ADDITIONS AND ALTERATIONS TO
EXISTING CLASSIFIED HISTORICAL RESIDENCE

VALLARADES RESIDENCE

1144 MILAN AVENUE
CORAL GABLES, FLORIDA 33134

BELLON
ARCHITECTURE
12930 SW 128TH STREET, SUITE 203| MIAMI, FL 33186
PH.: 305.790.2626

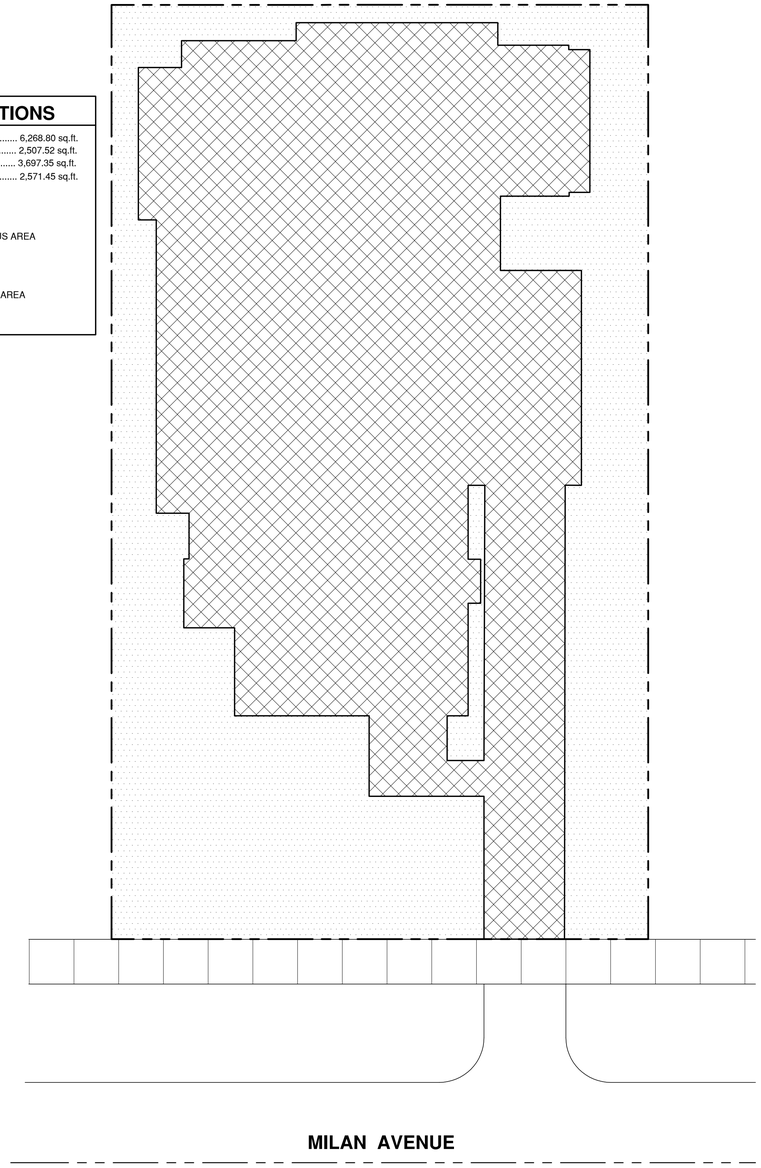
OPEN SPACE CALCULATIONS

LOT AREA: ..... 6,268.80 sq.ft.
AREA REQUIRED - 40%: ..... 2,507.52 sq.ft.
IMPERVIOUS AREA PROVIDED: ..... 3,697.35 sq.ft.
PERVIOUS AREA PROVIDED: .....(41%)..... 2,571.45 sq.ft.

LEGEND

IMPERVIOUS AREA

PERVIOUS AREA



OPEN SPACE PLAN

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

SITE CALCULATIONS

LOT AREA: ..... 6,268.80 sq.ft.

LOT COVERAGE

LOT COVERAGE ALLOWED : ..... 35% ..... 2,820.96 sq.ft.
HISTORICAL LOT COVERAGE ALLOWED : ..... 45% ..... 2,194 sq.ft.
LOT COVERAGE PROVIDED :
HOUSE: ..... 2,263.4 sq.ft.
POOL GAZEBO: .....160.0 sq.ft.
TOTAL: ..... 2,423.4 sq.ft.

F.A.R.

FIRST 5,000 sq.ft. OF LOT @ 48%: ..... 2,400 sq.ft.
1,268.8 sq.ft. OF LOT (REMAINDER) @ 35%: ..... 444 sq.ft.
MAX F.A.R. PERTMITTED: ..... 2,844 sq.ft.

F.A.R. PROVIDED:
GROUND FLOOR: ..... 1,659.82 sq.ft.
SECOND FLOOR: ..... 880.0 sq.ft.
TOTAL HOUSE: ..... 2,539.82 sq.ft.
POOL GAZEBO: .....160.0 sq.ft.
TOTAL: ..... 2,699.82 sq.ft.

SETBACKS:

FRONT:
REQUIRED: ..... 25'-0"
PROVIDED: ..... 25'-0"

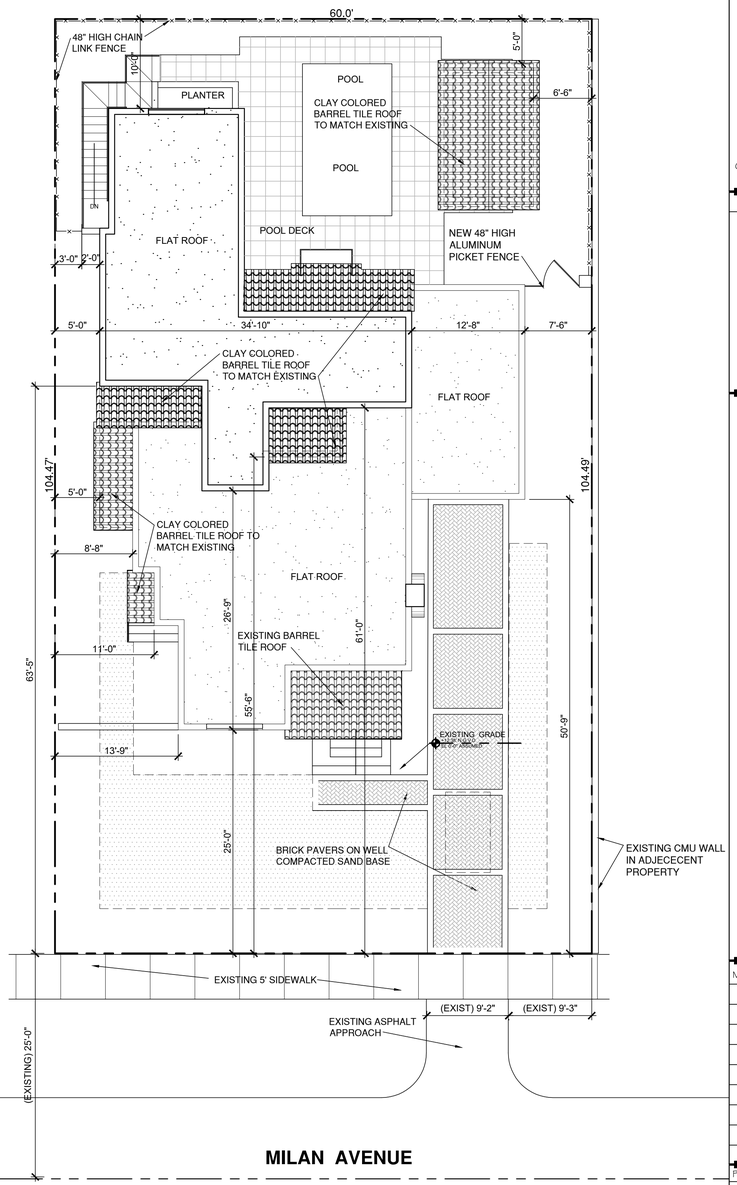
REAR:
REQUIRED: ..... 10'-0"
PROVIDED: ..... 10'-0"

PROVIDED: ..... 5'-0"
(POOL GAZEBO - WITH HISTORIC APPROVAL)

SIDES:
REQUIRED: ..... 20% OF FRONT - (TOTAL OF THE SUM OF 12'-0) - MIN 5'-0"
PROVIDED:
RIGHT SIDE: ..... (HOUSE) ..... 7'-6"
RIGHT SIDE: ..... (POOL GAZEBO) ..... 6'-6"
(WITH HISTORIC APPROVAL)
LEFT SIDE: ..... (HOUSE MIN) ..... 5'-0"

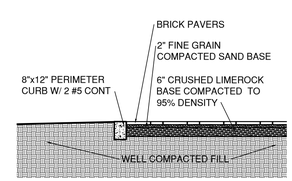
LEGEND:

DOTTED HATCHING INDICATED AREA
OF AEROBIC SEPTIC SYSTEM WITH
750 sq.ft DRAINFIELD & EXTRA AREA



SITE PLAN

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



PAVERS DETAIL

SCALE: N.T.S.

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

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12930 S.W. 128 STREET
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FLORIDA 33134

MARK	DATE	DESCRIPTION

PROJECT No. LB751
DRAWN BY: DNM
CHECKED BY: LB
DATE: 07-11-2024

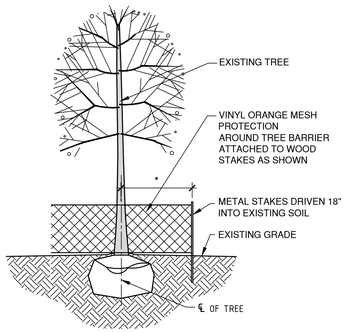
STATE OF FLORIDA
LEOPOLDO BELLON
AR-8737
REGISTERED ARCHITECT

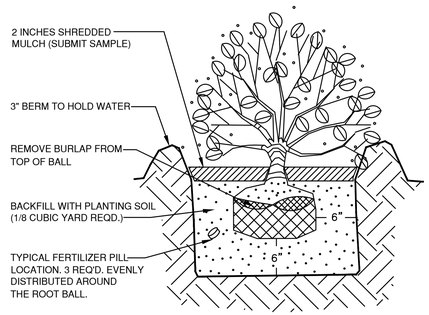
LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

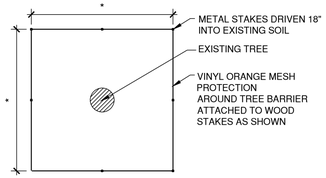
SP-1

SHEET OF



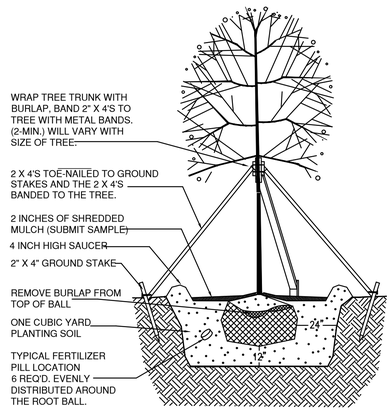


SHRUB PLANTING DETAIL



"X" DIMENSION AS FOLLOWS=
6- 8' FOR TREE TRUNKS UNDER 18" DIA.
10'-12' FOR TREE TRUNKS GREATER THAN 18" DIA.

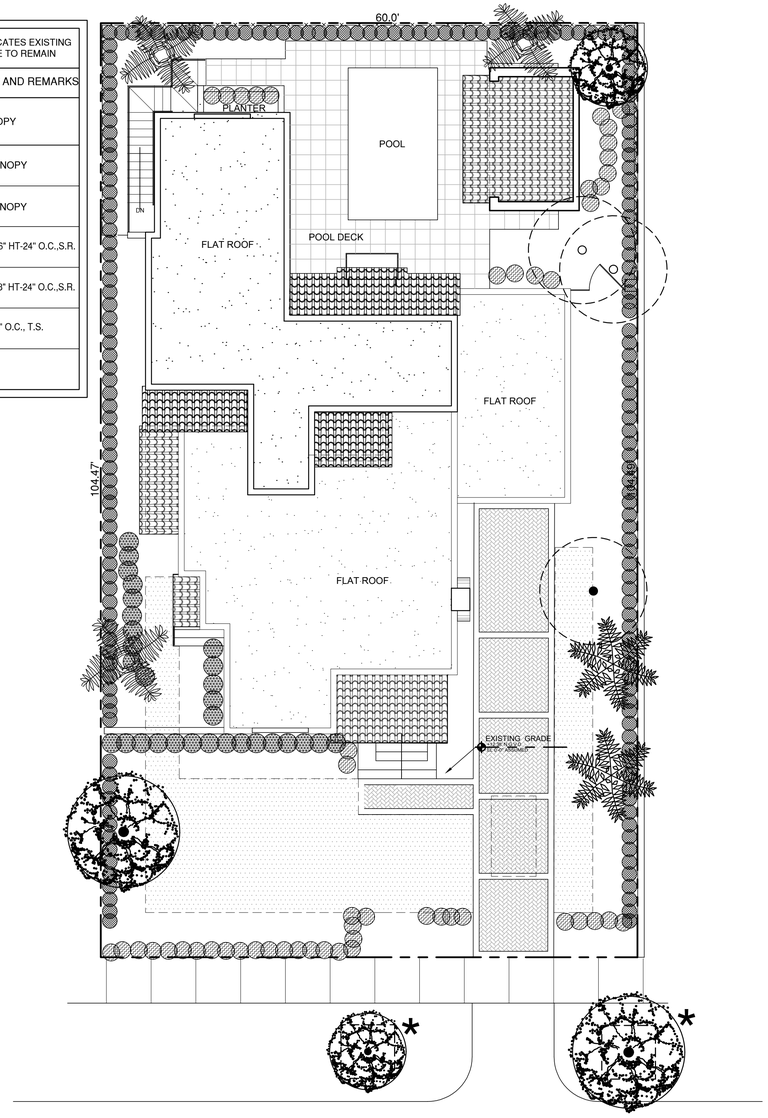
EXISTING TREE BARRIER DETAIL SECTION
TO PROTECTS TREE DURING CONSTRUCTION N.T.S.



TREE LEGEND					* INDICATES EXISTING TREE TO REMAIN
MK	SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZES AND REMARKS
A		4	QUERCUS VIRGINIANA	LIVE OAK	10' CANOPY
B		3	CHRYSALIDOCARPUS LUTESCENS	ARECA PALM	+/- 6' CANOPY
C		2	ARECATRUM ROMANZOFFIANUM	QUEEN PALM	+/- 9' CANOPY
D		204	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	7 GAL., 36" HT-24" O.C.,S.R.
E		52	CODIAEUM VARIEGATUM 'STOPLIGHT'	CROTON	3 GAL., 18" HT-24" O.C.,S.R.
F		64	HEMEROCALLIS SPP.	DAYLILIES	1 GAL, 18" O.C., T.S.

NOTE

ALL PLANT MATERIAL SHALL BE IRRIGATED BY HOSE BIB IF NO SPRINKER SYSTEMS IS PROVIDED HOSE BIB SHALL BE SPACED EVERY 75' O.C. ALONG UNIT AND PROPERTY.



MILAN AVENUE

LANDSCASPE PLAN

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

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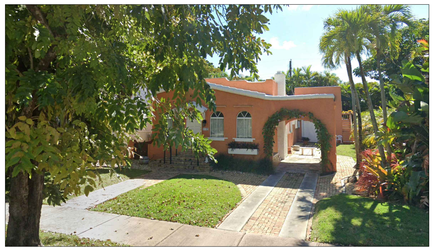
LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

LP-1

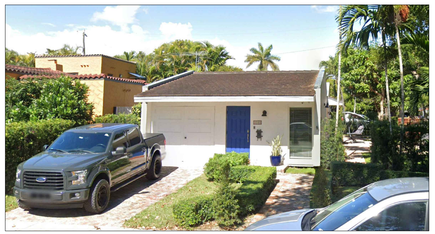
SHEET OF



1 1142 MILAN AVENUE

2 1144 MILAN AVENUE

3 1603 COLUMBUS BOULEVARD



4 1141 MILAN AVENUE

5 1149 MILAN AVENUE

6 1195 MILAN AVENUE

LOCATION MAP
SCALE: N.T.S.

EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

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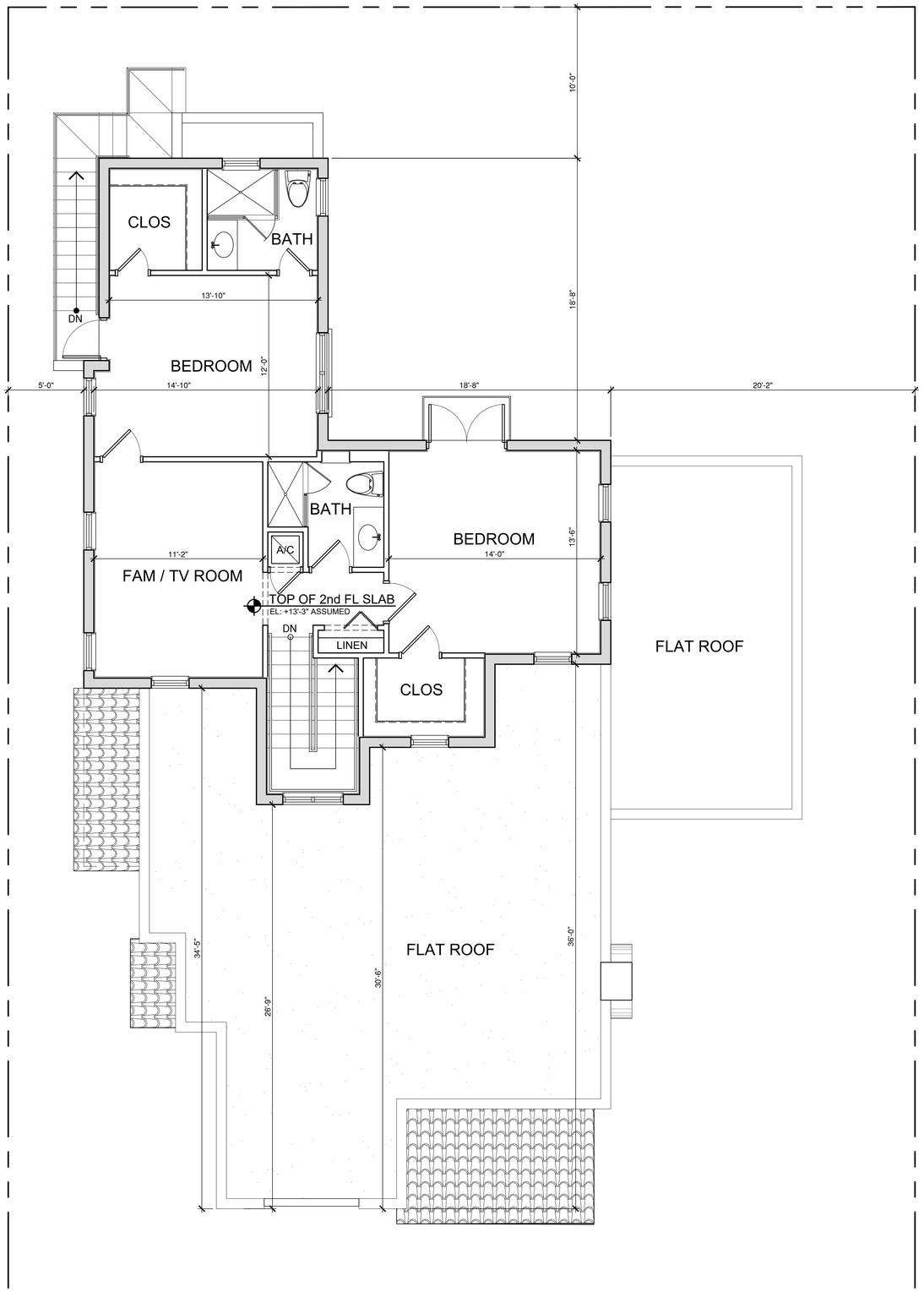
SHEET TITLE

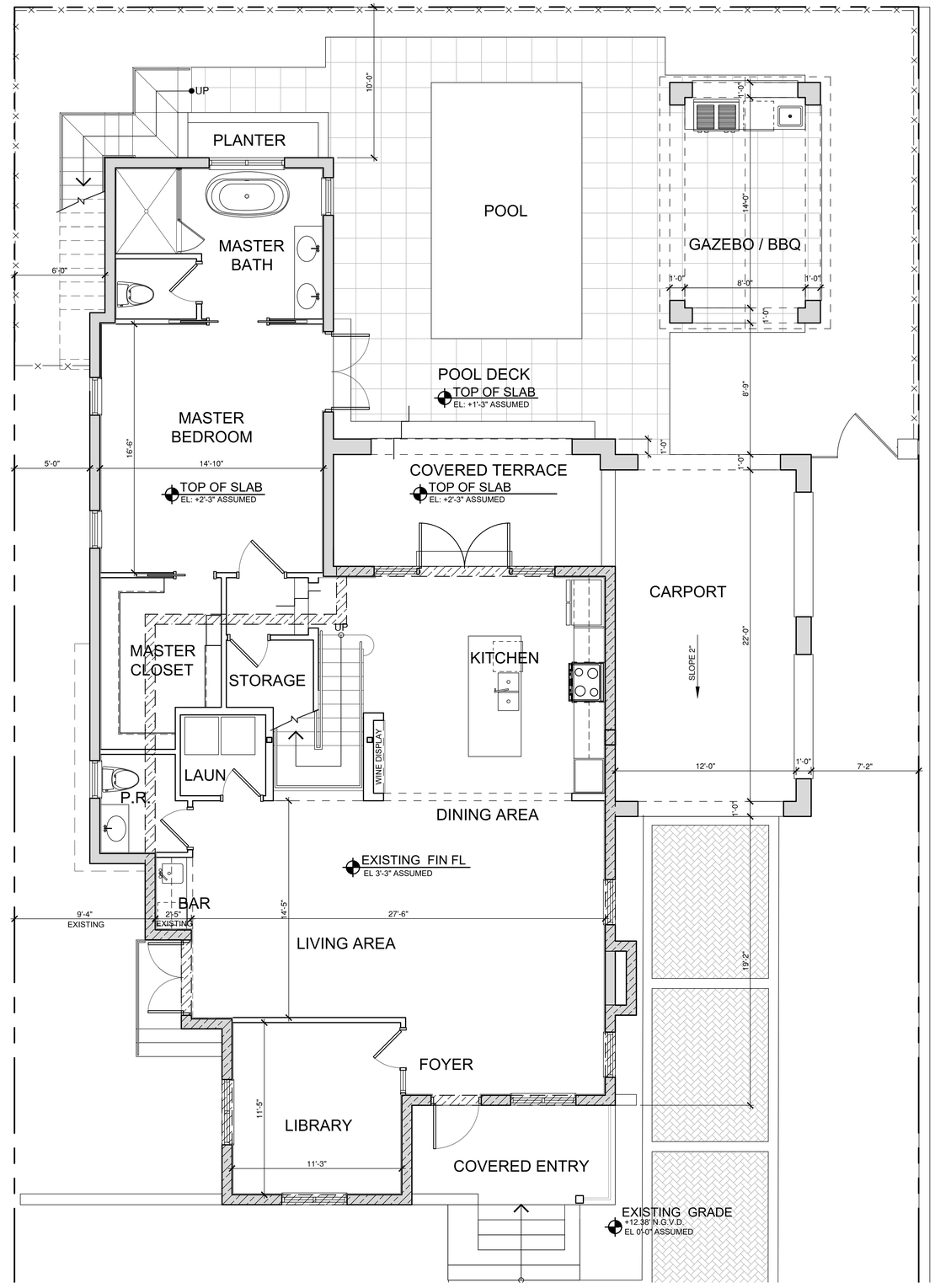
EX-1

SHEET OF



NEW SECOND FLOOR PLAN

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



NEW GROUND FLOOR PLAN

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

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SHEET TITLE

A-1

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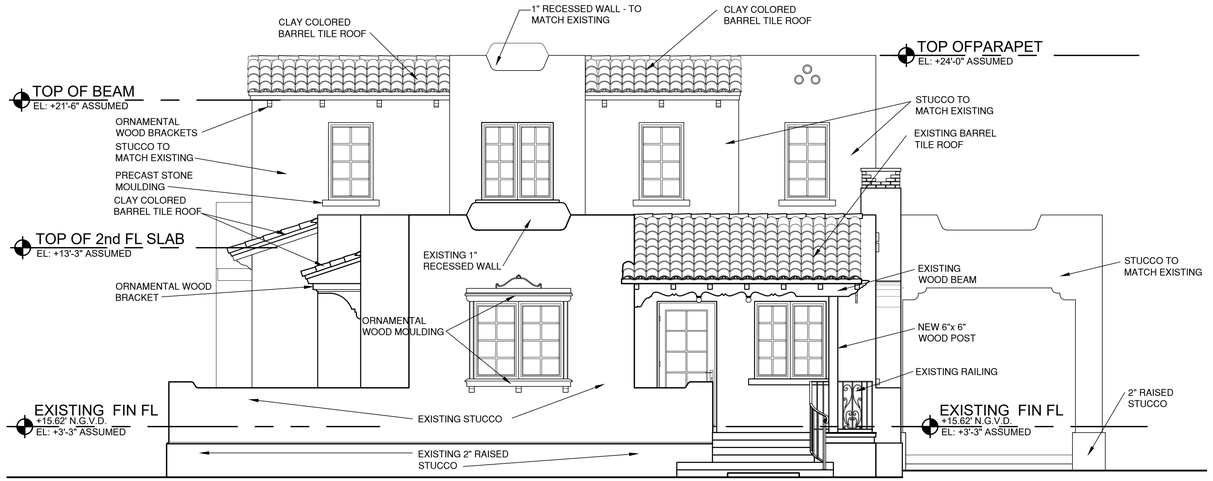
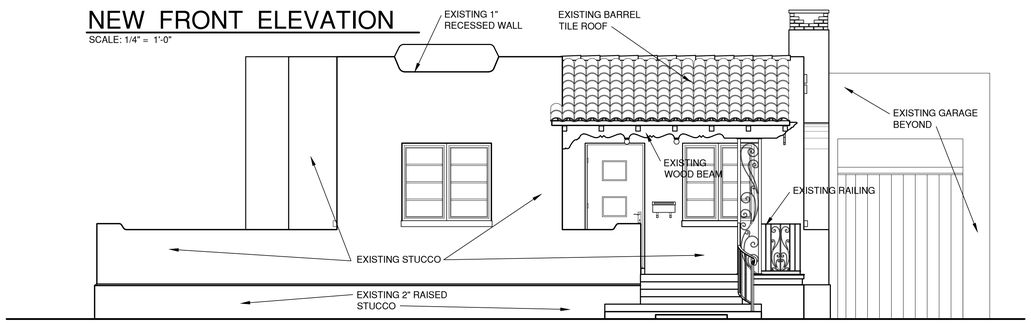


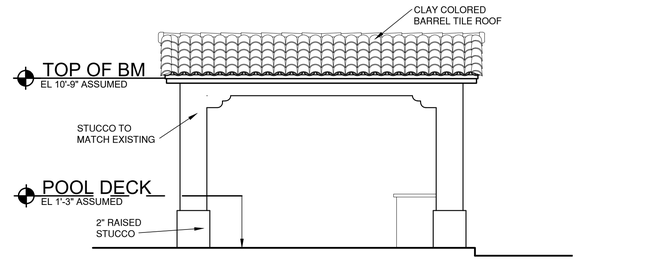
NEW FRONT ELEVATION

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



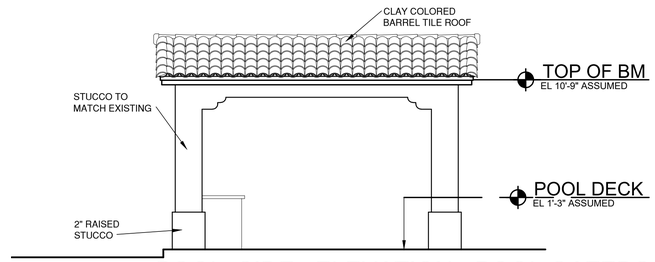
EXISTING FRONT ELEVATION

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



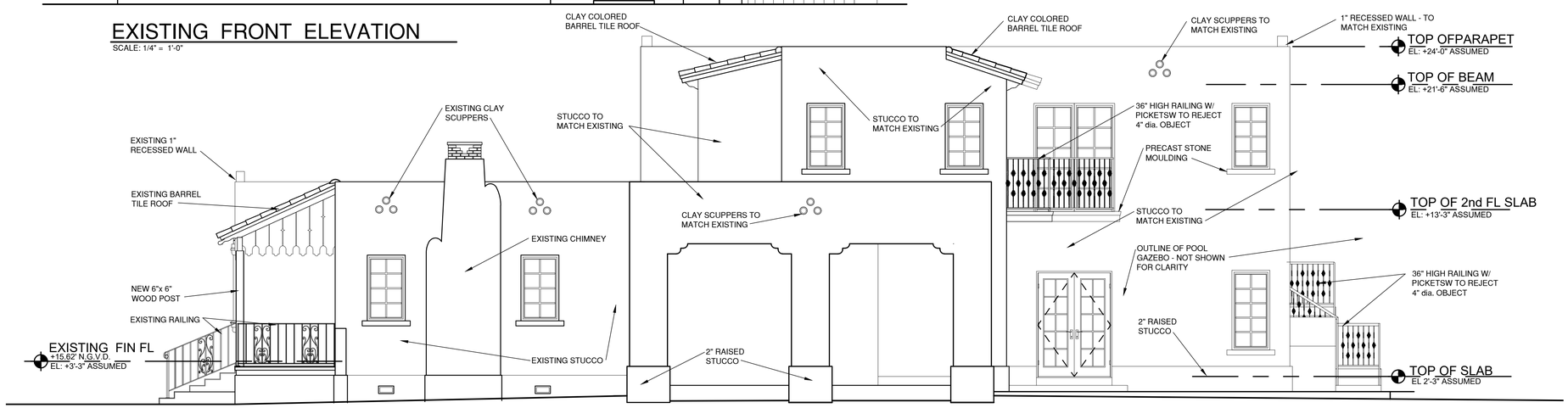
RIGHT SIDE ELEVATION - POOL GAZEBO

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



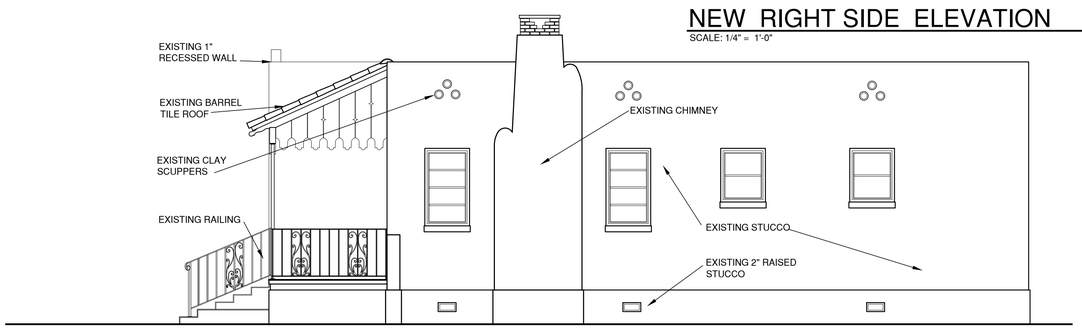
POOL SIDE ELEVATION - POOL GAZEBO

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



NEW RIGHT SIDE ELEVATION

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



EXISTING RIGHT SIDE ELEVATION

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

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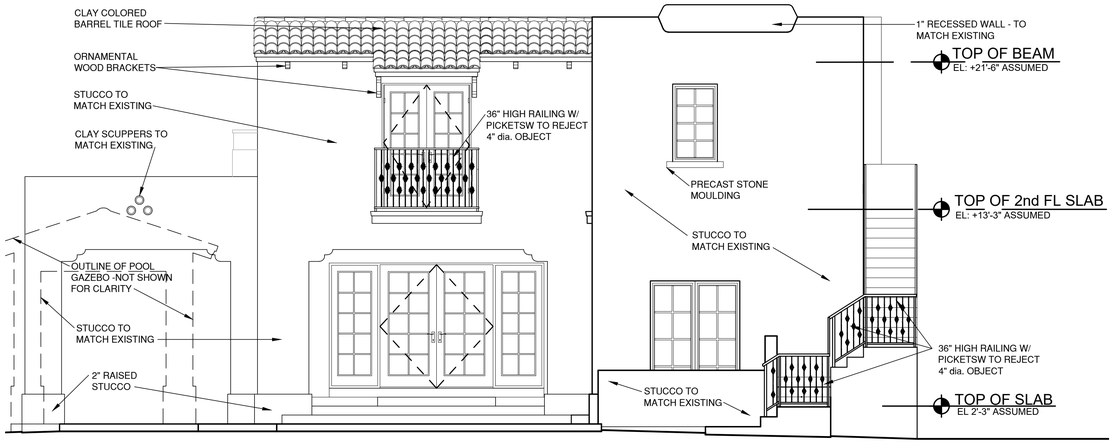
LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

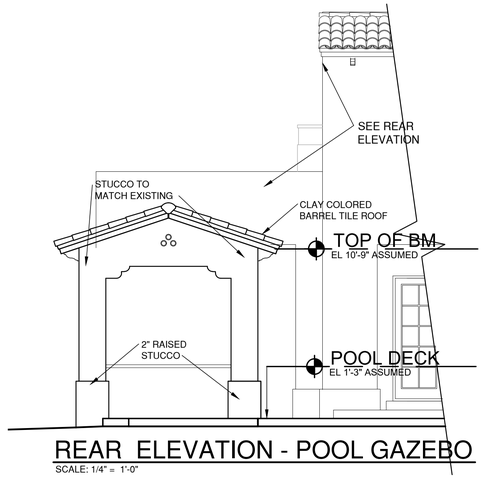
A-2

SHEET OF



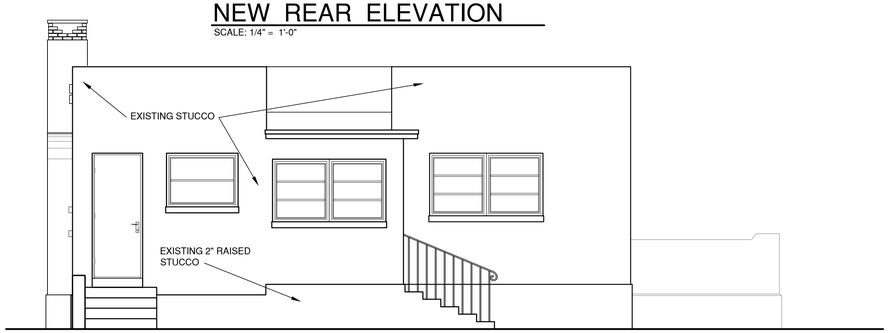
NEW REAR ELEVATION

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



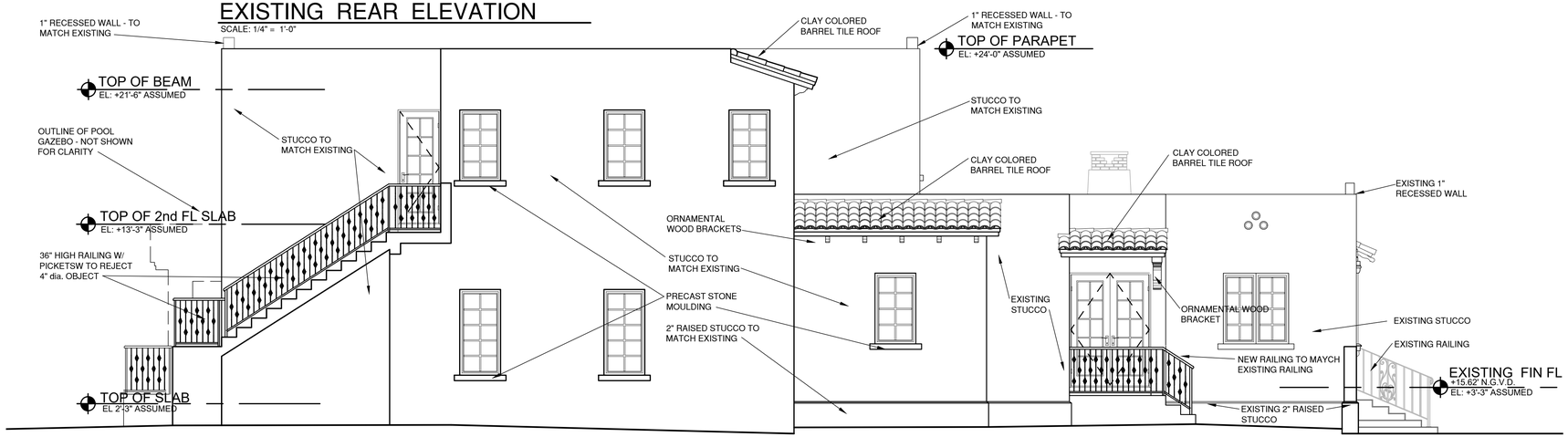
REAR ELEVATION - POOL GAZEBO

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



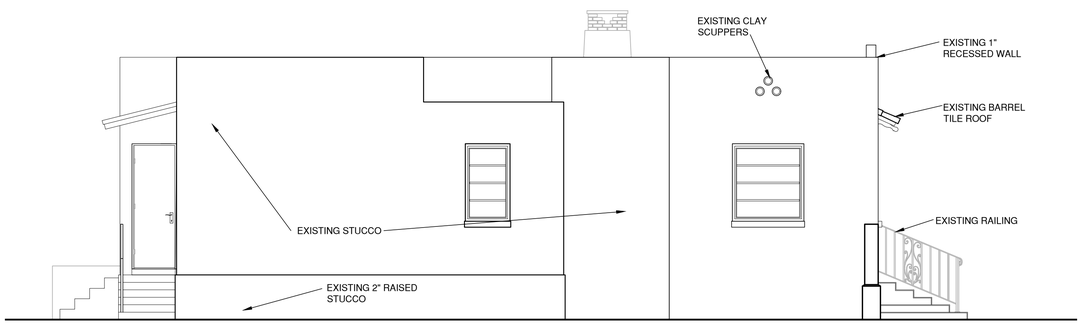
EXISTING REAR ELEVATION

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



NEW LEFT SIDE ELEVATION

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



EXISTING LEFT SIDE ELEVATION

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

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SHEET TITLE

A-3

SHEET OF