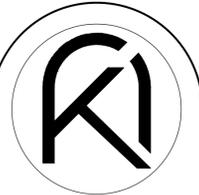


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RENOVATION AND ADDITION FOR: CARDENAL RESIDENCE

1 1 4 8 A L H A M B R A C I R C L E , C O R A L G A B L E S , F L 3 3 1 3 4



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RENOVATION & ADDITION FOR:

CARDENAL RESIDENCE

1148 ALHAMBRA CIRCLE
CORAL GABLES, FL 33134



DRAWN BY: MV
DATE: 12.19.23
CHECKED BY: EV
PROJECT: 23-69

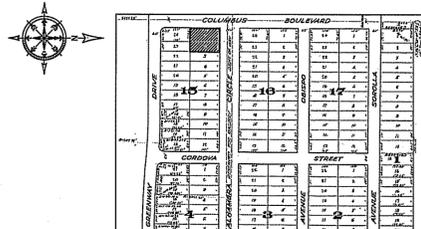
REVISIONS

COVER SHEET

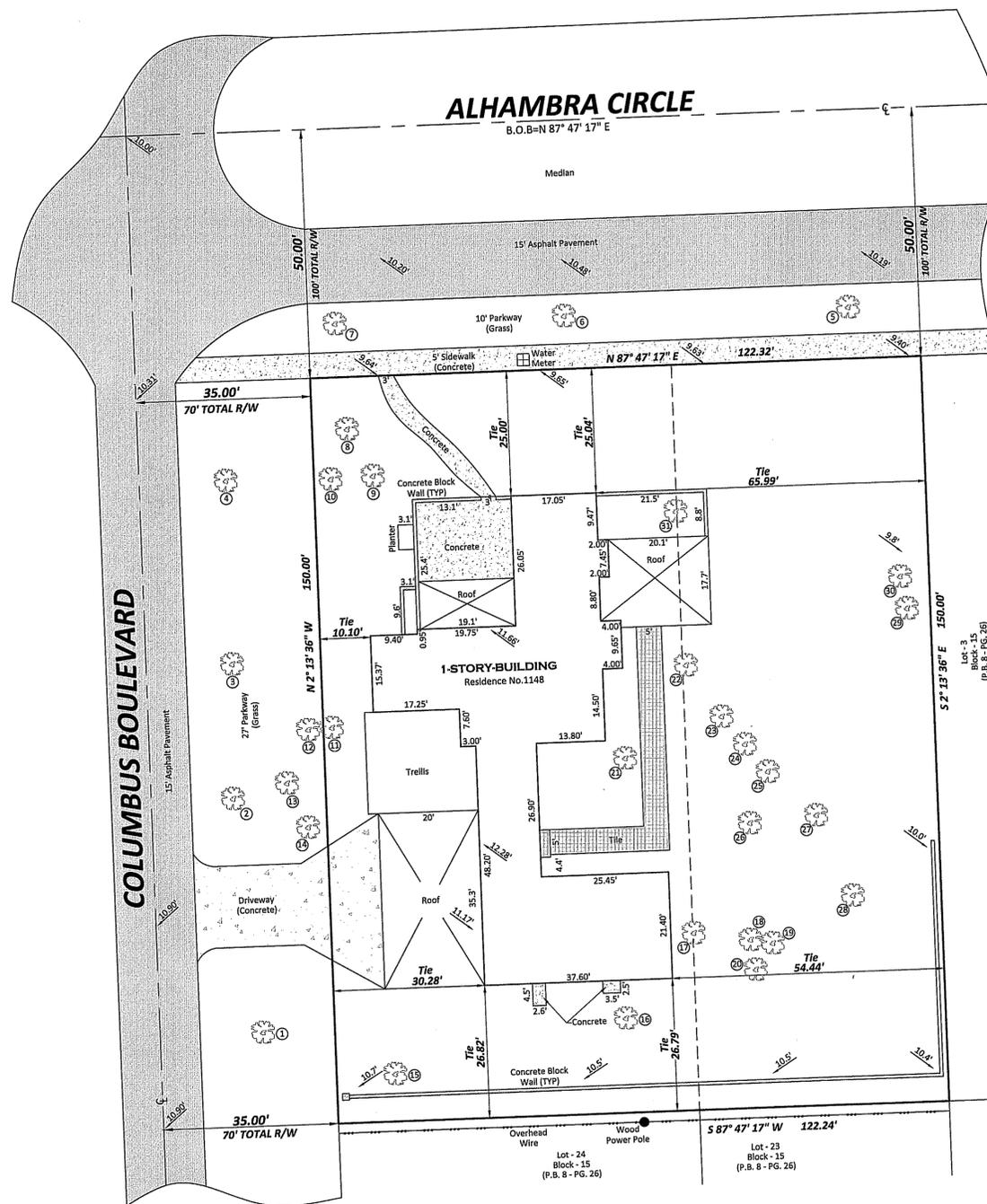
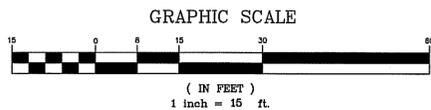
SCHEMATIC DESIGN

G-1.00

LOCATION MAP
N.T.S.



BOUNDARY SURVEY



LEGAL DESCRIPTION:
Lots 1 & 2 in Block 15 of CORRECTED PLAT CORAL GABLES SECTION C, according to the Plat thereof, as recorded in Plat Book 8 at Page 26 of the Public Records of Miami-Dade County, Florida.

CERTIFIED TO:

- MAURICIO E CARDENAL
- DIANE CULLINAN

SURVEYOR'S NOTES:

- Legal description provided by client.
- Right of way information obtained from record plat.
- Only record plat easement are shown.
- Benchmark used-Type of Survey: BOUNDARY SURVEY.
- Location and identification of utilities on or adjacent to the property were not secured as such information was not requested.
- Unless otherwise noted, this Firm has not attempted to locate Footings and/or Foundations (underground).
- This BOUNDARY SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- Precision of Closure 1:10000 Commercial High Risk Survey.
- Bearings shown are assumed and are based on the Centerline of ALHAMBRA CIRCLE, Being N 87° 47' 17" E.
- Record and Measurement calls are in substantial agreement, unless noted otherwise.

TREE TABULATION

No	Specie	Diameter	Height	Canopy
1	Coconut Palm	0.9'	35'	20'
2-4	Oak	0.5'	20'	15'
5	Oak	1.0'	25'	25'
6	Oak	1.5'	30'	30'
7	Oak	0.4'	15'	15'
8	Queen Palm	0.7'	20'	20'
9	Queen Palm	0.55'	20'	20'
10	Queen Palm	0.95'	20'	20'
11-12	Palm	0.7'	20'	15'
13	Coconut Palm	0.6'	20'	20'
14	Palm (3)	1.0'	20'	15'
15	Ficus	1.0'	25'	15'
16	Unknown	0.8'	20'	20'
16-19	Queen Palm	0.8'	30'	20'
20	Black Olive	1.0'	30'	15'
21	Yew	1.6'	25'	25'
22	Oak	1.8'	35'	40'
23-25	Queen Palm	0.9'	30'	20'
26	Unknown	0.7'	25'	20'
27	Gumbo Limbo	1.3'	35'	35'
28	Red Sandalwood	0.9'	35'	25'
29	Palm	1.0'	15'	10'
30	Oak	2.7'	25'	25'
31	Pink Trumpet	1.1'	30'	15'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSEPH L. MARTIN, PSM #4365 ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BENCHMARK INFORMATION: CG-18. ELEVATION: 9.59'

THIS MAP, PLAN, REPRESENTATION WITHIN THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT

ELEVATION NOTE (IF REQUESTED AND SHOWN):
1. "LOD" indicates existing Elevation.
2. Elevations are referred to the National Geodetic Vertical Datum 1929.

LEGEND AND ABBREVIATIONS:
C = PAGE
B.O.B. = BASIS OF BEARING
N.T.S. = NOT TO SCALE
No. = NUMBER
(TYP) = TYPICAL
ID. = IDENTIFICATION

ADDRESS: 1148 ALHAMBRA CIRCLE, CORAL GABLES, FL 33134.

FLOOD ZONE INFORMATION: CORAL GABLES, CITY OF 12069

COMMUNITY MAP: 1206C

MAP REVISION: 09-11-2009

SCALE: 1" = 15'

DRAWN BY: Joseph L. Martin

PANEL NUMBER: 0254

FLOOD ZONE: X

SHEET: 1 OF 1 SHEET(S)

DATE: 03-04-2020

PROJ. No.:

REVISIONS: Update Survey

DATE: 3-2-2021

PROJECT No.:

DATE:

PROFESSIONAL LAND SURVEYOR # 4288
JOSEPH L. MARTIN
PHONE: (305) 772-0766
15588 S.W. 140 STREET, FL 33196

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4 REAR VIEW (NORTH EAST)



2 REAR VIEW (WEST)



3 REAR VIEW (NORTH WEST)



1 FRONT VIEW FROM ALHRAMBRA CIR.



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RENOVATION & ADDITION FOR:

CARDENAL RESIDENCE

1148 ALHAMBRA CIRCLE
CORAL GABLES, FL 33134



DRAWN BY
DATE 12.19.23 MV CHECKED BY 23-69 EV PROJECT 23-69

REVISIONS

PHOTOS OF
EXISTING
CONDITIONS

SCHEMATIC DESIGN

G-1.01

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2 RENDERING



1 RENDERING



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REVISIONS

RENDERINGS

CONSTRUCTION DOCUMENTS

G-1.02

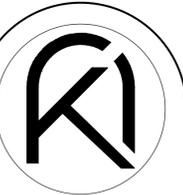
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REVISIONS

RENDERINGS

SCHEMATIC DESIGN

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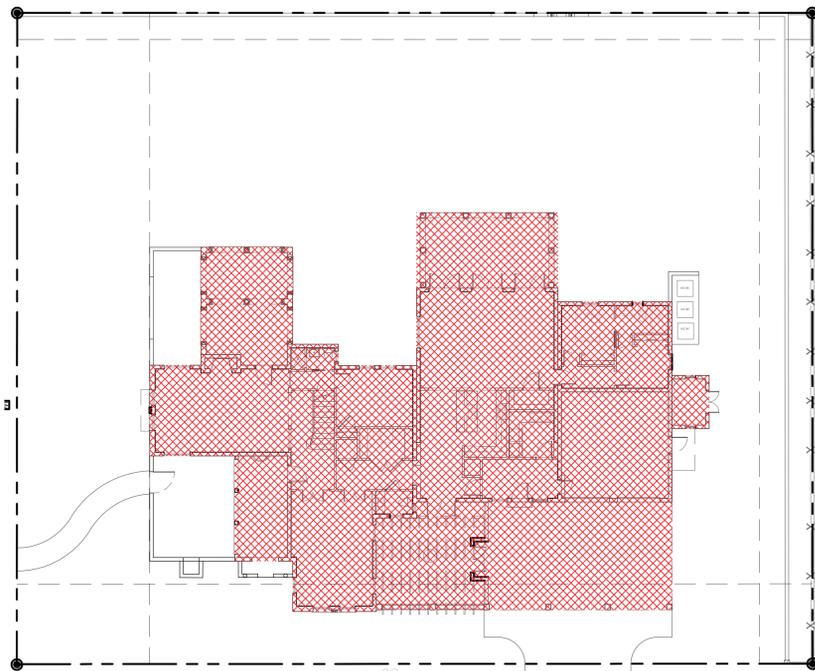
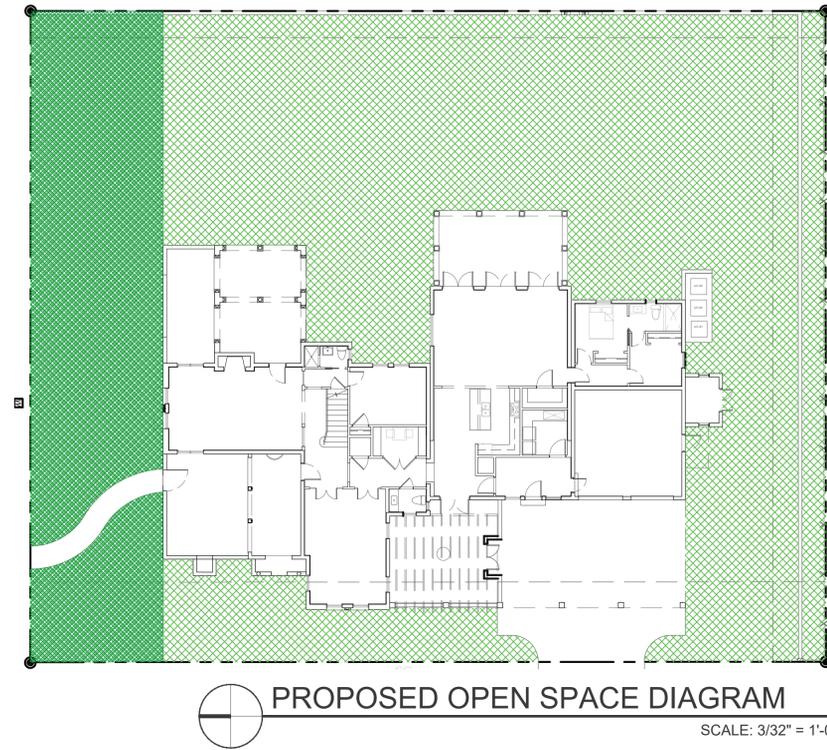
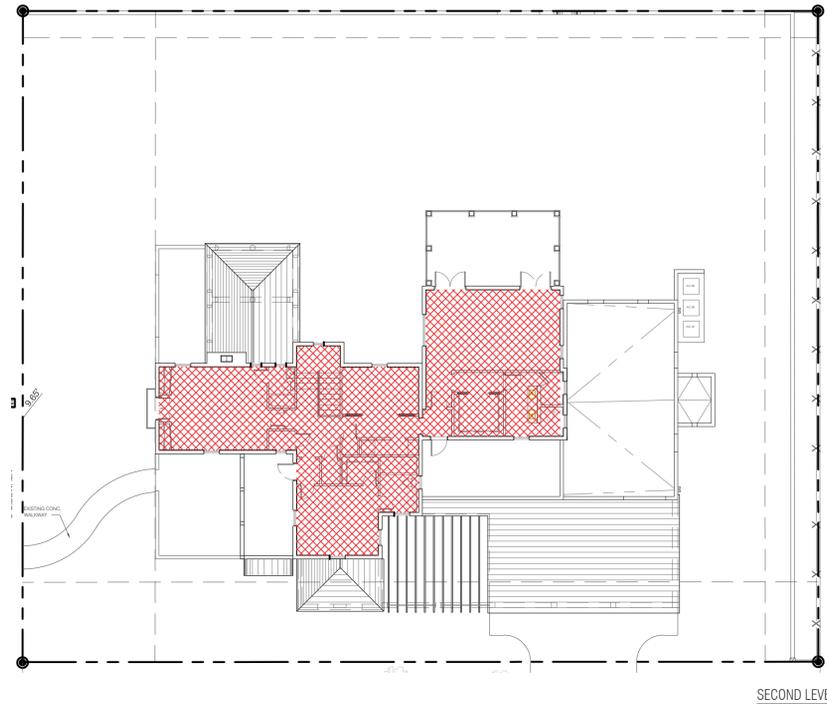
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CONSTRUCTION DOCUMENTS



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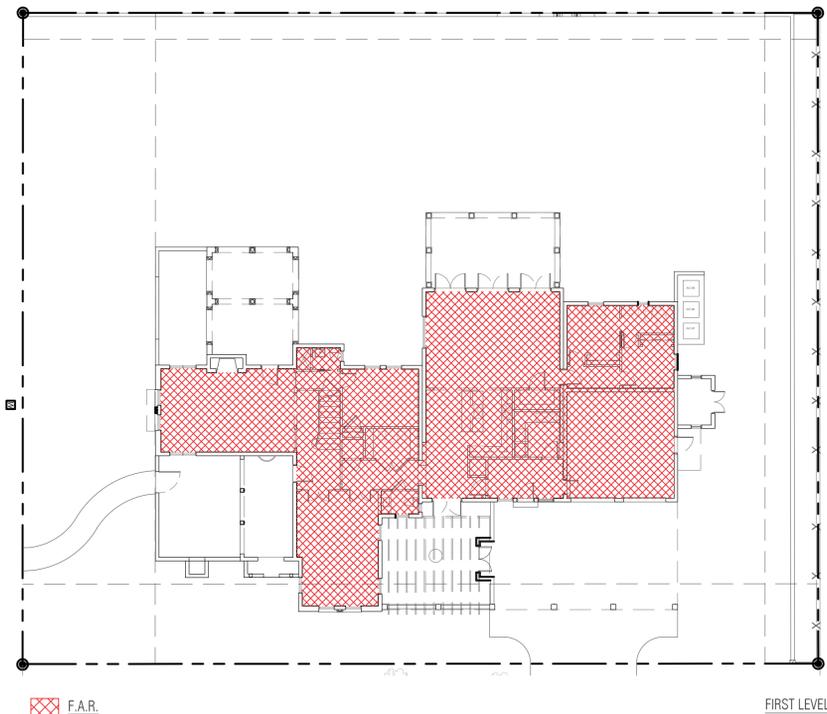
ZONING INFORMATION			
PROPERTY ADDRESS: 1148 ALHAMBRA CIRCLE, CORAL GABLES, FL 33134			
ZONING: SFR			
LOT AREA:	18,342 SF		
	0.42 ACRES		
	REQUIRED/ALLOWED	ALLOWED/EXISTING	PROPOSED
LOT COVERAGE			
MAIN BUILDING MAX LOT COVERAGE: 35%			
	18,342 X 0.35 = 6,420 SF	6,420 SF	5,479 SF
TOTAL LOT COVERAGE: 45%			
	18,342 X 0.45 = 8,254 SF	8,254 SF	6,530 SF
FLOOR AREA RATIO			
	5,000 X 0.85 = 2,400 SF	2,400 SF	4,976 SF
OPEN SPACE			
MIN OPEN SPACE: 40%			
	18,342 X 0.4 = 7,337 SF	7,337 SF	11,638 SF
	FRONT YARD 20% MIN = 1,467 SF	1,467 SF	2,931 SF
SETBACKS			
FRONT (NORTH) ALHAMBRA CIRCLE			
	25'-0"	25'-1"	25'-1"
SIDE EXTERIOR (WEST) COLUMBUS BLVD.			
	20% OF LOT WIDTH: 15'-0"	9'-10"	9'-10"
SIDE INTERIOR (EAST)			
	20% OF LOT WIDTH: 5'-0"	5'-0"	44'-0"
REAR (NORTH)			
	10'-0"	10'-0"	19'-6"
BUILDING HEIGHT			
		20'-2" (2 STORIES)	



 MAX ALLOWED 35% GROUND COVER
 18,342 SF x 0.35 = 6,419 SF
 FIRST LEVEL = 5,479 SF
 TOTAL = 5,479 SF (30%)

⊕ **35% GROUND COVERAGE**
DIAGRAM

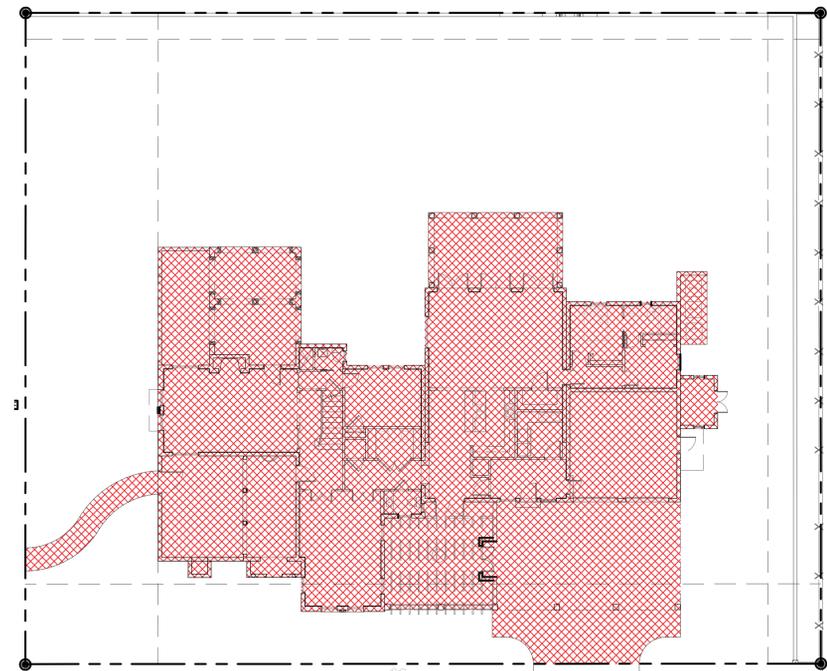
SCALE: 1/8" = 1'-0"



 F.A.R.
 5,000 SF x 48% = 2,400 SF
 5,000 SF x 35% = 1,750 SF
 8,342 SF x 32% = 2,670 SF
 MAX ALLOWED = 6,820 SF
 FIRST FLOOR = 3,076 SF
 SECOND FLOOR = 1,900 SF
 PROPOSED = 4,976 SF

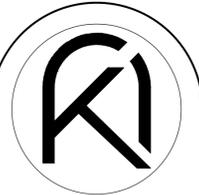
⊕ **FLOOR AREA CALCULATION**
DIAGRAM

SCALE: 1/8" = 1'-0"



⊕ **PROPOSED LOT COVERAGE**
DIAGRAM

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



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RENOVATION & ADDITION FOR:
CARDENAL RESIDENCE

1148 ALHAMBRA CIRCLE
 CORAL GABLES, FL 33134



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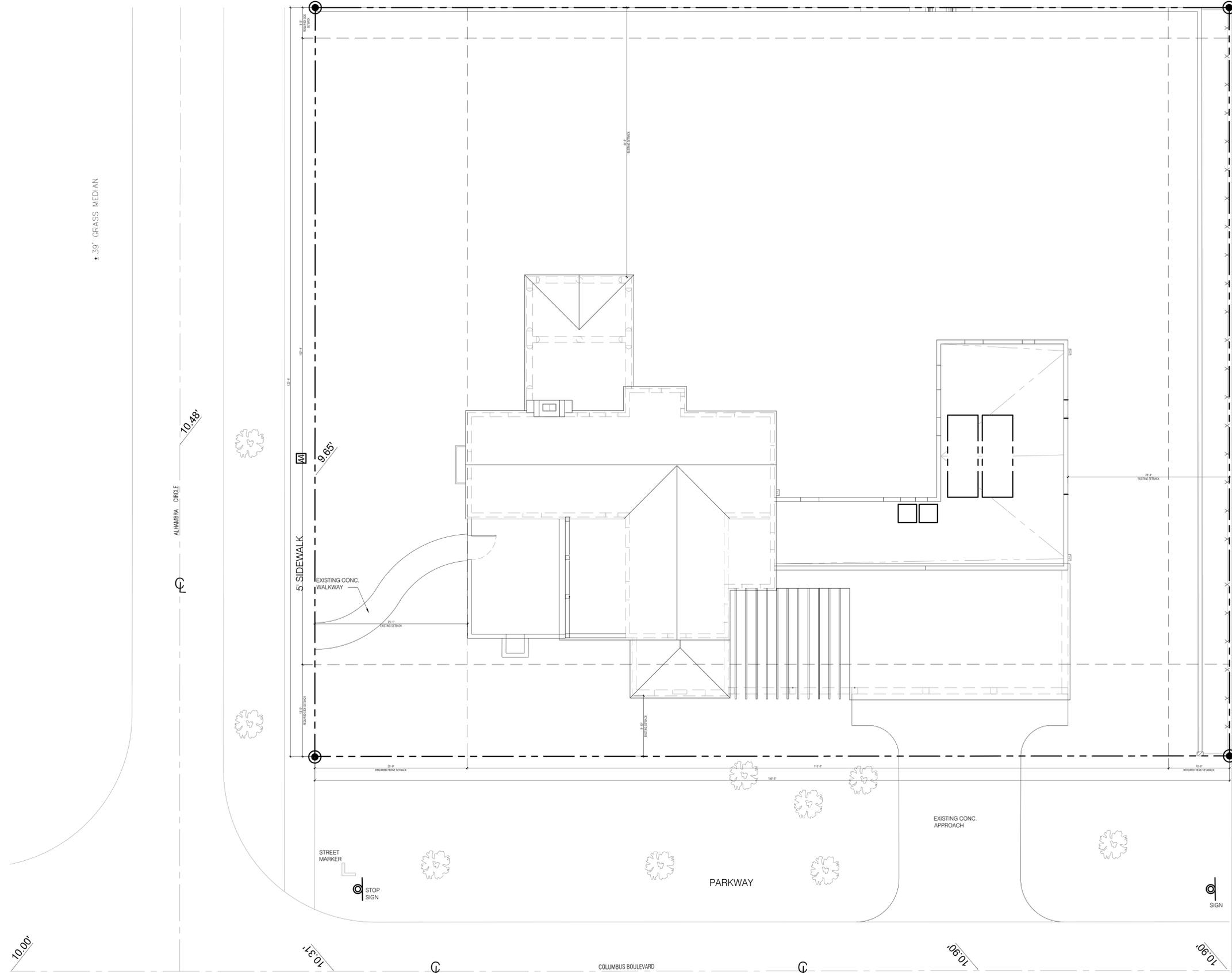
REVISIONS

ZONING
DIAGRAMS

SCHMATIC DESIGN

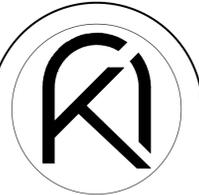
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EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"



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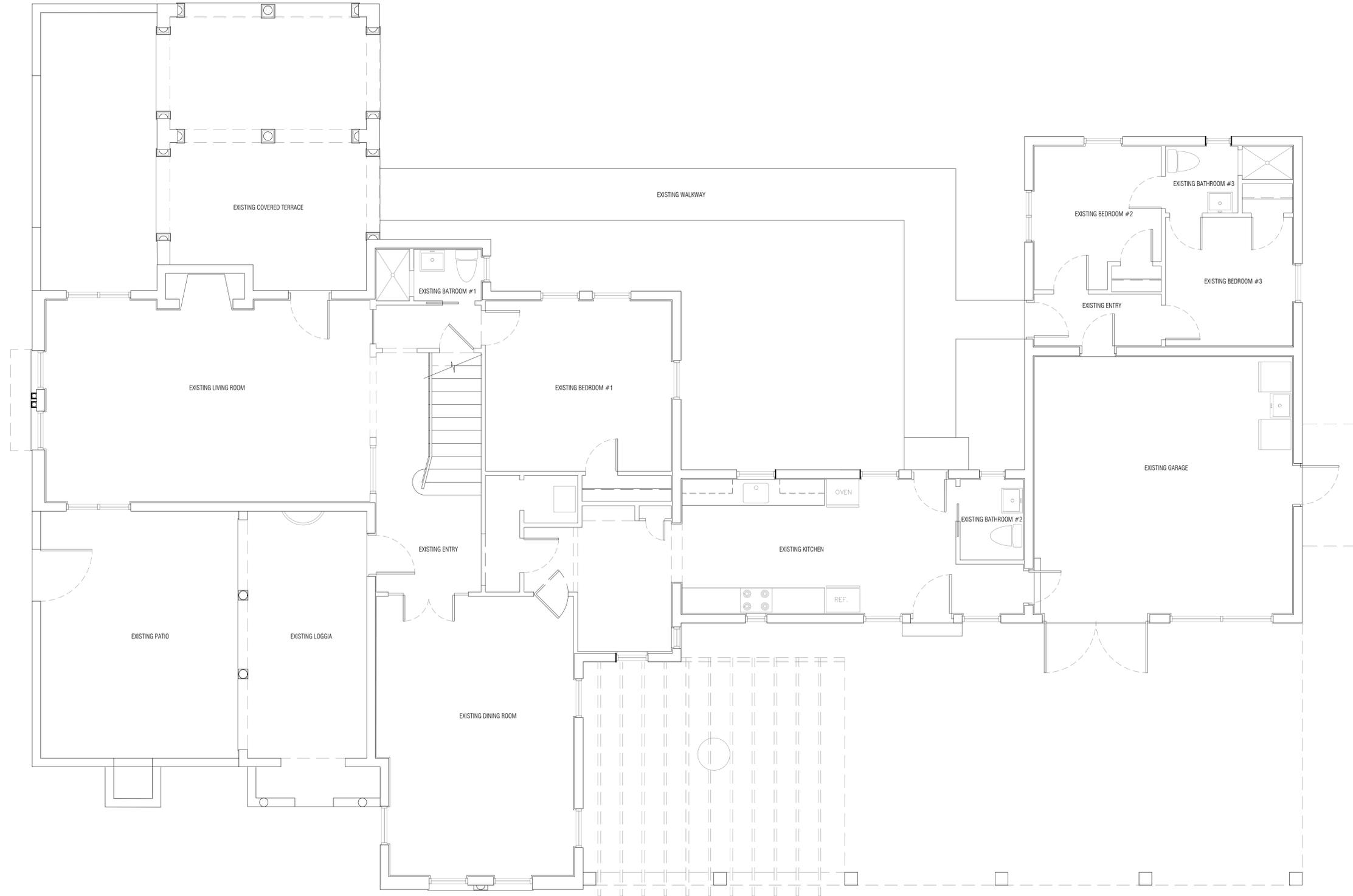
REVISIONS

EXISTING SITE PLAN

SCHEMATIC DESIGN

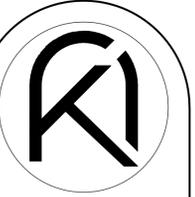
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EXISTING GROUND LEVEL FLOOR PLAN

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



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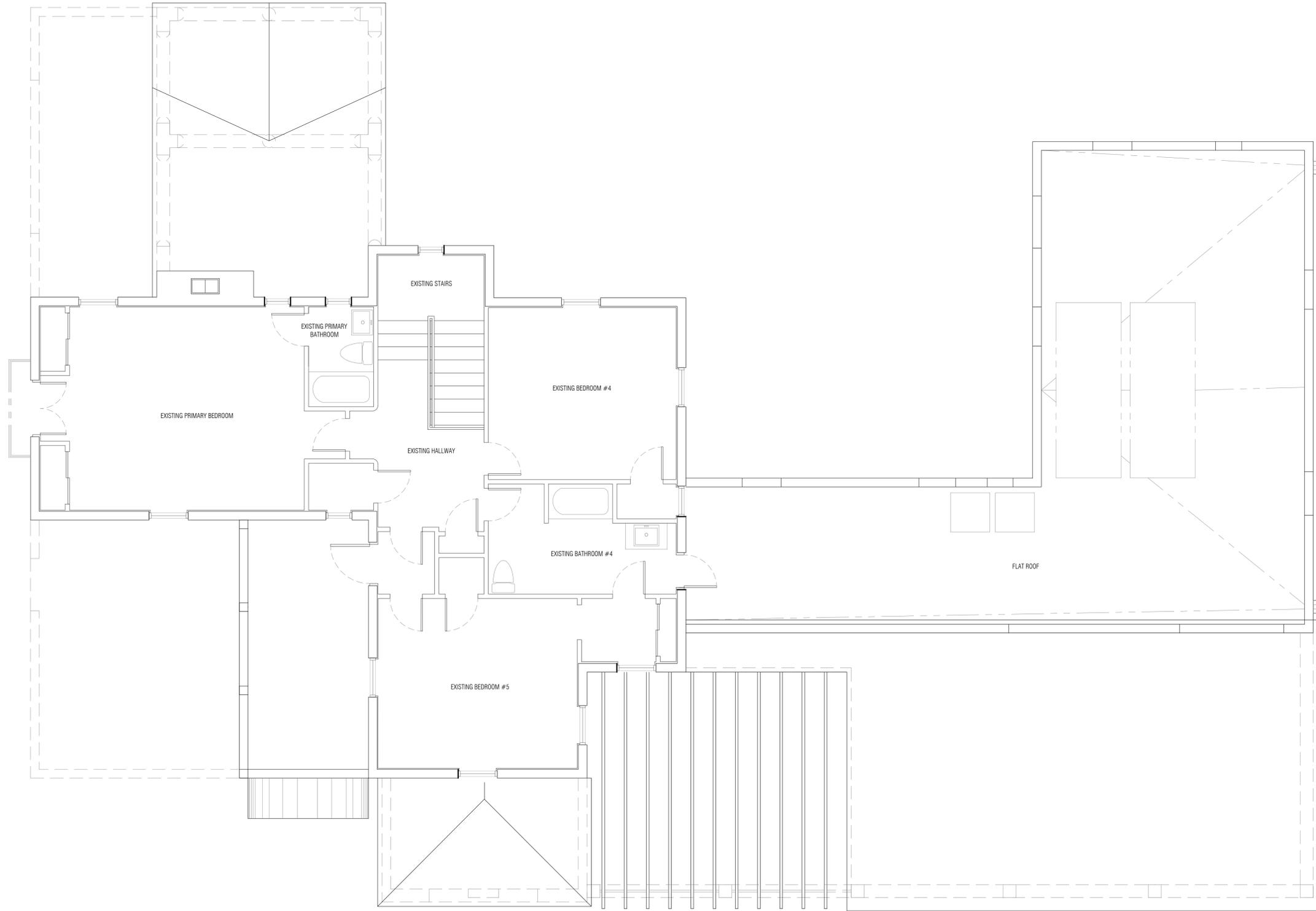
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EXISTING
GROUND LEVEL
FLOOR PLAN

SCHEMATIC DESIGN

A-1.02

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EXISTING SECOND LEVEL FLOOR PLAN

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



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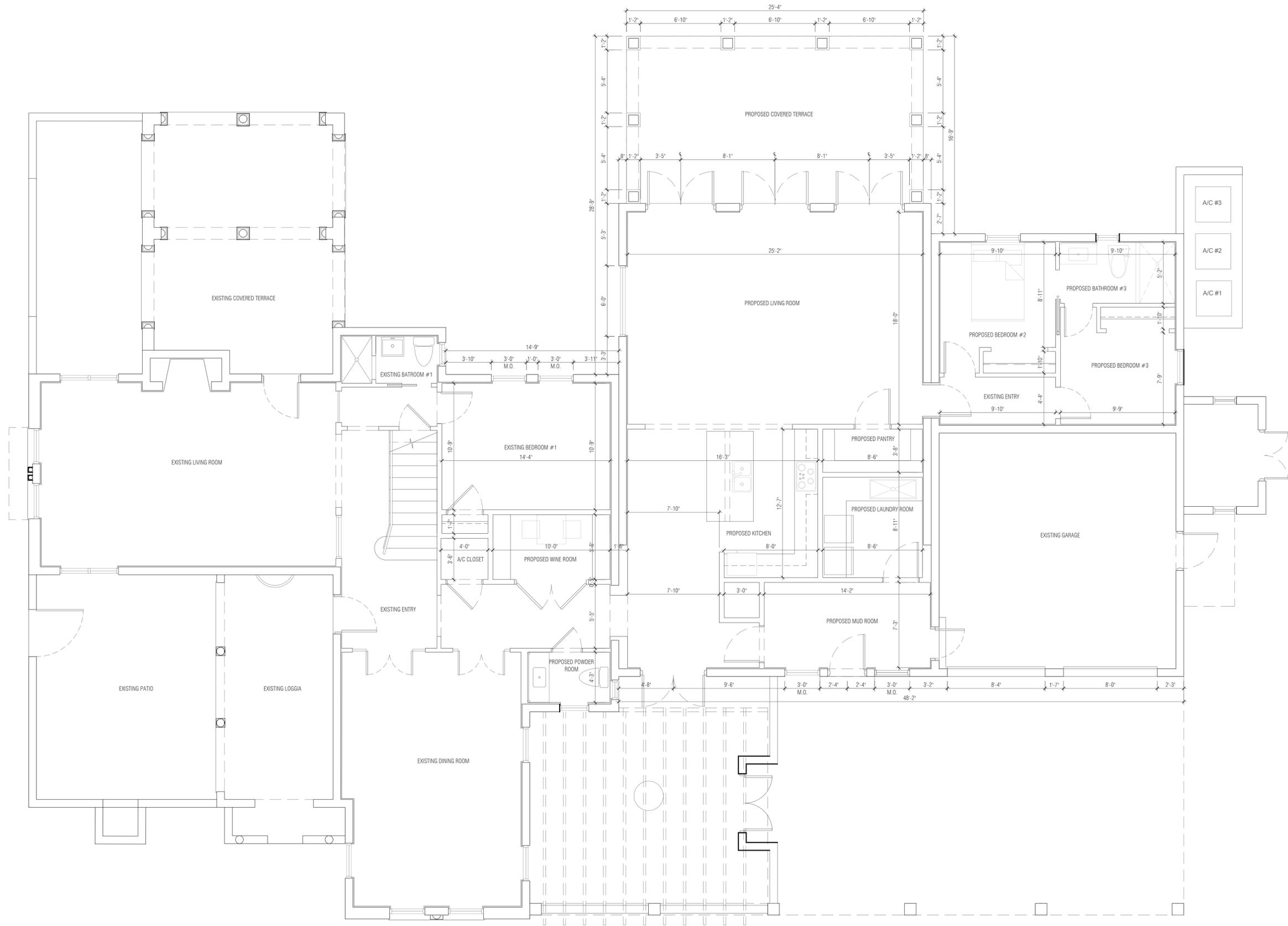
REVISIONS

EXISTING
SECOND LEVEL
FLOOR PLAN

SCHEMATIC DESIGN

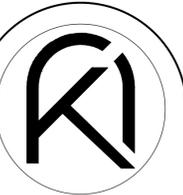
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PROPOSED GROUND LEVEL FLOOR PLAN

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



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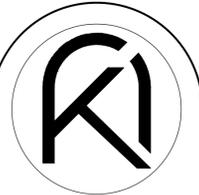
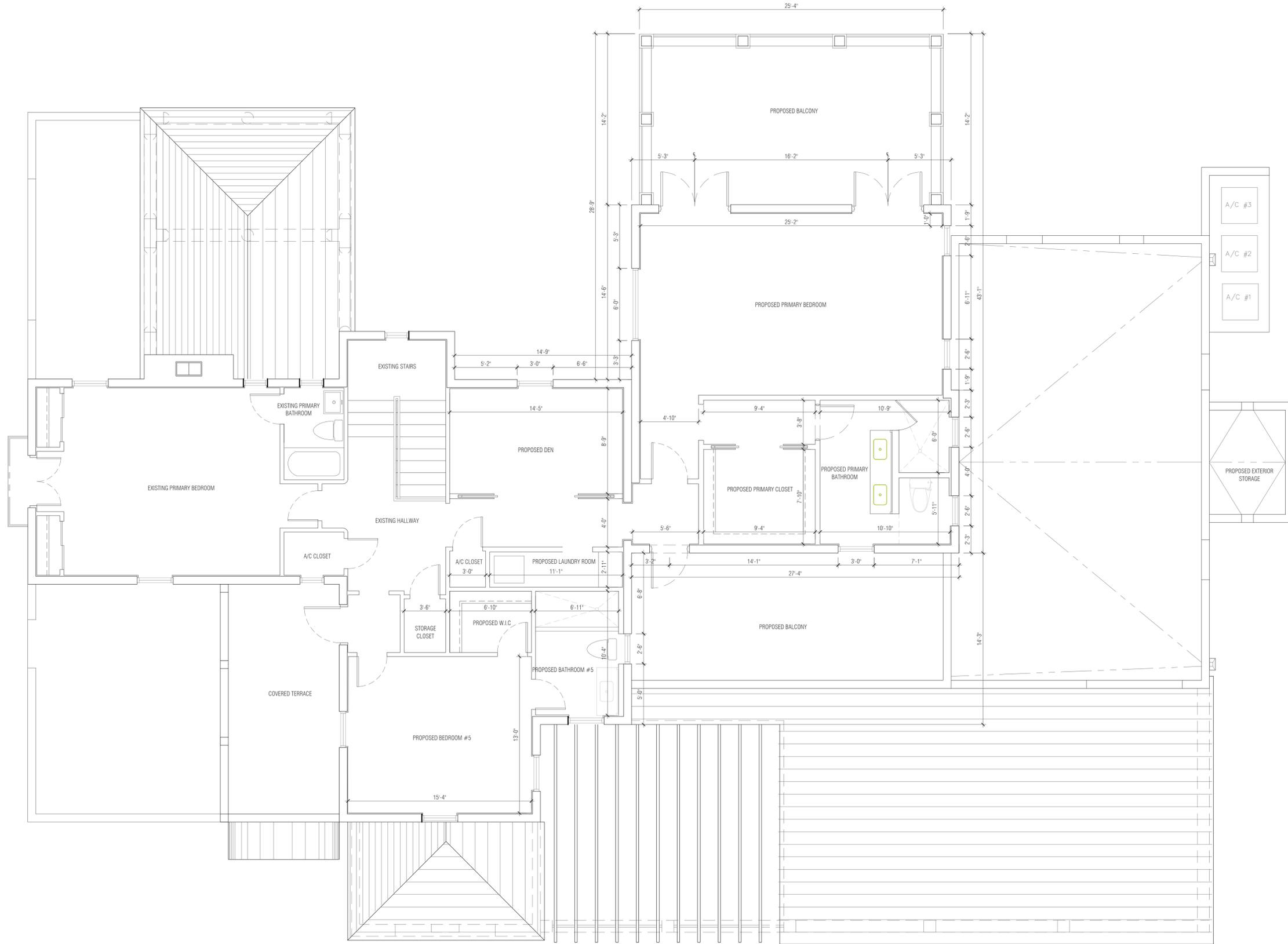
REVISIONS

PROPOSED GROUND LEVEL FLOOR PLAN

SCHEMATIC DESIGN

A-1.04

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REVISIONS

**PROPOSED
SECOND LEVEL
FLOOR PLAN**

CONSTRUCTION DOCUMENTS

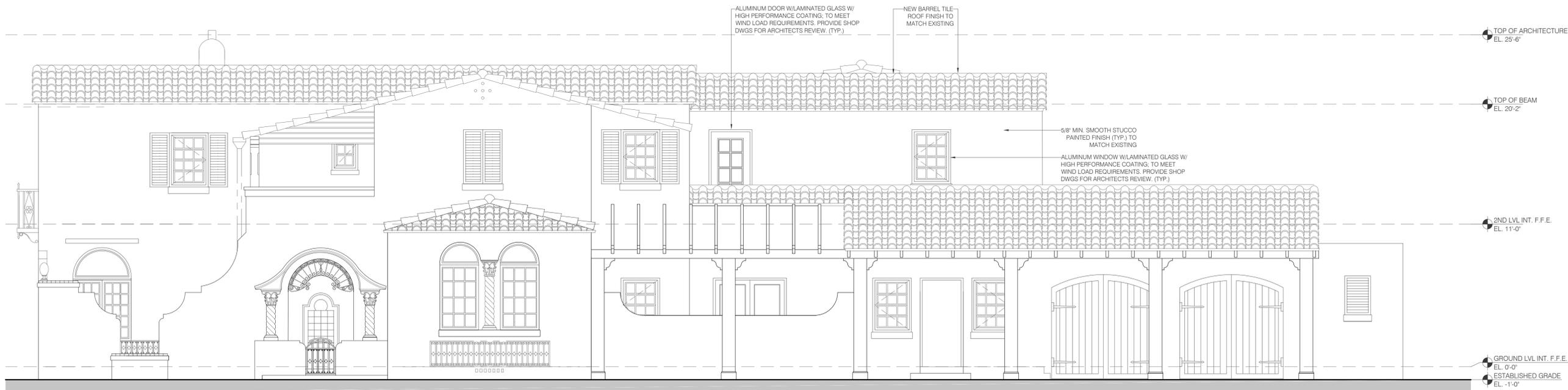
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PROPOSED SECOND LEVEL FLOOR PLAN

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

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2 PROPOSED ELEVATION (WEST)

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



1 EXISTING ELEVATION (WEST)

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



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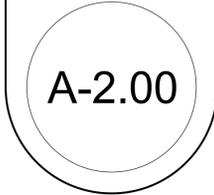


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PROPOSED REAR ELEVATION (WEST)

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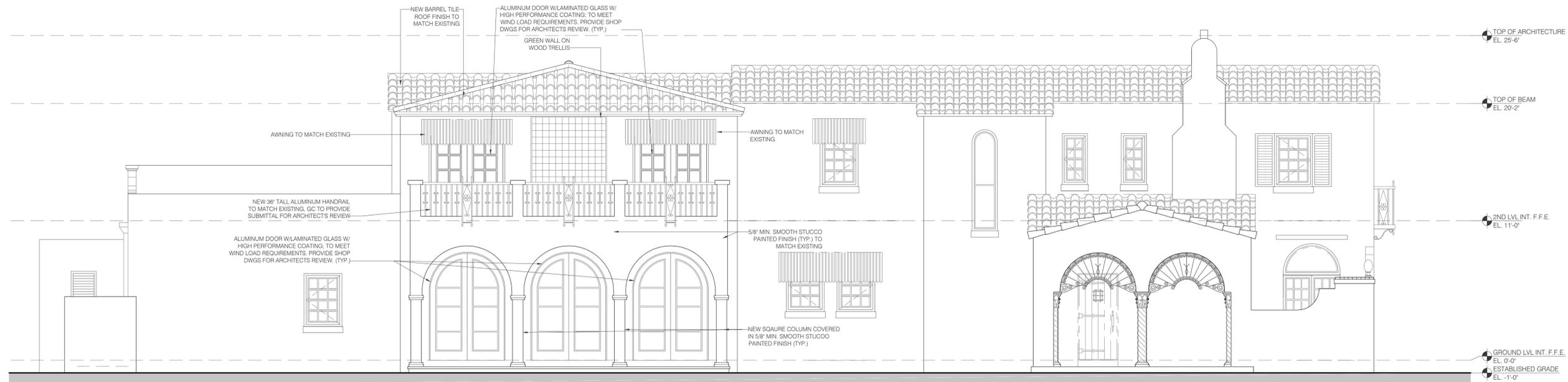
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PROPOSED FRONT ELEVATION (EAST)

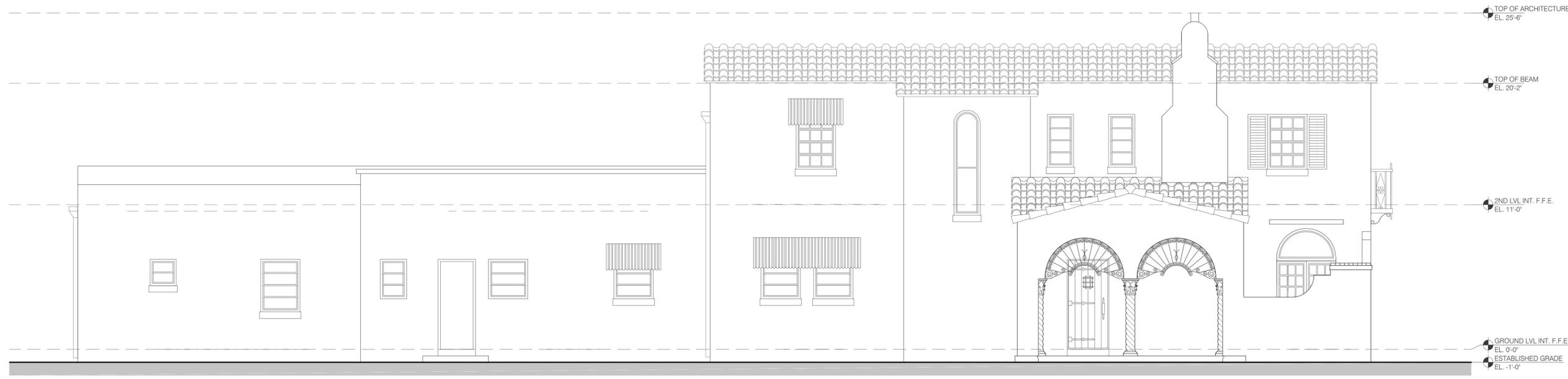
CONSTRUCTION DOCUMENTS

A-2.01



2 PROPOSED ELEVATION (EAST)

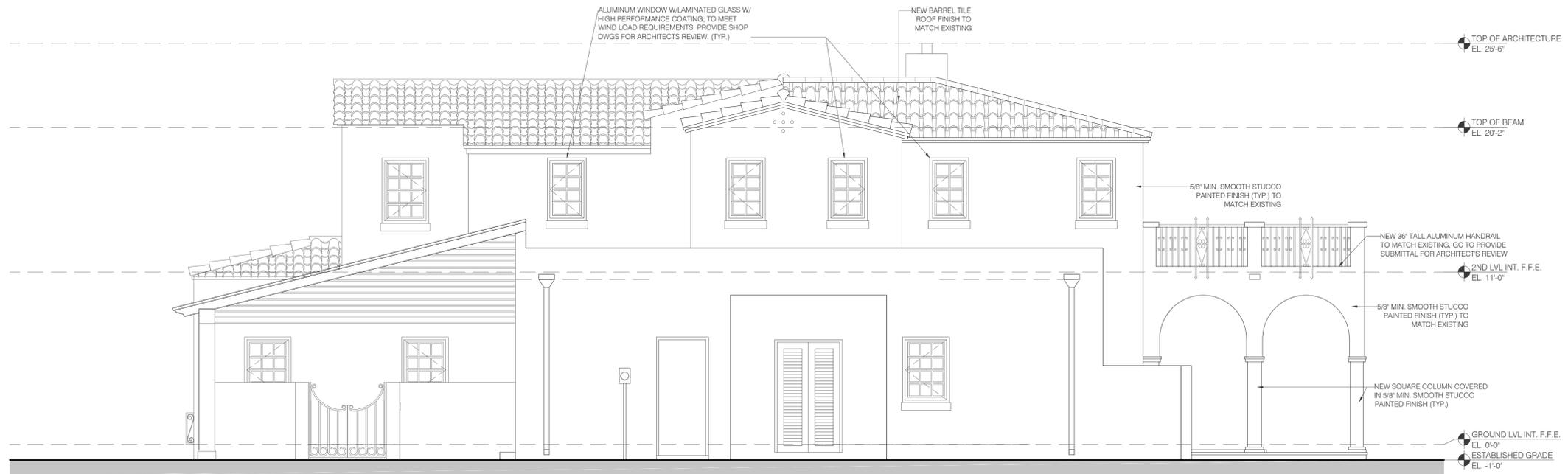
SCALE: 1/4" = 1'-0"



1 EXISTING ELEVATION (EAST)

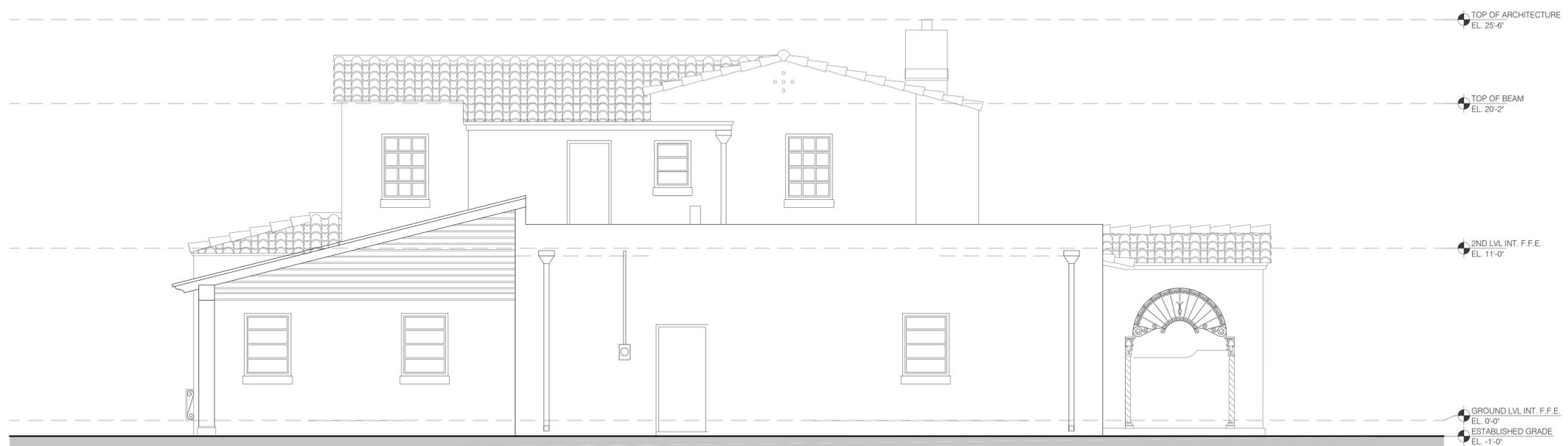
SCALE: 1/4" = 1'-0"

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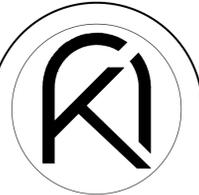
2 PROPOSED ELEVATION (SOUTH)

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



1 EXISTING ELEVATION (SOUTH)

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



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RENOVATION & ADDITION FOR:

CARDENAL RESIDENCE

1148 ALHAMBRA CIRCLE
 CORAL GABLES, FL 33134



DRAWN BY: MV
 DATE: 05.31.24
 CHECKED BY: EV
 PROJECT: 23-69

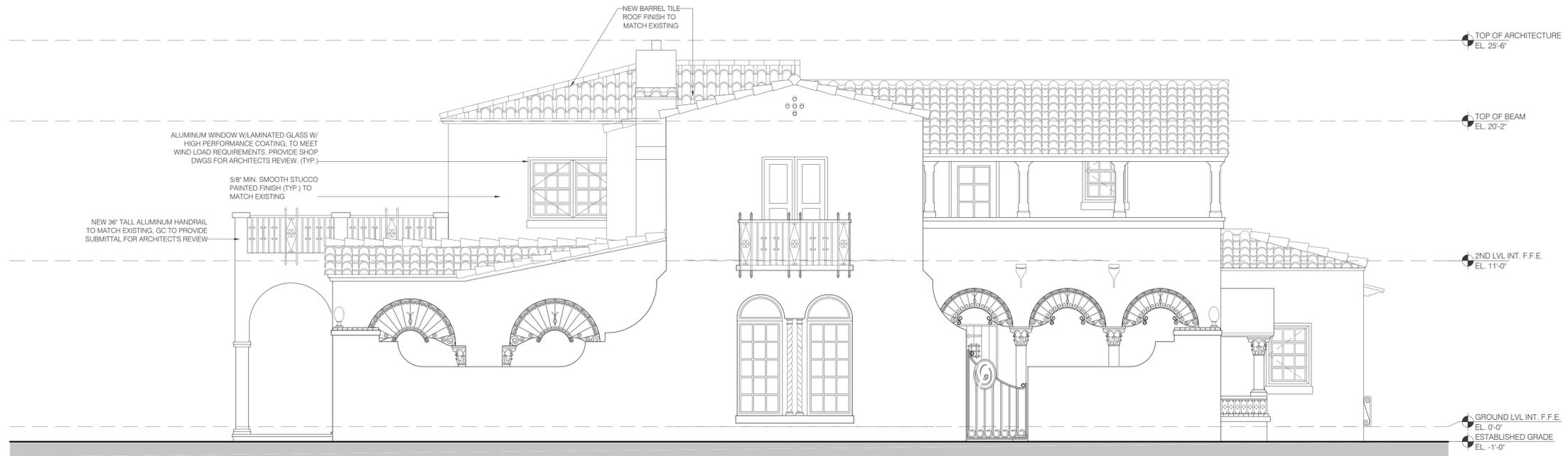
REVISIONS

PROPOSED REAR ELEVATION (SOUTH)

CONSTRUCTION DOCUMENTS

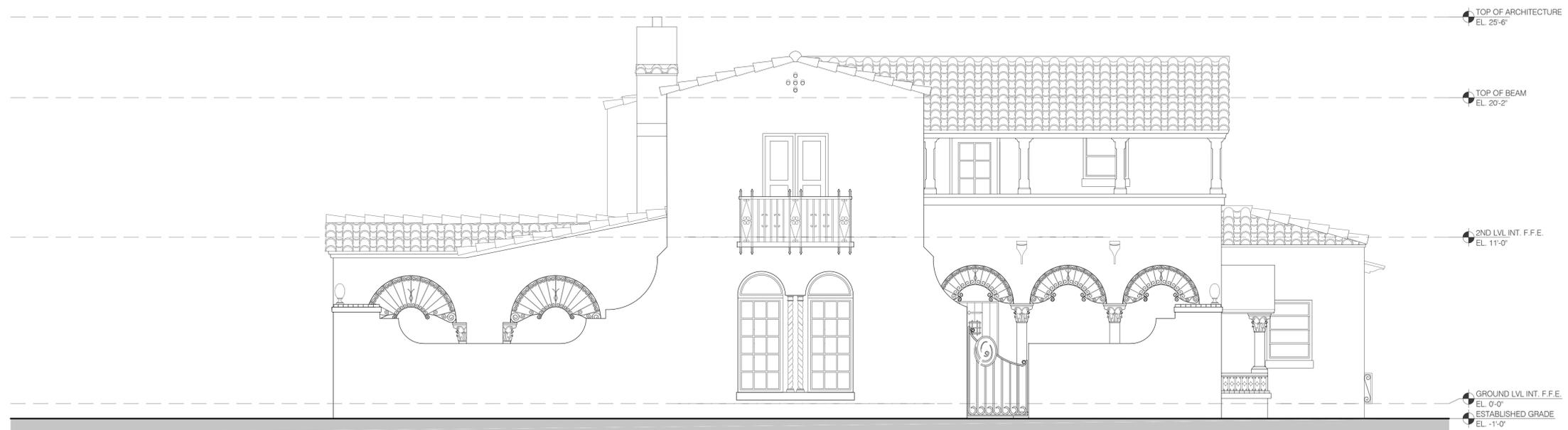
A-2.02

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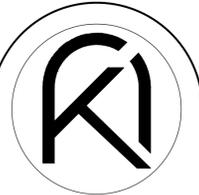
2 PROPOSED ELEVATION (NORTH)

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



1 EXISTING ELEVATION (NORTH)

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



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RENOVATION & ADDITION FOR:
CARDENAL RESIDENCE

1148 ALHAMBRA CIRCLE
 CORAL GABLES, FL 33134



DRAWN BY: MV
 DATE: 05.31.24
 CHECKED BY: EV
 PROJECT: 23-69

REVISIONS

PROPOSED FRONT
 ELEVATION
 (NORTH)

CONSTRUCTION DOCUMENTS

A-2.03