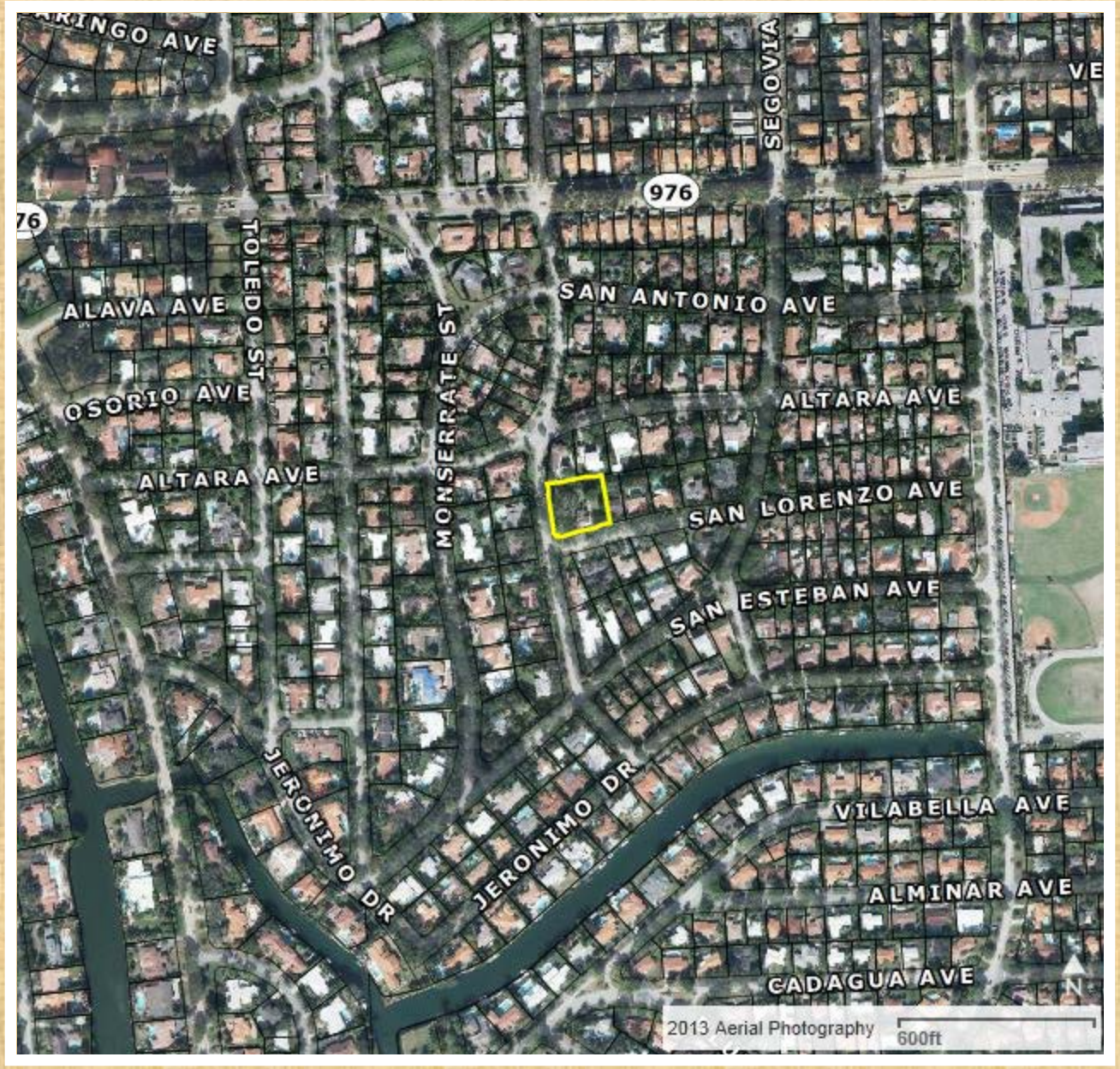
AD VALOREM TAX RELIEF:

CASE FILE AV 2012-01

An application requesting ad valorem tax relief for the property at **641 San Lorenzo Avenue**, a local historic landmark, legally described as Lots 22 thru 24, Block 13, Coral Gables Riviera Section Part 1, according to the Plat thereof, recorded in Plat Book 28, at Page 31, of the Public Records of Miami-Dade County, Florida. The related Certificate of Appropriateness, COA (SP) 2012-011, was granted design approval on September 20, 2012 by the Historic Preservation Board.



Location of 641 San Lorenzo Avenue

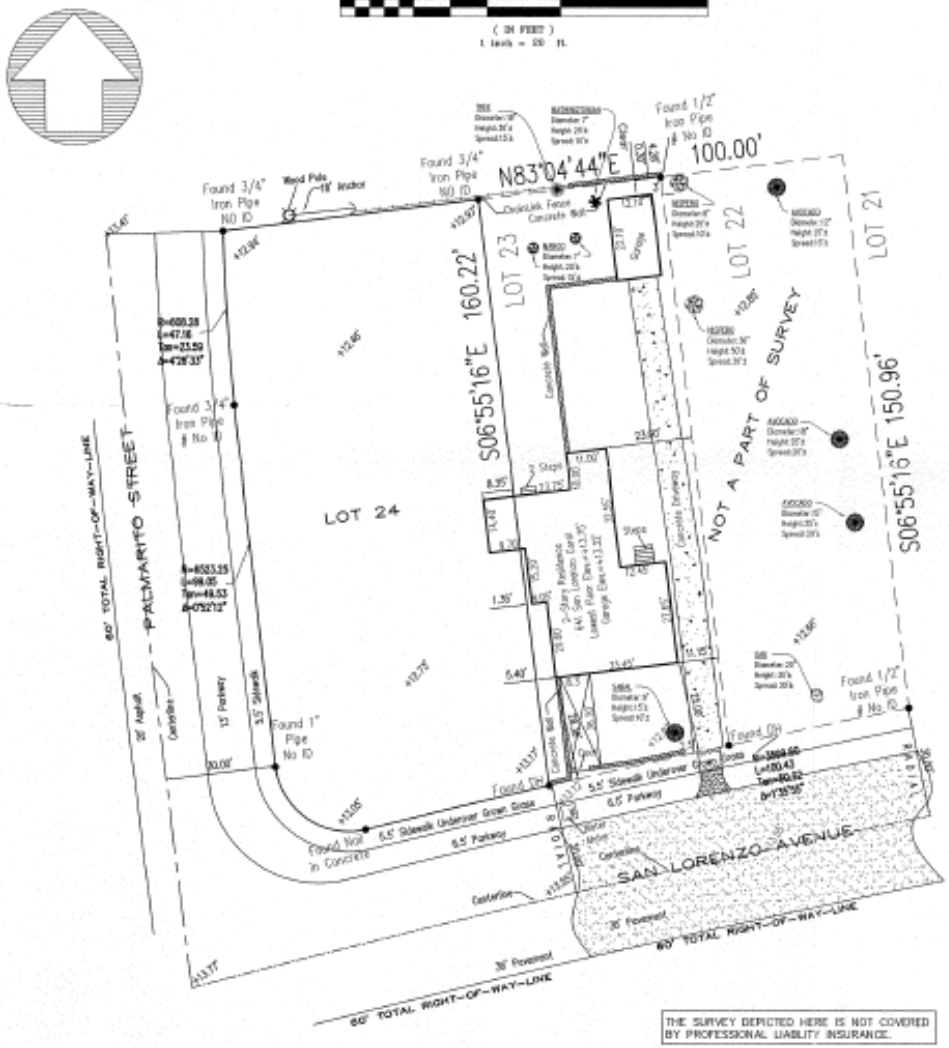
Aerial Photograph Courtesy Miami-Dade County Property Appraiser

ca. 1940s Photograph of 641 San Lorenzo Avenue

BOUNDARY SURVEY

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

LOCATION SKETCH
NOT TO SCALE

LEGAL DESCRIPTION: Lot 24, Block 13, NUMBER FILAT OF CORAL GABLES RIVERA SECTION PART 1, according to the plat thereof, as recorded in Plat Book 28 at Page 31 of the Public Records of Dade County, Florida, now known as Miami-Dade County, Florida.

SURVEY FOR: ARMANDO J. OLIVERA
848 SAN LORENZO AVENUE
CORAL GABLES, FLORIDA 33146

I HEREBY CERTIFY: That the SKETCH OF 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 Minimum Technical Standards set forth by the Florida Board of Land Surveyors & Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

2.08.12

MARIO F. PAEZ DATE SIGNED
PROFESSIONAL SURVEYOR AND MAPPER
NO. 3384
STATE OF FLORIDA

3300 SW 132ND AVE, SUITE 117
MIAMI, FLORIDA 33185

TEL. 305-429-1234
FAX. 786-542-1162

(F) FLOOD ZONE: X PANEL NO. 12086C0467 L
COMMUNITY NO. 120639 DATE OF MAP: 9-11-09

2) MORE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

3) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY

4) 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

5) LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT

6) OWNERSHIP IS SUBJECT TO OPINION OF TITLE

7) TYPE OF SURVEY: BOUNDARY SURVEY

8) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION PROVIDED BY CLIENT

9) 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

10) 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

11) 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.

12) THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE

13) ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS 5J-17 FACS, IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT

14) 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 PORTRAYALS.

15) NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.

16) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.

17) 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

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THREE ORDER PRECISIONS AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

B.M. DENOTES EXISTING ELEVATION

ELEVATION REFERS TO THE NATIONAL GEODETIC VERTICAL DATUM OF MEAN SEA LEVEL OF 1929 ADJUSTMENT.

ELEVATION

LOCATOR INDEX

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR THE WEST PROPERTY LINE OF LOT 23, SAID BEARING IS IDENTICAL WITH THE PLAT OF RECORD

CERTIFY TO: ARMANDO J. OLIVERA, AS TRUSTEE OF THE ARMANDO J. OLIVERA REVOCABLE TRUST AGREEMENT DATED MARCH 25, 2002, AS AMENDED
DANIEL SPENCER BLOM
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FIELD SURVEY DATE: 2-8-12 SCALE: 1" = 20' DRAWN BY: M.A.B.
DRAWING DATE: 2-9-12 FILE: "SKETCH" DRAWING NO. 12-0056b
DRAWING UPDATE: 2-20-12

SEAL

BOUNDARY SURVEY

Surveyors, Land Planners & Mappers

REVISIONS
DATE SIGNATURES

DATE: 02-20-2012
SCALE: 1" = 20'
DRAWN BY: Y.P.
DRAWING NO: 12-0056b

1 OF 1

Photo June 17, 2014

Front Elevation
Photo Number: Image 1(Before)
Plan Number:
Describe Work and Impact on Existing Feature: New paint, new impact windows, new roof, and additional landscaping (Existing Structure to Remain)

Photo Number: Image 1 (After)

Front Elevation
Photo Number: Image (Before)
Plan Number:
Describe Work and Impact on Existing Feature: New paint, new Landscape

Photo Number: Image 2 (After)

B. Exterior Architectural Features, Photos (Before)

Overall East Side Elevation

Photo Number: Image 3 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: New paint, new impact windows, new roof, remove windows at terrace and restore as open-air, and additional landscaping (Existing Structure to Remain)

Photo Number: Image 3 (After)

Overall East Side Elevation
Photo Number: Image 4 (Before)
Plan Number:
Describe Work and Impact on Existing Feature: New paint, new impact windows, new roof, and additional landscaping (Existing Structure to Remain)

Photo Number: Image 4 (After)

C. *Exterior Architectural Features, Photos (Before)*

Garage

Photo Number: Image 5 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: Existing Garage to Remain, New Paint, New Roof, New Impact Windows, Existing Door & Hardware to Remain

Photo Number: Image 5 (After)

Photo Number: Image 6 (After)

Photo Number: Image 7 (After)

View from Garage of Rear Elevation

Photo Number: Image 8 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: Garden low wall to be removed, New paint, new impact windows, new roof, remove windows at terrace and restore as open-air and additional landscaping (Existing Structure to Remain)

Photo Number: Image 8 (After)

Rear Elevation

Photo Number: Image 10 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: Garden low wall to be removed, New paint, new impact windows, new roof, and additional landscaping (Existing Structure to Remain)

Photo Number: Image 10 (After)

Exterior Architectural Features, Photos (Before)

Side View from Palmarito

Photo Number: Image 11(Before)

Plan Number:

Describe Work and Impact on Existing Feature: One-Story structure to be removed, New paint, new impact windows, new roof, and additional landscaping (Existing Structure to Remain)

Photo Number: Image 11 (After)

Side View from Palmarito

Photo Number: Image 12 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: One-Story structure to be removed, New paint, new impact windows, new roof, and additional landscaping (Existing Structure to Remain)

Photo Number: Image 12 (After)

Landscape Architectural Features, Photos (Before)

Northwest Corner View

Photo Number: Image 60 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: New Low wall at perimeters, new driveway, new landscaping

Photo Number: Image 60 (After)

E. Exterior Architectural Features, Photos (Before)

Courtyard View

Photo Number: Image 13 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: New Paint, Repair Cracks in Existing Beam/Column as needed, Clean & Seal Existing Floor Tiles, and new Landscape

Photo Number: Image 13 (After)

F. Exterior Architectural Features, Photos (Before)

Courtyard View

Photo Number: Image 15 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: New Paint, Repair Cracks in Existing Beam/Column as needed, Clean & Seal Existing Floor Tiles, New Landscape, New Barrel Roof Tile

Photo Number: Image 15 (After)

o Number: Image 24 & 25 (After)

Courtyard View to Front Door & Entry Gate

Photo Number: Image 16 & 17 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: New Paint, Clean & Seal Existing Floor Tiles, Repair any stucco cracks as needed, Restore Existing Wood Doors

Photo Number: Image 16 & 17 (After)

Photo

Exterior Architectural Features, Photos (Before)

View of SE Corner

Photo Number: Image 18 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: New paint, new impact windows, new roof, and additional landscaping (Existing Structure to Remain)

Photo Number: Image 18 (After)

Courtyard View

Photo Number: Image 14 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: New Paint, New Impact Windows, Repair cracks in decorative stucco trim, New Roof to match existing

Photo Number: Image 14 (After)

Photo Number: Image 21 (After)

View of Living Room from Rear & Porch from Rear

Photo Number: Image 19 & 20 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: New paint, new impact windows, new roof, (Existing Structure to Remain)

Photo Number: Image 19 & 20 (After)

Stucco Detail View at Chimney Base

Photo Number: Image 22 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: New Impact Doors and remove existing window for new open terrace, remove security grillwork

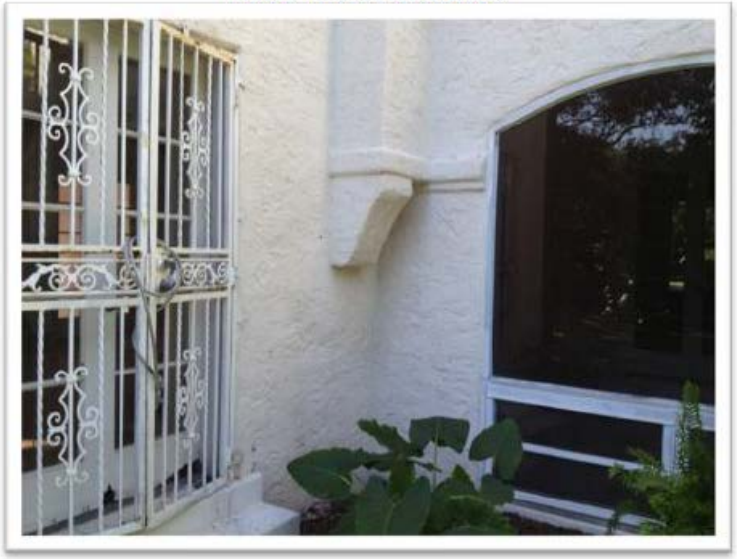


Photo Number: Image 22 (After)

Interior Architectural Features, Photos (Before)

Entry Foyer

Photo Number: Image 26 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: New Paint, Existing Flooring and Rail to be restored

Photo Number: Image 26 (After)

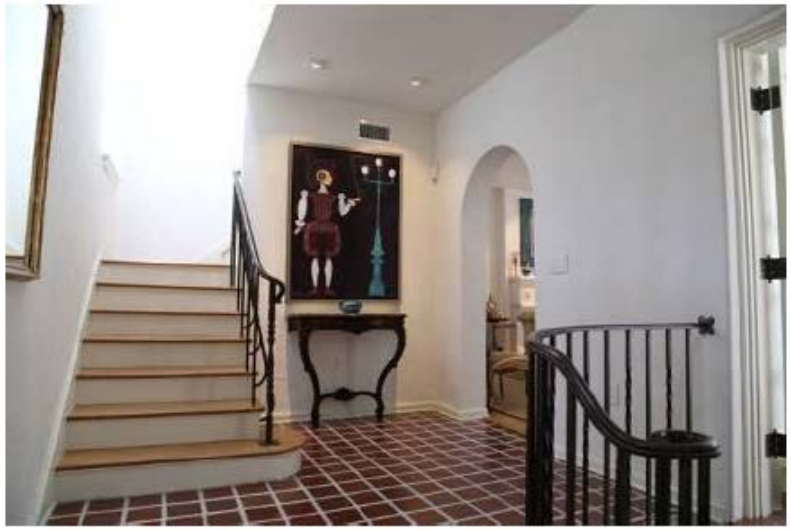


Photo Number: Image 27 & 28 (After)

Interior Architectural Features, Photos (Before)

Existing Wood Treads & Iron Rails

Photo Number: Image 29 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: Refinish Existing Wood Treads, Railings

Photo Number: Image 29 (After)

Interior Architectural Features, Photos (Before)

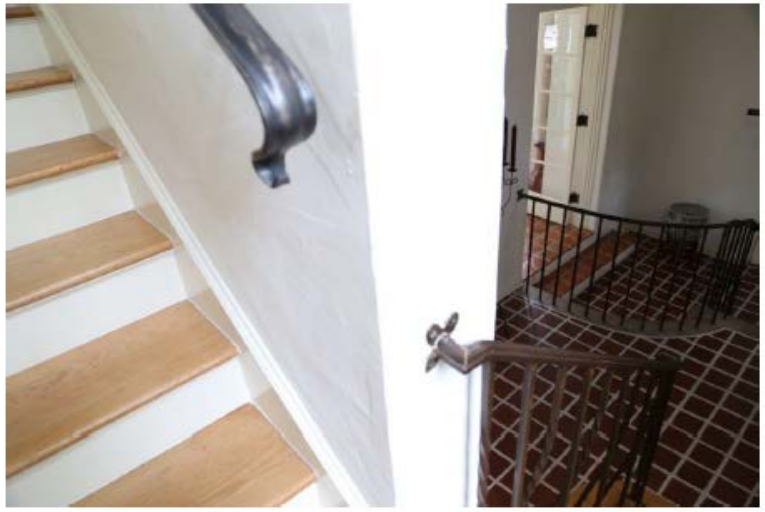
Existing Handrail

Photo Number: Image 30 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: Re-finish Existing Handrail and Details

Photo Number: Image 30 (After)



Interior Architectural Features, Photos (Before)

Existing Living Room

Photo Number: Image 31 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: Refinish Existing Wood Floors, New Paint

Photo Number: Image 31 (After)

Existing Living Room & Fireplace

Photo Number: Image 32 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: Restore Fireplace to working order, Refinish existing wood floor, new paint, new Impact-Rated Doors

Photo Number: Image 32 (After)

Interior Architectural Features, Photos (Before)

Window at Staircase

Photo Number: Image 33 (Before)

Plan Number:

Describe Work and Impact on Existing Feature:

Photo Number: Image 33 (After)

Existing Staircase

Photo Number: Image 34 & 35 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: Refinish Wood Floors, Paint Handrails, New Paint, Replace window with impact rated window

Photo Number: Image 34 & 35 (After)

Interior Architectural Features, Photos (Before)

Existing Window Frame at Header

Photo Number: Image 36 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: Replace with New Impact-Rated Window

Photo Number: Image 36 (After)

Photo Number:

Interior Architectural Features, Photos (Before)

Sunroom

Photo Number: Image 39 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: New Impact Doors and Windows, new paint

Photo Number: Image 39 (After)

Sunroom

Photo Number: Image 40 & 41 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: New Impact-Rated window, new paint, Interior doors to remain

Photo Number: Image 40 & 41 (After)

Interior Architectural Features, Photos (Before)

Existing Dining Room

Photo Number: Image 42 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: Refinish existing wood floor, new paint, new impact windows

Photo Number: Image 42 (After)

Photo Number: Image 43 (After)

Interior Architectural Features, Photos (Before)

Existing Kitchen

Photo Number: Image 44 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: Remove Existing Cabinets, Flooring, area to be converted to new Butler's Pantry

Photo Number: Image 44 (After)

Photo Number: Image 45 (After)

Interior Architectural Features, Photos (Before)

Existing Enclosed Side Terrace

Photo Number: Image 50 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: Windows to be removed and terrace to be open (non a/c), new paint finish, new fans, floors to be cleaned and resealed

Photo Number: Image 51 & 52 (After)

Photo Number: Image 50 (After)

Interior Architectural Features, Photos (Before)

Existing Bedroom #2

Photo Number: Image 53 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: Remove wall A/C, New paint finish, floors to be refinished, new impact windows

Photo Number: Image 53 (After)

Existing Bedroom #3

Photo Number: Image 54 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: Remove wall A/C, New paint finish, floors to be refinished, new impact windows

r: Image 55 & 56 (After)

Photo Number: Image 54 (After)

Existing Door

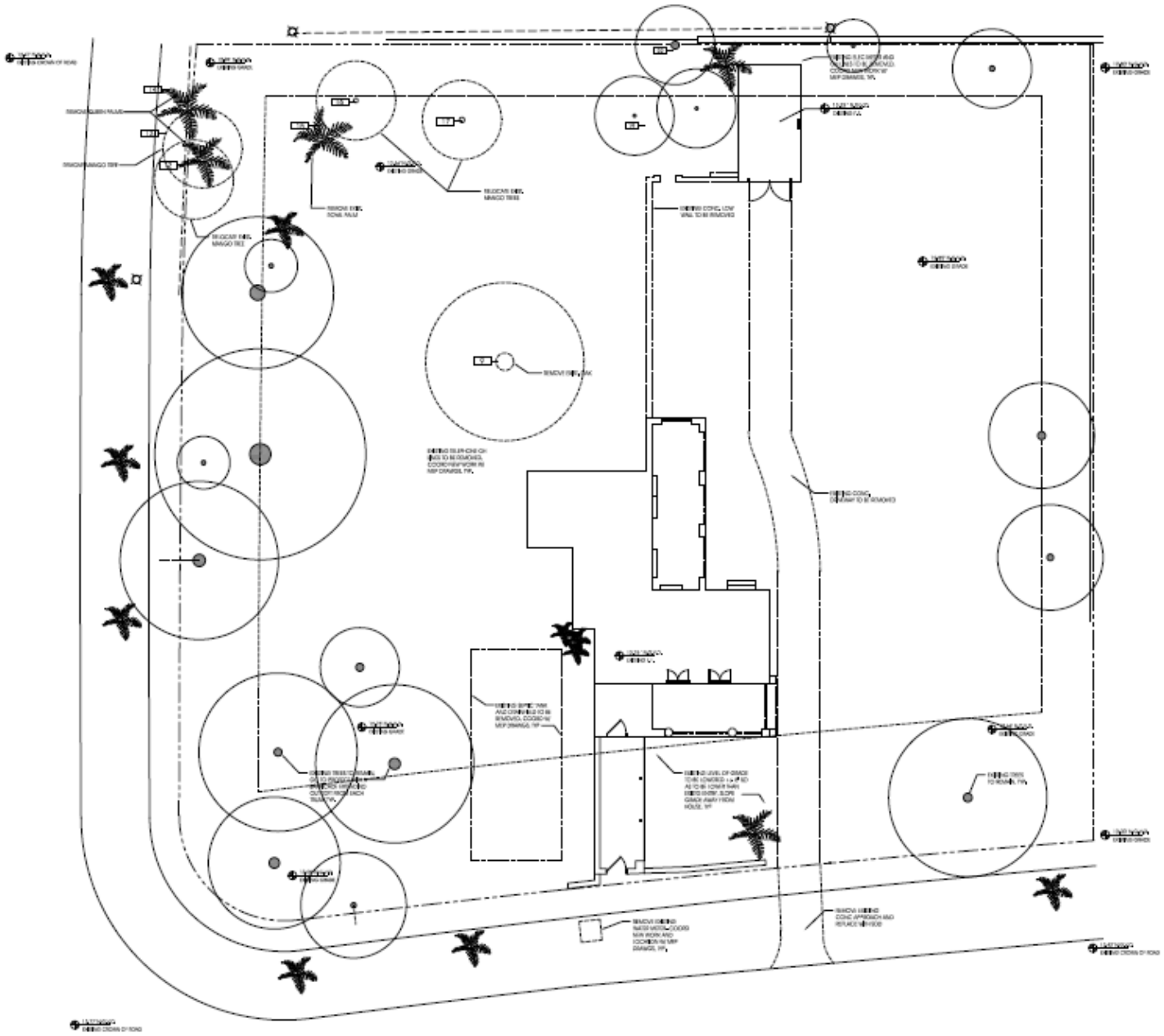
Photo Number: Image 57 (Before)

Plan Number:

Describe Work and Impact on Existing Feature: Existing hardware and interior door to remain, repair as needed

Photo Number: Image 57 (After)

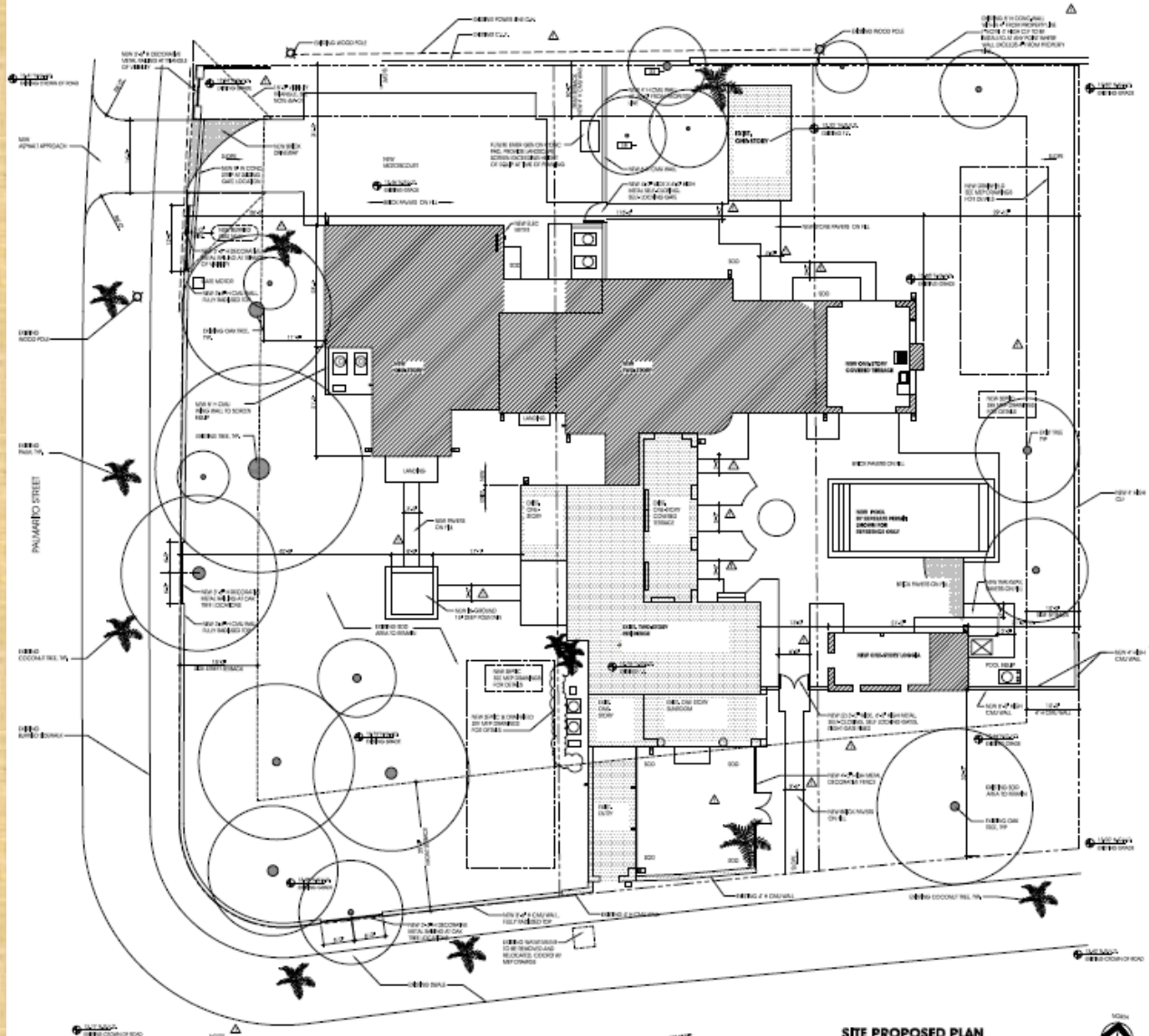
Photo Number



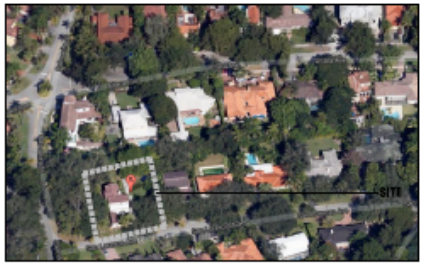
SITE DEMOLITION PLAN

LOCUS ARCHITECTURE

A-02



SITE PROPOSED PLAN



LOCATION SKETCH

LEGAL DESCRIPTION

LOTS 23 AND 25, BLOCK 13, REVISED PLAT OF CORAL GABLES RIVERA SECTION PART 1, according to the plat thereof, as recorded in Plat Book 28 of Page 27 of the Public Records of Dade County, Florida, now known as Miami-Dade County, Florida.

AND

Lot 24, Block 13, REVISED PLAT OF CORAL GABLES RIVERA SECTION PART 1, according to the plat thereof, as recorded in Plat Book 28 at Page 27 of the Public Records of Dade County, Florida, now known as Miami-Dade County, Florida.

SCOPE OF WORK

THE WORK CONSISTS OF ADDITION AND REMODELING TO AN EXISTING SINGLE FAMILY RESIDENCE.

ZONING INFORMATION

ZONING	SFR	
FLOOD ZONE	X	
LOT SIZE	31,388 SF (27,172 SF ON MAP/PLAT)	
	REQUIRED	PROPOSED/EXISTING
MAX. FLOOR AREA ALLOWED	9,267 SF (45%) (MAX 8,000 S.F., 30% MAX 9,420 S.F., 30% REMAINING)	7,208 S.F.
LOT COVERAGE ALLOWED	8,555 SF (35%) 12,217 SF (45%) (MAX 9,420 S.F.)	6,172 S.F. (INCLUDES POOL & AC/HEAT EQUIP.)
HEIGHT ALLOWED	2 STORIES OR 35'-0" (FROM CROWN OF ROAD, EXISTING GRADE, FLOOR ELEVATION +2')	25'-0" PROPOSED (2 STORIES OR 35'-0" MAX. FROM CROWN OF ROAD, EXISTING GRADE, FLOOR ELEVATION +2')
LANDSCAPE AREA REQUIRED	13,043 SF (40%)	14,491 S.F. (50%) (INCLUDES 2,000 SF OF POOL AREA)
REAL FLOOR ELEVATION	14.47' (8.97' + 13.97' AVG. CROWN OF ROAD)	13.97' EXISTING
SETBACK REQUIREMENTS	REQUIRED	EXISTING
FRONT: (SAN LORENZO)	30'-0"	30'-0" EXISTING HOUSE 20'-0" PROPOSED ADDITION
SIDE: EAST	10'-0" (1/3 H)	10'-0" EXISTING 10'-0" PROPOSED ADDITION
SIDE: WEST (PALMAREJO ST.)	10'-0" (1/3 H), BOTH SIDES MUST ADD UP TO 30'-0"	10'-0" EXISTING HOUSE 20'-0" PROPOSED ADDITION 7'-0" EXISTING HOUSE 23'-0" EXISTING GARAGE 20'-0" PROPOSED ADDITION
REAR:	30'-0"	

	FIRST FLOOR	SECOND FLOOR	TOTAL
ENCLOSED A/C			
EXISTING HOUSE	1772 SF	1143 SF	2915 SF
DEMOLISHED	-141 SF		-141 SF
REMODEL TO OPEN (PHASE 1)	-348 SF		-348 SF
NEW ADDITION	2125 SF	1412 SF	3537 SF
SUBTOTAL	3408 SF	2555 SF	6201 SF
COVERED AREAS			
EXISTING ONE-CAR	264 SF		264 SF
NEW 3-CAR	523 SF		523 SF
EXISTING COVERED ENTRY	251 SF		
EXISTING TERRACE 1	348 SF		
NEW TERRACE 2	386 SF		
NEW LOGGIA	214 SF		
NEW PORCH	75 SF		
ACCESSORY AREAS			
NEW POOL	528 SF		
PAVED AREAS			
NEW DRIVEWAY	1657 SF		
EXISTING DRIVEWAY	1093 SF		
POOL DECK	1427 SF		
GARDEN PAVEMENT	462 SF		
TOTAL LOT COVERAGE	6,172 SF		

CODE: FBC 2010

ALTITUDE (FEET): 2 (BASE FLOOD ELEV. 4.0')

REVISIONS

LOCUS ARCHITECTURE

NO.	DESCRIPTION	DATE
	CONCEPTUAL	06/19/2012
	PRELIMINARY	08/02/2012
	PRELIMINARY REVISED	08/24/2012
	PRELIMINARY REVISED	09/06/2012
	NEW PRELIMINARY SUBMITTAL	09/13/2012
1	PRELIMINARY REVISED SUBM.	01/30/2013
	PRELIMINARY	04/30/2014
	PRELIMINARY	05/01/2014
	PRELIMINARY	06/03/2014

PROJECT

Oliveira residence Remodeling & Addition

641 San Lorenzo Avenue
Coral Gables, Florida 33134

DRAWING

Site Proposed Plan, Zoning Information

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

DRAWN: M. MS

CHECKED: RG

PRINTING DATE: 10/4/12

SHEET NO.

A-01

DEMOLITION PLAN LEGEND

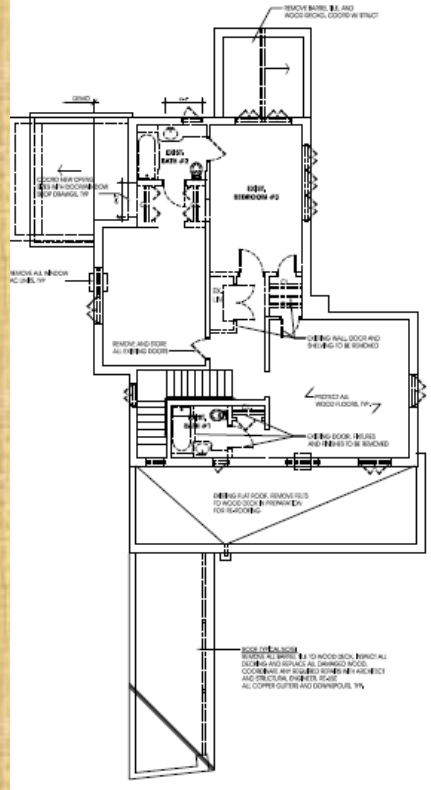
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED. CONTRACTOR TO COORDINATE W/ ARCHITECTURAL AND STRUCTURAL DRAWINGS BEFORE REMOVING ANY STRUCTURAL WALLS.
- EXISTING DOOR AND FRAME TO REMAIN
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED

ELECTRICAL DEMOLITION NOTES

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

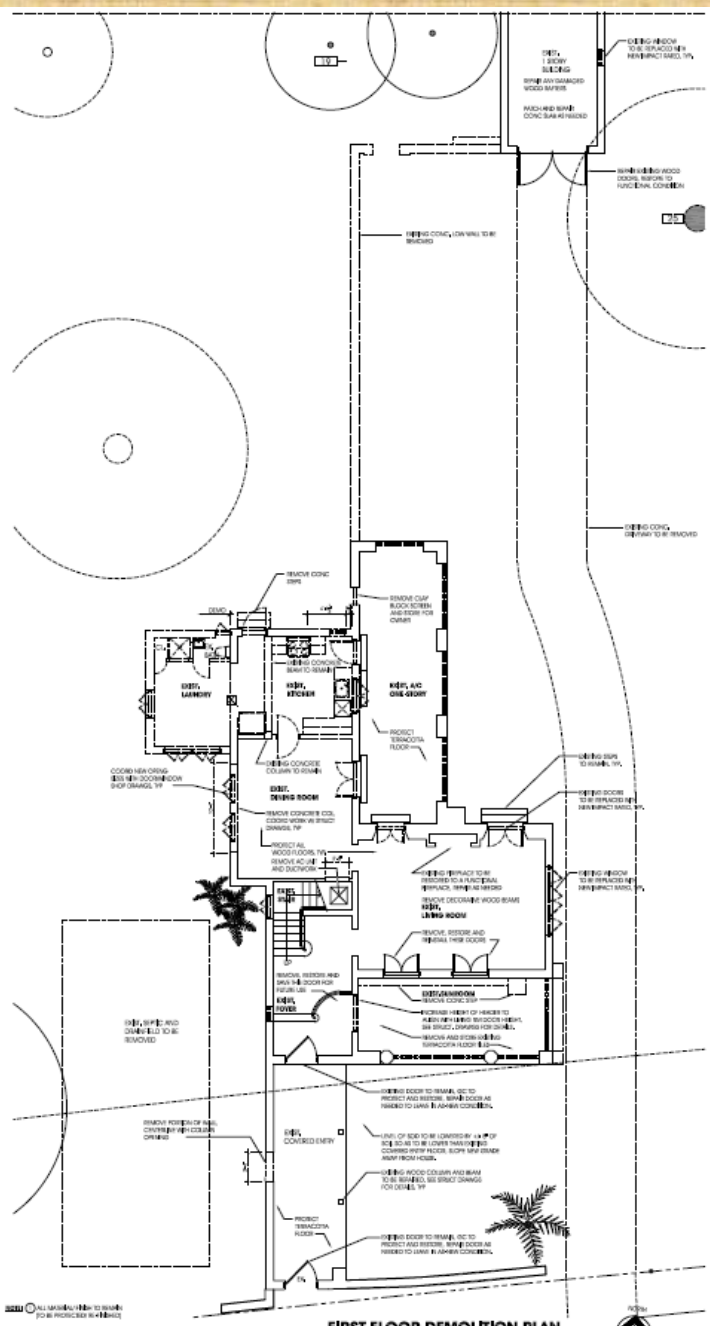
PLUMBING DEMOLITION NOTES

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



SECOND FLOOR DEMOLITION PLAN

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



KEYNOTE: ALL MASONRY WALLS TO REMAIN TO BE PROTECTED IN PLACE

FIRST FLOOR DEMOLITION PLAN

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

KEYNOTES

LOCUS ARCHITECTURE

CONSULTANTS

NO.	REVISIONS/ISSUANCES	DATE
	Permit Set	09/19/2012
	PUBLIC WORKS/ PERMIT SUBMITTAL	09/02/2012
	PUBLIC WORKS/ PERMIT SUBMITTAL	05/04/2012
	ALCUL PRELIMINARY SUBMITTAL	01/13/2012
	PRELIMINARY SUBMITTAL	01/05/2012
	PRELIMINARY	09/20/2012
	INTERIOR SUBMITTAL	06/01/2012
	PLANCHECK	06/03/2014

PROJECT

Olivera Residence Remodeling & Additions

641 San Lorenzo Avenue
Coral Gables, Florida 33134

TITLE

First & Second Floor Demolition Plan

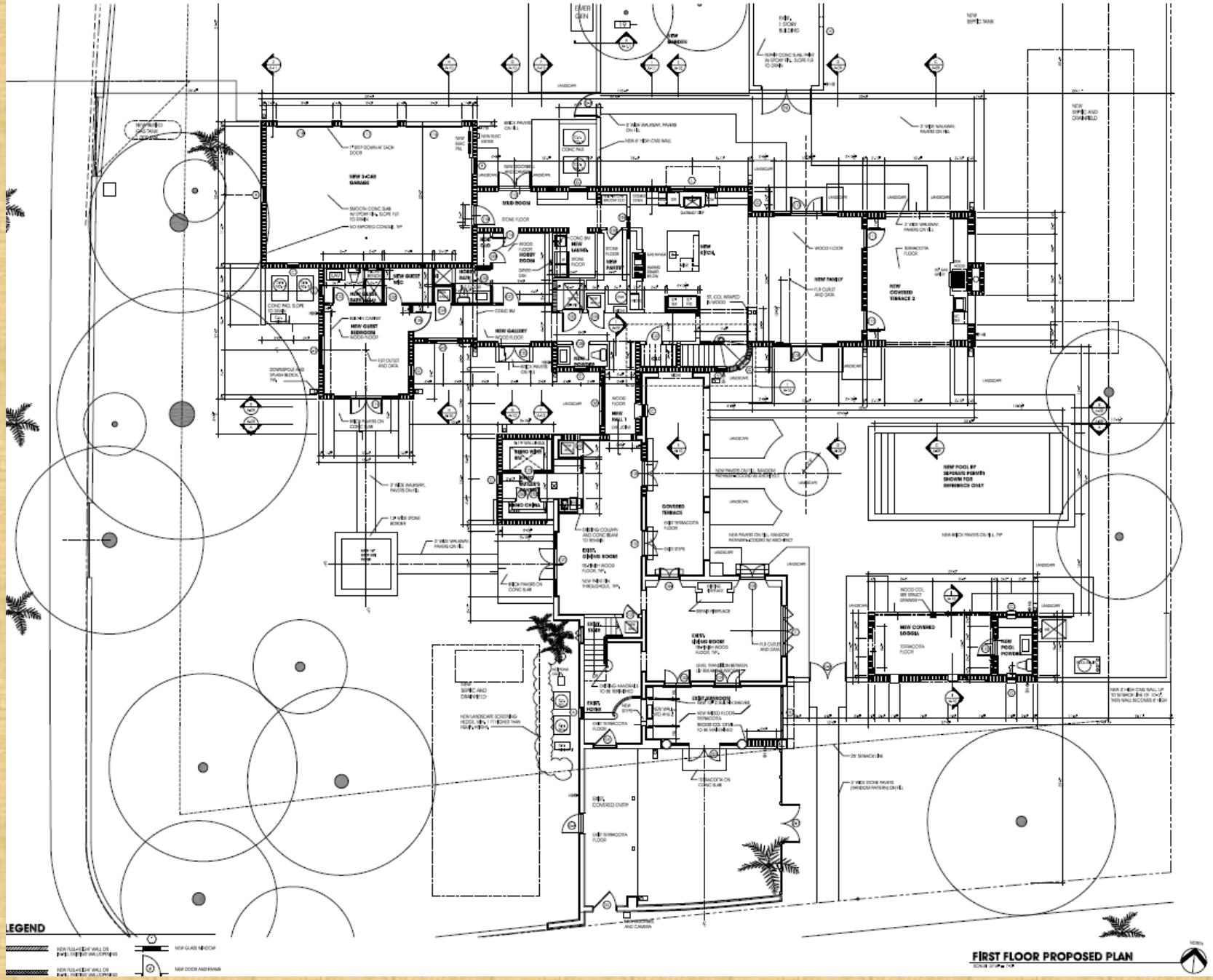
SEAL

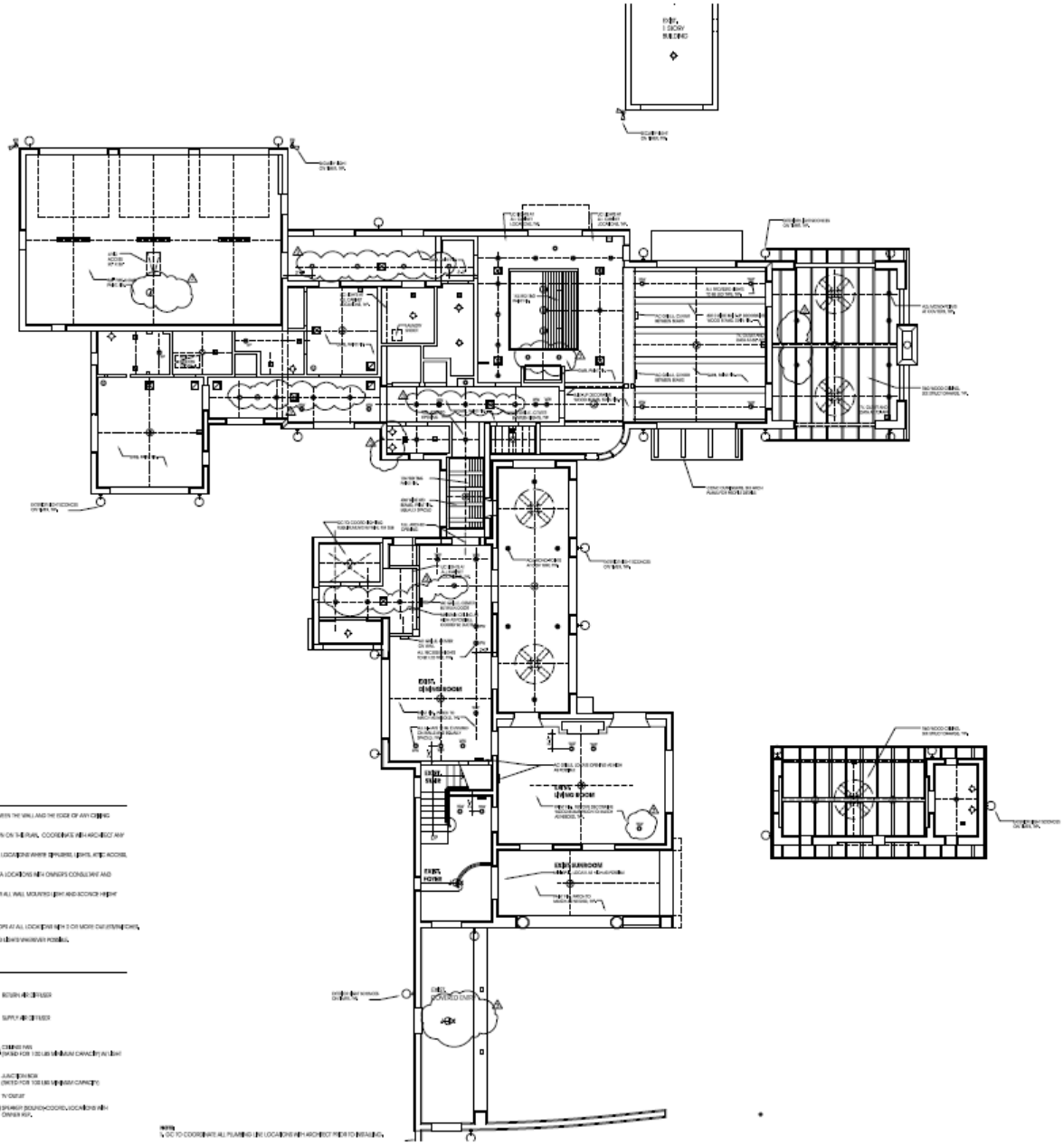
SCALE: 3/16" = 1'-0"
DRAWN: BG
REVIEWED: MEL
DATE: 09/19/2012

Stefano de Leon
AR 13937

SHEET NO.

A-03


NEW 3-CAR GARAGE
NEW GUEST BEDROOM
NEW GALLERY
NEW COVERED TERRACE 2
NEW POOL BY SEPARATE PERMIT SHOWN FOR REFERENCE ONLY
NEW COVERED LOGGIA
NEW POOL PAVILION
COVERED TERRACE
LEGEND
FIRST FLOOR PROPOSED PLAN
LOCUS ARCHITECTURE
Olivera Residence Remodeling & Additions
First Floor Proposed Plan
A-04



NOTES

1. MAINTAIN A MINIMUM DISTANCE OF 12" BETWEEN THE WALL AND THE EDGE OF ANY CEILING RECESSED DIFFUSERS.
2. CENTER ALL LIGHTS AND DIFFUSERS AS SHOWN ON THE PLAN. COORDINATE WITH ARCHITECT ANY CONFLICTS.
3. MATCH CEILING AND WALL TO MATCH AT ALL LOCATIONS WHERE DIFFUSERS, LIGHTS, ATTIC ACCESS, ETC., WERE REMOVED/REMOVED.
4. GC TO COORDINATE SECURITY, SOUND, DATA LOCATIONS WITH OWNERS CONSULTANT AND ARCHITECT.
5. SEE INTERIOR AND EXTERIOR ELEVATIONS FOR ALL WALL MOUNTED LIGHT AND SCONCE HEIGHT LOCATIONS.
6. ALL INTERIOR LIGHTS ON DIMMERS.
7. SPACE WALL OUTLETS 4" APART AND ABOVE TOPS AT ALL LOCATIONS WITH 3 OR MORE DAISY CHAINS.
8. CONFIRM ALL AC EQUIPMENT WITH CARRIER LENNOX WHENEVER POSSIBLE.

- RECESSED DOWNLIGHT
- RECESSED WALL WASHER
- PENDANT LIGHT OR CHANDELIER (BOX RATED FOR 150 LBS)
- SURFACE MOUNTED LIGHT
- WALL MOUNTED LIGHT
- WALL MOUNTED SCONCE
- SMOKE DETECTOR
- EXHAUST FAN
- OCCUPANCY LIGHT
- RETURN AIR DIFFUSER
- SUPPLY AIR DIFFUSER
- CEILING FAN (RATED FOR 150 LBS MINIMUM CAPACITY) W/ LIGHT
- JUNCTION BOX (RATED FOR 150 LBS MINIMUM CAPACITY)
- TV OUTLET
- SPEAKER (SOUND/ACCORDING LOCATIONS WITH OWNER REP.)

NOTES
1. GC TO COORDINATE ALL PLUMBING LINE LOCATIONS WITH ARCHITECT PRIOR TO INSTALLING.

FIRST FLOOR PROPOSED CEILING PLAN

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

NORTH

LOCUS ARCHITECTURE INCORPORATED
100 South Biscayne Blvd Suite 207
Coral Gables, FL 33146
Tel (305) 760-8130
Fax (305) 760-8150
Florida Reg. AA0003670

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	CONSTRUCTION	04/19/2012
	PERMIT SUBMISSION	06/22/2012
	PERMIT SUBMISSION REVISION 1	08/24/2012
	PERMIT SUBMISSION REVISION 2	09/04/2012
	ACCA PRELIMINARY SUBMITTAL	07/12/2012
	REVISED ACCA PRELIMINARY	07/30/2012
	PERMIT SUBMITTAL	09/06/2012
1	REVISED PERMIT	03/05/2013
	TENANT	06/03/2014

PROJECT

Ojeiwa Residence Remodeling & Additions

617 San Lorenzo Avenue
Coral Gables, Florida 33134

DESCRIPTION

First Floor Proposed Ceiling Plan

SEAL

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

DRAWN: RG, NS

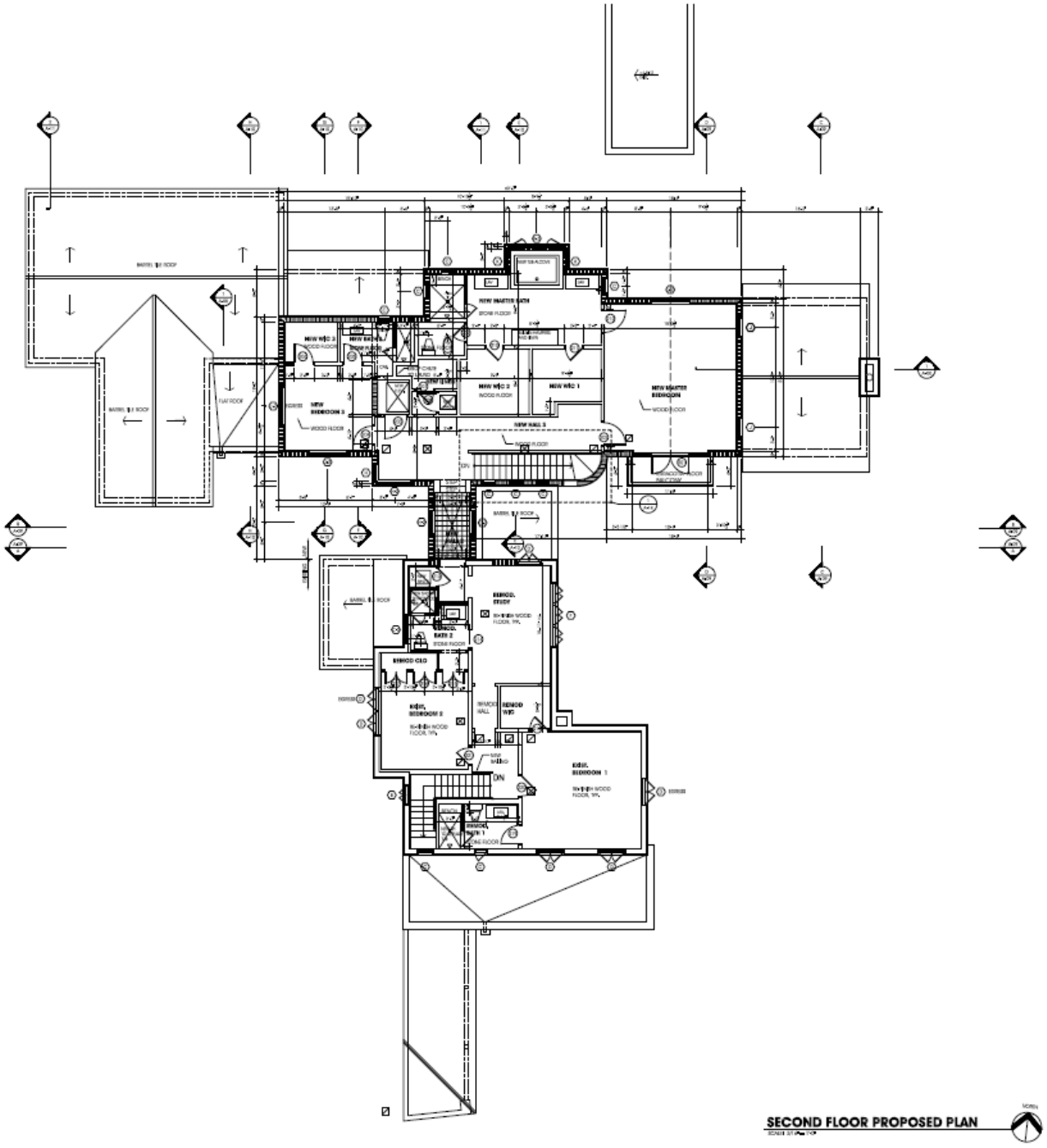
CHECKED: NS

Project de Lane
Job 13027

PRINTED: 7/1/14

SHEET NO.

A-04.1



LOCUS ARCHITECTURE INCORPORATED

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	[illegible]

PROJECT

Olivera Residence
Remodeling & Additions

627 San Lorenzo Avenue
Coral Gables, FLorida 33134

DRAWING

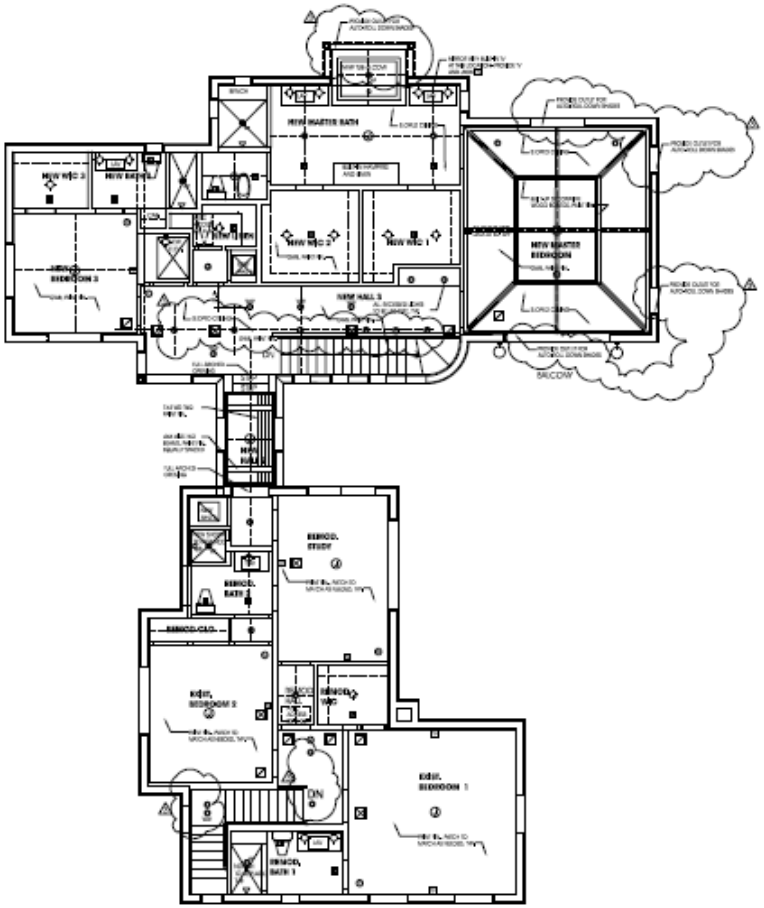
Second Floor Proposed Plan

SEAL

Andrew de Lasse
AR 12027

SCALE: [illegible]
DRAWN: TM
CHECKED: MS
Mailing Bldg: 15620

SHEET NO.: A-05



SECOND FLOOR PROPOSED CEILING PLAN

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

LOCUS ARCHITECTURE INCORPORATED

CONSULTANT(S)

NO.	DESCRIPTION/REVISION	DATE
	[illegible]	04/19/2012
	[illegible]	05/02/2012
	[illegible]	05/04/2012
	[illegible]	07/12/2012
	[illegible]	07/30/2012
	[illegible]	09/06/2012
1	[illegible]	[illegible]
	[illegible]	05/02/2014

PROJECT

Olivera Residence
Remodeling & Additions

[illegible] Lorenzo Avenue
Coral Gables, [illegible]

DESCRIPTION

Second Floor Proposed Ceiling Plan

SEAL

Indira de Leon
AR 13927

SCALE: [illegible]

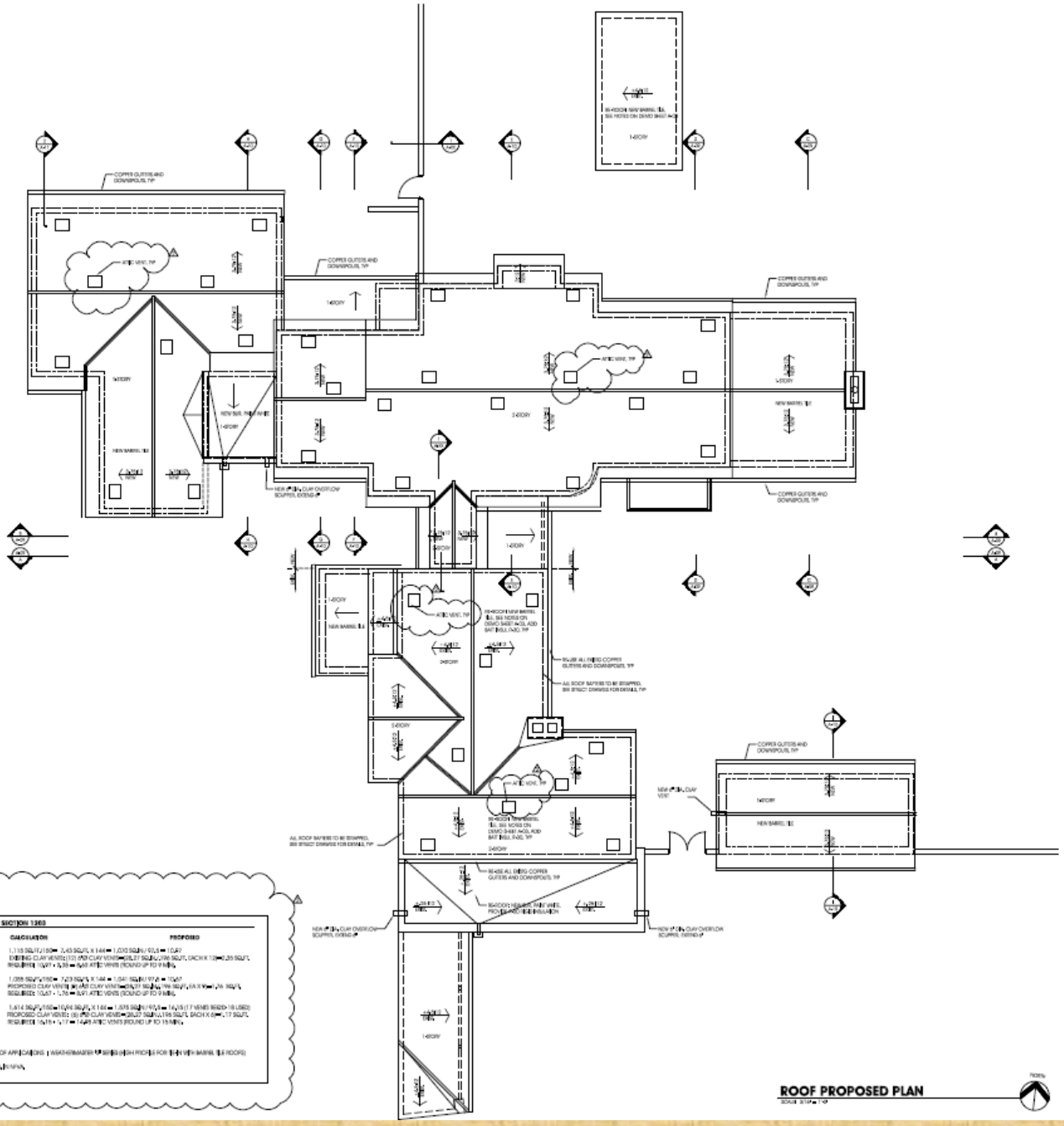
DRAWN: TM, NR

CHECKED: NR

PRINT DATE: [illegible]

SHEET NO.

A-05.1



ATTIC VENTILATION | FBC 2007 SECTION 1203

REQUIRED	CALCULATION	PROPOSED
1. EXISTING HOUSE:	1,119 SQ.FT./150= 7.43 SQ.FT. X 144= 1,070 SQ.IN./93.5= 10.67 EXISTING CLAY VENTS: (12) PER CLAY VENT=26.27 SQ.IN./296 SQ.FT. EACH X 12=0.26 SQ.FT. REQUIRED: 10.67 - 0.26 = 10.41 ATTIC VENTS (ROUND UP TO 9 NEW).	
2. NEW 1-STORY ADDITION:	1,059 SQ.FT./150= 7.23 SQ.FT. X 144 = 1,041 SQ.IN./93.5= 10.67 PROPOSED CLAY VENTS: (8) PER CLAY VENT=26.27 SQ.IN./196 SQ.FT. EACH X 8=1.76 SQ.FT. REQUIRED: 10.67 - 1.76 = 8.91 ATTIC VENTS (ROUND UP TO 9 NEW).	
3. NEW 2-STORY ADDITION:	1,614 SQ.FT./150= 10.94 SQ.FT. X 144 = 1,575 SQ.IN./93.5= 16.85 (17 VENTS REQD-19 USED) PROPOSED CLAY VENTS: (8) PER CLAY VENT=26.27 SQ.IN./196 SQ.FT. EACH X 8=1.77 SQ.FT. REQUIRED: 16.85 - 1.77 = 14.93 ATTIC VENTS (ROUND UP TO 15 NEW).	

PROPOSED SYSTEM:

CHANGE (8) ATTIC VENTS FOR (8) ROOF APPLICATIONS | MAKE-REMAKER (8) SERIES HIGH PROFILE FOR (8) NEW VENT BARREL TILE ROOFS)

1. EACH VENT CONSIST OF (1) 26 SQ.IN. VENTS.
2. 16 OZ COPPER.

ROOF PROPOSED PLAN

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

LOCUS ARCHITECTURE INCORPORATED

NO.	REVISION/ISSUE	DATE
	OWNER REVIEW	08/19/2010
	PRELIMINARY PERMIT SET	08/02/2010
	100% PERMIT SET UPDATE	09/04/2010
	NOAA REVIEW SUBMITTAL	01/13/2011
	HISTORICAL REVIEW SUBM	01/20/2011
	FINAL SUBMITTAL	04/20/2011
1	ADDITIONAL PERMIT SET	09/19/2011
	Issued	06/03/2014

PROJECT

Cijvera Residence Remodeling & Additions

847 SOUTH CORTEZ AVENUE
CORAL GABLES, FLORIDA 33134

DRAWING

Roof Proposed Plan

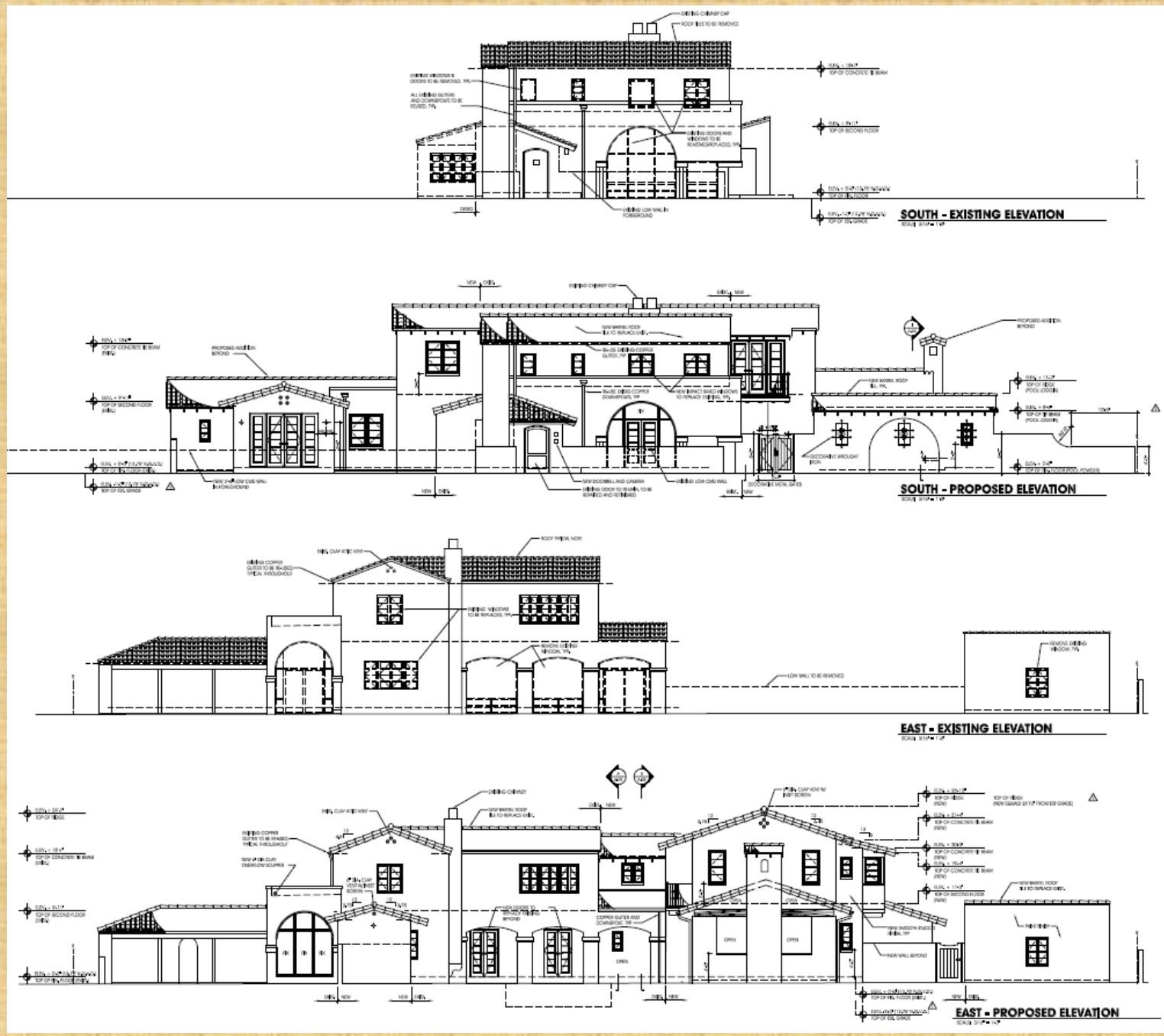
SEAL

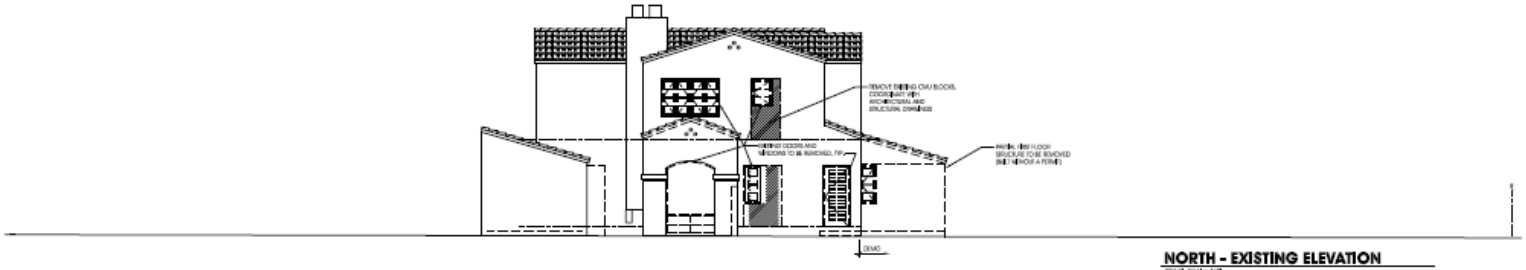
Nelson de Leon
AR 13902

SCALE: 3/16"=1'-0"
DRAWN: MG, NDL
REVIEWED: NDL
PROJ. NO.: 0812

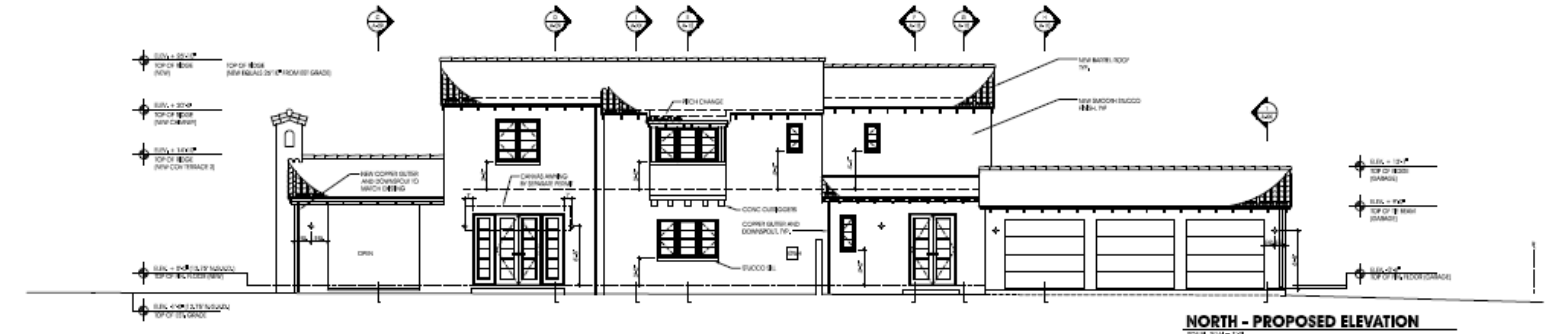
SHEET NO.

A-06

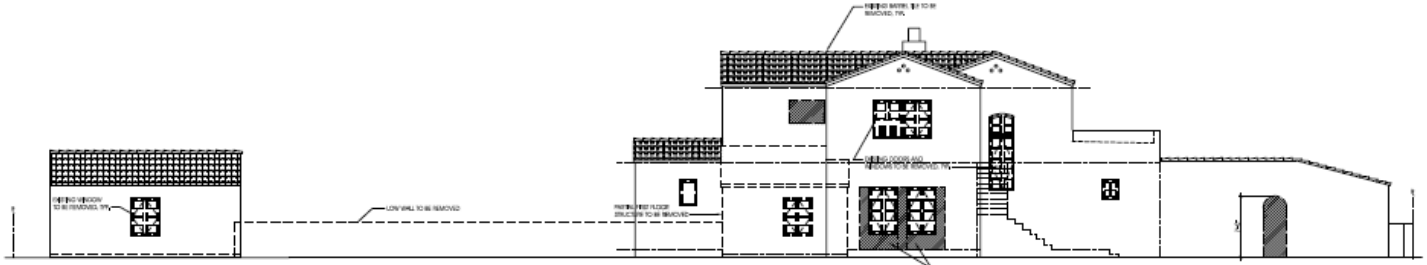

SOUTH - EXISTING ELEVATION
SOUTH - PROPOSED ELEVATION
EAST - EXISTING ELEVATION
EAST - PROPOSED ELEVATION
LOCUS ARCHITECTURE
Olivera Residence Remodeling & Additions
East and South Exterior Elev. Existing & Proposed
A-07



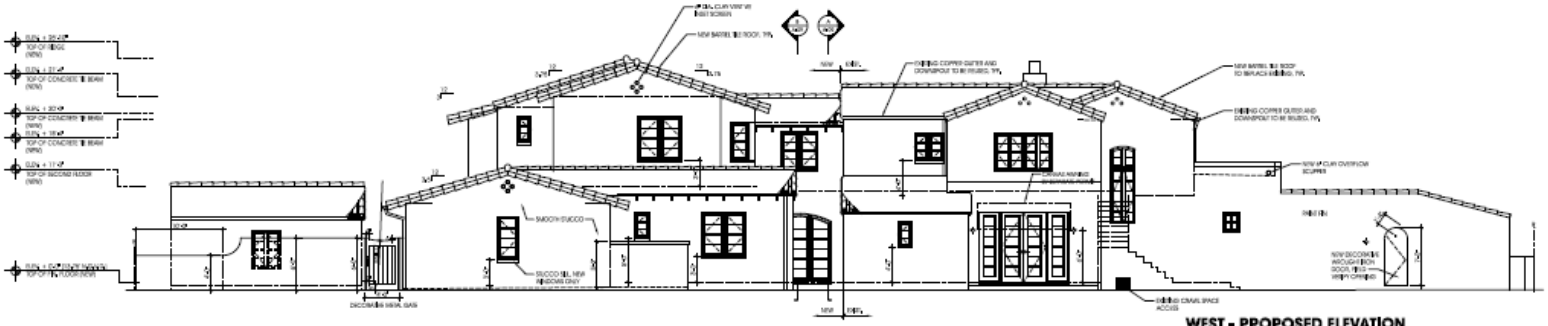
NORTH - EXISTING ELEVATION



NORTH - PROPOSED ELEVATION



WEST - EXISTING ELEVATION



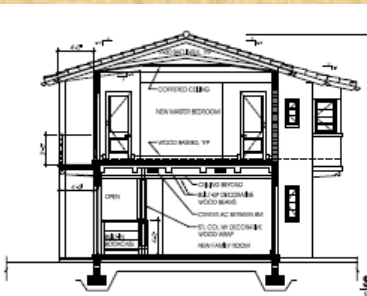
WEST - PROPOSED ELEVATION

LOCUS ARCHITECTURE

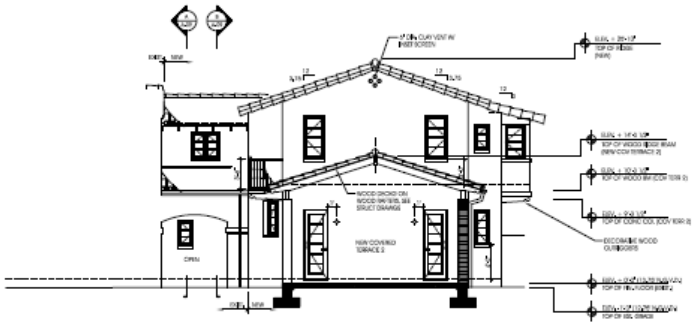
Olivera Residence Remodeling & Additions

West & North Exterior Elev. Existing & Proposed

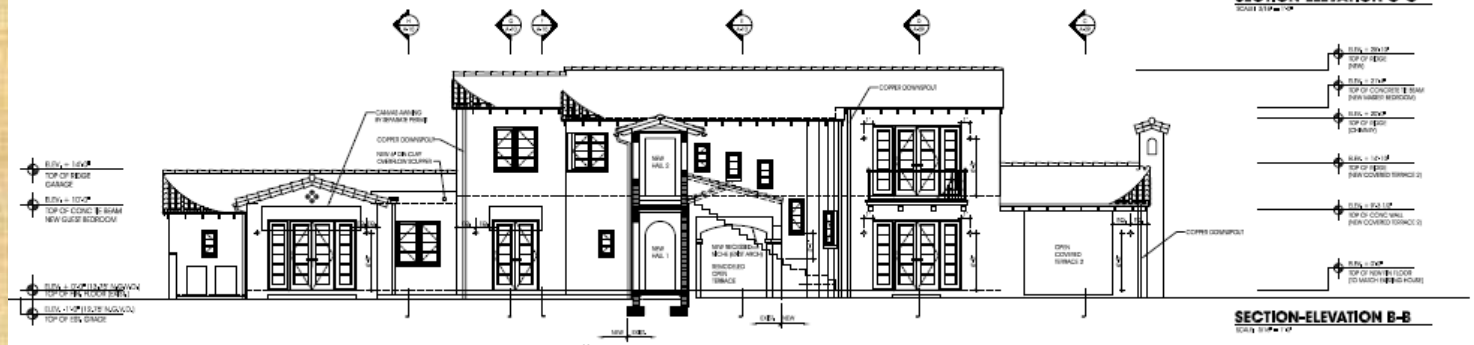
A-08



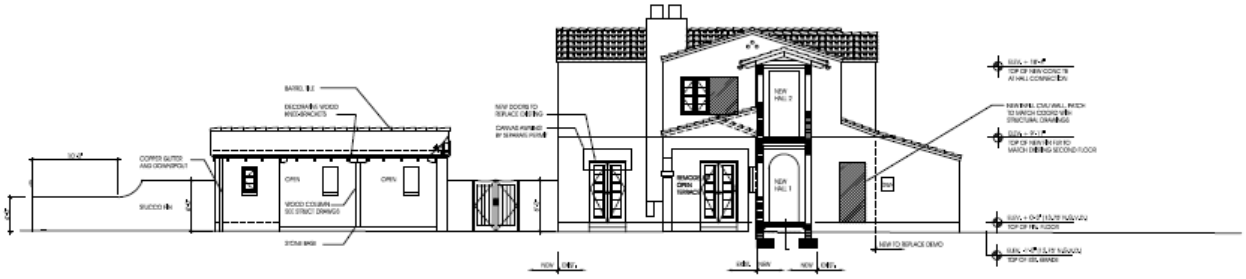
SECTION-ELEVATION D-D



SECTION-ELEVATION C-C



SECTION-ELEVATION B-B



SECTION-ELEVATION A-A

LOCUS ARCHITECTURE

Olivera Residence Remodeling & Additions

Sections-Elevations A, B, C,D

A-09