Historical Resources and Cultural Arts
2327 Salzedo Street
Coral Gables, FL 33134
Phone: 305-460-5093
Email: Hist@coralgables.com

Historical Significance Determination Letter for Eaton Residence Hall - 1211 Dickinson Drive

October 31, 2025

University of Miami, Jennifer Brumley
1535 Levante Avenue
Coral Gables, FL 33146

Re:1211 Dickinson Drive, FOLIO 03-4130-015-0020, lengthy legal description on file, as recorded in Plat Book 46, at Page 81, of the Public Records of Miami-Dade County, Florida.

Dear Ms. Brumley,

Section 8-107(G) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure, or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within ninety (90) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

1211 Dickinson Avenue, FOLIO 03-4130-015-0020, lengthy legal description on file, as recorded in Plat Book 46, at Page 81, of the Public Records of Miami-Dade County, Florida, *does not meet* the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff *will not* require review by the Historic Preservation Board if an application is made for a demolition permit.

Please note that, pursuant to Section 14-107.5(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of eighteen (18) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the eighteen-month period.

Upon expiration of the eighteen-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

Anna C. Pernas
Historic Preservation Officer

Copied

- Michael Maxwell, Chair, Historic Preservation Board
- Cristina M. Suárez, City Attorney
- Stephanie Throckmorton, Deputy City Attorney
- Gustavo Ceballos, Assistant City Attorney
- Douglas Ramirez, Development Services Assistant Director
- Jennifer Garcia, City Planner
- Analyn Hernandez, P/T, Plans Coordinator Assistant
- Historical Significance Request Property File

CITY OF CORAL GABLES
HISTORIC SIGNIFICANCE REQUEST OF ANY STRUCTURE

☐ Re-Issue

PROPERTY INFORMATION:

Folio Number: 03-4130-015-0020

Property Address: 1211 Dickinson Drive

Legal Description: Eaton Residence Hall

Original Date of Construction: 1954

Original Architect(s): Robert Little

OWNER INFORMATION:

Owner: University of Miami

Mailing Address: 1535 Levante Avenue, Coral Gables, FL 33146

(Please be sure to include City and Zip Code)

Phone number(s): (305) 284-1315

E-mail: jbrumley@miami.edu, rherran@miami.edu

CONTACT INFORMATION:

Applicant Name: Jessica Brumley

Mailing Address: 1535 Levante Avenue, Coral Gables, FL 33146

(Please be sure to include City and Zip Code)

Phone number(s): (305) 284-1315

E-mail: jbrumley@miami.edu, rherran@miami.edu

-Staff Use Only-

EDEN SYSTEM PERMIT #:

Determination: The property ☐ does not meet ☐ does meet the minimum eligibility criteria for designation as a local historic landmark at the present time.

Note: The Historical Resources staff will require review by the Historic Preservation Board if the building to be demolished is considered eligible for local designation.
Any change from the foregoing may only be made upon a demonstration of a change in the material facts upon which this determination was made.
Please be advised that this determination does not constitute a development order.

**PLEASE NOTE: Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

UNIVERSITY
OF MIAMI

October 10, 2025

Anna Pernas
The City of Coral Gables
Historical Resources Department
2327 Salzedo Street, Second Floor
Coral Gables, FL 33134

Re: Historic Significance Request
Eaton Residential College

Dear Ms. Pernas,

The University of Miami is hereby requesting the Historical Resources and Cultural Arts Department provide a determination of the historical significance of the building listed below.

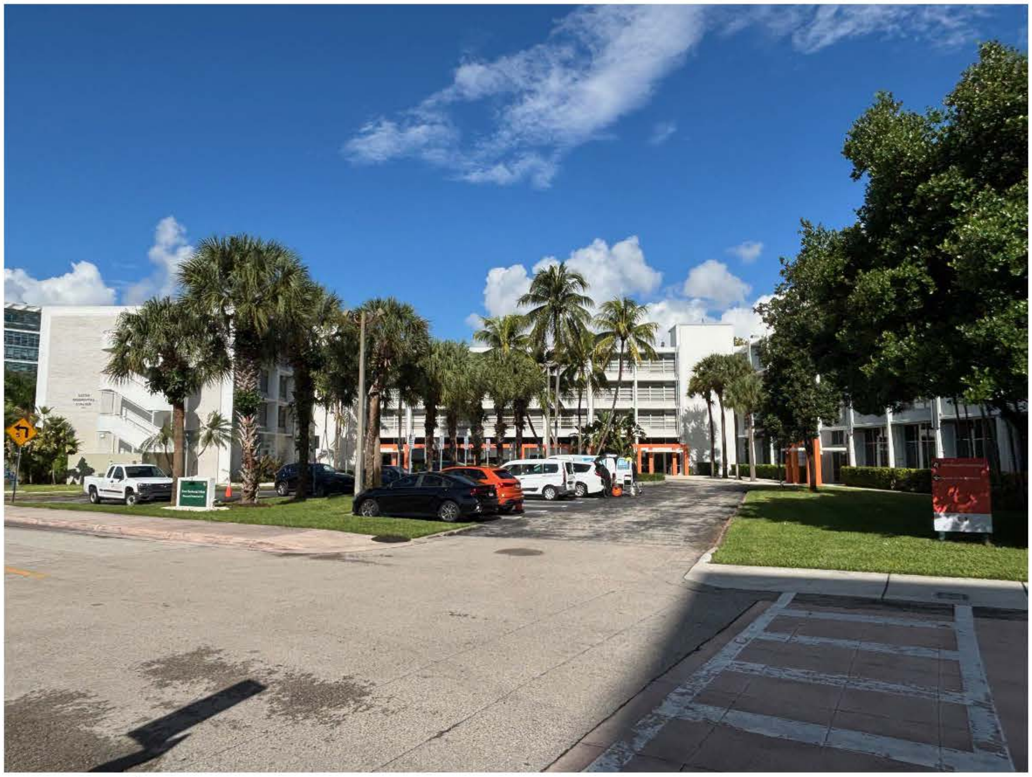
Eaton Residential College
Address: 1211 Dickinson Drive
Folio #: 03-4130-015-0020

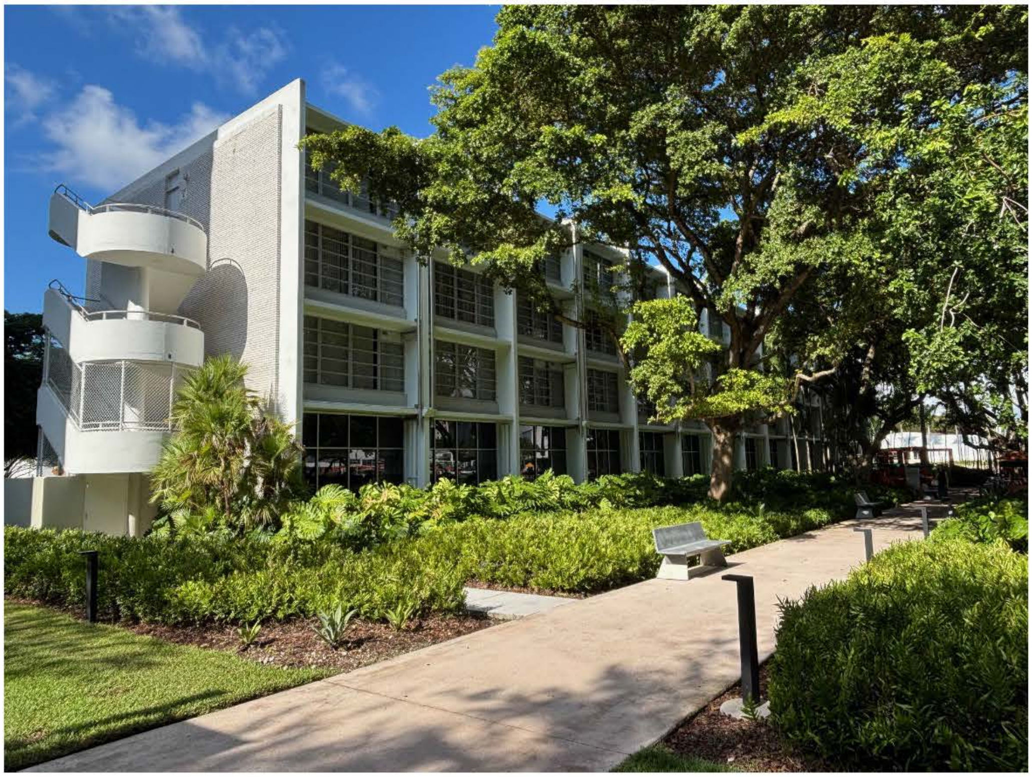
If you have any questions, or need additional information, please do not hesitate to contact us.

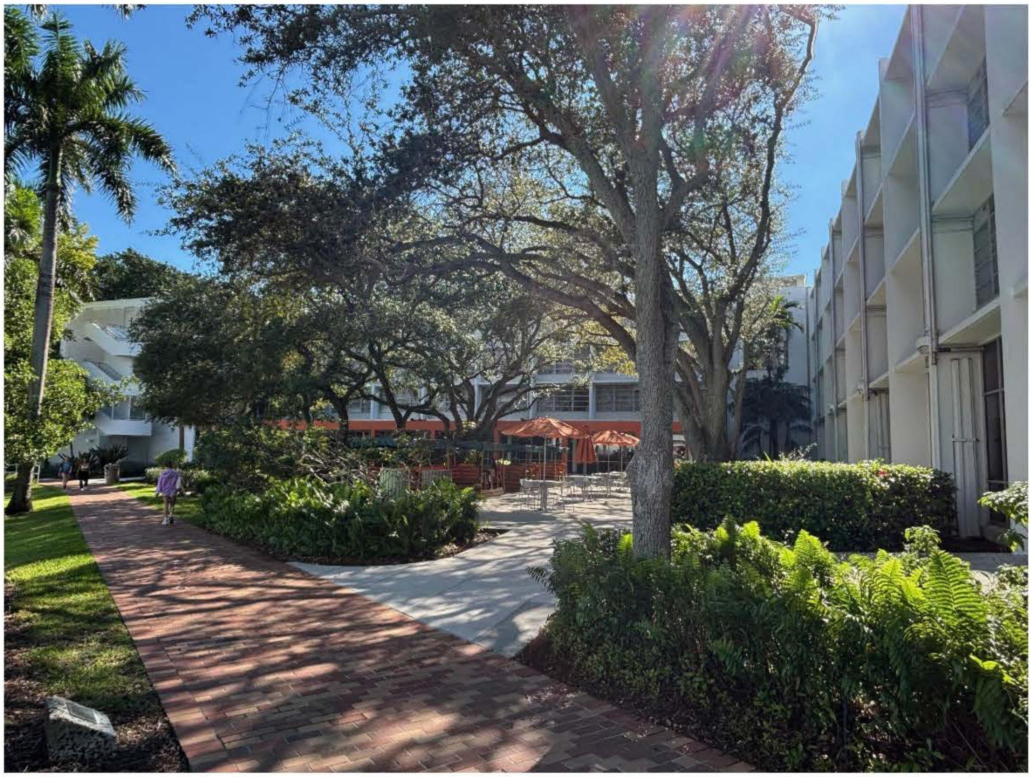
Sincerely,

Jessica Brumley
Jessica Brumley
Vice President, Facilities Operations & Planning

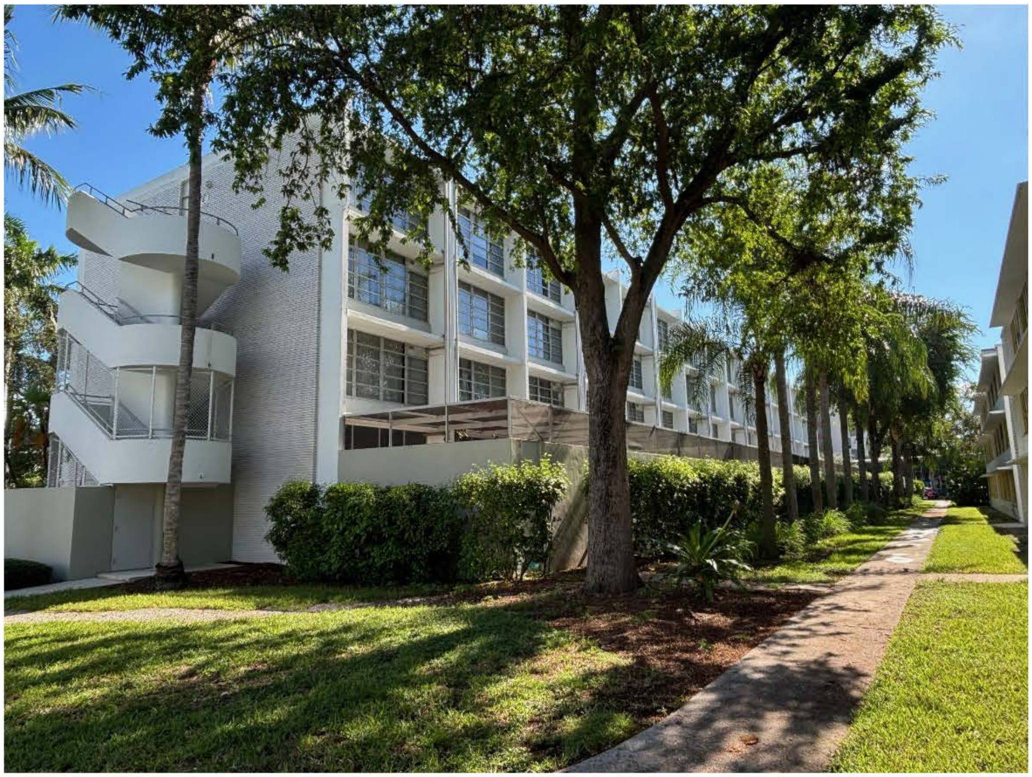
cc: Deborah Hunley
Ricardo Herran


East Façade


North Façade



West Façade

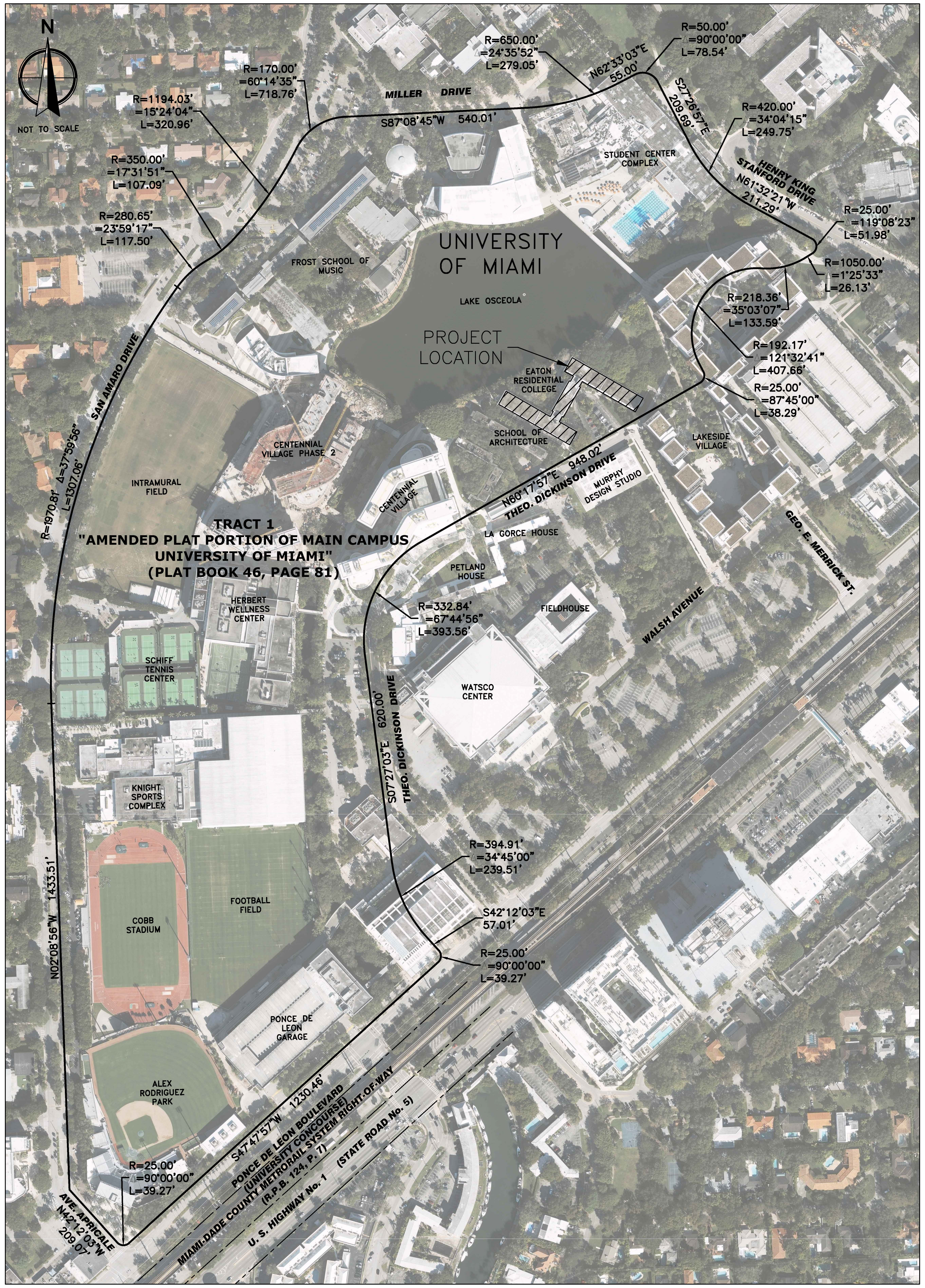


South Façade

SPECIFIC PURPOSE SURVEY

EATON RESIDENTIAL COLLEGE

A PORTION OF LAND IN THE NW 1/4 OF SECTION 30,
TOWNSHIP 54 SOUTH, RANGE 41 EAST
CORAL GABLES, MIAMI–DADE COUNTY, FLORIDA



LOCATION MAP

SURVEYOR NOTES:

1. THE LAST DATE OF FIELD SURVEY WAS OCTOBER 15, 2025.
2. THE SPECIFIC PURPOSE SURVEY IS LOCATED AT THE NW 1/4 OF SECTION 30 TOWNSHIP 54 SOUTH, RANGE 41 EAST, FLORIDA WITHIN TAX FOLIO NUMBER 03–4130–015–0020.
3. THIS SURVEY DELINEATES THE GEOMETRY OF THE TRACT 1 OF AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI–DADE COUNTY), FLORIDA. FROM HISTORICAL BUILDINGS AS SHOWN ON THE SPECIFIC PURPOSE SURVEY ARNOLD VOLPE MUSIC BUILDING PREPARED BY ATKINS NORTH AMERICA ON FEBRUARY 12, 2018. A TITLE SEARCH WAS NOT PERFORMED FOR THIS SURVEY. OTHER THAN THOSE EASEMENTS THAT MAY APPEAR ON THE UNDERLYING PLAT OF RECORD, STRIP EASEMENTS AND OTHER ENCUMBRANCES OF RECORD THAT MAY AFFECT THIS SITE ARE NOT SHOWN.
4. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J–17.050 THROUGH 5J–17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
5. 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.
6. THE COORDINATES AND FEATURES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AS ESTABLISHED USING THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) OF FIXED BASE STATIONS.
7. UNLESS OTHERWISE SHOWN, NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE PROJECT AREA IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION &C. AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE PROJECT AREA WERE NOT LOCATED AND ARE NOT SHOWN. IN ADDITION, THE FOUNDATIONS OF THE EXISTING BUILDINGS AND OTHER SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE PROJECT AREA WERE NOT LOCATED. THIS NOTICE IS REQUIRED BY THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5J–17 OF THE FLORIDA ADMINISTRATIVE CODE.
8. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
9. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM FDOT AND IS SHOWN FOR INFORMATIONAL PURPOSES. THE IMAGERY WAS ACQUIRED IN 05/05/2025.
10. THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1 INCH = 20 FEET IN ENGLISH UNITS OF MEASUREMENT
11. THIS SURVEY DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
12. THIS PRODUCT IS NOT A BOUNDARY SURVEY.
13. THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS; DIFFERENTIAL LEVELING; TRIGONOMETRIC METHODS; LASER SCANNING; AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
14. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
15. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
16. THE TREES SHOWN HEREON WERE NOT PREPARED WITH THE BENEFIT OF AN ARBORIST. TREE SPECIMEN NOMENCLATURE IS GENERALLY COMMON (OAK, PALM, PINE, ETC.). CONSULT WITH AN ARBORIST FOR FURTHER CLASSIFICATION.
17. COPYRIGHT © 2025 BY WGI, INC.

LEGAL DESCRIPTION:

ALL OF THE "EATON RESIDENTIAL COLLEGE BUILDING," AS NOW EXISTING, LAID OUT AND IN USE, THE SAME BEING A PORTION OF TR. 1 OF AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI–DADE COUNTY), FLORIDA.

SHEET INDEX

1 COVER SHEET
2 SPECIFIC PURPOSE SURVEY

PROJECT HORIZONTAL CONTROL

POINT ID	NORTHING	EASTING	DESCRIPTION
100	503412.69	893672.61	FOUND PKW LB24
214	503571.92	893742.39	FOUND PKNL&W

ABBREVIATIONS:

BOT. = BOTTOM
BFP = BACKFLOW PREVENTER
CBS = CONCRETE BLOCK STRUCTURE
C&G = CURB & GUTTER
CB = CATCH BASIN
C.L.F. = CHAIN LINK FENCE
CONC. = CONCRETE
CIP = CAST IRON PIPE
CPP = CORRUGATED PLASTIC PIPE
CMP = CORRUGATED METAL PIPE
DIP = DUCTILE IRON PIPE
FDC = FIRE DEPARTMENT CONNECTION
FND. = FOUND
L = LENGTH OF CURVE
I.R. = IRON ROD
M.D.C.R = MIAMI DADE COUNTY RECORD
NGS = NATIONAL GEODETIC SURVEY
ORB = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PKN&W = PK NAIL & WASHER
PIV = POST INDICATOR VALVE
PG. = PAGE
PSM = PROFESSIONAL SURVEYOR & MAPPER
R = RADIUS
Δ = DELTA (CENTRAL ANGLE)
R.P.B. = ROAD PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK

LEGEND:

AC = AIR CONDITIONER
BF = BACKFLOW PREVENTER
⊓ = BENCH
□ = CATCH BASIN
C = CABLE TV SERVICE BOX
⊗ = CLEANOUTS
△ = CONTROL POINT
ᑭ = DELINEATOR POST
E = ELECTRIC BOX
EM = ELECTRIC METER
IV = IRRIGATION VALVE
GV = GAS VALVE
Ⓔ = MANHOLE (ELECTRIC)
Ⓢ = MANHOLE (SANITARY SEWER)
Ⓣ = MANHOLE (TELEPHONE)
○☼ = LIGHT POLE
◎ = POST
SV = SANITARY SEWER VALVE
-o- = SIGNS (INFORMATION)
⦶ = STAND PIPE
ET = EMERGENCY TELEPHONE
T = TELEPHONE BOX
TR = TRANSFORMER
WV = WATER VALVE
W = WATER METER
✳ = TREE PALM
✿ = TREE (UNKNOWN VARIETY)

LINE LEGEND:

⌒⌒⌒⌒ = VEGETATION LINE
— · · — = EDGE OF WATER
–o–o–o– = HANDRAIL

CLIENT INFORMATION:

THIS "SPECIFIC PURPOSE SURVEY" AND REPORT RESULTING THEREFROM WERE PREPARED AT THE REQUEST OF AND IS CERTIFIED TO:

UNIVERSITY OF MIAMI
1535 LEVANTE AVENUE
CORAL GABLES, FL 33146

SURVEYOR'S CERTIFICATE

THE STATE OF FLORIDA)
) S.S.
MIAMI–DADE COUNTY)

I HEREBY CERTIFY: THAT THIS "SPECIFIC PURPOSE SURVEY" AND REPORT RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "SPECIFIC PURPOSE SURVEY" MEETS THE INTENT OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J–17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

EDGARDO AZABACHE License Number 7640 STATE OF FLORIDA Professional Surveyor and Mapper

EDGARDO J AZABACHE

Digitally signed by EDGARDO J AZABACHE
Date: 2025.10.22 15:26:06-04'00'

WGI, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB7055

THIS "SPECIFIC PURPOSE SURVEY" AND REPORT CONSISTING OF 2 SHEETS WHERE EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS AND HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDGARDO AZABACHE, PROFESSIONAL SURVEYOR AND MAPPER NO. 7640, STATE OF FLORIDA USING A DIGITAL SIGNATURE AND DATE, PURSUANT TO CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, UNDER SECTION 5J–17.062. THE "DIGITAL DATE" MAY NOT REFLECT THE DATE OF PREPARATION OR THE LATEST REVISION DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PREPARED BY:

WGI®
WGInc.com
11410 NW 20TH ST, SUITE 101
MIAMI, FL 33172
PHONE NO. 305.553.0500
CERT NO. 33574 – LB NO. 7055

CLIENT:

UNIVERSITY OF MIAMI

PROJECT TITLE:

SPECIFIC PURPOSE SURVEY
EATON RESIDENTIAL COLLEGE
A PORTION OF LAND IN THE NW 1/4 OF
CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA

SURVEYOR OF RECORD
EDGARDO AZABACHE
PSM # 7640

NO:	DATE:	DESCRIPTION:

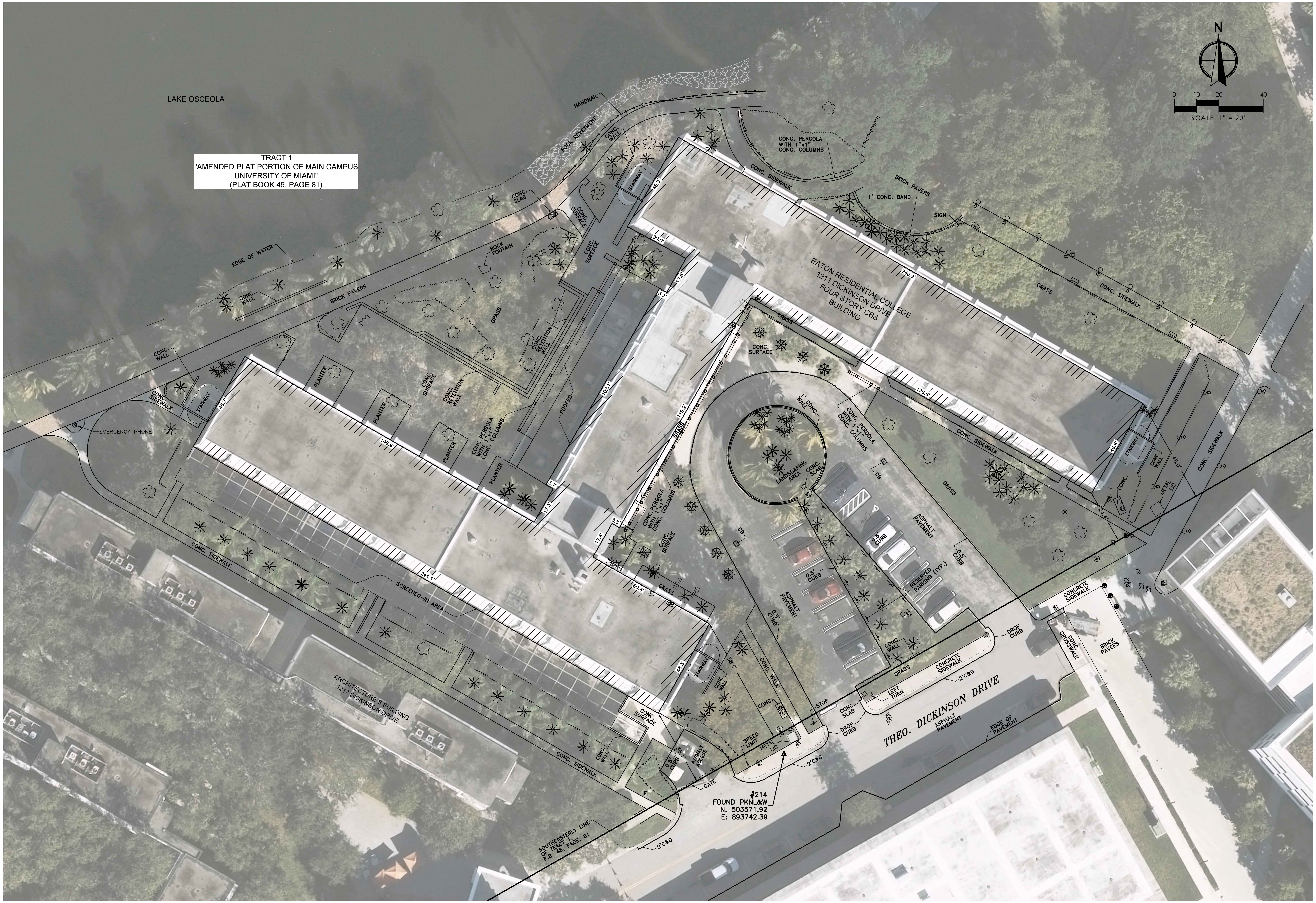
DRAWN DATE:	10/22/2025
DRAWN BY:	FS
CHECKED BY:	EA
FIELD	AW, NC
FB/PG	FB022m /21–24
PROJECT #:	11684.00

SPECIFIC PURPOSE SURVEY

SHEET #: 1
TOTAL SHEETS 2

SPECIFIC PURPOSE SURVEY

EATON RESIDENTIAL COLLEGE



PHONE NO. 305.553.0500
CERT NO. 33574
LB NO. 7055
WGI®
11410 NW 20TH ST, SUITE 101
MIAMI, FL 33172

REVISIONS			
NO.	DATE	DESCRIPTION	BY

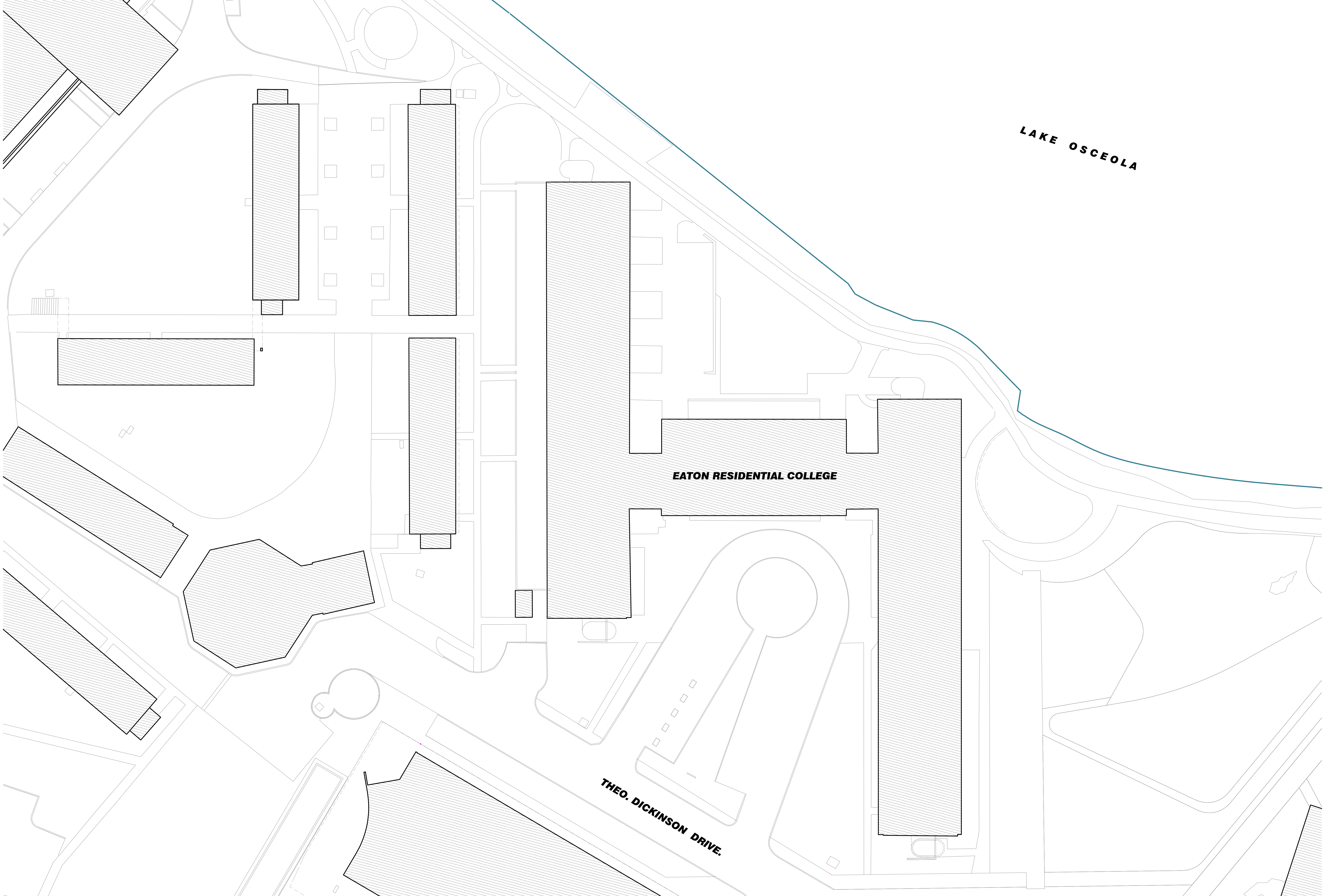
CAD	11684.00 EATON RESIDENTIAL COLLEGE SPECIFIC PURPOSE.DWG
JOB NO.	11684.00
DRAWN BY	FS
CHECK BY	EA
DATE	10/22/2025

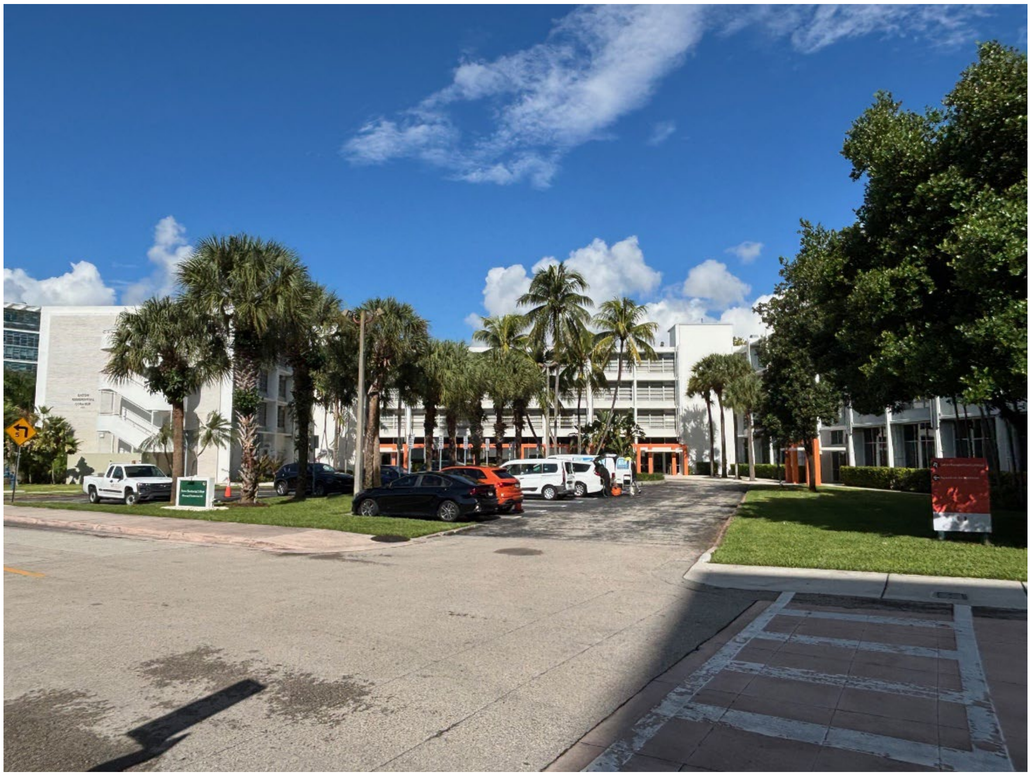
SURVEYOR OF RECORD
EDGARDO AZABACHE
PSM # 7640

SPECIFIC PURPOSE SURVEY
EATON RESIDENTIAL COLLEGE
A PORTION OF LAND IN THE NW 1/4 OF
CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA

SHEET:
2 of 2

Nashalie Cintron P:\11600\11684.00 Eaton Residential College Specific Purpose\SURVEY\Drawings\Survey\11684.00 Eaton Residential College Specific Purpose.dwg ---- Plotted: 10/22/2025 3:21:21 PM Saved: 10/22/2025 3:21:19 PM


LAKE OSCEOLA
EATON RESIDENTIAL COLLEGE
THEO. DICKINSON DRIVE.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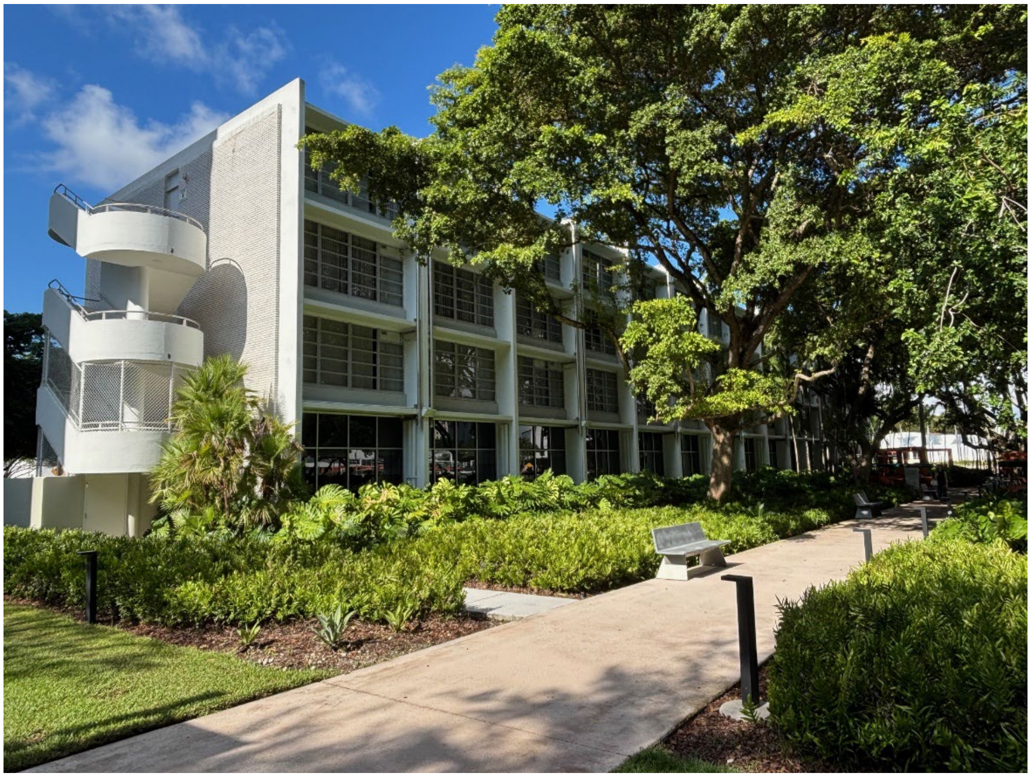
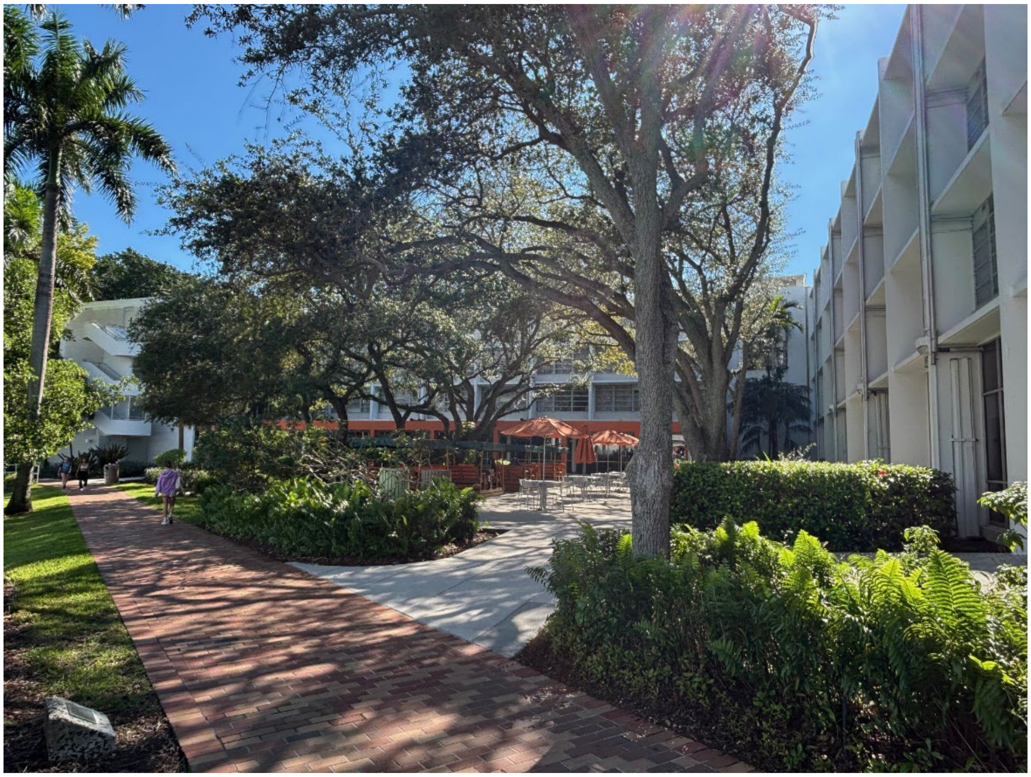

North Façade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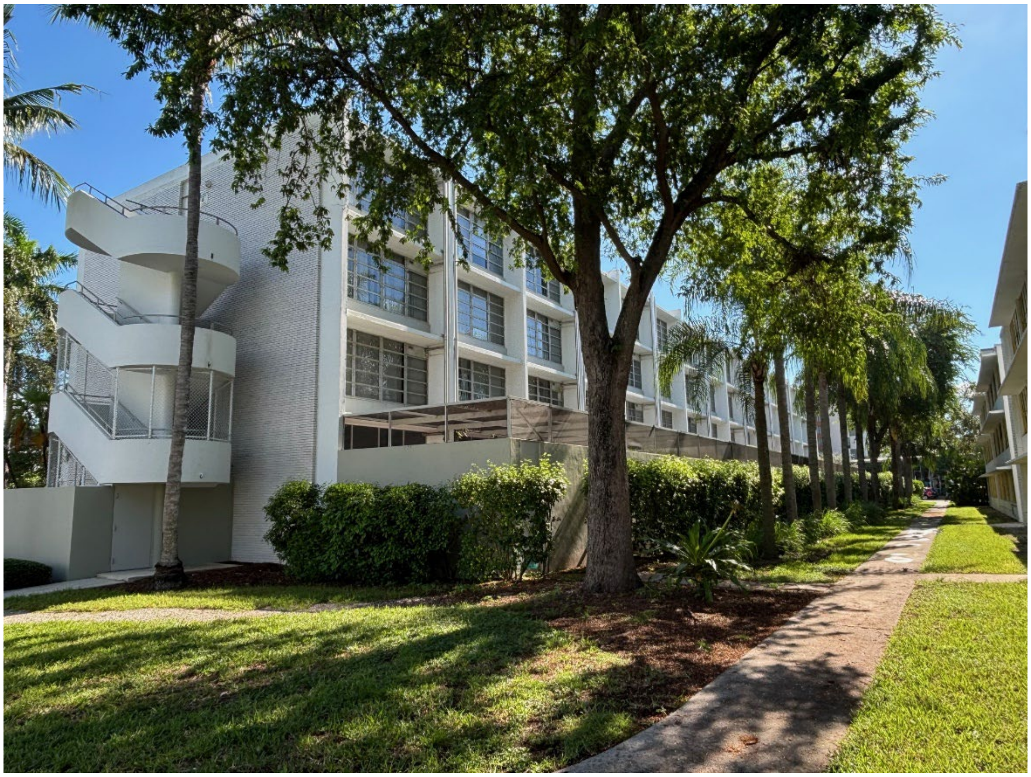
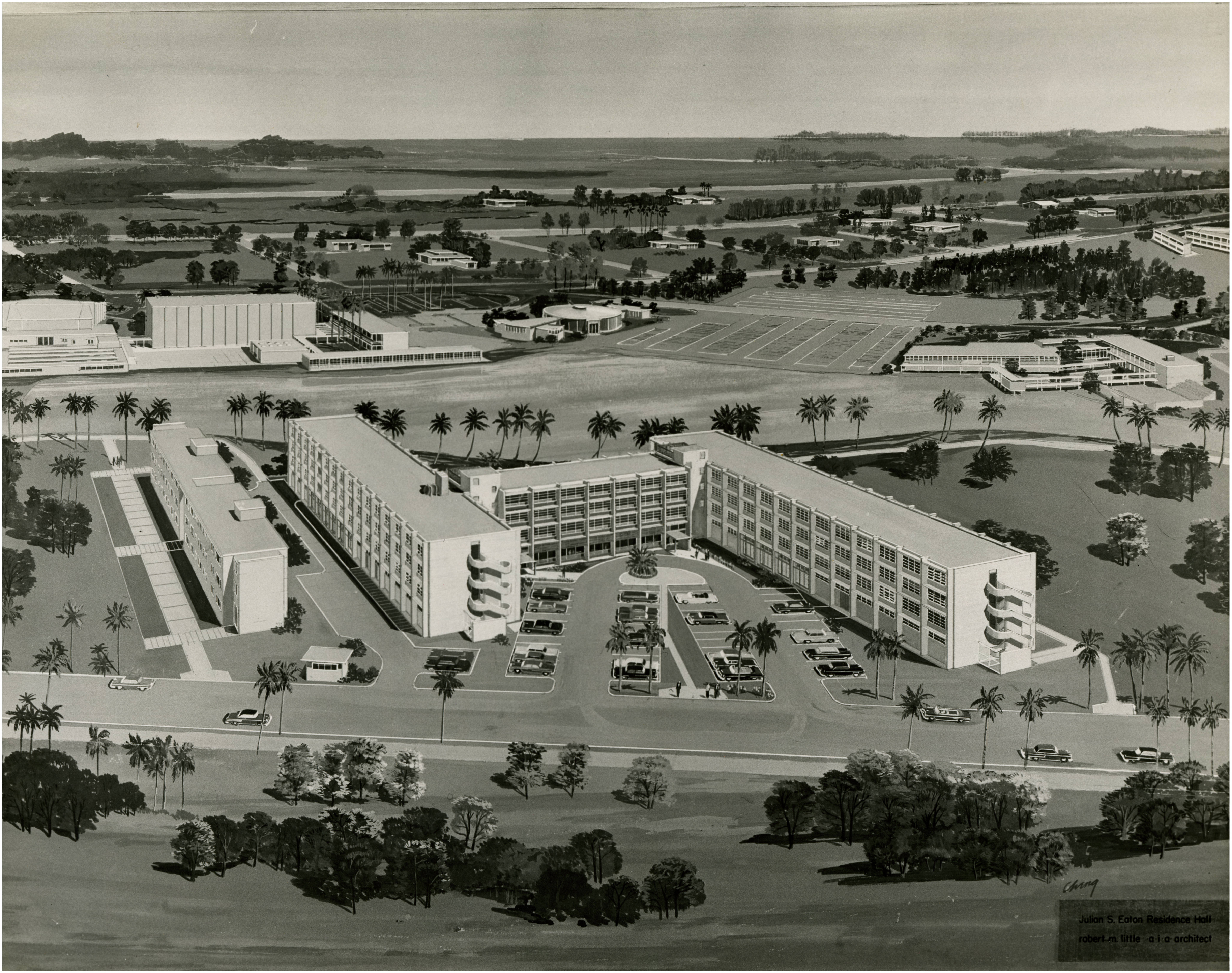
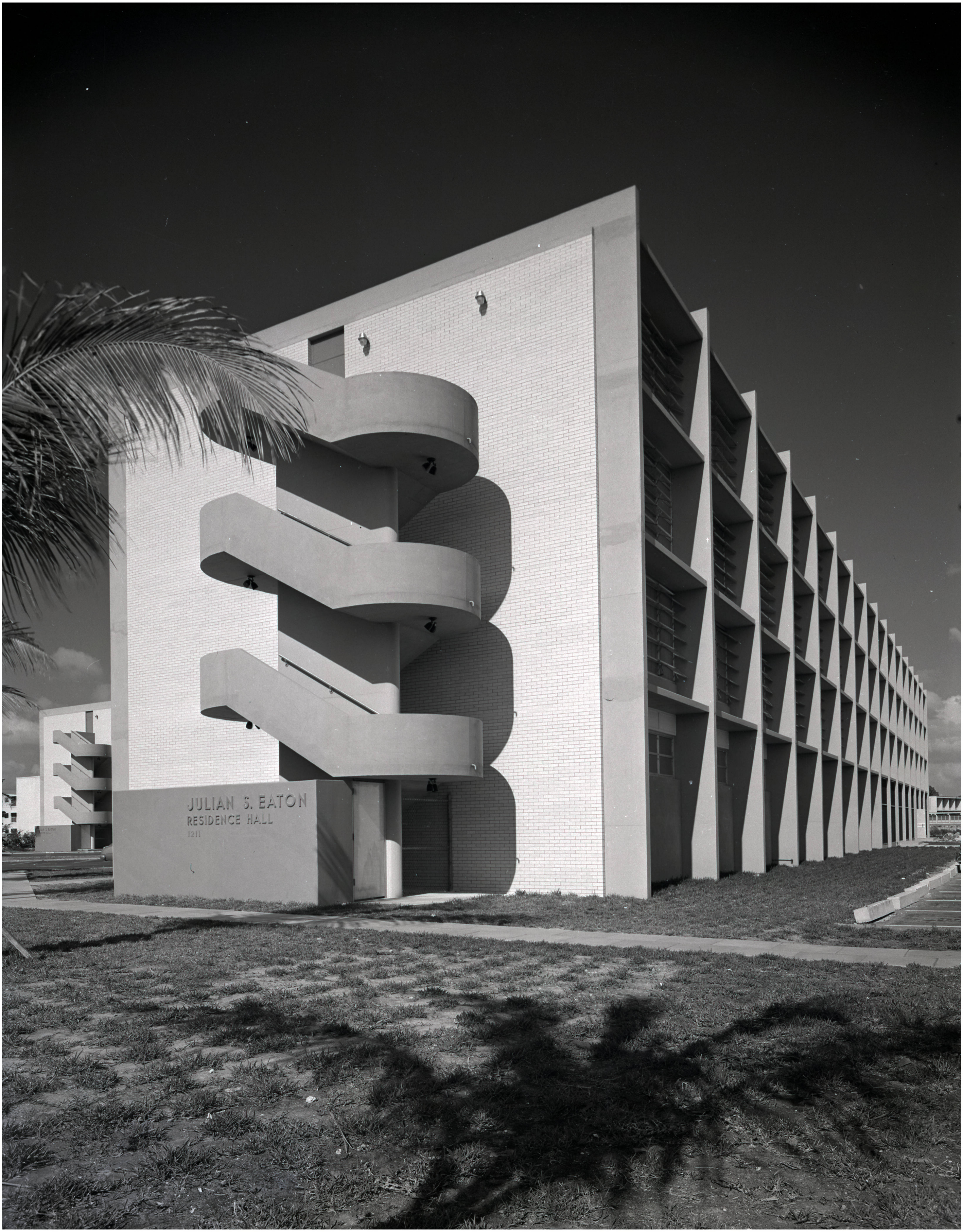
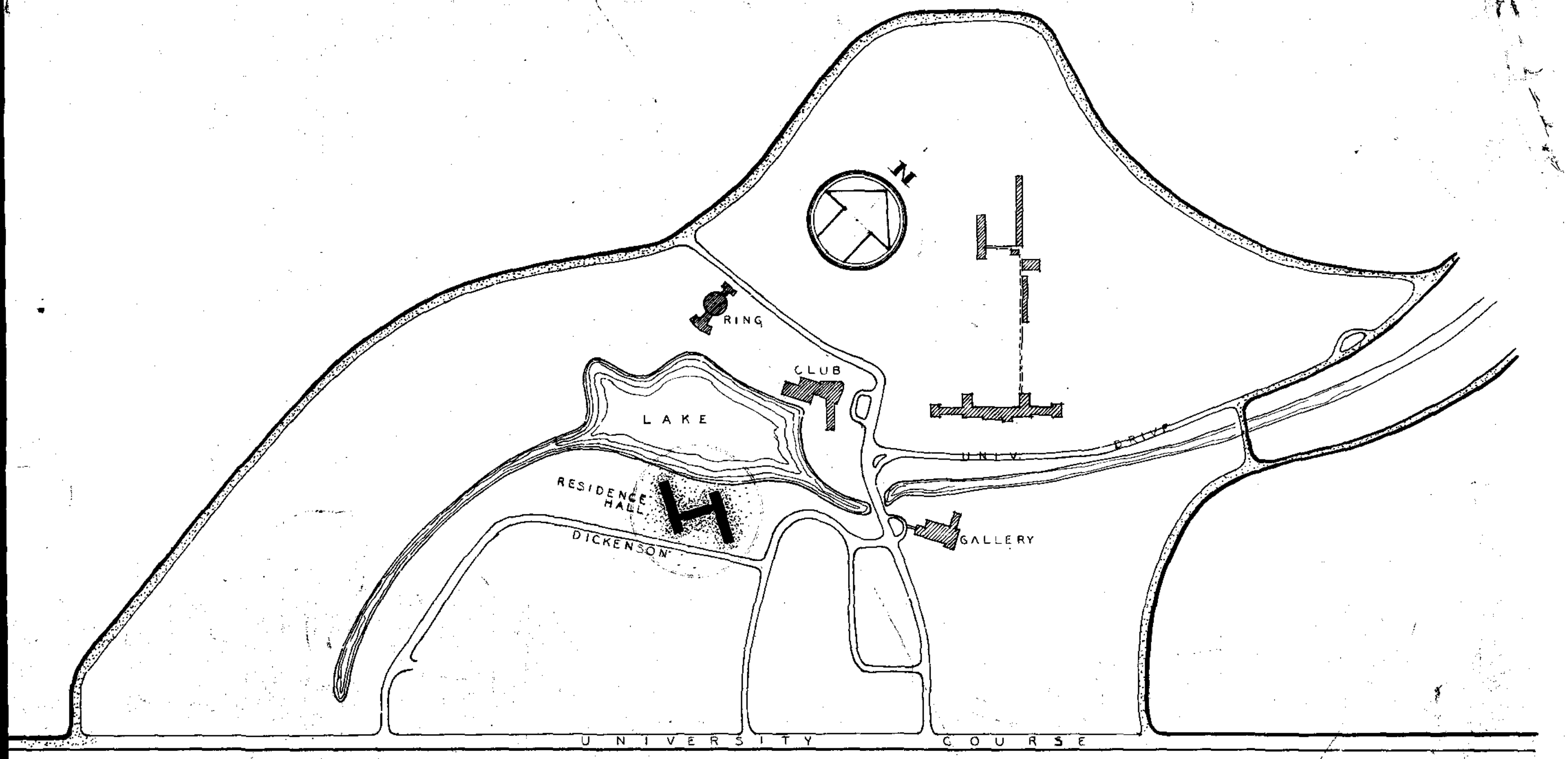

South Façade



Julian S. Eaton Residence Hall
robert m. little ·a·i·a· architect


JULIAN S. EATON
RESIDENCE HALL
1211



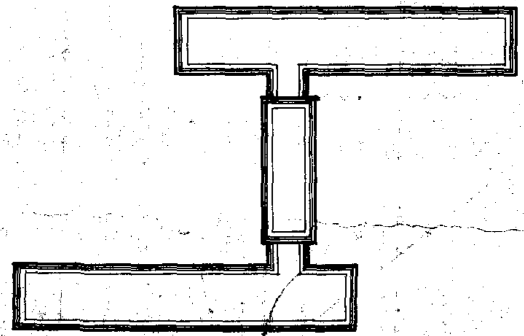
UM

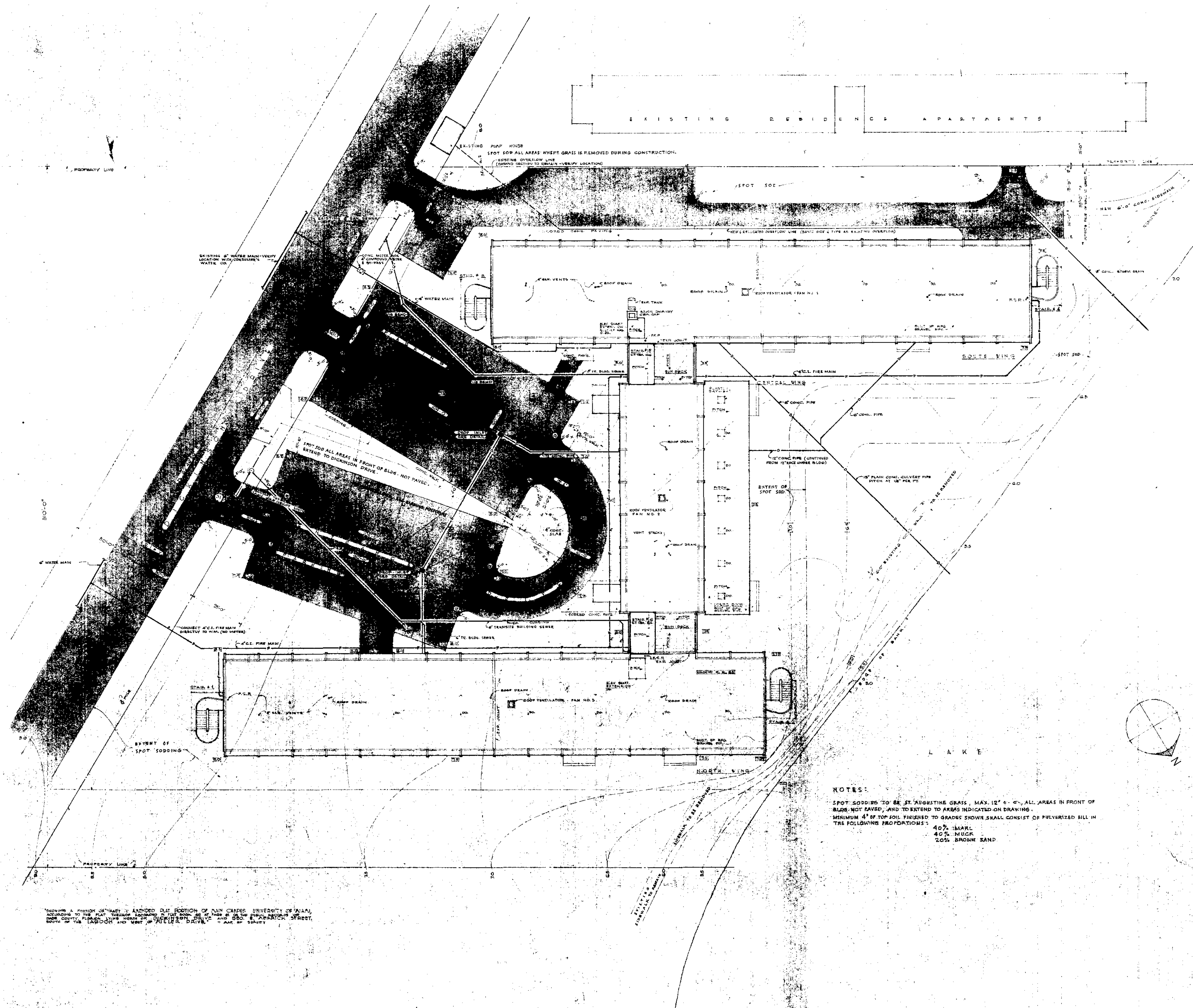
JULIAN S. EATON
RESIDENCE
HALL
UNIVERSITY OF MIAMI
CORAL GABLES

H. H. F. A.

· PROJECT - FLA - 8 - CH - 3 ·

· ROBERT M. LITTLE - ARCHITECT ·




E X I S T I N G   R E S I D E N C E   A P A R T M E N T S
EXISTING PUMP HOUSE
SPOT SOD ALL AREAS WHERE GRASS IS REMOVED DURING CONSTRUCTION.
EXISTING OVERFLOW LINE (DASHED SECTION TO REMAIN - VERIFY LOCATION)
PROPERTY LINE
SPOT SOD
SERVICE DRIVE
SCORED CONC. PAVING
NEW & RELOCATED OVERFLOW LINE (SAME SIZE & TYPE AS EXISTING OVERFLOW)
DROP INLET
NEW 6'-0" CONC. SIDEWALK
8" CONC. STORM DRAIN
EXISTING 8" WATER MAIN - VERIFY LOCATION WITH CONSUMER'S WATER CO.
CONC. METER BOX & COMPOUND METER & BY-PASS
6" WATER MAIN
STAIR # 3
STAIR # 4
4" SAN. VENTS
ROOF DRAIN
ROOF VENTILATOR - FAN NO. 1
EXP. TANK
BRICK CHIMNEY CEM. CAP
ELEV. SHAFT EXTENS. ON BUILT-UP RFG. G.&D.
PITCH
EXP. JOINT
BUILT UP RFG. GRAVEL FIN.
SOUTH WING
SPOT SOD
CONC. PAV'G.
6" TR. BLDG. SEWER
STAIR # 5
SUN DECK
4" C.I. FIRE MAIN
CENTRAL WING
8" CONC. PIPE
6" CONC. PIPE
PLASTIC SKYLIGHT
12" CONC. PIPE (CONTINUED FROM 12" INCE UNDER BLDG.)
15" PLAIN CONC. CULVERT PIPE PITCH AT 1/8" PER FT.
EXTENT OF SPOT SOD
ROOF VENTILATOR FAN NO. 2
VENT STACKS
LOWER ROOF BUILT UP RFG. GRAVEL FIN.
6'-0" EXISTING CONC. WALK TO BE REMOVED
TOP OF BANK
EDGE OF
SPOT SOD ALL AREAS IN FRONT OF BLDG. NOT PAVED. EXTEND TO DICKINSON DRIVE
CONC. WALK
4" CONC. SLAB
DROP INLET SEE DETAIL
PARKING
1/8 BEND
CONNECT 4" C.I. FIRE MAIN DIRECTLY TO W.M. (NO METER)
6" WATER MAIN
6" TRANSITE BUILDING SEWER
STAIR # 6
STAIR # 1
STAIR # 2
ELEV. SHAFT EXTENSION
ROOF VENTILATOR - FAN NO. 3
BUILT UP RFG. GRAVEL FIN.
NORTH WING
EXTENT OF SPOT SODDING
L A K E
PROPERTY LINE
810'-0"
N

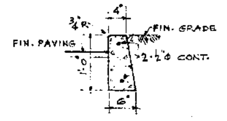
NOTES:

SPOT SODDING TO BE ST. AUGUSTINE GRASS, MAX. 12" c-c, ALL AREAS IN FRONT OF BLDG. NOT PAVED, AND TO EXTEND TO AREAS INDICATED ON DRAWING.

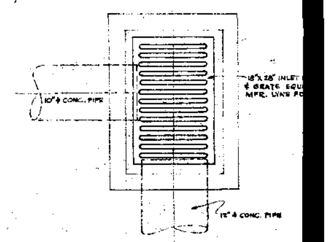
MINIMUM 4" OF TOP SOIL FINISHED TO GRADES SHOWN SHALL CONSIST OF PULVERIZED FILL IN THE FOLLOWING PROPORTIONS:

40% MARL
40% MUCK
20% BROWN SAND

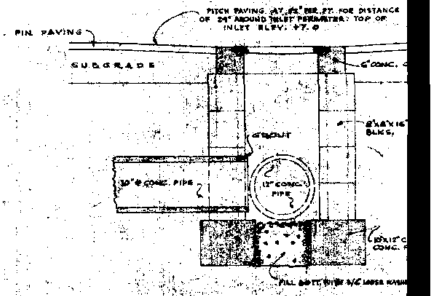
"SHOWING A PORTION OF TRACT 1 AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 46 AT PAGE 61 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA LYING NORTH OF DICKINSON DRIVE AND GEO. E. MERRICK STREET, SOUTH OF THE LAGOON AND WEST OF MILLER DRIVE." - AAE OF SURVEY



TYPICAL CONC. CURB
SCALE 3/4" = 1'-0"



PLAN


PITCH PAVING AT 1/2" PER FT. FOR DISTANCE OF 24" AROUND INLET PERIMETER: TOP OF INLET ELEV. +7.0
FIN. PAVING
SUBGRADE
6" CONC.
GROUT
8"x8"x16" BLKS.
10" Φ CONC. PIPE
12" CONC. PIPE
10"x12" CONC.
FILL BOTT. WITH 3/4" LOOSE WASH

SECTIONAL ELEV.

TYPICAL DROP INLET DETAI
SCALE: 3/4" = 1'-0"

REV. No	DATE	REMARKS	DATE

SCALE - 1/16"

ROOF AND SITE PLAN

SYMBOLS: ———— EXISTING GRADES
———— NEW ELEVATIONS FIN. GR.
NOTE: ALL ELEVA REFER TO U.S.C. & G.S. DATUM

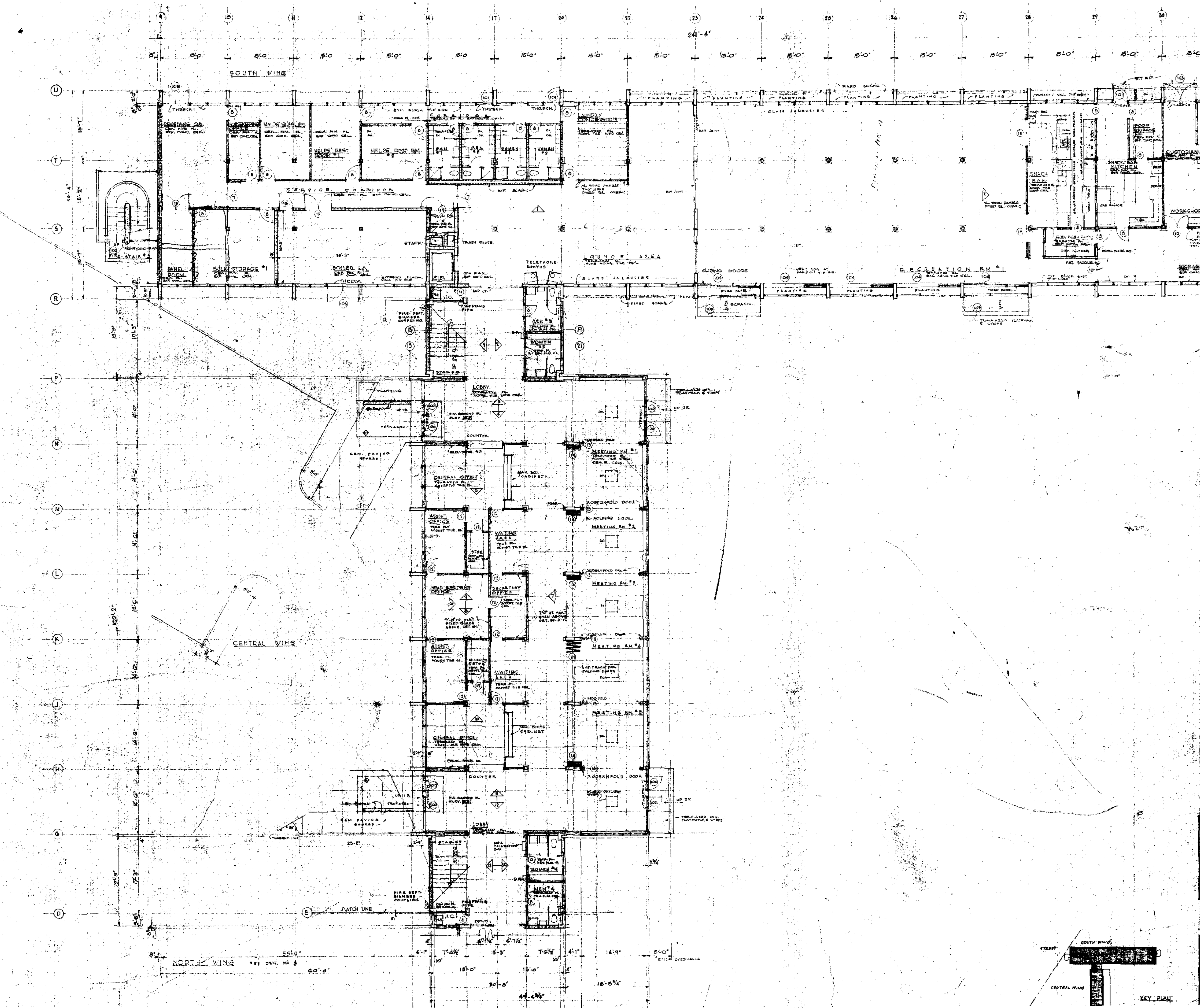
JULIAN S. EATON RESIDENCE HALL
DICKINSON DRIVE

OWNER UNIVERSITY of MIAMI

LOCATION CORAL GABLES, FLORIDA

A 1

COMM 52-10 | DATE 11-12-53 | DRAWN BY | REVISED | SHEET



REV. NO.	DATE	REMARKS	DATE

SCALE 1/8"

GROUND FLOOR PLAN
SOUTH AND CENTRAL WING

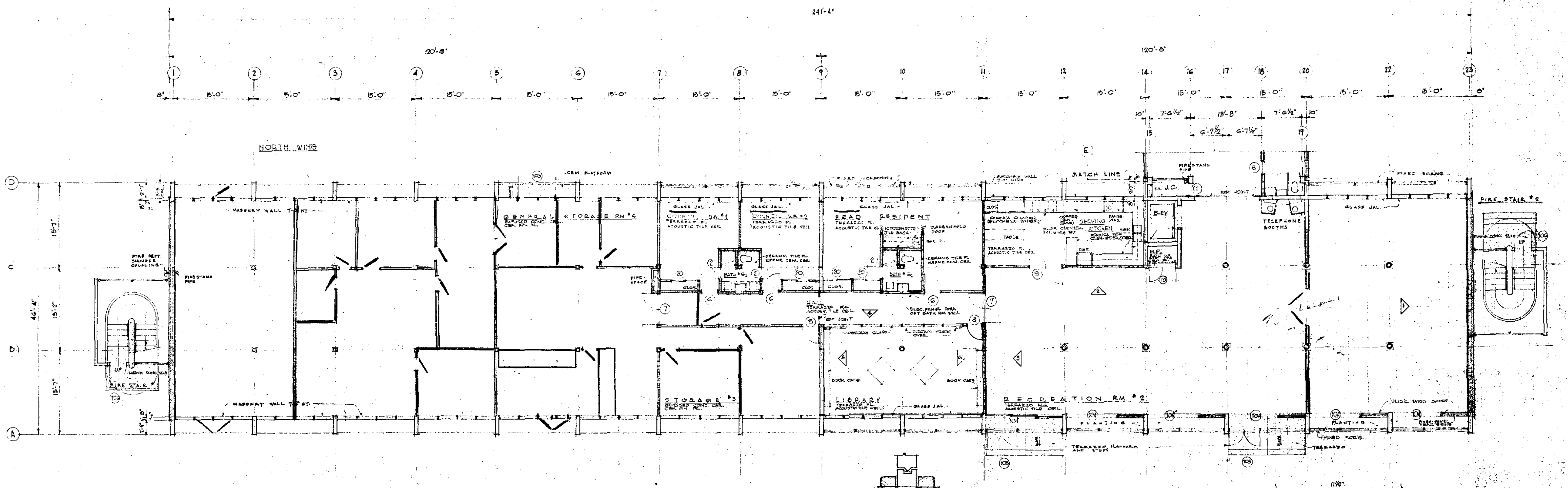
JULIAN S. EATON RESIDENCE HAL
DICKINSON DRIV

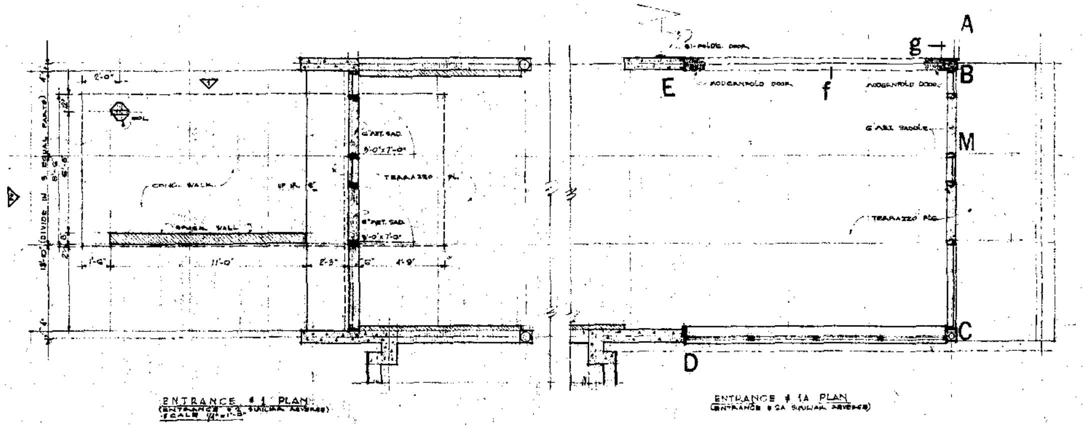
OWNER UNIVERSITY of MIAMI

LOCATION CORAL GABLES, FLORIDA

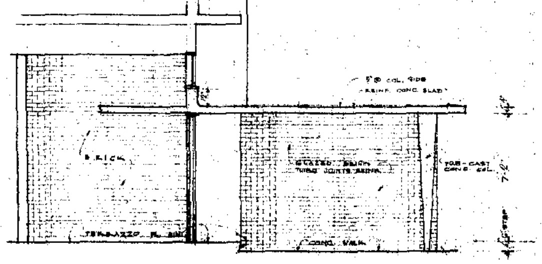
A 2

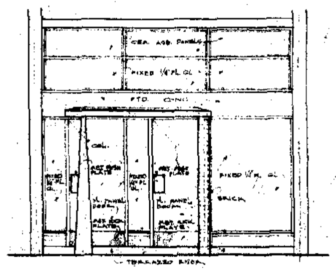
COMM 52-10 | DATE 11-12-55 | DRAWN BY
REVISED | SHEET

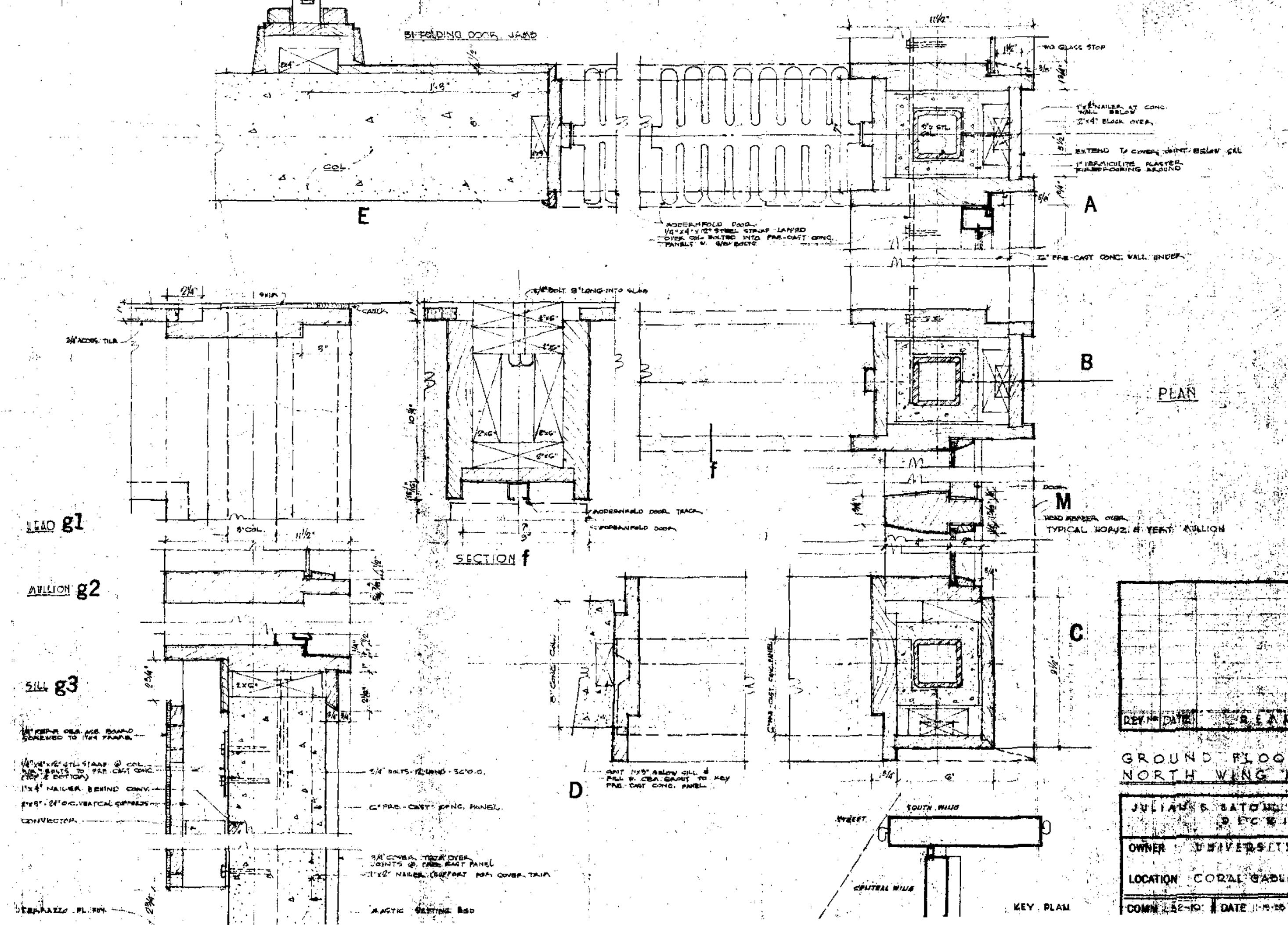



ENTRANCE #1 PLAN

ENTRANCE #1A PLAN


ELEVATION


ELEVATION



KEY PLAN

REV. No.	DATE	REMARKS	DATE	BD

SCALE 1/8"=1'-0" EXCEPT AS NOTED

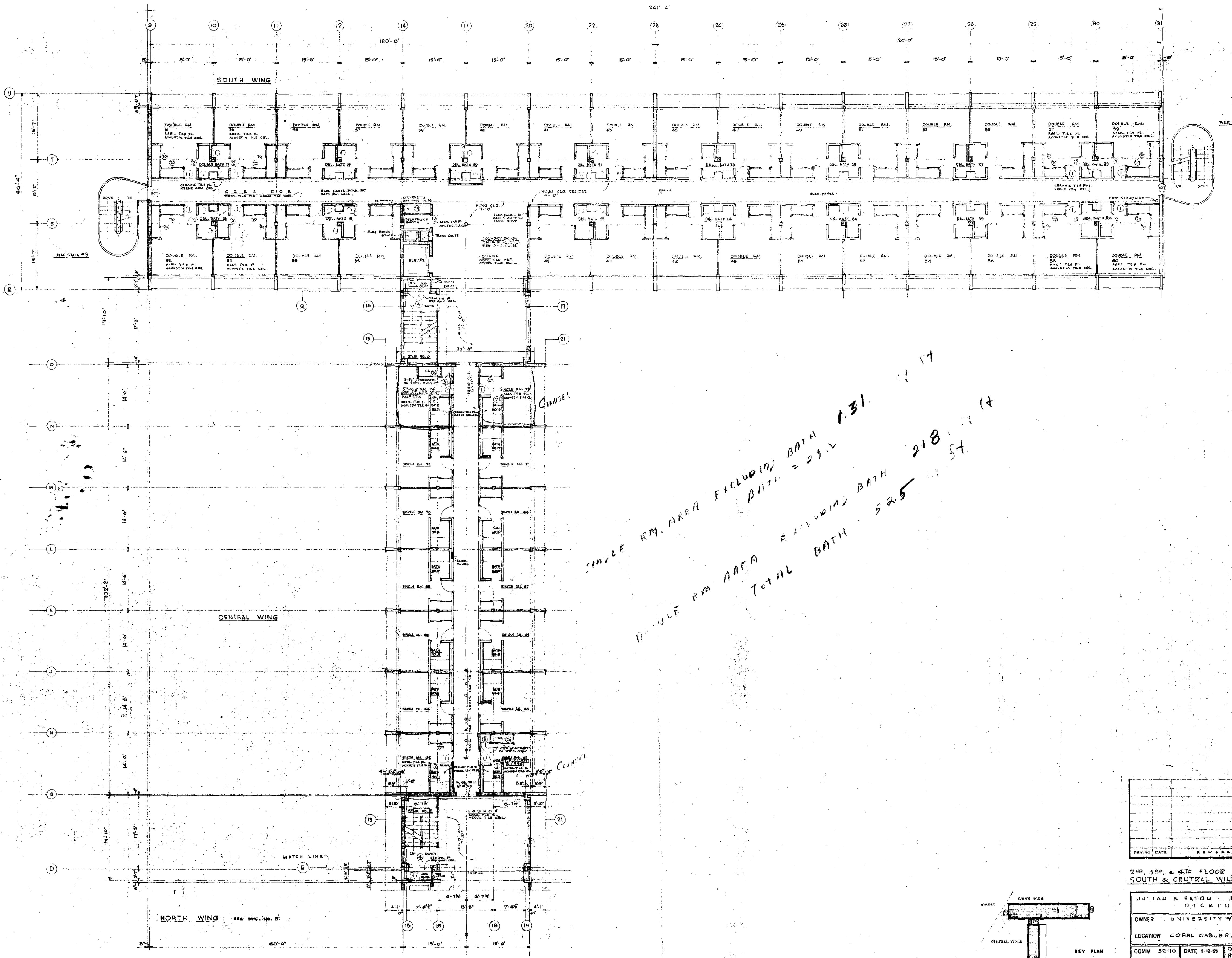
GROUND FLOOR PLAN
NORTH WING AND MISC. DETAILS

JULIAN S. EATON RESIDENCE HALL
DICKINSON DRIVE

OWNER UNIVERSITY OF MIAMI
LOCATION CORAL GABLES, FLORIDA

A 3

COMM. 52-10 | DATE 11-15-55 | DRAWN BY | SHEET



SINGLE RM. AREA EXCLUDING BATH 1.31 sq ft
BATH = 29.2

DOUBLE RM AREA EXCLUDING BATH 218 sq ft
TOTAL BATH = 52.5 sq ft

KEY PLAN

REV. NO.	DATE	REMARKS	DATE	T

SCALE : 1/8" = 1

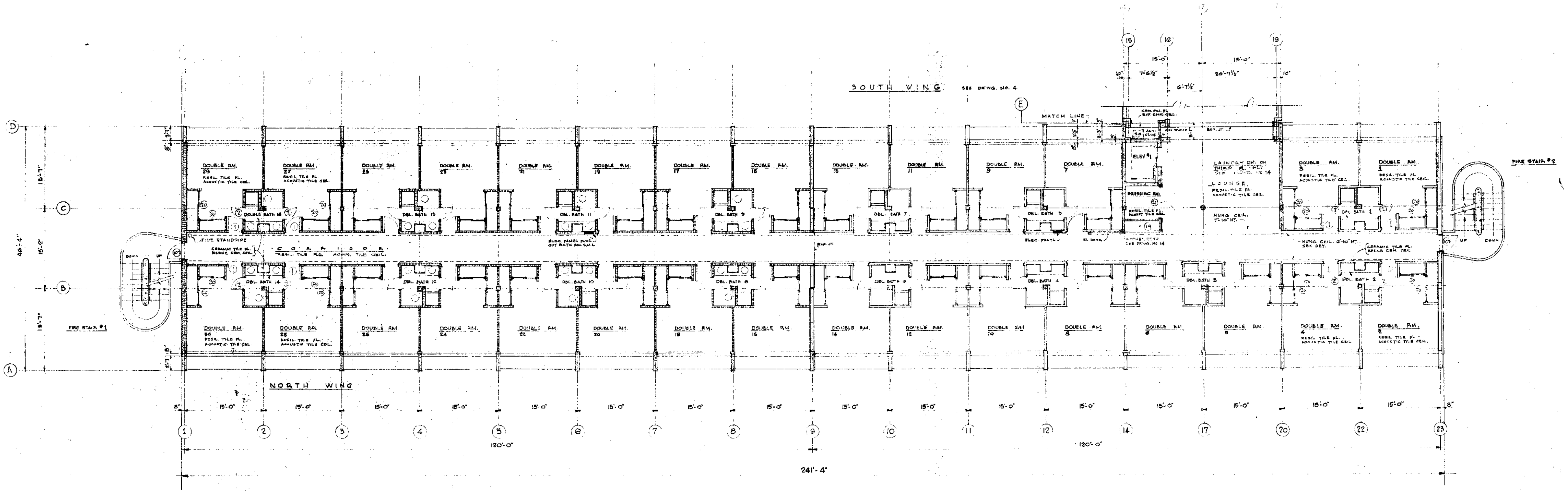
2ND, 3RD, & 4TH FLOOR PLAN -
SOUTH & CENTRAL WINGS

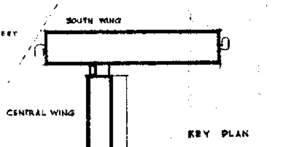
JULIAN S. EATON RESIDENCE HALL
DICKINSON DRIVE

OWNER UNIVERSITY of MIAMI.
LOCATION CORAL GABLES, FLORIDA

A 4

COMM 52-10 | DATE 11-12-55 | DRAWN BY | REVISED | SHEET


SOUTH WING SEE DR'WG. NO. 4
MATCH LINE
E
15
16
17
19
15'-0"
10"
7'-6½"
6'-7½"
20'-7½"
ELEV. #1
JAN. CLOS.
PRESSING RM.
RESIL. TILE FL. ACOUST. TILE CEIL.
KITCHENETTE SEE DR'WG. NO. 14
LAUNDRY RM. ON THIRD FL. ONLY SEE DR'WG. NO. 14
LOUNGE
RESIL. TILE FL. ACOUSTIC TILE CEIL.
HUNG CEIL. 7'-10" HT.
HUNG CEIL. 6'-10" HT. SEE DET.
CERAMIC TILE FL. KEENE CEM. CEIL.
FIRE STAIR #2
UP
DOWN
FIRE STAIR #1
FIRE STANDPIPE
CORRIDOR
RESIL. TILE FL. ACOUS. TILE CEIL.
DOUBLE RM.
DBL. BATH
ELEC. PANEL
NORTH WING
D
C
B
A
15'-7"
15'-0"
46'-4"
8"
1
2
3
4
5
6
7
8
9
10
11
12
14
17
20
22
23
120'-0"
241'-4"



REV. NO.	DATE	REMARKS	DATE

SCALE: 1/8" = 1

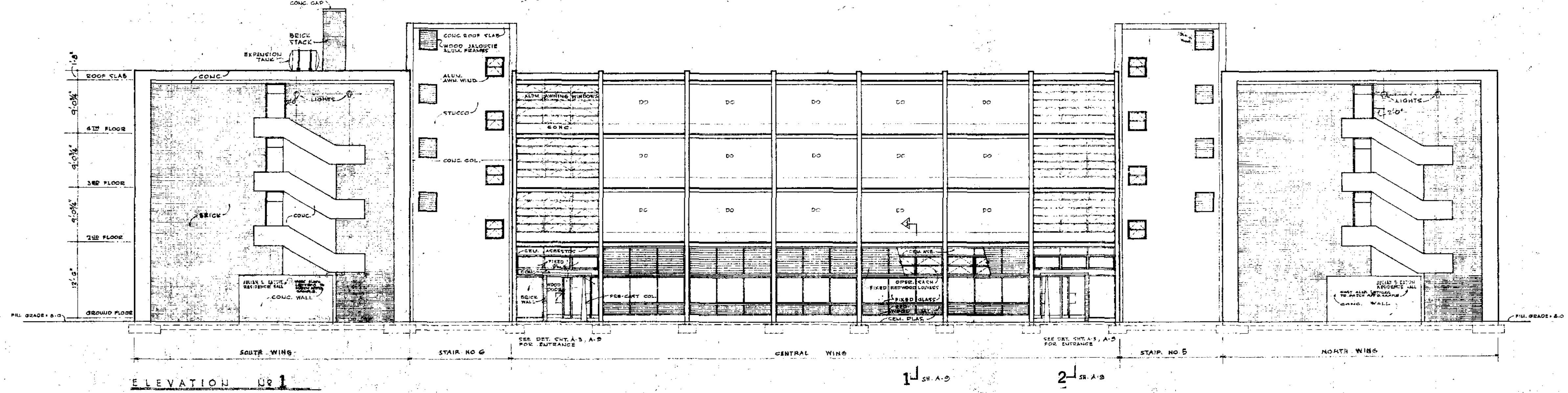
2ND - 3RD & 4TH FLOOR PLAN
NORTH WING AND MISC. DETAILS

JULIAN S. EATON RESIDENCE HALL
DICKINSON DRIVE

OWNER UNIVERSITY of MIAMI
LOCATION CORAL GABLES, FLORIDA

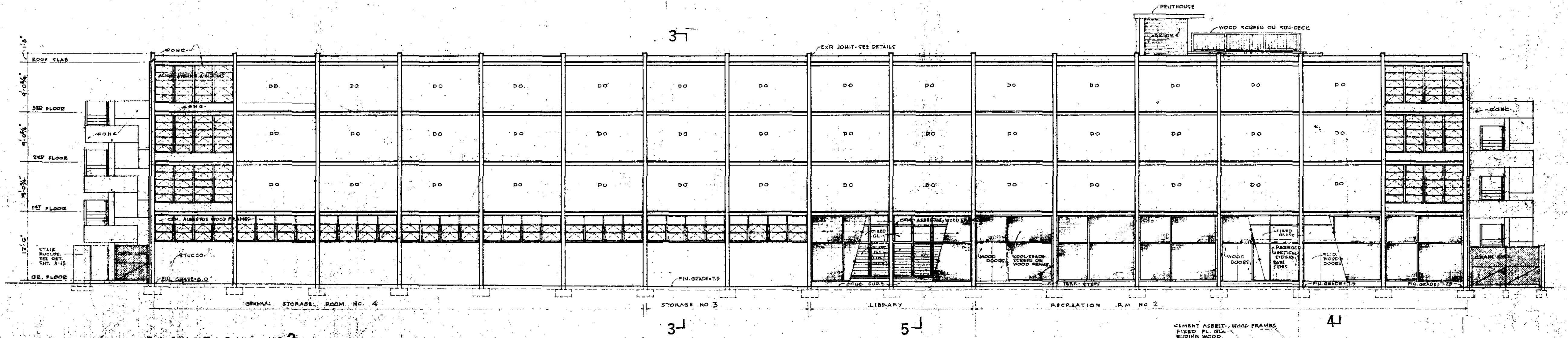
A 5

COMM 52-10 DATE 11-12-59 DRAWN BY SL REVISED SHEET



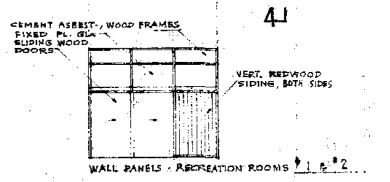
ELEVATION No 1

NOTE: ALL BRICK WORK SHALL BE LAID UP WITH WHITE CEMENT MORTAR; RUNNING BOND WITH GALV. MET. TIES EVERY 4TH COURSE, 2'-0" O.C. HORIZONTALLY. JOINTS SHALL BE STRUCK & SHALL BE NOT LESS THAN 3/8". A SAMPLE PANEL APPROX. 3'-0"x6'-0" SHALL BE BUILT ON THE JOB FOR THE ARCHITECT'S APPROVAL.



ELEVATION No 2

NORTH WING

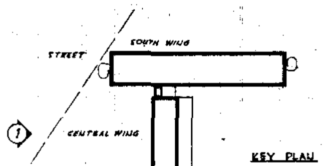


WALL PANELS - RECREATION ROOMS #1 & #2

REV. NO.	DATE	REMARKS	DATE	TO

SCALE: 1/8"=1'

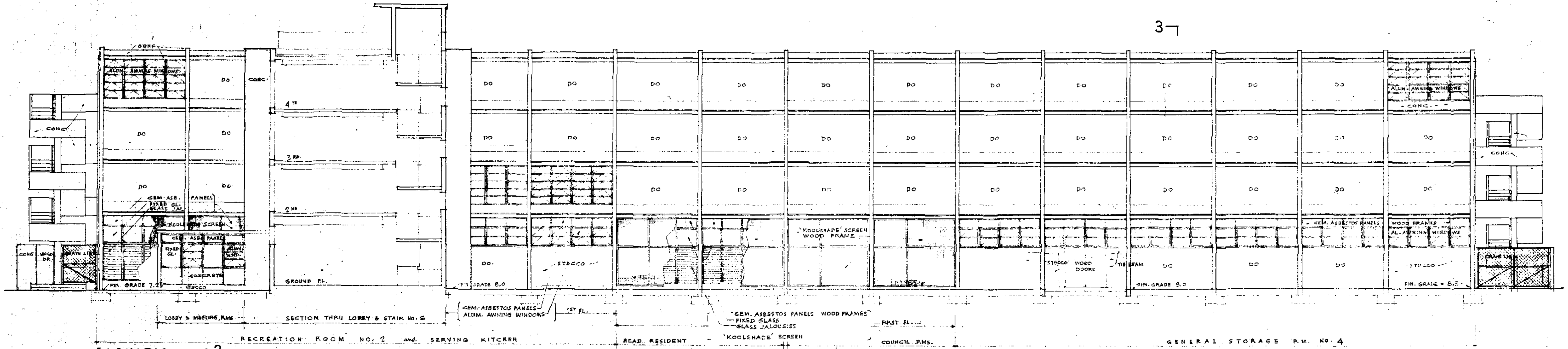
EXTERIOR ELEVATIONS



KEY PLAN

JULIAN S. EATON RESIDENCE HALL
DICKINSON DRIVE

OWNER	UNIVERSITY of MIAMI		A 6
LOCATION	CORAL GABLES, FLORIDA		
COMM 52-10	DATE 11-18-55	DRAWN BY F.T. REVISED	SHEET

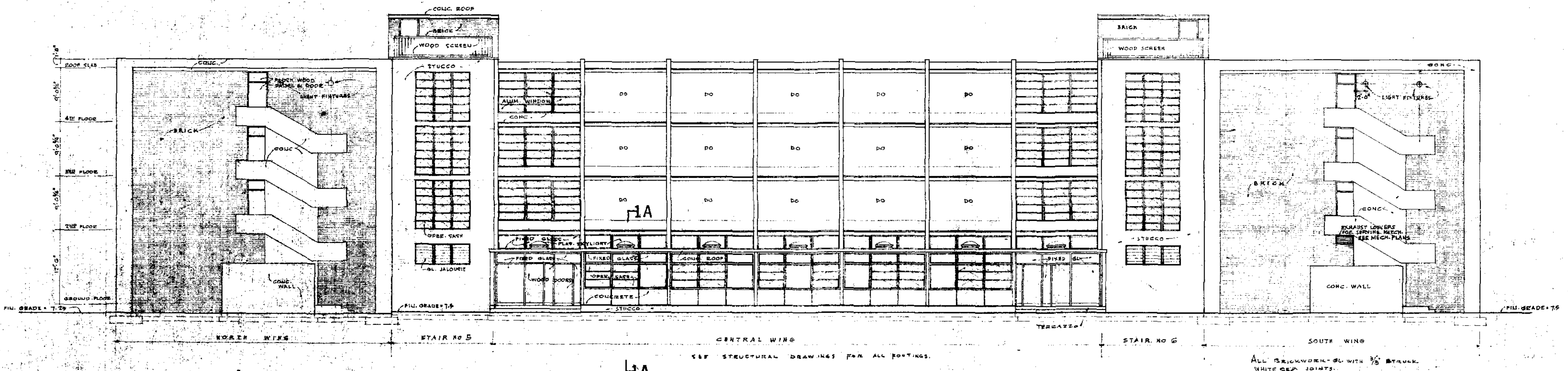


ELEVATION No 3
(NORTH WING)

5

'KOOLSHADE' SCR. INSTALLED WITH BRASS BRADS - LACED WITH COPPER WIRE

3



SEE STRUCTURAL DRAWINGS FOR ALL FOOTINGS.

1A

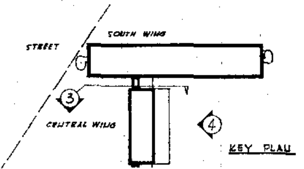
ALL BRICKWORK - SL WITH 3/8" STRUCK WHITE SEA JOINTS.

ELEVATION No 4

REV. NO.	DATE	REMARKS	DATE	T

SCALE: 1/8" = 1'

EXTERIOR ELEVATIONS



JULIAN S. EATON RESIDENCE HALL
DICKINSON DRIVE

OWNER UNIVERSITY of MIAMI
LOCATION CORAL GABLES, FLORIDA

A 7

COMM 52-10
DATE 11-12-53
DRAWN BY F.T.
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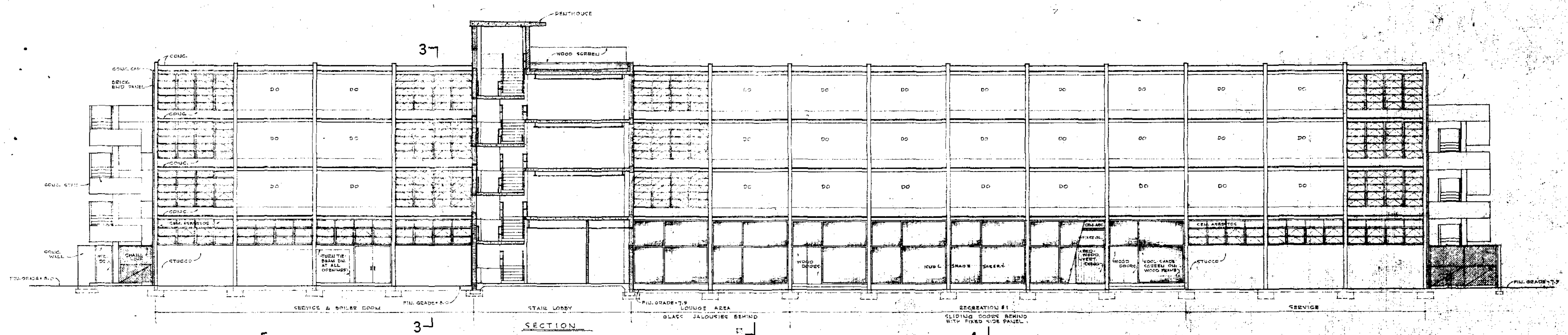
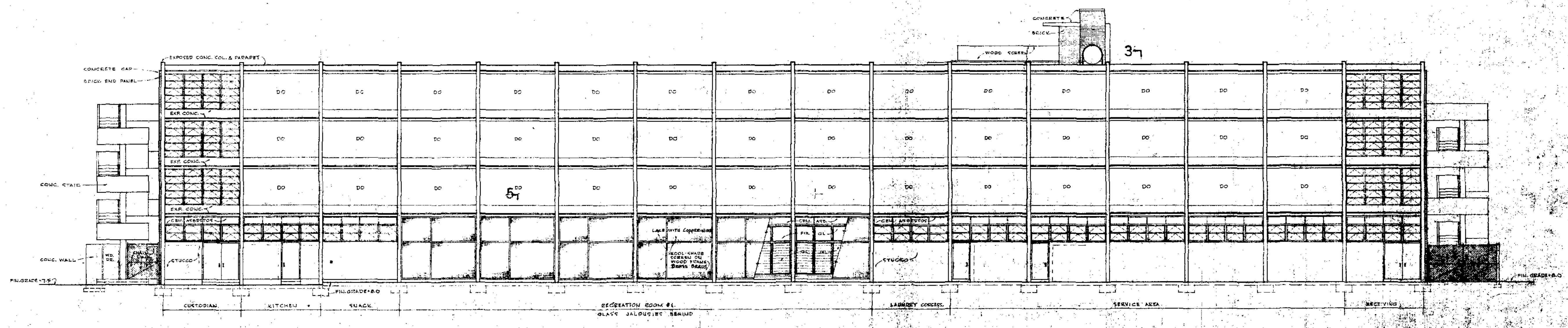
SHEET



ELEVATION No 5

SOUTH WING



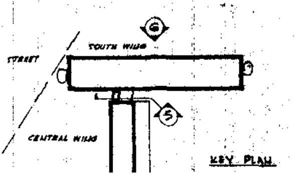
ELEVATION No 6

SOUTH WING

REV. NO.	DATE	REMARKS	DATE

SCALE 1/8"=

EXTERIOR ELEVATIONS



KEY PLAN

JULIAN S. EATON RESIDENCE HALL
DICKINSON DR.

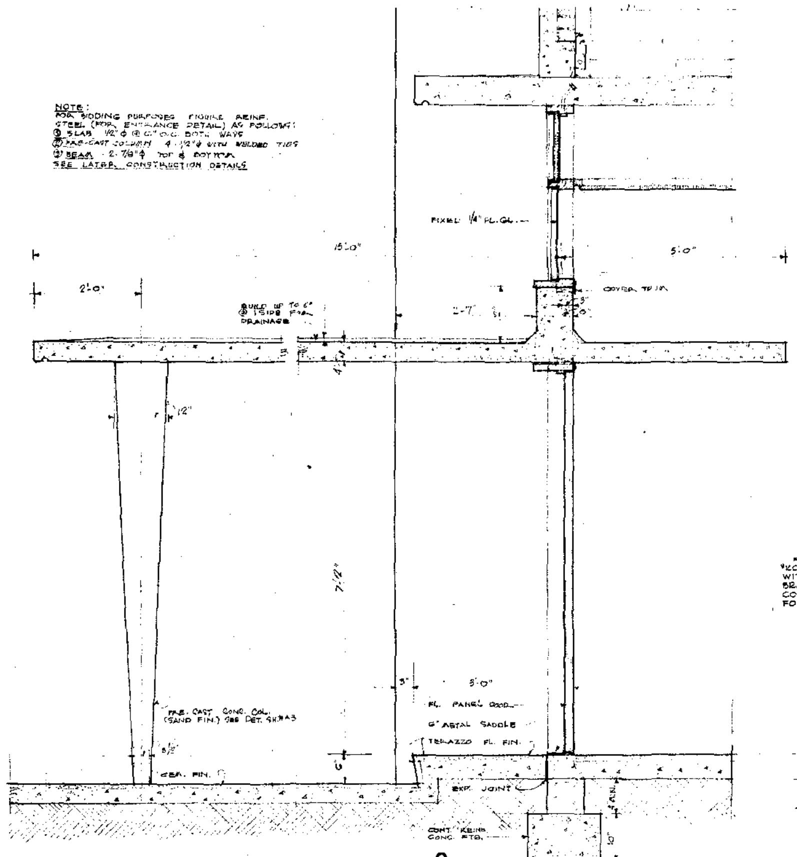
OWNER UNIVERSITY of MIAMI

LOCATION CORAL GABLES, FLORIDA

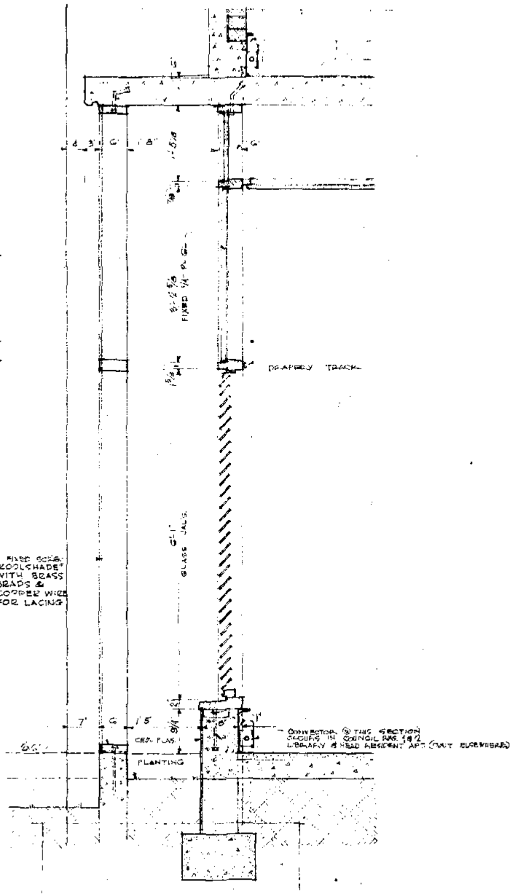
A 8

COMM 52-10 DATE 11-12-53 DRAWN BY
REVISED

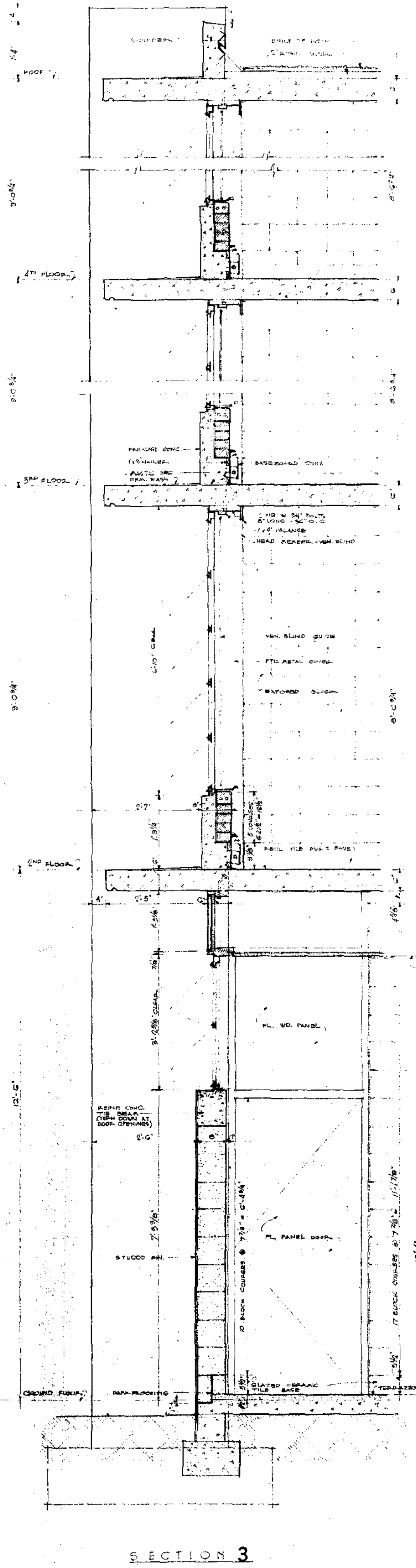
SHEET


NOTE:
FOR BIDDING PURPOSES FIGURE REINF. STEEL (FOR ENTRANCE DETAIL) AS FOLLOWS:
① SLAB 1/2"φ @ 6" O.C. BOTH WAYS
② PRE-CAST COLUMN 4-1/2"φ WITH WELDED TIES
③ BEAM 2-7/8"φ TOP & BOTTOM
SEE LATER CONSTRUCTION DETAILS
FIXED 1/4" PL. GL.
15'-0"
5'-0"
2'-0"
BUILD UP TO 6" @ 1 SIDE FOR DRAINAGE
2'-7"
COVER TRIM
1/2"
7'-1/2"
5'-0"
FL. PANEL DOOR
6" METAL SADDLE
TERRAZZO FL. FIN.
PRE-CAST CONC. COL. (SAND FIN.) SEE DET. SH. A3
CEM. FIN.
EXP. JOINT
CONT. REINF. CONC. FTG.

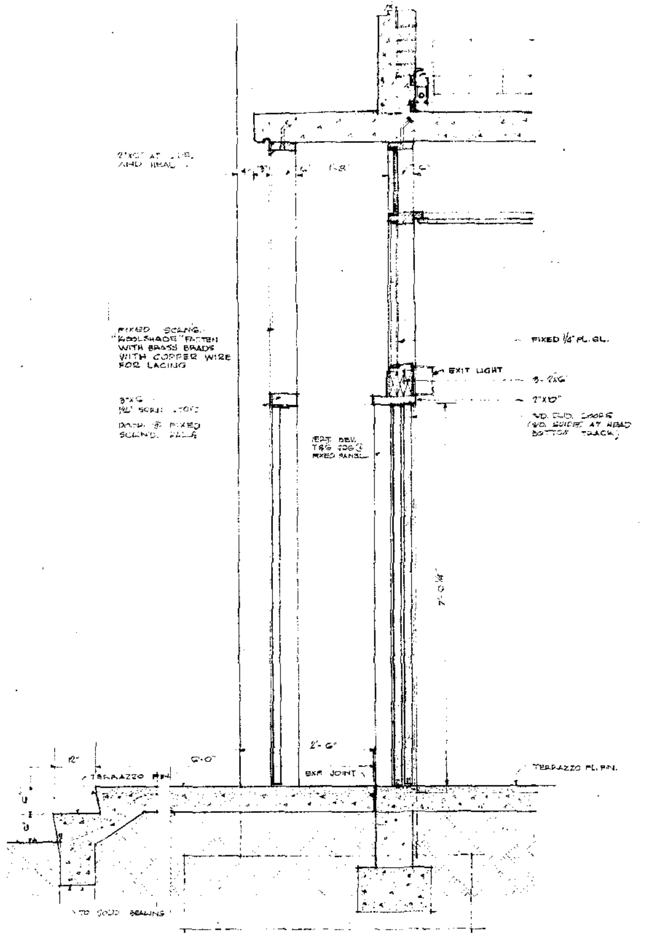
SECTION 2


FIXED SCRN. "KOOLSHADE" WITH BRASS BRADS & COPPER WIRE FOR LACING
FIXED 1/4" PL. GL.
DRAPERY TRACK
GLASS JAL.
CEM. PLAS.
PLANTING
CONVECTOR @ THIS SECTION OCCURS IN COUNCIL RM. 1 & 2 LIBRARY & HEAD RESIDENT APT. (OMIT ELSEWHERE)

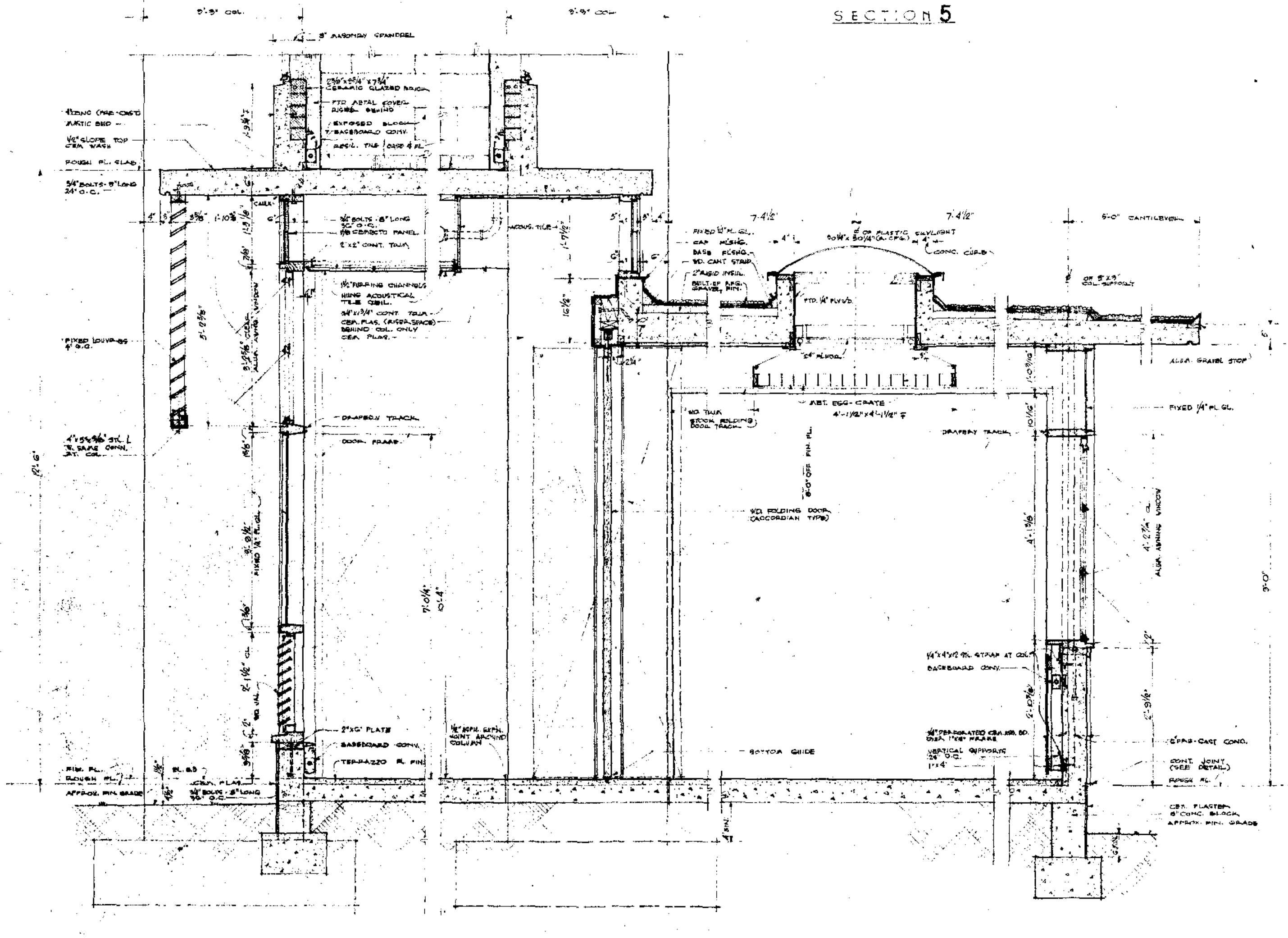
SECTION 5



SECTION 3


FIXED SCRNG. "KOOLSHADE" FASTEN WITH BRASS BRADS WITH COPPER WIRE FOR LACING
FIXED 1/4" PL. GL.
EXIT LIGHT
2"X10"
WD. SLID. DOORS (WD. GUIDES AT HEAD BOTTOM TRACK)
TERRAZZO FIN.
EXP. JOINT
TERRAZZO FL. FIN.
TO SOLID BEARING
2'-6"
7'-0 3/4"

SECTION 4



SECTION 1-1A

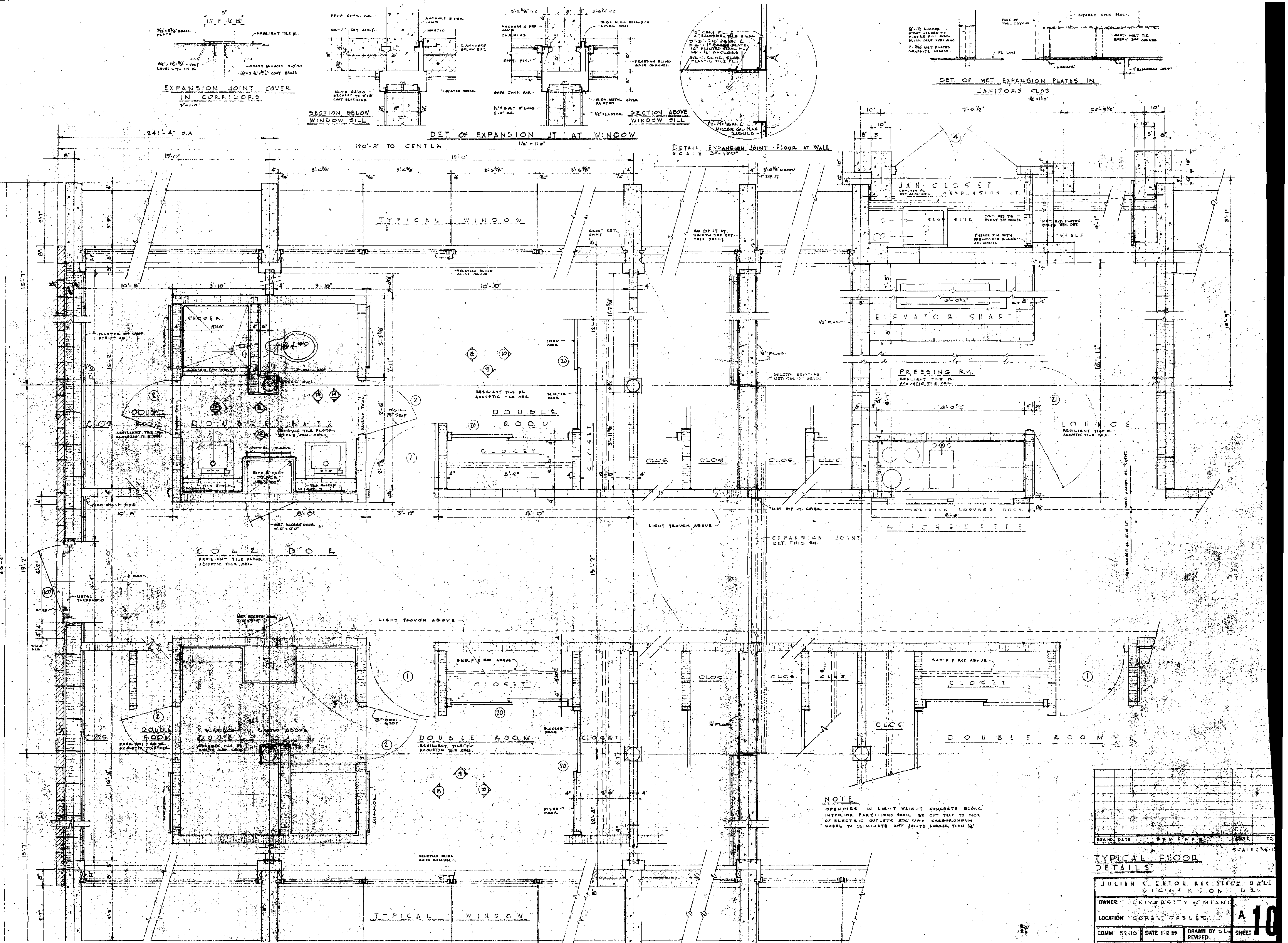
REV NO.	DATE	REMARKS	DATE	TO

SCALE

EXTERIOR WALL SECTIONS

JULIAN S. EATON RESIDENCE HALL
DICKINSON DRIVE

OWNER UNIVERSITY OF MIAMI
LOCATION CORAL GABLES, FLORIDA
A 9
COMM 52-10
DATE 11-12-53
DRAWN BY MA
REVISED
SHEET



NOTE

OPENINGS IN LIGHT WEIGHT CONCRETE BLOCK INTERIOR PARTITIONS SHALL BE CUT TRUE TO SIZE OF ELECTRIC OUTLETS ETC. WITH CARBORUNDUM WHEEL TO ELIMINATE ANY JOINTS LARGER THAN 1/4"

REV. NO.	DATE	REMARKS	DATE	TO

SCALE: 3/4" = 1'

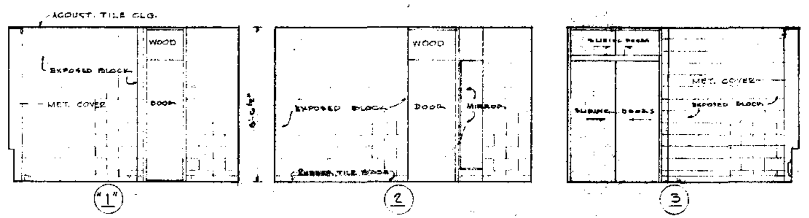
TYPICAL FLOOR DETAILS

JULIAN S. EATON RESIDENCE HALL
DICKINSON DR.

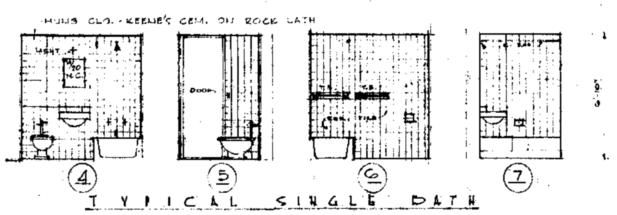
OWNER: UNIVERSITY of MIAMI
LOCATION: CORAL GABLES

A 10

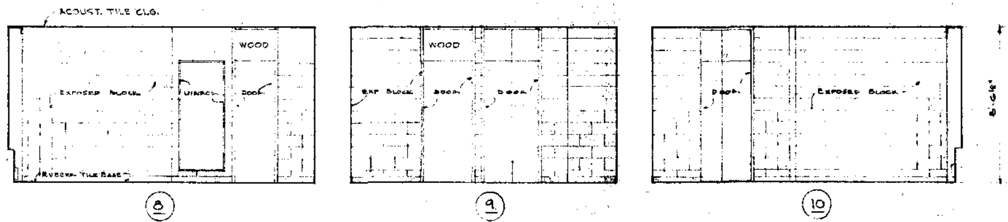
COMM 53-10
DATE 11-12-53
DRAWN BY S.L.
REVISED
SHEET



TYPICAL SINGLE ROOM ELEVATIONS
1/4" = 1'-0"

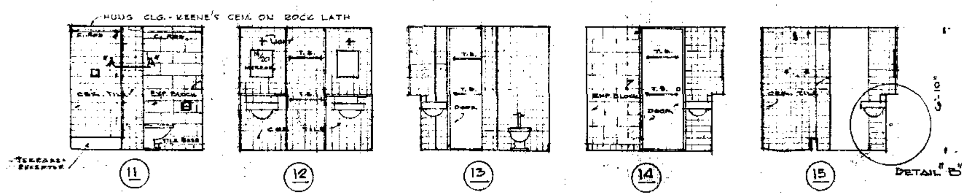


TYPICAL SINGLE BATH



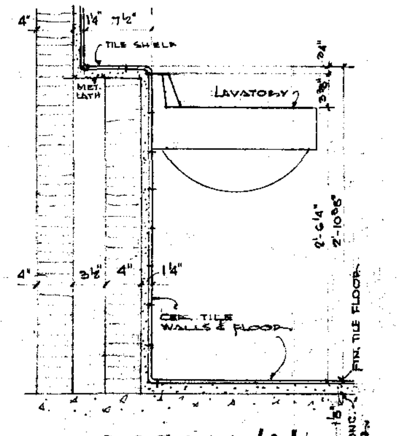
TYPICAL DOUBLE ROOM ELEVATIONS

SEE SHEET No 10 FOR LOCATION

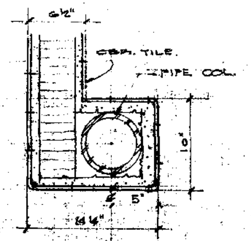


TYPICAL DOUBLE BATH ELEVATIONS

SEE SHEET No 10 FOR LOCATION

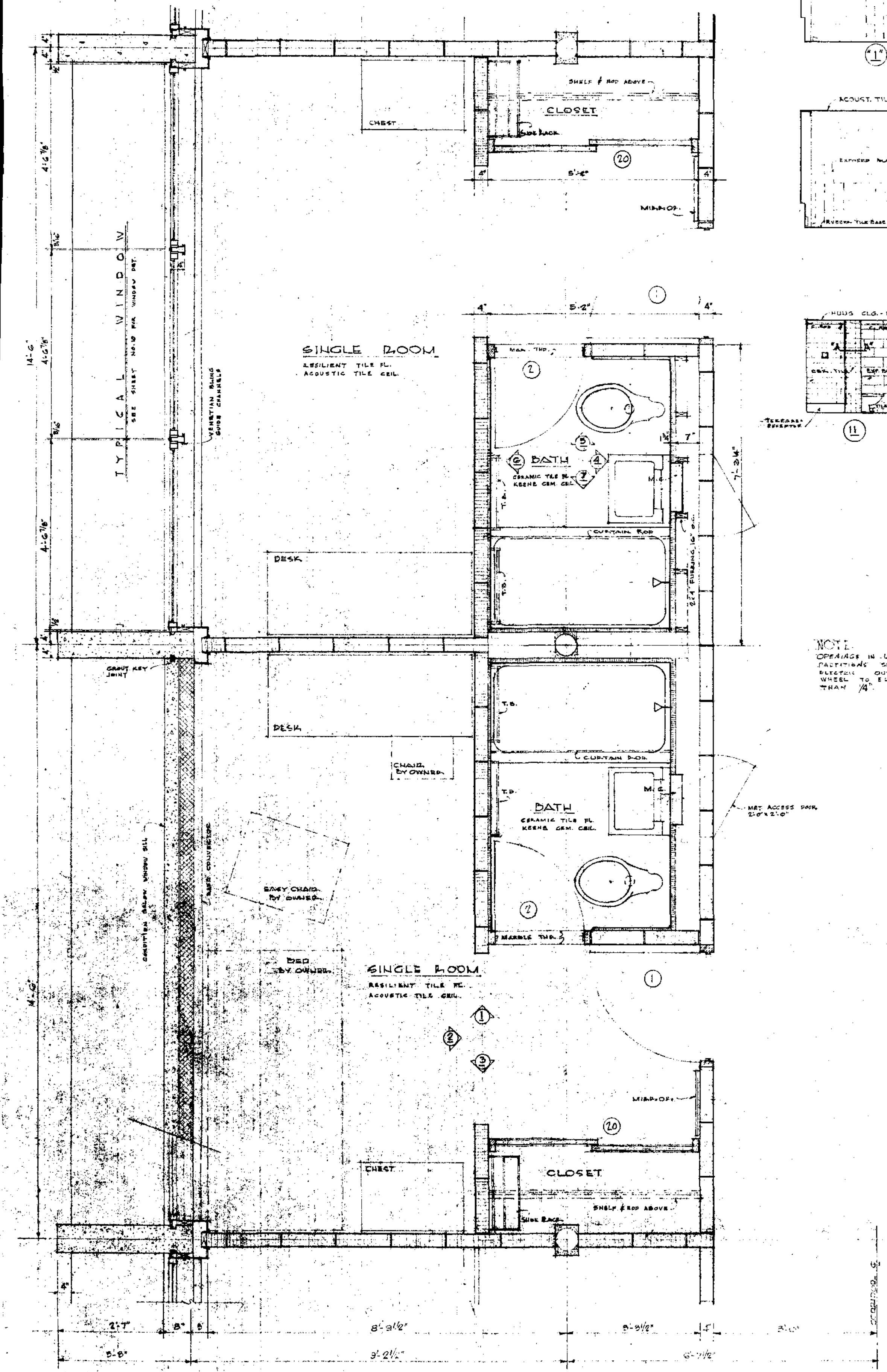


DETAIL "B"



SECTION "A-A"
1 1/2" = 1'-0"

NOTE
OPENINGS IN LIGHTWEIGHT CONC. BLOCK INTERIOR PARTITIONS SHALL BE CUT TRUE TO SIZE OF ELECTRIC OUTLETS ETC. WITH CARBORUNDUM WHEEL TO ELIMINATE ANY JOINTS LARGER THAN 1/4".



SINGLE ROOM FLOOR PLAN

REV No	DATE	REMARKS	DATE	

SCALE 3/4" =
EXCEPT AS NOTED

TYPICAL FLOOR DETAILS

JULIAN S. EATON RESIDENCE HALL
DICKINSON DR.

OWNER UNIVERSITY of MIAMI
LOCATION CORAL GABLES, FLA.
COMM 52-10
DATE 11-12-59
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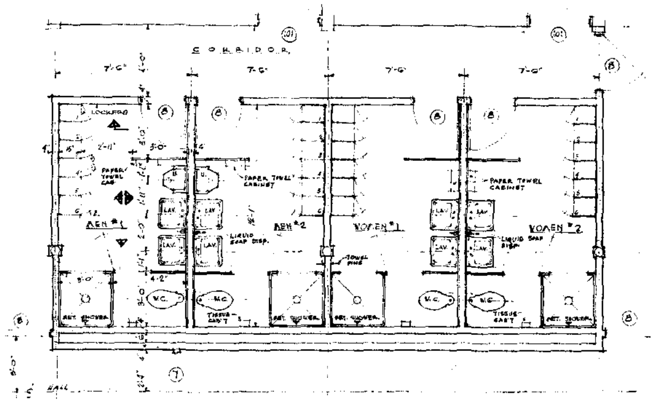
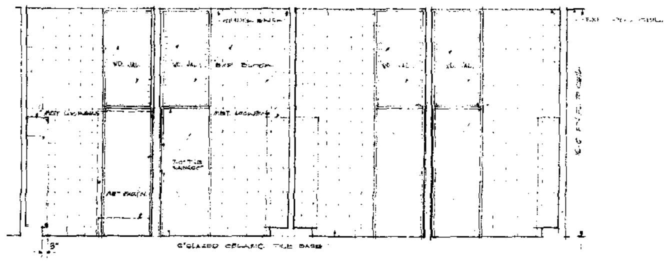
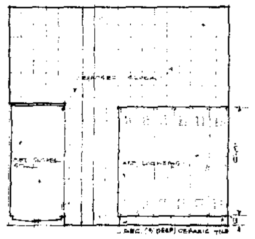
REVISED
SHEET
A 1



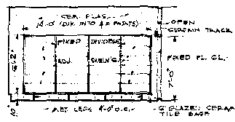
PLAN of HELP'S LOCKERS · GROUND FLOOR
SCALE 1/4" = 1'-0"



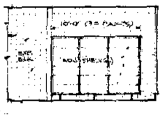
ELEVATION △



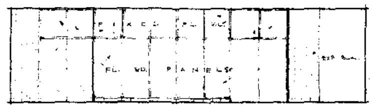
ELEVATION △



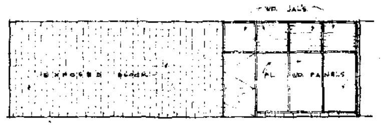
N.W. ELEVATION △



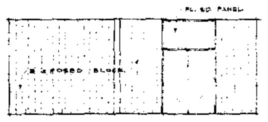
N.W. ELEVATION △



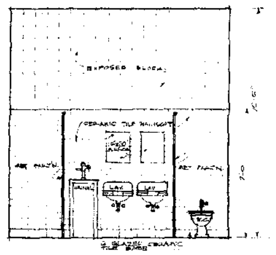
S.W. ELEVATION △



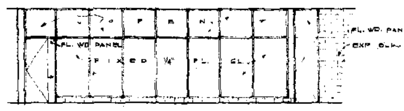
SOUTH WING ELEVATION △



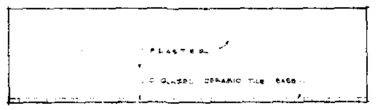
N.W. ELEVATION △



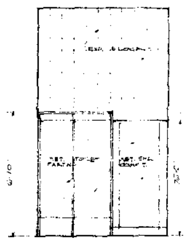
ELEVATION △



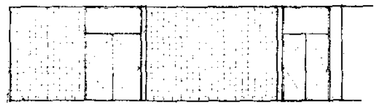
N.W. ELEVATION △



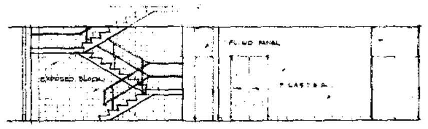
N.W. ELEVATION △



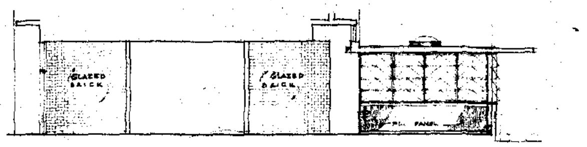
ELEVATION △



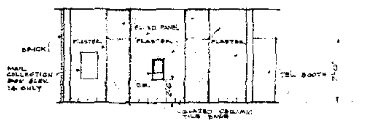
NORTH WING ELEVATION △



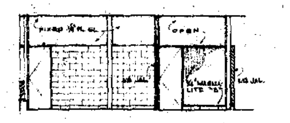
CENTRAL WING ELEVATION △



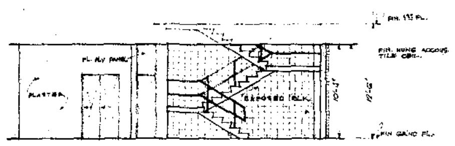
C.W. ELEVATION △, △ SIMILAR



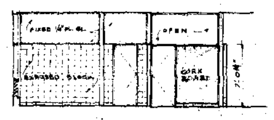
C.W. ELEVATION △ △ SIMILAR



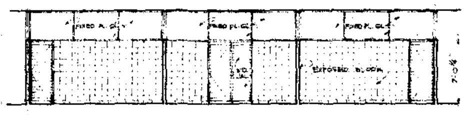
C.W. ELEVATION △, △ SIMILAR



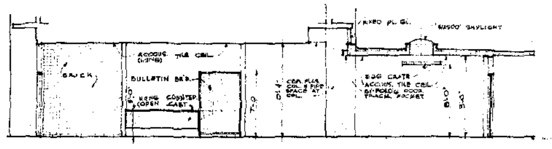
C.W. ELEVATION △



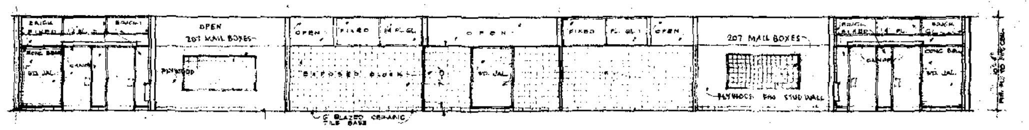
C.W. ELEVATION △, △ SIMILAR



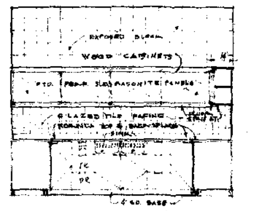
C.W. ELEVATION △



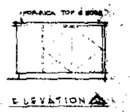
C.W. ELEVATION △, △ SIMILAR



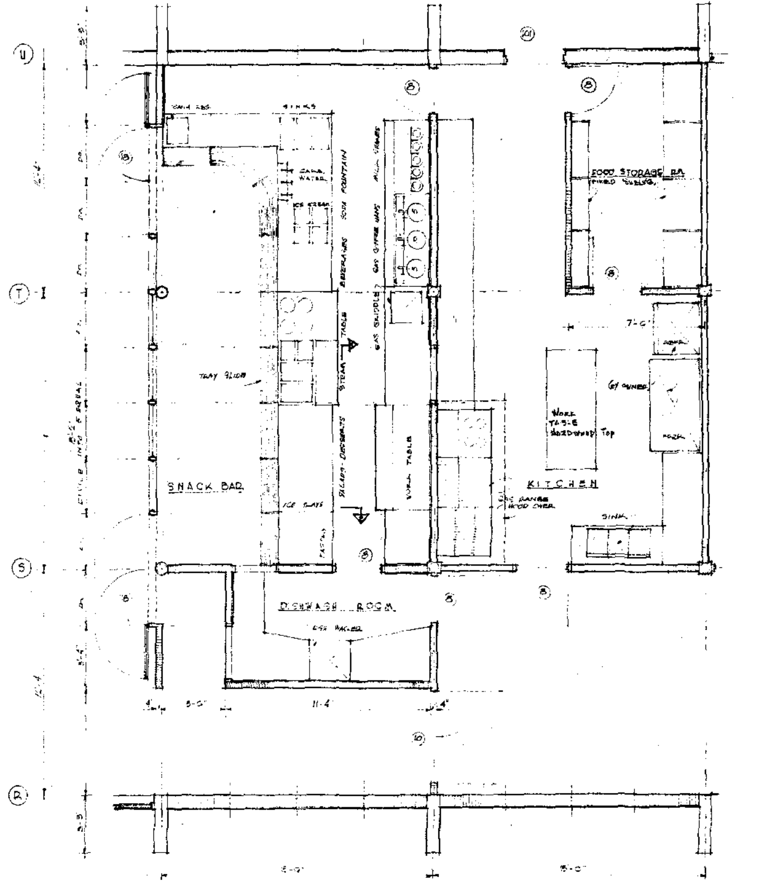
C.W. ELEVATION △



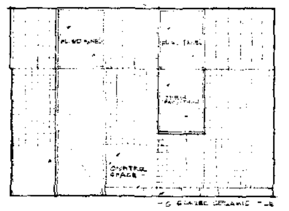
ELEVATION △



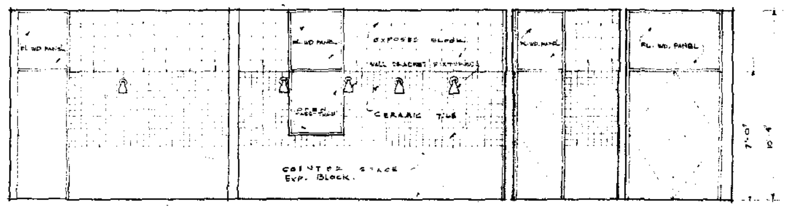
ELEVATION △



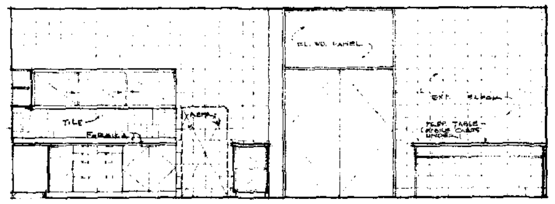
PLAN of KITCHEN SOUTH WING
SCALE 1/4" = 1'-0"



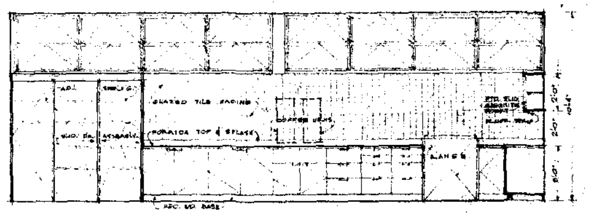
ELEVATION △



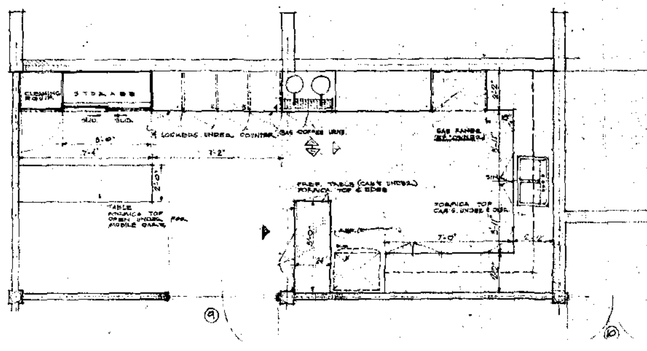
ELEVATION △



ELEVATION △



ELEVATION △


CLEANING ROOM
STORAGE
LOCKERS UNDER COUNTER
GAS COFFEE URNS
GAS RANGES
TABLE FORMICA TOP OPEN UNDER FOR MOBILE CARTS
FREE. TABLE (CAB'T UNDER) FORMICA TOP & EDGE
FORMICA TOP CAB'S UNDER & OVER
SINK

REV. No.	DATE	REMARKS	DATE	TO

SCALE 1/8" = 1'-0" EXCEPT AS NOTED

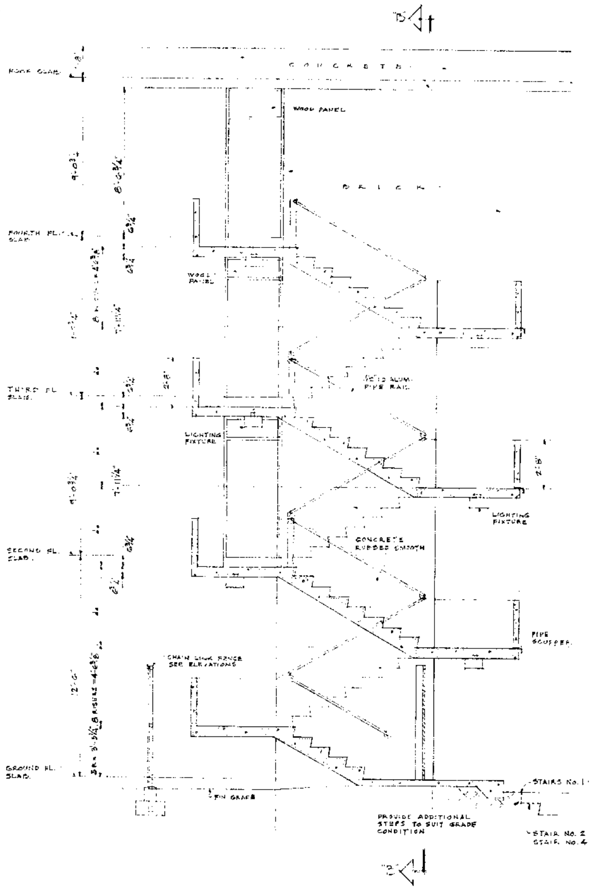
INTERIOR ELEVATIONS
GROUND FLOOR AND PLAN DETAILS

JULIAN S. EATON RESIDENCE BUILDING
DICKINSON DRIVE

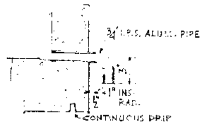
OWNER UNIVERSITY of MIAMI

LOCATION CORAL GABLES, FLORIDA

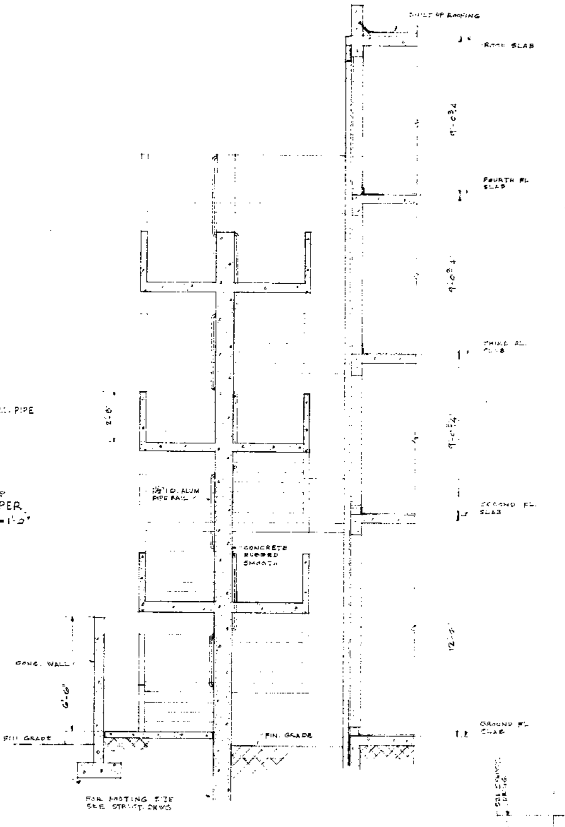
12



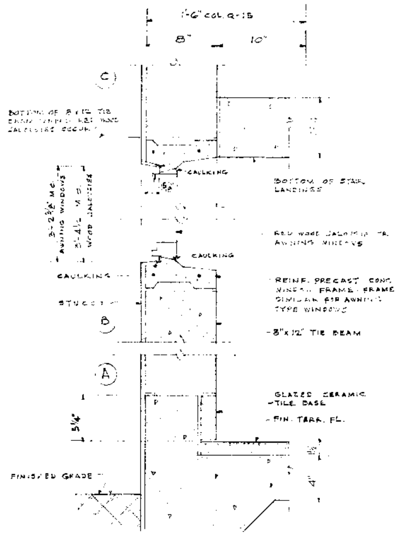
SECTION 'A-A'
1/4" = 1'-0"



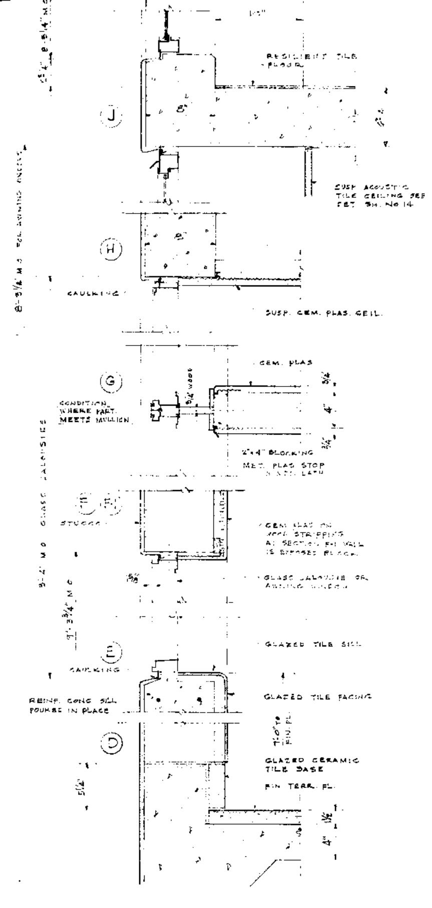
SECTION PIPE SCUPPER
SCALE 1½" = 1'-0"



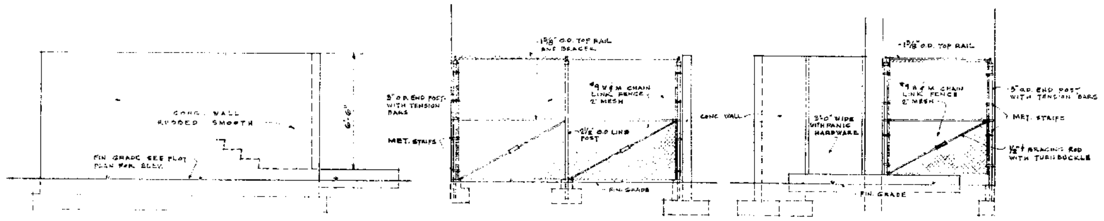
SECTION '2-2'
1/4" = 1'-0"



SECTION THRU EXTERIOR
WALL EAST SIDE OF STAIRS
No. 5-6 1½" = 1'-0"



SECTION THRU EXTERIOR WALL
WEST SIDE OF STAIRS No. 5-6
1½" = 1'-0"

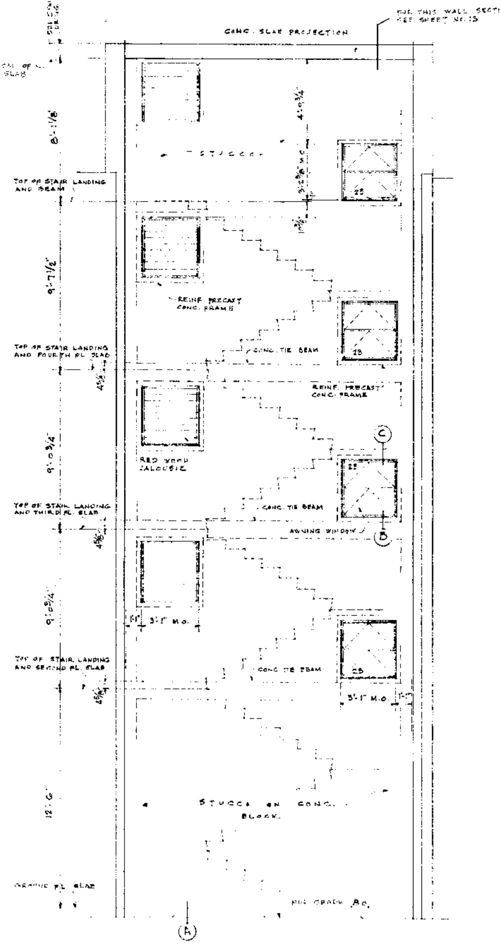


ELEVATION ①

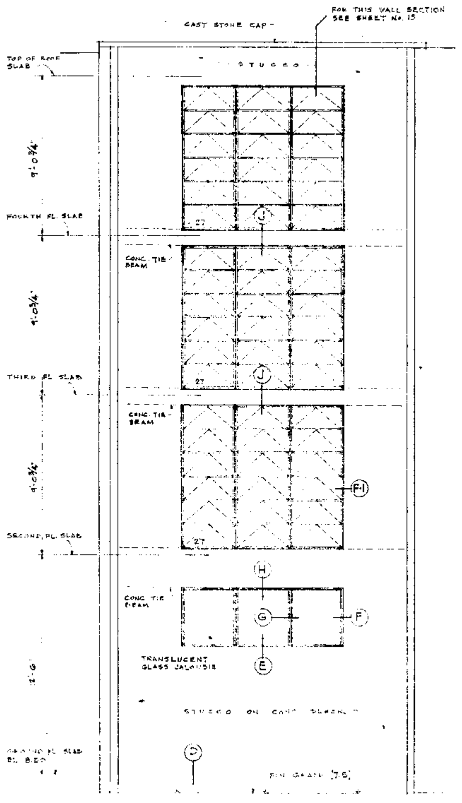
ELEV ②

ELEV ③

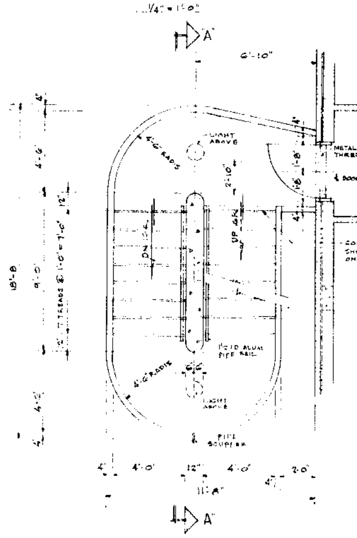
ELEV OF ENCLOSURE AROUND STAIRS No 1-2-3-4
1/4" = 1'-0"



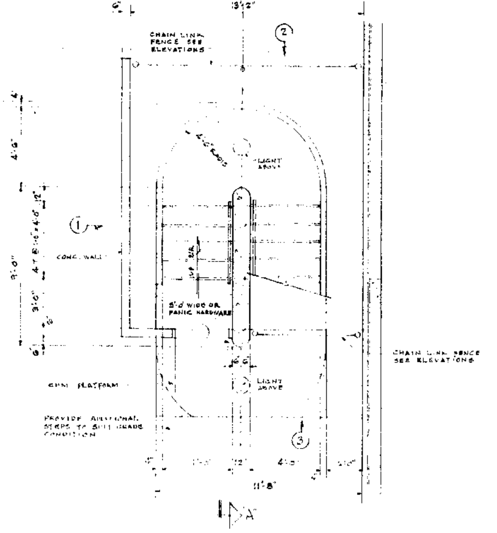
ELEVATION OF EXTERIOR WALL
ON EAST SIDE OF STAIRS No. 5-6
1/4" = 1'-0"



ELEVATION OF EXTERIOR WALL
ON WEST SIDE OF STAIRS No. 5-6
1/4" = 1'-0"



TYPICAL FLOOR PLAN OF
STAIRS No 1-2-3-4
1/4" = 1'-0"


A'
CHAIN LINK FENCE SEE ELEVATIONS
CONC. WALL
CONC. PLATFORM
PROVIDE ADDITIONAL STEPS TO SUIT GRADE CONDITION
LIGHT ABOVE

GROUND FLOOR PLAN
STAIRS No 1-2-3-4
1/4" = 1'-0"

REV No.	DATE	REMARKS	DATE

STAIR DETAILS

JULIAN S. EATON RESIDENCE HALL
DICKINSON DRIVE

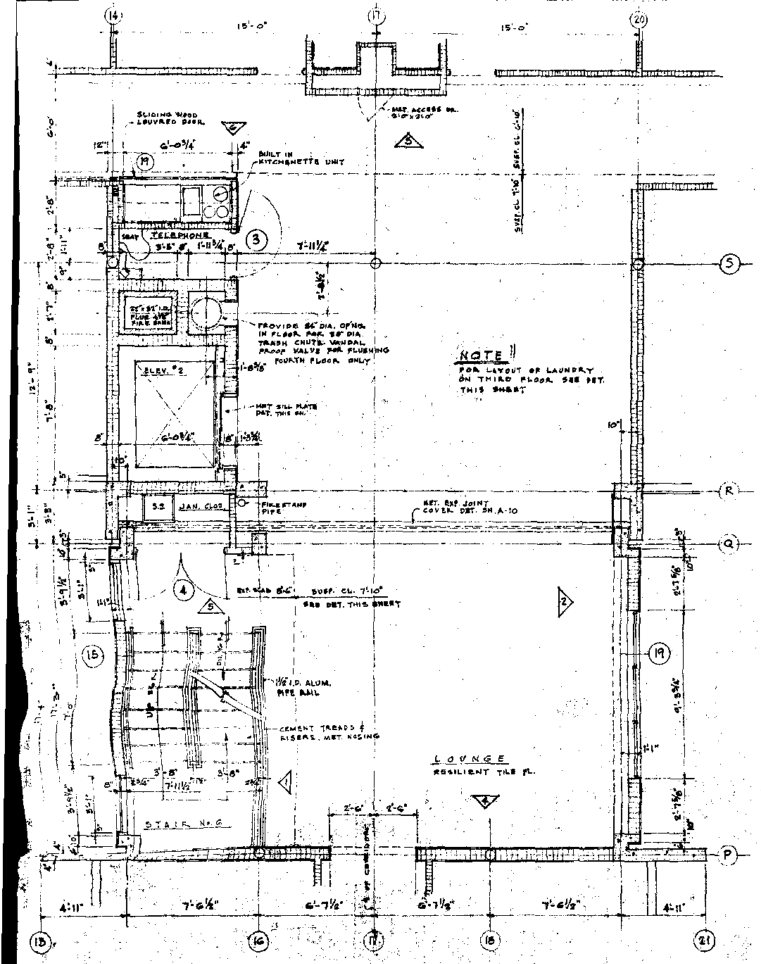
OWNER UNIVERSITY OF MIAMI

LOCATION CORAL GABLES

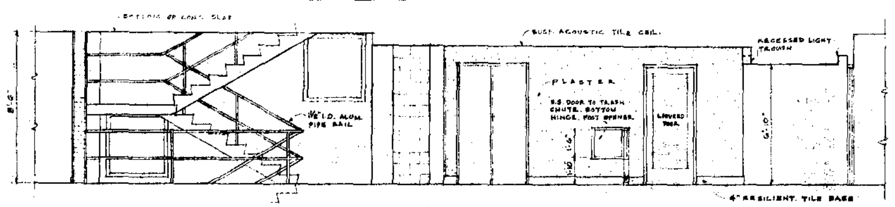
COMM 52-10 DATE DRAWN BY REVISED

A 1 SHEET

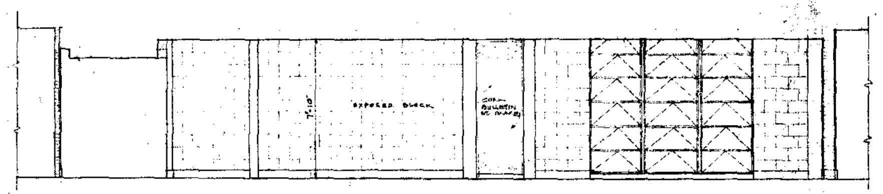
ROBERT M. LITTLE - A.I.A. - ARCHITEC


LOUNGE
RESILIENT TILE FL.
STAIR No. 6
TELEPHONE
ELEV. No. 2
JAN. CL.
NOTE !!
FOR LAYOUT OF LAUNDRY ON THIRD FLOOR SEE DET. THIS SHEET
BUILT IN KITCHENETTE UNIT
SLIDING WOOD LOUVERED DOOR
1 1/2" I.D. ALUM. PIPE RAIL
CEMENT TREADS & RISERS, MET. NOSING
15'-0"
7'-6 1/2"
6'-7 1/2"
4'-11"

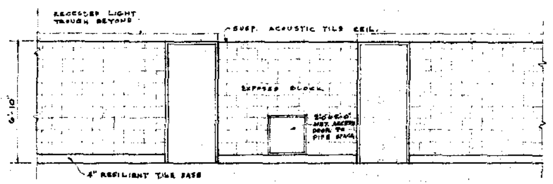
TYPICAL PLAN OF LOUNGE ON 2nd - 3rd & 4th FLOORS SOUTH WING — LOUNGE IN NORTH WING SIMILAR 1/8" = 1'-0"



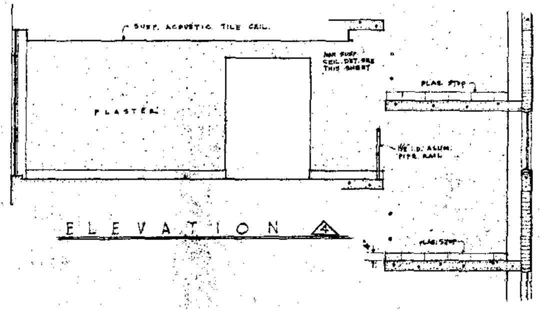
ELEVATION 1



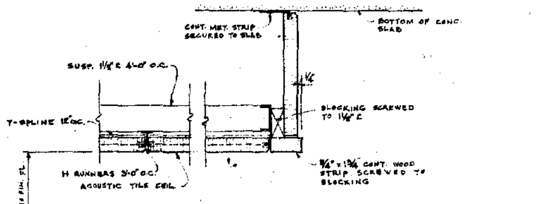
ELEVATION 2



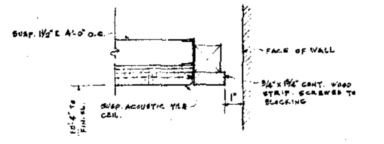
ELEVATION 3



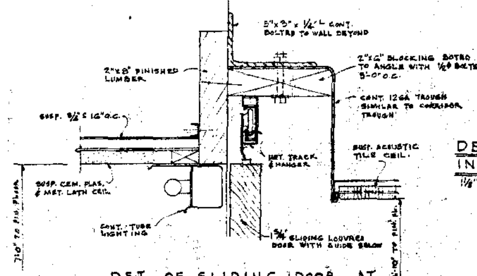
ELEVATION 4



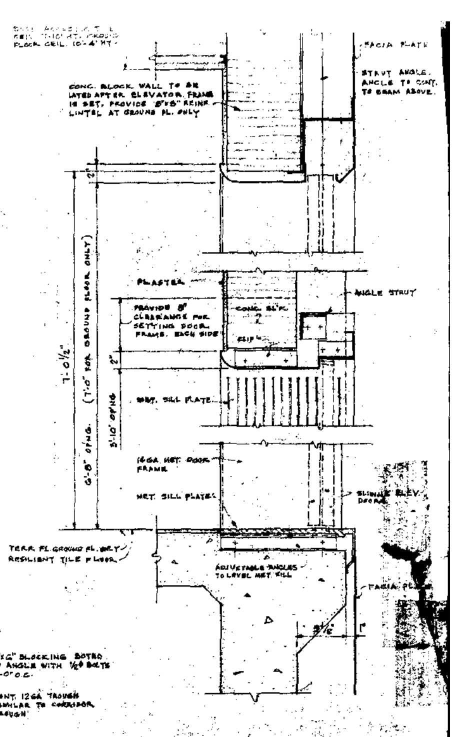
DET. OF CEILING IN LOUNGE AT 2nd - 3rd & 4th FLOORS NORTH WING - SOUTH WING SIMILAR 3" = 1'-0"



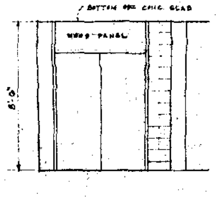
DET. OF CEILING SETBACK IN LOBBY NORTH & SOUTH WING 3" = 1'-0"


2"x6" FINISHED LUMBER
MET. TRACK & HANGER
SUSP. ACOUSTIC TILE CEIL.
CONT. TUBE LIGHTING
SLIDING LOUVRED DOOR WITH GUIDE BELOW

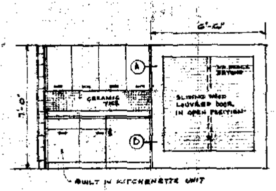
DET. OF SLIDING DOOR AT KITCHENETTE UNITS 3" = 1'-0"



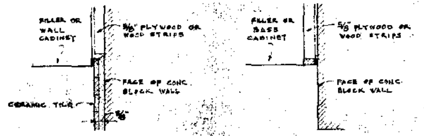
DETAIL OF ELEVATOR DOORS IN LOBBY (NORTH & SOUTH WINGS) 1 1/2" = 1'-0"



ELEV. 5

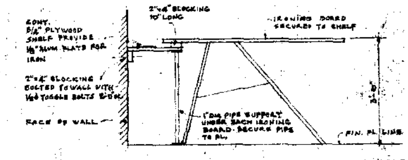

6'-0"
CERAMIC TILE
SLIDING WOOD LOUVRED DOOR IN OPEN POSITION
BUILT IN KITCHENETTE UNIT

ELEV. 6

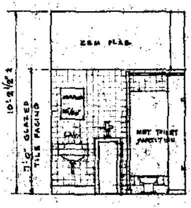


SECTION 'A' SECTION 'B'

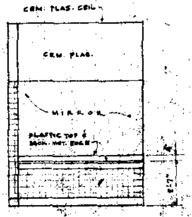
SECT. THRU KITCHENETTE UNITS 3" = 1'-0"


CONT. 5/8" PLYWOOD SHELF PROVIDE 1/8" ALUM. PLATE FOR IRON
2"x4" BLOCKING BOLTED TO WALL WITH 1/4" TOGGLE BOLTS
FACE OF WALL
IRONING BOARD SECURED TO SHELF
FIN. FL. LINE

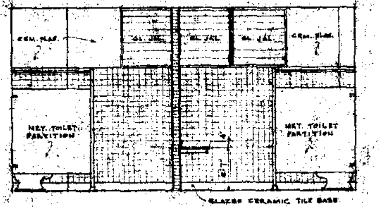
ELEV. OF IRONING BOARD SUPPORT 1/2" = 1'-0"



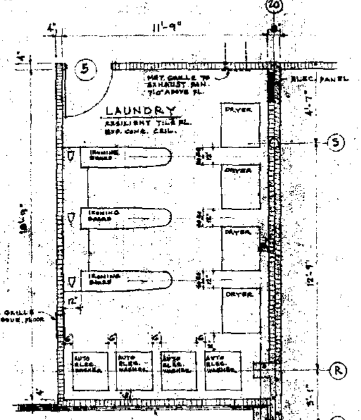
ELEV. 7



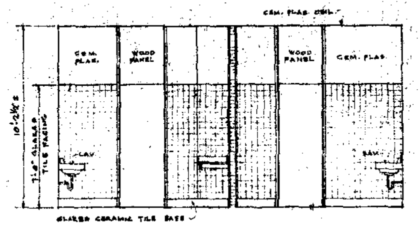
ELEV. 8



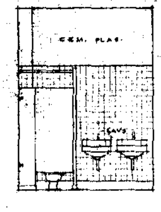
ELEV. 9



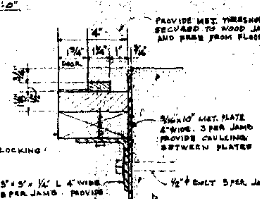
PLAN OF LAUNDRY AT THIRD FLOOR ELEV. LOBBY IN SOUTH WING - LAUNDRY IN NORTH WING SIMILAR 1/4" = 1'-0"



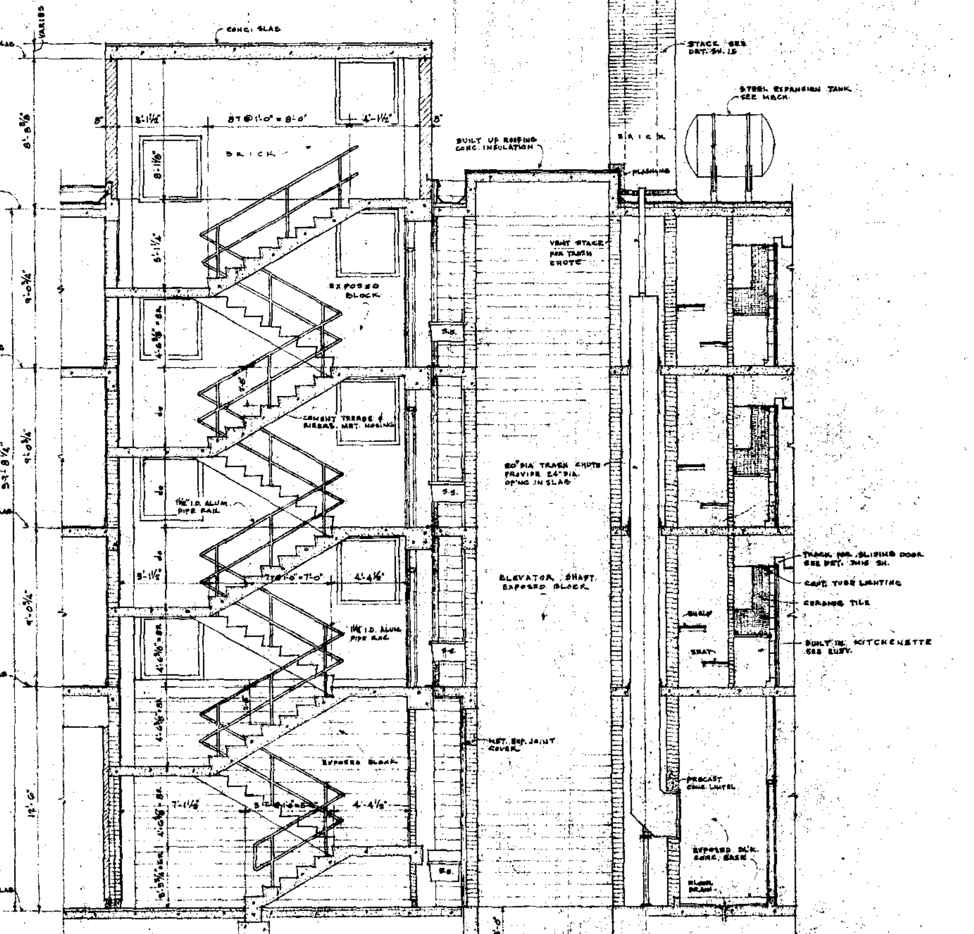
ELEV. 10



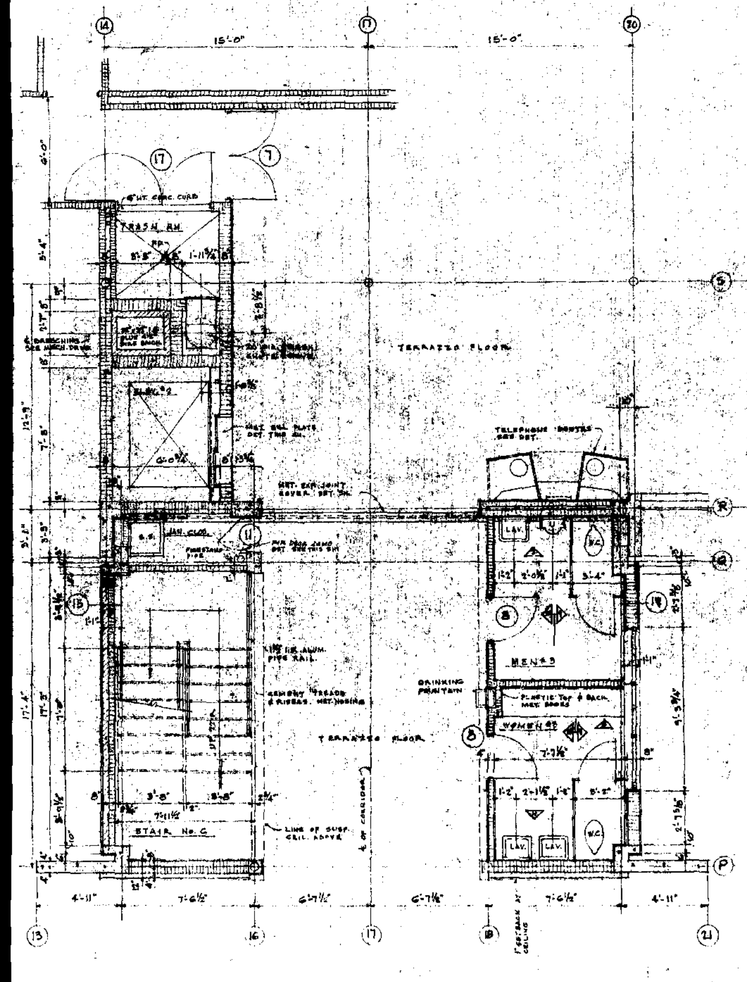
ELEV. 11


PROVIDE MET. THRESHOLD SECURED TO WOOD JAMBS AND BRKS FROM FLOOR
2"x4" BLOCKING
1/2" BOLT 3 PER JAMB

DET. OF DOOR JAMB IN JANITOR'S CLOSET 3" = 1'-0"


ROOF SLAB
FOURTH FL. SLAB
THIRD FL. SLAB
SECOND FL. SLAB
GROUND FL. SLAB
BRICK
EXPOSED BLOCK
CEMENT TREADS & RISERS, MET. NOSING
1 1/2" I.D. ALUM. PIPE RAIL
ELEVATOR SHAFT EXPOSED BLOCK
STEEL EXPANSION TANK SEE MECH.
FOR FOOTING SIZES SEE STRUCT. DR'WG.

SECTION THRU STAIR No. 6 AND ELEV. SCALE 1/4" = 1'-0"

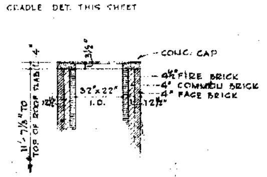

TERRAZZO FLOOR
TRASH RM.
TELEPHONE BOOTHS SEE DET.
MEN'S
WOMEN'S
DRINKING FOUNTAIN
STAIR No. 6
1 1/2" I.D. ALUM. PIPE RAIL
CEMENT TREADS & RISERS, MET. NOSING
15'-0"
7'-6 1/2"
4'-11"

PLAN OF GROUND FLOOR MAIN LOBBY SOUTH WING — LOBBY IN NORTH WING SIMILAR

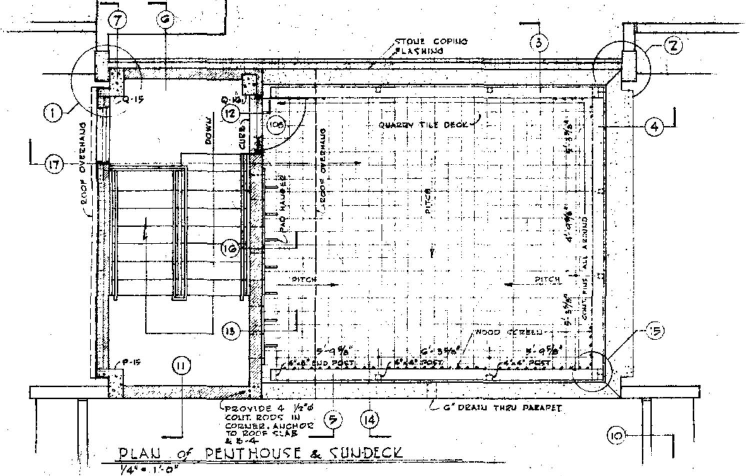
REV. NO	DATE	REMARKS	DATE	TO

STAIRS No. 5 AND 6, ELEVATORS AND LOUNGES

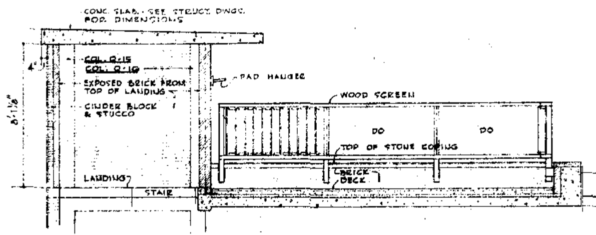
JULIAN S. EATON RESIDENCE HALL
DICKINSON DRIVE
OWNER UNIVERSITY OF MIAMI
LOCATION CORAL GABLES
COMM. 52-10 DATE 11-12-54 DRAWN BY E.L.
REVISED
SHEET A 14
ROBERT M. LITTLE · A.I.A. · ARCHITECT
2180 BRICKELL AVE. · MIAMI, FLA. · PHONE 824211



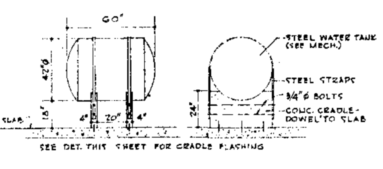
⑱ SECT. thru STACK
1/2" = 1'-0"



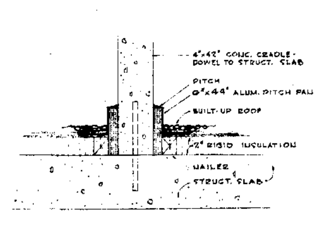
PLAN of PENTHOUSE & SUNDECK
1/4" = 1'-0"
NOTE: SUN-DECK AT SOUTH END OF CENTRAL WING SHOWN. SUN-DECK AT NORTH END SIMILAR.



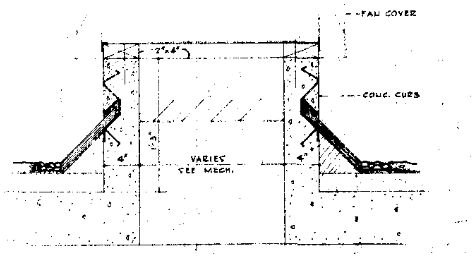
⑰ SECT. thru PENTHOUSE & SUN-DECK


STEEL WATER TANK (SEE MECH.)
STEEL STRAPS
¾"Ø BOLTS
CONC. CRADLE - DOWEL TO SLAB
ROOF SLAB
SEE DET. THIS SHEET FOR CRADLE FLASHING

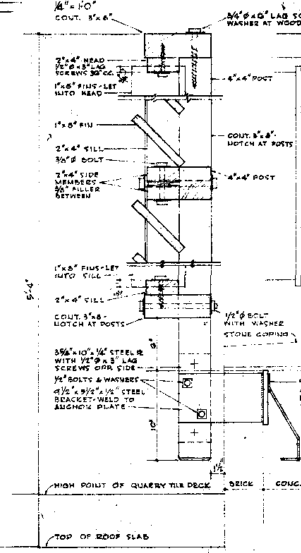
DET. - CONC. TANK CRADLE
1/2" = 1'-0"



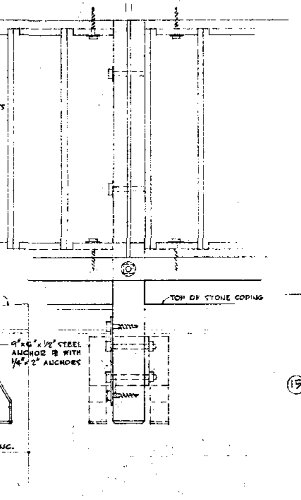
FLASHING at CONC. TANK CRADLE



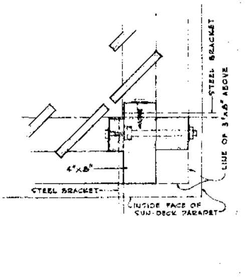
CONC. CURB for ROOF FAN



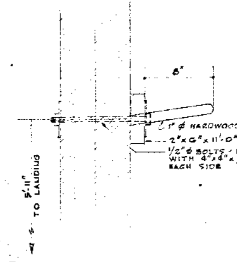
⑭ SECT. thru WOOD SCREEN



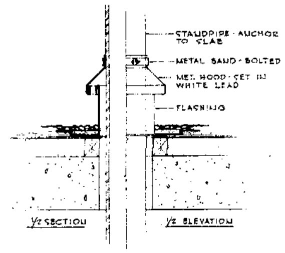
ELEV. - WD. SCREEN at INTER. POST



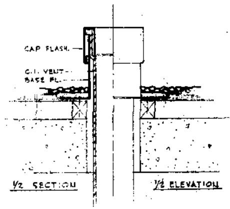
⑮ PLAN at CORNER WD. SCREEN



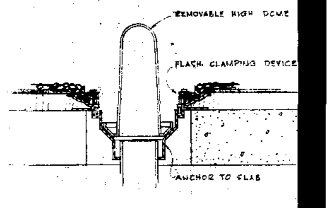
⑯ DET. - PAD HANGERS



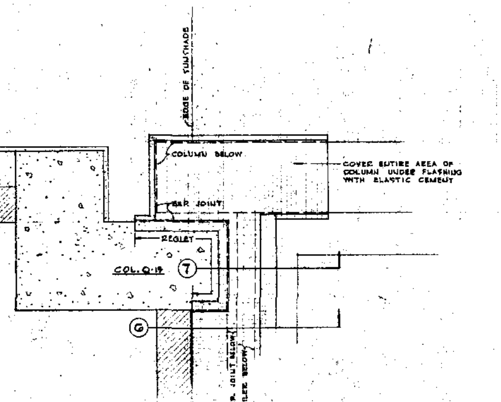
STANDPIPE FLASHING



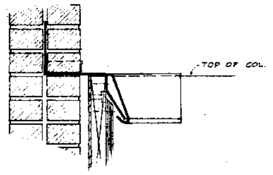
VENT FLASHING



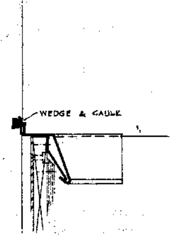
ROOF DRAIN


EDGE OF SUNSHADE
COLUMN BELOW
COVER ENTIRE AREA OF COLUMN UNDER FLASHING WITH ELASTIC CEMENT
EXP. JOINT
REGLET
COL. Q-15

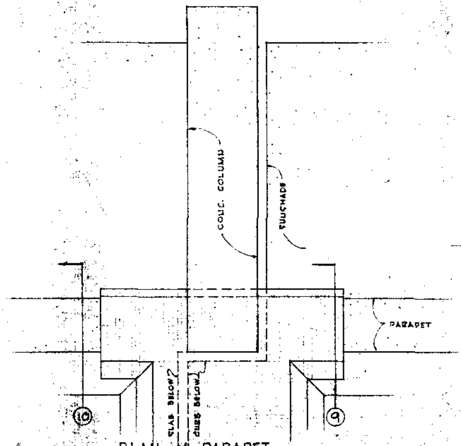
① PLAN at COLUMN Q-15



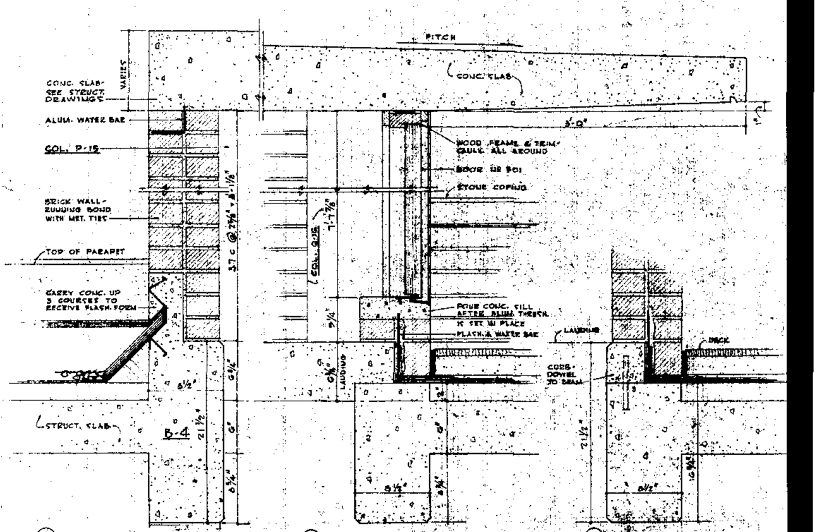
⑥ FLASHING at PENTHOUSE WALL



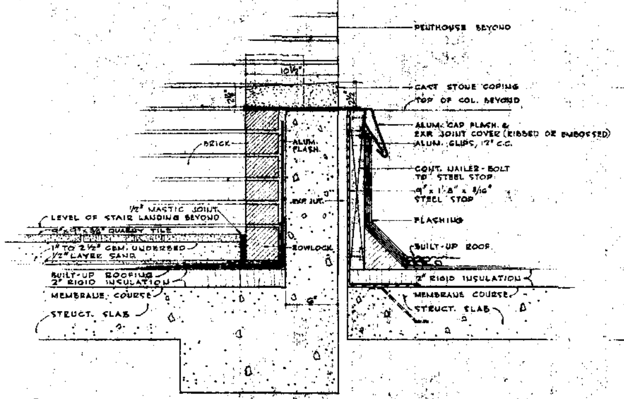
⑦ FLASHING at COL. Q-15



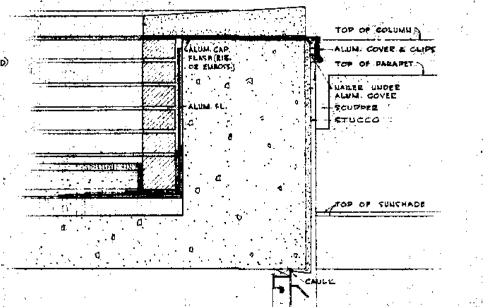
PLAN of PARAPET



⑪ SECT. thru SIDE WALL of PENTHOUSE ⑫ SECT. thru DOOR ⑬ SECT. thru WALL of SUN-DE

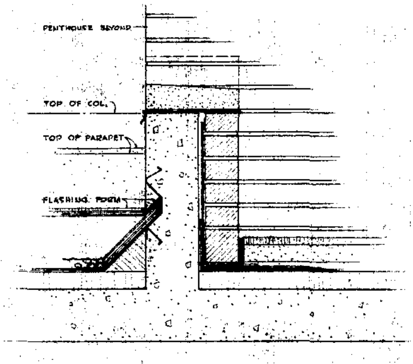


③ SECT. thru EXP. JOINT of SUN-DECK

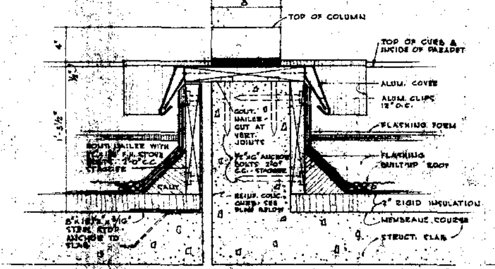


④ SECT. thru EXT. PARAPET WALL of SUN-DECK

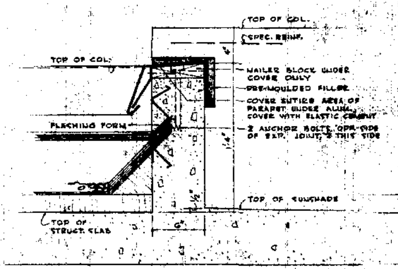
NOTE: SUN-DECK AT SOUTH END OF CENTRAL WING SHOWN. SUN-DECK AT NORTH END SIMILAR.



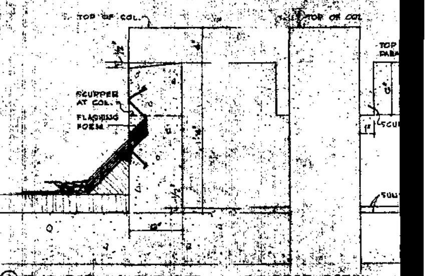
⑤ SECT. thru PARAPET WALL opp. EXP. JOINT



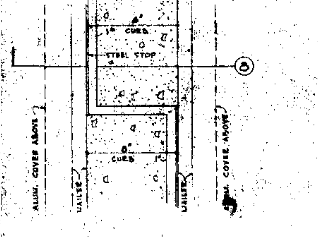
⑧ EXP. JOINT thru N. & S. WINGS



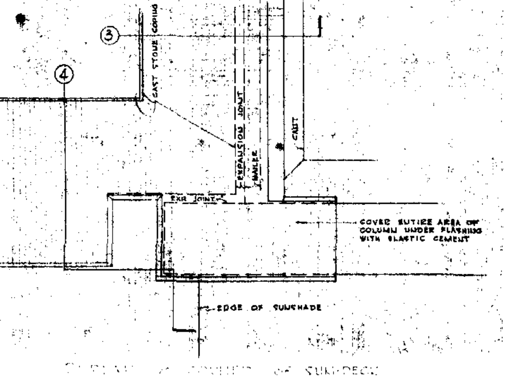
⑨ PARAPET at EXP. JOINT



⑩ TYP. DET. of PARAPET SCUPPER DETAIL



PLAN of VERTICAL JOINT



PLAN ... of SUN-DECK

REV. NO.	DATE	REMARKS	DATE	TO

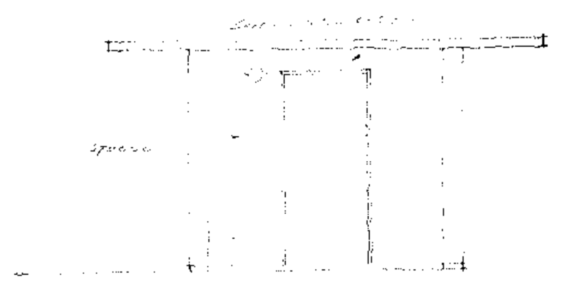
SCALE: 1½" =
EXCEPT AS NO

DETAILS - ROOF, FLASHING,
PENTHOUSE & SUN-DECK

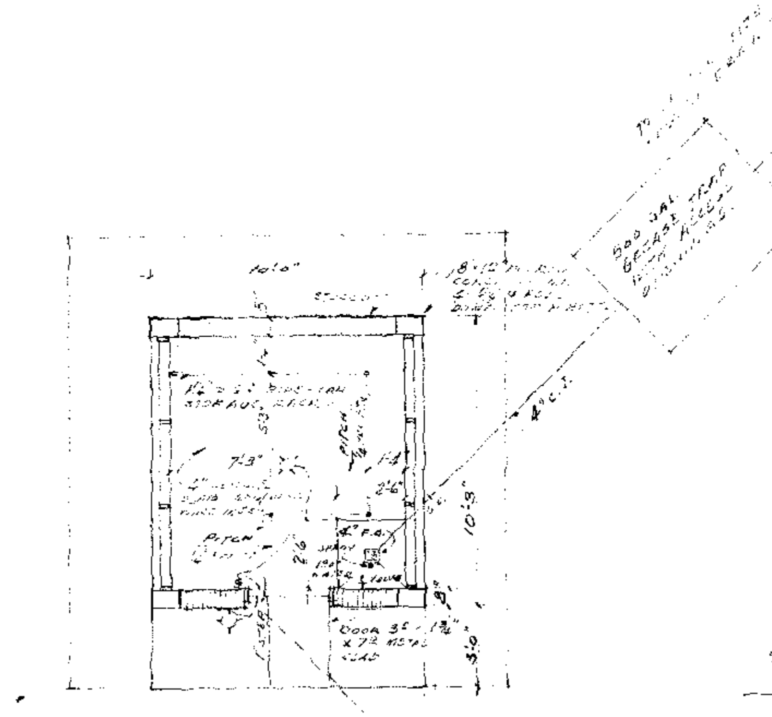
JULIAN S. EATON RESIDENCE HALL
DICKINSON DRIVE

OWNER UNIVERSITY of MIAMI
LOCATION CORAL GABLES, FLORIDA
A 1
COMM 52-10
DATE 11-12-53
DRAWN BY
REVISED
SHEET

ROBERT M. LITTLE, A.I.A., ARCHITECT

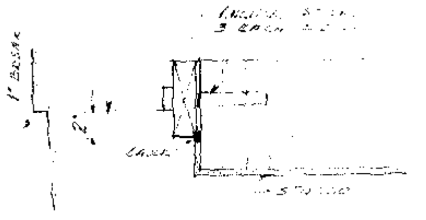


EAST ELEVATION



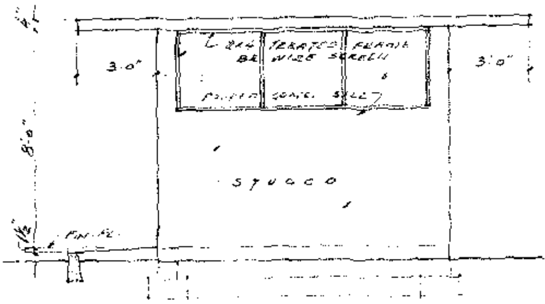
PLAN

1/8" = 1'-0"



DOOR JAMB DETAIL

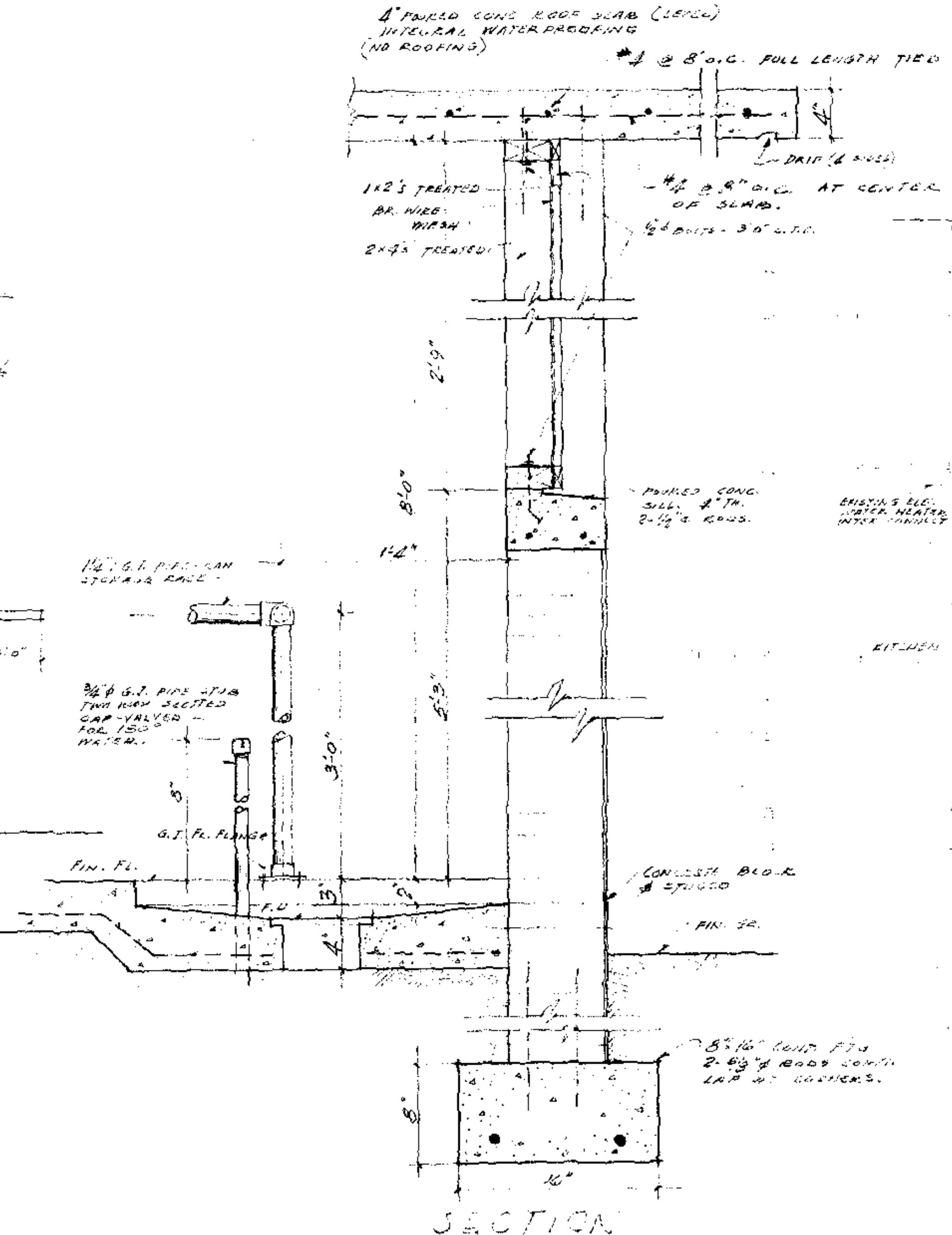
1-1/2" = 1'-0"



NORTH ELEV.

NOTE

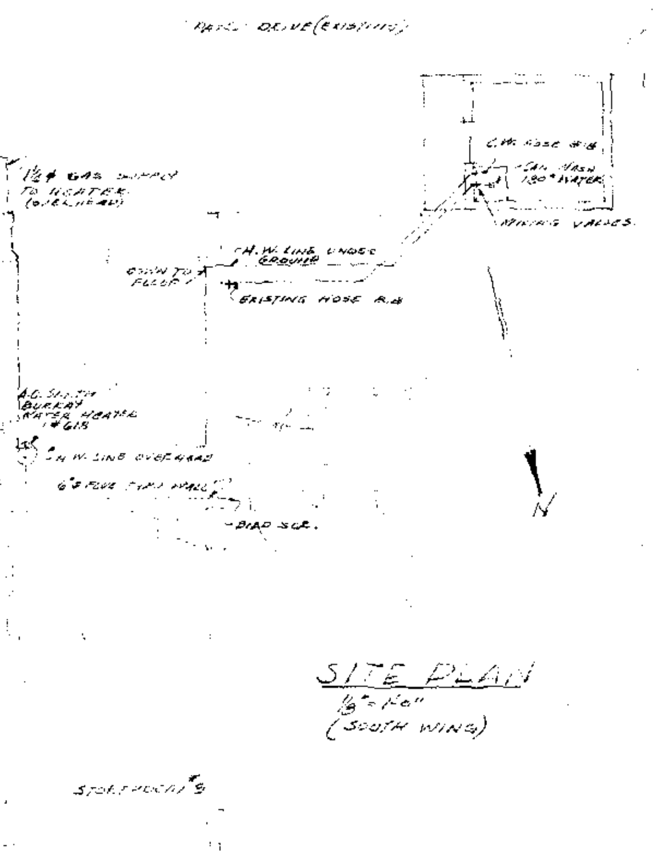
CAN WASH SPRAY TO BE VALVED & HAVE BOOSTER IN LINE TO PRODUCE 180° WATER AT SPRAY. GAS BOOSTER TO BE LOCATED IN STOREROOM OPPOSITE PRESENT ELECTRIC BOOSTER IN KITCHEN & PIPED TO IT AND TO CAN WASH. GAS BOOSTER TO HAVE SEPARATE [illegible] TO [illegible].



4" POURED CONC. ROOF SLAB (LEVEL)
INTEGRAL WATERPROOFING
(NO ROOFING)
#4 @ 8" O.C. FULL LENGTH TIED
4"
DRIP (4 SIDES)
1x2'S TREATED
BR. WIRE MESH
2x4'S TREATED
#4 @ 8" O.C. AT CENTER OF SLAB.
1/2"Φ BOLTS - 3'0" O.C.
2'-9"
8'-0"
POURED CONC. SILL. 4" TH. 2-1/2"Φ RODS.
1'-4"
1-1/4" G.I. PIPE-CAN STORAGE RACK
3/4"Φ G.I. PIPE STUB TWO WAY SLOTTED CAP-VALVED FOR 180° WATER.
5'-9"
3'-0"
G.I. FL. FLANGE
FIN. FL.
F.D.
CONCRETE BLOCK & STUCCO
FIN. GR.
8"x16" CONT. FTG. 2-6/8"Φ RODS CONT. LAP AT CORNERS.
8"
16"

SECTION

1-1/2" = 1'-0"



SITE PLAN

1/8" = 1'-0"

(SOUTH WING)

STOREROOM #9

GARBAGE CAN WASH & STOREROOM

JULIAN S. EATON RESIDENCE HALL
DICKINSON DRIVE

OWNER UNIVERSITY OF MIAMI

LOCATION CORAL GABLES, FLA.

A 21

COMM. 57-10 DATE 10-21-54

ROBERT M. LITTLE - A.I.A. ARCHITECT
2160 BRICKELL AVE. MIAMI FLA. PHONE