

ZONING DATA

ADDRESS: 1409 ALHAMBRA CIRCLE LOT AREA 9,472 S.F.

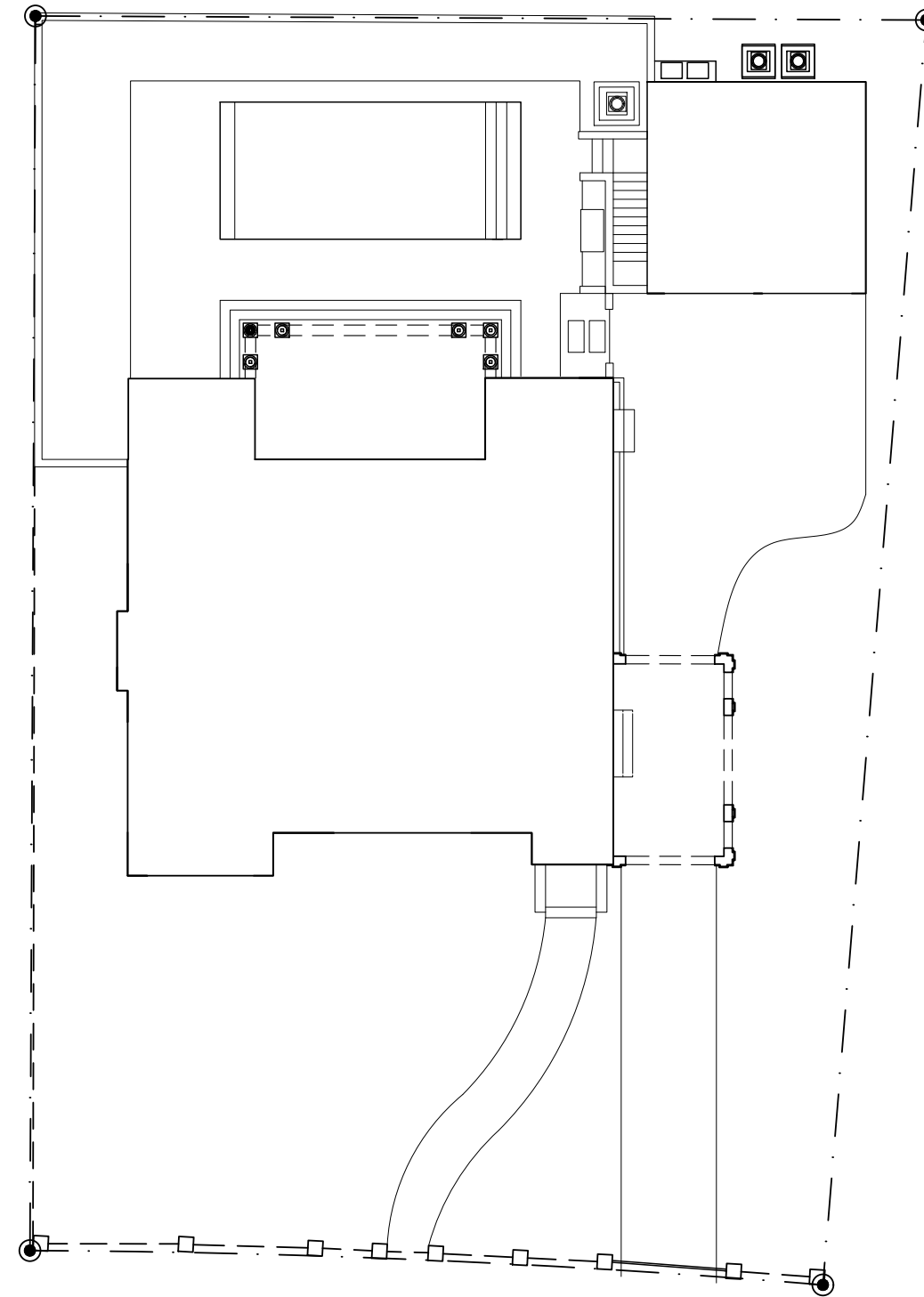
FOLIO: 03-4107-016-1960

LEGAL DESCRIPTION
LOTS 6 & N HALF OF LOT 7 BLOCK 16 CORAL GABLES SEC E PB 8-13 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

SCOPE OF WORK
ADDITIONS AND REMODELING TO EXISTING RESIDENCE

SETBACKS
FRONT 25'-0" REQUIRED
REAR 10'-0" REQUIRED
25'-0" PROVIDED 2'-6" PROVIDED

INTERIOR SIDE 20% WITH MAX. 15'-0" COMBINED REQUIRED
EXISTING MAIN HOUSE 11'-9" & 8'-0"
EXISTING GARAGE 3'-7" MIN



GREEN AREA

40% MINIMUM LANDSCAPE REQUIREMENT

9,472 X 40% = 3,789 S.F.

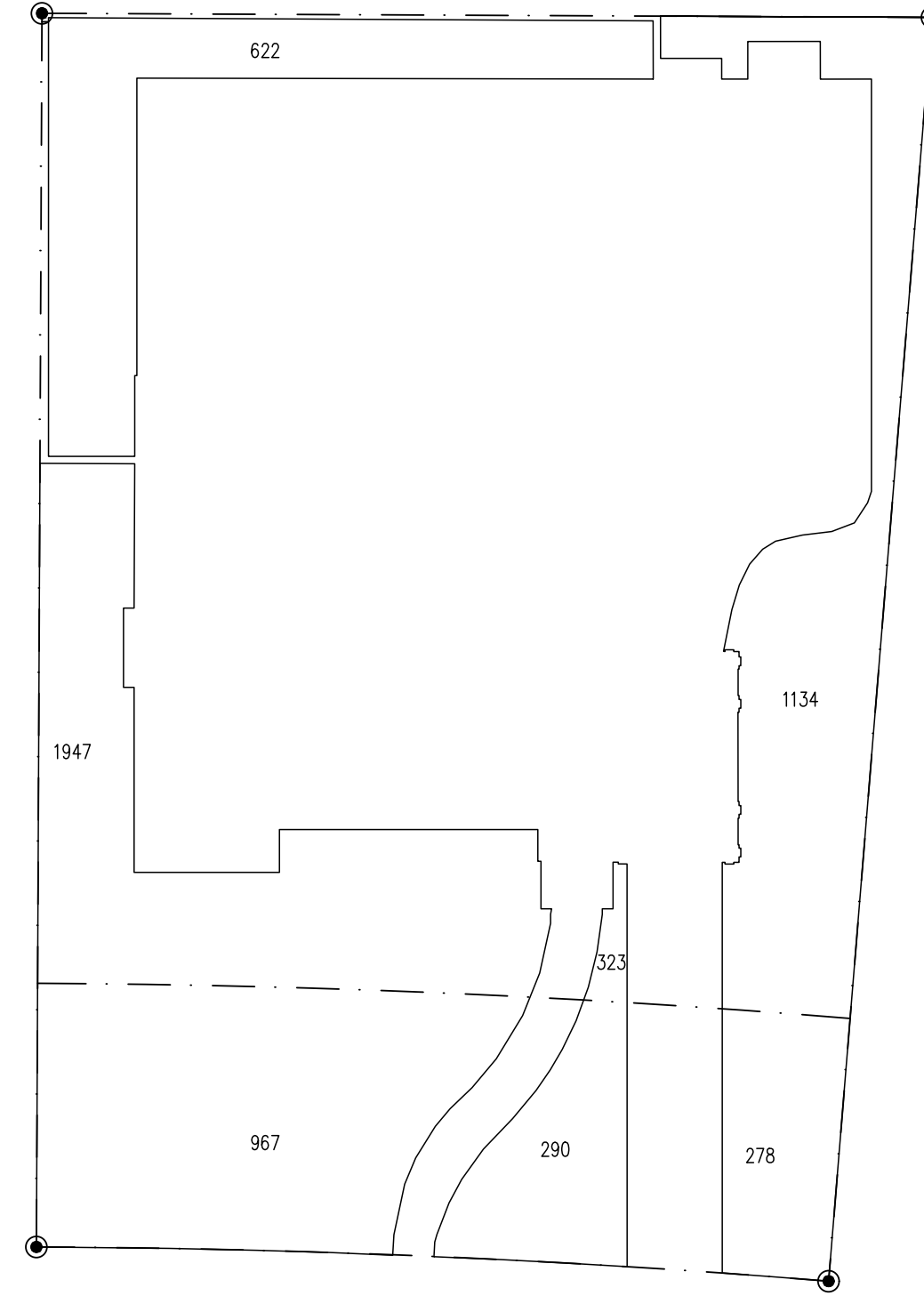
GREEN AREA PROPOSED
1,947 + 1134 + 622 + 323 + 4,026 S.F.

FRONT YARD GREEN AREA

20% MINIMUM LANDSCAPE REQUIREMENT

3,789 S.F. X 20% = 758 S.F.

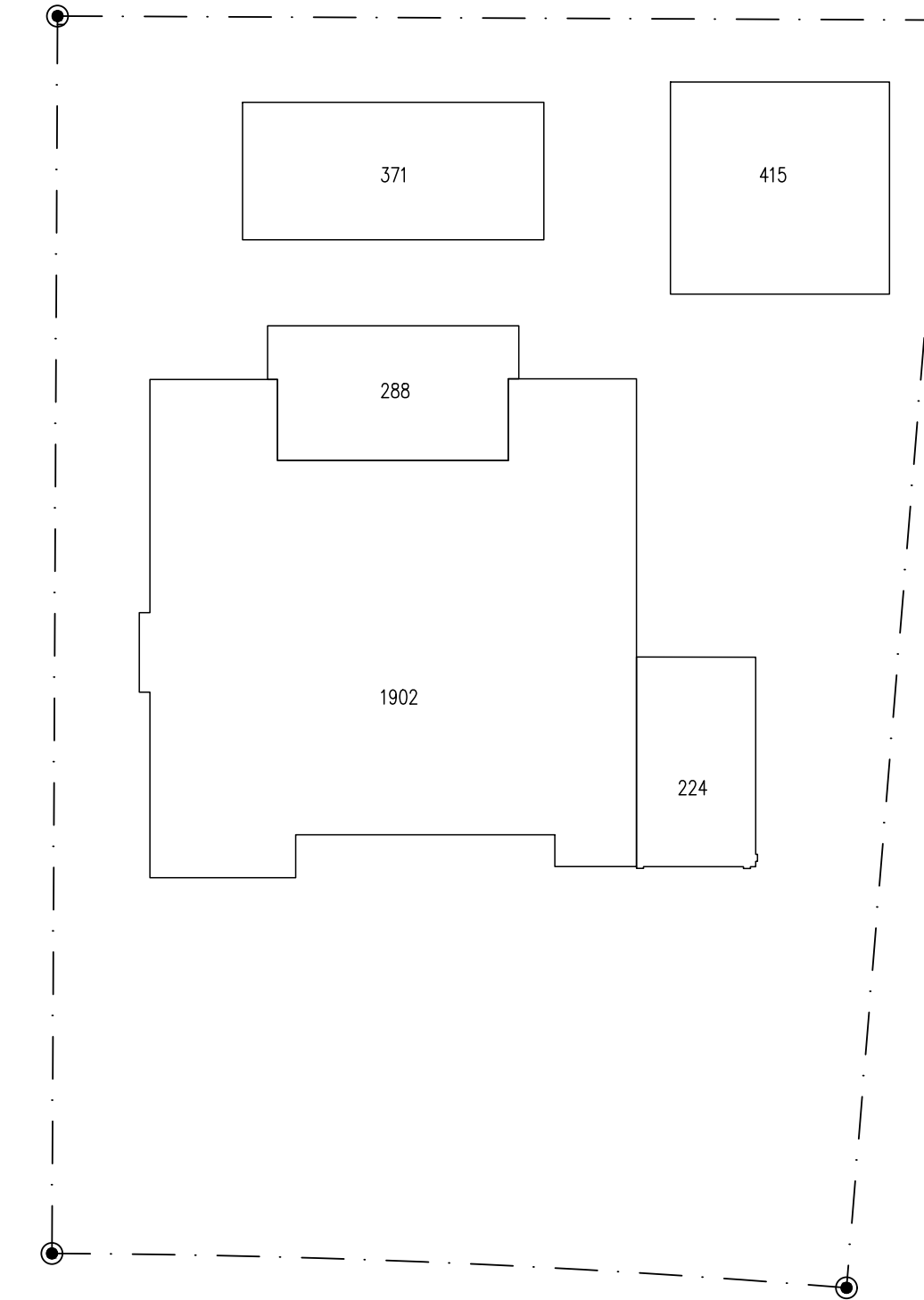
FRONT YARD GREEN AREA PROPOSED
967 + 290 + 278 = 1,535 S.F.



LOT COVERAGE

35% GROUND COVERAGE
9,472 X 35% 3,315 S.F.

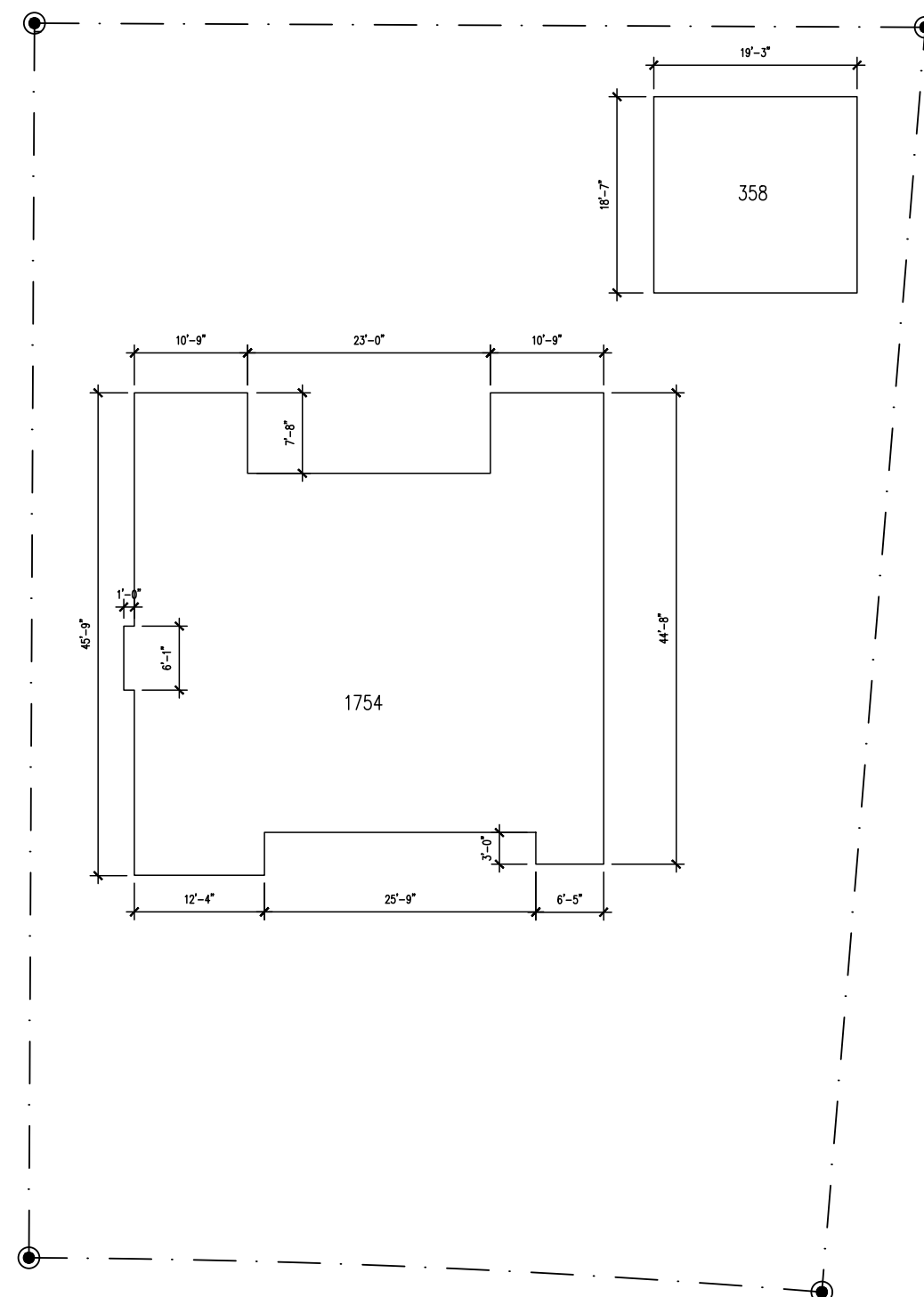
MAIN HOUSE FIRST FLOOR	1,902
COVERED ENTRY	224
REAR TERRACE	288
TOTAL	2,414 S.F.



F.A.R.

5,000 X 48% = 2,400
4,472 X 35% = 1,565
MAXIMUM ALLOWED = 3,965

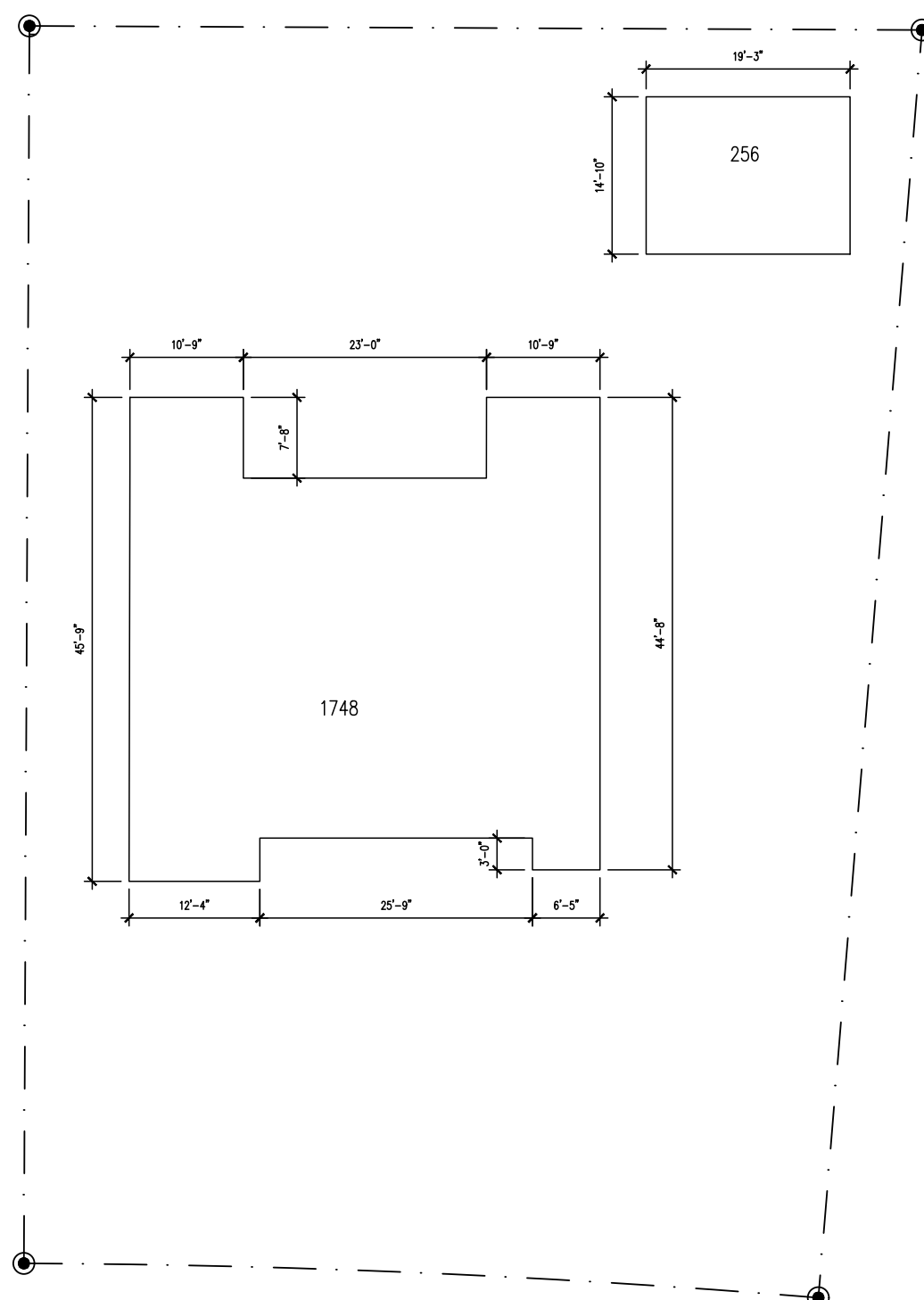
TOTAL PROVIDED FIRST FLOOR	1754	TOTAL AREA	3,502
MAIN HOUSE	1754	MAIN HOUSE	614
GARAGE	358	GARAGE	4,116
TOTAL PROVIDED SECOND FLOOR	1748	LESS CREDIT FOR 2 STORY DETACHED GARAGE	<400>
MAIN HOUSE	1748		
GARAGE	256	TOTAL AREA	3,716



F.A.R.

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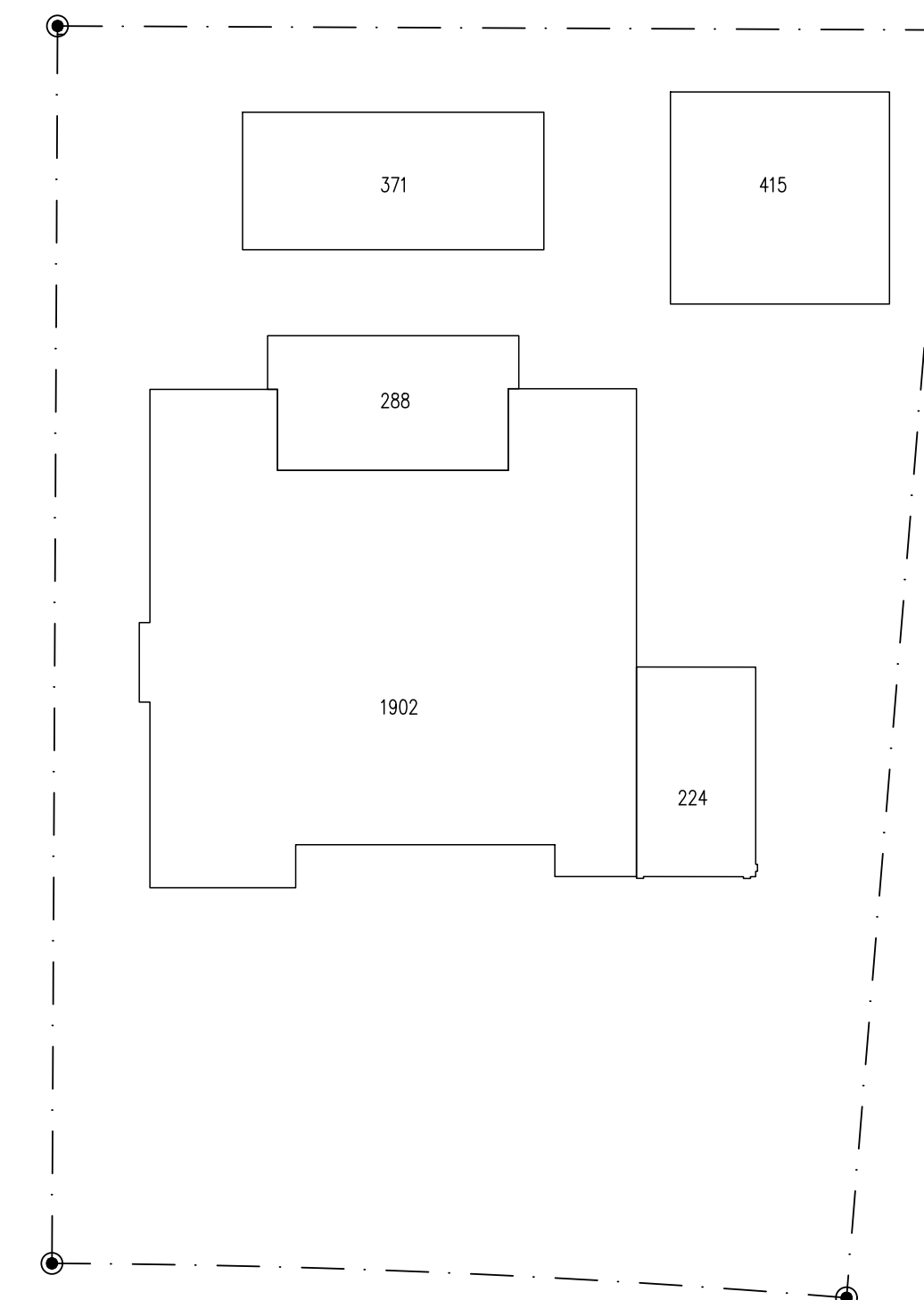
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MAIN HOUSE	1748		
GARAGE	256	TOTAL AREA	3,716



LOT COVERAGE

45% GROUND COVERAGE
9,472 X 45% 4,262 S.F.

MAIN HOUSE FIRST FLOOR	1,902
GARAGE	415
COVERED ENTRY	224
REAR TERRACE	288
POOL	371
TOTAL	3,200 S.F.



DO NOT SCALE OFF THIS DRAWING. USE FIGURED DIMENSIONS ONLY OR CONSULT CALLUM GIBB ARCHITECT P.A. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR. CALLUM GIBB ARCHITECT P.A. TO BE INFORMED OF ANY VARIATIONS THAT MAY OCCUR BEFORE COMMENCEMENT OF WORK. ALL SHOP DRAWING TO BE SENT TO CALLUM GIBB ARCHITECT P.A. FOR COMMENT PRIOR TO MANUFACTURE AND INSTALLATION. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL LATEST DESIGN INFORMATION AS WELL AS ALL M.E.P. AND STRUCTURAL ENGINEERING DRAWINGS AND INFORMATION.

DRAWING NOTES

DRAWING REVISIONS

CANTOS RESIDENCE
1409 ALHAMBRA CIRCLE
CORAL GABLES

PROJECT NO :

ZONING DATA

SCALE:

A.1.2

DATE : 11.20.23

CALLUM GIBB ARCHITECT P A
ARCHITECTURE • PLANNING • INTERIORS