

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 ½ 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, AIA/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.

Sincerely,



Nelson de Leon, AIA



Lot Behind 740 Biltmore Ct:
725 Sevilla Ave



Across the Street from 740 Biltmore Ct:
733 Biltmore Ct



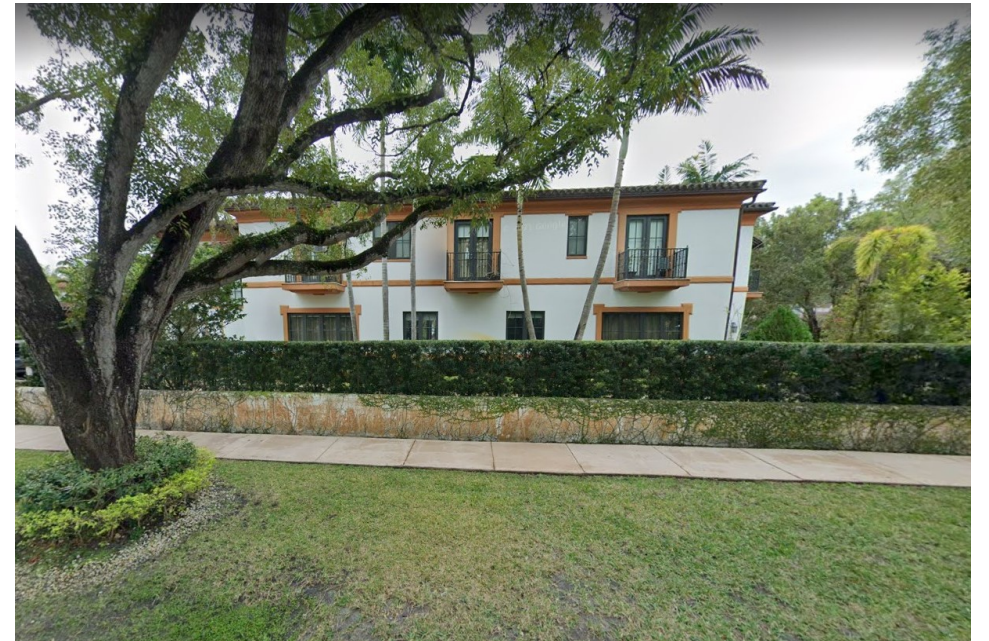
Across the Street from 740 Biltmore Ct on Almeria Ave:
2600 Cardena St



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

August 06, 2021

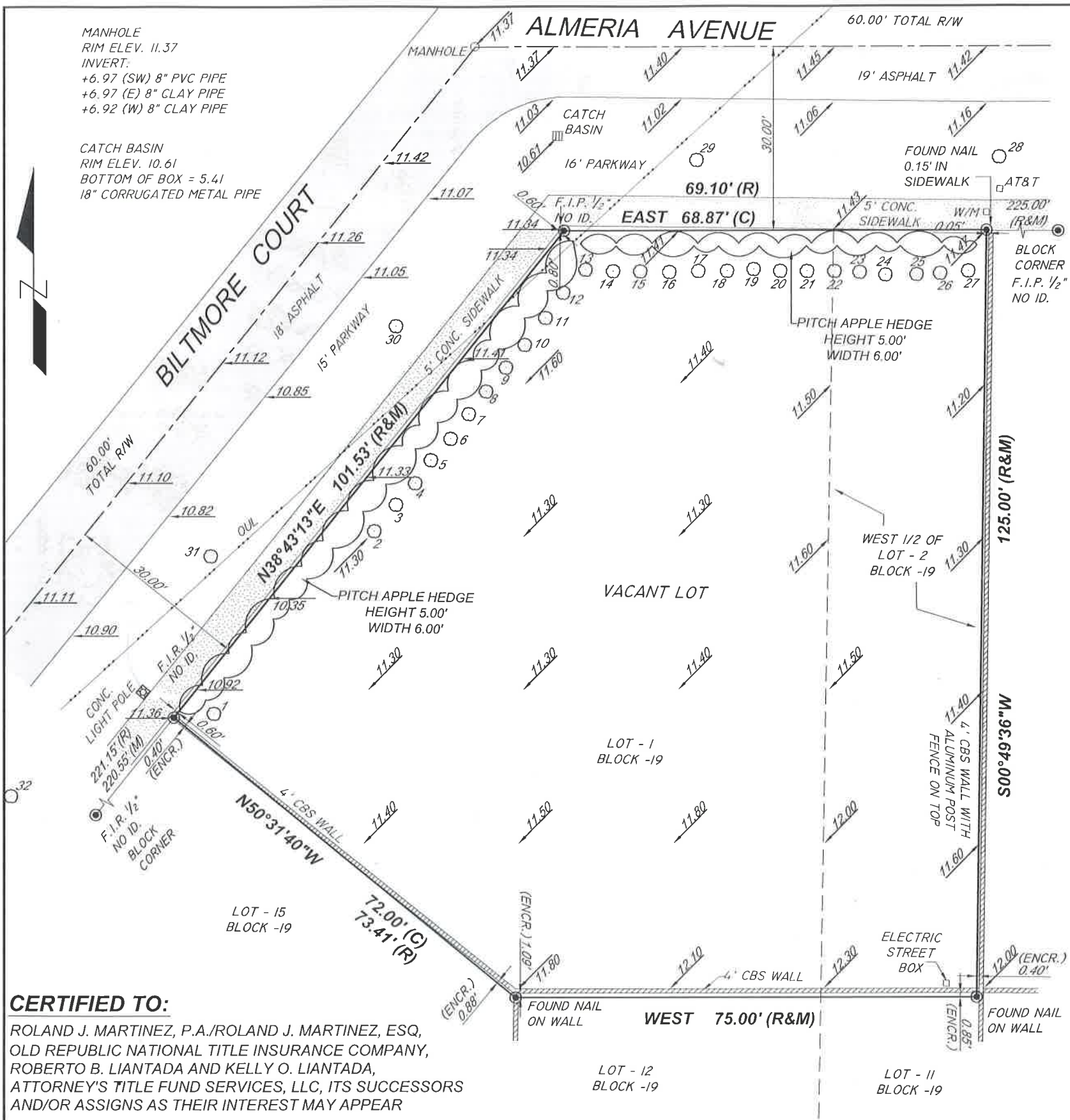




BOA Preliminary Submittal: Context Elevations

Property: 740 Biltmore Ct
Coral Gables, FL 33134

August 06, 2021



CERTIFIED TO:
ROLAND J. MARTINEZ, P.A./ROLAND J. MARTINEZ, ESQ,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
ROBERTO B. LIANTADA AND KELLY O. LIANTADA,
ATTORNEY'S TITLE FUND SERVICES, LLC, ITS SUCCESSORS
AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR

B.M. # 345 ELEV. = 13.86 (CITY OF CORAL GABLES)

FLOOD ZONE: X
MAP & PANEL= 12086C0457
COMMUNITY No.: 120639
SUFFIX: L
DATE OF FIRM: 09-11-2009
BASE ELEV.= N/A

PROPERTY OF: ROBERTO B. LIANTADA AND
KELLY O. LIANTADA

740 BILTMORE COURT,
CORAL GABLES, FLORIDA 33134



TREE CHART

#	TYPE	DBH.	CANOPY	HEIGHT
1	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'	12'
8	BAYBERRY	0.50'	6.00'	12'
9	BAYBERRY	0.50'	6.00'	12'
10	BAYBERRY	0.50'	6.00'	12'
11	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'
31	OAK	1.20'	20.0'	30'
32	OAK	2.00'	35.0'	35'

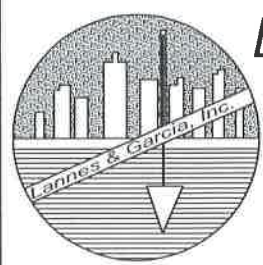
TREES ADDED: 04/30/2021
ELEVATIONS ADDED: 04/23/2021

LEGEND			
A/C AIR CONDITIONER	I.C.V. IRRIGATION CONTROL VALVE	P.C.P. PERMANENT CONTROL POINT	W/M WATER METER
AVE. AVENUE	I.P. IRON PIPE	PLS PROFESSIONAL LAND SURVEYOR	W.V. WATER VALVE
BLVD. BOULEVARD	FPL FLORIDA POWER & LIGHT	PSM PROFESSIONAL SURVEYOR AND MAPPER	W.U.P. WOOD UTILITY POLE
BM BENCH MARK	F.I.P. FOUND IRON PIPE	PL PROPERTY LINE	
CATV CABLE TELEVISION BOX	F.I.R. FOUND IRON ROD	P.O.B. POINT OF BEGINNING	
C.B. CATCH BASIN	FND. FOUND	P.O.C. POINT OF COMMENCEMENT	
CBS CONCRETE BLOCK STRUCTURE	L ARC LENGTH	P.O.R. POINT OF REVERSE CURVATURE	
CHB CHORD BEARING	(L) LEGAL	P.R.M. PERMANENT REFERENCE MONUMENT	
CH CHORD DISTANCE	L.P. LIGHT POLE	P.T. POINT OF TANGENCY	
COR CORNER	LS LAND SURVEYOR	R RADIUS	
CT COURT	(M) MEASURED	(R) RECORD	
CL CLEAR	NAVD NORTH AMERICAN VERTICAL DATUM	R.E. RIM ELEVATION	
CONC. CONCRETE	NGVD NATIONAL GEODETIC VERTICAL DATUM	R/W RIGHT-OF-WAY	
C.O. CLEAN OUT	NO ID. NOT IDENTIFIABLE	SAN. SANITARY	
E.B. ELECTRICAL BOX	NO. NUMBER	S.I.P. SET IRON PIPE	
ELEV. ELEVATION	NTS NOT TO SCALE	S.I.R. SET IRON ROD	
ENCR. ENCROACHMENT	O.R.B. OFFICIAL RECORD BOOK	ST. STREET	
E.R.P. ELEVATION REFERENCE POINT	ON/PL ON PROPERTY LINE	T TANGENT	
F.F. FINISH FLOOR	O.U.L. OVERHEAD UTILITY LINES	T.B.M. TEMPORARY BENCH MARK	
F.H. FIRE HYDRANT	P.C. POINT OF CURVATURE	TEL. TELEPHONE	
	P.C.C. POINT OF COMPOUND CURVATURE	TYP. TYPICAL	
		U.E. UTILITY EASEMENT	

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.

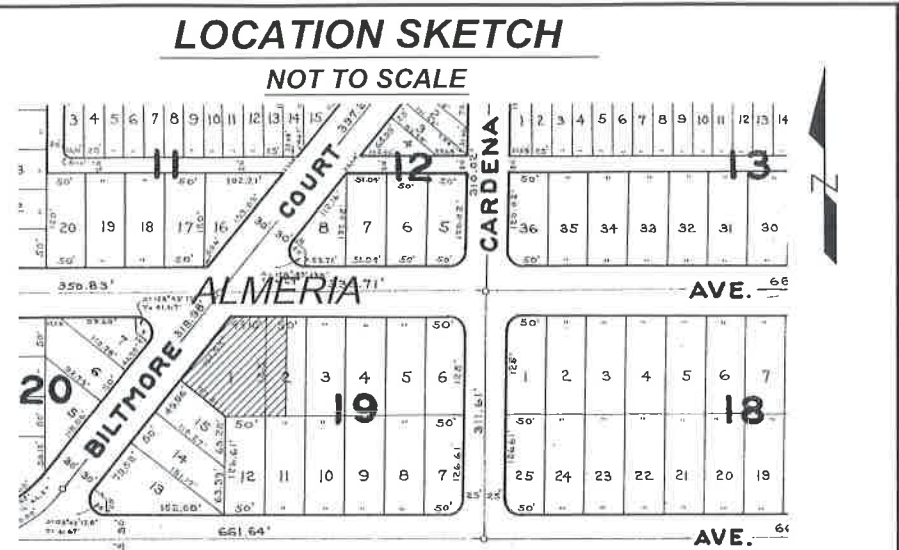
FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767.



PROFESSIONAL SURVEYING AND MAPPING
LANNES 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

268558-B
268558-A

FIELD DATE: 03/23/2021 SCALE: 1" = 20' DRAWN BY: J.L.J. / PB. DWG. No.: 268558



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 LOCATED.
- 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)



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

Project Team



Robert and Kelly Llantada

OWNER

727 Jeronimo Dr,
Coral Gables, FL 33146
Tel.: 917 232 4568
Email: rilantadamd@gmail.com

Drawing Contents

SHEET NO.	SHEET CONTENTS
	SURVEY
	CONTEXT PHOTOS
	CONTEXT ELEVATIONS
ARCHITECTURE	
A-01.0	PROPOSED SITE PLAN AND ZONING INFORMATION
A-01.1	AREA DIAGRAMS AND CALCULATIONS
A-02.0	PROPOSED FIRST FLOOR PLAN
A-04.0	PROPOSED ROOF PLAN
A-05.0	PROPOSED BUILDING ELEVATIONS
A-05.1	PROPOSED BUILDING ELEVATIONS
A-05.2	PROPOSED PAVILION ELEVATIONS
A-05.3	PROPOSED BUILDING SECTIONS: AA & BB
	MECHANICAL
	ELECTRICAL
STRUCTURAL	PLUMBING
	LANDSCAPE
LA-01.0	LANDSCAPE PLAN

PRELIMINARY BOA SUBMITTAL: AUGUST 8 2021
PERMIT SUBMITTAL:

NOTES



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

CONSULTANT(S)

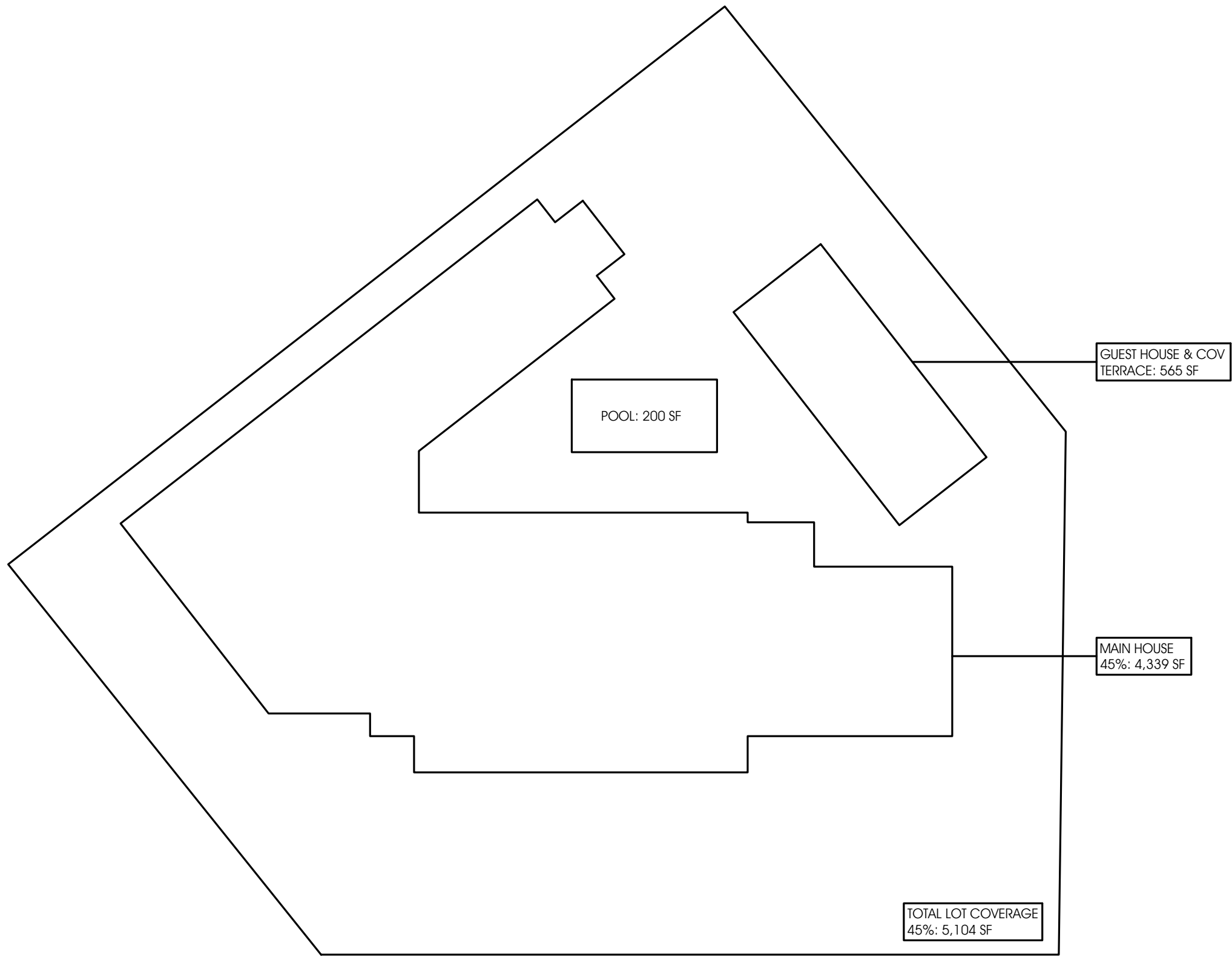
NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	07-25-21
	PRELIMINARY BOA	08-06-21
	PERMIT SUBMITTAL	

PROJECT
NEW 1-STORY RESIDENCE: LLANTADA FAMILY
740 Biltmore Court Coral Gables, FL 33134

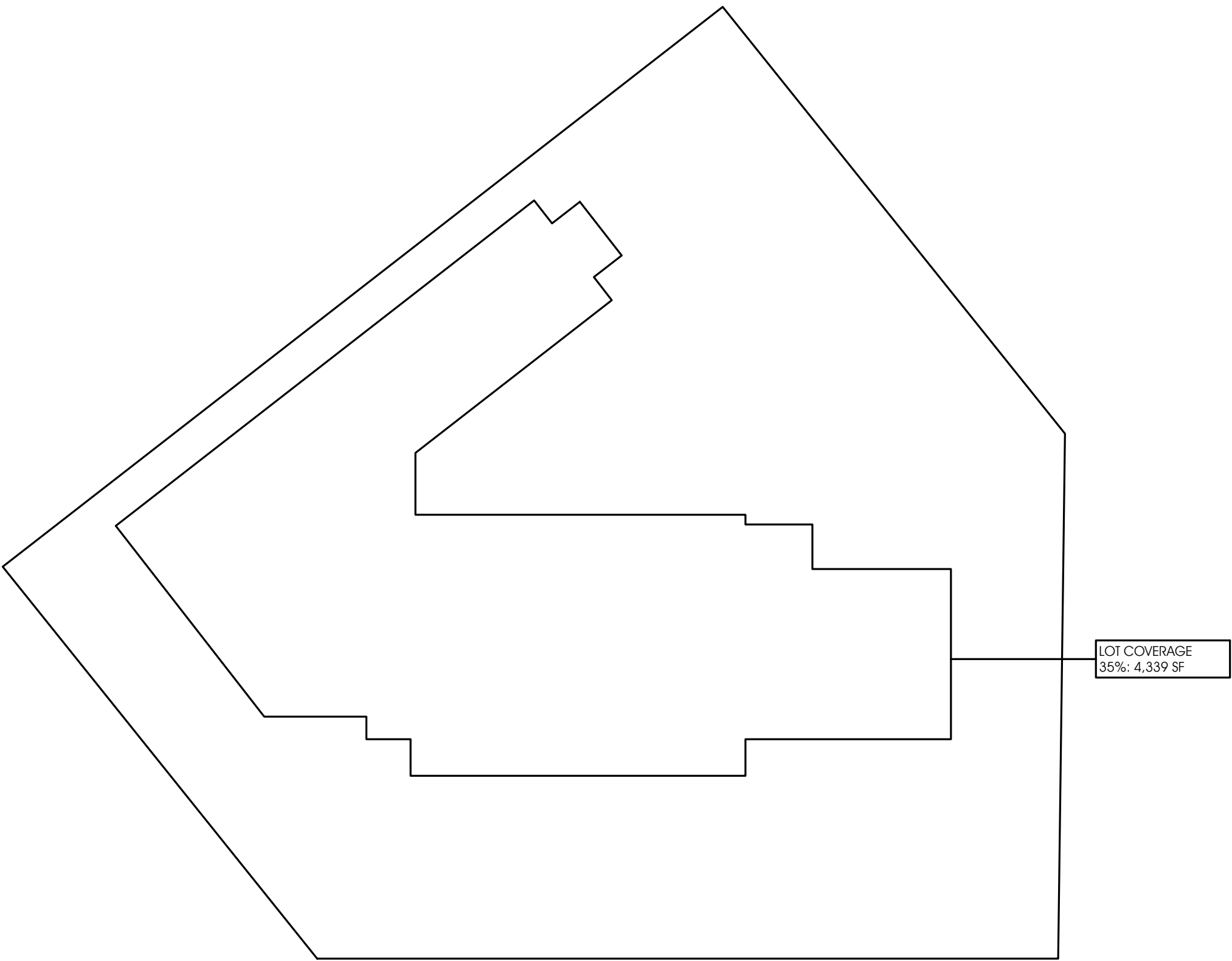
DRAWING
Area Diagrams and Calculations

SEAL	SCALE N.T.S. DRAWN BM
Nelson de Leon AR 13937	REVIEWED NDL
	PROJ. NO. 306.0

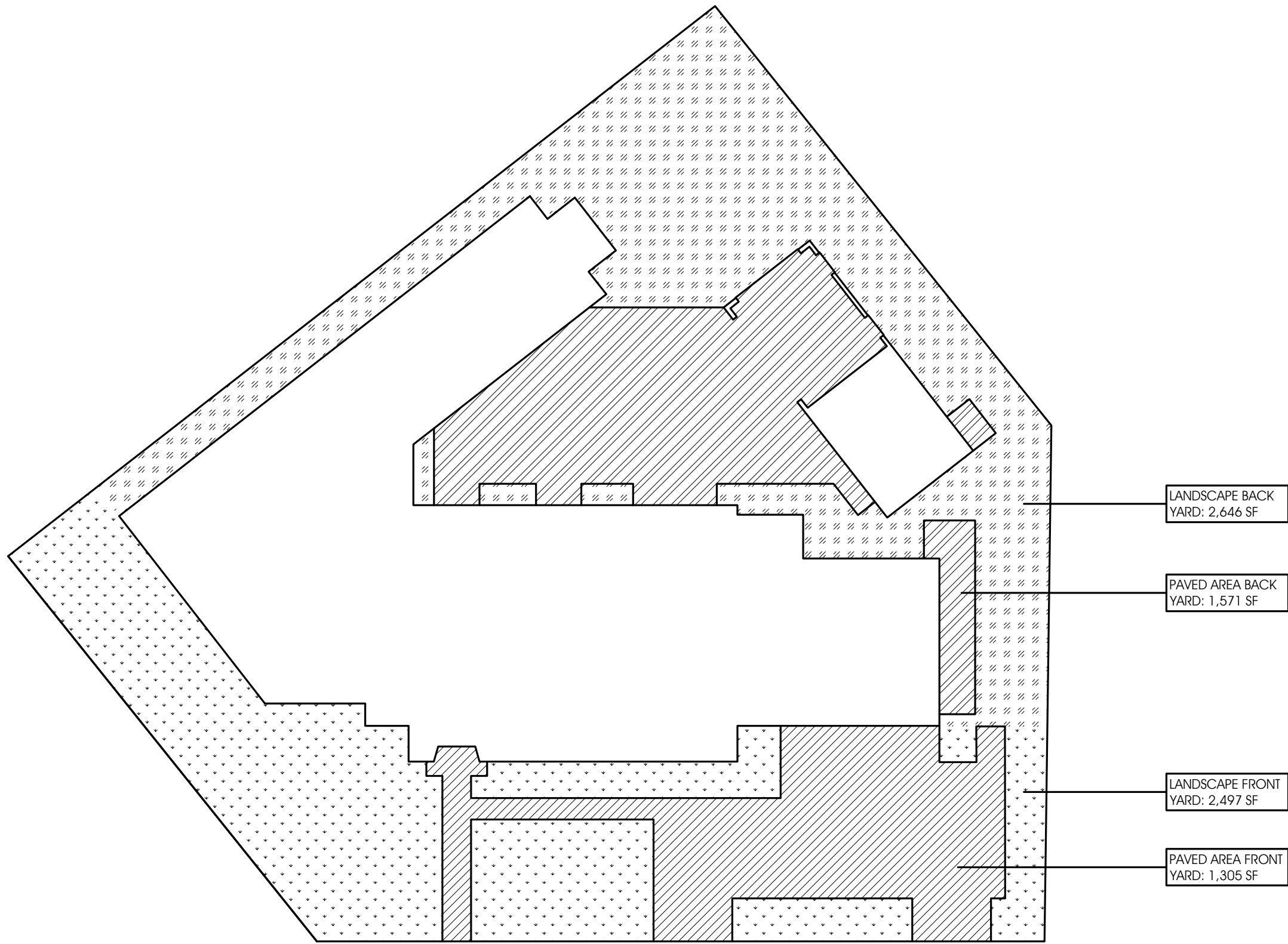
SHEET NO.
A-01.1



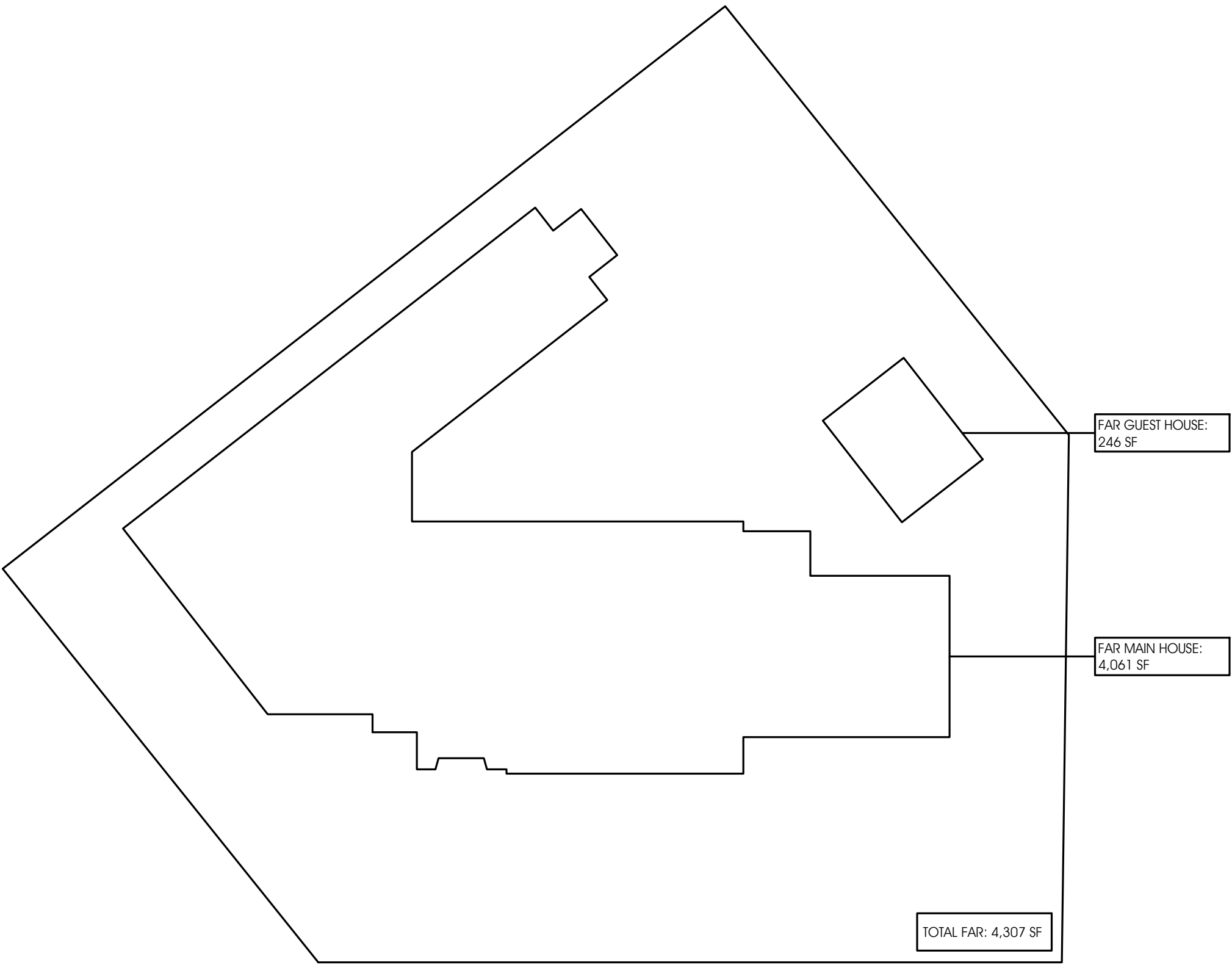
LOT COVERAGE 45%
SCALE: 1/16" = 1'-0"



LOT COVERAGE 35%
SCALE: 1/16" = 1'-0"



LANDSCAPE AND PAVED AREAS
SCALE: 1/16" = 1'-0"

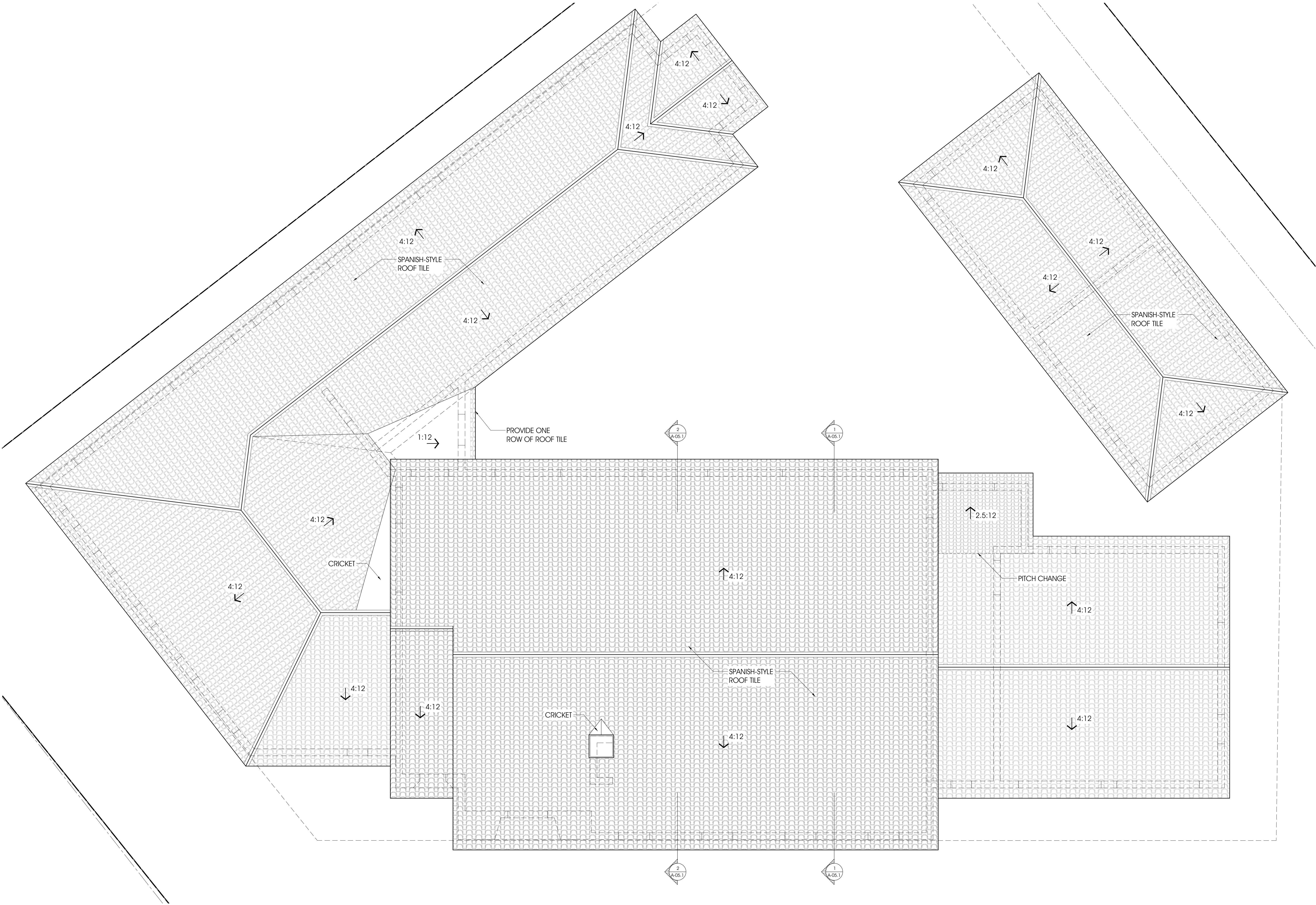


FIRST FLOOR FAR
SCALE: 1/16" = 1'-0"

AREA CALCULATIONS: TOTALS

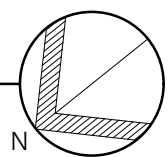
FAR CALCULATIONS	PROPOSED
MAIN HOUSE	4,061 SF
GUEST HOUSE	246 SF
TOTALS	4,307 SF
LOT COVERAGE CALCS: 35%	PROPOSED
MAIN HOUSE COVERED	4,339 SF
TOTALS	4,339 SF
LOT COVERAGE CALCS: 45%	PROPOSED
1ST FLOOR COVERED	4,339 SF
GUEST HOUSE & COVERED TERRACE	565 SF
POOL	200 SF
TOTALS	5,104 SF
LANDSCAPE AREAS	PROPOSED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





PROPOSED ROOF PLAN

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



NOTES



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	OWNER REVIEW	07-25-21
	PRELIMINARY BOA	08-06-21
	PERMIT SUBMITTAL	

PROJECT

NEW 1-STORY RESIDENCE:
LLANTADA FAMILY

740 Biltmore Court
Coral Gables, FL 33134

DRAWING

Proposed Roof Plan

SEAL

DRAWN

BM

REVIEWED

NDL

Nelson de Leon
AR 13937

SHEET NO.

A-04.0

SCALE
1/4" = 1'-0"

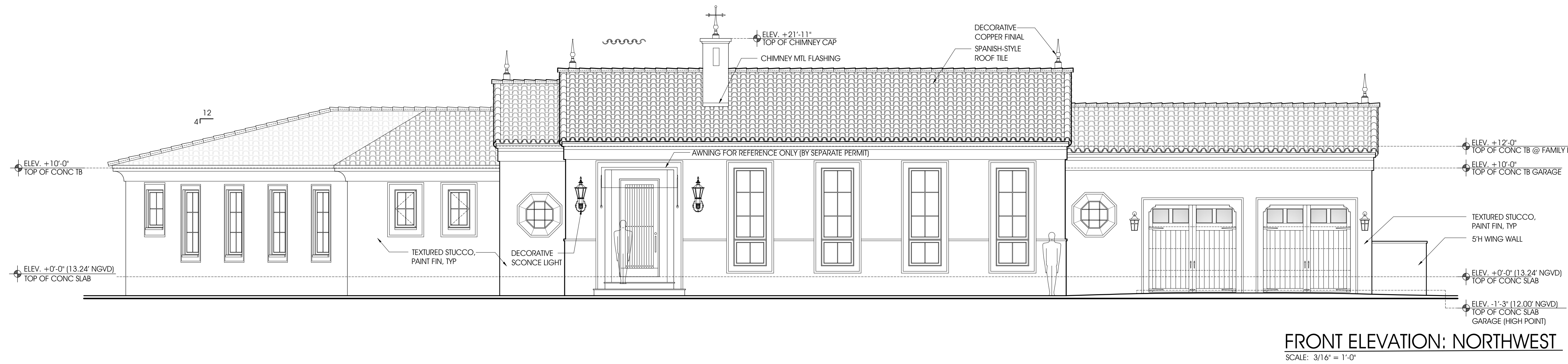
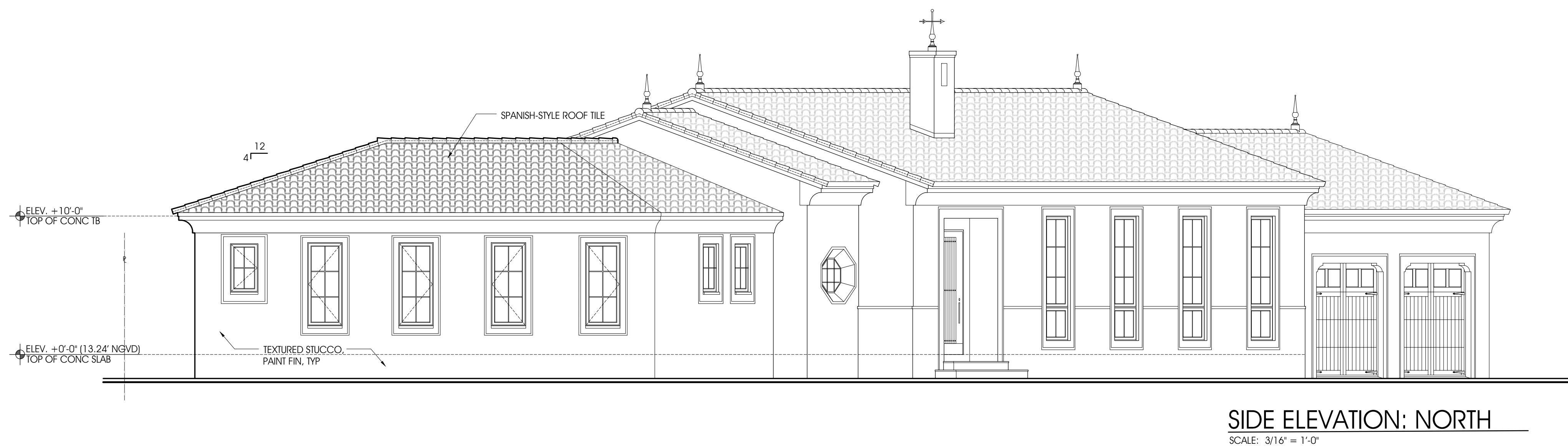
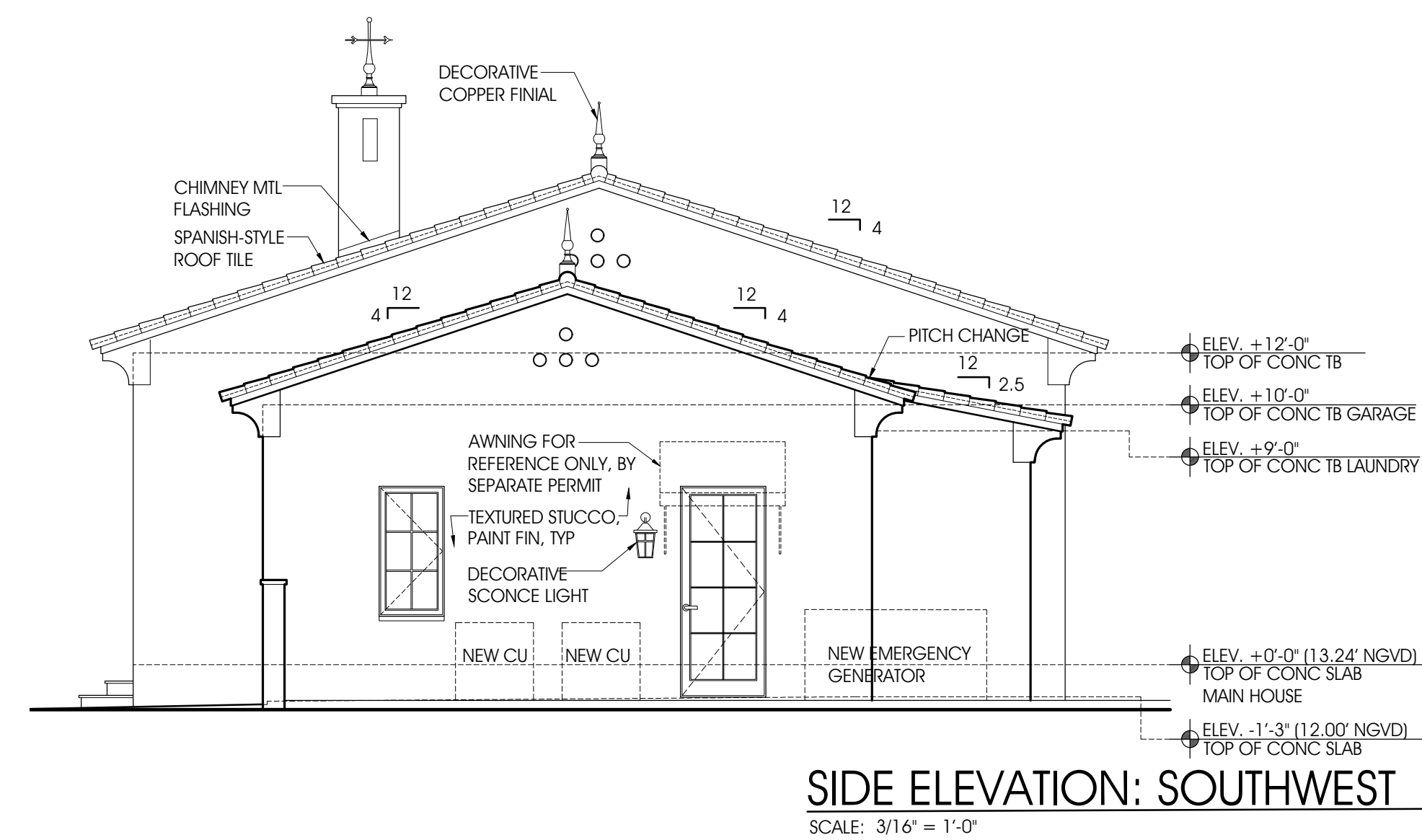
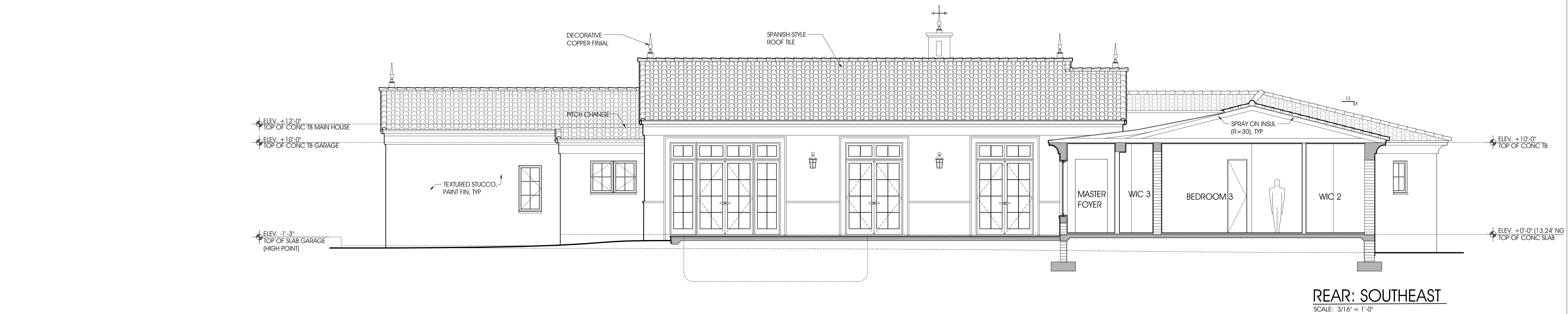
DRAWN

BM

REVIEWED

NDL

PROJ. NO.
306.0



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NEW 1-STORY RESIDENCE:
LLANTADA FAMILY

740 Biltmore Court
Coral Gables, FL 33134

DRAWING

Exterior Elevations:
Front and Rear

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

A-05.0



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	OWNER REVIEW	07-25-21
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PROJECT

NEW 1-STORY RESIDENCE:
LLANTADA FAMILY

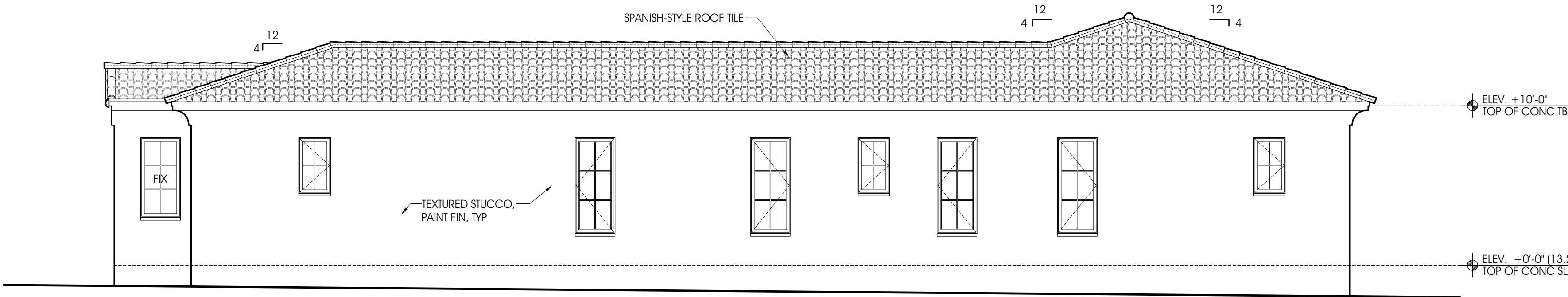
740 Biltmore Court
Coral Gables, FL 33134

DRAWING

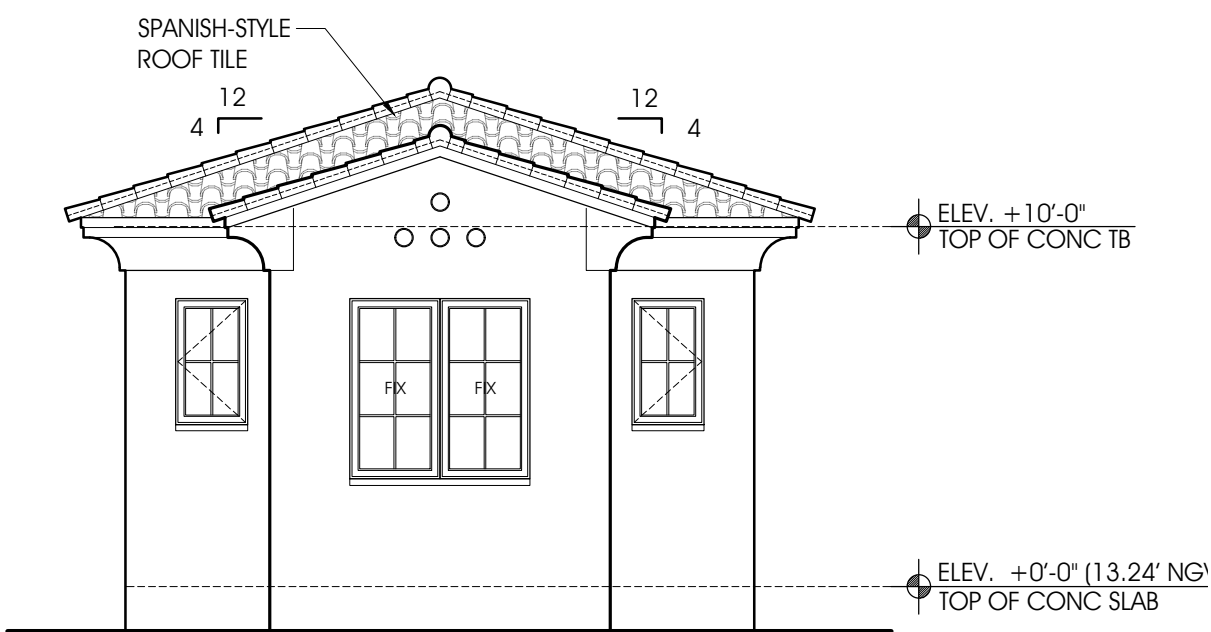
Exterior Elevations:
East and West Sides

SEAL	SCALE
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	DRAWN BM
	REVIEWED NDL
Nelson de Leon AR 13937	
PROJ. NO. 306.0	
SHEET NO.	

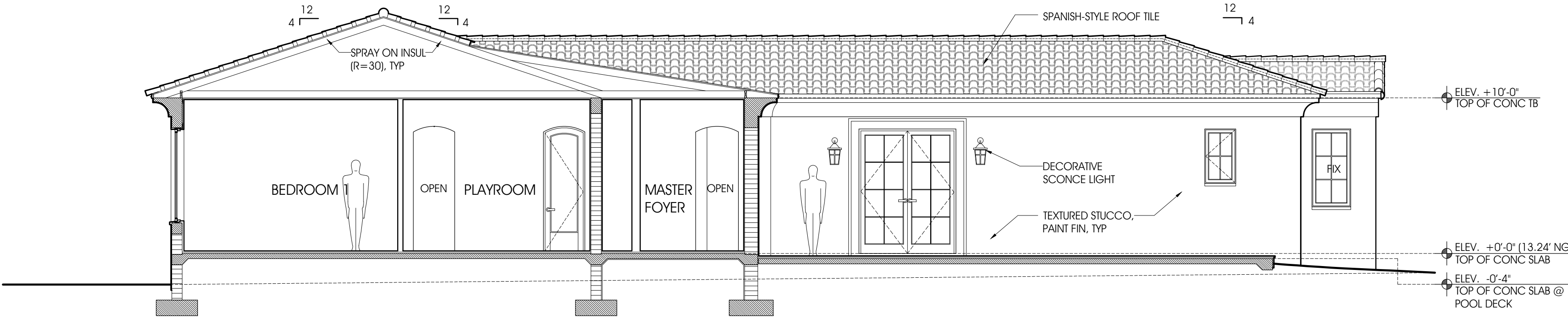
A-05.1



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



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



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



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PROJECT

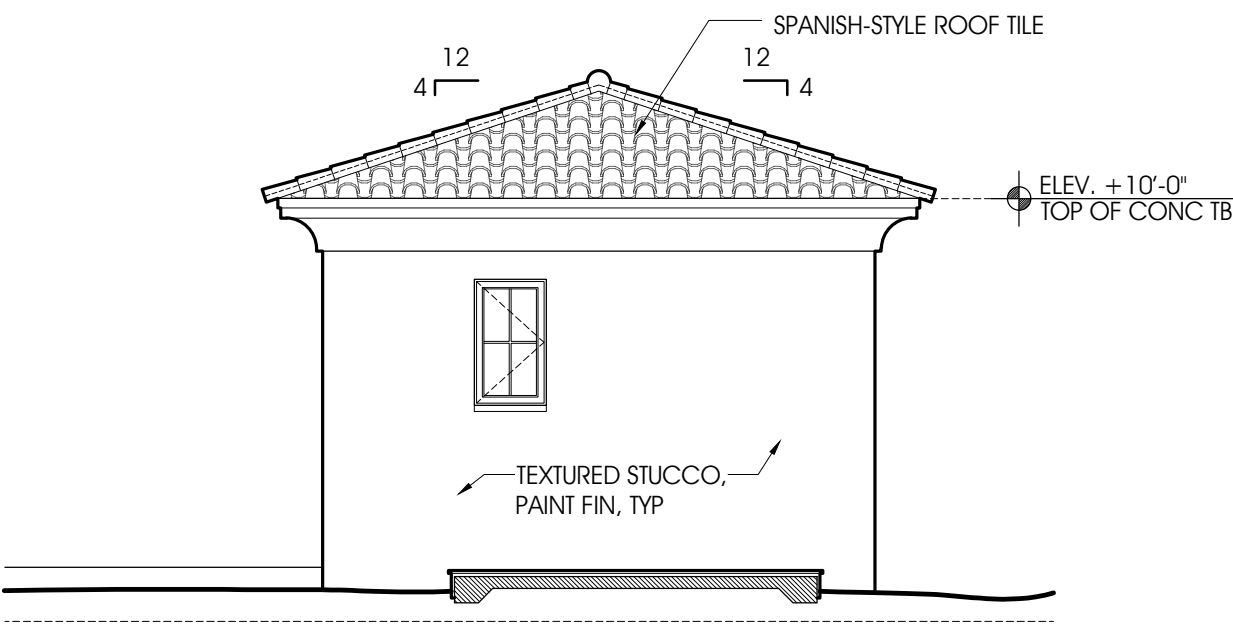
NEW 1-STORY RESIDENCE:
LLANTADA FAMILY

740 Biltmore Court
Coral Gables, FL 33134

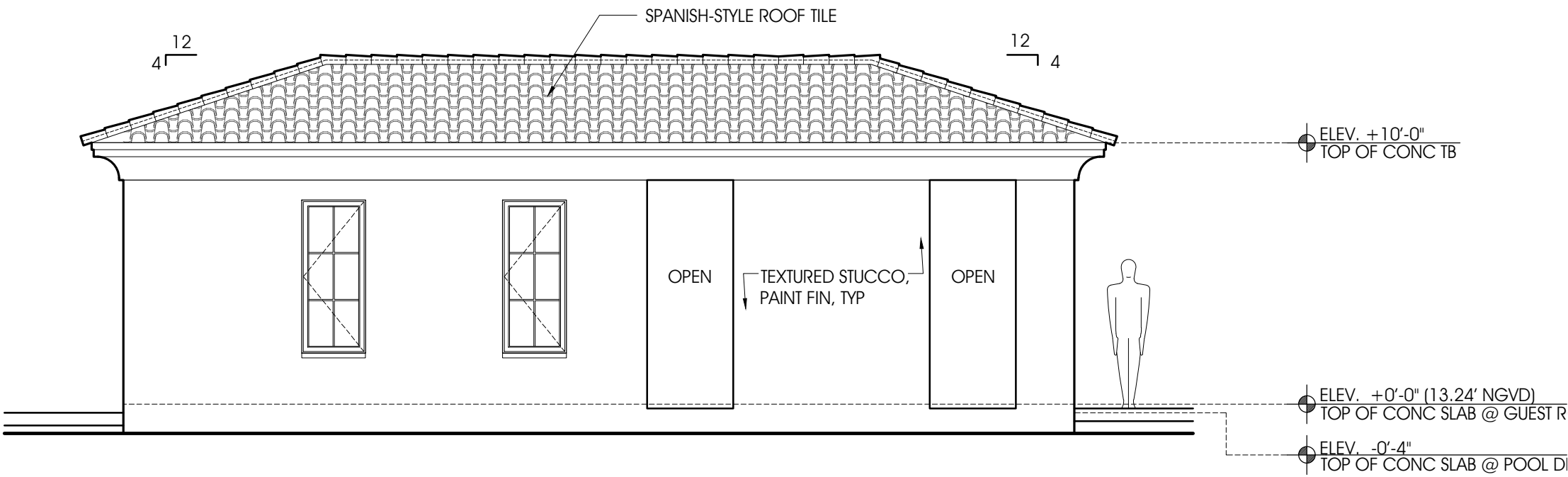
DRAWING

Exterior Elevations:
Pavilion

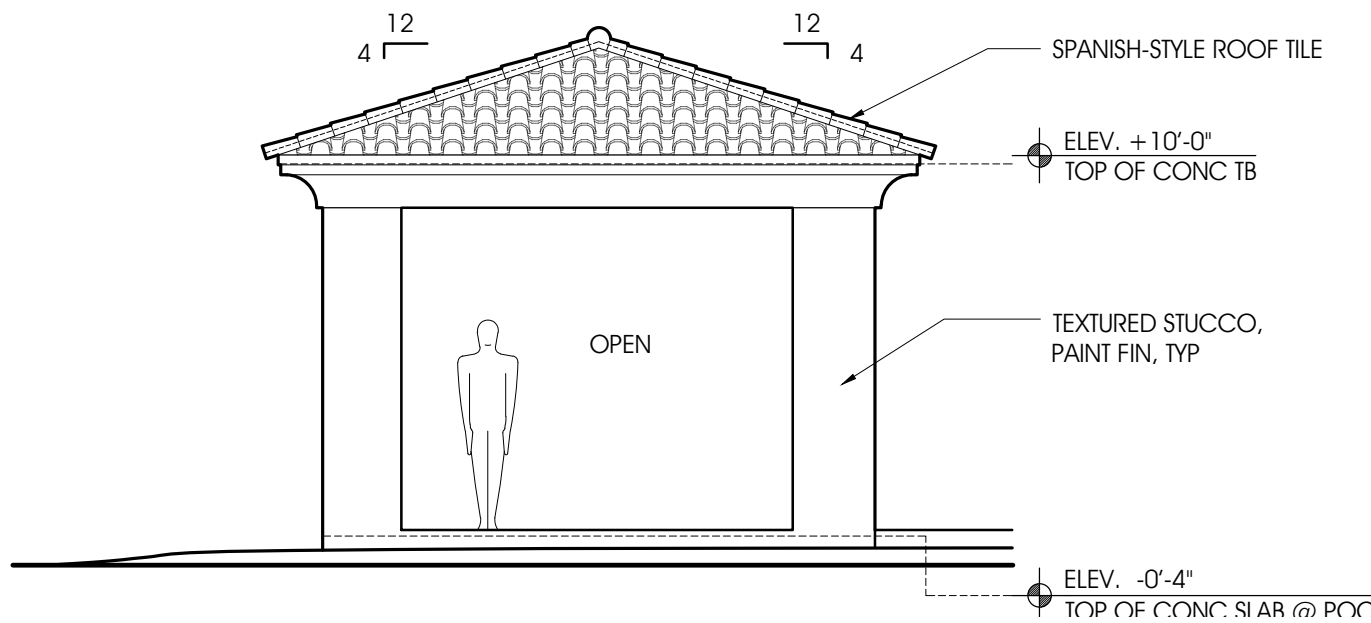
SEAL	SCALE 3/16"=1'-0"
	DRAWN BM
	REVIEWED NDL
Nelson de Leon AR 13937	PROJ. NO. 306.0
SHEET NO.	



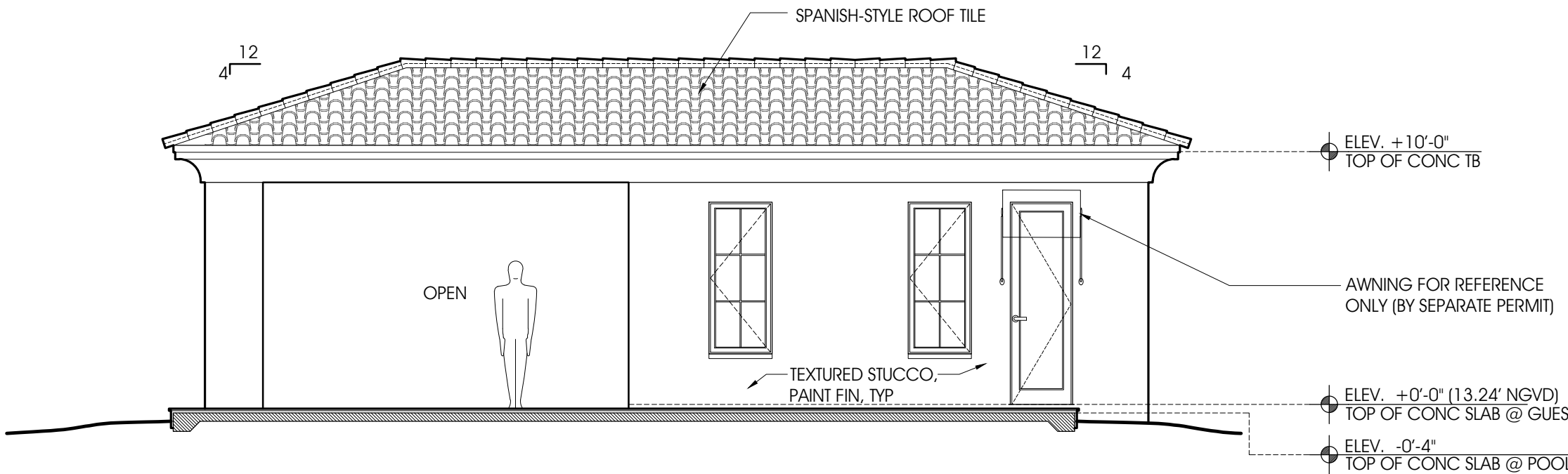
SOUTHEAST ELEVATION
SCALE: 3/16" = 1'-0"



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



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



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

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PROJECT

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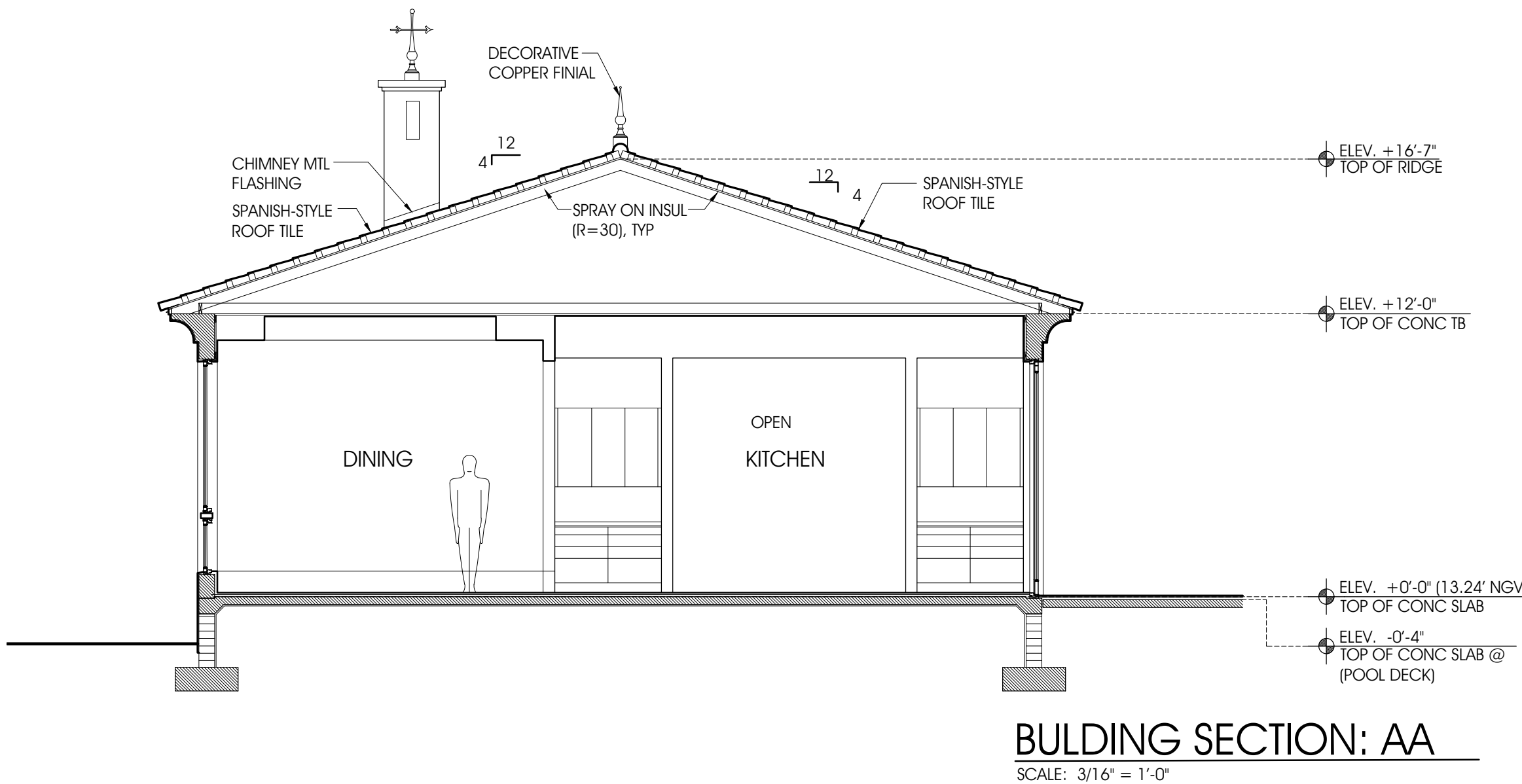
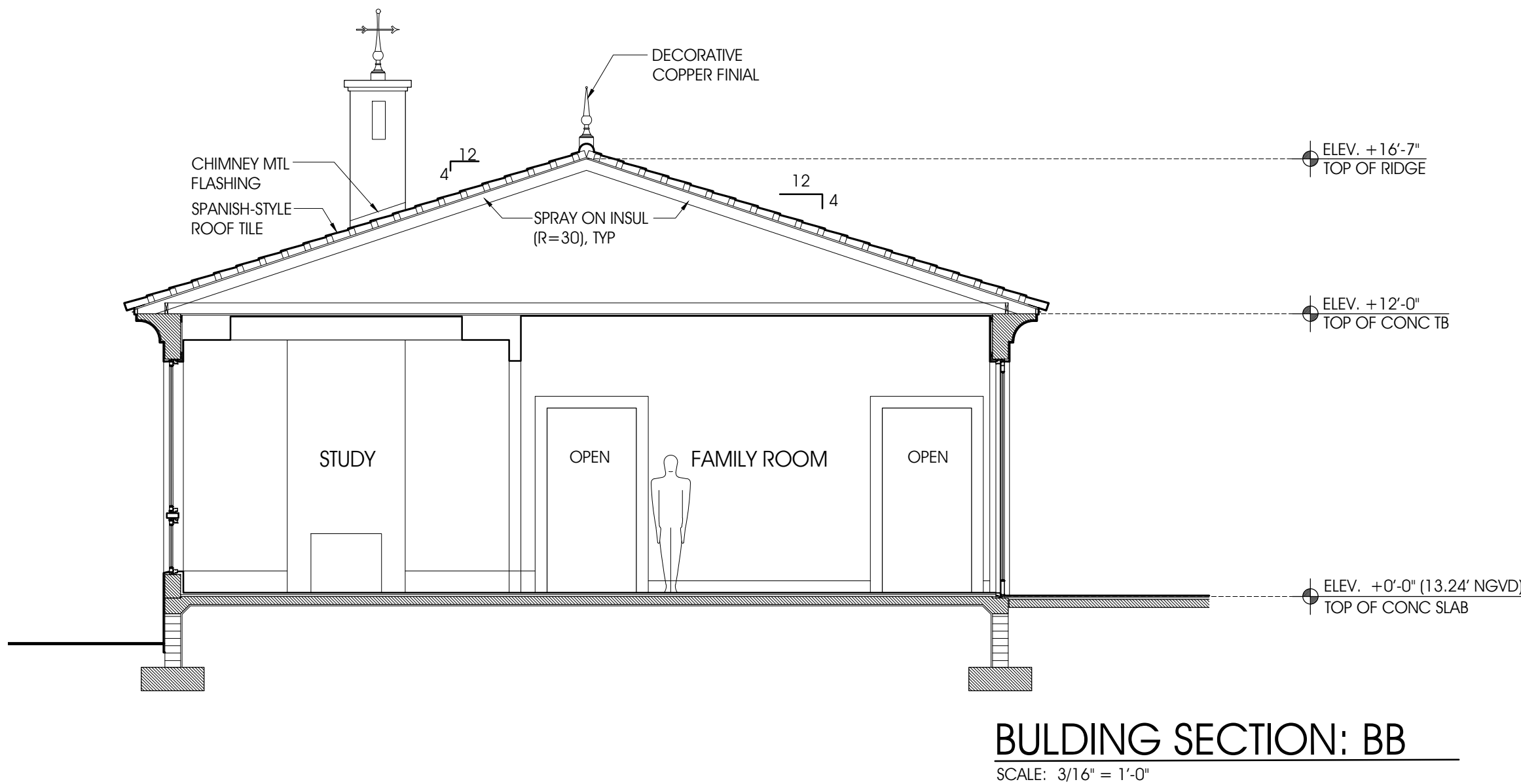
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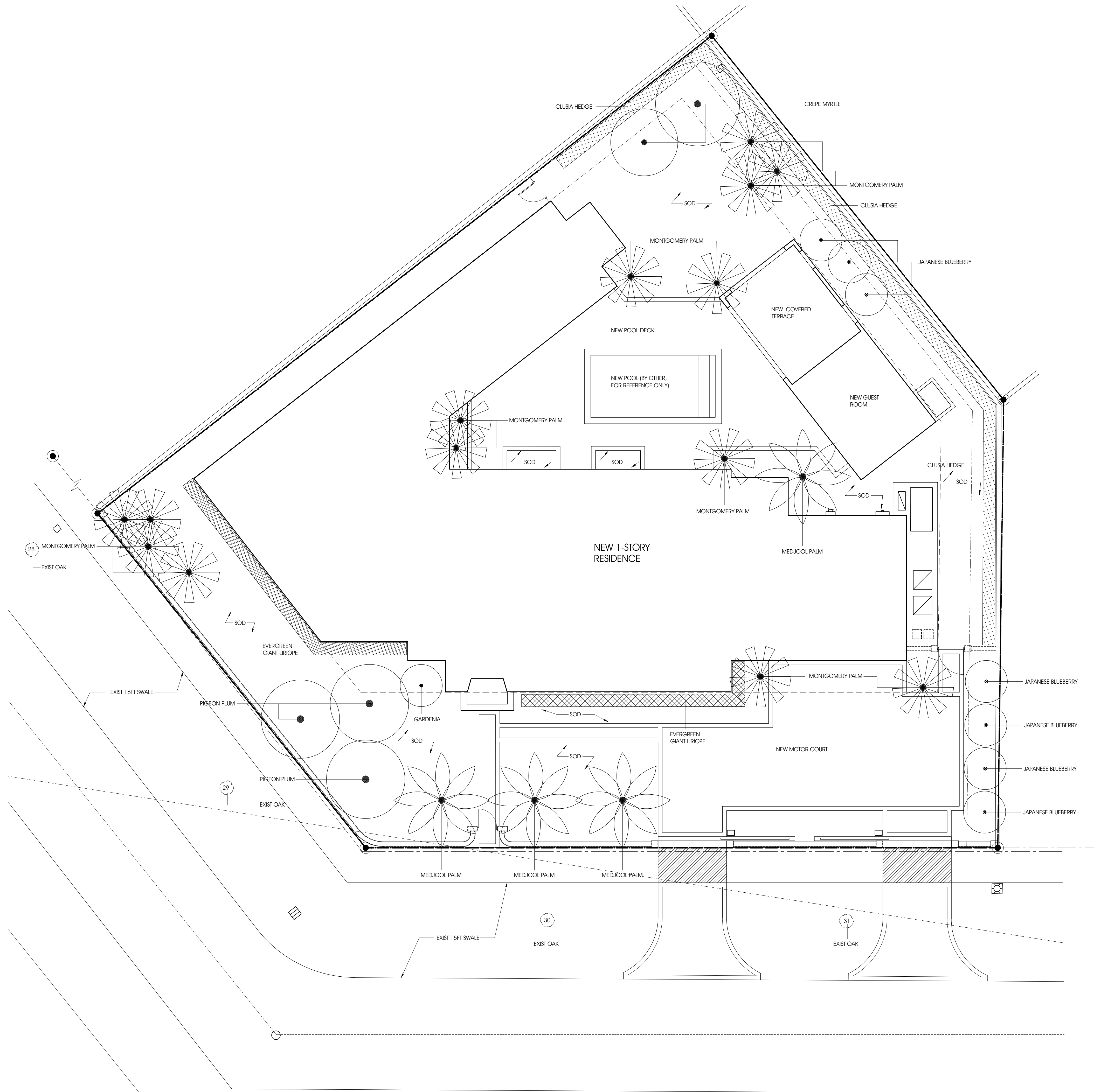
DRAWING

Exterior Building Section
Elevations: AA & BB

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

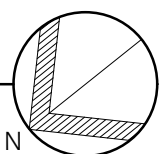
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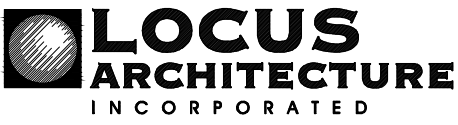


NOTE: THERE ARE NO EXISTING TREES ON SITE

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



NOTES



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PROJECT

NEW 1-STORY RESIDENCE:
LLANTADA FAMILY

740 Biltmore Court
Coral Gables, FL 33134

DRAWING

Landscape Plan

SEAL	SCALE
	3/32" = 1'-0"
	DRAWN BM
Nelson de Leon AR 13937	REVIEWED NDL
	PROJ. NO. 306.0
	SHEET NO.

LA-01.0