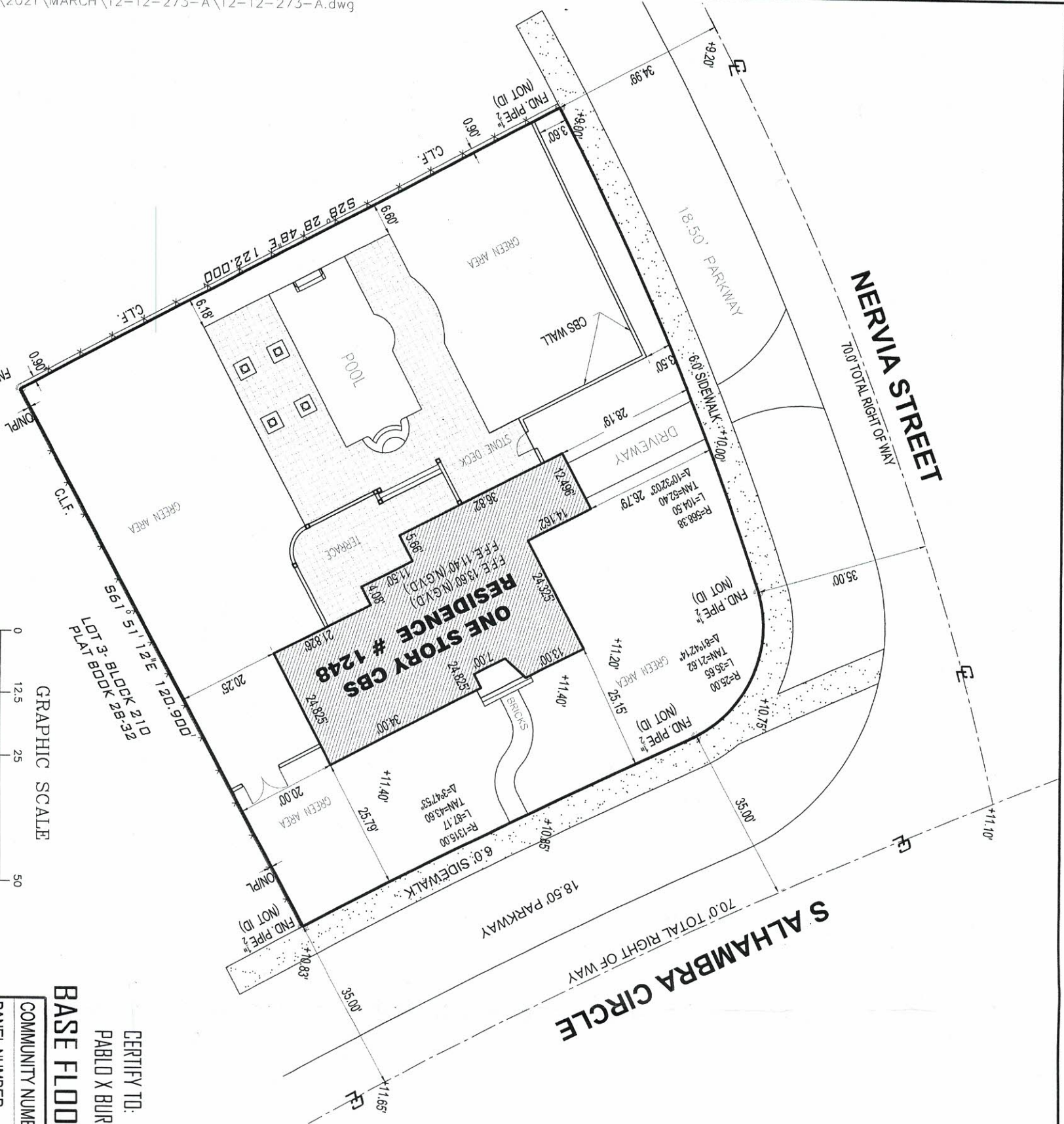




BOUNDARY SURVEY

NOTE: THIS SURVEY HAS BEEN PREPARED FOR EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.



BASE FLOOD ELEVATION

COMMUNITY NUMBER	120635
PANEL NUMBER	0454
SUFFIX	L
DATE OF FIRM INDEX	09-11-2009
FIRM ZONE	X
BASE FLOOD ELEV.	NONE

CERTIFY TO:
PABLO X BURGOS GW CARMEN L BURGOS

LEGAL DESCRIPTION:
LOTS 1 AND 2, BLOCK 210, OF "SECOND REVISED PLAT OF CORAL GABLES RIVERA SECTION 14" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 32, OF THE PUBLIC RECORDS MIAMI DADE COUNTY, FLORIDA

SURVEYOR CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED "SKETCH OF SURVEY" OF THE ABOVE DESCRIBED PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND THAT THERE ARE NO ENCROACHMENTS OTHER THAN THOSE SHOWN, AND MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

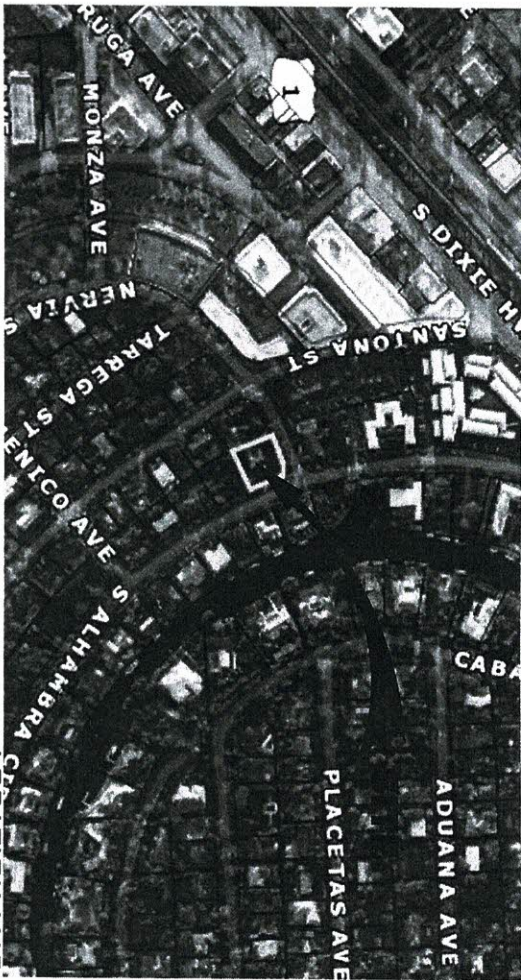
8)NO UNDERGROUND INSTALLATIONS ON IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS NOTED.

SURVEYOR NOTES:

- 1)EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 2)LOCATION AND IDENTIFICATION OF UTILITIES IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT.
- 3)OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
- 4)TYPE OF SURVEY: "BOUNDARY SURVEY"
- 5)THIS SURVEY IS NOT VALID UNLESS SIGNED AND SEALED BY THE SURVEYOR OF RECORD.
- 6)ALL RIGHT OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
- 7)LANDS SURVEYED AS DESCRIBED.
- 8)NO UNDERGROUND INSTALLATIONS ON IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS NOTED.

LOCATION MAP

SCALE: N.T.S.



LEGEND

P.R.M. - PERMANENT REFERENCE MONUMENT P.C.P. - PERMANENT CONTROL POINT F.I.P. - FOUND IRON PIPE S.I.P. - SET IRON PIPE 1/2" STAMPED F.D.H. - FOUND DRILL HOLE S.D.H. - SET DRILL HOLE C/L - CENTER LINE RES - RESIDENCE L.F.E. - LOWEST FLOOR ELEVATION F.F.E. - FINISH FLOOR ELEVATION	U.E. - UTILITY EASEMENT W.F. - WOOD FENCE M. - MEASURE R. - RECORD S.N.D. - SET NAIL & DISC STAMPED P.L.S F.N.D. - FOUND NAIL & DISC C.B.S. - CONCRETE BLOCK STRUCTURE ENC. - ENCROACHMENT R/W. - RIGHT OF WAY CL. - CLEAR
--	---

ADDRESS:
1248 S ALHAMBRA CIRCLE,
CORAL GABLES, FL

ROBERTO R. BRIZUELA & ASSOCIATES
OFFICE: Land Surveyors
7315 WEST FLAGLER STREET, MIAMI, FL. 33144
PHONE:(305) 551-4393 - FAX: (305) 266-6112

SHEET TITLE:

BOUNDARY SURVEY

REVISIONS:	No.	DATE	DESCRIPTION
------------	-----	------	-------------

1			
2			
3			
4			

DATE: 03-12-2021

DRAWN BY: TOM

CHECK BY: SCALE: INDICATE

Professional Surveyor and Mapper # 3064
State of Florida.



12-12-273-A

BURGOS LANZA

Architect & Planners

1248 South Alhambra Circle
Coral Gables, Florida 33146
(786) 554-9035
AA 20061519



1248 SOUTH ALHAMBRA CIRCLE



1244 SOUTH ALHAMBRA CIRCLE



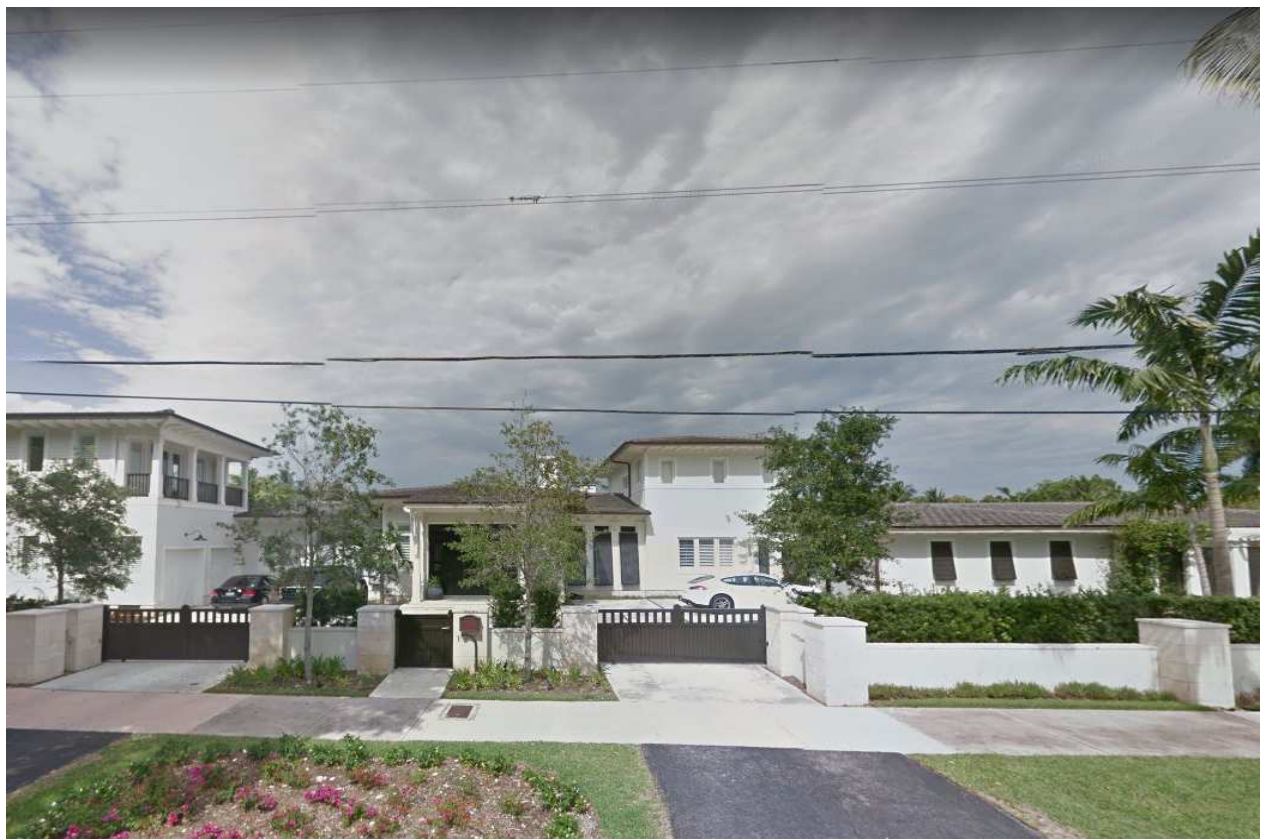
1240 SOUTH ALHAMBRA CIRCLE

2

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1245 SOUTH ALHAMBRA CIRCLE



1255 & 1251 SOUTH ALHAMBRA CIRCLE

3

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1236 SOUTH ALHAMBRA CIRCLE



1221 SOUTH ALHAMBRA CIRCLE

4

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1250 SOUTH ALHAMBRA CIRCLE



1252 SOUTH ALHAMBRA CIRCLE

5

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1280 SOUTH ALHAMBRA CIRCLE



1265 SOUTH ALHAMBRA CIRCLE

6

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T: (786)-554-9035



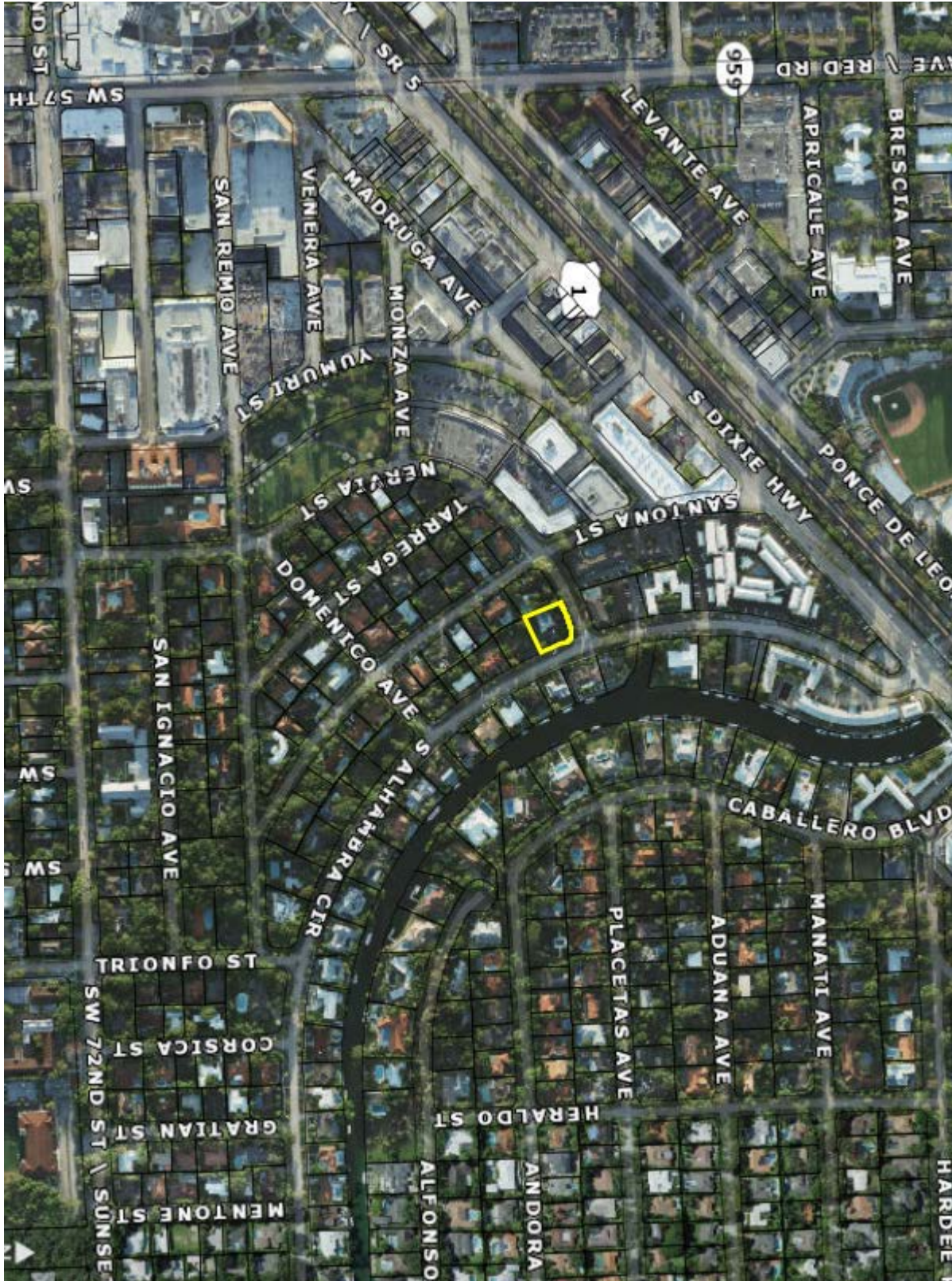
1207 SOUTH ALHAMBRA CIRCLE



1241 SOUTH ALHAMBRA CIRCLE

7

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1248 ALHAMBRA CIRCLE

CORAL GABLES, FLORIDA 33146

APRIL 20th, 2021



◦ ARCHITECT

BURGOS LANZA & ASSOCIATES

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[illegible]

1927

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DESIGNER OF RECORD ARCHITECT FOR INTERIOR
ARCHITECTURE AND INTERIORS

ARCHITECTS AND PLANNERS ARE THE LEAD. PERIOD. OF BURGOS LANZA ARE INSTRUMENTS OF

04/20/21

DATE	12/21/200
DRAWN	CR
PROJECT No.	1927
SCALE	AS-SHOWN

COVER
SHEET

Scale N.T.S.

A000

ARTICLE 4 ZONING DISTRICTS

ZONING DISTRICTS	SINGLE - FAMILY RESIDENTIAL DISTRICT	SFR
-------------------------	---	------------

ARTICLE 4 - TABLE 1 ZONING DISTRICT USES

RESIDENTIAL USES	SINGLE - FAMILY DWELLINGS	PERMITTED USE
	ACCESSORY USES, BUILDINGS AND STRUCTURES (SEE TABLE NO. 2) FOR LIST OF PERMITTED ACCESSORY USES)	PERMITTED USE

DIVISION 1. RESIDENTIAL DISTRICTS

SECTION 4-101. SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT.

D. PERFORMANCE STANDARDS.

3. FACING OF LOTS AND BUILDINGS. EVERY LOT SHALL BE DEEMED TO FACE THE STREET UPON WHICH IT ABUTS; IF A LOT ABUTS UPON MORE THAN ONE STREET, IT SHALL BE DEEMED TO FACE THE STREET UPON WHICH IT HAS THE SHORTEST STREET LINE; AND ANY BUILDING SHALL FACE THE FRONT OF THE LOT, AND BE SUBJECT TO THE RESTRICTIONS GOVERNING BUILDINGS ON EACH STREET ON WHICH IT IS DEEMED TO FACE. THE FACING OF A BUILDING SITE SHALL BE BASED ON THE PLATTING OF THE LOTS THAT COMPRISE THE BUILDING SITE, EXCEPT FOR SPECIFIC DEVIATIONS OR EXCEPTIONS PRESCRIBED IN SECTION 3-905.

- #### 4. SETBACK REQUIREMENTS.

		REQUIRED/ALLOWED	PROPOSED
a.	FRONT SETBACK.	25'	25'-2'
b.	SIDE SETBACK.		
	i. INTERIOR SIDE	10'	17'-0"
		TWENTY (20%) PERCENT OF THE TOTAL LOT WIDTH, WITH A COMBINED MAXIMUM OF TWENTY (20) FEET SHALL BE EQUAL ON BOTH SIDES.	
	iii. SIDE STREET	15'	15'-4"
c.	REAR SETBACK.	10'	11'-3"

- ## 5. SETBACK REQUIREMENTS FOR AUXILIARY, ACCESSORY BUILDINGS OR STRUCTURES.

EXCEPT AS SPECIFICALLY PRESCRIBED HEREIN, AUXILIARY, ACCESSORY BUILDINGS OR STRUCTURES SHALL BE GOVERNED BY THE SAME MINIMUM SETBACK REQUIREMENTS AS PROVIDED FOR THE PRINCIPAL BUILDING, PROVIDED THAT:

C. ONE (1) STORY DETACHED GARAGES LOCATED IN THE REAR YARD AREA, WITH A FLOOR AREA THAT DOES NOT EXCEED THREE HUNDRED-AND-FIFTY (350) SQUARE FEET, MAY HAVE A SIDE SETBACK OF FIVE (5) FEET AND A REAR SETBACK OF FIVE (5) FEET.

			REQUIRED/ALLOWED	PROPOSED
a.	FRONT SETBACK.		25'	N/A
b.	SIDE SETBACK.			
	i.	INTERIOR SIDE	10'	24'-8" (POOL)
			TWENTY (20%) PERCENT OF THE TOTAL LOT WIDTH, WITH A COMBINED MAXIMUM OF TWENTY (20) FEET SHALL BE EQUAL ON BOTH SIDES.	
	iii.	SIDE STREET	15'	N/A
c.	REAR SETBACK.		10'	20'-6" (POOL)

6. HEIGHT: TWO (2) STORIES OR TWENTY-FIVE (25) FEET, MEASURED FROM FINISHED FLOOR TO THE TIE-BEAM ON THE TOP FLOOR, EXCLUDING A RAISED FLOOR OF THIRTY (30) INCHES.

	REQUIRED/ALLOWED	PROPOSED
	25'	25'

8. GROUND AREA COVERAGE.

A MAXIMUM OF THIRTY-FIVE (35%) PERCENT OF THE BUILDING SITE SHALL BE COVERED BY THE MAIN BUILDING AND SHALL INCLUDE CANTILEVERED PORTIONS OF THE BUILDING EXCEPT BALCONIES. ALSO INCLUDED ARE ROOF OVERHANGS THAT ARE GREATER THAN FIVE (5) FEET. AUXILIARY BUILDINGS OR STRUCTURES MAY OCCUPY ADDITIONAL GROUND COVERAGE, BUT THE TOTAL GROUND AREA OCCUPIED BY THE MAIN BUILDING OR STRUCTURE AND AUXILIARY STRUCTURES SHALL NOT EXCEED FORTY-FIVE (45%) PERCENT OF THE BUILDING SITE.

a.	MAIN BUILDING	5,021 S.F.	4,063 S.F.
b.	AUXILIARY BUILDING OR STRUCTURES	1,434 S.F.	1,179 S.F.
c.	TOTAL	6,455 S.F.	5,242 S.F.

9. MAXIMUM SQUARE FOOT FLOOR AREA FOR SINGLE-FAMILY RESIDENCES.

SQUARE FEET OF BUILDING SITE AREA	MAXIMUM FAR REQUIRED/ALLOWED	PROPOSED
5,000 SQFT OR LESS	2,400 S.F.	
48%	(5,000 S.F. X 48%)	
NEXT 5,000 SQFT OR LESS	1,750 S.F.	
35%	(5,000 S.F. X 35%)	
REMAINDER OF THE BUILDING SITE AREA	1,303 S.F.	
30%	(4,346 S.F. X 30%)	
TOTAL	5,453 S.F.	5,430 S.F.

10. DETERMINATION OF MAXIMUM SQUARE FOOT FLOOR AREA.

THE DETERMINATION OF A BUILDING'S FLOOR AREA RATIO SHALL EXCLUDE THE FOLLOWING:

- | | |
|----|--|
| a. | THICKNESS OF EXTERIOR WALLS, MEASURED FROM THE INTERIOR FACE OF STRUCTURE. |
| b. | FLOOR SPACE IN ONE (1) STORY ROOFED TERRACES, BREEZEWAYS, AND PORCHES WITH AN AVERAGE FLOOR TO CEILING HEIGHT LESS THAN OR EQUAL TO THIRTEEN (13) FEET SHALL ALSO BE EXEMPT, PROVIDED, A COVENANT IS SUBMITTED STATING THAT SUCH ROOFED TERRACE, BREEZEWAY, OR PORCH WILL NOT BE ENCLOSED IF IT WILL CAUSE THE RESIDENCE TO EXCEED THE MAXIMUM PERMITTED FLOOR AREA. |
| e. | UPPER VOLUME OF INTERIOR SPACES OR COURTYARDS. |
| f. | BASEMENTS AND ATTICS WITHIN A PITCHED ROOF. |

11. GARAGE FACADES. THE FULL WIDTH OF THE GARAGE FACADE SHALL BE LESS THAN OR EQUAL TO ONE-THIRD (1/3) OF THE WIDTH OF THE FRONT FACADE OF THE RESIDENCE THAT FACES UPON A PRIMARY STREET. IN THE EVENT A BUILDING SITE HAS FIFTY (50) FEET OF STREET FRONTAGE, THEN A ONE (1) CAR GARAGE WITH A MAXIMUM INTERIOR DIMENSION OF TWELVE (12) FEET BY TWENTY-FIVE (25) FEET DEEP SHALL BE PERMITTED TO FACE UPON THE FRONT STREET. ON CORNER LOTS, GARAGE FACADES SHALL FACE THE SIDE STREET, WHEN APPROPRIATE FOR CONSISTENCY WITH THE NEIGHBORHOOD CHARACTER, AND MAY NOT EXCEED ONE-HALF (1/2) OF THE WIDTH OF THE FACADE. IN MULTIPLE CAR GARAGES FACING UPON ANY STREET, EACH SINGLE GARAGE DOOR SHALL BE SEPARATED BY AT LEAST A SIXTEEN (16) INCH COLUMN.

13. DRIVEWAYS. DRIVEWAYS AND ASSOCIATED CURB-CUTS SHALL ONLY BE PERMITTED WHEN PROVIDING ACCESS TO A GARAGE, CARPORT OR PORTE-COCHERE. BUILDING SITES LESS THAN ONE-HUNDRED (100) FEET OF STREET FRONTAGE SHALL BE LIMITED TO ONE (1) CURB-CUT. TO ACCOMMODATE STREET TREES AND MINIMAL SIDEWALK DISRUPTION, DRIVEWAYS AND CURB-CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. WHERE AN ALLEY OR SIDE STREET IS PRESENT, CURB-CUTS OR DRIVEWAYS WITH ACCESS PROVIDED FROM THE FRONT PROPERTY LINE SHALL BE REVIEWED BY THE BOARD OF ARCHITECTS.

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEV.
120635	0454	L	09/11/09	X	NONE

SOURCE ELEVATION PROVIDED BY DADE COUNTY SURVEY DEPARTMENT RELATIVE TO MEAN SEA
LEVEL NATIONAL GEODETIC VERTICAL DATUM OF 1929

LOCATOR INDEX: 4034 BENCHMARK NO. P-441 ELEVATION: 12.90

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 210, SECOND REVISED PLAT OF CORAL GABLES RIVERA SECTION 14, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

FOLIO No. 03-4130-009-2590

PROPERTY ADDRESS: 1248 SOUTH ALHAMBRA CIRCLE
CORAL GABLES, FLORIDA 33146

[illegible]

1927

1248 S ALHAMBRA CIRCLE
CORAL GABLES, FLORIDA 33146

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ASSOCIATES
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PABLO BURGOS ARCHITECT AR 009025
PABLO BURGOS ARCHITECT AR 001606



**BURGOS
LANZA**
ARCHITECTS & PLANNERS
AA 20001519

04/20/21

DATE	12/21/2020
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PROJECT No.	1927
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SITE DATA

Scale N.T.S.

A0.02

- THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2 1/2) FEET TO EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE.
- GATES SHALL BE EQUIPPED WITH A SAFE LOCK AND SHALL BE LOCKED WHEN THE SWIMMING POOL IS NOT IN USE.
- POOL ENCLOSURE 4 FEET HIGH PROVIDING THAT GATES ACCESSING TO THE POOL AREA ARE MECHANICALLY SELF-CLOSING AND SELF-LOCKING AS PART OF PERMIT PER SECTION 5-108 SWIMMING POOLS AND DIVISION 24 FOR WALL AND FENCES REGULATIONS
- ESTABLISHED GRADE AT 11.40' NGVD (SEE EXISTING SURVEY)

[illegible]

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CORAL GABLES, FLORIDA 33146

ASSOCIATES
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PABLO BURGOS ARCHITECT AR 009525
CARLOS LANZA ARCHITECT AR 0016081



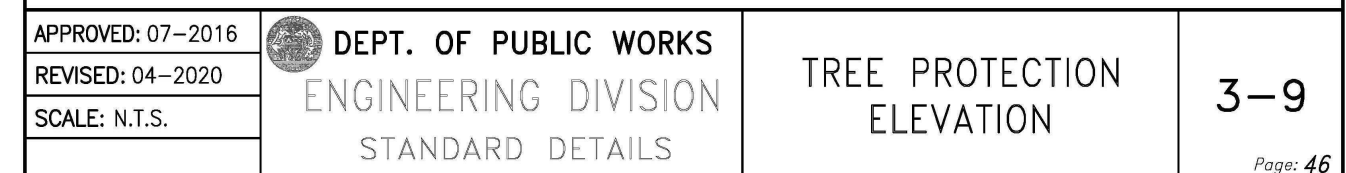
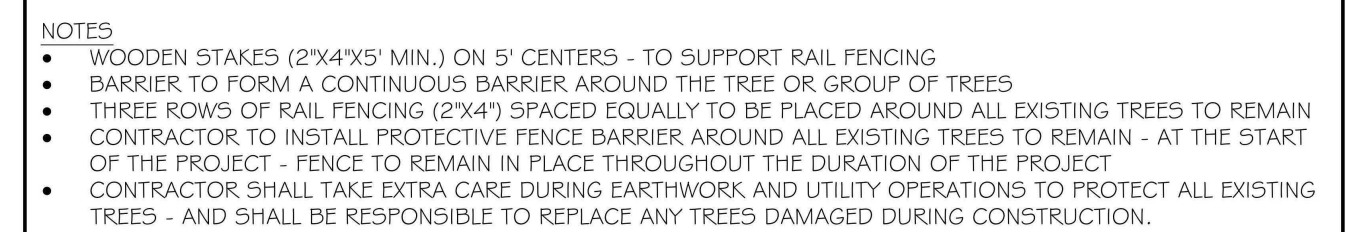
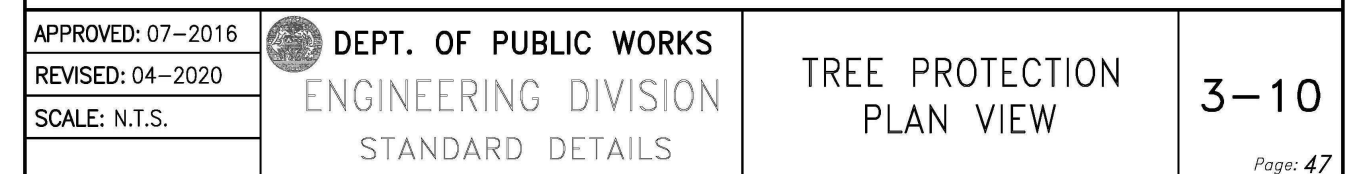
04/20/21

DATE	12/21/2020
DRAWN	CR
PROJECT No.	1927
SCALE	AS-SHOWN

Scale 1/8" = 1'-0"

AO.03





TREE CONDITION PERCENTAGE CHART

NOTES:

-
- THREE ROWS OF RAIL FENCING (2"x4") SPACED EQUALLY, PER CITY OF CORAL GABLES - STANDARD DTL TREE PROTECTION DETAIL.
- OAK TREE (EXISTING)
- NERVA STREET
70.0' TOTAL RIGHT OF WAY
- OAK TREE (EXISTING)
- OAK TREE (EXISTING)
- 01
- 02
- 03
- 04
- EXISTING 5' (H) HEDGE TO REMAIN
- EXISTING 5' (H) HEDGE TO REMAIN
- S ALHAMBRA CIRCLE
70.0' TOTAL RIGHT OF WAY
- OAK TREE (EXISTING)
- OAK TREE (EXISTING)
- OAK TREE (EXISTING)
- UP
- | STATUS | CANOPY |
|--------------|--------|
| MOVE | |
| MOVE | |
| MOVE | |
| BE RELOCATED | |
- POOR
- D
- LENT
- ERNING AGENCY
- NS AND AS
(ABLES). TREE, PALM
S. ALL EXCESS

[illegible]

1248 S ALHAMBRA CIRCLE
CORAL GABLES, FLORIDA 33146



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ARCHITECTS & PLANNERS
AA 26001519

04/20/21

DATE	12/21/2020
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PROJECT No.	1927
SCALE	AS-SHOWN

TREE
 DISPOSITION
 PLAN
 Scale 1/8" = 1'-0"

A0.04

[illegible]

1927

1248 S ALHAMBRA CIRCLE
CORAL GABLES, FLORIDA 33146

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AA 260001519

4/20/21

DATE	12/21/2020
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PROJECT No.	1927
SCALE	AS-SHOWN

**BUILDING
LOCATION
MAP**
Scale N.T.S.

A0.07



04/20/21	
DATE	12/21/2020
DRAWN	C.R.
PROJECT No.	1927
SCALE	AS-SHOWN

**LOT
COVERAGE**

Scale 3/16" = 1'-0"

A0.08

1927

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PAUL R. BURGOS, ARCHITECT, LEED AP, AIA
JENNIFER LANZA, ARCHITECT, LEED AP, AIA

THE BURGOS LANZA ARCHITECTS AND PLANNERS ARE THE LEAD FIRM OF BURGOS LANZA ARCHITECTS AND PLANNERS OF
ARCHITECTS AND PLANNERS, INC. AND ASSOCIATES ARE THE LEAD FIRM OF BURGOS LANZA ARCHITECTS AND PLANNERS OF

04/20/21

DATE	12/21/202
DRAWN	CR
PROJECT No.	1927
SCALE	AS-SHOWN

F.A.R. CALCULATION

Scale $3/16" = 1'-0"$

A0.09

9.	MAXIMUM SQUARE FOOT FLOOR AREA FOR SINGLE-FAMILY RESIDENCES.
----	--

Square feet of building site area	Maximum F.A.R.	
	REQUIRED/ALLOWED	PROPOSED
5,000 sqft or less	2,400 S.F.	
48%	(5,000 S.F. X 48%)	
Next 5,000 sqft	1,750 S.F.	
35%	(5,000 S.F. X 35%)	
Remainder of the building site area	1,303 S.F.	
30%	(4,345 S.F. X 35%)	
Total	5,453 S.F.	

Name	Area
BUILDING GROUND FLOOR	2,948 SF
BUILDING SECOND FLOOR	2,482 SF
TOTAL	5,430 SF

	BUILDING GROUND FLOOR
	BUILDING SECOND FLOOR



1927

1248 S ALHAMBRA CIRCLE
CORAL GABLES, FLORIDA 33146

LANDSCAPE
CALCULATION

Scale 3/32" = 1'-0"

- ALL DOORS PROVIDING DIRECT ACCESS FROM THE STRUCTURE TO THE POOL (NOT EQUIPPED WITH EXIT ALARMS) WILL BE EQUIPPED WITH SELF-CLOSING, SELF-CATCHING DEVICE WITH POSITIVE MECHANICAL LATCHING/LOCKING INSTALLED A MINIMUM OF 54" INCHES ABOVE THE THRESHOLD.
- ALL DOOR WINDOWS PROVIDING DIRECT ACCESS FROM THE STRUCTURE TO THE POOL WILL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2171 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DB A AT 10 FEET AND ITS EITHER HARDWIRED OR OF THE PLUG-IN TYPE. THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDIBLE WARNING, BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD DUTIES, AND BE EQUIPPED WITH A PROPERLY LOCATED MANUAL MEANS TO TEMPORARILY DEACTIVATE THE ALARM FOR NOT MORE THAN 15 SECONDS FOR A SINGLE OPENING.

[illegible]

1248 S ALHAMBRA CIRCLE
CORAL GABLES, FLORIDA 33146

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DATE	12/21/2020
DRAWN	CR
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SCALE	AS-SHOWN

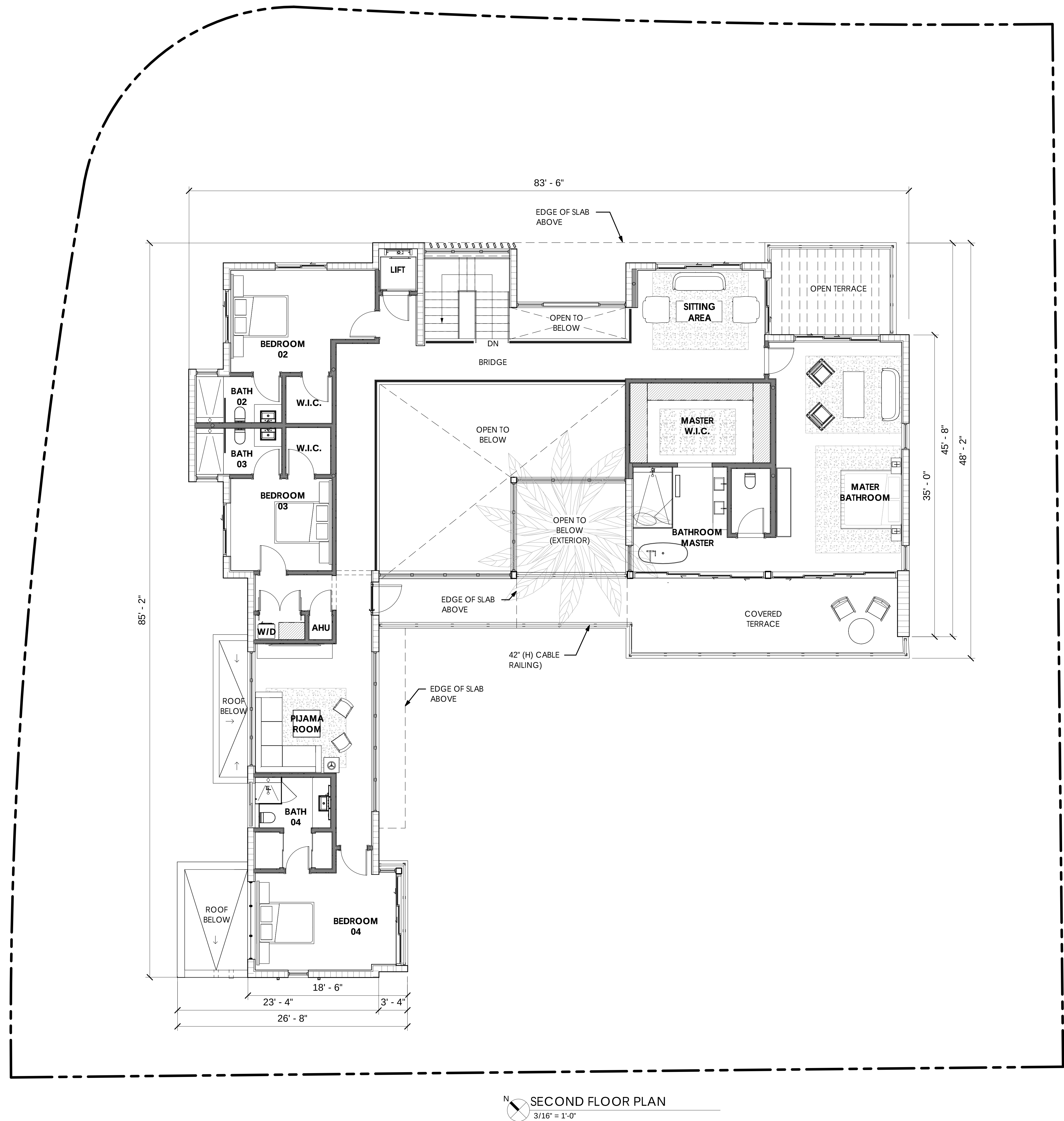
Scale 3/16" = 1'-0"

A1.01

1927

DATE	12/21/2020
DRAWN	CR
PROJECT No.	1927
SCALE	AS-SHOWN

A1.02



- DECK SLOPE SHALL BE NOT LESS THEN 1/4" : 12 PER FBCB 7TH ED (2020), SECTION 1515.2.2.1
- **ARTICLE 8 - DEFINITIONS**
FLAT ROOF MEANS A ROOF HAVING A PITCH OF NOT MORE THAN ONE AND ONE-HALF (1½) INCHES IN TWELVE (12) INCHES.

[illegible]

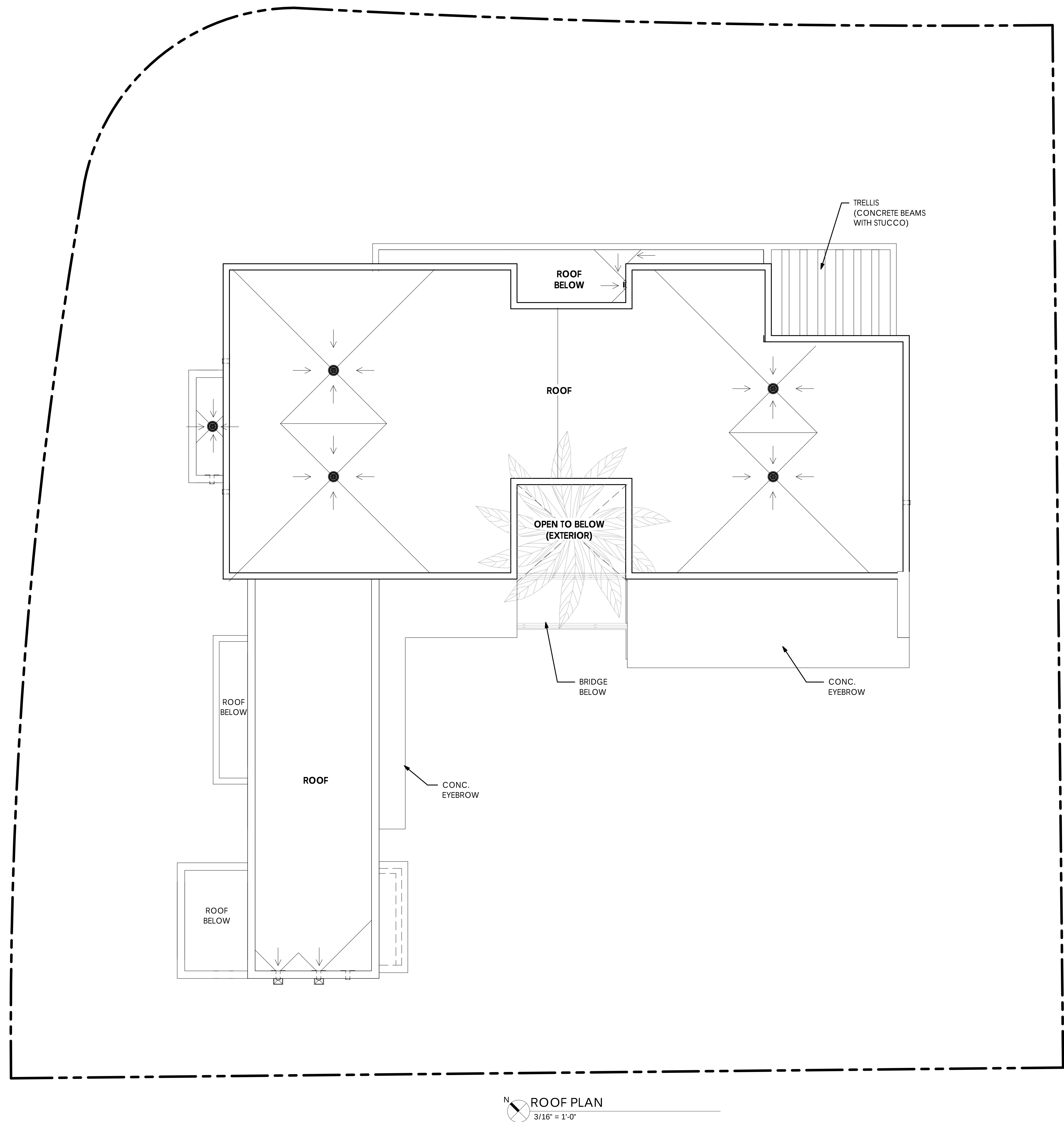
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CORAL GABLES, FLORIDA 33146



DATE	12/21/2020
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PROJECT No.	1927
SCALE	AS-SHOWN

Scale $3/16" = 1'-0"$

A1.03



EXTERNAL FINISHES			
01	STUCCO: WALLS (SNOWBOUND - SW7004) SMOOTH STUCCO FINISH PAINTED	02	PORCELAIN: WALLS / COLUMNS DAVOS NATURAL (EXTERIOR PORCELAIN TILE)
03	METAL: LOUVERS / GARAGE DOOR (MATTE BLACK)	04	METAL ENTRY DOOR (MATTE BLACK)
05	ALUMINUM: RAILINGS (MATTE BLACK) CABLE RAILINGS	06	ALUMINUM: EXTERIOR DOORS & WINDOWS (MATTE BLACK) FRAME
07	METAL: DOORS (SNOWBOUND - SW7004) PAINTED TO MATCH EXTERIOR WALLS	08	CONCRETE: CONCRETE EYEBROW (SNOWBOUND - SW7004) PAINTED
09	PAVERS: DRIVEWAY (DARK GRAY)	10	ALUMINUM: GATES (RUSTIC BRONZE)
11	FENCE: 48"(H) ALUMN (RUSTIC BRONZE)	12	PORCELAIN: WALL (ABOVE MAIN ENTRY DOOR) (ISLIMM STORM NEGRO)

GENERAL NOTES:

1. PROVIDE P.V.C. CORNER BEADS AT RAISED STUCCO BANDS ONLY.
2. PAINT (PRIMER'S TWO COATS OF PAINT).
 - a) APPLY PRIMER BASE COAT.
 - b) APPLY FIRST PAINT COAT WITH SPRAY AND SECOND PAINT COAT WITH ROLLER.
 - c) PRIOR TO PAINTING ALLOW THE NECESSARY DRYING TIME FOR THE STUCCO, FOLLOW PAINT MANUFACTURER'S RECOMMENDATIONS.
 - d) ALL GALVANIZED EXPOSED METAL DRIP EDGES TO BE PRIMER W/GALV. PAINT PRIMER & THEN APPLY PAINT COAT.
 - e) PROVIDE ONE BASE COLOR, ONE BODY COLOR AND ONE BAND COLOR PAINT (PROVIDE MOCK-UP FOR OWNER FINAL APPROVAL).
3. STUCCO CONTROL JOINTS:
 - a) MAXIMUM AREA OF PANEL. 144 S.F.
 - b) MAXIMUM DISTANCE BETWEEN CONTROL JOINTS. 18 FT.
 - c) MAXIMUM LENGTH TO WIDTH RATIO. 2.5 TO 1.

NOTE: STUCCO (PLASTER) TO BE APPLIED IN ACCORDANCE WITH FBC 2017 6TH EDITION, SECTION 2516.

BUILDING ADDRESS NUMBERS:

BUILDING ADDRESS NUMBERS MUST BE PLACED IN A POSITION TO BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, MINIMUM 6 INCH LETTERS FOR ALL COMMERCIAL STRUCTURES AND MINIMUM 3 INCH LETTERS FOR RESIDENTIAL UNIT NUMBERS. (FLORIDA FIRE PREVENTION CODE 6TH EDITION, NFPA 1 2015 EDITION CHAPTER 10 SECTIONS 10.11)

STUCCO NOTES:

- STUCCO CONTROL JOINTS:
 - MAXIMUM AREA OF PANEL, 144 S.F.
 - MAXIMUM DISTANCE BETWEEN CONTROL JOINTS, 18 FT.
 - MAXIMUM LENGTH TO WIDTH RATIO, 2.5 TO 1.
- STUCCO (PLASTER) TO BE APPLIED IN ACCORDANCE WITH FBC 2017 6TH EDITION, SECTION 2516.

SECTION 5-1301. MINIMUM STANDARDS:

FLOOR ELEVATIONS FOR RESIDENTIAL, MINIMUM FLOOR ELEVATIONS OF RESIDENTIAL, DUPLEX, OR MULTIPLE-FAMILY STRUCTURES, EXCEPT AS OTHERWISE NOTED HEREIN, SHALL BE NOT LESS THAN SIXTEEN (16) INCHES ABOVE THE ESTABLISHED GRADE AS DETERMINED AND ESTABLISHED BY THE ZONING DEPARTMENT, PURSUANT TO THIS CODE AND A CURRENT SURVEY SHOWING ELEVATIONS, BUT IN NO CASE SHALL BE LESS THAN EIGHT (8) FEET ABOVE M. L. W. USE BAY DATUM. OPEN OR ENCLOSED PORCHES AND FLORIDA ROOMS MAY BE EIGHT (8) INCHES LOWER THAN REQUIRED FOR THE MAIN STRUCTURE, EXCEPT IN HIGH FLOOD HAZARD ZONES.



1927

1248 S ALHAMBRA CIRCLE
CORAL GABLES, FLORIDA 33146

BURGOS
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ARCHITECTS & PLANNERS
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ELEVATION

Scale $3/16" = 1'-0"$

A2.01



01	STUCCO: WALLS (SNOWBOUND - SW7004) SMOOTH STUCCO FINISH PAINTED	02	PORCELAIN: WALLS / COLUMNS DAVOS NATURAL (EXTERIOR PORCELAIN TILE)
03	METAL: LOUVERS / GARAGE DOOR (MATTE BLACK)	04	METAL ENTRY DOOR (MATTE BLACK)
05	ALUMINUM: RAILINGS (MATTE BLACK) CABLE RAILINGS	06	ALUMINUM: EXTERIOR DOORS & WINDOWS (MATTE BLACK) FRAME
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09	PAVERS: DRIVEWAY (DARK GRAY)	10	ALUMINUM: GATES (RUSTIC BRONZE)
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BUILDING ADDRESS NUMBERS:

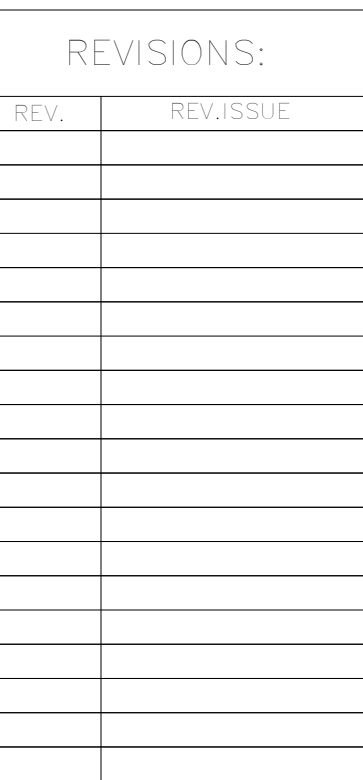
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1748 S ALHAMBRA CIRCLE
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A2.02



This architectural section drawing illustrates a two-story residential building. The structure features a white exterior with large glass windows and doors. The ground floor includes a living area with a dark wood cabinet, a dining area with a table and chairs, and a kitchen area with a counter and stools. A staircase leads to the second floor. The second floor has a large glass wall and a balcony. The house is situated on a lot with a swimming pool in the foreground, a palm tree, and various shrubs. The background shows a blue sky and a distant horizon. The drawing is labeled with 'PROPERTY LINE' on the left and right sides. On the right side, there is a vertical scale with the following labels: 'T.O.P. 2' (29' - 0"), 'T.O.P. 1' (26' - 0"), 'T.O. ROOF SLAB' (25' - 0"), 'SD. FL. CLG.' (22' - 6"), 'SECOND FLOOR' (12' - 6"), 'GR. FL. CLG.' (10' - 0"), 'GROUND FLOOR' (0' - 0"), and 'GRADE' (-2' - 0").

Architectural elevation drawing of a two-story house. The drawing shows the exterior walls, windows, doors, and landscaping including trees and a fence. A vertical height scale is provided on the right side of the drawing, indicating the following levels:

- T.O.P. 2: 29' - 0"
- T.O.P. 1: 26' - 0"
- T.O. ROOF SLAB: 25' - 0"
- SD. FL. CLG.: 22' - 6"
- SECOND FLOOR: 12' - 6"
- GR. FL. CLG.: 10' - 0"
- GROUND FLOOR: 0' - 0"
- GRADE: -2' - 0"

1927

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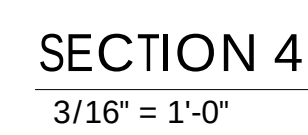
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SECTION

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A3.02



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PLANTS & FINISHES

Scale	N.T.S.
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A4.00



FENCE
(INSPIRATION)



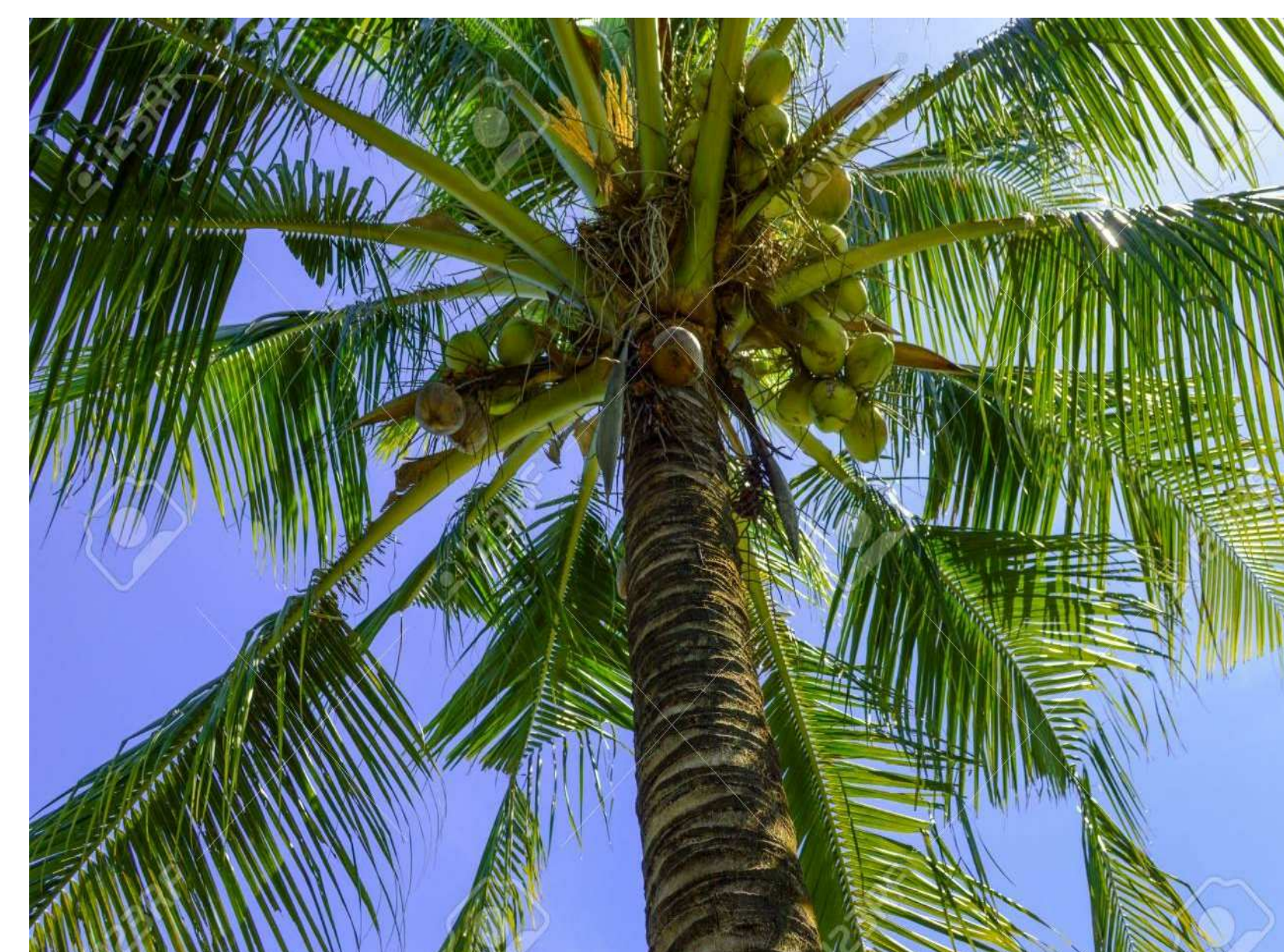
PAVERS: DRIVEWAY (DARK GRAY)



BRAZILIAN BEAUTYLEAF
(OR SIMILAR)



COCOS NUCIFERA
COCONUT



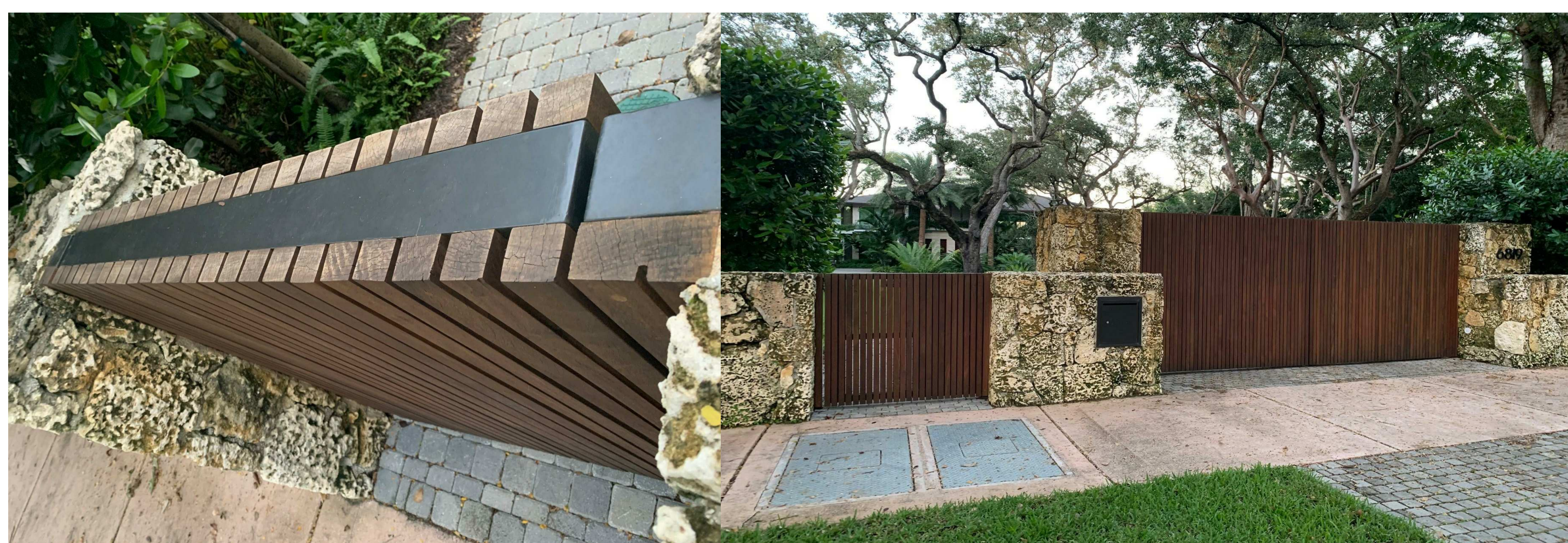
LIGUSTRUM



BAMBOO HEDGE



IPE: EXTERIOR CEILING (WALNUT STAIN)



ALUMINUM: GATES (RUSTIC BRONZE)



HEDGES: CLUSIAS



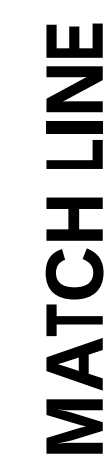
PALM SILVESTER



SCALE: 1" = 30' - 0"



SCALE: 1" = 30' - 0"

[illegible]

1927

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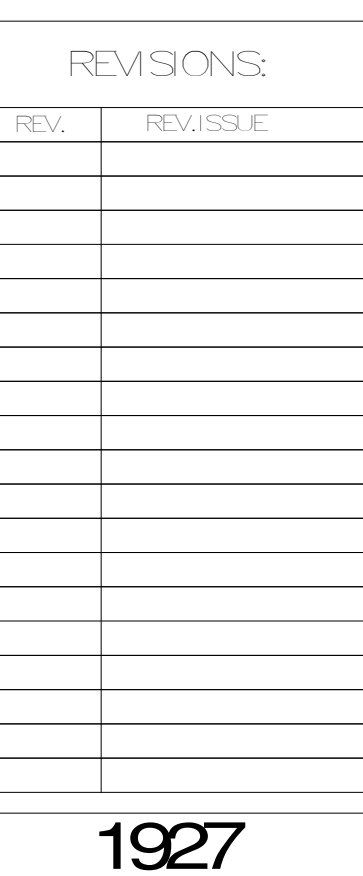
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**ALHAMBRA CIRCLE
NEIGHBORHOOD
ARCHITECTURAL
CONTEXTUAL DESIGN
STUDY**
Scale 1" = 30'-0"

A5.00



1248 S ALHAMBRA CIRCLE
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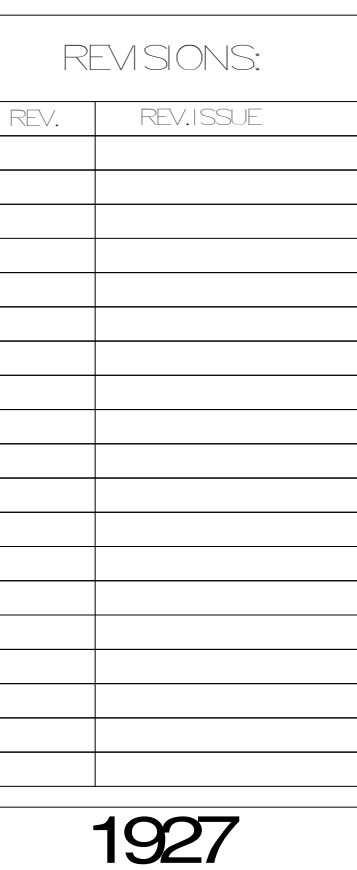
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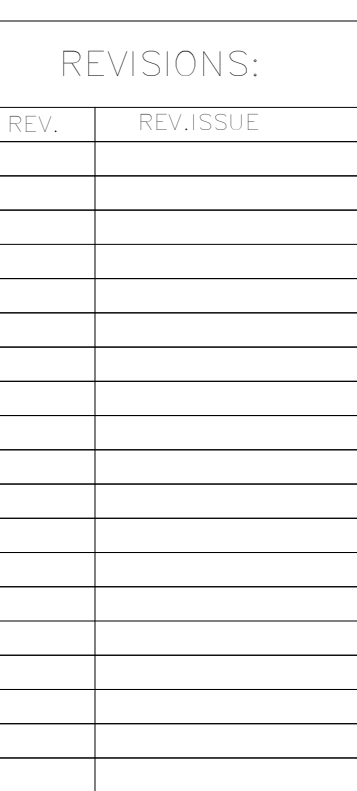


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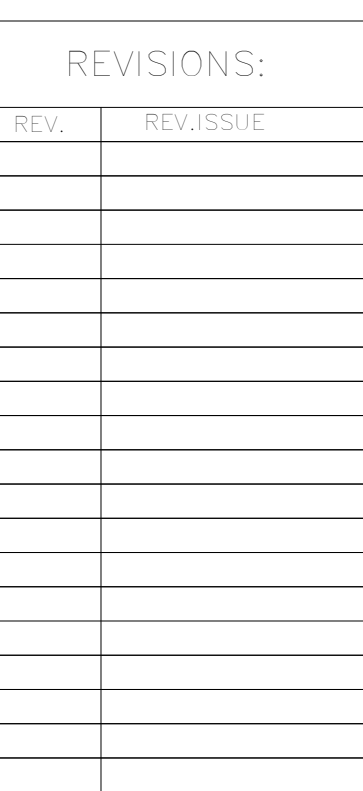


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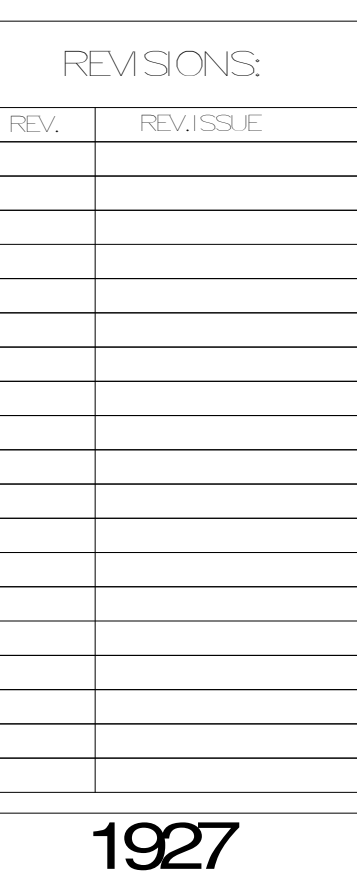


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RENDERING

scale N.T.S.

9.05

[illegible]

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RENDERING

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A9.06

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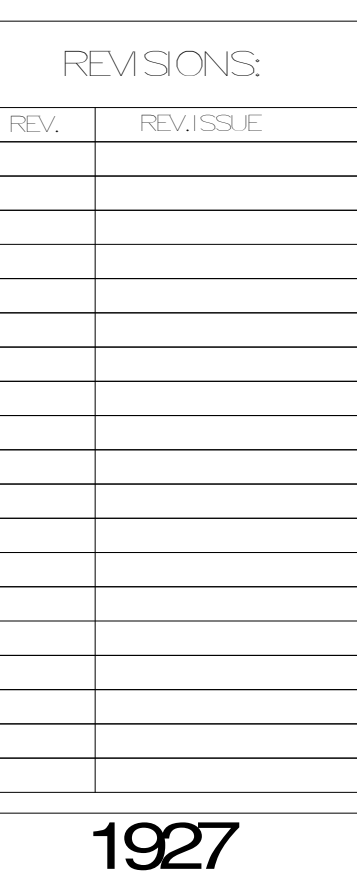
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A9.07



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A9.08