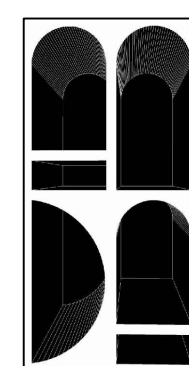


SOUTO RESIDENCE

4120 UNIVERSITY DRIVE
CORAL GABLES, FL 33156



STUDIO ANDA
WWW.STUDIOANDA.COM



The Souto Residence, located at 4120 University Drive, is designed in a contemporary architectural style with its materiality inspired by the elements of the Riviera Golf Course, while taking into consideration the fabric and scale of the existing homes in the community.

University Drive is made up of many original homes, all differing in their architectural language. The absence of consistent character led our design studio to address the site with a light contemporary structure, creating the home that the Soutos dream of building for their growing family. The single-story garden entry addresses University Drive with a smaller scale in consideration of the neighboring homes, with natural stone cladding inspired by the stone bridges of the golf course experienced from the rear yard. The main building of the home is a light two-story structure, designed to maximize golf course views and create an open family environment.



STUDIO ANDA

PROJECT TITLE:

SOUTO RESIDENCE

PROJECT LOCATION:

4120 UNIVERSITY DRIVE
MIAMI, FL 33146

PROJECT CLIENT/OWNER(S):

NICOLAS SOUTO
MARISOL SOUTO

ARCHITECT:

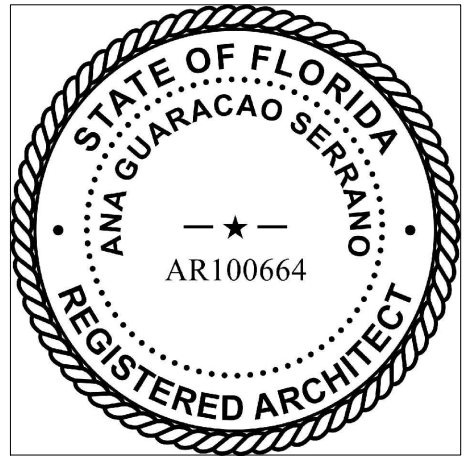
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



4/29/2021B.O.A

9/28/2020B.O.A

NO.

DATE

DESCRIPTION

SHEET ISSUE/ REVISION LOG

This drawing is the property of Studio Anda LLC unless otherwise provided for by contract. The contents of this drawing are confidential and shall not be transmitted to any other party except as agreed to by the architect.

*In my professional judgement and to the best of my knowledge and belief, these plans and specifications comply with F.B.C. 6th Edition (2017).

PROJECT ID:

1002

DRAWN BY:

AR/AG

PRINT DATE:

9/21/20

SCALE:

N/A

DRAWING TITLE:

LETTER OF INTENT

SHEET NO.

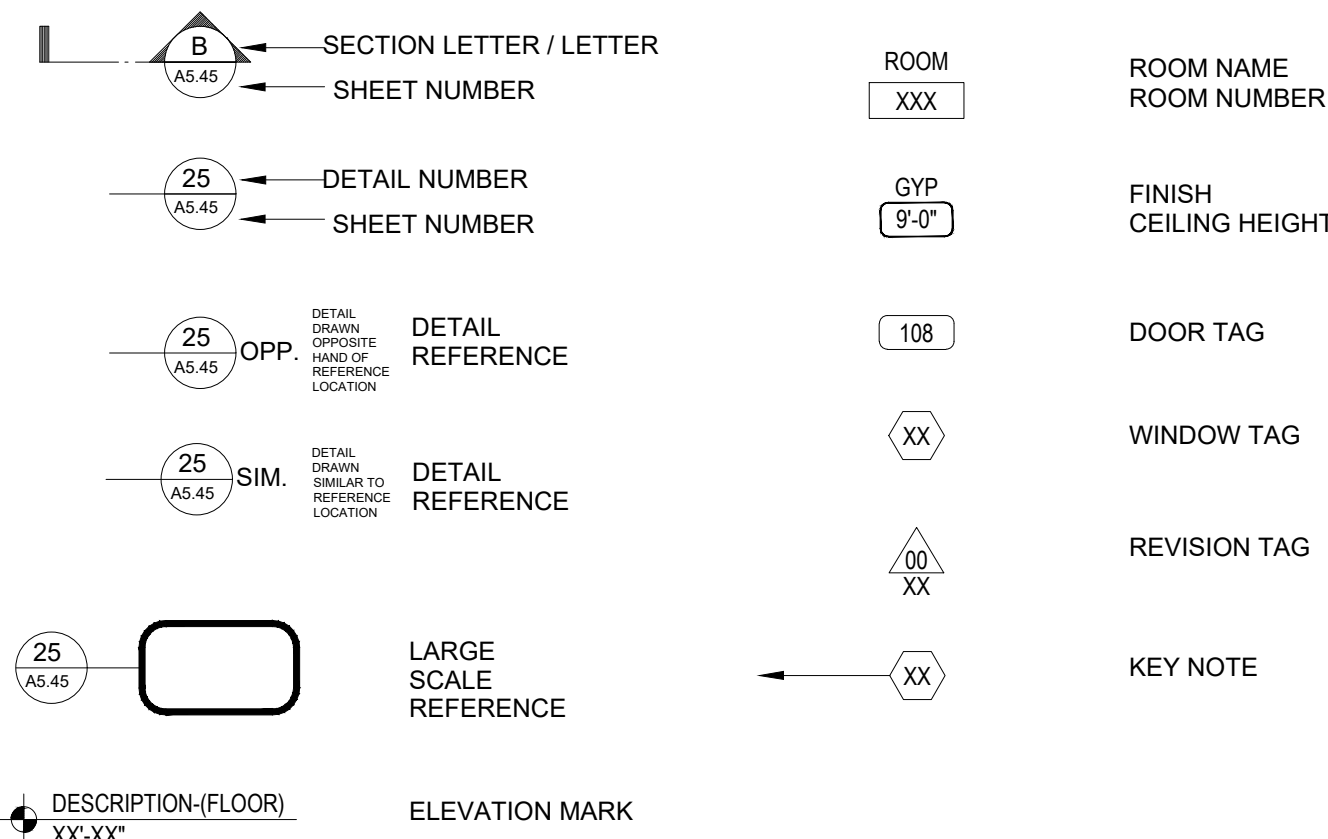
A000

ARCHITECTURE SHEET INDEX

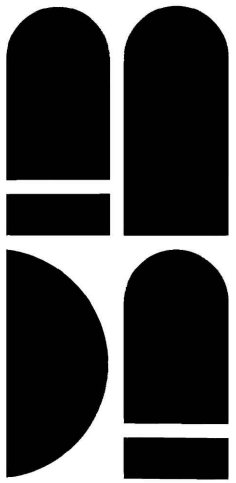
GENERAL

A001	INDEX AND DATA
A002	CONTEXT AND EXISTING PHOTOS
A003	CONTEXT AND EXISTING PHOTOS
A003B	CONTEXT AND EXISTING PHOTOS
A004	SURVEY
A005	TREE SURVEY
A100	SITE PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF PLAN
A200	ELEVATIONS
A201	ELEVATIONS

GRAPHICAL SYMBOLS



LOCATION:



STUDIO ANDA

PROJECT TITLE:

SOUTO RESIDENCE

PROJECT LOCATION:

120 UNIVERSITY DRIVE
MIAMI, FL 33146

PROJECT CLIENT/OWNER(S):

NICOLAS SOUTO
MARISOL SOUTO

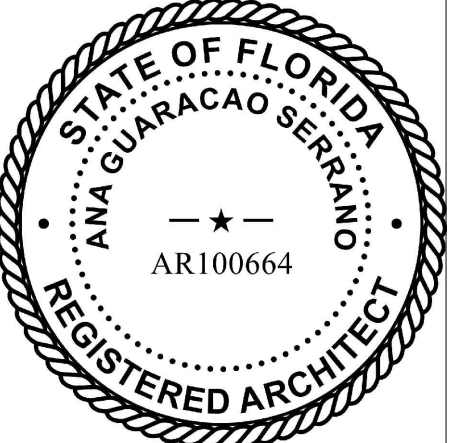
ARCHITECT:
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



1/29/2021 B.O.A

/28/2020 B.O.A

NO.	DATE	DESCRIPTION
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PROJECT ID:	DRAWN BY:
1002	AR/AG

PRINT DATE:	SCALE:
9/21/20	

DRAWING TITLE:

INDEX & DATA

SHEET NO.

A001

KEY MAP:



4424 GRANADA BLVD
Scale: N.T.S

6



4301 UNIVERSITY DRIVE
Scale: N.T.S

5



4225 UNIVERSITY DRIVE
Scale: N.T.S

4



4111 UNIVERSITY DRIVE
Scale: N.T.S

3



4102 UNIVERSITY DRIVE
Scale: N.T.S

2



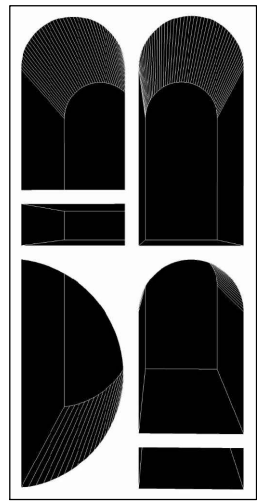
4895 UNIVERSITY DRIVE
Scale: N.T.S

7



4110 UNIVERSITY DRIVE
Scale: N.T.S

1



STUDIO ANDA

PROJECT TITLE:

SOUTO RESIDENCE

PROJECT LOCATION:

4120 UNIVERSITY DRIVE
MIAMI, FL 33146

PROJECT CLIENT/OWNER(S):

NICOLAS SOUTO
MARISOL SOUTO

ARCHITECT:

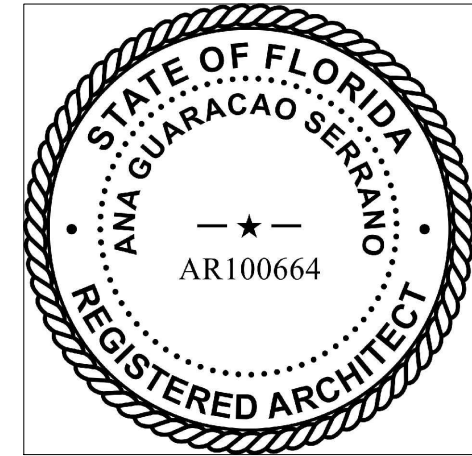
ANA GUARACAO SERRANO
LIC#: AR100664
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PH: (214)708-1454

STRUCTURAL ENGINEERING:

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9/28/2020

B.O.A

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PROJECT ID:

1002

DRAWN BY:

AR/AG

PRINT DATE:

9/21/20

SCALE:

DRAWING TITLE:

CONTEXT IMAGES

SHEET NO.

A002



4004 Segovia Street
Scale: N.T.S

3



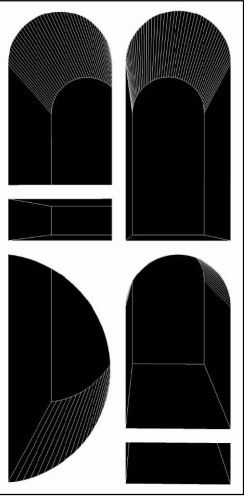
1215 BLUE ROAD
Scale: N.T.S

2



1201 CAMPO SANO
Scale: N.T.S

1



STUDIO ANDA

PROJECT TITLE:

SOUTO RESIDENCE

PROJECT LOCATION:

4120 UNIVERSITY DRIVE
MIAMI, FL 33146

PROJECT CLIENT/OWNER(S):

NICOLAS SOUTO
MARISOL SOUTO

ARCHITECT:

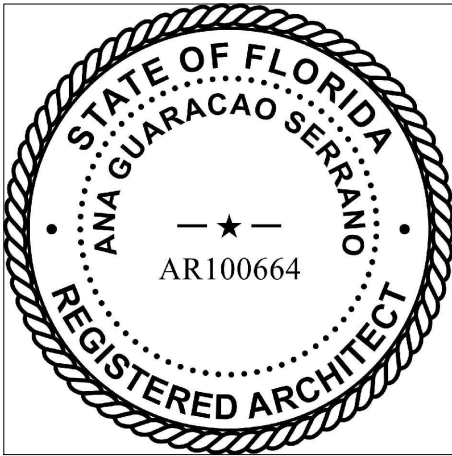
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



9/28/2020

B.O.A

NO.

DATE

DESCRIPTION

SHEET ISSUE/ REVISION LOG

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PROJECT ID:

1002

DRAWN BY:

AR/AG

PRINT DATE:

9/21/20

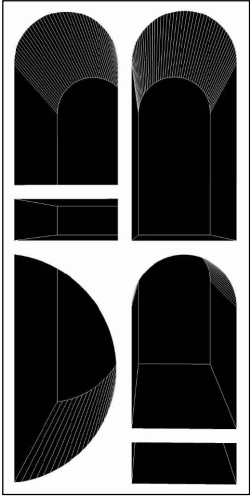
SCALE:

DRAWING TITLE:

CONTEXT IMAGES

SHEET NO.

A002b



STUDIO ANDA

PROJECT TITLE:

SOUTO RESIDENCE

PROJECT LOCATION:

4120 UNIVERSITY DRIVE
MIAMI, FL 33146

PROJECT CLIENT/OWNER(S):

NICOLAS SOUTO
MARISOL SOUTO

ARCHITECT:

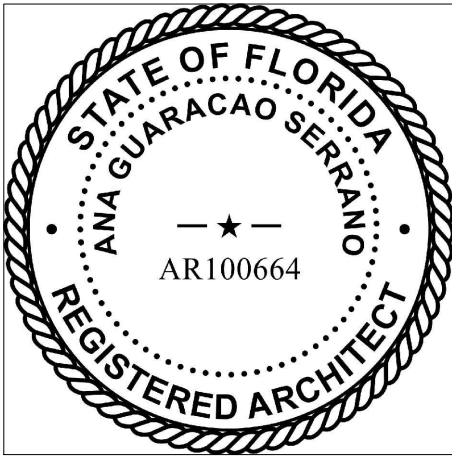
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



9/28/2020

B.O.A

NO.

DATE

DESCRIPTION

SHEET ISSUE/ REVISION LOG

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PROJECT ID:

1002

DRAWN BY:

AR/AG

PRINT DATE:

9/21/20

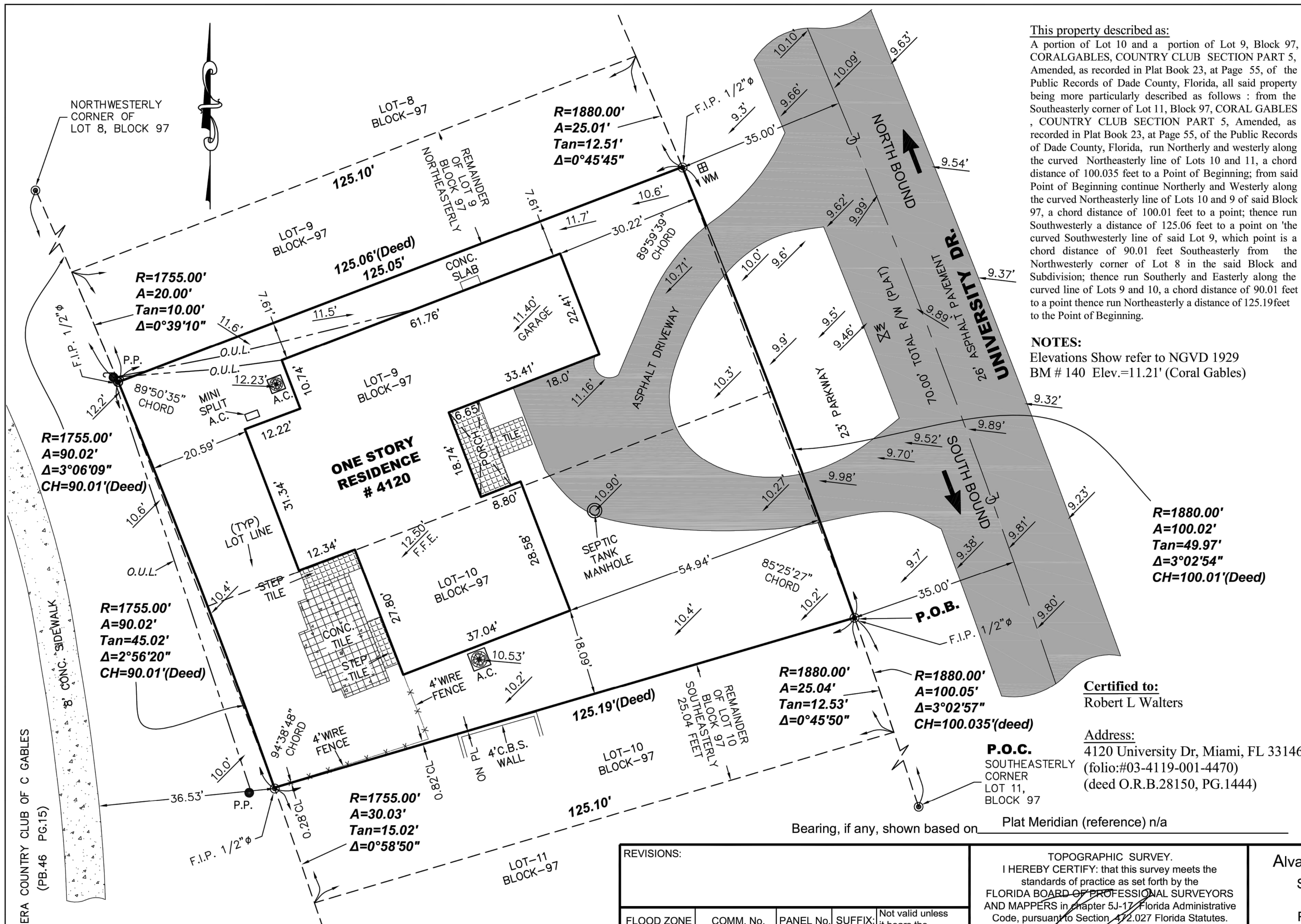
SCALE:

DRAWING TITLE:

SITE IMAGES

SHEET NO.

A003



This property described as:
A portion of Lot 10 and a portion of Lot 9, Block 97, CORAL GABLES, COUNTRY CLUB SECTION PART 5, Amended, as recorded in Plat Book 23, at Page 55, of the Public Records of Dade County, Florida, all said property being more particularly described as follows : from the Southeasterly corner of Lot 11, Block 97, CORAL GABLES , COUNTRY CLUB SECTION PART 5, Amended, as recorded in Plat Book 23, at Page 55, of the Public Records of Dade County, Florida, run Northerly and westerly along the curved Northeasterly line of Lots 10 and 11, a chord distance of 100.035 feet to a Point of Beginning; from said Point of Beginning continue Northerly and Westerly along the curved Northeasterly line of Lots 10 and 9 of said Block 97, a chord distance of 100.01 feet to a point; thence run Southwesterly a distance of 125.06 feet to a point on 'the curved Southwesterly line of said Lot 9, which point is a chord distance of 90.01 feet Southeasterly from the Northwesterly corner of Lot 8 in the said Block and Subdivision; thence run Southerly and Easterly along the curved line of Lots 9 and 10, a chord distance of 90.01 feet to a point thence run Northeasterly a distance of 125.19 feet to the Point of Beginning.

NOTES:
Elevations Show refer to NGVD 1929
BM # 140 Elev.=11.21' (Coral Gables)

Certified to:
Robert L Walters

Address:
4120 University Dr, Miami, FL 33146
(folio:#03-4119-001-4470)
(deed O.R.B.28150, PG.1444)

LEGEND

A = Arc
ASPH = Asphalt
BM = Bench Mark
BRG = Bearing
CATV = Catch basin
CB = Catch basin
CBS = Concrete Block Structure
CH = Chord
Chatta = Chattahoochee
CL = Center Line
CLF = Chain Link Fence
CL = Clear
CONC = Concrete
D = Delta
Ø = Diameter
DH = Drill Hole
DME = Drainage & Maintenance Easement
E.B. = Electric Box
Enc. = Encroachment
F.F. = Finish Floor
F.H. = Fire Hydrant
F.I.R. = Found Iron Rebar
FPL = Florida Power & Light
F.I.P. = Found Iron Pipe
FD. = Found
L.P. = Light Pole
M = Measured
M.F. = Metal Fence
M.H. = Manhole
ML = Monument Line
MON. = Monument
N/A = Not Applicable
N/D = Nail & Disc
NTS = Not to Scale
O/S = Offset
O.U.L. = Overhead Utility Lines
OH = Overhang
P = Plat
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PC = Point of Curvature
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PCP = Permanent Control Point
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P.I. = Point of Intersection
PL = Property Line
PL = Planter
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.P. = Power Pole
P.R.M. = Permanent Reference Monument
P.R.C. = Point of Reverse Curvature
PT = Point of Tangency
R = Radius
R/R = Railroad
PSM = Professional Surveyor Mapper
R/W = Right-of-Way
SWK = Sidewalk
Sec. = Section
(TYP) = Typical
T = Tangent
U.E. = Utility Easement
W.F. = Wood Fence
W.M. = Water Meter
W.V. = Water Valve
X = Denotes Spot Elevations Taken

NOTE:
a) All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership not determined.
b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
c) Code restrictions and title search not reflected in this survey
d) Underground utilities, improvements, footings and encroachments, if any not located.
e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.

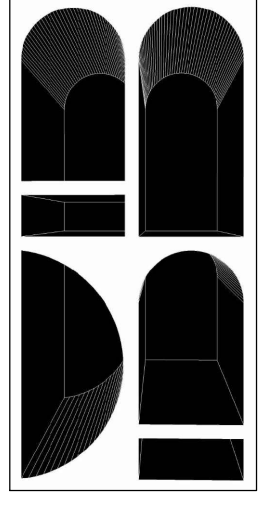
REVISIONS:				
FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
X	120639	0457	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	+ N/A N.G.V.D.		

TOPOGRAPHIC SURVEY.
I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

René Aiguesvives
RENE AIGUESVIVES 03/26/20
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
03/19/20	1"= 20'	R.S.	20-21883



STUDIO ANDA

PROJECT TITLE:
SOUTO RESIDENCE

PROJECT LOCATION:
4120 UNIVERSITY DRIVE
MIAMI, FL 33146

PROJECT CLIENT/OWNER(S):
NICOLAS SOUTO
MARISOL SOUTO

ARCHITECT:
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:

9/28/2020 B.O.A

NO.	DATE	DESCRIPTION

SHEET ISSUE/ REVISION LOG

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"In my professional judgement and to the best of my knowledge and belief, these plans and specifications comply with F.B.C. 6th Edition (2017)."

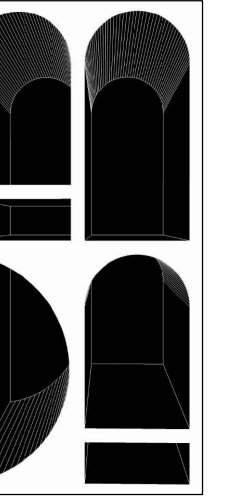
PROJECT ID: 1002	DRAWN BY: AR/AG
PRINT DATE: 9/21/20	SCALE:

DRAWING TITLE:

SITE SURVEY

SHEET NO.

A004



STUDIO ANDRA

PROJECT TITLE:
SOUTO RESIDENCE

PROJECT LOCATION:
4120 UNIVERSITY DRIVE
MIAMI, FL 33146

PROJECT CLIENT/OWNER(S):
NICOLAS SOUTO
MARISOL SOUTO

ARCHITECT:
ANA GUARACAO SERRANO
LIC# AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:

9/28/2020 B.O.A

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

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PROJECT ID:
1002

DRAWN BY:
AR/AG

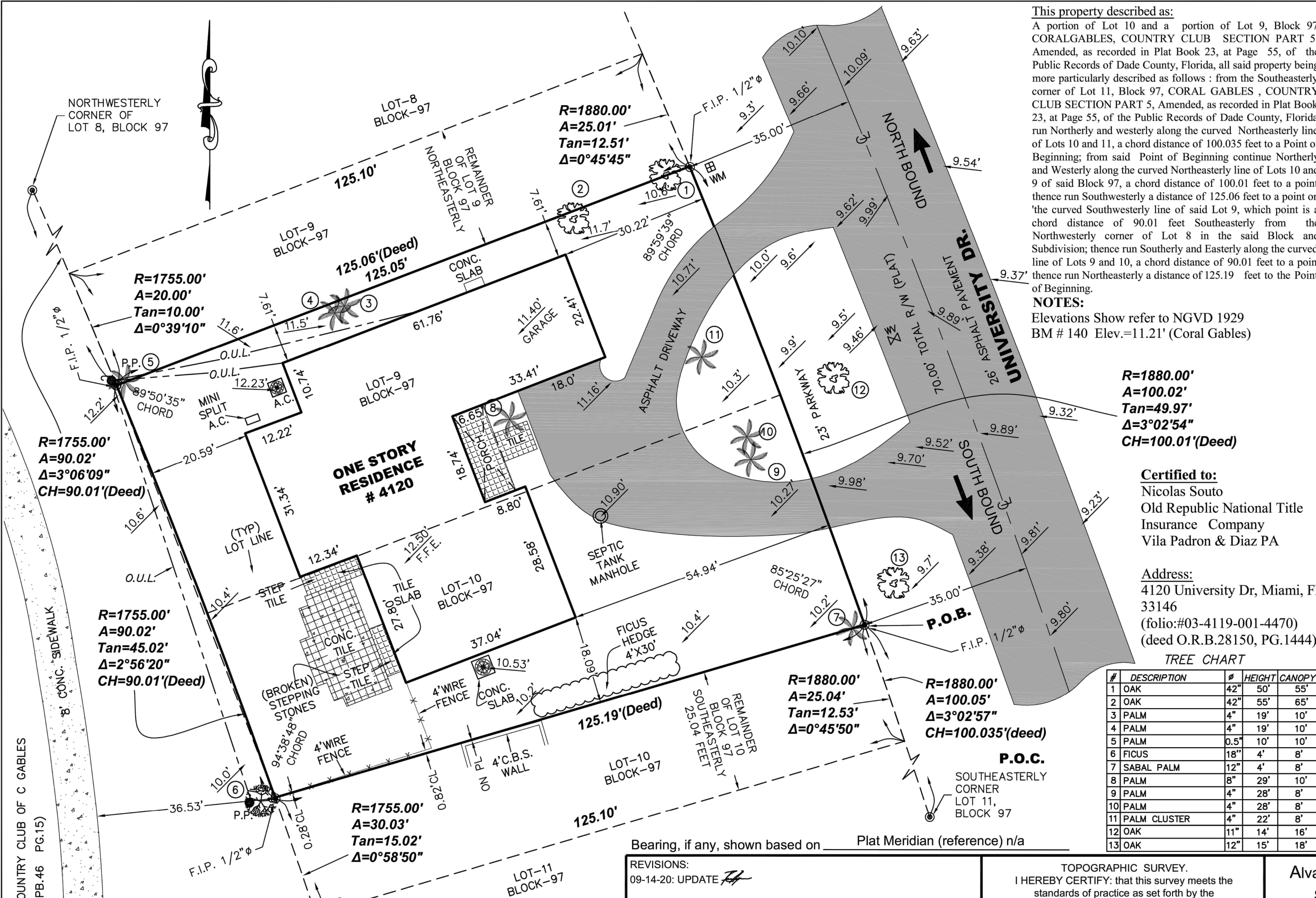
PRINT DATE:
9/21/20

SCALE:
1"=20'

DRAWING TITLE:
TREE SURVEY

SHEET NO.

A005



This property described as:
A portion of Lot 10 and a portion of Lot 9, Block 97, CORALGABLES, COUNTRY CLUB SECTION PART 5, Amended, as recorded in Plat Book 23, at Page 55, of the Public Records of Dade County, Florida, all said property being more particularly described as follows : from the Southeasterly corner of Lot 11, Block 97, CORAL GABLES , COUNTRY CLUB SECTION PART 5, Amended, as recorded in Plat Book 23, at Page 55, of the Public Records of Dade County, Florida, run Northerly and westerly along the curved Northeasterly line of Lots 10 and 11, a chord distance of 100.035 feet to a Point of Beginning; from said Point of Beginning continue Northerly and Westerly along the curved Northeasterly line of Lots 10 and 9 of said Block 97, a chord distance of 100.01 feet to a point; thence run Southwesterly a distance of 125.06 feet to a point on 'the curved Southwesterly line of said Lot 9, which point is a chord distance of 90.01 feet Southeasterly from the Northwestern corner of Lot 8 in the said Block and Subdivision; thence run Southerly and Easterly along the curved line of Lots 9 and 10, a chord distance of 90.01 feet to a point thence run Northeasterly a distance of 125.19 feet to the Point of Beginning.

NOTES:
Elevations Show refer to NGVD 1929
BM # 140 Elev.=11.21' (Coral Gables)

R=1880.00'
A=100.02'
Tan=49.97'
Δ=3°02'54"
CH=100.01'(Deed)

Certified to:
Nicolas Souto
Old Republic National Title
Insurance Company
Vila Padron & Diaz PA

Address:
4120 University Dr, Miami, FL
33146
(folio:#03-4119-001-4470)
(deed O.R.B.28150, PG.1444)

TREE CHART

#	DESCRIPTION	Ø	HEIGHT	CANOPY
1	OAK	42"	50'	55'
2	OAK	42"	55'	65'
3	PALM	4"	19'	10'
4	PALM	4"	19'	10'
5	PALM	0.5"	10'	10'
6	FICUS	18"	4'	8'
7	SABAL PALM	12"	4'	8'
8	PALM	8"	29'	10'
9	PALM	4"	28'	8'
10	PALM	4"	28'	8'
11	PALM CLUSTER	4"	22'	8'
12	OAK	11"	14'	16'
13	OAK	12"	15'	18'

Bearing, if any, shown based on Plat Meridian (reference) n/a

REVISIONS:
09-14-20: UPDATE

FLOOD ZONE X	COMM. No. 120639	PANEL No. 0457	SUFFIX: L	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
F.I.R.M.DATE 09/11/09	F.I.R.M.INDEX 09/11/09	BASE ELEV. + N/A	N.G.V.D.	

TOPOGRAPHIC SURVEY.
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RENE AIGUESVIVES 03/26/20
PROFESSIONAL SURVEYOR AND
MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date
09/14/20

Scale:
1"=20'

Drawn by:
R.S./G.D

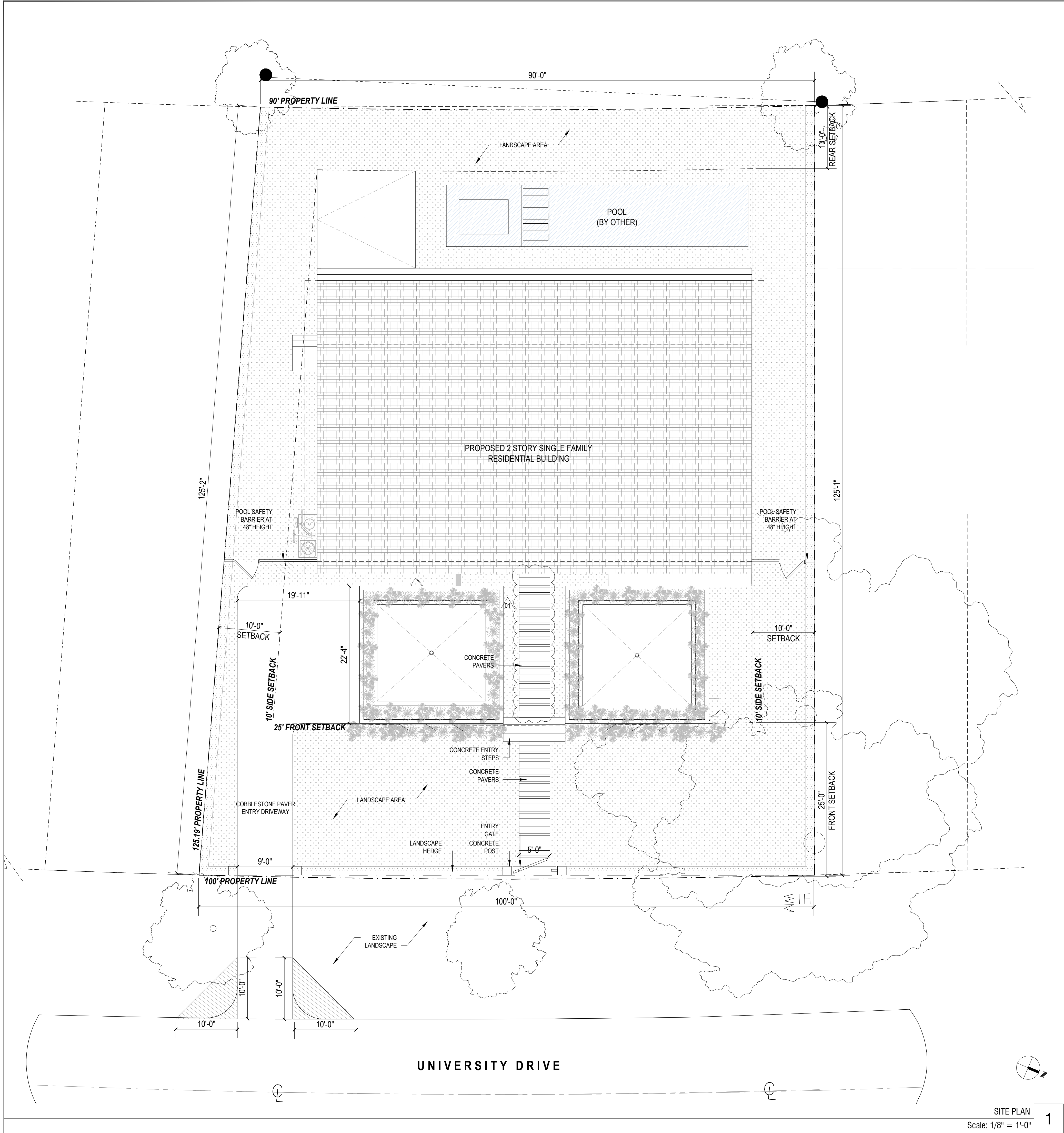
Drwg. No.
20-21883

g) All roads shown hereon are public unless otherwise noted.
h) No identification cap found on property corners unless otherwise noted.
i) Distance along boundary are record and measured unless otherwise noted.
j) The graphic portions of this document are intended to be displayed at the graphic/scale as depicted.
k) Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.
l) Accuracy: The expected use of land as classified in the minimum technical standards (SUT-FAC) is "Suburban". The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
m) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

a) All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership not determined.
b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
c) Code restrictions and title search not reflected in this survey
d) Underground utilities, improvements, footings and encroachments, if any not located.
e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.

LEGEND	
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CH	= Chord
Chatta	= Chattahoochee
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CLF	= Chain Link Fence
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CONC	= Concrete
D	= Delta
Ø	= Diameter
DH	= Drill Hole
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F.F.	= Finish Floor
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P.P.	= Power Pole
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U.E.	= Utility Easement
W.F.	= Wood Fence
W.M.	= Water Meter
W.V.	= Water Valve
+	= Denotes Spot Elevations Taken

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."



PROJECT & ZONING DATA

SITE INFORMATION:		
TYPE	:SFR	
FOLIO NUMBER	:03-4119-001-4470	
LOT AREA	:11,888 Sq.Ft	
LEGAL DESCRIPTION	:C GAB COUNTRY CLUB SEC 5 PB 23-55 LOT 9 LESS NELY25.01FT & LOT 10 LESS SELY25.04FT BLK 97 LOT SIZE 94.960 X 125 OR 18340-75 1198 1	
FEMA FIRM ZONE	:FLOOD ZONE X	

GROUND COVERAGE:	MAX ALLOWED	PROPOSED
MAIN STRUCTURE	:35% (4,160.8 Sq.Ft)	: 4,124 Sq.Ft.
AUX. STRUCTURE	:45% (5,349.6 Sq.Ft)	: 5,137 Sq.Ft.

MAX F.A.R.	MAX ALLOWED
48% OF 5,000	: 2,400 Sq. Ft
35% OF NEXT 5,000	: 1,750 Sq. Ft
30% OF REMAINING	: 566.4 Sq. Ft
TOTAL	=4,716.4 Sq. Ft Max

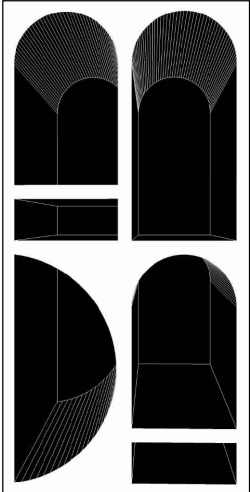
F.A.R PROPOSED	PROPOSED
FIRST FLOOR	: 2,435 Sq. Ft.
DETACHED GARAGE	: 62 Sq. Ft.
SECOND FLOOR	: 2,216 Sq. Ft.
TOTAL	: 4,713 Sq.Ft.

LANDSCAPE OPEN SPACE	MIN. REQUIRED	PROPOSED
40% OF BUILDING SITE	:4,755.2 Sq. Ft	: 5,427 Sq.FT (45.6%)
20% FRONT YARD	:951 Sq. Ft	: 2,130 Sq.FT (44%)

BUILDING HEIGHT:	MAX ALLOWED	MAX PROPOSED
	:25' (TO EAVE)	:22'-6" (TO EAVE)

MAIN BUILDING		
SETBACKS:	REQUIRED	PROPOSED
FRONT	:25'	:25'
SIDE	:10'	:10'
REAR	:10'	:10'

- NOTES:
- REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DETAILS
 - ALL RAINWATER MUST BE RETAINED WITHIN PRIVATE PROPERTY.
 - ALL REQUIREMENTS FOR LANDSCAPE AS LISTED IN ZONING CODE ARTICLE 5, DIVISION 11 WILL BE COMPLIED WITH.
 - ALL POOL GATES ARE SELF CLOSING AND SELF LATCHING



STUDIO ANDA

PROJECT TITLE:
SOUTO RESIDENCE

PROJECT LOCATION:
4120 UNIVERSITY DRIVE
MIAMI, FL 33146

PROJECT CLIENT/OWNER(S):
NICOLAS SOUTO
MARISOL SOUTO

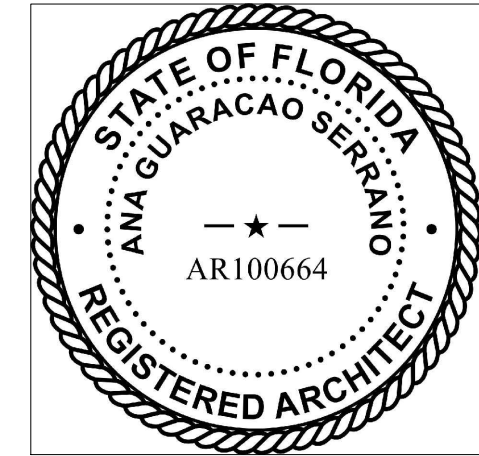
ARCHITECT:
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



	4/29/2021	B.O.A
	9/28/2020	B.O.A
NO.	DATE	DESCRIPTION
SHEET ISSUE/ REVISION LOG		

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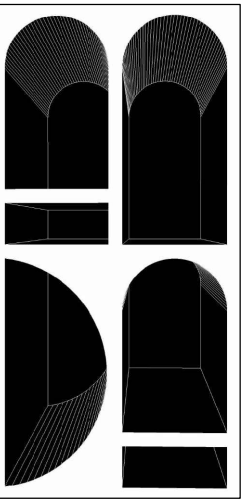
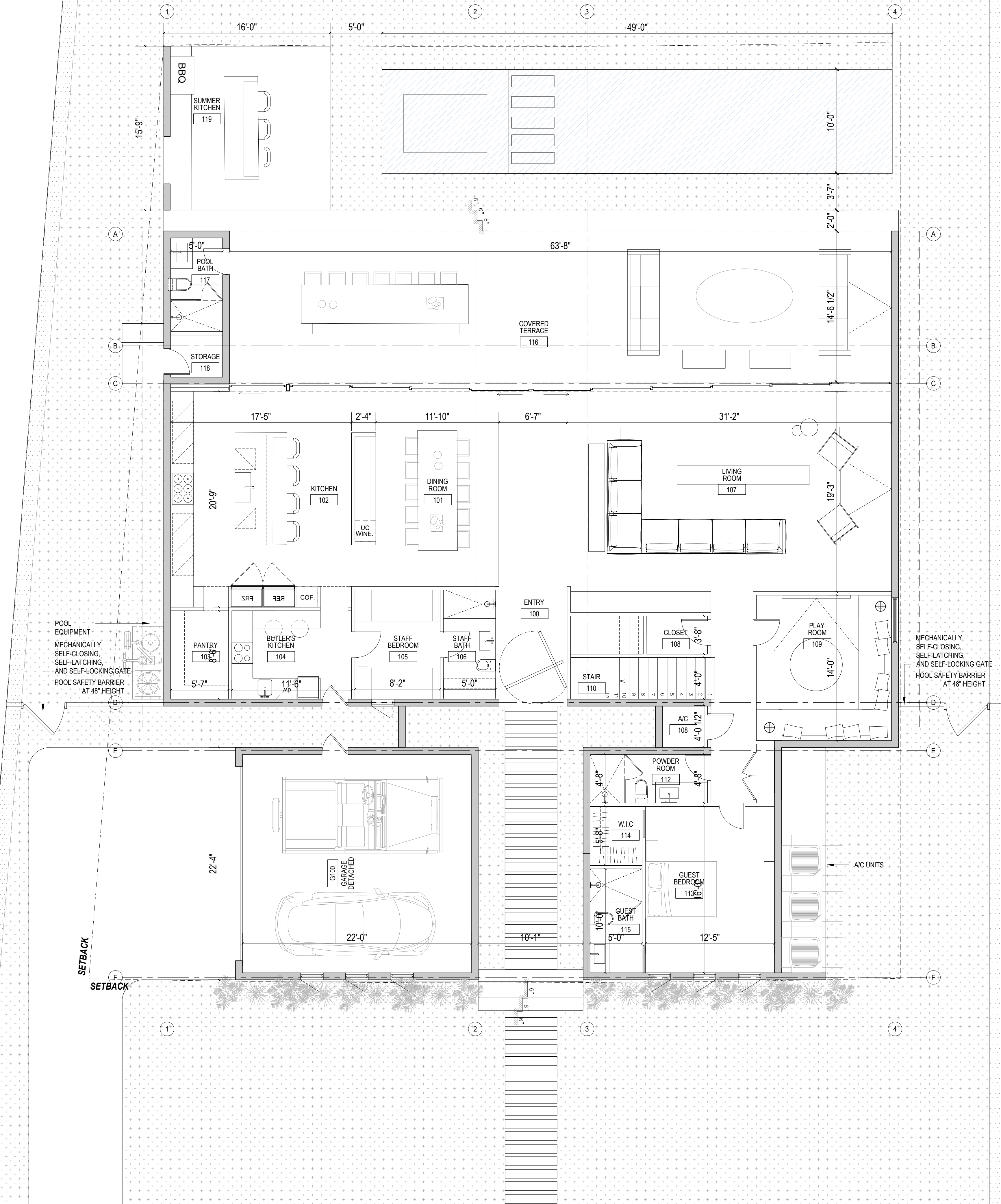
PROJECT ID:	DRAWN BY:
1002	AR/AG
PRINT DATE:	SCALE:
9/21/20	1/8"-1'-0"

DRAWING TITLE:

SITE PLAN

SHEET NO.

A100



STUDIO ANDA

PROJECT TITLE:

SOUTO RESIDENCE

PROJECT LOCATION:

4120 UNIVERSITY DRIVE
MIAMI, FL 33146

PROJECT CLIENT/OWNER(S):

NICOLAS SOUTO
MARISOL SOUTO

ARCHITECT:

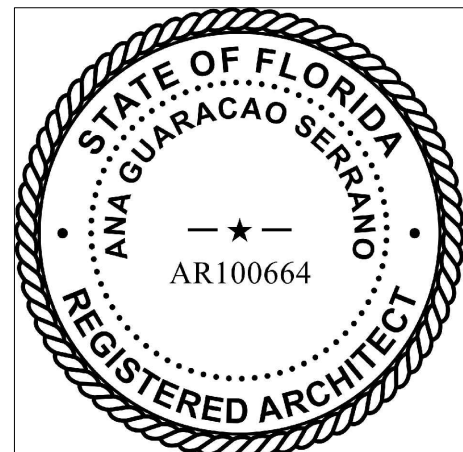
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



4/29/2021 B.O.A

9/28/2020 B.O.A

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

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PROJECT ID:

1002

DRAWN BY:

AR/AG

PRINT DATE:

9/21/20

SCALE:

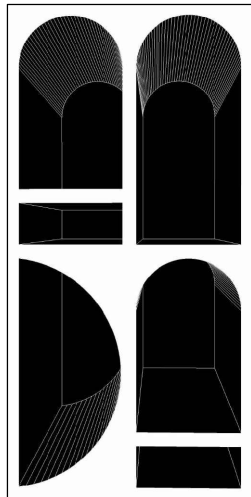
3/16"-1'-0"

DRAWING TITLE:

FIRST FLOOR
PLAN

SHEET NO.

A101



STUDIO ANDA

PROJECT TITLE:

SOUTO RESIDENCE

PROJECT LOCATION:

4120 UNIVERSITY DRIVE
MIAMI, FL 33146

PROJECT CLIENT/OWNER(S):

NICOLAS SOUTO
MARISOL SOUTO

ARCHITECT:

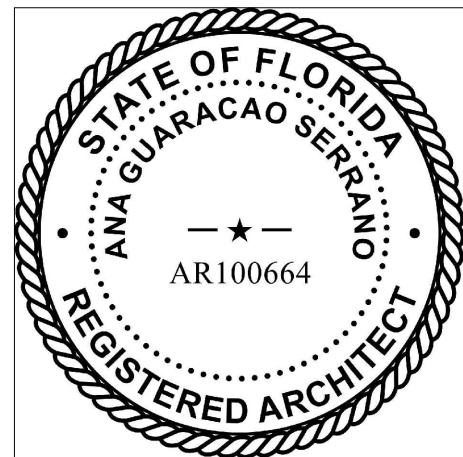
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



4/29/2021 B.O.A

9/28/2020 B.O.A

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

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PROJECT ID:

1002

DRAWN BY:

AR/AG

PRINT DATE:

9/21/20

SCALE:

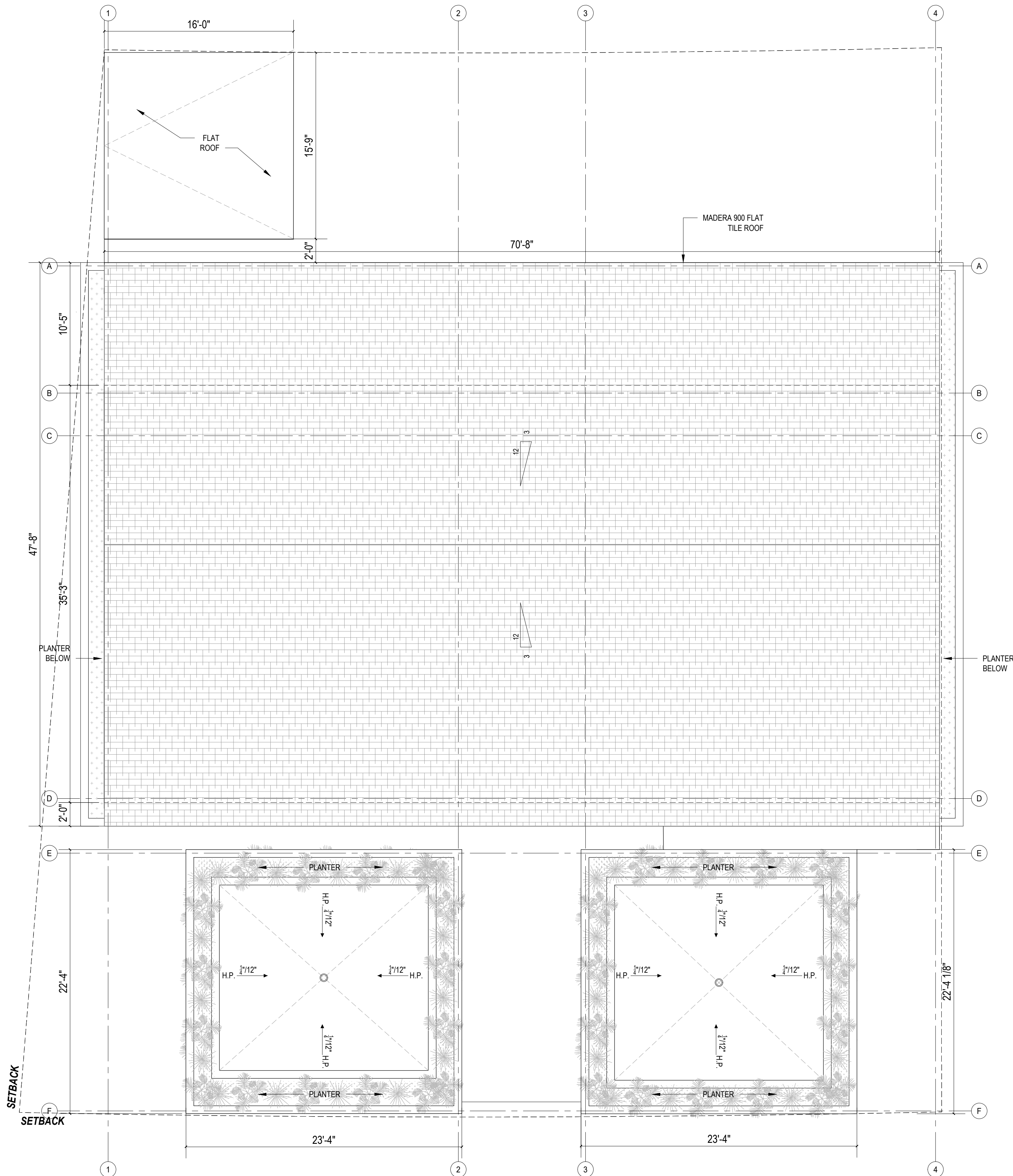
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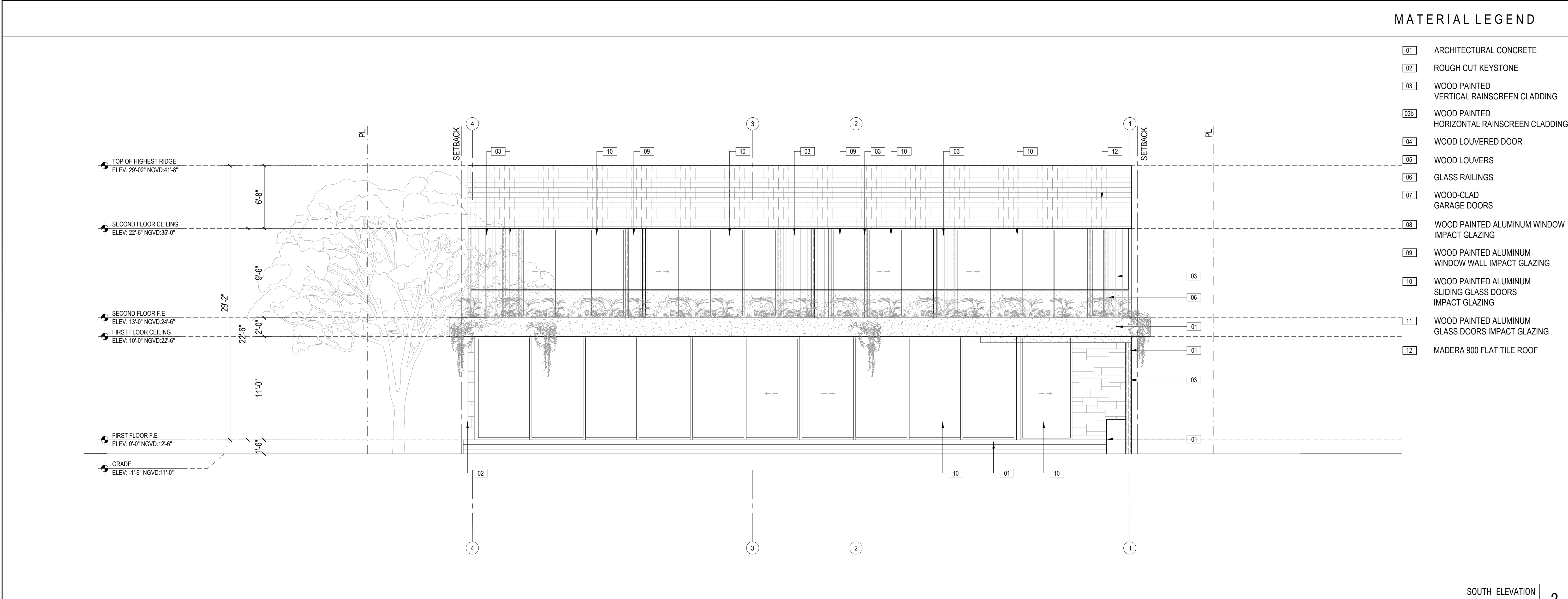
DRAWING TITLE:

ROOF
PLAN

SHEET NO.

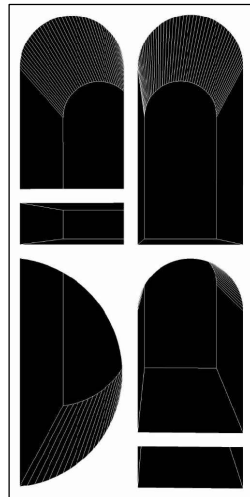
A103





MATERIAL LEGEND

- 01 ARCHITECTURAL CONCRETE
- 02 ROUGH CUT KEYSTONE
- 03 WOOD PAINTED VERTICAL RAINSCREEN CLADDING
- 03b WOOD PAINTED HORIZONTAL RAINSCREEN CLADDING
- 04 WOOD LOUVERED DOOR
- 05 WOOD LOUVERS
- 06 GLASS RAILINGS
- 07 WOOD-CLAD GARAGE DOORS
- 08 WOOD PAINTED ALUMINUM WINDOW IMPACT GLAZING
- 09 WOOD PAINTED ALUMINUM WINDOW WALL IMPACT GLAZING
- 10 WOOD PAINTED ALUMINUM SLIDING GLASS DOORS IMPACT GLAZING
- 11 WOOD PAINTED ALUMINUM GLASS DOORS IMPACT GLAZING
- 12 MADERA 900 FLAT TILE ROOF



STUDIO ANDA

PROJECT TITLE:

SOUTO RESIDENCE

PROJECT LOCATION:

4120 UNIVERSITY DRIVE
MIAMI, FL 33146

PROJECT CLIENT/OWNER(S):

NICOLAS SOUTO
MARISOL SOUTO

ARCHITECT:

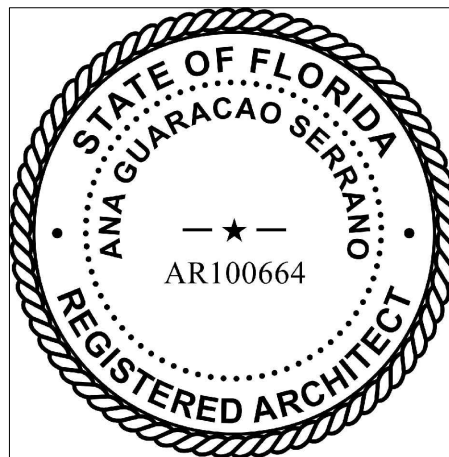
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

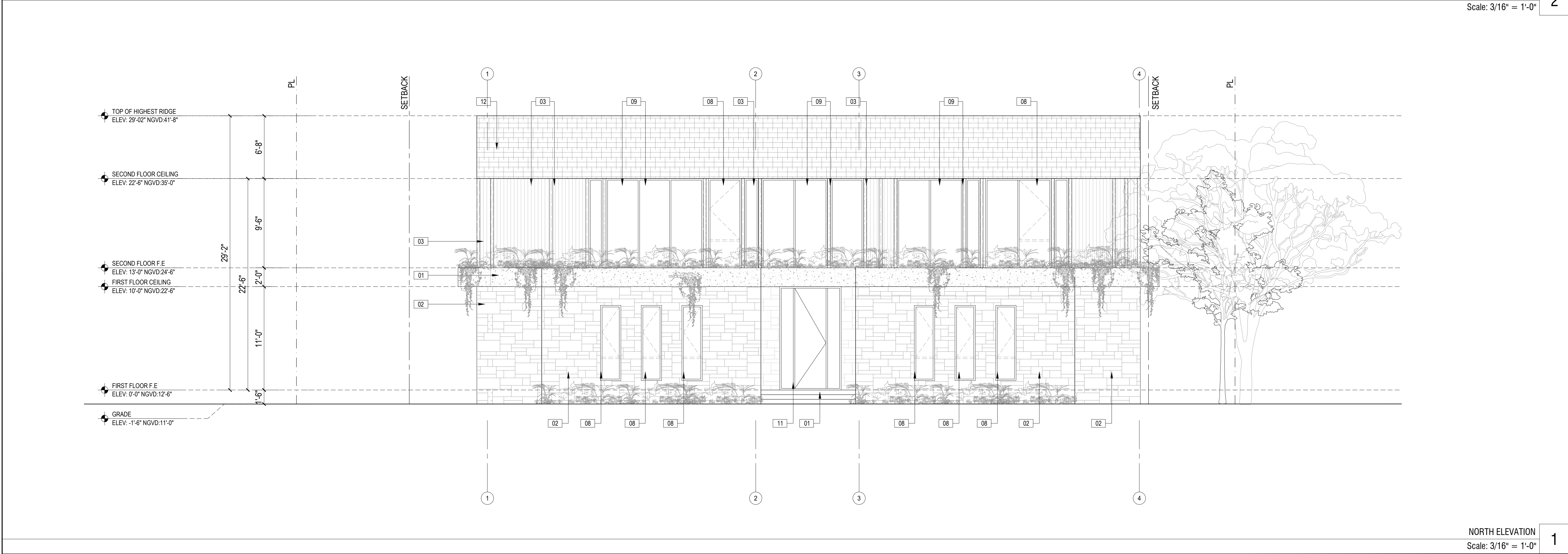
LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



SOUTH ELEVATION
Scale: 3/16" = 1'-0"

2



NORTH ELEVATION
Scale: 3/16" = 1'-0"

1

4/29/2021

B.O.A

9/28/2020

B.O.A

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

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PROJECT ID:

1002

DRAWN BY:

AR/AG

PRINT DATE:

9/21/20

SCALE:

3/16"-1'-0"

DRAWING TITLE:

ELEVATIONS

SHEET NO.

A200

PROJECT TITLE:

SOUTO RESIDENCE

PROJECT LOCATION:
4120 UNIVERSITY DRIVE
MIAMI, FL 33146

PROJECT CLIENT/OWNER(S):
NICOLAS SOUTO
MARISOL SOUTO

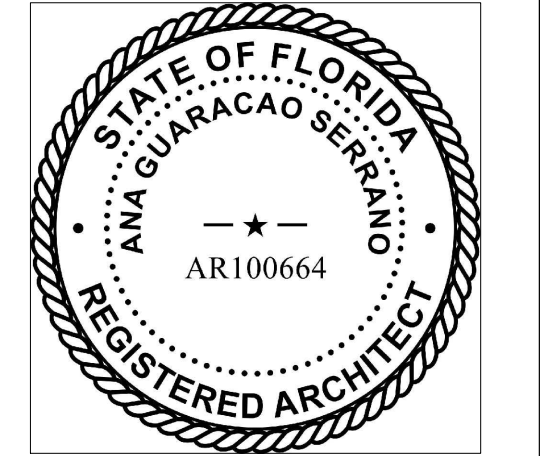
ARCHITECT:
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



4/29/2021 B.O.A

9/28/2020 B.O.A

NO.	DATE	DESCRIPTION
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PROJECT ID: 1002	DRAWN BY: AR/AG
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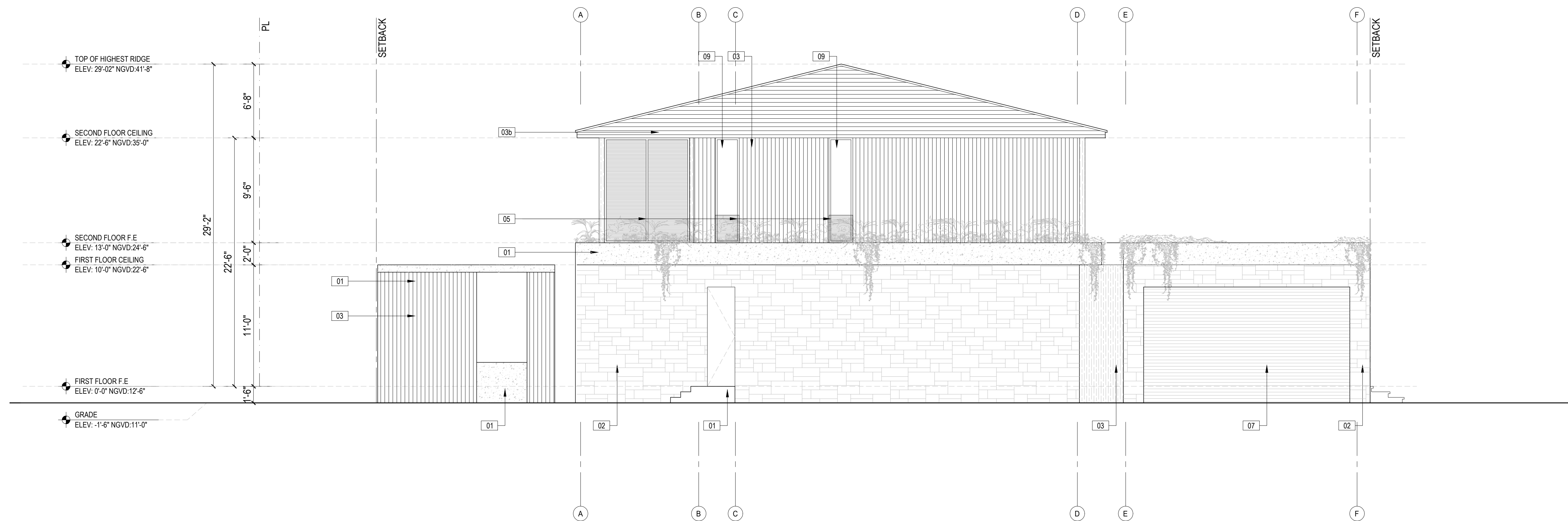
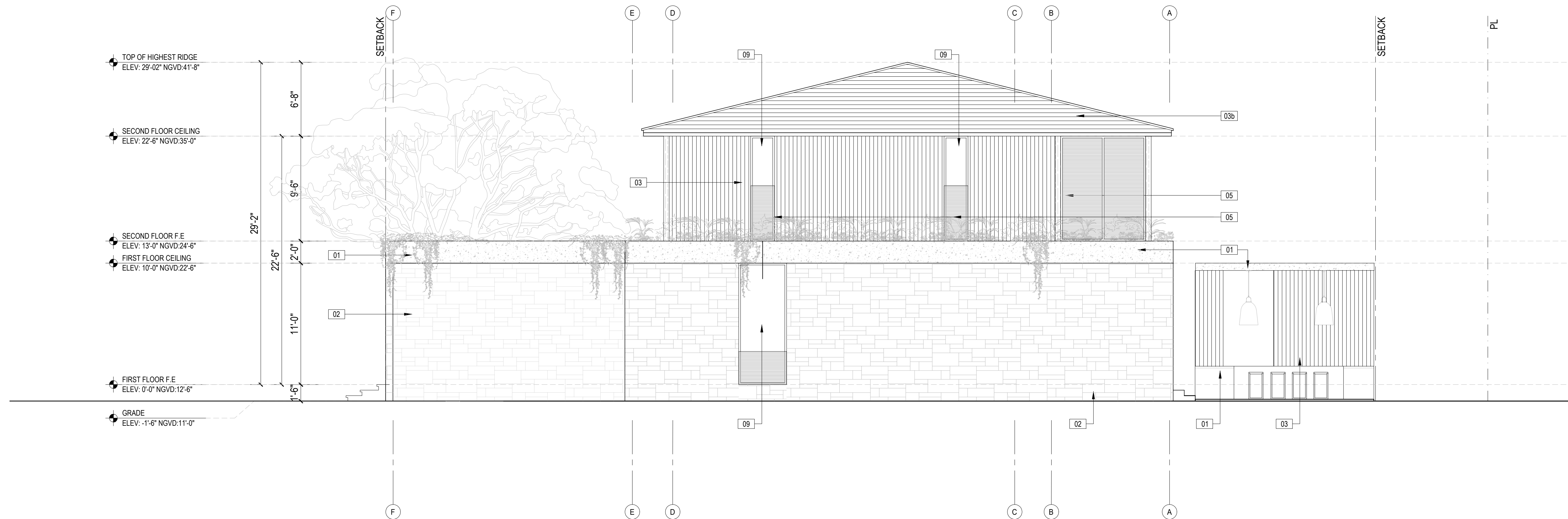
PRINT DATE:	SCALE:
9/21/20	3/16"-1'-0"

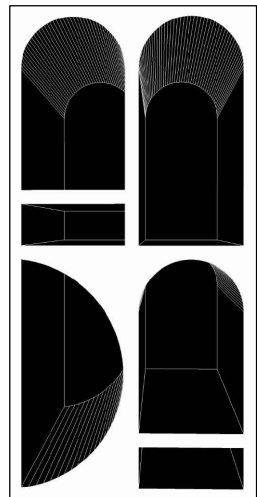
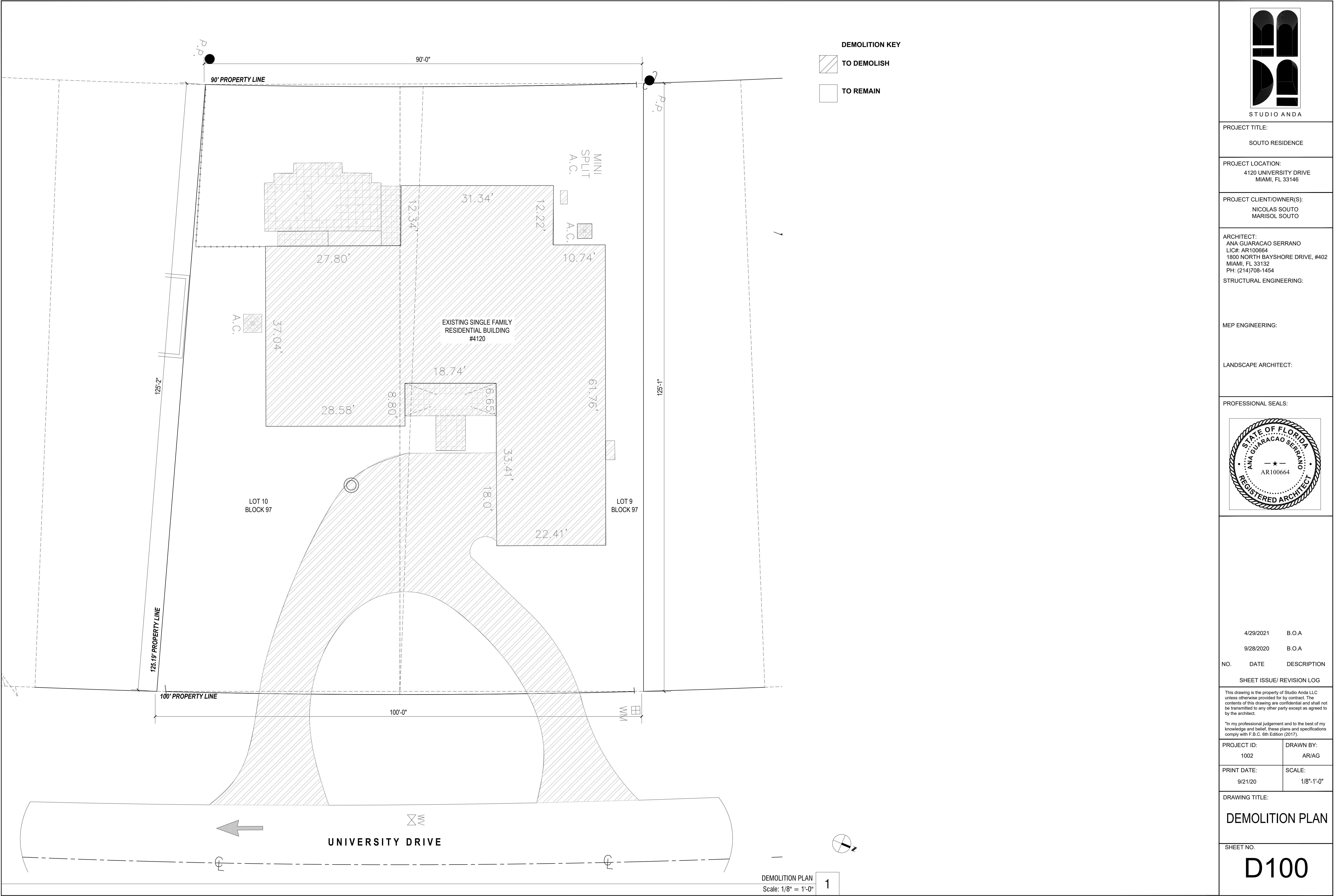
DRAWING TITLE:

ELEVATIONS

SHEET NO.

A201





PROJECT TITLE:
SOUTO RESIDENCE

PROJECT LOCATION:
4120 UNIVERSITY DRIVE
MIAMI, FL 33146

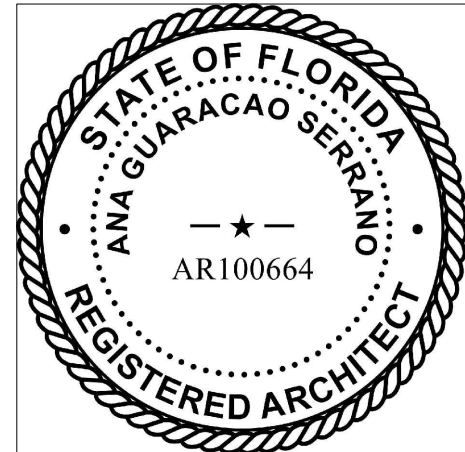
PROJECT CLIENT/OWNER(S):
NICOLAS SOUTO
MARISOL SOUTO

ARCHITECT:
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454
STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



4/29/2021 B.O.A

9/28/2020 B.O.A

NO. DATE DESCRIPTION

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PROJECT ID: 1002
DRAWN BY: AR/AG

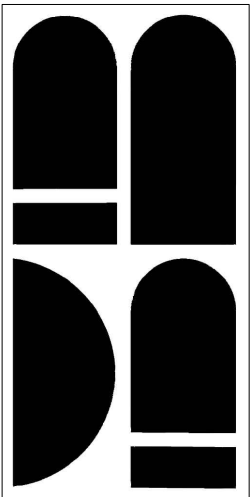
PRINT DATE: 9/21/20
SCALE: 1/8"-1'-0"

DRAWING TITLE:

DEMOLITION PLAN

SHEET NO.

D100



STUDIO ANDA

PROJECT TITLE:

SOUTO RESIDENCE

PROJECT LOCATION:

4120 UNIVERSITY DRIVE
MIAMI, FL 33146

PROJECT CLIENT/OWNER(S):

NICOLAS SOUTO
MARISOL SOUTO

ARCHITECT:

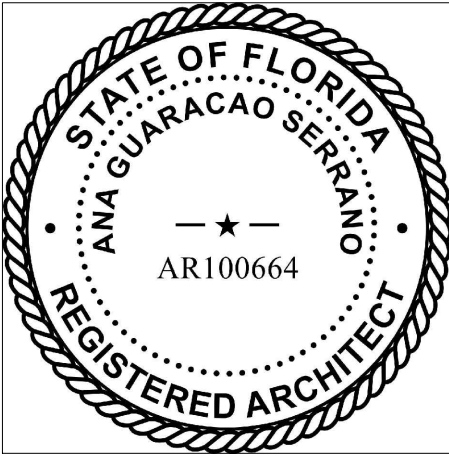
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



4/29/2021 B.O.A

9/28/2020 B.O.A

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

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PROJECT ID:

1002

DRAWN BY:

AR/AG

PRINT DATE:

9/21/20

SCALE:

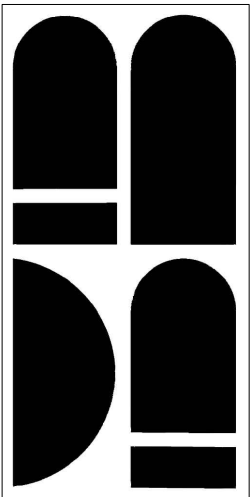
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DRAWING TITLE:

FRONT
RENDERING

SHEET NO.

R001



STUDIO ANDA

PROJECT TITLE:

SOUTO RESIDENCE

PROJECT LOCATION:

4120 UNIVERSITY DRIVE
MIAMI, FL 33146

PROJECT CLIENT/OWNER(S):

NICOLAS SOUTO
MARISOL SOUTO

ARCHITECT:

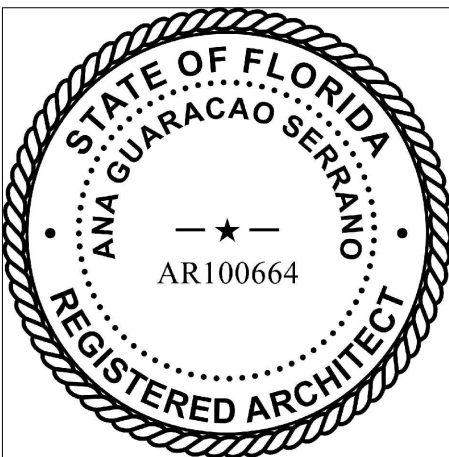
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



4/29/2021 B.O.A

9/28/2020 B.O.A

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

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PROJECT ID:

1002

DRAWN BY:

AR/AG

PRINT DATE:

9/21/20

SCALE:

3/16"-1'-0"

DRAWING TITLE:

REAR
RENDERING

SHEET NO.

R002