

	301-341 MADEIRA AVE 301-341 MADEIRA AVE CORAL GABLES, FLORIDA		BEHAR • FONT P A R T N E R S , P . A . ARCHITECTURE • PLANNING • INTERIORS	
			4533 PONCE DE LEON BOULEVARD CORAL GABLES, FLORIDA 33146 Tel : (305) 740-5442 . Fax : (305) 740-5443 CERTIFICATION No. AA2451 ATLANTA , GEORGIA • NEW HAVEN , CONNECTICUT	

ZONING INFORMATION			
PROJECT NAME:	301-341 MADEIRA AVENUE		
PROPERTY ADDRESS:	301-341 MADEIRA AVENUE, CORAL GABLES, FL 33134		
EXISTING ZONING:	MULTI-FAMILY 2 (MF2) AND RESIDENTIAL INFILL OVERLAY (RIR)		
PROPOSED ZONING APPROVALS:	PAD W/ RIR SITE PLAN APPROVAL		
NET LOT AREA:	63,024 SQ.FT.	1.45	Acres
FEDERAL FLOOD HAZARD:	ZONE "X"		

MAXIMUM F.A.R.				ALLOWED	PROVIDED
BASE:	63,024.00	SQ.FT.	X 2.0	126,048.00	
MEDITERRANEAN DESIGN BONUS:	63,024.00	SQ.FT.	X 0.5	31,512.00	
TOTAL				157,560.00	157,557.00

F.A.R.			
FLOOR	AREA	# FLOORS	TOTAL
GROUND FLOOR	11,688	1	11,688
2ND LEVEL	11,116	1	11,116
3RD LEVEL	11,145	1	11,145
4TH REC LEVEL	16,416	1	16,416
5TH-9TH LEVELS	15,834	5	79,170
10TH PENTHOUSE LEVEL	15,834	1	15,834
11TH PENTHOUSE LEVEL	12,188	1	12,188
TOTAL			157,557

DENSITY	ALLOWED	PROVIDED
(As per 4-201.E.13 City of Coral Gables Zoning Code)	100 units per acre pursuant to RIR	23 Additional units pursuant to PAD
	145	168

PARKING	REQUIRED	PROVIDED
RESIDENTIAL PARKING		
EFF. & 1BR UNITS @ 1.00	1BR UNITS: 70	70.00
2BR UNITS @ 1.75	2BR UNITS: 92	161.00
3BR UNITS @ 2.25	3BR UNITS: 6	13.50
TOTAL PARKING:	245	245

TOTAL PARKING SPACES PROVIDED PER FLOOR	# SPACES PROVIDED	
GROUND FLOOR	63	(2HC SPACES)
PARKING LEVEL 2	82 + 12 LIFTS	(2 HC SPACES)
PARKING LEVEL 3	88	(2 HC SPACES)
TOTAL	245	(6 HC SPACES)

UNIT MIX	1 BEDROOM	2 BEDROOM	3 BEDROOM
GROUND FLOOR	9	1	
2ND LEVEL	10	2	
3RD LEVEL	10	2	
4TH REC LEVEL	4	9	
TYP LEVEL (5TH-9TH)	30	55	5
10TH LEVEL	3	13	1
11TH PENTHOUSE LEVEL	4	10	
TOTAL	70	92	6
	42%	55%	4%
168			

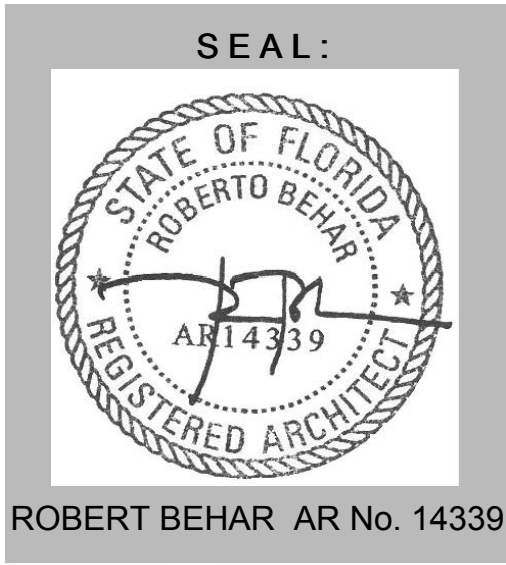
HANDICAPPED PARKING	REQUIRED	PROVIDED
(As per Florida Accessibility Code For Building Const.)		
HANDICAPPED PARKING		8
# OF HANDICAPPED SPACES		
REQUIRED TO BE VAN ACCESSIBLE		
(1 PER 6 REQ. HC PARKING SPACES) 7/6= 1.17		
TOTAL HANDICAPPED PARKING		8***
***2 VAN ACCESSIBLE IN TOTAL		
LOADING SPACES	REQUIRED	PROVIDED
(As per 5-1409.D City of Coral Gables Zoning Code)	1	1

LANDSCAPE OPEN SPACE	REQUIRED	PROVIDED
(As per 5-604.B.8 City of Coral Gables Zoning Code)		Green Area @ Ground Level:
20% OF 63,024 SF=12,605		6,406 sq.ft. (Park)
		4,402 sq.ft (within Property Line)
		1,624 sq.ft. (Right of Way)
		Green Area @ Rec. Level:
		2,028 sq.ft
		14,460 sq.ft. = 23% (Total W/in Site)
TOTAL	12,605	14,804 sq.ft. = 23%

LOT COVERAGE	REQUIRED	PROVIDED
(As per 4-201.D.4 City of Coral Gables Zoning Code)	NO MINIMUM OR MAXIMUM REQUIRED	47,045

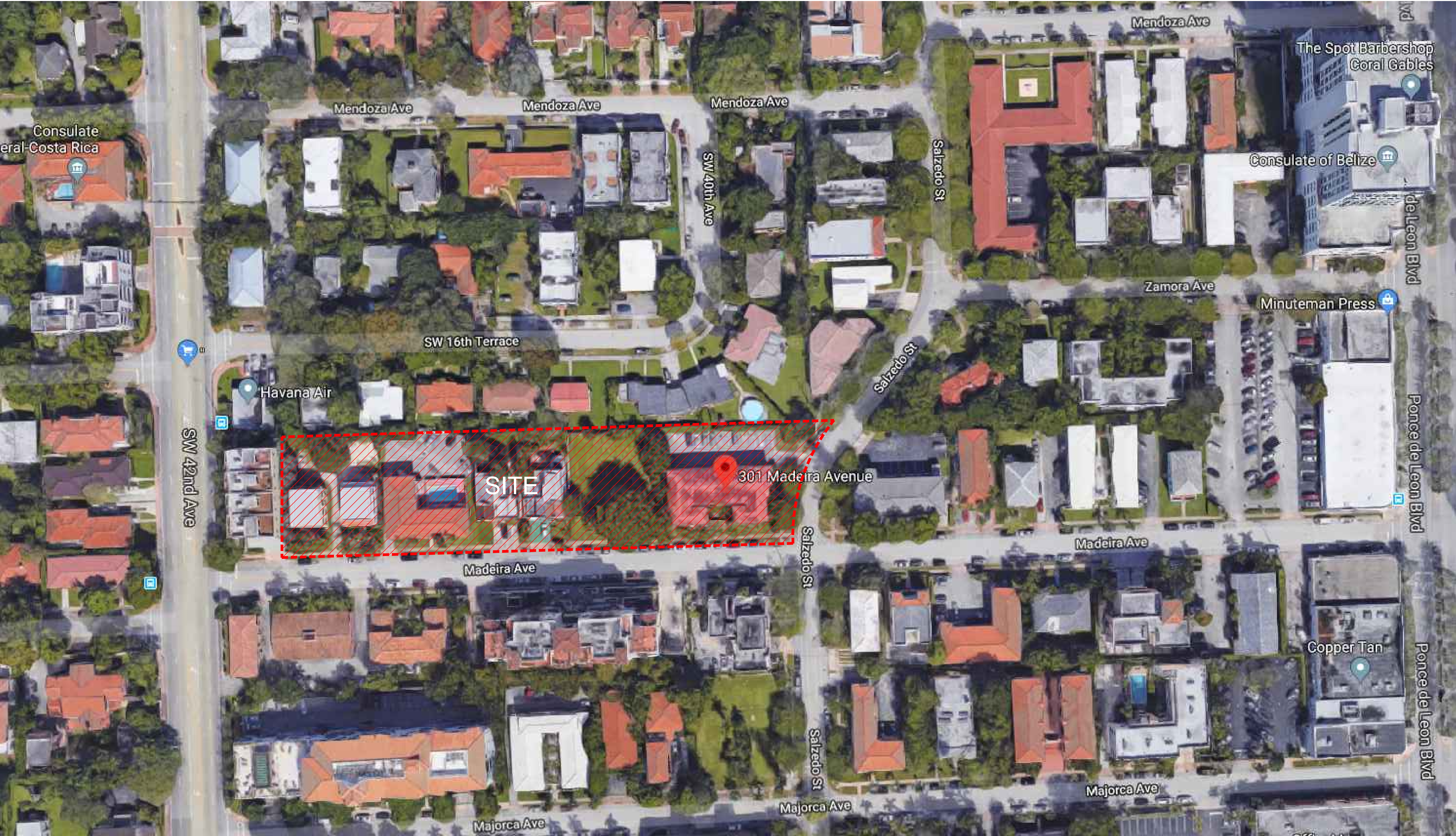
BUILDING SETBACKS	PROVIDED
(As per 3-502.C.10 City of Coral Gables Zoning Code)	
EAST FRONT (SALZEDO STREET)	67'-8"
SOUTH SIDE STREET (MADEIRA AVE)	0'-0" UPT TO 35'-0" 10'-0" ABOVE 35'-0"
WEST INTERIOR SIDE (ADJACENT PROPERTY)	5'-0" UP TO 35'-0" 126'-1" ABOVE 35'-0" 189'-1" ABOVE 105'-0"
NORTH REAR SIDE (ADJACENT PROPERTY)	1'-5" UP TO 35'-0" 34'-3" ABOVE 35'-0"

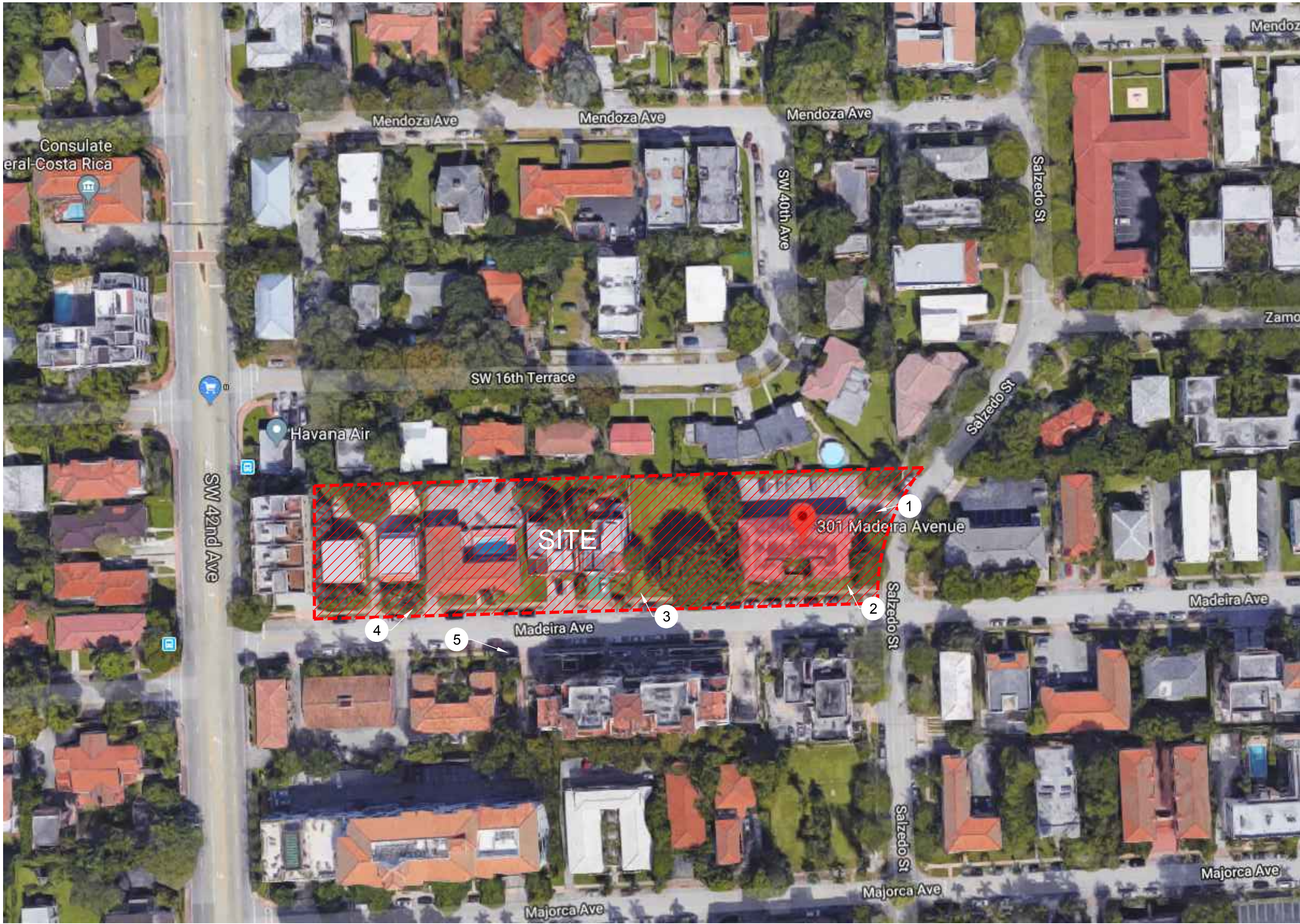
BUILDING HEIGHT	ALLOWED	PROVIDED
	RIR + MEDITERRANEAN DESIGN BONUS	PERSUANT TO PAD APPROVAL
	100'-0"	115'-0"



301-341 MADEIRA AVENUE

301-341 MADEIRA AVE.
CORAL GABLES, FLORIDA

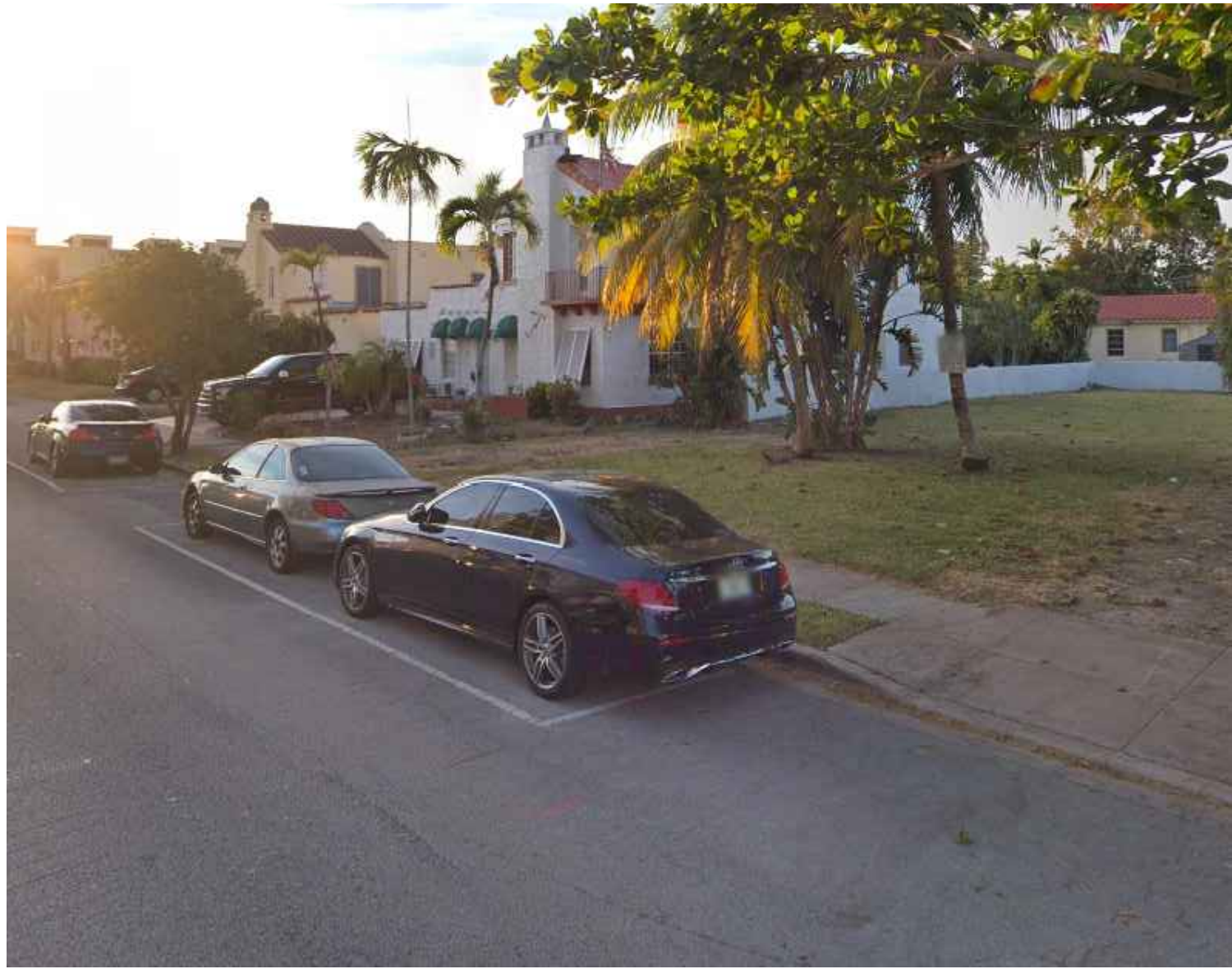




1. 301 MADEIRA AVE.



2. 301 MADEIRA AVE.



3. 317-321 MADEIRA AVE.

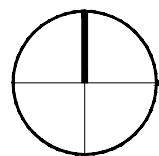
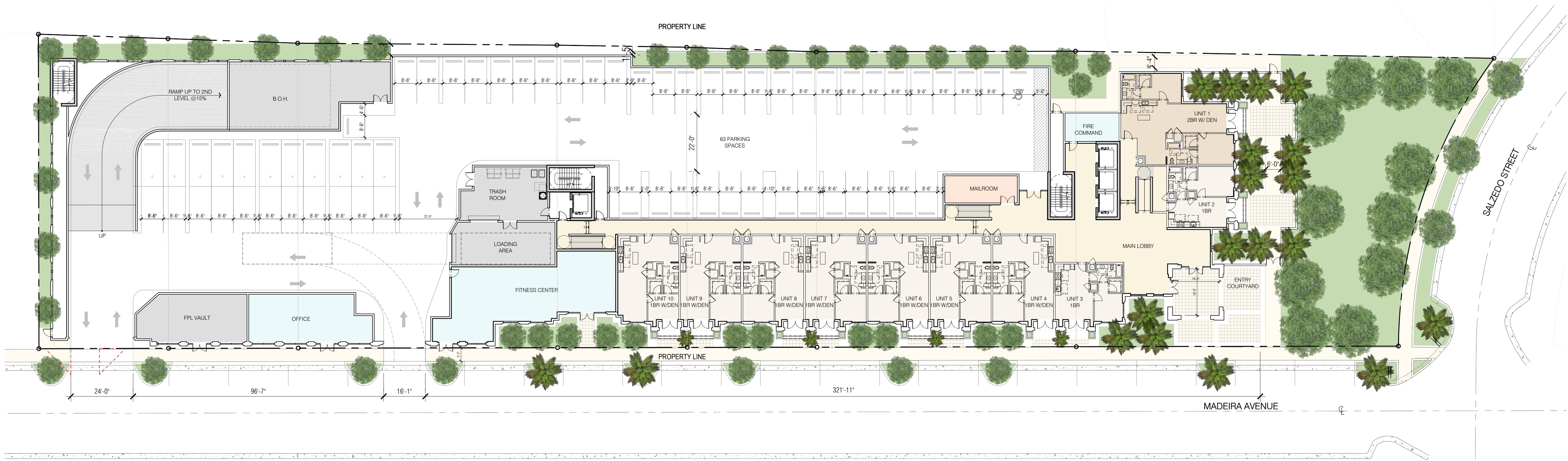


4. 341-323 MADEIRA AVE.



5. 340-322 MADEIRA AVE.





SITE PLAN

SCALE: N.T.S.

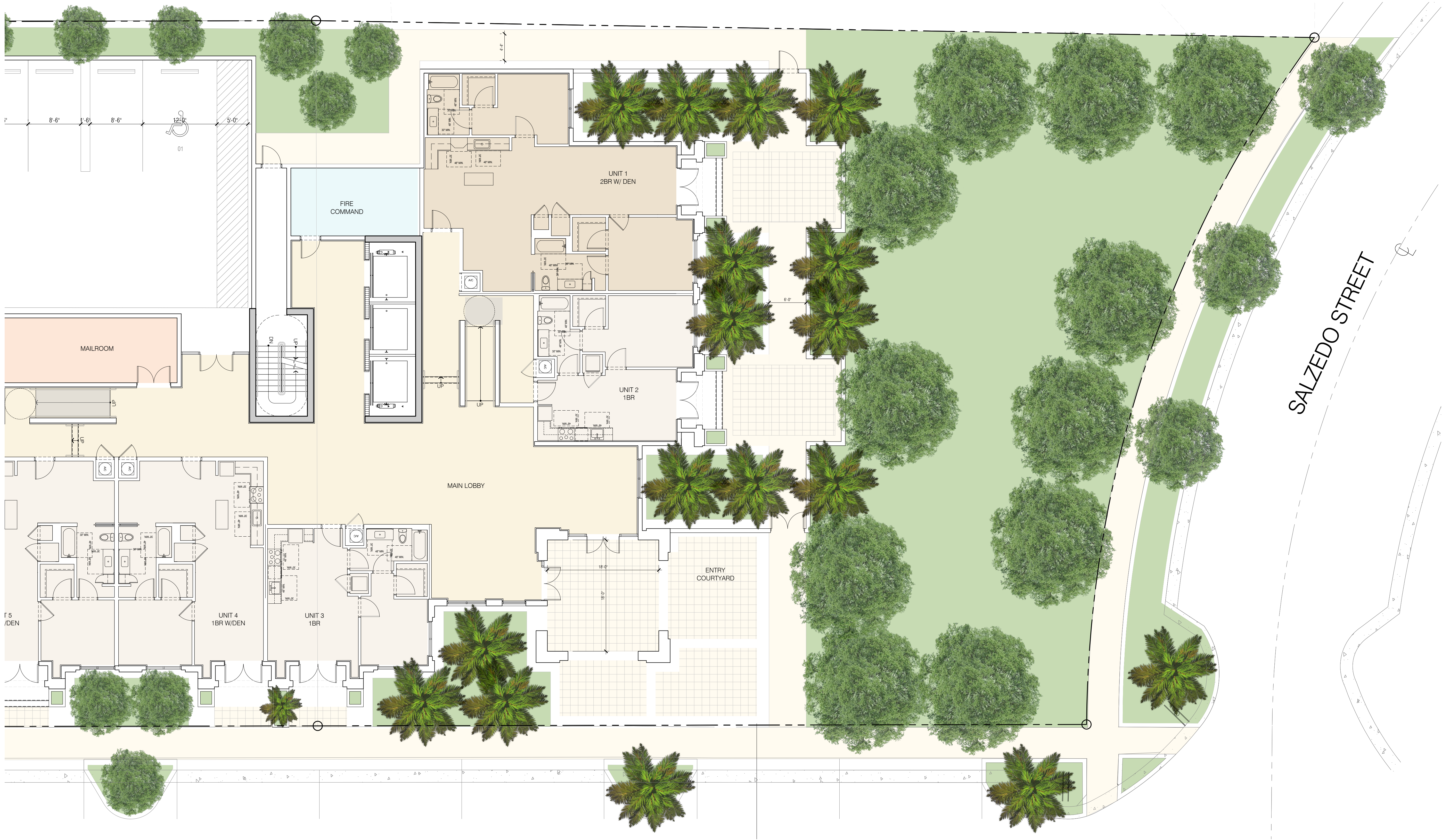
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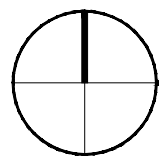
301-341 MADEIRA AVENUE

301-341 MADEIRA AVE.
CORAL GABLES, FLORIDA

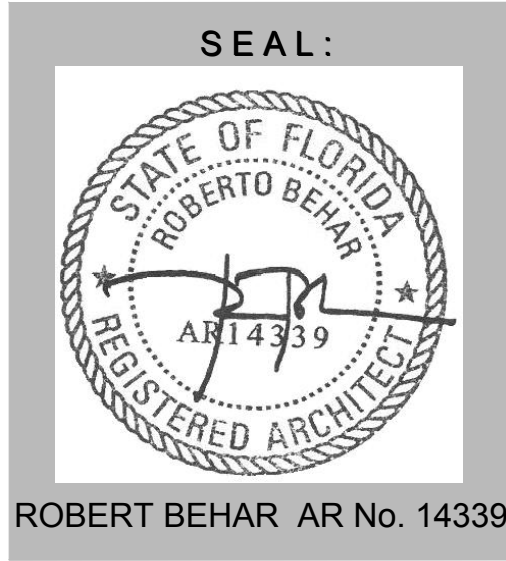
DATE: 05-25-2018
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:

A-1.0



 SITE PLAN - PARK
SCALE: 1/8" = 1'-0"

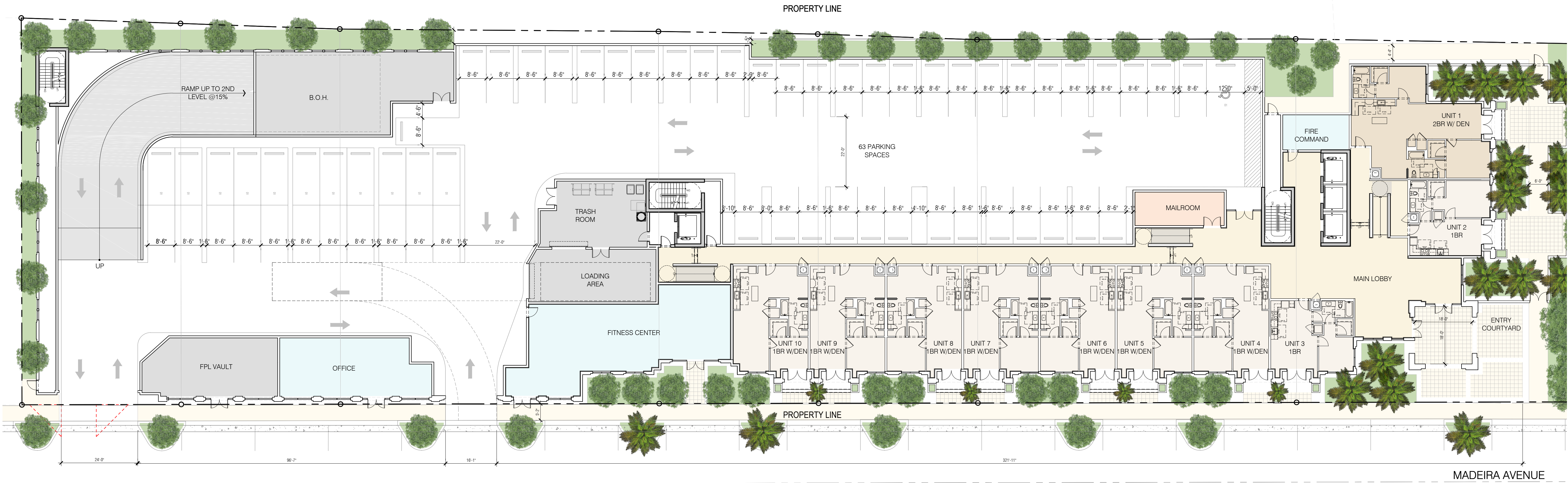
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ARCHITECTURE • PLANNING • INTERIORS
4553 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33146
TEL: (305) 740-5442 FAX: (305) 740-5443
CERTIFICATION No. A02451
ATLANTA, GEORGIA • NEW HAVEN, CONNECTICUT



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GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

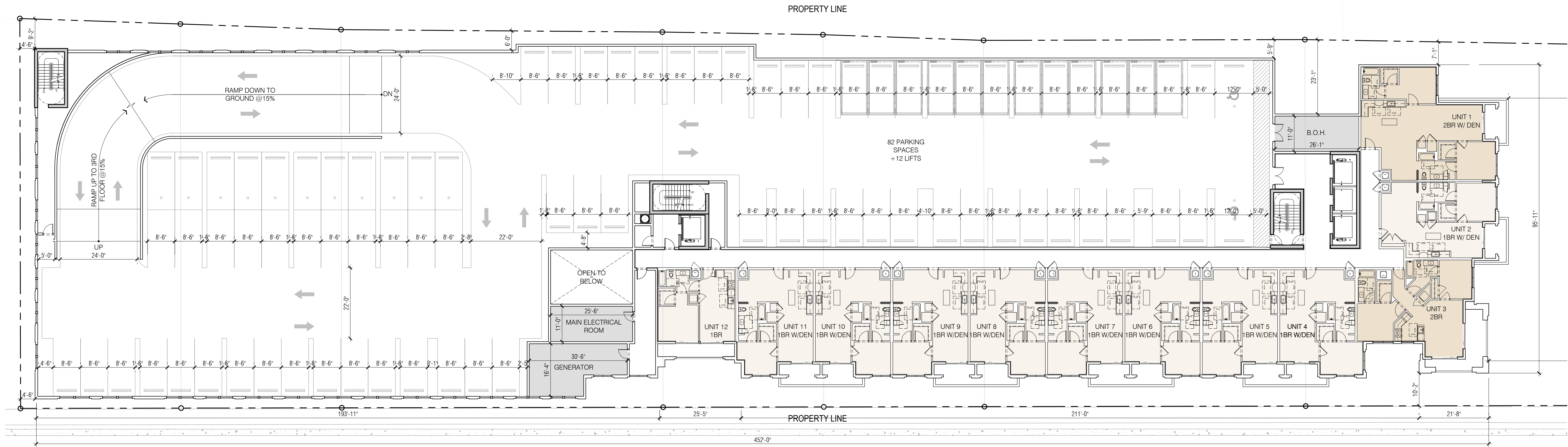
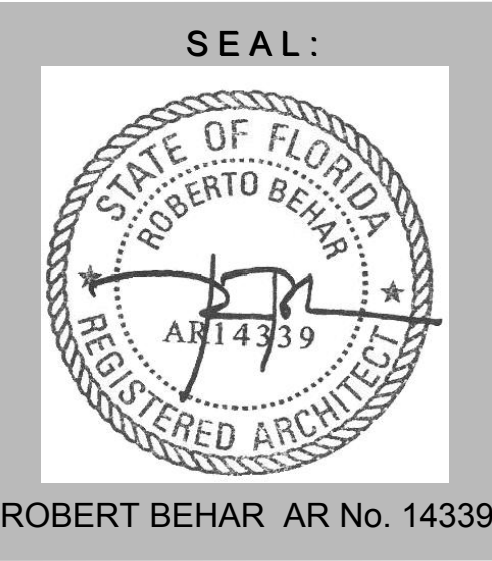
301-341 MADEIRA AVENUE

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2ND FLOOR PLAN

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

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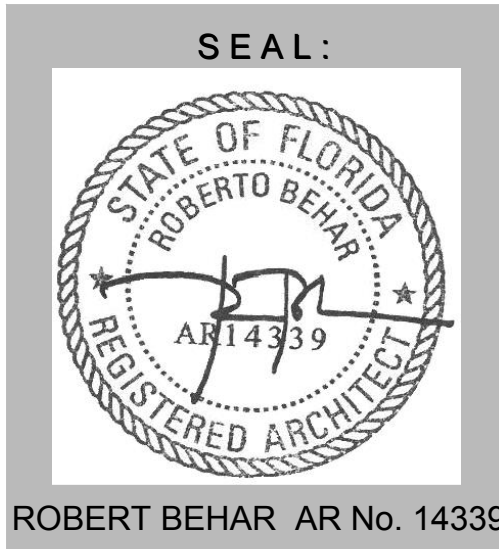
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CORAL GABLES, FLORIDA

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301-341 MADEIRA AVENUE

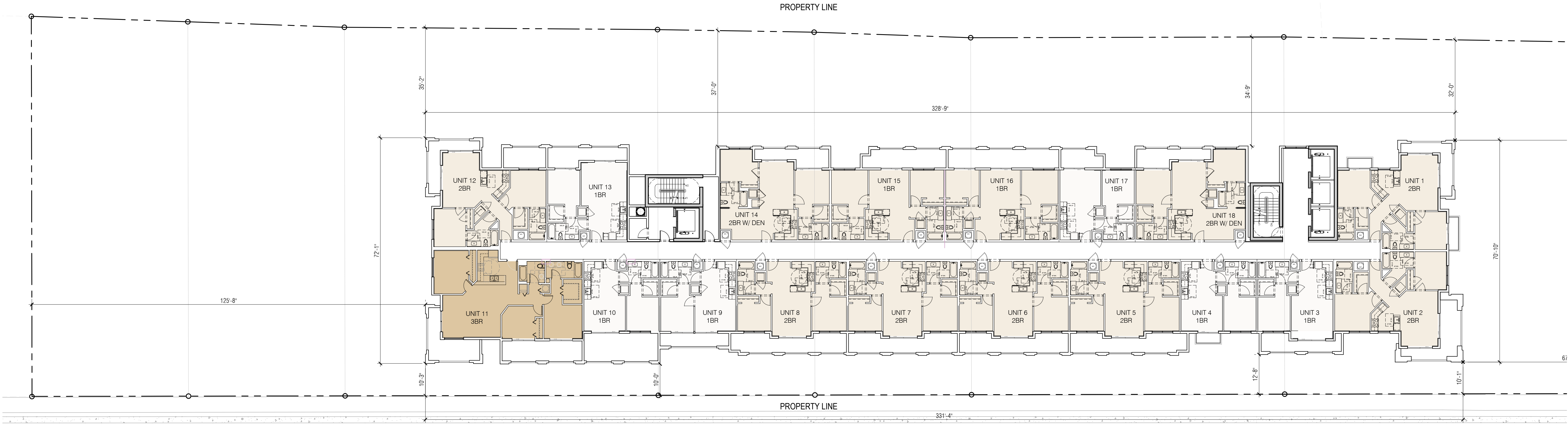
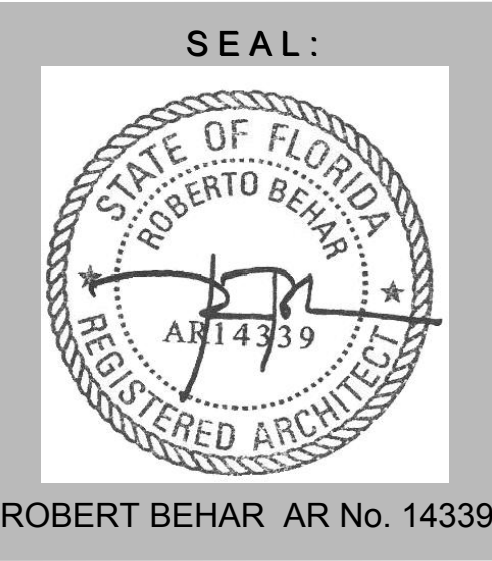
301-341 MADEIRA AVE.
CORAL GABLES, FLORIDA

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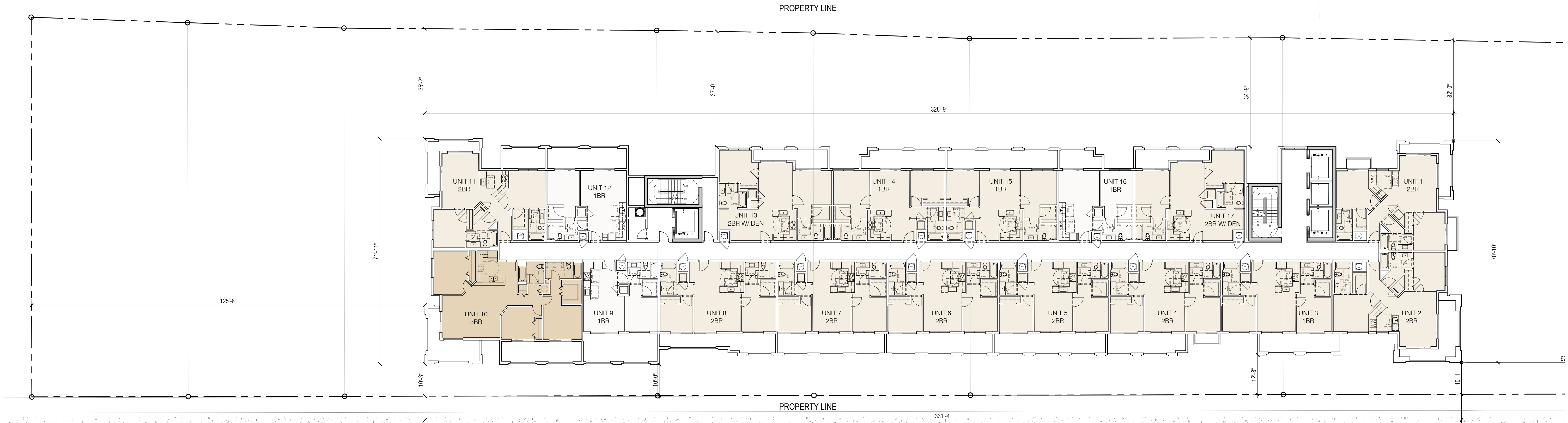
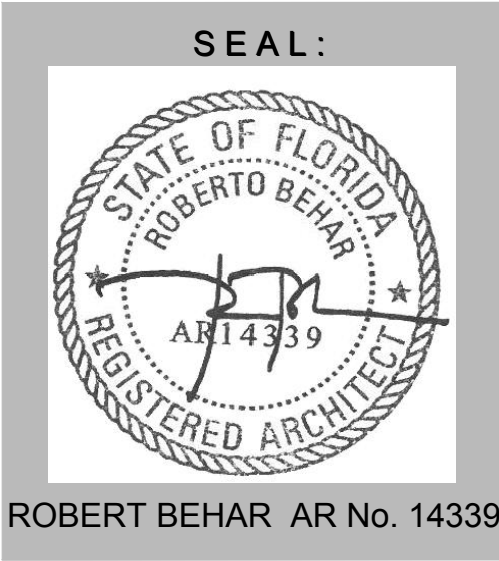
REC DECK FLOOR PLAN
SCALE: 1/16" = 1'-0"

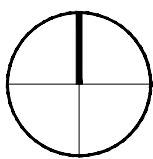
DATE: 05-25-2018
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:
A-1.4





TYP (5TH-9TH) FLOOR PLAN
SCALE: 1/16" = 1'-0"



 10TH FLOOR PLAN

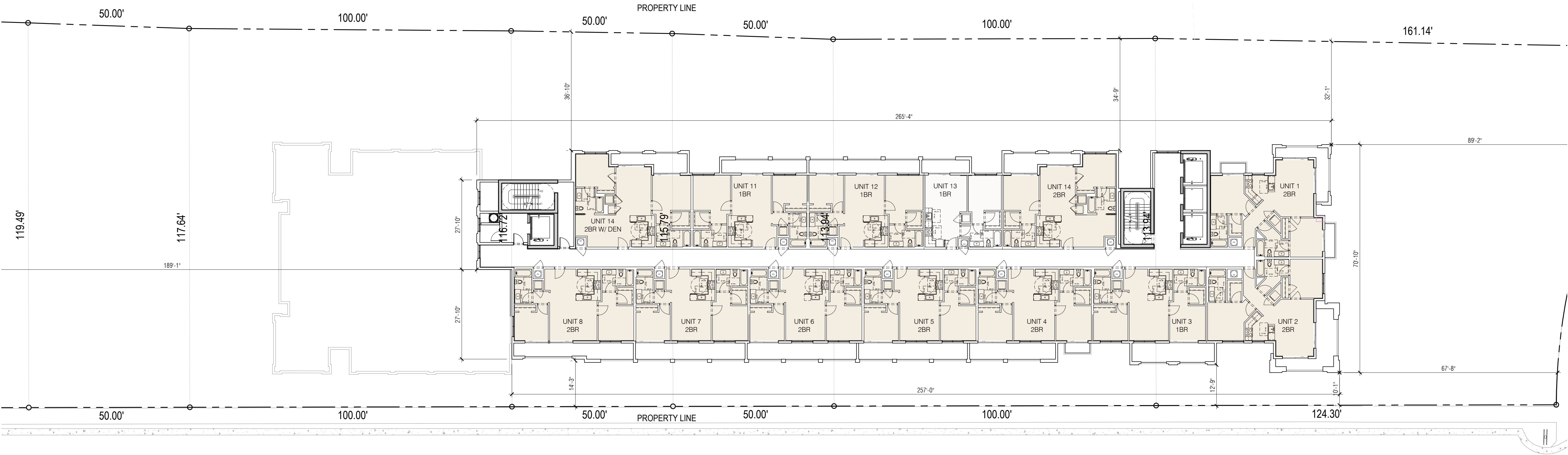
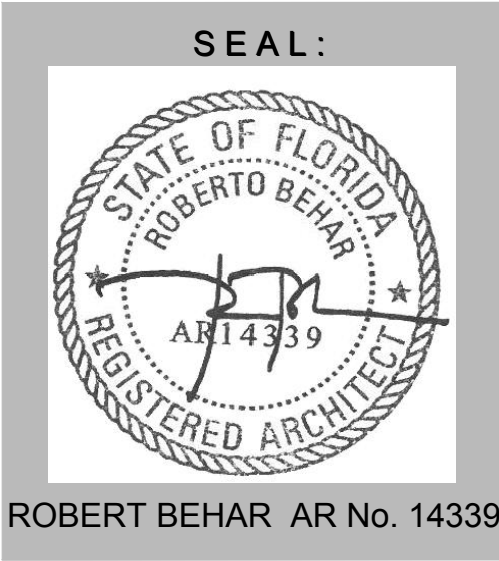
SCALE: 1/16" = 1'-0"

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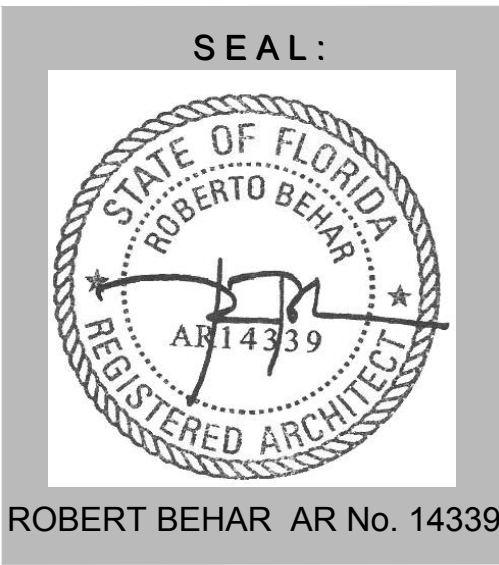
301-341 MADEIRA AVENUE
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CORAL GABLES, FLORIDA

DATE: 05-25-2018
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:

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PENTHOUSE (11TH) FLOOR PLAN
SCALE: 1/16" = 1'-0"

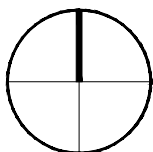


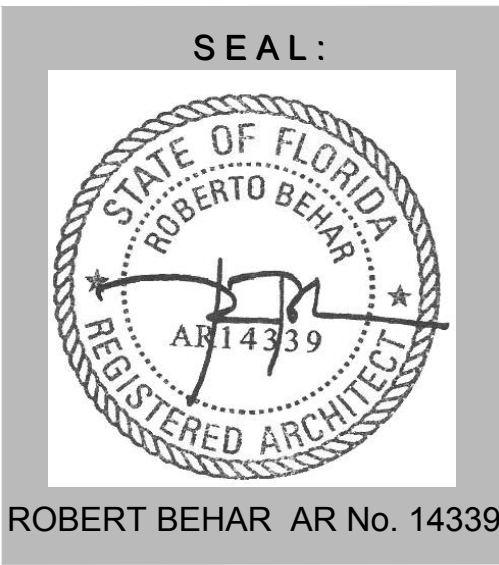
301-341 MADEIRA AVENUE
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DATE: 05-25-2018
PROJECT NO: 18-035
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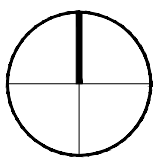


 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



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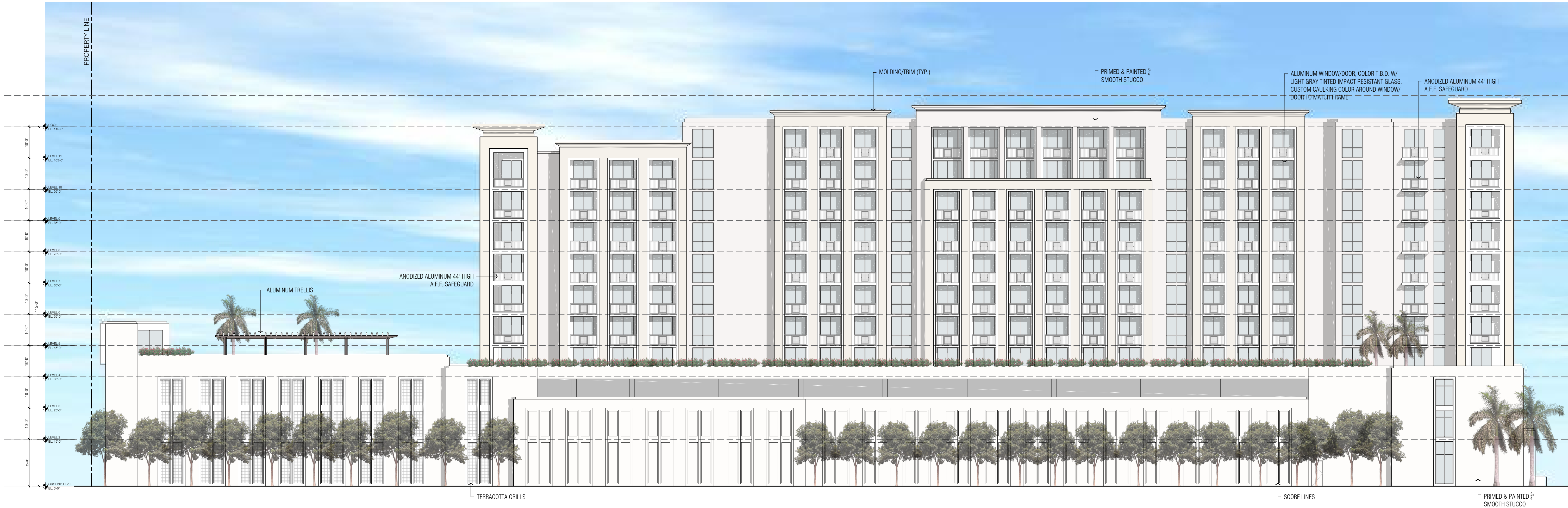
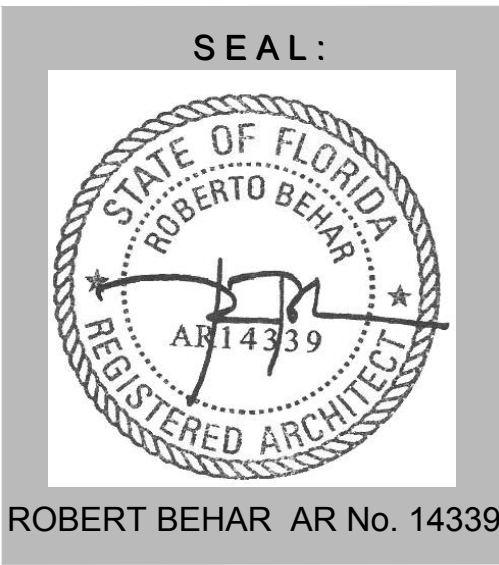


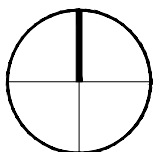
EAST ELEVATION

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

DATE: 05-25-2018
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:

A-2.1



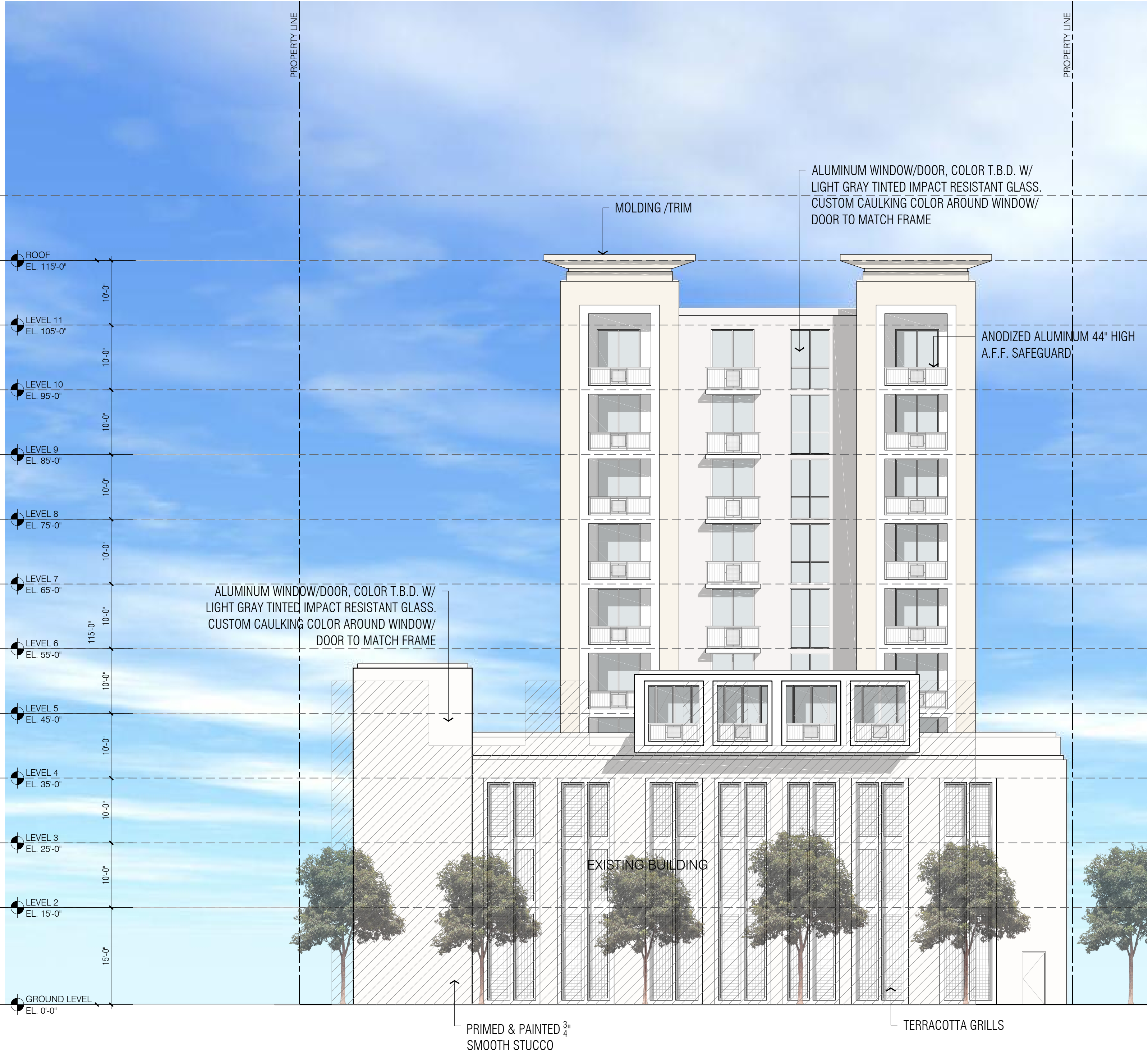
 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

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301-341 MADEIRA AVENUE
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CORAL GABLES, FLORIDA

DATE: 05-25-2018
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:

A-2.2



WEST ELEVATION
SCALE: 1/16" = 1'-0"

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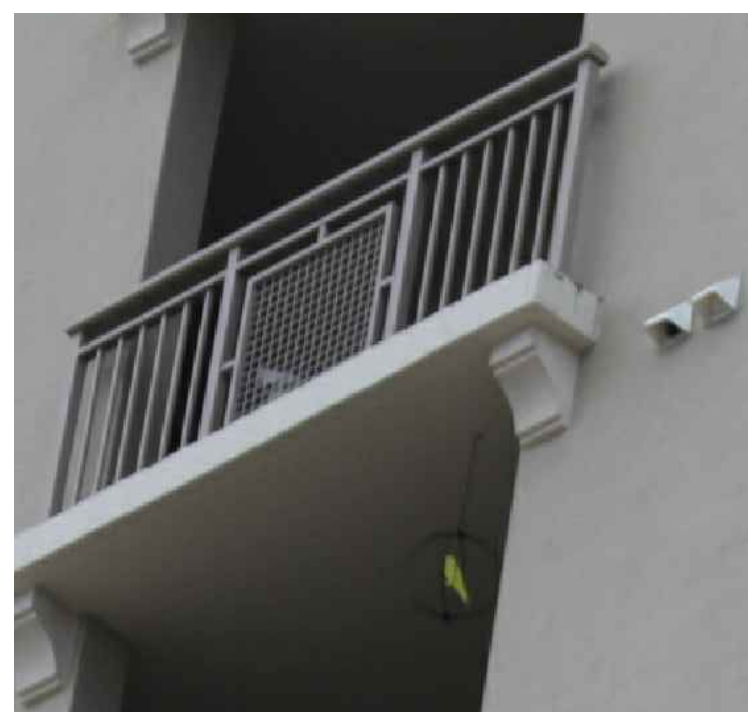
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A-2.3



7 TERRACOTTA GRILLES



6 CANVAS AWNING



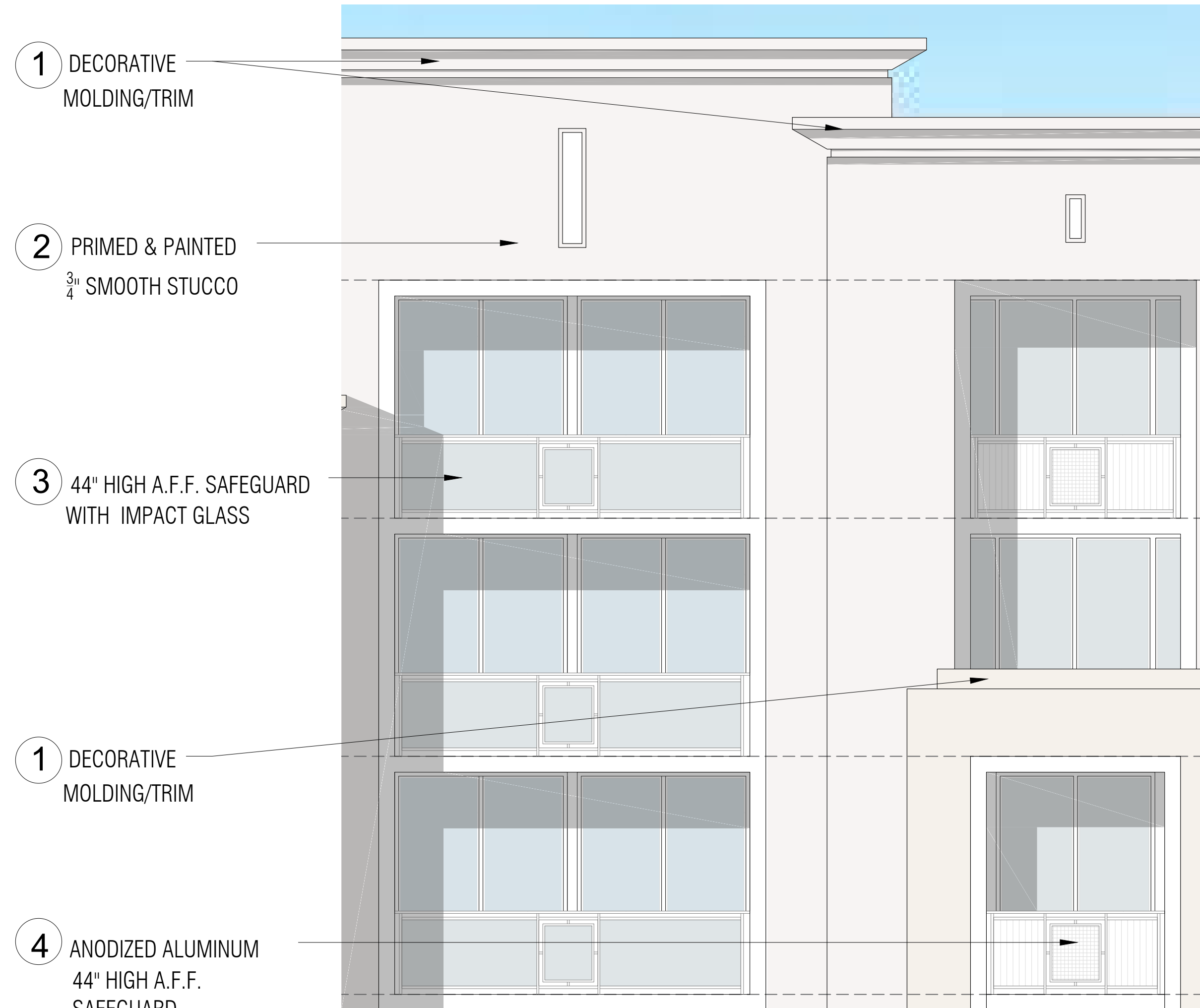
4 ANODIZED ALUMINUM SAFEGUARD



2 PRIMED & PAINTED 3/4" SMOOTH STUCCO

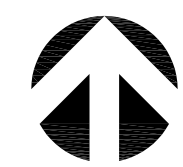


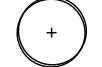
1 DECORATIVE MOLDING/TRIM



7 PRIMED & PAINTED 3/4\"/>

Scale: 1"=20'-0"



TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	10	*Bursera simaruba GUMBO LIMBO	16' HT. X 6" SPR. 3.5" CAL. F.G.
	15	*Cocoloba diversiflora PIGEON PLUM	12' HT. X 6" SPR. 2" CAL. F.G.
	17	Lagerstroemia indica 'Muskogee' MUSKOGEE CREPE MYRTLE	12' HT. X 6" SPR. 2" CAL. F.G.
	4	Phoenix dactylifera 'Medjool' MEDJOOL DATE PALM	10' C.T. F.G.
	8	*Quercus virginiana LIVE OAK	12' HT. X 5" SPR. 2" CAL. F.G.
	5	*Roystonea elata ROYAL PALM	14' O.A. HT. F.G., MATCHED HTS.
	33	Veitchia montgomeryana 'single' SINGLE MONTGOMERY PALM	16' O.A. HT. MIN. F.G.
	3	Veitchia montgomeryana 'Triple' TRIPLE MONTGOMERY PALM	16' O.A. HT., TRIPLE F.G., STAGGERED.

* DENOTES NATIVE SPECIES

Project:

Revisions:

Date: By:



Drawing: Landscape Plan

Date: 01/18/2019

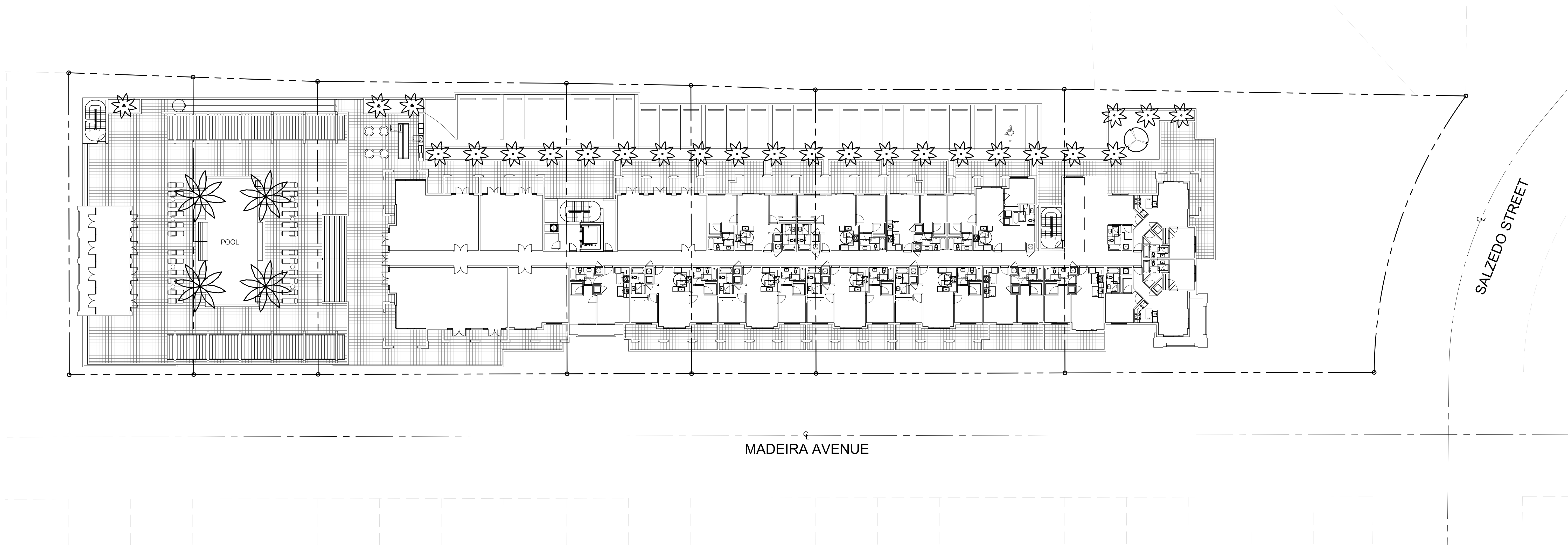
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Drawn by: KAT

Sheet No.:

L-1

Cad Id.: 2019-005



TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	10	*Bursera simaruba	16' HT. X 6" SPR. 3.5" CAL.
		GUMBO LIMBO	F.G.
	15	*Coccoloba diversiflora	12' HT. X 6" SPR. 2" CAL.
		PIGEON PLUM	F.G.
	17	Lagerstroemia indica 'Muskogee'	12' HT. X 6" SPR. 2" CAL.
		MUSKOGEE CREPE MYRTLE	F.G.
	4	Phoenix dactylifera 'Medjool'	10' C.T.
		MEDJOO. DATE PALM	F.G.
	8	*Quercus virginiana	12' HT. X 5" SPR. 2" CAL.
		LIVE OAK	F.G.
	5	*Roystonea elata	14' O.A. HT.
		ROYAL PALM	F.G., MATCHED HTS.
	33	Veitchia montgomeryana 'single'	16' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
	3	Veitchia montgomeryana 'Triple'	16' O.A. HT., TRIPLE
		TRIPLE MONTGOMERY PALM	F.G., STAGGERED.

* DENOTES NATIVE SPECIES



**WITKIN HULTS
DESIGN GROUP**

307 south 21st avenue hollywood, florida
 phone: 954-923.9891 fax/smile: 954-923.9889
www.witkindesign.com

Project: 301-341 MADEIRA
301-341 MADEIRA AVENUE, CORAL GABLES, FLORIDA
LANDSCAPE PLAN - RECREATION LEVEL

[illegible]

Seal:



Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan

Date: 01/18/2019

Scale: See Left

Drawn by: KAT

Sheet No.:

L-2

Cad Id.: 2019-005

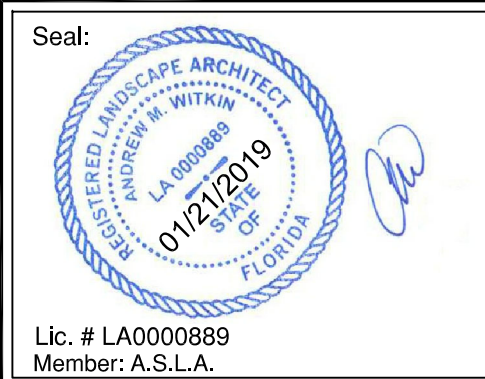


-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.



301-341 MADEIRA
301-341 MADEIRA AVENUE, CORAL GABLES, FLORIDA
LANDSCAPE DETAILS

Project:

[illegible]

Drawing: Landscape Details

Date: 01/18/2019

Scale: NTS

Drawn by: KAT

Sheet No.:

L-3

Cad Id.: 2019-005