



REMODELING EXISTING RESIDENCE FOR:

ALEGRIANO RESIDENCE

1364 ALEGRIANO AVENUE
CORAL GABLES, FLORIDA 33146

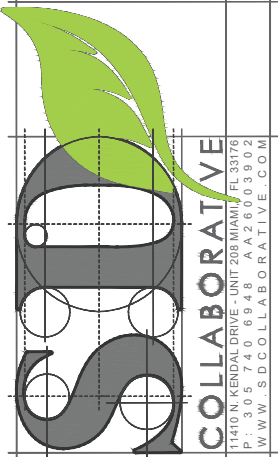
CONSULTANTS

SCOPE OF WORK

REMODELED SINGLE FAMILY RESIDENCE: BOA PRELIMINARY SET

ZONING

CURRENT: SFR
PROPOSED: SFR



[illegible]


A single-story white house with a red-tiled roof. The house features a large front lawn, a paved driveway, and a covered carport area. The property is surrounded by lush greenery and trees.

An aerial photograph of a residential neighborhood. The image shows several houses with varying roof styles, including tiled and gabled roofs. There are multiple swimming pools visible, some with blue water and others with white covers. The houses are surrounded by lush green lawns, mature trees, and palm trees. A paved road runs along the top and right sides of the image, with a few cars parked or driving. The overall scene depicts a well-maintained suburban or tropical residential area.

An aerial photograph of a residential neighborhood. The image shows several houses with orange-tiled roofs and green lawns. A swimming pool is visible in the lower right. The area is surrounded by trees and a paved road.

An aerial photograph of a large, multi-story house with a prominent swimming pool. The house features a complex roofline with multiple gables and a central tower-like structure. The pool is rectangular and located in the center of the property. The house is surrounded by extensive landscaping, including numerous trees and manicured lawns. A paved driveway leads to the house, and a road is visible in the foreground. The overall scene depicts a high-end residential property.

An aerial photograph of a suburban neighborhood. The image shows several houses with reddish-brown tiled roofs, surrounded by lush green lawns and mature trees. A swimming pool is visible in the upper right corner. A paved road or driveway runs through the center of the image, and a parking lot with several cars is located on the right side. The overall scene depicts a peaceful, well-maintained residential area.



SD COLLABORATIVE
 THOMAS KESLER DRIVE, SUITE 208 MANASSAS, VA 20108
 P: 703-640-6648
 WWW.SDCOLLABORATIVE.COM

MILCE M. CONDE, RA, ARCHITECT, AR0015803
PRIMITIVO E. CONDE, RA, ARCHITECT, AR0014606

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

COMMENTS

REV NO.

PROJECT: REMODELING EXISTING RESIDENCE

ALEGRIANO RESIDENCE
1364 ALEGRIANO AVENUE
CORAL GABLES, FLORIDA 33146

PROJECT NO.:	18-009-00
ISSUE DATE:	06-07-2021
SCALE:	AS NOTED
DRAWN BY:	KR
CHECKED:	DC/PEC

A003

1 Survey
SCALE: NTS



1 Residence 1 - Front Elevation (2,152 SQFT)
SCALE: NTS



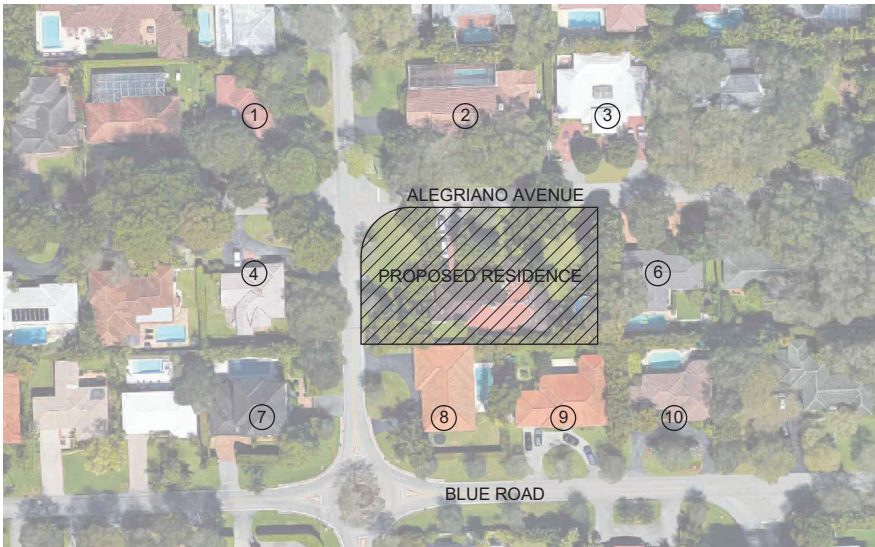
2 Residence 2 - Front Elevation (4,953 SQFT)
SCALE: NTS



3 Residence 3 - Front Elevation (3,309 SQFT)
SCALE: NTS



4 Residence 4 - Front Elevation (2,632 SQFT)
SCALE: NTS



5 Location Plan - New Proposed Residence - (7,000 SQFT)
SCALE: NTS



6 Residence 6 - Front Elevation (2,112 SQFT)
SCALE: NTS



7 Residence 7 - Front Elevation (4,684 SQFT)
SCALE: NTS



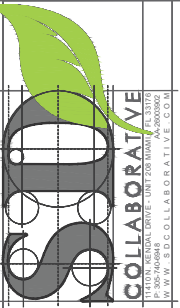
8 Residence 8 - Front Elevation (2,992 SQFT)
SCALE: NTS



9 Residence 9 - Front Elevation (3,346 SQFT)
SCALE: NTS



10 Residence 10 - Front Elevation (2,309 SQFT)
SCALE: NTS



COLLABORATIVE
DANCE M. CONDE R.A. ARCHITECT, A00018000
1364 ALEGRANO AVENUE, SUITE 100, CORAL GABLES, FL 33146
P: 305.742.0494
WWW.COLLABORATIVE.COM

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE OR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

REV. NO.	DATE	COMMENTS

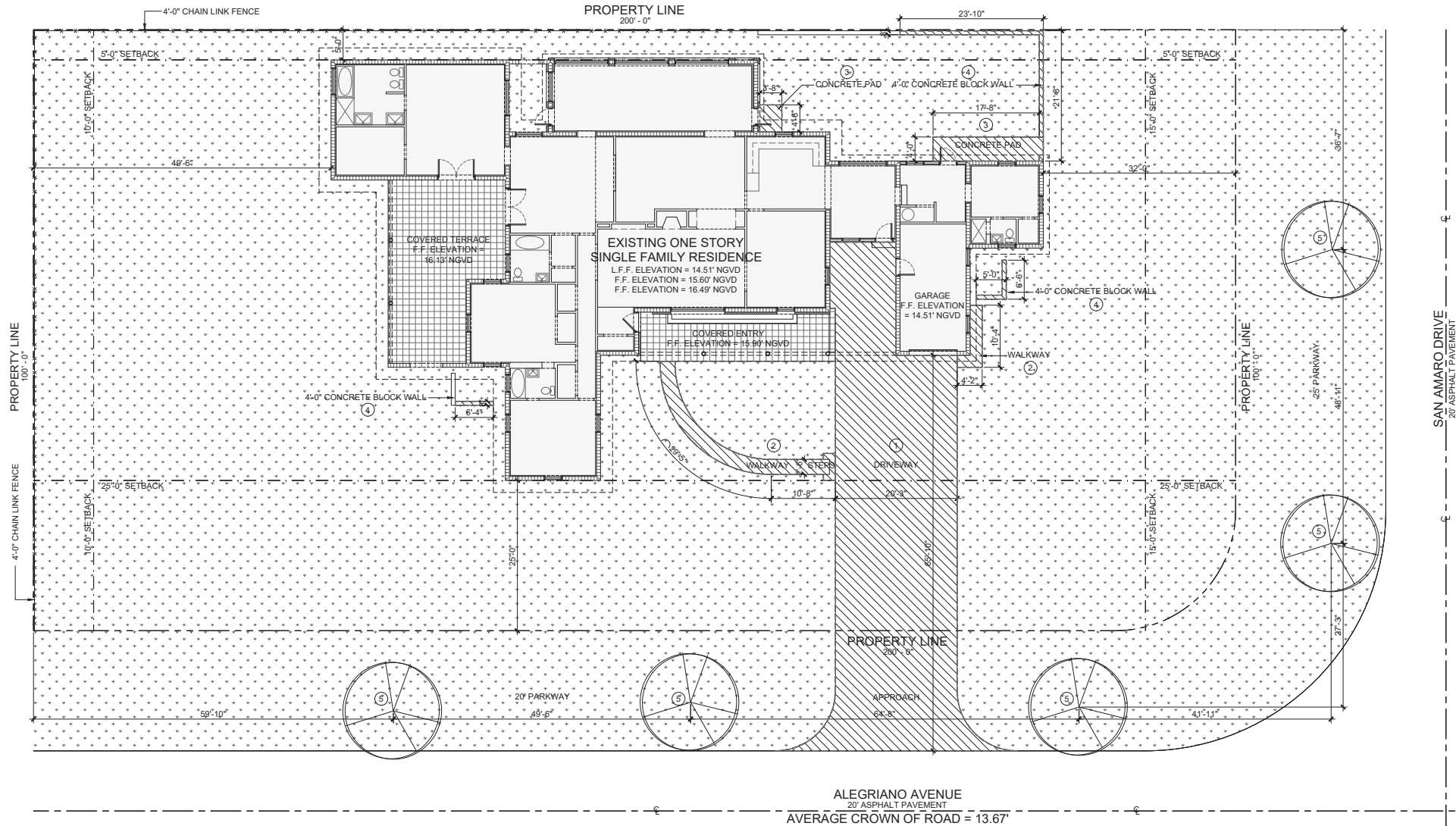
PROJECT: REMODELING EXISTING RESIDENCE

ALEGRANO RESIDENCE
1364 ALEGRANO AVENUE
CORAL GABLES, FLORIDA 33146

PROJECT NO.: 18-009-00
ISSUE DATE: 06-07-2021
SCALE: AS NOTED
DRAWN BY: KR
CHECKED: DC/PEC

Area Photos

A005



LEGAL DESCRIPTION

LOT 1,2,3, AND 4, BLOCK 92, AMENDED PLAT OF CORAL GABLES COUNTRY CLUB SECTION PART FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 55, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

ZONING DATA:

Zoning Designation: Single-Family Residential (SFR)
Lot Size: 19,914 SQ.FT.

FLOOD CRITERIA: Flood Zone X

DEMOLITION NOTES:

- 1 EXISTING DRIVEWAY APPROACH TO BE REMOVED. PREPARE AREA FOR NEW DRIVEWAY APPROACH AND NEW SOD.
- 2 REMOVE EXISTING WALKWAY AND STEPS.
- 3 REMOVE EXISTING CONCRETE PAD.
- 4 REMOVE PORTION OF EXISTING 4'-0" CONCRETE BLOCK WALL.
- 5 EXISTING STREET TREES TO REMAIN.

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE OR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY A AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

REV. NO. DATE COMMENTS

PROJECT: REMODELING EXISTING RESIDENCE

ALEGRIANO RESIDENCE
1364 ALEGRIANO AVENUE
CORAL GABLES, FLORIDA 33146

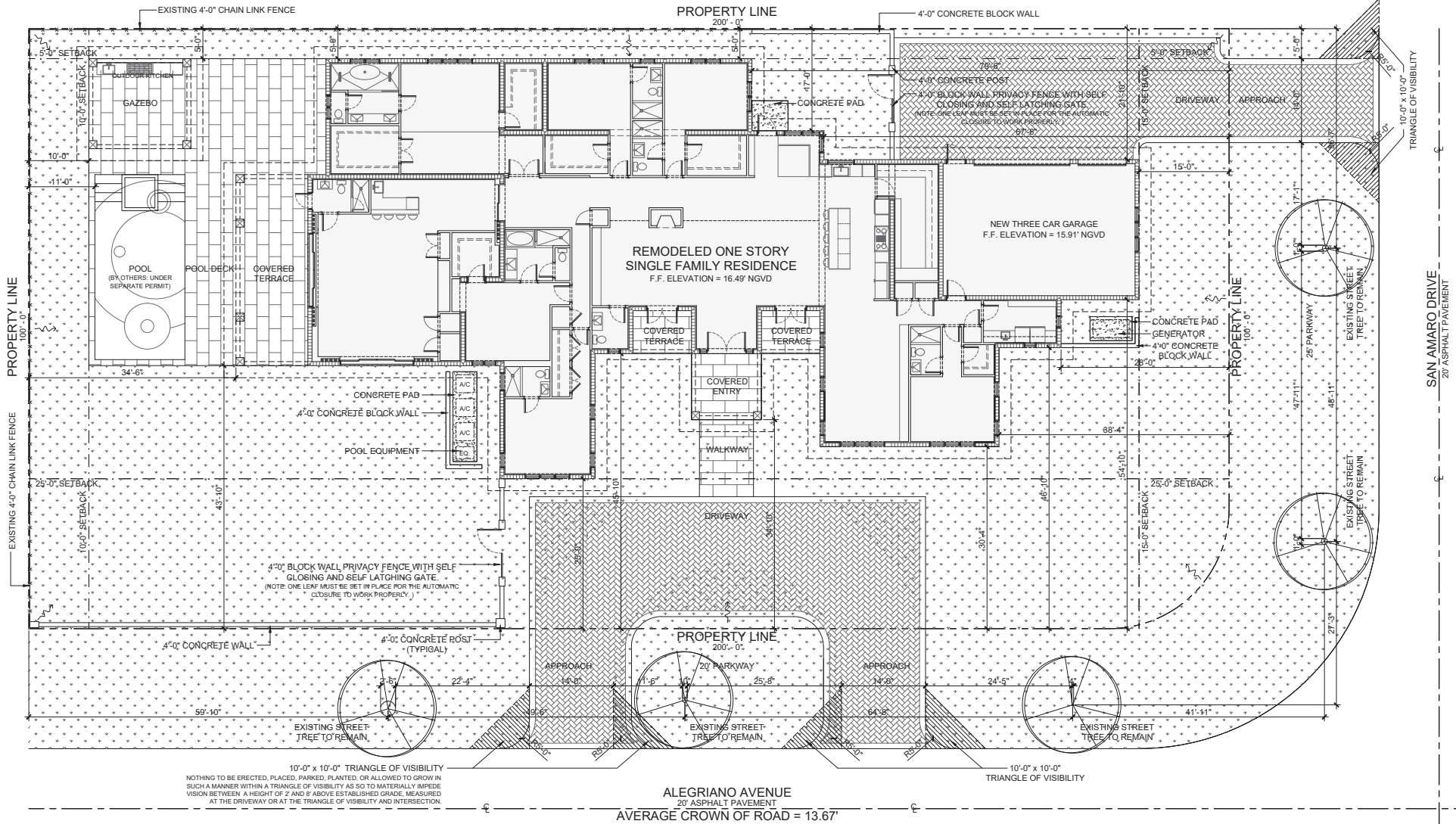
GENERAL NOTE:

REFER TO SHEET A002 FOR DEMOLITION NOTES.

LEGEND
AREAS TO BE REMOVED

PROJECT NO.: 18-009-00
ISSUE DATE: 06-07-2021
SCALE: AS NOTED
DRAWN BY: KR
CHECKED: DC/PEC

Existing Site Plan
- Demolition Plan



NOTES:
- ALL RAIN WATER MUST BE RETAINED ON PRIVATE PROPERTY. (SEE SYMBOL ~~~~~)
- ALL MECHANICAL EQUIPMENT TO BE LOCATED WITHIN PROPERTY SETBACKS.
- SEE SHEET A101.1 FOR AREA CALCULATIONS AND OPEN SPACE PERCENTAGE BREAKDOWN.
- SEE SHEET A102-A103 FOR ENLARGED SITE PLANS.

NOTES:

WORK SCOPE HAS BEEN DESIGNED & SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING APPLICABLE BUILDING CODE.

Coral Gables Zoning Code

Florida Building Code, Building (FBC-B) - 2017 (6th Edition)

Florida Building Code, Mechanical (FBC-M) - 2017 (6th Edition)

Florida Building Code, Fuel Gas (FBC-FG) - 2017 (6th Edition)

Florida Building Code, Plumbing (FBC-P) - 2017 (6th Edition)

Florida Building Code, Existing Building (FBC-EB) - 2017 (6th Edition)

Florida Fire Prevention Code (FFPC) - 5th and 6th Edition

National Electrical Code (NEC) - 2014 Edition

THE CONTRACTOR SHALL MAKE AVAILABLE TO THE BUILDING INSPECTOR ANY DOCUMENTATION NECESSARY TO VERIFY THAT ALL PRODUCTS REQUIRING APPROVAL PER FS 553.842 ARE IN COMPLIANCE AS PER PRODUCT APPROVAL REQUIREMENT.

LEGAL DESCRIPTION

LOT 1,2,3, AND 4, BLOCK 92, AMENDED PLAT OF CORAL GABLES COUNTRY CLUB SECTION PART FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 55, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

ZONING DATA:

Zoning Designation: Single-Family Residential (SFR)
Lot Size: 19,914 SQ.FT.

BUILDING SETBACK:

Setbacks:	Required	Provided
Front	25'-0"	25'-0"
Rear	5'-0"	5'-0"
Street Side	15'-0"	15'-0"
Interior Side	10'-0"	10'-0"

Height: 25'-0" 17'-11"

SQUARE FOOT FLOOR AREA:

	Allowable	Provided
First 5,000 SQFT at 48% =	2,400 SQFT	
Second 5,000 SQFT at 35% =	1,750 SQFT	
Remaining SQFT at 30% =	2,974 SQFT	
Principle Building Area		5,997 SQFT
Gazebo Building Area		255 SQFT

TOTAL 7,124 SQFT 6,252 SQFT

GROUND AREA COVERAGE:

	Allowable	Provided
35% max of the ground area of the building site		
Principle Building Area		6,313 SQ FT
Cantilevered portion of the building or roof overhangs greater than 5' :		
Covered Entry		128 SQ FT
Covered Terrace(s)		520 SQ FT
TOTAL	6,970 SQ FT	6,961 SQ FT

Additional Ground Coverage: 45% max of the ground area of the building site (Including the 35% Principle building area)

Swimming Pool	463 SQ FT
Gazebo Building Area	255 SQ FT
TOTAL	8,961 SQ FT 7,679 SQ FT

NOTE:

- See Required Covenants Provided for Covered Entry, Covered Terrace, and Covered Outdoor Kitchen

LANDSCAPE OPEN SPACE

	Required	Provided
40% of the Building Site Area	7,966 SQ FT	9,263 SQ FT
20% of the required 40% of the Building Site Area shall be located in the front yard area.	1,593 SQ FT	2,014 SQ FT

CONSTRUCTION

TYPE II B

FLOOD CRITERIA: Flood Zone X

ADDRESS: 1384 ALEGRIANO AVENUE, CORAL GABLES, FLORIDA, 33146

	LOWEST FLOOR ELEVATION	GARAGE ELEVATION
EXISTING	14.51' NGVD	14.51' NGVD
PROPOSED	15.91' NGVD	15.32' NGVD

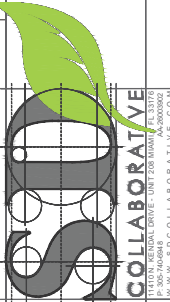
ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION. (B.F.E.)

ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.

ALTERNATIVELY SEE A CERTIFICATION BY THE P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL BE ALLOWED FOR AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTORS SWALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.

0'-0" = 15.91' NGVD



DALCE M. CONDE, R.A. ARCHITECT, A00016803
1384 ALEGRIANO AVENUE, SUITE 100, CORAL GABLES, FL 33146
P: 305.764.9484
WWW.DMCONDE.COM
F: 305.764.9484
WWW.DMCONDE.COM

PROJECT: REMODELING EXISTING RESIDENCE

PROJECT: REMODELING EXISTING RESIDENCE

ALEGRIANO RESIDENCE
1384 ALEGRIANO AVENUE
CORAL GABLES, FLORIDA 33146

PROJECT NO.: 18-009-00

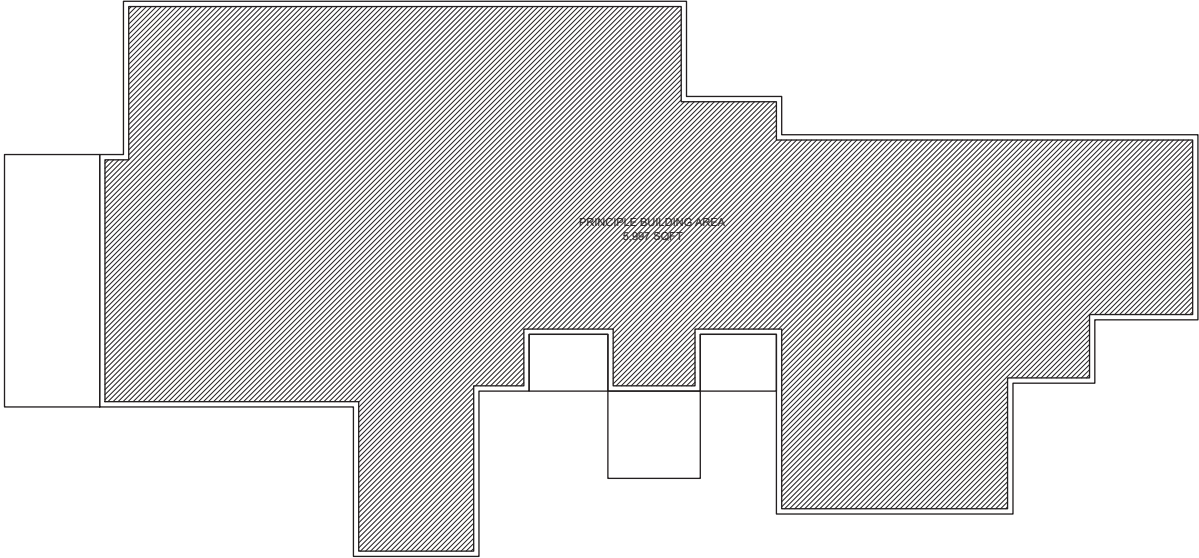
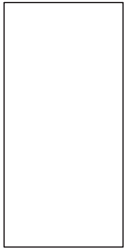
ISSUE DATE: 06-07-2021






SCALE: AS NOTED

DRAWN BY: KR

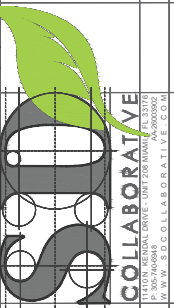
CHECKED: DC/PEC

New Site Plan



AREA CALCULATIONS:		
Lot Size:	19,914 SQ.FT.	
SQUARE FOOT FLOOR AREA:	Allowable	Provided
First 5,000 SQFT at 48% =	2,400 SQFT	
Second 5,000 SQFT at 35% =	1,750 SQFT	
Remaining SQFT at 30% =	2,974 SQFT	
First Floor Principle Building Area		5,997 SQFT
Gazebo Building Area		214 SQFT
TOTAL	7,124 SQFT	6,211 SQFT
GROUND AREA COVERAGE:	Allowable	Provided
35% max of the ground area of the building site		
 Principle Building Area (First Floor)		6,313 SQFT
Canilevered portion portion of the building or roof overhangs greater than 5' :		
 Covered Entry		128 SQFT
 Covered Terrace(s)		520 SQFT
TOTAL	6,970 SQFT	6,961 SQFT
Additional Ground Coverage: 45% max of the ground area of the building site (Including the 35% Principle building area)		
 Swimming Pool		463 SQFT
 Gazebo		255 SQFT
TOTAL	8,961 SQFT	7,679 SQFT

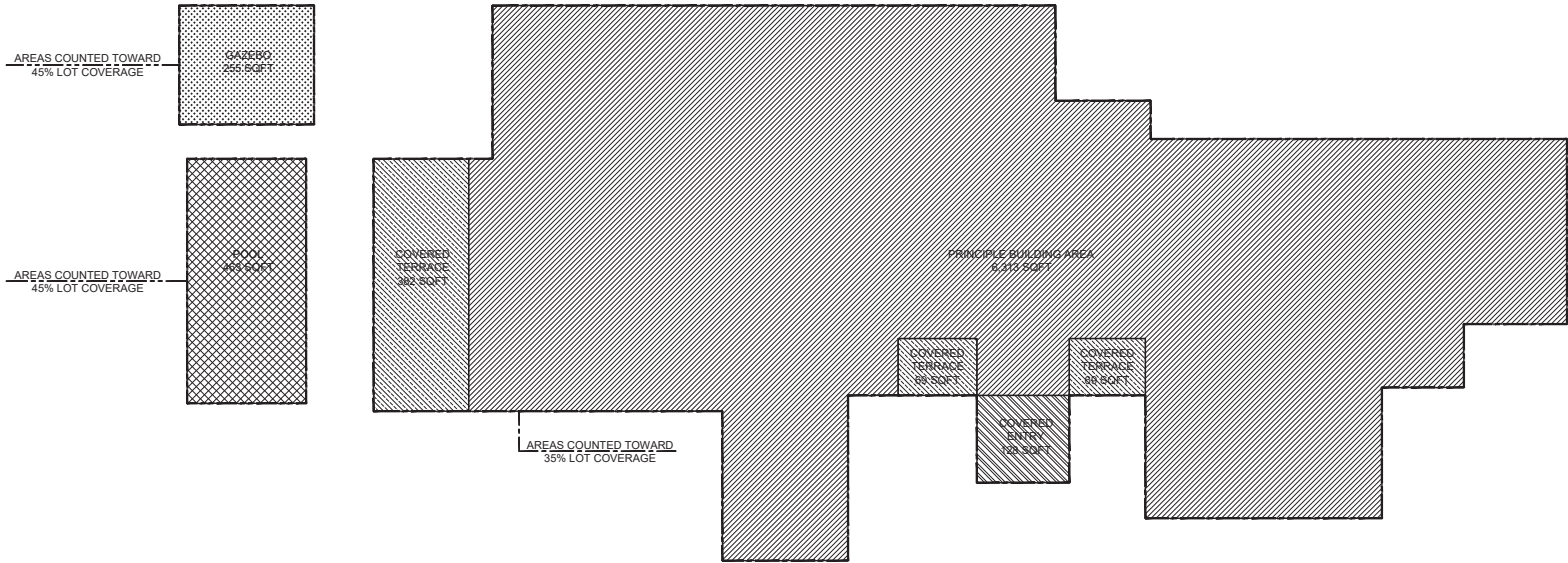
NOTE:
- See Required Covenants Provided for All Covered Terraces and Covered Gazebo



DULCE M. COMINE, R.A. ARCHITECT, A00018903
1364 ALEGRIANO AVENUE, SUITE 100, CORAL GABLES, FL 33146
P: 305.742.0494
WWW.COLLABORATIVE-CA.COM

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

1 Area Calculations: Square Foot Floor Area
SCALE: 3/32" = 1'-0"



2 Area Calculations: Ground Area Coverage
SCALE: 3/32" = 1'-0"



3 Project Data
SCALE: NTS

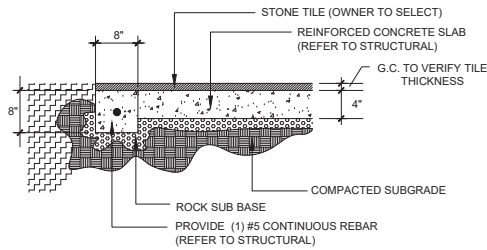
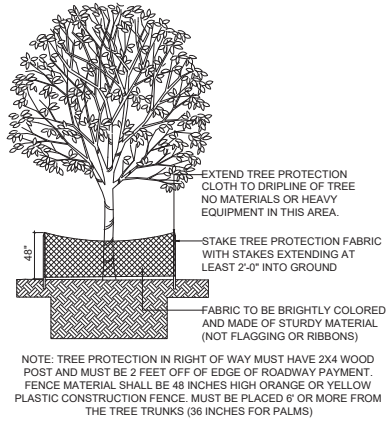
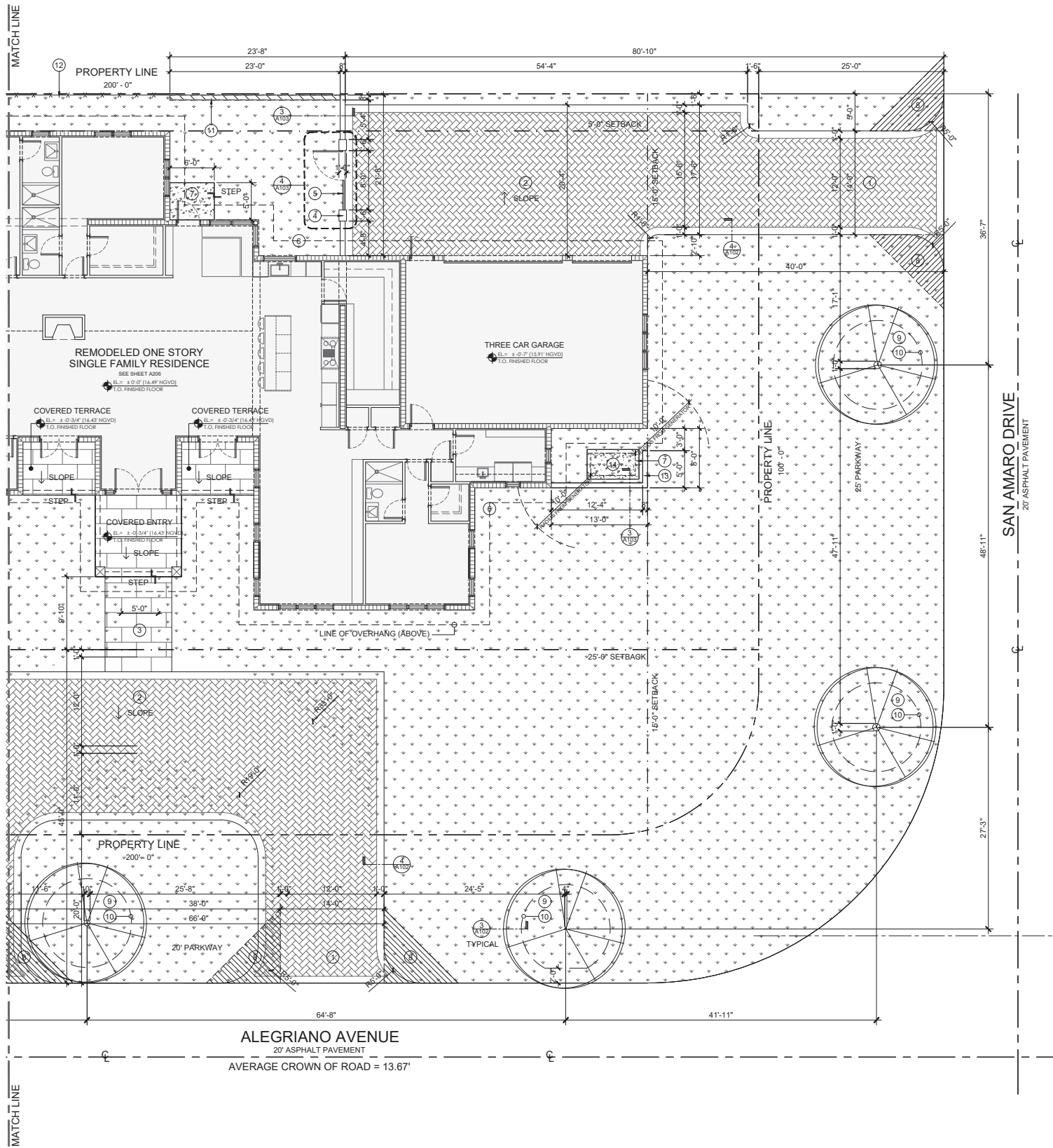
REV NO. DATE COMMENTS

PROJECT: REMODELING EXISTING RESIDENCE
ALEGRIANO RESIDENCE
1364 ALEGRIANO AVENUE
CORAL GABLES, FLORIDA 33146

PROJECT NO.: 18-009-00
ISSUE DATE: 06-07-2021
SCALE: AS NOTED
DRAWN BY: KR
CHECKED: DC/PEC

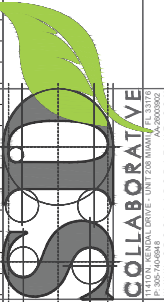
Area Calculations

A101.1

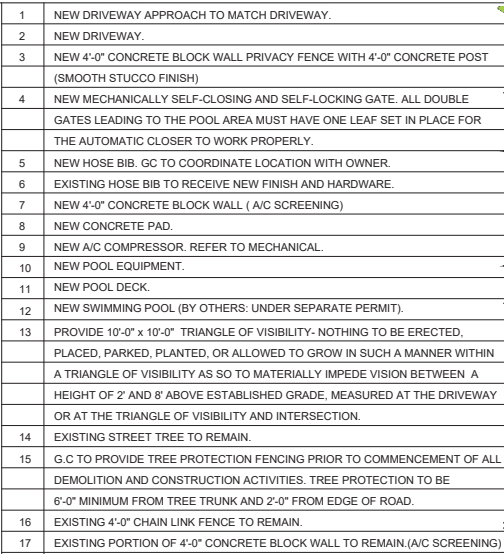


- 1 NEW DRIVEWAY APPROACH TO MATCH DRIVEWAY.
- 2 NEW DRIVEWAY.
- 3 NEW WALKWAY.
- 4 NEW 4'-0" CONCRETE BLOCK WALL PRIVACY FENCE WITH 4'-0" CONCRETE POST (SMOOTH STUCCO FINISH)
- 5 NEW MECHANICALLYSELF-CLOSING AND SELF-LOCKING GATE. ALL DOUBLE GATES LEADING TO THE POOL AREA MUST HAVE ONE LEAF SET IN PLACE FOR THE AUTOMATIC CLOSER TO WORK PROPERLY.
- 6 NEW HOSE BIB. GC TO COORDINATE LOCATION WITH OWNER
- 7 NEW CONCRETE PAD.
- 8 PROVIDE 10'-0" x 10'-0" TRIANGLE OF VISIBILITY- NOTHING TO BE ERRECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER WITHIN A TRIANGLE OF VISIBILITY AS SO TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF 2' AND 8' ABOVE ESTABLISHED GRADE, MEASURED AT THE DRIVEWAY OR AT THE TRIANGLE OF VISIBILITY AND INTERSECTION.
- 9 EXISTING STREET TREE TO REMAIN.
- 10 G.C TO PROVIDE TREE PROTECTION FENCING PRIOR TO COMMENCEMENT OF ALL DEMOLITION AND CONSTRUCTION ACTIVITIES. TREE PROTECTION TO BE 6'-0" MINIMUM FROM TREE TRUNK AND 2'-0" FROM EDGE OF ROAD.
- 11 EXISTING PORTION OF 4'-0" CONCRETE BLOCK WALL PRIVACY FENCE TO REMAIN. (NEW SMOOTH STUCCO FINISH)
- 12 EXISTING 4'-0" CHAIN LINK FENCE TO REMAIN.
- 13 NEW 4'-0" CONCRETE BLOCK WALL (GENERATOR SCREENING)
- 14 NEW (FUTURE) EMERGENCY GENERATOR. UNDER SEPARATE PERMIT. REFER TO ELECTRICAL.

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE OR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

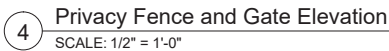
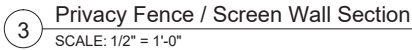


DULCE M. CONDE, R.A. ARCHITECT, A20018803
1364 ALEGRIANO AVENUE, SUITE 100, MIAMI, FL 33146
P: 305.742.0494 F: 305.742.0494
WWW.DMCONDE.COM



OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

SCALE: NTS



COMMENTS

DATE _____

REV NO.

PROJECT: REMODELING EXISTING RESIDENCE

ALEGRIANO RESIDENCE
1364 ALEGRIANO AVENUE
CORAL GABLES, FLORIDA 33146

PROJECT NO.: 18-009-00

ISSUE DATE: 06-07-2021

SCALE: AS NOTED

DRAWN BY: KR

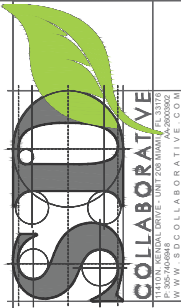
CHECKED: DC/PEC

New Site Plan -
Enlarged

A103

1 New Site Plan - Enlarged
SCALE: 1/8" = 1'-0"





DULCE M. CONDE, R.A. ARCHITECT, A00016800
13664 ALEGRIANO AVENUE, SUITE 200, MIAMI, FL 33146
P: 305.742.6848 F: 305.742.6849
WWW.DMCONDE.COM

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

REV. NO.	DATE	COMMENTS
----------	------	----------

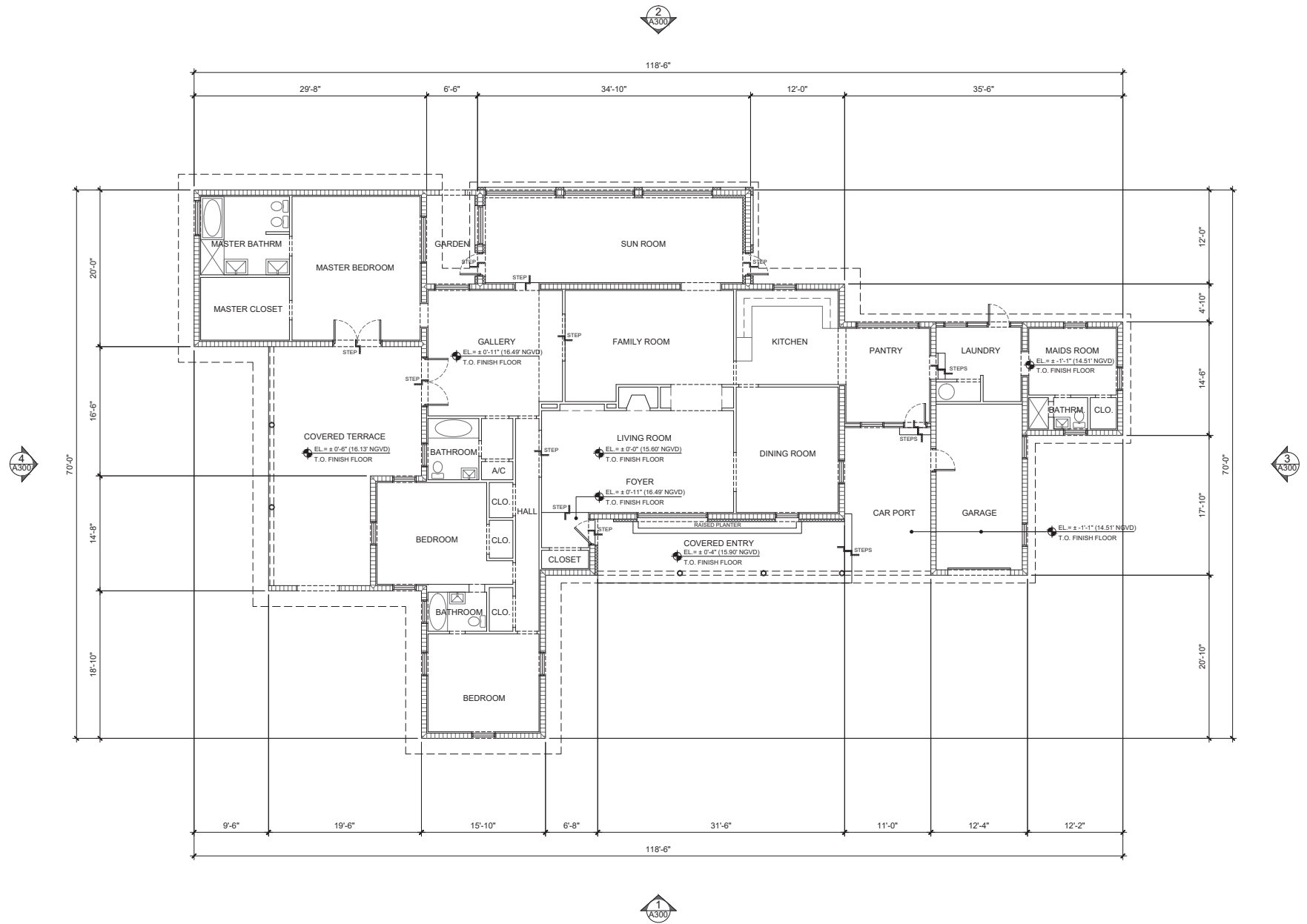
PROJECT: REMODELING EXISTING RESIDENCE
ALEGRIANO RESIDENCE
1364 ALEGRIANO AVENUE
CORAL GABLES, FLORIDA 33146

PROJECT NO.:	18-009-00
ISSUE DATE:	06-07-2021
SCALE:	AS NOTED
DRAWN BY:	KR
CHECKED:	DC/PEC

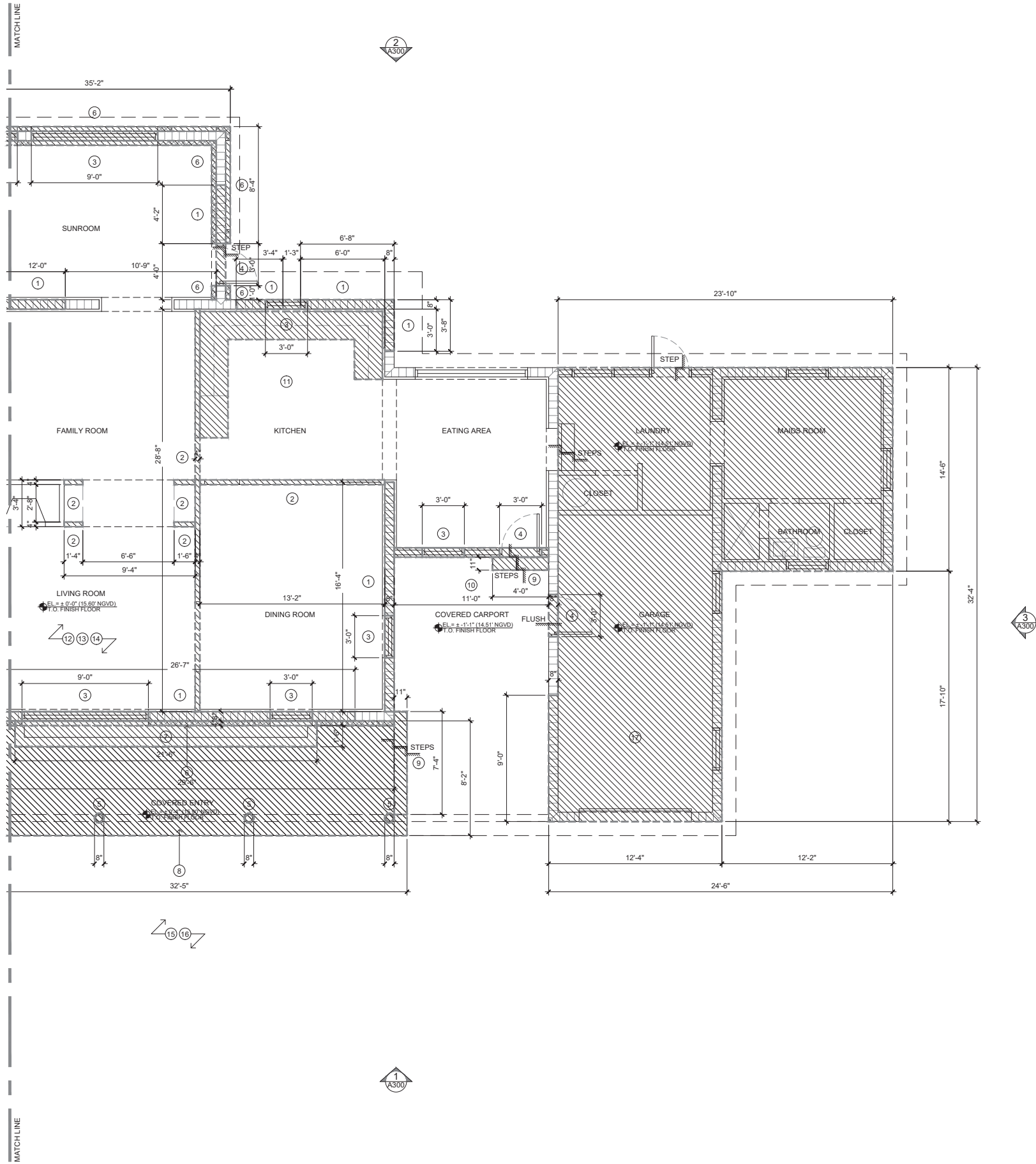
Existing Ground
Floor Plan -
Overall



A200



1 Existing Ground Floor Plan - Overall
SCALE: 1/8" = 1'-0"



GENERAL NOTES:
REFER TO SHEET A002 FOR DEMOLITION NOTES.
G.C. TO FIELD VERIFY ALL DIMENSIONS.

LEGEND
AREA TO BE REMOVED

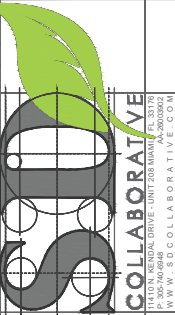
PROJECT NO.: 18-009-00
ISSUE DATE: 06-07-2021
SCALE: AS NOTED
DRAWN BY: KR
CHECKED: DC/PEC

PROJECT: REMODELING EXISTING RESIDENCE
ALEGRIANO RESIDENCE
1364 ALEGRIANO AVENUE
CORAL GABLES, FLORIDA 33146

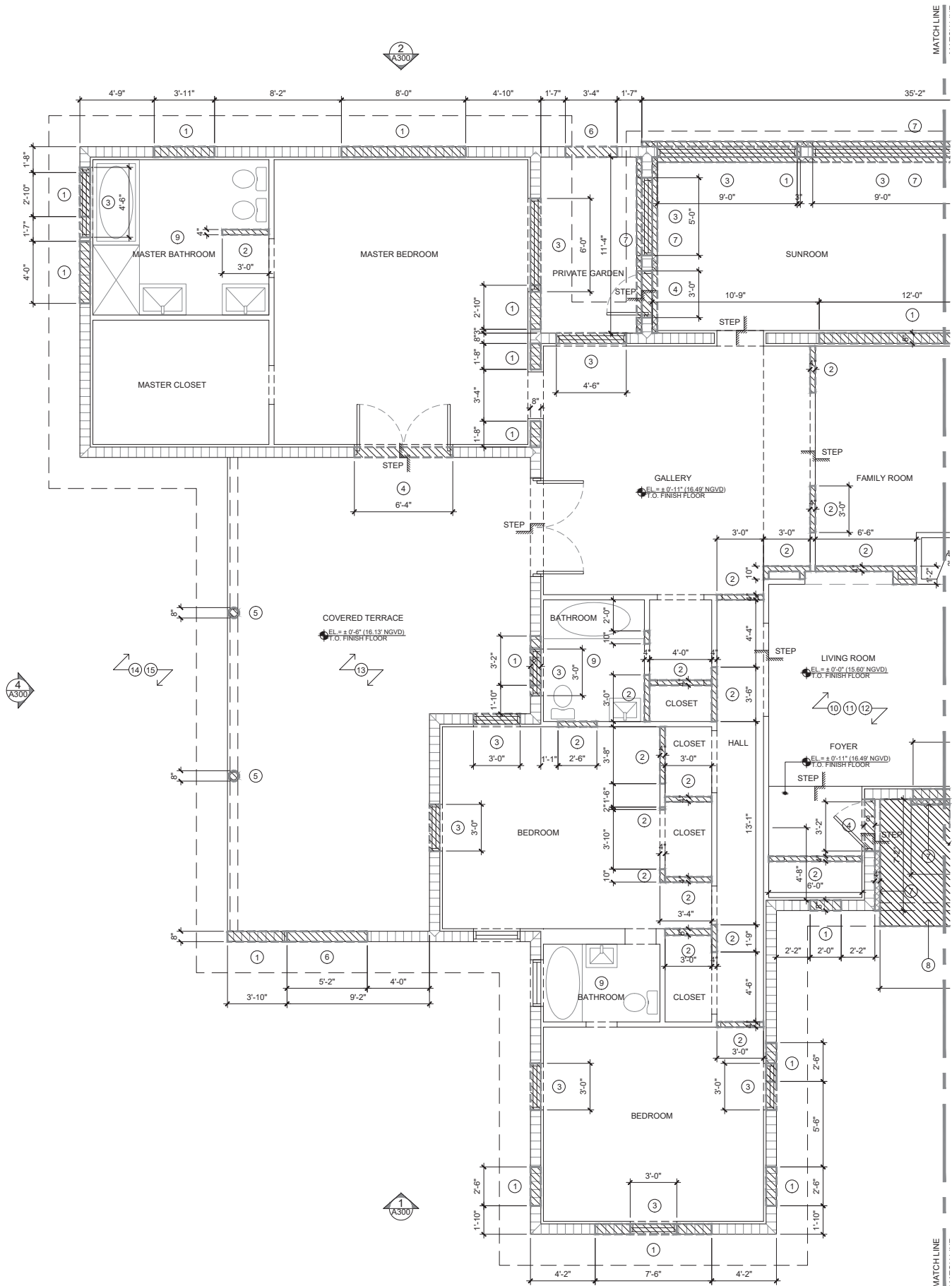
REV NO. DATE COMMENTS

- 1 REMOVE PORTION OF EXISTING BLOCK WALL. PREPARE FOR NEW OPENING AS PER NEW LAYOUT. CAP ANY UNUSED ELECTRICAL AND /OR PLUMBING.
- 2 REMOVE PORTION OF EXISTING INTERIOR WALL PARTITION. PREPARE FOR NEW OPENING AS PER NEW LAYOUT. CAP ANY UNUSED ELECTRICAL AND/OR PLUMBING.
- 3 REMOVE EXISTING WINDOW. PREPARE FOR NEW OPENING OR NEW CONCRETE BLOCK WALL INFILL AS PER NEW LAYOUT.
- 4 REMOVE EXISTING EXTERIOR DOOR. PREPARE FOR NEW OPENING OR NEW CONCRETE BLOCK WALL INFILL AS PER NEW LAYOUT.
- 5 REMOVE EXISTING COLUMNS. SHORE AS REQUIRED.
- 6 REMOVE EXISTING BRICK CLADDING. PATCH AND REPAIR EXISTING BLOCK WALL AS REQUIRED.
- 7 REMOVE EXISTING RAISED PLANTER.
- 8 REMOVE PORTION OF EXISTING FLOOR SLAB. PREPARE FOR NEW FLOOR SLAB AT NEW FINISHED ELEVATION AS PER NEW LAYOUT.
- 9 REMOVE EXISTING STEP(S).
- 10 REMOVE EXTERIOR STUD WALL.
- 11 REMOVE ALL EXISTING KITCHEN CABINETS AND COUNTERTOPS. CAP ANY UNUSED ELECTRICAL AND /OR PLUMBING.
- 12 REMOVE EXISTING CEILING AND LIGHT FIXTURES THROUGHOUT ALL INTERIOR AREAS. CAP ANY USED ELECTRICAL.
- 13 PREPARE ALL INTERIOR AREAS FOR NEW WALL AND CEILING FINISHES.
- 14 REMOVE EXISTING FLOOR FINISH THROUGHOUT ALL INTERIOR AREAS. PREPARE FOR NEW FLOOR FINISH THROUGHOUT ALL AREAS AT NEW FINISHED FLOOR ELEVATION.
- 15 REMOVE EXISTING LIGHT FIXTURES THROUGHOUT ALL EXTERIOR AREAS.
- 16 PREPARE ALL EXTERIOR AREAS FOR NEW STUCCO AND PAINT FINISH.
- 17 REMOVE ENTIRE PORTION OF EXISTING RESIDENCE. PREPARE AREA AS PER NEW LAYOUT. CAP ANY UNUSED ELECTRICAL AND /OR PLUMBING.

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.



DULCE M. CONDE, RA, ARCHITECT AR0015803
PRIMITIVO E. CONDE, RA, ARCHITECT AR0014498
11410 N. KENDALL DRIVE, SUITE 200, MIAMI, FL 33176
WWW.SDCOLLABORATIVE.COM



GENERAL NOTES:
REFER TO SHEET A002 FOR DEMOLITION NOTES.
G.C. TO FIELD VERIFY ALL DIMENSIONS.

LEGEND
AREA TO BE REMOVED

- 1 REMOVE PORTION OF EXISTING BLOCK WALL. PREPARE FOR NEW OPENING AS PER NEW LAYOUT. CAP ANY UNUSED ELECTRICAL AND /OR PLUMBING.
- 2 REMOVE PORTION OF EXISTING WALL. PARTITION. PREPARE FOR NEW OPENING AS PER NEW LAYOUT. CAP ANY UNUSED ELECTRICAL AND /OR PLUMBING.
- 3 REMOVE EXISTING WINDOW. PREPARE FOR NEW OPENING OR NEW CONCRETE BLOCK WALL INFILL AS PER NEW LAYOUT.
- 4 REMOVE EXISTING EXTERIOR DOOR. PREPARE FOR NEW OPENING OR NEW CONCRETE BLOCK WALL INFILL AS PER NEW LAYOUT.
- 5 REMOVE EXISTING COLUMNS. SHORE AS REQUIRED.
- 6 REMOVE EXISTING CONCRETE DECORATIVE BLOCK. PREPARE FOR NEW CONCRETE BLOCK WALL INFILL AS PER NEW LAYOUT.
- 7 REMOVE EXISTING BRICK CLADDING. PATCH AND REPAIR EXITING BLOCK WALL AS REQUIRED.
- 8 REMOVE PORTION OF EXISTING FLOOR SLAB. PREPARE FOR NEW FLOOR SLAB AT NEW FINISHED ELEVATION AS PER NEW LAYOUT.
- 9 REMOVE ALL EXISTING BATHROOM FLOOR, WALL, AND CEILING FIXTURES AND FINISHES. PREPARE FOR NEW FIXTURES AS PER NEW LAYOUT. CAP ANY UNUSED ELECTRICAL AND/OR PLUMBING.
- 10 REMOVE EXISTING CEILING AND LIGHT FIXTURES THROUGHOUT ALL INTERIOR AREAS. CAN ANY USED ELECTRICAL.
- 11 PREPARE ALL INTERIOR AREAS FOR NEW WALL AND CEILING FINISHES.
- 12 REMOVE EXISTING FLOOR FINISH THROUGHOUT ALL INTERIOR AREAS. PREPARE FOR NEW FLOOR FINISH THROUGHOUT ALL AREAS AT NEW FINISHED FLOOR ELEVATION.
- 13 REMOVE EXISTING FLOOR FINISH THROUGHOUT EXTERIOR COVERED TERRACE AREA. PREPARE FOR NEW FLOOR FINISH AT NEW FINISHED FLOOR ELEVATION.
- 14 REMOVE EXISTING LIGHT FIXTURES THROUGHOUT ALL EXTERIOR AREAS.
- 15 PREPARE ALL EXTERIOR AREAS FOR NEW STUCCO AND PAINT FINISH.

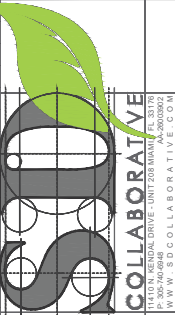
REV NO. DATE COMMENTS

PROJECT: REMODELING EXISTING RESIDENCE

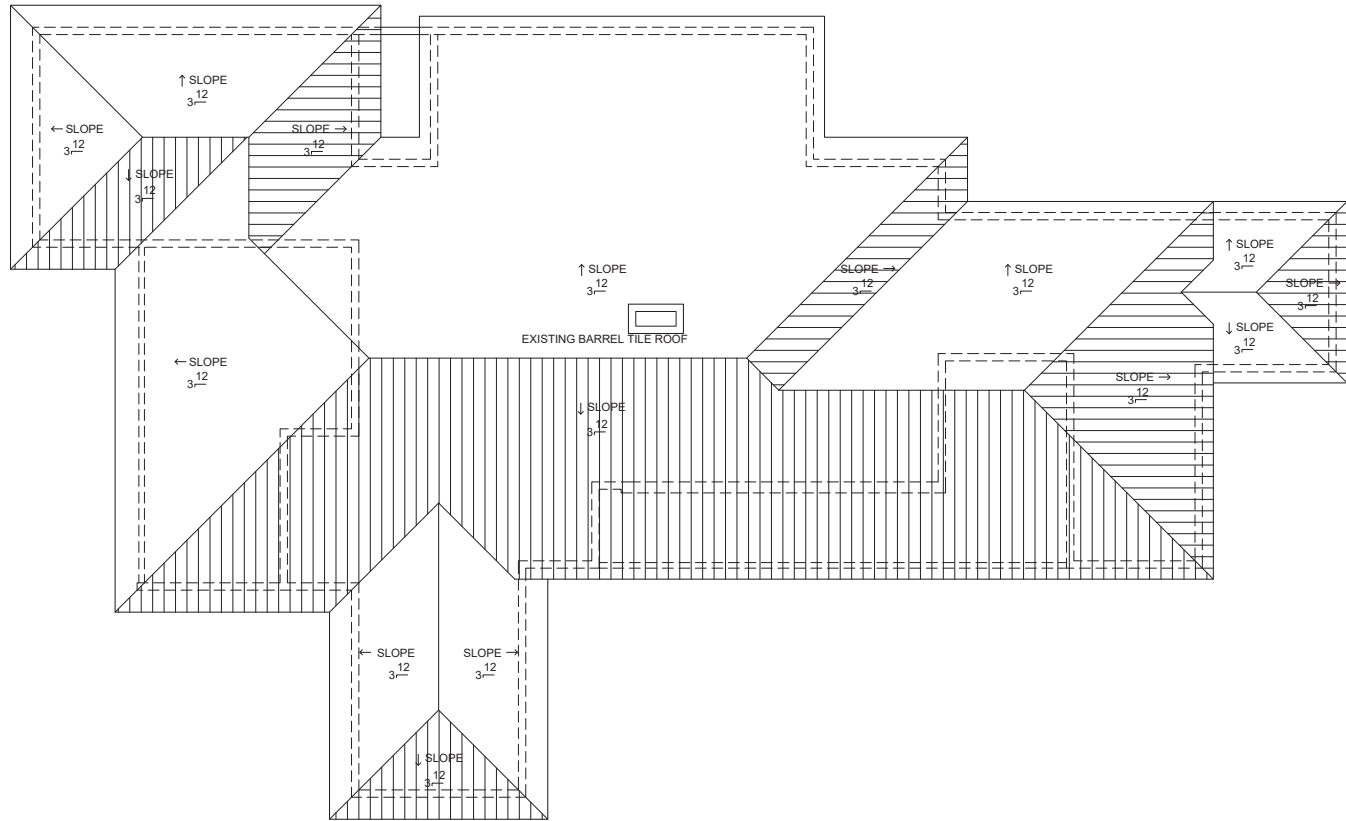
ALEGRIANO RESIDENCE
1364 ALEGRIANO AVENUE
CORAL GABLES, FLORIDA 33146

PROJECT NO.: 18-009-00
ISSUE DATE: 06-07-2021
SCALE: AS NOTED
DRAWN BY: KR
CHECKED: DC/PEC

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.



DULCE M. CONDE, RA, ARCHITECT AR0015803
PRIMITIVO E. CONDE, RA, ARCHITECT AR0014406



OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

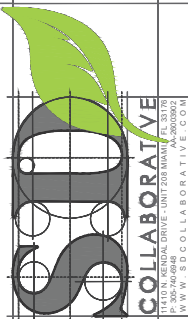
REV. NO. DATE COMMENTS

PROJECT: REMODELING EXISTING RESIDENCE
ALEGRIANO RESIDENCE
1364 ALEGRIANO AVENUE
CORAL GABLES, FLORIDA 33146

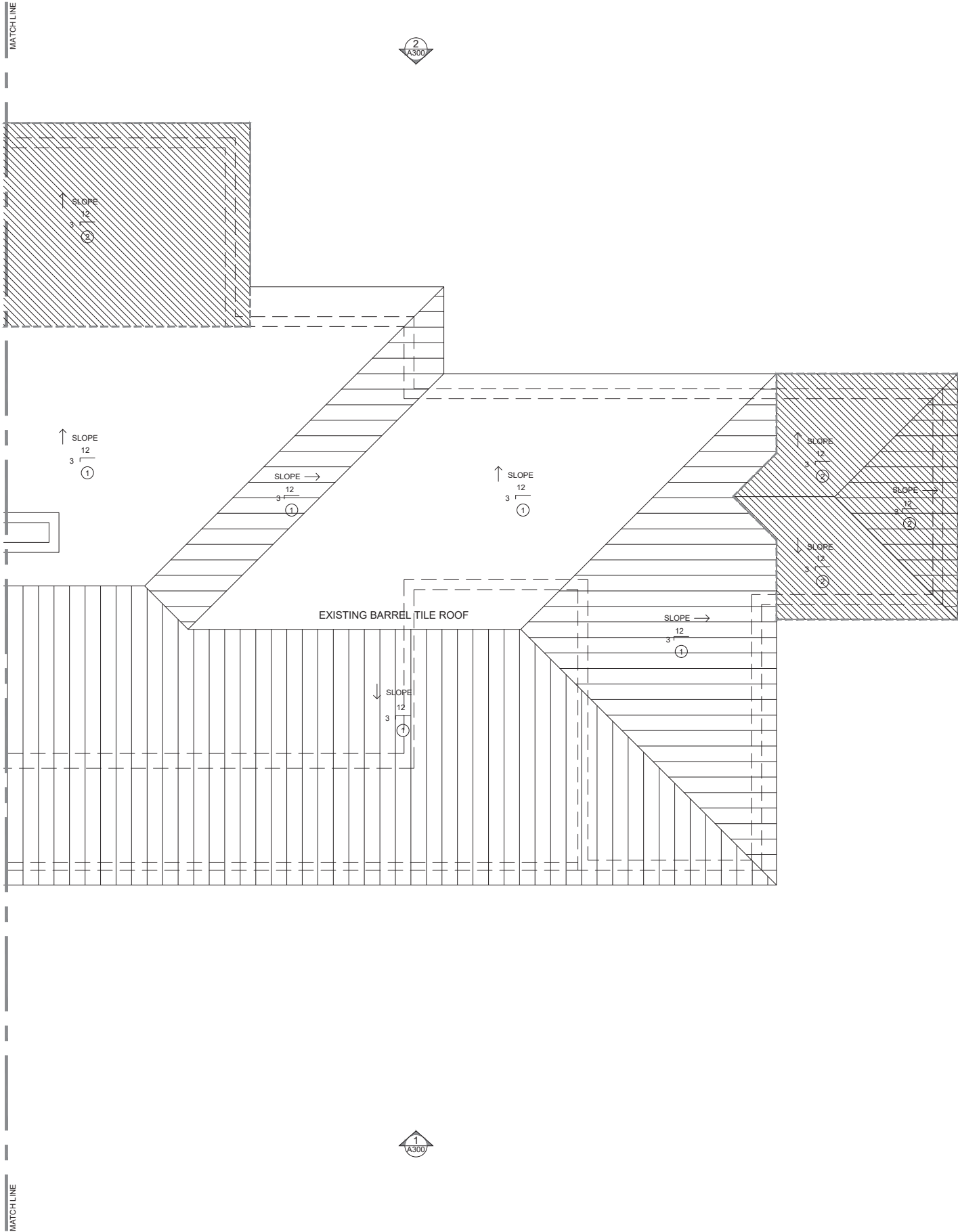
PROJECT NO.: 18-009-00
ISSUE DATE: 06-07-2021
SCALE: AS NOTED
DRAWN BY: KR
CHECKED: DC/PEC

Existing Roof Plan
- Overall

A203



DULCE M. CONDE, RA, ARCHITECT AR0015803
PRIMITIVO E. CONDE, RA, ARCHITECT AR0014498



GENERAL NOTES:
REFER TO SHEET A002 FOR DEMOLITION NOTES.
G.C. TO FIELD VERIFY ALL DIMENSIONS.

LEGEND
 AREA TO BE REMOVED

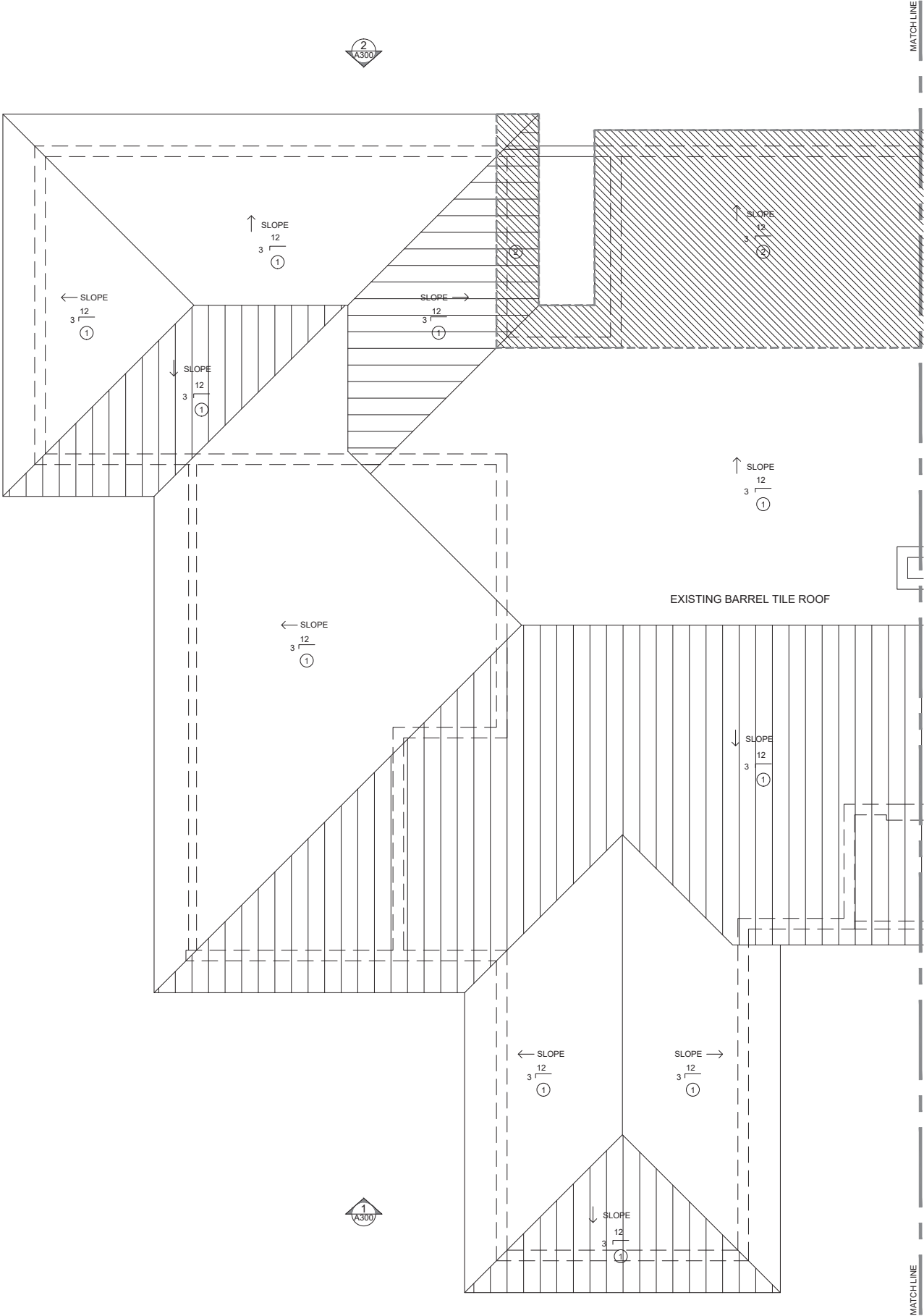
PROJECT NO.: 18-009-00
ISSUE DATE: 06-07-2021
SCALE: AS NOTED
DRAWN BY: KR
CHECKED: DC/PEC

Existing Roof Plan
- Demolition Plan

PROJECT: REMODELING EXISTING RESIDENCE
ALEGRIANO RESIDENCE
1364 ALEGRIANO AVENUE
CORAL GABLES, FLORIDA 33146

REV NO. DATE COMMENTS

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.



GENERAL NOTES:
REFER TO SHEET A002 FOR DEMOLITION NOTES.
G.C. TO FIELD VERIFY ALL DIMENSIONS.

LEGEND	
	AREA TO BE REMOVED

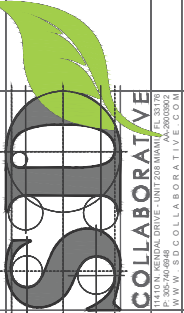
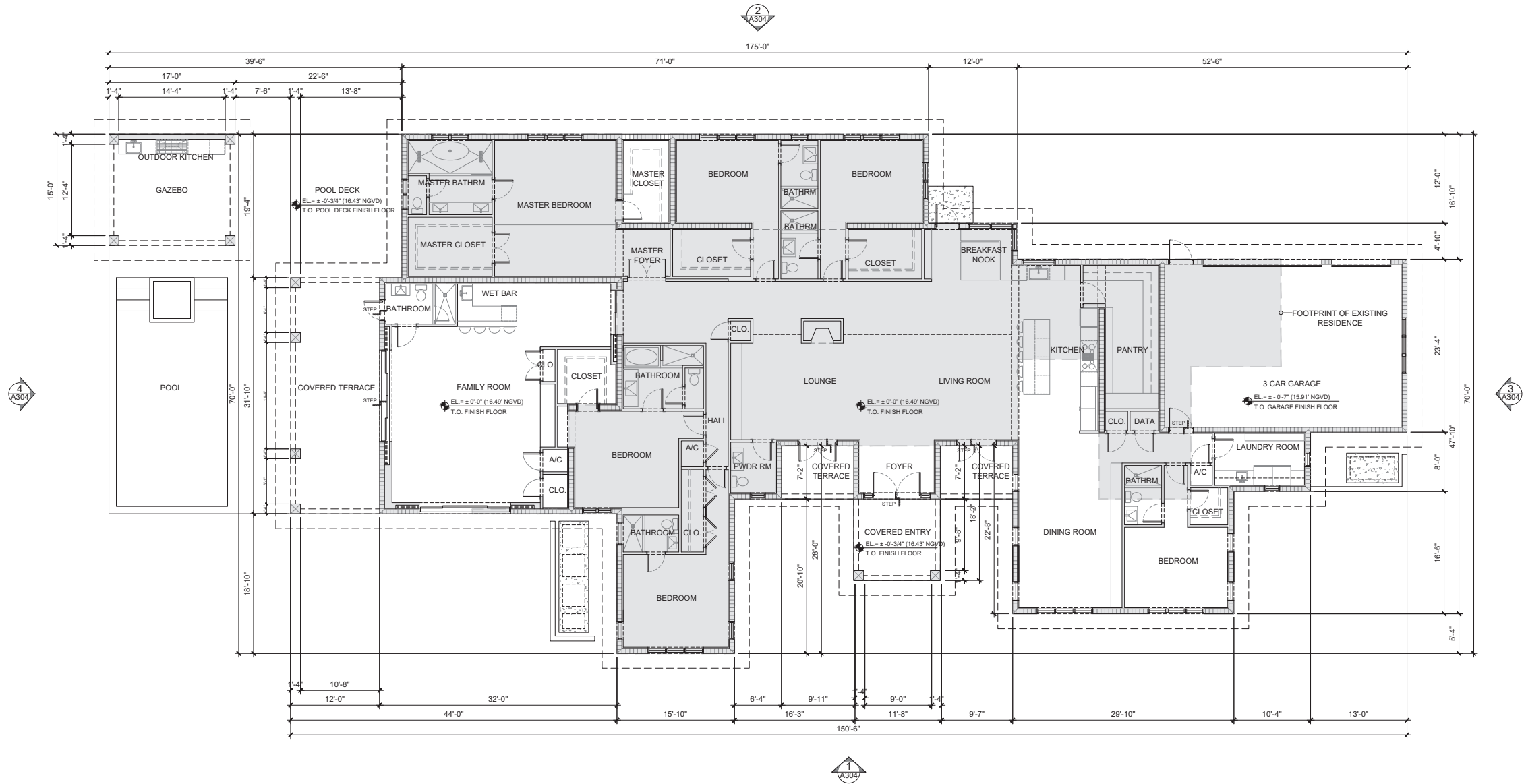
PROJECT NO.:	18-009-00
ISSUE DATE:	06-07-2021
SCALE:	AS NOTED
DRAWN BY:	KR
CHECKED:	DC/PEC

Existing Roof Plan
- Demolition Plan

PROJECT: REMODELING EXISTING RESIDENCE
ALEGRIANO RESIDENCE
1364 ALEGRIANO AVENUE
CORAL GABLES, FLORIDA 33146

REV NO. DATE COMMENTS

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.



DULCE M. CONDE, RA ARCHITECT AR0015803
PRIMITIVO E. CONDE, RA ARCHITECT AR0014498
11410 N. KENDAL DRIVE, UNIT 208 MANASSAS, VA 20108
WWW.SDCOLLABORATIVE.COM

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

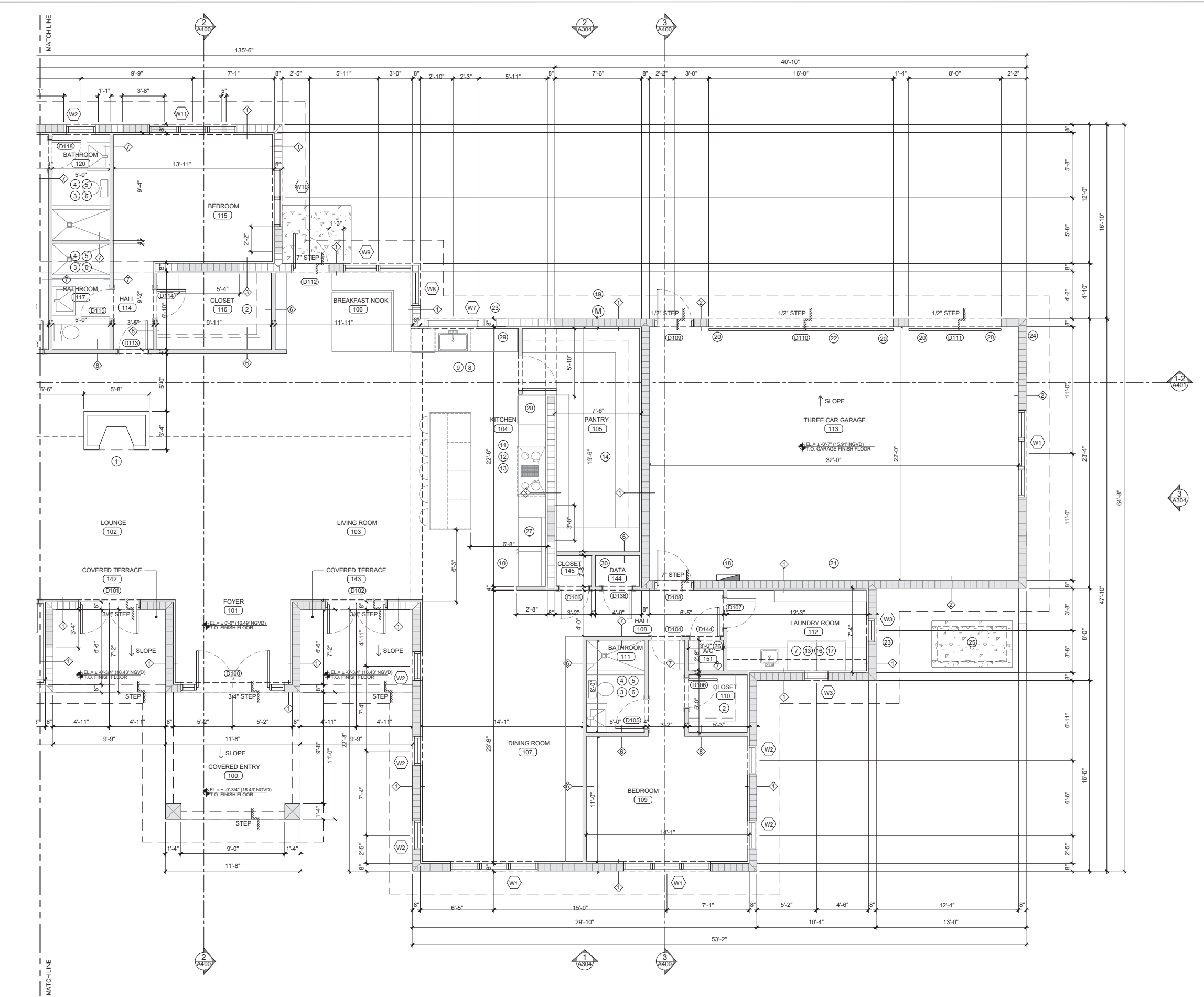
REV. NO. DATE COMMENTS

PROJECT: REMODELING EXISTING RESIDENCE
ALEGRIANO RESIDENCE
1364 ALEGRIANO AVENUE
CORAL GABLES, FLORIDA 33146

PROJECT NO.: 18-009-00
ISSUE DATE: 06-07-2021
SCALE: AS NOTED
DRAWN BY: KR
CHECKED: DC/PEC

New Ground Floor
Plan - Overall





1 New Ground Floor Plan - Enlarged
SCALE: 1/4" = 1'-0"



- | | |
|----|--|
| 1 | G.C. TO COORDINATE HEIGHT OF FIREPLACE OPENING WITH NEW RAISED FLOOR |
| 2 | SLAB. EXISTING FIREPLACE TO RECEIVE NEW STONE FINISH.(GAS) |
| 3 | NEW TOILET. |
| 4 | NEW SHOWER WITH CAT. II SAFETY GLAZING. |
| 5 | NEW WALL NICHE AT ALL BATHROOM AND SHOWER LOCATIONS. (G.C. TO COORDINATE WITH OWNER) |
| 6 | NEW SINK AND VANITY WITH MIRROR. |
| 7 | NEW SINK. |
| 8 | NEW SINK WITH GARBAGE DISPOSAL SYSTEM. |
| 9 | NEW DISH WASHER. |
| 10 | NEW REFRIGERATOR. |
| 11 | NEW OVEN AND RANGE WITH HOOD. (GAS) |
| 12 | NEW POT FILLER. |
| 13 | NEW UPPER AND LOWER CABINETS WITH COUNTER TOPS. (G.C. TO COORDINATE WITH OWNER) |
| 14 | NEW PANTRY STORAGE SYSTEM. (G.C. TO COORDINATE WITH OWNER) |
| 15 | NOT USED |
| 16 | NEW WASHER AND DRYER (GAS) WITH RECESSED VALVE BOX CONNECTION. |
| 17 | NEW FLOOR DRAIN. (G.C. TO COORDINATE WITH OWNER) |
| 18 | NEW ELECTRICAL PANEL. |
| 19 | NEW ELECTRICAL METER. |
| 20 | NEW 16" X 16" SCREENED VENT MINIMUM 256 SQ. IN. FLUSH WITH GARAGE FINISH FLOOR AT GARAGE DOOR BOTTOM (4 TOTAL) |
| 21 | NEW SIGN AT GARAGE STATING "DANGER" DO NOT OPERATE ENGINE WITH DOOR CLOSED. CARBON MONOXIDE EMISSION IS LETHAL. |
| 22 | G.C. TO COORDINATE GARAGE DOOR MECHANISM AND SIZE OF BEAM IN GARAGE. |
| 23 | NEW RECESSED HOSE BIB. |
| 24 | NEW INSTANT WATER HEATER. (GAS) |
| 25 | NEW (FUTURE) EMERGENCY GENERATOR (GAS). UNDER SEPARATE PERMIT. |
| 26 | NEW AIR HANDLER |
| 27 | NEW FREEZER |
| 28 | NEW MW / OVEN TOWER |
| 29 | NEW WINE COLUMN |
| 30 | DATA CLOSET |

- GENERAL NOTES:
- G.C. TO COORDINATE ALL FIXTURES AND FINISHES WITH OWNER PRIOR TO INSTALLATION.
 - ALL INTERIOR BLOCK DIMENSIONS ARE TAKEN TO FACE OF CONCRETE BLOCK.
 - ALL INTERIOR PARTITION DIMENSIONS ARE TAKEN TO FINISHED FACE OF DRYWALL.
 - ALL DOOR, WINDOW, ROOFING, WATERPROOFING, AND POOL UNDER SEPARATE PERMIT.

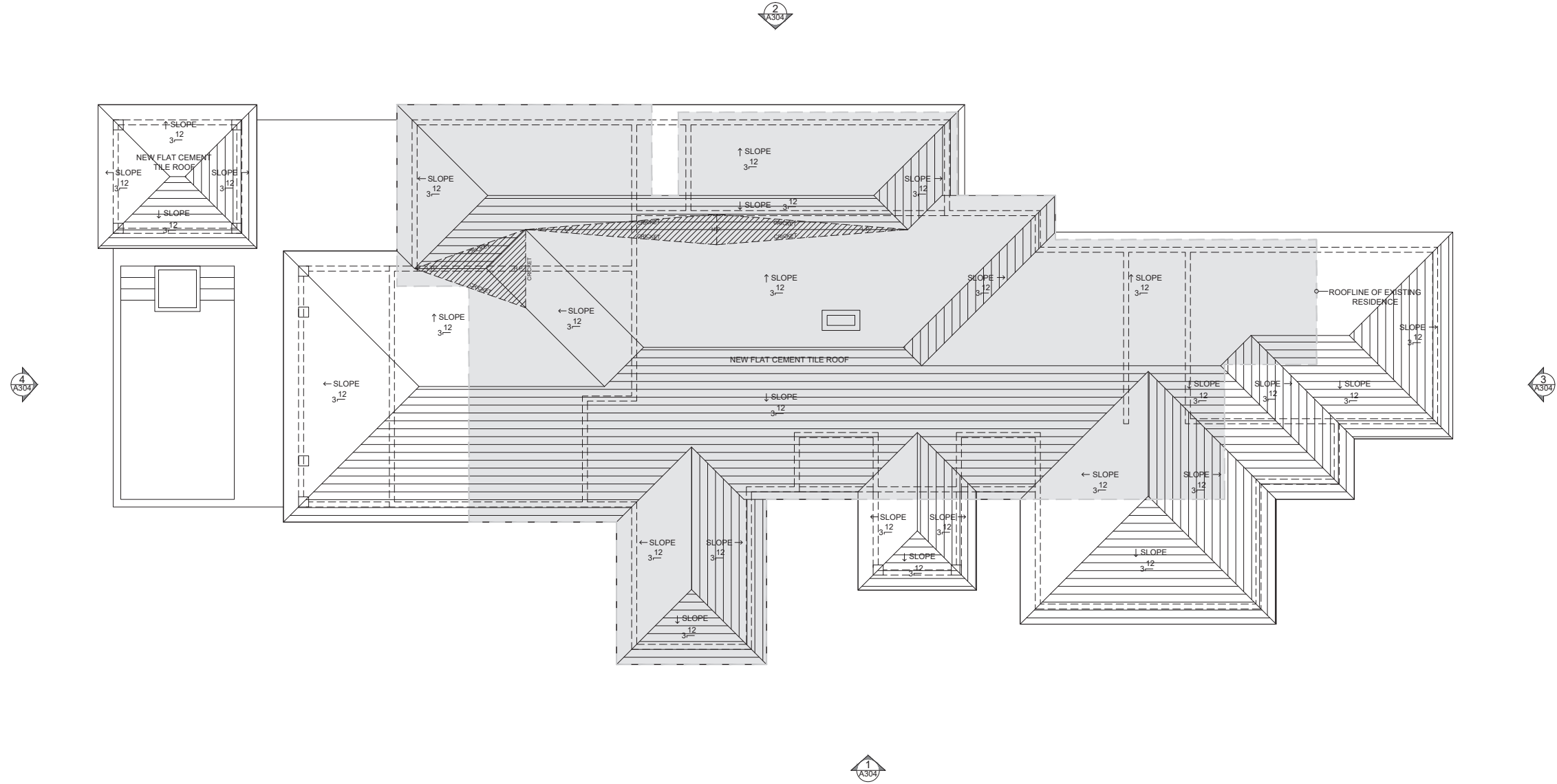
LEGEND	
	NEW CONCRETE BLOCK WALL
	NEW INTERIOR WALL PARTITION
	EXISTING CONCRETE BLOCK WALL
	EXISTING INTERIOR WALL PARTITION
NOTE: REFER TO SHEET A500 FOR WALL TYPES	

2 Notes
SCALE: NTS

COLLABORATIVE
ARCHITECTURE
11410 N. KENDAL DRIVE - UNIT 208 MANASSAS, VA 20108
WWW.COLLABORATIVE.COM

PROJECT: REMODELING EXISTING RESIDENCE	REV NO.	DATE	COMMENTS
ALEGRIANO RESIDENCE 1364 ALEGRIANO AVENUE CORAL GABLES, FLORIDA 33146	1-2	A401	
	3	A304	
PROJECT NO.: 18-009-00	ISSUE DATE: 06-07-2021	SCALE: AS NOTED	DRAWN BY: KR
			CHECKED: DC/PEC
New Ground Floor Plan - Enlarged			
A207			





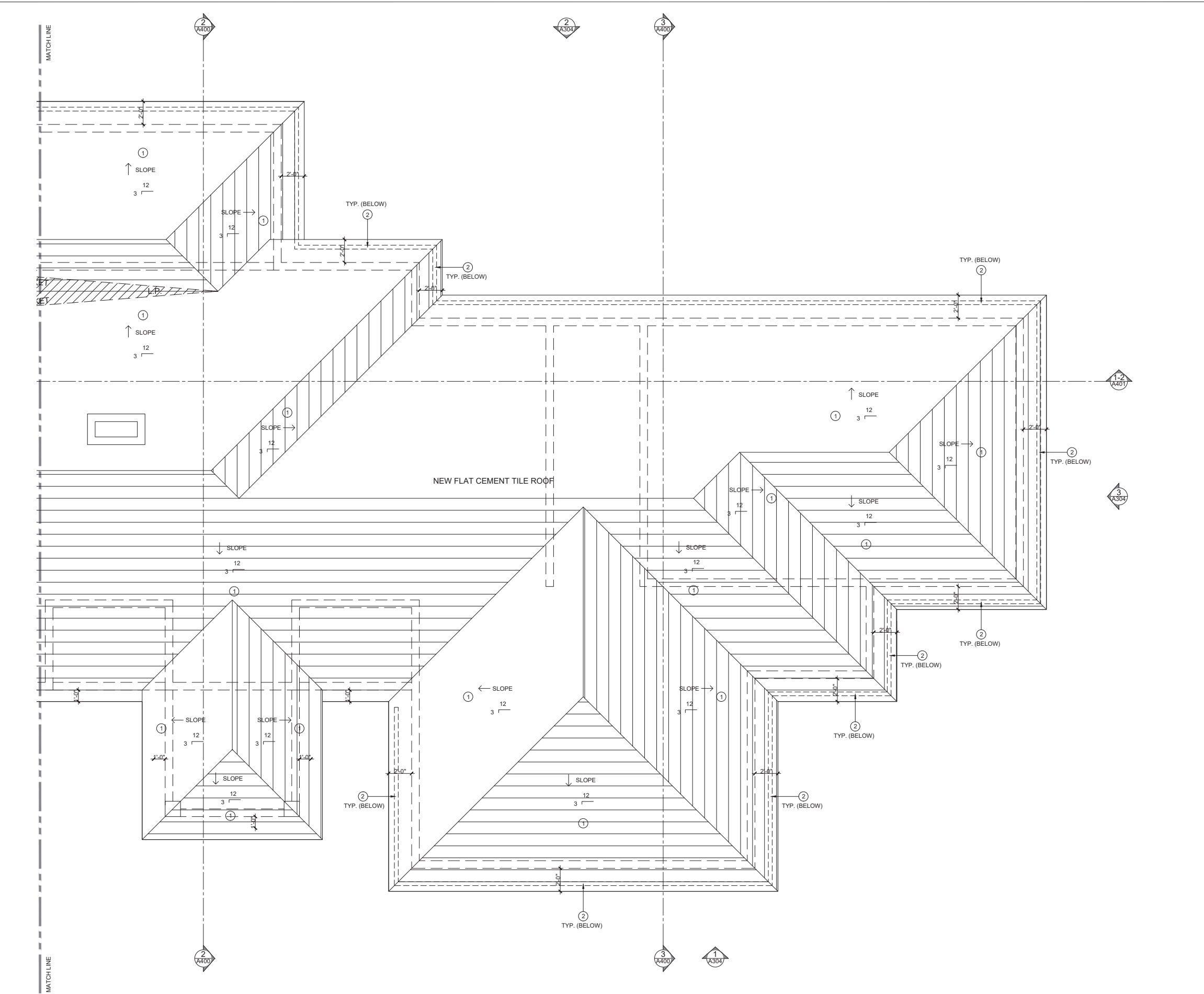
PROJECT: REMODELING EXISTING RESIDENCE
ALEGRIANO RESIDENCE
1364 ALEGRIANO AVENUE
CORAL GABLES, FLORIDA 33146

PROJECT NO.: 18-009-00
ISSUE DATE: 06-07-2021
SCALE: AS NOTED
DRAWN BY: KR
CHECKED: DC/PEC

New Roof Plan - Overall

REV NO. DATE COMMENTS

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.



1 New Roof Plan - Enlarged
SCALE: 1/4" = 1'-0"



2 Notes
SCALE: NTS

- | | |
|---|--|
| 1 | NEW FLAT CEMENT TILE ROOF. |
| 2 | G.C. TO PROVIDE NEW CONTINUOUS BLACK SCREEN VENT AT UNDERSIDE OF OVERHANG. |

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

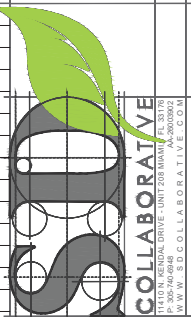
REV NO. DATE COMMENTS

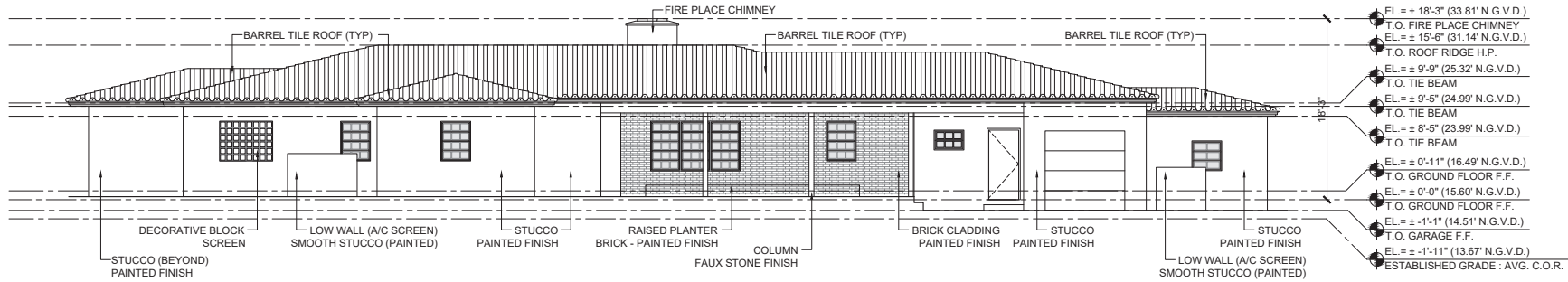
PROJECT: REMODELING EXISTING RESIDENCE
ALEGRIANO RESIDENCE
1364 ALEGRIANO AVENUE
CORAL GABLES, FLORIDA 33146

PROJECT NO.: 18-009-00
ISSUE DATE: 06-07-2021
SCALE: AS NOTED
DRAWN BY: KR
CHECKED: DC/PEC

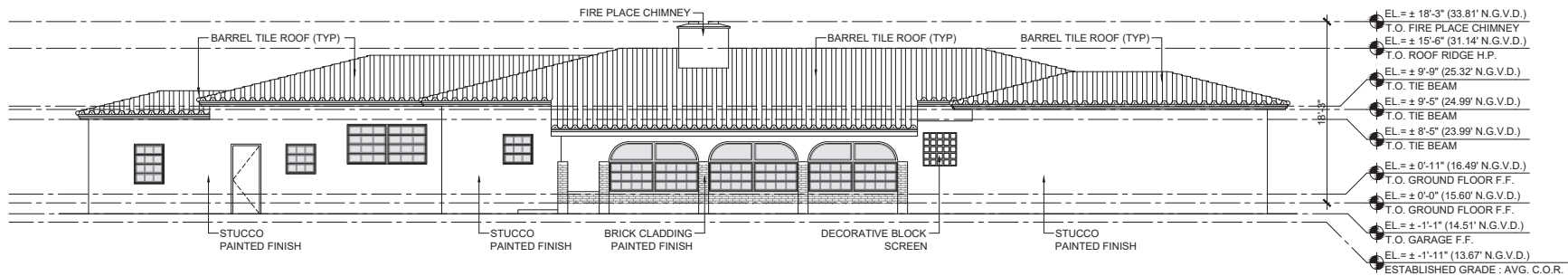
New Roof Plan - Enlarged

A210

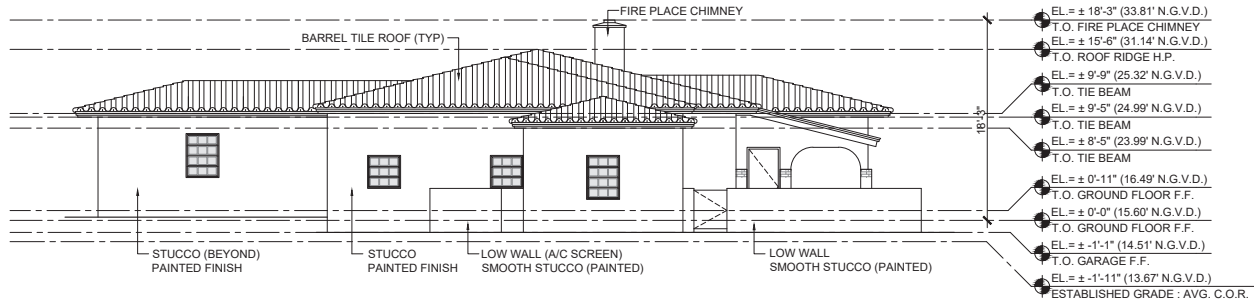




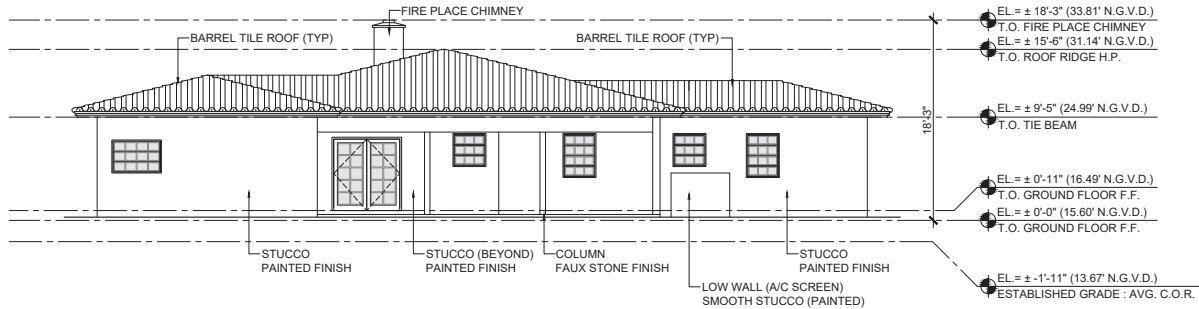
1 Existing Front Elevation - Overall (North)
SCALE: 1/8" = 1'-0"



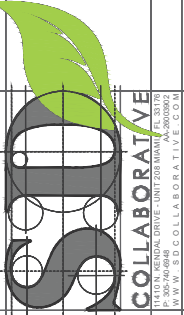
2 Existing Rear Elevation - Overall (South)
SCALE: 1/8" = 1'-0"



3 Existing Side Elevation - Street Side - Overall (West)
SCALE: 1/8" = 1'-0"



4 Existing Side Elevation - Interior Side - Overall (East)
SCALE: 1/8" = 1'-0"



DULCE M. CONDE, RA, ARCHITECT AR0015803
PRIMITIVO E. CONDE, RA, ARCHITECT AR0014498
11410 N. KENDALL DRIVE, SUITE 208, MANASSAS, VA 20108
WWW.SDCOLLABORATIVE.COM

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

REV. NO.

DATE

COMMENTS

PROJECT: REMODELING EXISTING RESIDENCE

ALEGRIANO RESIDENCE
1364 ALEGRIANO AVENUE
CORAL GABLES, FLORIDA 33146

PROJECT NO.: 18-009-00

ISSUE DATE: 06-07-2021

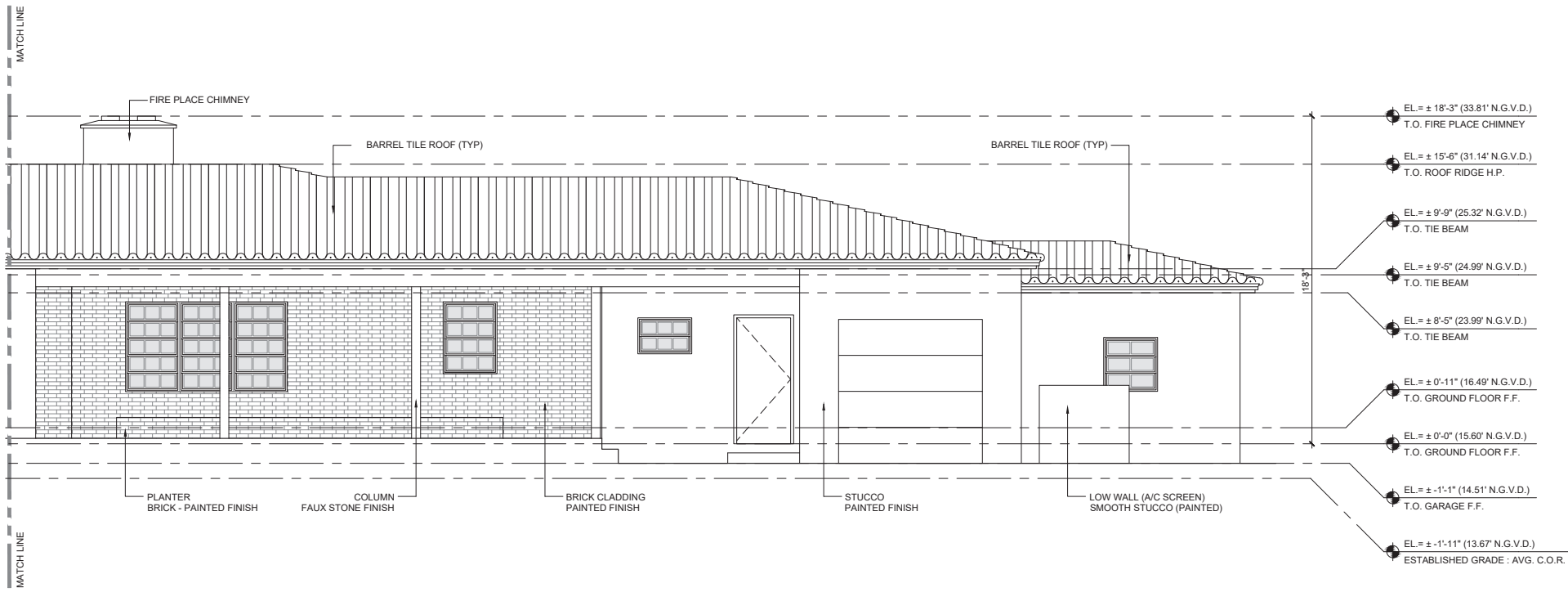
SCALE: AS NOTED

DRAWN BY: KR

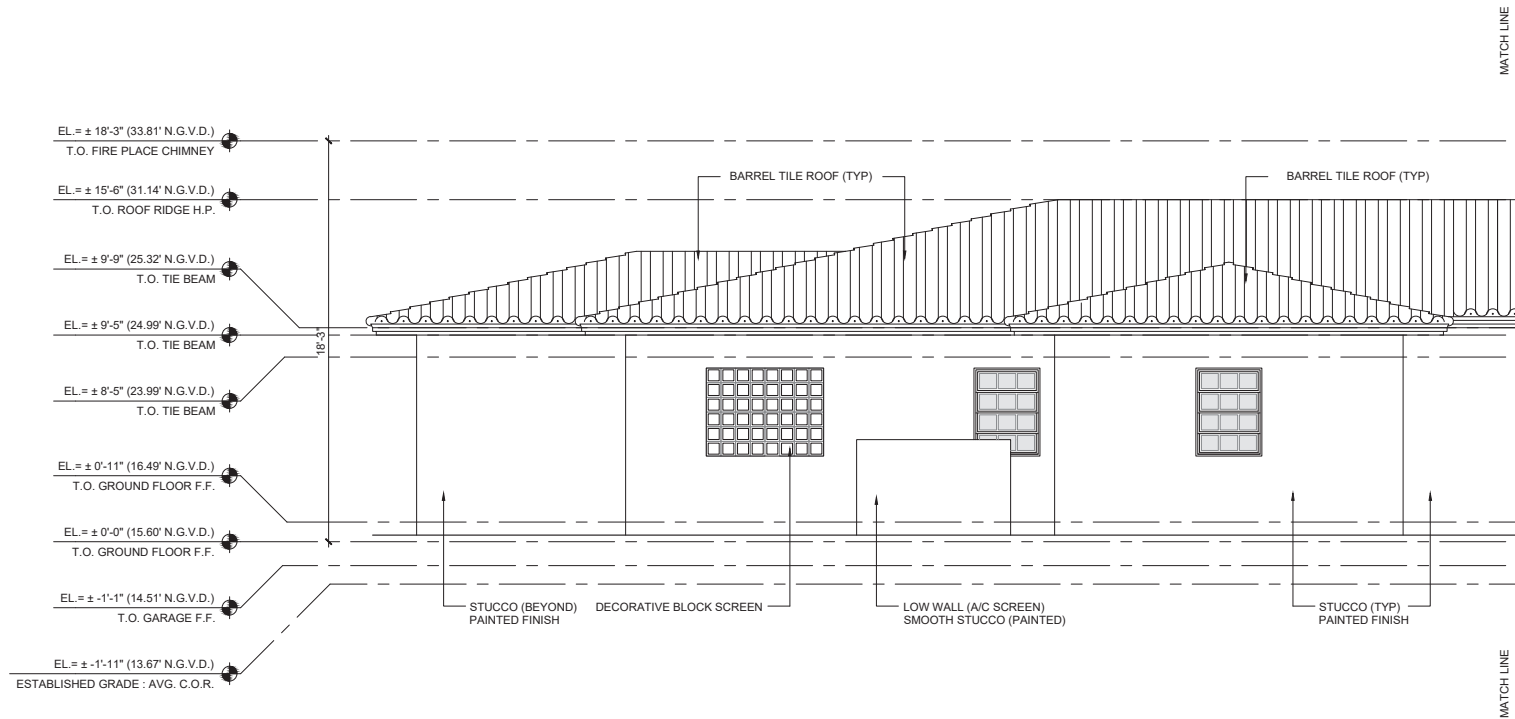
CHECKED: DC/PEC

Existing Elevations
- Overall

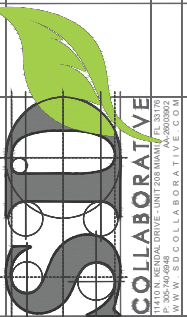
A300



1 Existing Front Elevation - Enlarged Partial (North)
SCALE: 1/4" = 1'-0"



2 Existing Front Elevation - Enlarged Partial (North)
SCALE: 1/4" = 1'-0"



COLLABORATIVE
ARCHITECTURE
11410 N. KENDALL DRIVE, UNIT 208, MANALATIA, FL 33176
WWW.SDCOLLABORATIVE.COM

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

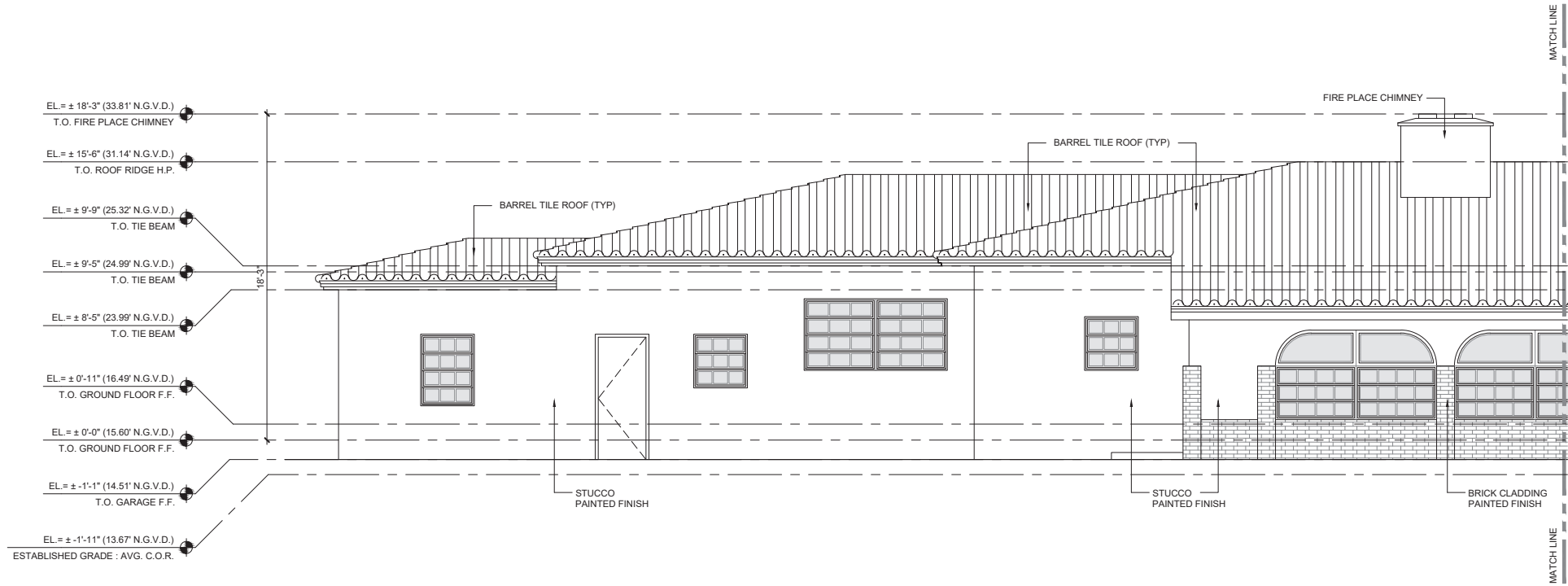
REV. NO. DATE COMMENTS

PROJECT: REMODELING EXISTING RESIDENCE
ALEGRIANO RESIDENCE
1364 ALEGRIANO AVENUE
CORAL GABLES, FLORIDA 33146

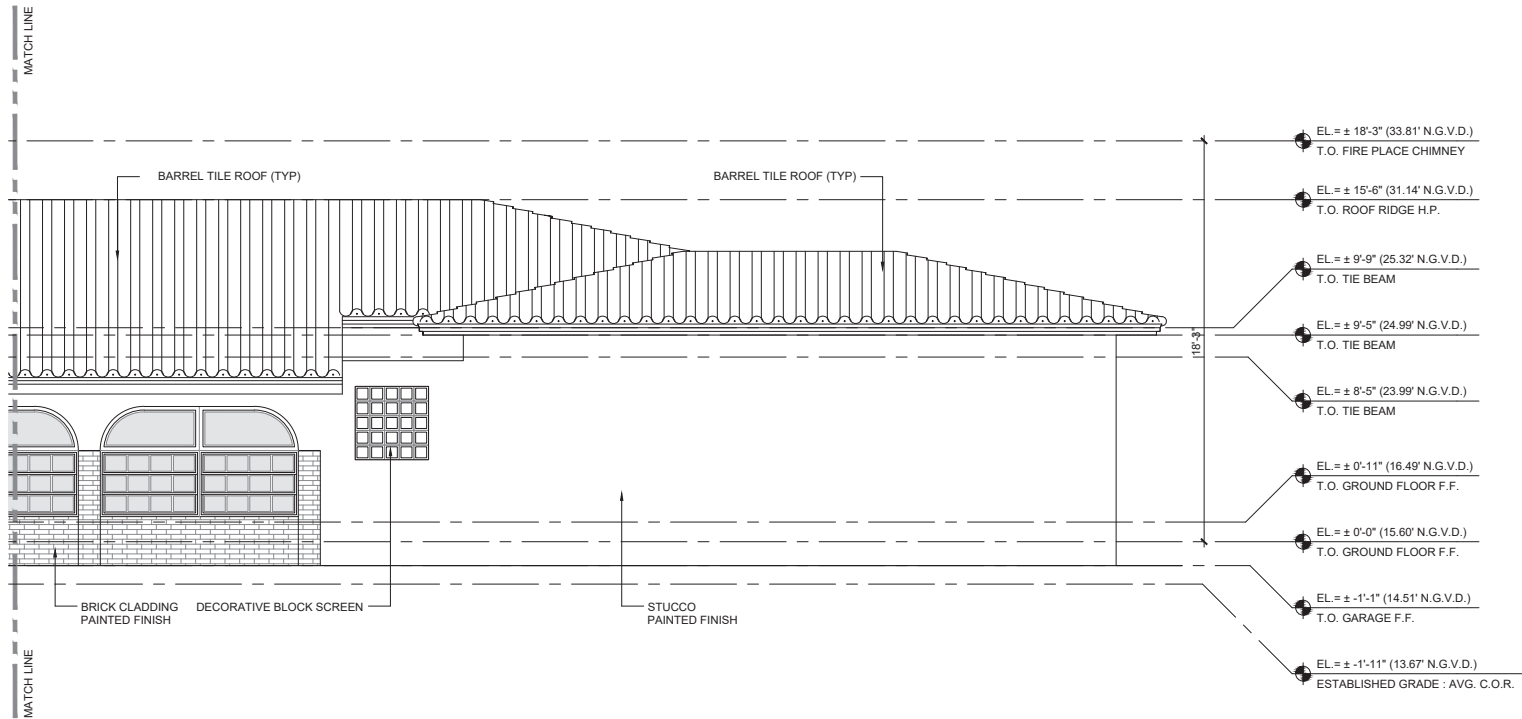
PROJECT NO.: 18-009-00
ISSUE DATE: 06-07-2021
SCALE: AS NOTED
DRAWN BY: KR
CHECKED: DC/PEC

Existing Elevations
- Enlarged

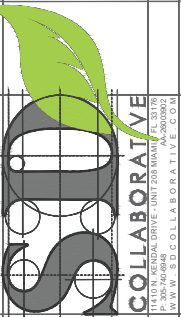
A301



1 Existing Rear Elevation - Enlarged Partial (South)
SCALE: 1/4" = 1'-0"



2 Existing Rear Elevation - Enlarged Partial (South)
SCALE: 1/4" = 1'-0"



11410 N. KENDAL DRIVE, UNIT 208 MANASSAS, VA 20108
WWW.SDCOLLABORATIVE.COM

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

REV NO. DATE COMMENTS

PROJECT: REMODELING EXISTING RESIDENCE

ALEGRIANO RESIDENCE
1364 ALEGRIANO AVENUE
CORAL GABLES, FLORIDA 33146

PROJECT NO.: 18-009-00

ISSUE DATE: 06-07-2021

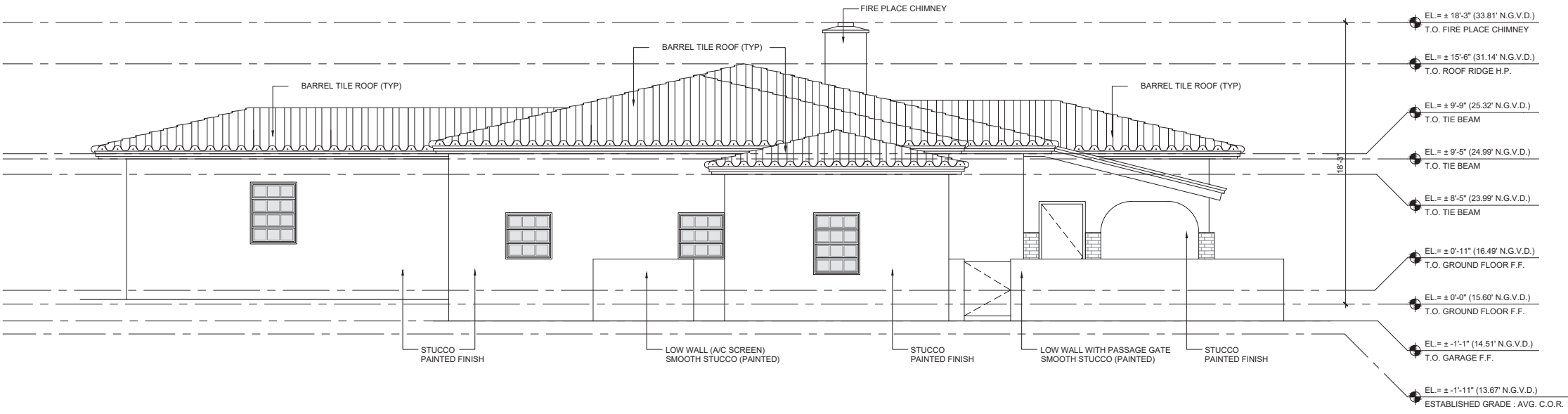
SCALE: AS NOTED

DRAWN BY: KR

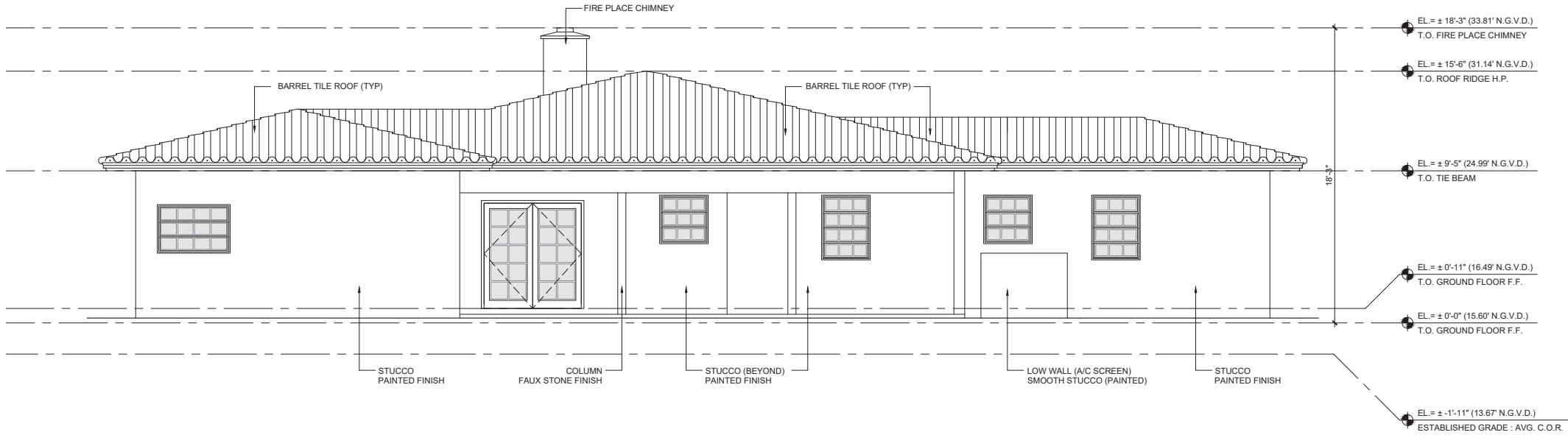
CHECKED: DC/PEC

Existing Elevations
- Enlarged

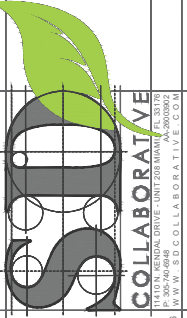
A302



1 Existing Side Elevation - Street Side - Enlarged (West)
SCALE: 1/4" = 1'-0"



2 Existing Side Elevation - Interior Side - Enlarged (East)
SCALE: 1/4" = 1'-0"



DULCE M. CONDE RA ARCHITECT AR0015903
PRIMITIVO E CONDE RA ARCHITECT AR0014498
11410 N. KENDAL DRIVE, UNIT 208 MANALAY, FL 33176
WWW.SDCOLLABORATIVE.COM

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

REV NO. DATE COMMENTS

PROJECT: REMODELING EXISTING RESIDENCE

ALEGRIANO RESIDENCE
1364 ALEGRIANO AVENUE
CORAL GABLES, FLORIDA 33146

PROJECT NO.: 18-009-00

ISSUE DATE: 06-07-2021

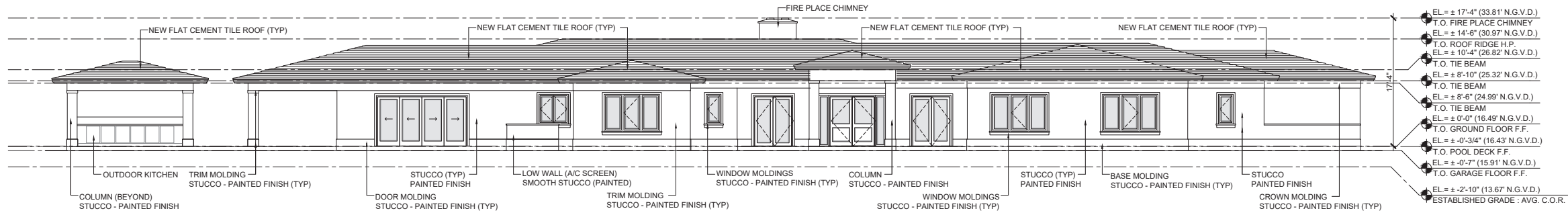
SCALE: AS NOTED

DRAWN BY: KR

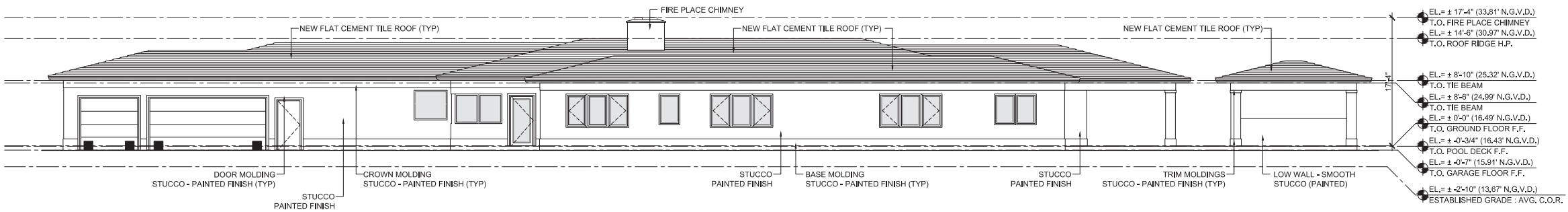
CHECKED: DC/PEC

Existing Elevations
- Enlarged

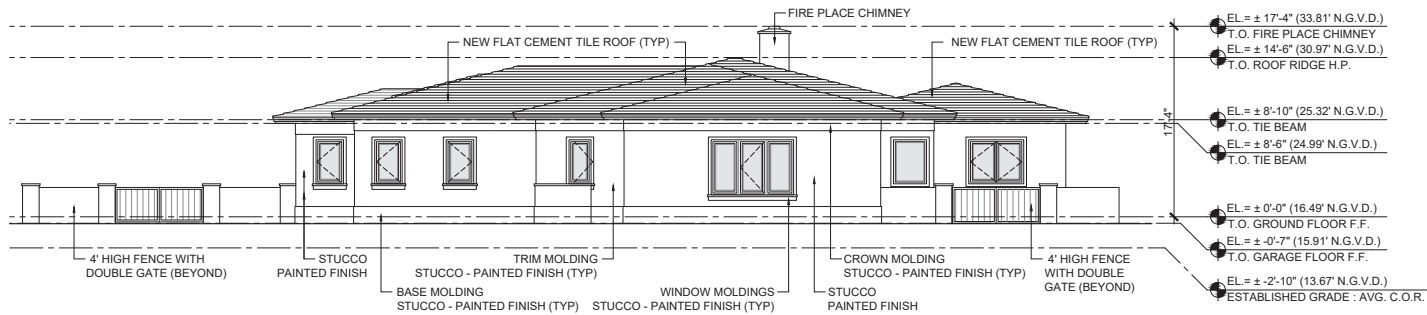
A303



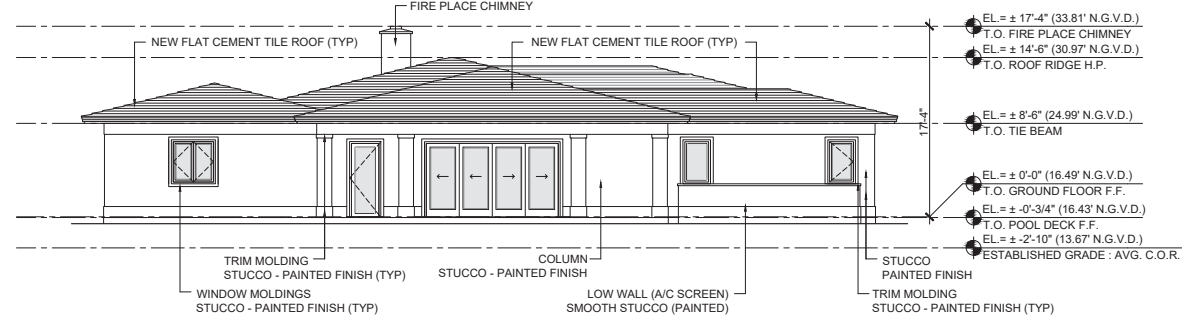
1 New Front Elevation - Overall (North)
SCALE: 1/8" = 1'-0"



2 New Rear Elevation - Overall (South)
SCALE: 1/8" = 1'-0"



3 New Side Elevation - Street Side - Overall (West)
SCALE: 1/8" = 1'-0"



4 New Side Elevation - Interior Side - Overall (East)
SCALE: 1/8" = 1'-0"

REV. NO.

DATE

COMMENTS

PROJECT: REMODELING EXISTING RESIDENCE

ALEGRIANO RESIDENCE
1364 ALEGRIANO AVENUE
CORAL GABLES, FLORIDA 33146

PROJECT NO.: 18-009-00

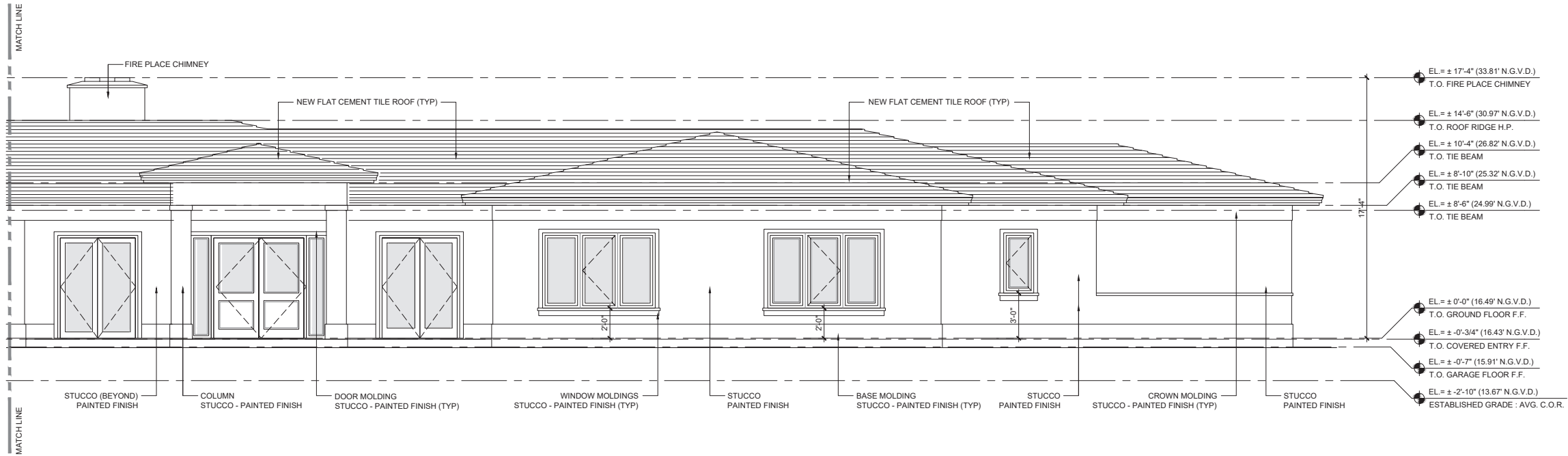
ISSUE DATE: 06-07-2021

SCALE: AS NOTED

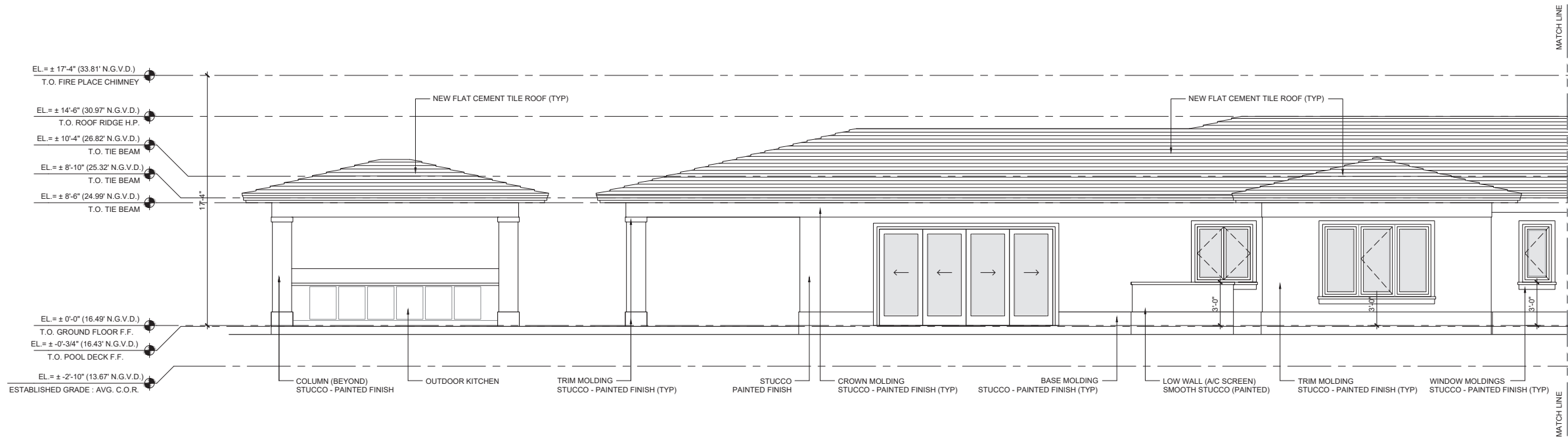
DRAWN BY: KR

CHECKED: DC/PEC

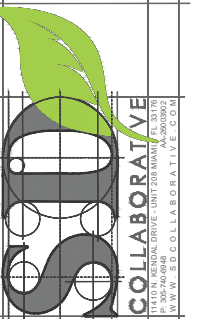
New Elevations - Overall



1 New Front Elevation - Enlarged Partial (North)
SCALE: 1/4" = 1'-0"



2 New Front Elevation - Enlarged Partial (North)
SCALE: 1/4" = 1'-0"



11410 N. KENDAL DRIVE - UNIT 208 MANASSAS, VA 20108
WWW.A305COLLABORATIVE.COM

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

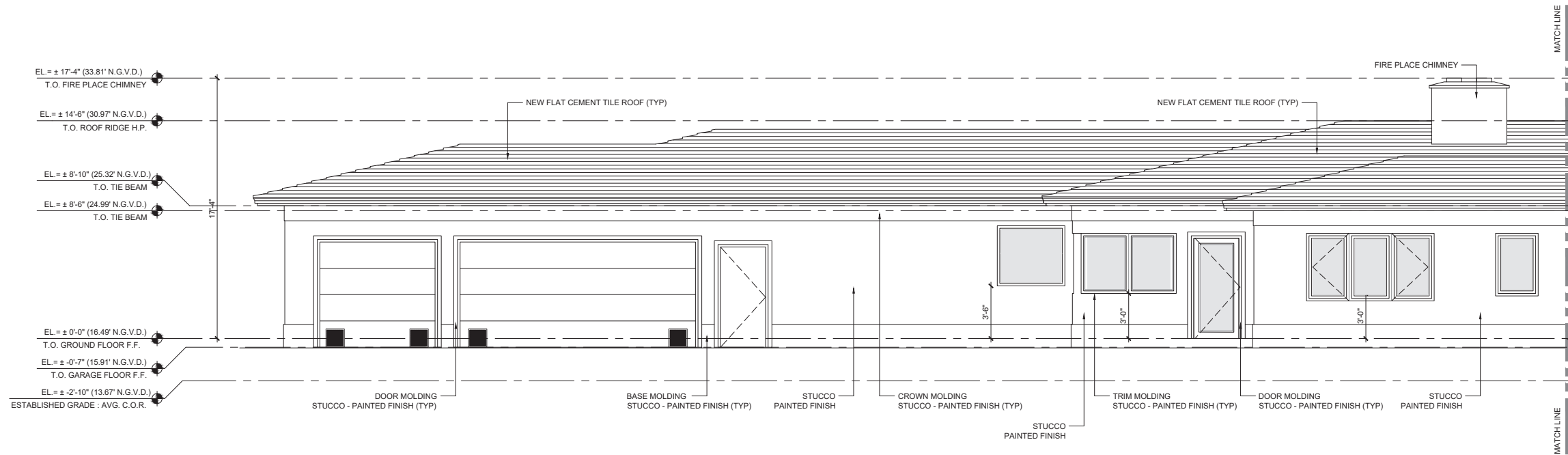
REV NO. DATE COMMENTS

PROJECT: REMODELING EXISTING RESIDENCE
ALEGRIANO RESIDENCE
1364 ALEGRIANO AVENUE
CORAL GABLES, FLORIDA 33146

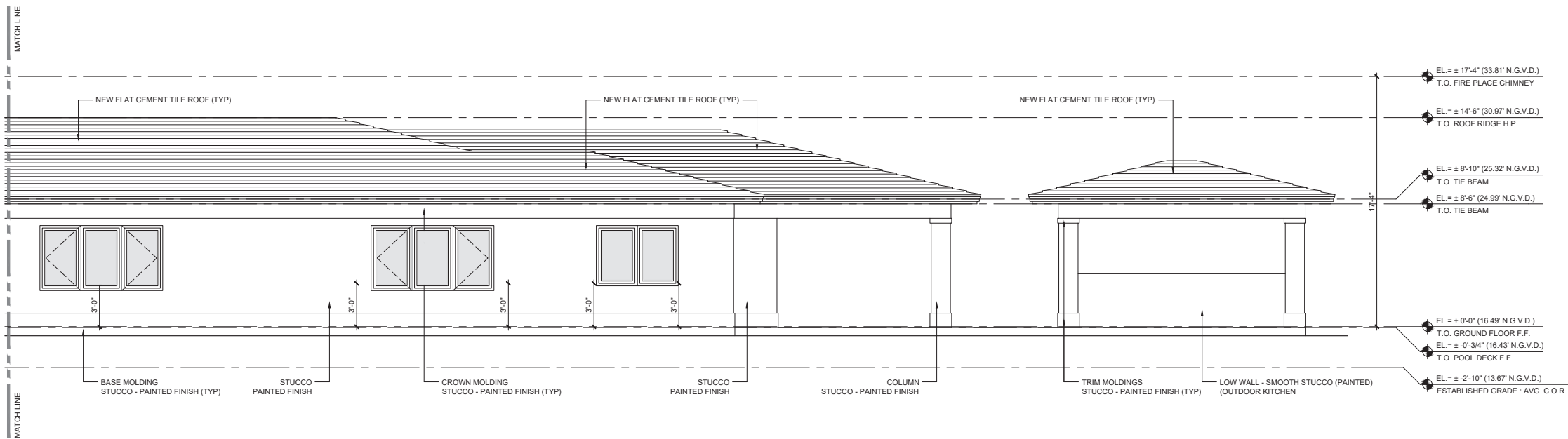
PROJECT NO.: 18-009-00
ISSUE DATE: 06-07-2021
SCALE: AS NOTED
DRAWN BY: KR
CHECKED: DC/PEC

New Elevations - Enlarged

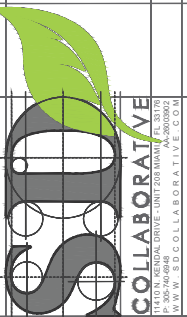
A305



1 New Rear Elevation - Enlarged Partial (South)
SCALE: 1/4" = 1'-0"



2 New Rear Elevation - Enlarged Partial (South)
SCALE: 1/4" = 1'-0"



COLLABORATIVE
11410 N. KENDAL DRIVE - UNIT 208 MANASSAS, VA 20108
WWW.A30COLLABORATIVE.COM

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

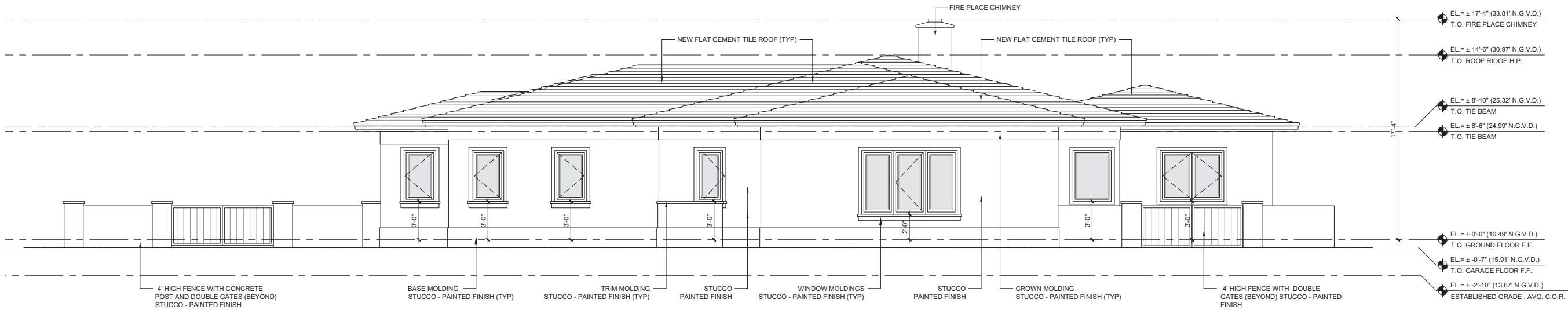
REV NO. DATE COMMENTS

PROJECT: REMODELING EXISTING RESIDENCE
ALEGRIANO RESIDENCE
1364 ALEGRIANO AVENUE
CORAL GABLES, FLORIDA 33146

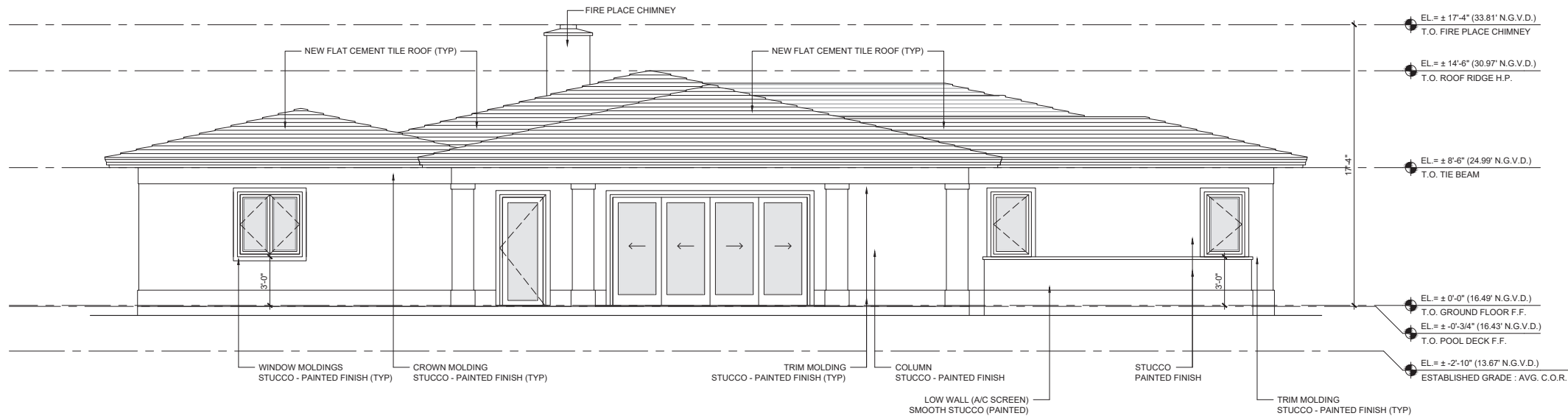
PROJECT NO.: 18-009-00
ISSUE DATE: 06-07-2021
SCALE: AS NOTED
DRAWN BY: KR
CHECKED: DC/PEC

New Elevations - Enlarged

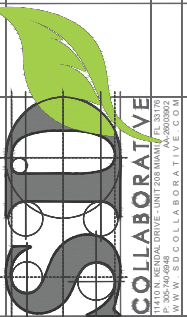
A306



1 New Side Elevation - Street Side Enlarged (West)
SCALE: 1/4" = 1'-0"



2 New Side Elevation - Interior Side Enlarged (East)
SCALE: 1/4" = 1'-0"



OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

REV NO. DATE COMMENTS

PROJECT: REMODELING EXISTING RESIDENCE

ALEGRIANO RESIDENCE
1364 ALEGRIANO AVENUE
CORAL GABLES, FLORIDA 33146

PROJECT NO.: 18-009-00
ISSUE DATE: 06-07-2021
SCALE: AS NOTED
DRAWN BY: KR
CHECKED: DC/PEC

New Elevations - Enlarged

A307