

PROPOSED RESIDENCE FOR:
PERLAS 1220 ORTEGA, LLC

1220 ORTEGA AVENUE, CORAL GABLES FLORIDA 33143

SW 7006
Extra White
Interior / Exterior
Locator Number: 257-C1

257

SW 7057
Silver Strand
Interior / Exterior
Locator Number: 237-C1

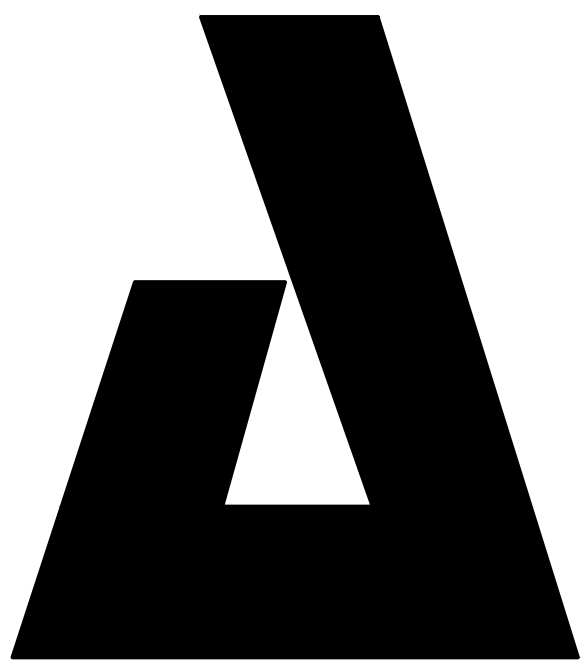
237

SW 7673
Pewter Cast
Interior / Exterior
Locator Number: 282-C4

282



FRONT ELEVATION (NORTH)
1/4" = 1'-0"



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INTERIOR DESIGN
AA 26002378
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CONSULTANTS:

ISSUE DATE: 09-02-2020

REVISIONS:

1220 ORTEGA HOUSE
1220 ORTEGA AVENUE
CORAL GABLES, FL 33134

LESTER PEREZ PIZARRO
AR95944

Project Number 2002

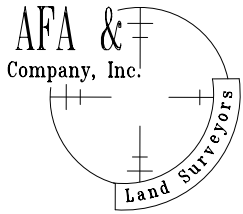
Drawing Name
COVER

Scale: Drawing Number

1/4"=1'-0"

CS

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Prepared By:
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PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498
13050 SW 133RD COURT
MIAMI, FLORIDA 33186
E-MAIL: AFACO@BELLSOUTH.NET
PH: 305-234-0588
FX: 206-495-0778

**Abbreviations
of Legend**

- AVE.

=

AVENUE
- ASPH

=

ASPHALT
- A/W

=

ANCHORD WIRE
- A/C

=

AIR CONDITIONER
- BLDG

=

BUILDING
- B. COR.

=

BLOCK CORNER
- CAL

=

CALCULATED
- C.B.

=

CATCH BASIN
- CLF

=

CHAIN LINK FENCE
- CONC.

=

CONCRETE
- COL.

=

COLUMN
- C.U.P.

=

CONCRETE UTILITY POLE
- C.L.P.

=

CONCRETE LIGHT POLE
- CBS

=

CONCRETE BLOCK
STRUCTURE
- C.M.E.

=

CANAL MAINTENANCE
EASEMENT
- D

=

DELTA
- D/W

=

DRIVEWAY
- D.M.E.

=

DRAINAGE & MAINTENANCE
EASEMENT
- ENC.

=

ENCROACHMENT
- E.T.P.

=

ELECTRIC TRANSFORMER PAD
- F.P.L.

=

FLORIDA POWER AND LIGHT
- F.H.

=

FIRE HYDRANT
- F.I.P.

=

FOUND IRON PIPE
- F.F.

=

FINISH FLOOR
- DH/F

=

FOUND DRILL HOLE
- F.R.

=

FOUND REBAR
- F/D

=

FOUND DISC
- F/N

=

FOUND NAIL
- I/F

=

IRON FENCE
- L

=

LENGHT
- L.M.E.

=

LAKE MAINTENANCE EASEMENT
- L.F.E.

=

LOWEST FLOOR ELEVATION
- L.P.

=

LIGHT POLE
- MEAS.

=

MEASURED
- M.H.

=

MAN HOLE
- M/L

=

MONUMENT LINE
- N.G.V.D.

=

NATIONAL GEODETIC
VERTICAL DATUM
- N.T.S.

=

NOT TO SCALE
- O.E.

=

OVERHEAD ELECTRIC LINE
- O/L

=

ON LINE
- P.C.P.

=

PERMANENT CONTROL POINT
- P.M.

=

PARKING METER
- P.C.

=

POINT OF CURVATURE
- P/W

=

PARKWAY
- PL

=

PLANTER
- P.O.C

=

POINT OF COMMENCEMENT
- P.O.B

=

POINT OF BEGINNING
- R

=

RADIUS
- RES

=

RESIDENCE
- R/W

=

RIGHT OF WAY
- S.D.H.

=

SET DRILL HOLE
- S/N

=

SET NAIL
- S.I.P.

=

SET IRON PIPE
- SDWLK

=

SIDEWALK
- ST

=

STREET
- T

=

TANGENT
- U.E.

=

UTILITY EASEMENT
- W/F

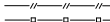
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WOOD FENCE
- W.V.

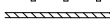
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WATER VALVE
- W.U.P.

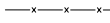
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WOOD UTILITY POLE
- 


=

WOOD FENCE
- 


=

IRON FENCE
- 

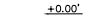
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CBS WALL
- 


=

CHAIN LINK FENCE
- 


=

OVERHEAD ELEC.
- 


=

CENTER LINE
- 


=

EASEMENT
- 


=

DENOTES ELEVATIONS
- 


=

BUILDING
- 


=

DISTANCE
- 


=

CATCH BASIN
- 


=

WATER METER
- 


=

W.U.P.
- 


=

STATE ROAD
- 

=

US HIGHWAY
- 

=

INTERSTATE
- 

=

MONITORY WELL



+0.00'



=

BUILDING



=

DISTANCE



=

CATCH BASIN



=

WATER METER



=

W.U.P.



=

STATE ROAD



=

US HIGHWAY



=

INTERSTATE



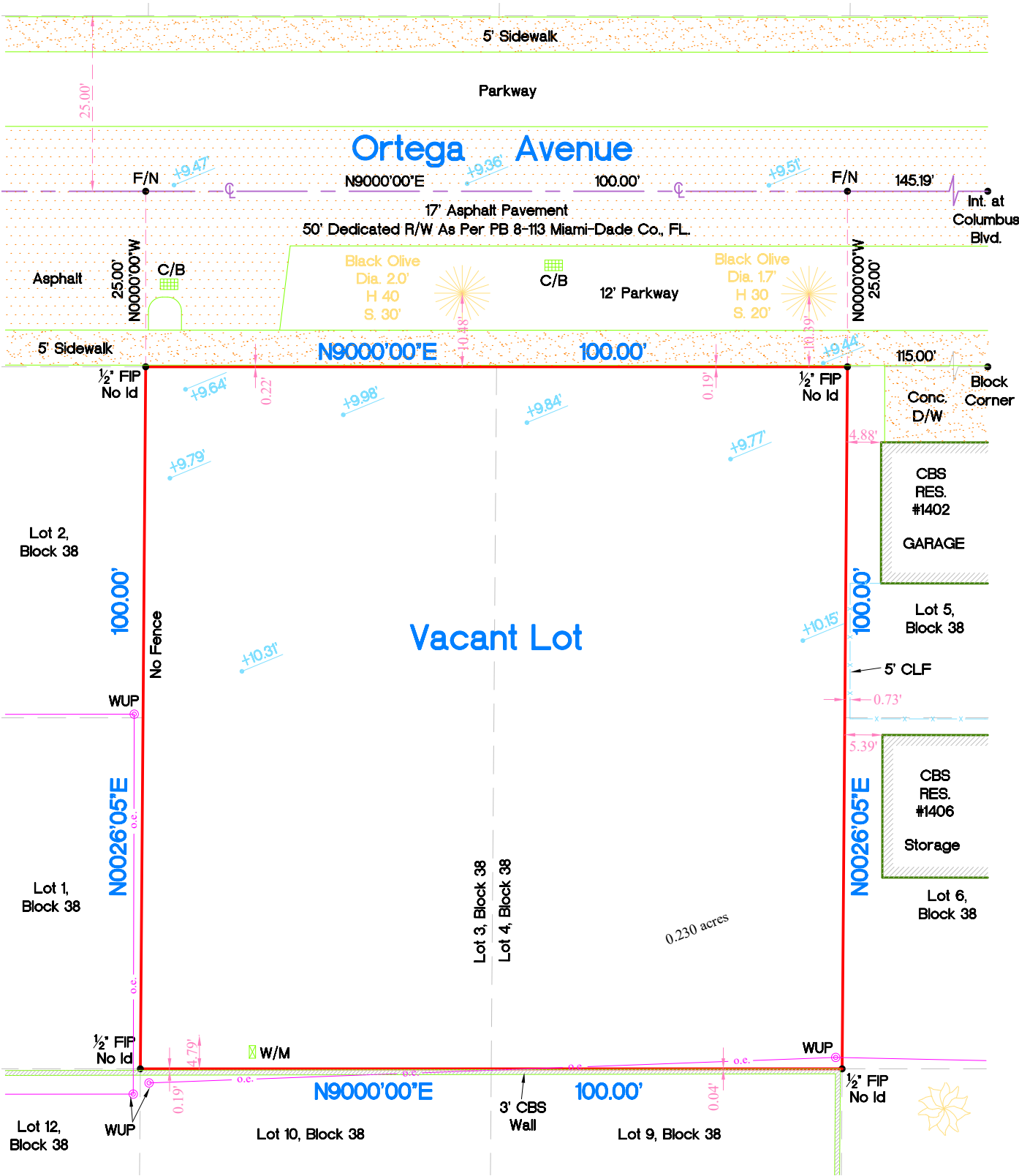
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MONITORY WELL

Boundary Survey


Graphic Scale 1" = 20'

Sheet 2 of 2



JOB #	20-137
DATE	02-04-2020
PB	8-113

The sketch hereon is a true and
Accurate representation thereof to the best
of my knowledge and belief, Subject to notes
and Notations shown hereon.


Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
Not Valid unless Signed & Stamped with Embossed Seal

SP-1

ZONING DATA TABULATION

ADDRESS: 1220 ORTEGA AVENUE. CORAL GABLES, FL 33134
FOLIO: 03-4107-018-4370

SCOPE OF WORK: NEW CONSTRUCTION SINGLE FAMILY HOME

ZONING DISTRICT: SFR (SINGLE-FAMILY HOME)

SETBACKS	REQUIRED	PROPOSED
FRONT SETBACK	25'-0"	25'-0"
INTERIOR SIDE (EAST)	10'-0"	10'-0"
INTERIOR SIDE (WEST)	10'-0"	10'-0"
REAR SETBACK	10'-0"	14'-1"

LOT SIZE: 10,000 SQFT

100'-0"

100'-0"

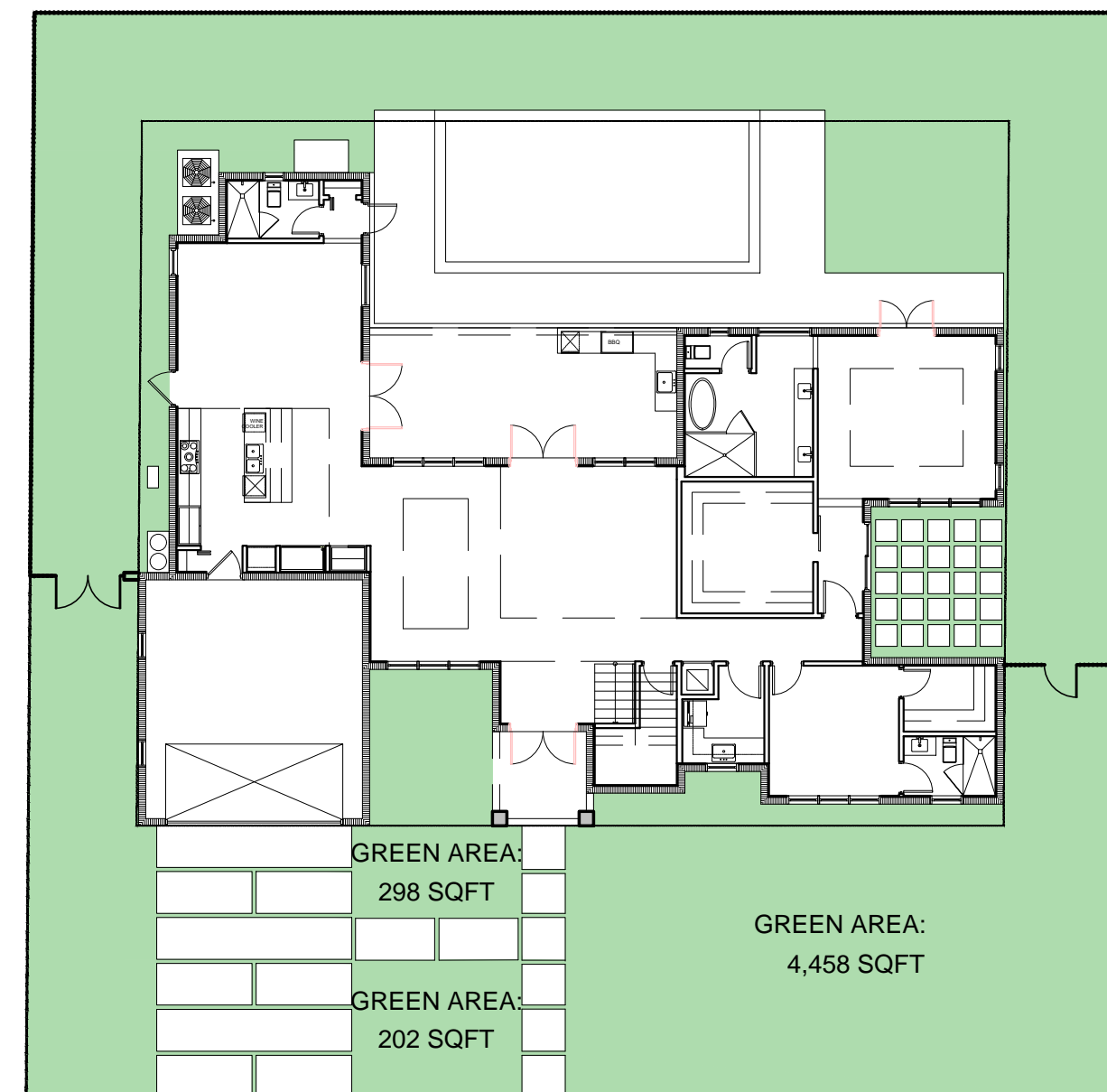
100'-0"

100'-0"

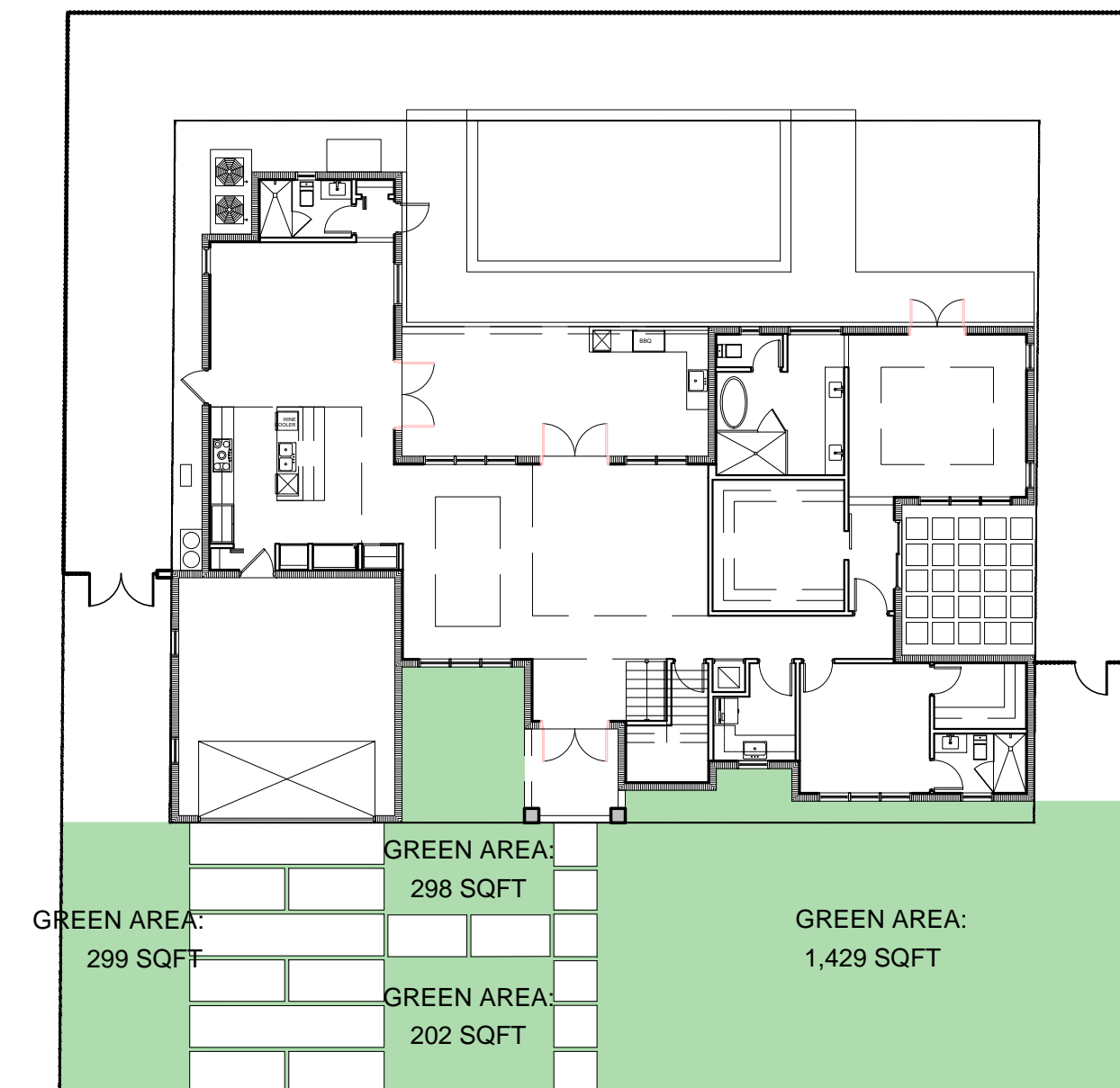
5' Sidewalk

12' Parkway

Ortega Avenue

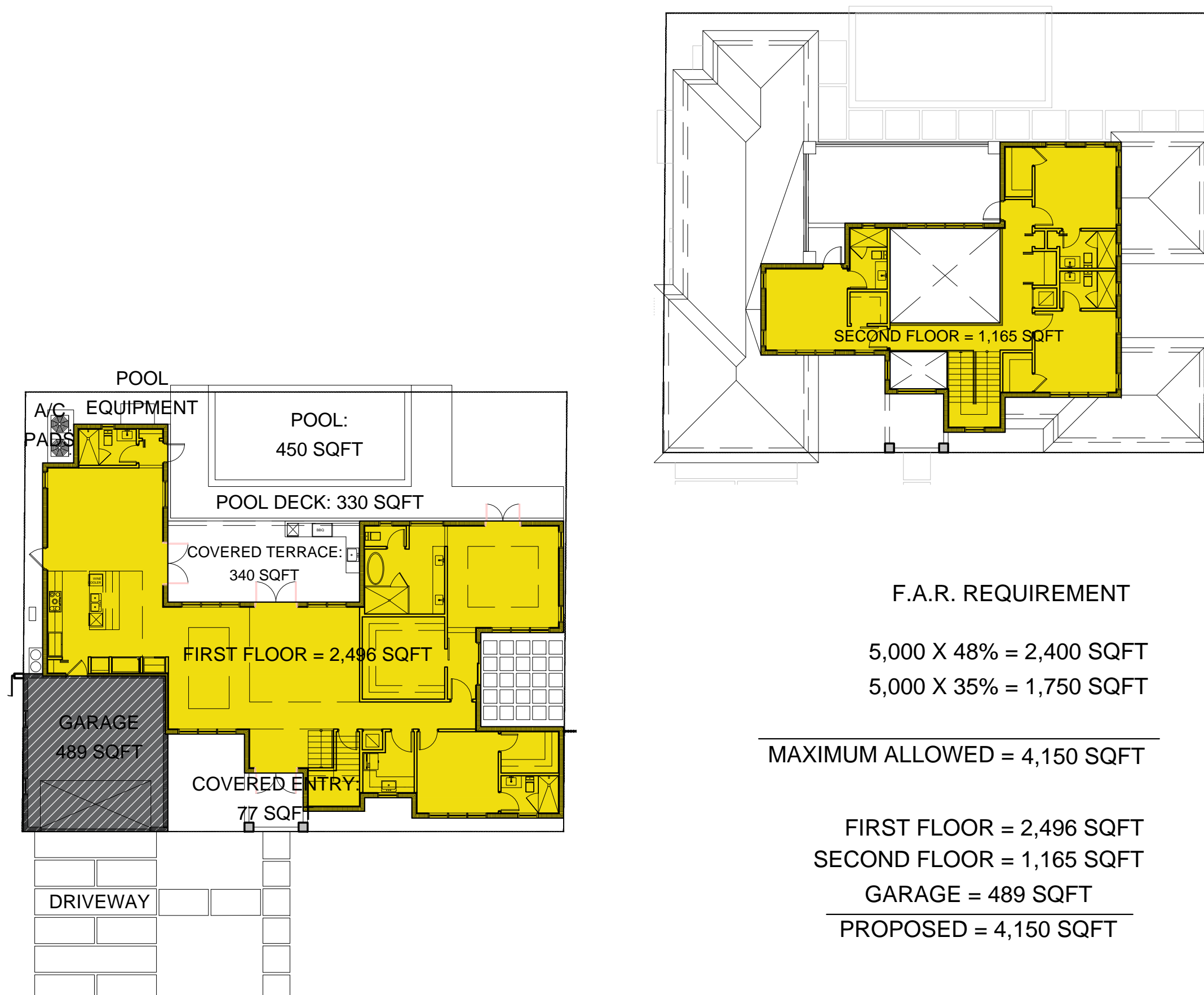


40% MINIMUM LANDSCAPE REQUIREMENT
10,000 X 40% = 4,000 SQFT MINIMUM REQUIRED
GREEN AREA PROPOSED: 4,458 +298 + 202 = 4,958 SQFT (49.6%)



20% MINIMUM LANDSCAPE REQUIREMENT
 4,000 X 20% = 800 SQFT MINIMUM REQUIRED
 20% GREEN AREA PROPOSED: 1,429 + 299 + 298 + 202 = 2,228 SQFT (55.7%)

01	LOT SIZE & ZONING DATA	1/16" = 1'-0"	02	LANDSCAPE AREA	1/16" = 1'-0"	03	FRONT YARD LANDSCAPE AREA	1/16" = 1'-0"
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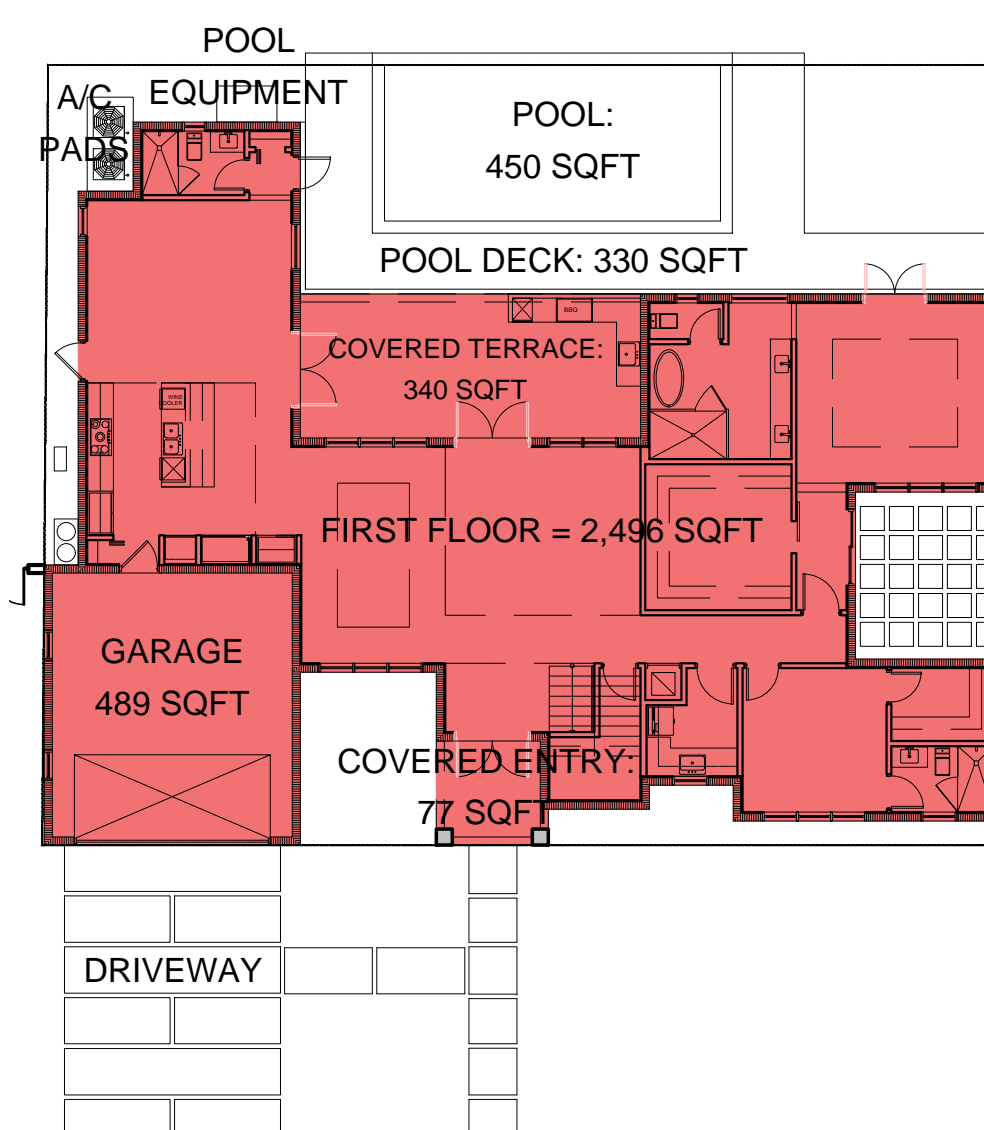
F.A.R. REQUIREMENT

5,000 X 48% = 2,400 SQFT
5,000 X 35% = 1,750 SQFT

MAXIMUM ALLOWED = 4,150 SQFT

FIRST FLOOR = 2,496 SQFT
SECOND FLOOR = 1,165 SQFT
GARAGE = 489 SQFT

PROPOSED = 4,150 SQFT



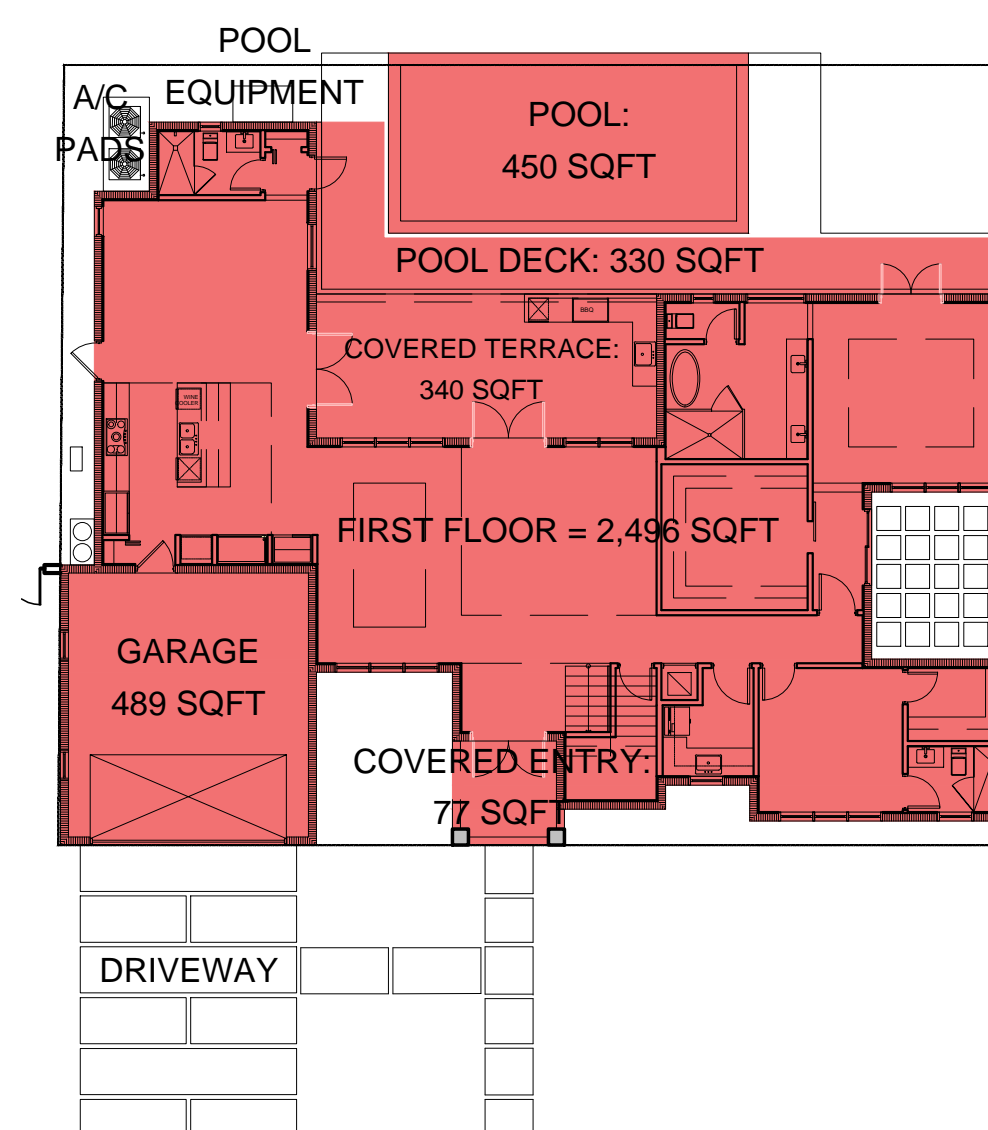
35% GROUND COVERAGE

10,000 X 35% = 3,500 SQFT MAX.
ALLOWED

FIRST FLOOR = 2,496 SQFT
GARAGE = 489 SQFT
COVERED ENTRY-PORCH = 77
SQFT
COVERED TERRACE = 340 SQFT

PROPOSED = 3,402 SQFT

MAXIMUM ALLOWED=3,500 SQFT
PROPOSED = 3,402 SQFT



45% TOTAL AUXILIARY AND / OR
ACCESSORY

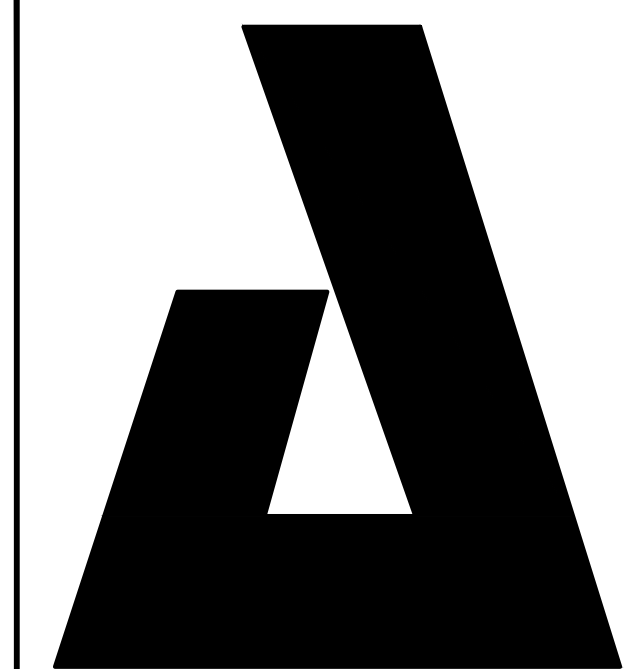
10,000 X 45% = 4,500 SQFT MAX.
ALLOWED

FIRST FLOOR = 2,496 SQFT
GARAGE = 489 SQFT
COVERED ENTRY-PORCH = 77
SQFT
COVERED TERRACE = 340 SQFT
POOL = 450 SQFT

PROPOSED = 3,852 SQFT

MAXIMUM ALLOWED=4,500 SQFT
PROPOSED = 3,852 SQF

04	F.A.R DIAGRAMS	1/16" = 1'-0"	05	35 % LOT COVERAGE	1/16" = 1'-0"	06	45% LOT COVERAGE	1/16" = 1'-0"
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AR95944

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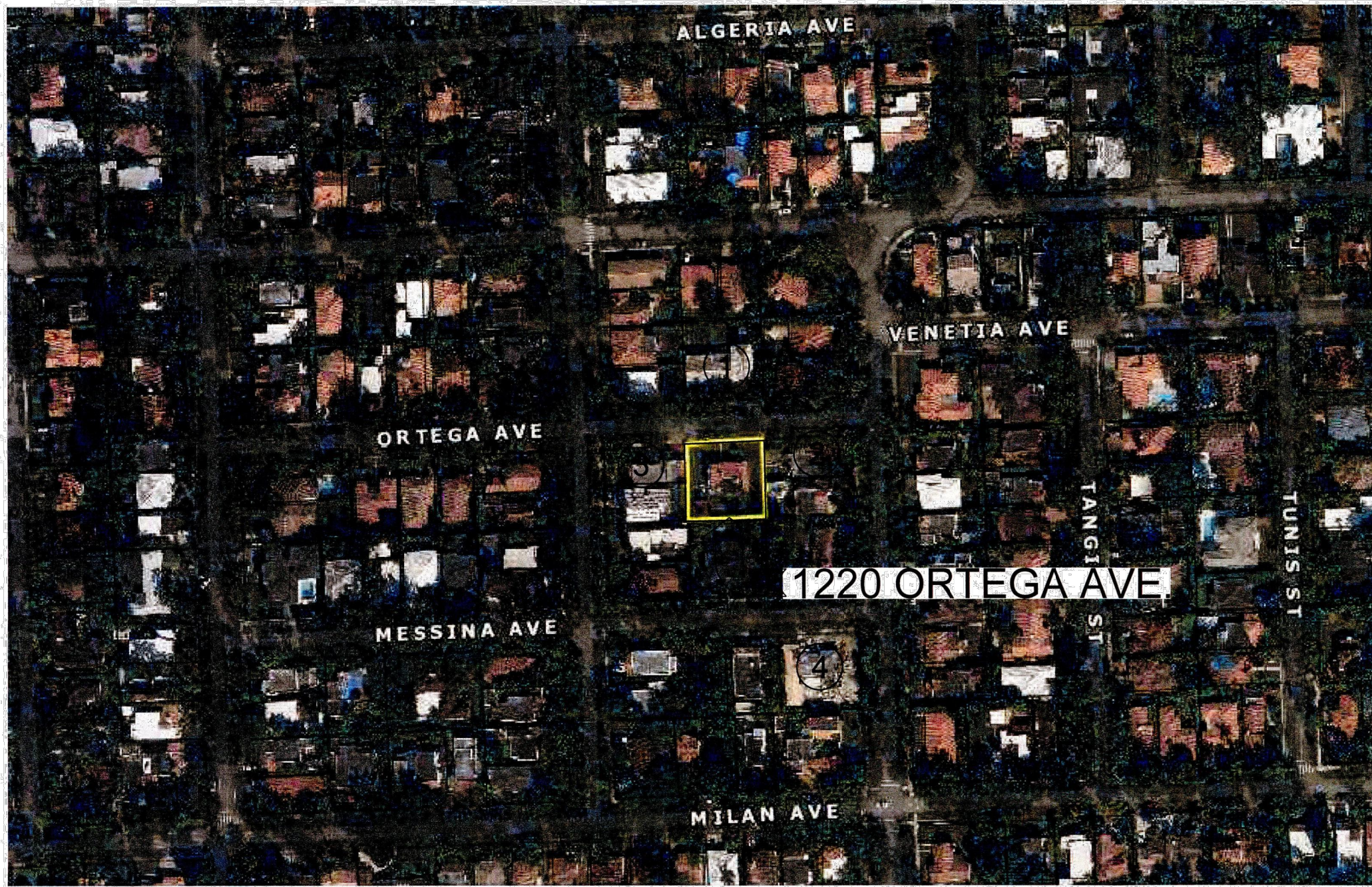
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**ZONING VERIFICATION
 SHEET**

Scale:	Drawing Number
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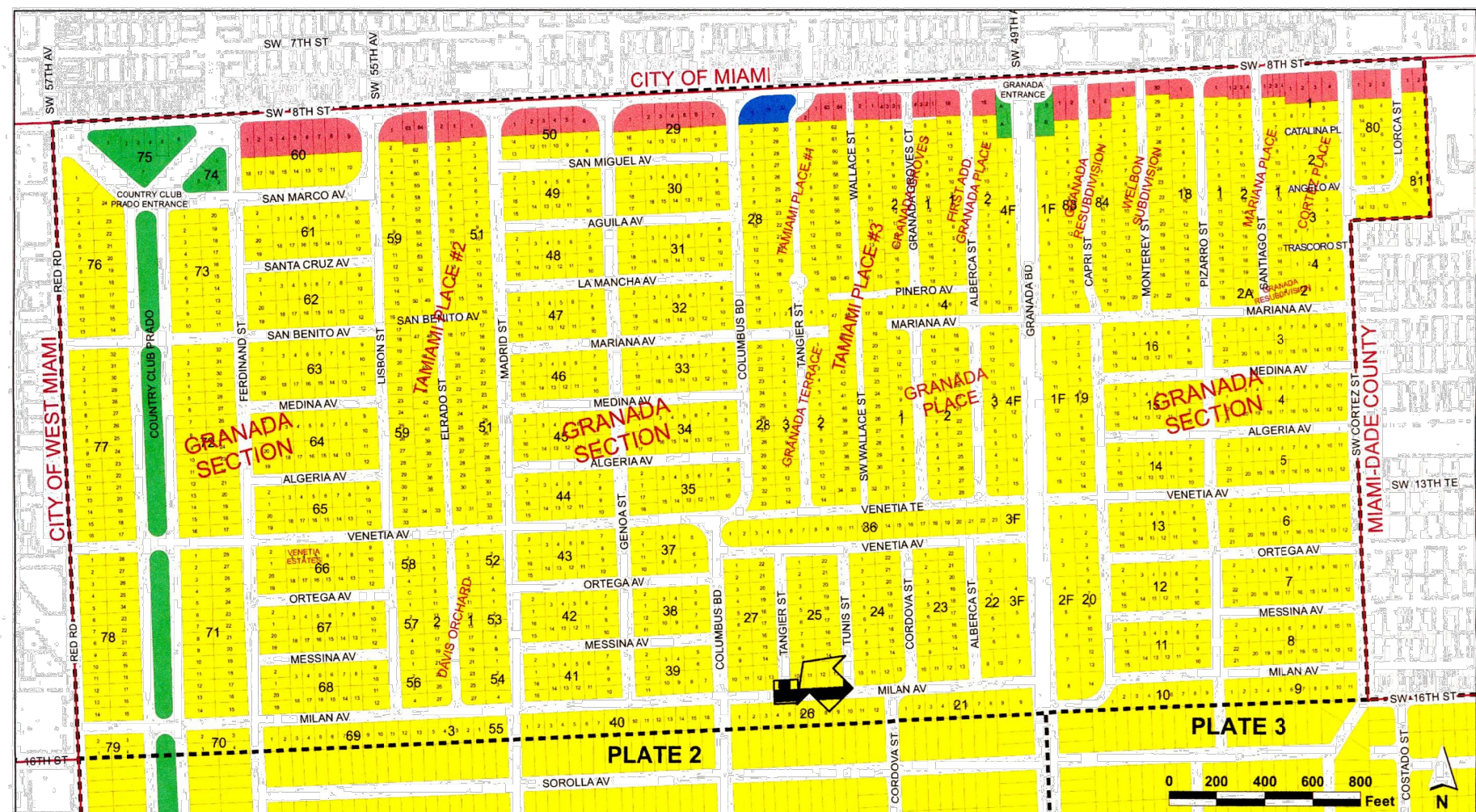
N.T.S

ZV-1

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LOCATION MAP
NOT TO SCALE



LAND USE MAP

ZONING STATISTICS			
LOT			
ZONING = SFR			
AREA: 10,000 square ft			
GROUND AREA COVERAGE		REQ'D / ALLOWED	PROVIDED
MAIN RESIDENCE		3,500 sf	3,229.89 sf
ALL STRUCTURES		4,500 sf	3,452.05 sf
SETBACKS			
FRONT		25.00'	26.92'
REAR		10.00'	11.50'
INT. SIDE		20.00'	11.03' / 14.60'
BUILDING			
BUILDING AREAS			
GROUND FLOOR		2,007.62 square ft	
SECOND FLOOR		1,661.49 square ft	
GARAGE		522.67 square ft	
COVERED TERRACE		476.83 square ft	
ENTRY AND PORCH		183.56 square ft	
BALCONIES		639.16 square ft	
TOTAL		PROVD= 5,491.43 sf	
FLOOR AREA CALCULATIONS			
GROUND FLOOR @100%		2,007.62 square ft	1st 5,000 SF x 48% = 2,400 SF
SECOND FLOOR @100%		1,661.49 square ft	2nd 5,000 SF x 35% = 1,750 SF
GARAGE @100%		476.83 square ft	BALANCE x 30% = N/A SF
TOTAL		PROVD = 4,145.94 sf	MAX. ALLOWED = 4,150 sf

LANDSCAPE OPEN SPACE CALCULATION:	
BUILDING SITE AREA =	10,000.00 sf
MIN. LANDSCAPE OPEN SPACE REQUIRED =	4,000.00 sf (40%)
BUILDING AREA PROVIDED =	3,064.19 sf
LESS DRIVEWAY, WALKWAY, POOL & POOL DECK AREA =	1,495.97 sf
LESS ENTRY AND PORCH AREA =	203.71 sf
TOTAL LANDSCAPE OPEN SPACE PROVIDED =	5,236.13 sf (52.23%)
(THE LANDSCAPE SHALL COMPLY WITH THE CORAL GABLES ZONING CODE ARTICLE 5, DIVISION 11 LANDSCAPE SECTION)	

PROPERTY ADDRESS:
1220 ORTEGA AVENUE
CORAL GABLES, FLORIDA 33134

LEGAL DESCRIPTION:

LOTS 3 & 4, BLOCK 38, OF "REVISED PLAT OF CORAL GABLES GRANADA SECTION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 113, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ELEVATION INFORMATION NATIONAL FLOOD INSURANCE PROGRAM

FEMA ELEV. REFERENCE TO NGVD 1929:

COMM. PANEL 120659

PANEL # 0294

FIRM ZONE: "X"

DATE OF FIRM: 06-11-2009

BASE FLOOD ELEV. N/A

EXIST. F FLOOR ELEV. 12.85'

EXIST. GARAGE ELEV. 10.79'

SURF. ELEV. "L"



① 1223 ORTEGA AVE. (NORTH)



② 1402 COLUMBUS (EAST)



③ 1403 GENOA ST. (WEST)



④ 1200 MESSINA AVE.



⑤ 432 MADIERA AVE.



⑥ 1507 CORDOVA ST.



⑦ 1259 ASTURIA AVE



⑧ 1106 ASTURIA AVE.



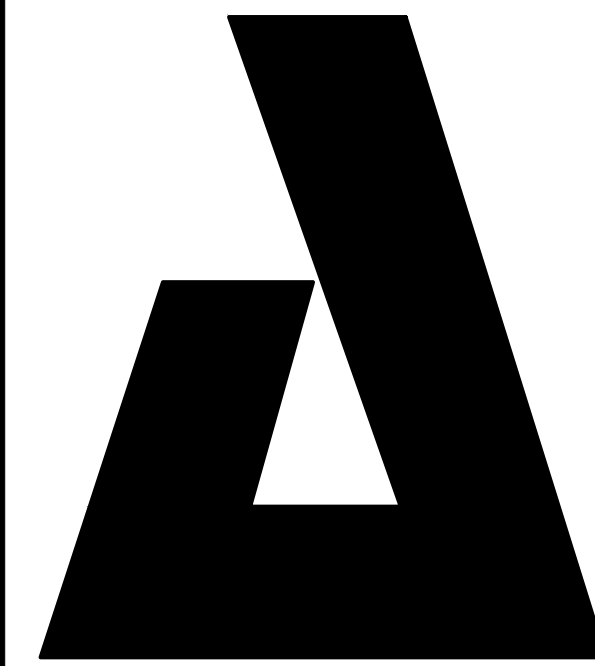
⑨ 1228 CATALONIA AVE.



① 1402 COLUMBUS BLVD

1220 ORTEGA AVE ②

③ 1403 GENOA ST



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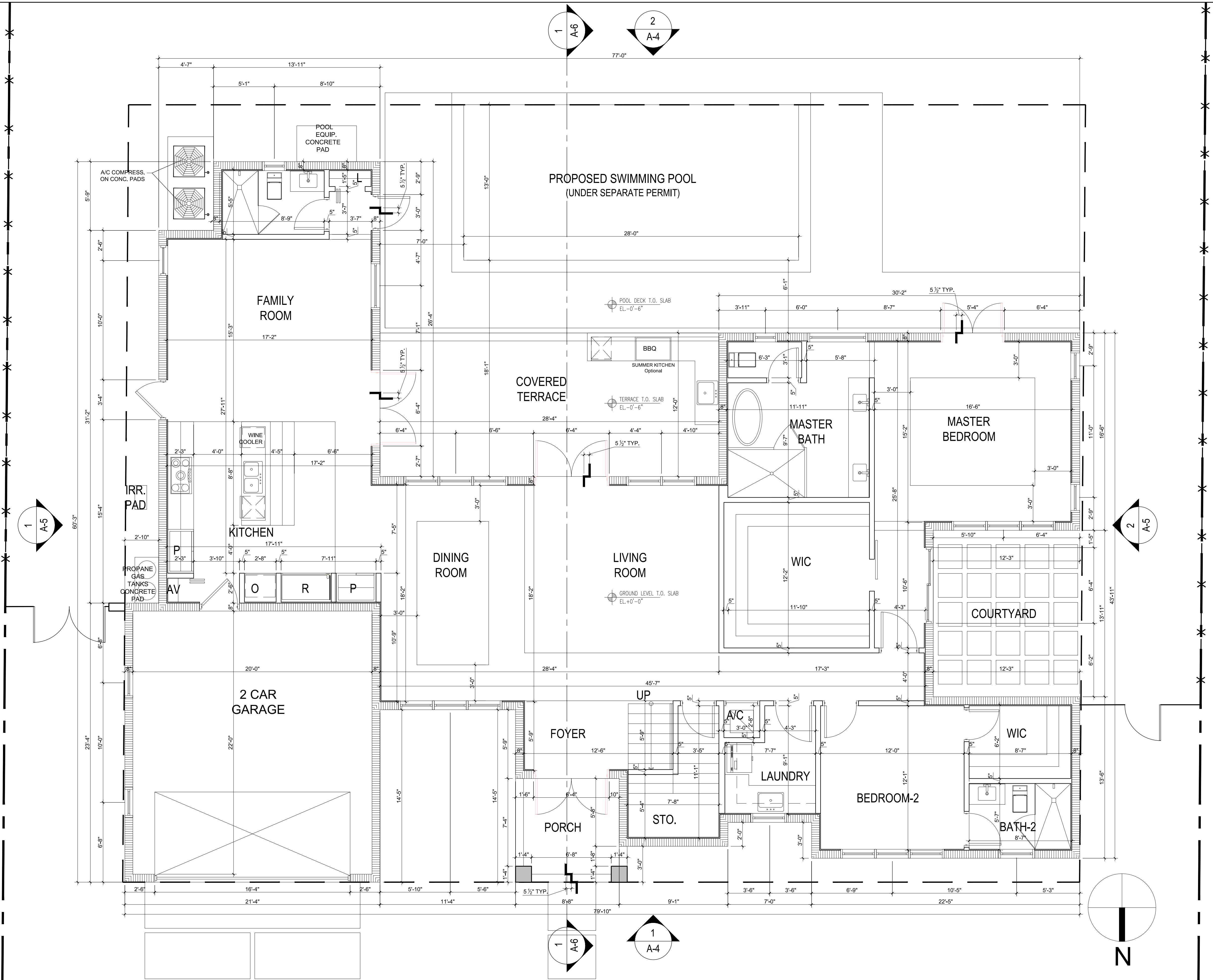
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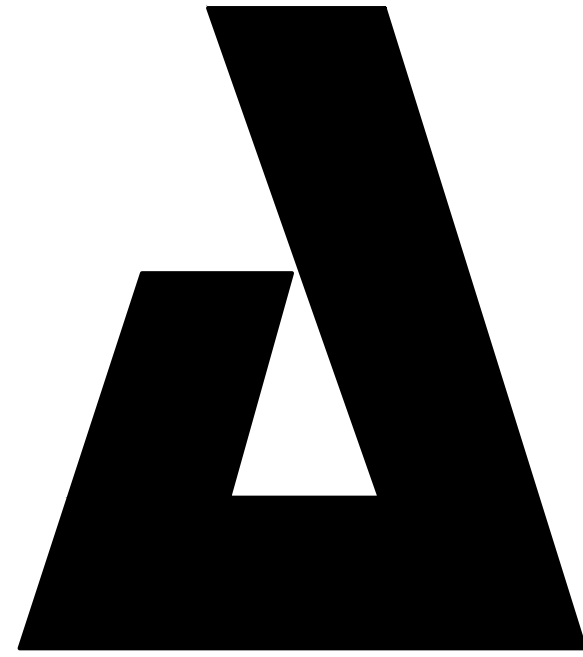
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1/4"=1'-0"

SC

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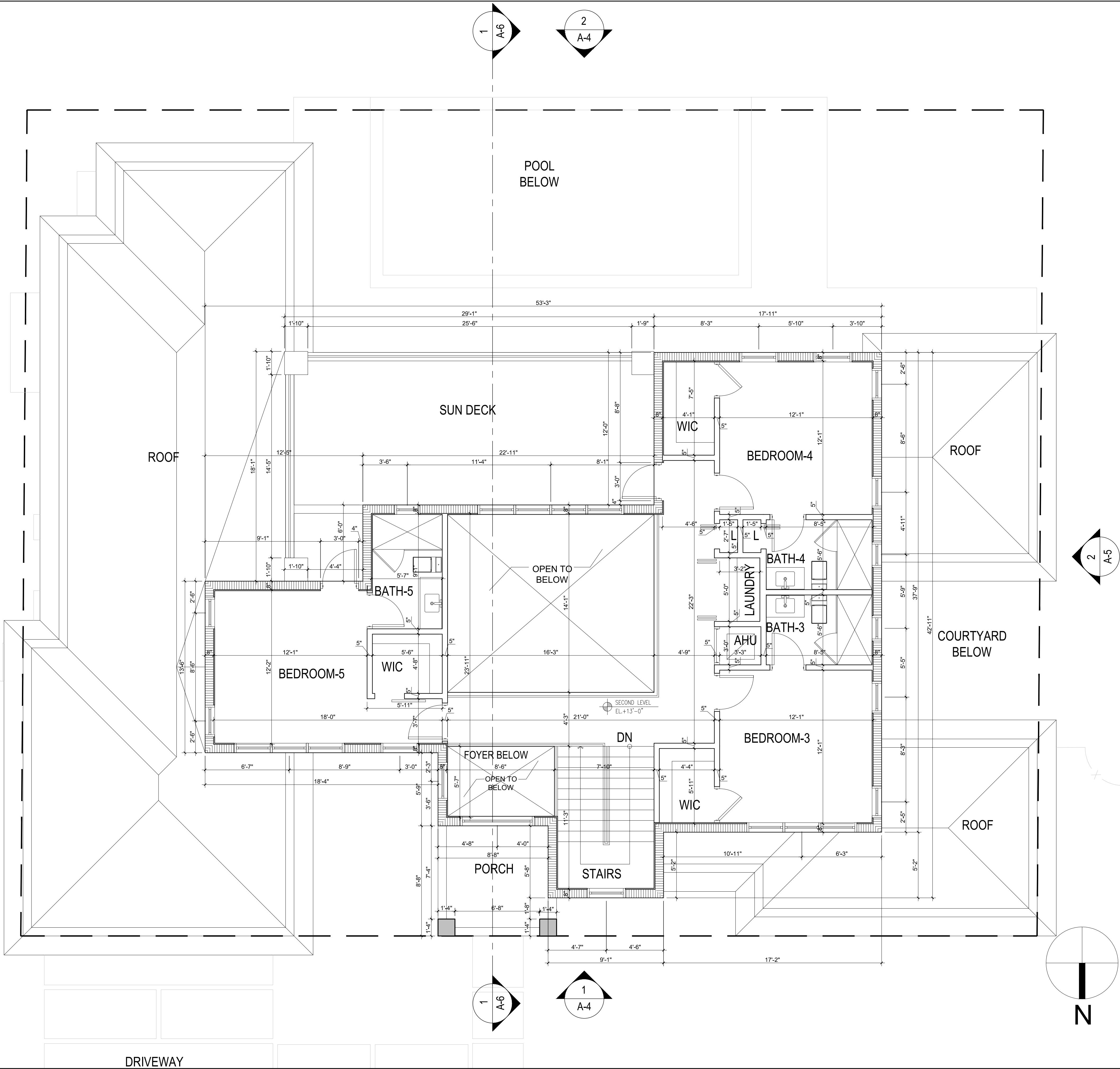
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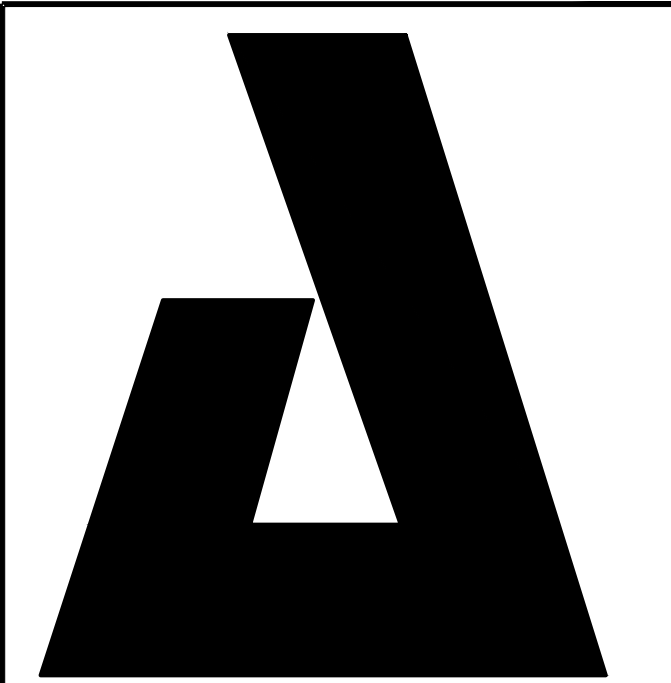
Drawing Name
GROUND LEVEL

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1/4"=1'-0" **A-1**

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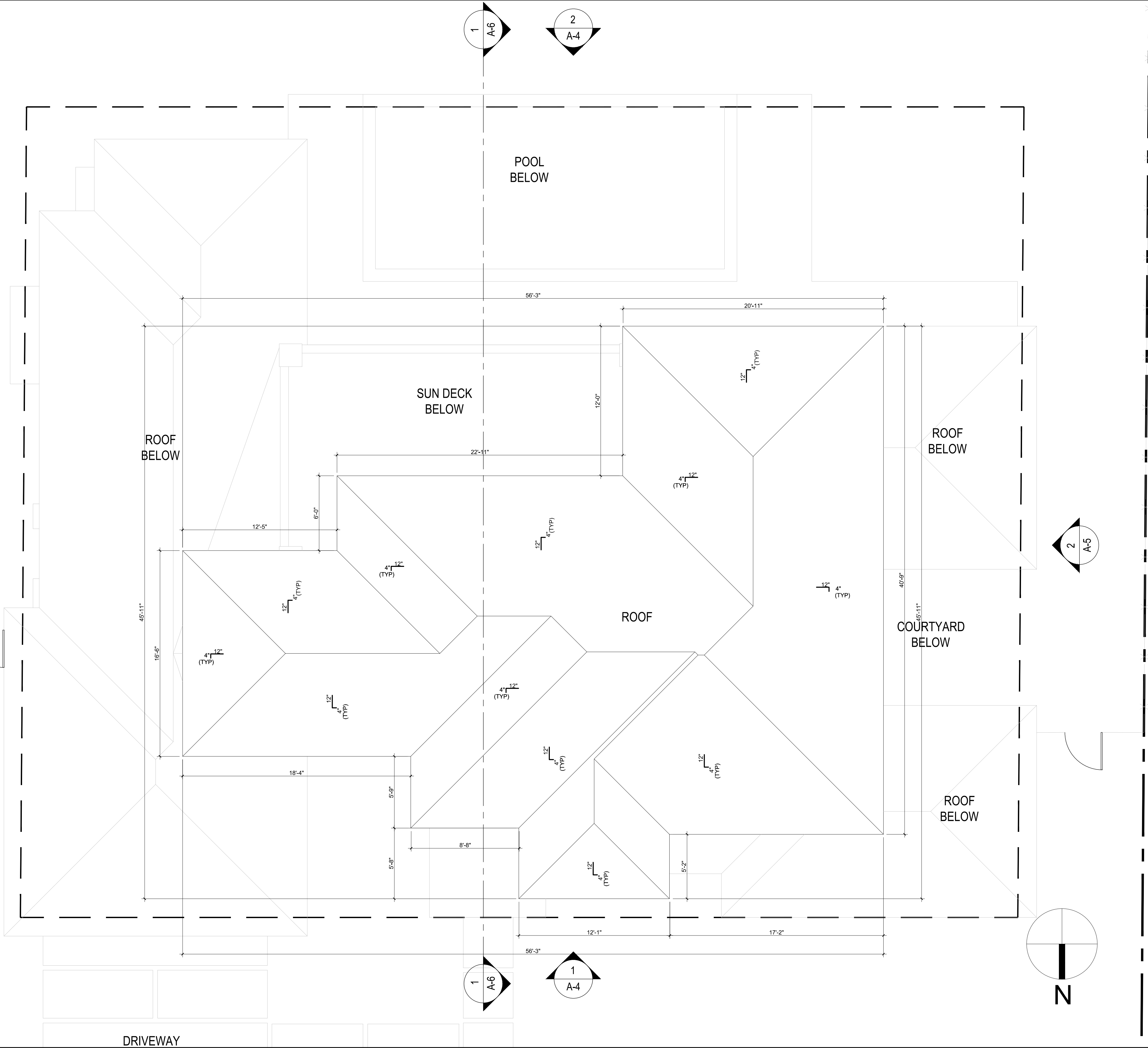
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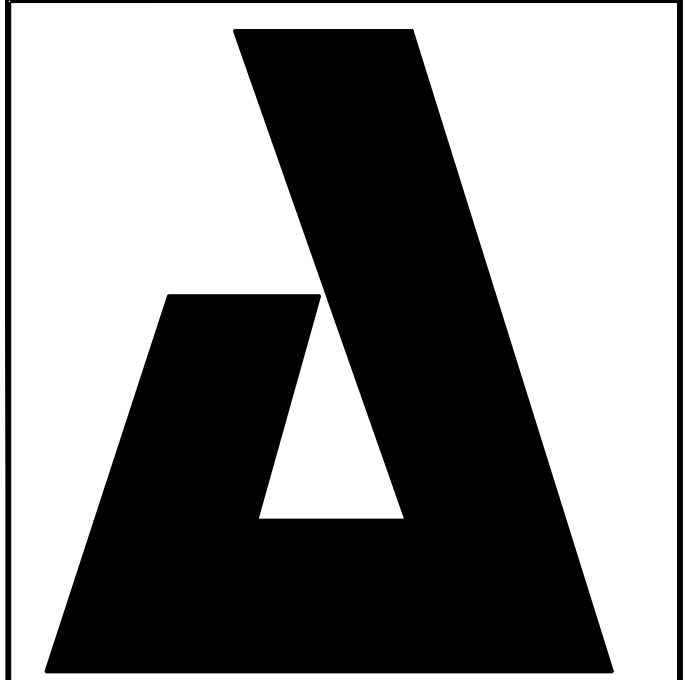
Project Number 2002
Drawing Name
SECOND LEVEL

Scale: Drawing Number

1/4"=1'-0" **A-2**

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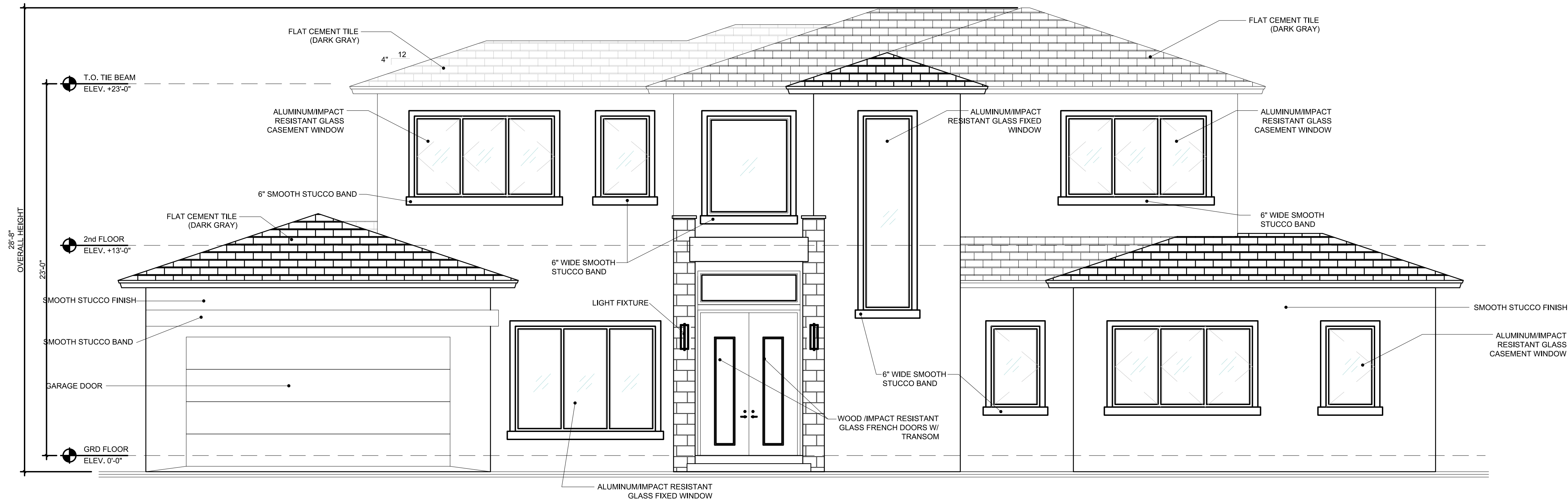
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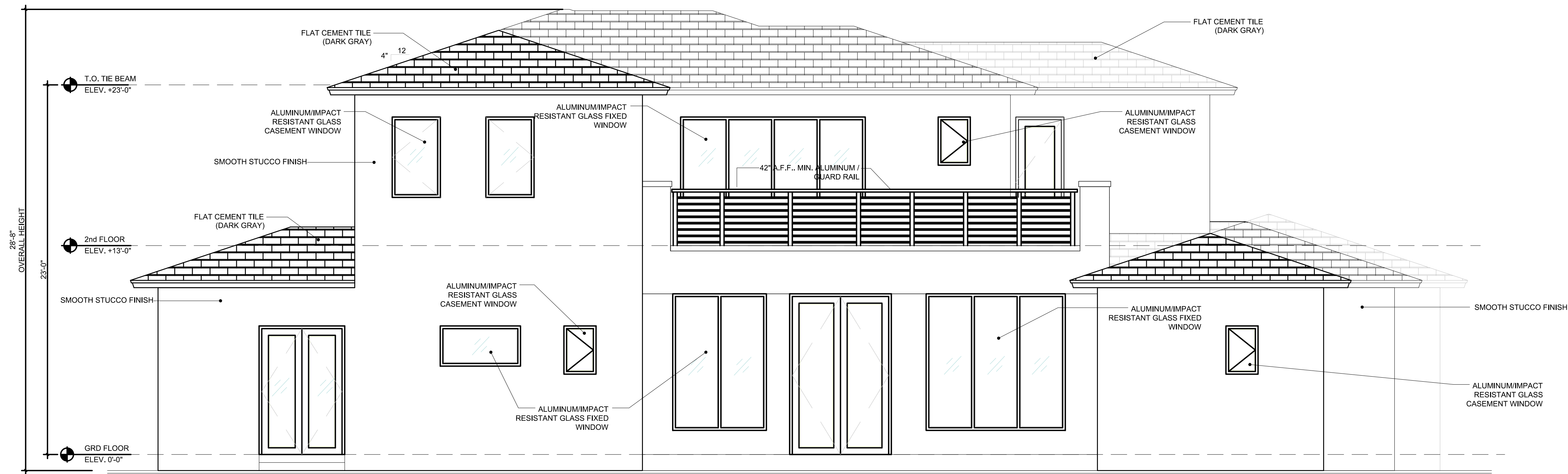
Drawing Name
ROOF

Scale: Drawing Number
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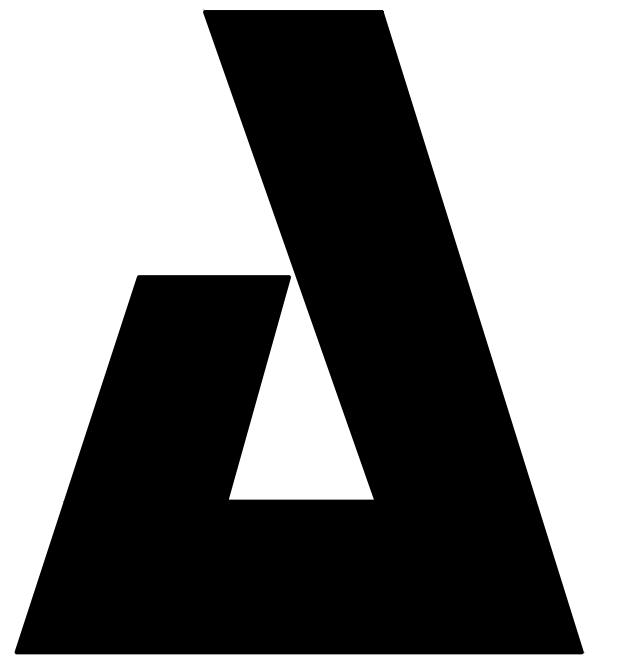
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1- FRONT ELEVATION (NORTH)
1/4" = 1'-0"



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



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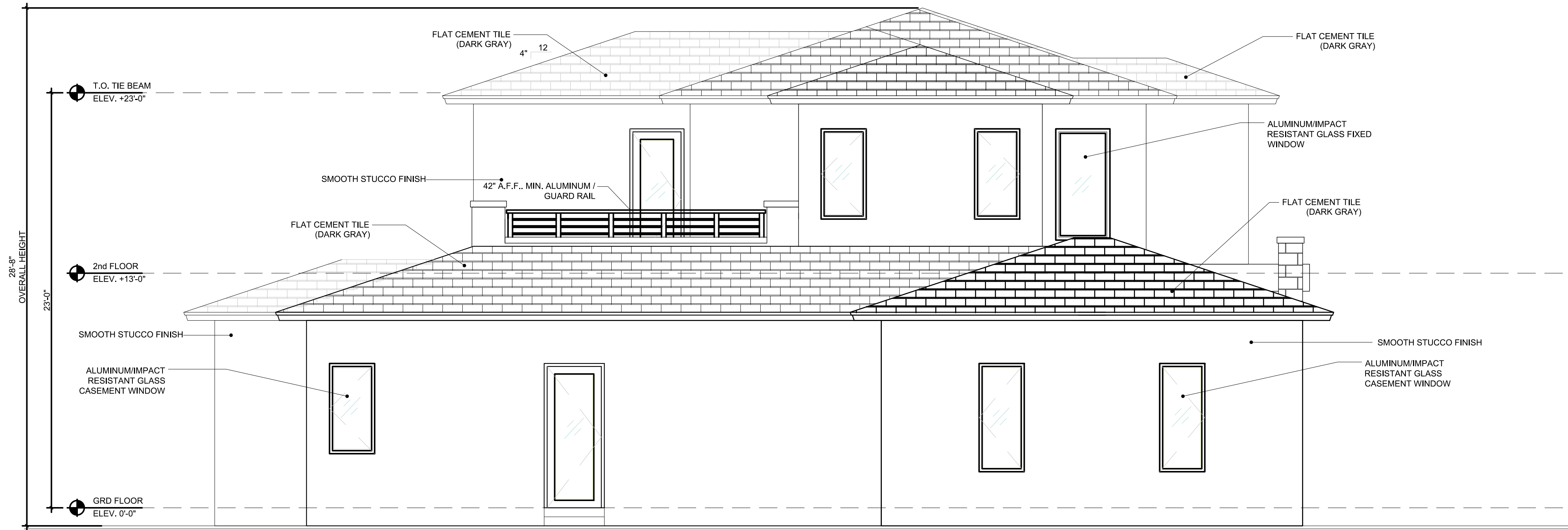
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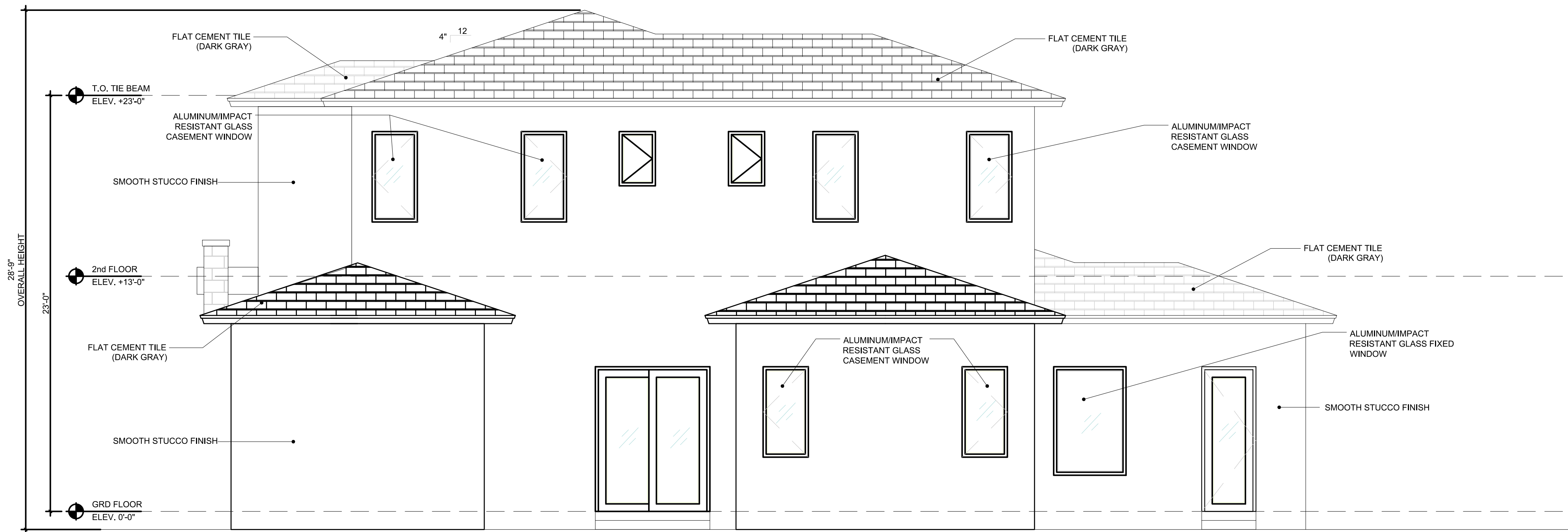
1/4"=1'-0"

A-4

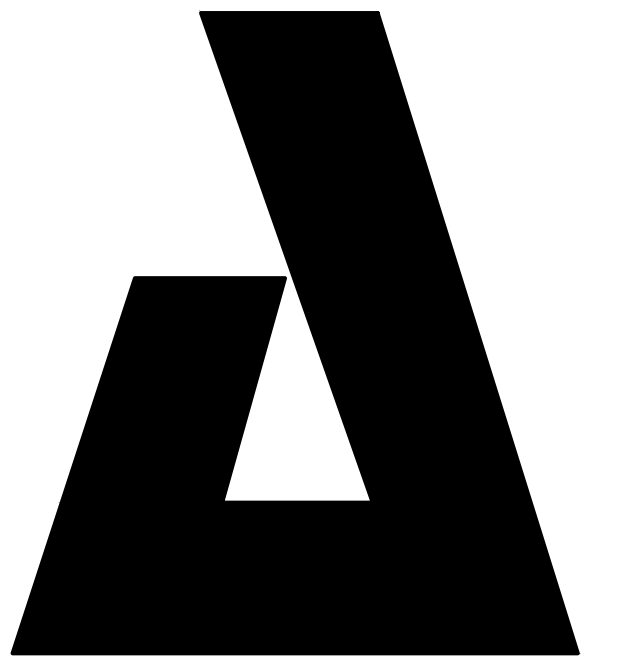
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1-SIDE ELEVATION (EAST)
1/4" = 1'-0"



2- SIDE ELEVATION (WEST)
1/4" = 1'-0"



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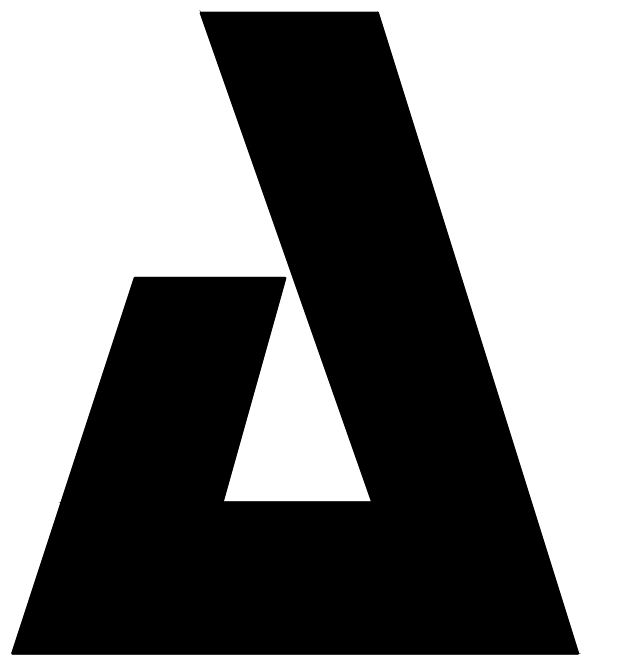
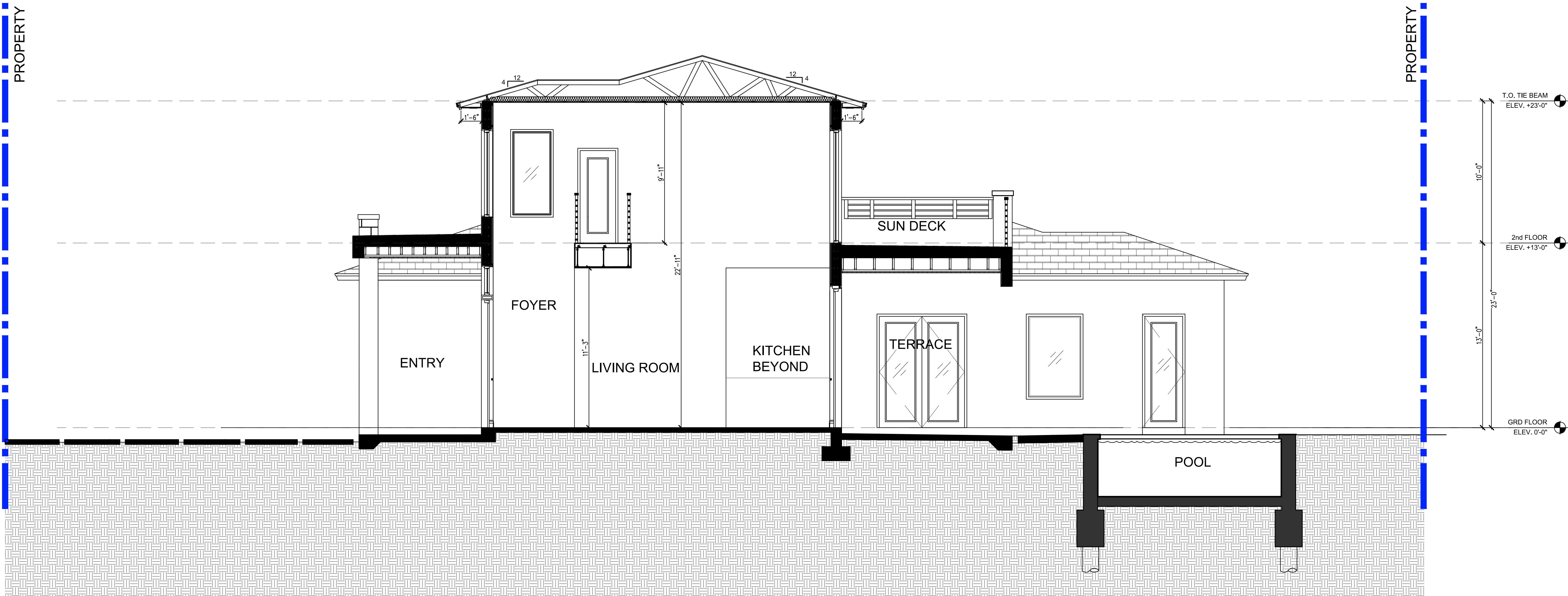
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ELEVATIONS

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A-5

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Drawing Name
SECTION

Scale: Drawing Number

1/4"=1'-0"

A-6

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SW 7006

Extra White

Interior / Exterior

Locator Number: 257-C1

257

SW 7057

Silver Strand

Interior / Exterior

Locator Number: 237-C1

237

SW 7673

Pewter Cast

Interior / Exterior

Locator Number: 282-C4

282

1. SMOOTH STUCCO
PAINTED



FRONT ELEVATION (NORTH)
1/4" = 1'-0"



2. ALUMINUM GARAGE DOOR



3. HORIZONTAL ALUMINUM RAILING 42" A.F.F.



4. TRAVERTINE STONE CLADDING



5. CASEMENT ALUMINUM GLASS WINDOW
BRONZE FINISH

ATELIER305

ARCHITECTURE

URBAN PLANNING

INTERIOR DESIGN

AA 26002378

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CONSULTANTS:

ISSUE DATE: 09-02-2020

REVISIONS:

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CORAL GABLES, FL 33134

LESTER PEREZ PIZARRO
AR95944

Project Number 2002

Drawing Name
MATERIAL
BOARD

Scale: Drawing Number

1/4"=1'-0" A-7

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