

September 14, 2021

City of Coral Gables Development Services-Board of Architects 405 Biltmore Way, 3rd Floor Coral Gables, FL 33134

Re:

BOA Letter of Intent

New 1-Story Single-Family Residence (Vacant Lot) 740 Biltmore Court, Coral Gables, FL 33134

Legal Description: Lot 1 and 1/2 of Lot 2 of Block 19, Coral Gables Biltmore Sect

Folio: 03-4117-008-3230s

Zoning: SFR

Dear BOA and Staff,

Scope of Work: New one-story house, accessory pool house, pool and deck, site wall, new landscape and irrigation. The SF breakdowns are noted on the submittal set.

Architectural Style: Spanish-Colonial The design style for the house is influenced by the Spanish-colonial Sevillian manor houses predominately of 17th -18th century. The style consists of low sloped, red-tiled roofs, projected decorative concrete fascia with relatively small overhangs, windows and doors with decorative stucco or stone surrounds, and varied massing. The material palette consists mostly of smooth or lightly textured stucco, with smooth raised stucco accents.

Neighborhood Context: The neighborhood context on the block consists of 8 homes designed by Locus in the same Spanish-colonial style. Directly across the street is another Locus designed home currently under construction designed in a Spanish neoclassical style.

Statement of Original Design: The proposed design is an original creation of Nelson de León, AlA/Locus Architecture Inc.

Sincerely,

Nelson de León, AIA



September 14, 2021

City of Coral Gables Department Services-Board of Architects 405 Biltmore Way, 3rd Floor Coral Gables, FL 33134

Re:

BOA Statement of Digital Submittal
New 1-Story Single-Family Residence
740 Biltmore Court, Coral Gables, FL 33134

To Whom It May Concern:

The digital submitted drawings matches the physical signed and sealed drawings.

Nelson de Leon, AlA

Sincerely,



Lot Behind 740 Biltmore Ct: 725 Sevilla Ave



Across the Street from 740 Biltmore Ct: 733 Biltmore Ct



Across the Street from 740 Biltmore Ct on Almeria Ave: 2600 Cardena St



Adjacent Lot to East: 732 Almeria Ave



View of front: 740 Biltmore Ct

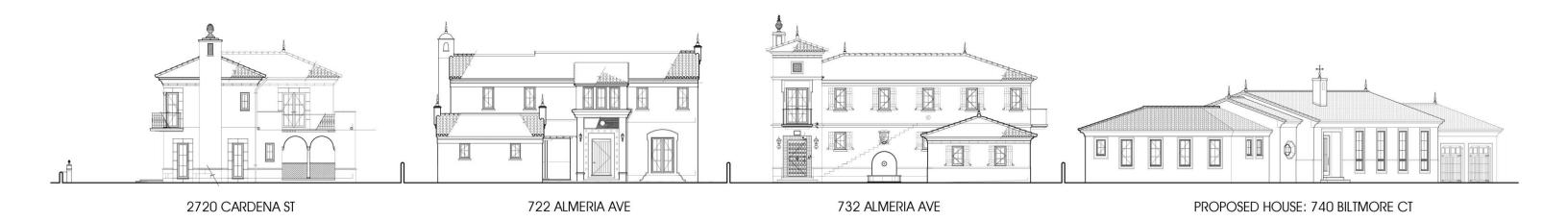


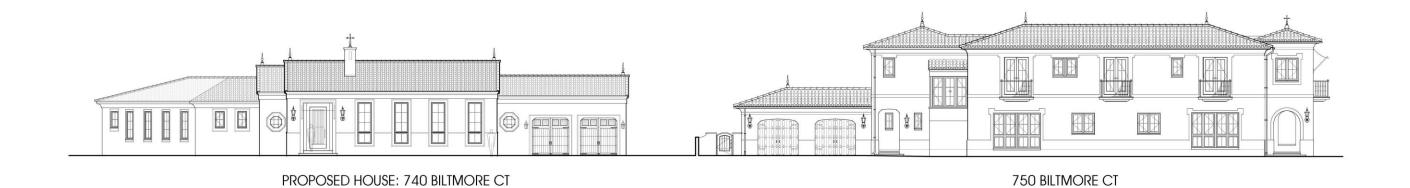
Adjacent to Lot Southwest: 750 Biltmore Ct

BOA Preliminary Submittal: Context Photo's

Property: 740 Biltmore Ct Coral Gables, FL 33134

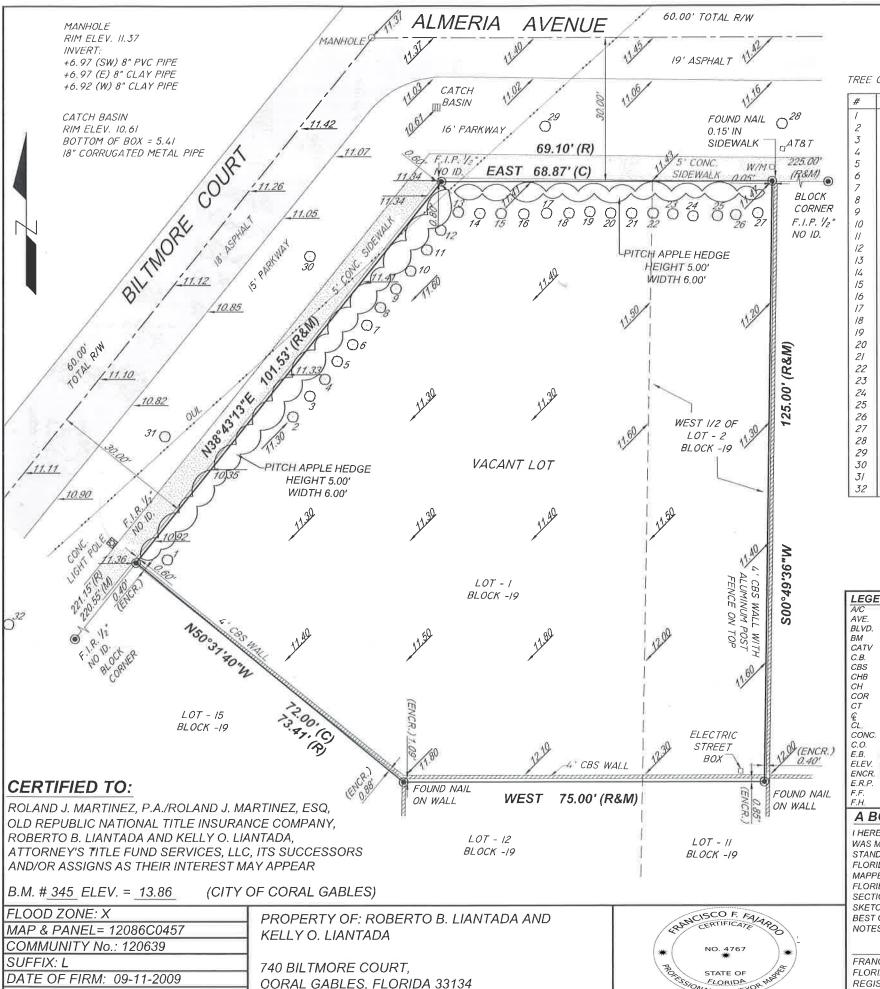






Property: 740 Biltmore Ct Coral Gables, FL 33134





BASE ELEV.= N/A

TREE CHART

#	TYPE	DBH.	CANOPY	HEIGHT
/	BAYBERRY	0,50'	9.00'	12'
2	BAYBERRY	0.50'	6.00'	12"
3	BAYBERRY	0.50'	6.00'	12"
4	BAYBERRY	0.50'	6.00'	12"
5	BAYBERRY	0.50'	6.00'	12'
6	BAYBERRY	0.50'	6.00'	12"
7	BAYBERRY	0.50'	6.00'	121
8	BAYBERRY	0.50'	6.00'	12'
9	BAYBERRY	0.50'	6.00'	12"
10	BAYBERRY	0.50'	6.00'	12"
//	BAYBERRY	0.50'	6.00'	12"
12	BAYBERRY	0.50'	6.00'	12
13	BAYBERRY	0.50'	6.00'	12"
14	BAYBERRY	0.50'	6.00'	12'
15	BAYBERRY	0.50'	6.00'	12"
16	BAYBERRY	0.50'	6.00'	12'
17	BAYBERRY	0.50'	6.00'	12'
18	BAYBERRY	0.50'	6.00'	12'
19	BAYBERRY	0.50'	6.00'	12'
20	BAYBERRY	0.50'	6.00'	12'
21	BAYBERRY	0.50'	6.00'	12'
22	BAYBERRY	0.50'	6.00'	12'
23	BAYBERRY	0.50'	6.00'	12'
24	BAYBERRY	0.50'	6.00'	12'
25	BAYBERRY	0.50'	6.00'	12'
26	BAYBERRY	0.50'	6.00'	12'
27	BAYBERRY	0.50'	6.00'	12'
28	OAK	2.50'	40.0'	40"
29	OAK	2.20'	40.0'	35
30	OAK	4.00'	40.0'	35"
3/	OAK	1.20'	20.0'	30"
32	OAK	2.00'	35.0'	35

TREES ADDED: 04/30/2021 ELEVATIONS ADDED: 04/23/2021

LOCATION SKETCH NOT TO SCALE AVE. -66 18 21 20 19 AVE. 6

LEGAL DESCRIPTION:

LOT 1 AND THE WEST 1/2 OF LOT 2. BLOCK 19. "CORAL GABLES BILTMORE SECTION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED
- ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD. 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
- 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
- 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: SOUTH RIGHT OF WAY OF ALMERIA AVENUE = (EAST)

E	ND .	1.C.V.	IRRIGATION CONTROL VALVE	P.C.P.	PERMANENT CONTROL POIN
	AIR CONDITIONER	I.P.	IRON PIPE	PLS	PROFESSIONAL LAND SURVE
	AVENUE	FPL	FLORIDA POWER & LIGHT	PSM	PROFESSIONAL SURVEYOR
	BOULEVARD	F.I.P.	FOUND IRON PIPE	PL	PROPERTY LINE
	BENCH MARK	F.I.R.	FOUND IRON ROD		POINT OF BEGINNING
	CABLE TELEVISION BOX	FND.	FOUND .		POINT OF COMMENCEMENT
	CATCH BASIN	L	ARC LENGTH		POINT OF REVERSE CURVAT
	CONCRETE BLOCK STRUCTURE	(L)	LEGAL	P.R.M.	PERMANENT REFERENCE M
	CHORD BEARING	L.P.	LIGHT POLE	P.T.	POINT OF TANGENCY
	CHORD DISTANCE	LB	LICENSED BUSINESS	R	RADIUS
	CORNER	LS	LAND SURVEYOR	(R)	RECORD
	COURT	(M)	MEASURED	R.E.	RIM ELEVATION
	CENTERLINE		TOTAL TOTAL PERSON OF THE BOTT OF	R/W	RIGHT-OF-WAY
	CLEAR	NGVD	NATIONAL GEODETIC VERTICAL DATUM		SANITARY
b	CONCRETE	NO ID.	NOT IDENTIFIABLE	SIP.	SET IRON PIPE
	CLEAN OUT	NO.	NUMBER	SIR	SET IRON ROD
	REATHVORN OF	NTS	NOT TO SCALE	ST.	STREET
	ELEVATION -	$O_{i}R_{i}B_{i}$	OFFICIAL RECORD BOOK	Τ	TANGENT
	ENCROACHMENT	ON/PL	ON PROPERTY LINE	T.B.M	TEMPORARY BENCH MARK
	ELEVATION REFERENCE POINT	O.U.L	OVERHEAD UTILITY LINES	TEL.	TELEPHONE
	FINISH FLOOR	P.C.	POINT OF CURVATURE	TYP.	TYPICAL
	FIRE HYDRANT	P.C.C.	POINT OF COMPOUND CURVATURE	U.E.	UTILITY EASEMENT

NENT CONTROL POINT SSIONAL LAND SURVEYOR SSIONAL SURVEYOR AND MAPPER RTYLINE OF BEGINNING OF COMMENCEMENT OF REVERSE CURVATURE NENT REFERENCE MONUMENT OF TANGENCY **EVATION** OF-WAY ON PIPE

OVERHEAD UTILITY LINES -x x WIRE FENCE # # WOOD FENCE PROPERTY CORNER
WATER FLOW
9.60 EXISTING GRADE ELEVATION 9.60 PROPOSED GRADE ELEVATION

W/M WATER METER

W.V. WATER VALVE

SYMBOLS

W.U.P. WOOD UTILITY POLE

M WATER VALVE SIGN DRAINAGE MANHOLE SANITARY MANHOLE FIRE HYDRANT LIGHTING FIXTURE FIRE DEPARMENT CONNECTION

PROFESSIONAL SURVEYING AND MAPPING

A BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON

FRANCISCO F. FAJARDO FLORIDA PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NO. 4767.

ANNES AND GARCIA, INC

LB # 2098

FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER) 4967 SW 75th AVENUE, MIAMI, FLORIDA 33155

PH (305) 666-7909

FAX (305) 442-2530

FIELD DATE:03/23/202

SCALE: 1" = 20'

DRAWN BY: J.L.J. / PB.

DWG. No.: 268558



New 1-Story Residence: Llantada Family 740 Biltmore Court, Coral Gables, FL 33134

Project Team LOCUS ARCHITECTURE **ARCHITECTURE** 500 South Dixie Highway, Suite 307 Coral Gables, Florida 33146 Tel (305) 740-0120 Email: nel@locusarchitecture.net License No. AA0002733 Robert and Kelly Llantada **OWNER** 727 Jeronimo Dr, Coral Gables, FL 33146 Tel.: 917 232 4568

Drawing Contents

Email: rllantadamd@gmail.com

SHEET NO. SHEET CONTENTS

SURVEY CONTEXT PHOTOS CONTEXT ELEVATIONS

ARCHITECTURE

PROPOSED SITE PLAN AND ZONING INFORMATION

AREA DIAGRAMS AND CALCULATIONS PROPOSED FIRST FLOOR PLAN

PROPOSED ROOF PLAN

PROPOSED BUILDING ELEVATIONS

PROPOSED BUILDING ELEVATIONS

PROPOSED PAVILION ELEVATIONS PROPOSED BUILDING SECTIONS: AA & BB

ELECTRICAL

MECHANICAL

STRUCTURAL PLUMBING

LANDSCAPE

LA-01.0 LANDSCAPE PLAN

PRELIMINARY BOA SUBMITTAL: AUGUST 8 2021 **PERMIT SUBMITTAL:**

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 CONTRADICTORY, 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 RFI'S 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.

PAYMENT, AND A FINAL RELEASE OF LIEN AT COMPLETION.

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.

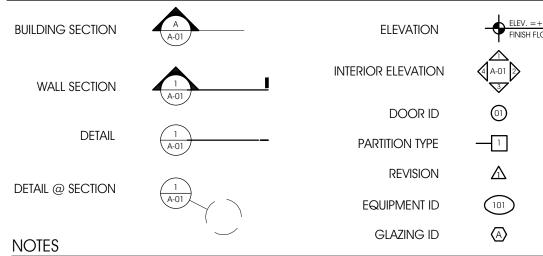
U. PROTECTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND THAT OF HIS SUBCONTRACTORS FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS AND MATERIALS USED IN

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

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

SYMBOLS KEY



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.

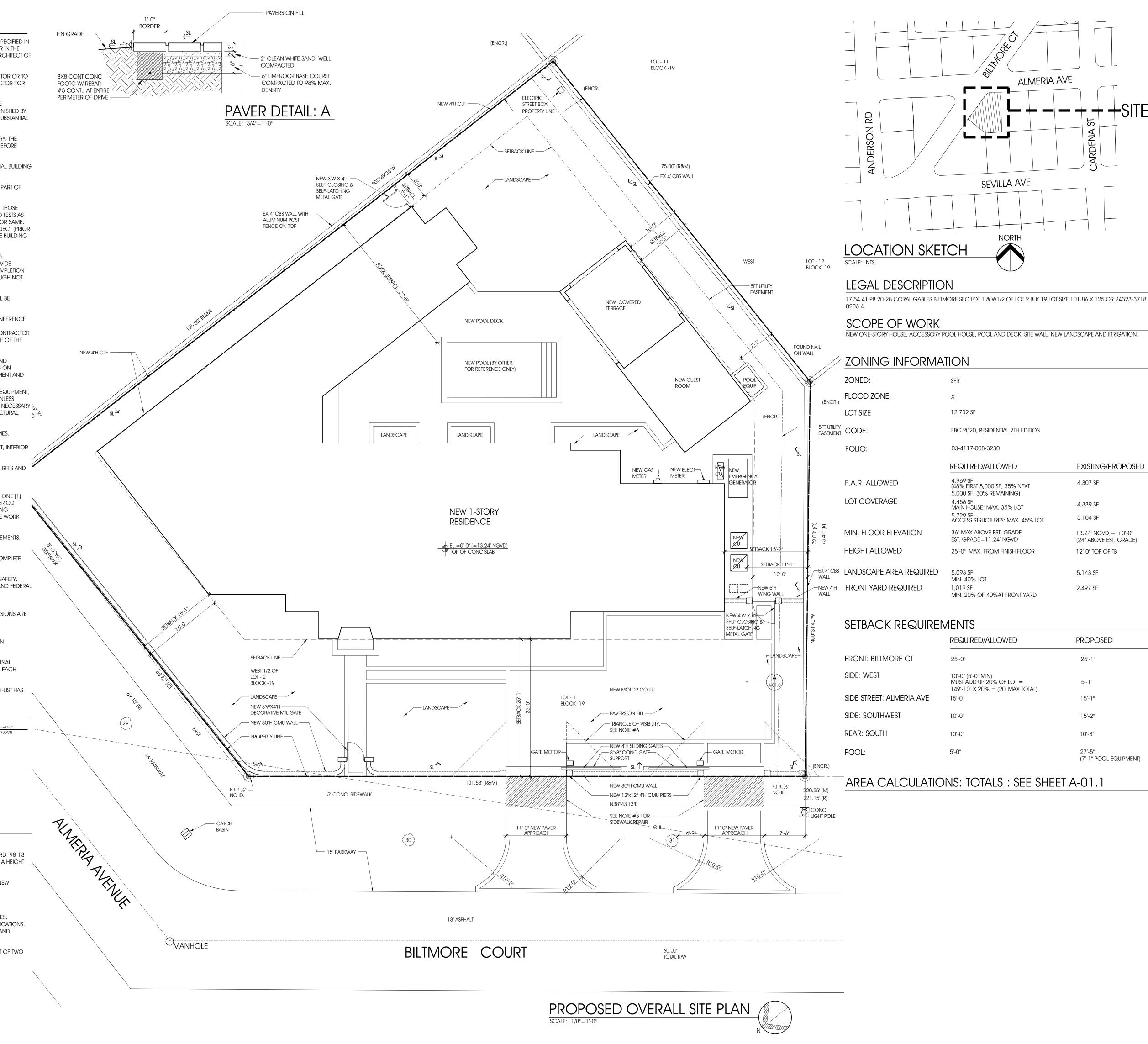
4. FILL SHALL NOT BE BROUGHT UNTO SITE.

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

CODE:

FBC RESIDENTIAL 2020 7TH EDITION



ARCHITECTURE

500 South Dixie Highway, Suite 307

INCORPORATED

Coral Gables, Florida 33146

Tel (305) 740-0120

Fax (305) 740-0520

REVISION/SUBMISSION

PRELIMINARY BOA

PERMIT SUBMITTAL

PROJECT

NEW 1-STORY RESIDENCE:

Proposed Site Plan and

SCALE

DRAWN

REVIEWED

PROJ. NO.

306.0

NDL

3/32" = 1'-0"

Zoning Information

LLANTADA FAMILY

740 Biltmore Court

DRAWING

SEAL

Nelson de Leon AR 13937

A-01.0

SHEET NO.

Coral Gables, FL 33134

OWNER REVIEW

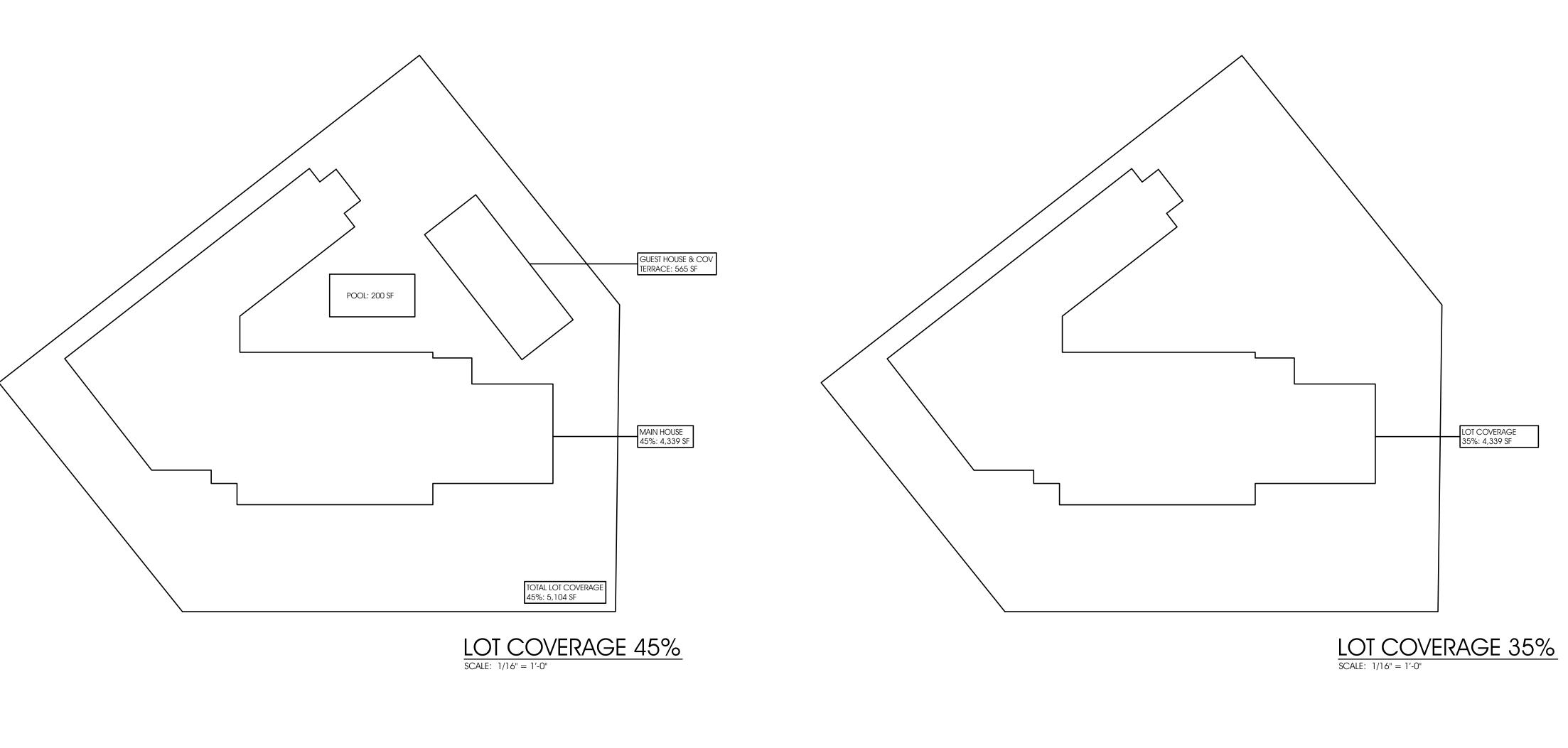
DATE

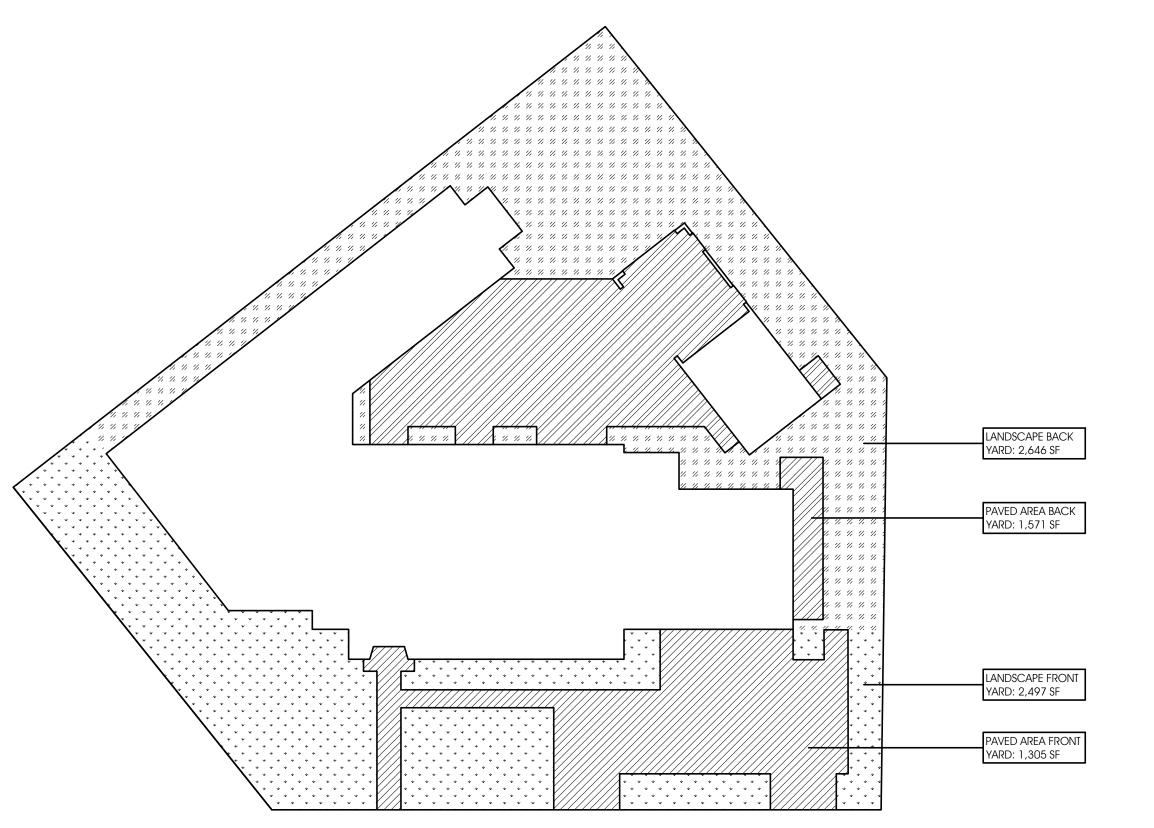
07-25-21

08-06-21

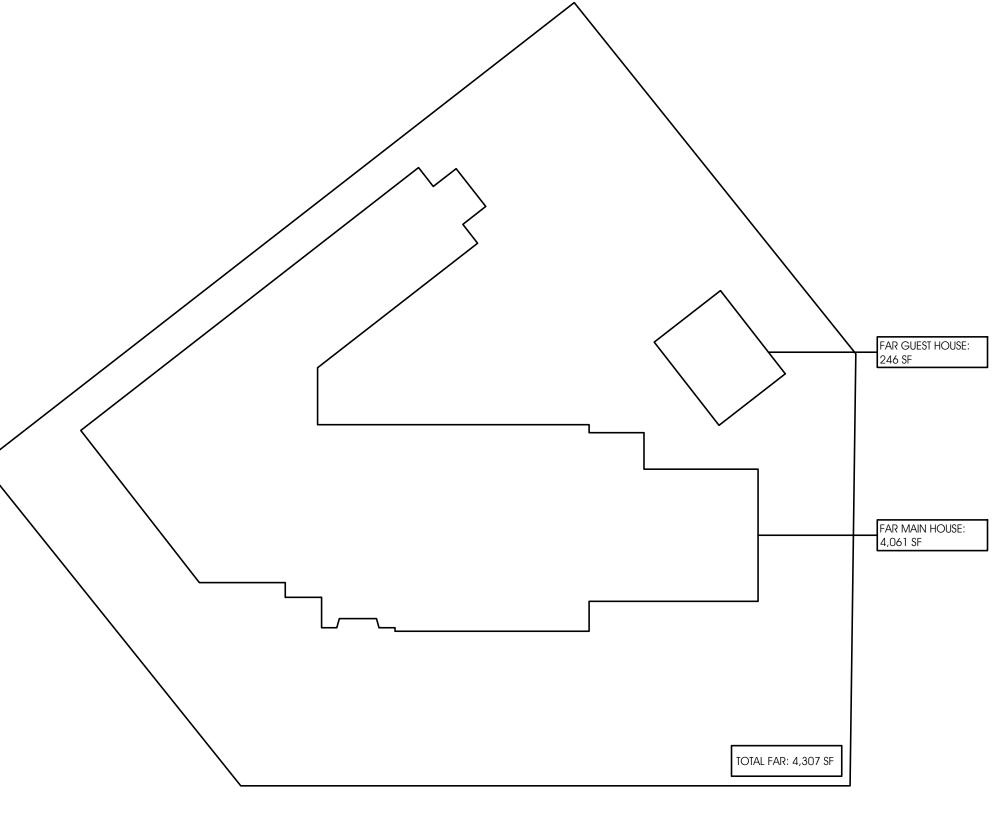
CONSULTANT(S)

License No. AA0002733









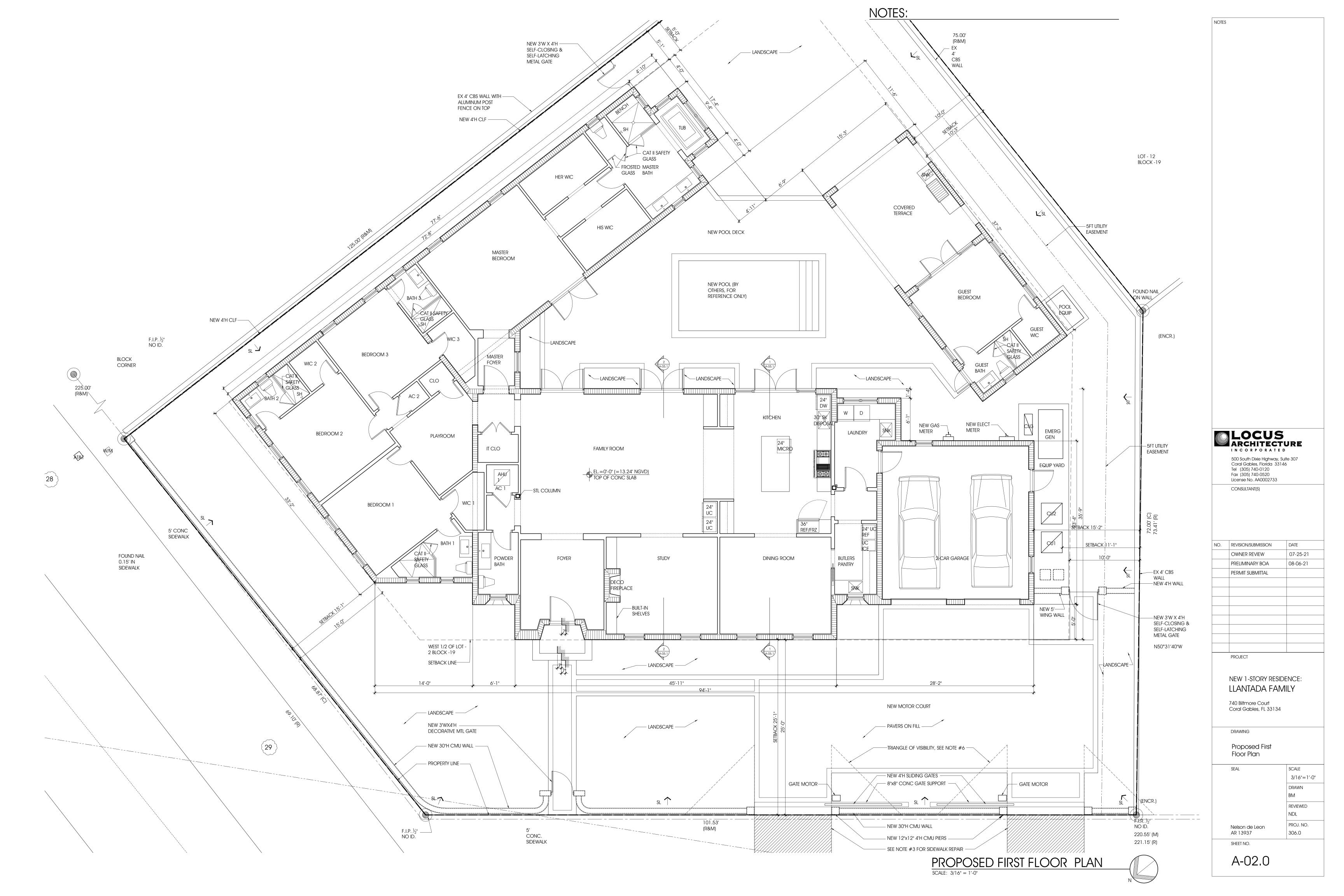
FIRST FLOOR FAR

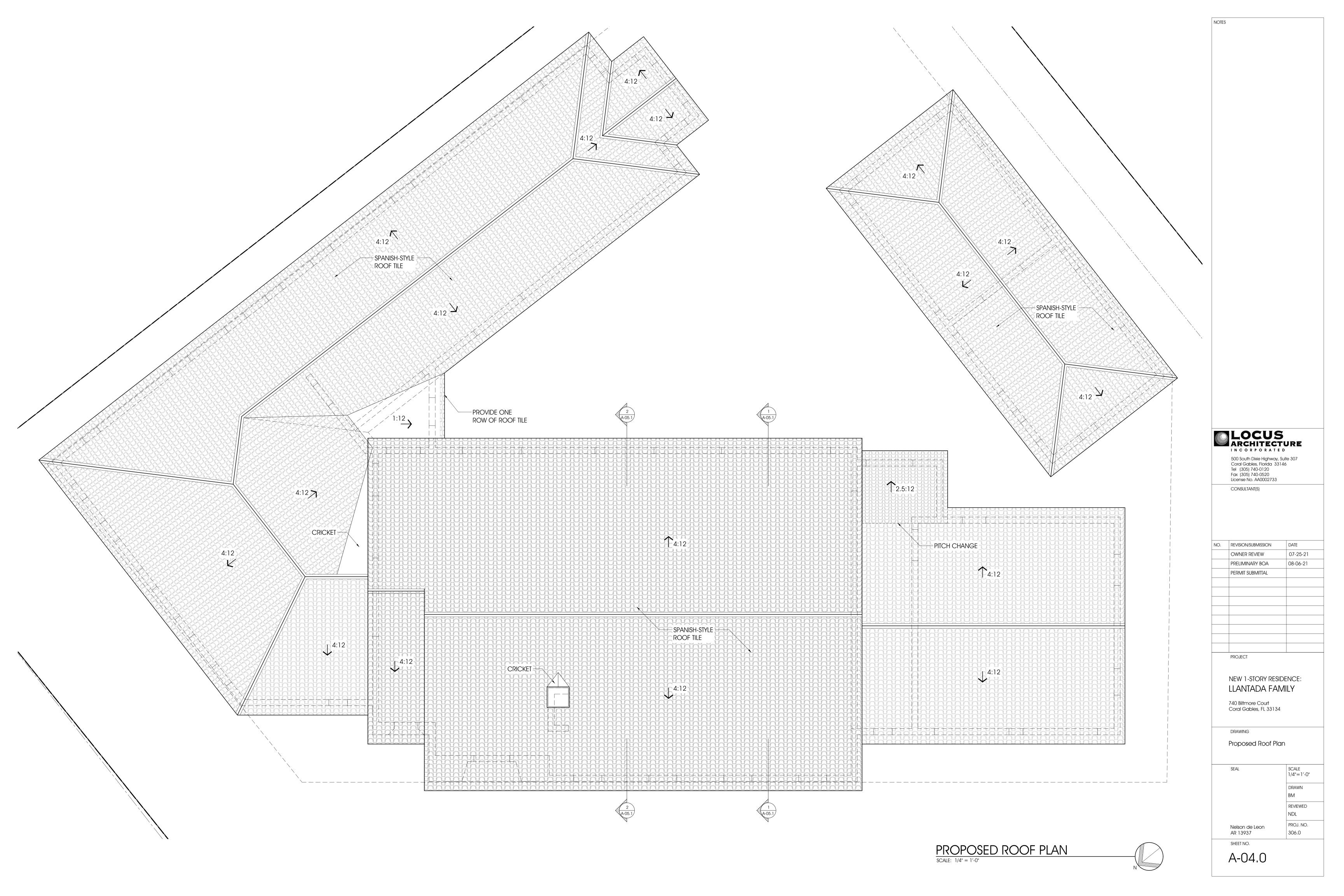
SCALE: 1/16" = 1'-0"

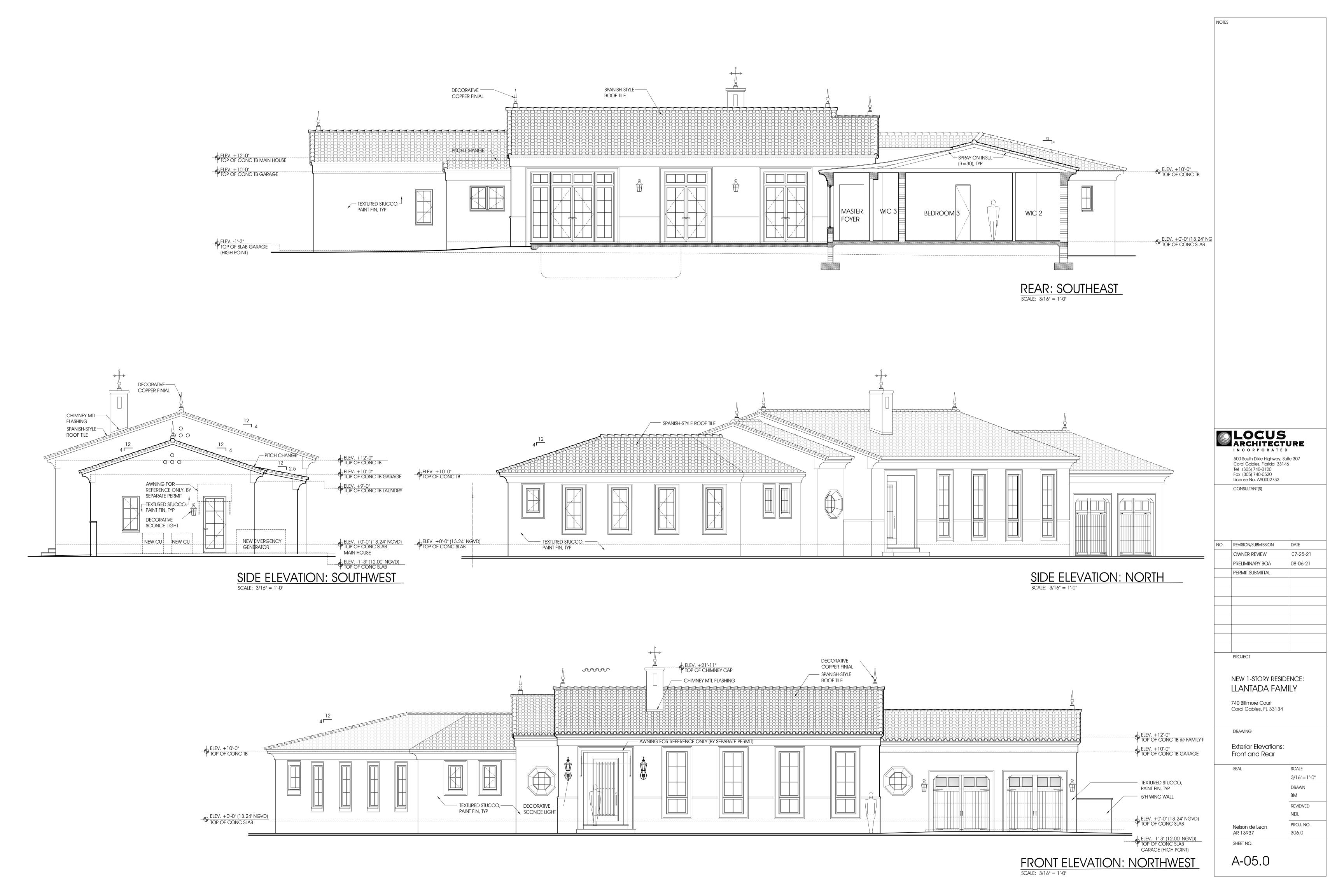
AREA CALCULATIONS: TOTALS

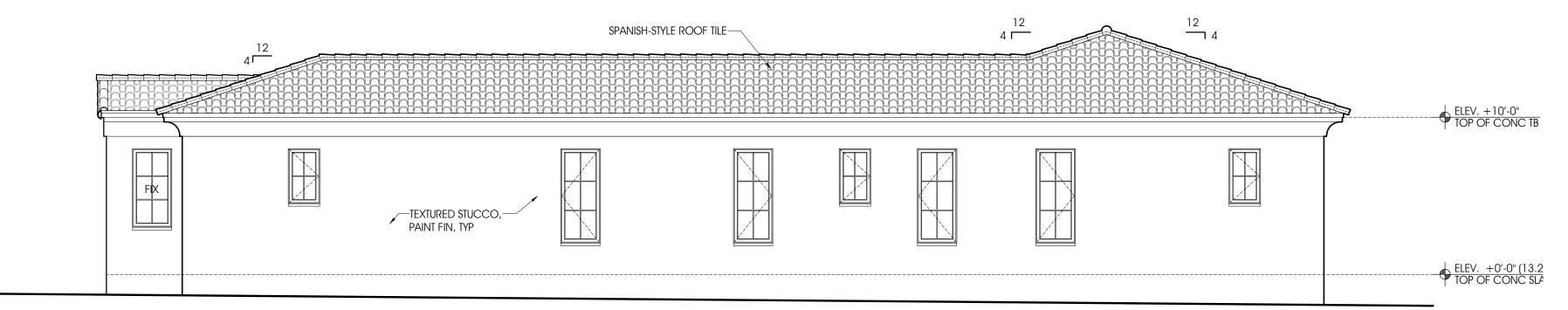
FAR CALCULATIONS	PROPOS
MAIN HOUSE	4,061 SF
GUEST HOUSE	246 SF
TOTALS	4,307 SF
LOT COVERAGE CALCS: 35%	PROPOS
MAIN HOUSE COVERED	4,339 SF
TOTALS	4,339 SF
LOT COVERAGE CALCS: 45%	PROPOS
1ST FLOOR COVERED	4,339 SF
GUEST HOUSE & COVERED TERRACE	565 SF
POOL	200 SF
TOTALS	5,104 SF
LANDSCAPE AREAS	PROPOS
LANDSCAPE: BACKYARD	2,646 SF
LANDSCAPE: FRONT YARD	2,497 SF
TOTALS	5,143 SF
PAVED AREAS	PROPOS
FRONT YARD	1,305 SF
BACK YARD	1,571 SF
TOTALS	2,876 SF

	Locus	
	ARCHITECT	D
	500 South Dixie Highway, S Coral Gables, Florida 331. Tel (305) 740-0120 Fax (305) 740-0520	uite 307 46
	License No. AA0002733 CONSULTANT(S)	
NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	07-25-21
	PRELIMINARY BOA PERMIT SUBMITTAL	08-06-21
	PROJECT	
	NEW 1-STORY RESID	
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	NEW 1-STORY RESIDENTADA FANTADA FANTAD	SCALE N.T.S. DRAWN
	NEW 1-STORY RESIDENTADA FANTADA FANTAD	SCALE N.T.S.
	NEW 1-STORY RESIDENTADA FANTADA FANTAD	SCALE N.T.S. DRAWN BM
	NEW 1-STORY RESIDENTADA FANTADA FANTAD	SCALE N.T.S. DRAWN BM REVIEWED NDL
	NEW 1-STORY RESIDENCE LLANTADA FANTADA	SCALE N.T.S. DRAWN BM REVIEWED NDL PROJ. NO.



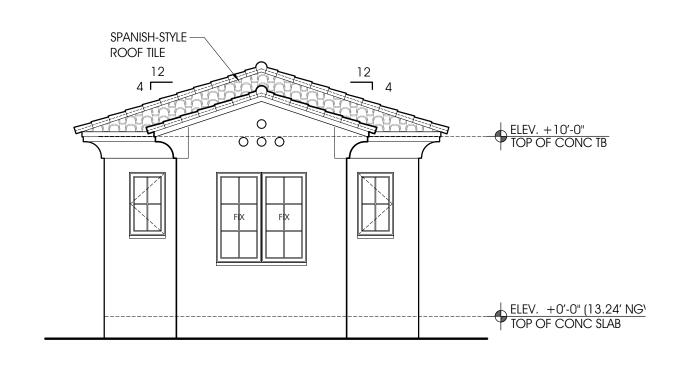


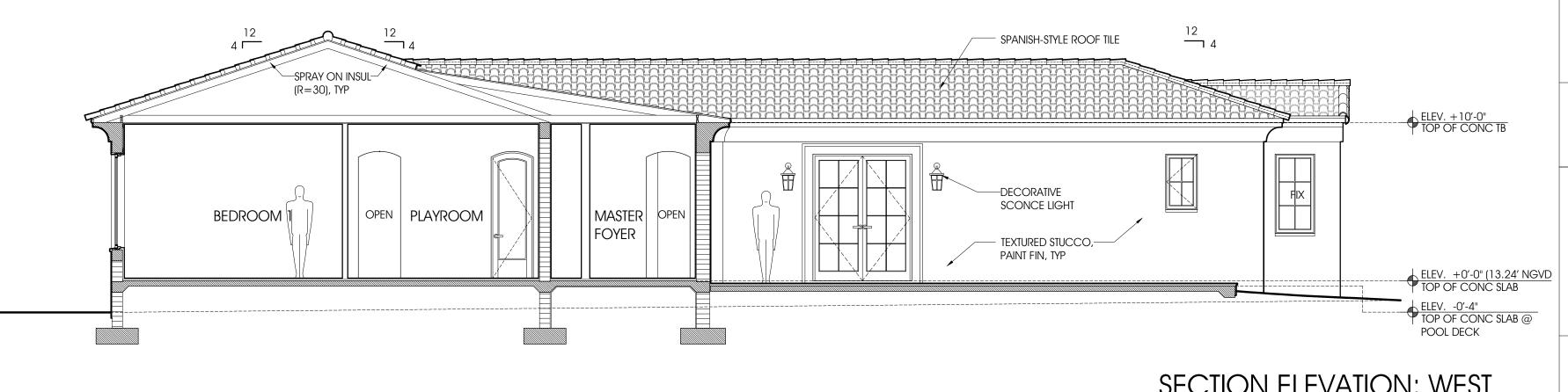




SIDE ELEVATION: EAST

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





SIDE ELEVATION: EAST

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

SECTION ELEVATION: WEST

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

LOCUS

INCORPORATED 500 South Dixie Highway, Suite 307 Coral Gables, Florida 33146 Tel (305) 740-0120 Fax (305) 740-0520 License No. AA0002733

CONSULTANT(S)

NOTES

REVISION/SUBMISSION DATE 07-25-21 OWNER REVIEW PRELIMINARY BOA 08-06-21 PERMIT SUBMITTAL

PROJECT

NEW 1-STORY RESIDENCE: LLANTADA FAMILY

740 Biltmore Court Coral Gables, FL 33134

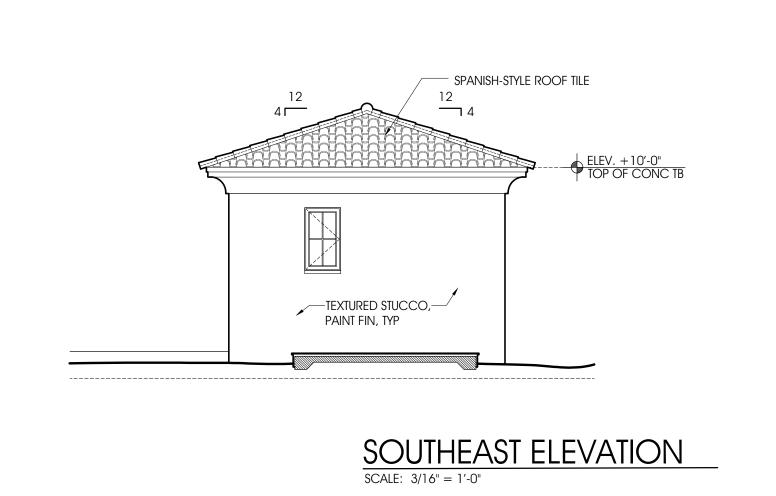
DRAWING

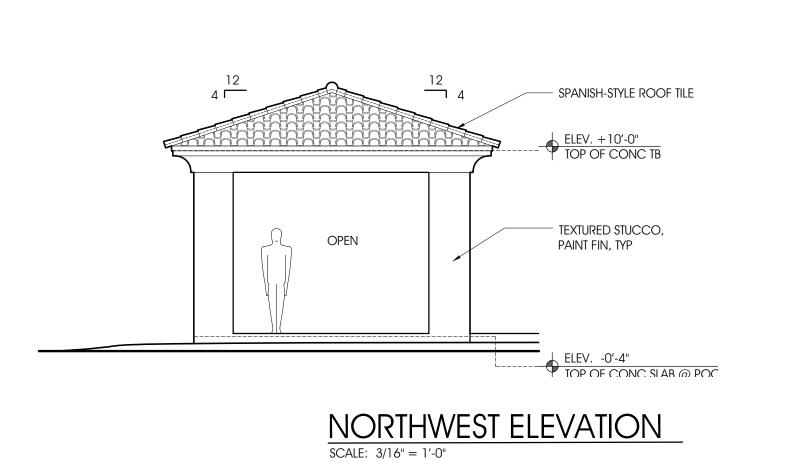
Exterior Elevations: East and West Sides

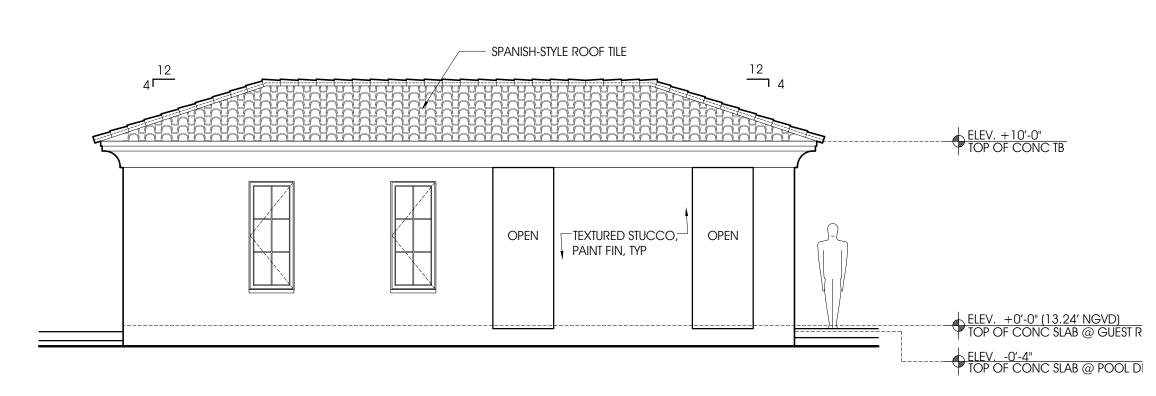
3/16"=1'-0" DRAWN REVIEWED NDL PROJ. NO. Nelson de Leon AR 13937 306.0 SHEET NO.

SCALE

A-05.1









NOTES

LOCUS

INCORPORATED

CONSULTANT(S)

NO. REVISION/SUBMISSION

PROJECT

NEW 1-STORY RESIDENCE:

OWNER REVIEW PRELIMINARY BOA

PERMIT SUBMITTAL

500 South Dixie Highway, Suite 307 Coral Gables, Florida 33146 Tel (305) 740-0120 Fax (305) 740-0520 License No. AA0002733

DATE

07-25-21

08-06-21

SCALE 3/16"=1'-0"

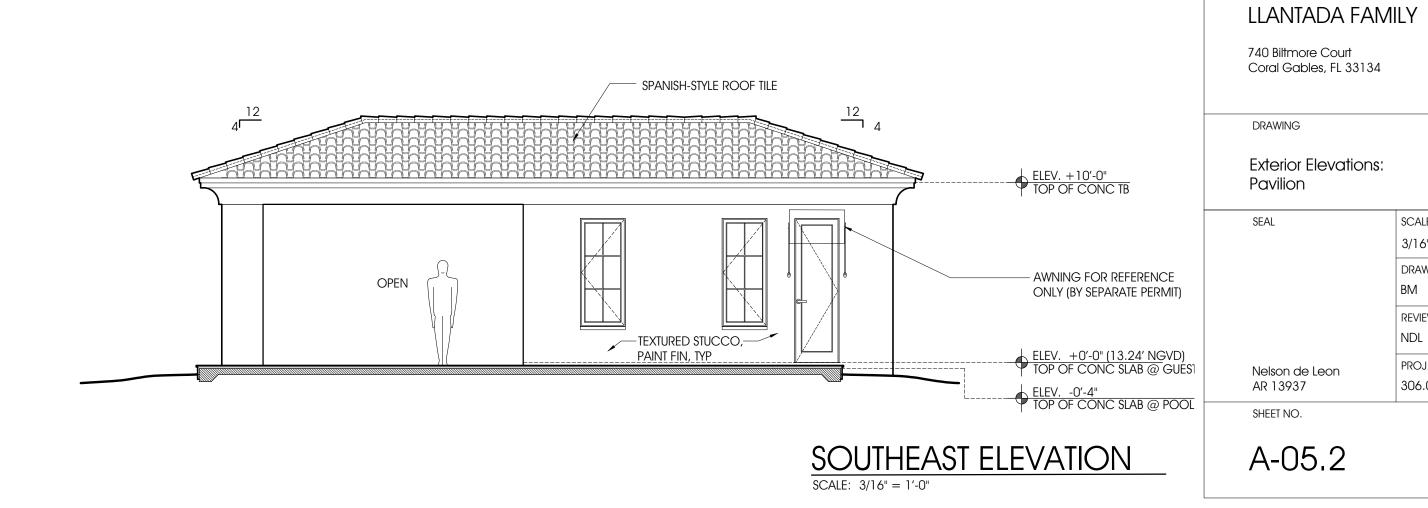
DRAWN

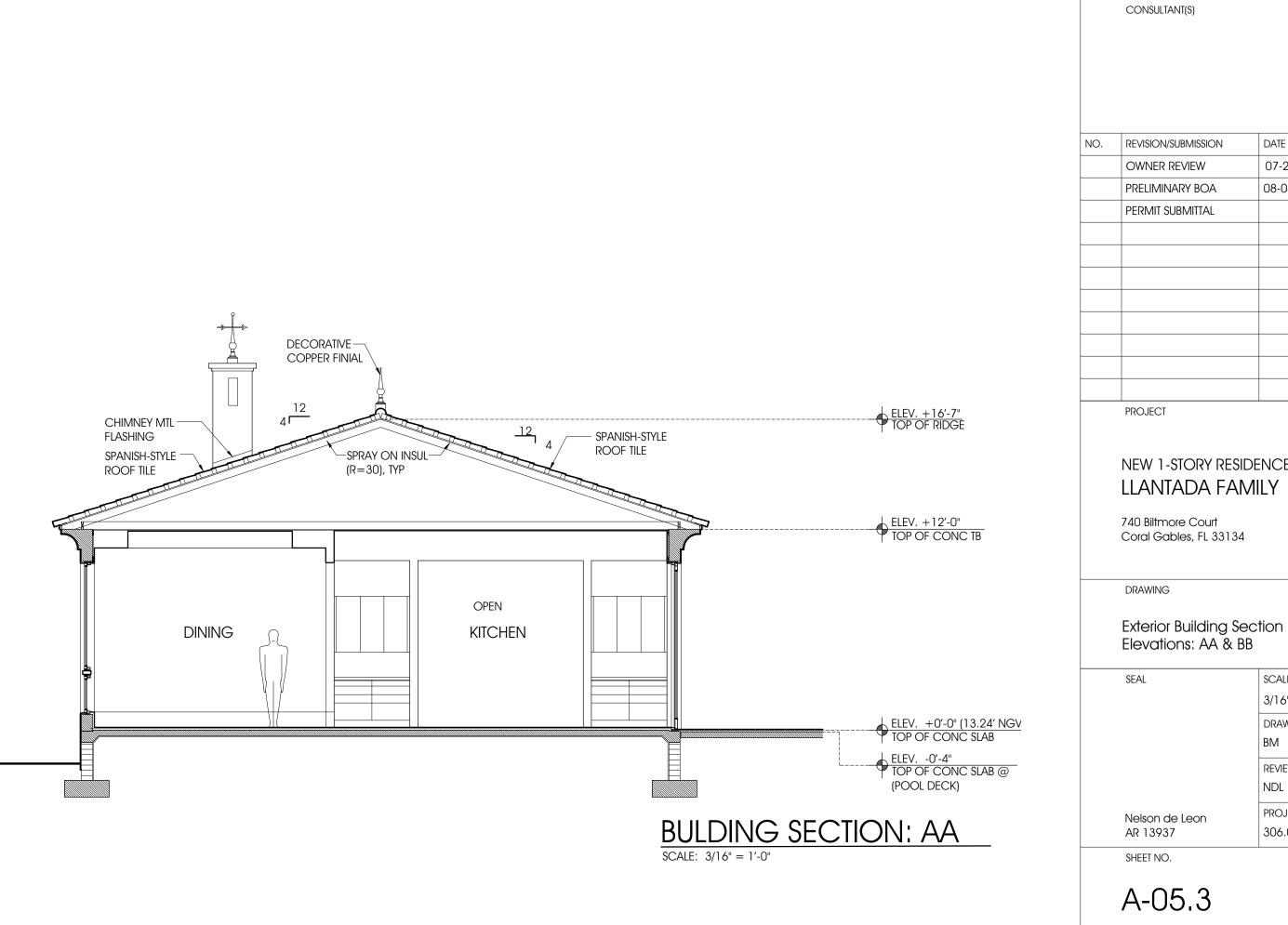
REVIEWED NDL

PROJ. NO.

306.0

BM





— DECORATIVE COPPER FINIAL

OPEN

STUDY

SPANISH-STYLE ROOF TILE

ELEV. +16'-7"
TOP OF RIDGE

ELEV. +12'-0"
TOP OF CONC TB

BULDING SECTION: BB

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



500 South Dixie Highway, Suite 307 Coral Gables, Florida 33146 Tel (305) 740-0120 Fax (305) 740-0520 License No. AA0002733

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	07-25-21
	PRELIMINARY BOA	08-06-21
	PERMIT SUBMITTAL	
	DDO IECT	

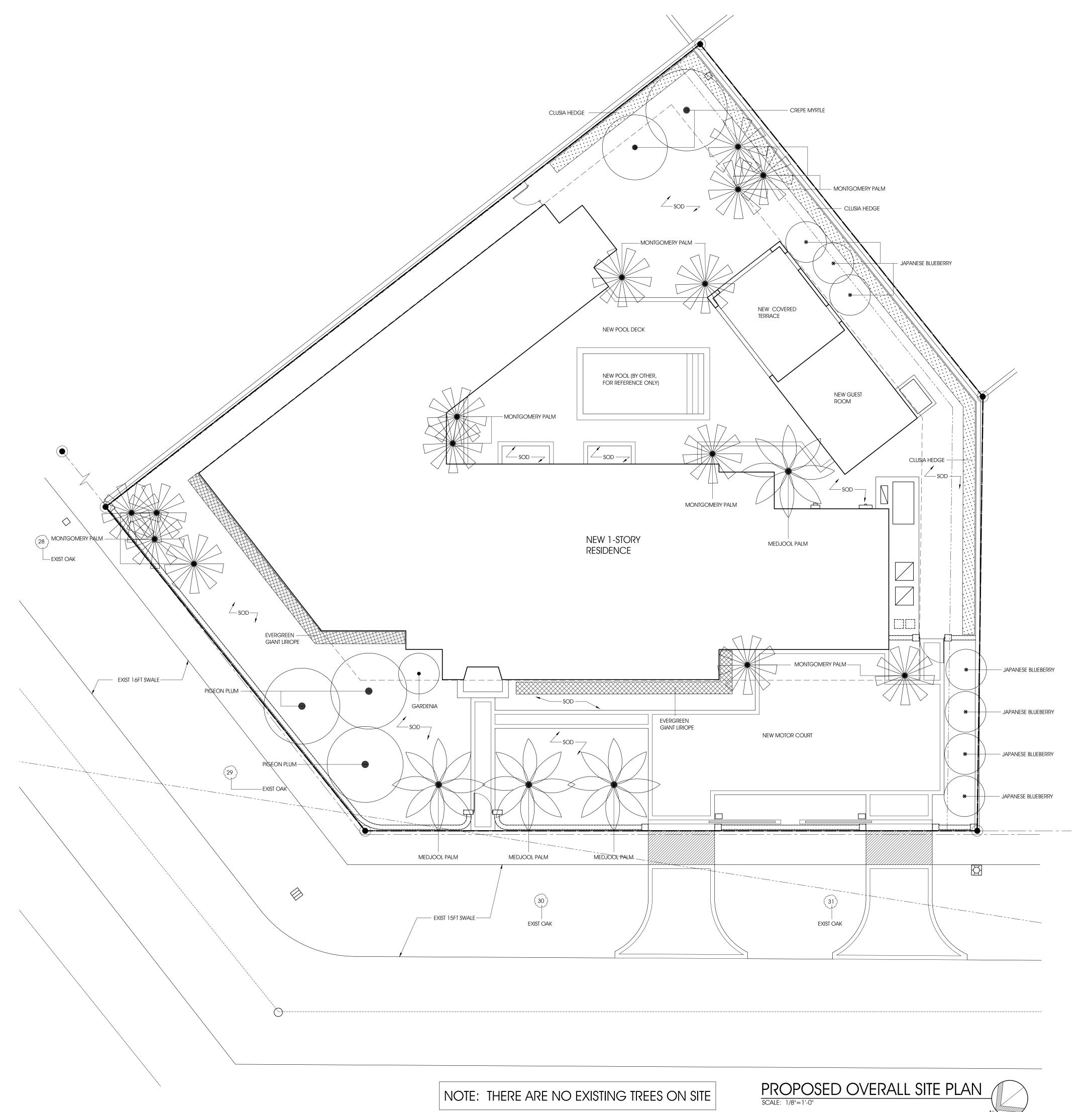
NEW 1-STORY RESIDENCE:

740 Biltmore Court Coral Gables, FL 33134

Exterior Building Section Elevations: AA & BB

Elevalions: AA	X BB
SEAL	SCALE
	3/16"=1'-0"
	DRAWN
	BM
	REVIEWED
	NDL
Nelson de Leon	PROJ. NO.
AR 13937	306.0
OLIEFT NO	·

A-05.3



LOCUS ARCHITECTURE INCORPORATED

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REVISION/SUBMISSION DATE
OWNER REVIEW 07-25-21
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PERMIT SUBMITTAL

PRELIMINARY BOA 08-06-21
PERMIT SUBMITTAL

NEW 1-STORY RESIDENCE:

740 Biltmore Court Coral Gables, FL 33134

DRAWING

Landscape Plan

SEAL

SCALE

3/32" = 1'-0"

DRAWN

BM

REVIEWED

NDL

Nelson de Leon AR 13937 PROJ. NO. 306.0

LA-01.0