

10550 OLD CUTLER RD



FRONT

10550 OLD CUTLER RD



FRONT

10550 OLD CUTLER RD



REAR

10550 OLD CUTLER RD



SIDE

10550 OLD CUTLER RD



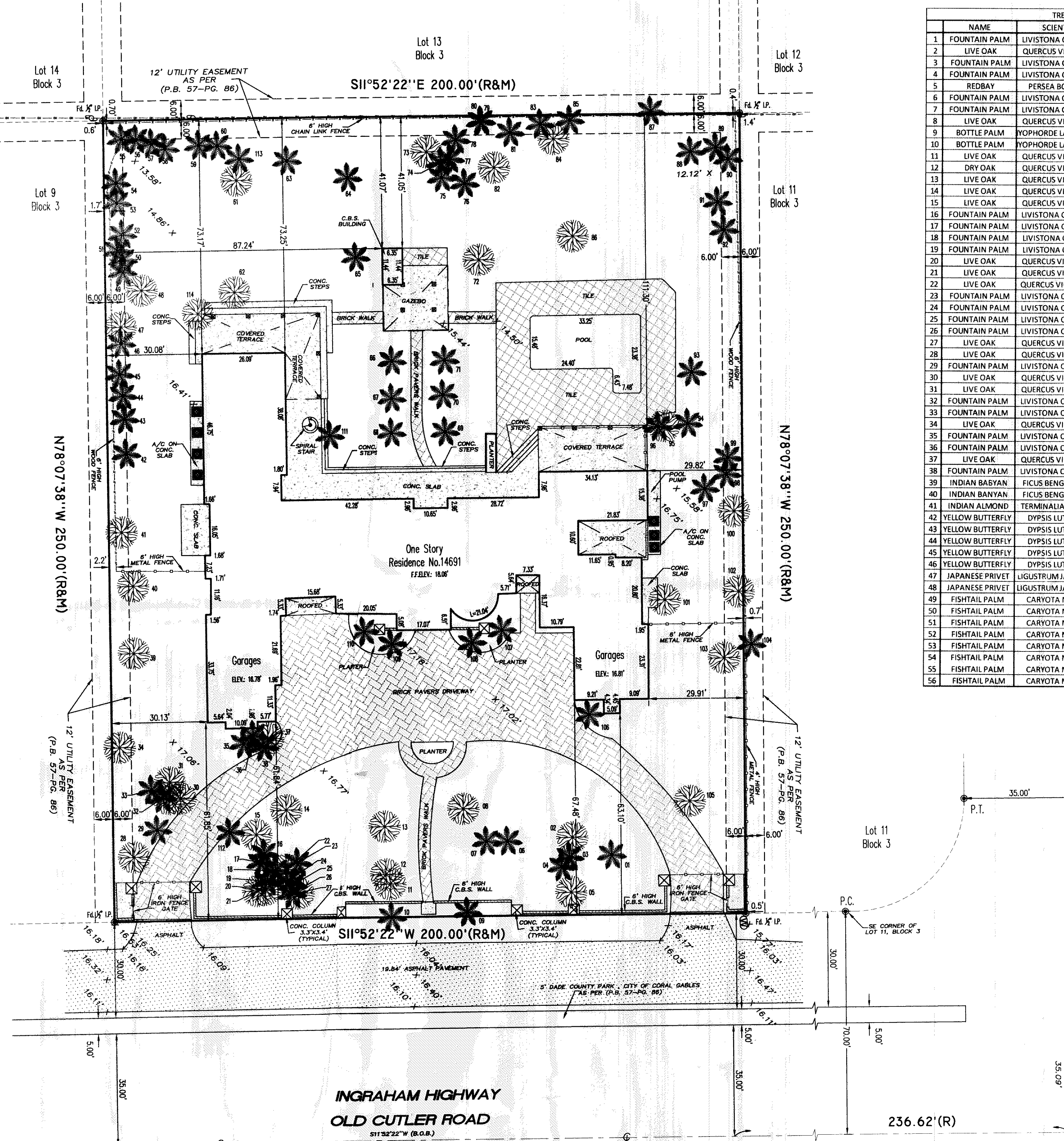
REAR

10550 OLD CUTLER RD



SIDE

# MAP OF BOUNDARY SURVEY

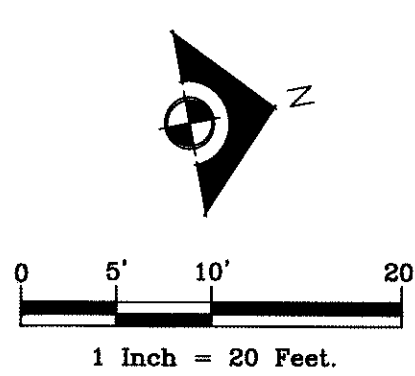


TREE TABLE						
	NAME	SCIENTIFIC	DIAMETER	HEIGHT	CANOPY	
1	FOUNTAIN PALM	LIVISTONA CHINENSIS	48"	8'	7'	
2	LIVE OAK	QUERCUS VIRGINIANA	12"	30'	30'	
3	FOUNTAIN PALM	LIVISTONA CHINENSIS	48"	8'	7'	
4	FOUNTAIN PALM	LIVISTONA CHINENSIS	48"	8'	7'	
5	REDBAY	PERSEA BORBONIA	24"	40'	50'	
6	FOUNTAIN PALM	LIVISTONA CHINENSIS	12"	10'	8'	
7	FOUNTAIN PALM	LIVISTONA CHINENSIS	12"	8'	6'	
8	LIVE OAK	QUERCUS VIRGINIANA	24"	40'	50'	
9	BOTTLE PALM	YOPHORDE LAGENICAU	24"	10'	10'	
10	BOTTLE PALM	YOPHORDE LAGENICAU	24"	10'	10'	
11	LIVE OAK	QUERCUS VIRGINIANA	24"	30'	40'	
12	DRY OAK	QUERCUS VIRGINIANA	12"	10'	3'	
13	LIVE OAK	QUERCUS VIRGINIANA	18"	40'	35'	
14	LIVE OAK	QUERCUS VIRGINIANA	18"	40'	35'	
15	LIVE OAK	QUERCUS VIRGINIANA	18"	40'	35'	
16	FOUNTAIN PALM	LIVISTONA CHINENSIS	12"	10'	10'	
17	FOUNTAIN PALM	LIVISTONA CHINENSIS	12"	10'	6'	
18	FOUNTAIN PALM	LIVISTONA CHINENSIS	12"	10'	10'	
19	FOUNTAIN PALM	LIVISTONA CHINENSIS	12"	10'	5'	
20	LIVE OAK	QUERCUS VIRGINIANA	18"	25'	20'	
21	LIVE OAK	QUERCUS VIRGINIANA	18"	20'	15'	
22	LIVE OAK	QUERCUS VIRGINIANA	24"	35'	40'	
23	FOUNTAIN PALM	LIVISTONA CHINENSIS	10'	15'	10'	
24	FOUNTAIN PALM	LIVISTONA CHINENSIS	10'	8'	10'	
25	FOUNTAIN PALM	LIVISTONA CHINENSIS	10'	15'	10'	
26	FOUNTAIN PALM	LIVISTONA CHINENSIS	12"	10'	10'	
27	LIVE OAK	QUERCUS VIRGINIANA	18"	40'	35'	
28	LIVE OAK	QUERCUS VIRGINIANA	24"	35'	40'	
29	FOUNTAIN PALM	LIVISTONA CHINENSIS	14"	25'	15'	
30	LIVE OAK	QUERCUS VIRGINIANA	22"	25'	30'	
31	LIVE OAK	QUERCUS VIRGINIANA	22"	25'	30'	
32	FOUNTAIN PALM	LIVISTONA CHINENSIS	12"	7'	7'	
33	FOUNTAIN PALM	LIVISTONA CHINENSIS	14"	25'	15'	
34	LIVE OAK	QUERCUS VIRGINIANA	22"	15'	10'	
35	FOUNTAIN PALM	LIVISTONA CHINENSIS	12"	20'	15'	
36	FOUNTAIN PALM	LIVISTONA CHINENSIS	12"	20'	15'	
37	LIVE OAK	QUERCUS VIRGINIANA	12"	25'	30'	
38	FOUNTAIN PALM	LIVISTONA CHINENSIS	12"	20'	15'	
39	INDIAN REBAY	FICUS BENGHALENSIS	36"	40'	30'	
40	INDIAN BANYAN	FICUS BENGHALENSIS	36"	40'	30'	
41	INDIAN ALMOND	TERMINALIA CATAPPA	7"	15'	20'	
42	YELLOW BUTTERFLY	DYPSS LUTESCENS	20"			
43	YELLOW BUTTERFLY	DYPSS LUTESCENS	20"			
44	YELLOW BUTTERFLY	DYPSS LUTESCENS	20"			
45	YELLOW BUTTERFLY	DYPSS LUTESCENS	20"			
46	YELLOW BUTTERFLY	DYPSS LUTESCENS	20"			
47	JAPANESE PRIVET	LIGUSTRUM JAPONICUM	16"	10'	8'	
48	JAPANESE PRIVET	LIGUSTRUM JAPONICUM	16"	10'	8'	
49	FISHTAIL PALM	CARYOTA MAXIMA	20"			
50	FISHTAIL PALM	CARYOTA MAXIMA	20"			
51	FISHTAIL PALM	CARYOTA MAXIMA	20"			
52	FISHTAIL PALM	CARYOTA MAXIMA	20"			
53	FISHTAIL PALM	CARYOTA MAXIMA	20"			
54	FISHTAIL PALM	CARYOTA MAXIMA	20"			
55	FISHTAIL PALM	CARYOTA MAXIMA	20"			
56	FISHTAIL PALM	CARYOTA MAXIMA	20"			

		TREE TABLE			
	NAME	SCIENTIFIC	DIAMETER	HEIGHT	CANOP
57	FISHTAIL PALM	CARYOTA MAXIMA		20'	
58	FISHTAIL PALM	CARYOTA MAXIMA		20'	
59	FISHTAIL PALM	CARYOTA MAXIMA		20'	
60	FISHTAIL PALM	CARYOTA MAXIMA		20'	
61	GUMBO LIMBO	QUEERSA SHIMARUBA	24"	40'	20'
62	LIVE OAK	QUERCUS VIRGINIANA	24"	40'	40'
63	FOUNTAIN PALM	LIVISTONA CHINENSIS	10"	12'	8'
64	FOUNTAIN PALM	LIVISTONA CHINENSIS	10"	20'	8'
65	QUEEN PALM	SYAGUS RABENHOFIANA	12"	40'	20'
66	ROYAL PALM	ROYSTONEA REGIA	18"	30'	15'
67	ROYAL PALM	ROYSTONEA REGIA	18"	30'	15'
68	ROYAL PALM	ROYSTONEA REGIA	18"	30'	15'
69	ROYAL PALM	ROYSTONEA REGIA	18"	30'	15'
70	ROYAL PALM	ROYSTONEA REGIA	18"	30'	15'
71	ROYAL PALM	ROYSTONEA REGIA	18"	30'	15'
72	LIVE OAK	QUERCUS VIRGINIANA	16"	50'	30'
73	LIVE OAK	QUERCUS VIRGINIANA	36"	50'	40'
74	ARECA PALM	DYPHYS LUTEUSCENS	7"	25'	5'
75	ARECA PALM	DYPHYS LUTEUSCENS	5"	15'	5'
76	FOUNTAIN PALM	LIVISTONA CHINENSIS	10"	12'	8'
77	ARECA CLUSTER	DYPHYS LUTEUSCENS	7"	25'	5'
78	ARECA CLUSTER	DYPHYS LUTEUSCENS	7"	25'	5'
80	ARECA CLUSTER	DYPHYS LUTEUSCENS	7"	25'	5'
81	ARECA CLUSTER	LIVISTONA CHINENSIS	10"	25'	8'
81	FOUNTAIN PALM	LIVISTONA CHINENSIS	10"	8'	8'
82	LIVE OAK	QUERCUS VIRGINIANA	16"	50'	30'
83	FOUNTAIN PALM	LIVISTONA CHINENSIS	10"	8'	8'
84	LIVE OAK	QUERCUS VIRGINIANA	16"	50'	30'
85	FOUNTAIN PALM	LIVISTONA CHINENSIS	10"	20'	8'
86	LIVE OAK	QUERCUS VIRGINIANA	18"	50'	30'
87	ARECA CLUSTER	DYPHYS LUTEUSCENS		25'	
88	FOUNTAIN PALM	LIVISTONA CHINENSIS	10"	25'	8'
89	FOUNTAIN PALM	LIVISTONA CHINENSIS	10"	20'	8'
90	ARECA CLUSTER	DYPHYS LUTEUSCENS		25'	
91	ARECA CLUSTER	DYPHYS LUTEUSCENS		25'	
92	ARECA CLUSTER	DYPHYS LUTEUSCENS		25'	
93	FOUNTAIN PALM	LIVISTONA CHINENSIS	10"	20'	8'
94	ARECA CLUSTER	DYPHYS LUTEUSCENS		30'	
95	UMBRELLA TREE	SCHEFFELERA ACTINOPHYLLA	12"	25'	20'
96	FOUNTAIN PALM	LIVISTONA CHINENSIS	10"	20'	8'
97	ARECA CLUSTER	DYPHYS LUTEUSCENS		20'	
98	ROYAL PALM	ROYSTONEA REGIA	14"	30'	15'
99	ARECA CLUSTER	DYPHYS LUTEUSCENS		20'	
100	BLACK WOOD TREE	ACACIA MELANOKYLON	12"	20'	10'
101	LAUREL OAK	QUERCUS IMBRICARIA	18"	40'	20'
102	FICUS TREE	FICUS BENJAMINA	7"	20'	15'
103	LIVE OAK	QUERCUS VIRGINIANA	18"	40'	20'
104	ARECA CLUSTER	DYPHYS LUTEUSCENS		20'	
105	FICUS TREE	FICUS BENJAMINA	30"	60'	70'
106	YELLOW BUTTERFLY	DYPHYS LUTEUSCENS	12"	8'	10'
107	ROYAL PALM	ROYSTONEA REGIA	18"	30'	15'
108	YELLOW BUTTERFLY	DYPHYS LUTEUSCENS	12"	8'	10'
109	YELLOW BUTTERFLY	DYPHYS LUTEUSCENS	12"	8'	10'
110	ROYAL PALM	ROYSTONEA REGIA	18"	30'	15'
111	FOUNTAIN PALM	LIVISTONA CHINENSIS	12"	25'	10'
112	FOUNTAIN PALM	LIVISTONA CHINENSIS	12"	5'	8'
113	FOUNTAIN PALM	LIVISTONA CHINENSIS	12"	15'	10'
114	LIVE OAK	QUERCUS VIRGINIANA	18"	40'	40'



**LOCATION MAP**  
(NOT TO SCALE)



- ## LEGEND OF SURVEY ABBREVIATIONS
- |           |                                    |
|-----------|------------------------------------|
| N.G.V.D.  | = NATIONAL GEODETIC VERTICAL DATUM |
| P.B.      | = PLAT BOOK                        |
| C.P.      | = CORNER POINT                     |
| B/C       | = BLOCK CORNER                     |
| P/L       | = PROPERTY LINE                    |
| N.T.S.    | = NOT TO SCALE                     |
| D.R.      | = DRAIN                            |
| RAD.      | = RADIAL                           |
| RES.      | = RESIDENTIAL                      |
| R/W       | = RIGHT OF WAY                     |
| S.E.C.    | = SECTION                          |
| S.T.      | = STORY                            |
| SWK.      | = SIDEWALK                         |
| U.E.      | = UTILITY EASEMENT                 |
| D =       | CENTRAL ANGLE                      |
| — — — — — | WOOD FENCE                         |
| — — — — — | CHAIN LINK FENCE                   |
| — — — — — | CLASH LINK FENCE                   |
| — — — — — | C.B.S. WALL                        |
| — — — — — | OVERHEAD ELECTRIC                  |
| — — — — — | BELLSOUTH BOX                      |
| — — — — — | CABLE BOX                          |
| — — — — — | POWER POLE                         |
|           | FIRE HYDRANT                       |
|           | SAN MANHOLE                        |
|           | WATER VALVE                        |
|           | ELEVATIONS                         |
|           | LIGHT POLE                         |
|           | CATCH BASIN                        |
|           | WATER METER                        |

## LEGEND OF SURVEY ABBREVIATIONS

**LEGAL DESCRIPTION:**

Lots 10, Block 3, of "SNAPPER CREEK LAKES SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 57 at Page 86, of the Public Records of Miami-Dade County, Florida.

Folio: 03-5107-004-0390

<b>FLOOD ZONE:</b> WITHIN ZONE: X <b>ELEVATION:</b> N/A <b>COMMUNITY:</b> 120639 <b>PANEL No.:</b> 0457 <b>SUFFIX:</b> <b>DATE:</b> 09/11/2009	<b>ORDER NO.:</b> M-11425 <b>FIELD BOOK:</b> FILE <b>DATE:</b> OCTOBER 23, 2020 <b>UPDATE:</b> <b>UPDATE:</b>	<b>PROPERTY ADDRESS:</b> 10550 OLD CUTLER RD CORAL GABLES, FL 33156
		<b>FOR:</b> QUEEN GABRIELA CORP.

I HEREBY CERTIFY: THAT THIS DRAWING REPRESENTS THE RESULT OF A SURVEY OF THE WITHIN DESCRIBED PROPERTY AND THIS DRAWING AND SAID SURVEY WERE PREPARED BY ME OR UNDER MY DIRECTION.  
THERE ARE NO ENCROACHMENTS UNLESS SHOWN THEREON.

THIS SURVEY IS NOT VALID WITHOUT THE  
SIGNATURE AND RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

**NOTES:**

- \* THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- \* EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS.
- \* LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- \* UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT AN ATTEMPTED TO LOCATED FOOTINGS AND/OR FOUNDATIONS.
- \* NO USABLE MONUMENTS WERE FOUND ON THE PROPERTY, UNLESS SHOWN.
- \* IF SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. 1929
- \* BENCH MARK USED NO. # 641, WITH ELEVATION: 15.95' (N.G.V.D. 1929)
- \* ALL BEARINGS SHOWN REFER TO AN ASSUMED MERIDIAN AS PER PLAT'S BLOCK, BASIS OF BEARINGS IS THE CENTERLINE OF OLD CUTLER ROAD (S15°22'22"W)

NARCISO RAMIREZ, 109  
PROFESSIONAL LAND SURVEYOR No. 2779  
STATE OF FLORIDA  
No. 2779  
12720 S.W. 71st TERRACE  
MIAMI, FL 33183  
TEL: (305) 596-9888 x (305) 596-0990  
E-MAIL: [att@nrcs.com](mailto:att@nrcs.com) ball@nrcs.com

ZONING DATA

ZONING R-USE DISTRICT.  
LOT AREA 50,000 S.F.

SETBACKS	ALLOWED:	FRONT	50'-0"
		INTERIOR	15'-0"
		REAR	25'-0"
PROPOSED FRONT		65'-0"	
	INTERIOR	30'-0" N.C.	
	REAR	112'-3", 83'-2"	

LOT GROUND AREA:		
ALLOWED	15%-50,000 S.F.	7500 S.F.
ALLOWED	5%-22,806 S.F.	1140 S.F.
ALL ACCESSORY USES.		

TOTAL ALLOWED	8,640 S.F.
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GROUND LEVEL		
HOUSE EXISTING	5,939 S.F.	EXISTING
MAIN FRONT PORCH	121 S.F.	EXISTING
SERVICE PORCH #1	37 S.F.	EXISTING
SERVICE PORCH #2	84 S.F.	EXISTING
GARAGE #1	551 S.F.	EXISTING
GARAGE #2	480 S.F.	EXISTING * MODIFIED
NEW BREAKFAST NOOK	280 S.F.	NEW

ACCESSORY USE		
CABANNA NEW	100 S.F.	* MAX ALLOWED
POOL NEW	790 S.F.	EXISTING
FOUNTAIN #1	115 S.F.	NEW.
FOUNTAIN #2	65 S.F.	NEW.
	1070 S.F.	

MAX. S.F. FLOOR AREA		
ALLOWED		
48% OF FIRST 5000 S.F.	2400 S.F.	
35% OF NEXT 5000 S.F.	1750 S.F.	
30% OF NEXT 40,000 S.F.	12000 S.F.	
TOTAL ALLOWED	16,150 S.F.	

EXISTING & PROPOSED		
HOUSE FIRST FLOOR	5939 S.F.	EXISTING
NEW BREAKFAST NOOK	280 S.F.	NEW
GARAGE #1 AT 50%	276 S.F.	EXISTING
GARAGE #2 AT 50%	240 S.F.	* MODIFIED
6735 S.F.		
HOUSE SECOND FLOOR		
	4026 S.F.	EXISTING
NEW ADDITION OVER GAR. #1		
NEW ADDITION OVER GAR. #2	1200 S.F.	NEW
ENCLOSURE TERRACE SOUTH	520 S.F.	NEW
NEW ADDITION REAR SOUTH	377 S.F.	NEW
NEW ADDITION REAR SOUTH	560 S.F.	NEW
NEW ADDITION REAR NORTH	747 S.F.	NEW

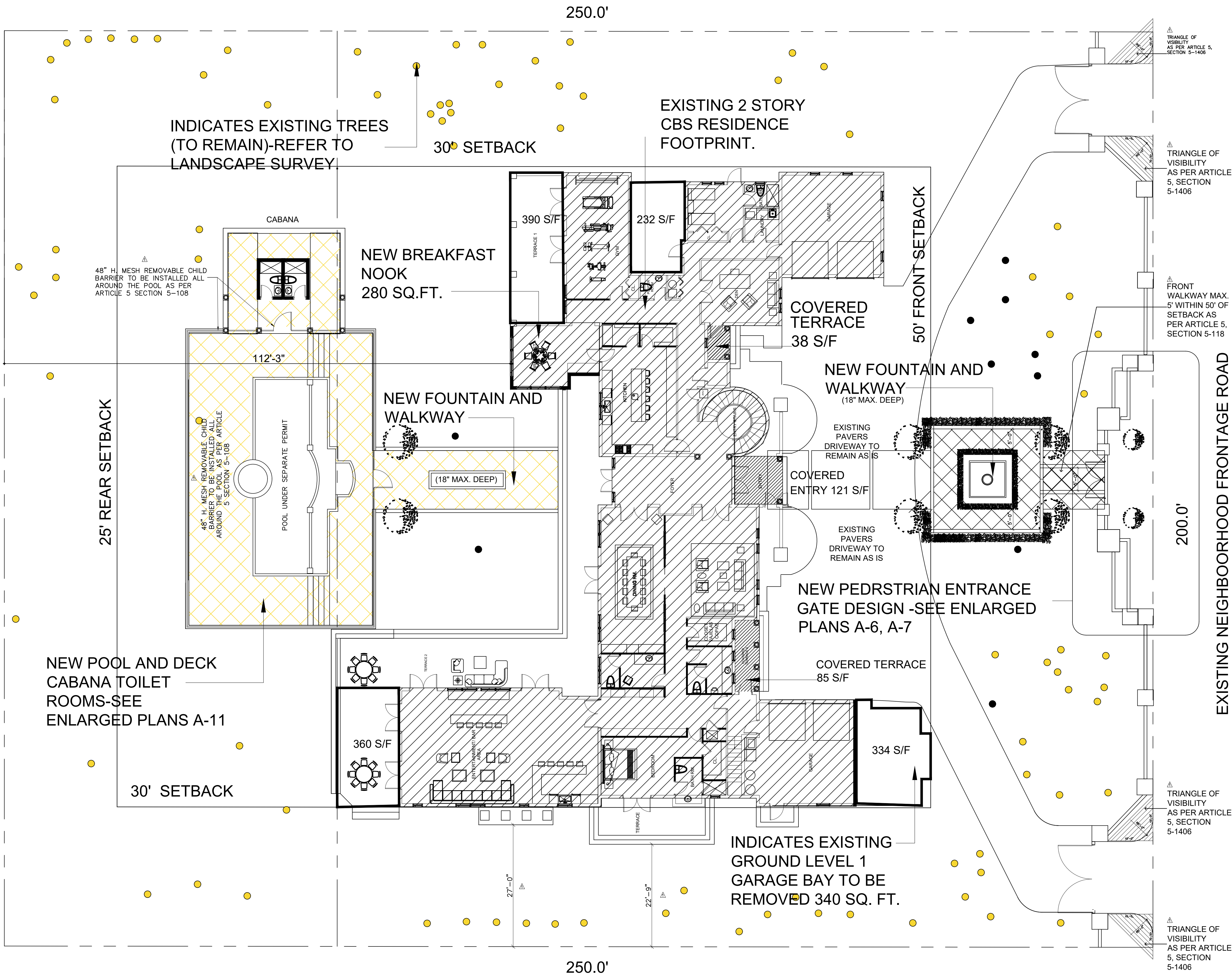
7053 SQ. FT		
TOTAL ALLOWED	16,150 S.F.	13,788 SQ. FT. TOTAL

LANDSCAPE AREA:		
REQUIRED	35% OF 50,000 S.F.	17,500 S.F.
PROVIDED	-7492 S.F. HOUSE COVERGE	
POOL AND DECK AREA	-3899 COVERAGE	
FRONT DRIVEWAYS, WALKWAYS	-6100 COVERAGE	
REAR TERRACE,, WALKWAYS	-2700 COVERAGE	

-20,191 COVERAGE  
GREEN AREA TOTAL 29,809 S.F.

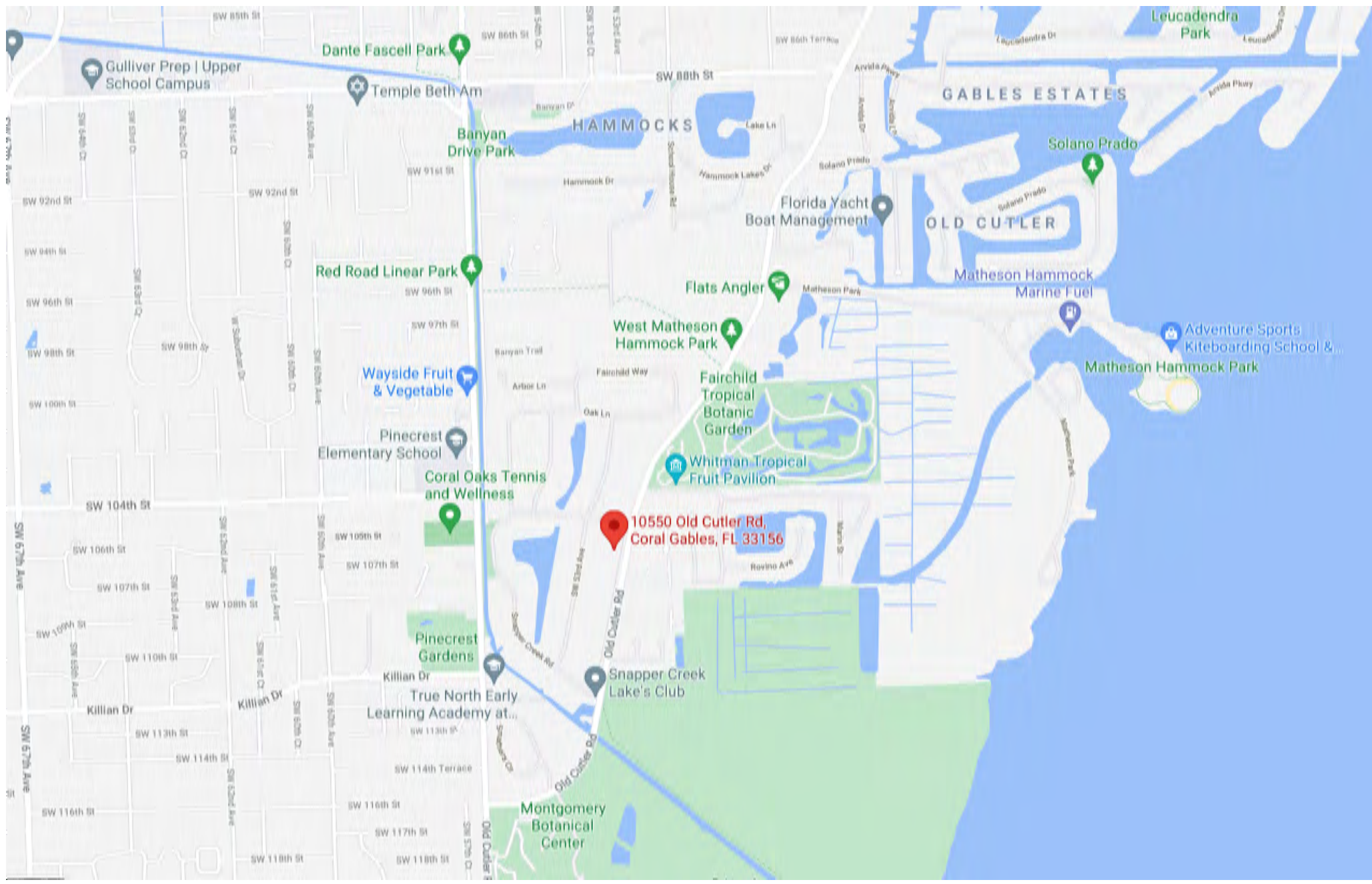
LOCATION PLAN

SCALE: N.T.S.



PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0"



48" H. MESH REMOVABLE CHILD BARRIER  
LOCATED AT 20" MIN. AWAY FROM WATER'S EDGE.  
ONE END NOT TO BE REMOVABLE WITHOUT THE AID OF TOOLS.

TO BE IN COMPLIANCE WITH R4501.17.1.15:  
A mesh safety barrier meeting the requirements of Section R4501.17 and the following minimum requirements shall be considered a barrier as defined in this section:

1- Individual component vertical support posts shall be capable of resisting a minimum of 52 pounds (229 N) of horizontal force prior to breakage when measured at a 36-inch (914 mm) height above grade. Vertical posts of the child mesh safety barrier shall extend a minimum of 3 inches (76 mm) below deck level and shall be spaced no greater than 36 inches (914 mm) apart.

2 -The mesh utilized in the barrier shall have a minimum tensile strength according to ASTM D 5034 of 100 lbf., and a minimum ball burst strength according to ASTM D 3787 of 150 lbf. The mesh shall not be capable of deformation such that a ¼ -inch (6.4 mm) round object could pass through the mesh.

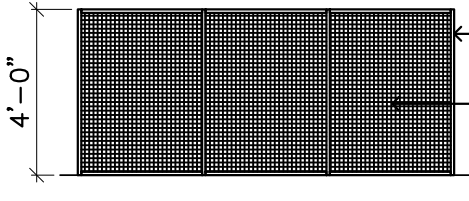
The mesh shall receive a descriptive performance rating of no less than "trace discoloration" or "slight discoloration" when tested according to ASTM G 53 (Weatherability, 1,200 hours).

3 - When using a molding strip to attach the mesh to the vertical posts, this strip shall contain, at a minimum, #8 by ½-inch (12.7 mm) screws with a minimum of two screws at the top and two at the bottom with the remaining screws spaced a maximum of 6 inches (152 mm) apart on center.

4 - Patio deck sleeves (vertical post receptacles) placed inside the patio surface shall be of a nonconductive material.

5 - A latching device shall attach each barrier section at a height no lower than 45 inches (11 613 mm) above grade. Common latching devices that include, but are not limited to, devices that provide the security equal to or greater than that of a hook and eye type latch incorporating a spring actuated retaining lever (commonly referred to as a safety gate hook).

6 - The bottom of the child mesh safety barrier shall not be more than 1 inch (25 mm) above the deck or installed surface (grade).



Renovations to:

10550 Old Cutler Rd.  
Coral Gables, Florida

N25  
ARCHITECTURE CO.

6262 SW 40 Street  
Suite 2A  
Miami, Florida 33155  
Phone 305-666-5151  
Florida License AR0016380

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Sheet Title:

PROPOSED  
SITE PLAN

Issue Date: Project No.

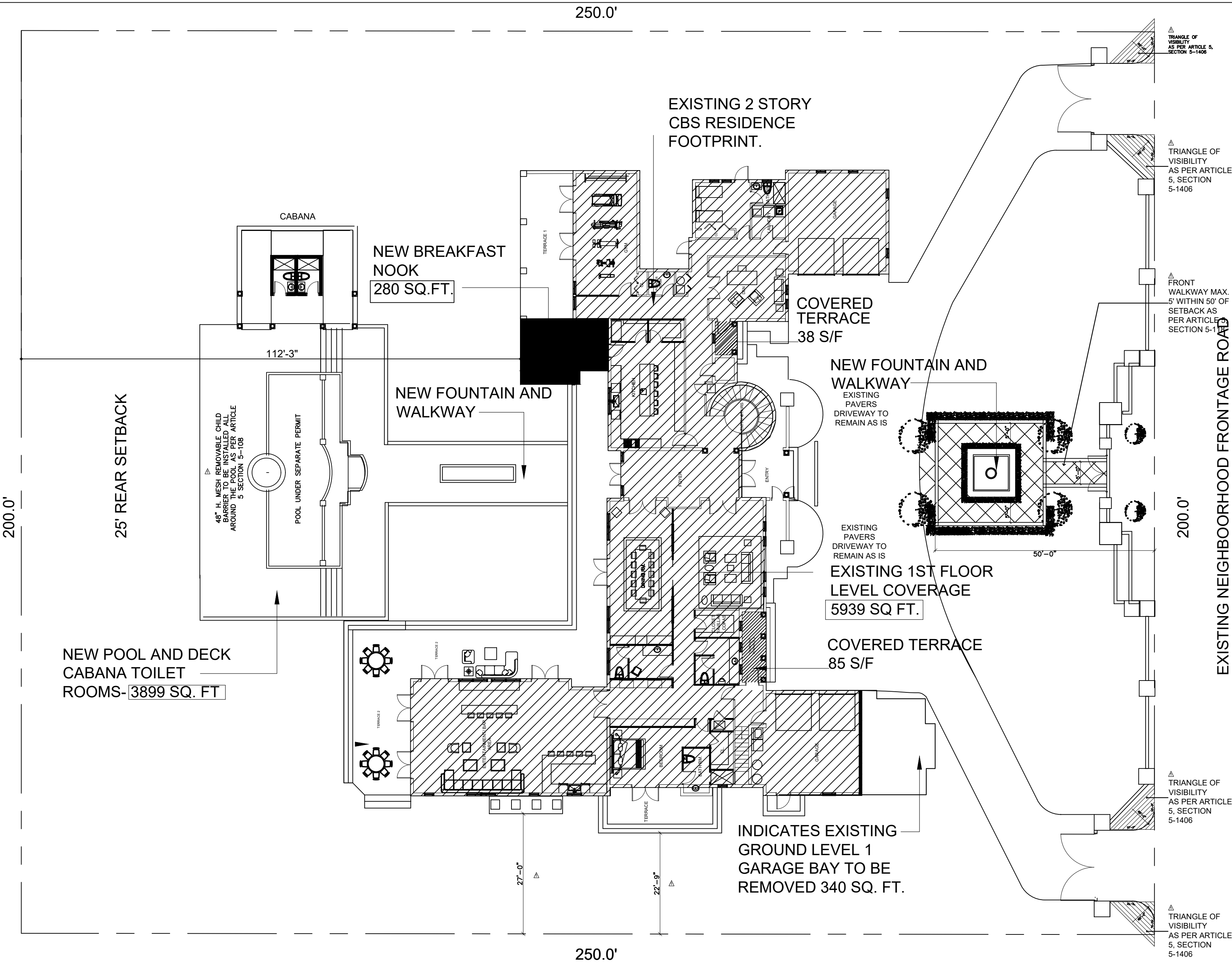
June 02, 2021

Drawing No.:

A-0

Professional of Record: Norman Blandon, R.A.  
Registration No. AR-0016380

NOT VALID FOR CONSTRUCTION OR BIDDING WITHOUT SIGNATURE, SEAL, AND APPROVAL BY AUTHORITIES HAVING JURISDICTION



FAR DIAGRAMS

## ZONING DATA

ZONING R-USE DISTRICT.

LOT AREA 50,000 S.F.

SETBACKS ALLOWED: FRONT 50'-0"  
INTERIOR 15'-0"  
REAR 25'-0"

PROPOSED FRONT 65'-0"  
INTERIOR 30'-0" N.C.  
REAR 112'-3", 83'-2"

LOT GROUND AREA:

ALLOWED 15%-50,000 S.F. 7500 S.F.

ALLOWED 5%-22,806 S.F. 1140 S.F.

ALL ACCESSORY  
USES.

TOTAL ALLOWED 8,640 S.F.

GROUND LEVEL

HOUSE EXISTING	5,939 S.F.	EXISTING
MAIN FRONT PORCH	121 S.F.	EXISTING
SERVICE PORCH #1	37 S.F.	EXISTING
SERVICE PORCH #2	84 S.F.	EXISTING
GARAGE #1	551 S.F.	EXISTING
GARAGE #2	480 S.F.	EXISTING * MODIFIED
NEW BREAKFAST NOOK	280 S.F.	NEW
	7492 S.F.	

ACCESSORY USE

CABANNA NEW	100 S.F.	* MAX ALLOWED
POOL NEW	790 S.F.	
FOUNTAIN #1	115 S.F.	NEW.
FOUNTAIN #2	65 S.F.	NEW.
	1070 S.F.	

MAX. S.F. FLOOR AREA

ALLOWED

48% OF FIRST 5000 S.F.	2400 S.F.
35% OF NEXT 5000 S.F.	1750 S.F.
30% OF NEXT 40,000 S.F.	12000 S.F.
TOTAL ALLOWED	16,150 S.F.

EXISTING & PROPOSED

HOUSE FIRST FLOOR	5939 S.F.	
NEW BREAKFAST NOOK	280 S.F.	NEW
GARAGE #1 AT 50%	276 S.F.	EXISTING
GARAGE #2 AT 50%	240 S.F.	* MODIFIED

6735 S.F.

HOUSE SECOND FLOOR	4026 S.F.	EXISTING
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NEW ADDITION OVER GAR, #1	1200 S.F.	NEW
NEW ADDITION OVER GAR, #2	520 S.F.	NEW
ENCLOSURE TERRACE SOUTH	377 S.F.	NEW
NEW ADDITION REAR SOUTH	560 S.F.	NEW
NEW ADDITION REAR NORTH	747 S.F.	NEW

7053 SQ. FT

TOTAL ALLOWED	16,150 S.F.
---------------	-------------

13,788 SQ. FT. TOTAL

LANDSCAPE AREA:

REQUIRED 40% OF 50,000 S.F. 20,000 S.F.

PROVIDED  
POOL AND DECK AREA  
FRONT DRIVEWAYS, WALKWAYS  
REAR TERRACE,, WALKWAYS

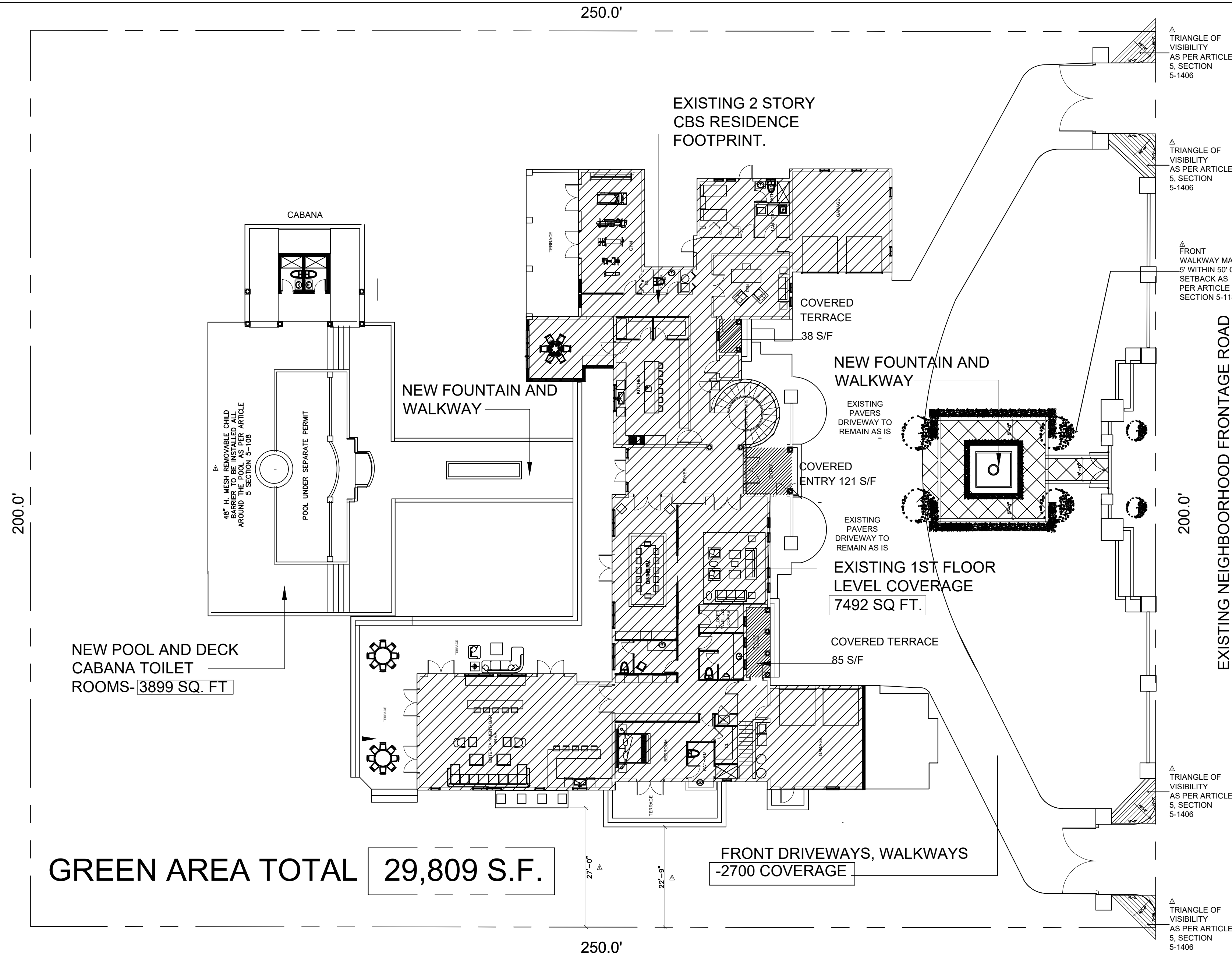
-7492 S.F. HOUSE COVERAGE  
-3899 COVERAGE  
-6100 COVERAGE  
-2700 COVERAGE

-20,191 COVERAGE

GREEN AREA TOTAL 29,809 S.F.

FRONT AREA LANDSCAPE

-7,585 S.F.



LANDSCAPE DIAGRAMS

LANDSCAPE AREA:

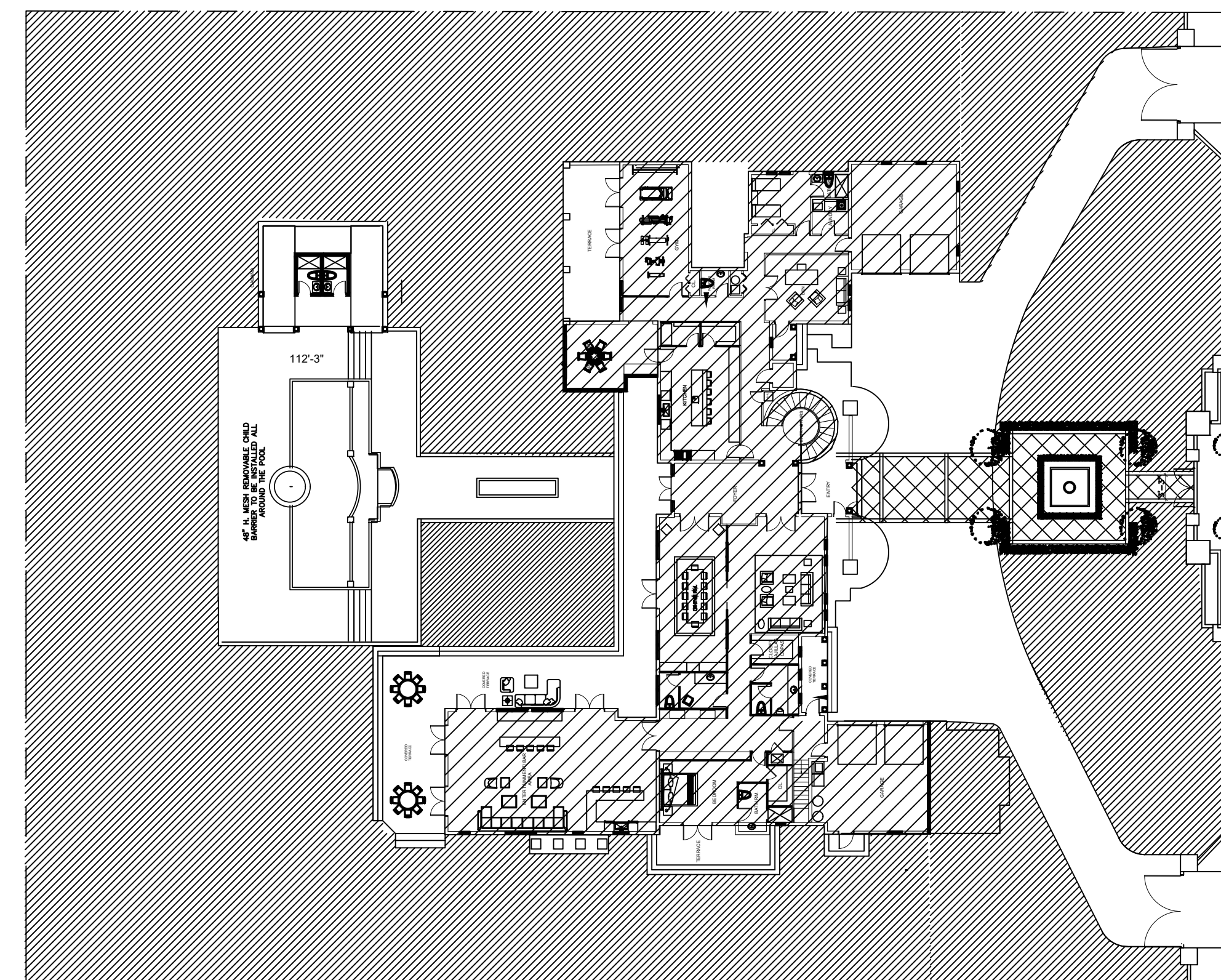
REQUIRED 40% OF 50,000 S.F. 20,000 S.F.

PROVIDED  
POOL AND DECK AREA  
FRONT DRIVEWAYS, WALKWAYS  
REAR TERRACE,, WALKWAYS

-7492 S.F. HOUSE COVERAGE  
-3899 COVERAGE  
-6100 COVERAGE  
-2700 COVERAGE

-20,191 COVERAGE

GREEN AREA TOTAL 29,809 S.F. (59.6%)



## GREEN AREAS

FRONT AREA LANDSCAPE GREEN AREA  
REQUIRED 40% OF 50,000 S.F. 20,000 S.F.

LANDSCAPE GREEN AREA TOTAL 29,809 S.F. (59.6%)  
PROVIDED

FRONT AREA LANDSCAPE GREEN AREA  
REQUIRED 20% OF 29,809 S.F. 5961 S.F.

PROVIDED -7,585 S.F.

Renovations to:

10550 Old Cutler Rd.  
Coral Gables, Florida

**N25**  
ARCHITECTURE CO.

6262 SW 40 Street Suite 2A  
Miami, Florida 33155  
Phone 305-666-5151  
Florida License AR 0016380

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Sheet Title:

PROPOSED  
CALCULATIONS

Issue Date: Project No.

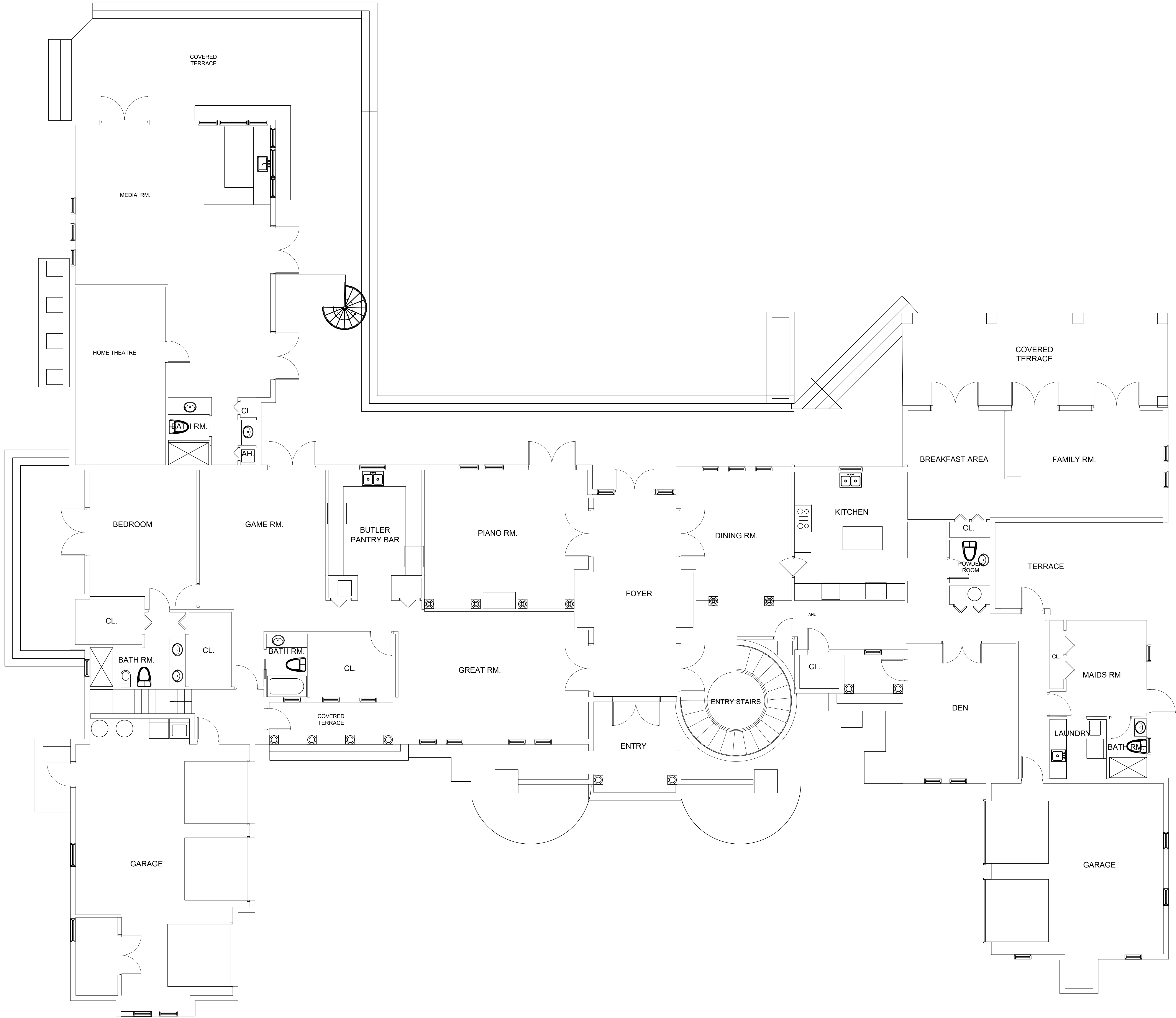
June 02, 2021

Drawing No.:

A-01

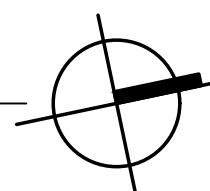
Professional of Record: Norman Blandon, R.A.  
Registration No. AR-0016380

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EXISTING GROUND FLOOR PLAN

0 4' 8' 16' SCALE: 3/16" = 1'-0"



Renovations to:

10550 Old Cutler Rd.  
Coral Gables, Florida

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RENOVATIONS

10550 OLD CUTLER RD.  
CORAL GABLES, FL

Sheet Title:

EXISTING  
FLOOR PLAN

Issue Date: Project No.

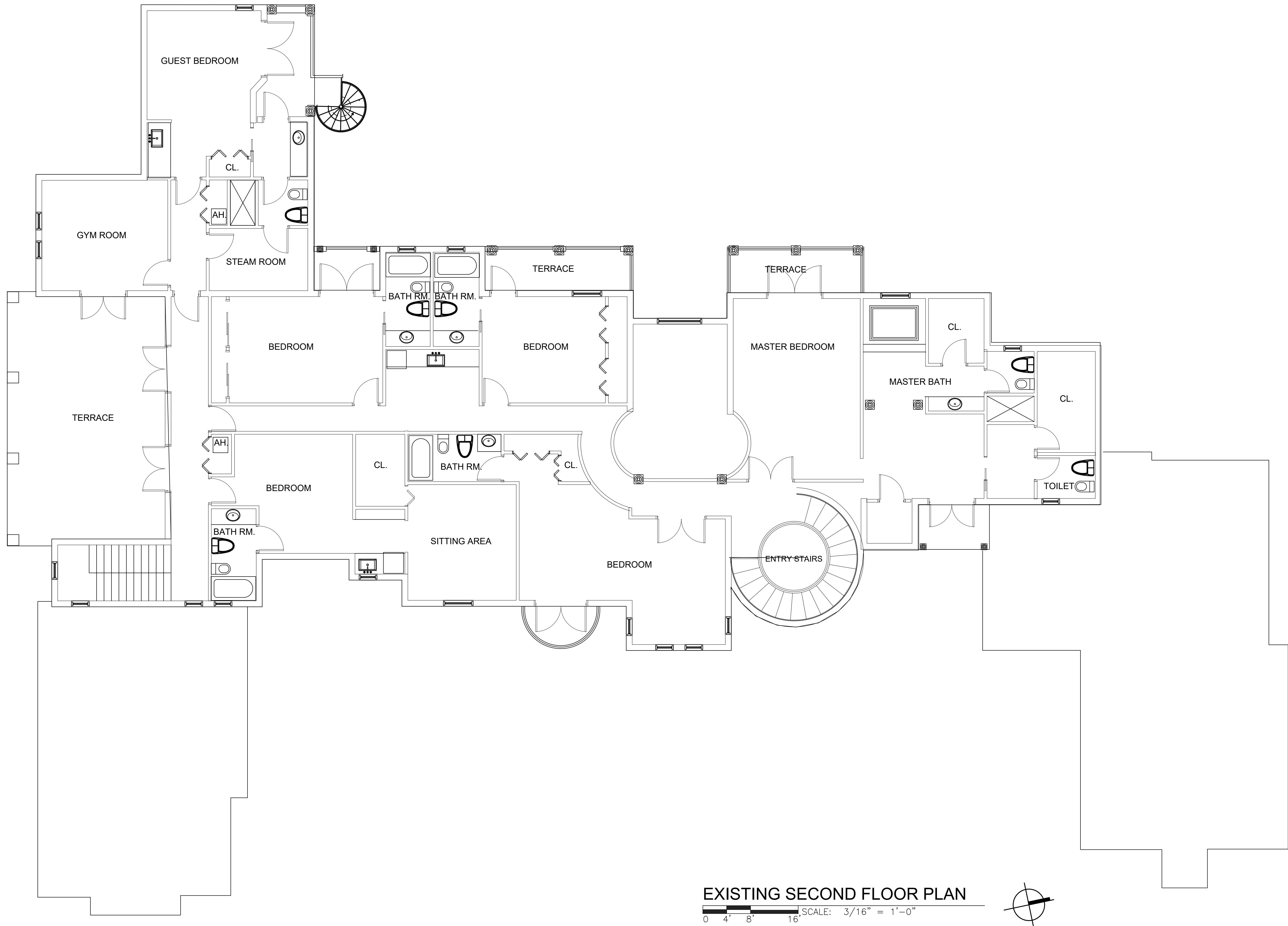
June 02, 2021

Drawing No.:

A-1

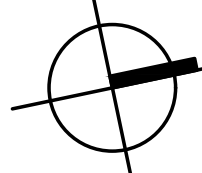
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EXISTING SECOND FLOOR PLAN

0 4 8 16 SCALE: 3/16" = 1'-0"



Renovations to:

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Sheet Title:

EXISTING  
SECOND FLOOR PLAN

Issue Date: Project No.

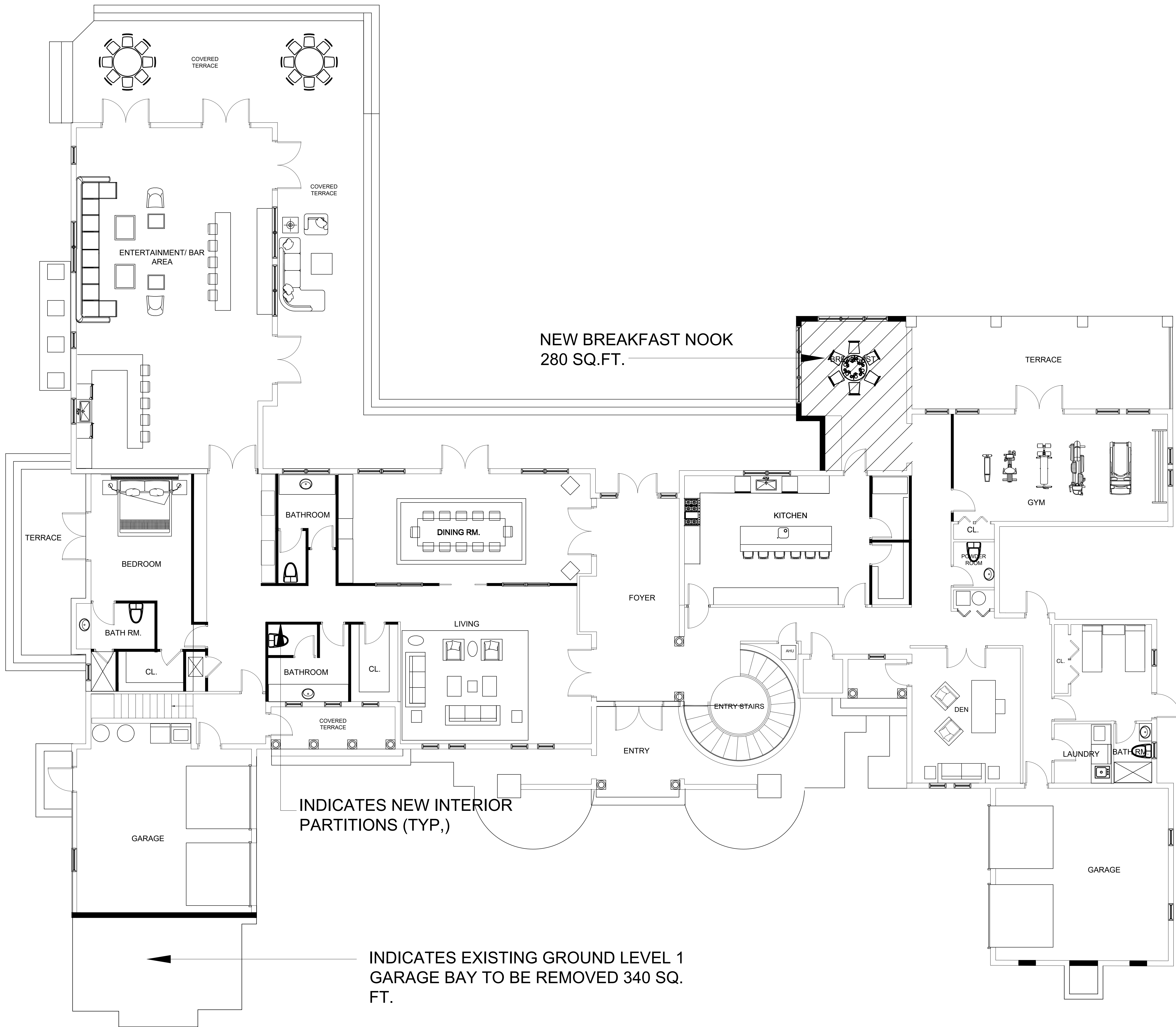
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Drawing No.:

A-2

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Renovations to:

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Sheet Title:

PROPOSED  
GROUND FLOOR PLAN

Issue Date:      Project No.

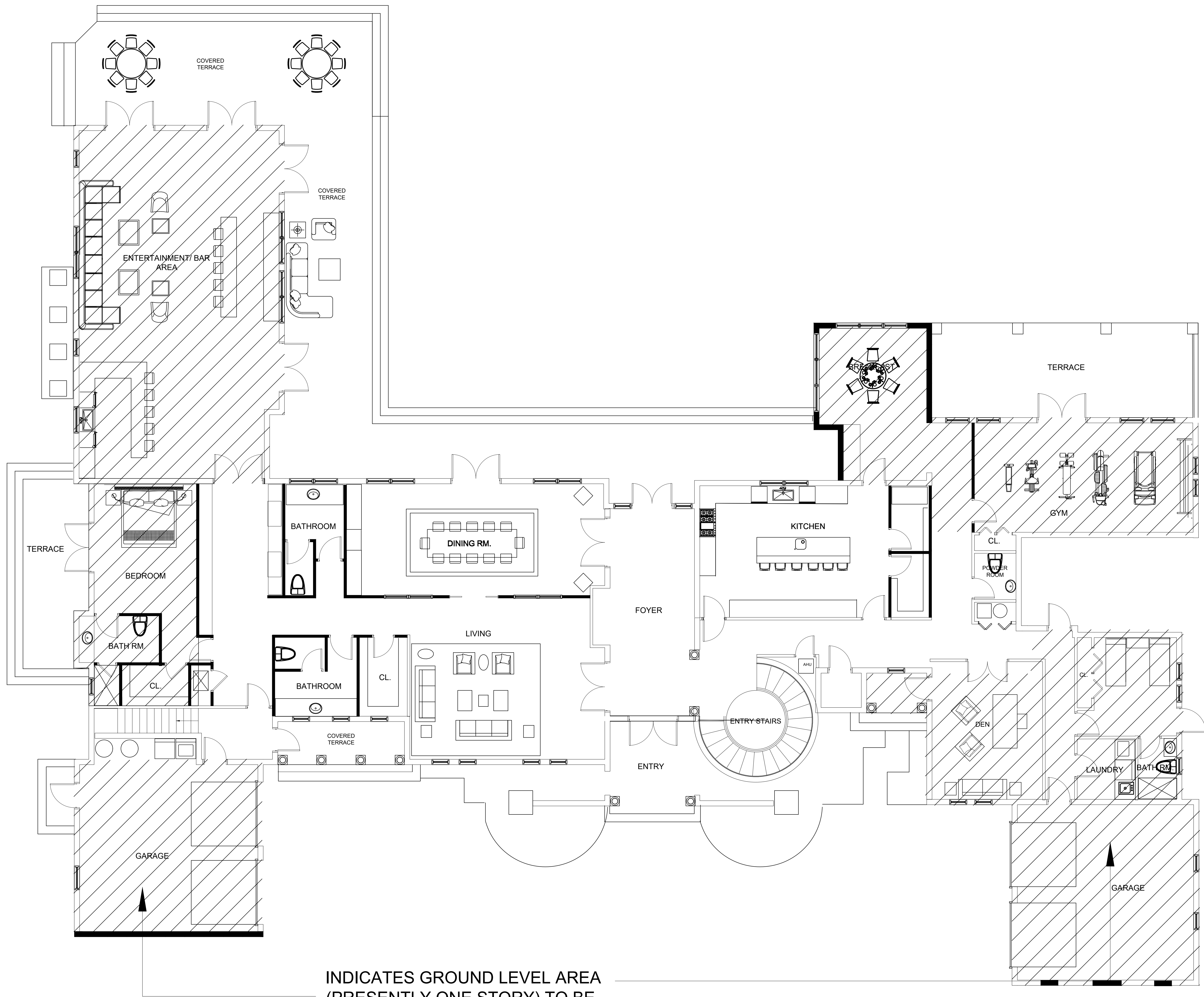
June 02, 2021

Drawing No.:

A-3

Professional of Record: Norman Blandon, R.A.  
Registration No. AR-0016380

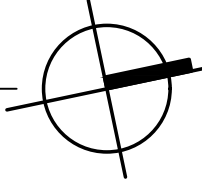
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INDICATES GROUND LEVEL AREA  
(PRESENTLY ONE STORY) TO BE  
EFFECTED BY NEW SECOND LEVEL TO  
BE BUILT ABOVE.

PROPOSED GROUND FLOR PLAN

0 4' 8' 16' SCALE: 3/16" = 1'-0"



Renovations to:

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**RENOVATIONS**

Sheet Title:

PROPOSED  
GROUND FLOOR PLAN

Issue Date: Project No.

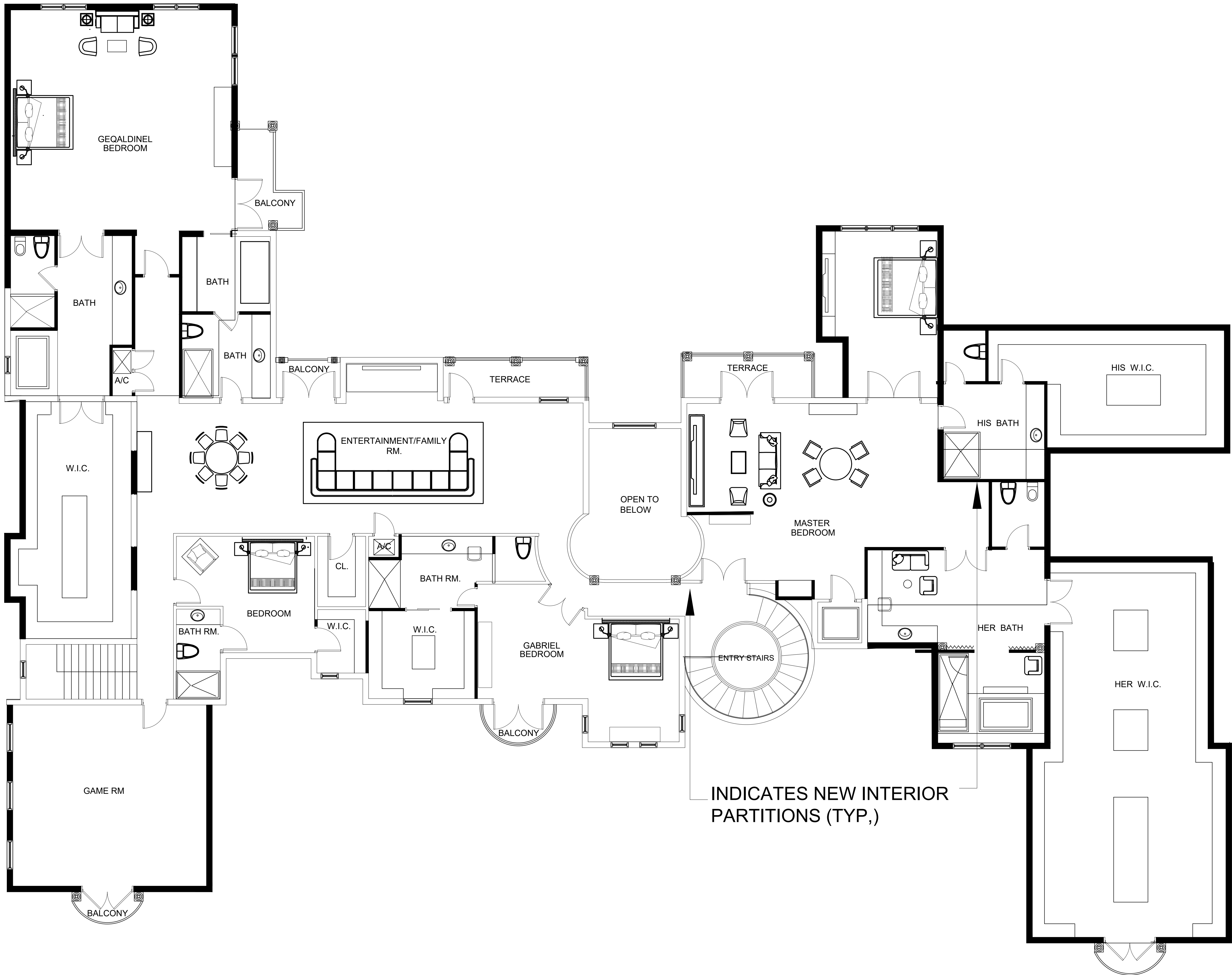
June 02, 2021

Drawing No.:

**A-3A**

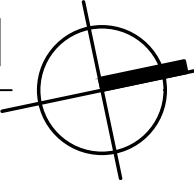
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PROPOSED SECOND FLOOR PLAN

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



Renovations to:

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RENOVATIONS

Sheet Title:

PROPOSED  
SECOND FLOOR PLAN

Issue Date: Project No.

June 02, 2021

Drawing No.:

A-4

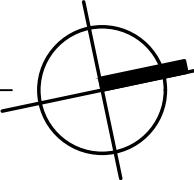
Professional of Record: Norman Blandon, R.A.  
Registration No. AR-0016380

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SECOND FLOOR CALCULATIONS

0 4 8 16 SCALE: 3/16" = 1'-0"



Renovations to:

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RENOVATIONS

10550 OLD CUTLER RD.  
CORAL GABLES, FL

Sheet Title:

SECOND FLOOR  
AREA CALCULATIONS

Issue Date: Project No.

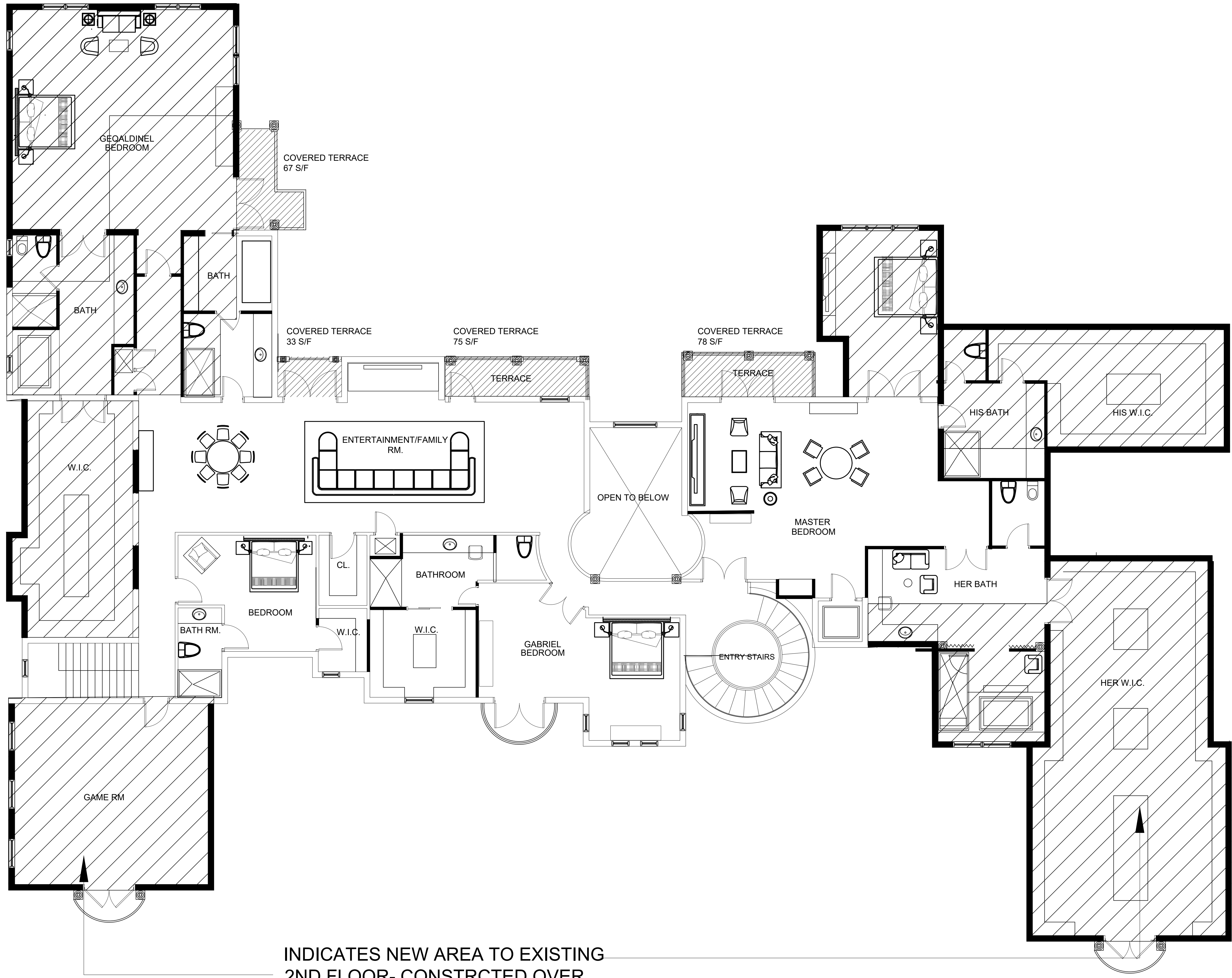
June 02, 2021

Drawing No.:

A-4A

Professional of Record: Norman Blandon, R.A.  
Registration No. AR-0016380

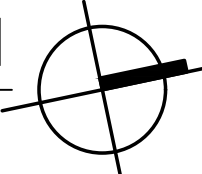
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INDICATES NEW AREA TO EXISTING  
2ND FLOOR- CONSTRUCTED OVER  
EXISTING GROUND LEVEL FOOTPRINT.

PROPOSED SECOND FLOOR PLAN

0 4 8 16 SCALE: 3/16" = 1'-0"



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RENOVATIONS

Sheet Title:

PROPOSED  
SECOND FLOOR PLAN

Issue Date: Project No.

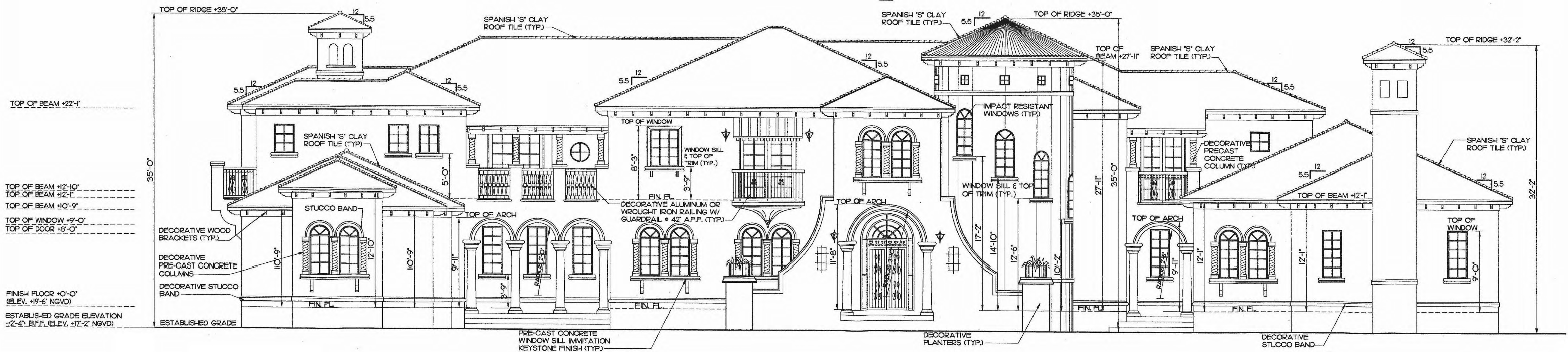
June 02, 2021

Drawing No.:

A-4B

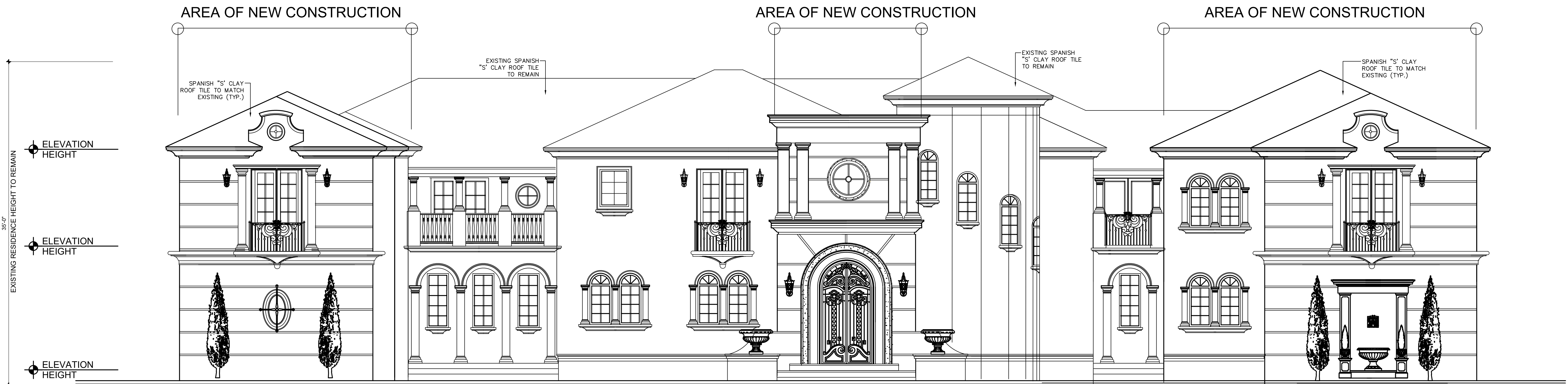
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Registration No. AR-0016380

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EXISTING FRONT ELEVATION

0 4' 8' 16' SCALE: 3/16" = 1'-0"



PROPOSED FRONT ELEVATION

0 4' 8' 16' SCALE: 3/16" = 1'-0"

Renovations to:

10550 Old Cutler Rd.  
Coral Gables, Florida

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Sheet Title:

FRONT ELEVATION

Issue Date: Project No.

June 02, 2021

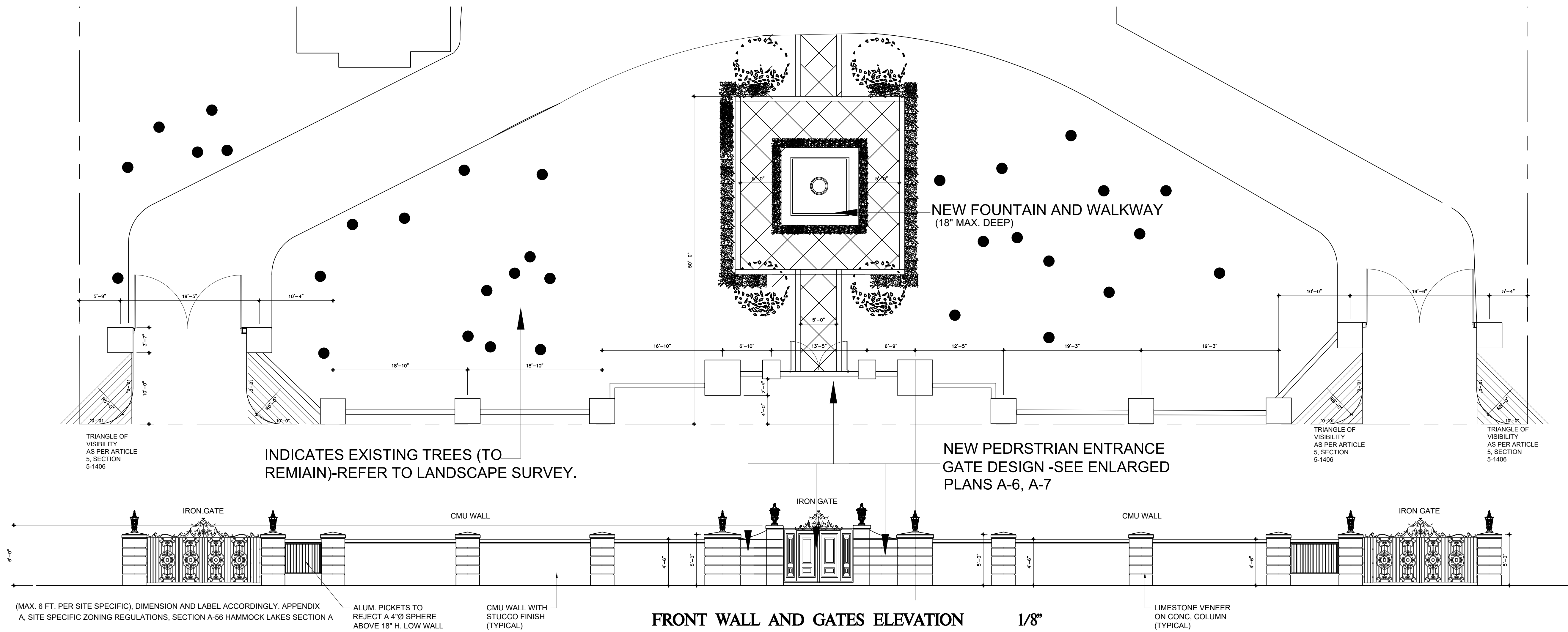
Drawing No.:

A-5

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Registration No. AR-0016380

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X:\Shared\_Folders\2021\Shna\10550 Old Cutler\DWG\20210604 Snapper Creek\CD Explode 2010.dwg, 6/4/2021 11:20:24 AM



NOTE :  
ALL PANEL & COLUMN SURFACES EXPOSED  
TO THE EXTERIOR OF THE PROPERTY ARE  
TO BE FINISHED WITH ANTI-GRAFFITI PAINT.

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Coral Gables, Florida

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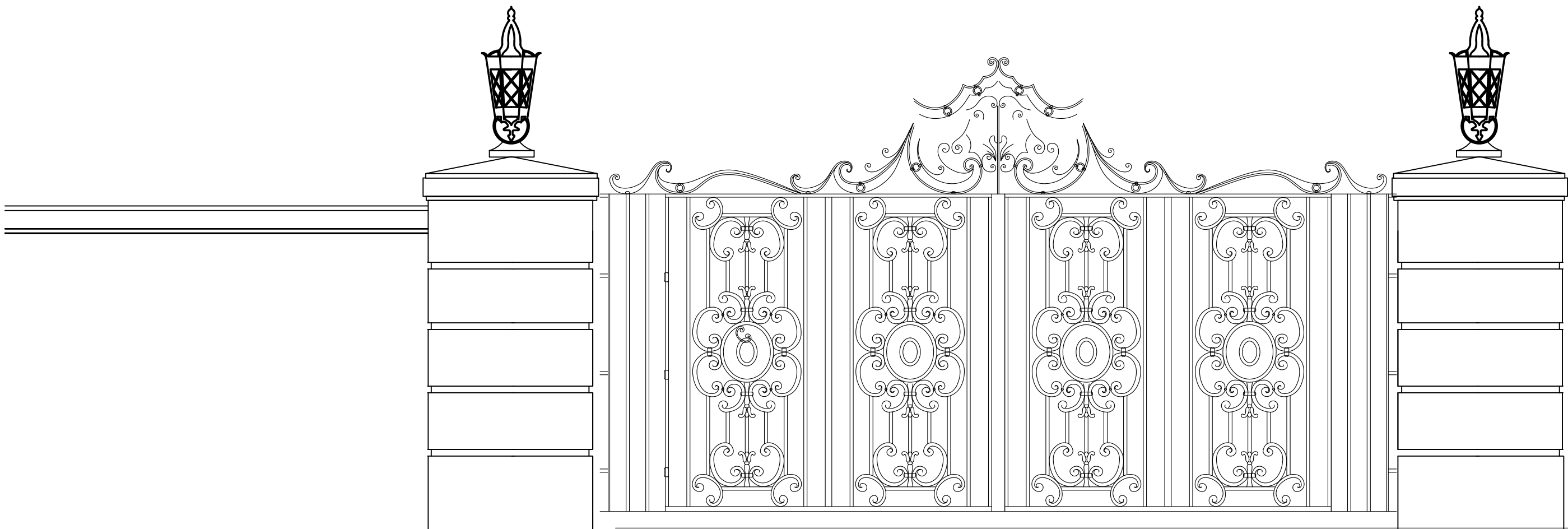
Sheet Title:  
  
PROPOSED  
FRONT WALL AND GATE

Issue Date: Project No.  
  
June 02, 2021

Drawing No.:  
**A-6**

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FRONT WALL AND GATES ELEVATION 1/8"

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Sheet Title:  
  
PROPOSED  
FRONT WALL AND GATES

Issue Date:      Project No.

June 02, 2021

Drawing No.:  
**A-7**

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Sheet Title:  
  
REAR ELEVATION

Issue Date:      Project No.

June 02, 2021

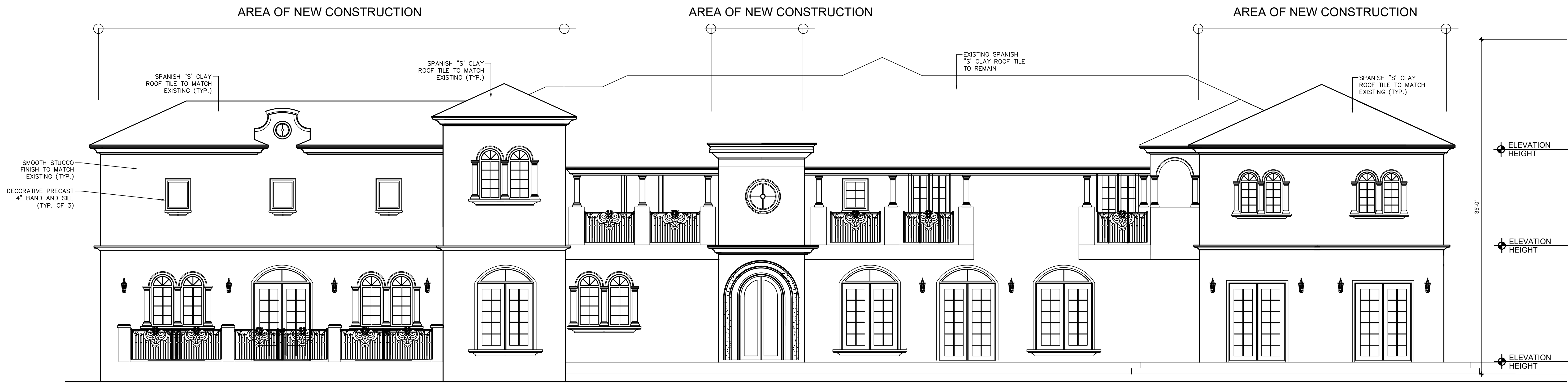
Drawing No.:  
**A-8**

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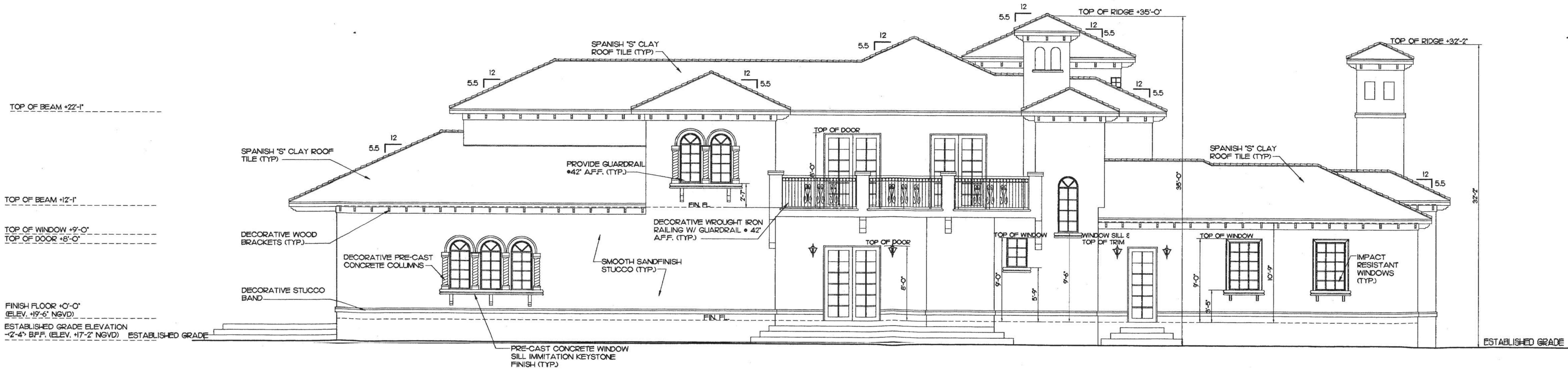
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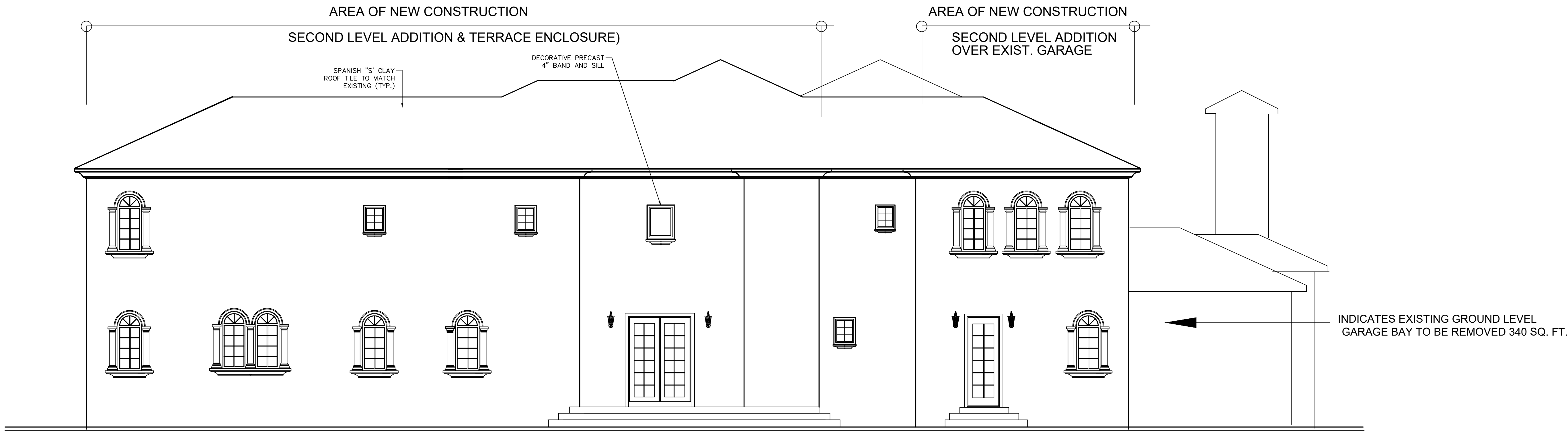
REAR ELEVATION 3/16"  
EXISTING



REAR ELEVATION 3/16"  
NEW-WEST



SIDE ELEVATION 3/16"  
EXISTING-SOUTH



SIDE ELEVATION 3/16"  
NEW-SOUTH

Renovations to:  
10550 Old Cutler Rd.  
Coral Gables, Florida

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Sheet Title:

SIDE ELEVATION

Issue Date: Project No.

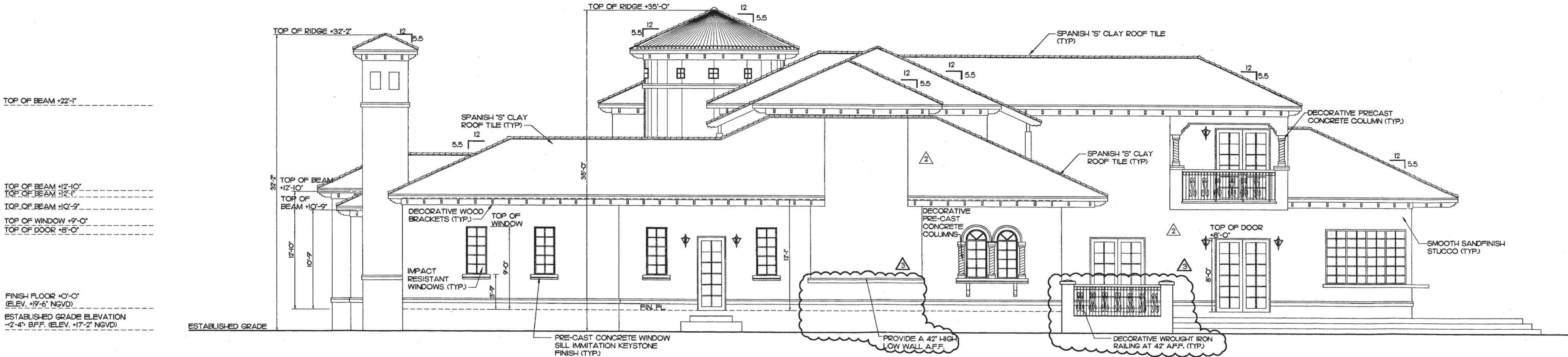
June 02, 2021

Drawing No.:

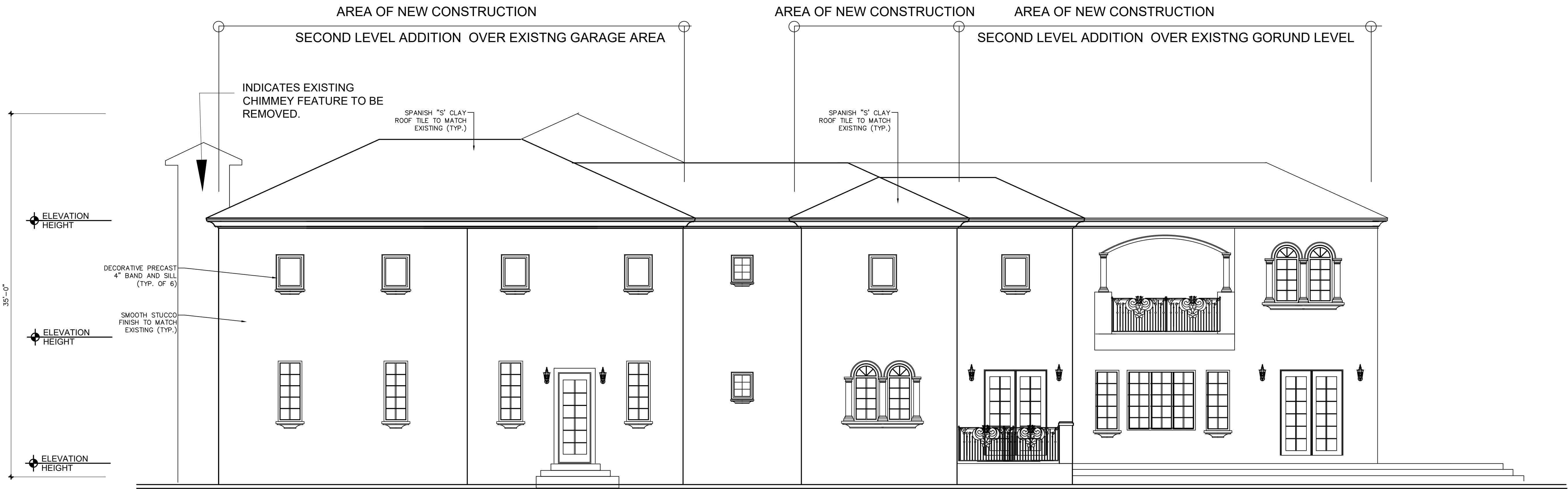
A-9

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SIDE ELEVATION  
EXISTING-NORTH



SIDE ELEVATION  
NEW-NORTH

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Sheet Title:

SIDE ELEVATION

Issue Date: Project No.

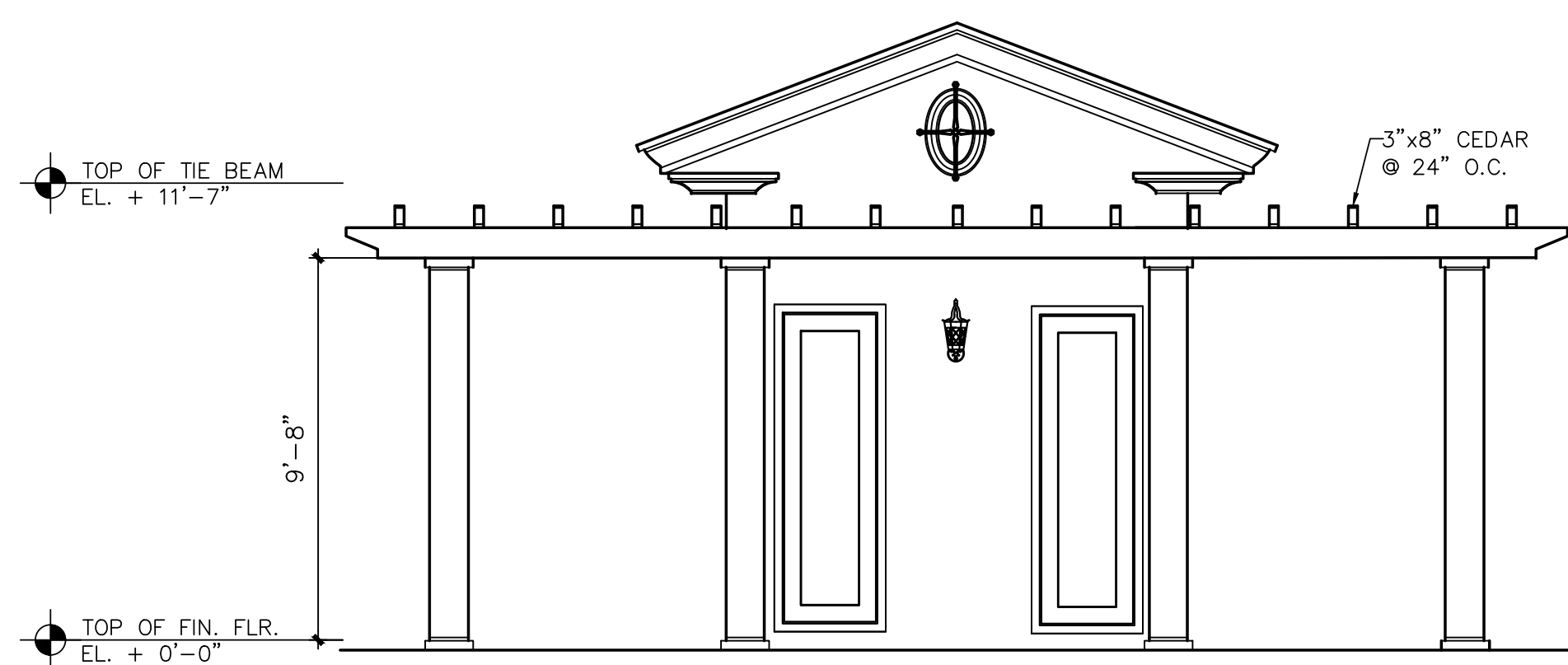
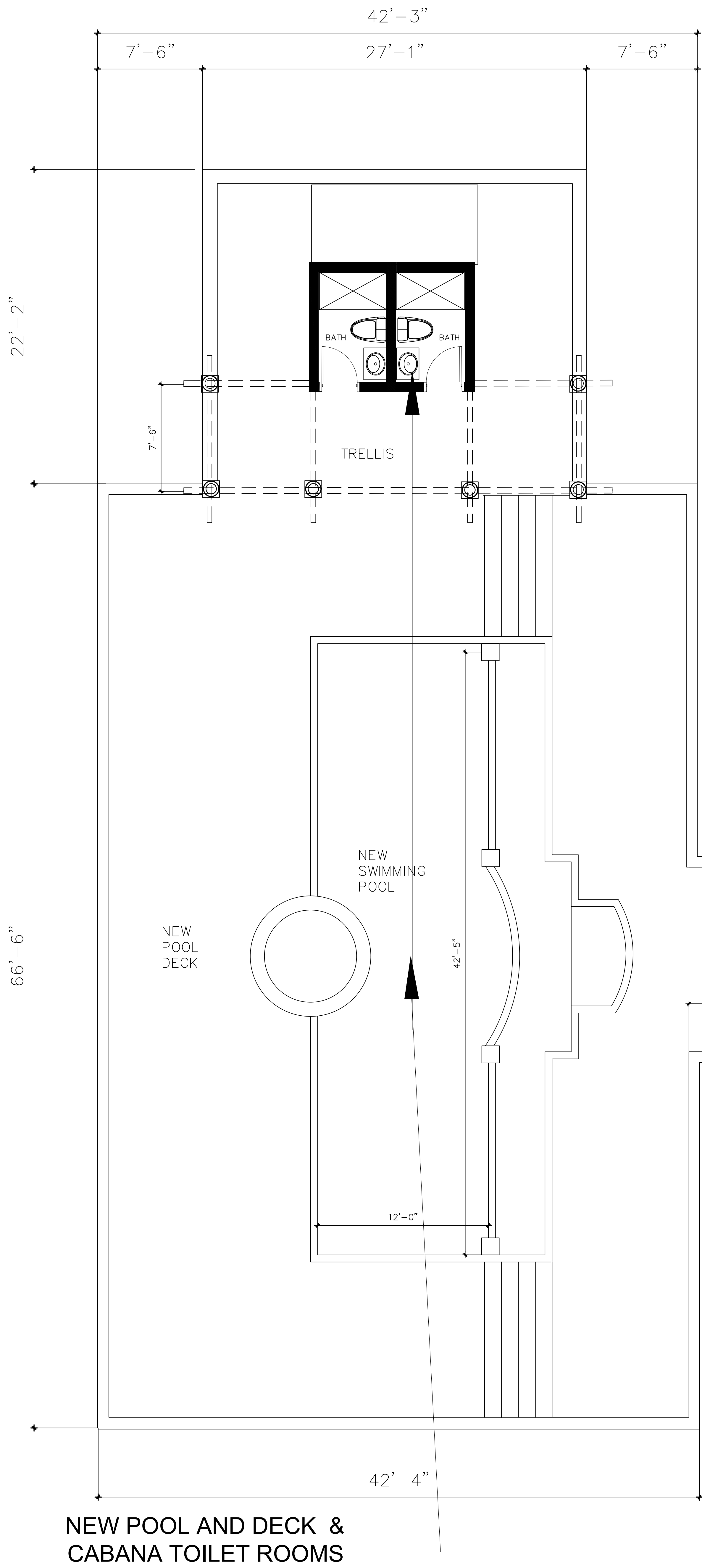
June 02, 2021

Drawing No.:

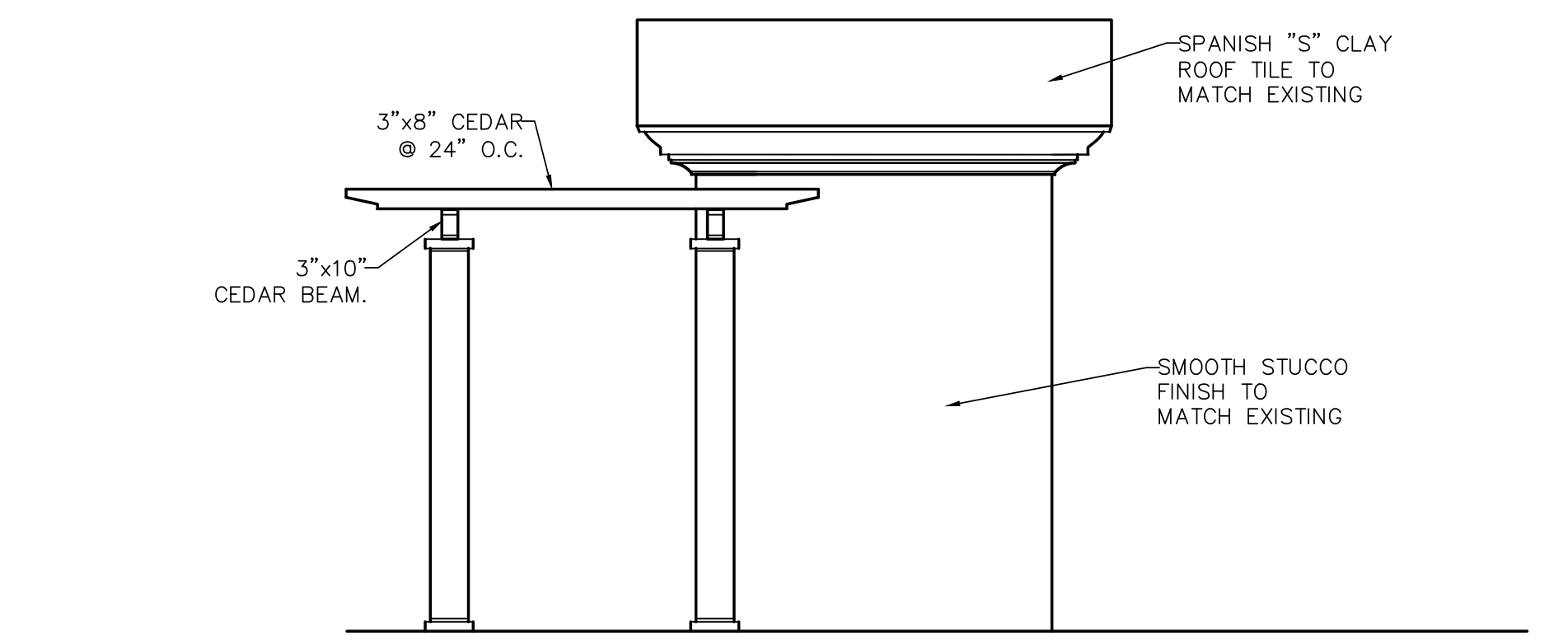
A-10

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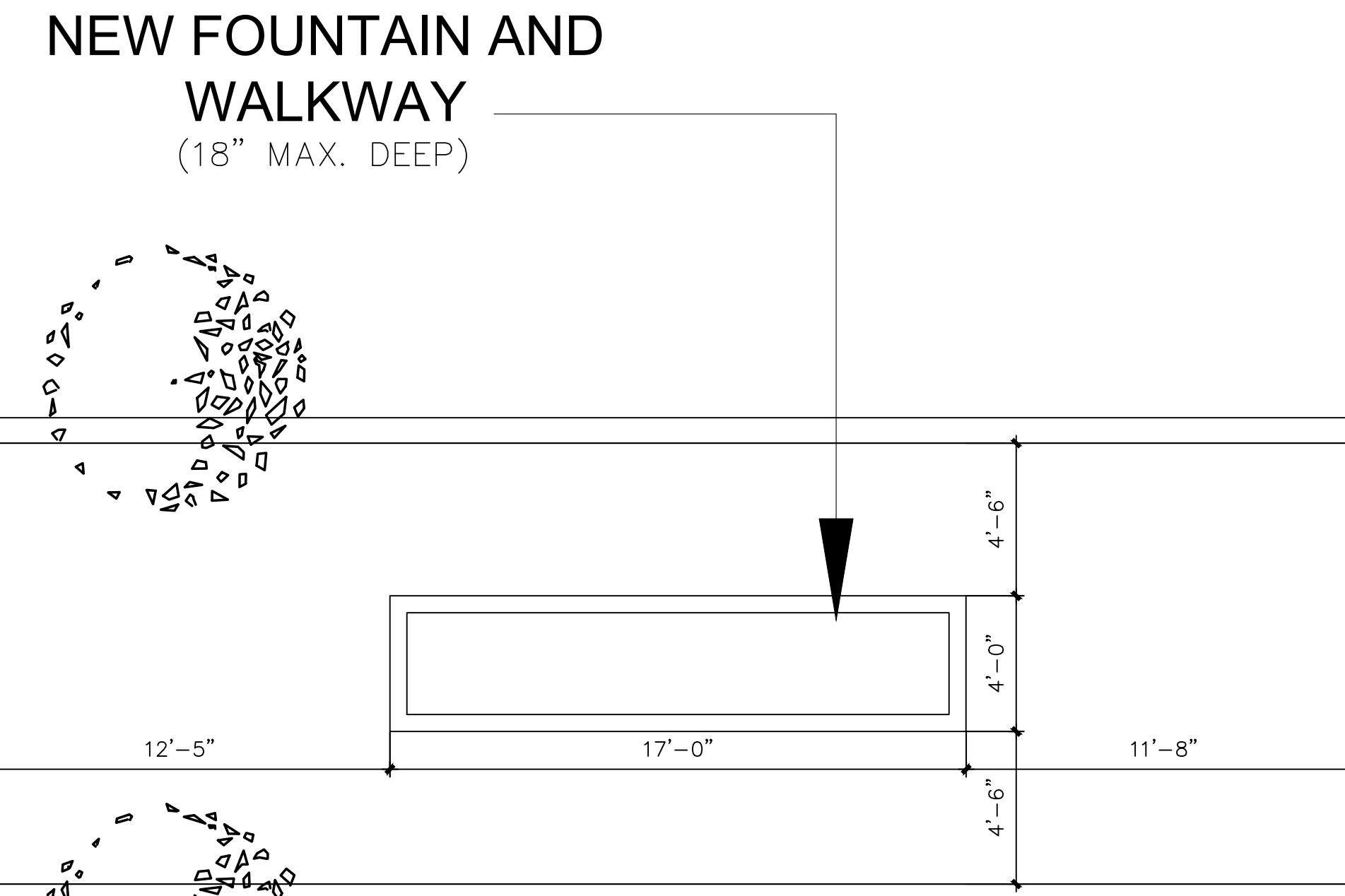
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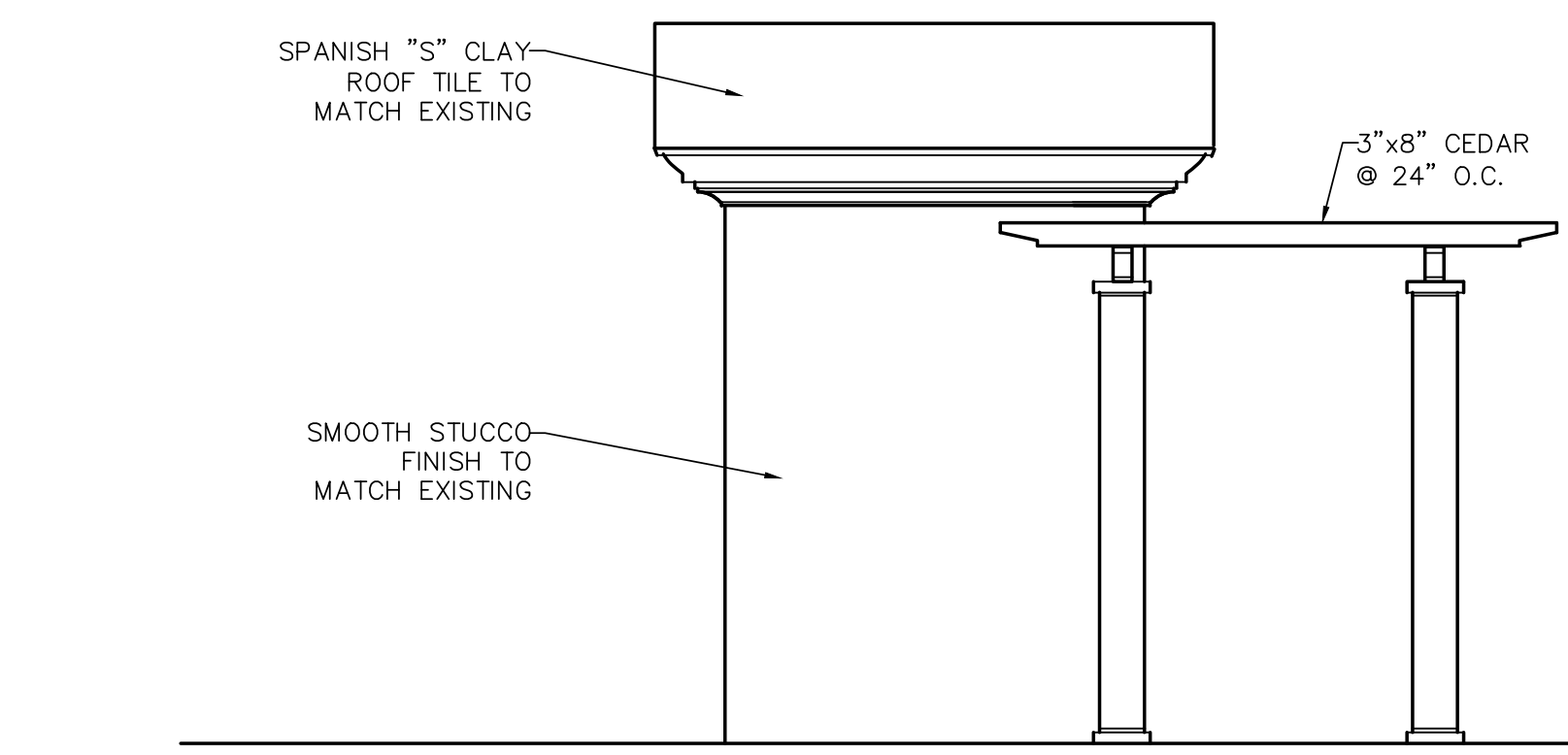
CABANA FRONT ELEVATION SOUTH  $\frac{1}{4}$ "



CABANA SIDE ELEVATION EAST  $\frac{1}{4}$ "



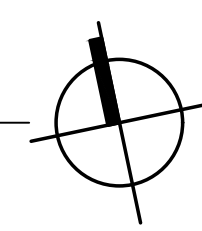
CABANA FRONT ELEVATION NORTH  $\frac{1}{4}$ "



CABANA SIDE ELEVATION WEST  $\frac{1}{4}$ "

SWIMMING POOL & DECK PLAN

SCALE:  $\frac{1}{4}$ " = 1'-0"



Renovations to:  
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Sheet Title:

SWIMMING POOL  
AND DECK CALCULATIONS

Issue Date: Project No.

June 02, 2021

Drawing No.:  
A-11

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