

NOTE: REFER TO PROJECT INFORMATION ON SHEET A-002 FOR ZONING DATA

ZONING DIAGRAMS

Project Number	Date	Drawn By	Checked By	Scale
03, April 2023	JE	JE		1/16" = 1'-0"

REVISIONS	
No.	Description

A-003

Scale

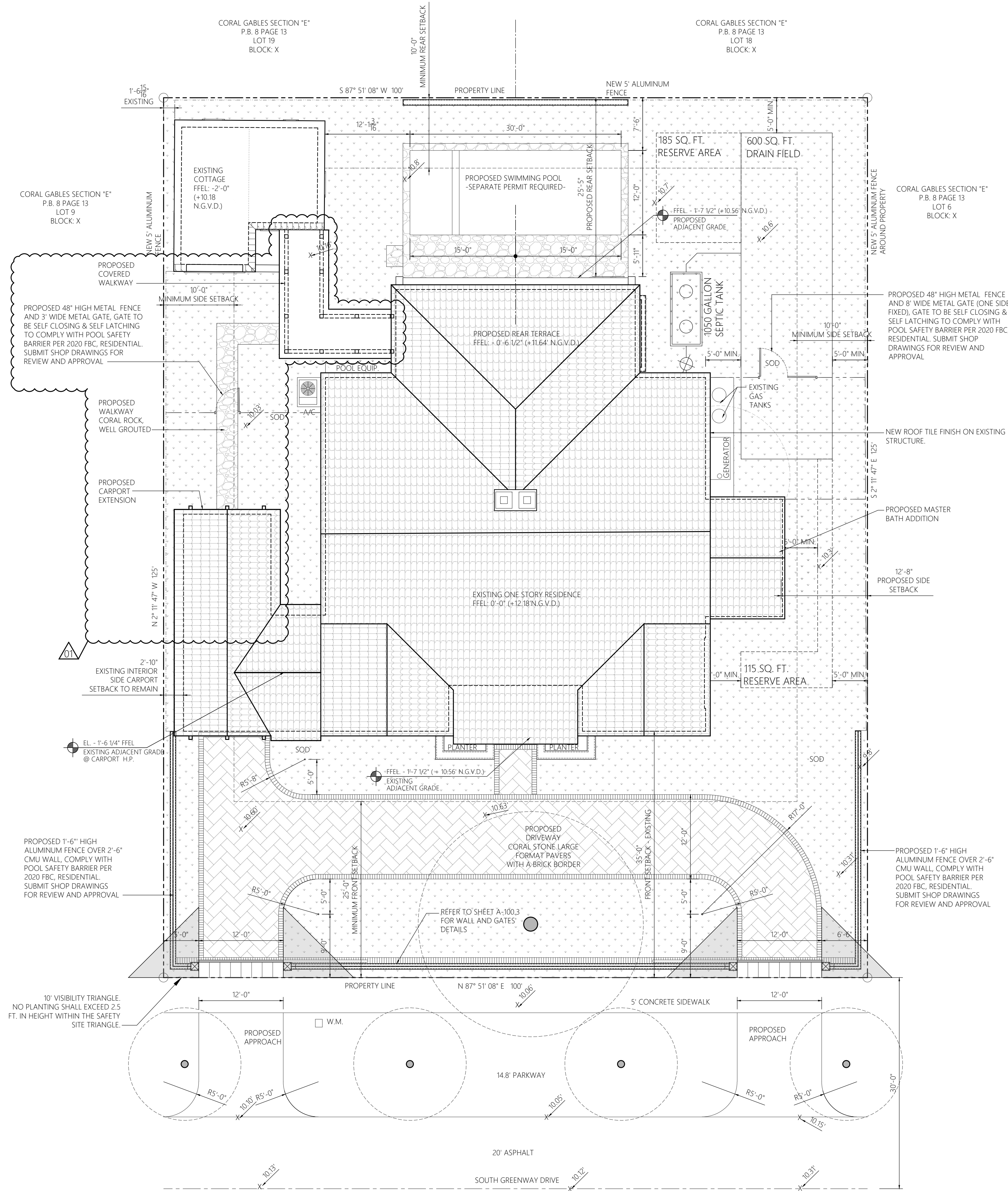
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1318 S Greenway Renovation  
1318 S Greenway Drive - Coral Gables - FL - 33134



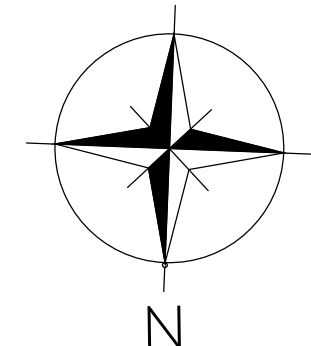
**SITE PLAN NOTES:**

**LEGAL DESCRIPTION:**  
LOTS 7 & 8, BLOCK 12, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 13, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**PROPERTY ADDRESS:**  
1318 SOUTH GREENWAY DRIVE  
CORAL GABLES, FLORIDA, 33134

**NOTES:**

- REFER TO LANDSCAPING PLAN FOR TREE INFORMATION.
- EXISTING SITE GRADING TO REMAIN UNDISTURBED.
- REFER TO LEGAL SURVEY FOR SITE GEOMETRY, BOUNDARIES, ELEVATIONS, AN LOCATIONS OF EXISTING ELEMENTS.
- CONFIRM EXISTING CHAIN LINK FENCES ON REAR AND SIDES OF PROPERTY ARE AT A MINIMUM OF 48" TALL. IF LESS THAN 48" TALL, EXISTING FENCES SHALL BE REPLACED WITH MIN. 48" TALL CHAIN-LINK FENCE TO ESTABLISH AN APPROVED POOL ENCLOSURE THAT COMPLIES WITH 2020 FBC, RESIDENTIAL.
- NEW FENCES THAT SERVE TO CREATE AN APPROVED POOL ENCLOSURE THAT COMPLIES WITH 2020, FBC - RESIDENTIAL, SHALL BE A MINIMUM OF 48" TALL.



**PROPOSED SITE PLAN**

Project Number	Date	Drawn By	Checked By	No.	Description	Date
03, April 2023	02/19/2024	JE	JE	01	BoA / CoA Application Revisions	02/19/2024

**A-100.2**

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

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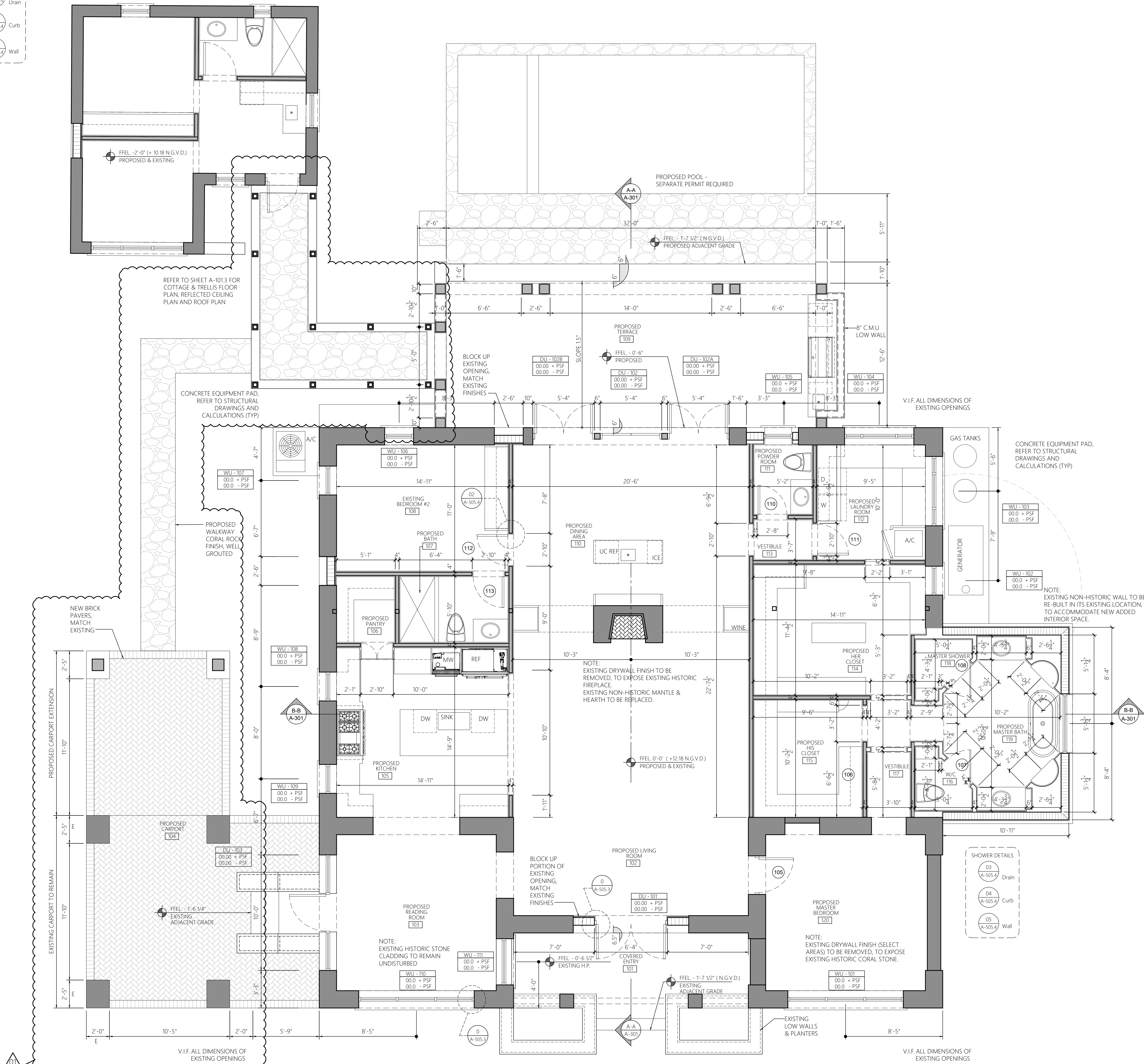
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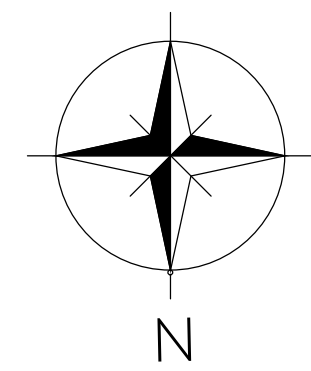
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06 A-505.4 Drain  
07 A-505.4 Curb  
07 A-505.4 Wall



**LEGEND**

- PROPOSED WALL, MATCH EXISTING EXTERIOR FINISH
- EXISTING EXTERIOR WALL



# PROPOSED FLOOR PLAN

Project Number	Date	No.	Description	Date
03, April 2023	JE	01	BoA / CoA Application	02/19/2024
	JE		Revisions	

# A-101.2

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

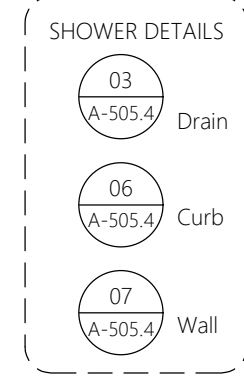
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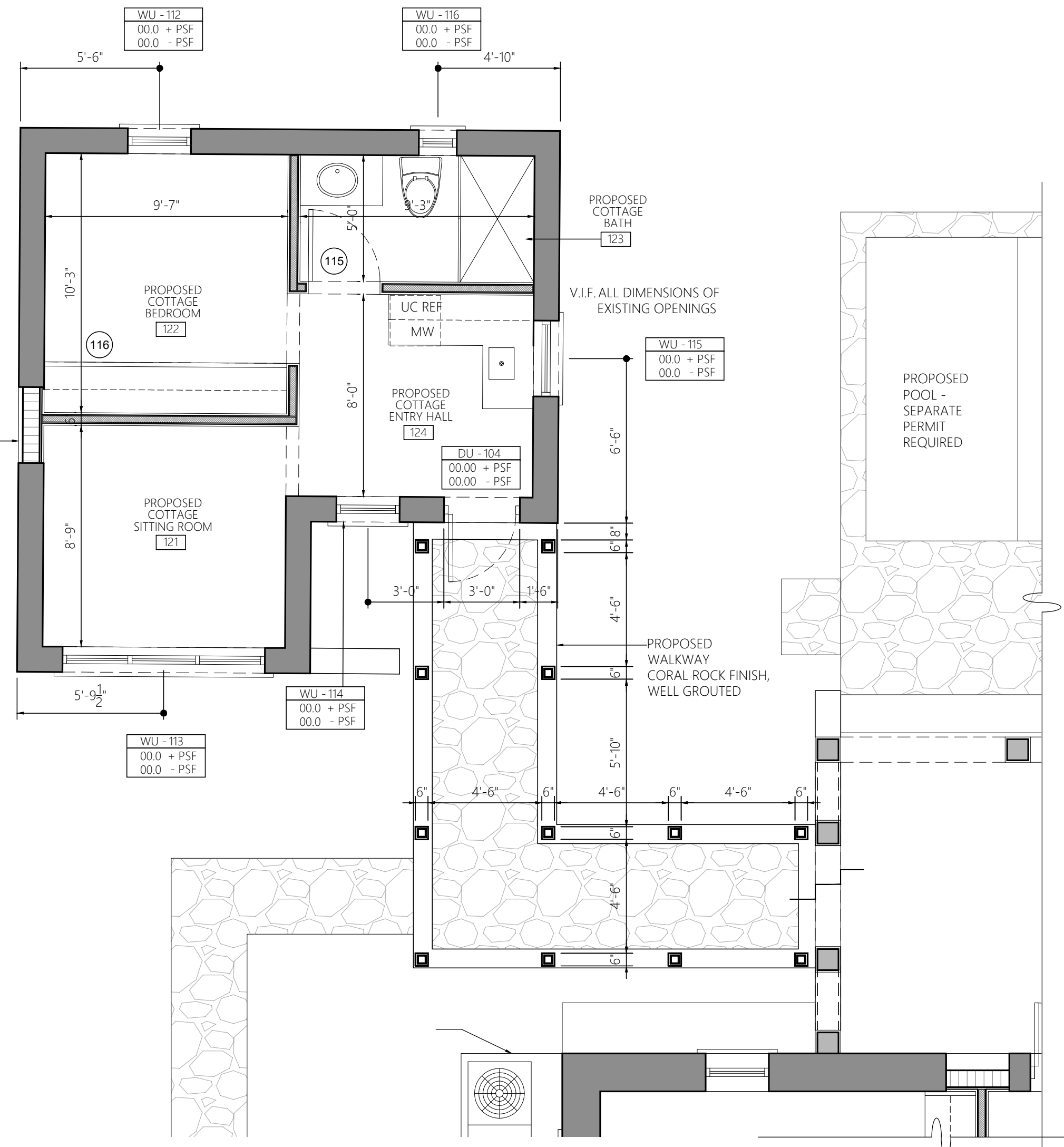
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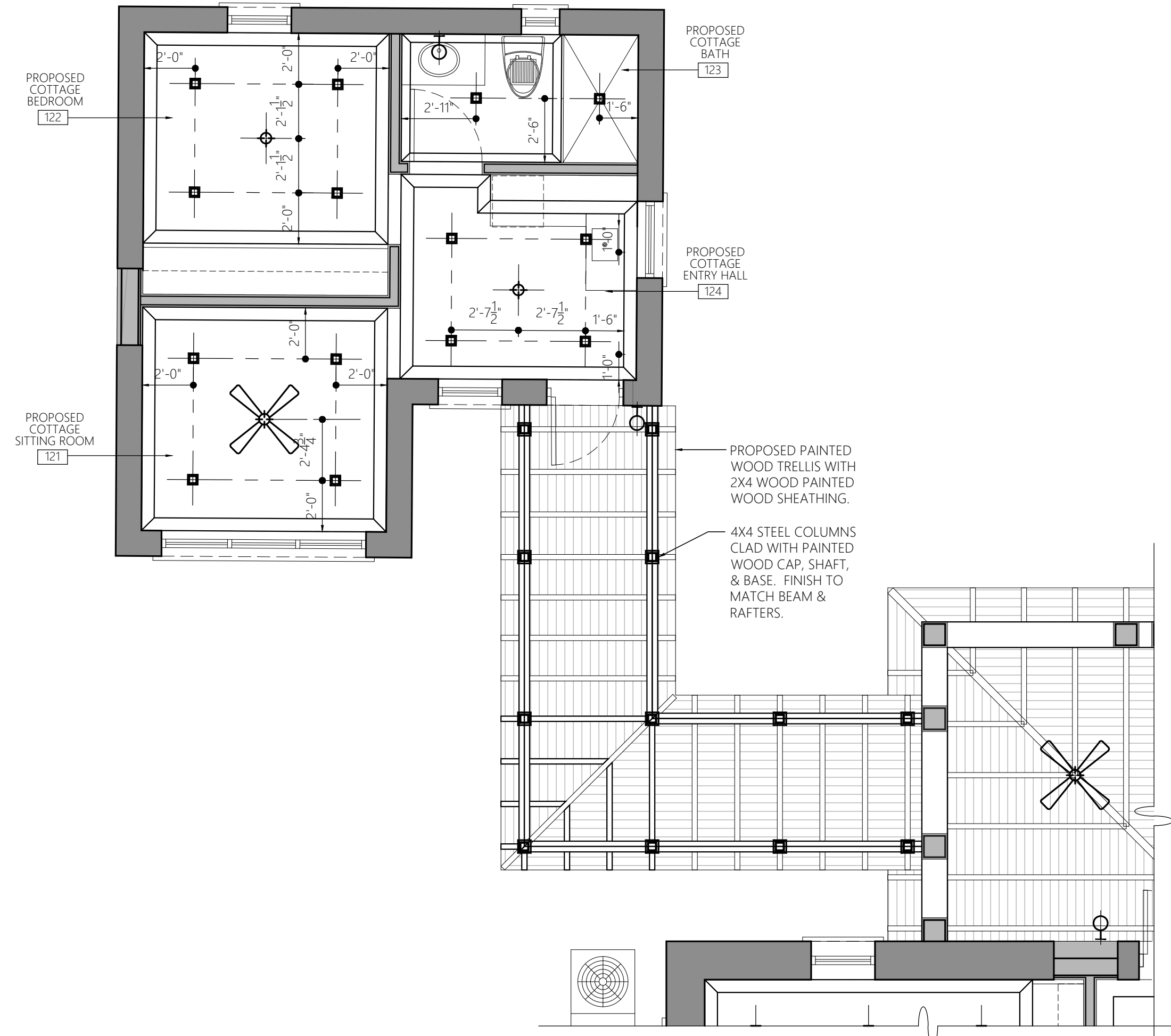


BLOCK EXISTING OPENING, SMOOTH STUCCO FINISH, MATCH EXISTING - PATCH AND REPAIR AS NEEDED.



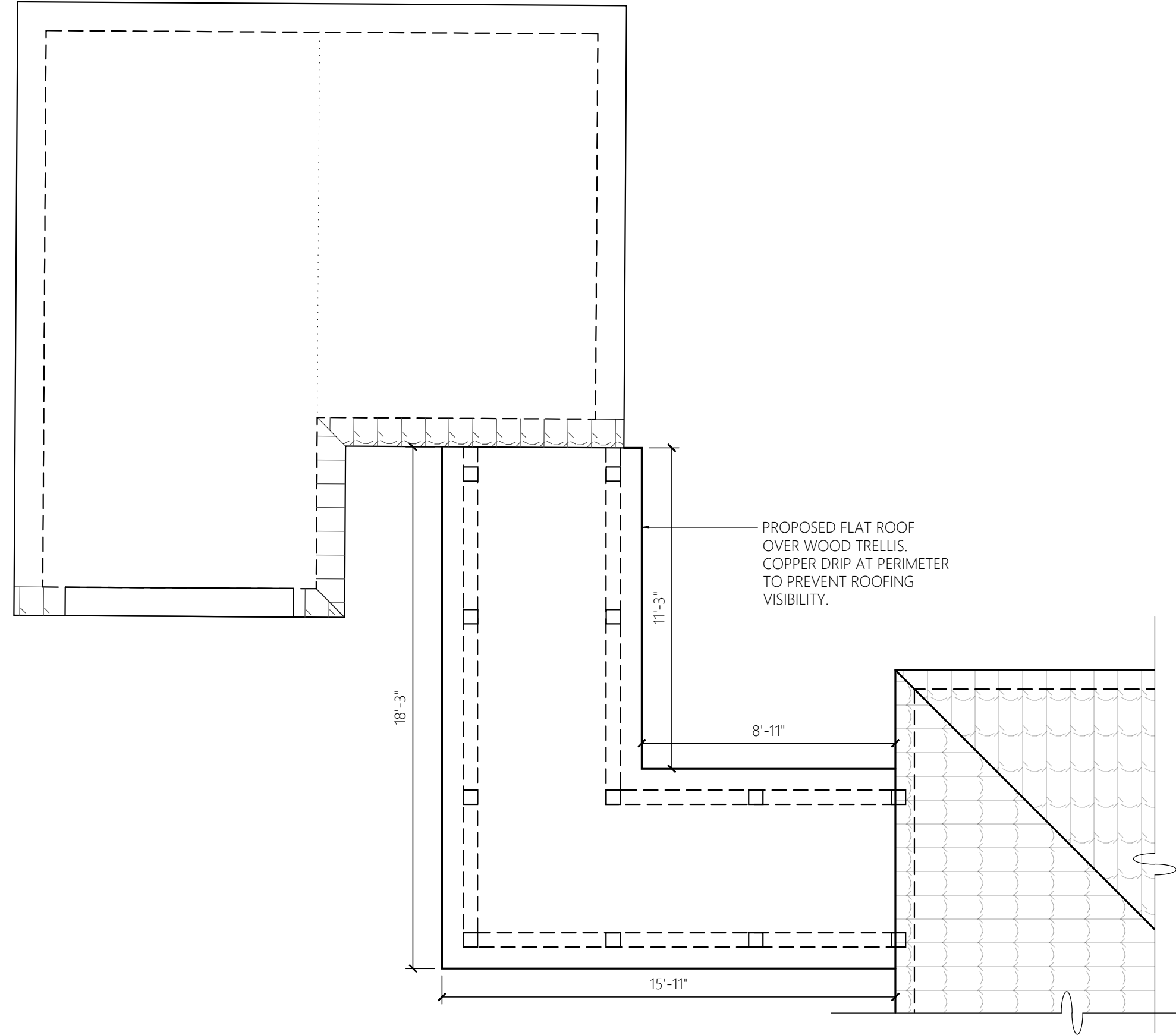
01 SCALE: 1/4" = 1'-0"

FLOOR PLAN



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

REFLECTED CEILING PLAN



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

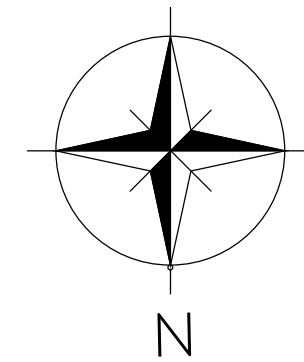
ROOF PLAN

**REFLECTED CEILING PLAN LEGEND**

- ◻ RECESSED LIGHTING
- ◆ SURFACE-MOUNTED LIGHTING
- WALL SCONCE. FINAL HEIGHT TO BE COORDINATED WITH FIXTURE SELECTION
- UNDER CABINET LIGHTING
- ✪ CEILING FAN WITH INTEGRATED LIGHT
- EXHAUST FAN (OVER TOILET)
- ⊠ HVAC SUPPLY DIFFUSER
- ▨ HVAC RETURN GRILLE

**LEGEND**

- ▨ PROPOSED WALL, MATCH EXISTING EXTERIOR FINISH
- EXISTING EXTERIOR WALL



**PROPOSED COTTAGE FLOOR, REFLECTED CEILING & ROOF PLAN**

Project Number		Date		Revisions	
No.	Description	Date	No.	Description	Date
01	BoA / CoA Application	02/19/2024	03	April 2023	03, April 2023
			JE		JE
			JE		JE

**A-101.3**

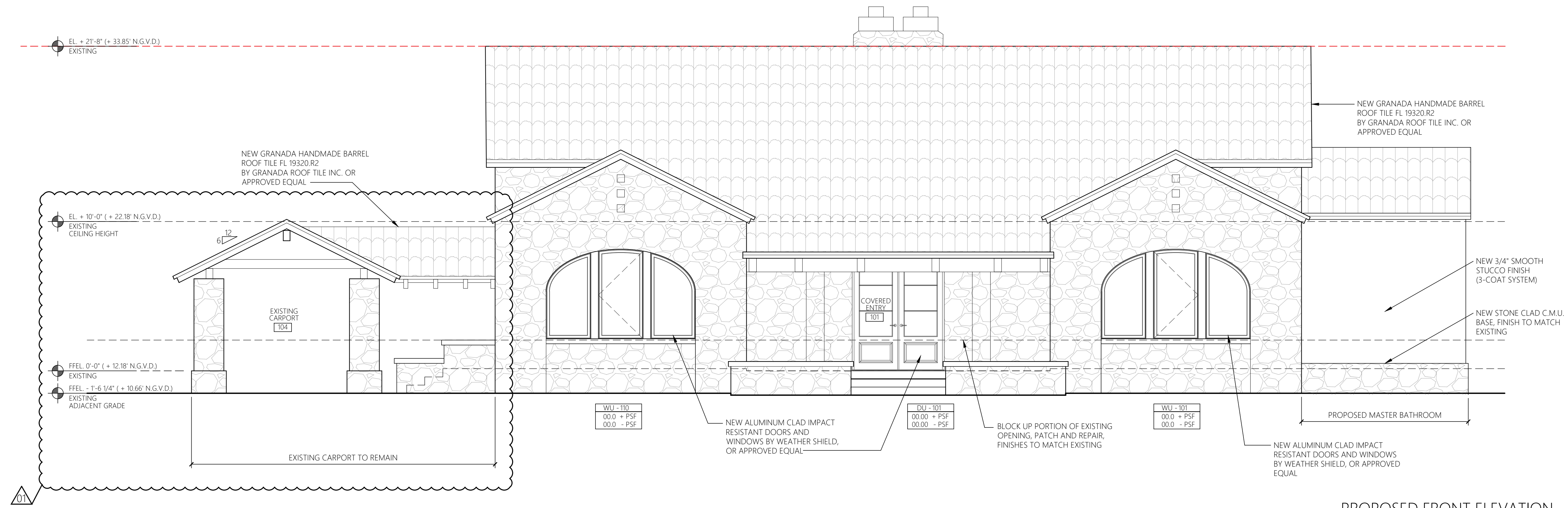
Scale: 1/4" = 1'-0"

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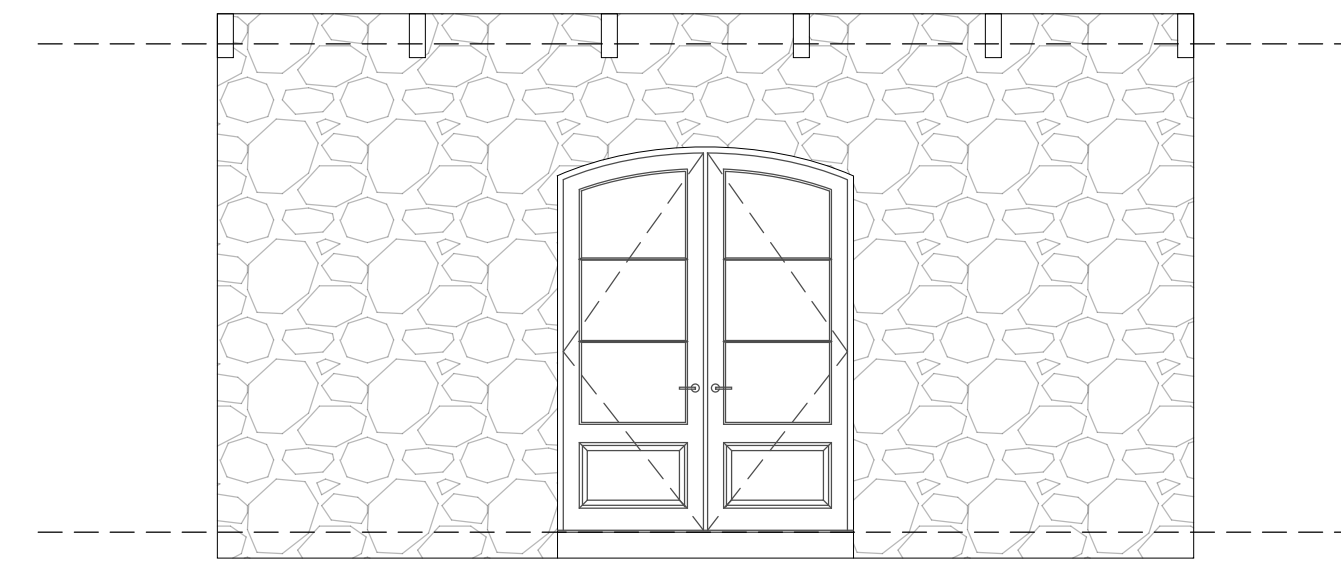
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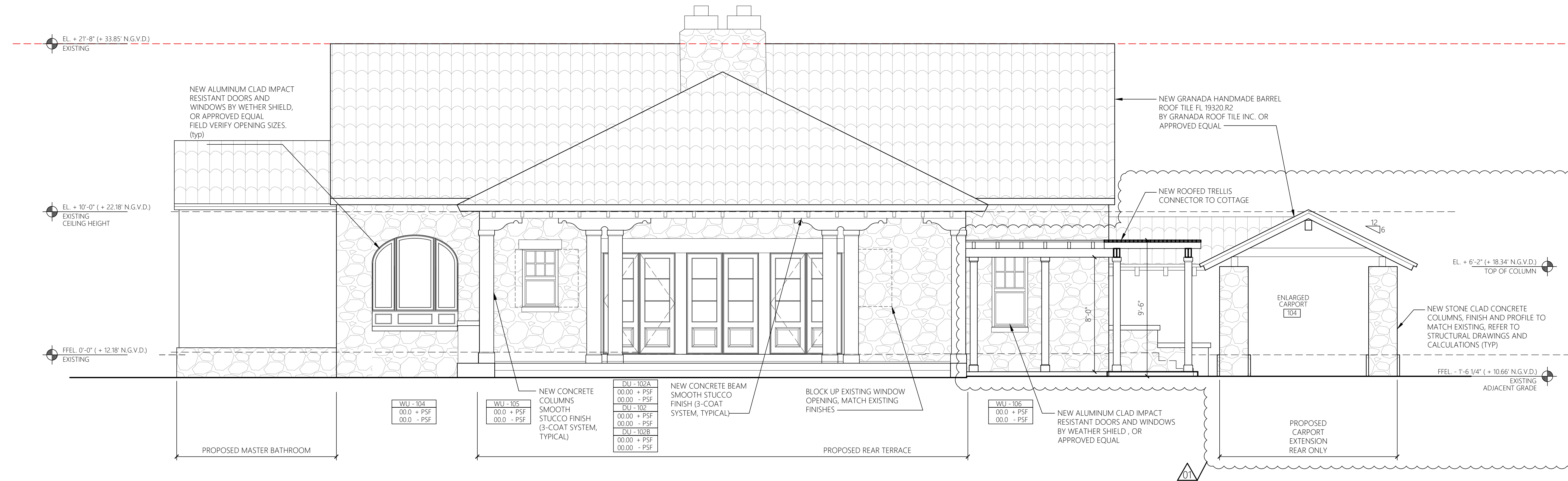
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01 PROPOSED FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



01.1 PARTIAL FRONT ELEVATION @ COVERED ENTRY  
SCALE: 1/4" = 1'-0"



02 PROPOSED REAR ELEVATION  
SCALE: 1/4" = 1'-0"

# PROPOSED ELEVATIONS

Project Number	Date	Drawn By	Checked By	Scale
03, April 2023	02/19/2024	JE	JE	A-202.1

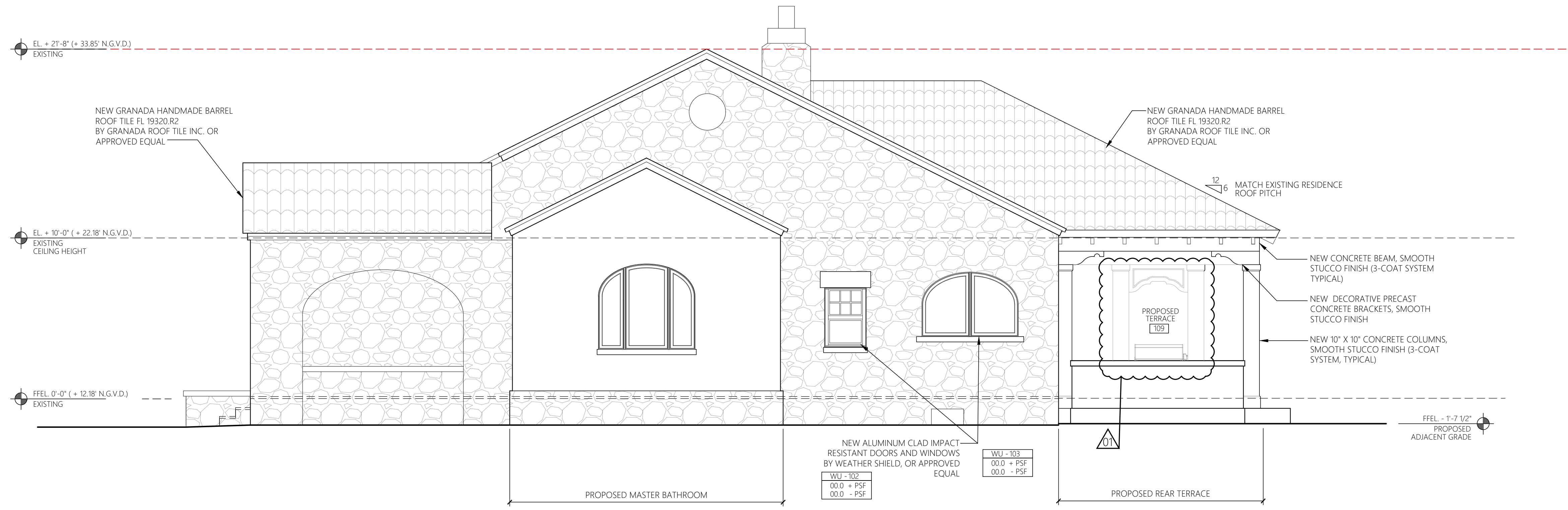
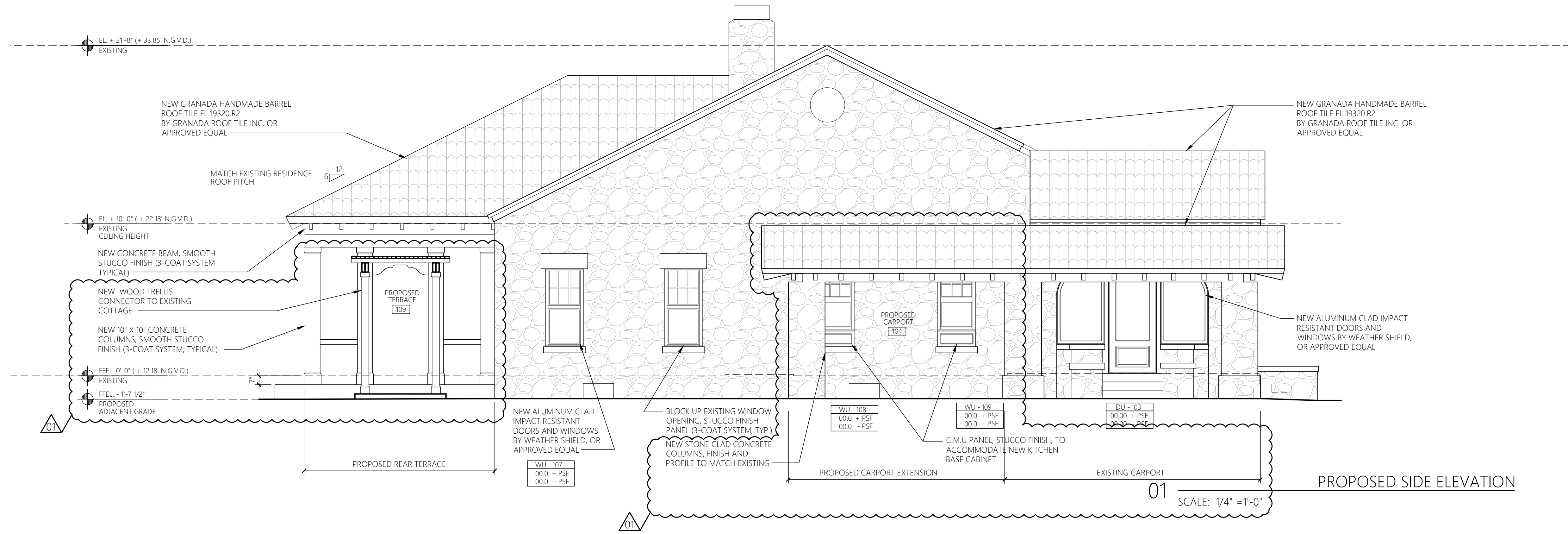
REVISIONS	
No.	Description
01	BoA / CoA Application Revisions

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02 PROPOSED SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

# PROPOSED ELEVATIONS

Project Number	Date	Revisions
03, April 2023	02/19/2024	
Drawn By	JE	BoA / CoA Application Revisions
Checked By	JE	

**A-202.2**

Scale SCALE

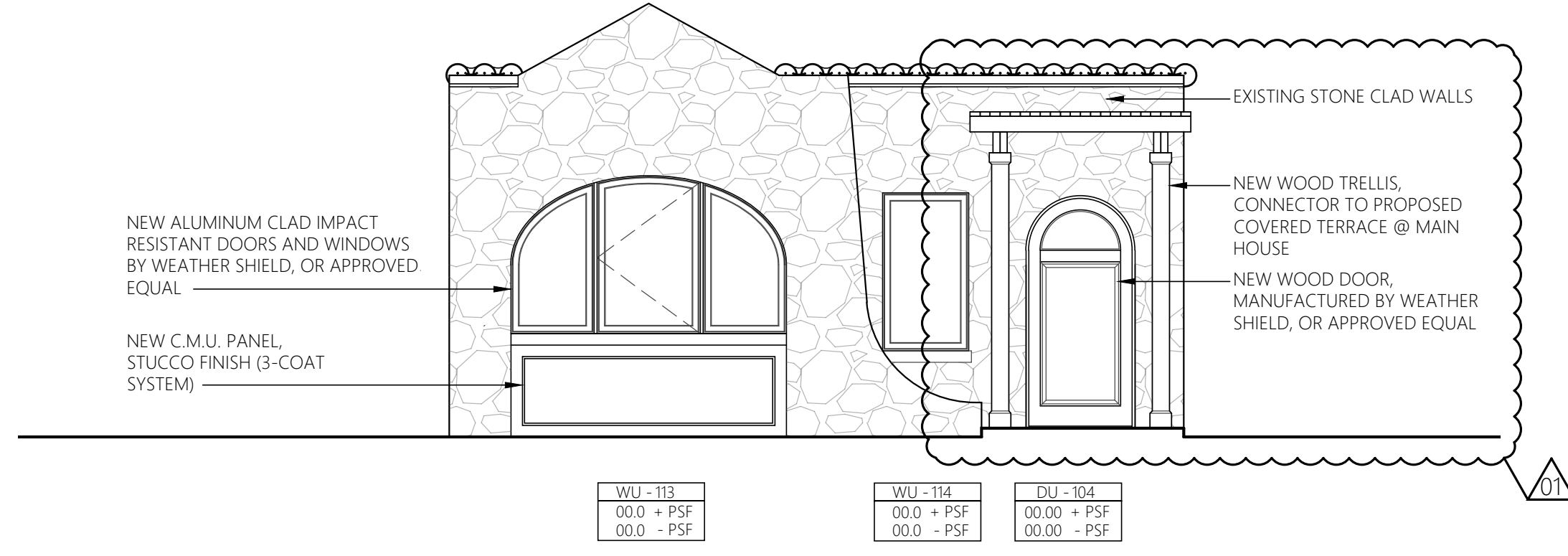
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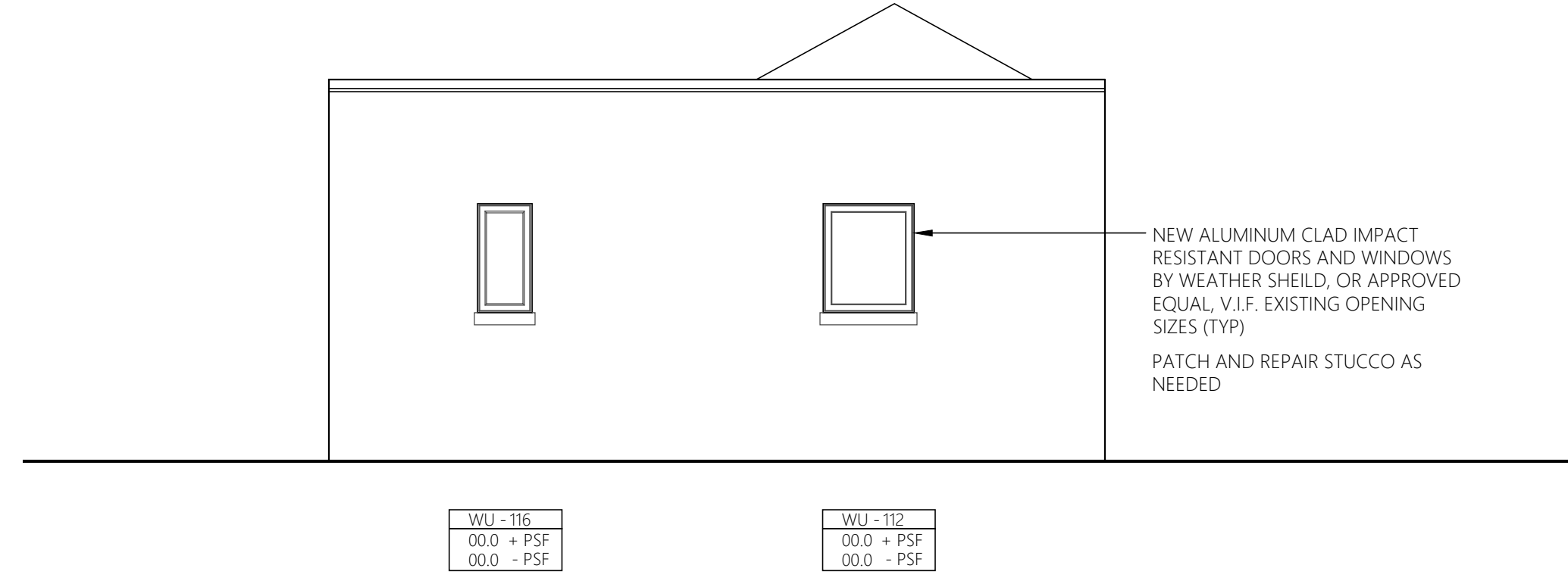
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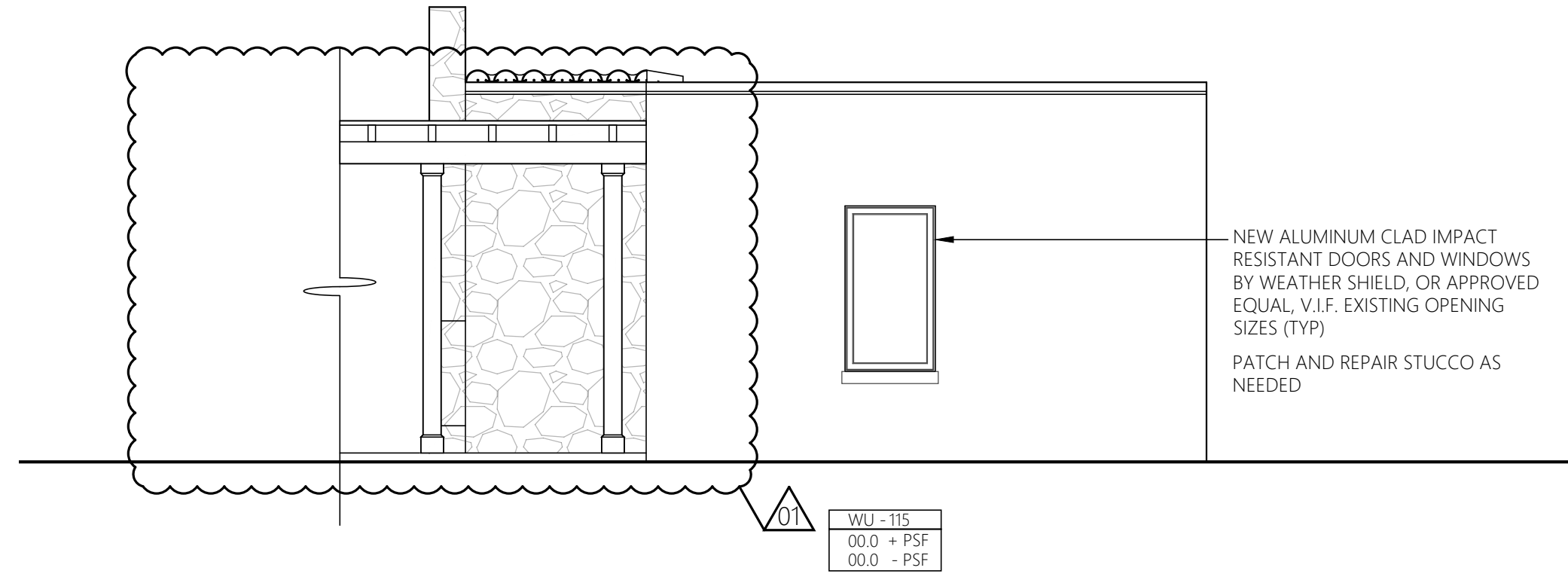
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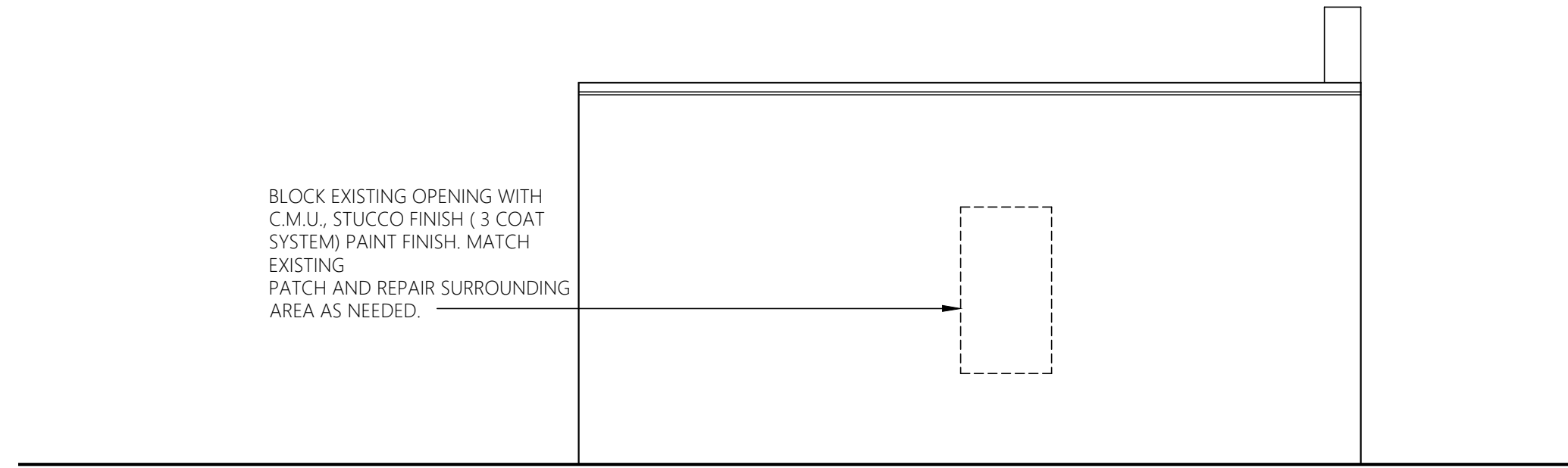
01 PROPOSED FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



02 PROPOSED REAR ELEVATION  
SCALE: 1/4" = 1'-0"



03 PROPOSED RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



04 PROPOSED LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

## PROPOSED ELEVATIONS - COTTAGE

Project Number	Date	Drawn By	Checked By	No.	Description	Date
A-202.3	03, April 2023	JE	JE	01	BoA / CoA Application Revisions	02/19/2024

**A-202.3**

Scale SCALE

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