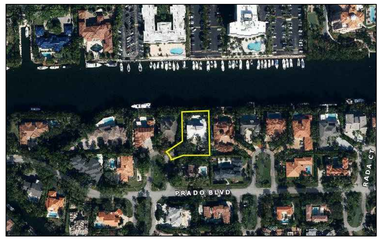


LOCATION MAP

Scale: N.T.S.

NORTH

ALL RAINWATER MUST REMAIN ON THIS PROPERTY

LEGEND & NOTES - TRIANGLE OF VISIBILITY

TRIANGLE OF VISIBILITY

NOTES:
LANDSCAPING WILL NOT BE ALLOWED TO GROW IN SUCH A MANNER AS TO IMPEDE TRIANGLE OF VISIBILITY (CONSIDERING THIS PROPERTY AND NEIGHBORS) SO AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF 2'-6" AND 8'-0")

LEGAL DESCRIPTION

LOT 7, BLOCK 19 OF SUBDIVISION: COCOPLUM SEC 2 PLAT D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, AT PAGE 99, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CODES

- FLORIDA BUILDING CODE, SIXTH EDITION, 2020
- CITY OF CORAL GABLES - SINGLE FAMILY RESIDENCE ZONING CODE
- CITY OF CORAL GABLES - LANDSCAPE ARTICLE 5- SECTION 5-1105 (B)

WATERWAY CONSTRUCTION NOTE:

NOTE: WATERWAY CONSTRUCTION IS NOT PART OF THIS PERMIT

OUTSIDE-PROPERTY CONSTRUCTION NOTE:

NOTE: ALL ITEMS OUTSIDE OF PROPERTY LINE AND ON RIGHT-OF-WAY SHALL BE ON A SEPARATE PERMIT

ZONING INFORMATION:

CITY: CORAL GABLES

ZONING DISTRICT: SINGLE FAMILY RESIDENCE (SFR)

NET LOT AREA: 22,723 SQFT. = ± 0.52 ACRE

FLOOD ZONE: ZONE 'AE' ELEVATION= +11'-0" + 1'-0" = +12'-0"

SETBACKS:	MIN. REQUIRED	PROPOSED
FRONT	25'-0" **	33'-6"
SIDE (WEST)	15'-0" **	15'-3" (EXISTING)
SIDE (EAST)	15'-0" **	15'-0" (EXISTING)
REAR	35'-0" **	35'-1" (EXISTING)

POOL SETBACKS:	MIN. REQUIRED	PROPOSED
SIDE (WEST)	30'-0"	43'-7" (EXISTING)
SIDE (EAST)	30'-0"	30'-5" (EXISTING)
REAR	5'-0"	30'-11" (EXISTING)

** APPENDIX A - SITE SPECIFIC ZONING REGULATIONS - COCOPLUM
** APPENDIX A - SITE SPECIFIC ZONING REGULATIONS - COCOPLUM SECTION 2

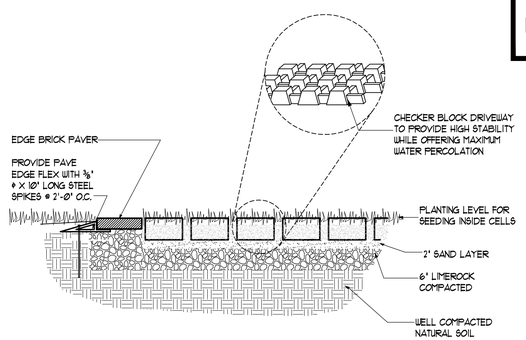
MAX BUILDING HEIGHT:	MAX. ALLOWED	PROPOSED
	2 STORIES OR 25'-0" FROM EST. GRADE / B.F.E + FREEBOARD TO TOP OF T.B.	22'-6"

LOT COVERAGE:		
(MAIN BUILDING GROUND FLOOR) NET AREA x 35% = 7,953 SQFT. (MAX.)	7,953 SQFT.	5,497 SQFT
AUXILIARY BLDG. OR STRUCTURES (MAIN BUILDING GROUND FLOOR W/ NEW POOL) NET AREA x 45% = 10,225 SQFT. (MAX.)	10,225 SQFT.	5,987 SQFT

MIN. LANDSCAPE AREA:	MIN. REQUIRED	PROPOSED
NET AREA x 40% = 9,089 SQFT. (MIN.)	9,089 SQFT.	9,928 SQFT
FRONT LANDSCAPE (20% OF THE REQ. 40% SHALL BE AT THE FRONT YARD AREA (1,818 SQFT)	1,818 SQFT.	4,933 SQFT

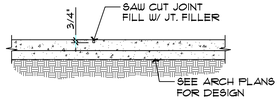
F.A.R CALCULATIONS

LOT AREA	22,723 SQFT.
5,000 @ 48%	2,400 SQFT.
5,000 @ 35%	1,750 SQFT.
12,723 @ 30%	3,817 SQFT.
MAXIMUM AREA ALLOWED	7,967 SQFT
FIRST FLOOR A/C + GARAGE AREA	4,256 SQFT.
SECOND FLOOR A/C AREA	3,706 SQFT.
TOTAL F.A.R. PROVIDED	7,962 SQFT.



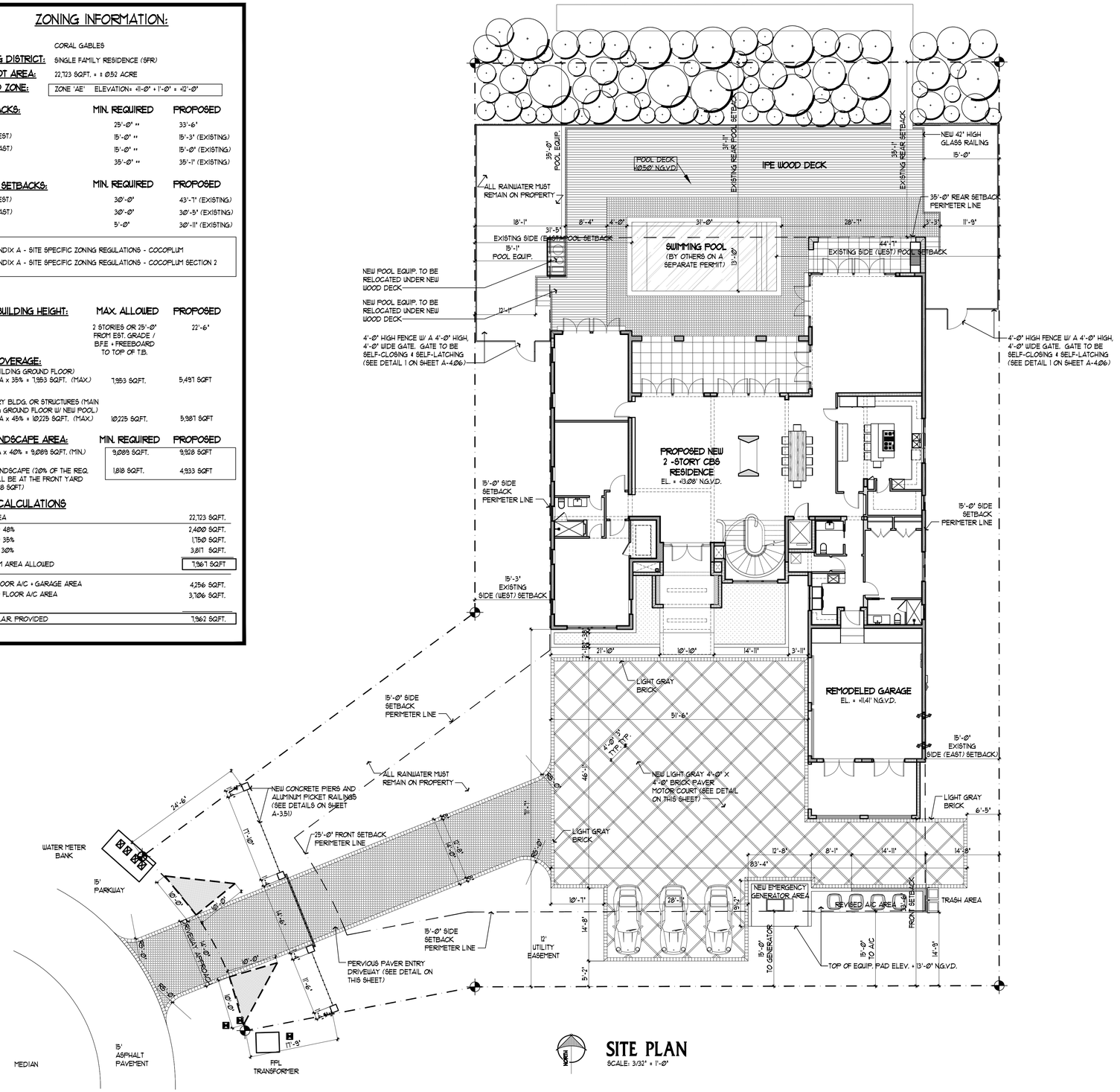
PERVIOUS PAVER
CHECKER BLOCK DETAIL

NOT TO SCALE



CONCRETE PAVERS DETAIL

SCALE: 3/4" = 1'-0"



SITE PLAN

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

No.	REVISIONS	BY

-:NOTICE:-

GENERAL CONTRACTOR :
FOR CONSTRUCTION, IT IS YOUR RESPONSIBILITY TO WORK TOGETHER WITH THE ARCHITECTURAL & ENGINEERING DRAWINGS. IF ANY DISCREPANCIES APPEAR, CALL THE ARCHITECTS & THE ENGINEERS OF RECORD BEFORE CONTINUING ANY WORK.

PROJECT TITLE
PROPOSED REMODELING RESIDENCE FOR:
MR. LUIS ISAIAS & MRS. ALEXIS ISAIAS

PROJECT LOCATION
LOCATED AT:
1320 ALHAMBRA CT.
CORAL GABLES, FL 33143

CALIL ARCHITECTS
1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
AA 26001949 PHONE: (305) 860-8600 FAX: (305) 860-8602
EDUARDO A. CALIL, ARCHITECT LICENSE No. AR 0009383
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SHEET No.

A-1.01

DRAWN	E.A.C. JR, K.E.F.
CHECKED	E.A.C.
DATE	SEPTEMBER '20
SCALE	SHOWN
JOB No.	2020-020