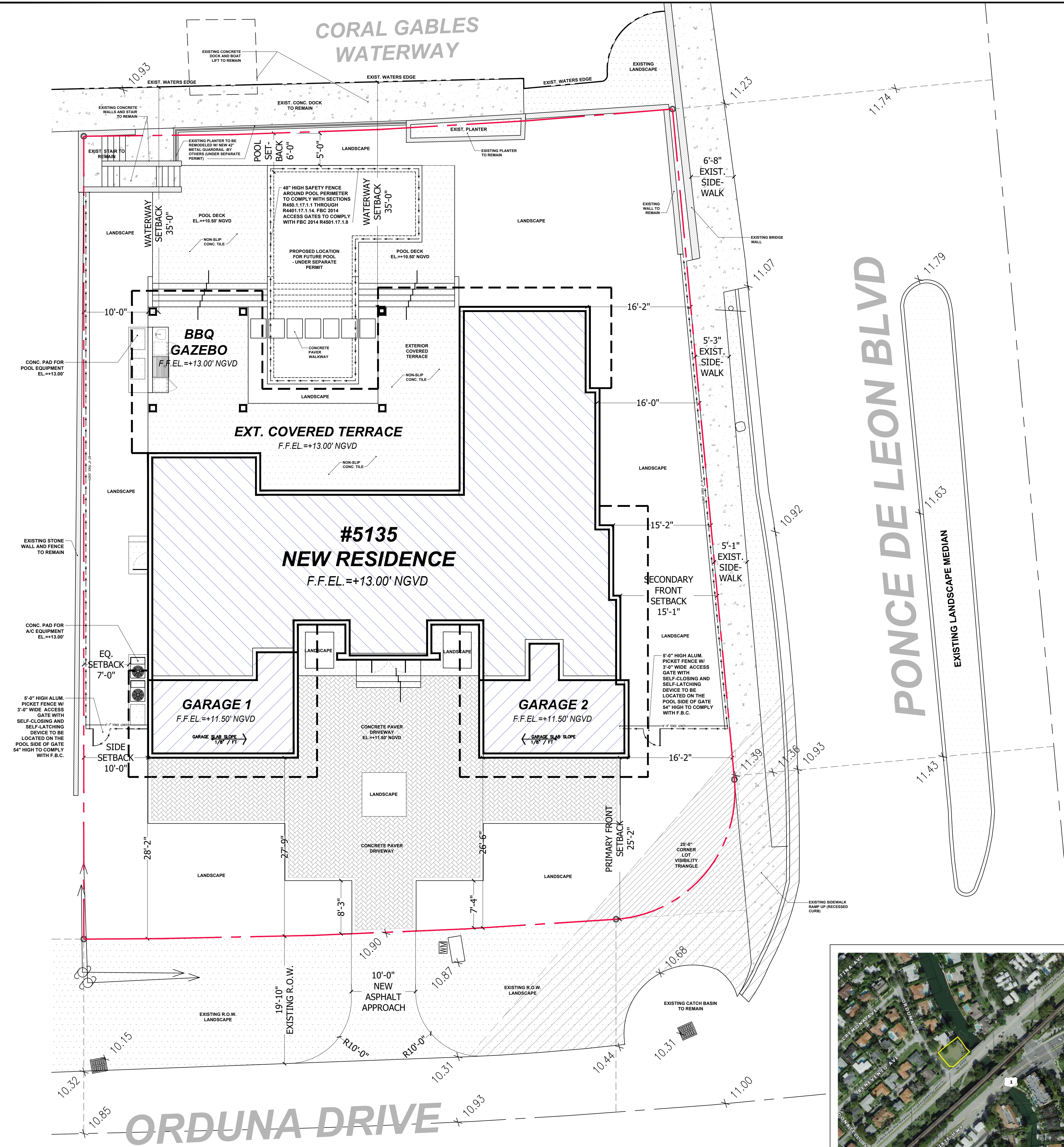
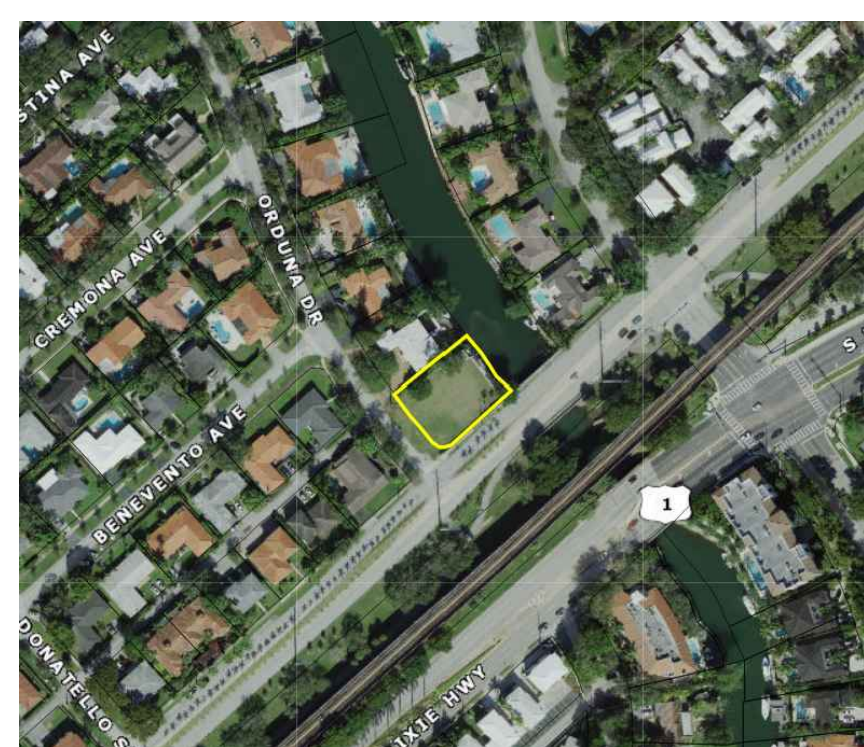




01 **Site Plan**
SCALE: 1/8"=1'-0"



03 **Site Location**
SCALE: NTS

ZONING INFORMATION	
PROJECT ADDRESS:	5135 ORDUNA DRIVE, CORAL GABLES, FL 33146
LEGAL DESCRIPTION:	CG RIVERA SEC 3 REV PB 28-44 LOT 21 & THAT PORTION OF LOT 22 DES IN DB 3946-282 BLK 42 LOT SIZE 95.020 X 135 OR 16218-0361 1192 4
FOLIO NUMBER:	03-4119-004-0010
BUILDING CLASSIFICATION:	OCCUPANCY: 310.5 RESIDENTIAL GROUP R-3 CONSTRUCTION: 602.3 TYPE III
APPLICABLE CODES:	-ALL DISCIPLINES: FLORIDA BUILDING CODE (F.B.C.) -2020 EDITION 7TH ED. -NATIONAL ELECTRICAL CODE - 2020 EDITION -FLORIDA FIRE PREVENTION CODE - 2020 EDITION WHICH INCLUDES NFPA 101, 2020 EDITION, NFPA 1, 2020 EDITION, & STATE STATUTES, 2020 EDITION (ADOPTED REFERENCED PUBLICATIONS FOUND HEREIN.)
SCOPE OF WORK:	1. PROPOSING A NEW 2-STORY RESIDENCE OF 4,818 S.F. 2. NEW DRIVEWAY APPROACH. REFER TO SITE 3. POOL NOT PART OF THE SCOPE - UNDER SEPARATE PERMIT 4. GATES AND FENCES NOT PART OF SCOPE - UNDER SEPARATE PERMIT 5. ALL OTHER COMPONENTS SHOWN ON THE SITE PLAN ARE EXISTING TO REMAIN

ZONING DISTRICT	SFR / SINGLE FAMILY RESIDENTIAL	
	REQUIRED	PROPOSED
LOT OCCUPATION		
LOT AREA	5,000 SF MIN.	~95' X 135' = 12,828 SF (EXISTING)
LOT WIDTH	50'-0" MIN.	95'-0" (EXISTING)
GROUND AREA COVERAGE	35% MAX. GROUND AREA (4,490 SF)	4,082 SF (32% PROVIDED)
-MAIN STRUCT. + AUXILIARY	45% MAX. (5,773 SF)	N/A
DENSITY	1 PRINCIPAL UNIT PER SITE	1 UNIT (PROVIDED)
OPEN SPACE	40% MIN. LOT (5,131 SF)	5,379 SF (42% PROVIDED)
BUILDING SETBACK		
A. PRINCIPAL FRONT	25'-0" MIN.	25'-2" (PROVIDED)
B. INTERIOR SIDE	20% LOT WIDTH / 5'-0" MIN.	10'-0" (PROVIDED)
SIDE STREET	15'-0" MIN.	15'-1" (PROVIDED)
C. REAR (WATERWAY)	35'-0" MIN. FROM WATERS EDGE	35'-0" (PROVIDED)
BUILDING HEIGHT		
A. PRINCIPAL BUILDING	2 STORIES / 25'-0" ROOF TIEBEAM MAX.	2 STORIES / 23'-0" (PROVIDED)
B. AUXILIARY	2 STORIES / 25'-0" TO EAVE MAX.	N/A

- GENERAL SITE NOTES**
- PROVIDE ALL SITE CLEARING, EXCAVATION, FILL, BACKFILL, ROUGH, GRADING, SUB-GRADES, AND COMPACTING AS INDICATED IN THE CONTRACT DOCUMENTS.
 - TREES TO REMAIN AND/OR RELOCATE AS SELECTED BY OWNER AND LANDSCAPE ARCHITECT SHALL BE PROTECTED AS REQUIRED.
 - TREES TO BE REMOVED SHALL BE CUT AS DIRECTED BY OWNER AND LANDSCAPE ARCHITECT. ALL SITE CLEARING DEBRIS AND TREE STUMPS SHALL BE REMOVED FROM JOB SITE.
 - IF SIDEWALK IS PROVIDED, IT SHALL BE AS DIRECTED BY THE CORRESPONDING PUBLIC WORKS DEPARTMENT.
 - COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPING PLANS FOR WATER LINES, DRAINAGE PIPES, UNDERGROUND ELECTRICAL CONDUITS, IRRIGATION SYSTEMS, AND ANY CONCEALED INSTALLATION THAT COULD BE DAMAGED.
 - MAINTAIN SITE CLEAN OF CONSTRUCTION DEBRIS.
 - PROVIDE CERTIFIED SOIL TREATMENT PRIOR TO POURING OF SLAB.
 - REFER TO SITE PLAN FOR SEWER DISPOSAL SYSTEM, DRIVEWAY, GRADING, AND FENCING.
 - ALL RAINWATER MUST BE RETAINED WITHIN THE PROPERTY LINES.
 10. SITE TO BE IRRIGATED BY HOSE BIB - REQUIRED EVERY 70'-0"

TERMITE PROTECTION AS PER FBC R320

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER F.B.C. 320. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

SLAB-ON-GRADE NOTE

4" CONCRETE SLAB OVER 6 MIL VISQUEEN ON CLEAN FINE SAND FILL COMPACTED IN 12" LAYERS TO 95% OF THE STANDARD PROTOR DENSITY TEST. REINFORCED WITH 6" X 6" 10'10" W.W.F. PALCED 1'-1/2" FROM TOP OF SLAB (TYPICAL - REFER TO STRUCTURAL PLANS)

SOLAR REFLECTION NOTES

AS PER ARTICLE 3, SECTION 3.12.2(B)

- FOR ROOFING MATERIALS, ALL ROOF EXTERIOR SURFACES AND BUILDING MATERIALS USED TO COMPLY WITH THIS SECTION AND SHALL HAVE A MINIMUM SOLAR REFLECTANCE AS SPECIFIED IN SECTION 3.13.2.C AND 3.13.2.D
- FOR PAVING MATERIALS, ALL PAVING MATERIALS USED TO COMPLY WITH THIS SECTION SHALL HAVE A MINIMUM SOLAR REFLECTANCE AS SPECIFIED IN SECTIONS 3.13.2.D

FIRST FLOOR

SECOND FLOOR

F.A.R. CALCULATIONS
LOT AREA = 12,828 SF

REQUIRED
FIRST 5,000 SF = 48% = 2,400 SF
SECOND 5,000 SF = 35% = 1,750 SF
REMAINING SF (2,828 SF) = 30% = 848 SF
TOTAL MAX F.A.R. = 4,998 SF

PROPOSED
FIRST FLOOR F.A.R. = 2,940 SF
SECOND FLOOR F.A.R. = 1,878 SF
TOTAL PROPOSED F.A.R. = 4,818 SF

OPEN SPACE CALCULATIONS
LOT AREA = 12,828 SF

REQUIRED
40% LOT = 5,131 SF
FRONT YARD REQ. 20% OF 5,131 SF = 1,026 SF

PROVIDED
42% LOT = 5,379 SF
PROVIDED = 1,571 SF

REVISIONS	
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AA26003491

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PROJECT NAME

NEW RESIDENCE
5135 Orduna Dr
Coral Gables, FL 33146

Ground Fl.
Date Issued: 04-28-21

A-1



Context Residence 1



Context Residence 2



Context Residence 3



Context Residence 4



Context Residence 5



Current Site



Aerial Site Context Map



Existing Dock on Vacant Site

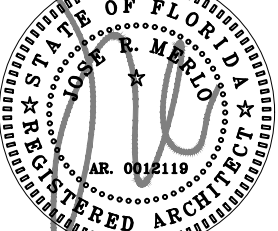
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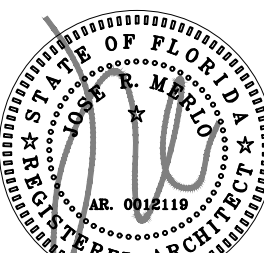
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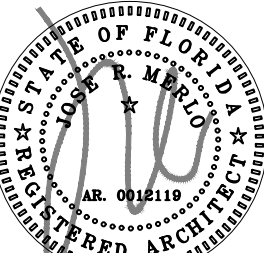
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REVISIONS		DATE	BY	APP

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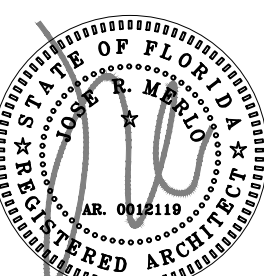


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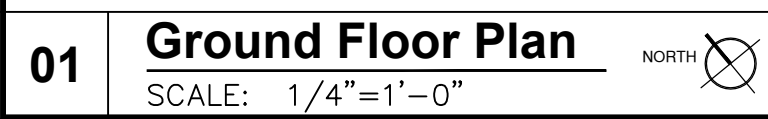
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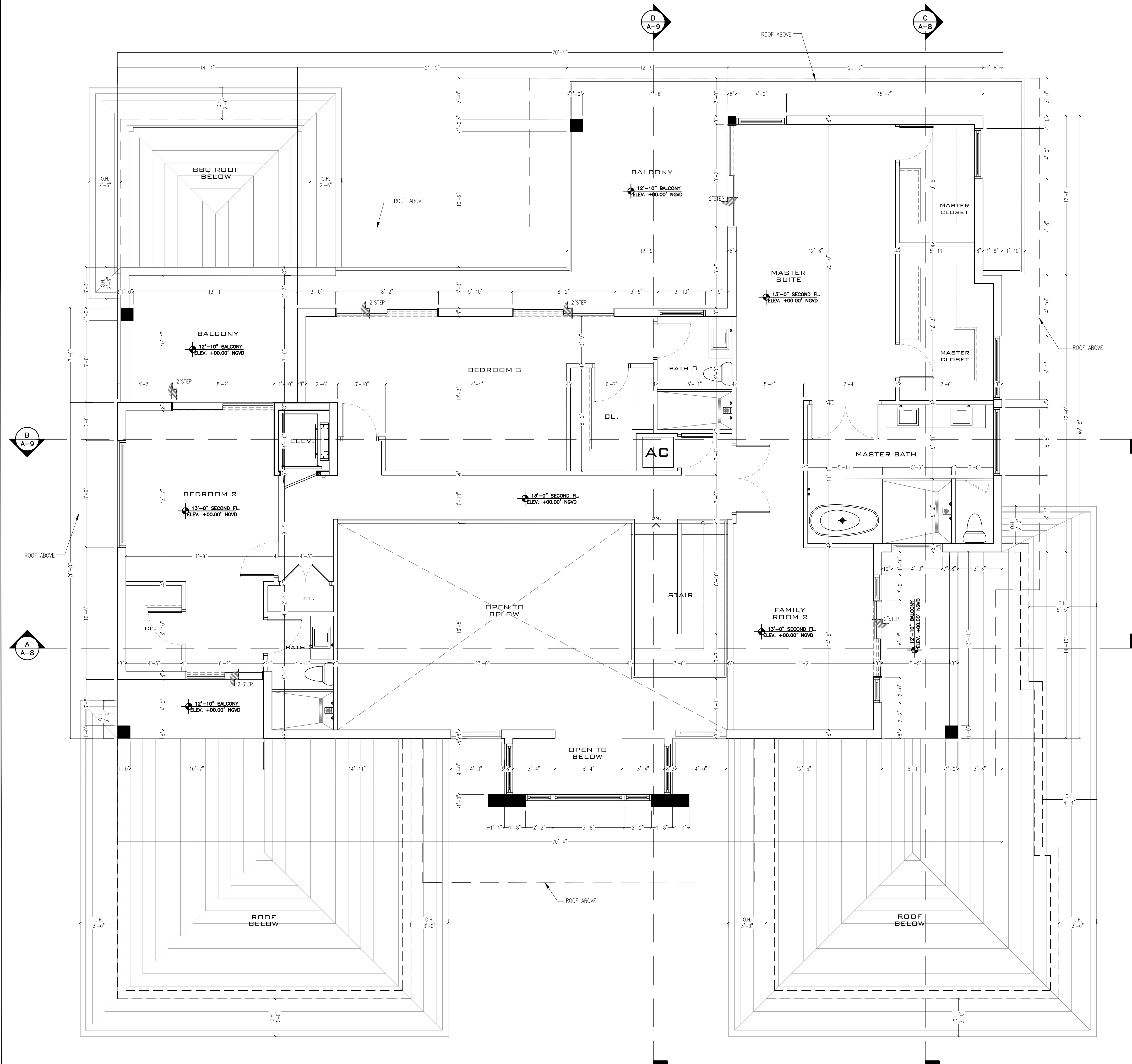


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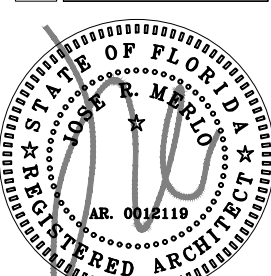
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PROJECT NAME

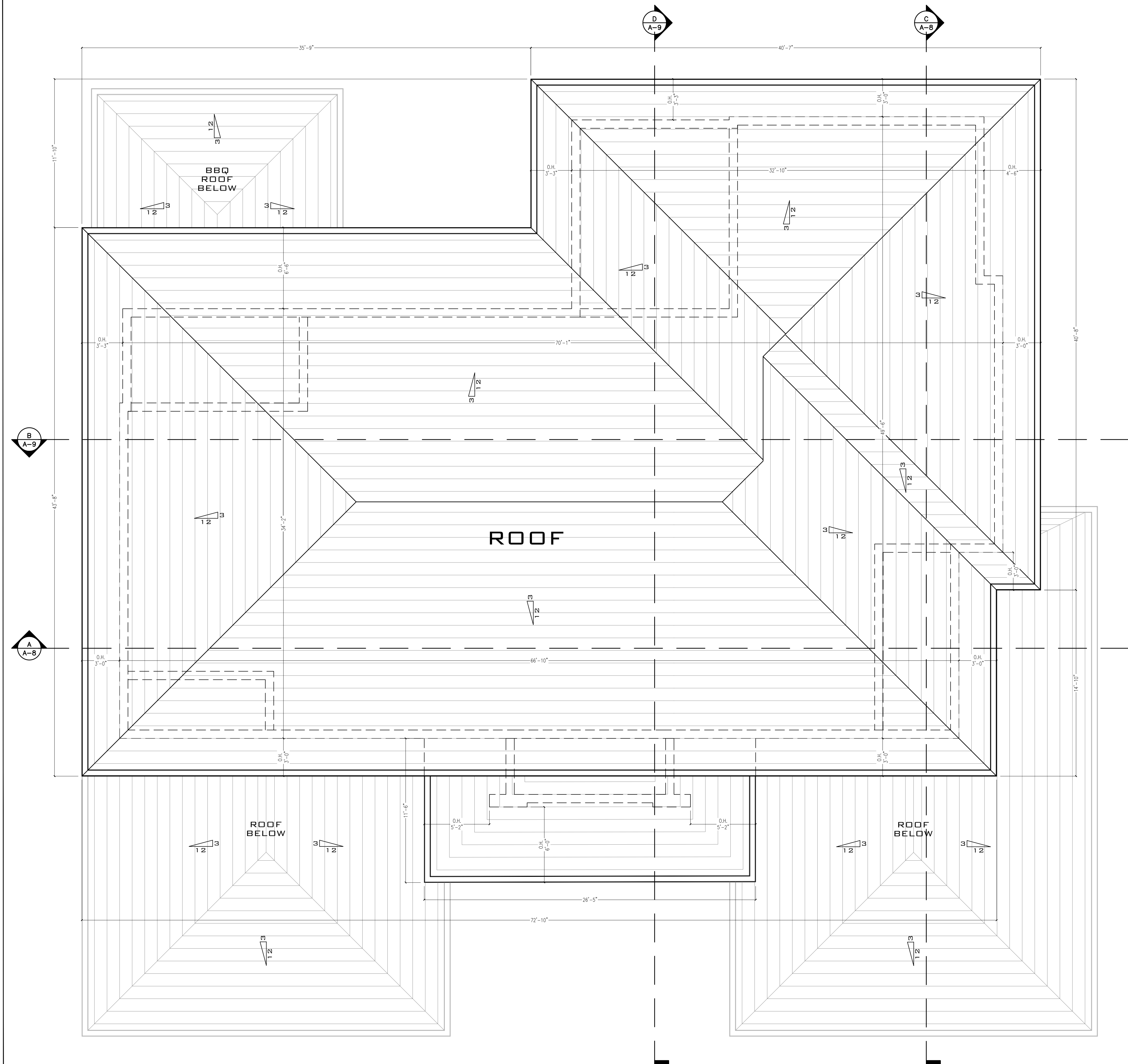
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5135 Orduna Dr
Coral Gables, FL 33146Second Fl.
Date Issued: 04-28-21

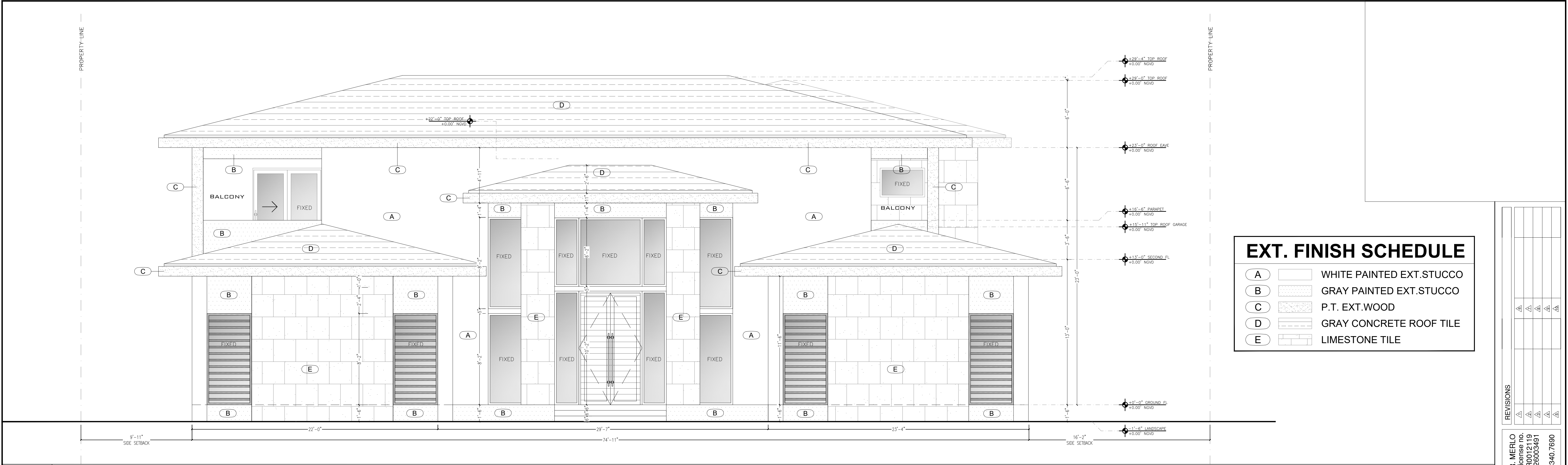
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REVISIONS

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

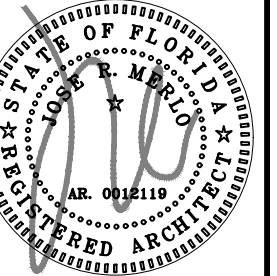


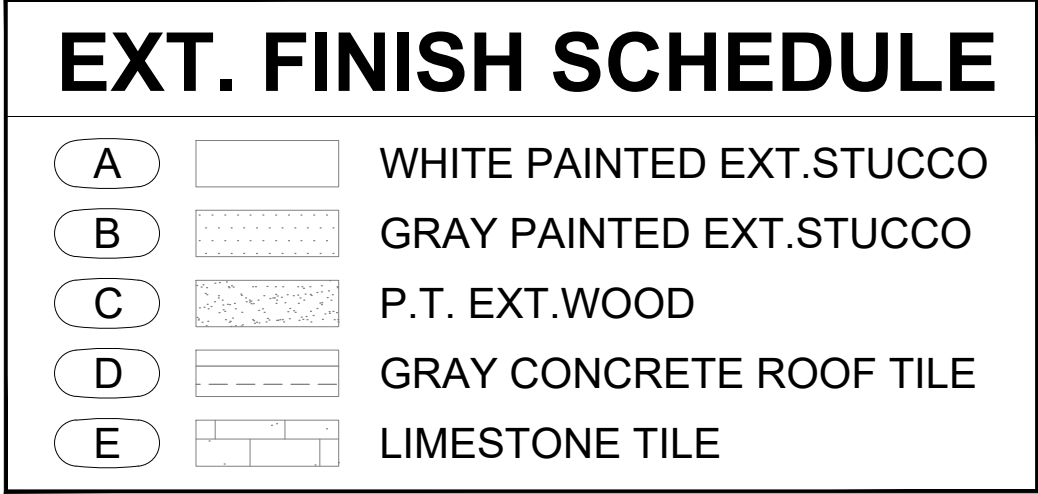
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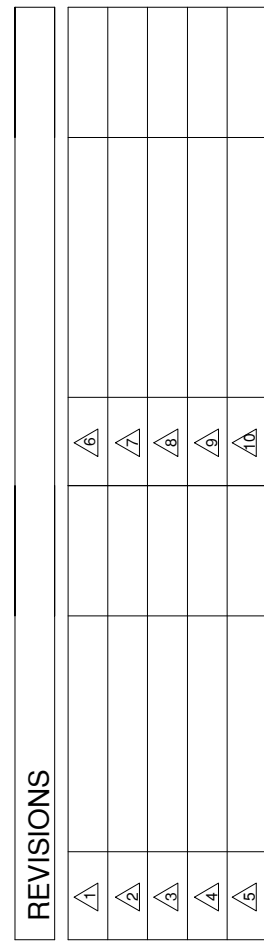
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SCALE: $1/4"=1'-0"$



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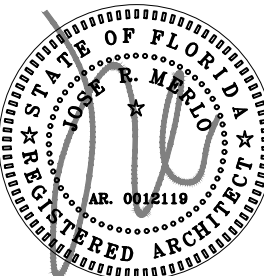
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SCALE: 1/4"=1'-0"

PROJECT NAME
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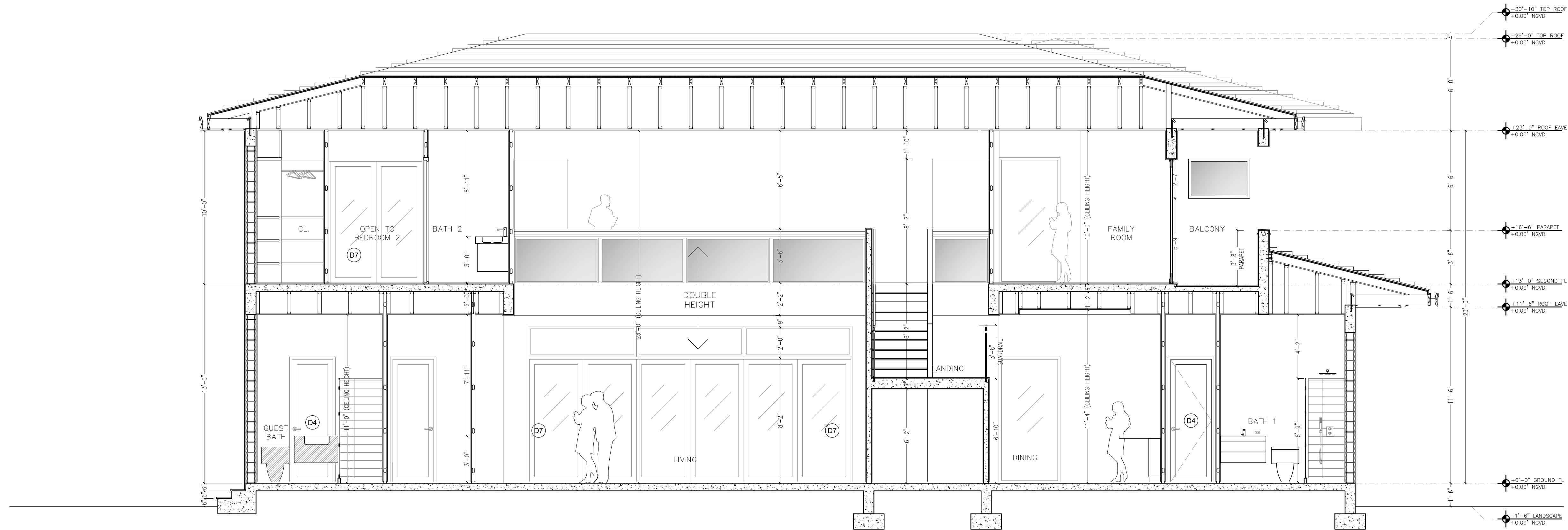
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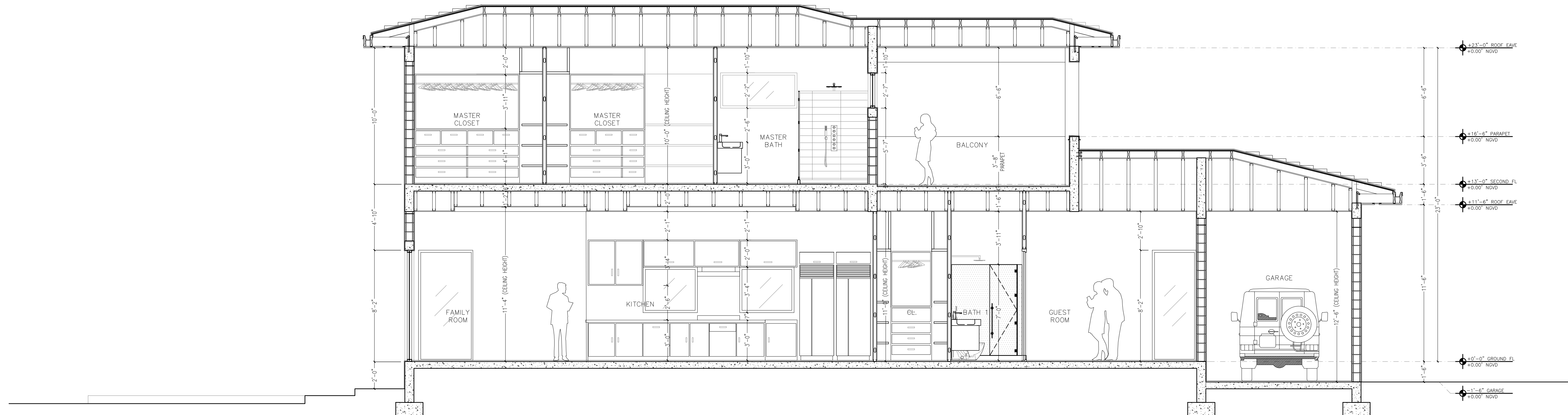
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Section A

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



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Section C

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

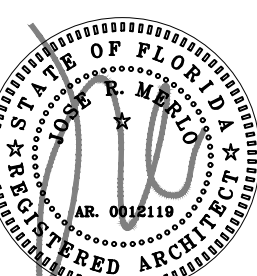
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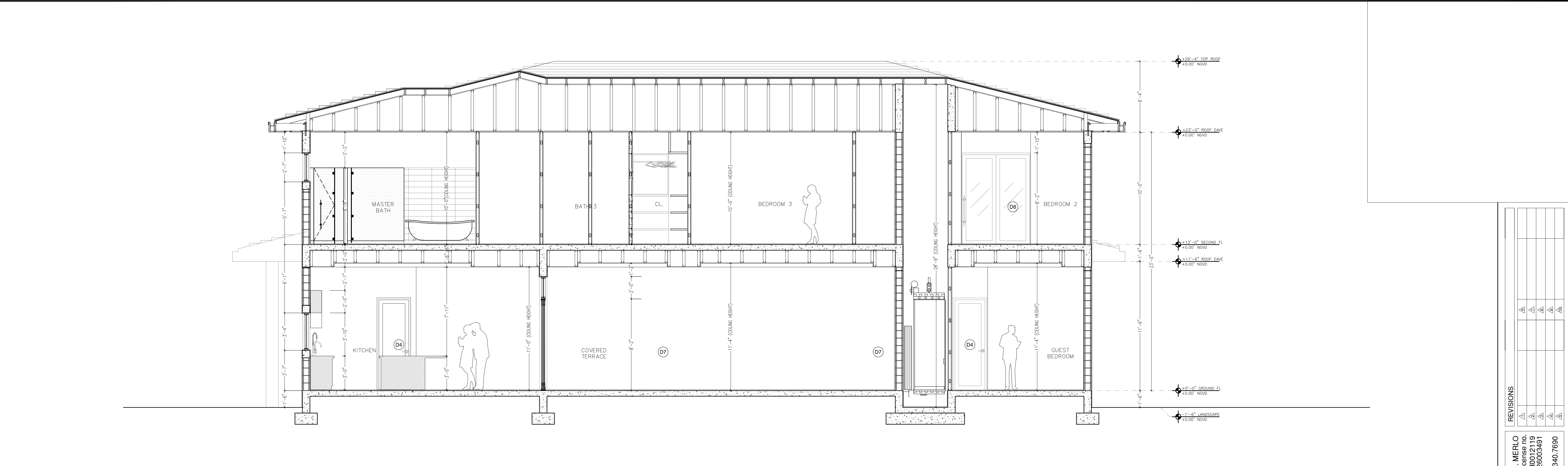
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NEW R
5135 C
Coral Gab



Sections
Date Issued: 04-28-21

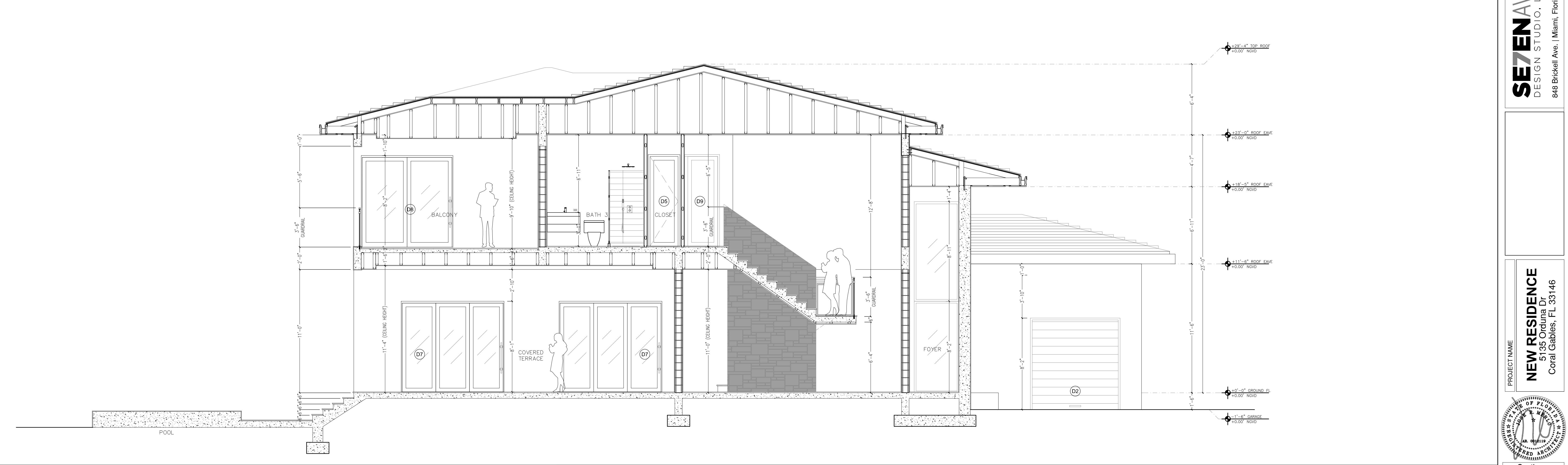
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Section B

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



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Section D

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

REVISIONS				
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DATE OF PLOTTING
APR 08/2021
BY
JRM

