

NEW CONSTRUCTION SINGLE FAMILY HOME

446 MADEIRA LLC

446 MADEIRA AVE CORAL GABLES, FL 33144



LOCATION VIEW
NTS

DRAWING INDEX BOA

SHEET #	NAME	ISSUED DATE	REVISION #	CURRENT REV DATE	CURRENT REV DESCRIPTION
A0-000	COVER SHEET	11/06/2025			
A0-001	PROJECT DATA / CALCS / SITE PLAN	11/06/2025			
A0-003	PROPERTY PHOTOS	11/06/2025			
A0-004	NEIGHBORHOOD CONTEXTUAL STUDY	11/06/2025			
A0-005	3D RENDERING	11/06/2025			
A0-006	3D RENDERING	11/06/2025			
A0-007	3D RENDERING	11/06/2025			
A0-008	MATERIAL BOARD	11/06/2025			
A1-100	OVERALL GROUND FLOOR PLAN	11/06/2025			
A1-101	ENLARGED GROUND FLOOR FLOOR PLAN	11/06/2025			
A1-102	ENLARGED SECOND FLOOR FLOOR PLAN	11/06/2025			
A1-103	ROOF PLAN	11/06/2025			
A2-100	ELEVATIONS	11/06/2025			
A2-101	ELEVATIONS	11/06/2025			
A3-100	SECTIONS	11/06/2025			
A3-101	SECTIONS	11/06/2025			

ARCHITECT OF RECORDS

**KIRK WENG
ARCHITECTS**

420 S DIXIE HWY, SUITE 2L
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PROJECT NAME:

**NEW
CONSTRUCTION -
S. FAMILY HOME**

PROJECT ADDRESS:

446 MADEIRA AVE CORAL GABLES, FL 33144

OWNER NAME:

446 MADEIRA LLC

OWNER ADDRESS:

2634 S Olympic Dr, Gilbert, AZ 85295-0363, US

ARCHITECT

GS ARCHITECTURE

420 S. DIXIE HWY, SUITE 2K
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AR94807

STRUCTURAL ENGINEER

ASD CONSULTING ENGINEERS, INC

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LANDSCAPE ARCHITECT

DEIGO VANDERBEIST, PLA, ASLA

DIXIE LANDSCAPE

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(305) 884-5700

SEAL - SIGNATURE - DATE

WEICHE KIRK WENG - AR94807

REVISION LOG

No.	Description	Date

COVER SHEET

Project number **Project Number**

Date **11/06/2025**

Drawn by **Author**

Checked by **Checker**

AO-000'

Scale

1 : 80

GENERAL NOTES

THE CONTRACTOR SHALL AS A PART OF THIS CONTRACT FURNISH ALL MATERIALS, LABOR, TOOLS, EQUIPMENT, TRANSPORTATION AND INSURANCE NECESSARY TO PROPERLY EXECUTE AND COMPLETE THE WORK ACCORDING TO THE PLANS AND SPECIFICATIONS.

ALL CONTRACTORS ARE TO PROTECT ALL PROPERTY AND THE WORK OF ALL OTHER TRADES AGAINST DAMAGE OR INJURY CAUSED BY HIS ACTIVITIES AND THE ACTIVITIES OF HIS SUB-CONTRACTORS.

ALL CONSTRUCTION, MATERIALS AND METHODS OF INSTALLATION SHALL COMPLY WITH ALL APPLICABLE STATE, LOCAL AND NATIONAL CODES WHICH GOVERN THIS AREA.

ALL CONTRACTORS AND SUPPLIERS SHOULD INDIVIDUALLY WARRANT FOR ONE YEAR, ALL MATERIALS AND WORKMANSHIP AND OBTAIN MANUFACTURER'S WARRANTIES ON ALL EQUIPMENT AND BUILDING MATERIALS USED IN THIS PROJECT.

WHERE NO CONSTRUCTION DETAILS ARE PROVIDED OR SIMILARLY NOTED FOR ANY PART OF THE WORK, DETAILS FOR SIMILAR WORK/CONDITIONS SHALL BE USED AND SHALL BE CLARIFIED WITH THE ARCHITECT.

ANY DISCREPANCIES, CONFLICTS OR OMISSIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS PRIOR TO PURCHASING, CONSTRUCTING OR INSTALLING AND OBTAIN CLARIFICATION FROM THE ARCHITECT AND THE OWNER.

ITEMS IDENTIFIED ON THESE PLANS WITH SPECIFICATIONS REPRESENT THE TYPE AND QUALITY REQUIRED. IT IS RECOGNIZED THAT EXTENUATING CIRCUMSTANCES MAY DICTATE SUBSTITUTIONS OF "COMPARABLE" ITEMS. SUBSTITUTIONS WILL BE PERMITTED WITH THE PRIOR APPROVAL OF THE ARCHITECT.

KEEP THE JOB SITE TIDY. THE CONTRACTOR IS REQUIRED AT THE END OF EACH WORKING DAY TO CLEAN, AND CLEAR THE CONSTRUCTION AREA OF ALL DEBRIS AND RELATED MATERIALS CAUSED BY THE RESULT OF HIS WORK.

THE ARCHITECT SHALL IN NO MANNER BE RESPONSIBLE FOR HOW THE FIELD WORK IS PERFORMED, SAFETY IN, ON, OR ABOUT THE JOB SITE OR METHODS OF PERFORMANCE, OR TIMELINESS OF PERFORMANCE OF HIS WORK.

PAINTING: AT A MINIMUM ONE COAT OF PIGMENTED SEALER AND TWO COATS OF FINISH PAINT AT ALL WALLS UNLESS OTHERWISE INDICATED ON THESE PLANS, FINISH SCHEDULE OR BY PREVIOUS AGREEMENT. DO IT ONCE-ALL COLORS TO BE SELECTED BY THE OWNER OR THE OWNER'S REPRESENTATIVE AND APPROVED BY SAMPLE. MATERIALS ARE TO BE INSTALLED PER THE PAINT MANUFACTURER'S SPECIFICATIONS. THIS IS DITTO FOR ALL SIMILAR FINISH MATERIALS.

UNLESS OTHERWISE SPECIFIED, ALL WINDOW SILLS TO BE MARBLE.

PROVIDE MARBLE OR METAL THRESHOLD WHERE INDICATED ON THESE PLANS.

ALL FIXED GLAZING TO BE FIELD MEASURED PRIOR TO ANY PURCHASING OR INSTALLATION.

ALL FIXED GLAZING TO COMPLY WITH THE FBC SEC. 2405.2.1 FOR HAZARDOUS GLAZING, INCLUDING BUT NOT LIMITED TO SHOWER GLAZING, SIDELIGHTS AND FIXED WINDOWS.



FLOOR AREA - GROUND FLOOR
DIAGRAM
1" = 20'-0"



FLOOR AREA - SECOND FLOOR
DIAGRAM
1" = 20'-0"

A/C AREA CALC.		
NAME	LEVEL	AREA
A/C	GROUND LEVEL	2,303 SF
A/C	SECOND LEVEL	1,862 SF
A/C		4,165 SF
GARAGE	GROUND LEVEL	440 SF
GARAGE		440 SF
GRAND TOTAL		4,605 SF

GENERAL LOT INFORMATION

ADDRESS: 446 MADEIRA AVE, CORAL GABLES 33134
ZONING CLASSIFICATION: SFR - SINGLE FAMILY
FOLIO NUMBER: 03-4108-003-0870

LEGAL DESCRIPTION:
LOT 1, BLOCK 6, OF CORAL GROVES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH THE EAST 1/2 PORTION OF HERNANDO STREET LYING WEST AND ADJACENT THERETO IN BLOCK 6.

FLOOD ZONE INFORMATION

FLOOD ZONE: X

ZONING DATA

I. LOT DISPOSITION	REQUIRED	PROVIDED
LOT AREA:	10,050 S.F. MIN	10,050 SF
II. LOT COVERAGE	40% (4,020 SF)	33% (3,308 SF)
III. PERVIOUS / IMPERVIOUS	70% IMPERVIOUS 12,143.60 SF	60% IMPERVIOUS 10,379.00 SF
IV. BUILDING SETBACKS		
FRONT (NORTH)	25'-0" MIN.	25' - 0"
SIDE (EAST)	20% / 7'-6" MIN.	7' - 6"
SIDE (WEST)	20% / 7'-6" MIN.	7' - 6"
REAR YARD (SOUTH)	10'-0" MIN.	28' - 6"
V. BUILDING HEIGHT		
BUILDING HEIGHT MEASURED TO EAVE	25 FT (2 STORIES)	22' - 10" FT

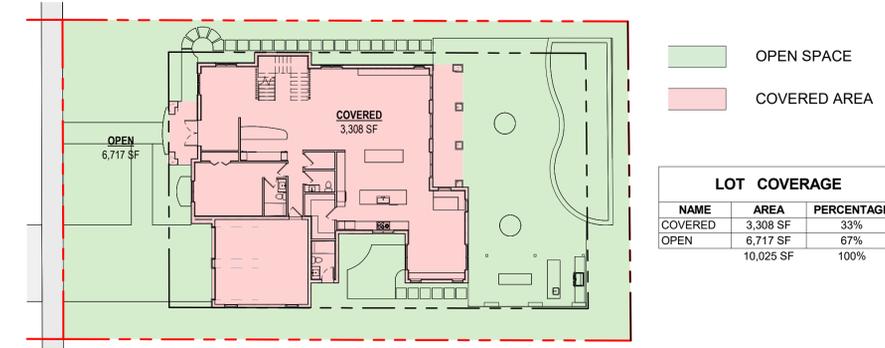
APPLICABLE CODES

THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES AND STANDARDS. SHOULD THERE BE A CONFLICT BETWEEN ANY CODE REQUIREMENTS, COMPLY WITH THE REQUIREMENT THAT PROVIDES THE GREATEST DEGREE OF LIFE SAFETY.

- 2023 FLORIDA BUILDING CODE (FBC) (8TH EDITION)
- 2023 FLORIDA PLUMBING CODE (FPC) (8TH EDITION)
- 2023 FLORIDA MECHANICAL CODE (FMC) (8TH EDITION)
- 2023 FLORIDA FIRE PREVENTION CODE (FFPC) (8TH EDITION)
- NATIONAL FIRE PROTECTION ASSOCIATION (NFPA 1 & NFPA 101)
- CITY OF CORAL GABLES CODE OF ORDINANCES

VII. AREA SYNOPSIS

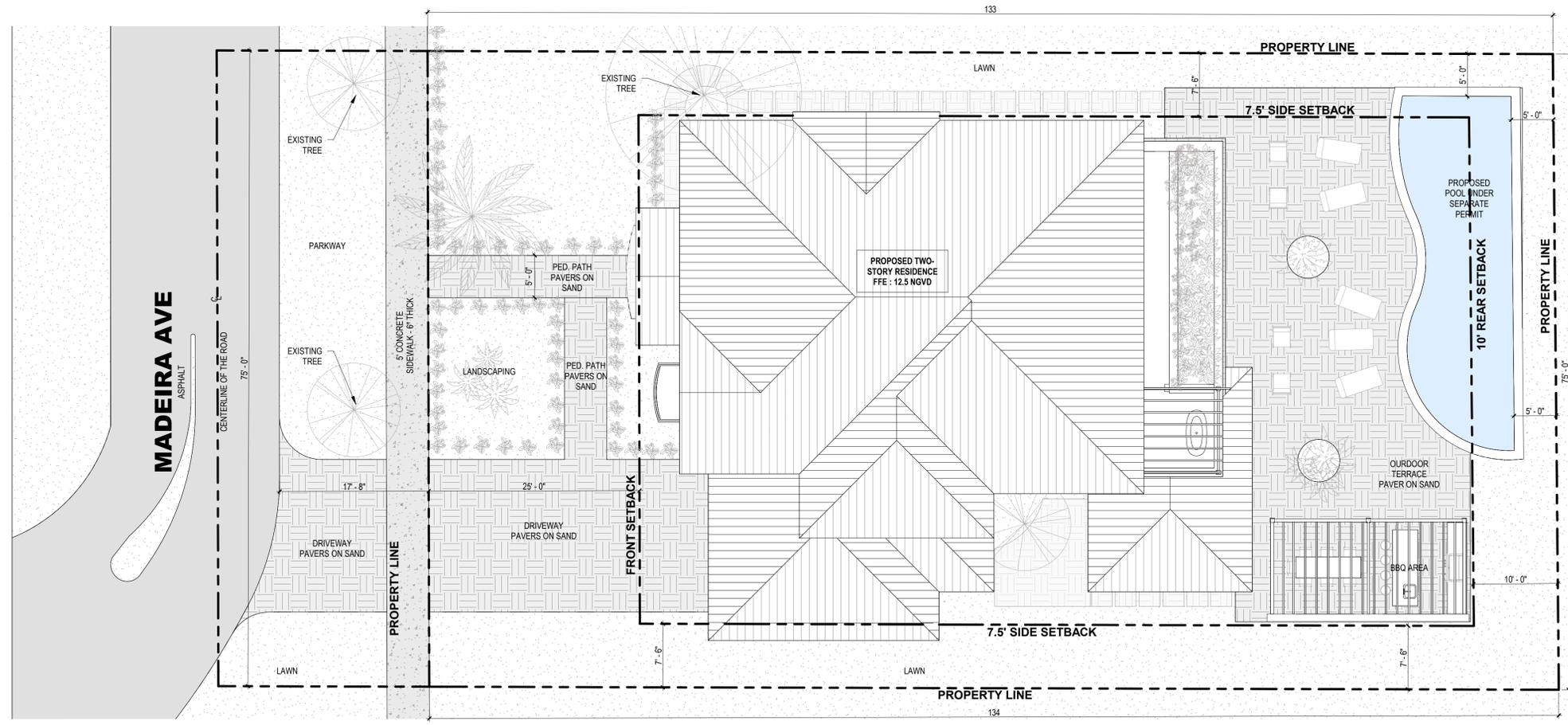
MAXIMUM FLOOR AREA CALCULATION	
LOT AREA = 10,050 SF	
- 5000 SF OR LESS	48% (2,400 SF)
- NEXT 5,000 SF	35% (1,750 SF)
- REMAINDER	30% (15 SF)
TOTAL REQUIRED:	4,165 SF
TOTAL PROVIDED:	4,165 SF



LOT COVERAGE AREA DIAGRAM
1" = 20'-0"

OPEN SPACE
COVERED AREA

LOT COVERAGE		
NAME	AREA	PERCENTAGE
COVERED	3,308 SF	33%
OPEN	6,717 SF	67%
	10,025 SF	100%



SITE PLAN
1/8" = 1'-0"

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REVISION LOG

No.	Description	Date

PROJECT DATA / CALCS / SITE PLAN

Project number	Project Number
Date	11/06/2025
Drawn by	Author
Checked by	Checker

AO-001

Scale As indicated



1



2



3



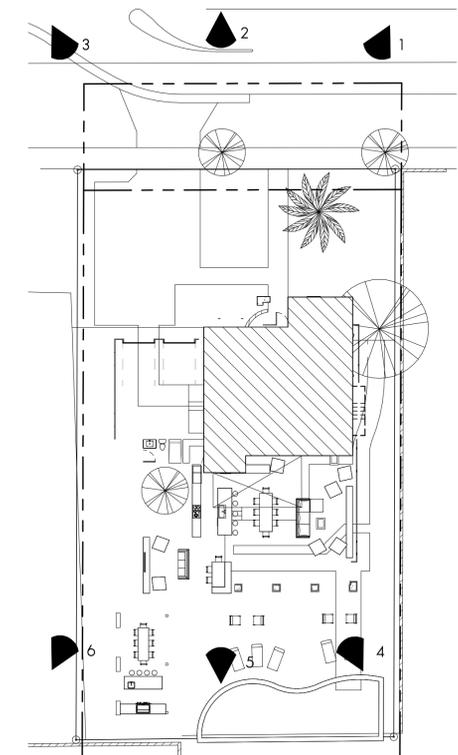
4



5



6



EXISTING PROPERTY PHOTOS KEY PLAN
NTS

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REVISION LOG

No.	Description	Date

PROPERTY PHOTOS

Project number **Project Number**
Date **11/06/2025**
Drawn by **Author**
Checked by **Checker**

A0-003
Scale 1" = 20'-0"



441 MADEIRA AVE 1



1711 HERNANDO STREET 2



442 MADEIRA AVENUE 3



NEIGHBORHOOD CONTEXT PHOTOS
NTS



400 MADEIRA AVE 4



500 MADEIRA AVE 5



1710 HERNANDO STREET 6



506 MADEIRA AVE 7



544 MADEIRA AVE 8



547 MAJORCA AVE 9

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NEIGHBORHOOD CONTEXTUAL STUDY

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A0-004



FRONT IMAGE 1

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REVISION LOG

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3D RENDERING

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A0-005

Scale



FRONT IMAGE 2

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3D RENDERING

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A0-006

Scale



FRONT IMAGE 3

ARCHITECT OF RECORDS

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3D RENDERING

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Scale

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2

3

7

6

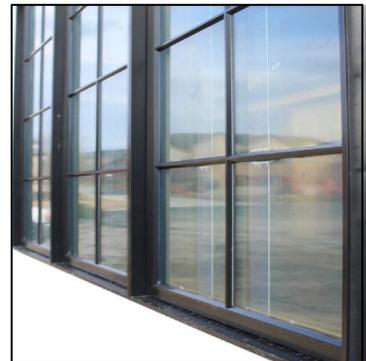
9

① MATERIALS ELEVATION
 3/32" = 1'-0"

MATERIALS



② 9/16" LAMINATED GLASS (AS PER NOA SPECS)



③ PAINTED ALUMINUM MULLION



⑥ GARAGE DOOR



⑨ ENTRANCE DOOR STYLE

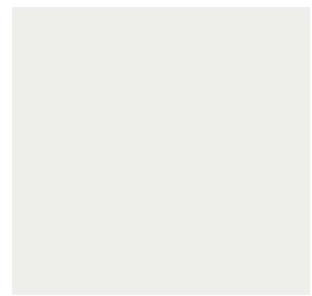


④ SPANISH CLAY TILE ROOF



BRICK PAVERS

COLORS



SW 7006 - EXTRA WHITE
 - WOOD SIDING & WINDOW TRIM



SW 9520 - NOCTURNE
 -WOOD ROOF FASCIA
 -WOOD DETAILS (GABLE END)
 -WINDOW MULLIONS

LEGEND:

1. SMOOTH STUCCO FINISH
2. 9/16" LAMINATED GLASS (AS PER NOA SPECS)
3. PAINTED ALUMINUM MULLION
4. SPANISH CLAY TILE ROOF
5. ALUMINUM RAILING
6. WOOD GARAGE DOOR
7. STONE CLADDING
8. DECORATIVE STONE MOLDING
9. SOLID WOOD ENTRANCE DOOR
10. WOOD TRELLIS
11. WOOD FACIA
12. WOOD CEILING AT OVERHANG
13. ALUMINUM/GLASS DOOR
14. BARBECUE AREA
16. CASEMENT WINDOW
17. PRECAST CONCRETE BRACKETS
18. TERRACOTA ROUND VENTS

NOTE: REFER TO MATERIAL BOARD ATTACHED FOR ADDITIONAL INFORMATION FOR SPECIFIC MATERIAL SELECTION

SEAL - SIGNATURE - DATE

WEICHE KIRK WENG - AR94807

REVISION LOG

No.	Description	Date

MATERIAL BOARD

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Date	11/06/2025
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A0-008

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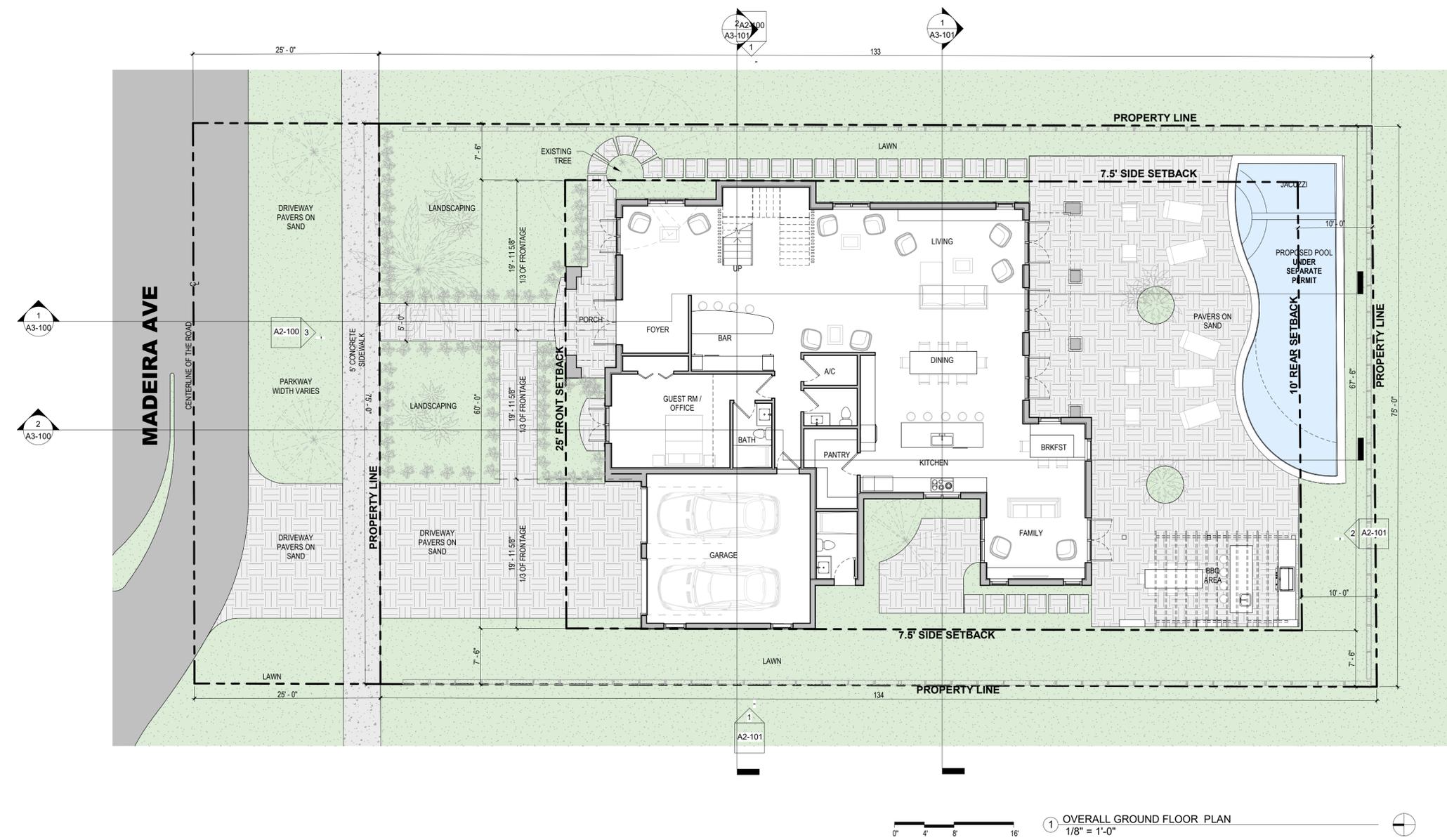
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No.	Description	Date

OVERALL GROUND FLOOR PLAN

Project number	Project Number
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A1-100



1 OVERALL GROUND FLOOR PLAN
 1/8" = 1'-0"

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WEICHE KIRK WENG - AR94807

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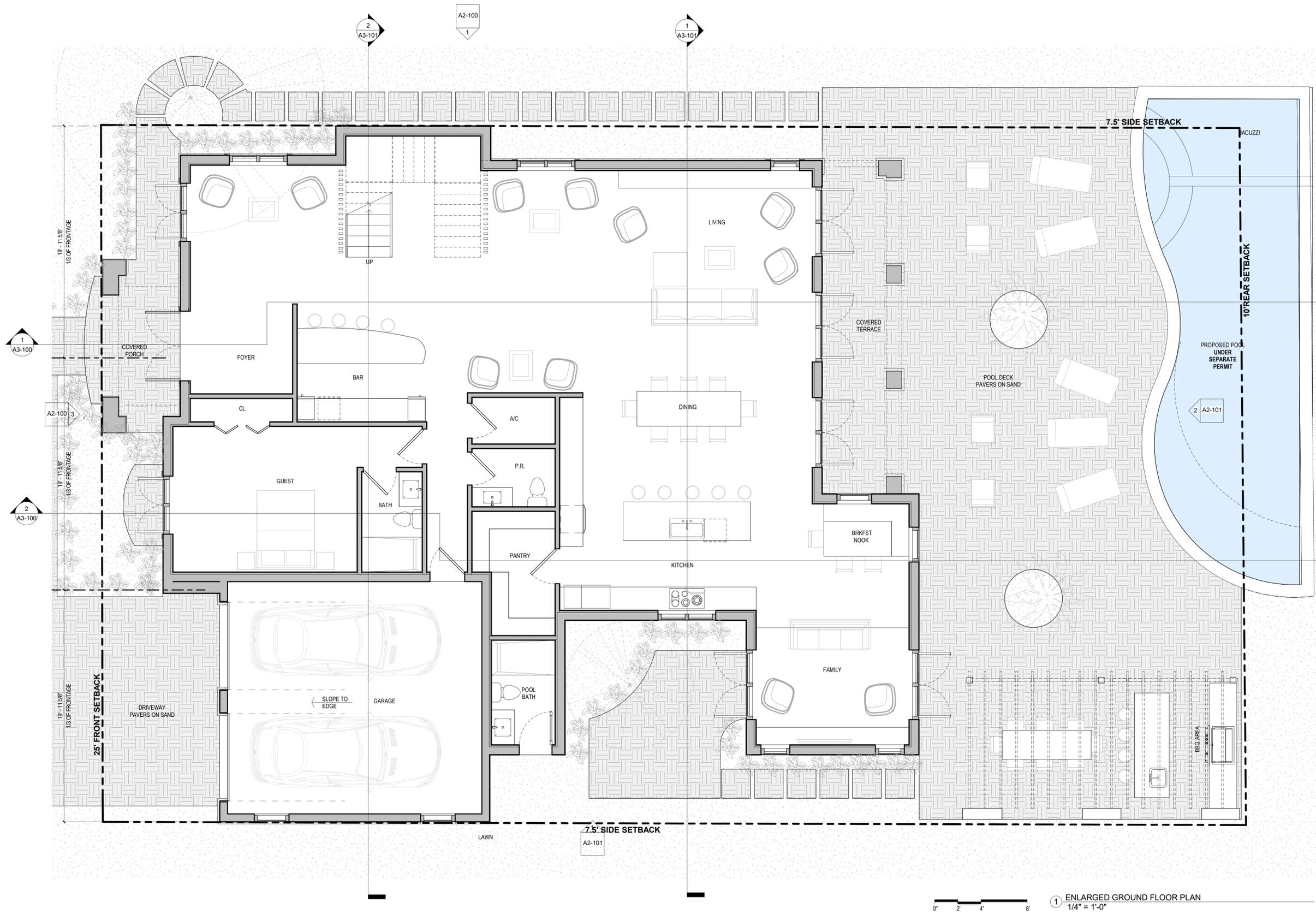
No.	Description	Date

ENLARGED GROUND FLOOR FLOOR PLAN

Project number	Project Number
Date	11/06/2025
Drawn by	Author
Checked by	Checker

A1-101

Scale 1/4" = 1'-0"



1 ENLARGED GROUND FLOOR PLAN
 1/4" = 1'-0"

PROJECT NAME:
NEW CONSTRUCTION - S. FAMILY HOME

PROJECT ADDRESS:
 446 MADEIRA AVE CORAL GABLES, FL 33144
OWNER NAME:
 446 MADEIRA LLC
OWNER ADDRESS:
 2634 S Olympic Dr, Gilbert, AZ 85295-0363, US

ARCHITECT
GS ARCHITECTURE
 420 S. DIXIE HWY, SUITE 2K
 MIAMI, FL 33146
 PH 786 488 0571
 AR94807

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 fazcue@asdconseng.com
 P: 786-351-3663
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SEAL - SIGNATURE - DATE

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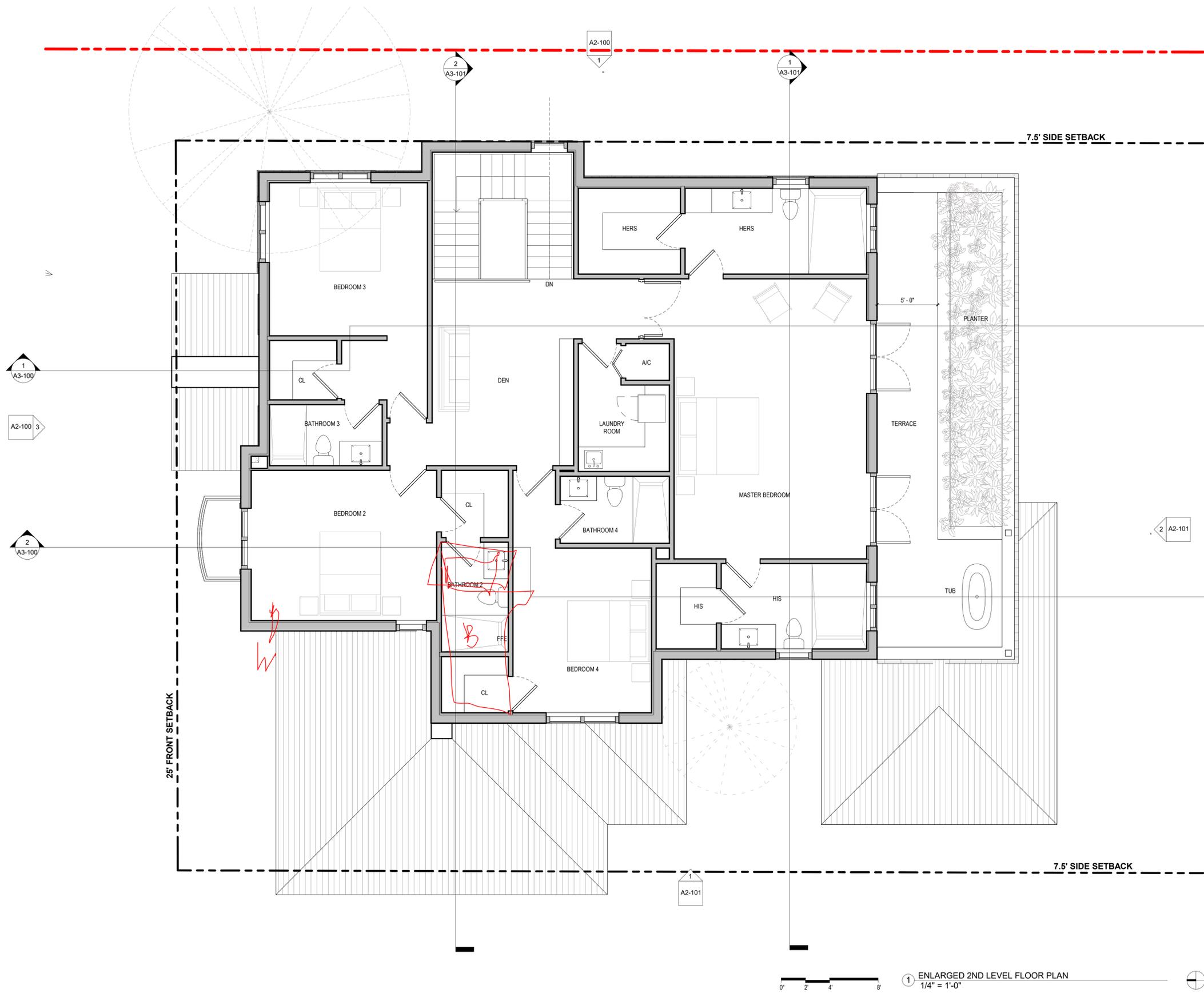
REVISION LOG

No.	Description	Date

ENLARGED SECOND FLOOR FLOOR PLAN

Project number	Project Number
Date	11/06/2025
Drawn by	Author
Checked by	Checker

A1-102



1 ENLARGED 2ND LEVEL FLOOR PLAN
 1/4" = 1'-0"



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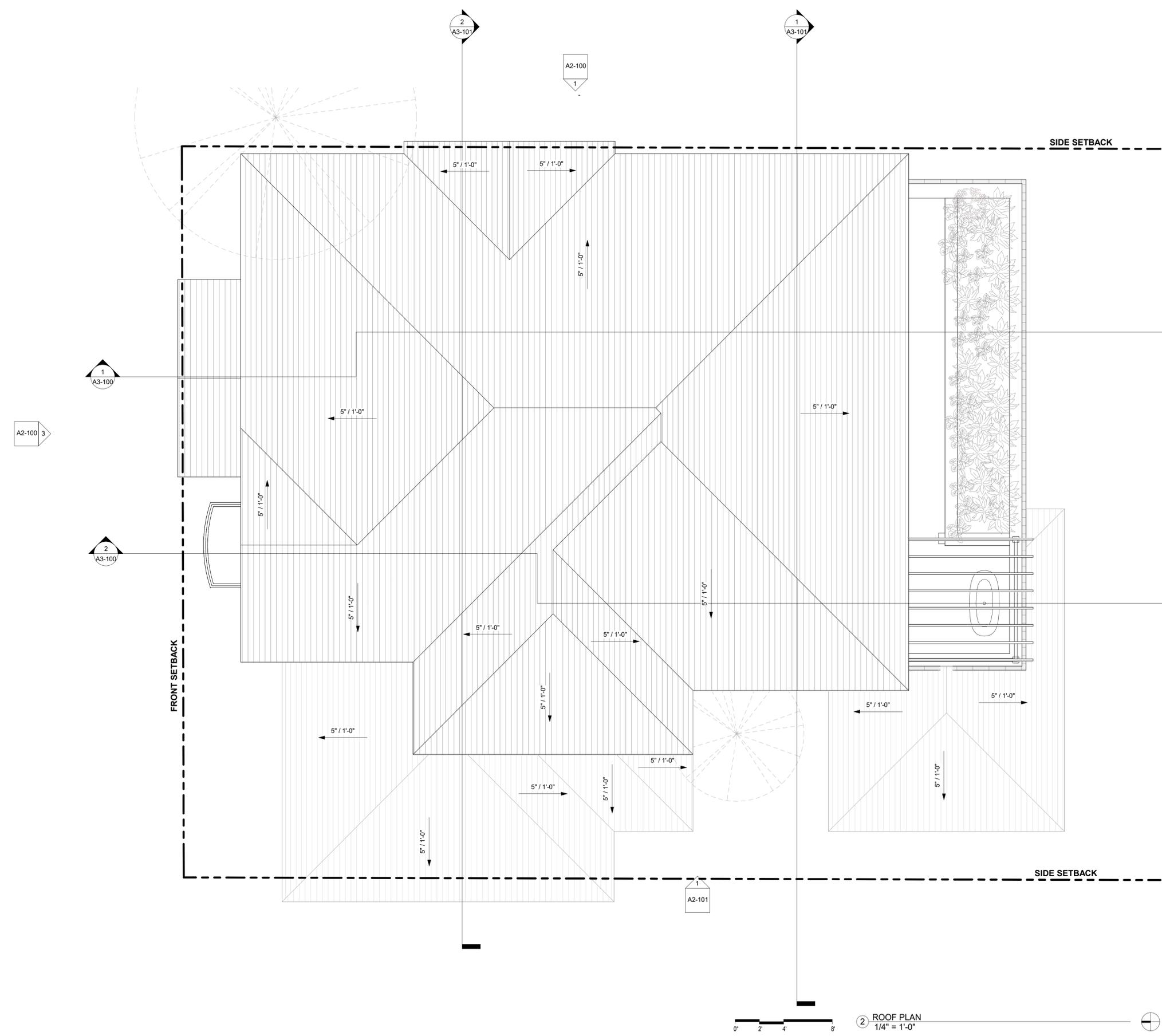
REVISION LOG

No.	Description	Date

ROOF PLAN

Project number	Project Number
Date	11/06/2025
Drawn by	Author
Checked by	Checker

A1-103



② ROOF PLAN
 1/4" = 1'-0"

GLAZING PERFORMANCE AND GENERAL DESCRIPTION:

SHADING COEFFICIENT, REFER TO ENERGY CALCS
 U-VALUE = 0.9
 SHADE COEFFICIENT = 0.5

GLASS COLOR: GREY TINT

MULLIONS:
 COLOR: DARK GREY
 PAINT: KYNAR POWDER COATING

NOA NOTE: SYSTEM TO BE SELECTED AT A LATER DATE. SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL

GLAZING SYSTEMS BY SPECIALTY ENGINEER. SUBMIT SHOP-DWG'S FOR A/E APPROVAL.

LEGEND:

1. SMOOTH STUCCO FINISH
2. 9/16" LAMINATED GLASS (AS PER NOA SPECS)
3. PAINTED ALUMINUM MULLION
4. SPANISH CLAY TILE ROOF
5. ALUMINUM RAILING
6. WOOD GARAGE DOOR
7. STONE CLADDING
8. DECORATIVE STONE MOLDING
9. SOLID WOOD ENTRANCE DOOR
10. WOOD TRELLIS
11. WOOD FACIA
12. WOOD CEILING AT OVERHANG
13. ALUMINUM/GLASS DOOR
14. BARBECUE AREA
16. CASEMENT WINDOW
17. PRECAST CONCRETE BRACKETS
18. TERRACOTA ROUND VENTS

NOTE: REFER TO MATERIAL BOARD ATTACHED FOR ADDITIONAL INFORMATION FOR SPECIFIC MATERIAL SELECTION



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WEICHE KIRK WENG - AR94807

REVISION LOG

No.	Description	Date

ELEVATIONS



Project number	Project Number
Date	11/06/2025
Drawn by	Author
Checked by	Checker

A2-100

Scale As indicated

PROJECT NAME:
NEW CONSTRUCTION - S. FAMILY HOME

PROJECT ADDRESS:
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OWNER NAME:
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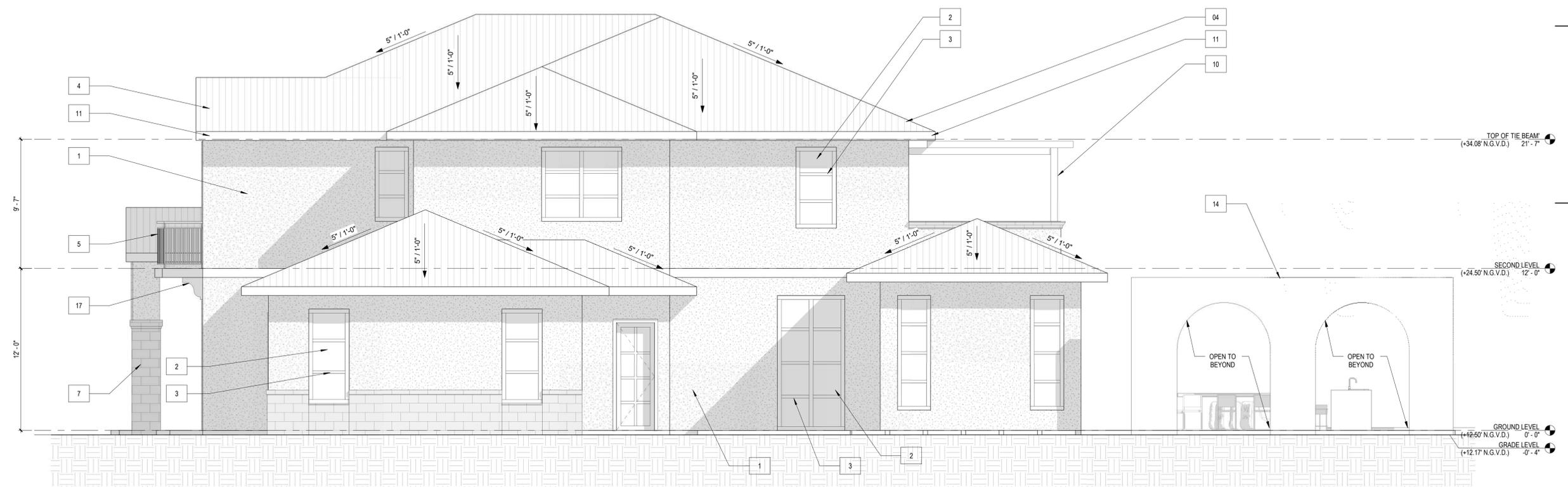
OWNER ADDRESS:
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1 WEST ELEVATION - SIDE
 1/4" = 1'-0"

GLAZING PERFORMANCE AND GENERAL DESCRIPTION:

SHADING COEFFICIENT, REFER TO ENERGY CALCS
 U-VALUE = 0.9
 SHADE COEFFICIENT - 0.5

GLASS COLOR: GREY TINT

MULLIONS:
 COLOR: DARK GREY
 PAINT: KYNAR POWDER COATING

NOA NOTE: SYSTEM TO BE SELECTED AT A LATER DATE. SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL

GLAZING SYSTEMS BY SPECIALTY ENGINEER. SUBMIT SHOP-DWGS FOR A/E APPROVAL.

- LEGEND:**
1. SMOOTH STUCCO FINISH
 2. 9/16" LAMINATED GLASS (AS PER NOA SPECS)
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 16. CASEMENT WINDOW
 17. PRECAST CONCRETE BRACKETS
 18. TERRACOTA ROUND VENTS
- NOTE: REFER TO MATERIAL BOARD ATTACHED FOR ADDITIONAL INFORMATION FOR SPECIFIC MATERIAL SELECTION



2 SOUTH ELEVATION - REAR
 1/4" = 1'-0"

SEAL - SIGNATURE - DATE

WEICHE KIRK WENG - AR94807

REVISION LOG

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ELEVATIONS

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A2-101

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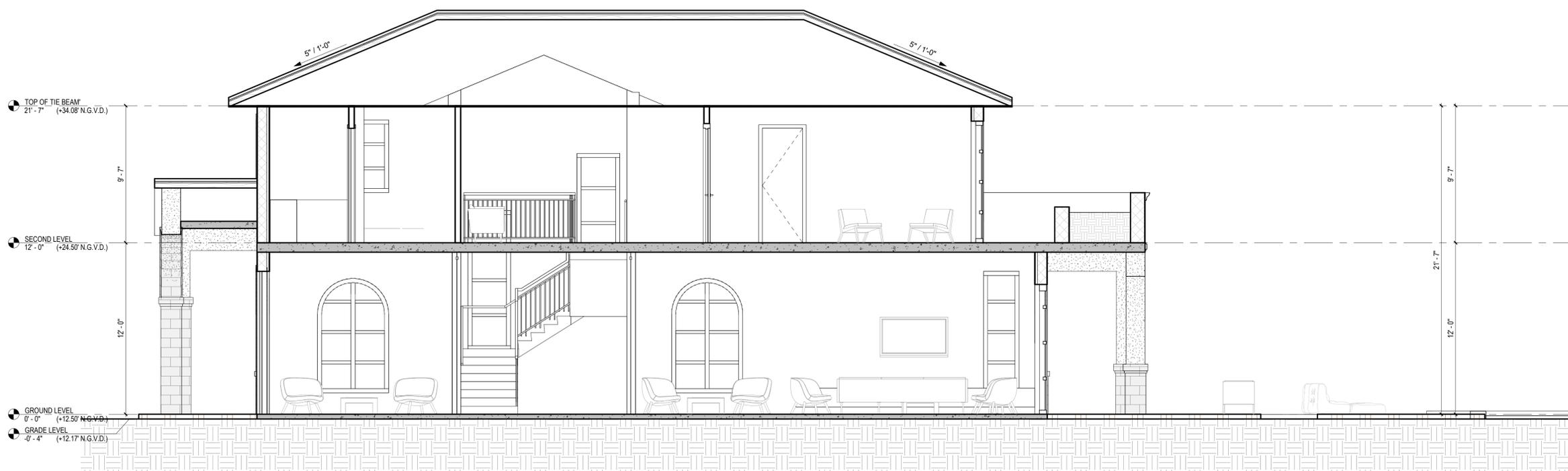
No.	Description	Date

SECTIONS

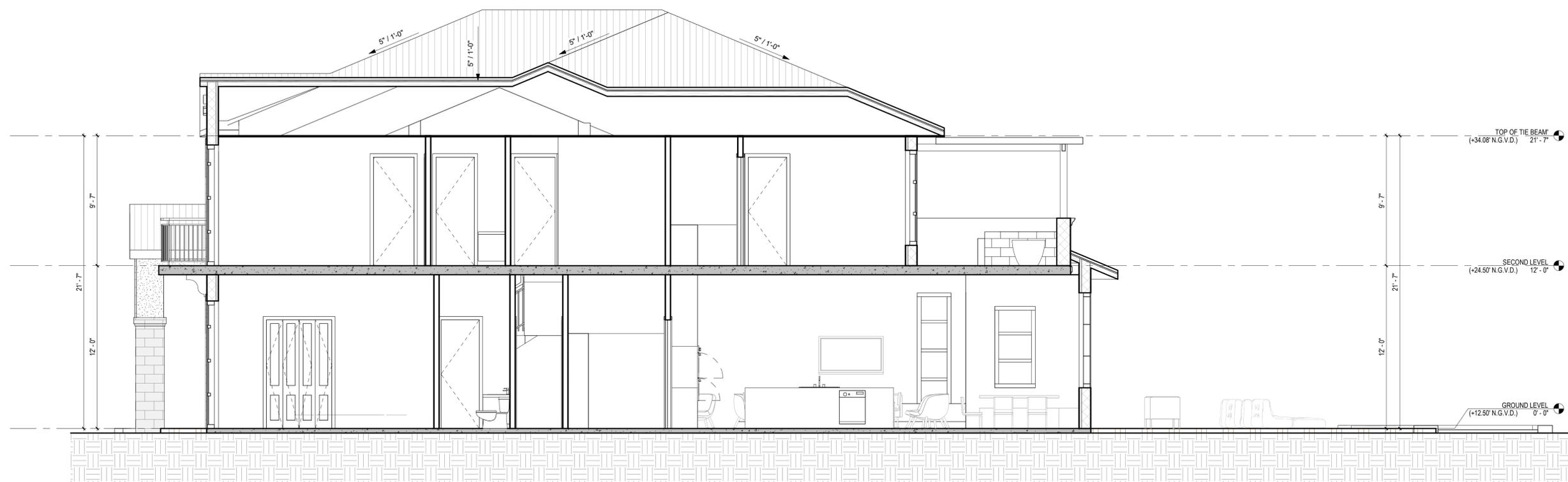
Project number **Project Number**
 Date **11/06/2025**
 Drawn by **Author**
 Checked by **Checker**

A3-100

Scale 1/4" = 1'-0"



LONGITUDINAL SECTION 01
 1/4" = 1'-0"



LONGITUDINAL SECTION 02
 1/4" = 1'-0"

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REVISION LOG

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SECTIONS

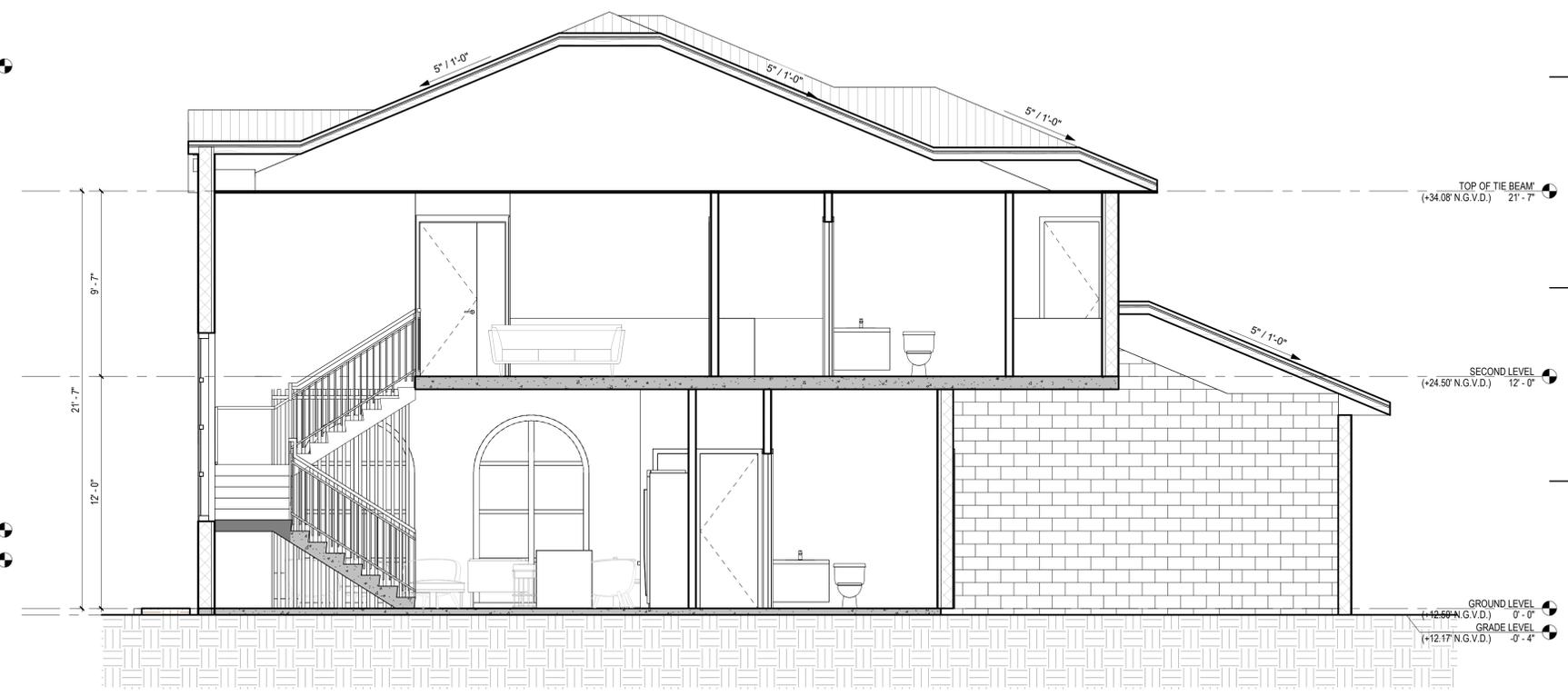
Project number	Project Number
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A3-101

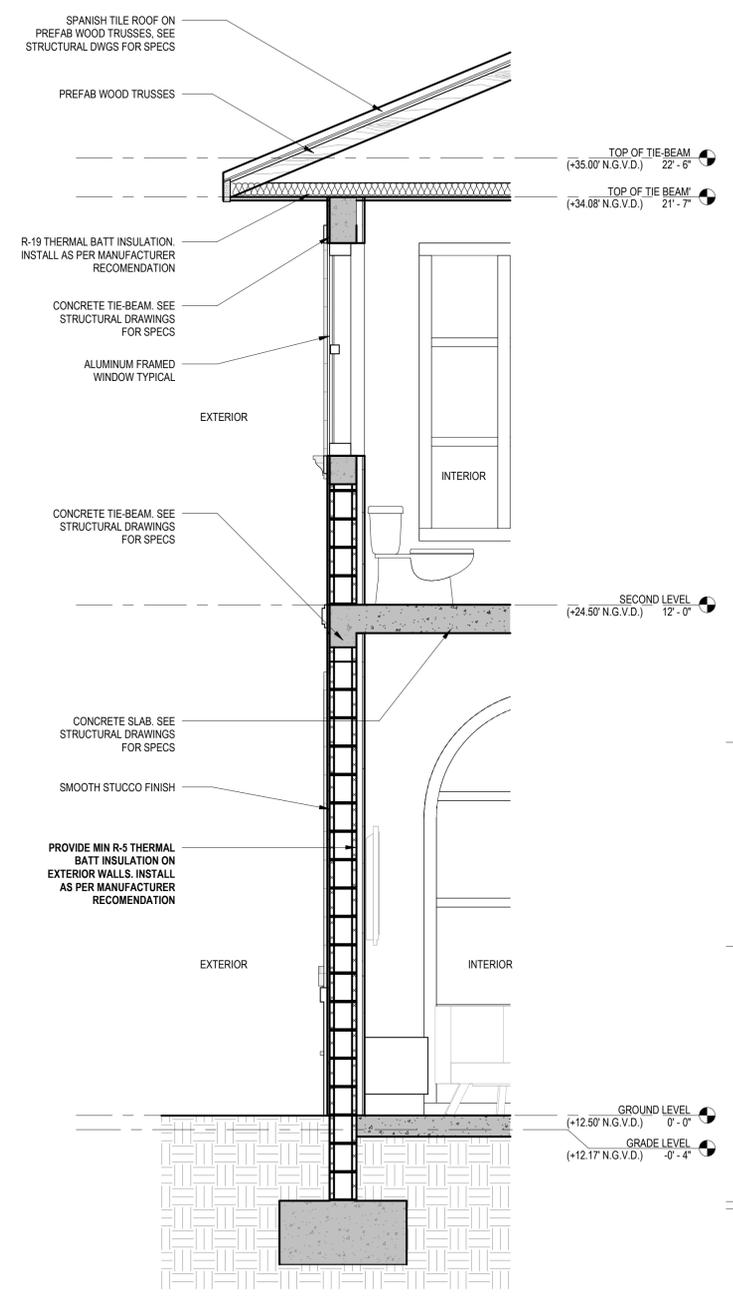
Scale As indicated



1 CROSS SECTION 03
 1/4" = 1'-0"



2 CROSS SECTION 02
 1/4" = 1'-0"



3 WALL SECTION 01
 1/2" = 1'-0"