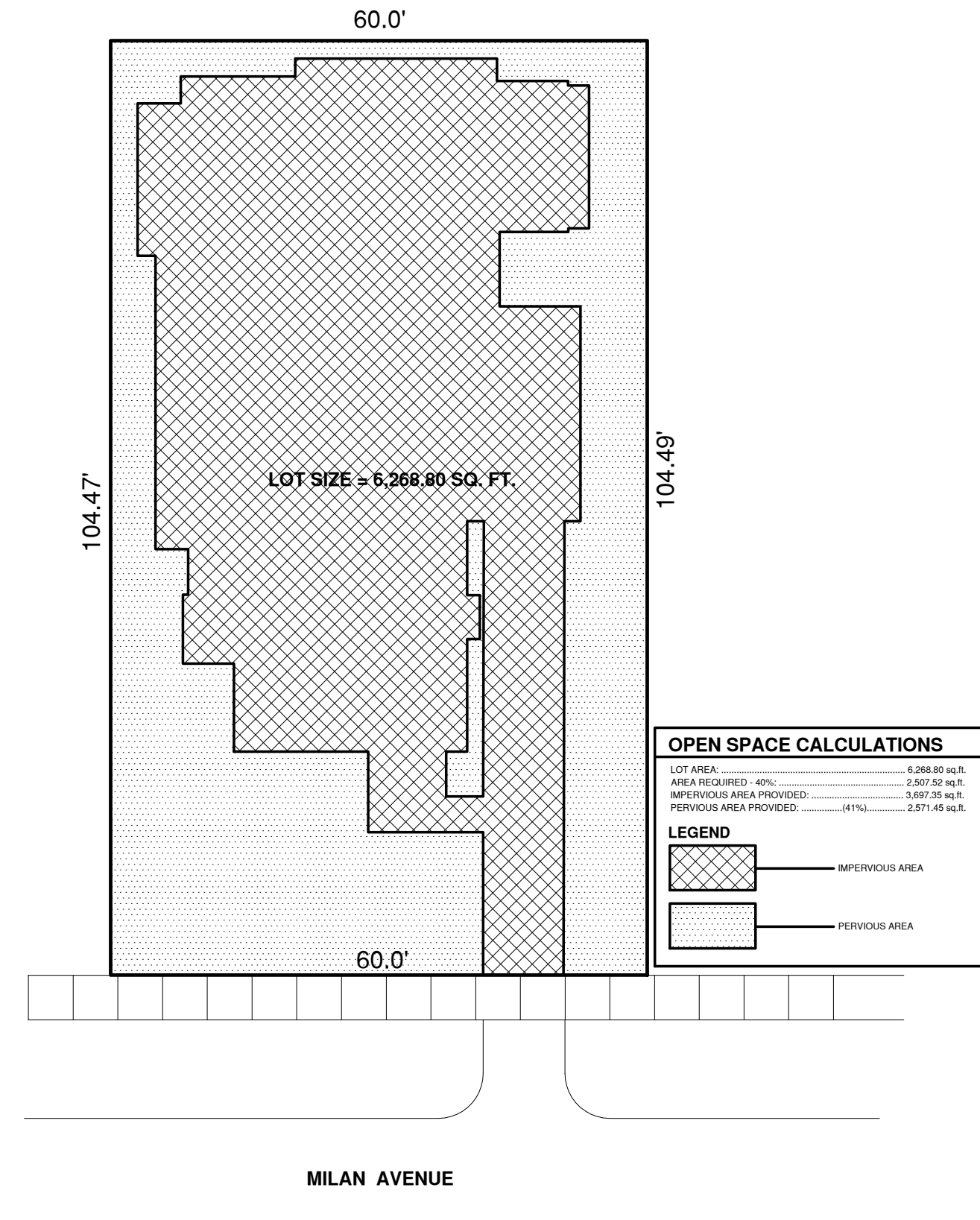


LOT SIZE
SCALE 1/16"=1'-0"

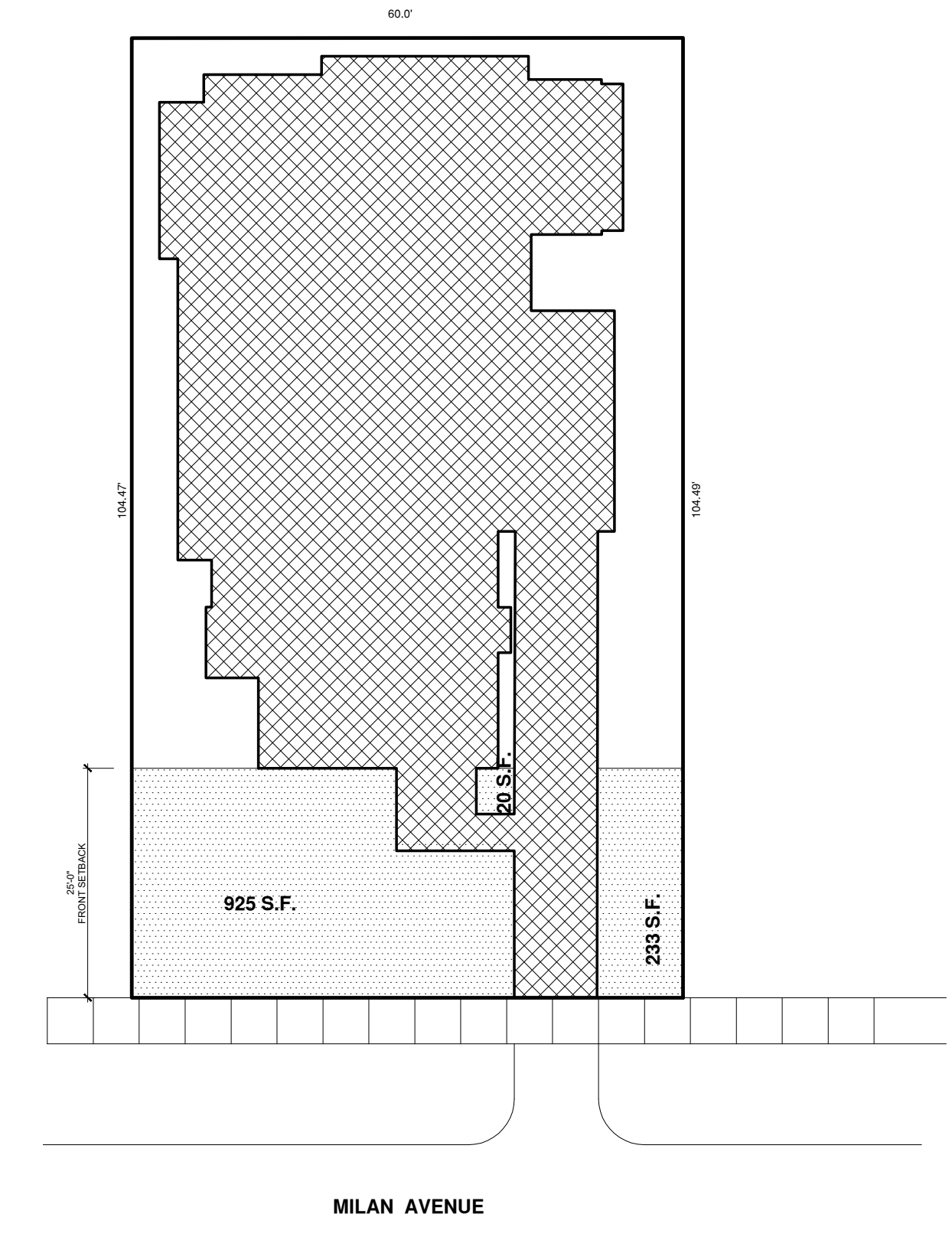
LEGAL DESCRIPTION
LOT 3 AND THE EAST 10' OF LOT 2, BLOCK 26
CORAL GABLES GRANADA SECTION
PB 8, PG 113, MIAMI-DADE COUNTY, FLORIDA



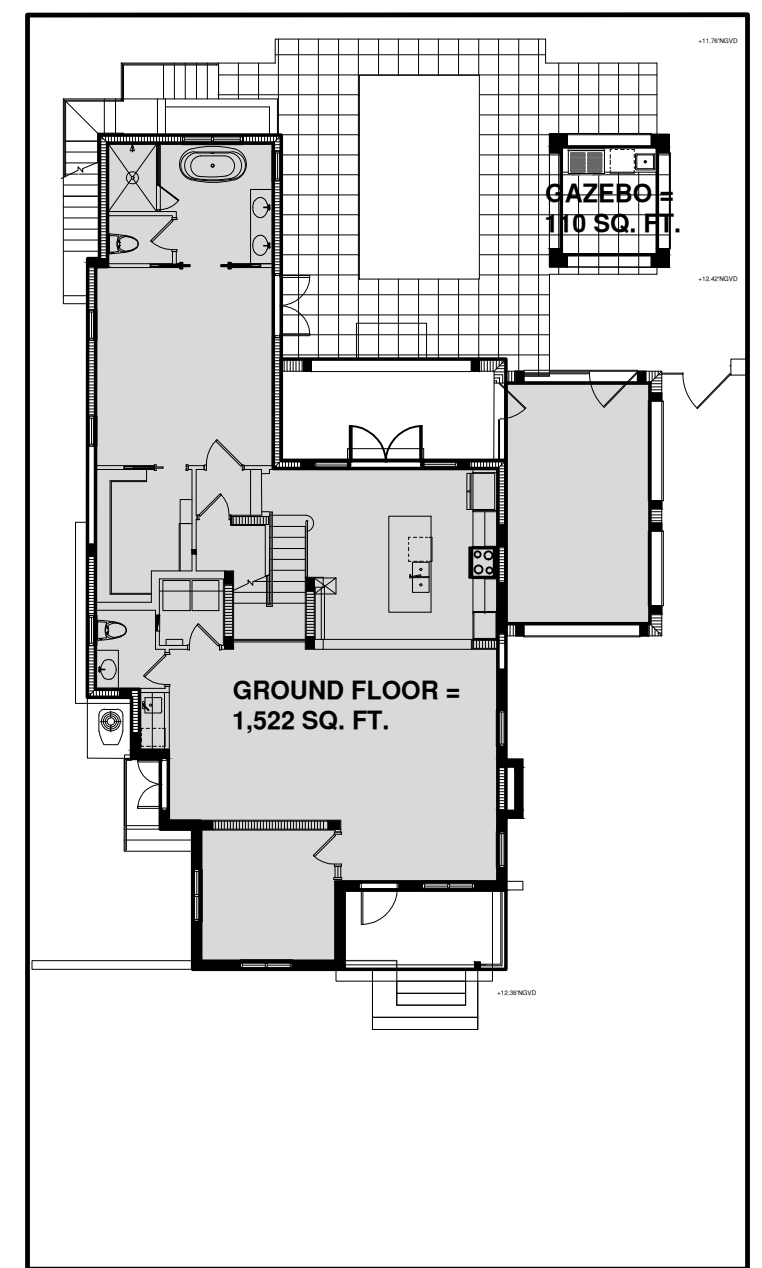
LANDSCAPE/OPEN AREA
SCALE 1/16"=1'-0"

MIN. 40% LANDSCAPE/OPEN AREA REQUIRED PER CORAL GABLES ZONING CODE.

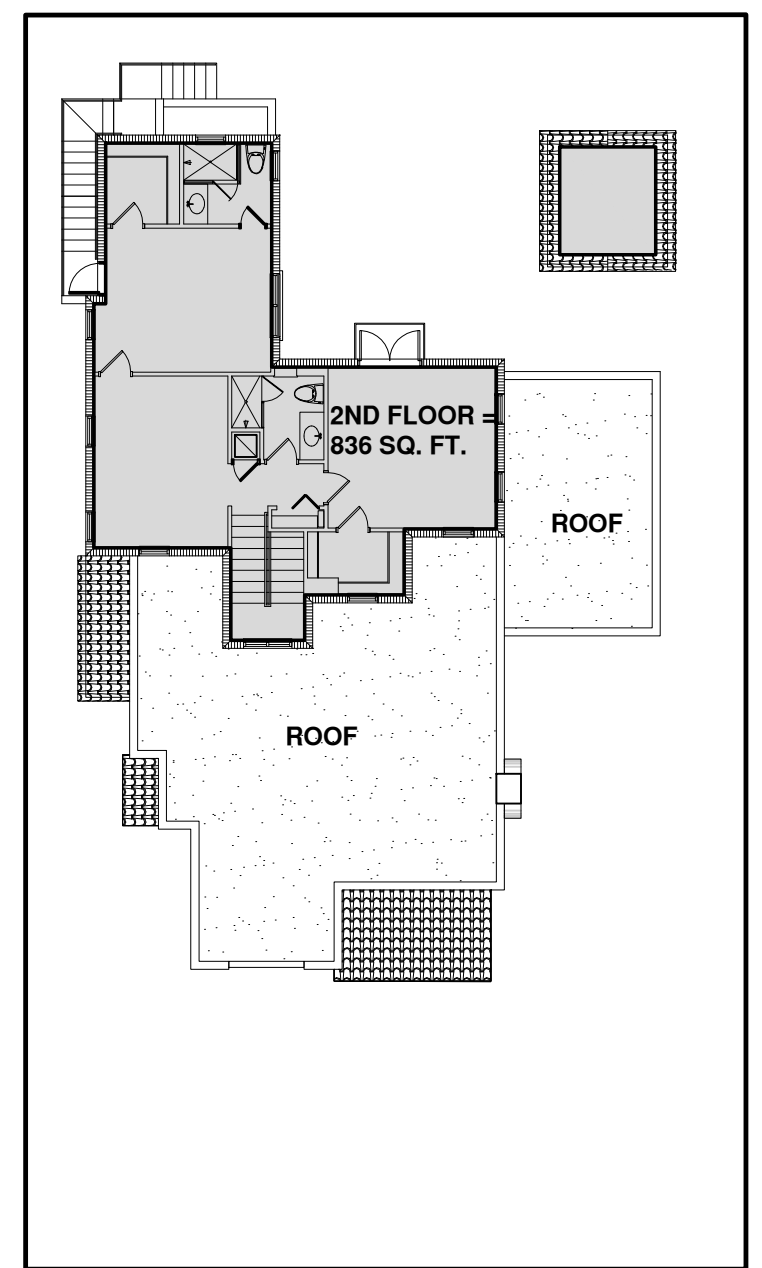
LANDSCAPE CALCULATIONS	REQUIRED	PROVIDED
LANDSC. REQUIRED (40%)		
6,268.80 S.F. x 40% =	2,507.52 SF	2,571.45 SF (41%)



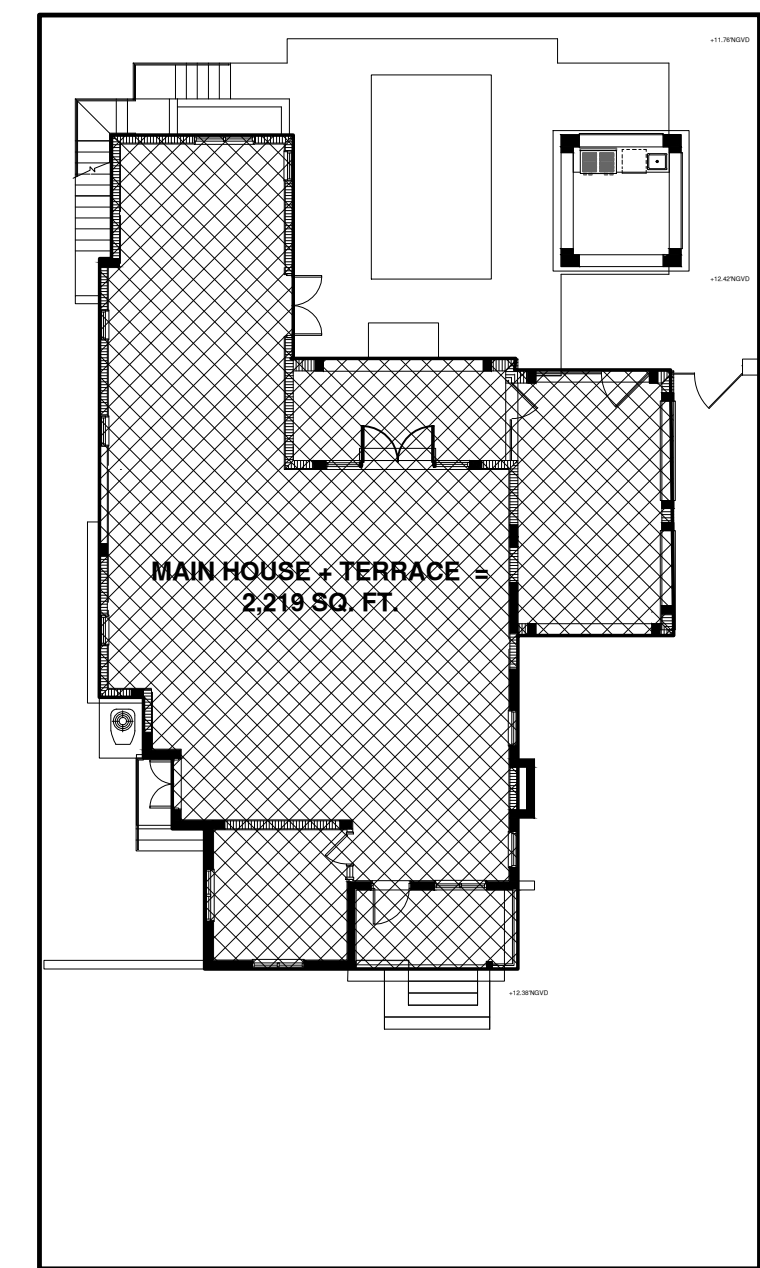
FRONT YARD LANDSCAPE AREA
SCALE 1/16"=1'-0"



GROUND FLOOR PLAN

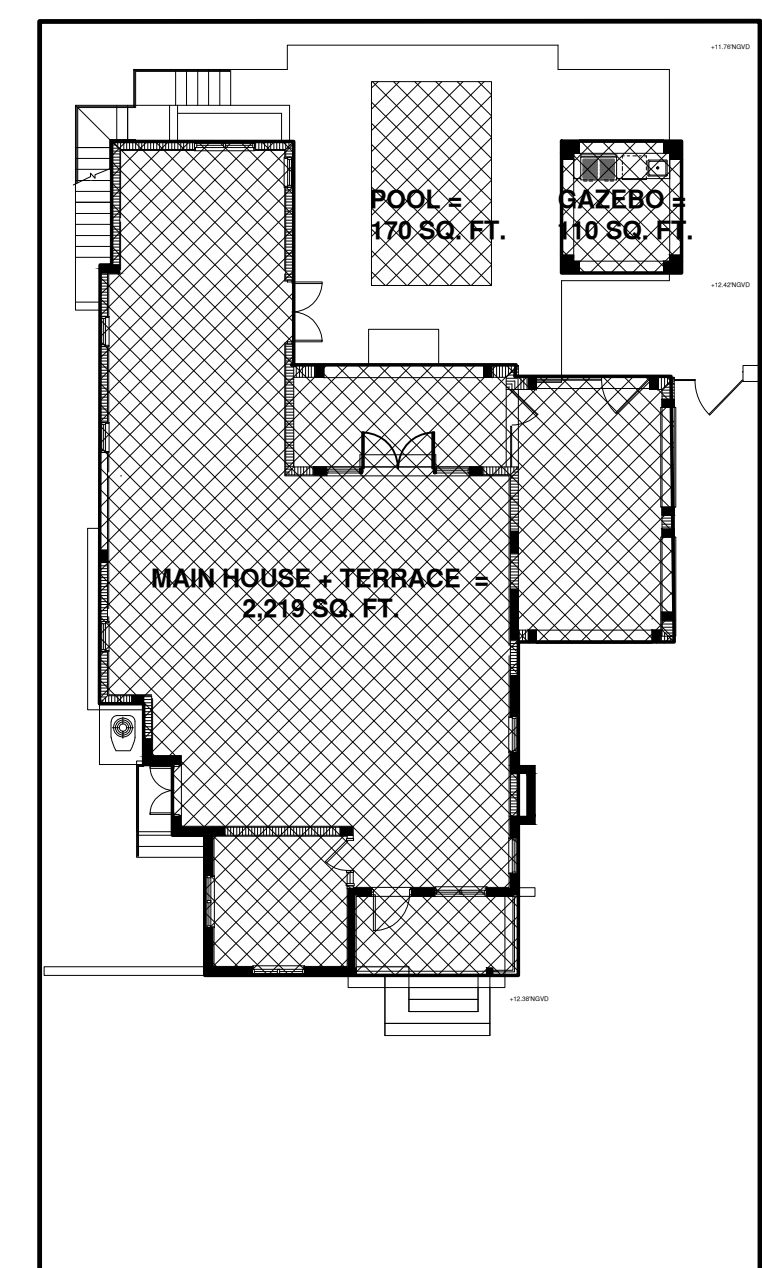


2ND FLOOR PLAN



MAIN BUILDING GROUND COVERAGE
SCALE 1/16"=1'-0"

GROUND AREA COVERAGE	ALLOWED	PROVIDED	SQUARE FOOTAGE BREAKDOWN
MAIN BUILDING (35% OF LOT AREA)	2,194 SF	2,193 SF (34.9%)	EXISTING 1ST FLOOR = 1,126 sq. ft. NEW (added) 1ST FLOOR = 534 sq. ft. 3 FRONT COVERED PORCH = 89 sq. ft. NEW CARPORT = 286 sq. ft. REAR COVERED TERRACE = 158 sq. ft. 2



MAIN & AUXILIARY BUILDING GROUND COVERAGE
SCALE 1/16"=1'-0"

GROUND AREA COVERAGE	ALLOWED	PROVIDED	SQUARE FOOTAGE BREAKDOWN
MAIN BUILDING + POOL + CABANA (45% OF LOT AREA)	2,821 SF	2,473 SF (37.5%)	EXISTING 1ST FLOOR = 1,126 sq. ft. NEW (added) 1ST FLOOR = 534 sq. ft. 3 FRONT COVERED PORCH = 89 sq. ft. NEW CARPORT = 286 sq. ft. REAR COVERED TERRACE = 158 sq. ft. NEW GAZEBO = 110 sq. ft. NEW POOL BODY OF WATER = 170 sq. ft. 2

FLOOR AREA RATIO
SCALE 1/16"=1'-0"

FLOOR AREA RATIO	F.A.R. PROVIDED:
F.A.R. ALLOWED	GROUND FLOOR: 1,522 sq. ft.
FIRST 5,000 S.F. @ 48% 2,400 S.F.	SECOND FLOOR: 836.0 sq. ft.
NEXT 1,268.8 S.F. @ 35% 444 S.F.	TOTAL HOUSE: 2,358 sq. ft.
TOTAL F.A.R. ALLOWED = 2,844 SF	NEW CARPORT: 240.0 sq. ft.
	NEW POL GAZEBO: 71.0 sq. ft.
	TOTAL: 2,669 sq. ft. 3

SQUARE FOOTAGE BREAKDOWN
EXISTING 1ST FLOOR AREA = 1,126 sq. ft.
NEW (added) 1ST FLOOR AREA = 396 sq. ft. 3
NEW CARPORT = 240 sq. ft.
NEW 2ND FLOOR AREA = 836 sq. ft.

MARK	DATE	DESCRIPTION
2	08-01-25	B.D.C.
3	09-20-25	B.D.C.

PROJECT No. LB751
DRAWN BY: DNM / JP
CHECKED BY: LB
DATE: 09-27-24