



The City of Coral Gables

Historical Resources Department

**COA (SP) 2010-22
JANUARY 20, 2011**

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR ADDITIONS/ALTERATION TO
THE PROPERTY AT
814 CORAL WAY
A CONTRIBUTING STRUCTURE WITHIN THE
CORAL ROCK RESIDENCES THEMATIC GROUP
LOCAL HISTORIC DISTRICT**

- Proposal:** The applicant is requesting design approval for at-grade improvements, and the construction of additions and alterations to the existing structure.
- Architect:** Jennifer Briley and Associates
- Owner:** Robert Strauss and Camilla Cochrane
- Legal Description:** Lots 7 and 8, Block 1, Coral Gables Section "A," according to the Plat thereof, as recorded in Plat Book 5 at Page 102, of the Public Records of Miami- Dade County, Florida
- Site Characteristics:** This property is located on two interior lots. The main elevation of the building faces north onto Coral Way. Dimensions of the site are approximately 100 feet by 175 feet.

BACKGROUND/EXISTING CONDITIONS

The structure at 814 Coral Way was originally the home of E. G. Bishop. Although the construction of the residence was recorded in 1924 as permit number 3 in the City of Coral Gables, it is believed to have been constructed closer to 1922. The original architect of this coral rock building is currently unknown.

There are two structures on the property, the main house and a detached garage structure. In the rear yard is a small fountain and reflecting pool adjacent to an irregularly shaped concrete pad. On the east property line is an iron fence that meets a chain link fence perpendicular to the southeast corner of the home. A concrete wall, which seems to exceed four (4) feet in height, was constructed along the rear property line. Changes to the property and its structures have been minimal. There have only been three recorded alterations: the installation of a new roof, the replacement of the windows and the installation of central air conditioning.

PROPOSAL

The applicant is requesting design approval for at-grade improvements, and the construction of a breakfast room, a connecting sun porch, a two-story addition (three bedrooms, bathrooms, a den and laundry room), and alterations to the existing structures.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

STAFF OBSERVATIONS

Additions

Breakfast room

Location: On the south elevation of the main structure, just east of the kitchen's rear stoop.

Overall dimensions: Approximately nine (9) feet – eight and a half (8-1/2) inches by nine (9) feet - eleven (11) inches.

Two windows and a portion of the adjacent wall will be removed providing direct access to the remodeled kitchen from the north. Access to a new wood deck to the east will be through a glass door. Windows integrated into an aluminum frame system will be installed on the south, east and west elevations. Stone cladding has been specified as the finish material below the windows. The roof over the breakfast room is hipped and will tie back into the roof of the historic structure. The new clay tile will match the existing roofing material. Although the roof's outriggers have not been fully illustrated, they should be slightly different from the existing feature. The bottom step at the kitchen's stoop will also be reconfigured to accommodate the new breakfast room.

Sun porch

Location: On the south elevation of the main structure.

Overall dimensions: Approximately twelve (12) feet – eight and a half (8-1/2) inches by ten (10) feet - one (1) inch.

The sun porch is the physical connector between the historic structure and the new two-story addition. On the south elevation, the last window on the east side will be removed and the opening adjusted for use as a doorway to the sun porch. Like the new breakfast room, the windows and doors are integrated into an aluminum frame system. Doorways on the east and west sides access the new wood decks. A pitched roof with tile will tie back into the roof of

the existing structure. The outriggers for the roof have not been detailed and should be differentiated from the existing feature.

Two-story addition

Location: On the south side of the main structure.

Overall dimensions: Approximately thirty-four (34) feet – four (4) inches by twenty-five (25) feet - eleven (11) inches.

Situated on the southeast side of the property, the two-story addition uses smooth cut coral stone as a veneer for the wall facing and sand stone as the lintels over the windows. The ground floor is comprised of the master bedroom suite, the laundry room, and a foyer. On the second floor are two bedrooms, a bathroom, a den, and supporting spaces. A parapet wall with metal coping and scuppers surrounds the flat roof deck.

At-grade Improvements

Wood decks will be installed on the east and west sides of the new sun porch. The widths of the decks vary, having a maximum dimension of approximately twelve (12) feet – eight and a half (8-1/2) inches. The type of wood for the decks has not yet been identified.

The asphalt driveway will be refashioned to have a parking pad perpendicular to the existing approach. The new area is approximately twenty-two (22) feet by twenty-four (24) feet. The material of the driveway has not yet been identified.

The existing reflecting pool will be demolished and the fountain with its basin moved to the southwest, closer to the garage structure and adjacent to the rear property wall.

Along the east and west property line new fencing will be installed. New fencing and gates will also be installed on the east side of the home at the front and rear corners of the house back to the property line fence. Please note that the drawings illustrate chain link as the type of fencing that will be installed, however, the architect conveyed that the fencing material will be metal.

Interior Alterations

Several interior partitions will be removed in the main structure. The west bedroom and bathroom will be demolished, enlarging the kitchen and creating a family room. On the south side of the house, existing den will be remodeled as a sitting room, and the existing east bedroom will be redesigned as a library. Partitions that separate the dining room from the living room will also be removed, creating a “great room.” Additionally, the existing work room in the garage structure will also be remodeled creating a garden work room.

BOARD OF ARCHITECTS

The proposal was approved by the Board of Architects on December 2, 2010.

VARIANCES

The Zoning Division has identified potential issues with the submitted plans. The architect intends to resolve the issues and therefore, there are no variances requested as part of this application.

STAFF CONCLUSION

The application presented requests design approval for the construction of a new breakfast room, sun porch, two-story addition, at-grade improvements and alterations to the existing structures. The existing architecture is considered to be Florida masonry vernacular style. The home combines coral rock, concrete and wood details, with some Mediterranean features. The proposed additions are designed to be modern adaptations of the existing style. Smooth cut stone will face the walls as a veneer instead of rough cut coral rock.

To minimize the impact of the two-story addition, a flat roof with a parapet has been designed. The drawings indicate that metal coping and scuppers will be installed on the parapet. Staff feels that the metal should be copper. On the one-story additions (breakfast room and sun porch) pitched roofs with barrel tile to match the existing have been specified. Since the existing architecture has an "S" tile as the roofing material, staff feels that it is appropriate for the new additions to maintain this feature. However, at such time when the building needs a new roof, it is strongly encouraged that a return to a true barrel roof tile occurs. The barrel tile is more appropriate for the historic building. At the eaves of the additions, the roof's outriggers have not been fully illustrated, and staff recommends that the new outriggers should be slightly different from the existing ones in the efforts to subtly distinguish the new sections of the building.

Wood windows will be installed into aluminum framing creating transparency in the additions. There are two types of windows for these new areas, fixed and casement. To further distinguish the new construction from the historic structure, no muntins will be installed in these windows and doors.

The existing garden fountain is proposed to be moved and its reflecting pool demolished. Since the exact age of the feature has not been determined, staff feels that the reflecting pool should also be retained. The moving of these features does not jeopardize any historic significance that may exist for the fountain or its pool. Please note that the lion's head on the fountain's spigot is not original in staff's opinion and therefore its retention is not mandatory.

There are several items that are depicted in the drawings that are not detailed and are not part of this review. These items will require separate Standard Certificate of Appropriateness applications and supporting documents illustrating their designs need to be submitted for approval. The features are: gates and fencing, deck railings, custom metal screening, and artisan panels.

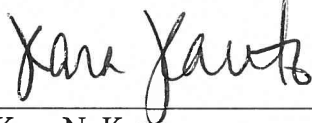
Overall, the design of the additions and alterations do not detract from the historic nature of the structure. The alterations and the additions will not be visible from the front of the property and do not significantly destroy historic materials that characterize the property. The new additions are well differentiated from the existing historic buildings and the integrity of the property is maintained.

RECOMMENDATION

The Historic Preservation Department staff recommends the following:

A motion to **APPROVE** the design for the additions and alterations to the property at 814 Coral Way, a contributing structure within the "Coral Rock Residences Thematic Group Local Historic District" legally described as Lots 7 and 8, Block 1, Coral Gables Section "A," according to the Plat thereof, as recorded in Plat Book 5 at Page 102, of the Public Records of Miami- Dade County, Florida and the issuance of a Special Certificate of Appropriateness.

Respectfully submitted,



Kara N. Kautz

Historic Preservation Officer

Written by: Simone C. Chin

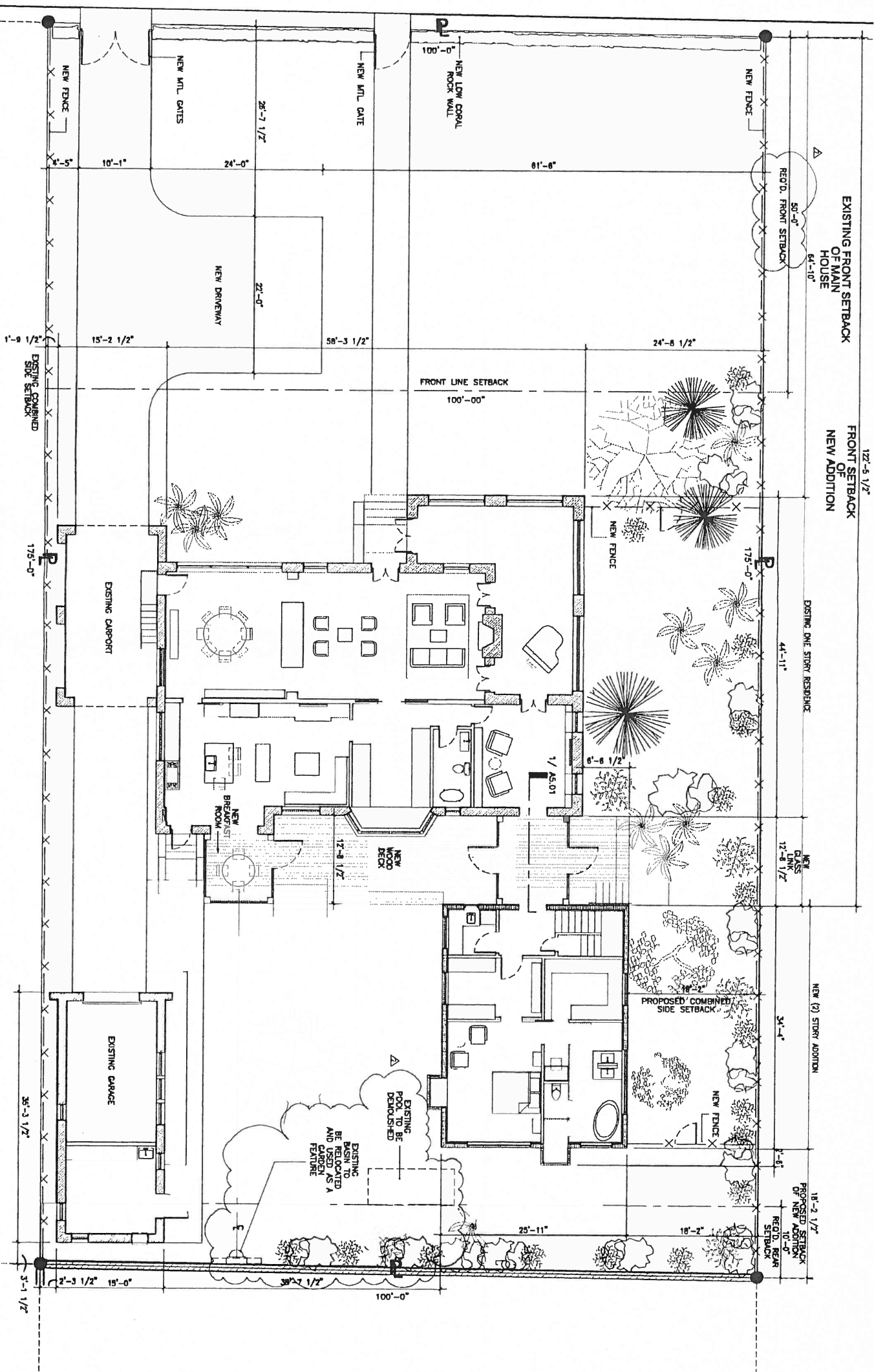
814 Coral Way
COA (SP) 2010-22

Revisions

Revised drawings submitted January 6, 2011 in response to comments received from a preliminary Zoning analysis.

CORAL WAY

SETBACKS:	PROPOSED	PROPOSED
MINIMUM ALLOWED FRONT SETBACK = 25'	64'-10"	MAXIMUM FLOOR AREA
MINIMUM ALLOWED SIDE SETBACK = 20% OF WIDTH	18'-2" = EAST	MAX. ALLOWABLE FLOOR AREA
MINIMUM ALLOWED REAR SETBACK = 10'	1'-8-1/2" = WEST	45% OF THE NEXT 5,000 S.F.
GROUND AREA COVERAGE	15'-8-1/2" INCLUDING CHIMNEYPED FEATURE	30% OF THE REMAINDER OF BUILDING SITE
MAXIMUM ALLOWED 35% OF GROUND AREA	18'-2-1/2" PRIMARY STRUCTURE	S.F. FLOOR AREA OF GROUND FLOOR
17,500 x .35 = 6,125 S.F.	EXIST. MAIN BLDG. = 2,428 S.F.	EXIST. MAIN BLDG. = 2,428 S.F.
MAXIMUM ALLOWED 45% OF GROUND AREA	NEW ADDITION = 1,096 S.F.	NEW ADDITION = 1,096 S.F.
17,500 x .45 = 7,875 S.F.	TOTAL = 3,524 S.F.	TOTAL GROUND FLOOR = 3,524 S.F.
MAIN BUILDING + AUXILIARY BUILDING	EXIST. GARAGE = 530 S.F.	EXIST. GARAGE = 530 S.F.
MAXIMUM ALLOWED 45% OF GROUND AREA	EXIST. BLDG. AND NEW ADDITION = 3,524 S.F.	NEW ADDITION SECOND FLOOR
17,500 x .45 = 7,875 S.F.	TOTAL = 4,054 S.F.	880 S.F.
		TOTAL F.L.R. AREA = 4,404 S.F.



ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"



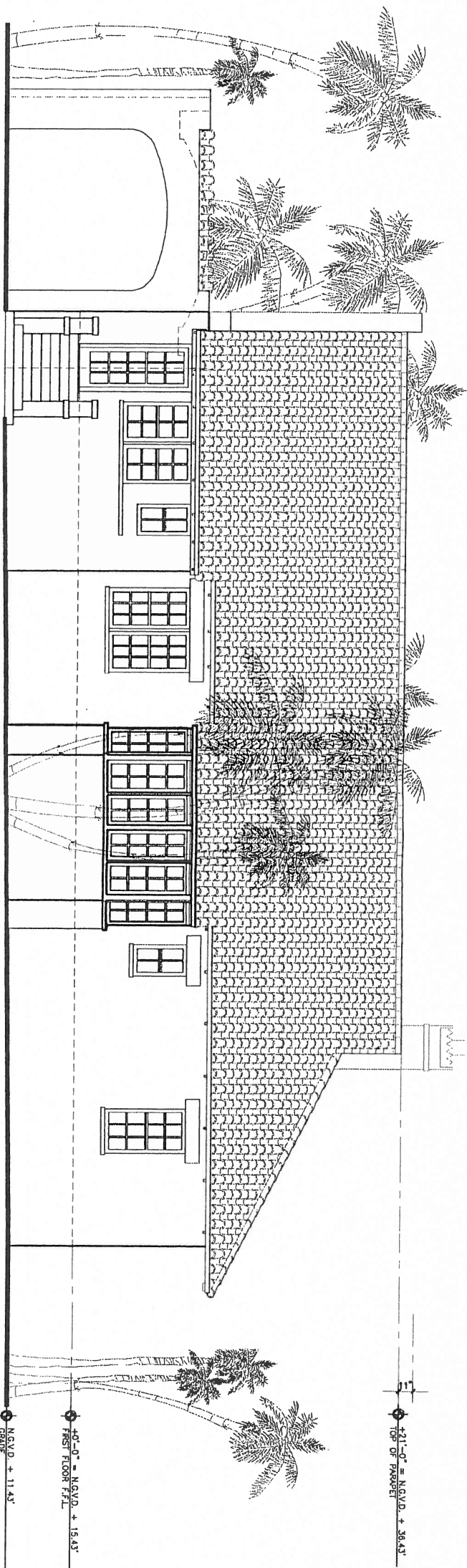
ENLARGED
SITE PLAN

814 CORAL WAY
ADDITION

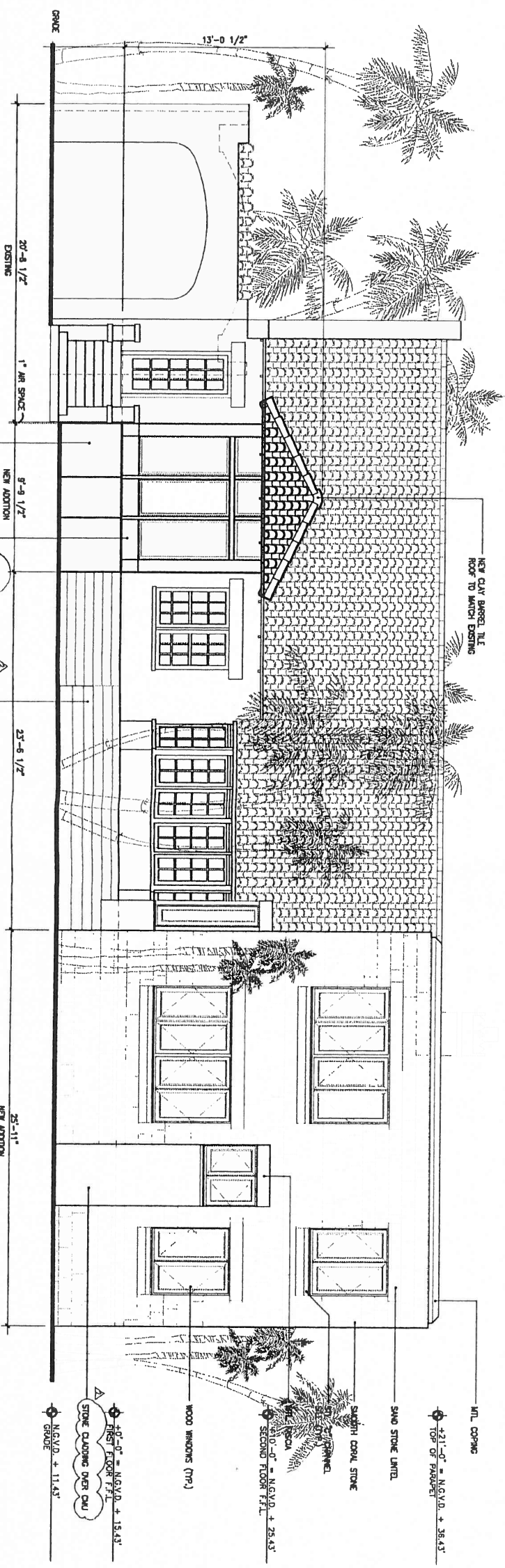
jenifer briley + associates
architecture . interior design . planning
1829 Tiger Tail Ave, Coconut Grove, FL 33133
Tel. 305.857.9323 Fax. 305.857.9343

DATE: 12/29/2011	SCALE: 1/8" = 1'-0"
DRAWN BY: JBC	SHEET NO: 2010-0001
CHECKED BY: JBC	DATE: 12/29/2011
DESIGNED BY: JBC	SCALE: 1/8" = 1'-0"
APPROVED BY: JBC	DATE: 12/29/2011
PROJECT NO: 2010-0001	SCALE: 1/8" = 1'-0"
PROJECT NAME: 814 CORAL WAY ADDITION	SCALE: 1/8" = 1'-0"
PROJECT ADDRESS: 814 CORAL WAY COCONUT GROVE, FL 33133	SCALE: 1/8" = 1'-0"
PROJECT PHONE: 305.857.9323	SCALE: 1/8" = 1'-0"
PROJECT FAX: 305.857.9343	SCALE: 1/8" = 1'-0"
PROJECT EMAIL: JBC@JBA.COM	SCALE: 1/8" = 1'-0"
PROJECT WEBSITE: WWW.JBA.COM	SCALE: 1/8" = 1'-0"

A0.00



1
A3.01
EXISTING SOUTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



2
A3.01
PROPOSED SOUTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"

jenifer briley + associates
architecture . interior design . planning
1829 Tiger Tall Ave, Coconut Grove, FL 33133
Tel. 305.857.9323 Fax. 305.857.9343

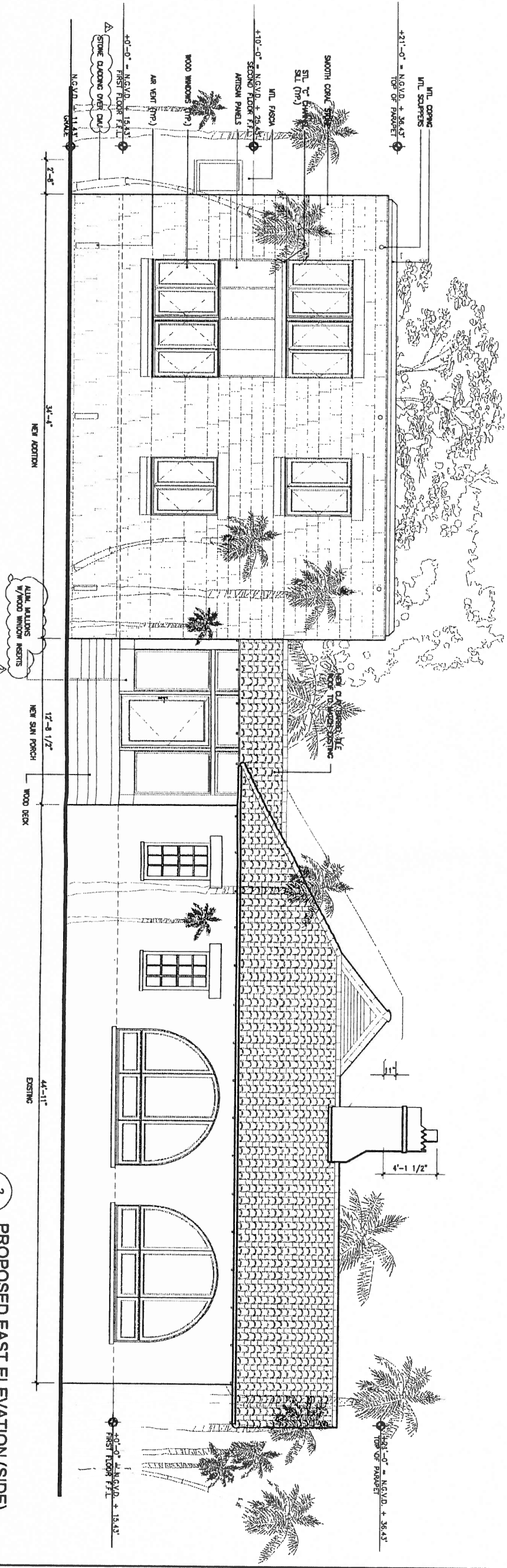
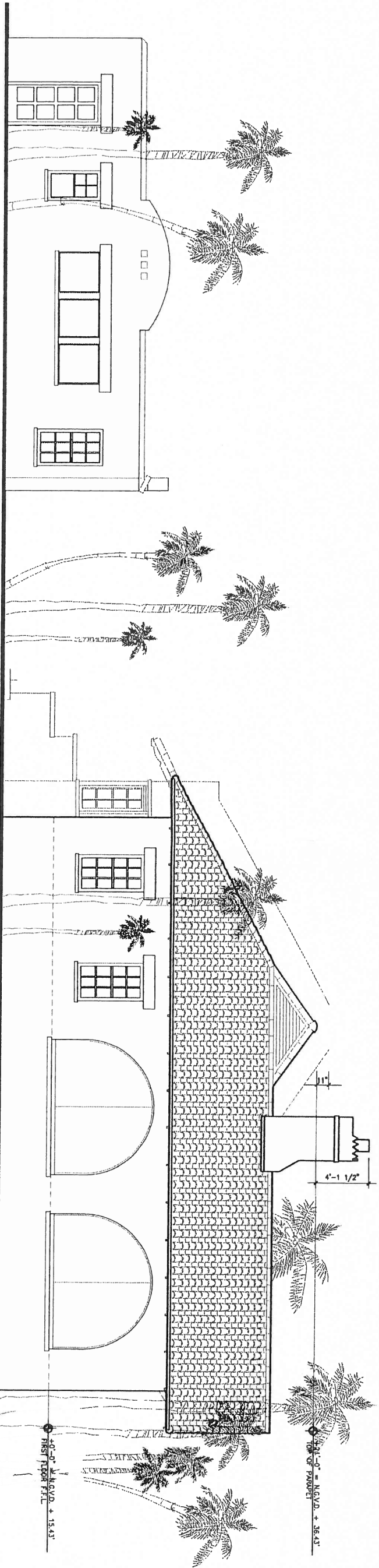
814 CORAL WAY
ADDITION

EXTERIOR
ELEVATIONS

J. Jenifer Briley, AIA
ARCHITECT
DATE: 12/09/2010
DRAWN BY: JCB
CHECKED BY: JCB
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:

A3.01

2010-0001



jenifer briley + associates
 architecture . interior design . planning
 1829 Tiger Tail Ave, Coconut Grove, FL 33133
 Tel. 305.857.9323 Fax. 305.857.9343

814 CORAL WAY
 ADDITION

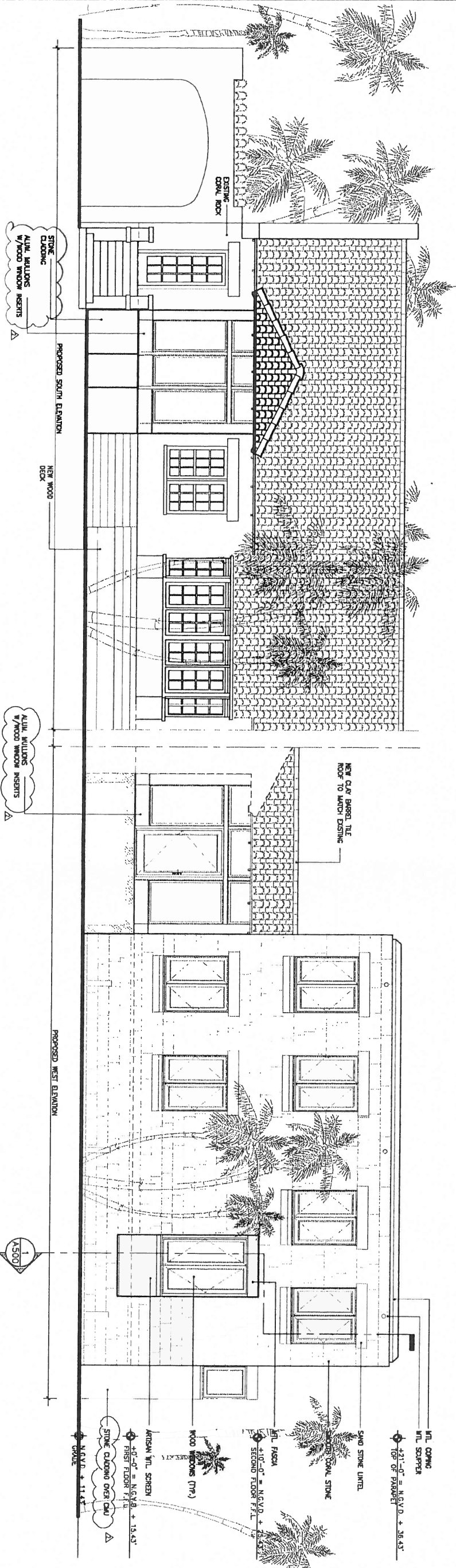
EXTERIOR
 ELEVATIONS

DATE: 12/20/2010
 DRAWN BY: JCB
 CHECKED BY: JCB
 REVISIONS:
 1. TYPED REVISIONS
 2. TYPED COMMENTS
 3. TYPED CHANGES
 4. TYPED COMMENTS

2010-0001

2010-0001

A3.03



1
A3.04 DEVELOPED ELEVATION
SCALE: 1/4" = 1'-0"

jenifer briley + associates
 architecture . interior design . planning
 1829 Tiger Tail Ave, Coconut Grove, FL 33133
 Tel. 305.857.9323 Fax. 305.857.9343

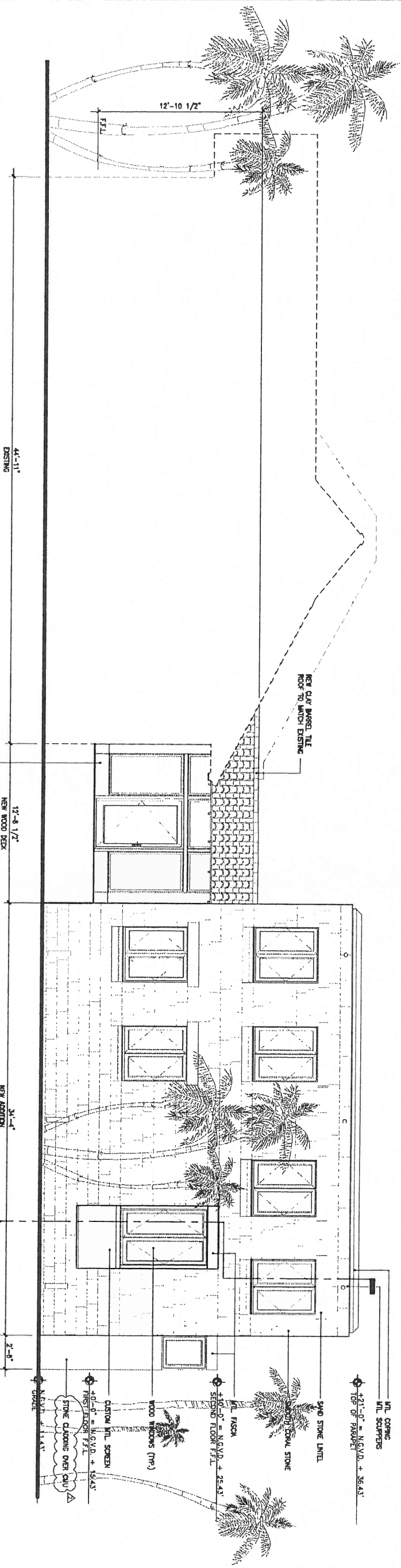
**814 CORAL WAY
 ADDITION**

**EXTERIOR
 ELEVATIONS**

J. Jenifer Briley, AIA
 ARCHITECT
 STATE OF FLORIDA
 LICENSE NO. 12968
 DATE: 12/08/2010
 DRAWN BY: JCB
 CHECKED BY: JCB
 REVISIONS:
 REVISION NO. DATE BY
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 2 12/08/2010 JCB
 3 12/08/2010 JCB
 4 12/08/2010 JCB
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 13 12/08/2010 JCB
 14 12/08/2010 JCB
 15 12/08/2010 JCB

2010-0001

A3.04



1
A3.05
PROPOSED WEST ELEVATION (COURTYARD VIEW)
SCALE: 1/4" = 1'-0"

jenifer briley + associates
architecture . interior design . planning
1829 Tiger Tail Ave, Coconut Grove, FL 33133
Tel. 305.857.9323 Fax. 305.857.9343

814 CORAL WAY
ADDITION

EXTERIOR
ELEVATIONS

5/21/2010

J.B. Briley, AIA
ARCHITECT
1829 TIGER TAIL AVE
COCONUT GROVE, FL 33133
DATE 12/29/2010
DRAWN BY J.C.
CHECKED BY J.B.
REVISIONS
REVISIONS
DATE
BY

A3.05
SHEET NO.
2010-0001

A3.05

City of Coral Gables Historic Preservation Board
405 Biltmore Way
Coral Gables, Florida 33134

December 9, 2010

RE: 814 Coral Way

Dear Board Members:

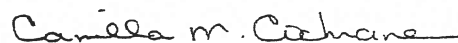
My husband and I are extremely pleased to have recently purchased a home at 814 Coral Way, within the Coral Rock Residence Thematic Group Local Historic District. As residents of South Florida since the 1980's, we have long admired these homes and have the highest appreciation for the initiative that the Historic Preservation Board and the City of Coral Gables has taken to protect them. We value the legacy of our new home and respect its vernacular beauty and design. And as its stewards, we are committed to maintaining and protecting this property, so that it may be enjoyed for generations to come.

Our intention is to carefully preserve the character of our home while creating a comfortable living space for our family. The scope of work included in this submittal is the following:

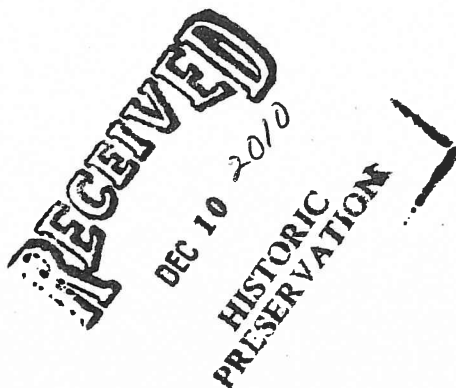
- Restore the exterior wood work at the exterior eaves;
- Restore existing doors and windows or, if this is not possible, replace them with a similar style and character;
- Restore the existing interior living and dining area including damage to wood floors and fireplace mantle;
- Remove interior drywall that currently covers several of the exterior windows and one exterior door;
- Renovate the current (not original) kitchen, bath and rear rooms to better fit our family's needs;
- Add a new wing to the house in the rear of the property to include a master bedroom, bath and laundry room on the ground level and 2 bedrooms and a bath upstairs. This addition, with square footage that is substantially below the maximum area allowed by the City of Coral Gables, is set back over 122 feet from the front property line.

Thank you for giving us the opportunity for this review. We look forward to working with you as we build a special home that both meets the needs of our family and does honor to its designation as an historic landmark.

Sincerely,

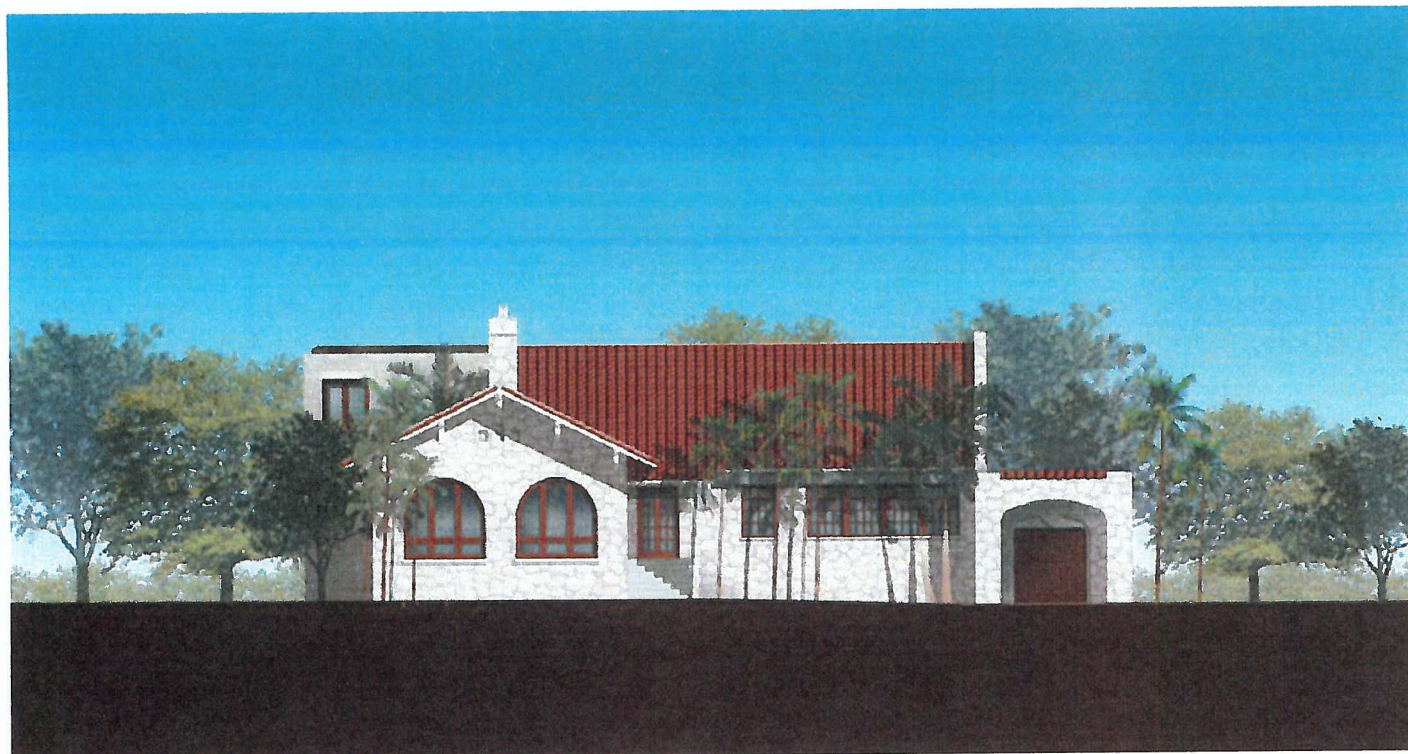


Camilla McKee Cochrane





Existing House (North Façade)



North Façade. Proposed Design – Operable Windows at Sunroom and Addition Beyond at Rear of Property



South Photo -Rear of Existing House



Existing Garage at Rear of Property



Detail @ Proposed Façade



Adjacent View of Home East of New Construction



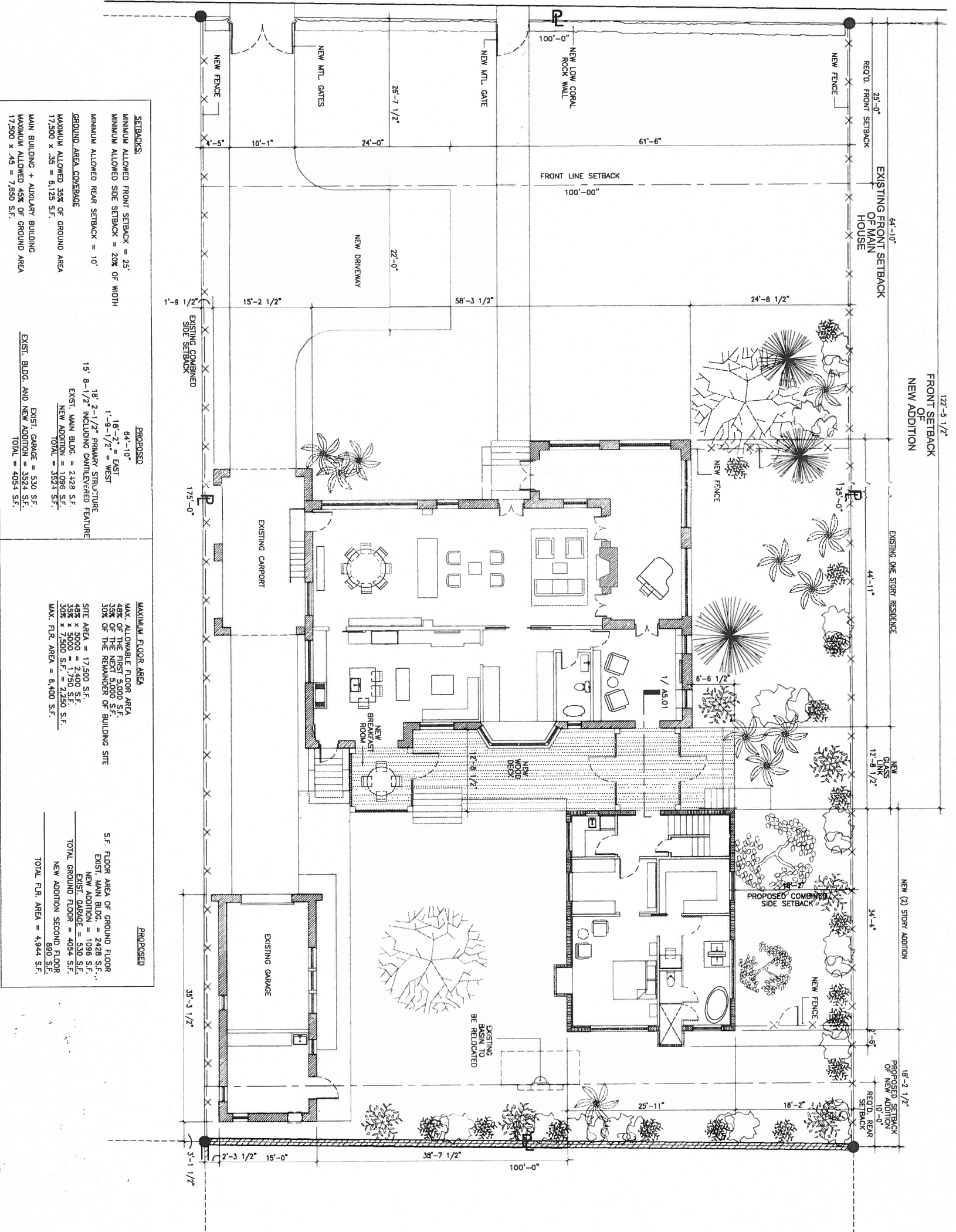
View From Coral Way



Adjacent Home East of Property

Adjacent Home West of Property

CORAL WAY

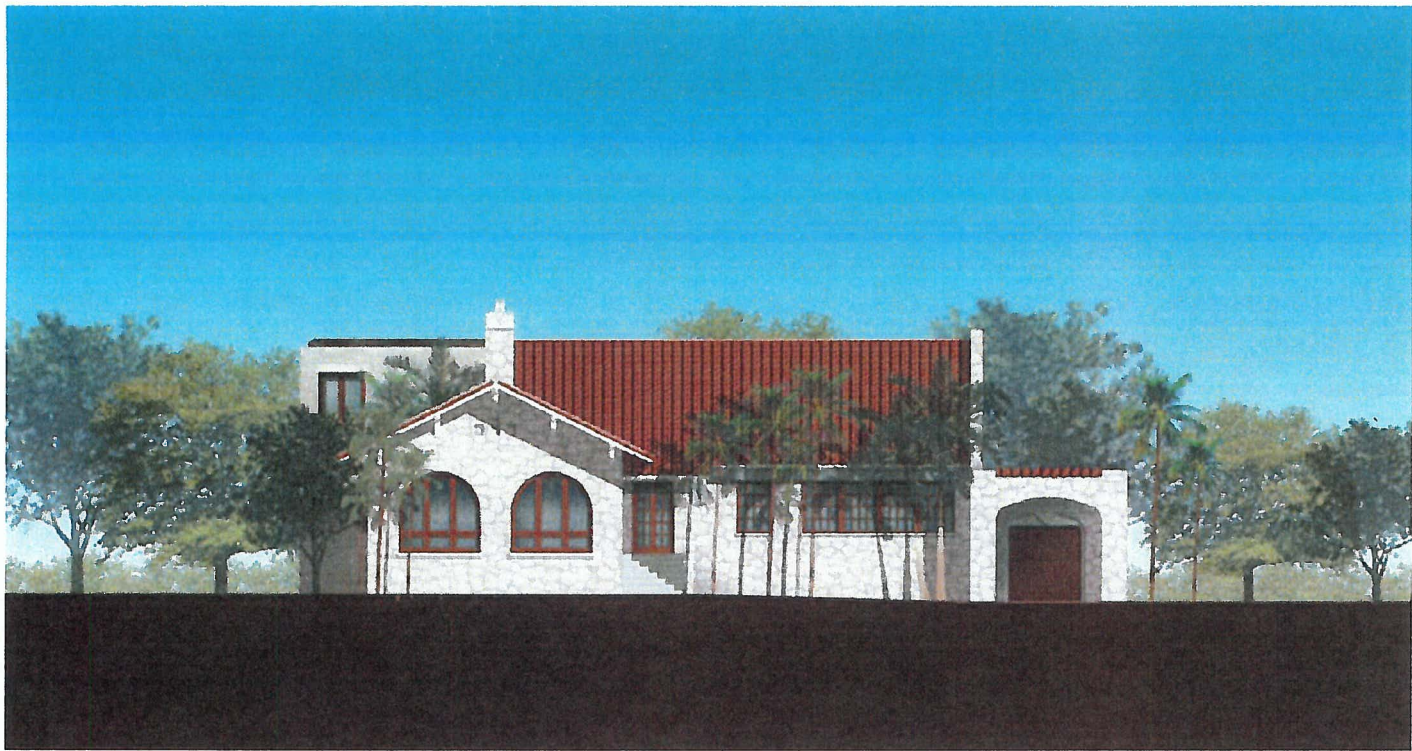


ENLARGED SITE PLAN
 SCALE: 1/8" = 1'-0"





Existing House (North Façade)



North Façade. Proposed Design – Operable Windows at Sunroom and Addition Beyond at Rear of Property



South Photo -Rear of Existing House



Existing Garage at Rear of Property



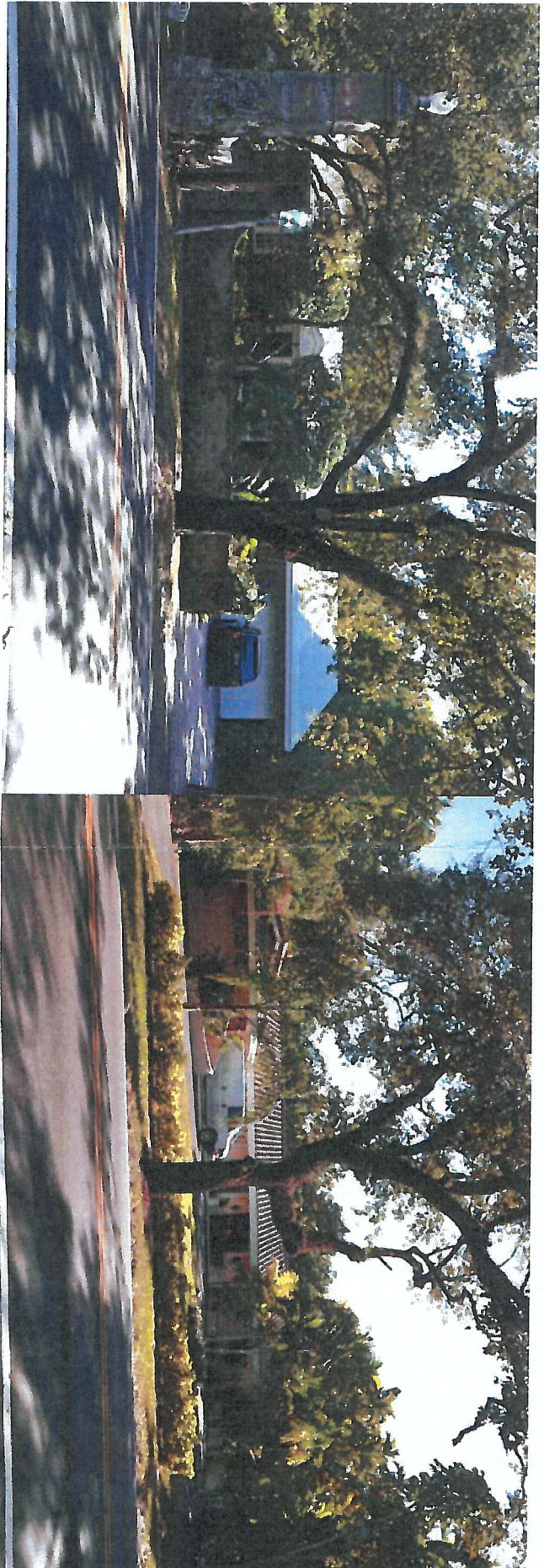
Detail @ Proposed Façade



Adjacent View of Home East of New Construction



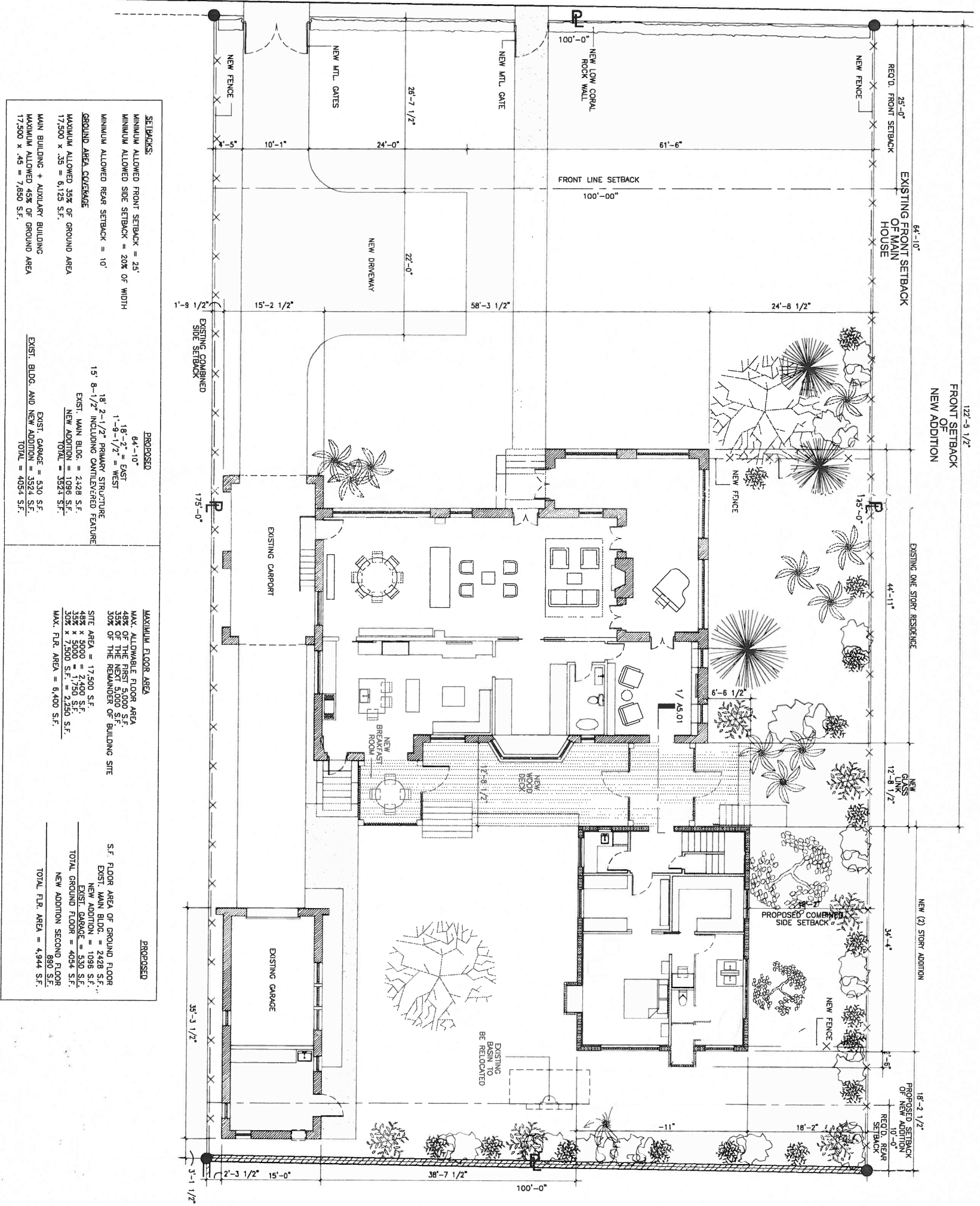
View From Coral Way



Adjacent Home East of Property

Adjacent Home West of Property

CORAL WAY



SETBACKS:
 MINIMUM ALLOWED FRONT SETBACK = 25'
 MINIMUM ALLOWED SIDE SETBACK = 20% OF WIDTH
 MINIMUM ALLOWED REAR SETBACK = 10'
 GROUND AREA COVERAGE
 MAXIMUM ALLOWED 35% OF GROUND AREA
 17,500 x .35 = 6,125 S.F.
 MAIN BUILDING + AUXILIARY BUILDING
 MAXIMUM ALLOWED 45% OF GROUND AREA
 17,500 x .45 = 7,875 S.F.

PROPOSED
 64'-10" = EAST
 18'-2 1/2" = WEST
 15'-8 1/2" INCLUDING OVERLAPPED FEATURE
 EXIST. MAIN BLDG. = 2,428 S.F.
 NEW ADDITION = 1,096 S.F.
 TOTAL = 3,524 S.F.
 EXIST. GARAGE = 530 S.F.
 EXIST. BLDG. AND NEW ADDITION = 3,524 S.F.
 TOTAL = 4,054 S.F.

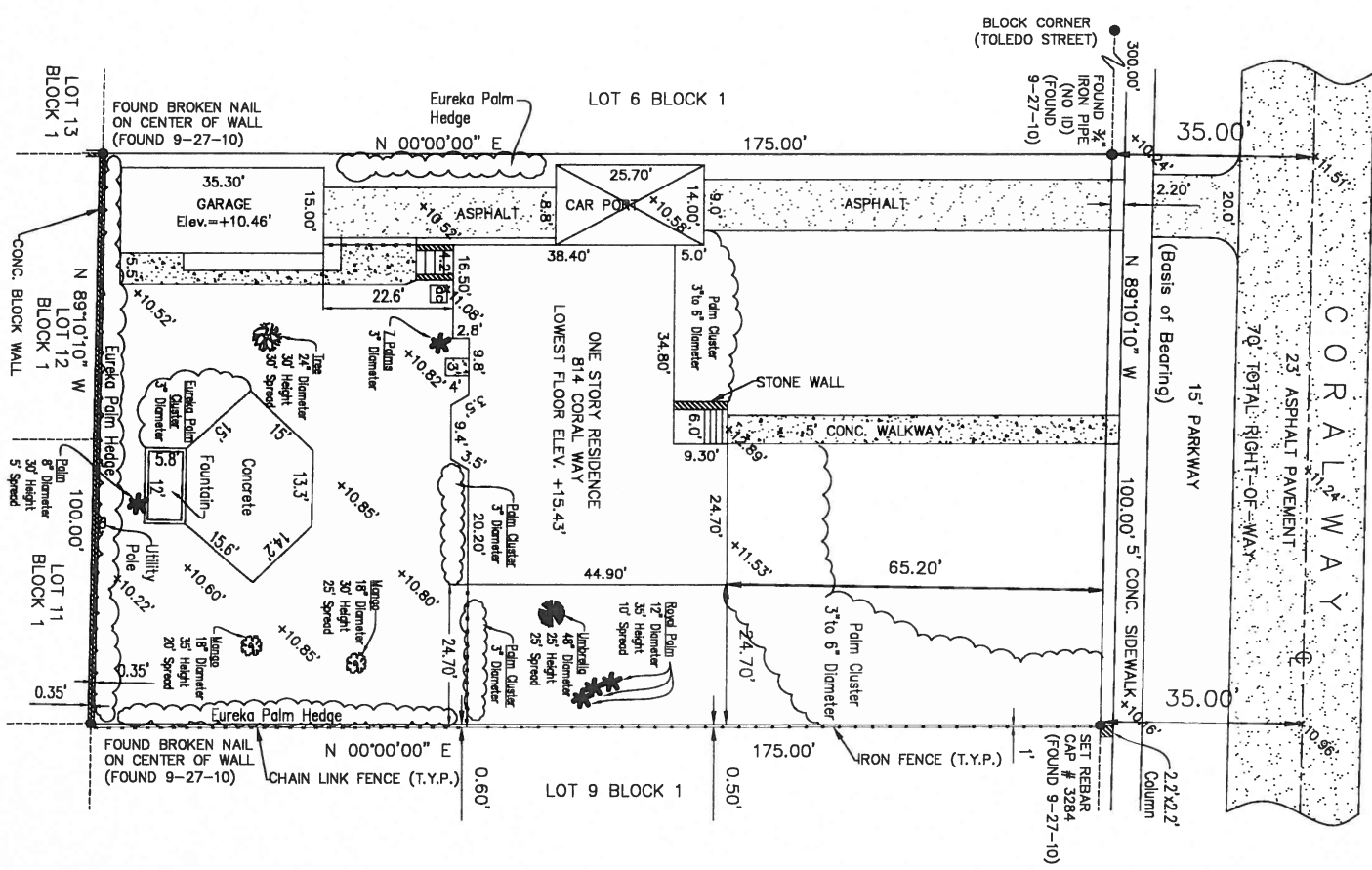
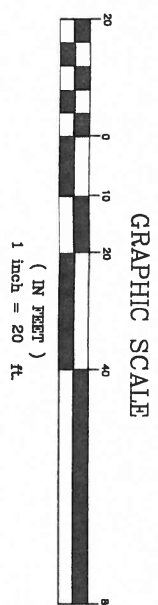
PROPOSED
 MAX. ALLOWABLE FLOOR AREA
 45% OF THE FIRST 5,000 S.F.
 30% OF THE REMAINDER OF BUILDING SITE
 SITE AREA = 17,500 S.F.
 45% x 5,000 = 2,250 S.F.
 30% x 7,500 S.F. = 2,250 S.F.
 MAX. F.L.R. AREA = 4,500 S.F.

PROPOSED
 S.F. FLOOR AREA OF GROUND FLOOR
 EXIST. MAIN BLDG. = 2,428 S.F.
 EXIST. GARAGE = 530 S.F.
 TOTAL GROUND FLOOR = 2,958 S.F.
 NEW ADDITION SECOND FLOOR = 890 S.F.
 TOTAL F.L.R. AREA = 3,848 S.F.

ENLARGED SITE PLAN
 SCALE: 1/8" = 1'-0"



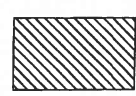
BOUNDARY SURVEY



TOLEDO STREET

CORAL WAY

ANDALUSIA AVENUE



DE SOTO BLVD.

LOCATION SKETCH
NOT TO SCALE

LEGAL DESCRIPTION: Lots 7 and 8, Block 1, CORAL GABLES SECTION A, according to the Plat thereof, as recorded in Plat Book 5 at Page 102, of the Public Records of Dade County, Florida, now known as Miami-Dade County, Florida.

SURVEY FOR: ROBERT STRAUSS AND CAMILLA COCHRANE
814 CORAL WAY
CORAL GABLES, FLORIDA 33134

I HEREBY CERTIFY: That the SKETCH OF SURVEY of the above captioned property was completed under my supervision and/or direction, to the best of my knowledge and belief. This survey meets or exceeds the Minimum Technical Standards set forth by the Florida Board of Land Surveyors in Chapter 54-17 Florida Administrative Code. Pursuant to Section 472.027, Florida Statutes.

DELTA SURVEYORS, INC.

DELTA SURVEYORS, INC.
13052 SW 133RD COURT
MIAMI, FLORIDA 33186

WALDO F. PAEZ DATE SIGNED: _____
PROFESSIONAL SURVEYOR AND MAPPER
NO. 32984
STATE OF FLORIDA

CERTIFICATE OF AUTHORIZATION
L.B. NO. 3396
STATE OF FLORIDA
305-253-0909
FAX: 305-253-0933

PANEL NO. 12086C0457 1

1) FIELD ZONE: X
COMMUNITY NO. 120639 DATE OF MAP: 9-11-09
2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
3) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY
4) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED
5) LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT
6) MEMBERSHIP IS SUBJECT TO OPINION OF TITLE
7) TYPE OF SURVEY: BOUNDARY SURVEY
8) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION. PROVIDED BY CLIENT
9) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID AND FOR REFERENCE ONLY. UNLESS SIGNED AND SEALED WITH THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
10) THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
11) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
12) THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE
13) ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G7-FAC), IS "SURVEYING". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT
14) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
15) NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.
16) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
17) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
00 DENOTES EXISTING ELEVATION
ELEVATION REFERS TO THE NATIONAL GEODETIC VERTICAL DATUM OF MEAN SEA LEVEL OF 1929
BENCHMARK: P-510 ELEVATION: +11.78'
LOCATOR INDEX: 4152 W

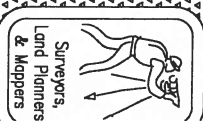
BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF N 89° 10' 10" W FOR THE SOUTH RIGHT OF WAY OF CORAL WAY

OLD FILE NO. 05-0514X (6-7-09)
FIELD SURVEY DATE: 9-27-10 SCALE: 1" = 20'
DRAWING DATE: 9-28-10 FB: SKETCH DRAWING NO.: 10-0529

DRAWN BY: M.A.B.
DRAWING NO.: 10-0529

SEAL

BOUNDARY SURVEY

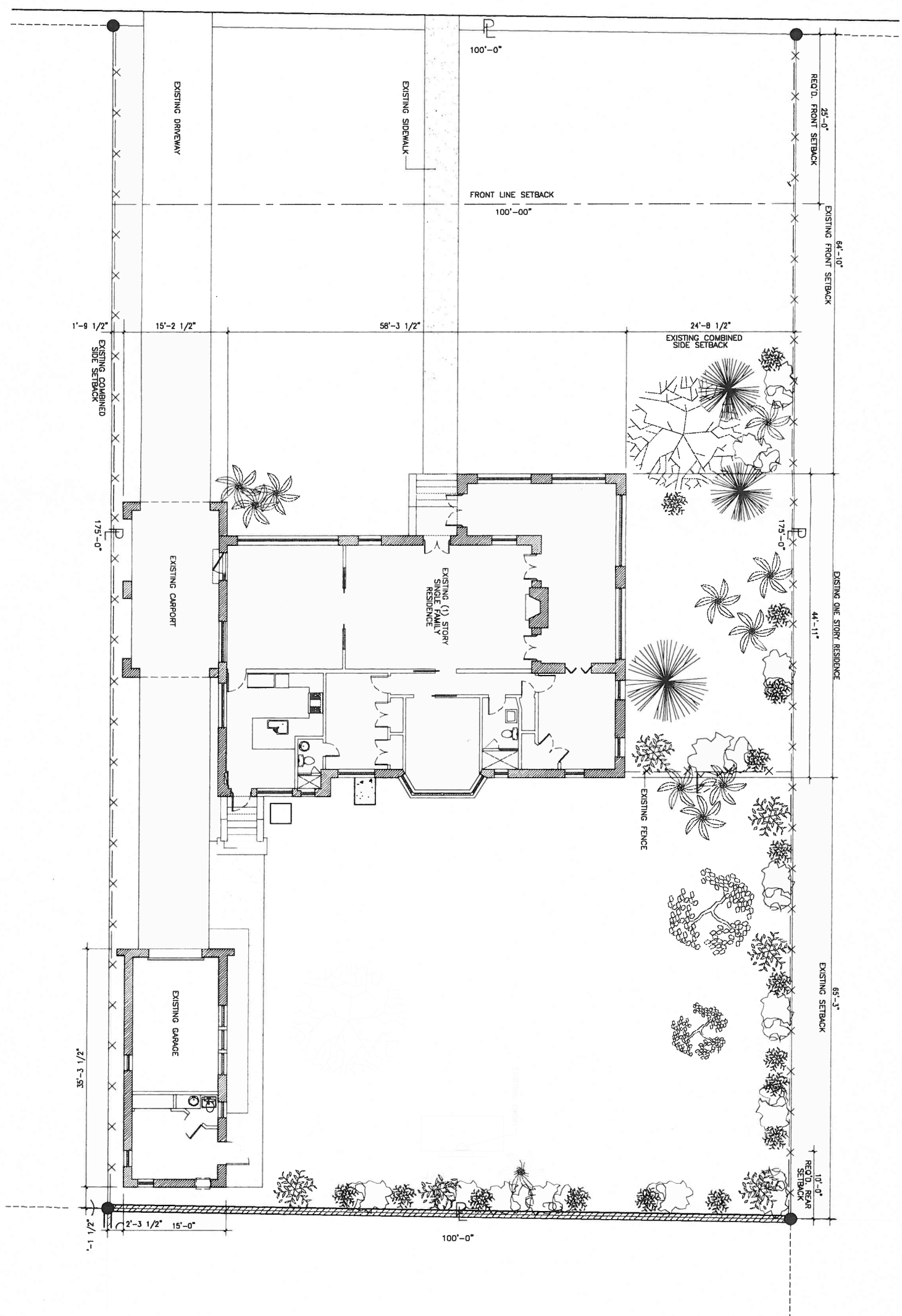


Delta Surveyors, Inc.
EST. 1973
13052 SW 133rd COURT MIAMI, FL 33186
PHONE: (305) 253-0909 E-MAIL: DELTAPAEZ@AOL.COM

REVISIONS	DATE	REMARKS

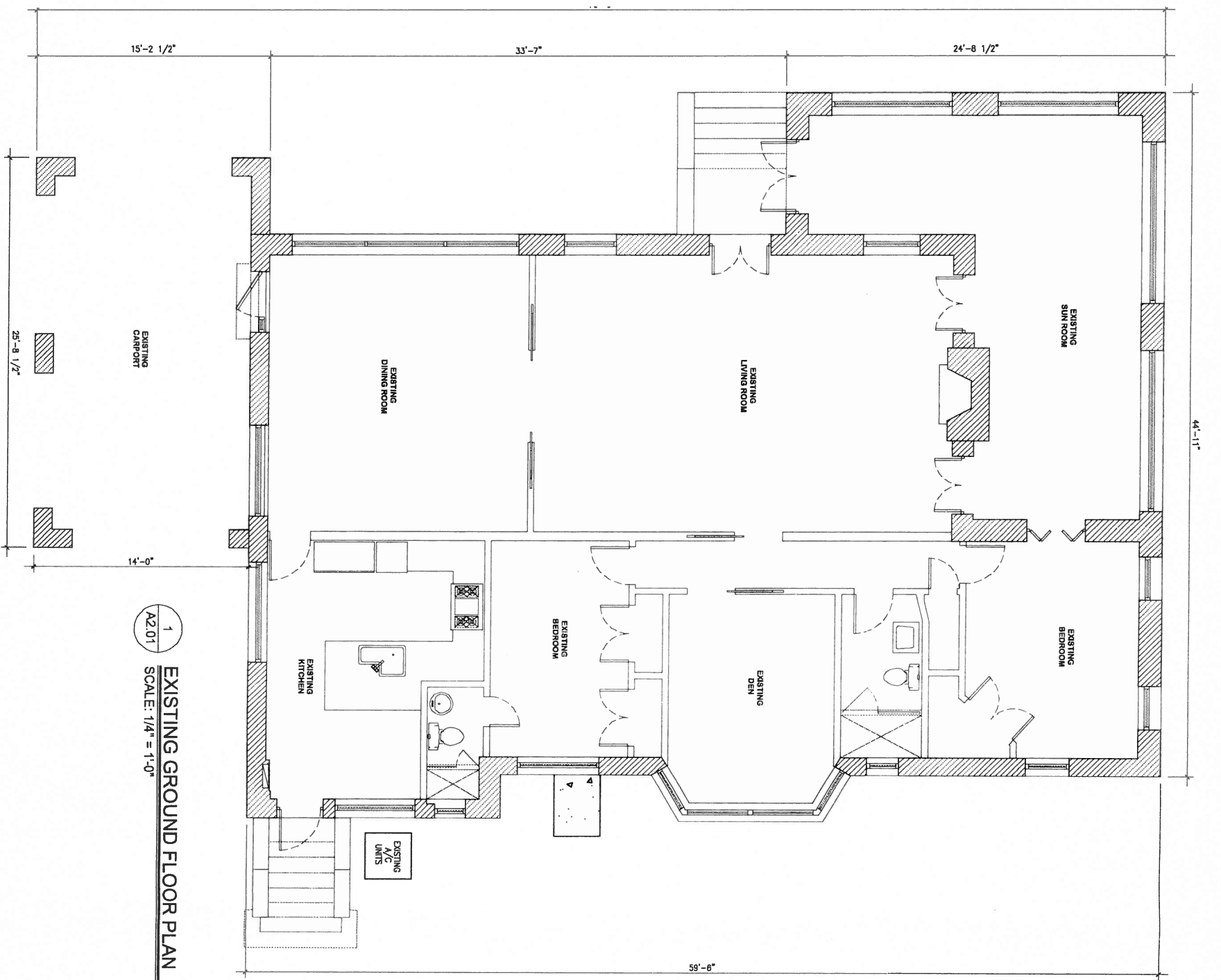
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SCALE: 1" = 20'
DRAWN BY: M.A.B.
DRAWING NO.: 10-0529 Y

CORAL WAY

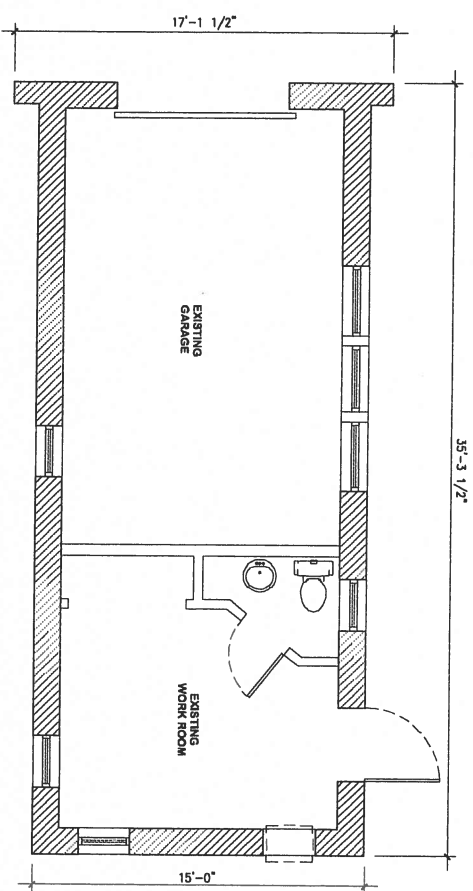


ENLARGED SITE PLAN (EXISTING)
SCALE: 1/8" = 1'-0"





1
A2.01
EXISTING GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2
A2.01
EXISTING GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



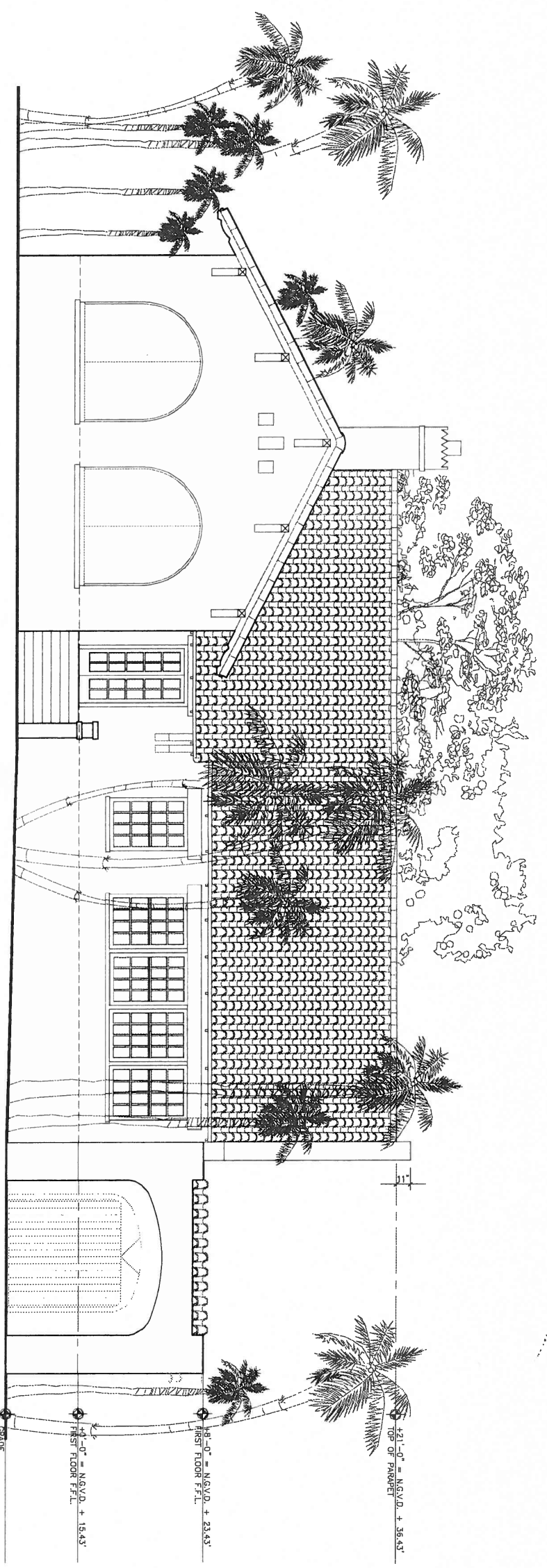
A2.0

2010-000
SHEET NO.
DATE: 12/09/2009
DRAWN BY: JAC
CHECKED BY: JB
REVISIONS:

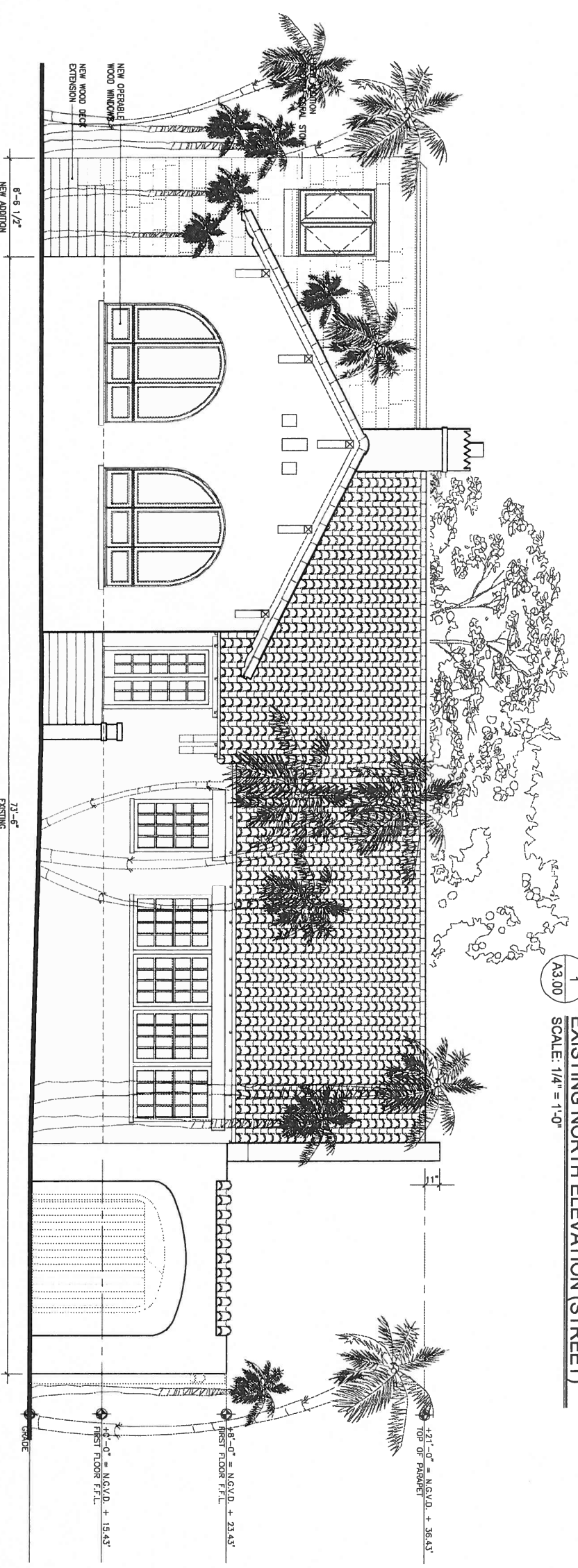
EXISTING FLOOR PLANS

814 CORAL WAY
ADDITION

jenifer briley + associates
architecture . interior design . planning

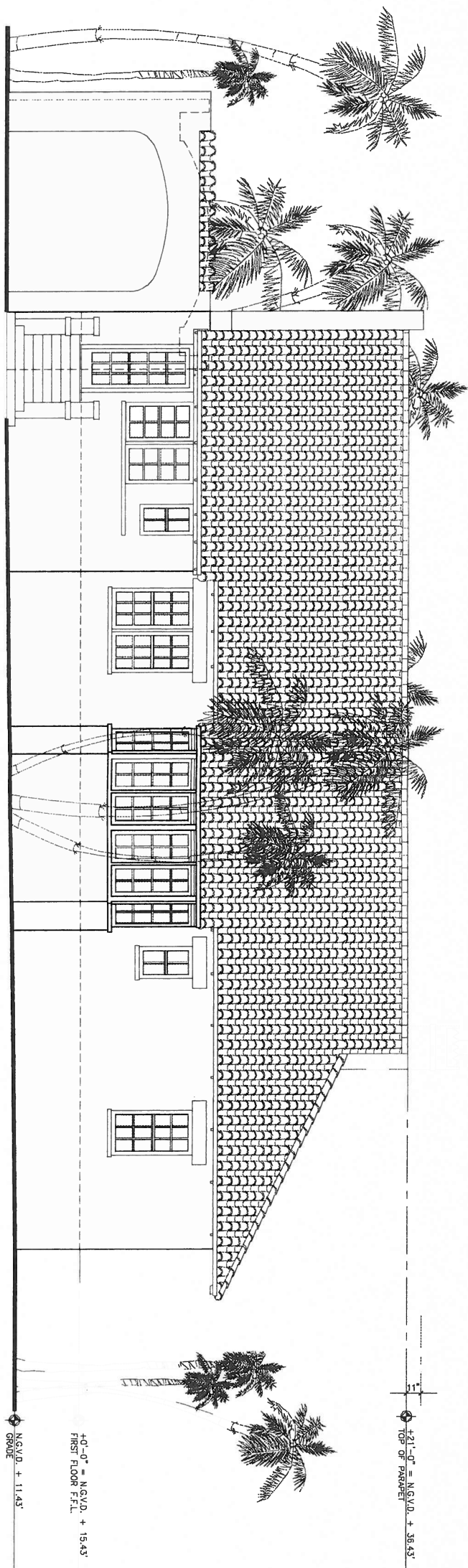


1
A3.00
EXISTING NORTH ELEVATION (STREET)
SCALE: 1/4" = 1'-0"

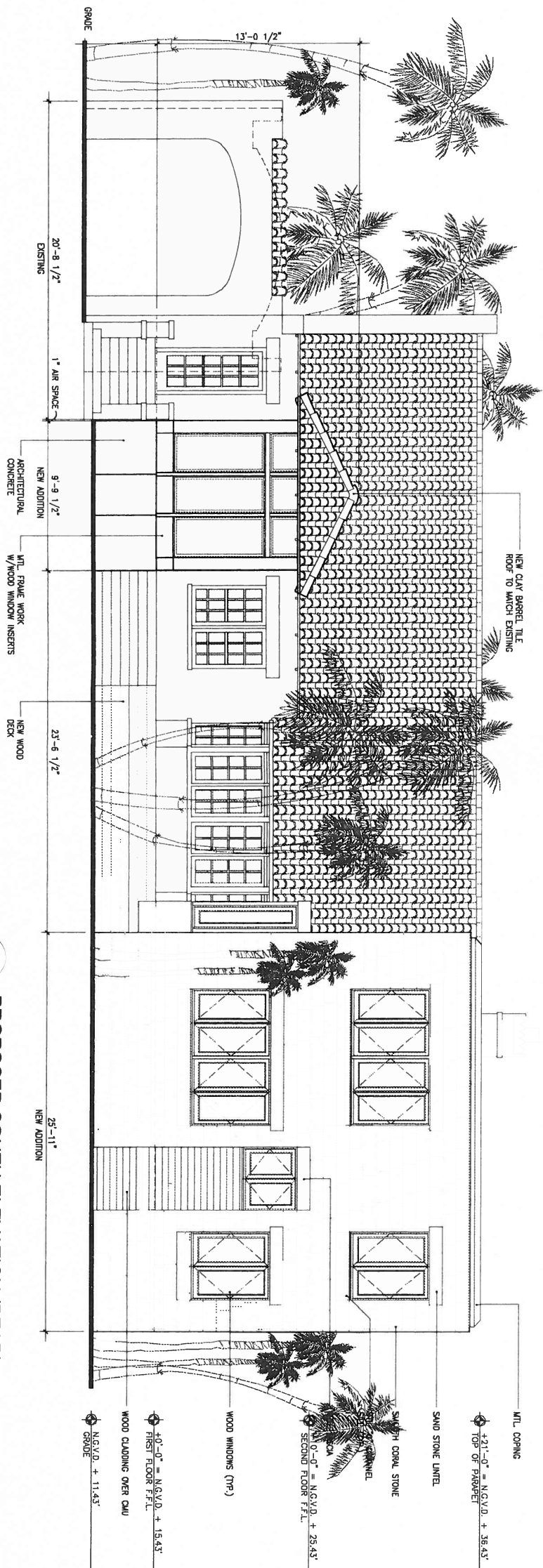


2
A3.00
PROPOSED NORTH ELEVATION (STREET)
SCALE: 1/4" = 1'-0"

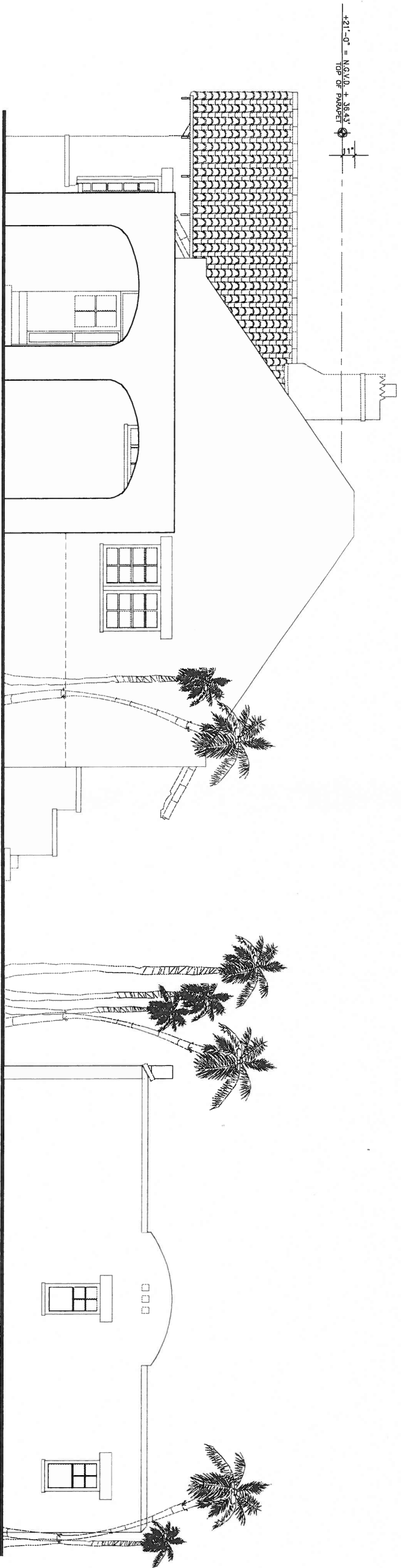
NOTE:
EXISTING WINDOWS AND DOORS TO BE RESTORED OR REPLACED.



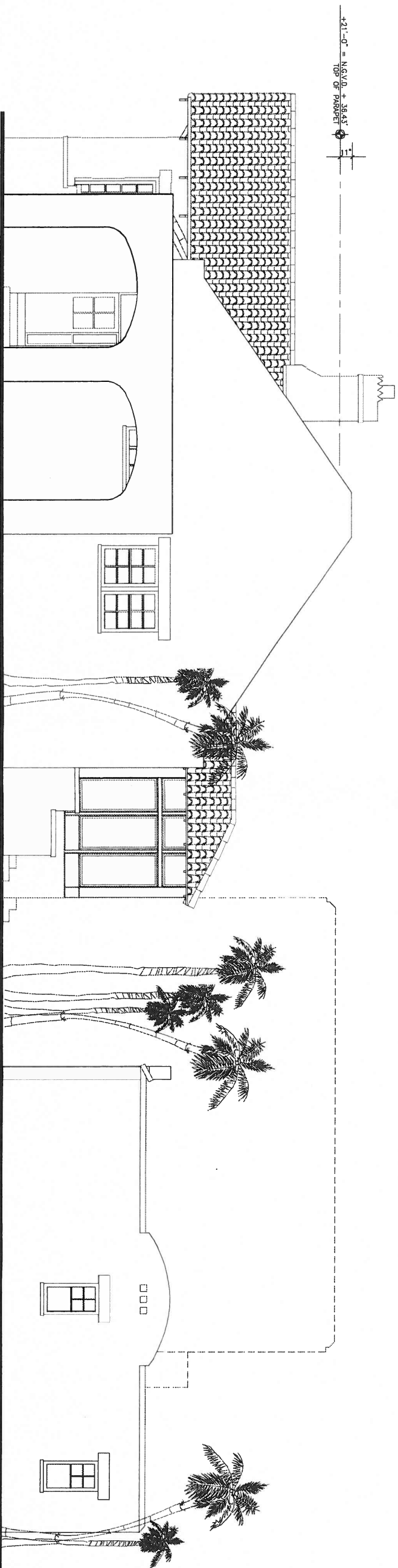
1
A3.01 EXISTING SOUTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



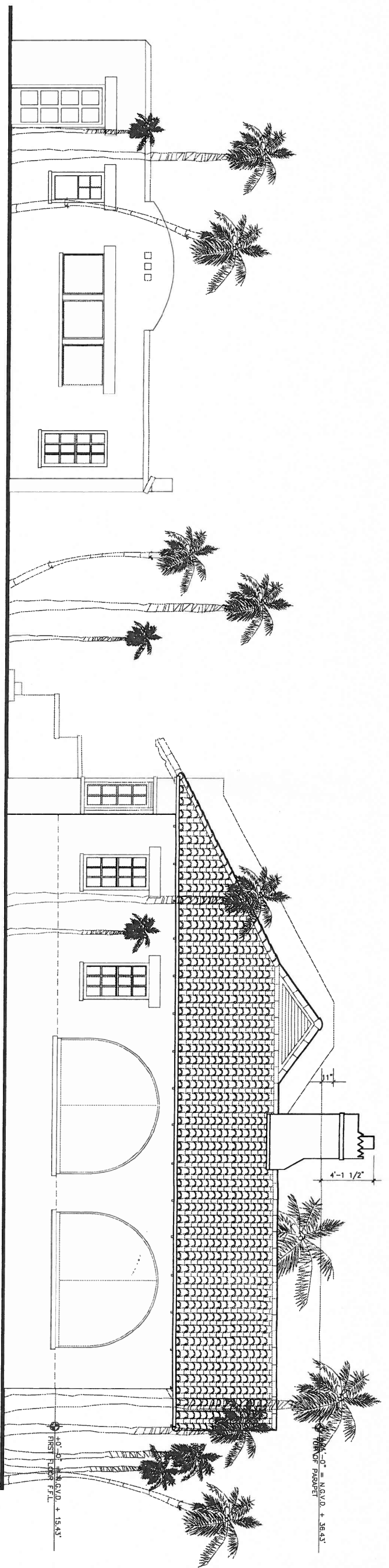
2
A3.01 PROPOSED SOUTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



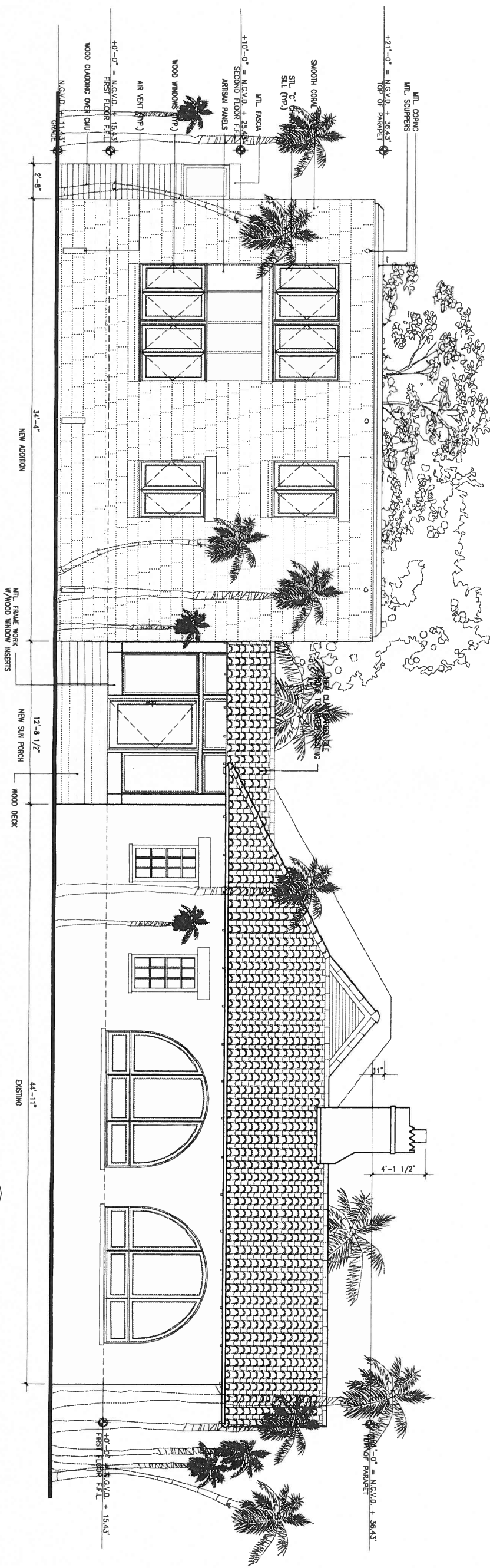
1
A3.02
EXISTING WEST ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"



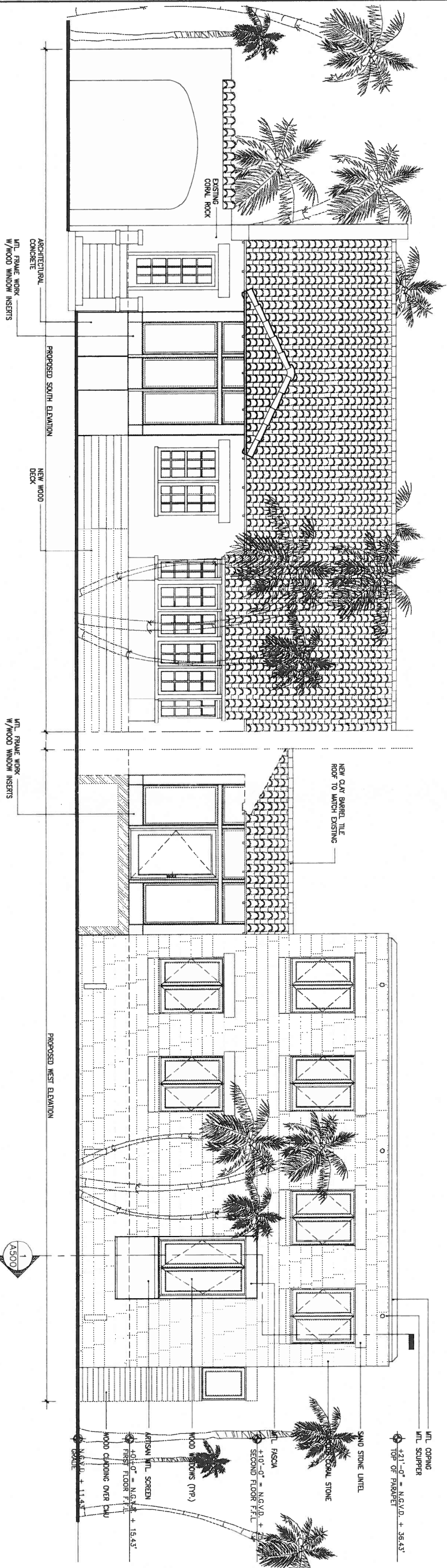
2
A3.02
PROPOSED WEST ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"



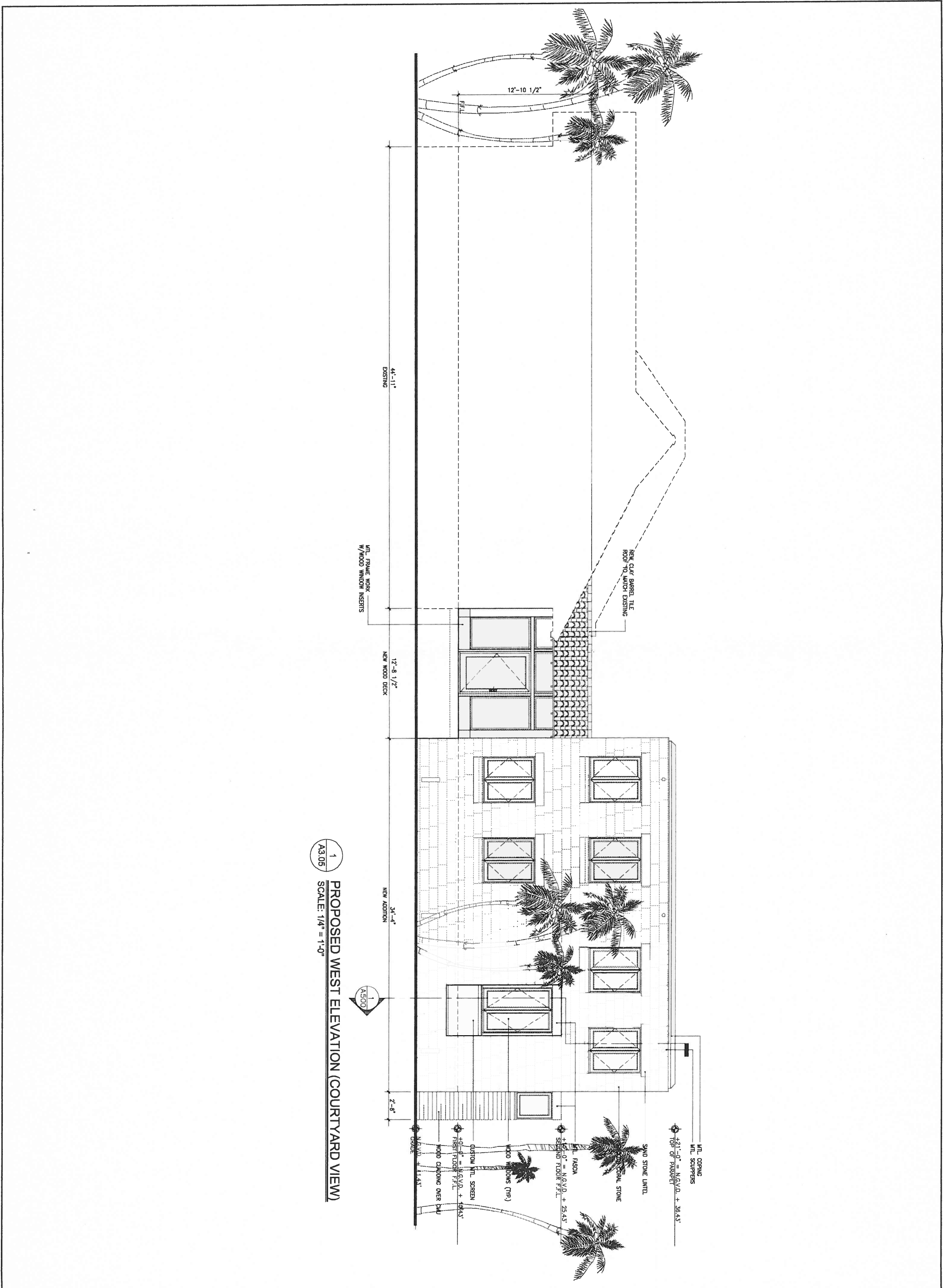
1
A3.03
EXISTING EAST ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"



2
A3.03
PROPOSED EAST ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"



1 DEVELOPED ELEVATION
A3.04 SCALE: 1/4" = 1'-0"

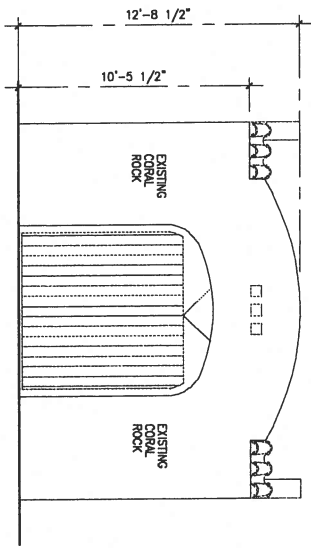


1 PROPOSED WEST ELEVATION (COURTYARD VIEW)
A3.05 SCALE: 1/4" = 1'-0"

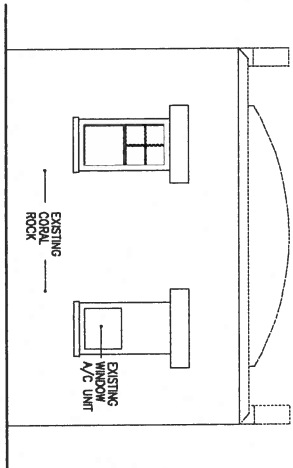
814 CORAL WAY
ADDITION

jenifer briley + associates
architecture . interior design . planning

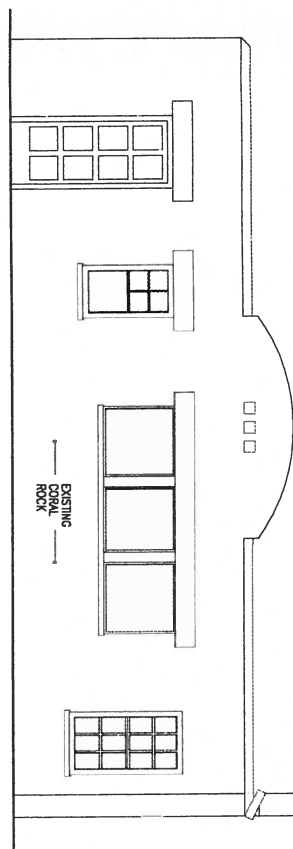
DATE: 12/09/2
DRAWN BY:
CHECKED BY:
REVISIONS:
2010-
SHEET
A3.



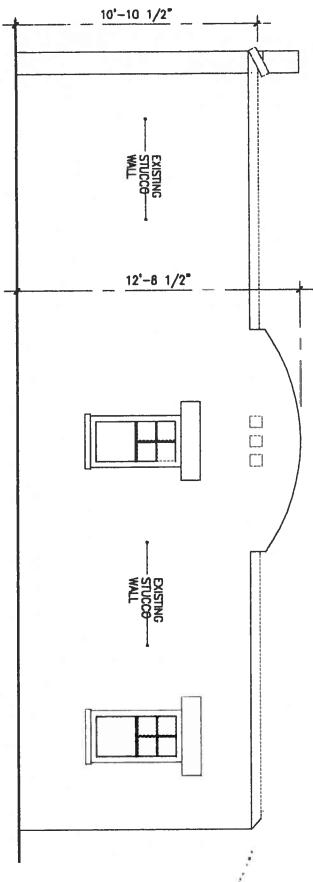
1
A3.06
EXISTING GARAGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3
A3.06
EXISTING GARAGE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

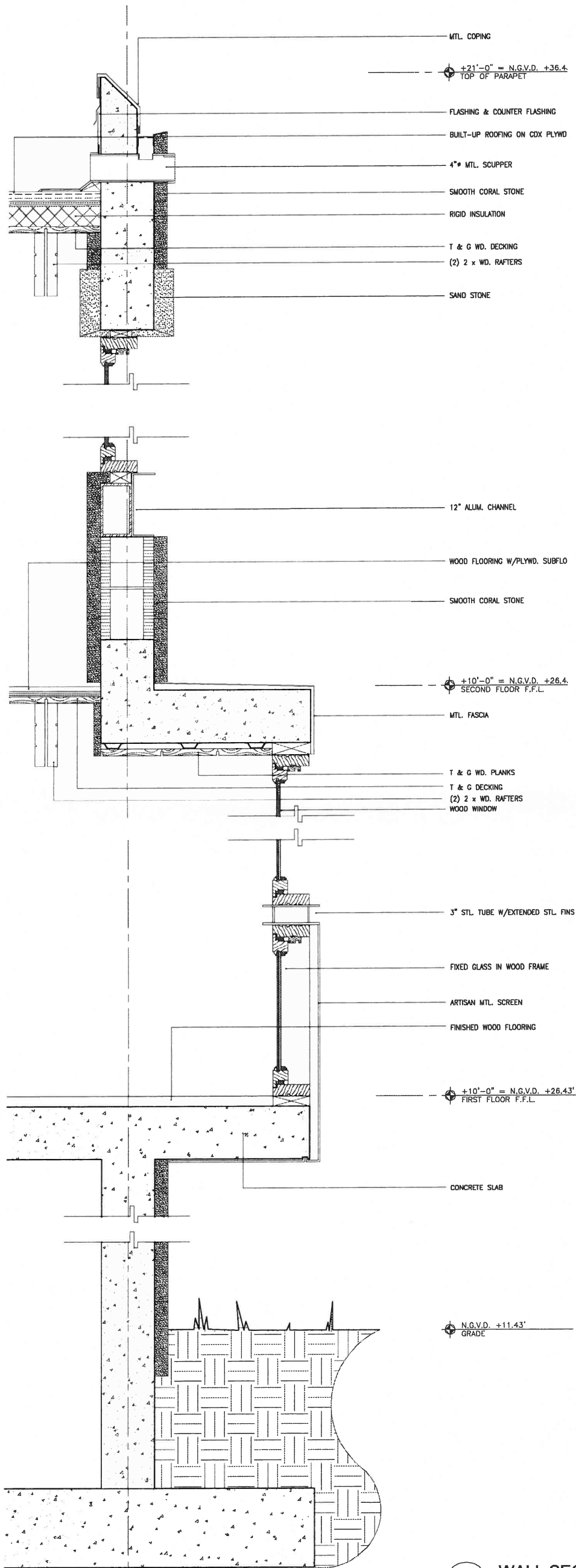


2
A3.06
EXISTING GARAGE EAST ELEVATION
SCALE: 1/4" = 1'-0"

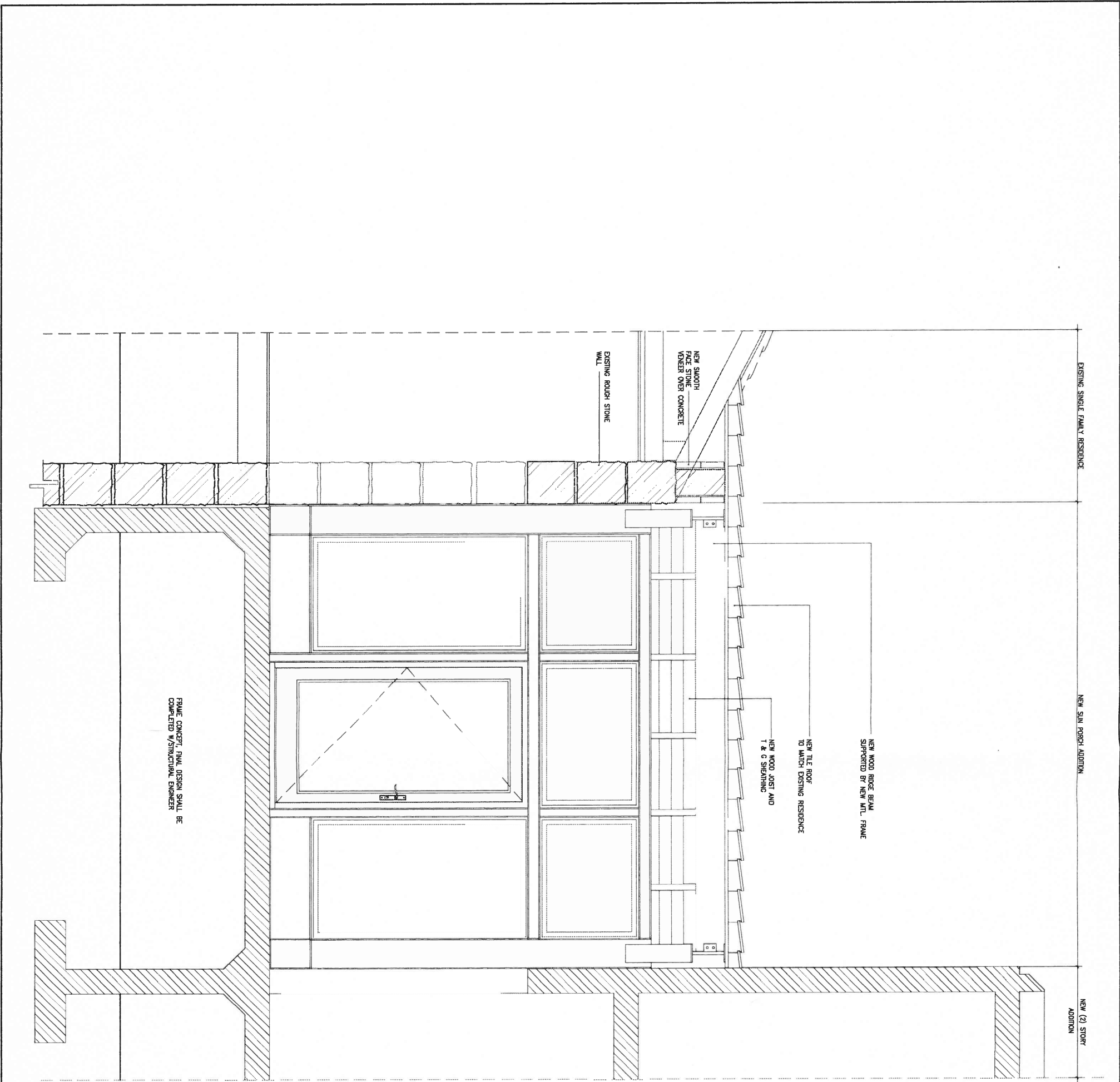


4
A3.06
EXISTING GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"

NEW SHEET ▽



1 WALL SECTION
A5.00 SCALE: 1-1/2" = 1'-0"



TOP OF PARAPET + 36.43'

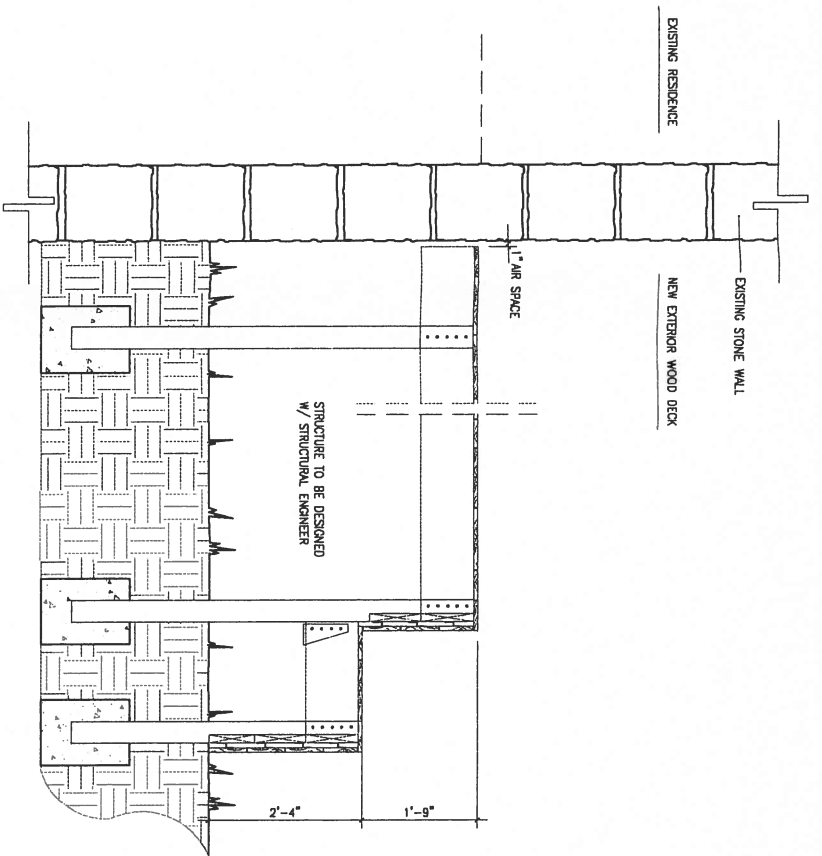
SECOND FLOOR F.F.L. + 28.43'

FIRST FLOOR F.F.L. + 15.43'

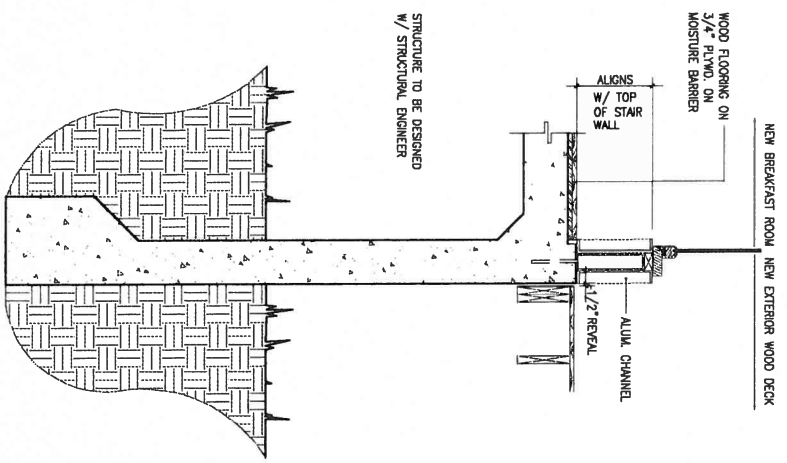
1/8\"/>

PARTIAL SECTION @ SUN PORCH CONNECTION
SCALE: 3/4\"/>

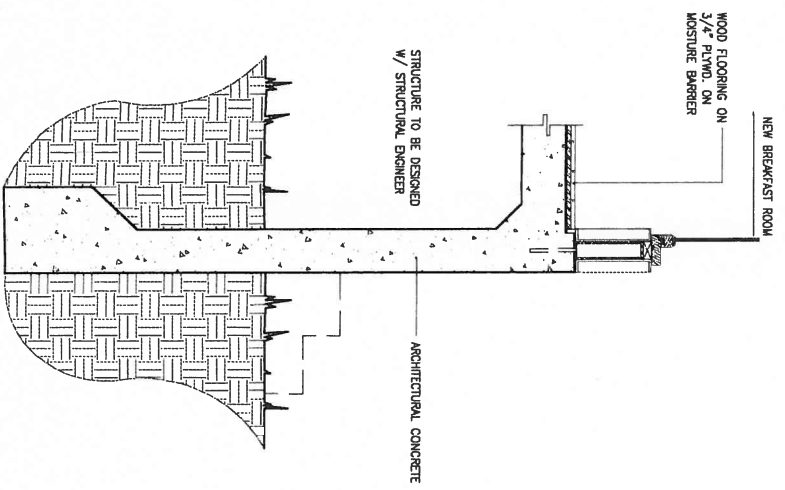
NEW SHEET



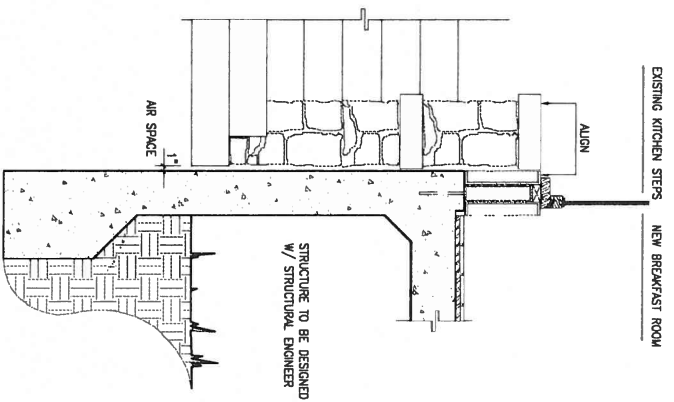
1
A5.02
SCALE: 3/4" = 1'-0"



2
A5.02
SCALE: 3/4" = 1'-0"



3
A5.02
SCALE: 3/4" = 1'-0"



4
A5.02
SCALE: 3/4" = 1'-0"

NEW SHEET ▽