

446 ARAGON AVENUE RESIDENCE REMODEL AND ADDITION

446 ARAGON AVENUE, CORAL GABLES, FLORIDA 33134

SUBMITTAL GRAPHIC SYMBOLS

NEW	
REVISED	X
RE-ISSUED WITHOUT REVISION	
PREVIOUSLY SUBMITTED	

COA APPLICATION03.04.2026

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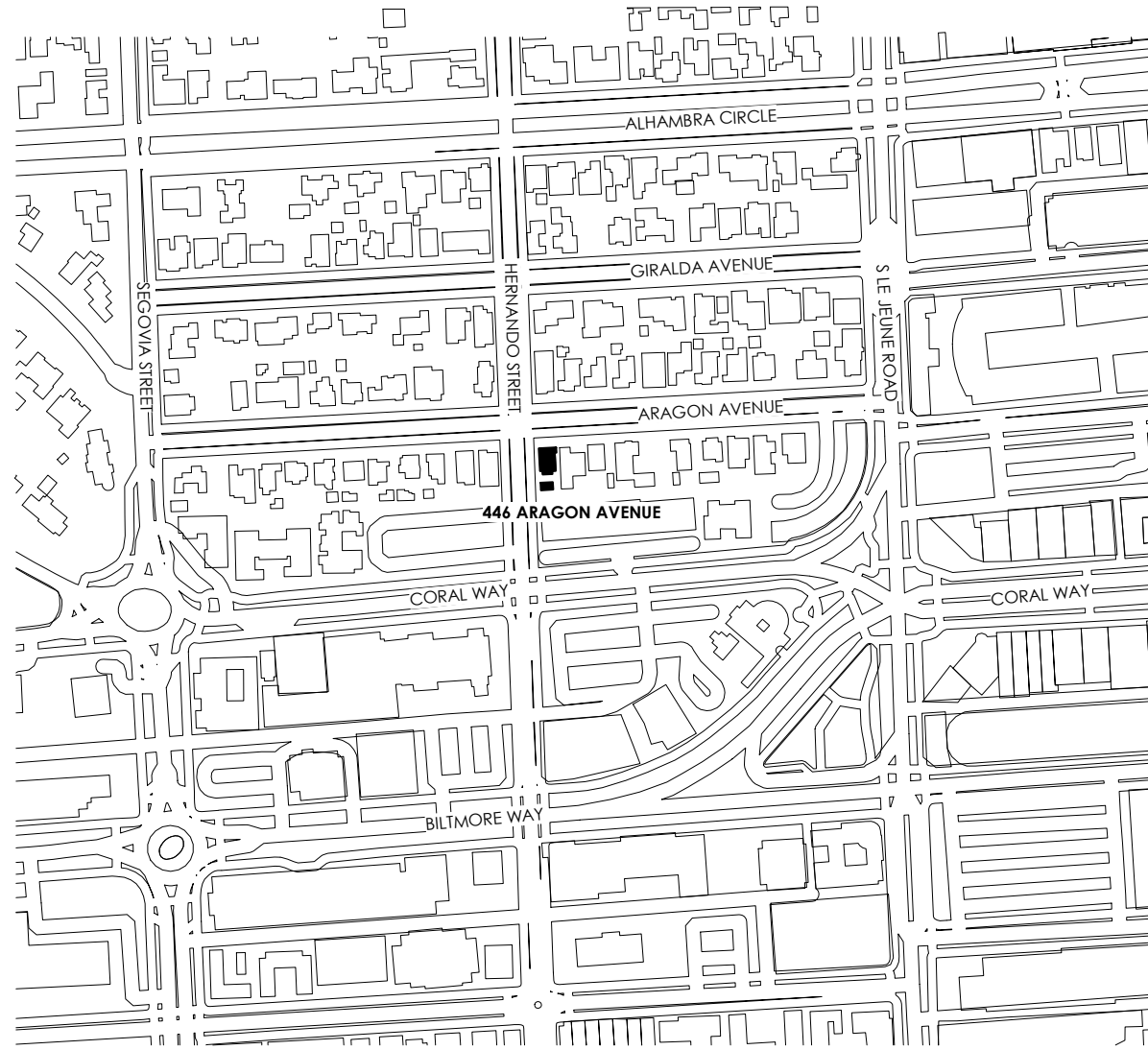
PROJECT GENERAL DATA & CODE SUMMARY

NAME OF PROJECT:	446 ARAGON AVENUE RESIDENCE REMODEL AND ADDITION
LOCATION:	446 ARAGON AVENUE, CORAL GABLES, FLORIDA 33134
OWNER:	FRANCOIS GENIN
USE:	RESIDENTIAL
CODE ENFORCEMENT JURISDICTION:	FLORIDA FIRE PREVENTION CODE 2023 (FFPC) 8TH EDITION FLORIDA BUILDING CODE (FBC) 8TH EDITION (2023) FLORIDA BUILDING CODE RESIDENTIAL 2023 (FBCR) 8TH EDITION NFPA 1, 2021 EDITION, "FIRE CODE" NFPA 101, 2018 EDITION, "LIFE SAFETY CODE" CITY OF CORAL GABLES ZONING CODE
ZONING CODE:	SFR SINGLE-FAMILY RESIDENTIAL DISTRICT
LEGAL DESCRIPTION:	LOT 1, BLOCK 8, OF "CORAL GABLES SECTION B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 111, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.
	FOLIO NUMBER: 03-4108-001-1200

SCOPE OF WORK

THIS COA APPLICATION IS FOR THE REMODEL OF AN EXISTING ONE-STORY RESIDENCE AND A 615.63 SF ONE-STORY ADDITION. THE PROPOSED ADDITION PROVIDES A NEW MASTER SUITE (BEDROOM, BATHROOM, AND WALK-IN CLOSET), AS WELL AS A NEW FULL BATHROOM, POWDER BATH, AND LAUNDRY ROOM.

- SCOPE OF WORK:
- COMPLETE REMODEL OF THE EXISTING ONE-STORY RESIDENCE.
 - CONSTRUCTION OF A NEW 615.63 SF ONE-STORY ADDITION LOCATED BETWEEN THE EXISTING MAIN STRUCTURE AND THE EXISTING DETACHED GARAGE (PROPOSED TO BECOME ATTACHED), TO ACCOMMODATE THE NEW MASTER SUITE, ONE (1) NEW FULL BATHROOM, POWDER BATH, AND LAUNDRY ROOM.
 - INSTALLATION OF IMPACT-RATED WINDOWS AND EXTERIOR DOORS WITHIN EXISTING OPENINGS.
 - REMODEL OF THE EXISTING DETACHED GARAGE STRUCTURE (PROPOSED ATTACHED).
 - NEW CONCRETE PAVER DRIVEWAY AND WALKWAYS.



LOCATION MAP

SCALE: 3" = 1'-0"



ARCHITECT:

NOMAD

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PROJECT NAME: 446 ARAGON AVENUE RESIDENCE REMODEL AND ADDITION

PROPERTY ADDRESS: 446 ARAGON AVENUE, CORAL GABLES, FLORIDA 33134

OWNER INFORMATION: FRANCOIS GENIN

COA APPLICATION

ISSUE DATE: 03.04.2026
PROJECT No.: 25-032
DRAWN BY: RAUL CRUZ
APPROVED BY: RAUL CRUZ

REVISIONS:

NO.	DESCRIPTION	DATE

SEAL:

Raul Cruz
signed by Raul Cruz
Date: 2026.03.04
Professional Seal
2026.03.04
05'00"

SIGNATURE: RAUL CRUZ AR-101965

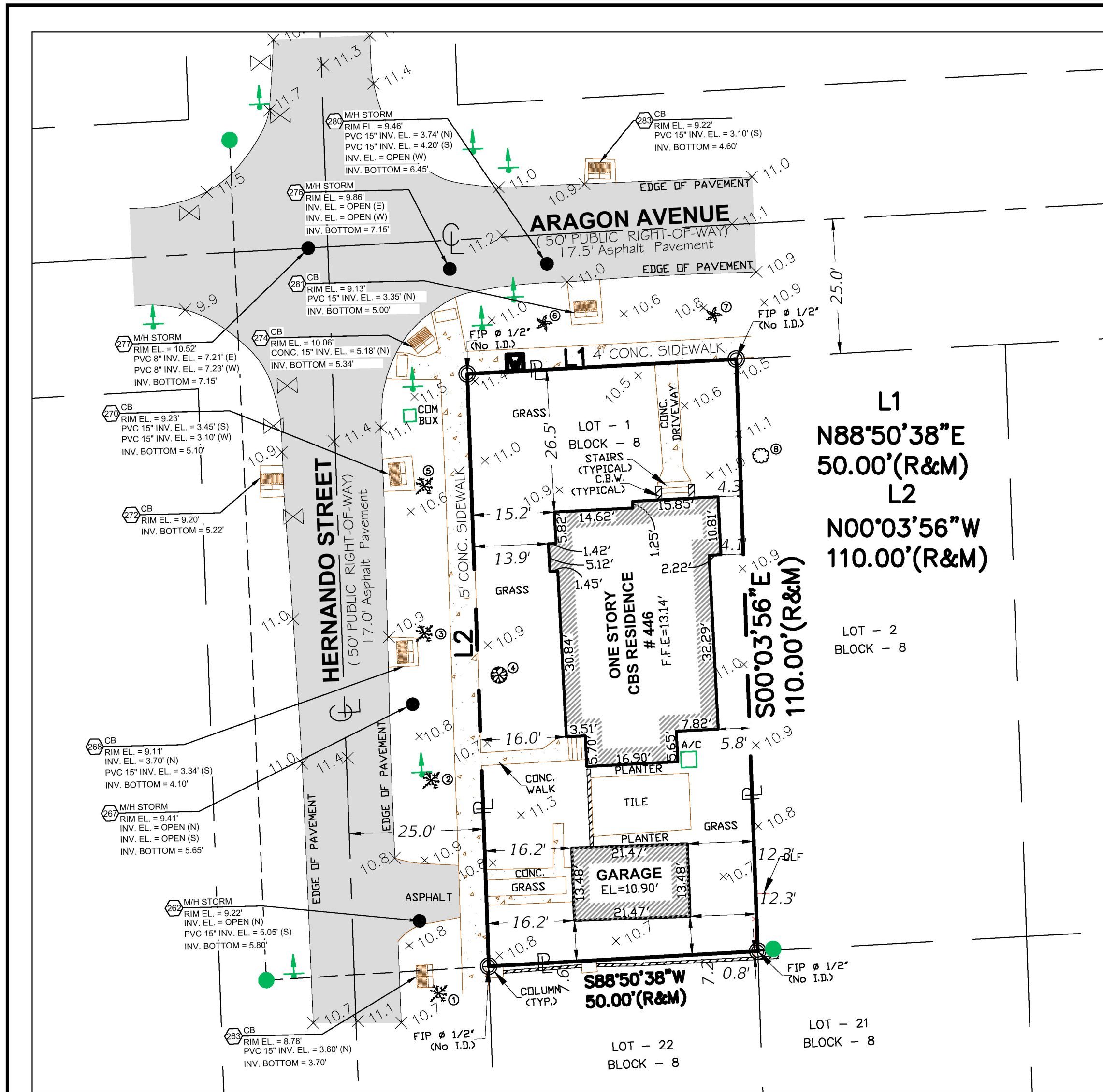
SHEET TITLE:

COVER

SCALE: 3" = 1'-0"

SHEET No.:

A001



TREE #	Common name	Quantity	Height (feet)	Canopy Diameter (feet)	DBH (inches)
1	PALM	1	20	10	8
2	PALM	1	17	15	8
3	PALM	1	20	15	8
4	PINK TRUMPET	1	25	20	15
5	PALM	1	20	15	6
6	OAK	1	25	25	12
7	OAK	1	25	25	15
8	LEMON WIRE	1	9	10	4

ABBREVIATIONS AND LEGEND

PL = PROPERTY LINE
F.F.E. = FLOOR FINISH ELEVATION
(M) = MEASURED
(R) = RECORDED
NO ID = NO IDENTIFICATION NUMBER
N.T.S. = NOT TO SCALE
R/W = RIGHT OF WAY
PG. = PAGE
SEC. = SECTION
R. = RADIUS
CL = CENTER LINE
P.B. = PLAT BOOK
B.C. = BLOCK CORNER
ID. = IDENTIFICATION

(C) = CALCULATED
(D) = DEED
F.I.P. = FOUND IRON PIPE
CONC. = CONCRETE
BLDG. = BUILDING
--- = C.B.S. WALL
X-CLF = CHAIN LINK FENCE
FH = FIRE HYDRANT
---GYA = GUY ANCHOR
DHL = OVERHEAD ELECTRIC LINE
(W) = WATER PUMP
UP = UTILITY POLE
X = WATER VALVE
(O) = CLEAN OUT

+ = SIGN
[W] = WATER METER
[] = CONC. POWER POLE
[] = COMMUNICATION BOX
[] = SANITARY MANHOLE
[] = CATCH BASIN
[] = OAK TREE
[] = PINK TRUMPET TREE
[] = PALM TREE
[] = LEMON WIRE

CERTIFIED TO:
1- FRANCOIS GENIN

Date of Field Work: 12/19/2025



LOCATION MAP
NTS

LEGAL DESCRIPTION:

Lot 1, Block 8, CORAL GABLES SECTION "B", according to the Plat thereof, recorded in Plat Book 5, at Page 111, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- Bearings shown hereon are based on an assumed Meridian and referenced on the CENTER LINE OF ARAGON AVENUE, Bearing N88°50'38"E.
- Ownership subject to opinion of the Title.
- Underground utilities are not depicted hereon.
- Underground portions of Footings, Foundations or other improvements were not located.
- Zoning and Setbacks are not verified by this survey.
- Fence ownership not determined by this survey.
- Flood Elevation Information:
Community: CITY OF CORAL GABLES 120639. FIRM Panel: 12086C0294L
Flood Zone: X Date of FIRM: 9/11/2009 Suffix: L
- Elevation shown hereon are relative to the National American Vertical Datum 1988 (N.A.V.D.88) of mean sea level and are based on a Benchmark supplied by the engineering department of DADE COUNTY, FLORIDA.
Benchmark used: Number: J 238 Elevation(NGVD29): 14.79' Elevation(NAVD88): 13.22'
- The minimum relative distance accuracy for this type of Survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.
Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.

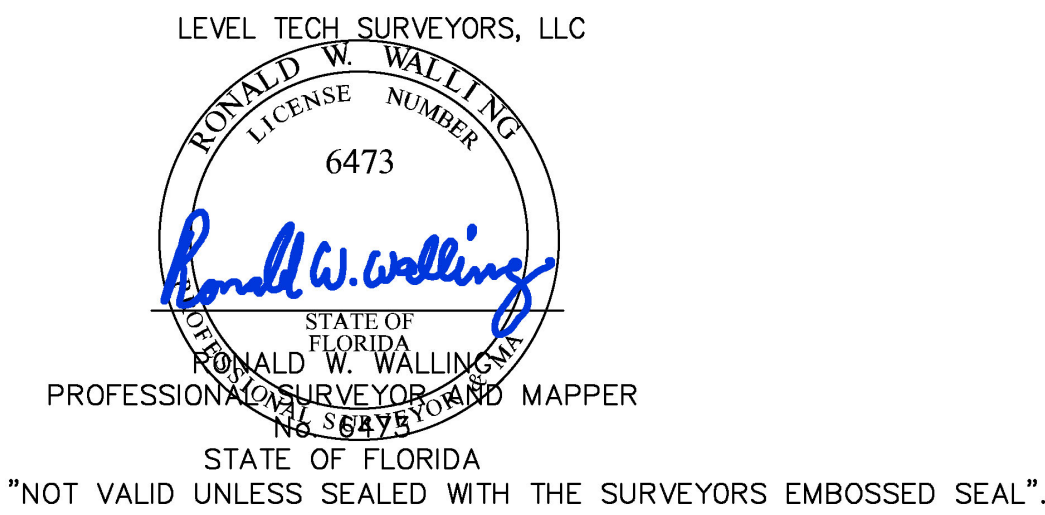
ENCROACHMENT NOTES:

There are no above ground encroachments, other than those shown hereon.

CERTIFICATE NOTE:

I hereby certify that the BOUNDARY 7 TOPOGRAPHIC SURVEY hereon was completed under my direction on DECEMBER 23, 2024 and that said survey is true and correct to the best of my knowledge and belief. I further certify that this survey meets the STANDARDS OF PRACTICE set forth by the FLORIDA BOARD OF SURVEYORS AND MAPPERS in Chapter 5J-17.051, Florida Administrative Code pursuant to Section 472.027 Florida State Statutes.

RONALD W. WALLING
Digitally signed by RONALD W. WALLING
Date: 2026.02.18 14:16:02 -05'00'



LEVEL-TECH SURVEYORS, LLC 777 NW 72ND AVENUE, SUITE 3002, MIAMI FL, 33126. TEL: 305.261.8483 LB # 7154	
DRAWINGS ARE THE PROPERTY OF LEVEL-TECH SURVEYORS, LLC, AND MAY NOT BE USED BY CLIENT ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO LEVEL-TECH SURVEYORS, LLC	
BOUNDARY & TOPOGRAPHIC SURVEY	
NAME AND TYPE OF PROJECT:	PROJECT LOCATION: 446 ARAGON AVE, CORAL GABLES, FL 33134
CLIENT: FRANCOIS GENIN	CLIENT ADDRESS:
CLIENT TELEPHONE:	FILE PATH:
SCALE: 1" = 30'	
DATE: 12/23/2025	DRAWN BY: GS
FIELD BOOK: 25-12-2639	PROJECT No: 25-12-2639
SHEET: 1 OF 1 SHEETS	

ARCHITECT:

NOMAD

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FRANCOIS GENIN

PROJECT NAME:

PROPERTY ADDRESS

OWNER INFORMATION

COA APPLICATION

ISSUE DATE: 03.04.2026
PROJECT No.: 25-032
DRAWN BY: RAUL CRUZ
APPROVED BY: RAUL CRUZ

REVISIONS:

No.	Description	Date

SEAL:

Raul Cruz
Digitally signed by Raul Cruz
Date: 2026.03.04 12:18:21 -05'00'

SIGNATURE:
RAUL CRUZ AR-101965

SHEET TITLE:

SURVEY

SCALE:

SHEET No.:

A002



MAIN ENTRANCE



VIEW FROM THE CORNER OF ARAGON AVENUE & HERNANDO STREET



VIEW FROM ARAGON AVENUE



SIDE STREET FACADE DETAIL



SIDE YARD VIEW SHOWING THE BACK OF THE EXISTING DETACHED GARAGE AND MAIN BUILDING



SIDE YARD VIEW OF THE MAIN BUILDING



EXISTING DETACHED GARAGE BUILDING



VIEW OF EXISTING DETACHED GARAGE BUILDING FROM HERNANDO STREET

ARCHITECT:

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REVISIONS:

No.	Description	Date

SEAL:

Raul Cruz
Architect
Date: 2026.03.04
12:18:00 -05'00'

SIGNATURE:
RAUL CRUZ AR-101965

SHEET TITLE:

EXISTING CONDITIONS
PICTURES

SCALE:

SHEET No.:

A003



438 ARAGON AVENUE



442 ARAGON AVENUE



ARAGON AVENUE VIEW



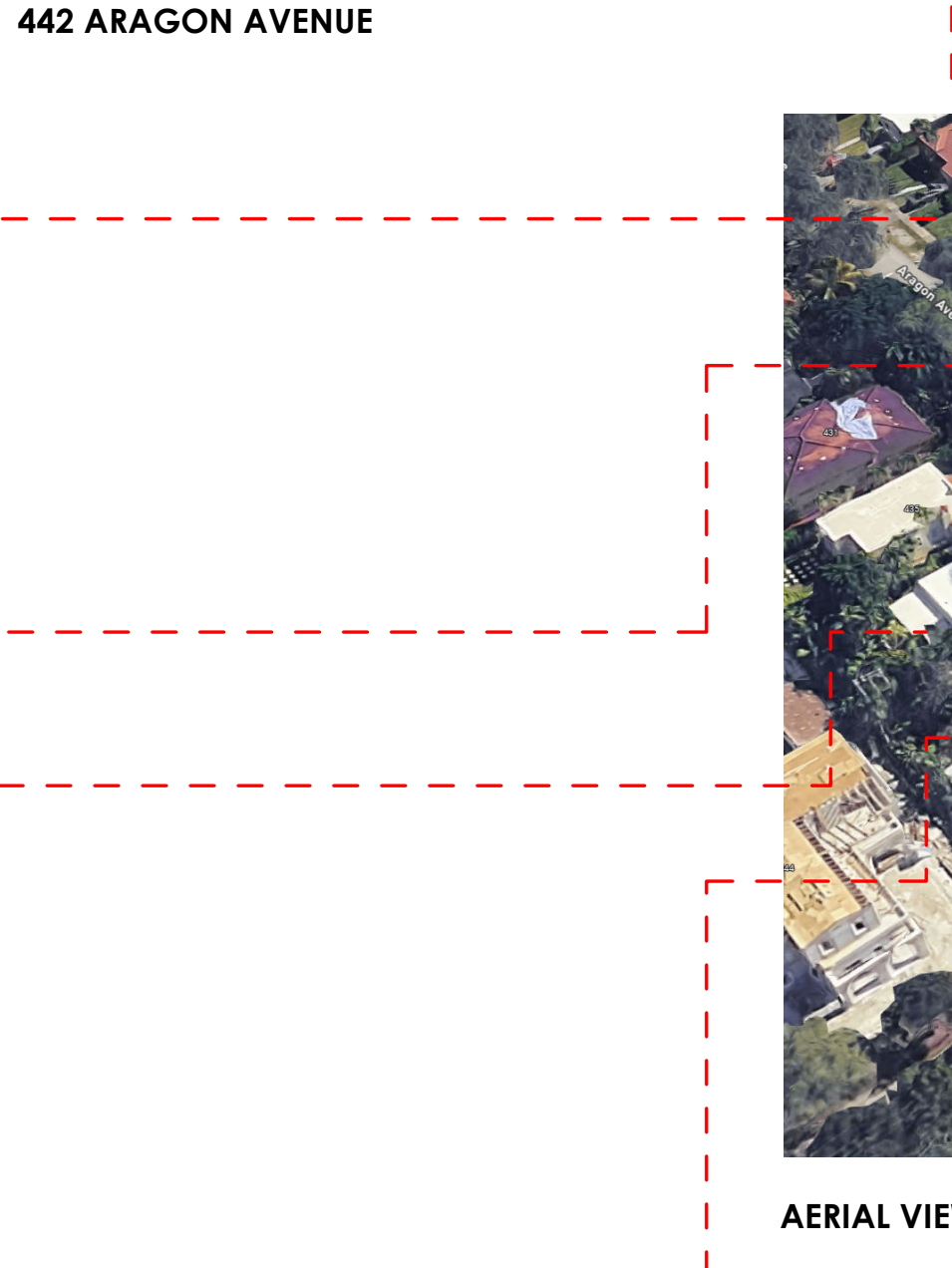
446 ARAGON AVENUE (CURRENT PROPERTY)



499 CORAL WAY



434 ARAGON AVENUE



AERIAL VIEW



500 ARAGON AVENUE



439 ARAGON AVENUE



443 ARAGON AVENUE



447 ARAGON AVENUE



504 ARAGON AVENUE



500 ARAGON AVENUE

ARCHITECT:



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FRANCOIS GENIN

PROJECT NAME

PROPERTY ADDRESS

OWNER INFORMATION

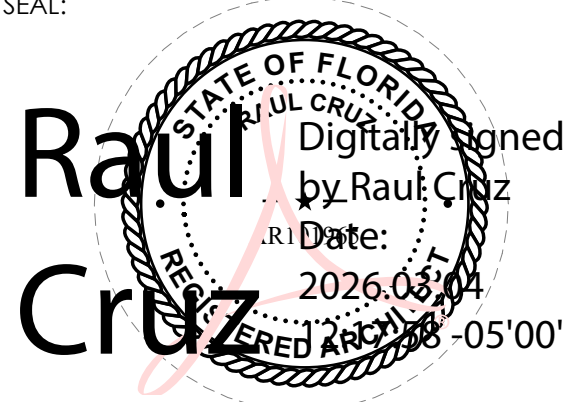
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REVISIONS:

No.	Description	Date

SEAL:



SIGNATURE:
RAUL CRUZ AR-101965

SHEET TITLE:

SITE AND CONTEXTUAL PICTURES

SCALE:

SHEET No.:

A004



HISTORIC PHOTOGRAPH OF THE RESIDENCE FROM ARAGON AVENUE, BUILT IN 1929

ARCHITECT:

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PROJECT NAME
446 ARAGON AVENUE RESIDENCE REMODEL AND ADDITION

PROPERTY ADDRESS
446 ARAGON AVENUE, CORAL GABLES, FLORIDA 33134

OWNER INFORMATION
FRANCOIS GENIN

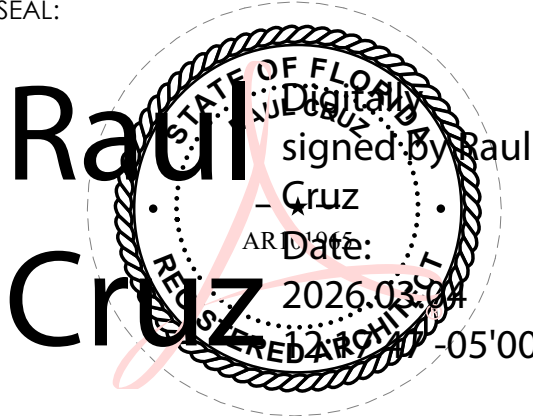
COA APPLICATION

ISSUE DATE: 03.04.2026
PROJECT No.: 25-032
DRAWN BY: RAUL CRUZ
APPROVED BY: RAUL CRUZ

REVISIONS:

No.	Description	Date

SEAL:



SIGNATURE:
RAUL CRUZ AR-101965

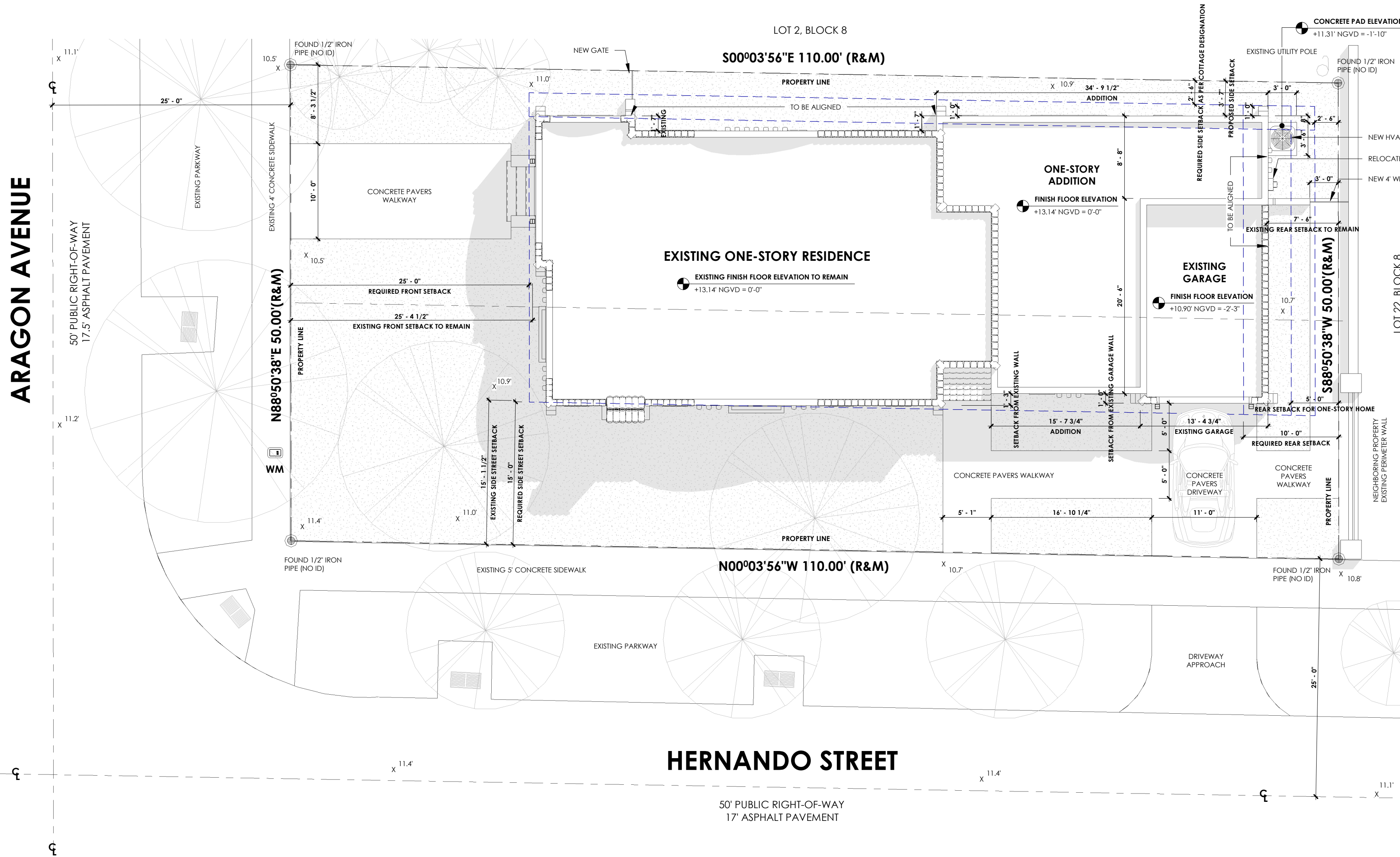
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HISTORIC PHOTO

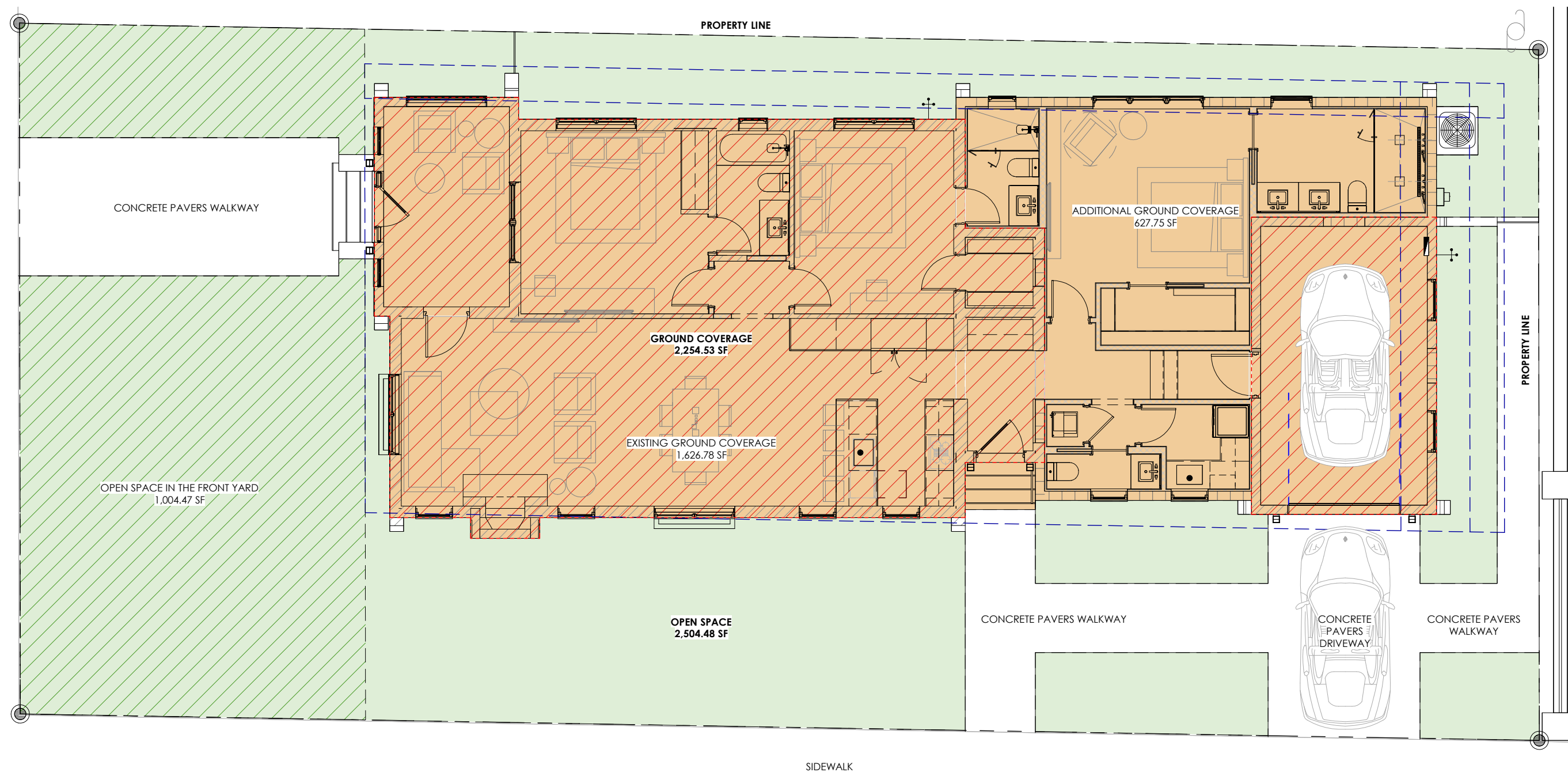
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SHEET No.:

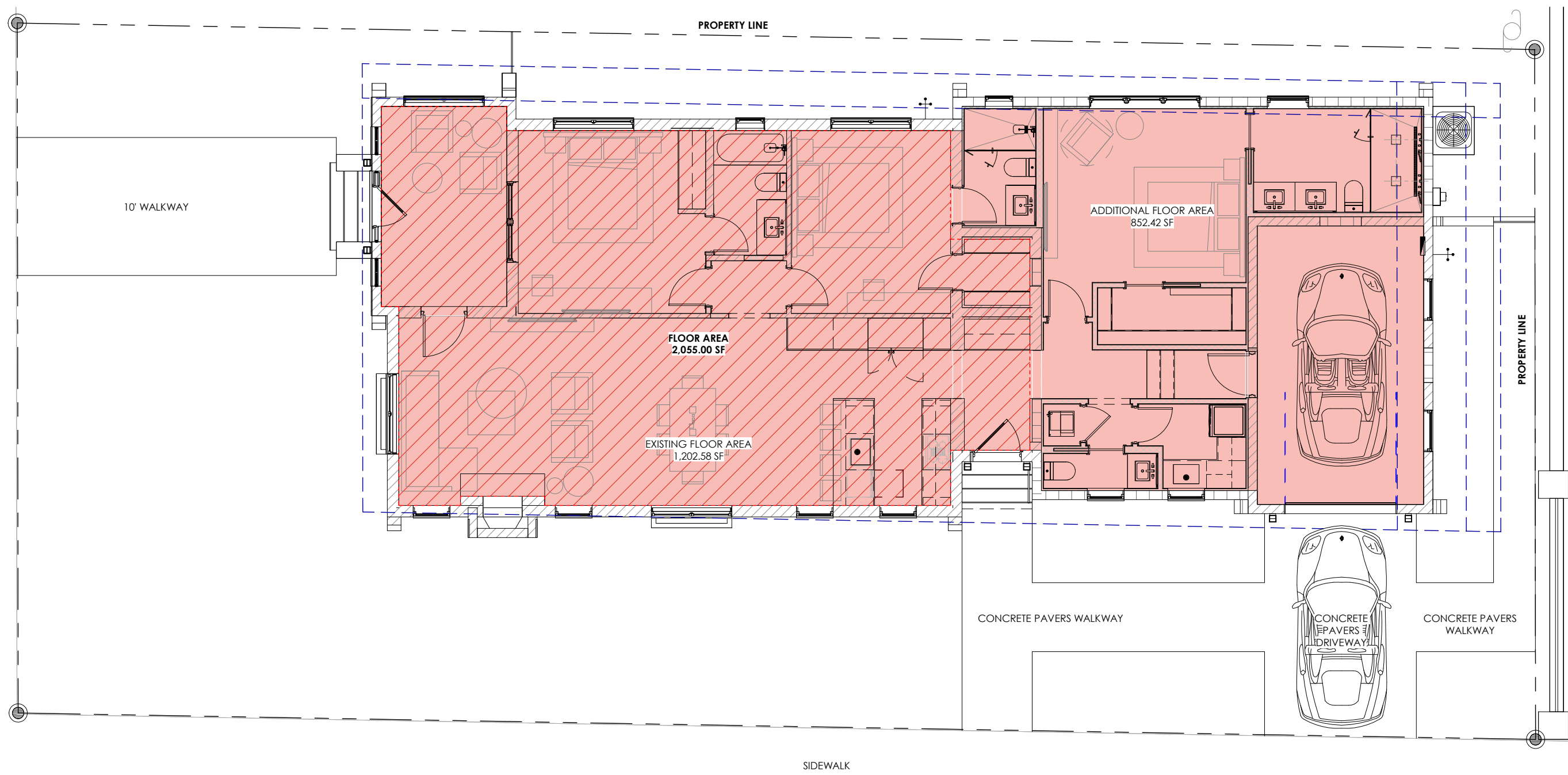
A005



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



2 GROUND COVERAGE / OPEN SPACE DIAGRAM
SCALE: 1/8" = 1'-0"



3 FLOOR AREA DIAGRAM
SCALE: 1/8" = 1'-0"

PROPERTY DATA

ADDRESS: 446 ARAGON AVENUE, CORAL GABLES, FLORIDA 33134

LEGAL DESCRIPTION: LOT 1, BLOCK 8, OF "CORAL GABLES SECTION B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 111, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

FOLIO NUMBER: 03-4108-001-1200

ZONING INFORMATION

- | | |
|--------------------|--|
| • ZONING: | SFR SINGLE-FAMILY RESIDENTIAL DISTRICT |
| • LOT SIZE: | 5,500.00 SF |
| • BUILDING HEIGHT: | 14'-2" (ONE-STORY) EXISTING TO REMAIN |
| • LOT WIDTH: | 50.0' |

BUILDING SETBACKS*	REQUIRED	PROPOSED
• FRONT	25'-0"	25'-4 1/2" (EXISTING TO REMAIN)
• REAR	10'-0"	7'-6"*
• INTERIOR SIDE (EAST)	5'-0"	3'-7"*
• STREET SIDE (WEST)	15'-0"	15'-1 1/2" (EXISTING TO REMAIN)

* SECTION 8-203(A)1 CORAL GABLES ZONING CODE:
"NOTWITHSTANDING THE SETBACK PROVISIONS IN THE UNDERLYING ZONING DISTRICT, NEW ADDITIONS AND ALTERATIONS MAY UTILIZE THE SAME SETBACKS AND EXTEND AS CLOSE TO THE PROPERTY LINE AS THE MAIN WALLS OF THE EXISTING CORAL GABLES COTTAGE WITH THE LIMITATION THAT THE ADDITION/ALTERATION MAY NOT BE CLOSER THAN TWO (2) FEET, SIX (6) INCHES TO THE PROPERTY LINE"

** SECTION 8-203(B) CORAL GABLES ZONING CODE:
"CORAL GABLES COTTAGES SHALL BE PERMITTED TO OCCUPY UP TO FORTY-EIGHT (48%) PERCENT OF THE BUILDING SITE"

AREA CALCULATIONS

EXISTING	
• MAIN BUILDING HVAC AREA	1,188.62 SF
• ONE-CAR GARAGE	288.22 SF (NOT INCLUDED IN BUILDING AREA)
• PORCH	149.94 SF
EXISTING BUILDING AREA:	1,338.56 SF
GROUND COVERAGE	1,626.78 SF (29.6% OF LOT SIZE)
MAXIMUM GROUND COVERAGE ALLOWED	1,925.00 SF (35.0% OF LOT SIZE)
FLOOR AREA	1,198.22 SF
MAXIMUM FLOOR AREA ALLOWED	2,575.00 SF
OPEN SPACE	3,553.89 SF (64.6% OF LOT SIZE)
MINIMUM OPEN SPACE REQUIRED	2,200.00 SF (40.0% OF LOT SIZE)
OPEN SPACE IN THE FRONT YARD	1,140.30 SF (51.8% OF MINIMUM LANDSCAPED OPEN SPACE REQUIRED)
PARKING PROVIDED	2 PARKING SPACES
PROPOSED	
• HVAC AREA	1,954.19 SF
• ONE-CAR GARAGE	288.22 SF (NOT INCLUDED IN BUILDING AREA)
PROPOSED BUILDING AREA:	1,954.19 SF
ADDITIONAL BUILDING AREA:	615.63 SF
GROUND COVERAGE	2,254.53 SF (41.0% OF LOT SIZE)
MAXIMUM GROUND COVERAGE ALLOWED	2,640.00 SF (48.0% OF LOT SIZE) **
FLOOR AREA	2,055.00 SF
MAXIMUM FLOOR AREA ALLOWED	2,575.00 SF
OPEN SPACE	2,504.48 SF (45.5% OF LOT SIZE)
MINIMUM OPEN SPACE REQUIRED	2,200.00 SF (40.0% OF LOT SIZE)
OPEN SPACE IN THE FRONT YARD	1,004.47 SF (45.7% OF MINIMUM LANDSCAPED OPEN SPACE REQUIRED)
PARKING PROVIDED	2 PARKING SPACES

ARCHITECT:

NOMAD

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446 ARAGON AVENUE RESIDENCE REMODEL AND
ADDITION

446 ARAGON AVENUE, CORAL GABLES, FLORIDA 33134

FRANCOIS GENIN

PROJECT NAME:

PROPERTY ADDRESS

OWNER INFORMATION

COA APPLICATION

ISSUE DATE: 03.04.2026
PROJECT NO.: 25-032
DRAWN BY: RAUL CRUZ
APPROVED BY: RAUL CRUZ

REVISIONS:

No.	Description	Date

SEAL:

RAUL CRUZ
DATE: 2026.03.04
PROF. REG. NO. 16-05'00'

SIGNATURE:
RAUL CRUZ AR-101965

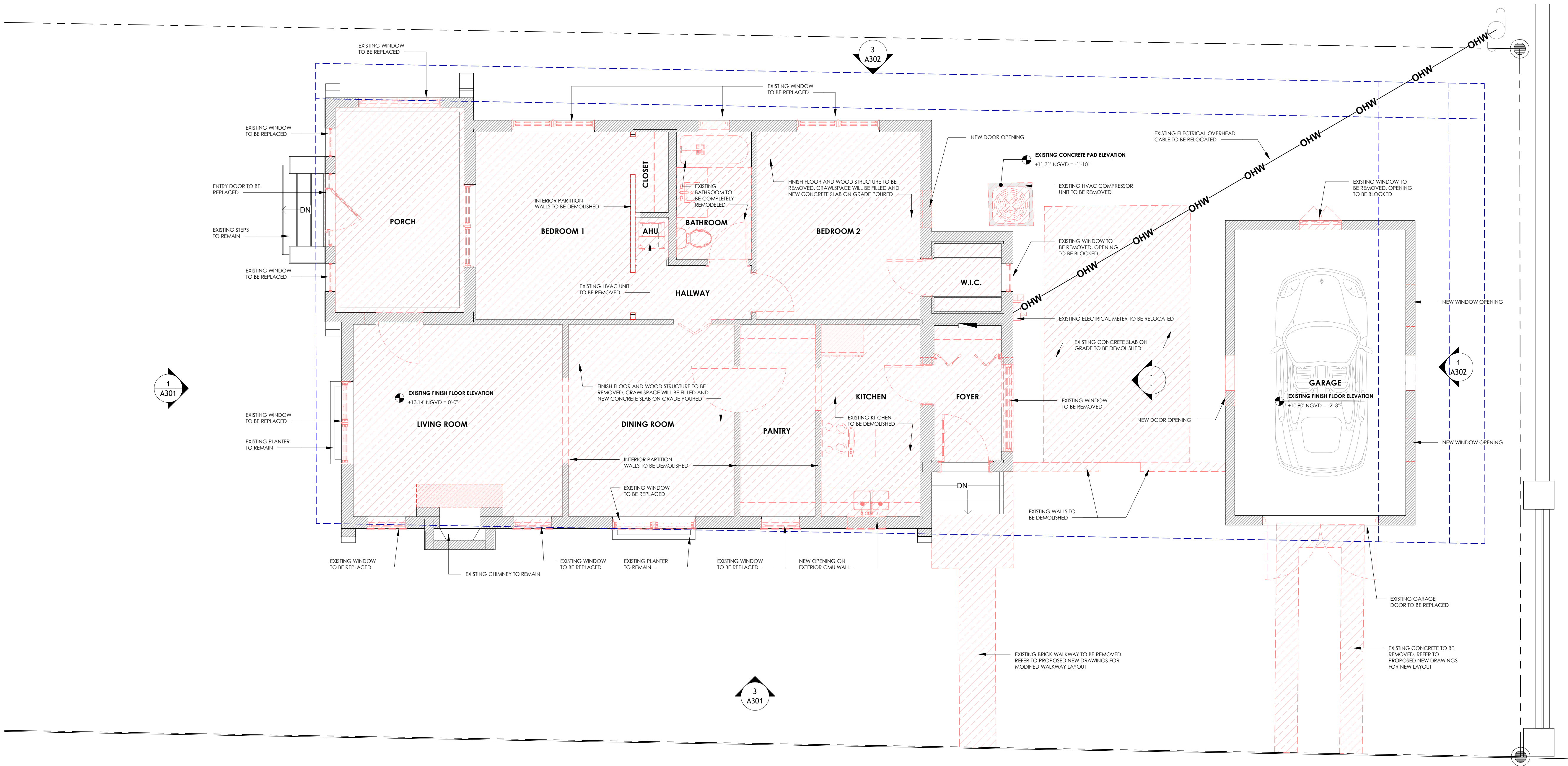
SHEET TITLE:

SITE PLAN

SCALE: As indicated

SHEET No.:

A101



1 DEMOLITION FLOOR PLAN

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

N

DEMOLITION LEGEND

- EXISTING PARTITION OR OBJECT TO BE REMOVED.
- PORTION OF EXISTING CMU WALL OR PORTION OF CONCRETE SLAB TO BE REMOVED.
- EXISTING EXTERIOR CMU WALL & MTL. FRAME PARTITIONS TO REMAIN. SEE FLOOR PLAN

ARCHITECT:

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SEAL:

RAUL CRUZ
Digital Signature
by Raul Cruz
AR Date: 2026.03.04
12:12:05'00'

SIGNATURE:
RAUL CRUZ AR-101965

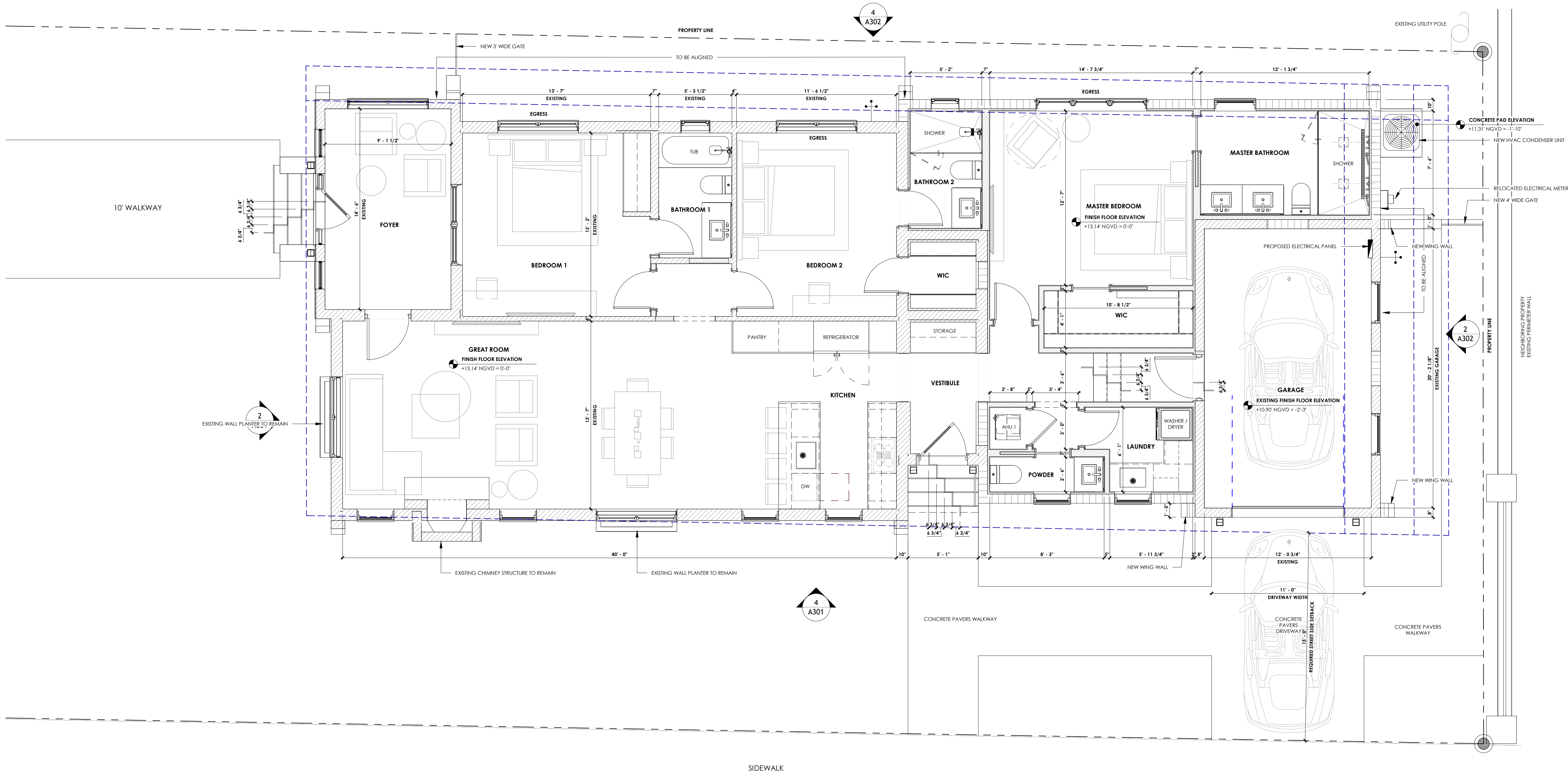
SHEET TITLE:

EXISTING /
DEMOLITION PLAN

SCALE: As indicated

SHEET No.:

D201



1 FLOOR PLAN

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

SCOPE OF WORK

THIS COA APPLICATION IS FOR THE REMODEL OF AN EXISTING ONE-STORY RESIDENCE AND A 615.63 SF ONE-STORY ADDITION. THE PROPOSED ADDITION PROVIDES A NEW MASTER SUITE (BEDROOM, BATHROOM, AND WALK-IN CLOSET), AS WELL AS A NEW FULL BATHROOM, POWDER BATH, AND LAUNDRY ROOM.

- SCOPE OF WORK:
- COMPLETE REMODEL OF THE EXISTING ONE-STORY RESIDENCE.
 - CONSTRUCTION OF A NEW 615.63 SF ONE-STORY ADDITION LOCATED BETWEEN THE EXISTING MAIN STRUCTURE AND THE EXISTING DETACHED GARAGE (PROPOSED TO BECOME ATTACHED). TO ACCOMMODATE THE NEW MASTER SUITE, ONE (1) NEW FULL BATHROOM, POWDER BATH, AND LAUNDRY ROOM.
 - INSTALLATION OF IMPACT-RATED WINDOWS AND EXTERIOR DOORS WITHIN EXISTING OPENINGS.
 - REMODEL OF THE EXISTING DETACHED GARAGE STRUCTURE (PROPOSED ATTACHED).
 - NEW CONCRETE PAVEMENT DRIVEWAY AND WALKWAYS.

WALL LEGEND

- EXISTING CMU WALL WITH NEW INTERIOR METAL FURRING AND GYPSUM WALL BOARD OR DUROCK. REFER TO WALL TYPES
- NEW EXTERIOR CMU WALL. SEE FLOOR PLAN AND WALL TYPES
- CONCRETE COLUMN OR CONCRETE WALL REFER TO STRUCTURAL DRAWINGS
- STEEL COLUMN REFER TO STRUCTURAL
- EXISTING PARTITIONS TO REMAIN
- NEW INTERIOR PARTITIONS, REFER TO FLOOR PLAN AND WALL TYPES FOR THICKNESS

ARCHITECT:

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Raul Cruz
Digitally signed by Raul Cruz
Date: 2026.03.04
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SIGNATURE: RAUL CRUZ AR-101965

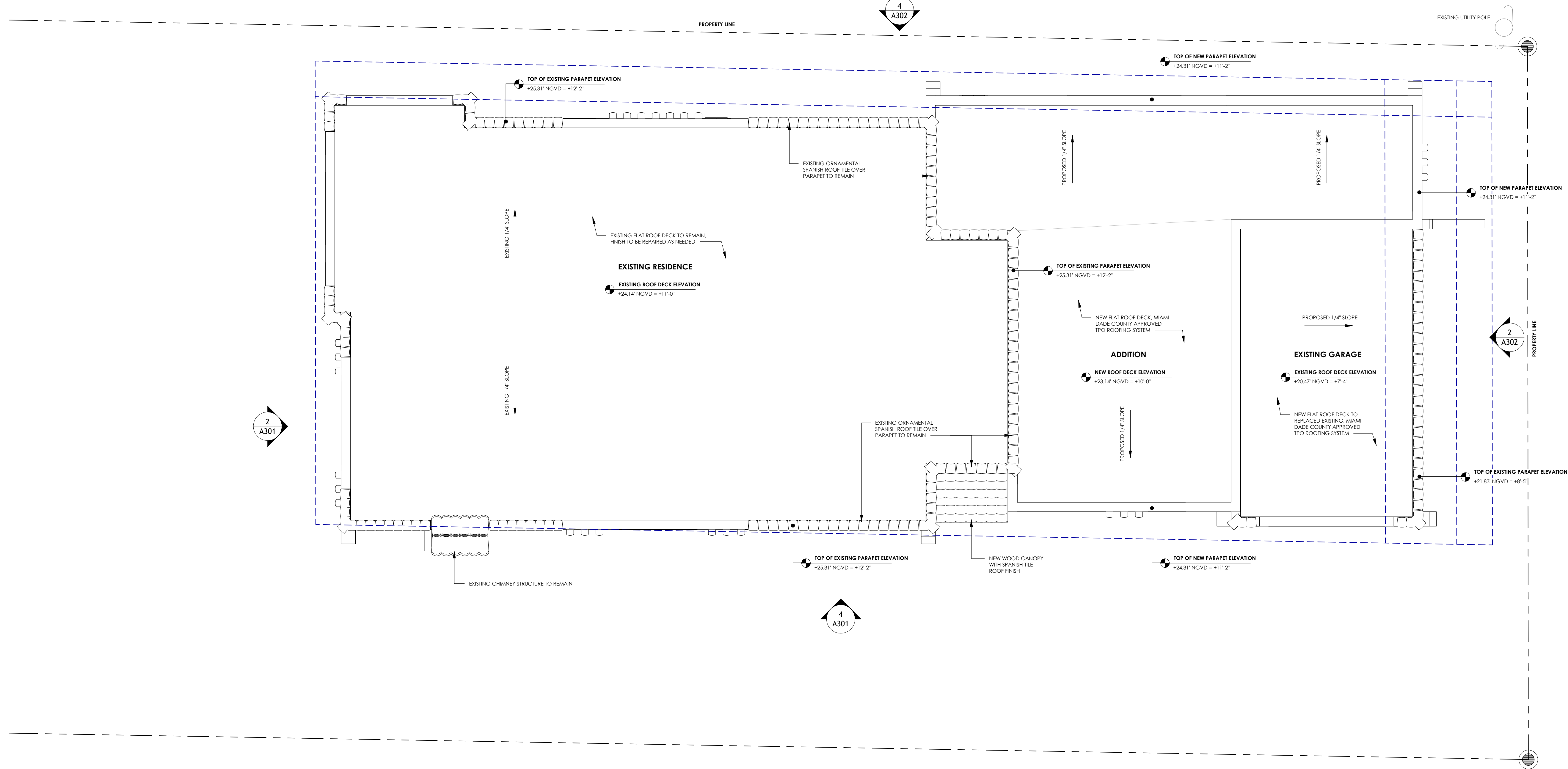
SHEET TITLE:

FLOOR PLAN

SCALE: As indicated

SHEET No.:

A201



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

SCOPE OF WORK

THIS COA APPLICATION IS FOR THE REMODEL OF AN EXISTING ONE-STORY RESIDENCE AND A 615.63 SF ONE-STORY ADDITION. THE PROPOSED ADDITION PROVIDES A NEW MASTER SUITE (BEDROOM, BATHROOM, AND WALK-IN CLOSET), AS WELL AS A NEW FULL BATHROOM, POWDER BATH, AND LAUNDRY ROOM.

- SCOPE OF WORK:
- COMPLETE REMODEL OF THE EXISTING ONE-STORY RESIDENCE.
 - CONSTRUCTION OF A NEW 615.63 SF ONE-STORY ADDITION LOCATED BETWEEN THE EXISTING MAIN STRUCTURE AND THE EXISTING DETACHED GARAGE (PROPOSED TO BECOME ATTACHED), TO ACCOMMODATE THE NEW MASTER SUITE, ONE (1) NEW FULL BATHROOM, POWDER BATH, AND LAUNDRY ROOM.
 - INSTALLATION OF IMPACT-RATED WINDOWS AND EXTERIOR DOORS WITHIN EXISTING OPENINGS.
 - REMODEL OF THE EXISTING DETACHED GARAGE STRUCTURE (PROPOSED ATTACHED).
 - NEW CONCRETE PAVER DRIVEWAY AND WALKWAYS.

NOTES

- ROOFING SYTEM INSTALLED AS PER N.O.A. G.C. SHALL PROVIDE MANUFACTURER'S INSTALLATION DETAILS FOR ARCHITECTS REVIEW. (TYP. FOR ALL NEW AREAS)
- ALL NEW ROOFING SHALL BE UNDER A SEPARATE PERMIT
- UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE. AIR-IMPERMEABLE INSULATION ONLY. INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATING.

ARCHITECT:

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446 ARAGON AVENUE RESIDENCE REMODEL AND ADDITION

446 ARAGON AVENUE, CORAL GABLES, FLORIDA 33134

FRANCOIS GENIN

PROJECT NAME:

PROPERTY ADDRESS:

OWNER INFORMATION:

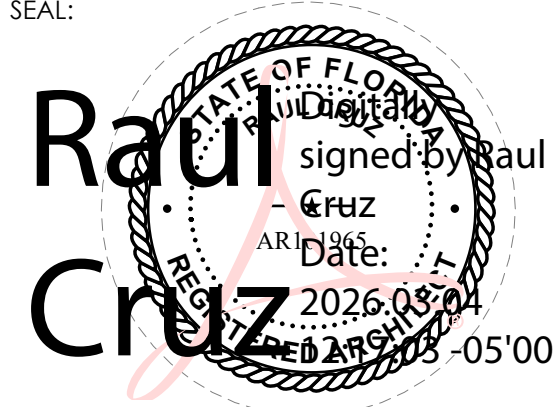
COA APPLICATION

ISSUE DATE: 03.04.2026
PROJECT No.: 25-032
DRAWN BY: RAUL CRUZ
APPROVED BY: RAUL CRUZ

REVISIONS:

No.	Description	Date

SEAL:



SIGNATURE:
RAUL CRUZ AR-101965

SHEET TITLE:

ROOF PLAN

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

SHEET No.:

A202

ARCHITECT:

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446 ARAGON AVENUE RESIDENCE REMODEL AND
ADDITION

446 ARAGON AVENUE, CORAL GABLES, FLORIDA 33134

FRANCOIS GENIN

PROPERTY ADDRESS

OWNER INFORMATION

PROJECT NAME

COA APPLICATION

ISSUE DATE: 03.04.2026
PROJECT No.: 25-032
DRAWN BY: RAUL CRUZ
APPROVED BY: RAUL CRUZ

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No.	Description	Date

SEAL:

Raul Cruz
Digitally signed
by Raul Cruz
Date: 2026.03.04
12:11:18 PM -05'00'

SIGNATURE:
RAUL CRUZ AR-101965

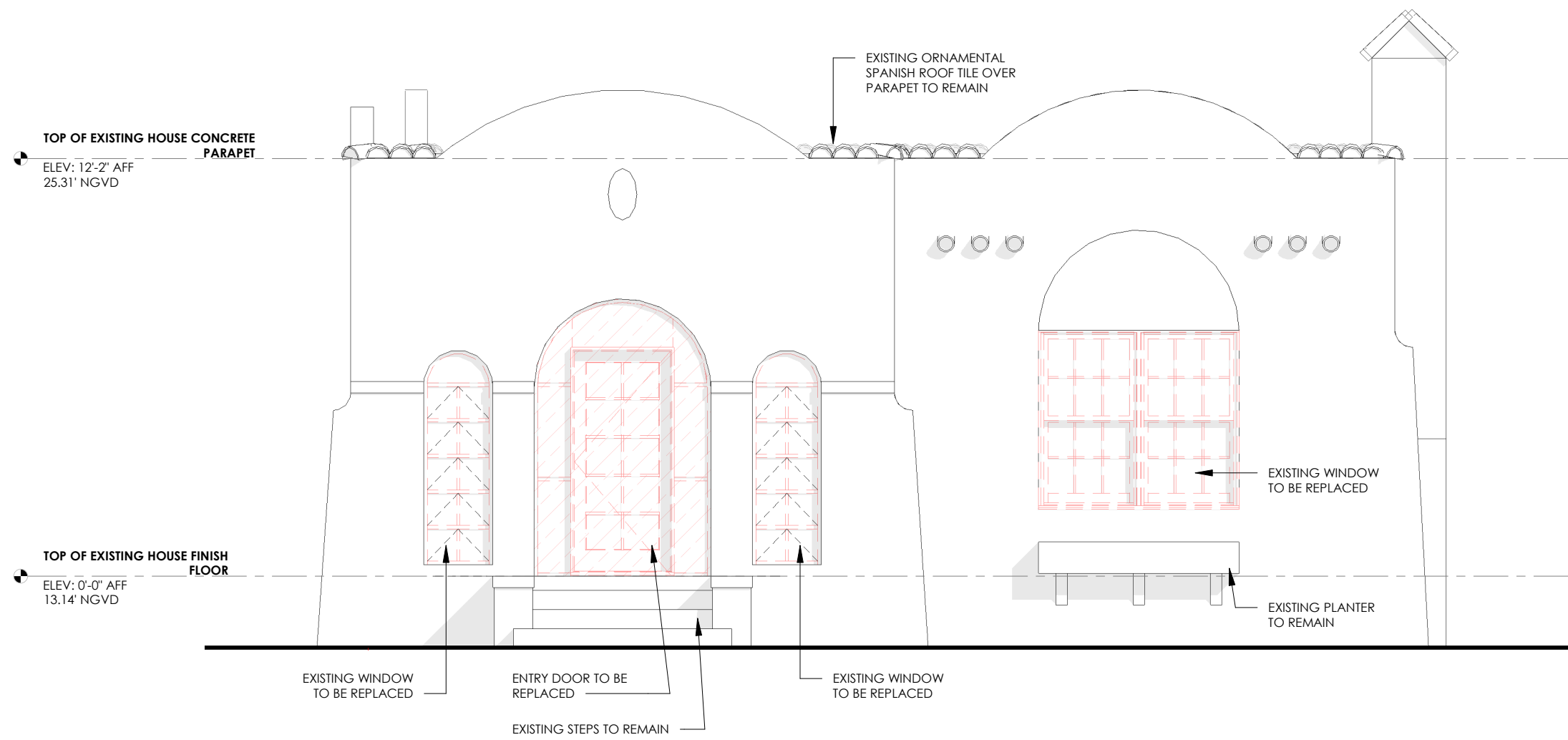
SHEET TITLE:

EXISTING / PROPOSED
ELEVATIONS

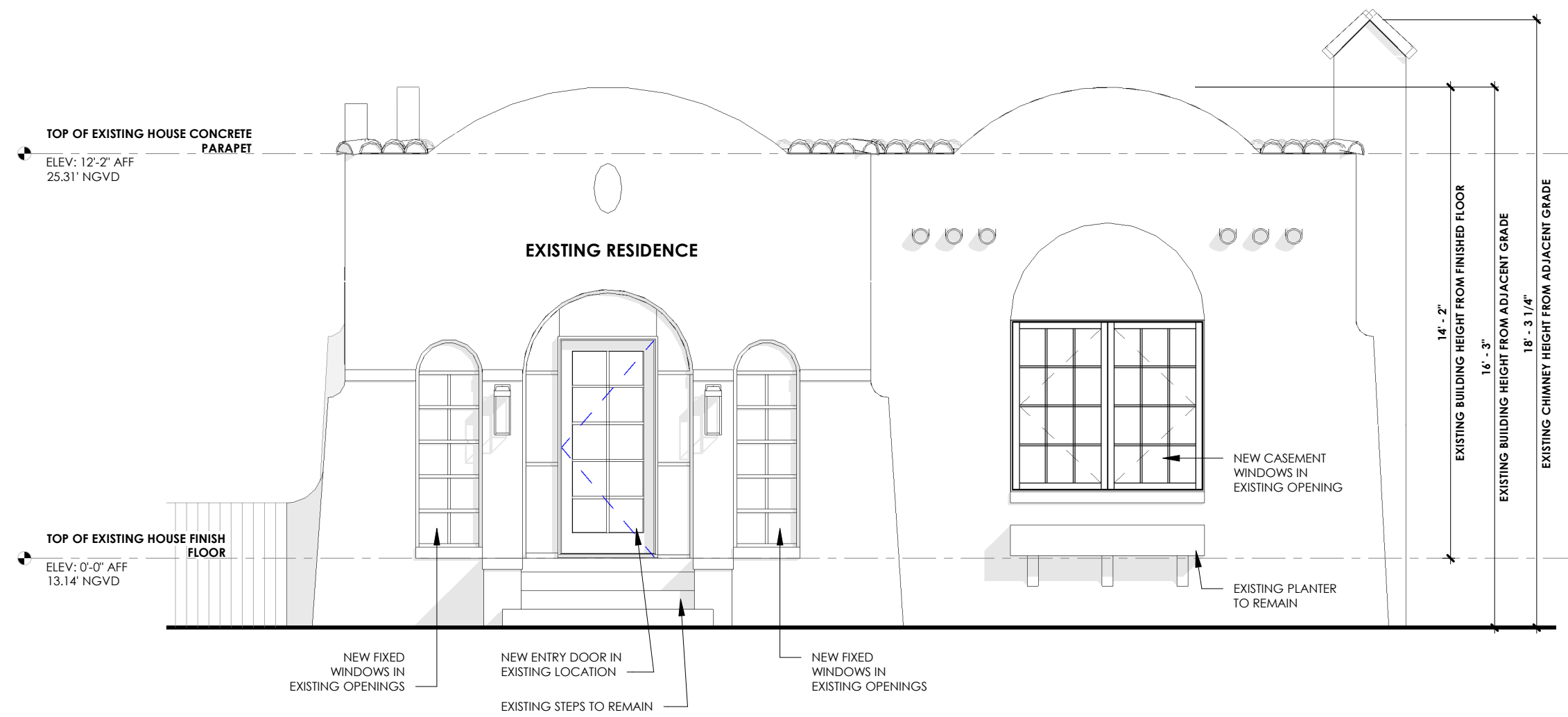
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SHEET No.:

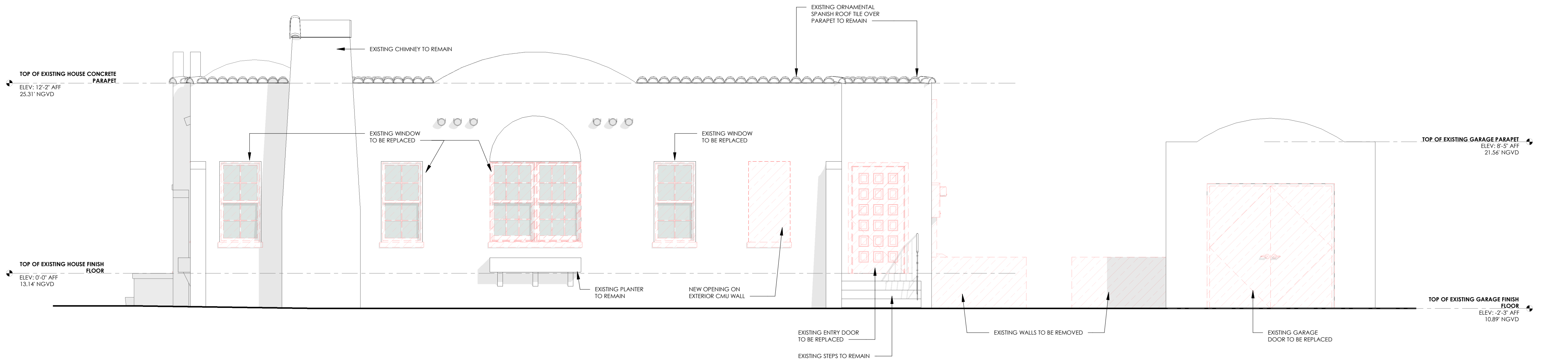
A301



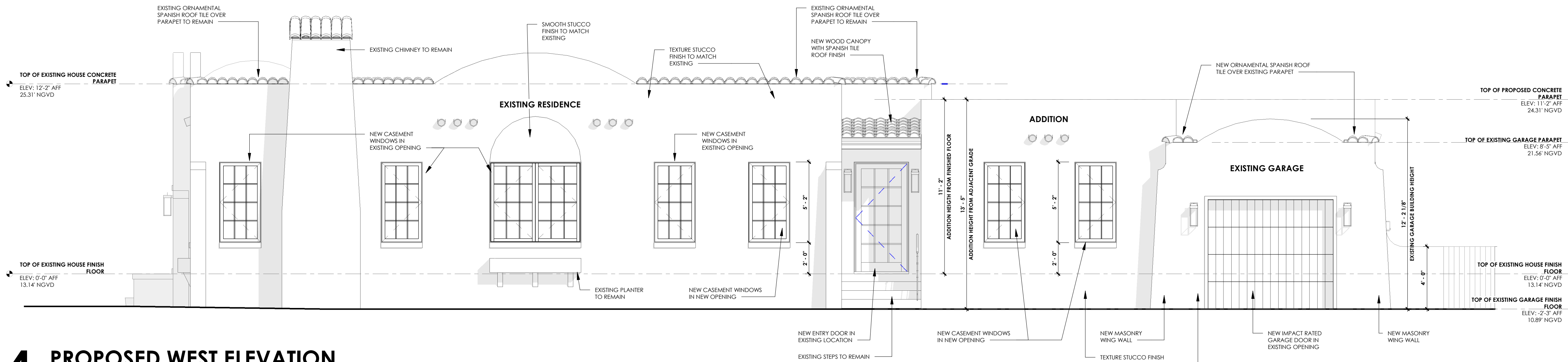
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SCALE: 1/4" = 1'-0"



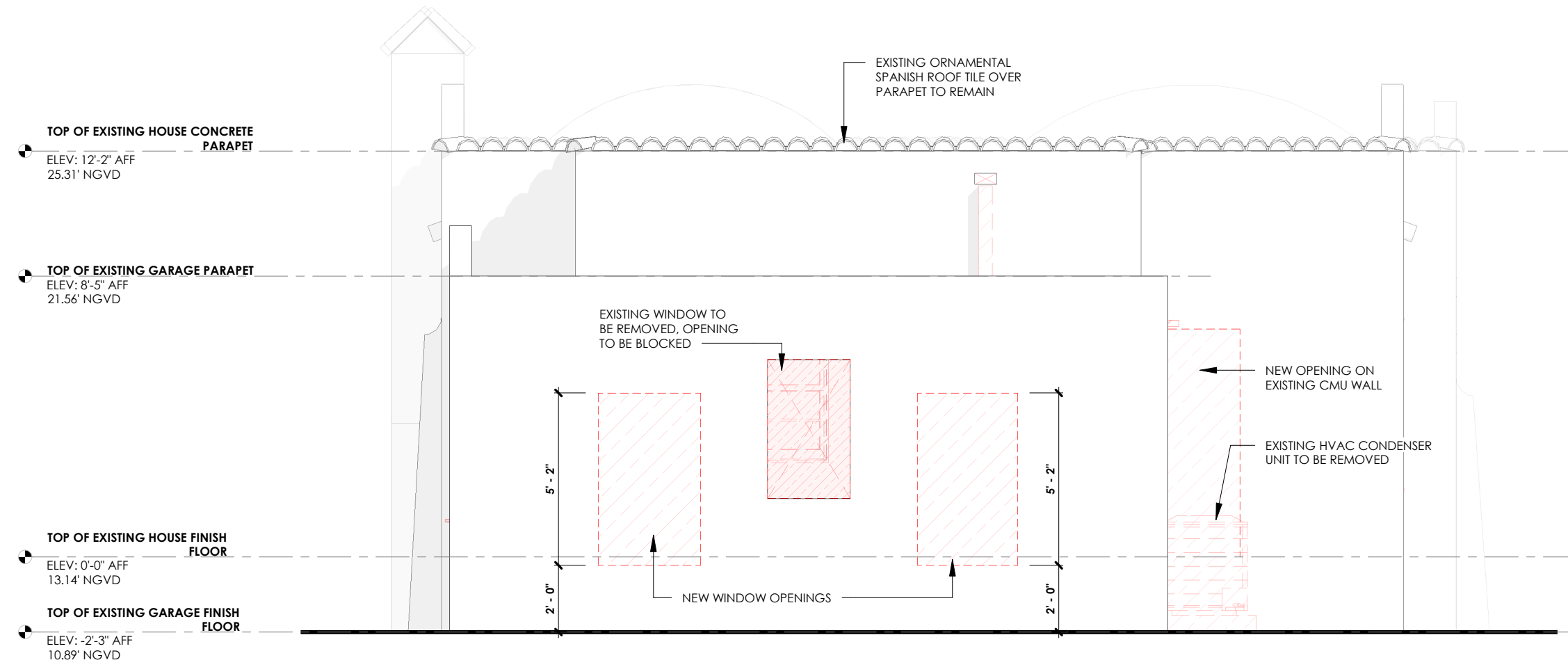
2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



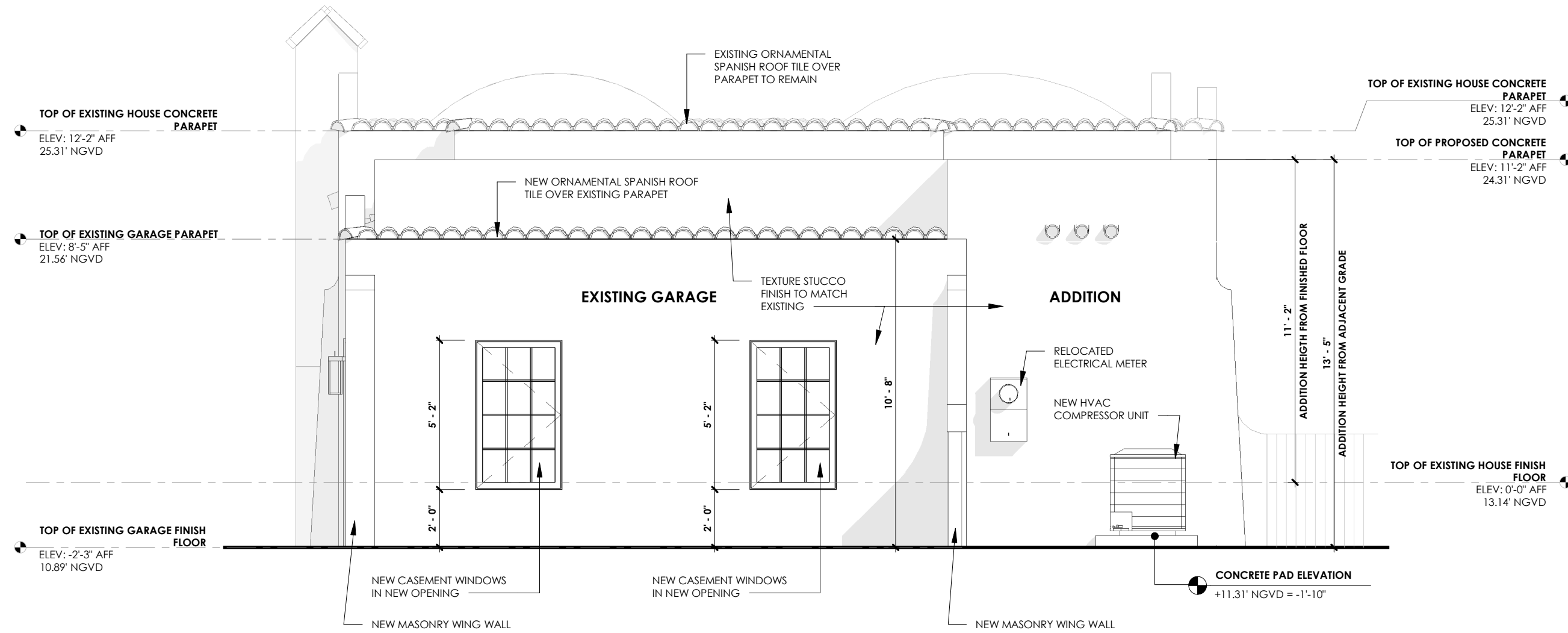
3 EXISTING / DEMOLITION WEST ELEVATION
SCALE: 1/4" = 1'-0"



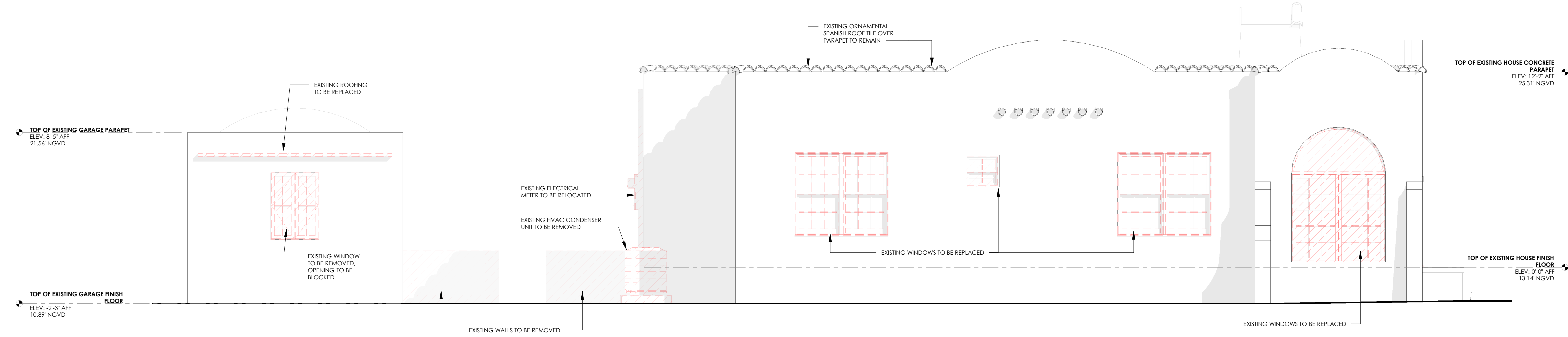
4 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



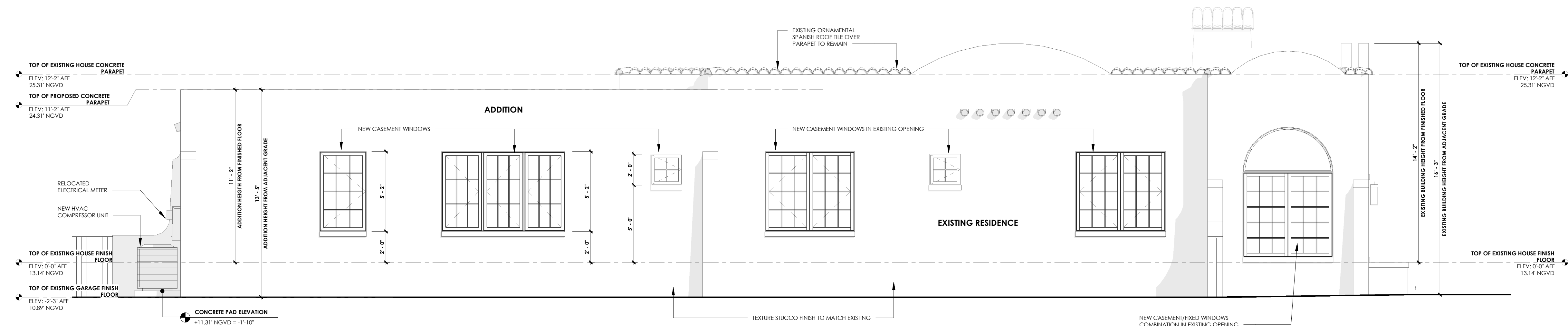
1 EXISTING / DEMOLITION SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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446 ARAGON AVENUE RESIDENCE REMODEL AND ADDITION

446 ARAGON AVENUE, CORAL GABLES, FLORIDA 33134

FRANCOIS GENIN

PROJECT NAME

PROPERTY ADDRESS

OWNER INFORMATION

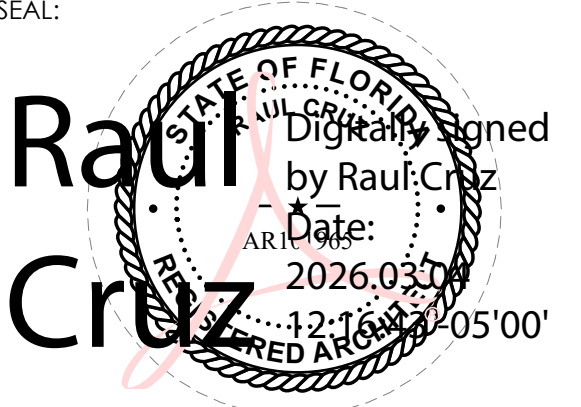
COA APPLICATION

ISSUE DATE: 03.04.2026
PROJECT No.: 25-032
DRAWN BY: RAUL CRUZ
APPROVED BY: RAUL CRUZ

REVISIONS:

No.	Description	Date

SEAL:



SIGNATURE:
RAUL CRUZ AR-101965

SHEET TITLE:

EXISTING / PROPOSED ELEVATIONS

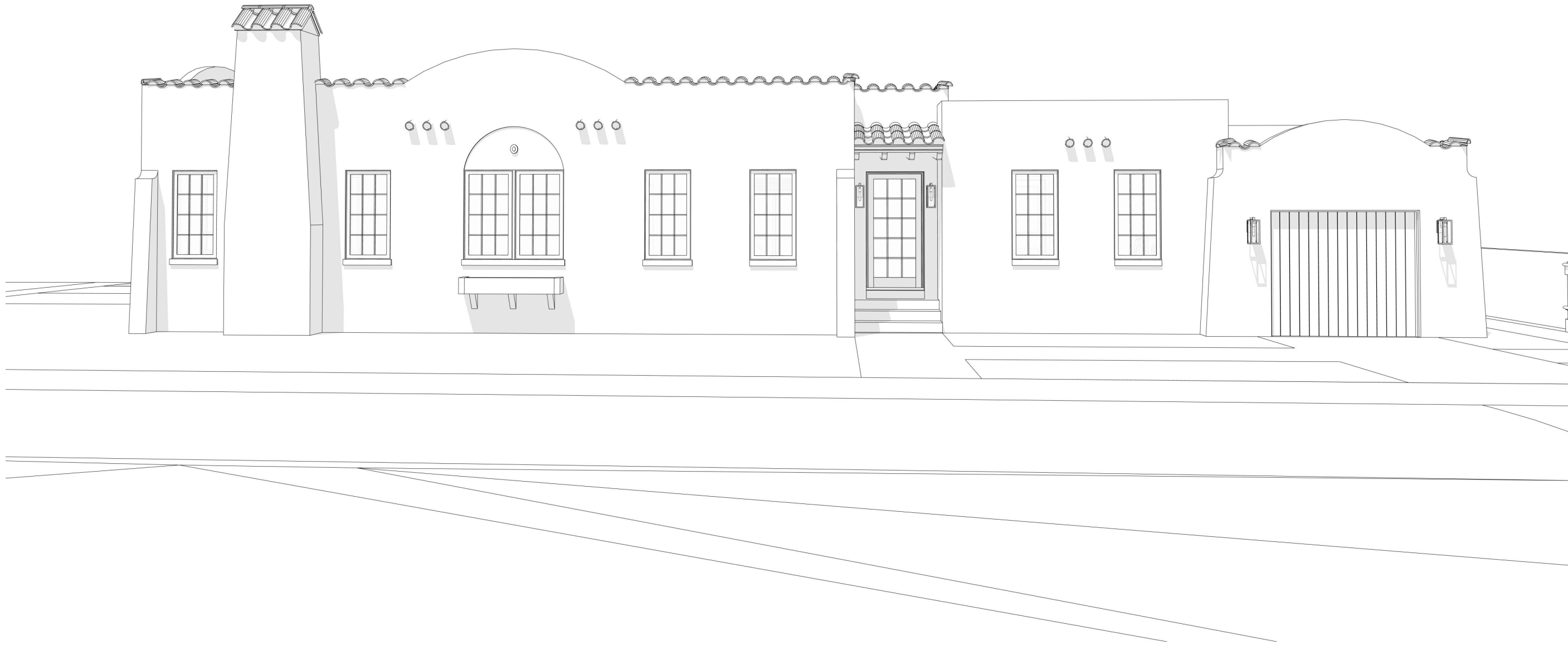
SCALE: 1/4" = 1'-0"

SHEET No.:

A302



VIEW FROM THE CORNER OF ARAGON AVENUE & HERNANDO STREET



VIEW FROM HERNANDO STREET



VIEW FROM HERNANDO STREET



VIEW FROM ARAGON AVENUE

ARCHITECT:

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446 ARAGON AVENUE RESIDENCE REMODEL AND ADDITION

446 ARAGON AVENUE, CORAL GABLES, FLORIDA 33134

FRANCOIS GENIN

PROJECT NAME

PROPERTY ADDRESS

OWNER INFORMATION

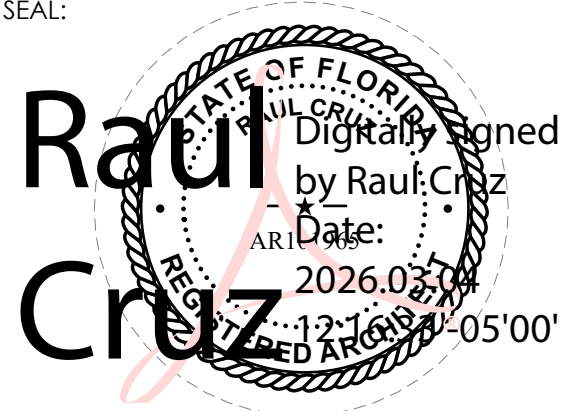
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REVISIONS:

No.	Description	Date

SEAL:



SIGNATURE:
RAUL CRUZ AR-101965

SHEET TITLE:

3D VIEWS

SCALE:

SHEET No.:

A401



VIEW FROM ARAGON AVENUE

ARCHITECT:

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PROJECT NAME:
446 ARAGON AVENUE RESIDENCE REMODEL AND ADDITION

PROPERTY ADDRESS:
446 ARAGON AVENUE, CORAL GABLES, FLORIDA 33134

OWNER INFORMATION:
FRANCOIS GENIN

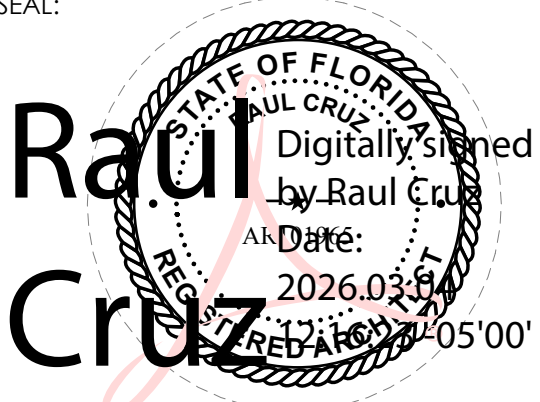
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No.	Description	Date

SEAL:



SIGNATURE:
RAUL CRUZ AR-101965

SHEET TITLE:

RENDERINGS

SCALE:

SHEET No.:

A402



VIEW FROM THE CORNER OF ARAGON AVENUE & HERNANDO STREET

ARCHITECT:

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PROJECT NAME:
446 ARAGON AVENUE RESIDENCE REMODEL AND ADDITION

PROPERTY ADDRESS:
446 ARAGON AVENUE, CORAL GABLES, FLORIDA 33134

OWNER INFORMATION:
FRANCOIS GENIN

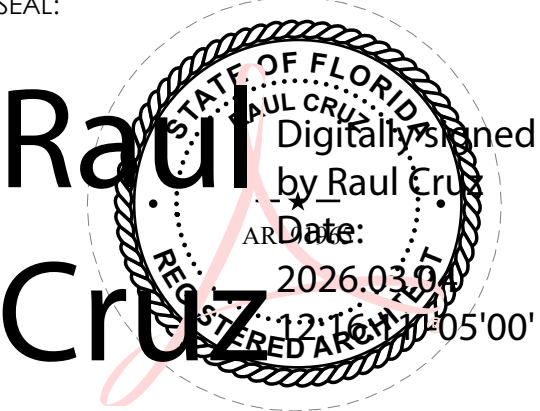
COA APPLICATION

ISSUE DATE: 03.04.2026
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DRAWN BY: RAUL CRUZ
APPROVED BY: RAUL CRUZ

REVISIONS:

No.	Description	Date

SEAL:



SIGNATURE:
RAUL CRUZ AR-101965

SHEET TITLE:

RENDERINGS

SCALE:

SHEET No.:

A403



VIEW FROM ARAGON AVENUE

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OWNER INFORMATION:
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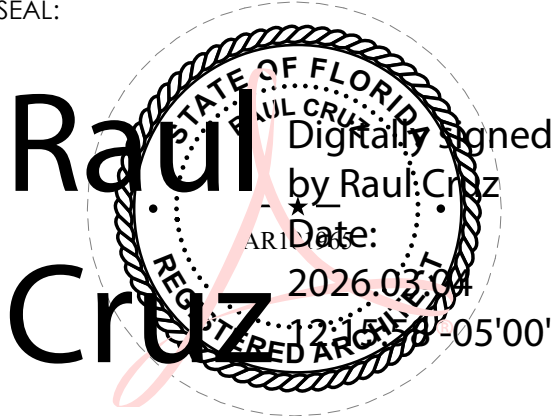
COA APPLICATION

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APPROVED BY: RAUL CRUZ

REVISIONS:

No.	Description	Date

SEAL:



SIGNATURE:
RAUL CRUZ AR-101965

SHEET TITLE:

RENDERINGS

SCALE:

SHEET No.:

A404



VIEW FROM ARAGON AVENUE

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PROJECT NAME: **446 ARAGON AVENUE RESIDENCE REMODEL AND ADDITION**

PROPERTY ADDRESS: **446 ARAGON AVENUE, CORAL GABLES, FLORIDA 33134**

OWNER INFORMATION: **FRANCOIS GENIN**

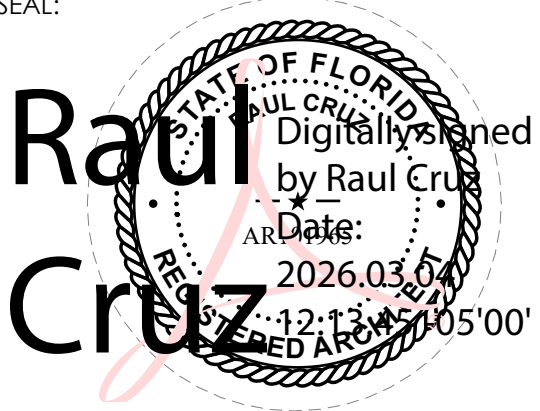
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SEAL:



SIGNATURE: **RAUL CRUZ AR-101965**

SHEET TITLE:

RENDERINGS

SCALE:

SHEET No.:

A405