

NEW 2-STORY ADDITION & REMODEL

607 University Drive

Coral Gables, FL 33134

Project Team



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

ARCHITECTURE

Humberto Casariego & Teresa Carreno

OWNER

607 University Drive
Coral Gables, Florida 33134
Email: hfc@3ccconstructioncorp.com
Tel.: (305) 970 8071

Francisco Cuello JR, P.E., Inc.

STRUCTURAL

300 Aragon Avenue, Suite 205
Coral Gables, FL 33134
Tel.: (305) 567-0125
Email: fcuello@fcuellope.com
License No.: 40087



Drawing Contents

SHEET NO.	SHEET CONTENTS
	LOT PHOTOS
	CONTEXT PHOTOS
	SURVEY
	RENDERINGS

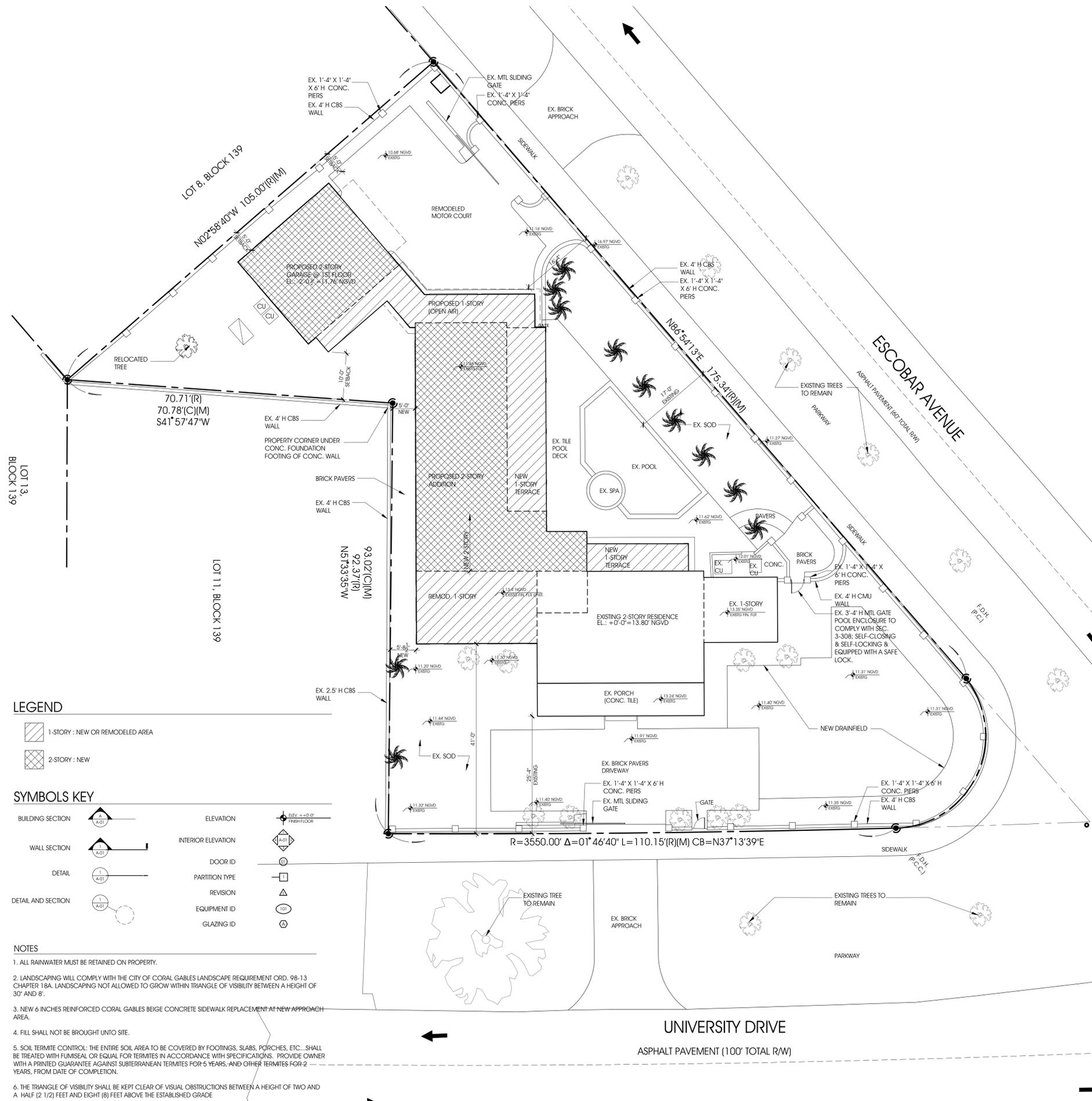
ARCHITECTURE

A-01.0	PROPOSED SITE PLAN AND ZONING INFORMATION
A-01.1	EXISTING AND DEMOLITION SITE PLAN
A-01.2	AREA DIAGRAMS, CALCULATIONS AND GENERAL NOTES
A-02.0	EXISTING AND DEMOLITION FIRST FLOOR PLAN
A-02.1	EXISTING AND DEMOLITION SECOND FLOOR PLAN
A-02.2	PROPOSED FIRST FLOOR PLAN
A-02.3	PROPOSED SECOND FLOOR PLAN
A-04.0	EXISTING AND DEMOLITION ROOF PLAN
A-04.1	PROPOSED ROOF PLAN
A-05.0	DEMOLITION AND PROPOSED FRONT-SE ELEVATION
A-05.1	DEMOLITION AND PROPOSED SIDE-NE ELEVATION
A-05.2	DEMOLITION AND PROPOSED REAR-NW ELEVATION
A-05.3	DEMOLITION AND PROPOSED SIDE-SW ELEVATION
A-06.0	WALL SECTIONS 1 & 2
LA-01.0	LANDSCAPE PLAN
LA-01.1	TREE DISPOSITION PLAN

PRELIMINARY BOA SUBMITTAL: Aug 15, 2025

COA SUBMITTAL: Sep 18, 2025

PERMIT SUBMITTAL:



PROPOSED SITE PLAN

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



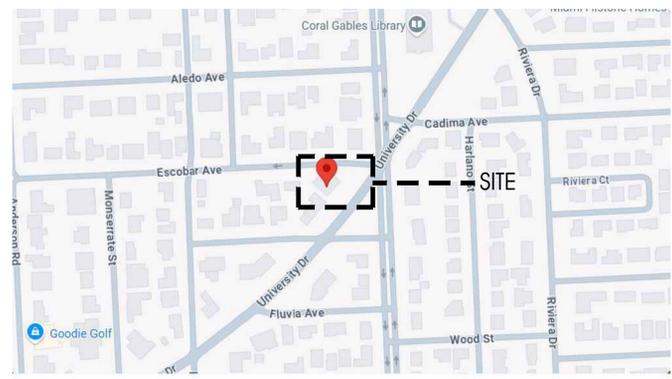
LEGEND

- 1-STORY: NEW OR REMODELED AREA
- 2-STORY: NEW

SYMBOLS KEY

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

- NOTES**
1. ALL RAINWATER MUST BE RETAINED ON PROPERTY.
 2. 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'.
 3. NEW 6 INCHES REINFORCED CORAL GABLES BEIGE CONCRETE SIDEWALK REPLACEMENT AT NEW APPROACH AREA.
 4. FILL SHALL NOT BE BROUGHT UNTO SITE.
 5. SOIL TERMITE CONTROL: THE ENTIRE SOIL AREA TO BE COVERED BY FOOTINGS, SLABS, PORCHES, ETC... SHALL BE TREATED WITH FUMISEAL 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.
 6. 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



LOCATION SKETCH

SCALE: NTS

LEGAL DESCRIPTION

LOTS 9 AND 10, IN BLOCK 139, OF "CORAL GABLES COUNTRY CLUB SECTION PART SIX," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE , OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

SCOPE OF WORK

PARTIAL DEMOLITION OF 1-STORY WING AND REPLACEMENT WITH NEW 2-STORY ADDITION AND GARAGE. INTERIOR REMODEL OF KITCHEN AND BATHROOMS. SITE WORK INCLUDES DRIVEWAY REMODEL AND LANDSCAPE.

ZONING INFORMATION

ZONED:	SFR/MF1
FLOOD ZONE:	X
LOT SIZE	15,373 SF
CODE:	FBC 2023, RESIDENTIAL 8TH EDITION
FOLIO:	03-4117-004-2170

	REQUIRED/ALLOWED	EXISTING	PROPOSED
F.A.R. ALLOWED	5,761.9 SF (48%/5,000 SF, 35%/5,000 SF, 30% REMAINING)	3,541.8 SF	5,524.8 SF
LOT COVERAGE: 35%	5,380.55 SF MAIN HOUSE: MAX. 35% LOT	3,393.9 SF (22.1%)	4,390.9 SF (28.5%)
LOT COVERAGE: 45%	6,917.85 SF ACCESS STRUCTURES: MAX. 45% LOT	3,833 SF (25%)	4,830 SF (31.4%)
MIN. FLOOR ELEVATION	FROM 16" MIN/30" MAX ABOVE EST. GRADE EST. GRADE=11.16+1.33=12.49' NGVD MIN	13.8' NGVD(EX)	EXISTING: 0'-0"=13.8' NGVD NEW ADDITION: -1'-4"=12.49' NGVD
GARAGE FLOOR ELEV.	NO MORE THAN 6" ABOVE GRADE EST. GRADE=10.92+0.5'=11.42' NGVD		NEW GARAGE: -2'-0" = 11.76' NGVD
HEIGHT ALLOWED	TWO STORIES OR 25'-0" MAX. FROM FINISHED FLOOR TO TOP OF THE BEAM ON TOP FLOOR	X'-X" (2-STORY)	X'-X" (2-STORY)
LANDSCAPE AREA REQUIRED	6,149.2 SF MIN. 40% LOT	8,064.7 SF (52.5%)	7,231.9 SF (47%)
FRONT YARD REQUIRED	1,229.8 SF MIN. 20% OF 40% AT FRONT YARD	3,434.3 SF	3,434.3 SF

SETBACK REQUIREMENTS

	REQUIRED/ALLOWED	EXISTING / PROPOSED
FRONT: UNIVERSITY DR	25'-0"	25'-4" (EX)
SIDE STREET: ESCOBAR AVE	15'-0" (5'-0" MIN)	24'-10" (EX) / 16'-4" (PR)
SIDE-INTERIOR - WEST	5'-0" (5'-0" MIN)	5'-0" (EX) / 5'-0" (PR)
REAR: MAIN HOUSE	10'-0"	10'-0" (PR)
EX. POOL: REAR	5'-0"	17'-0" (EX)
EX. POOL: SIDE	5'-0"	78'-1" (EX)

AREA CALCULATIONS: TOTALS : SEE SHEET A-01.1

WASA NOTE: TOTAL AREA UNDER AC: xx SF

PUBLIC WORK NOTES:
 1. NEW 6 INCHES REINFORCED CORAL GABLES BEIGE CONCRETE SIDEWALK REPLACEMENT AT NEW APPROACH AREA.
 2. PAVER DETAIL, SEE A/A-01.0.

ZONING NOTES:
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 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

CODE:
 FBC RESIDENTIAL 2023 8TH EDITION

NOTES

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	08-05-25
	PRELIM BOA SUBMITTAL	08-19-25
	COA SUBMITTAL	09-18-25
	PERMIT SUBMITTAL	

PROJECT

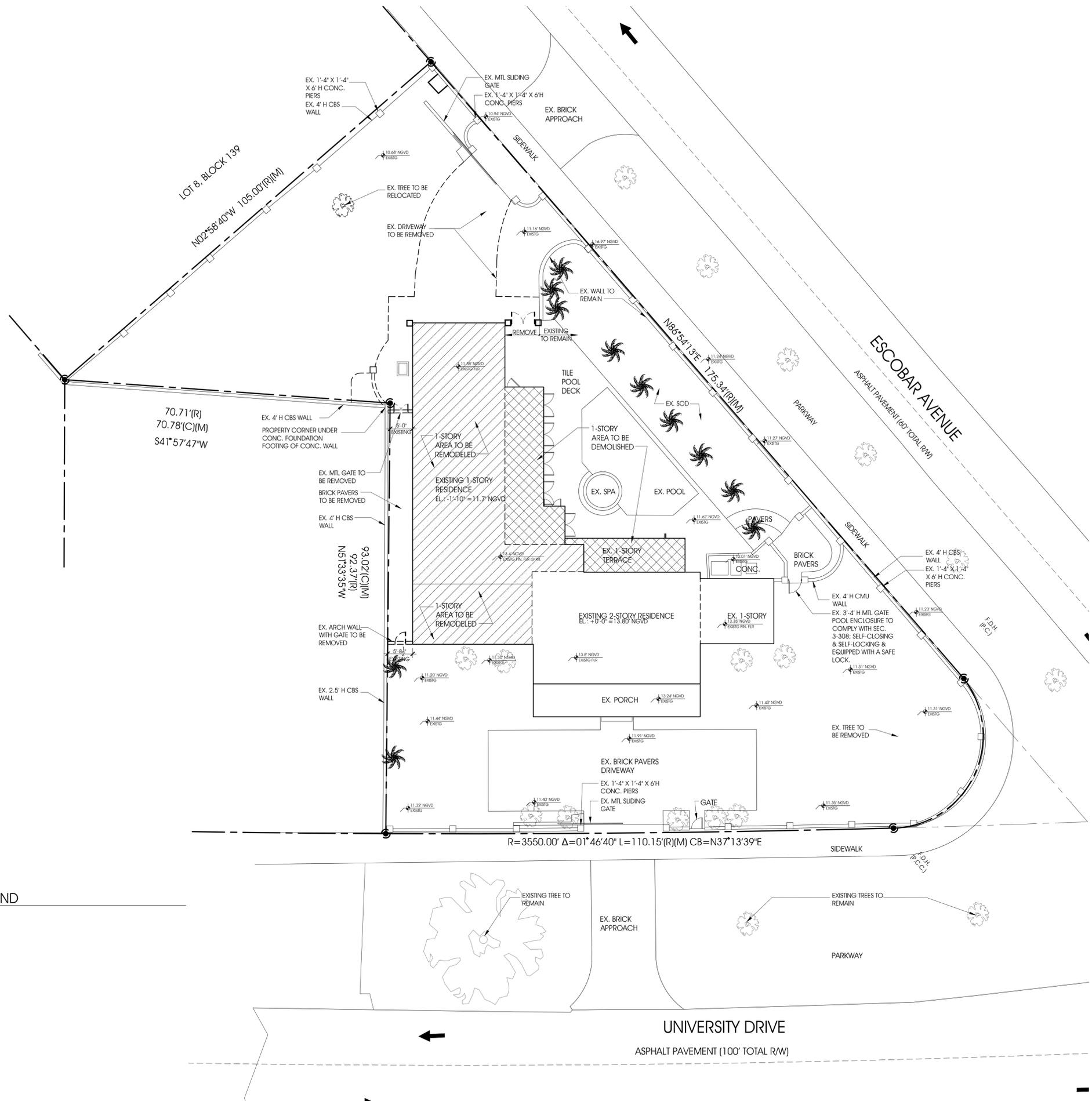
New 2-Story Addition and Remodeling
 607 University Dr,
 Coral Gables Fl 33134

DRAWING

Proposed Site Plan and Zoning Information

SEAL	SCALE
	DRAWN
	REVIEWED: NDJ
	PROJ. NO. 355.0
	SHEET NO.

A-01.0



DEMO SITE PLAN LEGEND

- EXISTING
- REMODELED
- DEMOLISHED

DEMOLITION AND EXISTING SITE PLAN

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



NOTES

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 New 2-Story Addition and Remodeling
 607 University Dr.,
 Coral Gables, FL 33134

DRAWING
 Existing and Demolition Site Plan

	SCALE
	DRAWN
	REVIEWED
	NDL
	PROJ. NO.
	355.0
	SHEET NO.
	A-01.1

GENERAL NOTES

A. THE TERM "WORK" AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF DRAWINGS, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT OF RECORD.

B. THE TERM "CONTRACTOR" AS USED IN THESE NOTES SHALL REFER TO THE GENERAL CONTRACTOR OR TO THE SUBCONTRACTORS. THE OWNER MAY ELECT TO CONTRACT DIRECTLY WITH A SUBCONTRACTOR FOR ANY PART OF THE WORK.

C. THESE DRAWINGS PROVIDE FOR THE LABOR, MATERIAL, EQUIPMENT AND SUPERVISION BY THE CONTRACTOR FOR A COMPLETE LOCK AND KEY JOB WITH THE ITEMS SPECIFICALLY NOTED FURNISHED BY THE CONTRACTOR OR AS AN ALLOWANCE. THE WORK SHALL BE EXECUTED IN A THOROUGH, SUBSTANTIAL AND NEAT MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

D. IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTIONARY, THE CONTRACTOR MUST REQUEST CLARIFICATION FROM THE ARCHITECT OF RECORD IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK.

E. ALL WORK SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE FLORIDA RESIDENTIAL BUILDING CODE 7TH ED (2020) AND ALL AUTHORITIES HAVING JURISDICTION.

F. AIA DOCUMENT A-105 (2020) GENERAL CONDITIONS OF THE CONTRACT IS HEREBY MADE A PART OF THESE DRAWINGS AND SPECIFICATIONS.

G. THE CONTRACTOR SHALL DETERMINE THE SEQUENCE OF CONSTRUCTION ITEMS, AS WELL AS THOSE PROVIDED FOR BY SEPARATE PERMIT. THE CONTRACTOR SHALL ARRANGE FOR INSPECTION AND TESTS AS SPECIFIED OR REQUIRED BY THE BUILDING DEPARTMENT AND SHALL PAY ALL FEES AND COSTS FOR SAME. THE CONTRACTOR SHALL SECURE ALL BUILDING PERMITS AND UPON COMPLETION OF THE PROJECT (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A CERTIFICATE OF OCCUPANCY OR USE FROM THE BUILDING AND ZONING DEPARTMENT.

H. THE BID PRICES SHALL INCLUDE EVERYTHING NECESSARY OR PROPER FOR PERFORMING AND COMPLETING THE WORK REQUIRED AS INDICATED BY THE PLANS AND SPECIFICATIONS, TO PROVIDE FINISHED WORK. ANYTHING OMITTED THEREFROM WHICH IS CLEARLY NECESSARY FOR THE COMPLETION OF THE WORK OR ITS APPURTENANCE SHALL BE CONSIDERED A PORTION OF THE WORK ALTHOUGH NOT DIRECTLY SPECIFIED OR SHOWN ON THE DRAWINGS.

I. INSURANCE: WORKMEN'S COMPENSATION, AS REQUIRED BY LAW, AND PUBLIC LIABILITY SHALL BE CARRIED BY THE CONTRACTOR.

J. AFTER THE AWARD OF THE CONTRACT AND PRIOR TO START OF ANY WORK A PRE-WORK CONFERENCE WILL BE HELD BETWEEN THE CONTRACTOR, ARCHITECT, OWNER AND REPRESENTATIVES OF THE CONTRACTOR. THE TIME AND PLACE OF THIS CONFERENCE WILL BE SET BY THE OWNER. THE CONTRACTOR SHALL PREPARE A BRIEF WORK DESCRIPTION OF PROCEDURE TO BE USED IN THE PERFORMANCE OF THE WORK AND PROVIDE A SCHEDULE (BAR CHART) FOR THE PROJECT.

K. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL BE FAMILIAR WITH THE NATURE AND LOCATION OF THE WORK, THE GENERAL AND LOCAL CONDITIONS INCLUDING THOSE BEARING ON TRANSPORTATION, HANDLING AND STORAGE OF DEBRIS, ACCESS TO THE SITE, AND THE EQUIPMENT AND FACILITIES NEEDED TO PERFORM THE WORK.

L. SCOPE OF WORK: THE CONTRACTOR SHALL INCLUDE AND PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION AND PAY ALL EXPENSES INCURRED IN THE PROPER COMPLETION OF WORK UNLESS SPECIFICALLY NOTED TO BE THE WORK OF OTHERS. CONTRACTOR SHALL PERFORM ALL WORK NECESSARY FOR PRODUCING A COMPLETE, HABITABLE PROJECT, INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, ELECTRICAL, PLUMBING AND HVAC.

M. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SAFE ACCESS TO THE PREMISES AT ALL TIMES.

N. ALL MATERIALS AND FINISHES SHALL BE AS SPECIFIED AND/OR AS SELECTED BY THE ARCHITECT, INTERIOR DESIGNER OR OWNER.

O. THE CONTRACTOR SHALL ALLOW THE A/E TEAM A RESPONSE TIME OF 7 WORKING DAYS FOR RFIS AND 10 WORKING DAYS FOR SHOP-DRAWING REVIEWS.

P. GUARANTEE: THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL MATERIALS, AND WORKMANSHIP FURNISHED OR INSTALLED BY HIM OR HIS SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE AND SHALL REPLACE ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSE TO THE OWNER AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING RESULTING FROM DEFECTIVE WORK OR REPAIRS. THE CONTRACTOR SHALL REPLACE DEFECTIVE WORK WITHIN TEN (10) DAYS AFTER IT IS BROUGHT TO HIS ATTENTION.

Q. AT COMPLETION, THE CONTRACTOR SHALL REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, EQUIPMENT, AND SURPLUS MATERIALS, LEAVING THE PROJECT "BROOM CLEAN".

R. THE CONTRACTOR IS TO PROVIDE TO THE OWNER A LIST OF ALL SUBCONTRACTORS USED, COMPLETE WITH ADDRESSES, PHONE NUMBERS AND COPIES OF ALL WARRANTIES.

S. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR CONTRACT IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.

T. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS FOR ALL MEASUREMENTS. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.

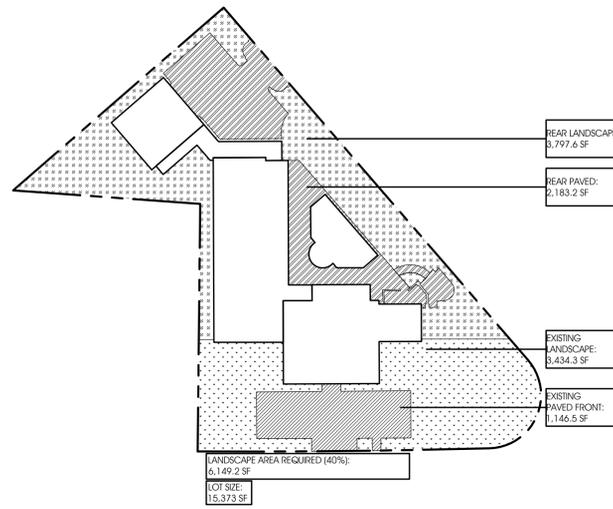
U. PROTECTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND THAT OF HIS SUBCONTRACTORS FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS AND MATERIALS USED IN CONJUNCTION WITH THE WORK AND FOR ACTS OF HIS EMPLOYEES.

V. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING AT LEAST ONE WEEK PRIOR TO FINAL INSPECTION. THE CONTRACTOR IS TO PROVIDE THE OWNER WITH PARTIAL RELEASE OF LIEN FOR EACH PAYMENT, AND A FINAL RELEASE OF LIEN AT COMPLETION.

W. FINAL DISBURSEMENT TO THE CONTRACTOR SHALL NOT BE MADE UNTIL THE OWNER'S PUNCH-LIST HAS BEEN SATISFIED.

CODE:

FBC RESIDENTIAL 2023 8TH EDITION



LOT SIZE: 15,373 SF
LANDSCAPE AND PAVED AREAS

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

GROSS AREA CALCULATIONS GENERAL INFORMATION

	1ST FLOOR	2ND FLOOR	TOTAL
AC	2,701.3 SF	2,148.4 SF	4,849.7 SF
GARAGE AC	653.5 SF	-	653.5 SF
GUEST AC	-	606.6 SF	606.6 SF
COVERED AREAS	1,015.5 SF	-	1,015.5 SF
TOTALS	4,370.3 SF	2,755 SF	7,125.3 SF

LOT SIZE: 15,373 SF

AREA CALCULATIONS: TOTALS :FAR

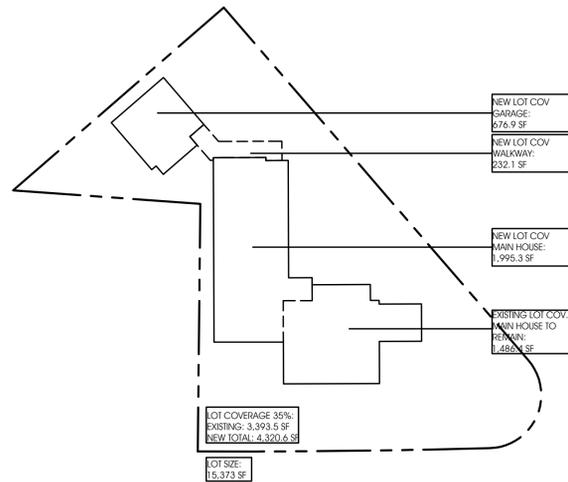
FAR CALCULATIONS	ALLOWED: 5,761.9 SF	EXISTING	DEMOLISHED	PROPOSED	NEW TOTAL
1ST FLOOR MAIN HOUSE	2,747.2 SF	317.1 SF	11.8 SF		2,441.9 SF
2ND FLOOR MAIN HOUSE	794.6 SF	0 SF	1,161.8 SF		1,956.4 SF
GARAGE	(448.8 SF)	(448.8 SF)	583.9 SF		583.9 SF
GUEST	0 SF	0 SF	542.6 SF		542.6 SF
TOTALS	3,541.8 SF	317.1 SF	2300.1 SF		5,524.8 SF

LOT COVERAGE 35%:	ALLOWED: 5,380.55 SF	EXISTING	DEMOLISHED	PROPOSED	NEW TOTAL
1ST FLOOR COVERED	3,393.9 SF	330.7 SF	1,327.7 SF		4,390.9 SF
TOTALS	3,393.9 SF	330.7 SF	1,327.7 SF		4,390.9 SF

LOT COVERAGE 45%:	ALLOWED: 6,917.85 SF	EXISTING	DEMOLISHED	PROPOSED	NEW TOTAL
1ST FLOOR COVERED	3,393.9 SF	330.7 SF	1,327.7 SF		4,390.9 SF
POOL	439.1 SF	0 SF	0 SF		439.1 SF
TOTALS	3,833 SF	330.7 SF	1327.7 SF		4,830 SF

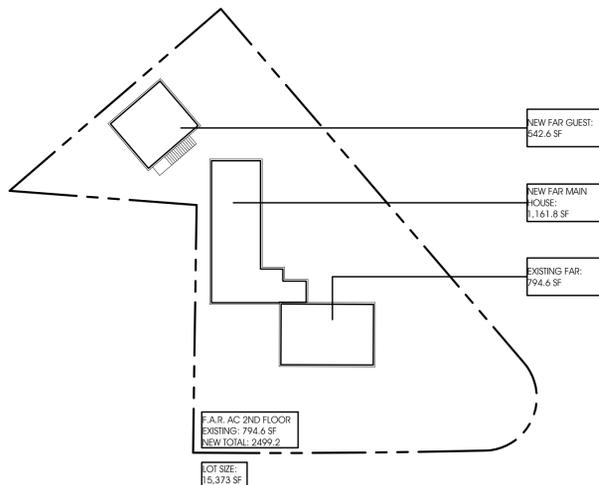
LANDSCAPE AREAS	TOTAL REQUIRED: 6,149.2 SF	EXISTING	DEMOLISHED	PROPOSED	NEW TOTAL
LANDSCAPE: BACKYARD	4,630.4 SF	832.8 SF	0 SF		3,797.6 SF
LANDSCAPE: FRONT YARD	3,434.3 SF	0 SF	0 SF		3,434.3 SF
TOTALS	8,064.7 SF	832.8 SF	0 SF		7,231.9 SF

PAVED AREAS	EXISTING	DEMOLISHED	PROPOSED	NEW TOTAL
FRONT YARD	1,146.5 SF	0 SF	0 SF	1,146.5 SF
BACK YARD	2,148 SF	1,166.2 SF	1,201.4 SF	2,183.2 SF
TOTALS	3,294.5 SF	1,166.2 SF	1,201.4 SF	3,329.7 SF



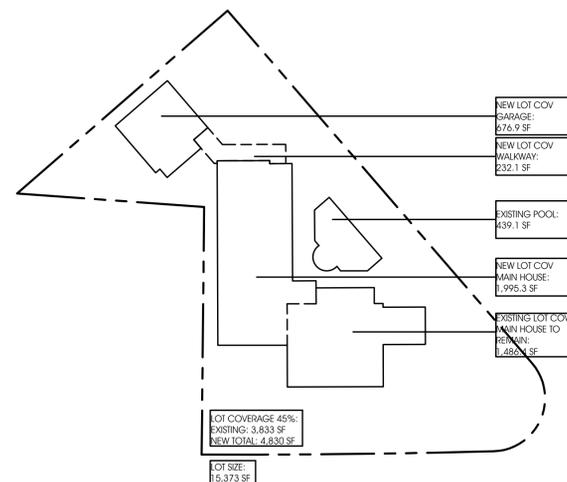
LOT SIZE: 15,373 SF
LOT COVERAGE 35%

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



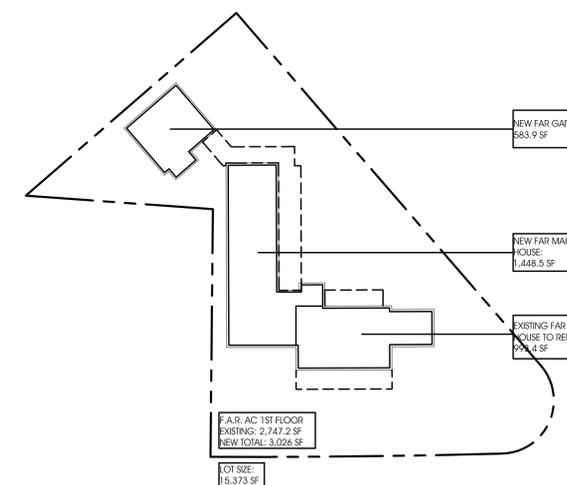
LOT SIZE: 15,373 SF
FAR 2ND FLOOR

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



LOT SIZE: 15,373 SF
LOT COVERAGE 45%

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



LOT SIZE: 15,373 SF
FAR 1ST FLOOR

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

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PROJECT

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DRAWING

Area Diagrams
and Calculations
and General Notes

SEAL



Nelson de Leon
AR 13937

SHEET NO.

A-01.2

SCALE

DRAWN

REVIEWED

NDL

PROJ. NO.

355.0

ELECTRICAL DEMOLITION NOTES

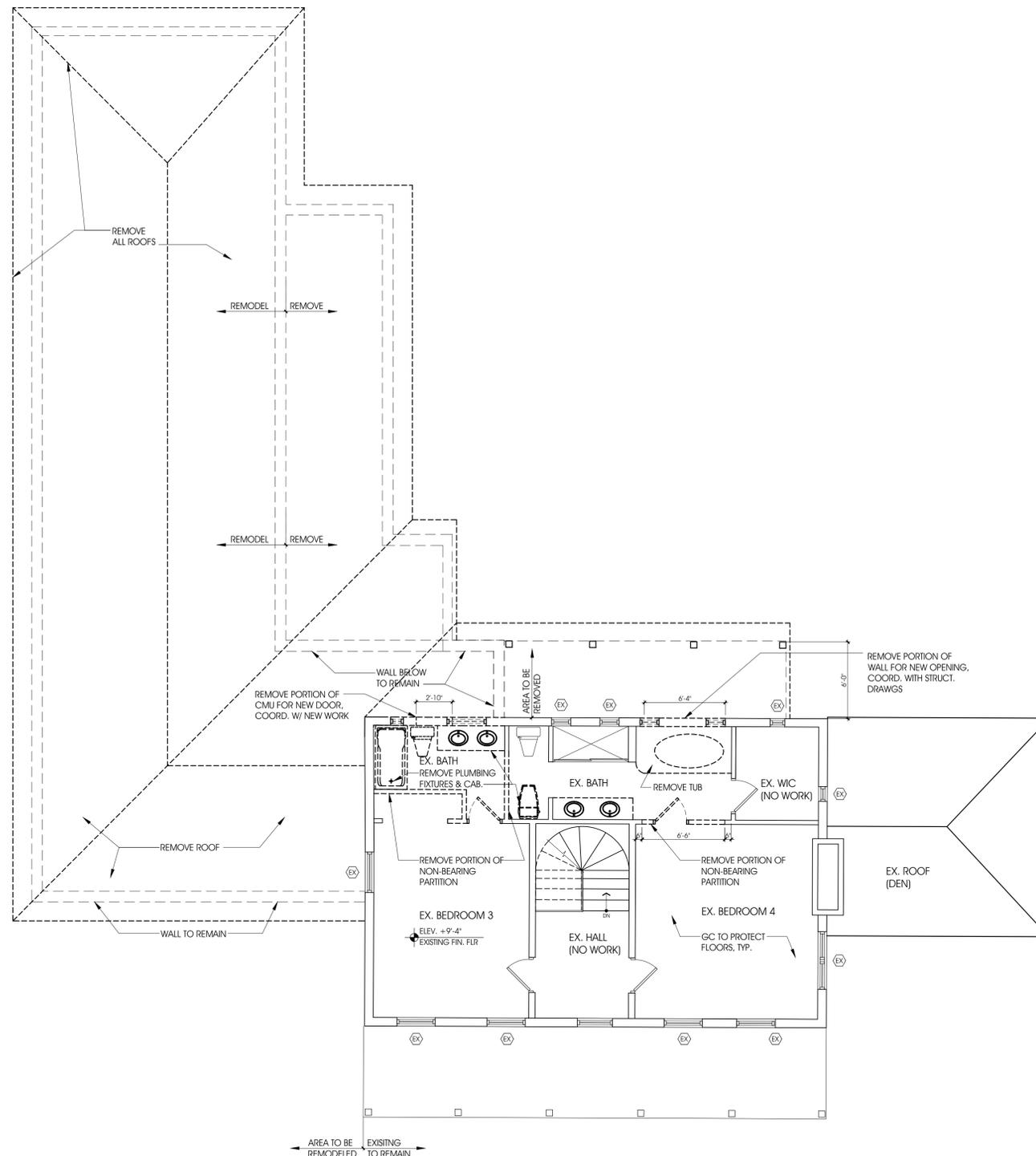
1. CONTRACTOR IS TO VERIFY WITH OWNER AND IDENTIFY ALL EXISTING PIPES, CONDUITS, ETC. TO REMAIN PRIOR TO DEMOLITION. MARK ALL PIPES, CONDUITS, ETC. NOT TO BE DEMOLISHED WITH RED PAINT. INFORM ALL SUB-CONTRACTORS.
2. UNLESS OTHERWISE NOTED AS EXISTING TO REMAIN OR TO BE RELOCATED, ALL LIGHTING FIXTURES, RECEPTACLES, SWITCHES, SPECIAL OUTLETS, TELEPHONE CABLES, TV CABLES, MISCELLANEOUS SYSTEM WIRING, POWER CONDUCTORS, CONDUITS, ELECTRICAL BOXES, RACEWAYS AND OTHER ELECTRICAL SYSTEM COMPONENTS LOCATED IN THE AREAS SHOWN AS BEING DEMOLISHED OR NOT USED AFTER WORK IS COMPLETED, SHALL BE REMOVED. CONDUITS 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 SINKS 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.

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



EXISTING AND DEMOLITION SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



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Coral Gables Fl 33134

DRAWING
Existing and Demolition Second Floor Plan

 SEAL STATE OF FLORIDA NELSON DE LEON REGISTERED ARCHITECT AR 13937	SCALE
	DRAWN
	REVIEWED NDL
	PROJ. NO. 355.0

SHEET NO.
A-02.1



CONSULTANT(S)

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PROJECT
New 2-Story Addition and Remodeling
 607 University Dr.,
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DRAWING
Proposed First Floor Plan

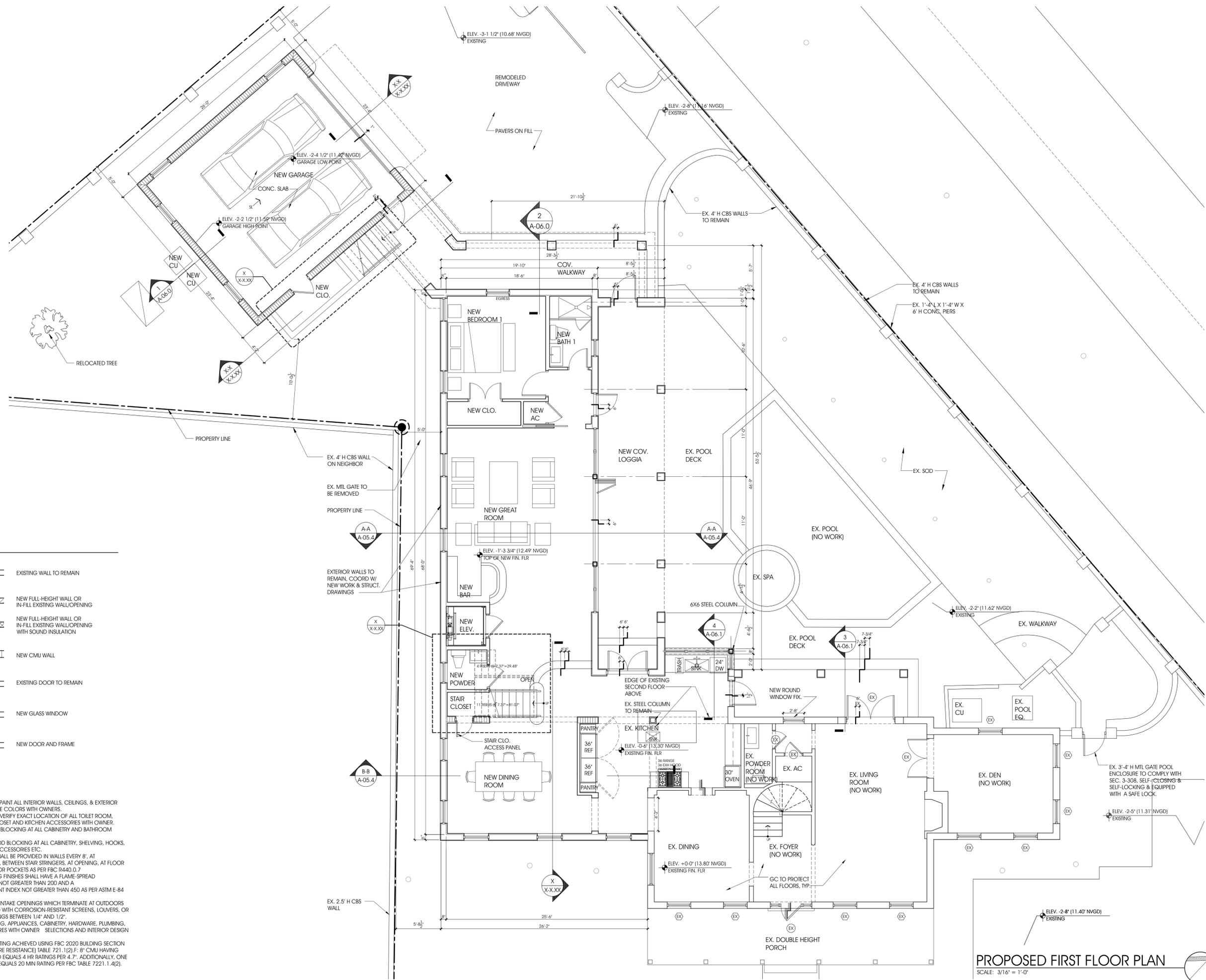
SEAL	SCALE
	DRAWN
	REVIEWED NDL
	PROJ. NO. 355.0
	SHEET NO.

A-02.2

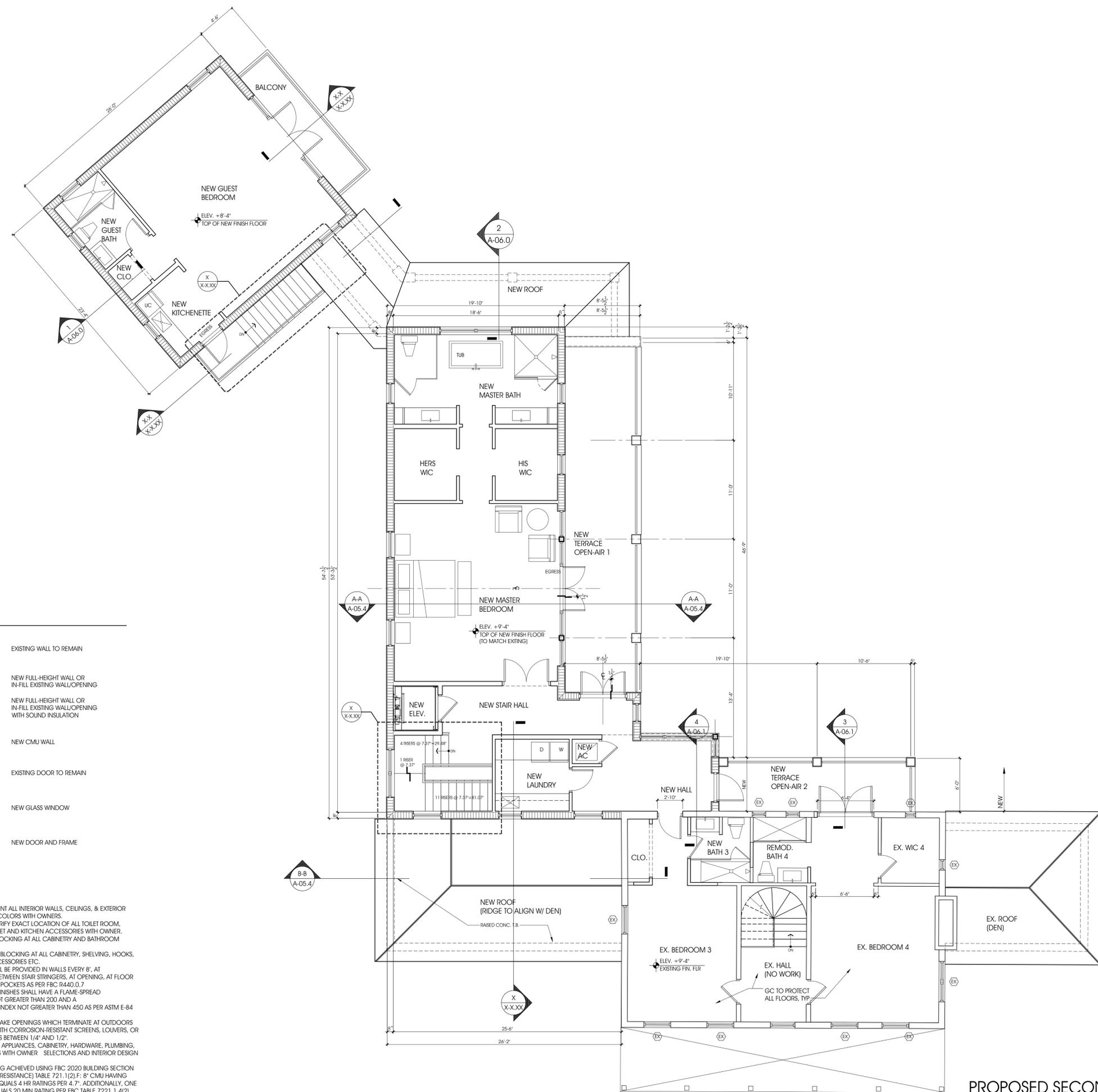
LEGEND

- 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

1. CONTRACTOR TO PAINT ALL INTERIOR WALLS, CEILING, & EXTERIOR WALLS. COORDINATE COLORS WITH OWNERS.
2. CONTRACTOR TO VERIFY EXACT LOCATION OF ALL TOILET ROOM, LAUNDRY ROOM, CLOSET AND KITCHEN ACCESSORIES WITH OWNER. PROVIDE P.T. WOOD BLOCKING AT ALL CABINERY AND BATHROOM ACCESSORIES.
3. PROVIDE P.T. WOOD BLOCKING AT ALL CABINERY, SHELVING, HOOKS, RODS, BATHROOM ACCESSORIES ETC.
4. 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 R40.0.7
5. 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 ASTM E-84 OR UL 273.
6. 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".
7. COORD. FLOORING, APPLIANCES, CABINERY, HARDWARE, PLUMBING, AND LIGHTING FIXTURES WITH OWNER SELECTIONS AND INTERIOR DESIGN DRAWINGS, TYP.
8. 2 HR MINIMUM RATING ACHIEVED USING FBC 2020 BUILDING SECTION 721 (PRESCRIPTIVE FIRE RESISTANCE) TABLE 721.1(2).F. 8" CMU HAVING CELLS FULL GROUTED EQUALS 4 HR RATINGS PER 4.7". ADDITIONALLY, ONE LAYER OF 5/8" GWB EQUALS 20 MIN RATING PER FBC TABLE 722.1.4(2).



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

1. CONTRACTOR TO PAINT ALL INTERIOR WALLS, CEILINGS, & EXTERIOR WALLS. COORDINATE COLORS WITH OWNERS.
2. CONTRACTOR TO VERIFY EXACT LOCATION OF ALL TOILET ROOM, LAUNDRY ROOM, CLOSET AND KITCHEN ACCESSORIES WITH OWNER. PROVIDE P.T. WOOD BLOCKING AT ALL CABINERY AND BATHROOM ACCESSORIES.
3. PROVIDE P.T. WOOD BLOCKING AT ALL CABINERY, SHELVING, HOOKS, RODS, BATHROOM ACCESSORIES ETC.
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5. 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 ASTM E-84 OR UL 273.
6. 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".
7. COORD. FLOORING, APPLIANCES, CABINERY, HARDWARE, PLUMBING, AND LIGHTING FIXTURES WITH OWNER SELECTIONS AND INTERIOR DESIGN DRAWINGS, TYP.
8. 2 HR MINIMUM RATING ACHIEVED USING FBC 2020 BUILDING SECTION 721 (PRESCRIPTIVE FIRE RESISTANCE) TABLE 721.1(2).F; 8" CMU HAVING CELLS FULL GROUTED EQUALS 4 HR RATINGS PER 4.7". ADDITIONALLY, ONE LAYER OF 5/8" GWB EQUALS 20 MIN RATINGS PER FBC TABLE 722.1.4(2).

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 500 South Dixie Highway, Suite 307
 Coral Gables, Florida 33146
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CONSULTANT(S)

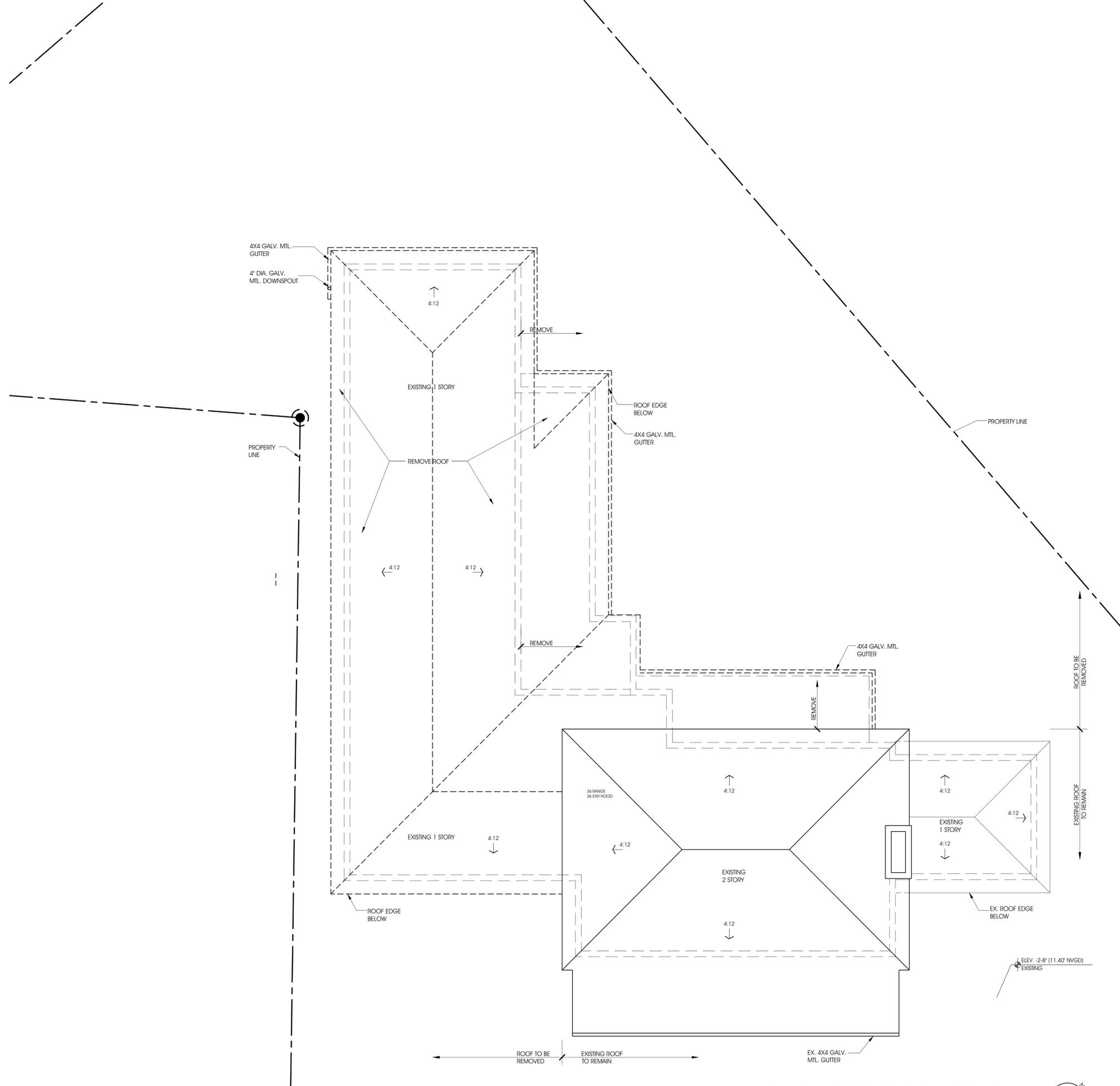
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	PRELIM BOA SUBMITTAL	08-19-25
	COA SUBMITTAL	09-18-25
	PERMIT SUBMITTAL	

PROJECT
New 2-Story Addition and Remodeling
 607 University Dr.
 Coral Gables, FL 33134

DRAWING
Proposed Second Floor Plan

	SCALE
	DRAWN
Nelson de Leon AR 13937	REVIEWED NDL
	PROJ. NO. 355.0
SHEET NO.	

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



EXISTING AND DEMOLITION ROOF PLAN

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



NOTES

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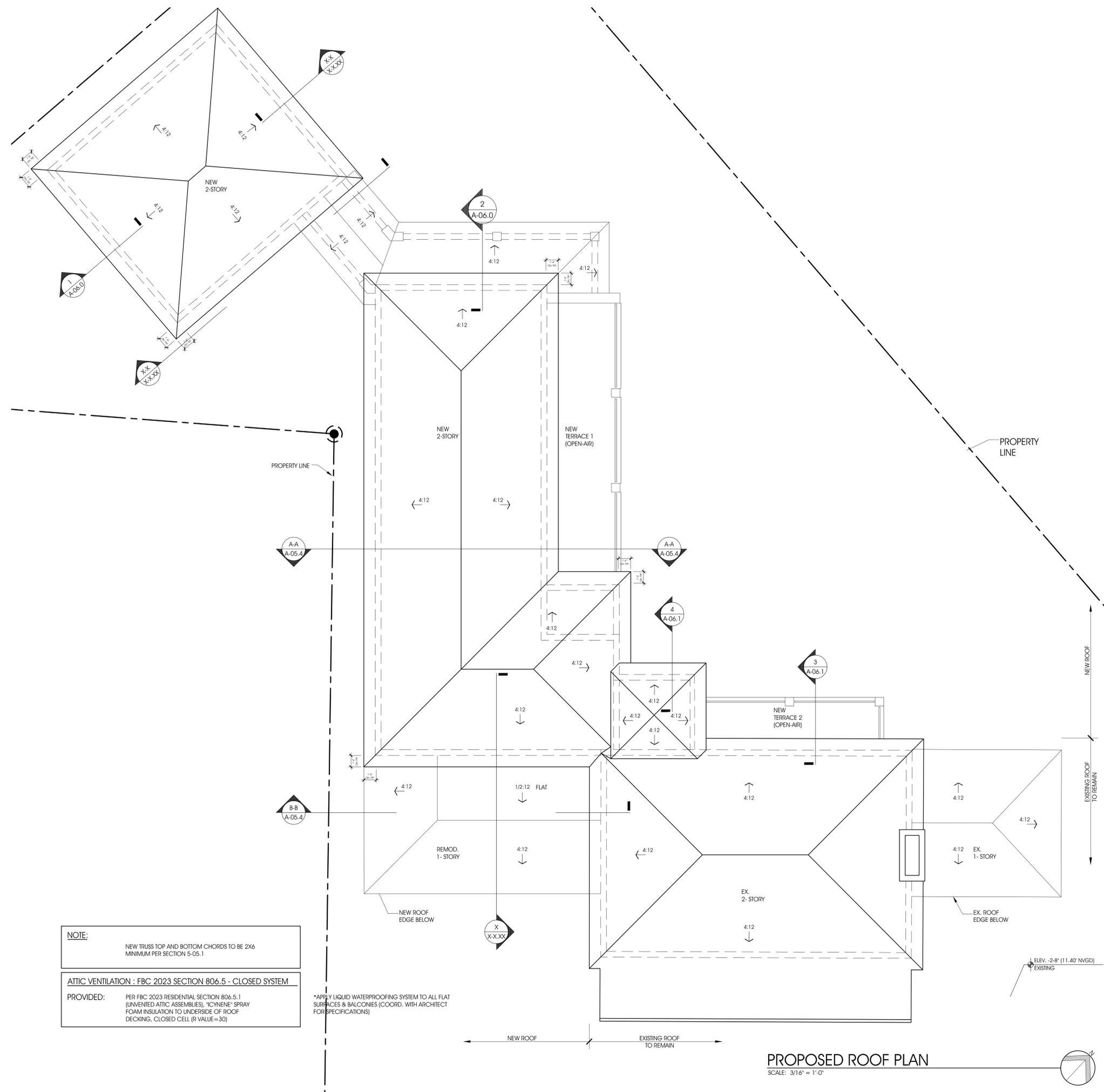
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PROJECT
New 2-Story Addition and Remodeling
 607 University Dr.,
 Coral Gables Fl 33134

DRAWING
Existing and Demolition Roof Plan

	SCALE
	DRAWN
	REVIEWED NDL
	PROJ. NO. 355.0

SHEET NO.
A-04.0



NOTE:
NEW TRUSS TOP AND BOTTOM CHORDS TO BE 2X6
MINIMUM PER SECTION 5-05.1

ATTIC VENTILATION : FBC 2023 SECTION 806.5 - CLOSED SYSTEM

PROVIDED: PER FBC 2023 RESIDENTIAL SECTION 806.5.1
(UNVENTED ATTIC ASSEMBLIES), "ICYNENE" SPRAY
FOAM INSULATION TO UNDERSIDE OF ROOF
DECKING, CLOSED CELL (R VALUE=30)

*APPLY LIQUID WATERPROOFING SYSTEM TO ALL FLAT
SURFACES & BALCONIES (COORD. WITH ARCHITECT
FOR SPECIFICATIONS)

PROPOSED ROOF PLAN

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



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PROJECT
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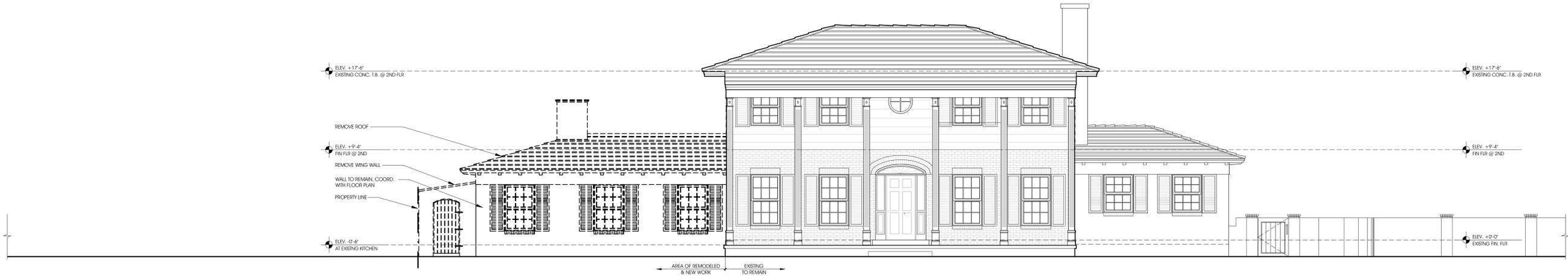
DRAWING
Proposed Roof Plan

SEAL 	SCALE
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	REVIEWED NDL
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	SHEET NO.

A-04.1



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



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



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

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DRAWING
DEMO, EXISTING AND PROPOSED FRONT SE EXTERIOR ELEVATIONS

SEAL

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AR 13937

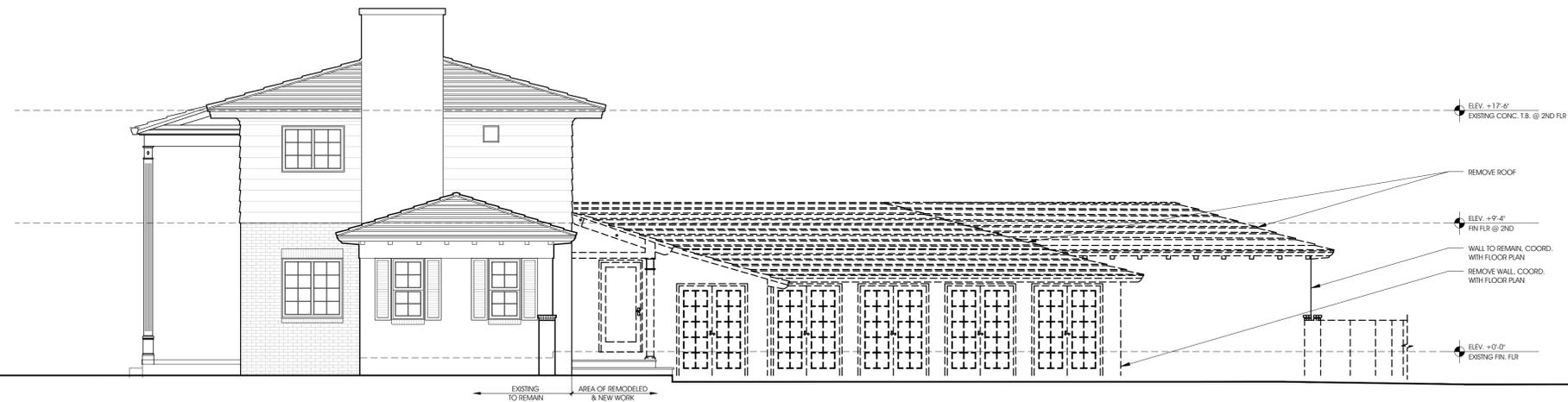
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SHEET NO.

A-05.0



PROPOSED GARAGE NORTH ELEVATION

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



EXISTING AND DEMOLITION SIDE NE EXTERIOR ELEVATION

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



PROPOSED SIDE NE EXTERIOR ELEVATION

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

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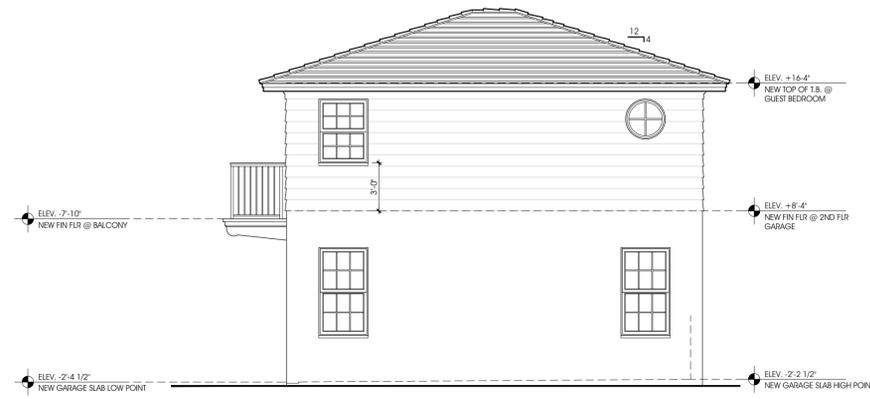
DRAWING
 DEMO, EXISTING AND PROPOSED SIDE NE EXTERIOR ELEVATIONS

SEAL

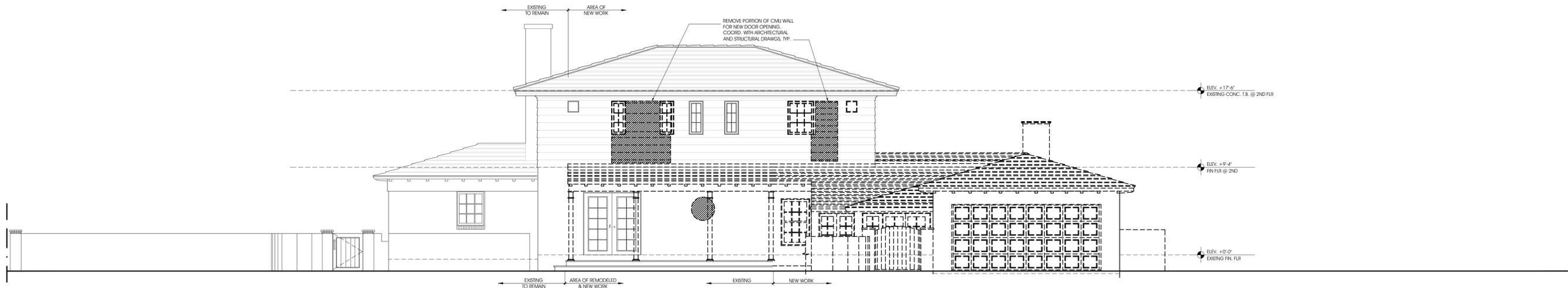
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SHEET NO.
A-05.1



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



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



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

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PROJECT

New 2-Story Addition and Remodeling
607 University Dr.,
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DRAWING

DEMO, EXISTING AND PROPOSED REAR NW EXTERIOR ELEVATIONS

SEAL

SCALE

DRAWN

REVIEWED NDJL

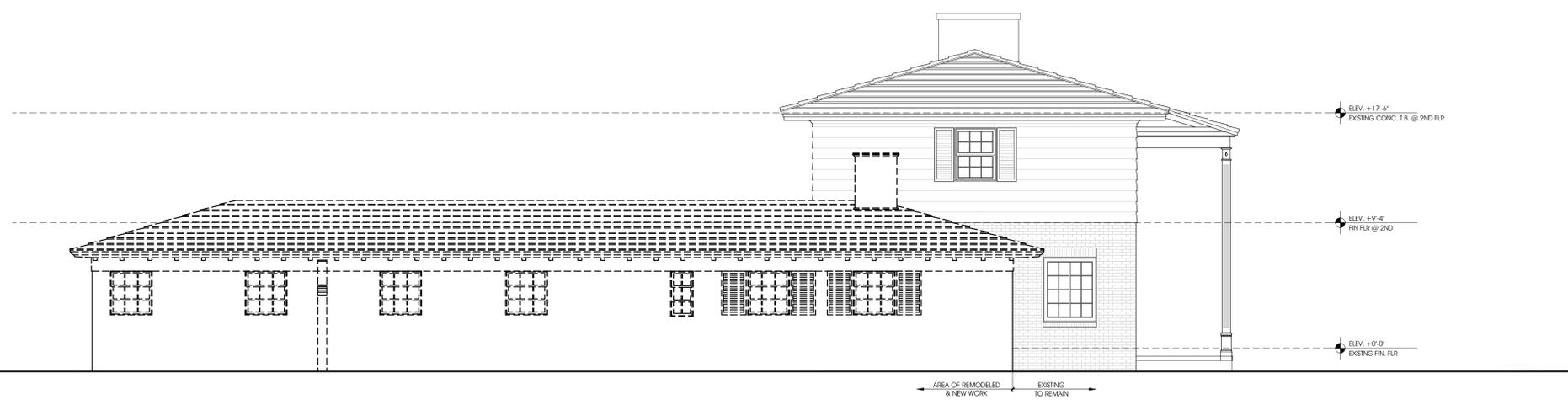
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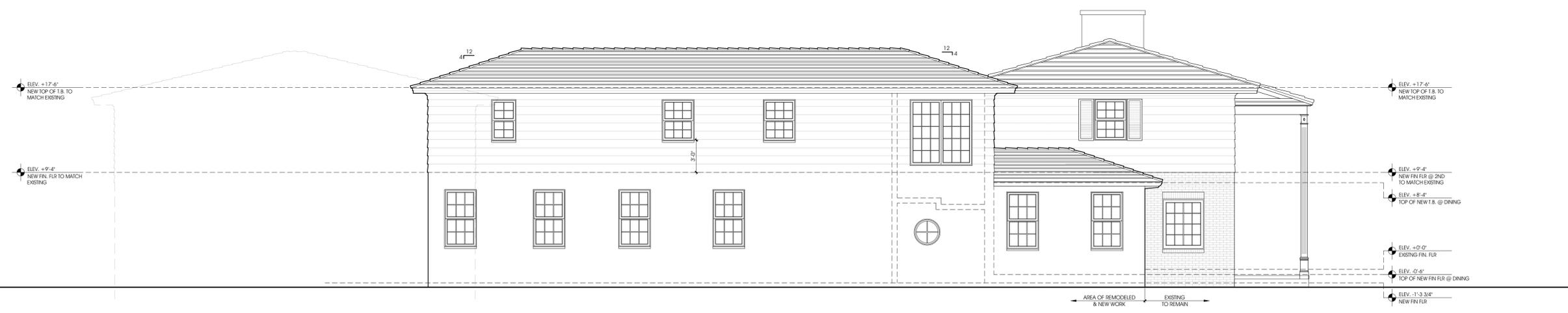
A-05.2



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



EXISTING AND DEMOLITION SIDE SW EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"



PROPOSED SIDE SW EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"

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New 2-Story Addition and Remodeling
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DRAWING
DEMO, EXISTING AND PROPOSED SIDE SW EXTERIOR ELEVATIONS

SEAL

SCALE
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REVIEWED
NDL
PROJ. NO.
355.0

SHEET NO.
A-05.3



STREET VIEW

NOTES

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PROJECT

New 2-Story Addition
 and Remodeling
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DRAWING

Renderings



Nelson de Leon
 AR 13937

SCALE

DRAWN

REVIEWED

NDL

PROJ. NO.

355.0

SHEET NO.

RENDERINGS



AERIAL VIEW

NOTES

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DRAWING

Renderings



Nelson de Leon
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SCALE

DRAWN

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NDL

PROJ. NO.

355.0

SHEET NO.

RENDERINGS



REAR VIEW

NOTES

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PROJECT

New 2-Story Addition
and Remodeling
607 University Dr,
Coral Gables Fl 33134

DRAWING

Renderings

SEAL



Nelson de Leon
AR 13937

SHEET NO.

RENDERINGS

SCALE

DRAWN

REVIEWED

NDL

PROJ. NO.

355.0



AERIAL VIEW

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DRAWING
 Renderings

	SCALE
	DRAWN
Nelson de Leon AR 13937	REVIEWED NDL
	PROJ. NO. 355.0

SHEET NO.
RENDERINGS



REAR VIEW

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DRAWING

Renderings

SEAL



Nelson de Leon
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NDL

PROJ. NO.

355.0

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STREET VIEW

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DRAWING

Renderings

SEAL



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STREET VIEW

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