



12601 OLD CUTLER ROAD

JOSE PAREDES KENNEDY

DESIGN TEAM

ARCHITECTURE: RUKAN

CIVIL: N/A

MEP, FP: RIVAS ENSIN, ELECTRUM

STRUCTURE: MSE STRUCTURAL

137

100% CD

ZONING

ZONE: RU-1

LAND USE: 0100 - SINGLE FAMILY - GENERAL

LOT AREA: 37,000 SF

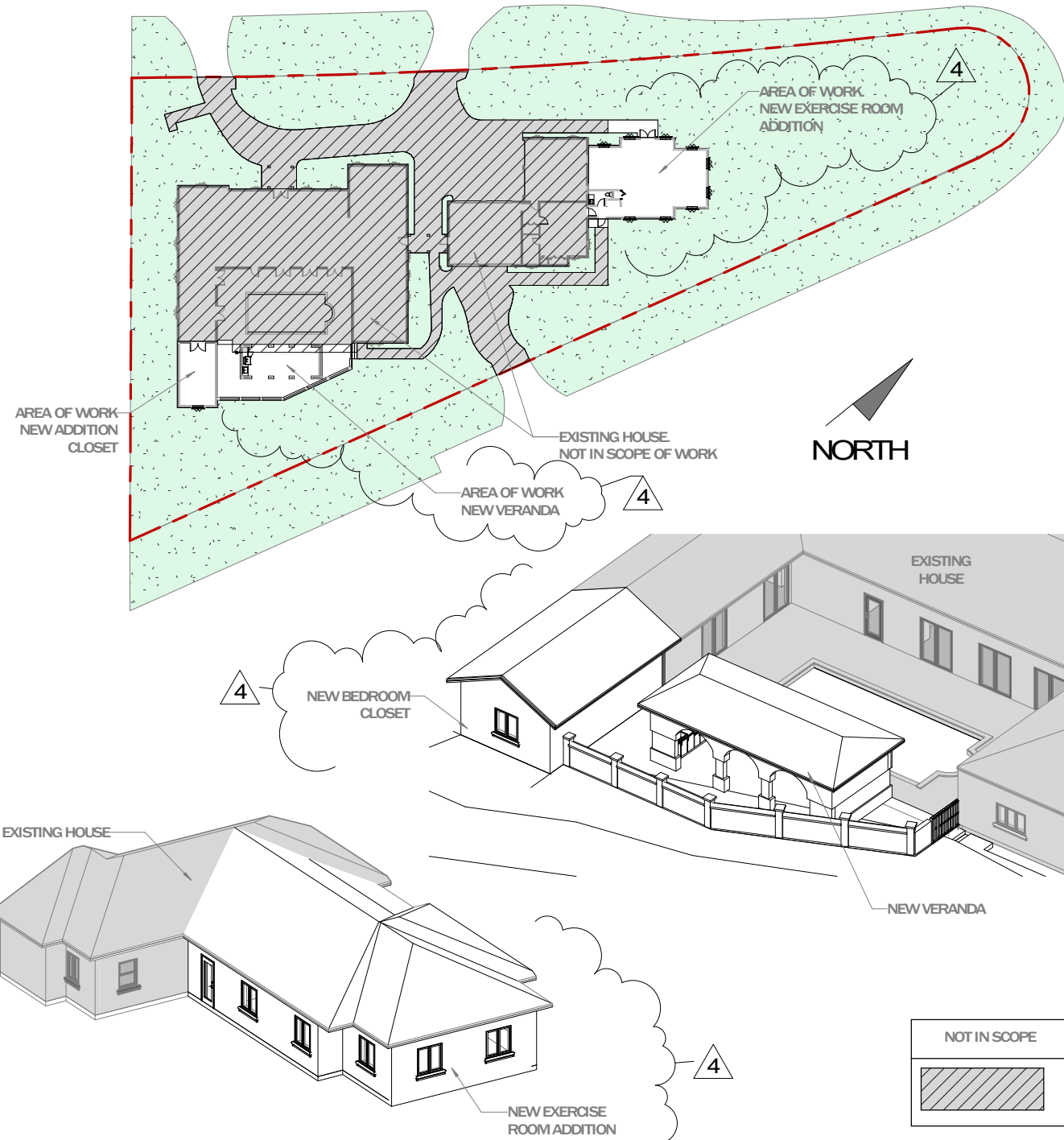
FLOOD ZONE: X

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PROJECT DATA

FOLIO NUMBER	03-5118-005-0010
PROJECT ADDRESS	12601 OLD CUTLER RD, CORAL GABLES, FL 33156
BUILDING TYPE	RESIDENTIAL
OCCUPANCY TYPE	R-2
EXISTING OR NEW CONSTRUCTION	NEW CONSTRUCTION
ALTERATION LEVEL:	2
PROJECT SQUARE FOOTAGE	2711.92 SF
CONSTRUCTION TYPE	II-B
SPRINKLERED	NO
APPLICABLE CODES	FBC 2020, FFPC (6TH ED.), NFPA 1 (2015 ED.), NFPA 101(2015 ED.), NFPA 13 (2013 ED.)
BUILDING REHABILITATION (AS PER NFPA 101(2015)CHP.43):	<input type="checkbox"/> Repair <input type="checkbox"/> Renovation <input type="checkbox"/> Modification <input type="checkbox"/> Reconstruction <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Addition

LEGAL DESCRIPTION
CORAL BAY SEC A AMD PL PB 57-97
LOT 1 BLK 1
LOT SIZE 37000 SQUARE FEET
OR 20830-0499 10/2002 1



SITE PLAN

INDEX

NUMBER	NAME
01 ARCHITECTURE	
A000	COVER
A001	SITE PLAN
A002	MICROFILM/SURVEY
A003	MICROFILM
A004	OVERALL PLAN
A200	ELEVATIONS
A300	EXISTING SITE PHOTOS
A301	EXISTING SITE PHOTOS
A302	EXISTING SITE PHOTOS

SCOPE OF WORK

ARCHITECTURE: NEW WALLS, ROOFS, WINDOWS, DOORS, AND FINISHES.

MEP, FP: NEW BATHROOM AND OUTDOOR SHOWER.

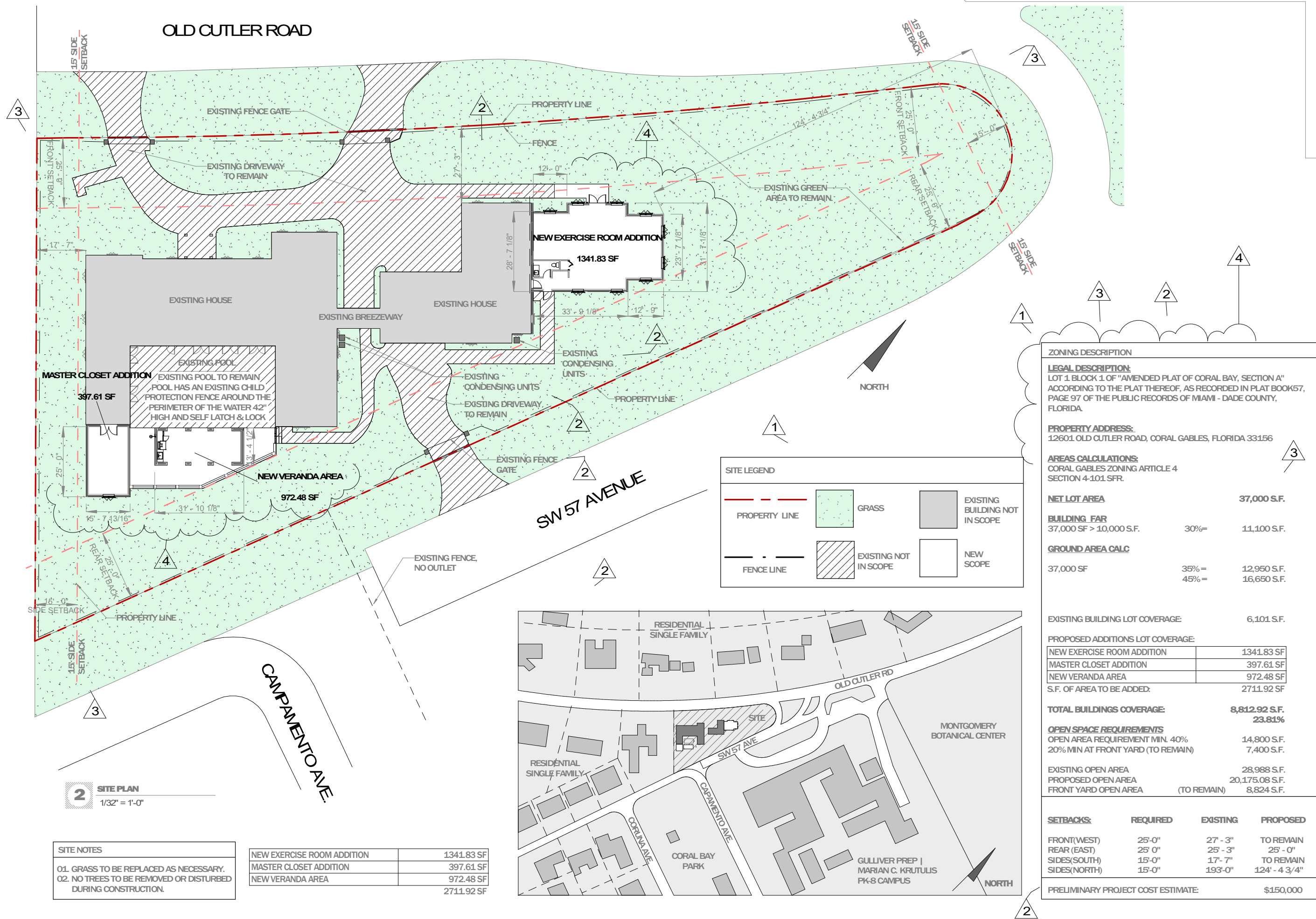
STRUCTURAL: NEW WINDOWS, WALLS, AND ROOF.

CIVIL / LANDSCAPE: N/A

GENERAL NOTES

01. ADDITION TO HOME NOT TO EXCEED ZONING LIMITS, SEE SITE PLAN.
02. INTERIOR FINISHES AS PER OWNER SELECTION.
03. ALL WALLS TO HAVE MINIMUM R-5 RIGID INSULATION.
04. NEW ROOF AREA TO HAVE R-19 MINIMUM INSULATION.
05. BATHROOMS TO BE FHA AND ADA COMPLIANT AS PER CLIENT REQUEST.
06. TOILET FACILITIES TO HAVE 32" MINIMUM OPENING.
07. ALL EXTERIOR DOORS AND WINDOWS TO BE NOA RATED.
08. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF CMU BLOCK, CONCRETE COLUMNS.
09. EXTERIOR COLORS: CORAL GABLES APPROVED
10. EXTERIOR WALL FINISH: STUCCO TO MATCH EXISTING HOUSE.

SITE PLAN



**111 SW 3RD STREET STE. 601
MIAMI, FL 33130**

786.547.0363

PROJECT INFORMATION

12601 OLD CUTLER ROAD

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06/01/2021

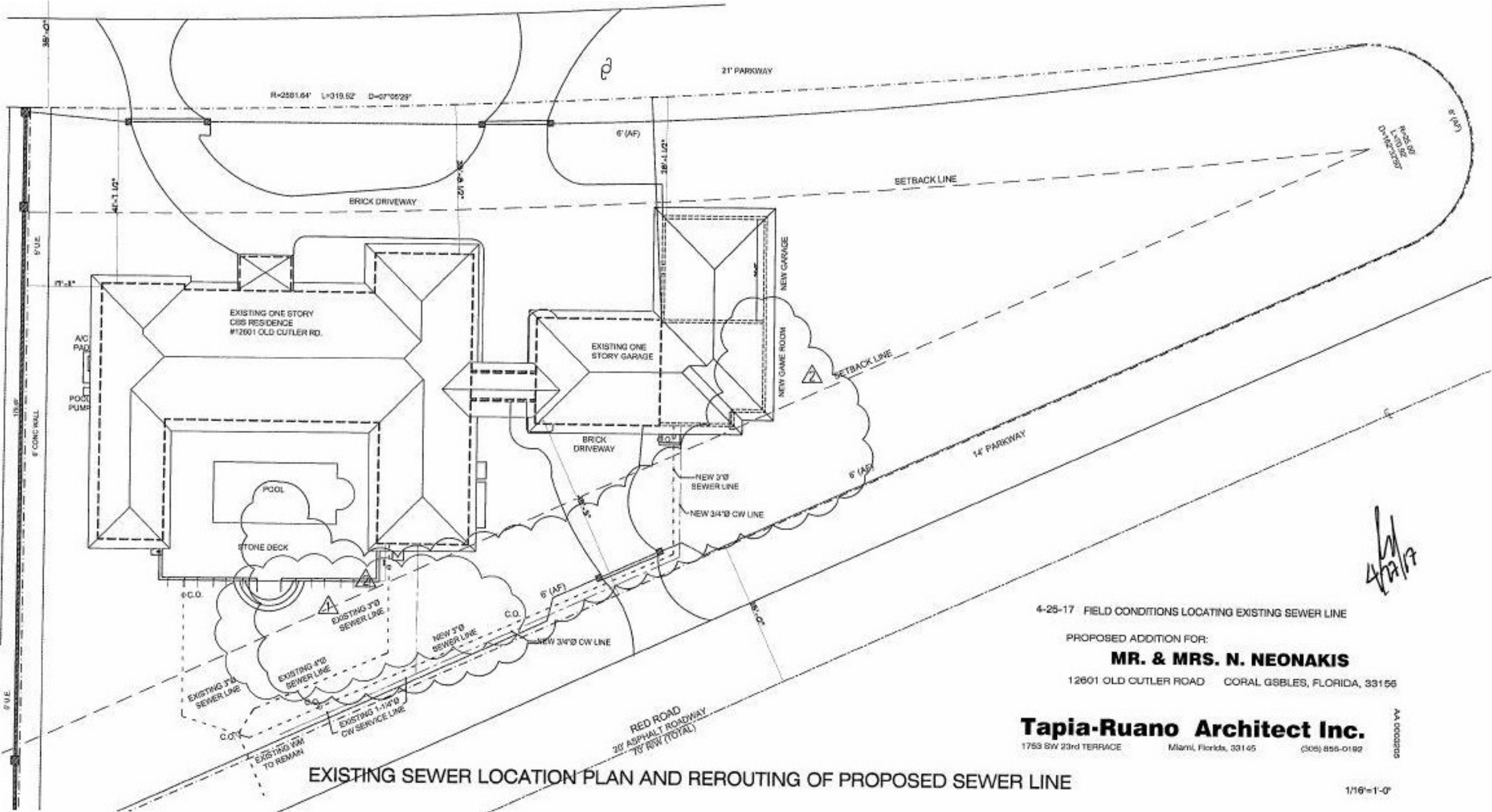
CONSULTANT

REVISIONS		
#	Date	Description
2	06-09-2021	ARC REVIEW BOARD - REV 2
3	06-29-2021	ARC REVIEW BOARD - REV03
4	10-28-21	ARC REVIEW BOARD - REV 04

SEAL

A001

SITE PLAN



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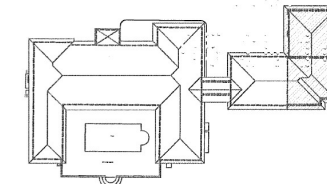
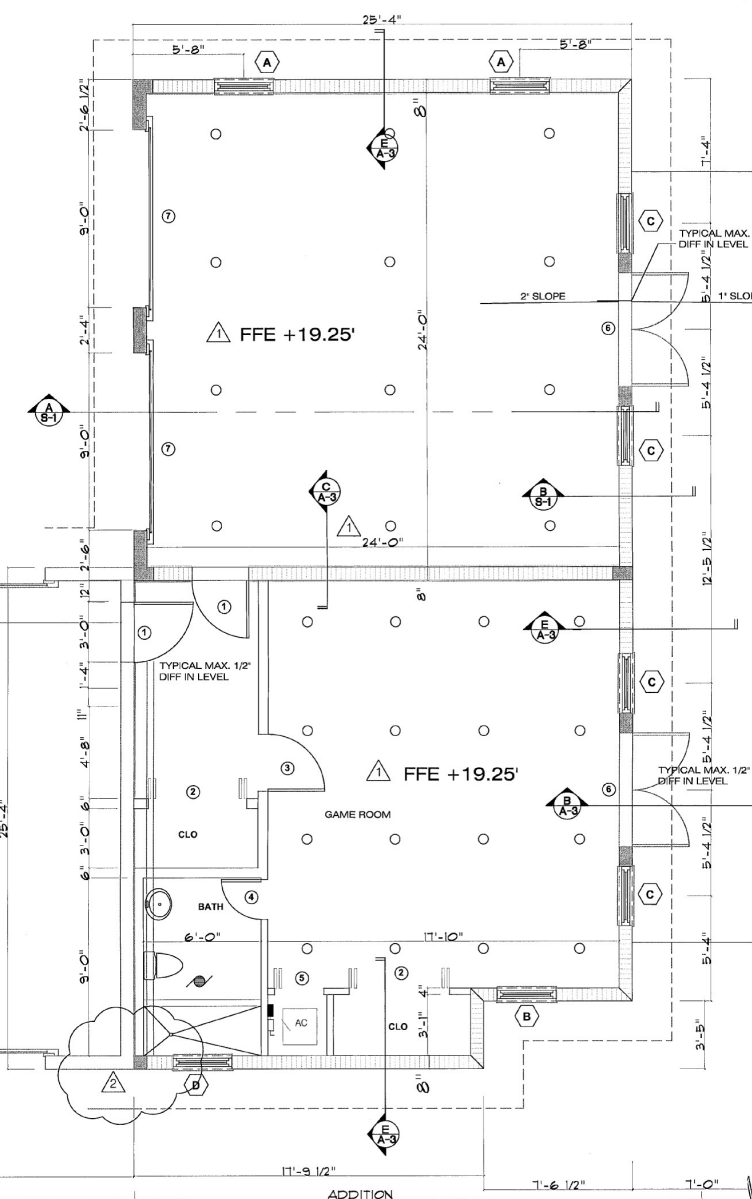
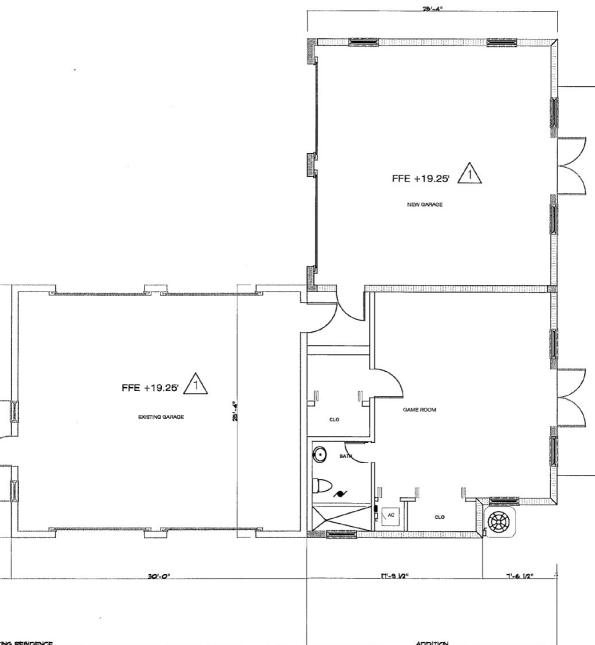
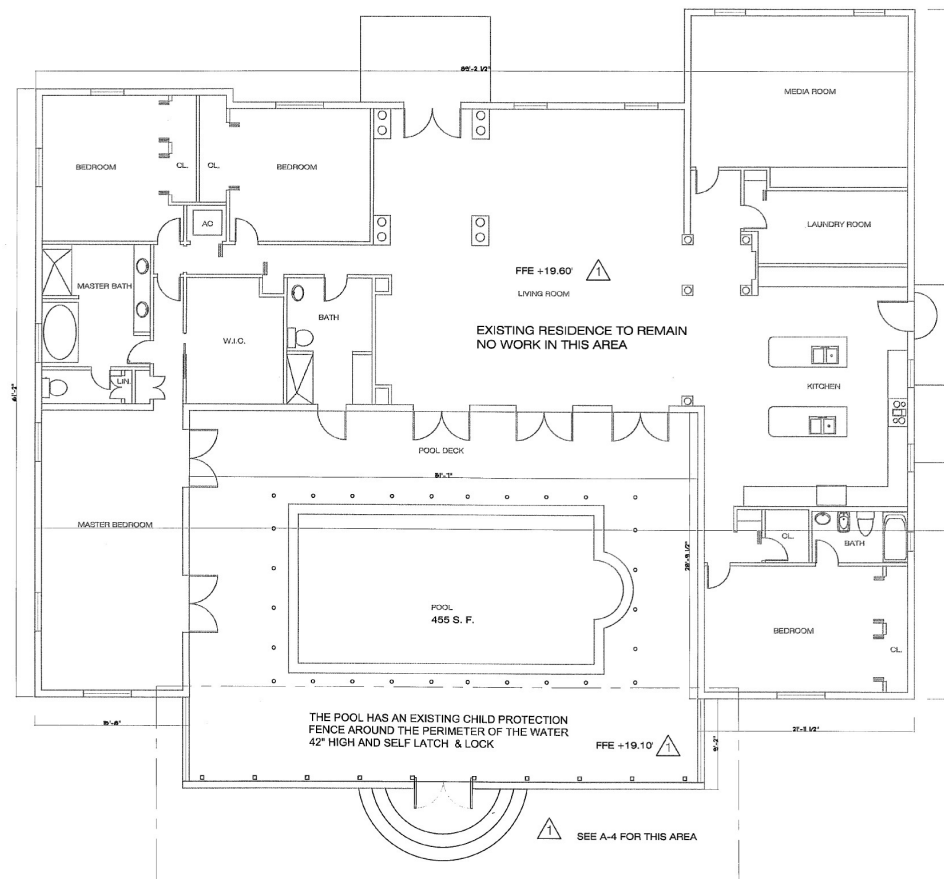
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12601 OLD CUTLER ROAD		
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06/01/2021		
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REVISIONS		
#	Date	Description
1	03-24-2021	ARC REVIEW BOARD - REV1

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1

MICROFILM NOTES:
MICROFILM SHOWN IS LAST PERMITTED PLAN ON RECORD. CERTIFIED BY CITY OF CORAL GABLES.



Tapia-Ruano Architect Inc.
1765 SW 23rd TERRACE
Miami, Florida, 33145
(305) 866-0192

PROPOSED ADDITION FOR:
MR. & MRS. N. NEONAKIS
12601 OLD CUTLER ROAD
CORAL GABLES, FLORIDA, 33156

2 4-10-16
 1 3-18-16
 Date:
 2-4-16
 Comm. No.
 091515

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MICROFILM SHOWN IS LAST PERMITTED PLAN ON
RECORD. CERTIFIED BY CITY OF CORAL GABLES.



RUKAN
ARCHITECTURE

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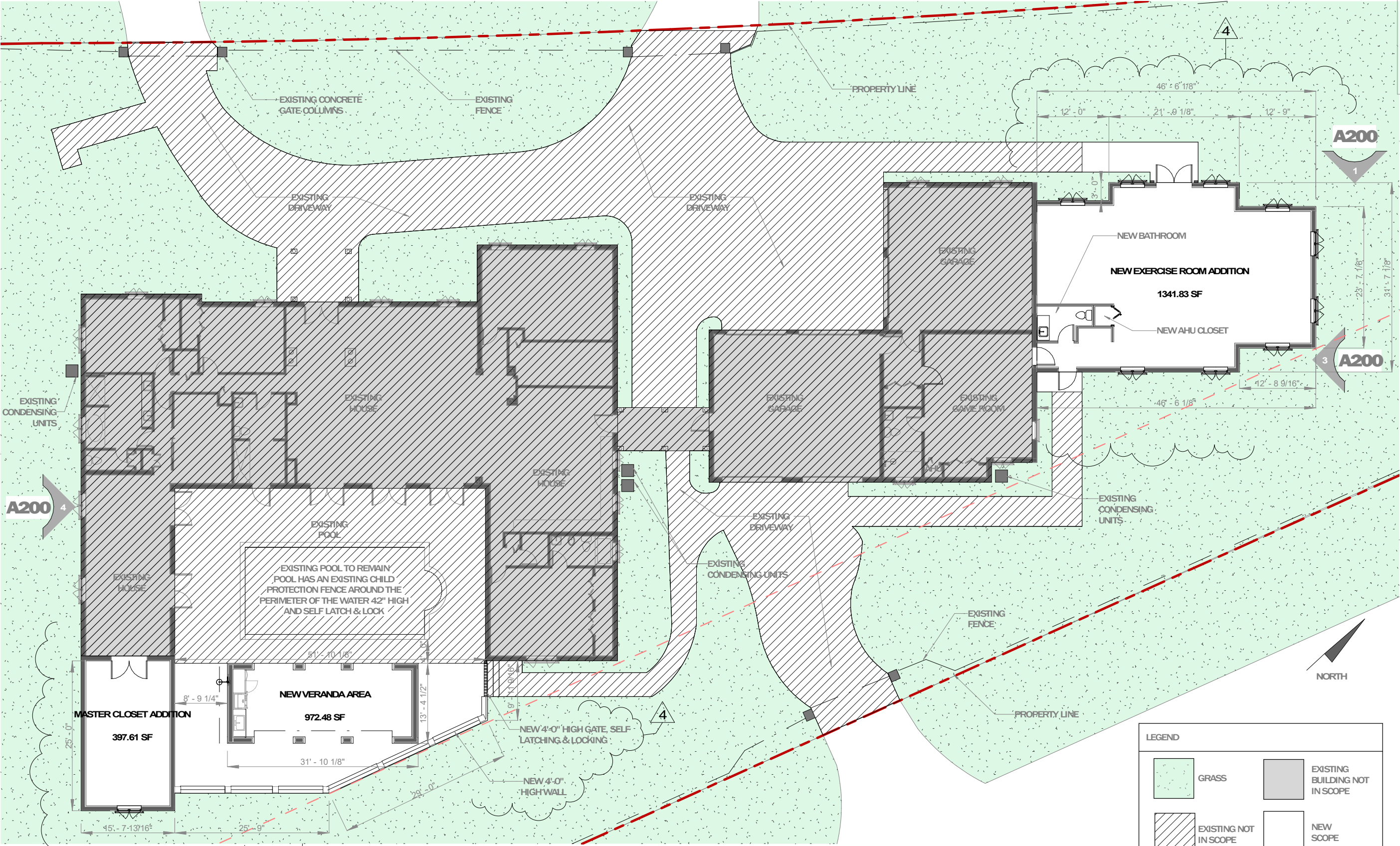
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MICROFILM

A003



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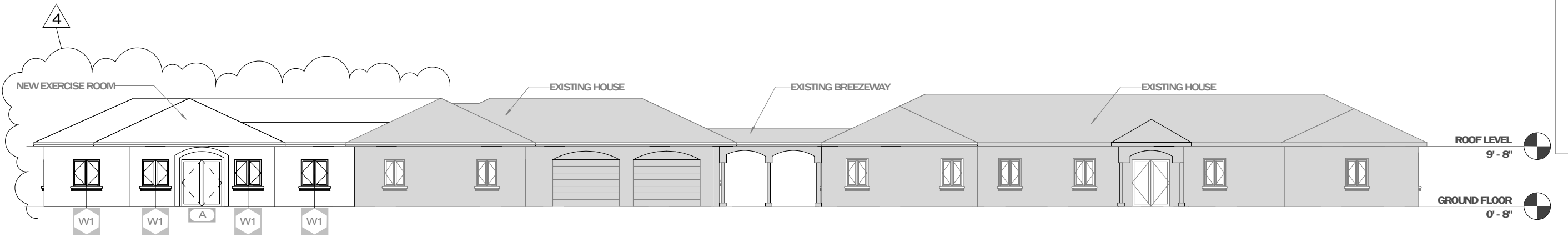
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4	10-28-21	ARC REVIEW BOARD - REV 04

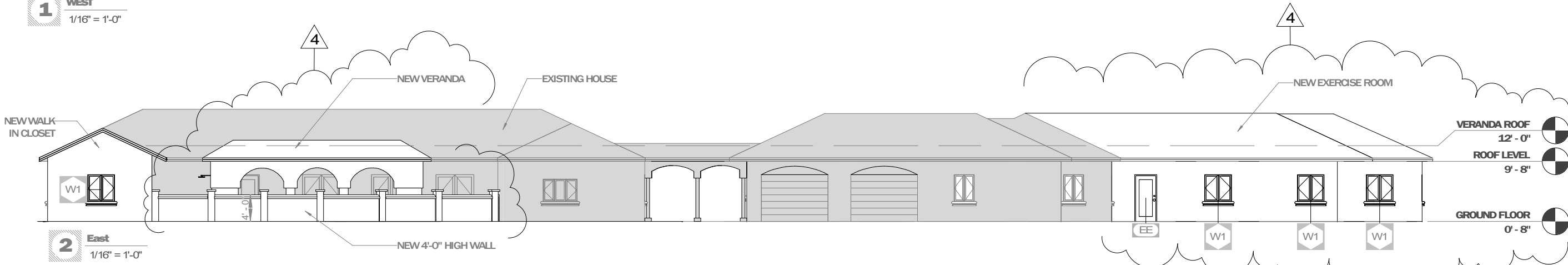
SEAL

LEGEND	
	GRASS
	EXISTING BUILDING NOT IN SCOPE
	EXISTING NOT IN SCOPE
	NEW SCOPE

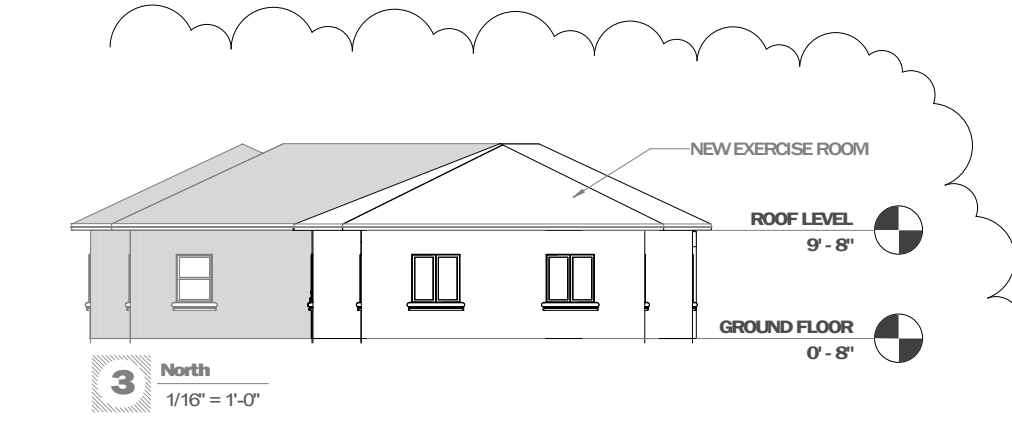
ELEVATIONS



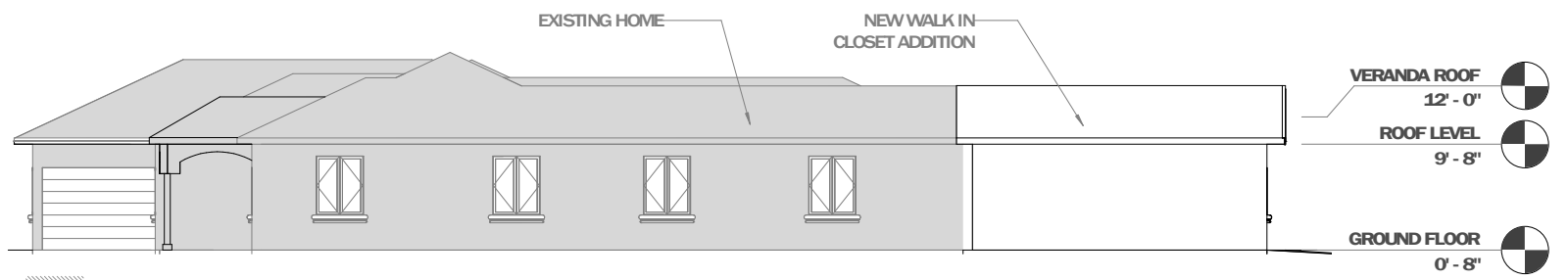
1 WEST
1/16" = 1'-0"



2 East
1/16" = 1'-0"



3 North
1/16" = 1'-0"



4 SOUTH
1/16" = 1'-0"

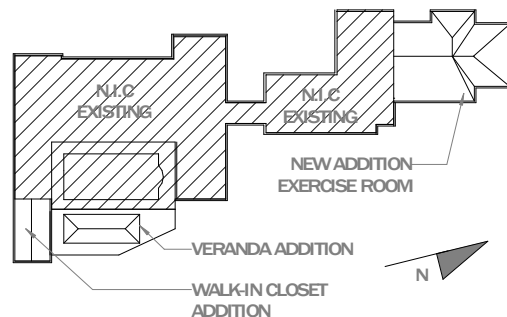
Door Schedule					
Mark	Type	Width	Height	Comments	N.O.A
A	72" x 84"	6' - 0"	7' - 0"	EXTERIOR FRENCH DOORS	NOA # 12-0509.02 OR EQUIVALENT.
B	36" x 80"	3' - 0"	6' - 8"	INTERIOR	
BB	Int - 36" Bifold	3' - 0"	6' - 8"	INTERIOR	
D	72" x 80"	6' - 0"	6' - 8"	INTERIOR	
DD	32" x 80" 2	2' - 8"	6' - 8"	INTERIOR	
EE	Ext - 36" Glass Panel Door	3' - 0"	6' - 8"	EXTERIOR	NOA # 12-0509.02 OR EQUIVALENT.

Window Schedule						
Mark	Width	Height	Rough Height	Rough Width	Sill Height	N.O.A
W1	4' - 0"	4' - 0"	4' - 0 1/2"	4' - 0 1/2"	3' - 0"	NOA # 20-0915.01 OR EQUIVALENT

EXTERIOR WINDOW FINISH
FRAME: ALUMINUM COLOR: WHITE GLASS: LIGHTLY TINTED

EXTERIOR WALL FINISH
CORAL GABLES APPROVED COLORS EXTERIOR PAINT: BENJAMIN MOORE 2143-70 SIMPLY WHITE FINISH: STUCCO TEXTURE TO MATCH EXISTING HOUSE

ELEVATION LEGEND
EXISTING BUILDING NOT IN SCOPE
NEW SCOPE



KEY PLAN



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SEAL	



1. EXISTING EAST FACADE - PROPOSED AREA FOR CLOSET ADDITION



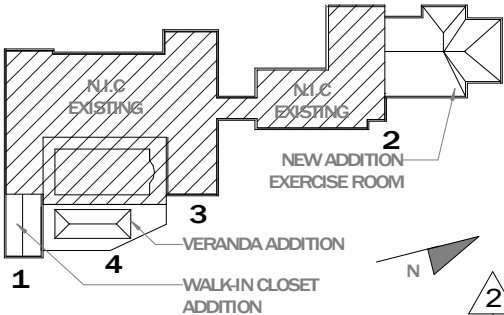
2. EXISTING EAST FACADE - PROPOSED AREA FOR EXERCISE ROOM



3. EXISTING EAST FACADE - PROPOSED AREA FOR VERANDA ADDITION
EXISTING POOL GATE



4. EXISTING EAST FACADE - PROPOSED AREA FOR VERANDA ADDITION



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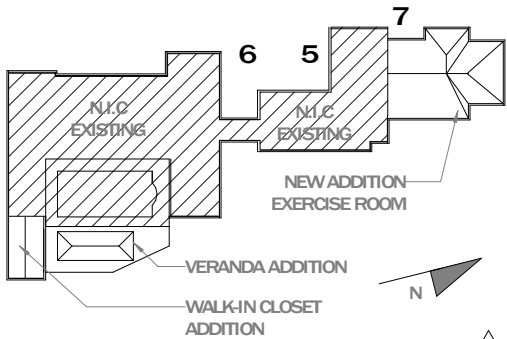
5. EXISTING WEST FACDE - EXISTING GARAGE



6. EXISTING WEST FACDE - EXISTING GARAGE



7. EXISTING WEST FACDE - EXISTING GAME ROOM



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8. EXISTING SOUTH FACADE



8. EXISTING WEST FACADE - MAIN ENTRANCE



10. EXISTING WEST FACADE



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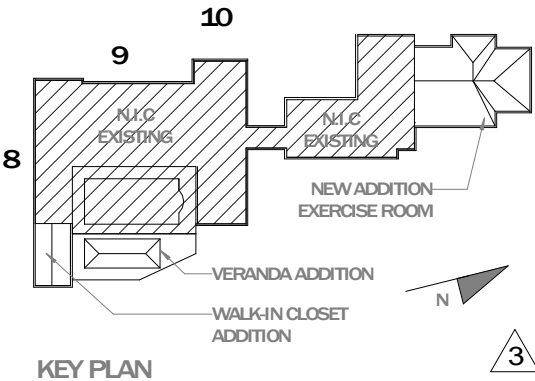
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EXISTING SITE PHOTOS