

1-STORY SINGLE FAMILY RESIDENCES: PROPOSED COMBINED PROPERTIES ADDITION & REMODELING Sanchez - Mugrage Residence 2509 & 2515 Indian Mound Trail, FL 33134

Project Team



ARCHITECTURE

500 South Dixie Highway, Suite 307
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Email: nel@locusarchitecture.net
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Vivian A. Sanchez & Christine Mugrage

OWNER

2509 Indian Mound Trail, Coral Gables, FL 33134
2515 Indian Mound Trail, Coral Gables, FL 33134
Tel: 312 282 4588
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Drawing Contents

SHEET NO.	SHEET CONTENTS
	SURVEY
	HOUSE PHOTOS
	CONTEXT PHOTOS
	RENDERINGS

ARCHITECTURE

A-01.0	PROPOSED SITE PLAN AND ZONING INFORMATION
A-01.1	AREA DIAGRAMS AND CALCULATIONS
A-01.2	EXISTING & DEMOLITION SITE PLAN
A-01.3	SITE WALLS & DETAILS
A-02.0	EXISTING AND DEMOLITION FLOOR PLAN
A-02.1	PROPOSED FLOOR PLAN
A-04.0	EXISTING & DEMOLITION ROOF PLAN
A-04.1	PROPOSED ROOF PLAN
A-05.0	EXISTING & PROPOSED EXTERIOR ELEVATIONS: FRONT AND REAR
A-05.1	EXISTING & PROPOSED EXTERIOR ELEVATIONS: NE & SW
A-05.2	EXISTING & PROPOSED BUILDING SECTIONS: AA & BB

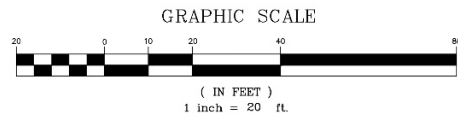
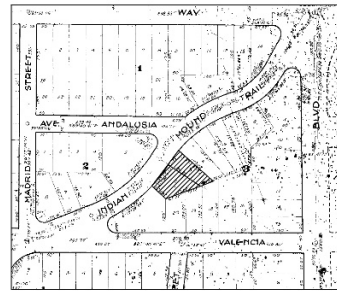
2509 INDIAN MOUND: PENDING HISTORICAL DESIGNATION:

SCHEDULED FOR REVIEW ON: MARCH 12, 2026

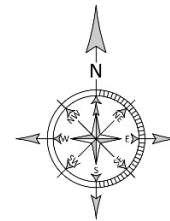
PRELIMINARY BOA SUBMITTAL: August 22, 2025
CERTIFICATE OF APPROPRIATENESS SUBMITTAL: November 18, 2025
CERTIFICATE OF APPROPRIATENESS SUBMITTAL REV1: March 12, 2026
PERMIT SUBMITTAL: XX, 2026

LOCATION MAP

N.T.S.



BOUNDARY SURVEY



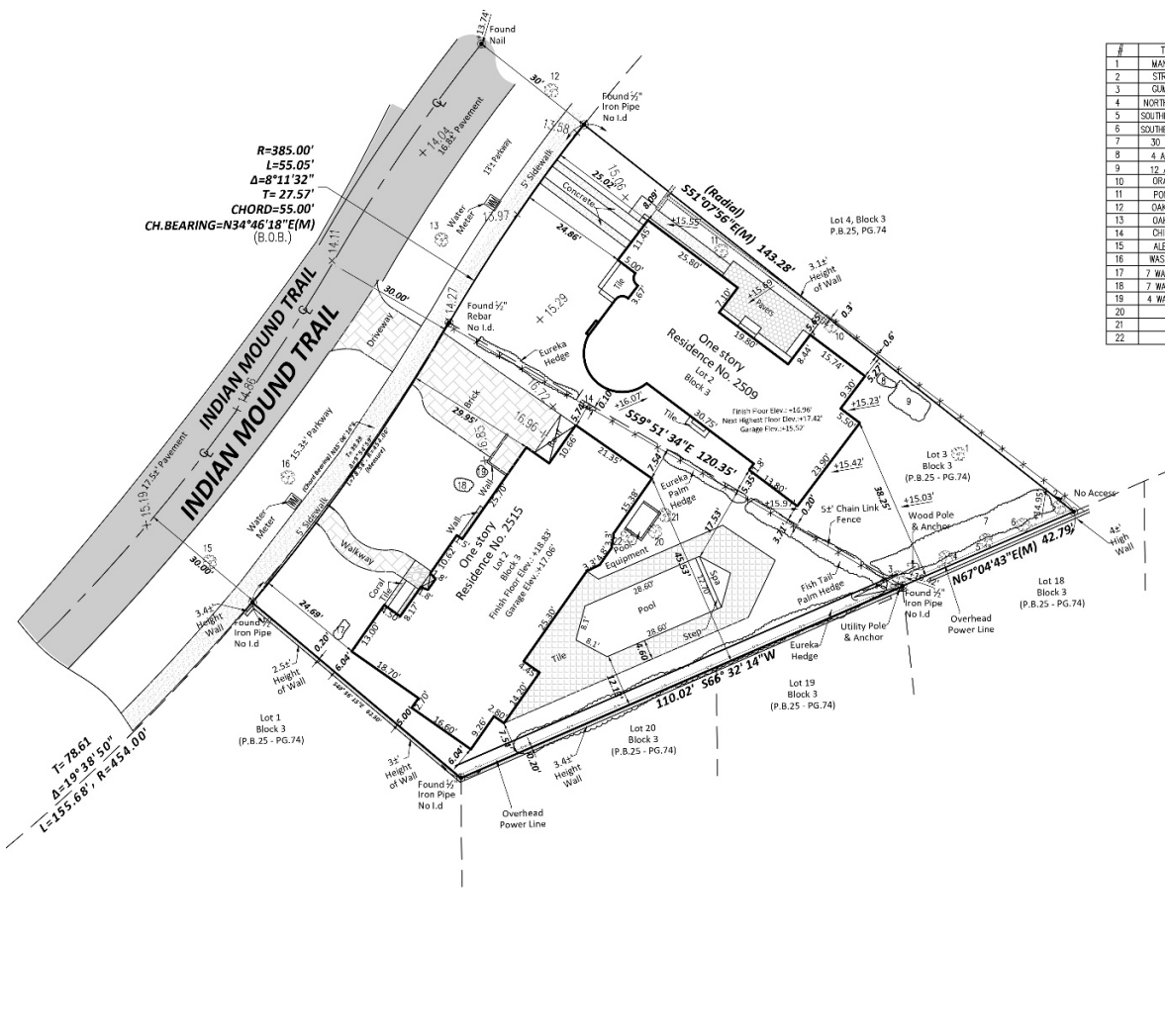
LEGAL DESCRIPTION:
 Lot 2 & 3 Block 3, REVISED PLAT OF CORAL GABLES, according to the Plat thereof, as recorded in Plat Book 25, Page 7 of the Public Records of Miami-Dade County, Florida.

CERTIFIED TO:

- Vivian Ana Sanchez

SURVEYOR'S NOTES:

- There may be additional restrictions that are not shown on this survey that may be found in the public records of this county.
- Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property.
- This certification is only for the lands as described, it is not a certification of title, zoning, easements, or freedom of encumbrances. Abstract not reviewed.
- Location and identification of utilities, if any, are shown in accordance with recorded plat.
- Ownership is subject to opinion of title.
- Type of Survey: BOUNDARY SURVEY
- The herein captioned property was surveyed and described based on the shown legal description; provided by client.
- Survey map and report or the copies thereof are not valid and for reference only, unless signed and sealed with the original raised seal of a Florida licensed surveyor and mapper.
- This plan of survey has been prepared for the exclusive use of the entities named hereon. The certificate does not extend to any unnamed parties.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- The surveyor of record does not determine ownership of fences, measurements shown hereon depict physical location of fence.
- Accuracy: The expected use of land as classified in the Minimum Technical Standards (51-17 FAC), is "suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- No attempt has been made to locate any foundation beneath the surface of the ground.
- Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Bearings shown are assumed and are based on the _____ of _____, being _____.



#	TREE NAME	SCIENTIFIC NAME	DIAMETER	HEIGHT	SPREAD
1	MANDO TREE	MANGIFERA INDICA	10	25	15
2	STRANGLER FIG	FICUS AUREA	101	50	50
3	CLUMBO LIMBO	BURSERIA SMARUBA	4	35	35
4	NORTHFOLK ISLAND PINE	ARAUCARIA HETEROPHYLLA	8	25	8
5	SOUTHERN CHINESE TALLOW	TRIDACA SEBIFERA	12	25	18
6	SOUTHERN CHINESE TALLOW	TRIDACA SEBIFERA	4	6	8
7	30 ALEXANDER PALM	ARCHONTOPHENIX ALEXANDRAE	4	25	7
8	4 ALEXANDER PALM	ARCHONTOPHENIX ALEXANDRAE	4	30	7
9	12 ALEXANDER PALM	ARCHONTOPHENIX ALEXANDRAE	4	30	7
10	ORANGE JASMINE	MARRUBIA PANICULATA	5	15	10
11	PONTIAC PALM	BEAUJARNEA RECURVATA	12	30	12
12	OAK TREE	QUERCUS	10	20	20
13	OAK TREE	QUERCUS	10	30	20
14	CHINESE HIBISCUS	HIBISCUS ROSA-SINENSIS	15	25	25
15	ALEXANDER PALM	ARCHONTOPHENIX ALEXANDRAE	5	30	7
16	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	8	30	10
17	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	5	35	10
18	7 WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	5	30	10
19	4 WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	5	25	7
20					
21					
22					

LEGEND

- WATER METER
- CATCH BASIN
- FIRE HYDRANT
- CLEAN OUT
- SANITARY MANHOLE
- STORM MANHOLE
- FPL MANHOLE
- BELL SOUTH MANHOLE
- INLET
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- CONCRETE UTILITY POLE
- TRAFFIC BOX
- TREE
- PLAT BOOK
- PAGE
- SQ.FT. SQUARE FEET
- MORE OR LESS
- ELEV. ELEVATION
- INV. INVERT
- CENTERLINE
- CITY OF MIAMI MONUMENT LINE
- PROPERTY LINE
- ENCR. ENCROACHMENT
- (M) MEASURED
- (P) PLAT
- (A) ATLAS SHEET
- OVERHEAD POWER LINES
- WATER MAIN
- SEWER MAIN
- TELEPHONE LINE
- GAS LINE
- CHAIN LINK FENCE
- HANDICAP PARKING
- ELECTRIC BOX
- COLUMN
- TEMPORARY BENCH MARK
- STREET LIGHT POLE

ELEVATION NOTE: (IF REQUESTED AND SHOWN)
 1. +0.00' Indicates existing Elevations
 2. Elevations are referred to the National Geodetic Vertical Datum of 1929

BENCHMARK INFORMATION: NAME: P-510, DESCRIPTION: PK NAIL AND BRASS WASHER IN WEST END OF A WATER FOUNTAIN, LOCATION: SW 74 ST - 60' SOUTH OF C/L ELEVATION: +11.78'



THIS PLAN WAS PREPARED BY THE SURVEYOR OR AN ASSISTANT SURVEYOR AND THE SURVEYOR HAS CONDUCTED A VISUAL GENERAL SURVEY OF THE LANDS SHOWN AND HAS BELIEF, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THAT THE BOUNDARY SURVEY OF THE ABOVE CAPTIONED PROPERTY WAS COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Waldo F. Paez
 Date: 2025.07.02 15:10:21
 Date: 2025.07.02 15:10:21
 Date: 2025.07.02 15:10:21

BY: **Waldo F. Paez**
 FOR THE FIRM
 WALDO F. PAEZ, P.S.M., No. 3284
 STATE OF FLORIDA

ADDRESS: 2515 INDIAN MOUND TRAIL CORAL GABLES, FL 33134
 FOLIO NO.: 03-4118-002-0200

SCALE: 1" = 20'
 DRAWN BY: M.P.P.
 CHECKED BY: Waldo F. Paez

DELTA MAPPING & SURVEYING, INC.
 LAND SURVEYORS - LAND PLANNERS
 1101 S.W. 15th St., Suite 310
 Miami, FL 33135
 P. (305) 429-0208 F. (305) 429-1152
 09-11-2009

FLOOD ZONE INFORMATION:
 COMMUNITY NAME & NUMBER: CITY OF CORAL GABLES 120639
 MAP/PANEL NUMBER: FLOOD ZONES 7
 FIRM PANEL: 12086C0457 L
 EFFECTIVE/REVISED DATE: BASE FLOOD ELEVATION 09-11-2009

1
 OF 1 SHEET(S)
 SURVEY DATE: 06-24-2025
 JOB NO.: 25-0119

REVISIONS:	JOB NO.:	DATE:	REVISIONS:	JOB NO.:	DATE:
2509	24-0270	11-14-24			
2515	24-0143	6-24-24			
2509-2515 COMBINED	25-0119	6-24-25			



Neighbor Across the Street: 2522 Indian Mound



Neighbor Across the Street: 2514 Indian Mound



Adjacent neighbor on North-East Side : 2505 Indian Mound



Front View 2509 Indian Mound



Front View 2515 Indian Mound



Adjacent neighbor on South Side : 2525 Indian Mound

BOA Preliminary Submittal: Context Photo's
Property: 2509 & 2515 Indian Mound
Coral Gables, FL, 33134







View of Front



View of Rear



View of South-West Side



View of North-East Side

BOA Preliminary Submittal: House Photo's
Property: 2509 Indian Mound
Coral Gables, FL, 33134







View of Front



View of Rear



View of Front

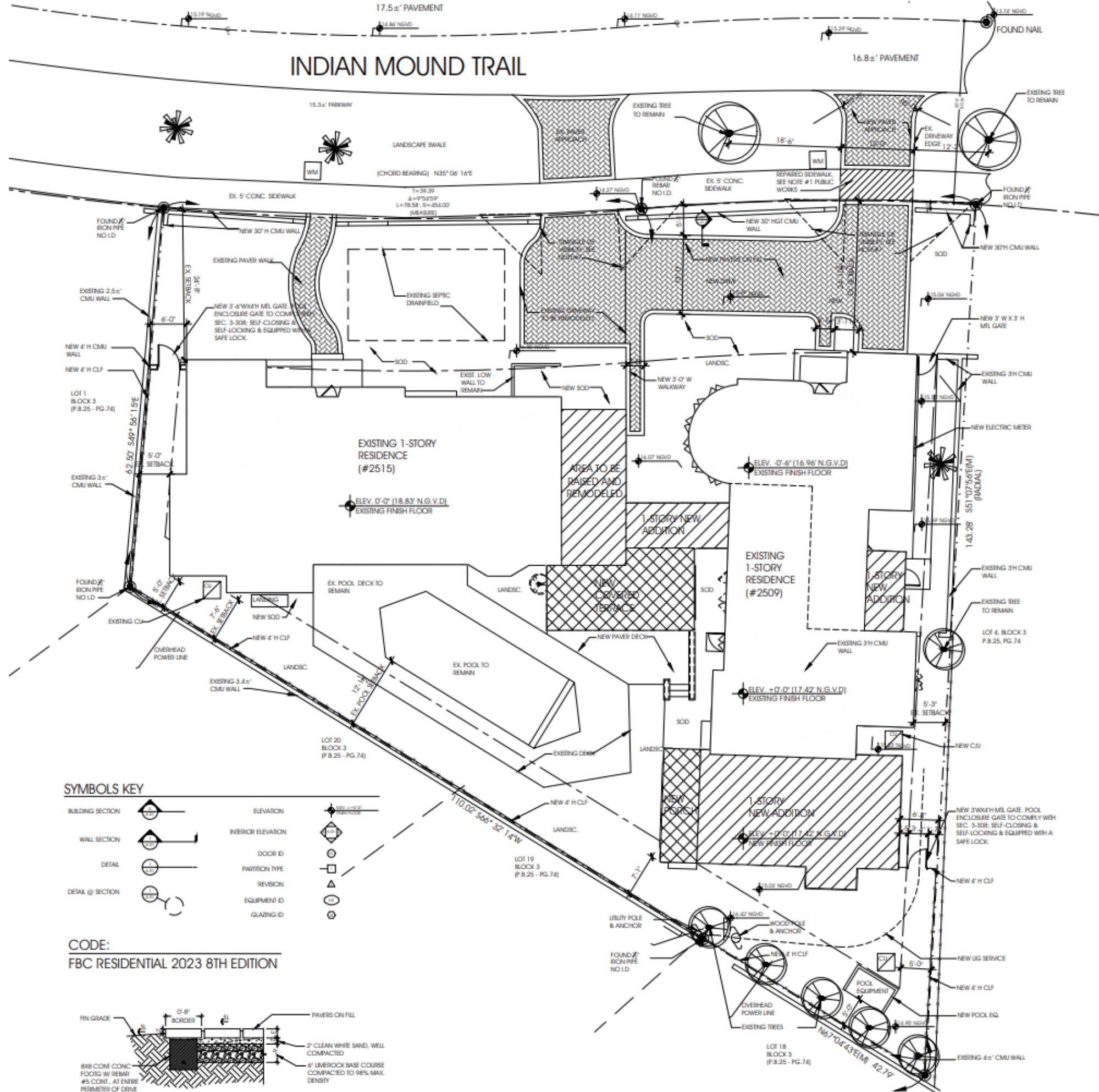


View of Rear

BOA Preliminary Submittal: House Photo's
Property: 2515 Indian Mound
Coral Gables, FL, 33134







LOCATION SKETCH
SCALE: NTS

LEGAL DESCRIPTION
LOT 2 & 3 BLOCK 3, REVERSED PLAT OF CORAL GABLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SCOPE OF WORK
THE WORK ENTAILS COMBINING OF TWO 1-STORY HOMES & PROPERTIES INTO ONE NEW HOME, INTERIOR REMODELING, INCLUDING PARTIAL DEMOLITION, 1 STORY NEW ADDITION AND MEP UPGRADES. SITE WORK INCLUDES, NEW DRIVEWAY, POOL GATES & LANDSCAPE UPGRADES.

ZONING INFORMATION: COMBINED LOTS

ZONED:	SR
FLOOD ZONE:	X
LOT SIZE:	14,230 SF (2509 = 4,250 SF LOT + 2515 = 8,000 SF LOT)
CODE:	FBC 2023, RESIDENTIAL 8TH EDITION
ALTERATION LEVEL:	SECTION 603 AND CHAPTER 8: ALTERATION LEVEL 2
FOLIO:	2509-03-4118-002-0210 2515-03-4118-002-0200

	REQUIRED/ALLOWED	EXISTING/PROPOSED
F.A.R. ALLOWED	5,419 SF (48% FIRST 5,000 SF, 35% NEXT 5,000 SF, 30% REMAINING)	4,420 SF
LOT COVERAGE: 35%	4,981 SF MAIN HOUSE: MAX. 35% LOT	5,310 SF (VARIANCE)
45%	6,803 SF ACCESS STRUCTURES: MAX. 45% LOT	5,736.9 SF
MIN. FLOOR ELEVATION	FROM 1/2" MIN/30" MAX ABOVE EST. GRADE	2509-17.65' NGVD EXISTING
	EST. GRADE=0' NGVD	2515-18.83' NGVD EXISTING
GARAGE FLOOR ELEV.	NO MORE THAN 6' ABOVE GRADE (X.X NGVD)	12.82' NGVD (PROPOSED)
	EST. GRADE=12.32' NGVD	
HEIGHT ALLOWED	25'-0" MAX. FROM FINISH FLOOR	8'-10" TOP OF TB (TO MATCH EXIST)
LANDSCAPE AREA REQUIRED	5,419 SF MIN. 40% LOT	5,704 SF
FRONT YARD REQUIRED	1,138 SF MIN. 20% OF 40%AT FRONT YARD	2,589 SF

SETBACK REQUIREMENTS: (VARIANCE REQUEST)

	REQUIRED/ALLOWED	EXISTING/PROPOSED
FRONT:	25'-0"	24'-8" (EXISTING)
SIDE: NE INTERIOR	10'-0" (5'-0" MIN)	5'-3" (EXISTING) VARIANCE
		6'-4" (NEW ADDITION)
SIDE: SW INTERIOR	10'-0" (5'-0" MIN)	5'-0" (EXISTING) VARIANCE
REAR:	10'-0"	5'-0" (EXISTING)
POOL:	10'-0" (REAR)	7'-11" (NEW ADDITION) VARIANCE
		12'-1 1/2" (EXISTING)

AREA CALCULATIONS: TOTALS : SEE SHEET A-01.1

WASA NOTES:
TOTAL AREA UNDER A/C: 4,420 SF

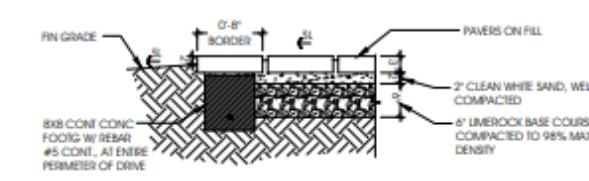
PUBLIC WORK NOTES:
1. SIDEWALK AT NEW APPROACH TO BE 6" THICK CONCRETE W/ WIRE REINFORCED MESH, COLOR CORAL GABLES BEIGE AS PER CITY SPECS.
2. PAVER DETAIL, SEE AIA-01.D.

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

SYMBOLS KEY

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

CODE:
FBC RESIDENTIAL 2023 8TH EDITION



PAVER DETAIL: A
SCALE: 3/8"=1'-0"

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

NOTES

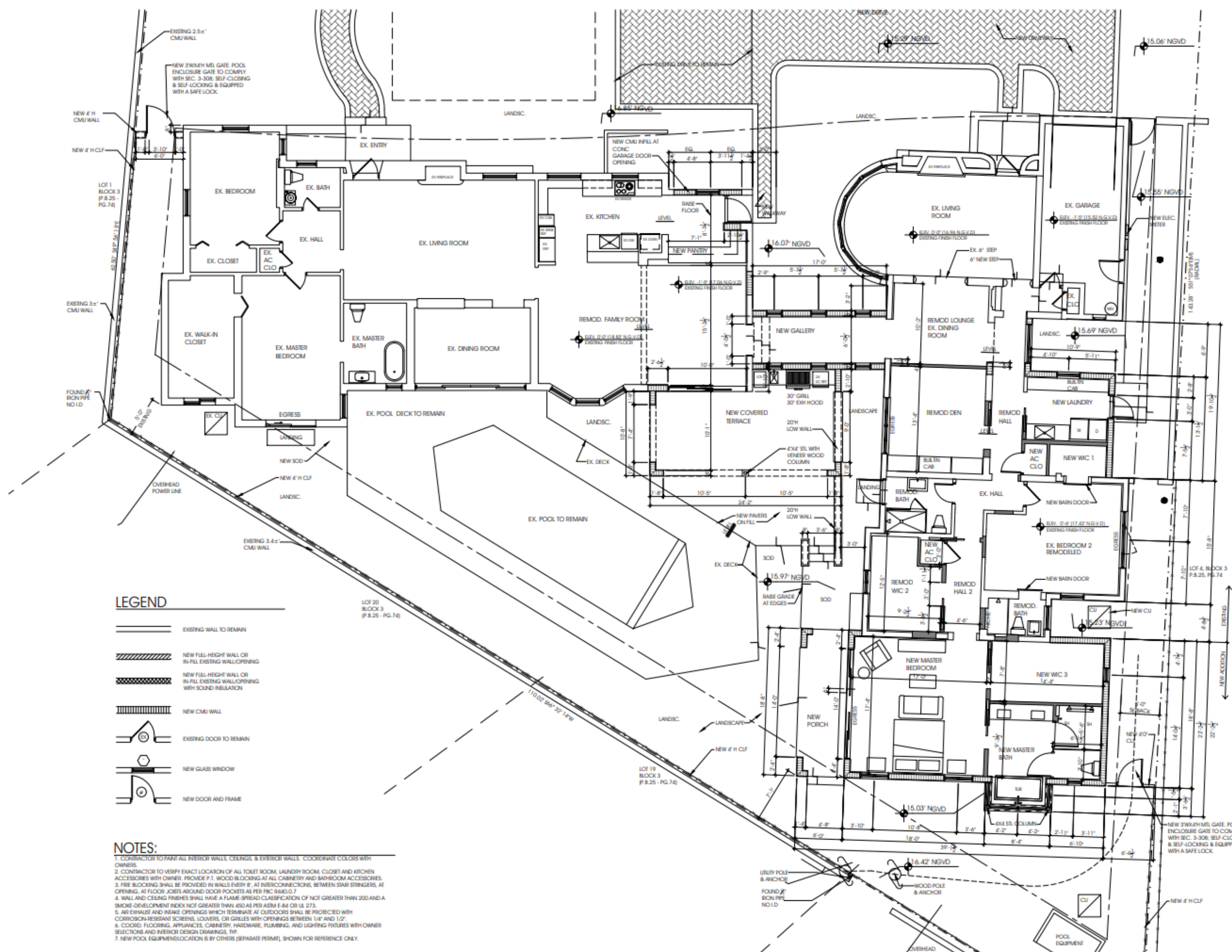
LOCUS ARCHITECTURE INCORPORATED
500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel: (305) 740-0120
Email: Locus@locusarchitecture.net
License No. AR 13937

NO.	REVISION/SUBMISSION	DATE
1	OWNER REVIEW	02-10-25
2	BOA PRELIM SUBMITAL	08-22-25
3	COA SUBMITAL	11-18-25
4	COA SUBMITAL REVISED	03-12-26
5	PERMIT SUBMITAL	

PROJECT: Additions & Remodel Combined Properties
2509-2515 Indian Mound Trail, Coral Gables, FL 33134

DRAWING: Proposed Site Plan and Zoning Information

SEAL	SCALE
	-
DRAWN	-
REVIEWED	-
CHK	-
PROJ. NO.	374.0
SHEET NO.	A-01.0



LEGEND

- EXISTING WALL TO REMAIN
- NEW FULL-HEIGHT WALL OR IN-FILL EXISTING WALL/OPENING
- NEW FULL-HEIGHT WALL OR IN-FILL EXISTING WALL/OPENING WITH SOUND INSULATION
- NEW CMU WALL
- EXISTING DOOR TO REMAIN
- NEW GLASS WINDOW
- NEW DOOR AND FRAME

- NOTES:**
- CONTRACTOR TO PAINT ALL INTERIOR WALLS, CEILING, & EXTERIOR WALLS. COORDINATE COLORS WITH OWNER.
 - CONTRACTOR TO VERIFY EXACT LOCATION OF ALL TOILET ROOM, LAUNDRY ROOM, CLOSET AND KITCHEN ACCESSORIES WITH OWNER. PROVIDE P.T. WOOD BLOCKING AT ALL CABINETS AND BATHROOM ACCESSORIES.
 - FIRE BLOCKING SHALL BE PROVIDED IN WALLS EVERY 8', AT INTERCONNECTIONS, BETWEEN STAIR STRINGERS, AT OPENING, AT FLOOR JOISTS AROUND DOOR POCKETS AS PER FBC 704.0.7
 - WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPMENT INDEX NOT GREATER THAN 450 AS PER ASM E-84 OR UL 273.
 - AIR EXHAUST AND INTAKE OPENINGS WHICH TERMINATE AT OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS, OR GRILLES WITH OPENINGS BETWEEN 1/4" AND 1/2".
 - COORD. FLOORING, APPLIANCES, CABINETS, HARDWARE, PLUMBING, AND LIGHTING FIXTURES WITH OWNER SELECTIONS AND INTERIOR DESIGN DRAWINGS, TYP.
 - NEW POOL EQUIPMENT/LOCATION IS BY OTHERS (SEPARATE PERMIT), SHOWN FOR REFERENCE ONLY.

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

LOCUS ARCHITECTURE INCORPORATED
500 South Dale Highway, Suite 307
Coral Gables, Florida 33156
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Email: Locus@locusarchitecture.net
License No. AR 13937

CONSULTING

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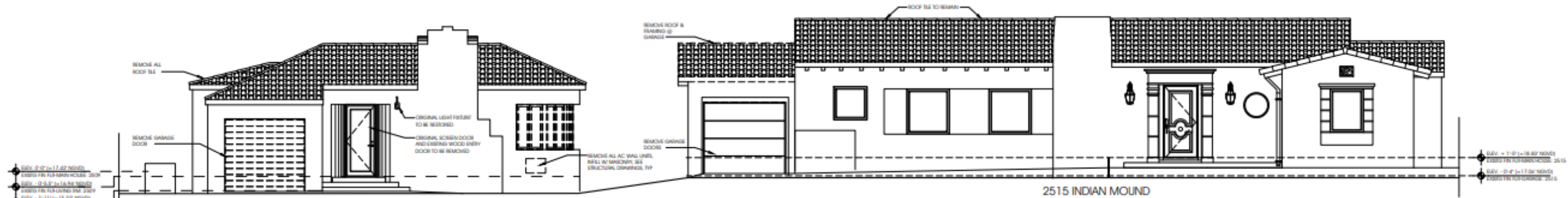
PROJECT: Additions & Remodel Combined Properties
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DRAWING: Proposed Floor Plan

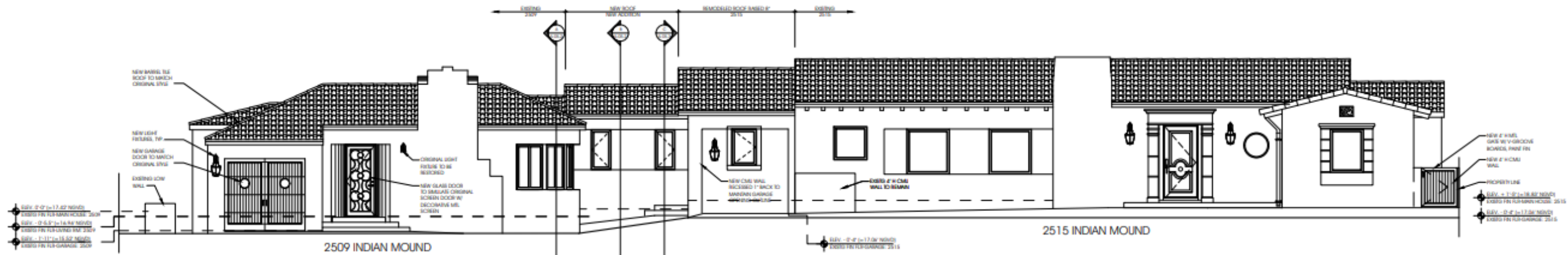
SEAL	SCALE
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DRAWN	REVIEWED
-	MDL
PROJECT NO.	374.0
SHEET NO.	A-02.1

HISTORIC DEPARTMENT NOTES

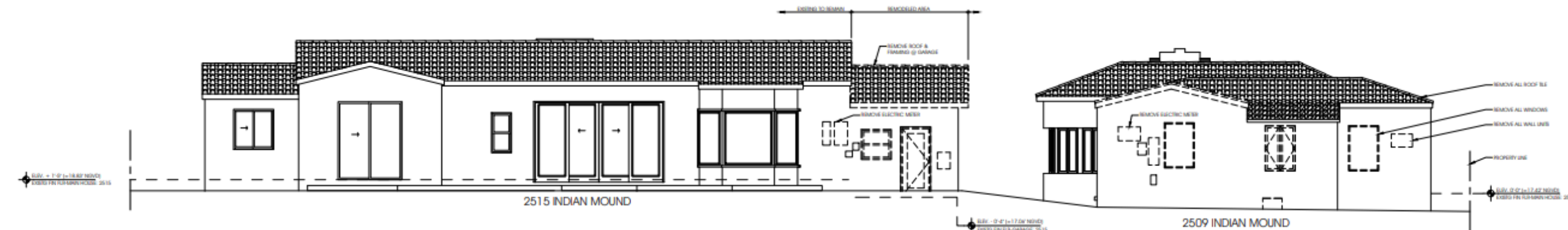
1. WFL...
2. WINDOW & DOOR GLASS IS TO BE CLEAR, NO TINT, NO REFLECTIVITY, NO LOW-E.
3. ROOF TILE IS TO BE TRUE, TWO-PIECE BARREL TILE.
4. WINDOWS AT 2509 TO MATCH THE TYPE AND STYLE OF THE WINDOWS ORIGINALLY ON THE HOME.
5. THE FRONT DOOR OF 2509 IS ORIGINAL TO THE HOME. IT SHOULD BE RETAINED AND REPAIRED OR, IF BEYOND REPAIR, REPLICATED IN WOOD.
6. THE LIGHT FIXTURE AT THE FRONT ENTRY OF 2509 IS ORIGINAL TO THE HOME. IT IS TO REMAIN AND BE RESTORED RATHER THAN REPLACED.
7. THE PROPOSED GARAGE DOORS AT 2509 ARE TO MORE CLOSELY REFLECT THE EXISTING ORIGINAL DOOR.
8. THE HOUSE IS NOT TO BE RE-STUCCOED.
9. THE STUCCO TEXTURE OF THE NEW ADDITIONS SHOULD BE DIFFERENTIATED FROM THE EXISTING RESIDENCES.
10. ELEVATIONS OF THE PROPOSED FRONT WALL AND DETAILS OF ANY PROPOSED GATES SHALL BE SUBMITTED TO STAFF FOR REVIEW.
11. AT 2015 RETAIN A MEMORY OF THE ORIGINAL GARAGE OPENING AT THE FRONT FACADE WITH A RECESS OR SIMILAR DETAIL.
12. AT 2515 REMOVE THE KEYSTONE DETAIL AROUND THE NEW WINDOW AT THE KITCHEN/EXISTING GARAGE.
13. EACH RESIDENCE IS TO RETAIN ITS OWN CORNERWAY/PARKING AREA.
14. 2509 HAS CURVED STUCCO EAVES AT THE ROOF EDGE THAT ARE TO BE MAINTAINED. THE EAVE DETAIL OF THE NEW ADDITIONS SHOULD BE DIFFERENTIATED FROM THE ORIGINAL.
15. THE NEW WINDOW ON THE NE SIDE ELEVATION OF 2509 IS TO BE OF A SIZE AND PROPORTION CONSISTENT WITH THE REMAINDER OF THE HISTORIC HOME.
16. THE EXISTING WINDOW ON THE NE SIDE ELEVATION OF 2509 IS TO RETAIN ITS ORIGINAL AND CURRENT SIZE.



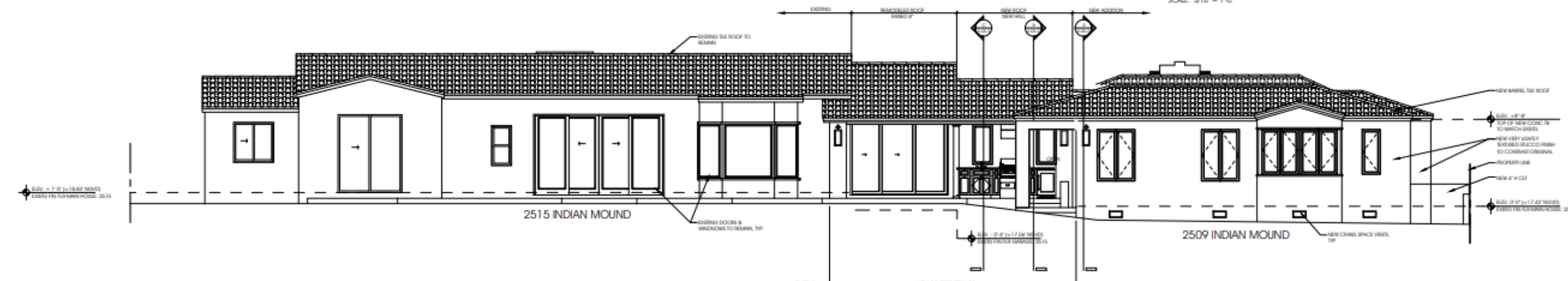
EXISTING AND DEMOLITION FRONT ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING AND DEMOLITION REAR ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0"

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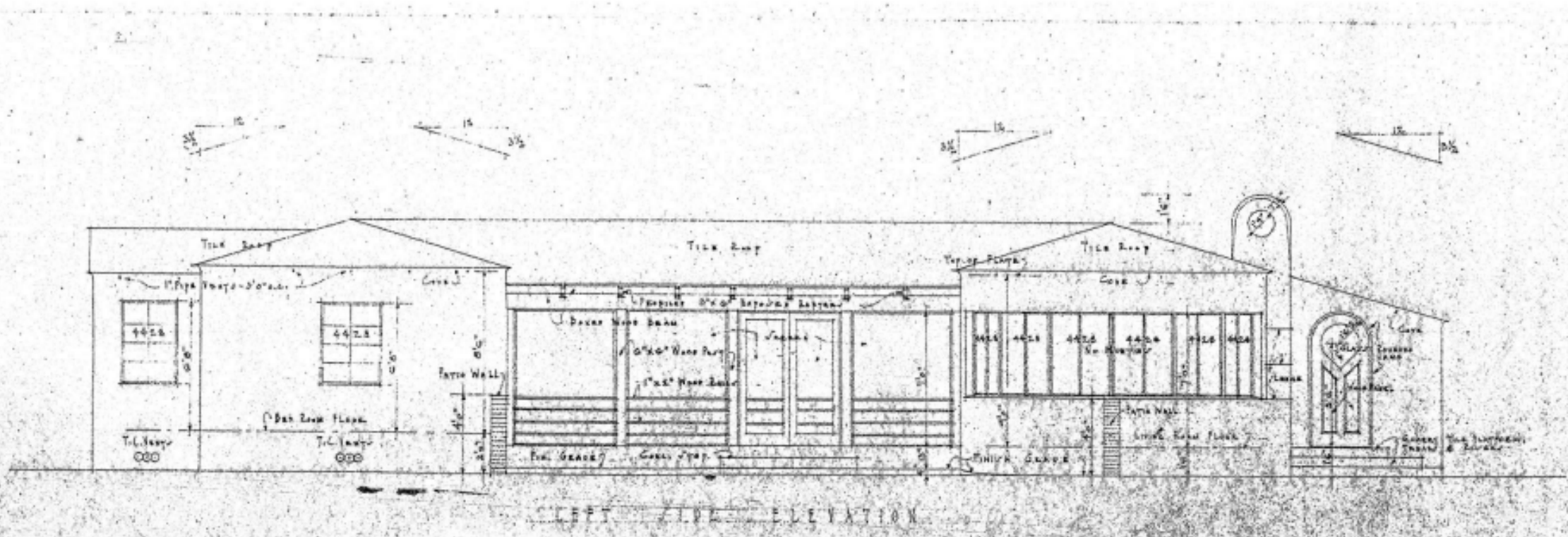
PROJECT
Additions & Remodel Combined Properties
2509-2515 Indian Mound Trail,
Coral Gables, FL 33134

DRAWING
Existing, Demolition and Proposed Front & Rear Elevation

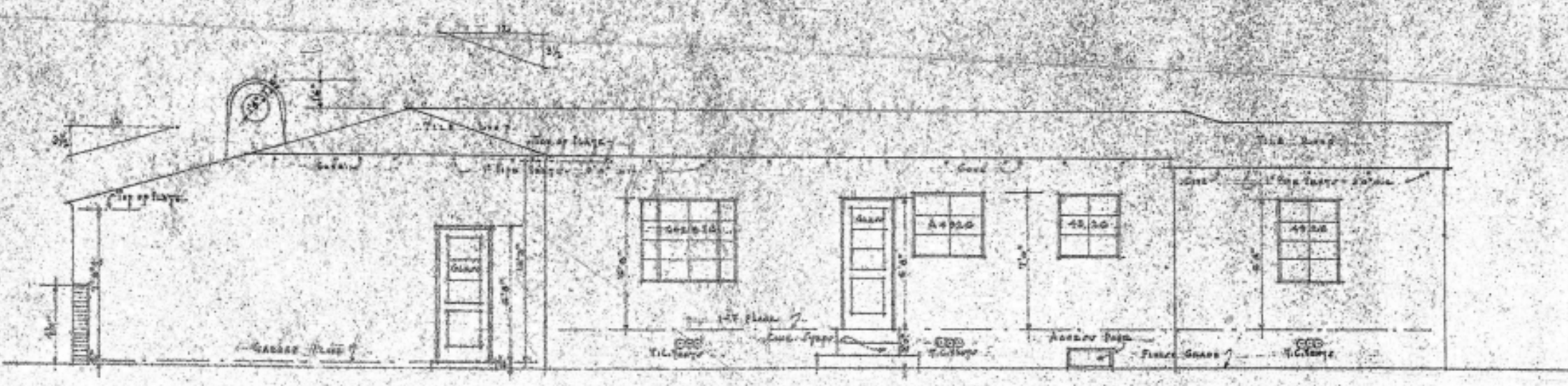
SEAL

SCALE
DRAWN
REVIEWED
NDL
PROJ. NO.
37&D
SHEET NO.

A-05.0

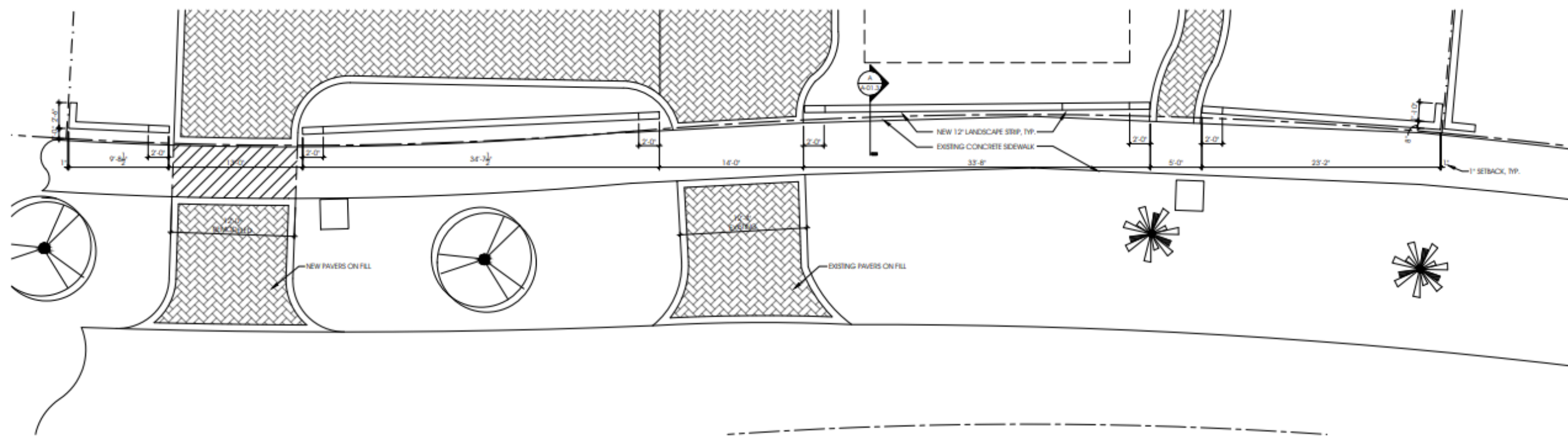
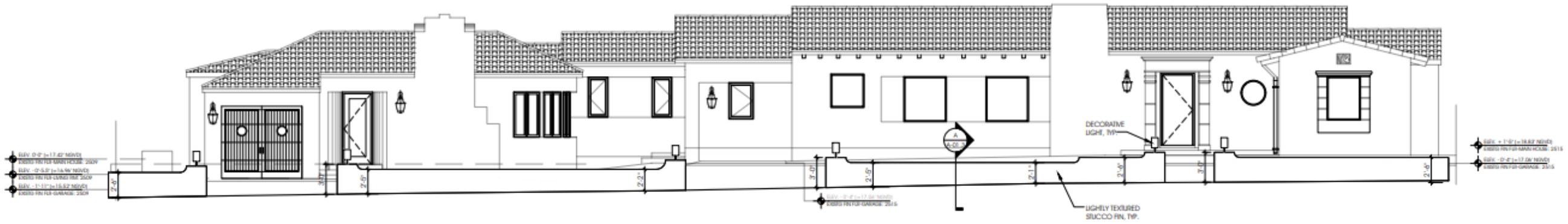
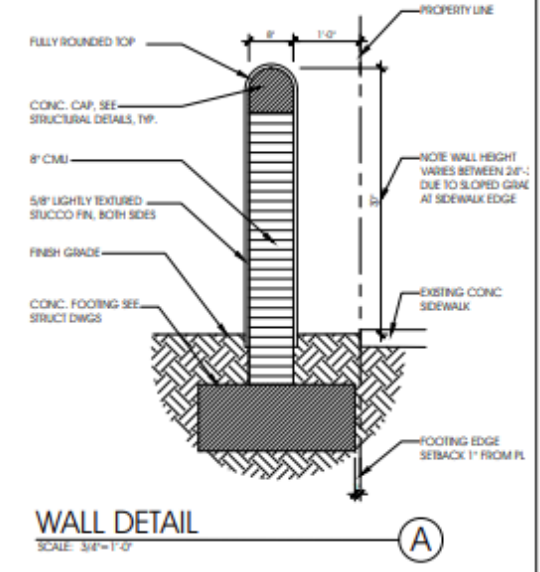


LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION
Vertical 1/4" = 1'-0"

HOUSE NO. 1011
 PENNSYLVANIA CONSTRUCTION &
 DEVELOPMENT CORPORATION
 CONSULTING ARCHITECTS
 W. H. HEDDLAM - ARCHITECT
 ONE ANSONS BUILDING
 CORNER CALLETON & 15th
 PHILADELPHIA, PA.
 JOB NO. 1011 - 4-19-25



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COA SUBMITAL	11-18-25	
COA SUBMITAL REVISED	03-12-26	
PERMIT SUBMITAL		

PROJECT
**Additions & Remodel
Combined Properties**
2509-2515 Indian Mound Trail,
Coral Gables, FL 33134

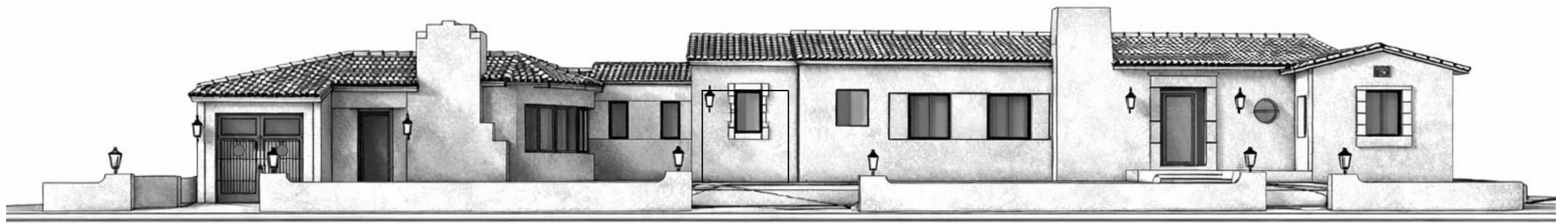
DRAWING
**Existing and Demolition
Site Plan**

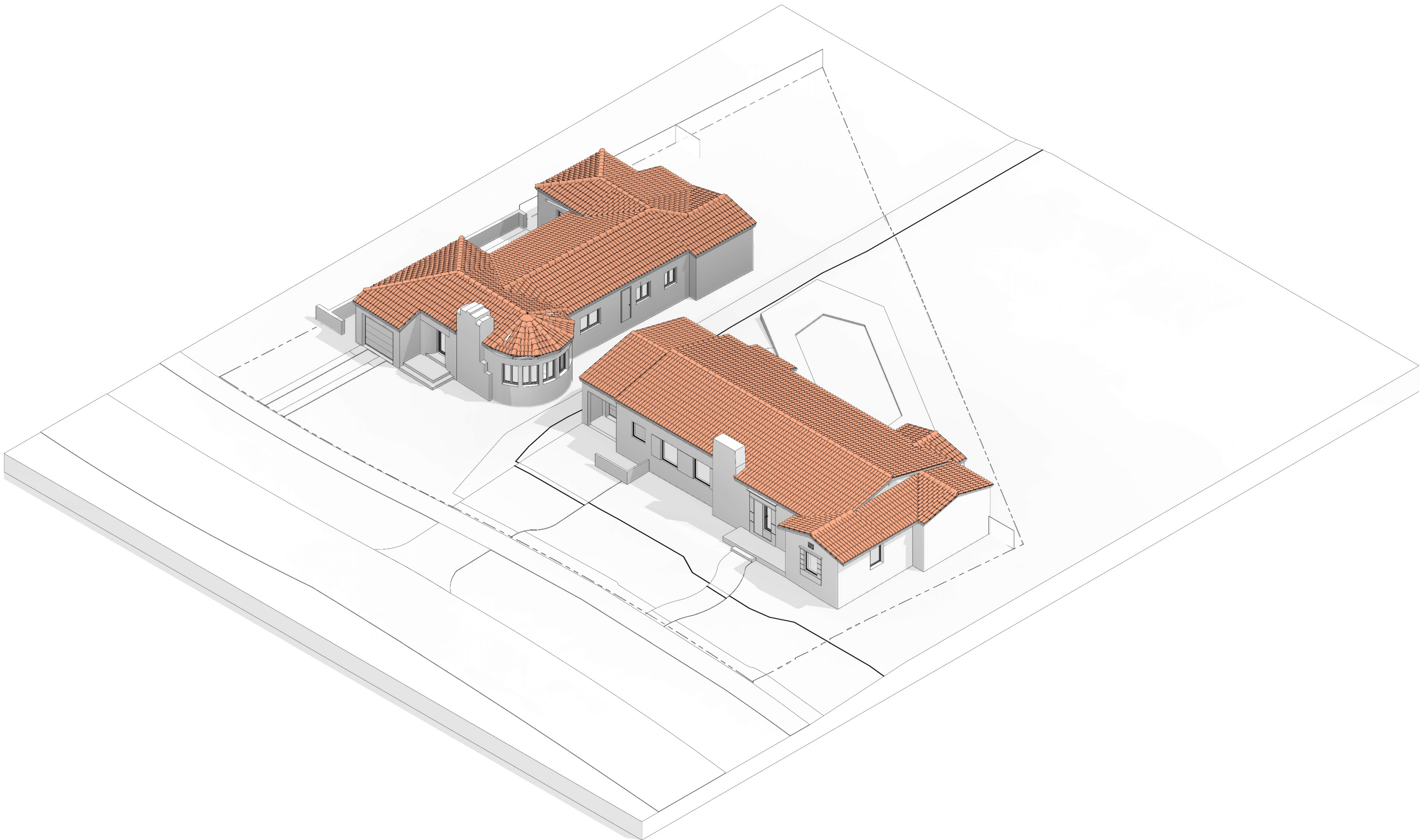
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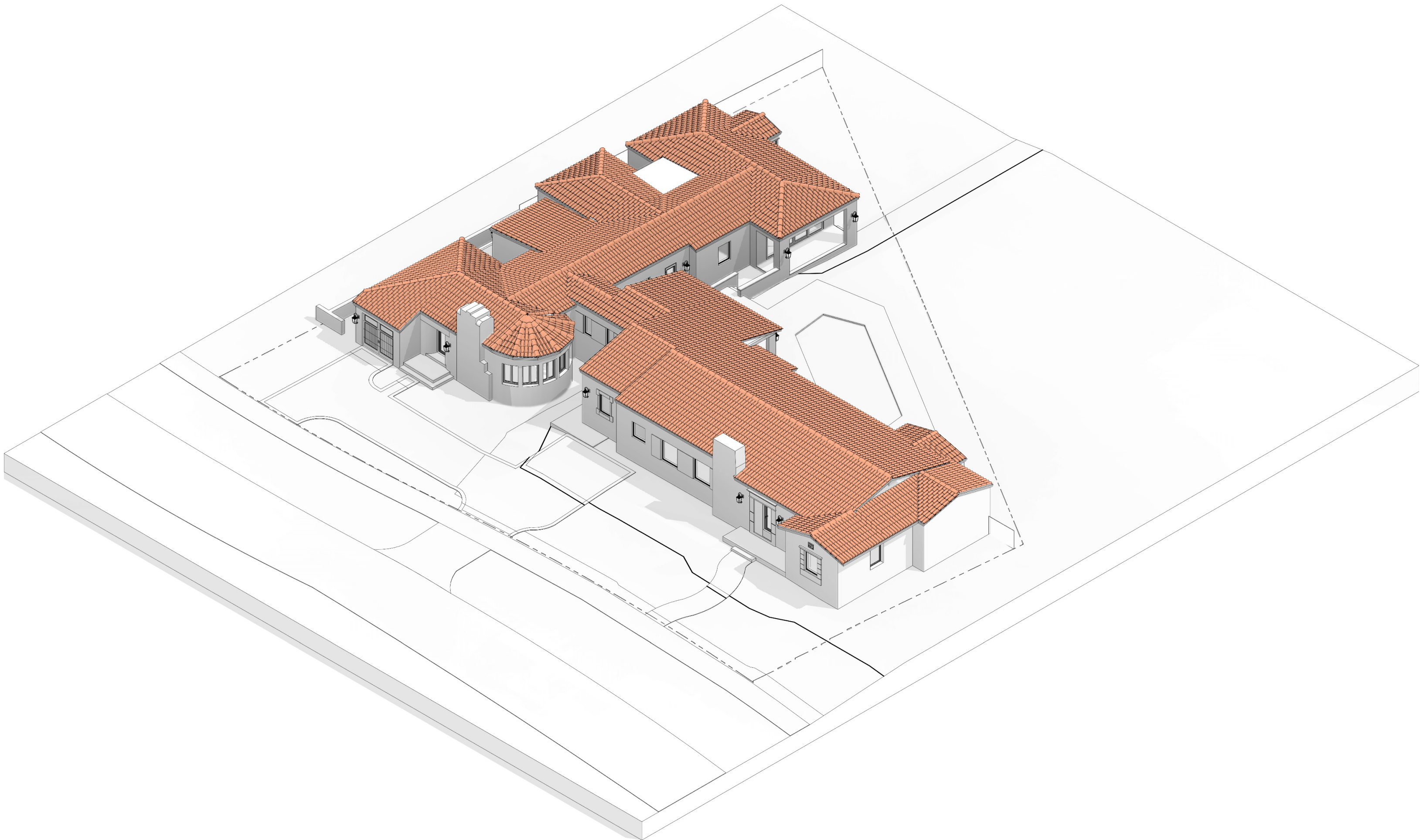
Nelson de Leon
AR 13937

SCALE
-
DRAWN
-
REVIEWED
NCL
PROJ. NO.
374.0
SHEET NO.

A-01.3

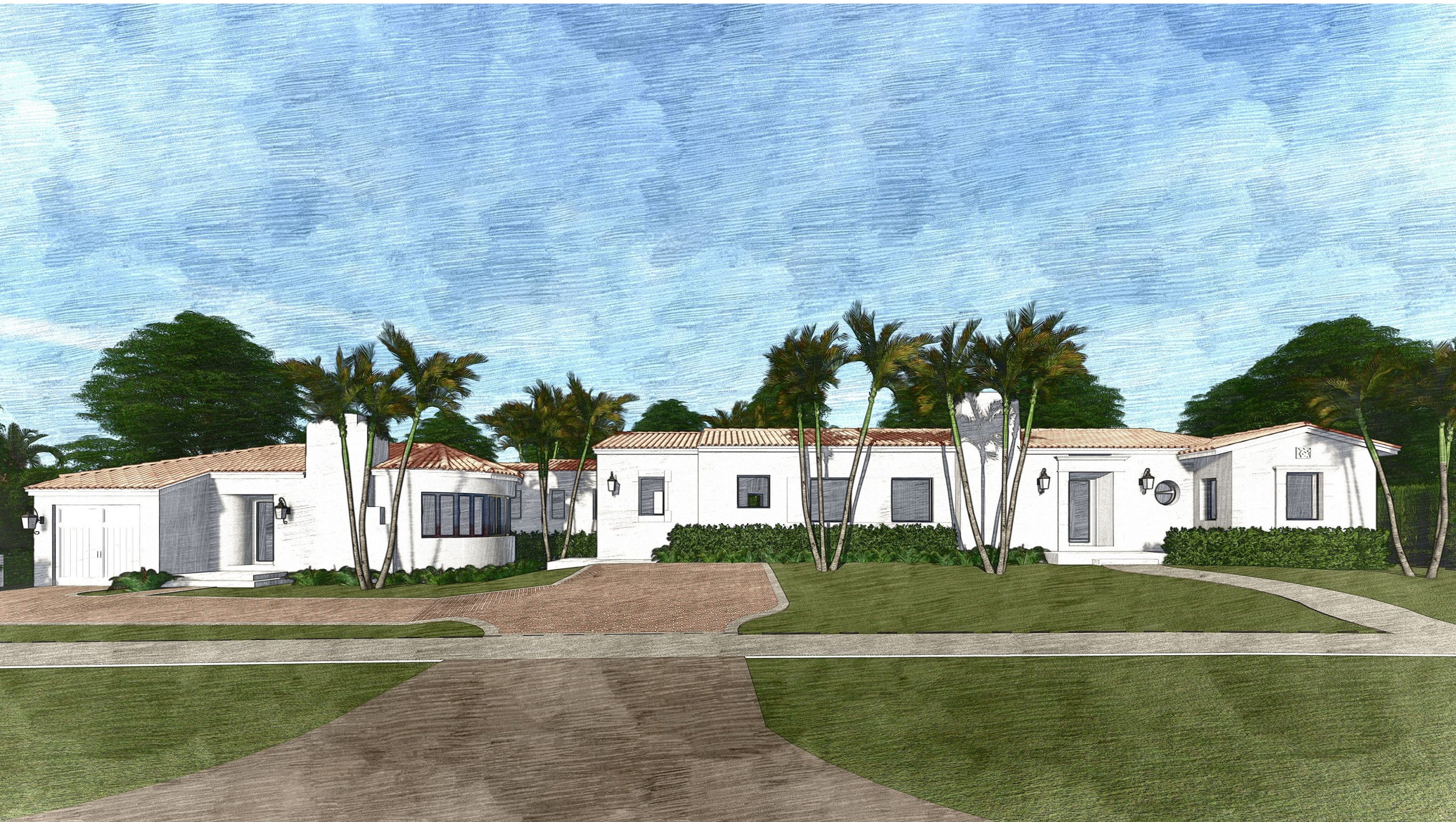






















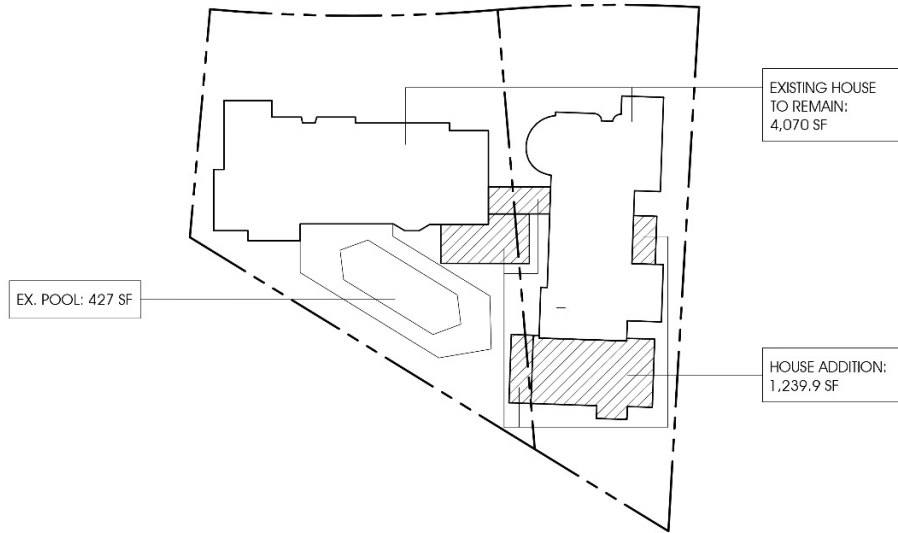




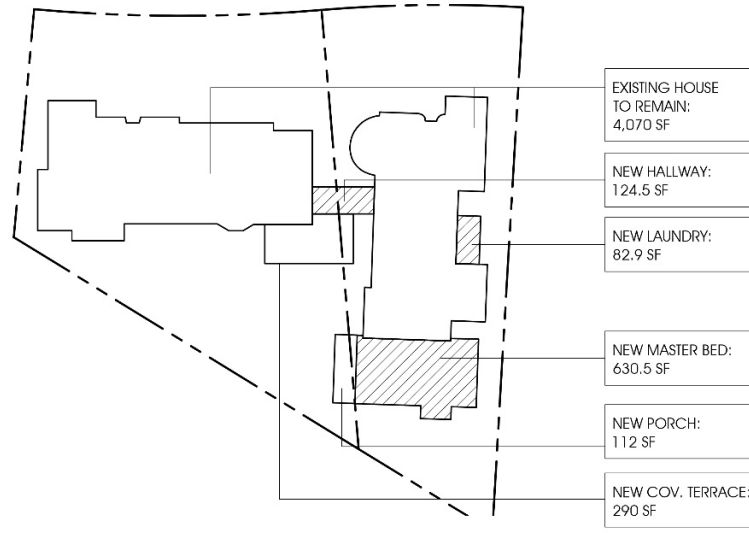




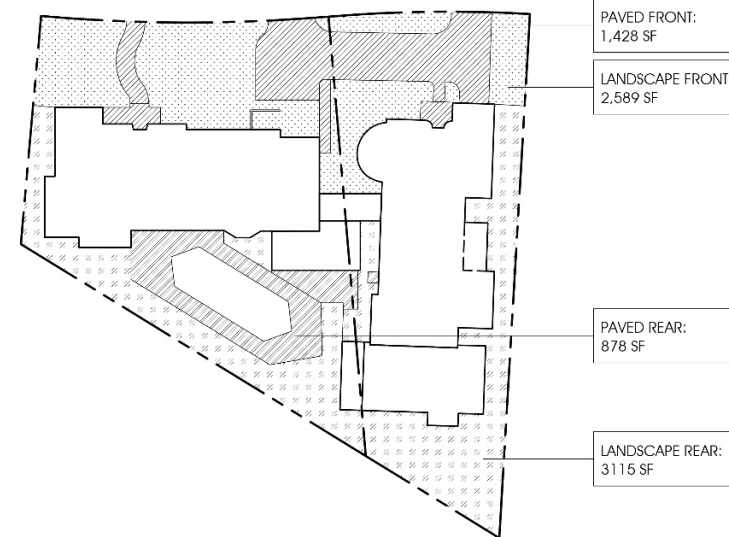




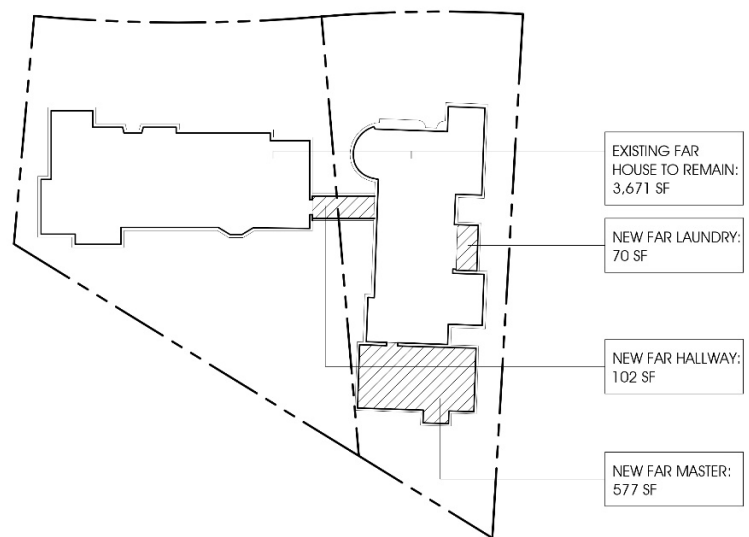
LOT SIZE: 14,230 SF
 LOT COVERAGE 45%
 SCALE: 1/32" = 1'-0"



LOT SIZE: 14,230 SF
 LOT COVERAGE 35%
 SCALE: 1/32" = 1'-0"



LOT SIZE: 14,230 SF
 LANDSCAPE AND PAVED AREAS
 SCALE: 1/32" = 1'-0"



LOT SIZE: 14,230 SF
 FIRST FLOOR FAR
 SCALE: 1/32" = 1'-0"

REQUESTED VARIANCES

SETBACK REQUIREMENTS: New additions comply w/ setbacks	ALLOWED	EXISTING	
FRONT:	25'-0"	24'-8" (EX)	NON CONFORMING
SIDE: NE INTERIOR	15'-0" (5'-0" MIN)	5'-3" (EX)	NON CONFORMING
SIDE: SW INTERIOR	10'-0" (5'-0" MIN)	5'-0" (EX)	NON CONFORMING
REAR:	10'-0"	5'-0" (EX)	NON CONFORMING
POOL	10'-0"	12'-1 1/2" (EX)	COMPLY

LOT COVERAGE 35%	ALLOWED	PROPOSED	OVER
	4,981 SF	5,310 SF	329 SF

EXISTING CALCULATIONS

GROSS EXISTING AREAS (LOT COVERAGE 35%)	EXISTING
2509 INDIAN MOUND	1,853 SF
2515 INDIAN MOUND	2,217 SF
TOTALS	4,070 SF

LOT SIZES	
2509 INDIAN MOUND LOT SIZE	6,230 SF
2515 INDIAN MOUND LOT SIZE	8,000 SF
TOTALS	14,230 SF

AREA CALCULATIONS: TOTALS FOR COMBINED PROPERTIES

FAR CALCULATIONS	ALLOWED: 5,419 SF	EXISTING	PROPOSED	NEW TOTALS
2509 NET		1,647 SF	0 SF	1,647 SF
2515 NET		2,024 SF	0 SF	2,024 SF
NEW HALLWAY		0 SF	102 SF	102 SF
NEW LAUNDRY		0 SF	70 SF	70 SF
NEW MASTER BEDROOM		0 SF	577 SF	577 SF
TOTALS		3,671 SF	749 SF	4,420 SF

LOT COVERAGE CALCS: 35%	ALLOWED: 4,981 SF	EXISTING	PROPOSED	NEW TOTALS
EXISTING 2509		1,853 SF		1,853 SF
EXISTING 2515		2,217 SF		2,217 SF
NEW HALLWAY		0 SF	124.5 SF	124.5 SF
NEW LAUNDRY		0 SF	82.9 SF	82.9 SF
NEW MASTER BEDROOM		0 SF	630.5 SF	630.5 SF
NEW COVERED TERRACE		0 SF	290 SF	290 SF
NEW PORCH		0 SF	112 SF	112 SF
TOTALS		4,070 SF	837.9 SF	5,310 SF

LOT COVERAGE CALCS: 45%	ALLOWED: 6,403 SF	EXISTING	PROPOSED	NEW TOTALS
MAIN HOUSE		4,070 SF	0 SF	4,070 SF
NEW FAR ADDITIONS		0 SF	837.9 SF	837.9 SF
NEW COVERED TERRACE		0 SF	290 SF	290 SF
NEW PORCH		0 SF	112 SF	112 SF
POOL		427 SF	0 SF	427 SF
TOTALS		4,497 SF	1,239.9 SF	5,736.9 SF

LANDSCAPE AREAS: 40%	REQUIRED: 5,692 SF	PROPOSED
LANDSCAPE: BACKYARD		3,115 SF
LANDSCAPE: FRONT YARD MIN 20% OF 40% (1,138 SF)		2,589 SF
TOTALS		5,704 SF

PAVED AREAS	PROPOSED
FRONT YARD	1,428 SF
BACK YARD	878 SF
TOTALS	2,306 SF

NOI/S

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	02-10-26
	BOA PRELIM SUBMITTAL	08-22-25
	COA SUBMITTAL	11-18-25
	COA SUBMITTAL REVISED PERMIT SUBMITTAL	03-12-26

PROJECT

Additions & Remodel Combined Properties
 2509-2515 Indian Mound Trail,
 Coral Gables, FL 33134

DRAWING

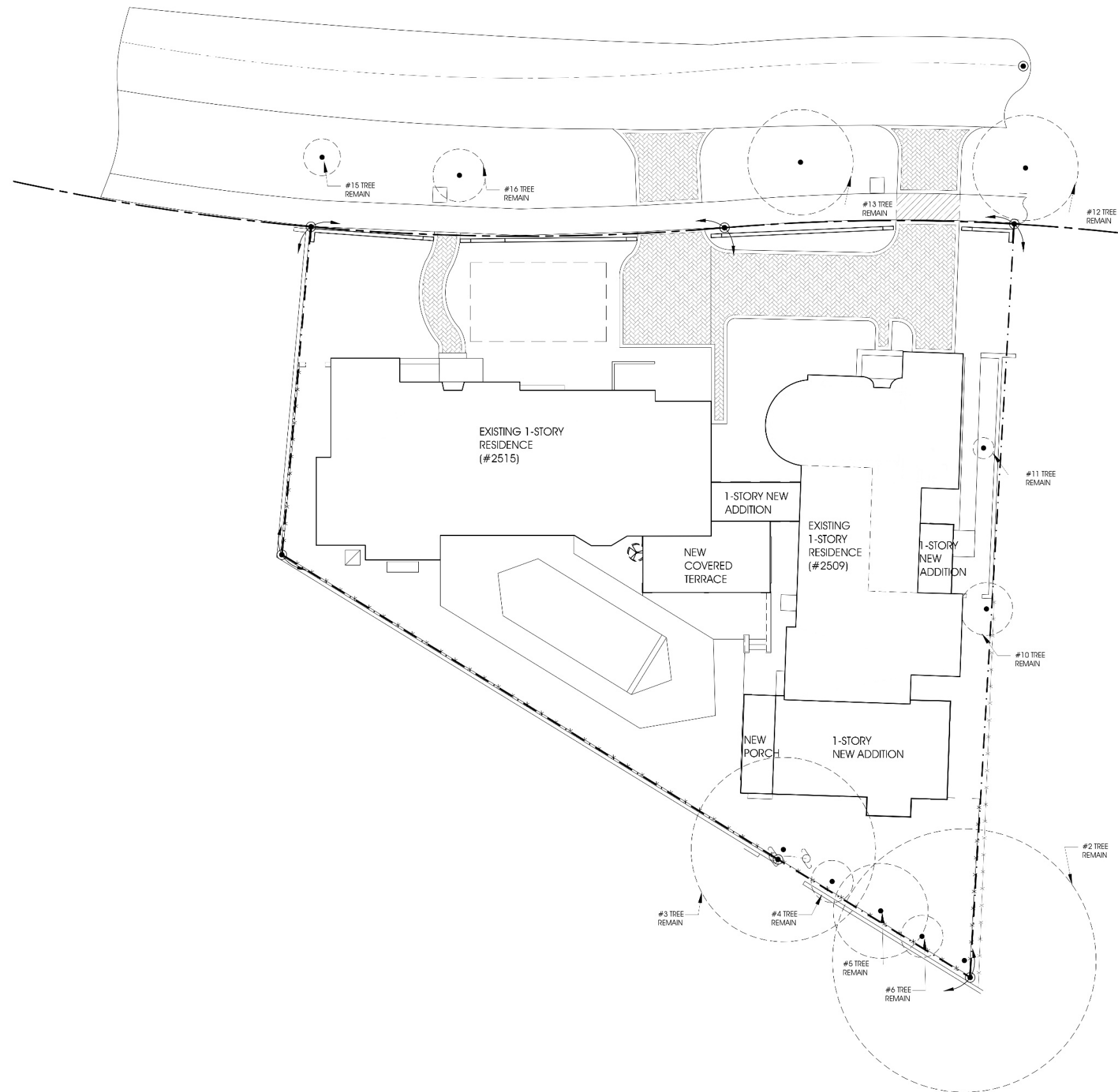
Area Diagrams and Calculations

SEAL

Nelson de Leon
 AR 13937

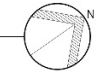
SHEET NO.

A-01.1



LANDSCAPE PLAN

SCALE: 3/32" = 1'-0"



NOTES

LOCUS ARCHITECTURE INCORPORATED
 500 South Dixie Highway, Suite 307
 Coral Gables, Florida 33146
 Tel: (305) 743-0120
 Email: locus@locusarchitecture.net
 License No. AR 13937

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	PERMIT SUBMITTAL	

PROJECT

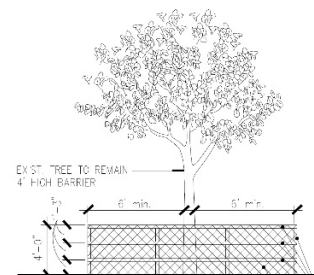
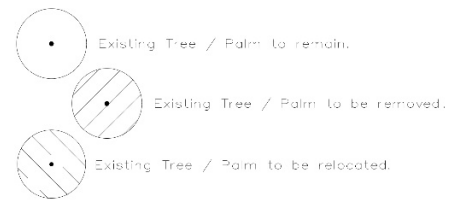
**Additions & Remodel
 Combined Properties**
 2509-2515 Indian Mound Trail,
 Coral Gables, FL 33134

DRAWING

Landscape Plan

SEAL	SCALE
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	DRAWN
	-
	REVIEWED
Nelson de Leon AR 13937	NDL
SHEET NO.	PROJ. NO.
LA-01.0	374.0

#	TREE NAME	SCIENTIFIC NAME	DIAMETER(*)	HEIGHT(*)	SPREAD(*)
1	MANGO TREE	MANGIFERA INDICA	10	25	15
2	STRANGLER FIG	FICUS AUREA	10±	50	50
3	GUMBO LIMBO	BURSERIA SIMARUBA	4	35	35
4	NORTHFOLK ISLAND PINE	ARAUCARIA HETEROPHYLLA	8	25	8
5	SOUTHERN CHINESE TALLOW	TRIADICA SEBIFERA	12	25	18
6	SOUTHERN CHINESE TALLOW	TRIADICA SEBIFERA	4	6	8
7	30 ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	4	25	7
8	4 ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	4	30	7
9	12 ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	4	30	7
10	ORANGE JASMINE	MURRAYA PANICULATA	5	15	10
11	PONYTAIL PALM	BEAUCARNEA RECURVATA	12	30±	3±
12	OAK TREE	QUERCUS	10	20	20
13	OAK TREE	QUERCUS	10	30±	20±
14	CHINESE HIBISCUS	HIBISCUS ROSA-SINENSIS	15	25	25
15	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	5	30	7±
16	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	8	30±	10±
17	7 WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	5	35	10
18	7 WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	5	30±	10±
19	4 WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	5	25±	7±
20			3	8±	5±
21					
22					



WOODEN STAKES (2"x4"x5' MIN.) ON 5' DIA. TIES TO SUPPORT RAIL FENCING.

BARRIER TO FORM A CONTINUOUS BARRIER AROUND THE TREE OR GROUP OF TREES.

THREE ROWS OF RAIL FENCING (2"x4") SPACED EQUALLY TO BE PLACED AROUND ALL EXISTING TREES TO REMAIN.

CONTRACTOR TO INSURE ALL PROJECTS INCLUDE BARRIER AROUND ALL EXISTING TREES TO REMAIN AT THE START OF THE PROJECT FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK & UTILITY OPERATIONS TO PROTECT ALL EXIST. TREES & SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.

2" x 4" FT RD. POSTS & RAILS. POST SPACING AT 5'-0" MAX.

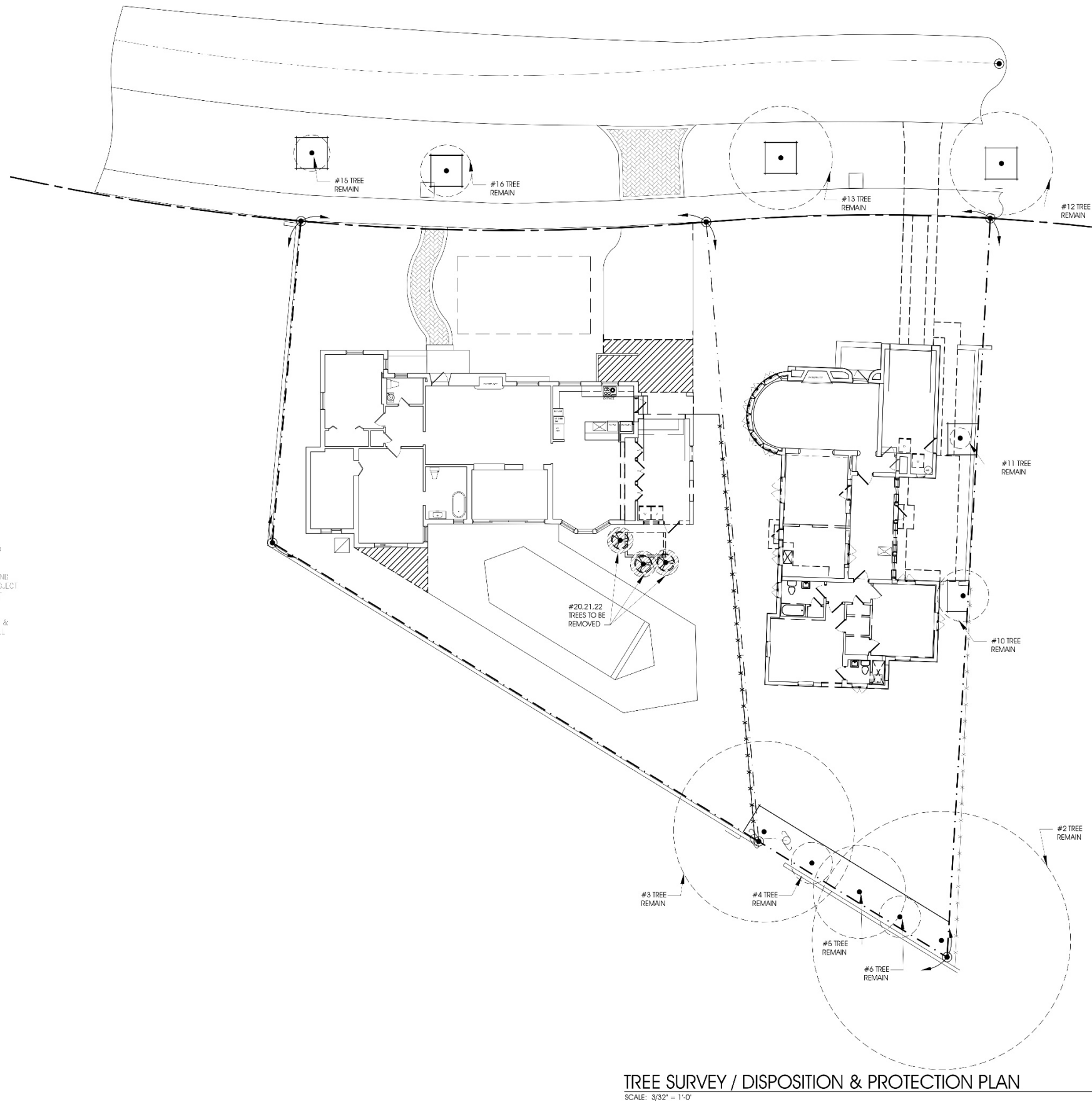
TENSAR SAFETY BARRIER "LORESCEN" ORANGE LX 2050

CITY OF CORAL GABLES
TREE PROTECTION BARRICADE DETAIL

N.T.S.

Notes:

- 1) Tree Protection Barricade dimensions are measured from the outside of the trunk.
- 2) Tree Protection Barricades are adjusted where necessary to account for buildings, adjacent sidewalks, & street/curb.
- 3) No disturbance to soil or disposal of any building material/waste is permitted within the tree protection zone.
- 4) Barricades to remain in place throughout the duration of construction activities.
- 5) Barricades to be attached to existing CLF's, WD fences or concrete walls where applicable.
- 6) Barricades to be located no closer than 2' from edge of pavement.
- 7) IP/ dimensions are 6' from face of trunk for exist. trees to remain on site or in the R/W. 3' for exist. palms.



TREE SURVEY / DISPOSITION & PROTECTION PLAN

SCALE: 3/32" = 1'-0"



NOI/S

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PROJECT

Additions & Remodel Combined Properties
2509-2515 Indian Mound Trail,
Coral Gables, FL 33134

DRAWING

Tree Disposition

SEAL	SCALE
	-
	DRAWN
	-
	REVIEWED
	NDL
	PROJ. NO.
	374.0
	SHEET NO.
	LA-01.1