

RESOLUTION OF THE CITY COMMISSION GRANTING FINAL APPROVAL FOR THE ARCHITECTURAL PLANS OF A NEW RESIDENCE TO BE LOCATED AT 1044 CORAL WAY, CORAL GABLES, FLORIDA, LEGALLY DESCRIBED AS LOT 1 AND THE WEST 32 FEET OF LOT 2 BLOCK 11 CORAL GABLES SECTION "A"



CASTILE AVE

GRANADA BLVD

CORAL WAY

SW 24TH ST

CORDOVA ST

ANDALUSIA AVE

VALENCIA AVE

2013 JAN 11 PM 5:06

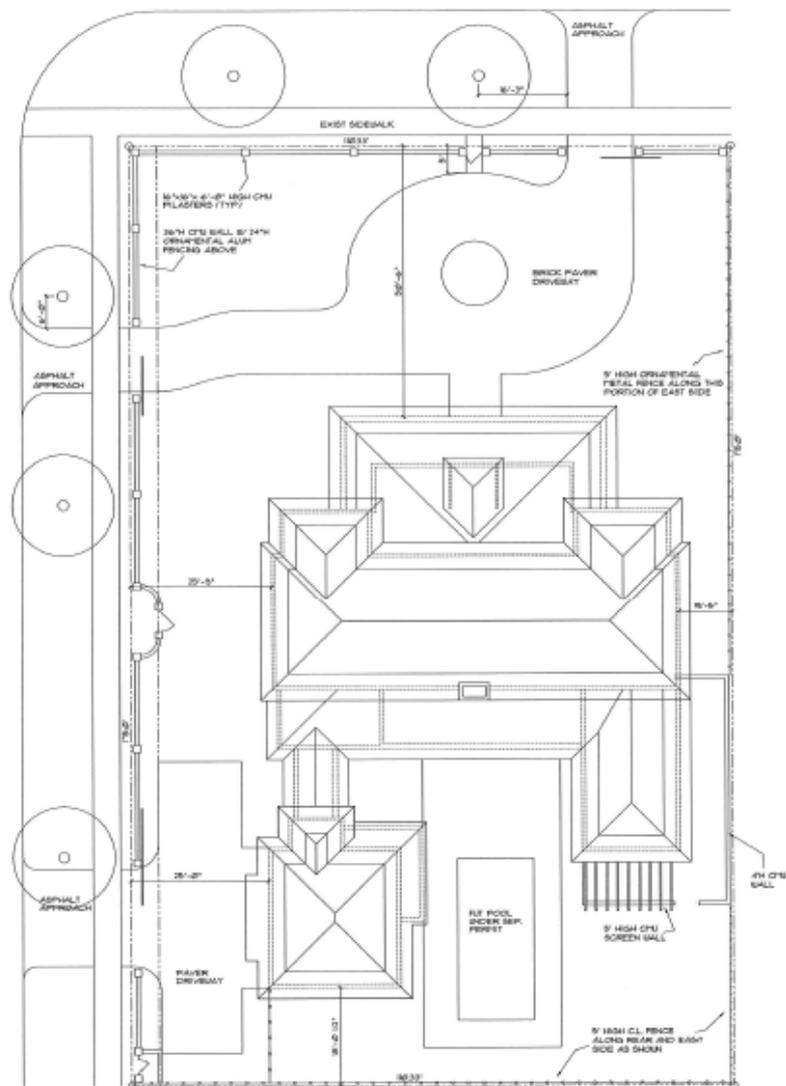
RECEIVED  
CITY OF CORAL GABLES  
HISTORICAL RESOURCES

ZONING LEGEND			
<b>1. ZONING I.</b>			
<b>1. LOT AREA</b>			
KEY AREA			13,300 SF
OPEN AREA (INCL. H.O.V.)			N.A.
<b>2. LOT COVERAGE</b>			
	<b>MIN.</b>	<b>MAX.</b>	<b>PROPOSED</b>
PRINCIPAL BUILDING	N.A.	35%	37%
LOT COVERAGE	N.A.	6,737 SF	5,294 SF
<b>3. SETBACKS</b>			
	<b>MIN.</b>	<b>MAX.</b>	<b>PROPOSED</b>
PRINCIPAL BUILDING			
FRONT	30'-0"	30'-0"	
REAR	5'-0"	5'-0"	
SIDE STREET	15'	20'-0"	
ADJACENT	15'	15'-0"	
<b>4. BUILDING HEIGHT</b>			
	<b>MIN.</b>	<b>MAX.</b>	<b>PROPOSED</b>
PRINCIPAL BUILDING			
FRONT			
REAR			
ADJACENT			
<b>5. FLOOD PROGRAM CRITERIA</b>			
FLOOD ZONE - 30' TIR ELEV. - N/A			
PROPOSED LOWEST FIN. FL. ELEV. - 44.67' NGVD.			
AVERAGE ELEVATION ELEV. (ESTABLISHED GRADE) - 44.57' NGVD.			
EXIST. HIGHEST CROSS OF ROAD ELEV. - 46.50' NGVD.			
PROPOSED GARAGE FIN. FL. ELEV. - 44.67' NGVD.			
HIGHEST ADJACENT GRADE ELEV. - 44.67' NGVD.			

BUILDING AREA COMPUTATION	
	<b>SQUARE FEET</b>
50' FL UNDER AC	5,074 SF
3RD FL UNDER AC (INCL. 2ND FL ABOVE GARAGE)	2,419 SF
<b>TOTAL UNDER AC</b>	<b>7,493 SF</b>
PAV. - INCLUDES DR. HEIGHT COURSE AND LANDSCAPE	7,188 SF
GARAGE	600 SF
COVERED FRONT TERRACE	480 SF
COVERED REAR TERRACE	380 SF
GARAGE BOUNDARY	500 SF
SPERMAT SANDWICH FOOTPRINT	41 SF
<b>TOTAL BLDG FOOTPRINT</b>	<b>6,079 SF</b>
<b>6.0% LOT COVERAGE INCLUDING 10% FL. AC. GARAGE, PATIOS</b>	<b>5,294 SF</b>
<b>8. IMPERVIOUS LOT COVERAGE</b>	
PAVING POOL AND DECK	1,400 SF
DRIVEWAYS: 5000+000000+00	3,240 SF
BLDG LOT COVERAGE (EXCL. DRIVE)	5,344 SF
<b>TOTAL IMPERVIOUS</b>	<b>10,084 SF</b>

**LEGAL DESCRIPTION**  
CORAL GABLES SECTION A  
LOT 14 6887 10 FT OF LOT 3 BLOCK 3  
ACCORDING TO PLAT NUMBER AS RECORDED IN PLAT  
BOOK 3, PAGE 40 OF THE PUBLIC RECORDS OF  
DADE COUNTY

E OF CORALWAY ST



**SITE PLAN**  
SCALE: 1" = 20'-0"

REVISION BY

**MARK REARDON R.A.**  
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15790 SW 85TH AVE  
MIAMI, FL 33157  
AR 881781

**NOTE**  
ALL DRAWINGS FOR THIS PROJECT ARE TO BE MADE IN CONFORMANCE WITH THE CITY OF CORAL GABLES HISTORICAL RESOURCES ORDINANCE, CHAPTER 21A, SECTION 21A.03(1)(b) AND (1)(c). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CORAL GABLES HISTORICAL RESOURCES DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CORAL GABLES HISTORICAL RESOURCES DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CORAL GABLES HISTORICAL RESOURCES DEPARTMENT.

All graphics, including architectural, engineering, and other drawings, shall be the property of the architect or engineer. The contractor shall be responsible for obtaining all necessary permits and approvals from the city of Coral Gables. The contractor shall be responsible for obtaining all necessary permits and approvals from the city of Coral Gables. The contractor shall be responsible for obtaining all necessary permits and approvals from the city of Coral Gables.

NEW HOUSE FOR:  
MR. & MRS. TOYOR  
1044 CORAL WAY  
CORAL GABLES, FL

DRAWN BY:

MRS

DATE: 10/1/08

SCALE: AS NOTED

SHEET NO.:

A-1











BOARD OF ARCHITECTS RECOMMENDS  
APPROVAL BASED ON THE FOLLOWING  
COMMENTS:

- 1 - COORDINATE WINDOW OPENINGS &  
PROPORTIONS
- 2 - REVIEW BALCONY BRACKETS, SIZE  
PROPORTION, SPACING, SCALE & CONSIDER ADA  
COLUMNS.
- 3 - ENTRY COLUMNS TO MINIMIZE GROUT  
POINTS OR USE BUTT JOINTS.
- 4 - SHOW ROOF PITCHES

THIS PRELIMINARY IS FOR ARCHITECT  
ONLY and is approved subject to sub  
full size details on final plans. Zoning  
Code, Building Code, Plumbing Code;  
other regulations must be complied with  
"SUBMIT THIS DRAWING WITH FINAL

Chairman, Board of Architects

Date

*Car*  
1.10.13  
*1.10.13*



## Proposed marker text for 1044 Coral Way:

### 1044 CORAL WAY

On this site prior to 1924, one of the first residences on Coral Way was constructed. The one and a half story vernacular building was similar in design to the Coral Gables Merrick house located at 907 Coral Way. The design was based on the Bungalow typology with a long porch that wrapped around the building on the front and sides. The home was built for Worth St. Clair and his wife Emma Merrick, sister to Reverend Solomon G. Merrick, the father of City Founder George Merrick. It remained in the Merrick family until 1956. The property was designated as a Local Historic Landmark on April 15, 2004. In May of 2006 the home collapsed. As a result the City of Coral Gables Historic Preservation Ordinance was strengthened.

The marker will be similar to this but will have an image of the original historic home instead of the Florida Historical Marker emblem.

Cast aluminum, text area is 30" high by 42" wide; dark blue background; letters and Florida Heritage emblem are white; comes with a 7' concrete post coated with brushed aluminum (three feet of the post goes into the ground.). A one-side marker (same text on both sides of the marker) is \$1,920

