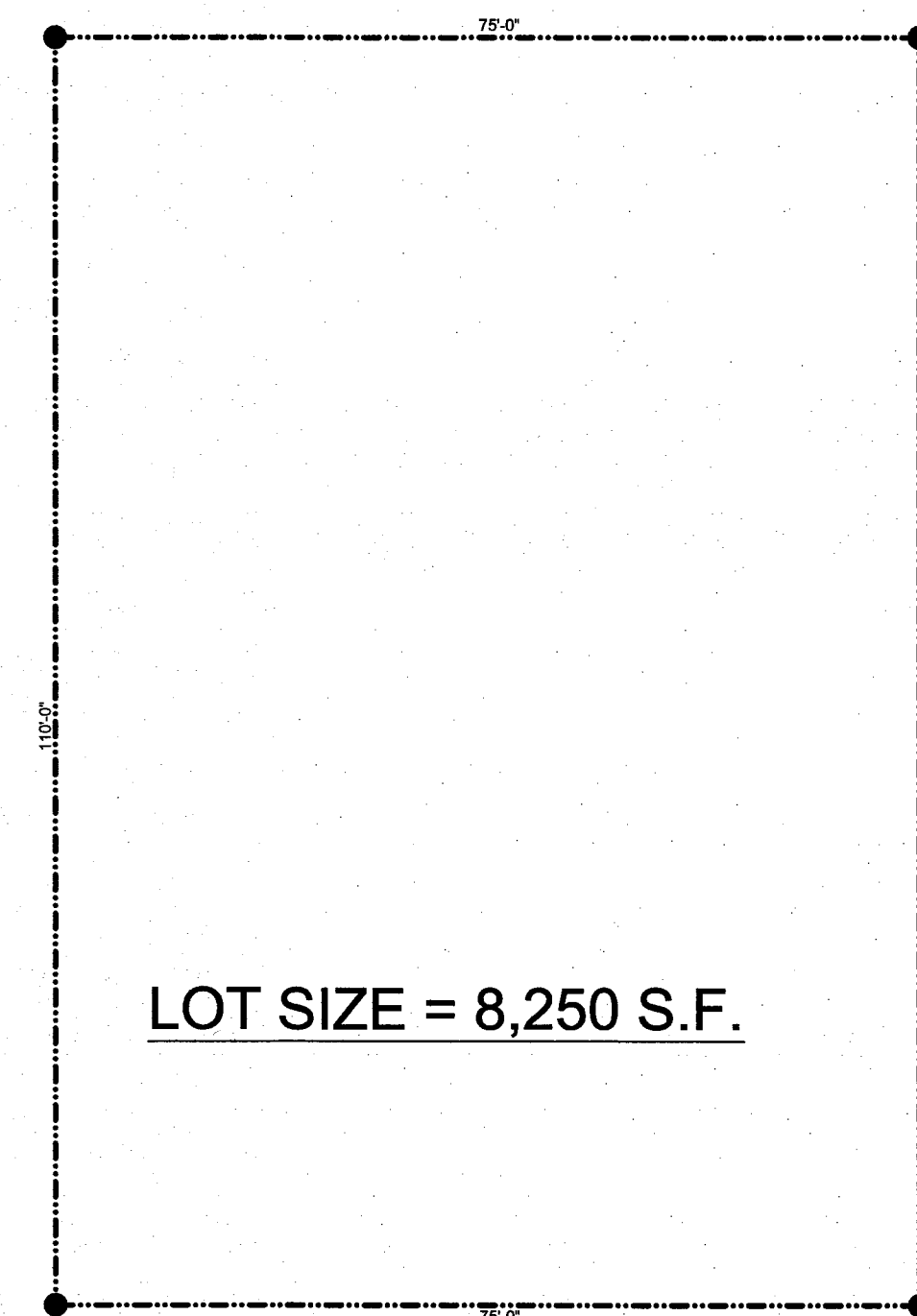
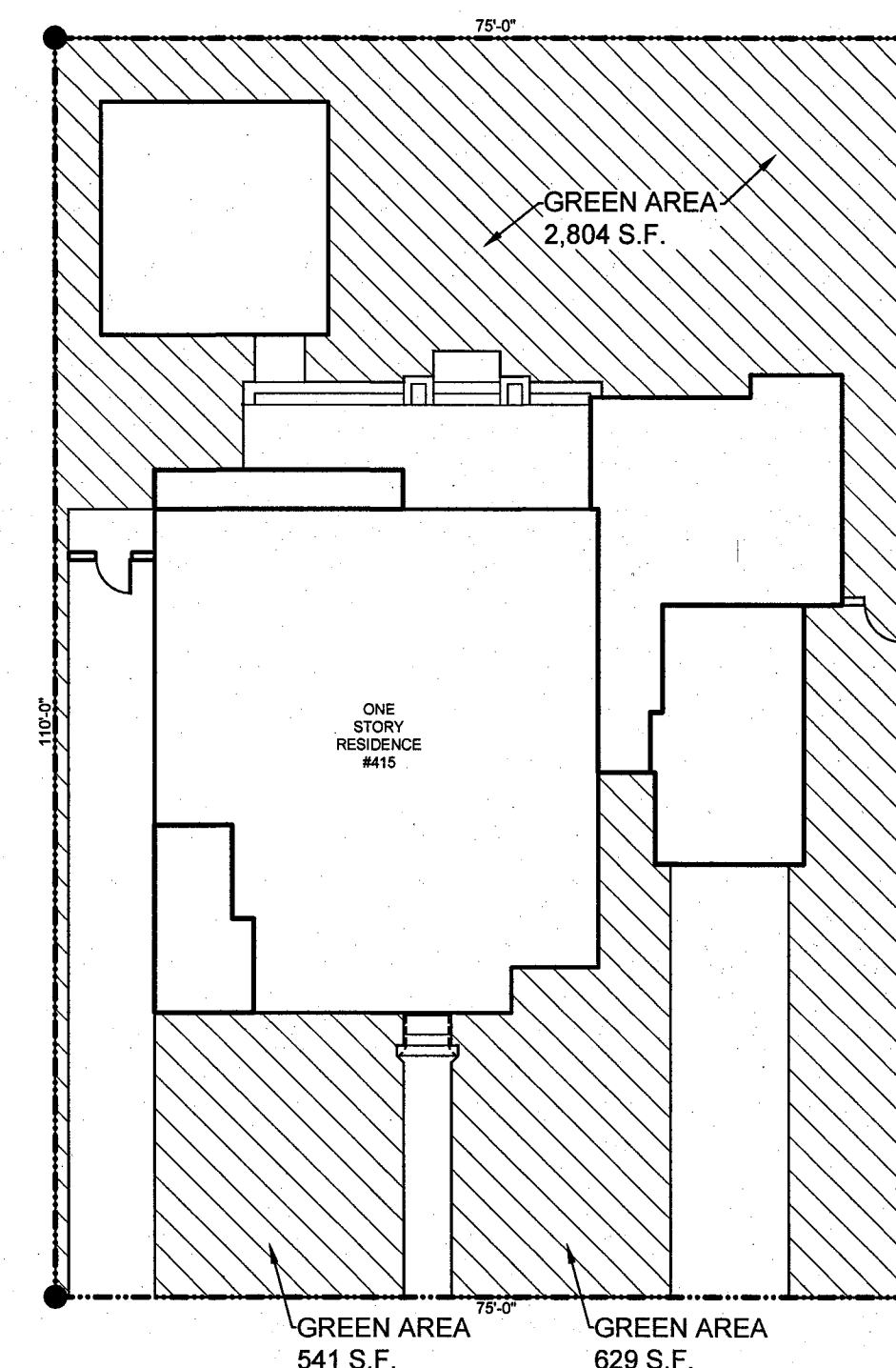


ZONING DATA
ADDRESS:
415 Aragon Ave,
Coral Gables, FL 33134
FOLIO NUMBER:
03-4108-001-1130
LEGAL DESCRIPTION:
CORAL GABLES SEC B PB 5-111
LOT 16 & W1/2 LOT 15 BLK 7
LOT SIZE IRREGULAR
OR 18627-3022 0599 1
SETBACKS:
FRONT (SOUTH):
25'-0" REQUIRED
24'-10" EXISTING
INTERIOR SIDE (EAST)
6'-3" REQUIRED
6'-3" NEW
INTERIOR SIDE (WEST)
8'-9" REQUIRED
8'-9" EXISTING
REAR SETBACK (REAR BUILDING):
5'-0" REQUIRED
5'-6" EXISTING



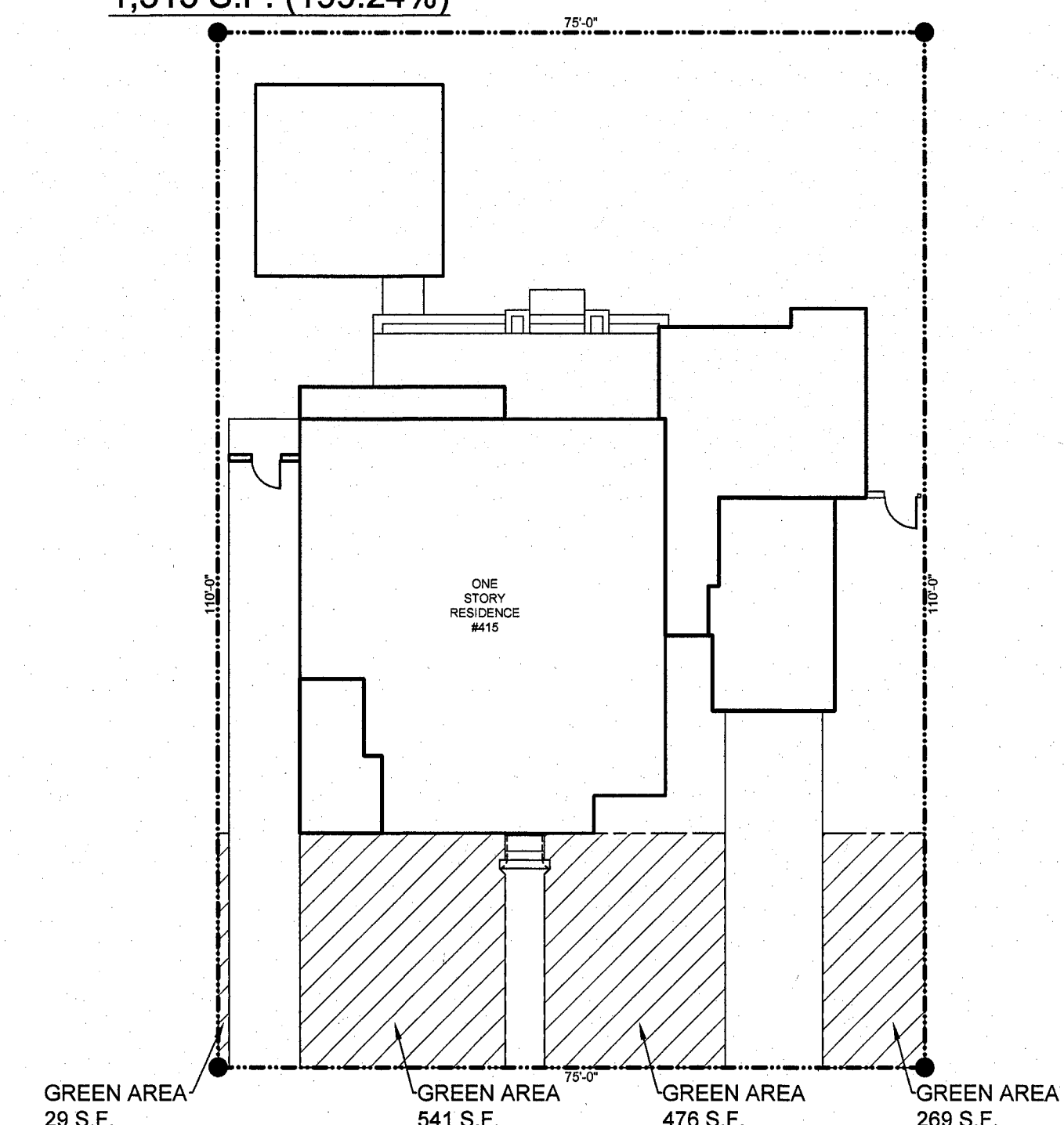
LOT SIZE = 8,250 S.F.

40% MINIMUM LANDSCAPE
REQUIREMENT
 $8,250 \times 40\% = 3,300$ S.F.
GREEN AREA PROPOSED
3,974 S.F. - 48.17%



40% LANDSCAPE MINIMUM

20% MINIMUM LANDSCAPE
REQUIREMENT
 $3,300 \times 20\% = 660$ S.F.
MINIMUM REQUIRED
20% GREEN AREA
PROPOSED
1,315 S.F. (199.24%)



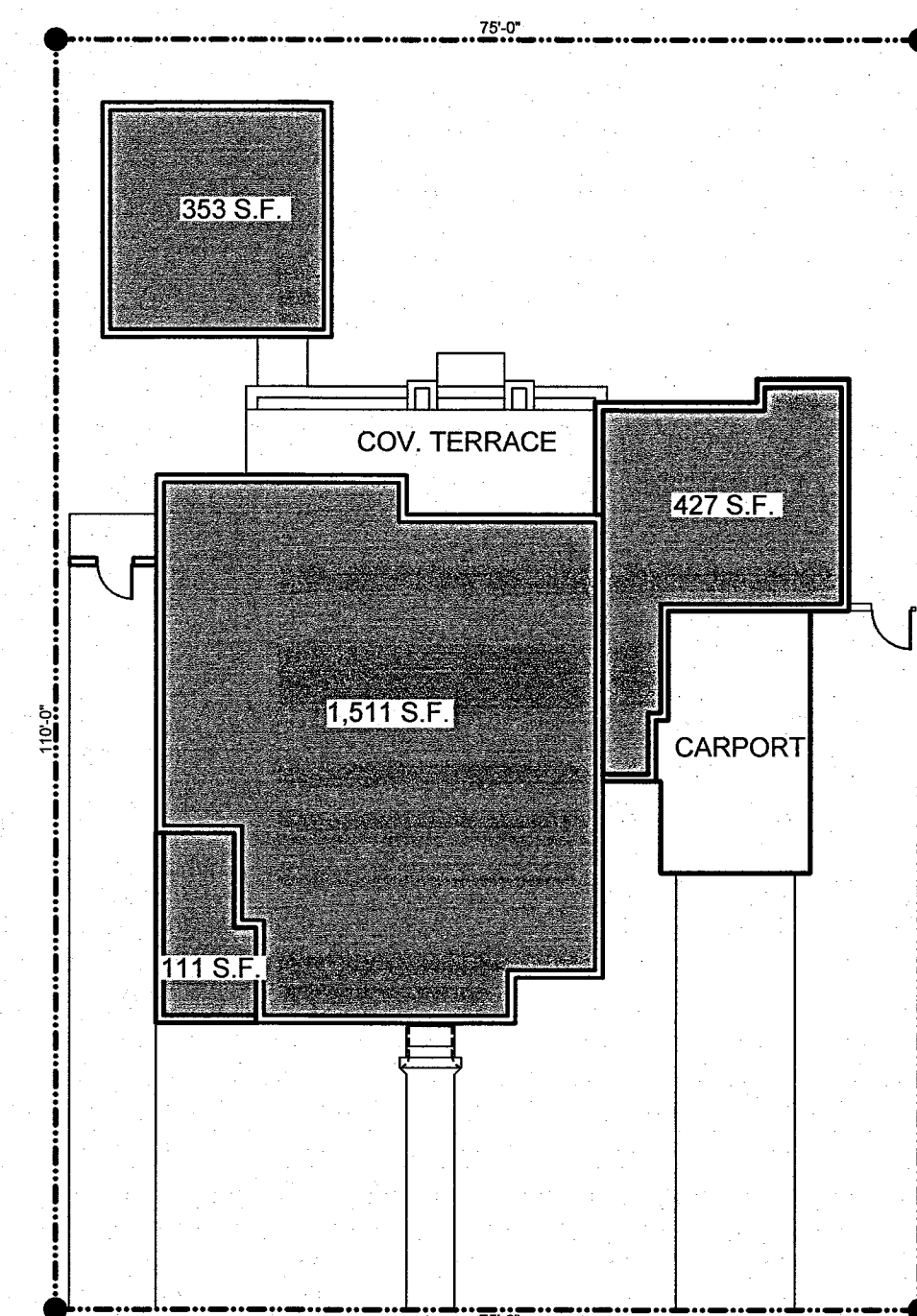
20% FRONT YARD
LANDSCAPE MINIMUM

FLOOR AREA ALLOWED:
5,000 S.F. AT 48% = 2,400 S.F.
3,250 S.F. AT 35% = 1,138 S.F.

MAXIMUM ALLOWED = 3,538 S.F.

FLOOR 2,402 S.F.

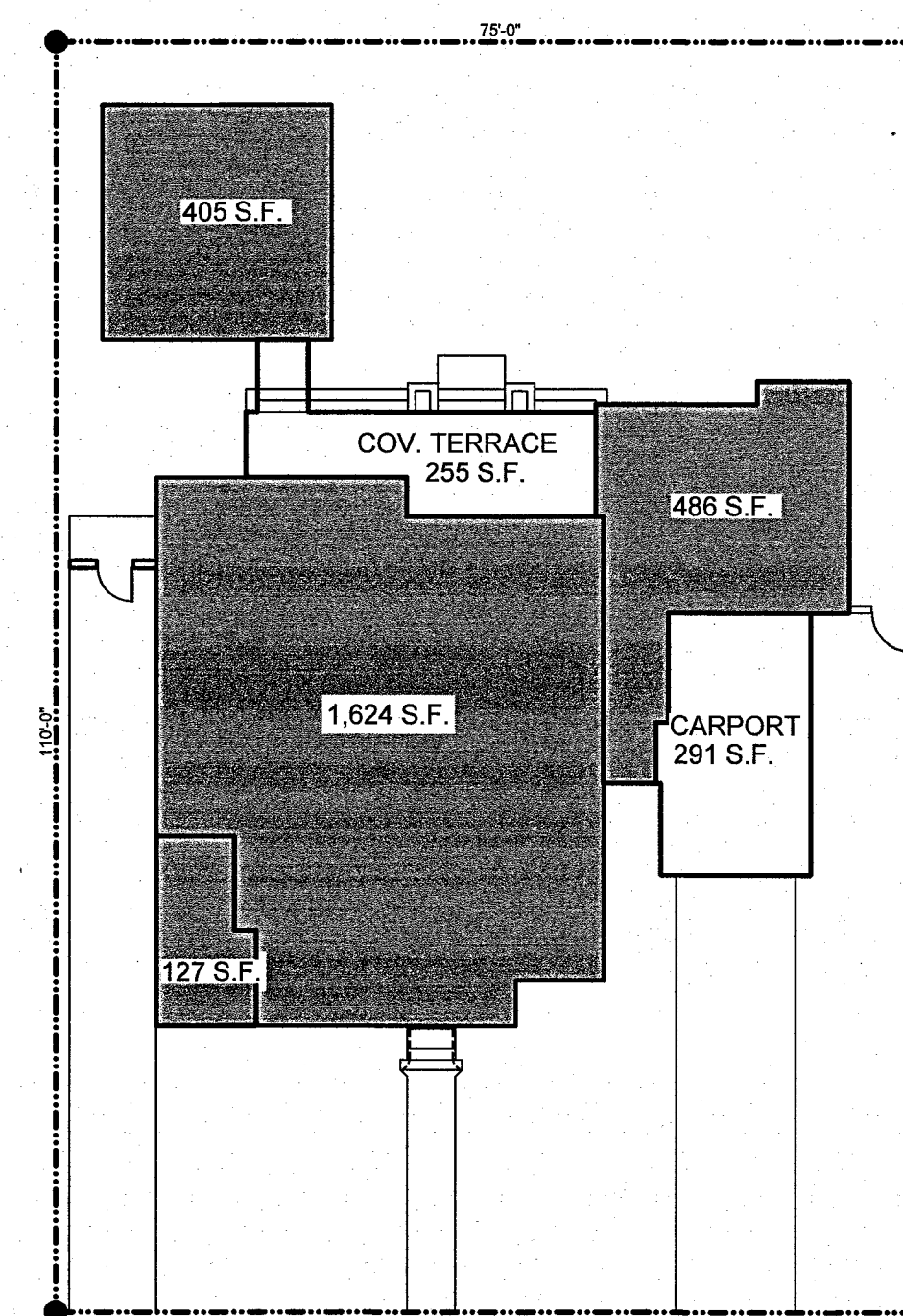
PROPOSED = 2,402 S.F.



F.A.R.

35% GROUND COVERAGE
 $8,250 \text{ S.F.} \times 35\% = 2,888 \text{ S.F.}$
MAX. ALLOWED
FLOOR 2,642 S.F.
COV. TERRACE 255 S.F.
CARPORT 291 S.F.
PROPOSED = 3,188 S.F.

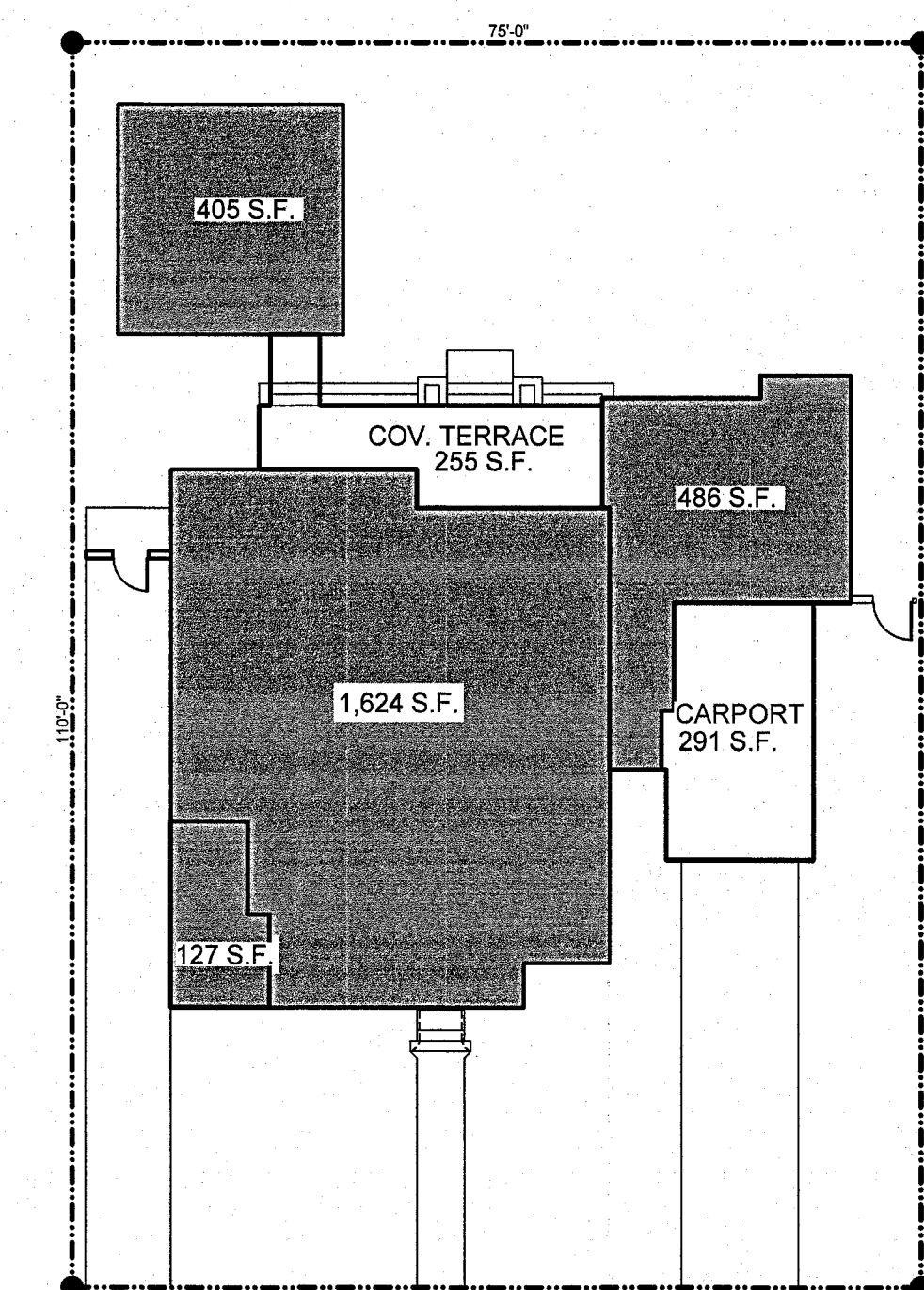
TOTAL GROUND COVERAGE
2,888 S.F. 35% MAX. ALLOWED
3,188 S.F. 38.64%



35% GROUND COVERAGE

45% TOTAL AUXILIARY AND/OR
ACCESSORY
 $8,250 \text{ S.F.} \times 45\% = 3,713 \text{ S.F.}$
MAX. ALLOWED
FLOOR 2,642 S.F.
COV. TERRACE 255 S.F.
CARPORT 291 S.F.
AUXILIARY 0 S.F.
PROPOSED = 3,188 S.F.

TOTAL GROUND COVERAGE
3,713 S.F. 45% MAX. ALLOWED
3,188 S.F. 38.64%



45% GROUND COVERAGE

Alberto R Poza
Digitally signed
by Alberto R
Poza
Date: 2025.04.01
15:26:48 -04'00'

REVISIONS	BY

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Interior Design
Construction Mngmt.

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RESIDENCE - ADDITION & REMODELING
415 ARAGON AVENUE, CORAL GABLES, FLORIDA 33134

Date	01.21.2025
Scale	AS NOTED
Drawn	---
Job	---
Sheet	A.0
of	5 Sheets

REVISIONS	BY

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RESIDENCE - ADDITION & REMODELING
415 ARAGON AVENUE, CORAL GABLES, FLORIDA 33134

Date 2.20.25

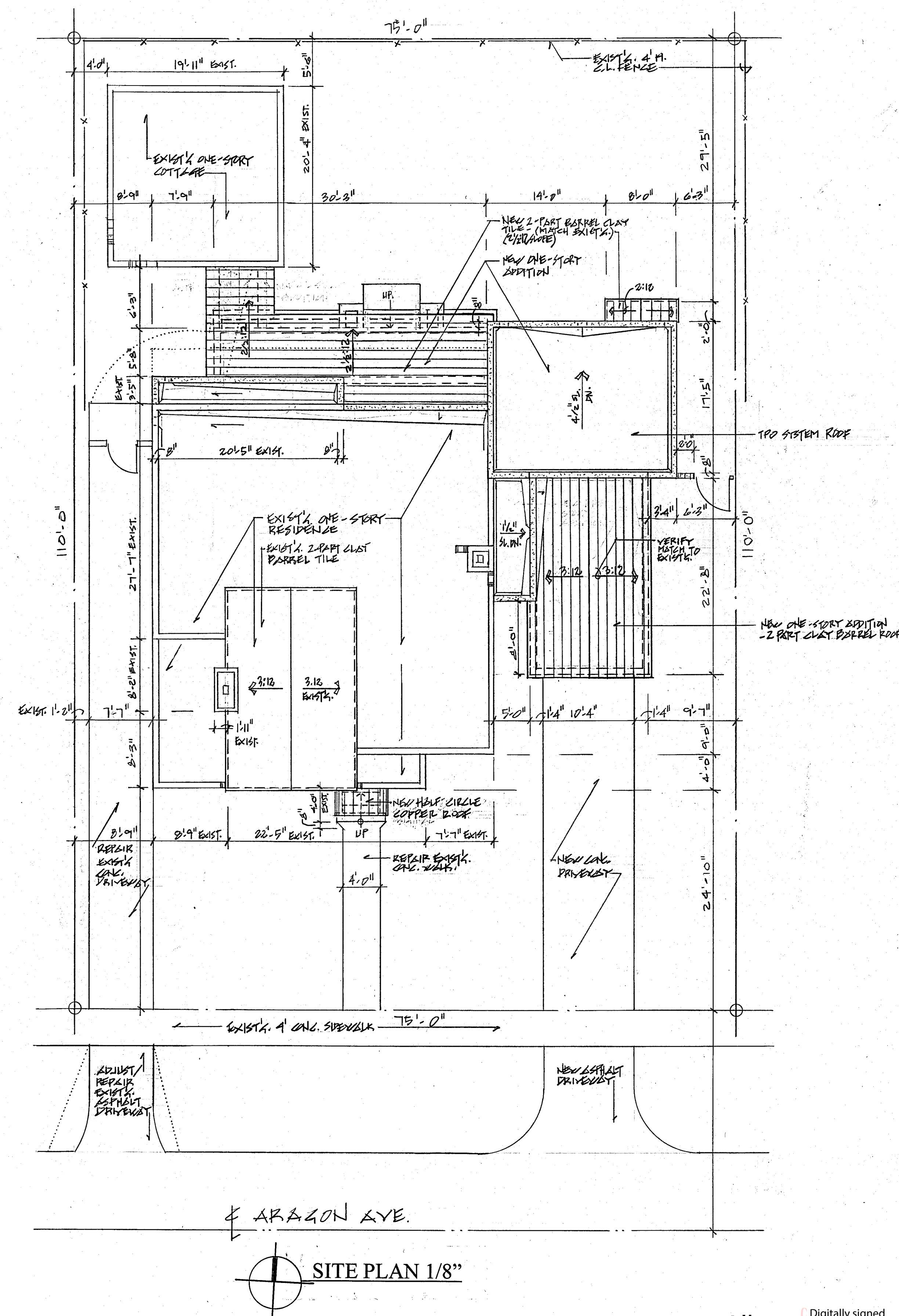
Scale

Drawn

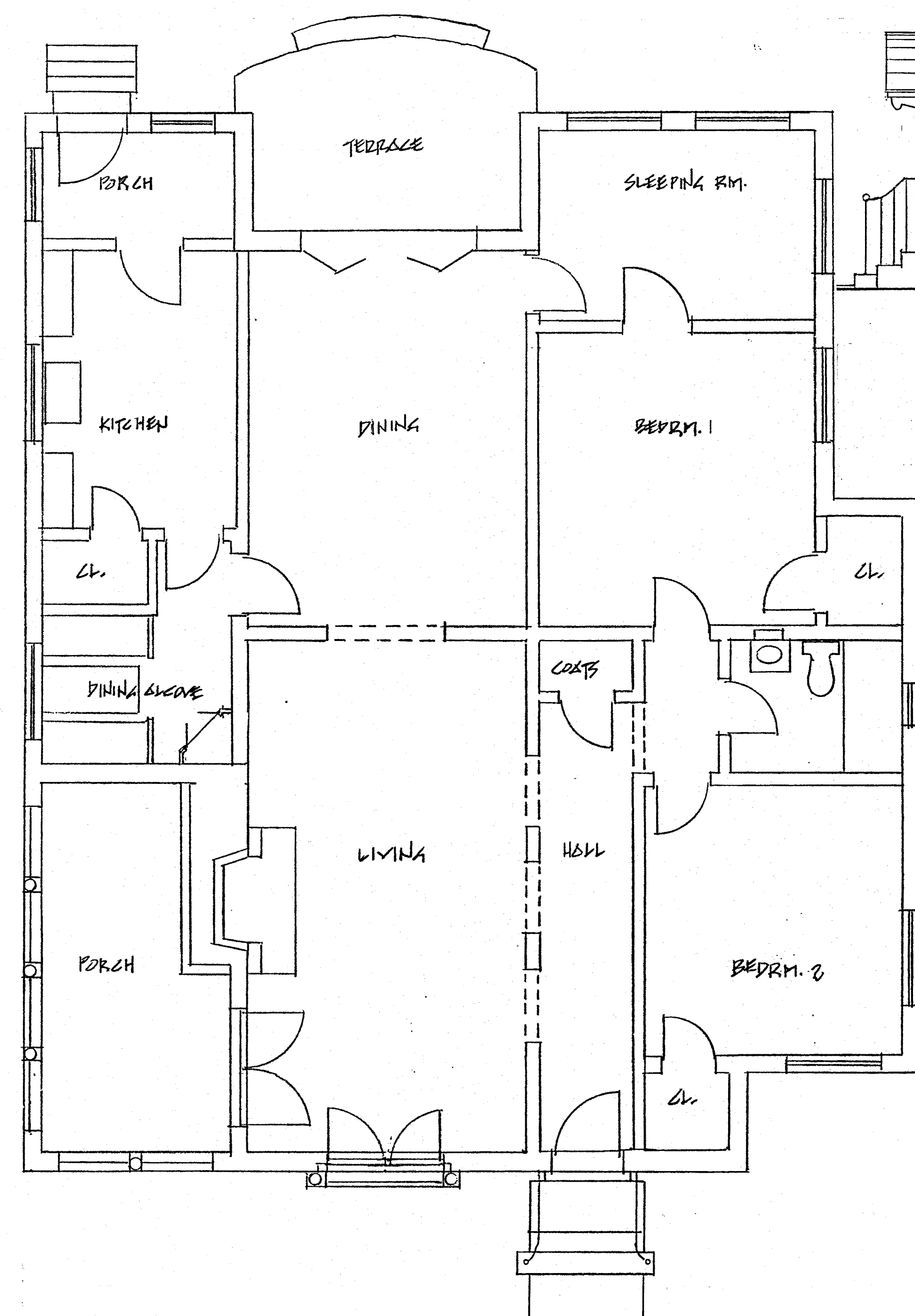
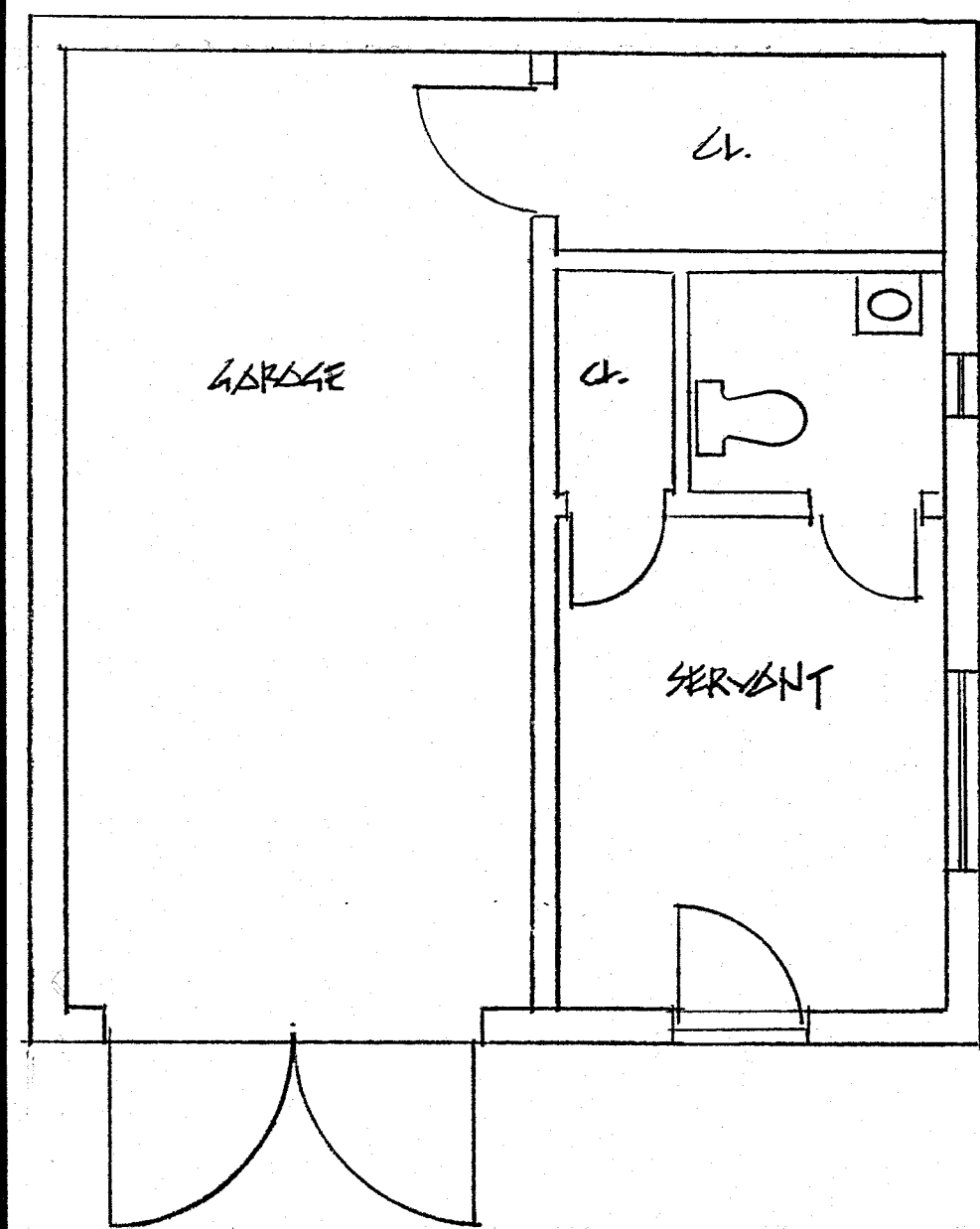
Job

Sheet **A.1**

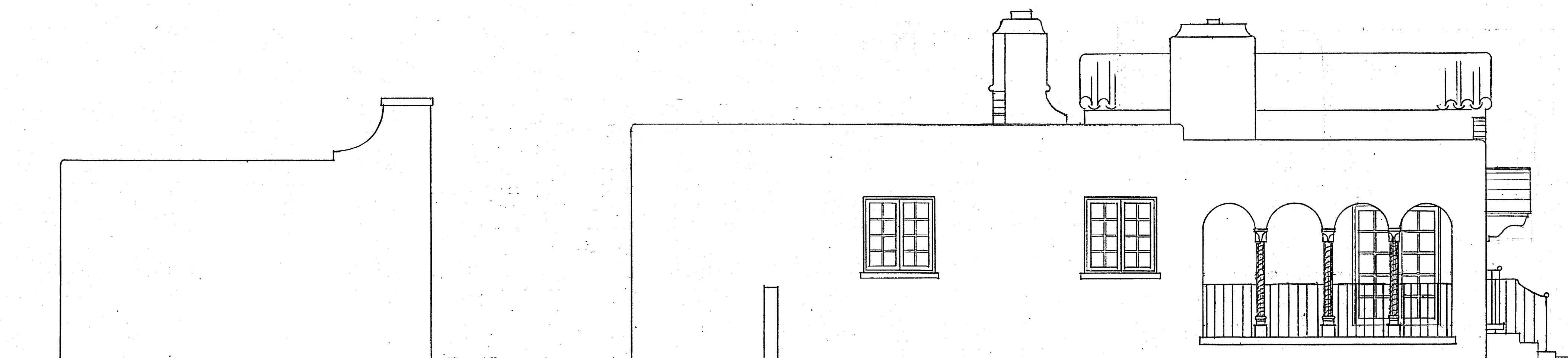
Of 8 Sheets



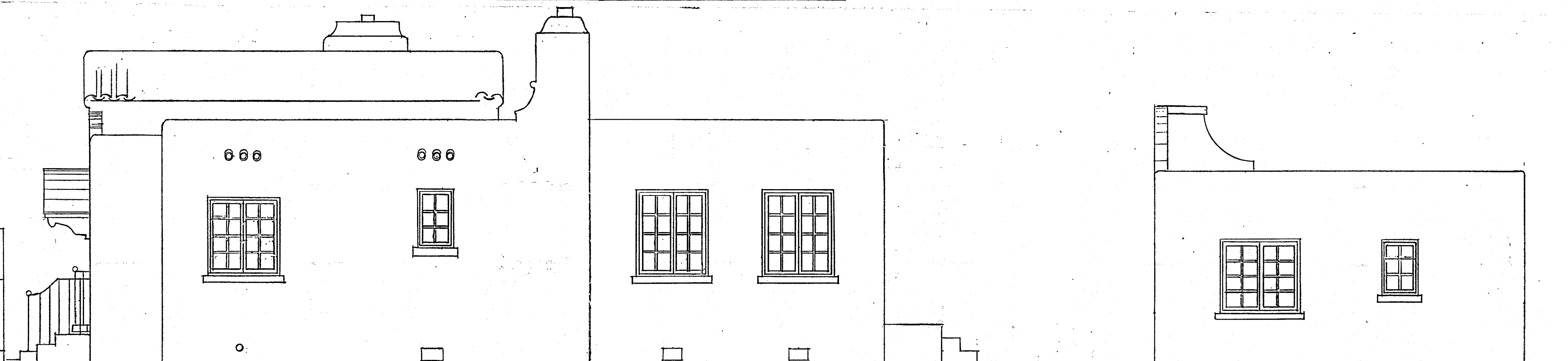
Alberto R Poza
Digitally signed by Alberto R Poza
Date: 2025.04.01 15:27:11 -0400



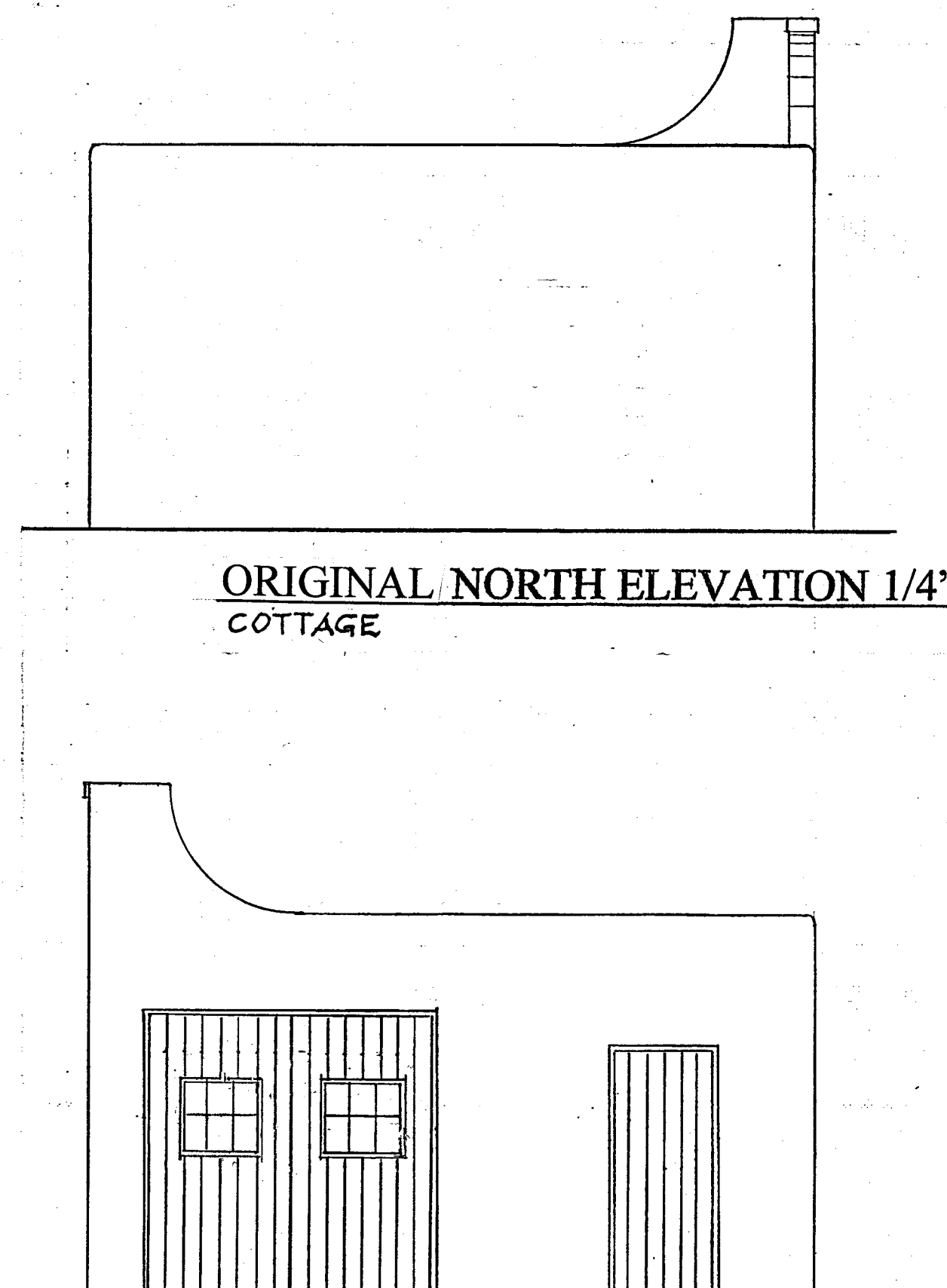
ORIGINAL FLOOR PLAN 1/4"



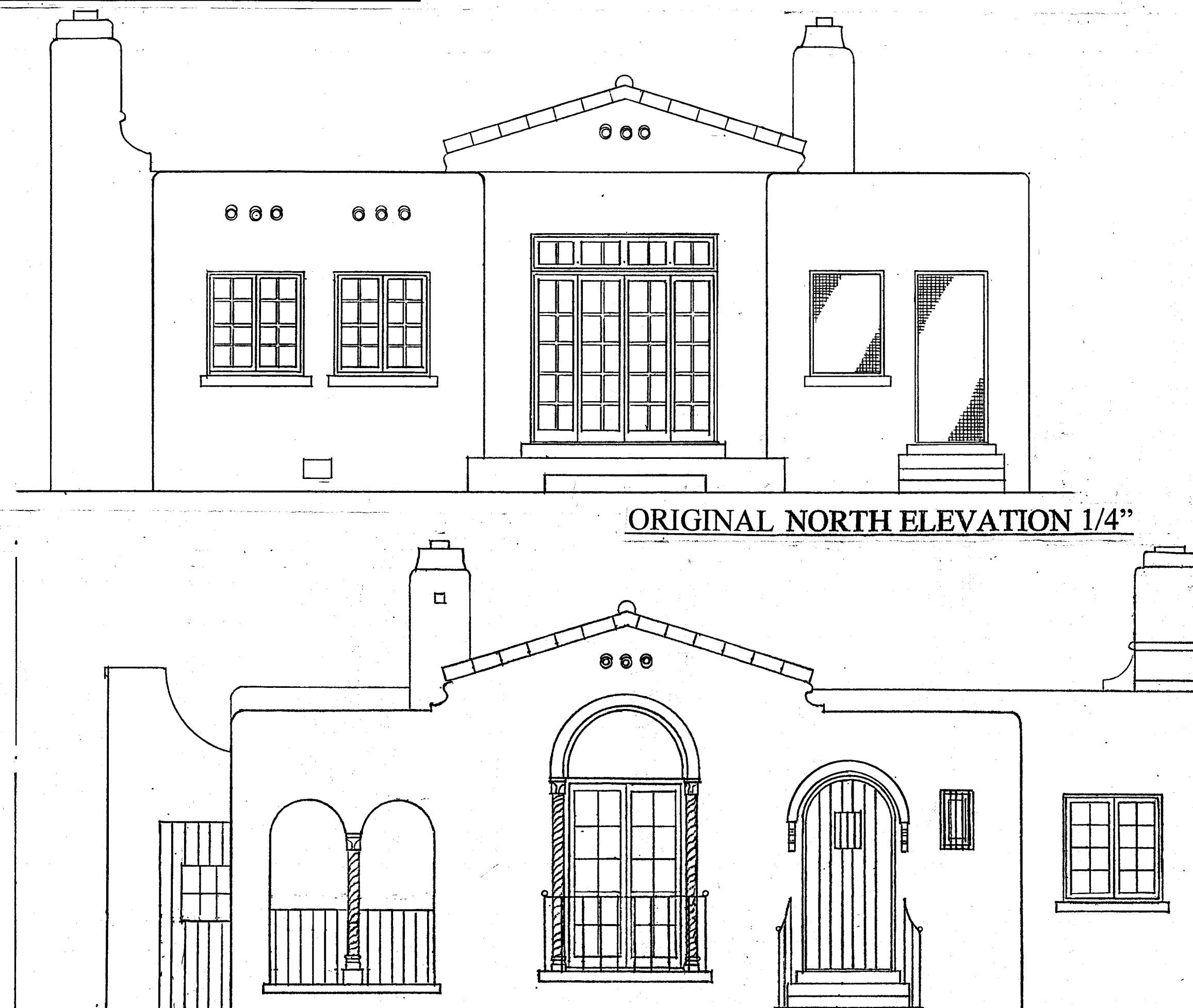
ORIGINAL WEST ELEVATION 1/4"



ORIGINAL EAST ELEVATION 1/4"



ORIGINAL NORTH ELEVATION 1/4"
COTTAGE



ORIGINAL NORTH ELEVATION 1/4"

ORIGINAL SOUTH ELEVATION 1/4"

Alberto R Poza
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Date: 2025.04.01 15:27:27 -04'00'

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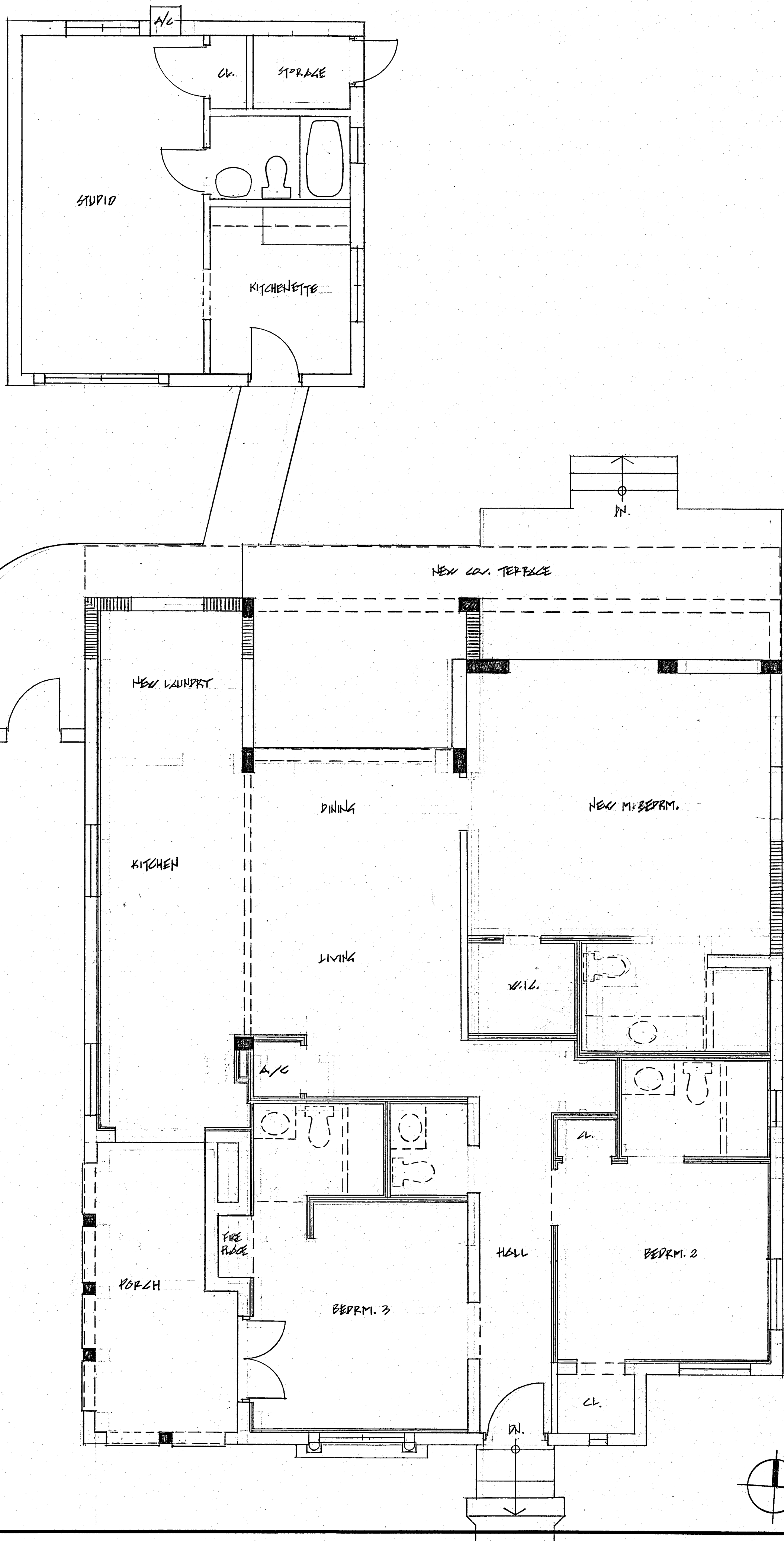
Architecture
Interior Design
Construction Management

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RESIDENCE - ADDITION & REMODELING
415 ARAGON AVENUE, CORAL GABLES, FLORIDA 33134

Date	1.21.25
Scale	
Drawn	
Job	
Sheet	A.2
Of	8 Sheets



FLOOR PLAN 1/4"
(EXISTING)

Alberto R Poza
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RESIDENCE - ADDITION & REMODELING
415 ARAGON AVENUE, CORAL GABLES, FLORIDA 33134

Date	1.21.25
Scale	
Drawn	
Job	
Sheet	A.3
Of	8 Sheets

REVISIONS	BY

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RESIDENCE - ADDITION & REMODELING
415 ARAGON AVENUE, CORAL GABLES, FLORIDA 33134

Date 2.2.018

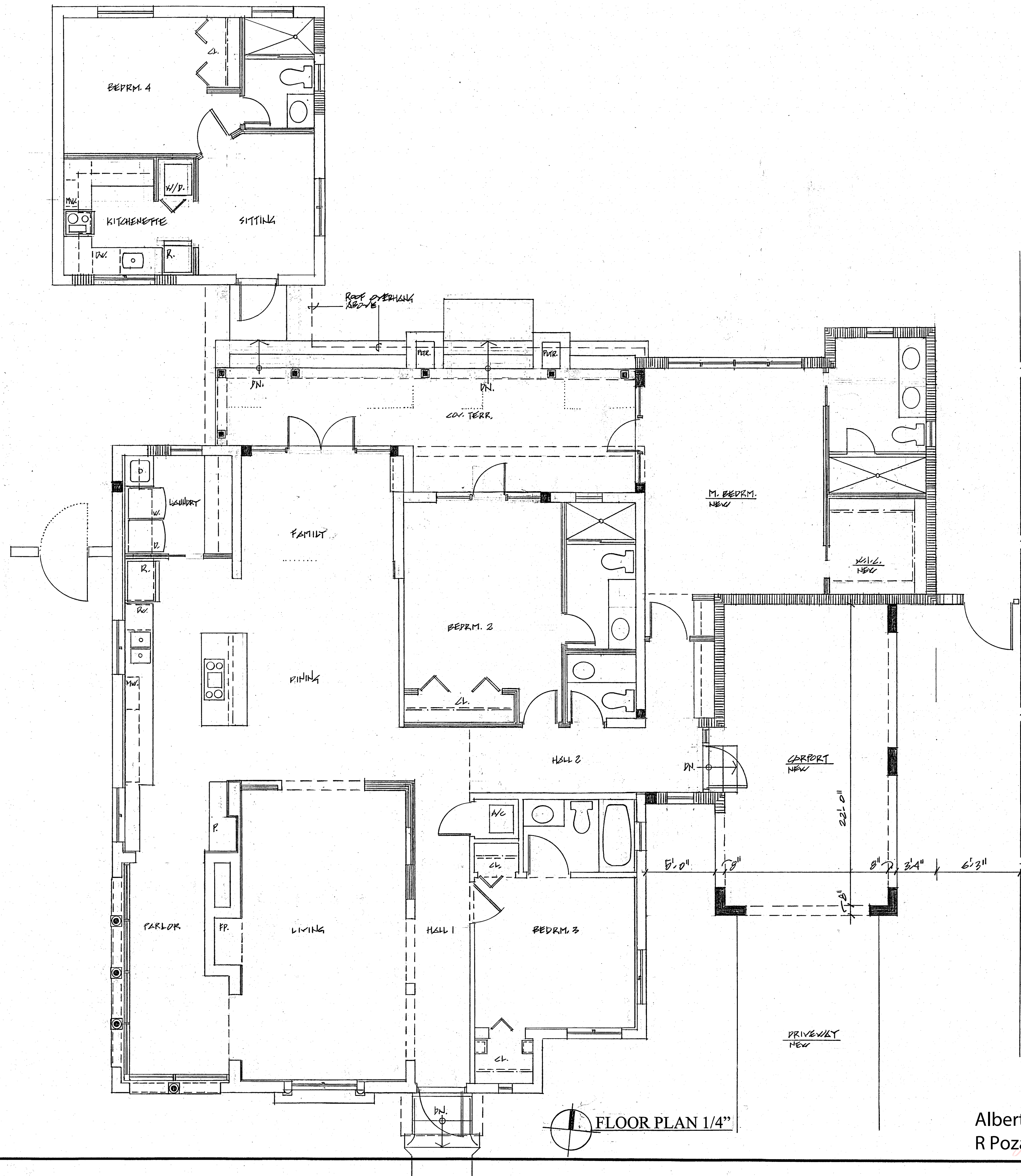
Scale

Drawn

Job

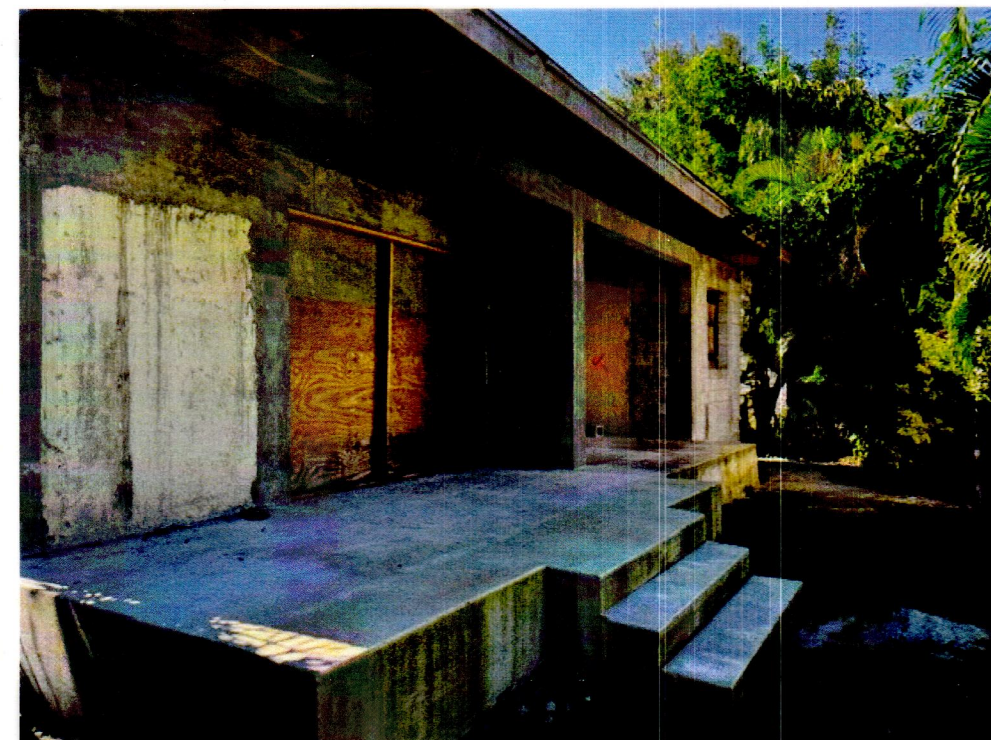
Sheet **A.4**

Of 8 Sheets

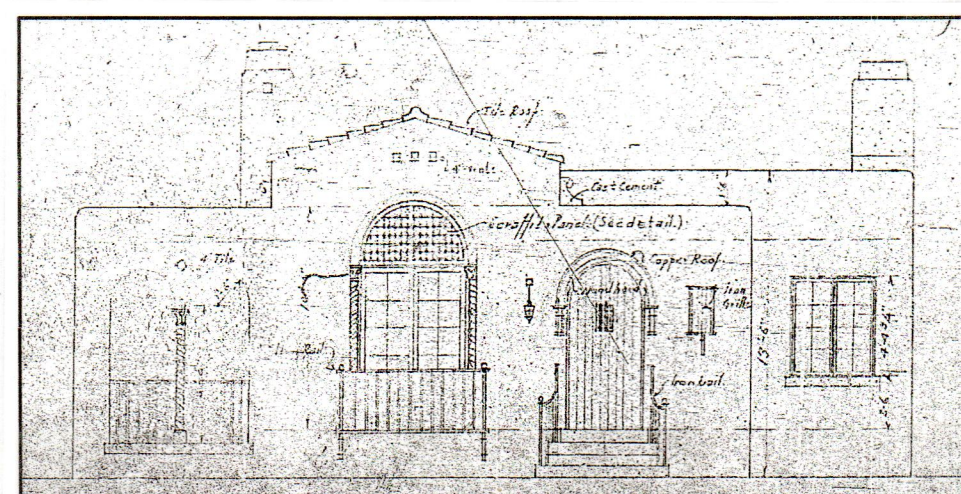


FLOOR PLAN 1/4"

Alberto R Poza
Digitally signed by Alberto R Poza
Date: 2025.04.01 15:28:01 -04'00'



NORTH



SOUTH



Alberto R Poza Digitally signed by Alberto R Poza Date: 2025.04.01 15:28:16 +04'00'

Digitally signed
by Alberto R
Poza
Date: 2025.04.01
15:28:16 -04'00'

Date: 2025.04.01
15:28:16 04'00'

REVISIONS	BY

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RESIDENCE – ADDITION & REMODELING
415 ARAGON AVENUE, CORAL GABLES, FLORIDA 33134

Date 3.27.25

Scale

Drawn

Job	
-----	--

Sheet A.5

Of 2 Sheets

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Interior Design
Construction Management

ALBERT R. POZA
NCARB # FL AR0009925

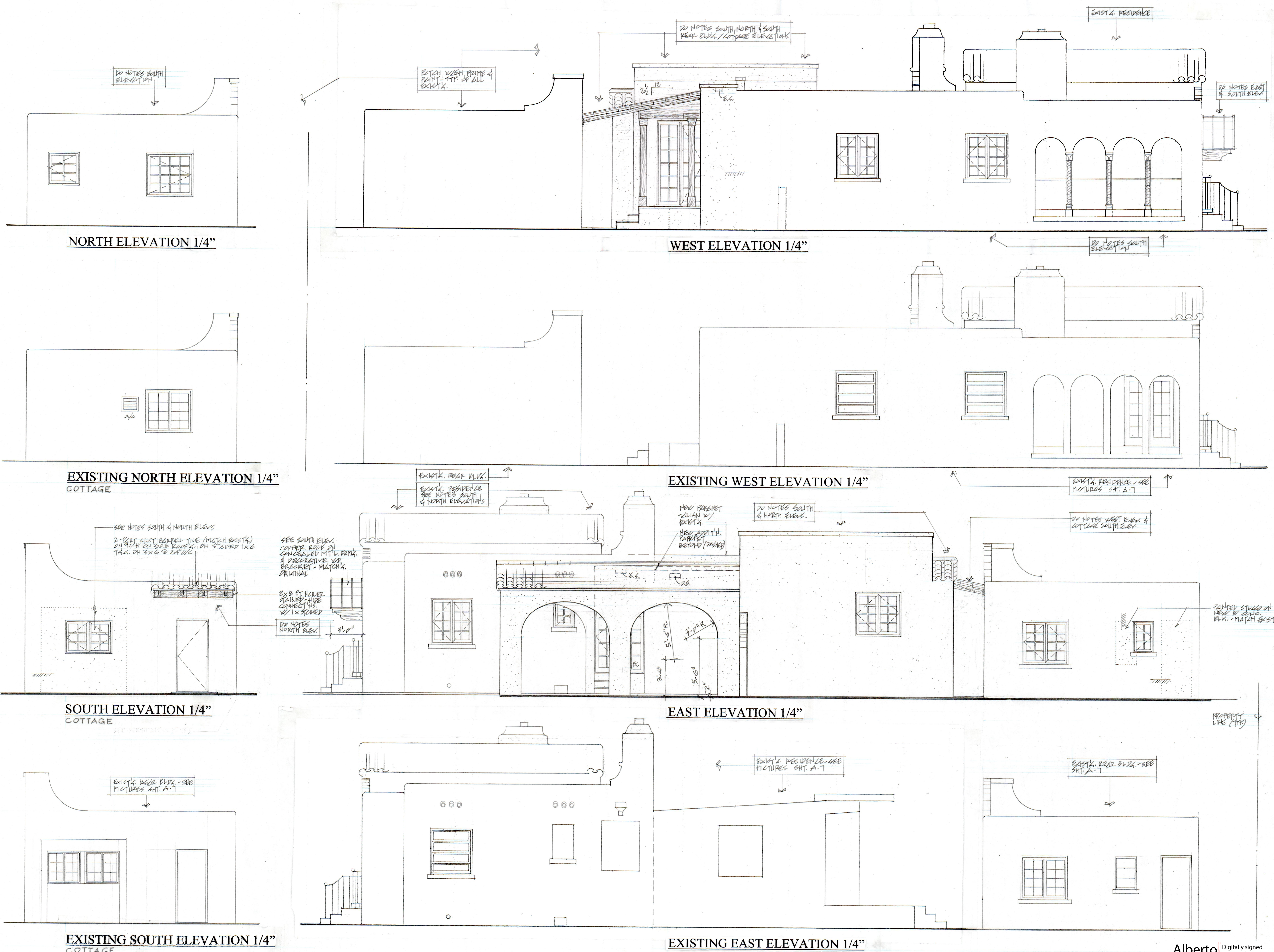
1900 Ferdinand Street
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arpoza@arpoza.com
www.arpoza.com

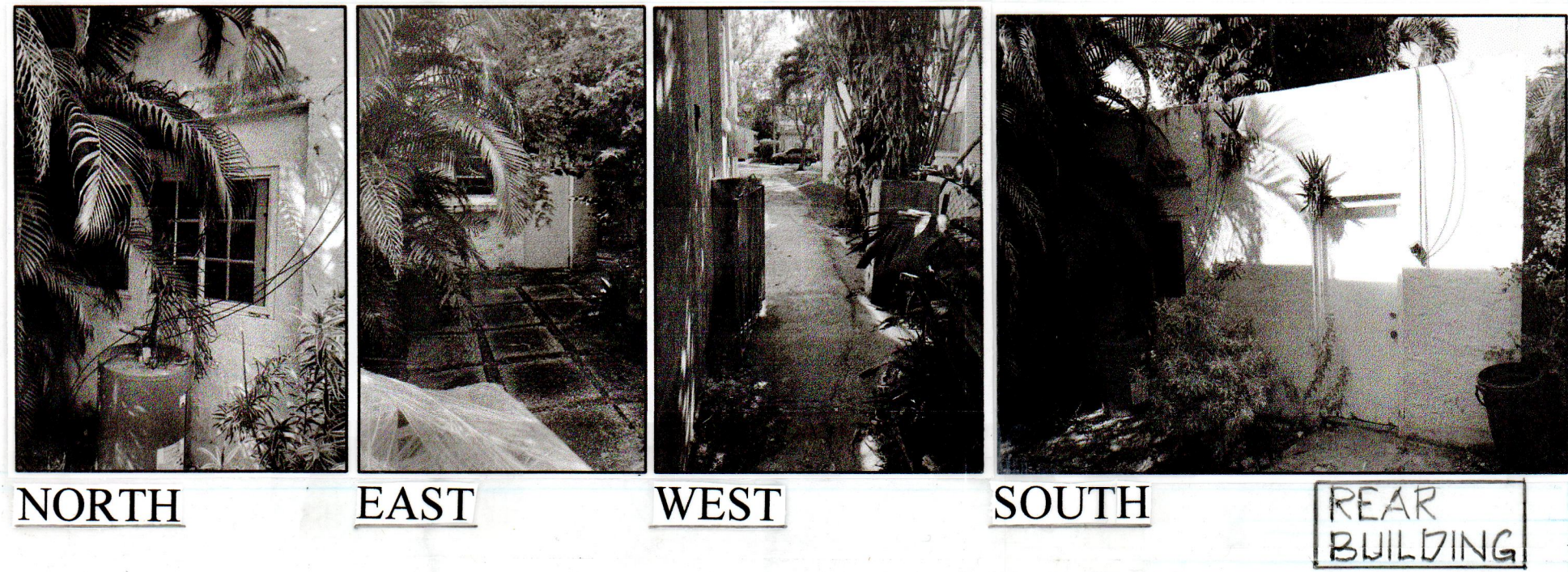
RESIDENCE - ADDITION & REMODELING
415 ARAGON AVENUE, CORAL GABLES, FLORIDA 33134

Date	3.27.25
Scale	
Drawn	
Job	
Sheet	A.6
Of	8 Sheets

Alberto
R Poza

Digitally signed
by Alberto R Poza
Date: 2025.04.01
15:28:33 -04'00'





NORTH

EAST

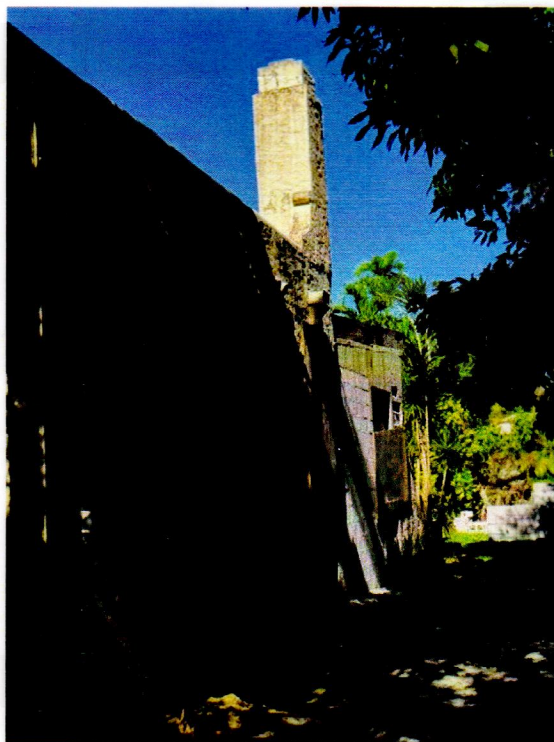
WEST

SOUTH

REAR
BUILDING



WEST



EAST

REVISIONS	BY

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Architecture
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Construction Management

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RESIDENCE – ADDITION & REMODELING
415 ARAGON AVENUE, CORAL GABLES, FLORIDA 33134

Date 1/21/25

Scale

Drawn

Job

Sheet A.7

Of 8 Sheets

Alberto
R Poza

Digitally signed
by Alberto R Poza
Date: 2025.04.01
15:28:57 -04'00'

BOAR-24-08-0934
415 ARAGON AVE



***HISTORIC* ADDITION AND
REMODELING**

Description:

DEVELOPMENT SERVICES- BOARD OF ARCHITECTS - PRELIMINARY

☐ **APPROVED**

☒ **APPROVED AS NOTED**

☐ **CONTINUED**

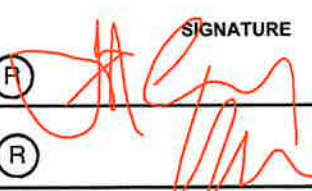
☐ **DEFERRED**

☐ **REJECTED**

COMMENTS:

Adjust the arches on the carport to be 3
point ellipses

Consider making the walls of the carport
12" thick is zoning requirements allow

JUDY CARTY	SIGNATURE	DATE
(M) (2) (Y) (N) (E) (R)		03/20/25
PETER KILIDDJIAN		
(M) (2) (Y) (N) (E) (R)		03/20/25
GLENN PRATT		
(M) (2) (Y) (N) (E) (R)		03/20/25
CALLUM GIBB		
(M) (2) (Y) (N) (E) (R)		03/20/25
LUIS JAUREGUI		
(M) (2) (Y) (N) (E) (R)		03/20/25
HAMED RODRIGUEZ		
(M) (2) (Y) (N) (E) (R)		03/20/25
GIORGI BALLI		
(M) (2) (Y) (N) (E) (R)		03/20/25
ALAIN BARTROLI		
(M) (2) (Y) (N) (E) (R)		03/20/25
RAYMUNDO FEITO		
(M) (2) (Y) (N) (E) (R)		03/20/25

PRELIMINARY IS FOR ARCHITECTURAL DESIGN ONLY
and is approved subject to submission of final plans. Zoning
Code, Florida Building code, Historic, Public Works, Fire
code and all other regulations must be complied with.