TO BE REMOVED. SEE AD100 FOR DETAILS.

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

2

- PLAN LEGEND
- EXISTING WALLS TO REMAIN
 - WALLS TO BE DEMOLISHED.
 - 2003 SARDINAS ADDITION

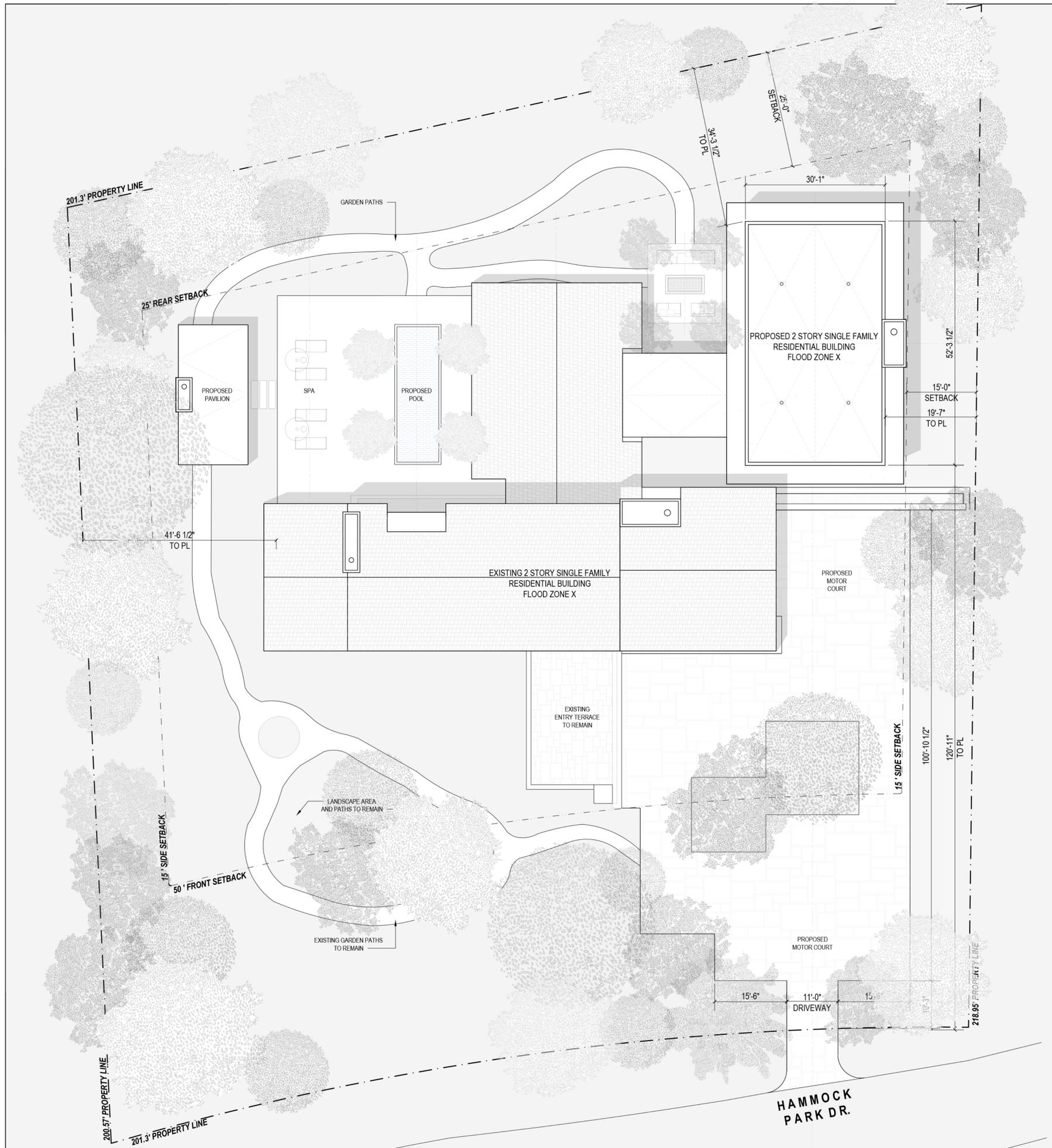
GENERAL DEMOLITION NOTES

DEMOLITION SHOULD BE CAREFULLY COORDINATED BETWEEN ARCHITECT, DEMO CONTRACTOR, AND STRUCTURAL ENGINEER. THERE MAY BE METAL OR TIMBER COLUMNS IMBEDDED IN INTERIOR PARTITION WALLS WHICH SHOULD NOT BE REMOVED WITHOUT CONSULTATION WITH ARCHITECT, CONTRACTOR AND STRUCTURAL ENGINEER.

- DEMOLITION NOTES
- D01 EXISTING STUD WALL TO BE REMOVED.
 - D02 REMOVE PORTION OF EXISTING STUD WALL.
 - D03 REMOVE EXISTING CMU WALL.
 - D04 REMOVE EXISTING WINDOW/WINDOW ASSEMBLIES. WINDOWS TO BE REPLACED WITH IMPACT RATED PRODUCT. FINISH AND PROPORTIONS TO MATCH HISTORIC WINDOWS.
 - D05 REMOVE EXISTING WINDOW/DOOR. OPENING TO BE CLOSED.
 - D06 REMOVE EXISTING EXTERIOR DOORS/DOOR ASSEMBLIES. DOORS TO BE REPLACED WITH IMPACT RATED PRODUCT. FINISH AND PROPORTIONS TO MATCH HISTORIC DOORS.
 - D07 REMOVE EXISTING CABINETS AND SHELVES.
 - D08 EXISTING SHOWER AND COMPONENTS TO BE REMOVED.
 - D09 REMOVE ALL EXISTING PLUMBING FIXTURES AND CAP SANITARY PIPES.
 - D10 REMOVE EXISTING APPLIANCES.
 - D11 REMOVE EXISTING INTERIOR DOOR.
 - D12 REMOVE EXISTING TUB.
 - D13 REMOVE HISTORIC PERSIANA DOOR. DOOR TO BE PRESERVED.
 - D14 EXISTING WASHER AND DRYER TO REMAIN
 - D15 REMOVE EXISTING HISTORIC DOOR AND SCREENING. DOOR TO BE REPLACED WITH IMPACT RATED PRODUCT. SCREENING TO BE RESTORED AND RE-USED.
 - D16 REMOVE EXISTING BALCONY COLUMNS.
 - D17 REMOVE EXISTING FIREPLACE MANTEL. TO BE REPLACED WITH NEW FIREPLACE DESIGN.
 - D18 EXISTING SCREENING TO REMAIN AND BE PRESERVED.
 - D19 REMOVE EXISTING BALCONY RAILINGS, COLUMNS AND ROOF.
 - D20 EXISTING HISTORIC DOOR TO BE REMOVED AND RE-USED IN PROPOSED OPENING (D02)

DEMO FLOOR PLAN
Scale: 3/16" = 1'-0"

1



PROJECT & ZONING DATA

SITE INFORMATION:

TYPE :SFR
 FOLIO NUMBER :03-5106-014-0040
 LOT AREA :41,818 Sq.Ft
 LEGAL DESCRIPTION :HAMMOCK PARK
 PB 71-43
 LOT 4 BLK 1
 LOT SIZE IRREGULAR
 OR 16539-0493 1094 1
 FAU 30-5106-014-0040
 :FLOOD ZONE X,AH (7)

FEMA FIRM ZONE	MAX ALLOWED	EXISTING	PROPOSED
GROUND COVERAGE:			
MAIN STRUCTURE	:25% (10,454.5 Sq.Ft)	: 4,375 Sq.Ft.	: 6,060 Sq. Ft.
AUX. STRUCTURE	: 5% (646 Sq.Ft)	: 626 Sq.Ft.	: 450 Sq. Ft.

MAX F.A.R.	MAX ALLOWED
48% OF 5,000	: 2,400 Sq. Ft
35% OF NEXT 5,000	: 1,750 Sq. Ft
30% OF REMAINING	: 9,545 Sq. Ft
TOTAL	=13,695 Sq. Ft Max

F.A.R PROPOSED	PROPOSED
FIRST FLOOR	: 5,625 Sq. Ft.
SECOND FLOOR	: 2,576 Sq. Ft.
TOTAL	: 8,201 Sq.Ft.

LANDSCAPE OPEN SPACE	MIN. REQUIRED	PROPOSED
40% OF BUILDING SITE	:16,727 Sq. Ft	: 23,310 Sq.FT
20% FRONT YARD	: 3,346 Sq. Ft.	: 12,040 Sq.FT

BUILDING HEIGHT:	MAX ALLOWED	MAX PROPOSED
	:25' (TO EAVE)	:19' (TO EAVE)

MAIN BUILDING SETBACKS:	REQUIRED	PROPOSED
FRONT	:50'	:85'-9"
SIDE	:15'	:17'-3"
REAR	:25'	:36'

- NOTES:**
- REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DETAILS
 - ALL RAINWATER MUST BE RETAINED WITHIN PRIVATE PROPERTY.
 - ALL REQUIREMENTS FOR LANDSCAPE AS LISTED IN ZONING CODE ARTICLE 5, DIVISION 11 WILL BE COMPLIED WITH.
 - ALL POOL GATES ARE SELF CLOSING AND SELF LATCHING



PROJECT TITLE:
MARTINEZ RESIDENCE

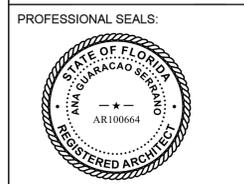
PROJECT LOCATION:
5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):
ALEJANDRO MARTINEZ

ARCHITECT:
ANA GUARACAO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
PH: (305)697-6465
STRUCTURAL ENGINEERING:
-

MEP ENGINEERING:
-

LANDSCAPE ARCHITECT:
-



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NO.	DATE	DESCRIPTION
SHEET ISSUE/ REVISION LOG		

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*In my professional judgement and to the best of my knowledge and belief, these plans and specifications comply with F.B.C. 7th Edition (2020).

PROJECT ID: 1027	DRAWN BY: AG
---------------------	-----------------

PRINT DATE: 08.26.25	SCALE: 3/32"=1'-0"
-------------------------	-----------------------

DRAWING TITLE:

SITE PLAN

SHEET NO.

A100



LANDSCAPE OPEN SPACE MIN. REQUIRED
 40% OF BUILDING SITE :16,727 Sq. Ft
 20% FRONT YARD : 3,346 Sq. Ft.

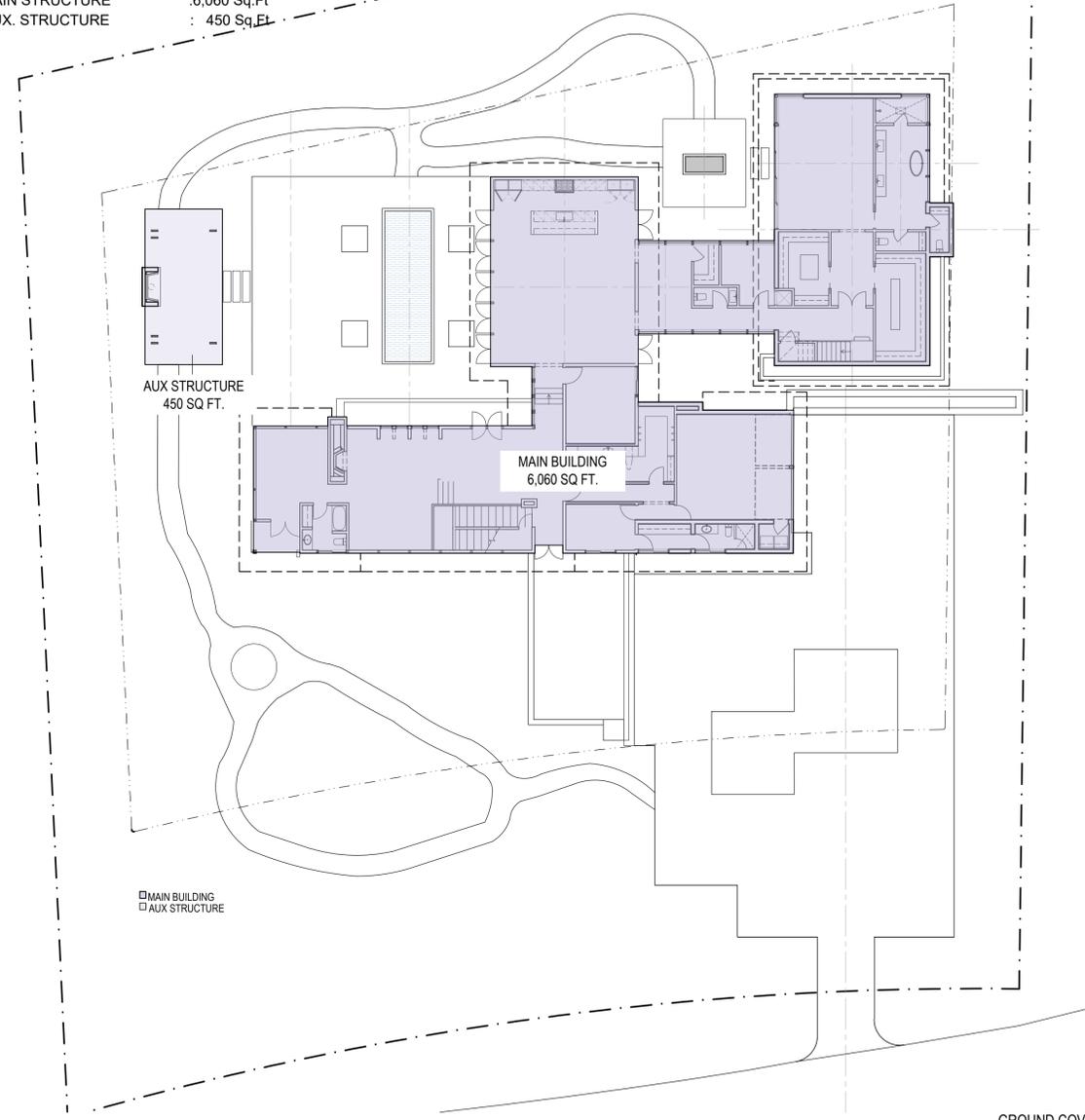
PROPOSED
 40% OF BUILDING SITE :23,310 Sq. Ft
 20% FRONT YARD :12,040 Sq. Ft.



LANDSCAPE OPEN SPACE DIAGRAMS
 Scale: 1/16" = 1'-0" 4

GROUND COVERAGE: MAX ALLOWED
 MAIN STRUCTURE :25% (10,454.5 Sq.Ft)
 AUX. STRUCTURE : 5% (646 Sq.Ft)

PROPOSED
 MAIN STRUCTURE :6,060 Sq.Ft
 AUX. STRUCTURE : 450 Sq.Ft

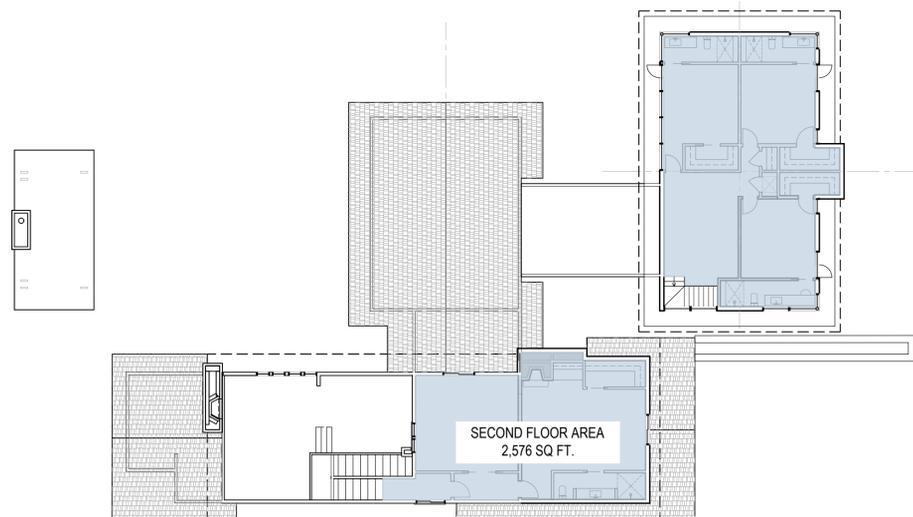


GROUND COVERAGE DIAGRAMS
 Scale: 1/16" = 1'-0" 3

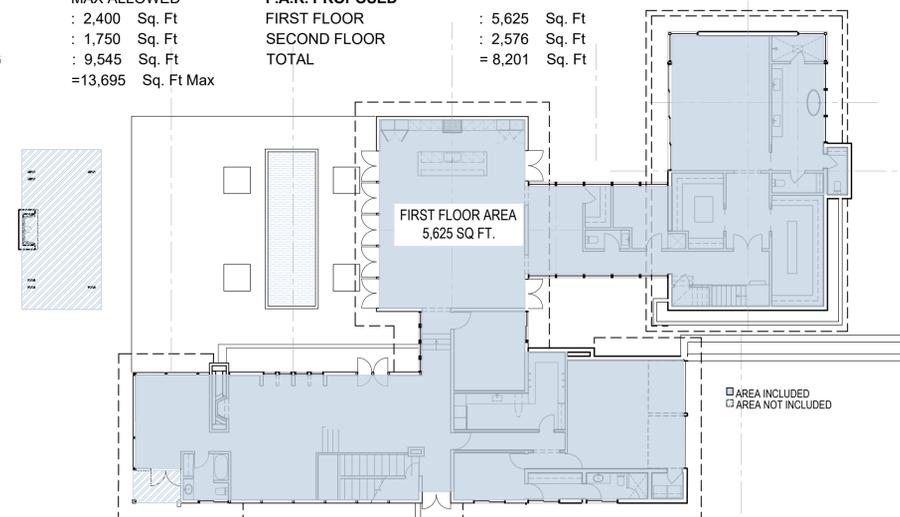
MAX F.A.R.
 48% OF 5,000 : 2,400 Sq. Ft
 35% OF NEXT 5,000 : 1,750 Sq. Ft
 30% OF REMAINING : 9,545 Sq. Ft
 TOTAL =13,695 Sq. Ft Max

MAX ALLOWED
 : 2,400 Sq. Ft
 : 1,750 Sq. Ft
 : 9,545 Sq. Ft
 =13,695 Sq. Ft Max

F.A.R. PROPOSED
 FIRST FLOOR : 5,625 Sq. Ft
 SECOND FLOOR : 2,576 Sq. Ft
 TOTAL = 8,201 Sq. Ft



SECOND FLOOR AREA
 Scale: 1/16" = 1'-0" 2



FIRST FLOOR AREA
 Scale: 1/16" = 1'-0" 1



PROJECT TITLE:
 MARTINEZ RESIDENCE

PROJECT LOCATION:
 5005 HAMMOCK PARK DR
 CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):
 ALEJANDRO MARTINEZ

ARCHITECT:
 ANA GUARACAO SERRANO
 LIC#: AR100664
 7600 RED ROAD
 SUITE #206
 MIAMI, FL 33143
 PH: (305)697-6465
 STRUCTURAL ENGINEERING:
 -

MEP ENGINEERING:
 -

LANDSCAPE ARCHITECT:
 -

PROFESSIONAL SEALS:



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PROJECT ID: 1027 DRAWN BY: AG

PRINT DATE: 08.26.25 SCALE: 1/16"=1'-0"

DRAWING TITLE:

ZONING DATA

SHEET NO.

A100B



STUDIO ANDA

PROJECT TITLE:

MARTINEZ RESIDENCE

PROJECT LOCATION:

5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):

ALEJANDRO MARTINEZ

ARCHITECT:

ANA GUARACAO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
PH: (305)697-6465
STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



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PROJECT ID: 1027 DRAWN BY: AG

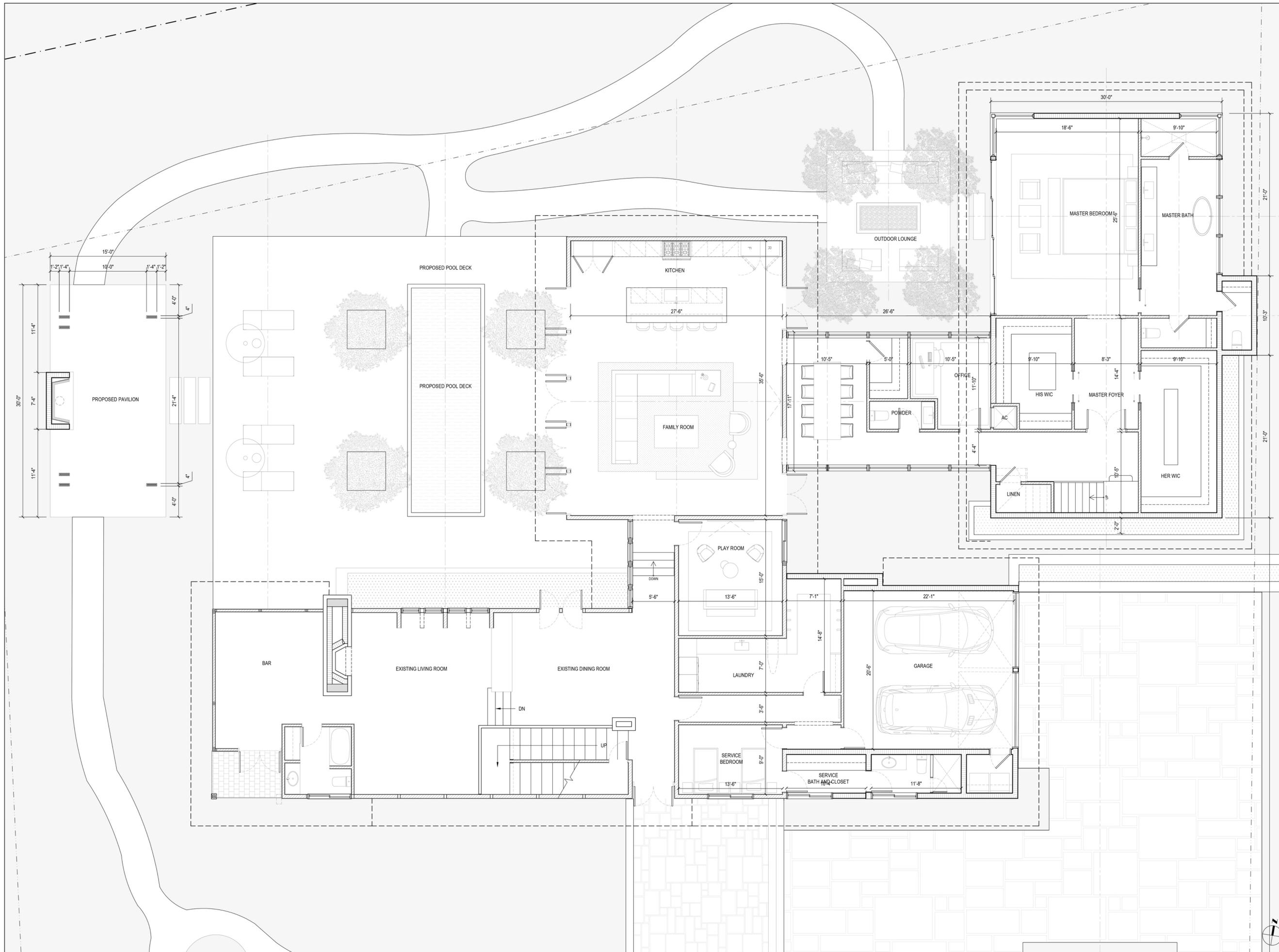
PRINT DATE: 07.17.25 SCALE: 3/16"=1'-0"

DRAWING TITLE:

FIRST FLOOR PLAN

SHEET NO.

A101





STUDIO ANDA

PROJECT TITLE:
MARTINEZ RESIDENCE

PROJECT LOCATION:
5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):
ALEJANDRO MARTINEZ

ARCHITECT:
ANA GUARACAO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
PH: (305)697-6465
STRUCTURAL ENGINEERING:
-

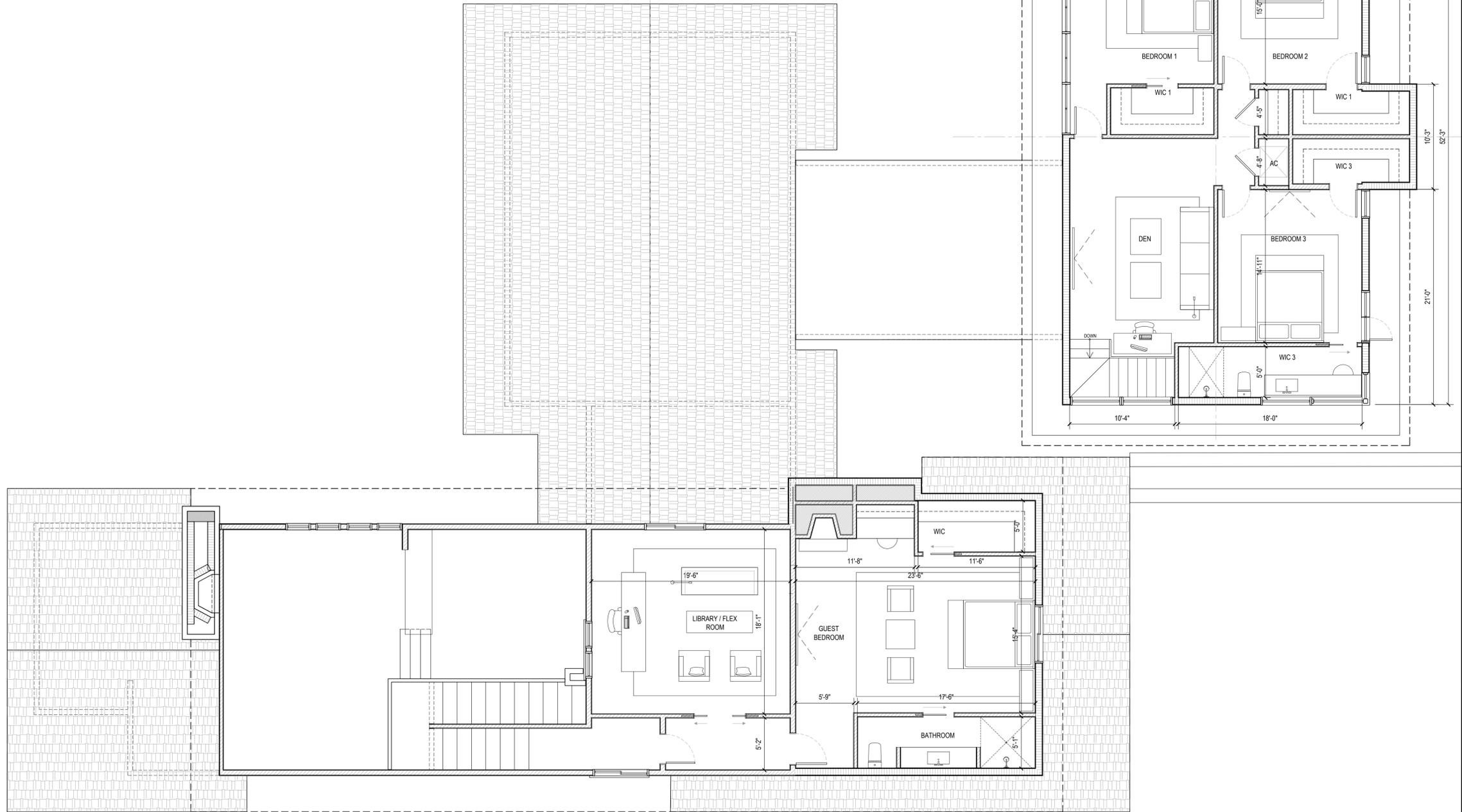
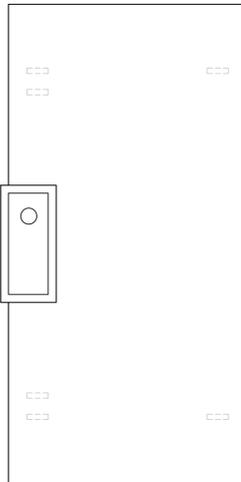
MEP ENGINEERING:
-

LANDSCAPE ARCHITECT:
-

PROFESSIONAL SEALS:



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SHEET ISSUE/ REVISION LOG		

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PROJECT ID: 1027	DRAWN BY: AG
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PRINT DATE: 08.26.25	SCALE: 3/16"=1'-0"
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DRAWING TITLE:
SECOND FLOOR PLAN

SHEET NO.

A102





STUDIO ANDA

PROJECT TITLE:

MARTINEZ RESIDENCE

PROJECT LOCATION:

5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):

ALEJANDRO MARTINEZ

ARCHITECT:

ANA GUARACAO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
PH: (305)697-6465

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



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PROJECT ID: 1027 DRAWN BY: AG

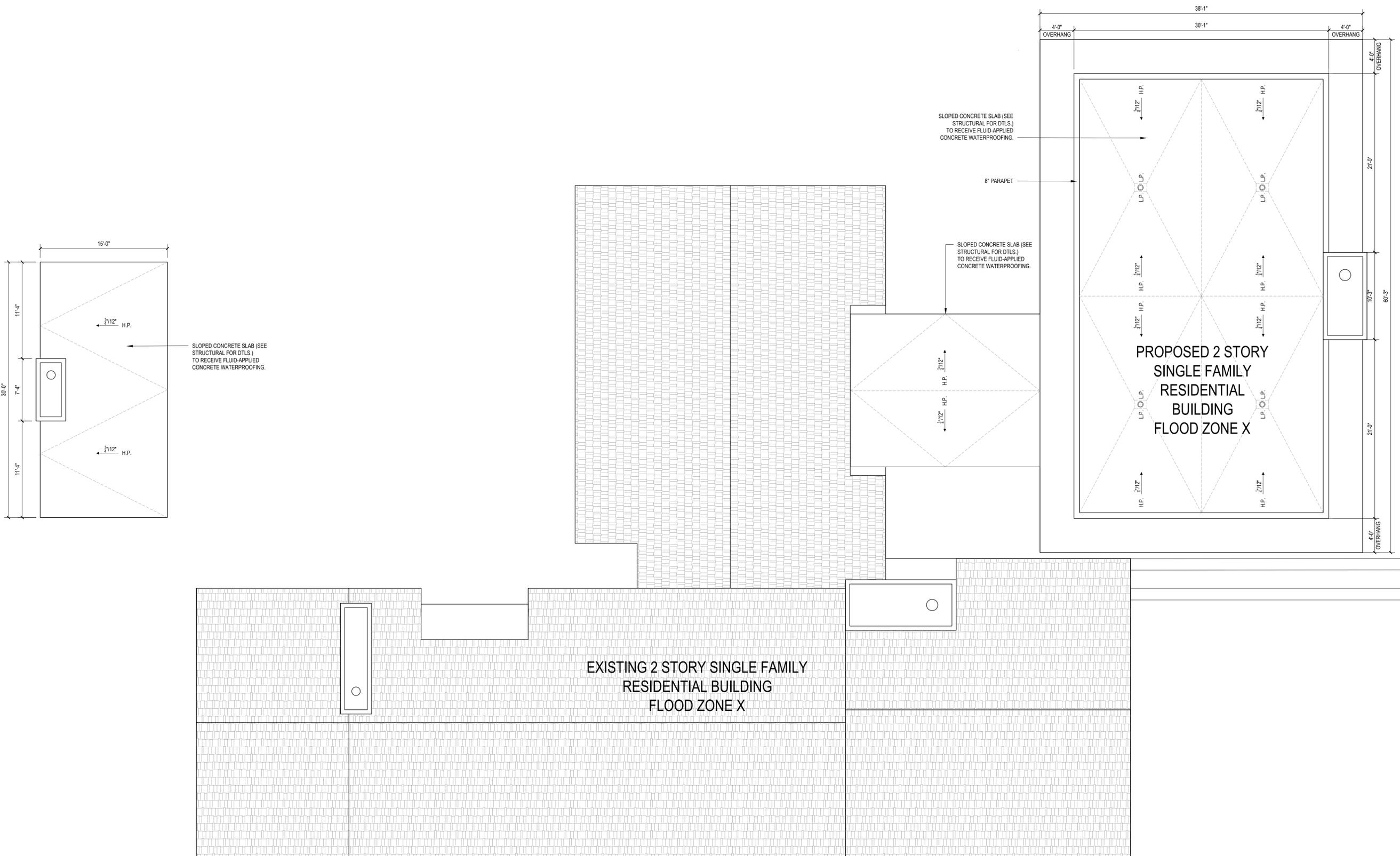
PRINT DATE: 07.17.25 SCALE: 3/16"=1'-0"

DRAWING TITLE:

ROOF PLAN

SHEET NO.

A103



EXISTING 2 STORY SINGLE FAMILY
RESIDENTIAL BUILDING
FLOOD ZONE X

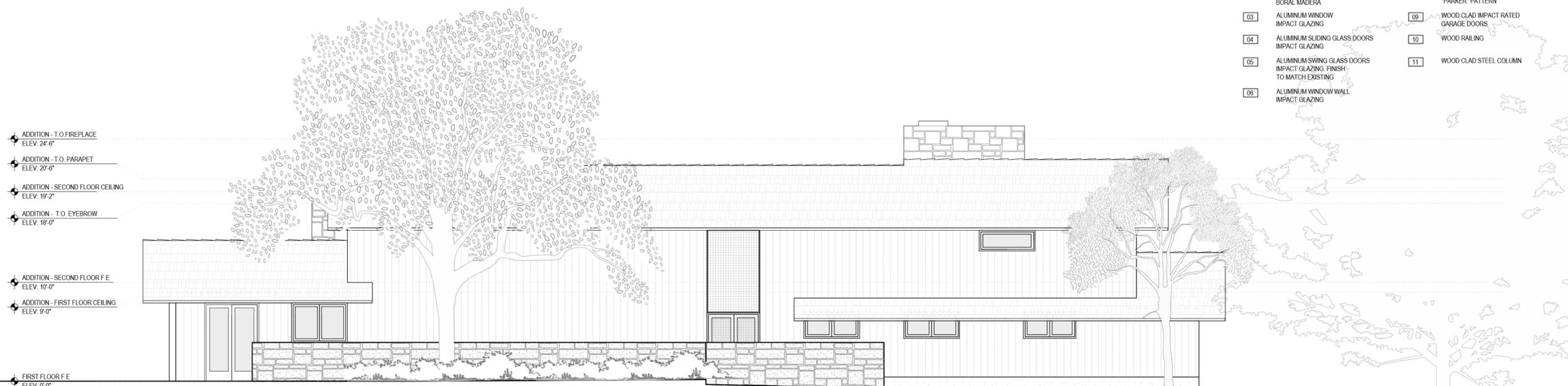
PROPOSED 2 STORY
SINGLE FAMILY
RESIDENTIAL
BUILDING
FLOOD ZONE X



STUDIO ANDA

MATERIAL LEGEND

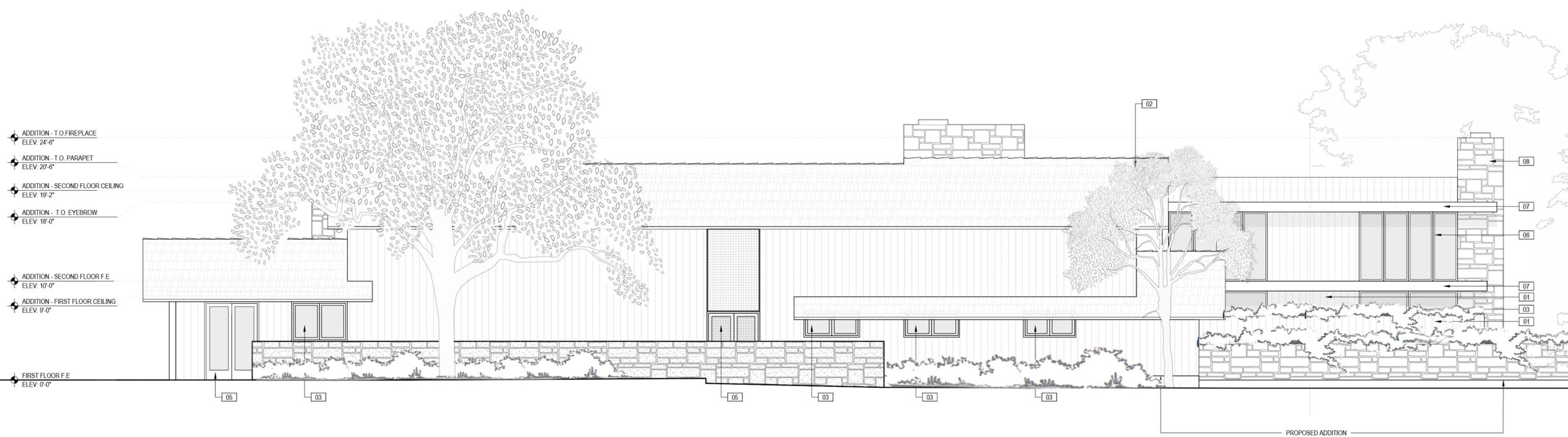
- [01] RANDOM WIDTH WOOD SIDING TO MATCH EXISTING - DARK TONE
- [02] FLAT CONCRETE ROOF TILE BORAL MADERA
- [03] ALUMINUM WINDOW IMPACT GLAZING
- [04] ALUMINUM SLIDING GLASS DOORS IMPACT GLAZING
- [05] ALUMINUM SLIDING GLASS DOORS IMPACT GLAZING FINISH TO MATCH EXISTING
- [06] ALUMINUM WINDOW WALL IMPACT GLAZING
- [07] WOOD CLAD EYEBROWS
- [08] CORAL ROCK TO MATCH EXISTING "PARKER" PATTERN
- [09] WOOD CLAD IMPACT RATED GARAGE DOORS
- [10] WOOD RAILING
- [11] WOOD CLAD STEEL COLUMN



EXISTING SOUTH ELEVATION (FRONT)

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

2



PROPOSED SOUTH ELEVATION (FRONT)

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

1

PROJECT TITLE:
MARTINEZ RESIDENCE

PROJECT LOCATION:
5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):
ALEJANDRO MARTINEZ

ARCHITECT:
ANA GUARACAO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
PH: (305)697-6465
STRUCTURAL ENGINEERING:
-

MEP ENGINEERING:
-

LANDSCAPE ARCHITECT:
-

PROFESSIONAL SEALS:



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NO.	DATE	DESCRIPTION
SHEET ISSUE/ REVISION LOG		
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*In my professional judgement and to the best of my knowledge and belief, these plans and specifications comply with F.B.C. 7th Edition (2020).		
PROJECT ID:	1027	DRAWN BY: AG
PRINT DATE:	07.17.25	SCALE: 3/16"=1'-0"

DRAWING TITLE:
**EXISTING &
PROPOSED ELEV.**

SHEET NO.:

A200

MATERIAL LEGEND

- [01] RANDOM WIDTH WOOD SIDING TO MATCH EXISTING - DARK TONE
- [02] FLAT CONCRETE ROOF TILE BORAL MADERA
- [03] ALUMINUM WINDOW IMPACT GLAZING
- [04] ALUMINUM SLIDING GLASS DOORS IMPACT GLAZING
- [05] ALUMINUM SWING GLASS DOORS IMPACT GLAZING FINISH TO MATCH EXISTING
- [06] ALUMINUM WINDOW WALL IMPACT GLAZING
- [07] WOOD CLAD EYEBROWS
- [08] CORAL ROCK TO MATCH EXISTING "PARKER" PATTERN
- [09] WOOD CLAD IMPACT RATED GARAGE DOORS
- [10] WOOD RAILING
- [11] WOOD CLAD STEEL COLUMN



PROJECT TITLE:
MARTINEZ RESIDENCE

PROJECT LOCATION:
5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):
ALEJANDRO MARTINEZ

ARCHITECT:
ANA GUARACAO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
PH: (305)697-6465
STRUCTURAL ENGINEERING:
-

MEP ENGINEERING:
-

LANDSCAPE ARCHITECT:
-

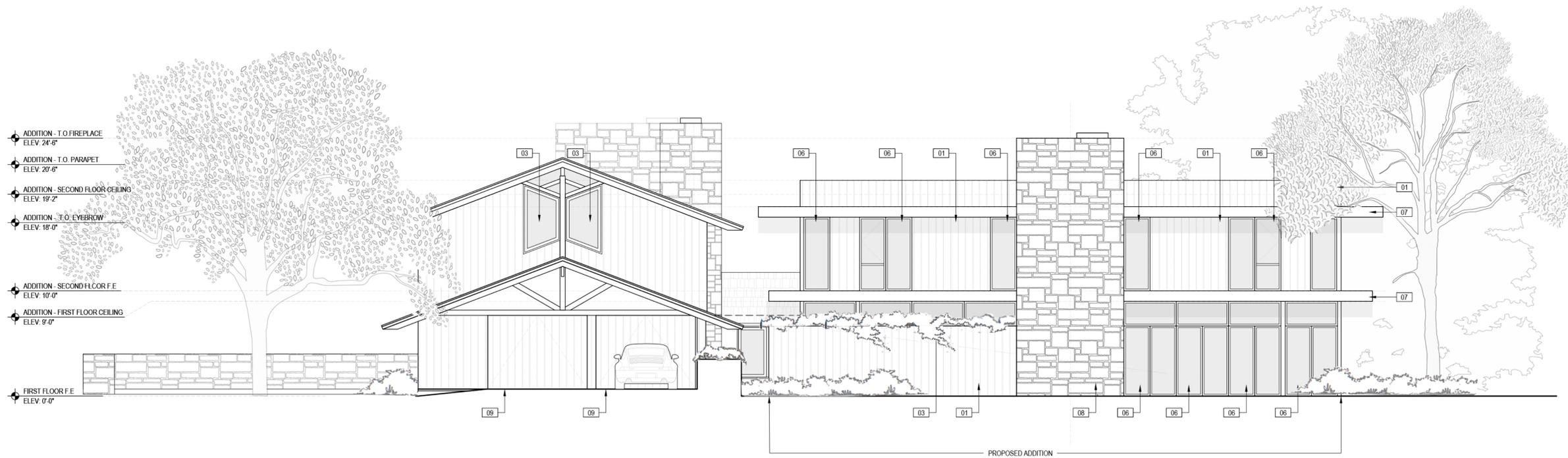
PROFESSIONAL SEALS:



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EXISTING EAST ELEVATION (SIDE) 2
Scale: 3/16" = 1'-0"



PROPOSED EAST ELEVATION (SIDE) 1
Scale: 3/16" = 1'-0"

NO.	DATE	DESCRIPTION
SHEET ISSUE/ REVISION LOG		

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PROJECT ID: 1027 DRAWN BY: AG

PRINT DATE: 07.17.25 SCALE: 3/16"=1'-0"

DRAWING TITLE:
EXISTING & PROPOSED ELEV.

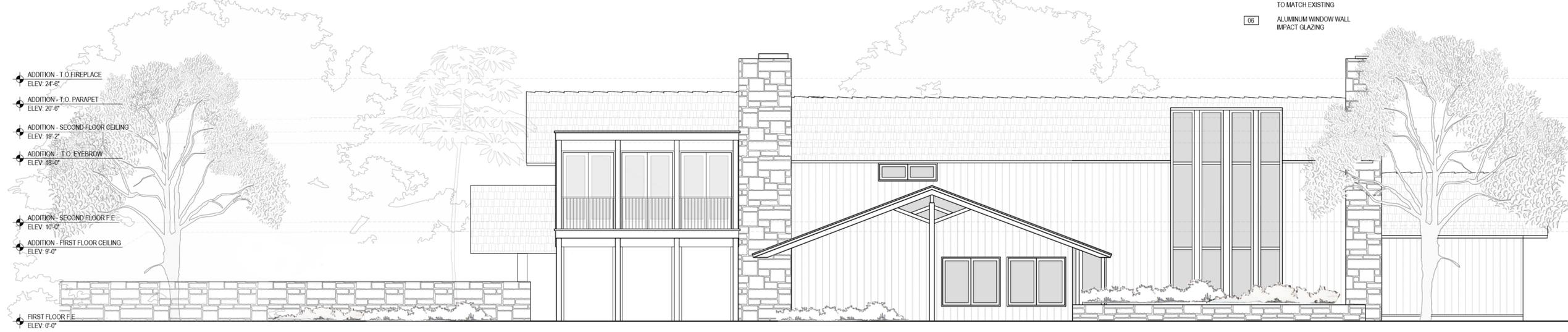
SHEET NO.:
A201



STUDIO ANDA

MATERIAL LEGEND

- [01] RANDOM WIDTH WOOD SIDING TO MATCH EXISTING - DARK TONE
- [02] FLAT CONCRETE ROOF TILE BORAL MADERA
- [03] ALUMINUM WINDOW IMPACT GLAZING
- [04] ALUMINUM SLIDING GLASS DOORS IMPACT GLAZING
- [05] ALUMINUM SWING GLASS DOORS IMPACT GLAZING FINISH TO MATCH EXISTING
- [06] ALUMINUM WINDOW WALL IMPACT GLAZING
- [07] WOOD CLAD EYEBROWS
- [08] CORAL ROCK TO MATCH EXISTING "PARKER" PATTERN
- [09] WOOD CLAD IMPACT RATED GARAGE DOORS
- [10] WOOD RAILING
- [11] WOOD CLAD STEEL COLUMN



PROJECT TITLE:
MARTINEZ RESIDENCE

PROJECT LOCATION:
5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):
ALEJANDRO MARTINEZ

ARCHITECT:
ANA GUARACAO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
PH: (305)697-6465

STRUCTURAL ENGINEERING:
-

MEP ENGINEERING:
-

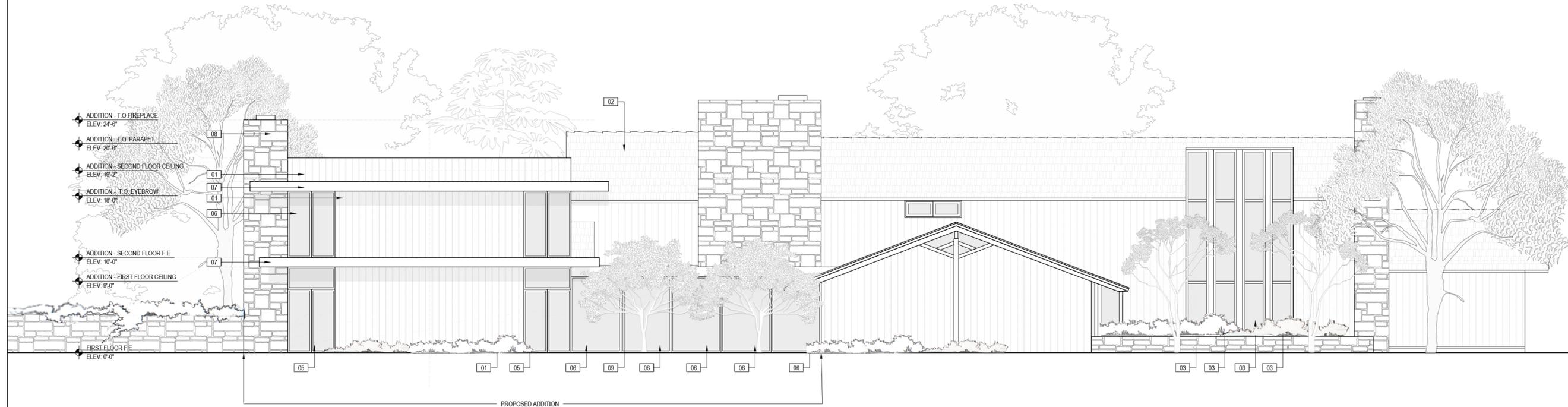
LANDSCAPE ARCHITECT:
-

EXISTING NORTH ELEVATION (REAR)
Scale: 3/16" = 1'-0"

2

PROFESSIONAL SEALS:

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PROPOSED NORTH ELEVATION (REAR)
Scale: 3/16" = 1'-0"

1

NO.	DATE	DESCRIPTION
SHEET ISSUE/ REVISION LOG		
<small>This drawing is the property of Studio Anda LLC unless otherwise provided for by contract. The contents of this drawing are confidential and shall not be transmitted to any other party except as agreed to by the architect.</small>		
<small>*In my professional judgement and to the best of my knowledge and belief, these plans and specifications comply with F.B.C. 7th Edition (2020).</small>		
PROJECT ID:	1027	DRAWN BY: AG
PRINT DATE:	07.17.25	SCALE: 3/16"=1'-0"
DRAWING TITLE: EXISTING & PROPOSED ELEV.		
SHEET NO.: A202		

MATERIAL LEGEND

- [01] RANDOM WIDTH WOOD SIDING TO MATCH EXISTING - DARK TONE
- [02] FLAT CONCRETE ROOF TILE BORAL MADERA
- [03] ALUMINUM WINDOW IMPACT GLAZING
- [04] ALUMINUM SLIDING GLASS DOORS IMPACT GLAZING
- [05] ALUMINUM SWING GLASS DOORS IMPACT GLAZING FINISH TO MATCH EXISTING
- [06] ALUMINUM WINDOW WALL IMPACT GLAZING
- [07] WOOD CLAD EYEBROWS
- [08] CORAL ROCK TO MATCH EXISTING "PARKER" PATTERN
- [09] WOOD CLAD IMPACT RATED GARAGE DOORS
- [10] WOOD RAILING
- [11] WOOD CLAD STEEL COLUMN



STUDIO ANDA

PROJECT TITLE:

MARTINEZ RESIDENCE

PROJECT LOCATION:

5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):

ALEJANDRO MARTINEZ

ARCHITECT:

ANA GUARACAO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
PH: (305)697-6465

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



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NO. DATE DESCRIPTION

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PROJECT ID: 1027 DRAWN BY: AG

PRINT DATE: 07.17.25 SCALE: 3/16"=1'-0"

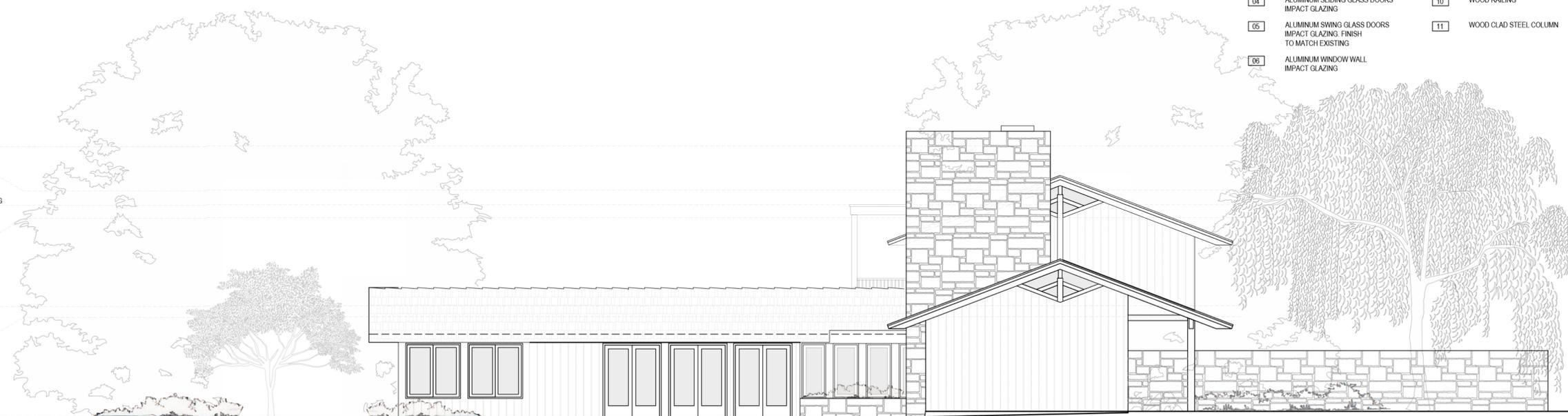
DRAWING TITLE:

EXISTING & PROPOSED ELEV.

SHEET NO.:

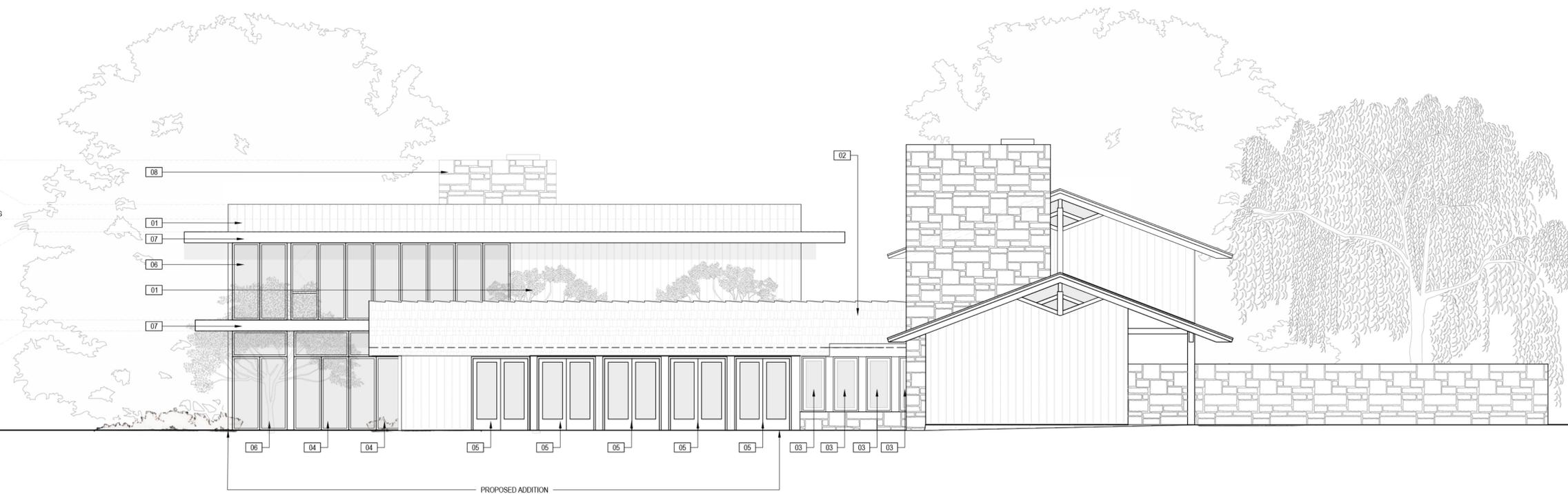
A203

- ADDITION - T.O. FIREPLACE
ELEV. 24'-6"
- ADDITION - T.O. PARAPET
ELEV. 20'-6"
- ADDITION - SECOND FLOOR CEILING
ELEV. 19'-2"
- ADDITION - T.O. EYEBROW
ELEV. 18'-0"
- ADDITION - SECOND FLOOR F.E.
ELEV. 10'-0"
- ADDITION - FIRST FLOOR CEILING
ELEV. 9'-0"
- FIRST FLOOR F.E.
ELEV. 0'-0"



EXISTING WEST ELEVATION (SIDE) 2
Scale: 3/16" = 1'-0"

- ADDITION - T.O. FIREPLACE
ELEV. 24'-6"
- ADDITION - T.O. PARAPET
ELEV. 20'-6"
- ADDITION - SECOND FLOOR CEILING
ELEV. 19'-2"
- ADDITION - T.O. EYEBROW
ELEV. 18'-0"
- ADDITION - SECOND FLOOR F.E.
ELEV. 10'-0"
- ADDITION - FIRST FLOOR CEILING
ELEV. 9'-0"
- FIRST FLOOR F.E.
ELEV. 0'-0"



PROPOSED WEST ELEVATION (SIDE) 1
Scale: 3/16" = 1'-0"

MATERIAL LEGEND

- [01] RANDOM WIDTH WOOD SIDING TO MATCH EXISTING - DARK TONE
- [02] FLAT CONCRETE ROOF TILE BORAL MADERA
- [03] ALUMINUM WINDOW IMPACT GLAZING
- [04] ALUMINUM SLIDING GLASS DOORS IMPACT GLAZING
- [05] ALUMINUM SWING GLASS DOORS IMPACT GLAZING FINISH TO MATCH EXISTING
- [06] ALUMINUM WINDOW WALL IMPACT GLAZING
- [07] WOOD CLAD EYEBROWS
- [08] CORAL ROCK TO MATCH EXISTING "PARKER" PATTERN
- [09] WOOD CLAD IMPACT RATED GARAGE DOORS
- [10] WOOD RAILING
- [11] WOOD CLAD STEEL COLUMN



STUDIO ANDA

PROJECT TITLE:
MARTINEZ RESIDENCE

PROJECT LOCATION:
5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):
ALEJANDRO MARTINEZ

ARCHITECT:
ANA GUARACAO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
PH: (305)697-6465
STRUCTURAL ENGINEERING:
-

MEP ENGINEERING:
-

LANDSCAPE ARCHITECT:
-

PROFESSIONAL SEALS:



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SHEET ISSUE/ REVISION LOG		

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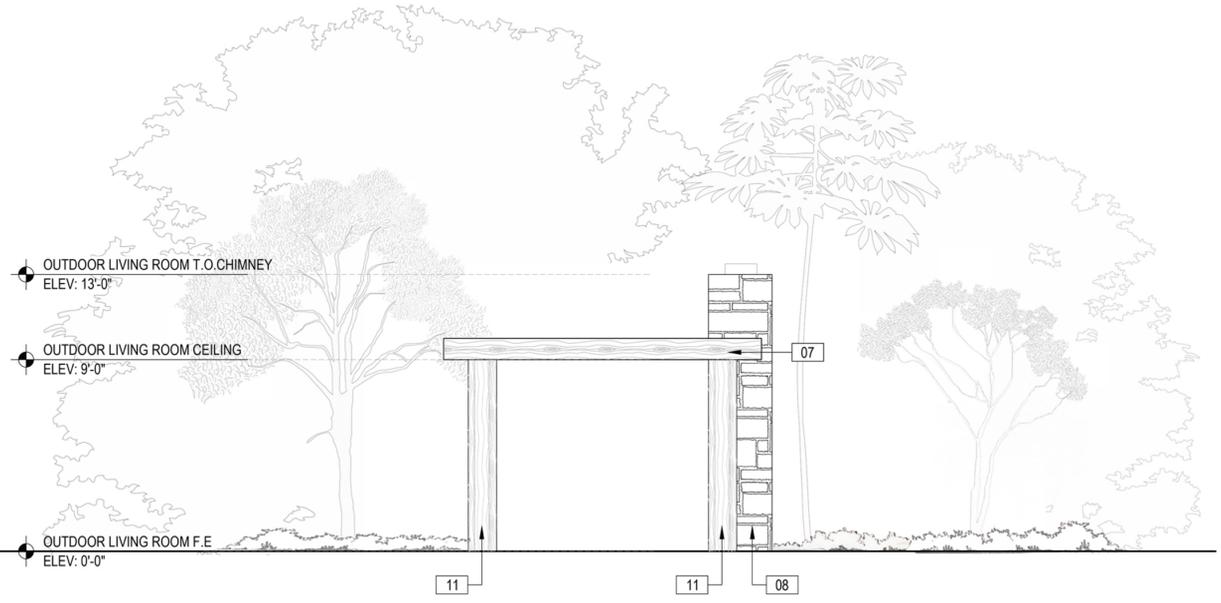
"In my professional judgement and to the best of my knowledge and belief, these plans and specifications comply with F.B.C. 7th Edition (2020).

PROJECT ID: 1027	DRAWN BY: AG
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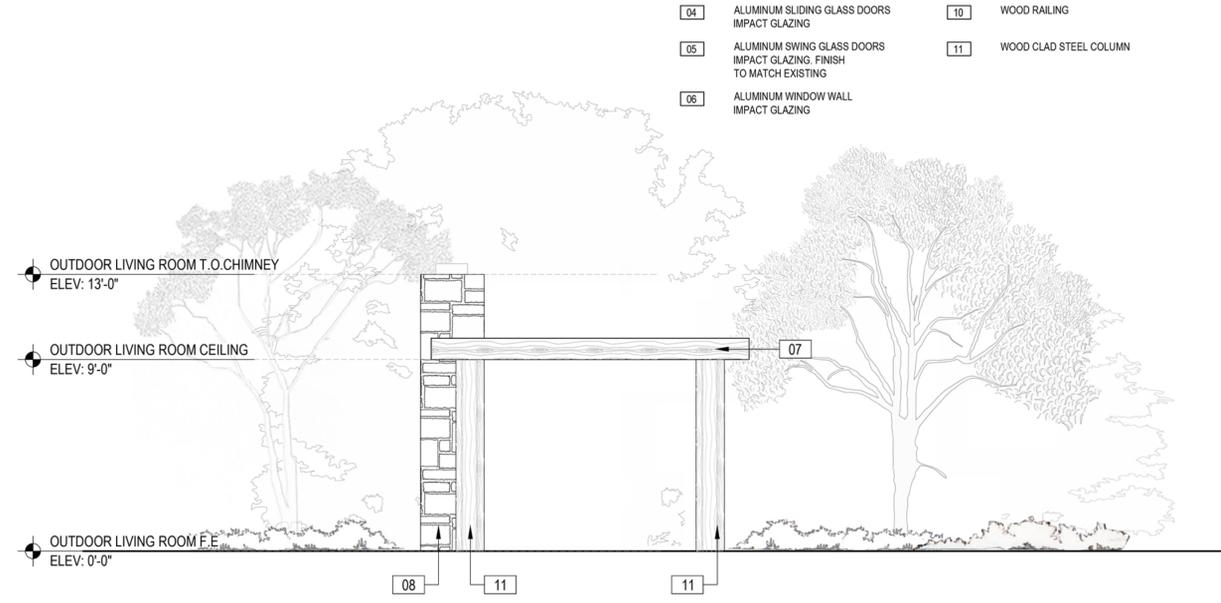
PRINT DATE: 05.23.25	SCALE: 3/16"=1'-0"
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DRAWING TITLE:
PROPOSED ELEVATIONS

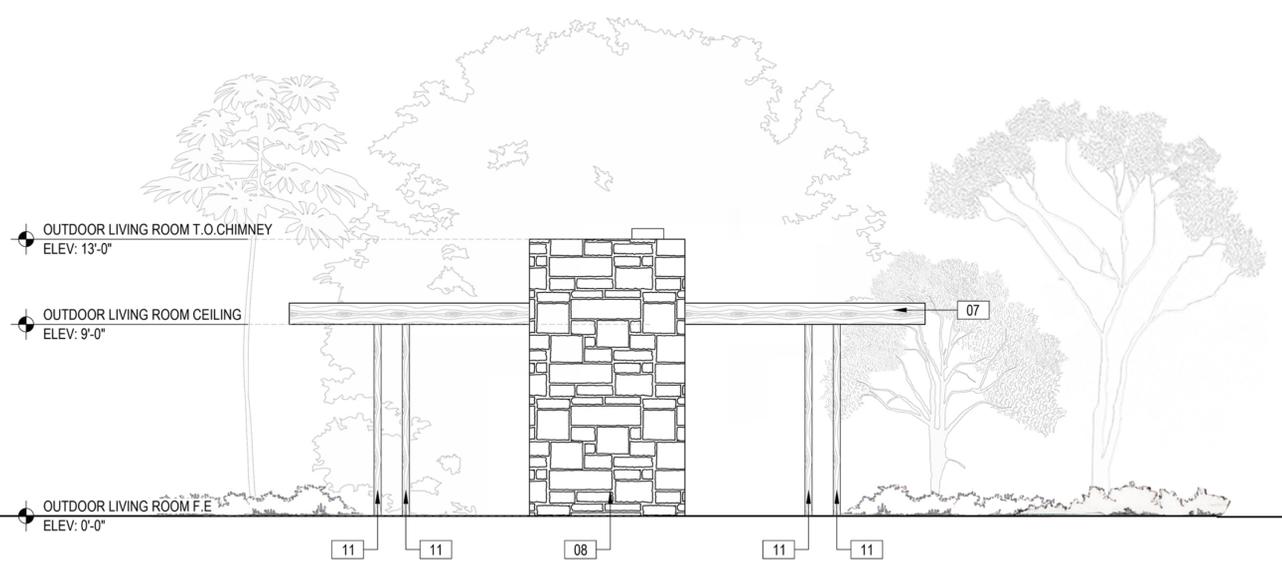
SHEET NO.
A204



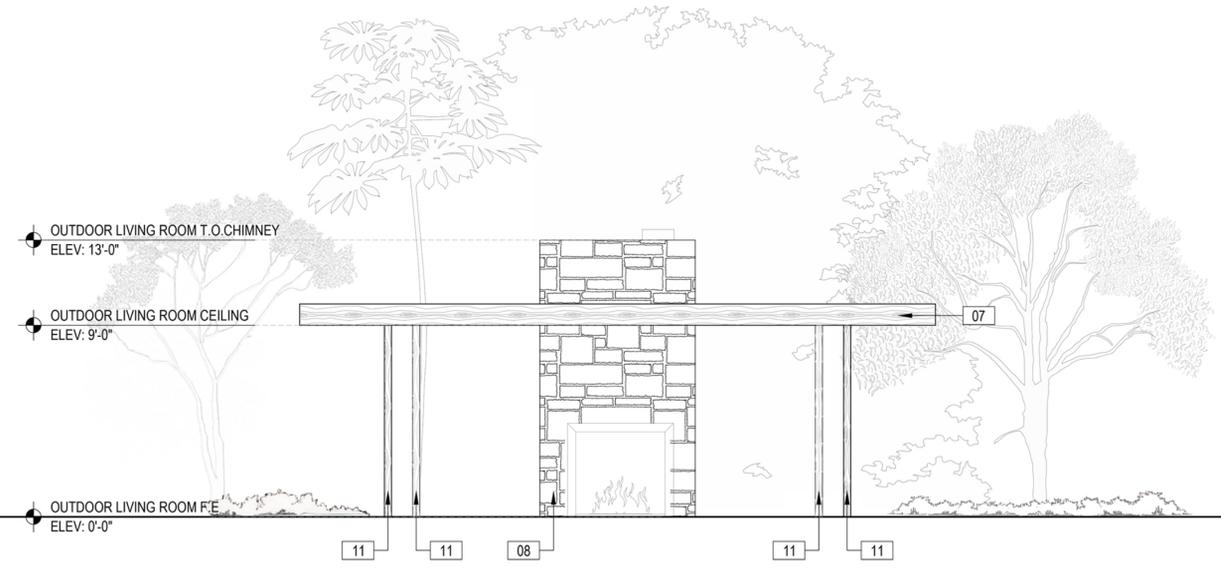
OUTDOOR LIVING ROOM - NORTH ELEVATION (REAR)
Scale: 3/16" = 1'-0" **4**



OUTDOOR LIVING ROOM - SOUTH ELEVATION (FRONT)
Scale: 3/16" = 1'-0" **2**



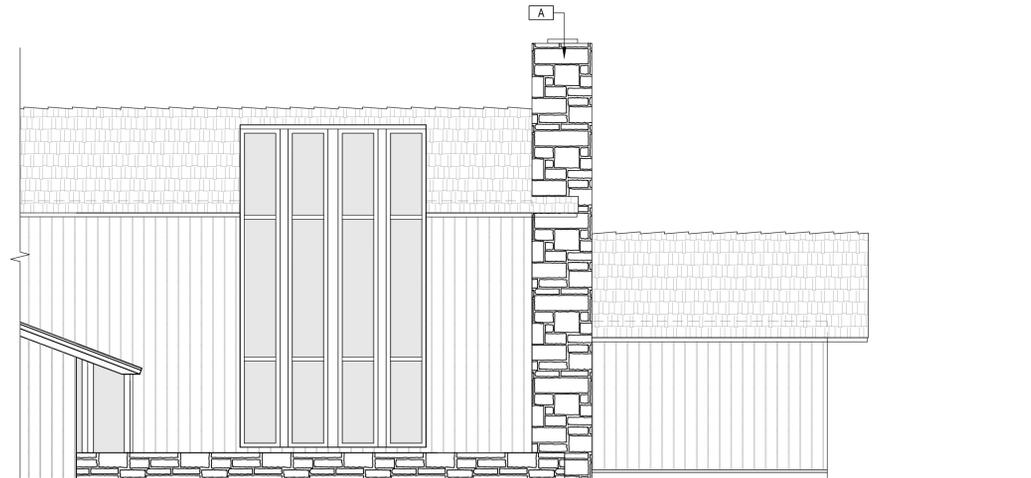
OUTDOOR LIVING ROOM - WEST ELEVATION (SIDE)
Scale: 3/16" = 1'-0" **3**



OUTDOOR LIVING ROOM - EAST ELEVATION (SIDE)
Scale: 3/16" = 1'-0" **1**

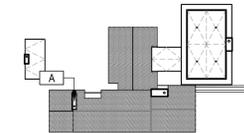


EXISTING HISTORIC ELEMENTS



PROPOSED TREATMENTS

KEY MAP:



NOTES:

A) CORAL ROCK CHIMNEY AND OTHER FEATURES LAID OUT IN THE "PARKER" PATTERN TO REMAIN.

HISTORIC CORAL STONE CHIMNEY
Scale: N.T.S.

2

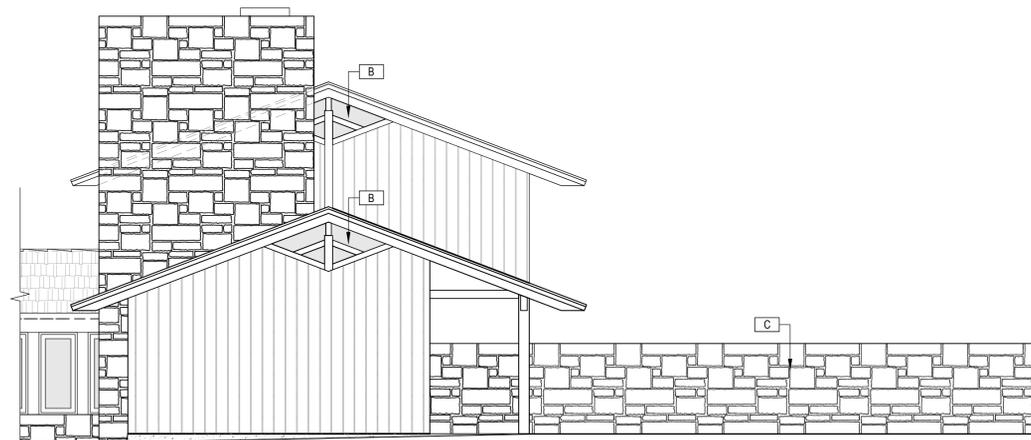
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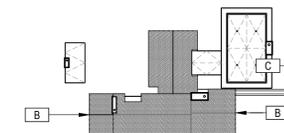


EXISTING HISTORIC ELEMENTS



PROPOSED TREATMENTS

KEY MAP:



NOTES:

B) HISTORIC GABLE APEX WINDOWS WITH RED STAIN GLASS TO REMAIN (PROTECTED BY ARMOR SCREEN SYSTEM DURING STORMS).

C) HISTORIC CORAL ROCK WALL LAID OUT IN "PARKER" PATTERN TO REMAIN.

HISTORIC GABLE APEX WINDOWS & CORAL STONE WALL
Scale: N.T.S.

1

NO. DATE DESCRIPTION

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PROJECT ID: 1027 DRAWN BY: AG

PRINT DATE: 07.17.25 SCALE: N.T.S

DRAWING TITLE:

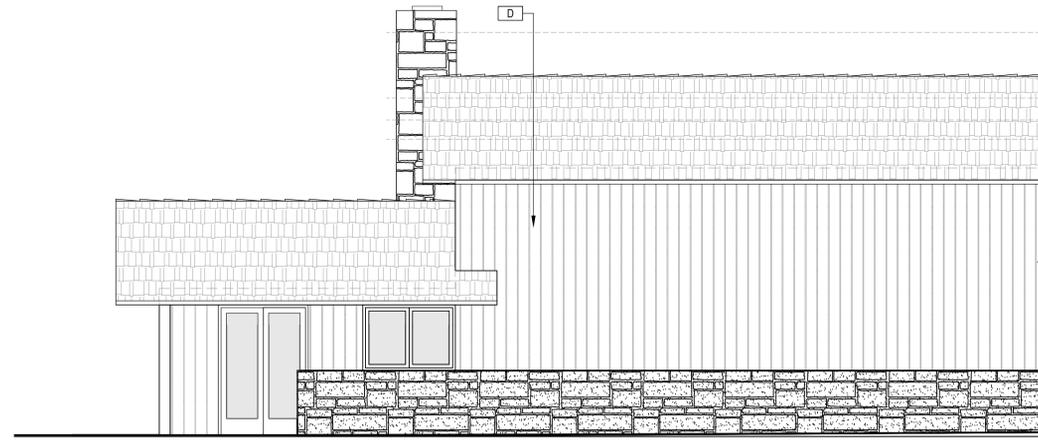
HISTORIC ELEMENTS

SHEET NO.

A401

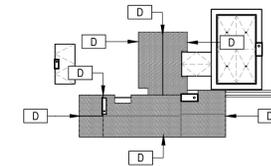


EXISTING HISTORIC ELEMENTS



PROPOSED TREATMENTS

KEY MAP:



NOTES:

D) EXISTING RANDOM WIDTH VERTICAL CYPRESS SIDING TO BE RESTORED AND PAINTED IN DARK TONE. CURRENT SIDING HAS MULTIPLE LAYERS OF PAINT OVER THE WOOD.

HISTORIC RANDOM WIDTH CYPRESS SIDING

Scale: N.T.S.

2



PROJECT TITLE:
MARTINEZ RESIDENCE

PROJECT LOCATION:
5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):
ALEJANDRO MARTINEZ

ARCHITECT:
ANA GUARACAO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
PH: (305)697-6465
STRUCTURAL ENGINEERING:
-

MEP ENGINEERING:
-

LANDSCAPE ARCHITECT:
-

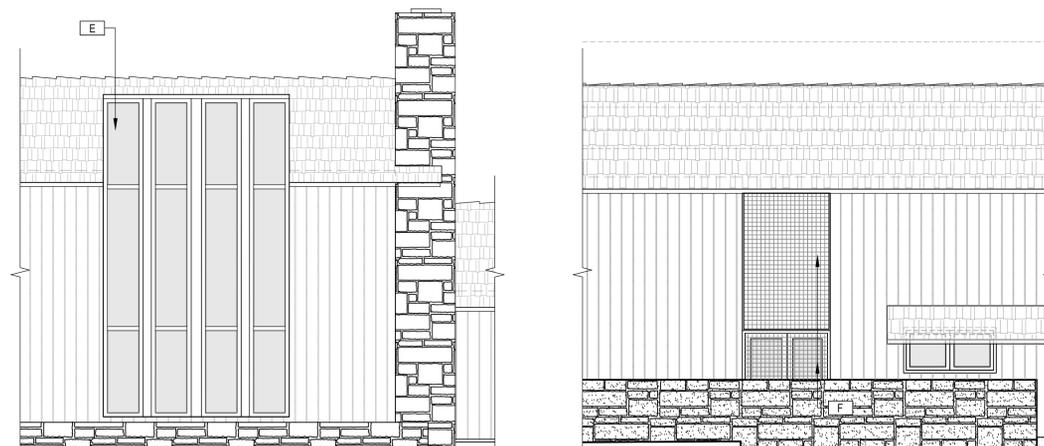
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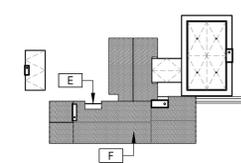


EXISTING HISTORIC ELEMENTS



PROPOSED TREATMENTS

KEY MAP:



NOTES:

E) HISTORIC TWO STORY TILTED WINDOWS TO BE REPLACED WITH NEW IMPACT-RATED WINDOWS. FRAME FINISH ON THE INTERIOR AND EXTERIOR TO MATCH EXISTING.

F) WOOD SCREEN DOOR TO BE REMOVED. DOOR TO BE REPLACED WITH IMPACT RATED SWING DOOR. WOOD SCREEN ABOVE TO BE RESTORED AND RE-USED. WOOD SCREEN ABOVE TO REMAIN AND BE RESTORED.

HISTORIC TILTED WINDOWS & WOOD SCREEN

Scale: N.T.S.

1

NO.	DATE	DESCRIPTION
SHEET ISSUE/ REVISION LOG		

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PROJECT ID: 1027	DRAWN BY: AG
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PRINT DATE: 07.17.25	SCALE: N.T.S.
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DRAWING TITLE:

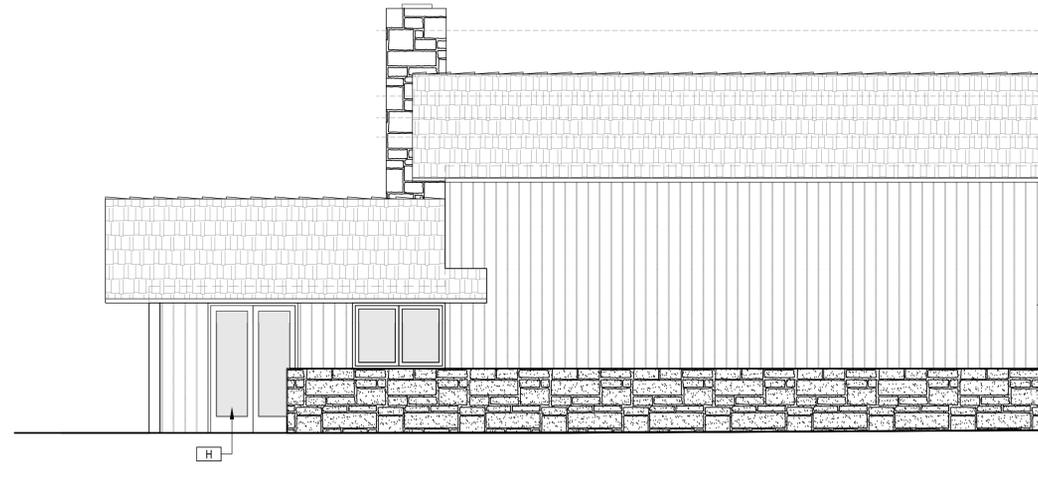
HISTORIC ELEMENTS

SHEET NO.

A402

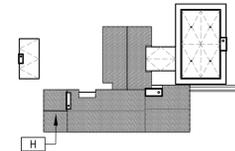


EXISTING HISTORIC ELEMENTS



PROPOSED TREATMENTS

KEY MAP:



NOTES:

H) HISTORIC PERSIANA DOOR TO BE REMOVED, EVALUATED, RESTORED AND RE-USED AS AN INTERIOR DOOR.

HISTORIC PERSIANA DOOR

Scale: N.T.S.

2



PROJECT TITLE:
MARTINEZ RESIDENCE

PROJECT LOCATION:
5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):
ALEJANDRO MARTINEZ

ARCHITECT:
ANA GUARACAO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
PH: (305)697-6465
STRUCTURAL ENGINEERING:
-

MEP ENGINEERING:
-

LANDSCAPE ARCHITECT:
-

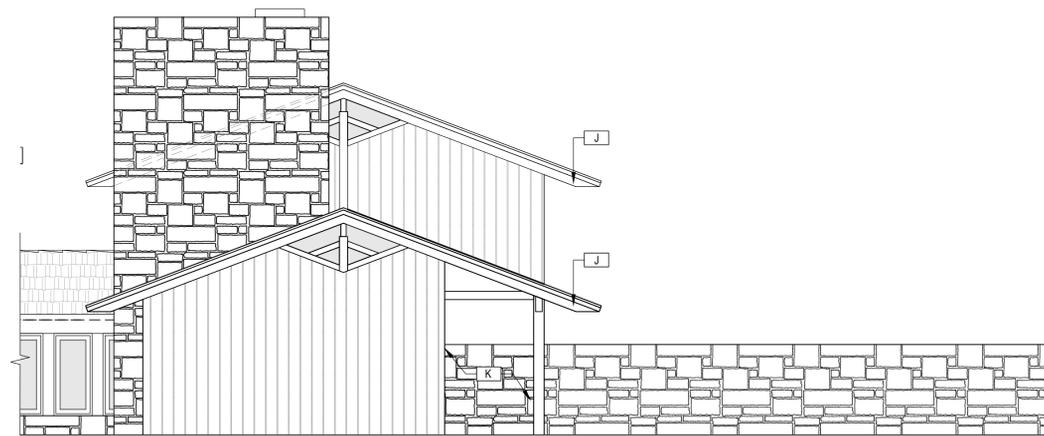
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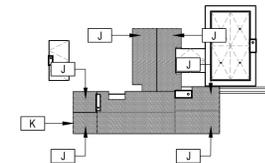


EXISTING HISTORIC ELEMENTS



PROPOSED TREATMENTS

KEY MAP:



NOTES:

J) CRAFTSMAN FEATURES - HISTORIC RAFTER TAILS WITH DETAILED ENDS TO REMAIN.

K) HISTORIC COVERED TERRACE TO REMAIN.

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

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PROJECT ID:
1027

DRAWN BY:
AG

PRINT DATE:
07.17.25

SCALE:
N.T.S

DRAWING TITLE:

HISTORIC ELEMENTS

SHEET NO.

A403

HISTORIC RAFTER TAILS AND COVERED TERRACE

Scale: N.T.S.

1



STUDIO ANDA

PROJECT TITLE:

MARTINEZ RESIDENCE

PROJECT LOCATION:

5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):

ALEJANDRO MARTINEZ

ARCHITECT:

ANA GUARACAO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
PH: (305)697-6465

STRUCTURAL ENGINEERING:

-

MEP ENGINEERING:

-

LANDSCAPE ARCHITECT:

-

PROFESSIONAL SEALS:



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CORAL BASE AND CHIMNEY
TO MATCH EXISTING



WINDOWS AND DOORS - BRONZE FINISH
SLIDING GLASS DOORS: MARVIN COASTLINE MULTI-SLIDE / ES-SGD2020
FRENCH DOORS: MARVIN COASTLINE FRENCH DOOR / ES-46T
WINDOW WALL: MARVIN COASTLINE PICTURE WINDOW / ES-8000T
CASEMENT WINDOWS: MARVIN COASTLINE CASEMENT / ES-P252



WOOD SIDING IN RANDOM WIDTH PATTERN TO
MATCH EXISTING RESIDENCE

COLOR: DARK TONE. EXACT SHADE TO BE
DETERMINED AFTER SAMPLES ARE TESTED ON
HISTORIC WOOD SIDING.



CONCRETE TILE BORAL - MADERA 900



BRONZE BREAK METAL AT BREEZEWAY

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

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PROJECT ID: 1027 DRAWN BY: AG

PRINT DATE: 07.17.25 SCALE: 3/16"=1'-0"

DRAWING TITLE:

MATERIAL
PALETTE

SHEET NO.

A404



STUDIO ANDA

PROJECT TITLE:

MARTINEZ RESIDENCE

PROJECT LOCATION:

5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):

ALEJANDRO MARTINEZ

ARCHITECT:

ANA GUARACAO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
PH: (305)697-6465
STRUCTURAL ENGINEERING:
-

MEP ENGINEERING:

-

LANDSCAPE ARCHITECT:

-

PROFESSIONAL SEALS:



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NO.	DATE	DESCRIPTION
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PROJECT ID: 1027	DRAWN BY: AG
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PRINT DATE: 07.17.25	SCALE: N.T.S.
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DRAWING TITLE:

RENDERINGS

SHEET NO.

A500



STUDIO ANDA

PROJECT TITLE:

MARTINEZ RESIDENCE

PROJECT LOCATION:

5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):

ALEJANDRO MARTINEZ

ARCHITECT:

ANA GUARACAO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
PH: (305)697-6465

STRUCTURAL ENGINEERING:

-

MEP ENGINEERING:

-

LANDSCAPE ARCHITECT:

-

PROFESSIONAL SEALS:



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PROJECT ID:	DRAWN BY:
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1027	AG
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PRINT DATE:	SCALE:
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07.17.25	N.T.S.
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DRAWING TITLE:

RENDERINGS

SHEET NO.

A501



STUDIO ANDA

PROJECT TITLE:

MARTINEZ RESIDENCE

PROJECT LOCATION:

5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):

ALEJANDRO MARTINEZ

ARCHITECT:

ANA GUARACAO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
PH: (305)697-6465
STRUCTURAL ENGINEERING:
-

MEP ENGINEERING:

-

LANDSCAPE ARCHITECT:

-

PROFESSIONAL SEALS:



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PROJECT ID: 1027	DRAWN BY: AG
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PRINT DATE: 07.17.25	SCALE: N.T.S.
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DRAWING TITLE:

RENDERINGS

SHEET NO.

A502



STUDIO ANDA

PROJECT TITLE:

MARTINEZ RESIDENCE

PROJECT LOCATION:

5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):

ALEJANDRO MARTINEZ

ARCHITECT:

ANA GUARACAO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
PH: (305)697-6465
STRUCTURAL ENGINEERING:
-

MEP ENGINEERING:

-

LANDSCAPE ARCHITECT:

-

PROFESSIONAL SEALS:



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PROJECT ID: 1027	DRAWN BY: AG
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PRINT DATE: 07.17.25	SCALE: N.T.S.
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DRAWING TITLE:

RENDERINGS

SHEET NO.

A503



STUDIO ANDA

PROJECT TITLE:

MARTINEZ RESIDENCE

PROJECT LOCATION:

5005 HAMMOCK PARK DR
CORAL GABLES, FL 33156

PROJECT CLIENT/OWNER(S):

ALEJANDRO MARTINEZ

ARCHITECT:

ANA GUARACAO SERRANO
LIC#: AR100664
7600 RED ROAD
SUITE #206
MIAMI, FL 33143
PH: (305)697-6465

STRUCTURAL ENGINEERING:

-

MEP ENGINEERING:

-

LANDSCAPE ARCHITECT:

-

PROFESSIONAL SEALS:



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PROJECT ID: 1027	DRAWN BY: AG
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PRINT DATE: 07.17.25	SCALE: N.T.S.
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DRAWING TITLE:

RENDERINGS

SHEET NO.

A504