

AR 0014987

Project Name:
**RESIDENTIAL ADDITION
AND REMODELING**

1260 S. GREENWAY DR.
CORAL GABLES, FL

EDUARDO LLANO
A . R . C . H . I . T . E . C . T

PHONE (305) 446-1121
FAX (305) 446-8383

250 Catalonia Ave Suite 507
Coral Gables, FL 33134

Draw'g Title:
**EXISTING
SITE
PLAN**

Comm. No. N.T.S.
Scale: N.T.S.
Date: 05-03-2024
Drawn: R. ALVAREZ
Checked: E. LLANO
CADD File:

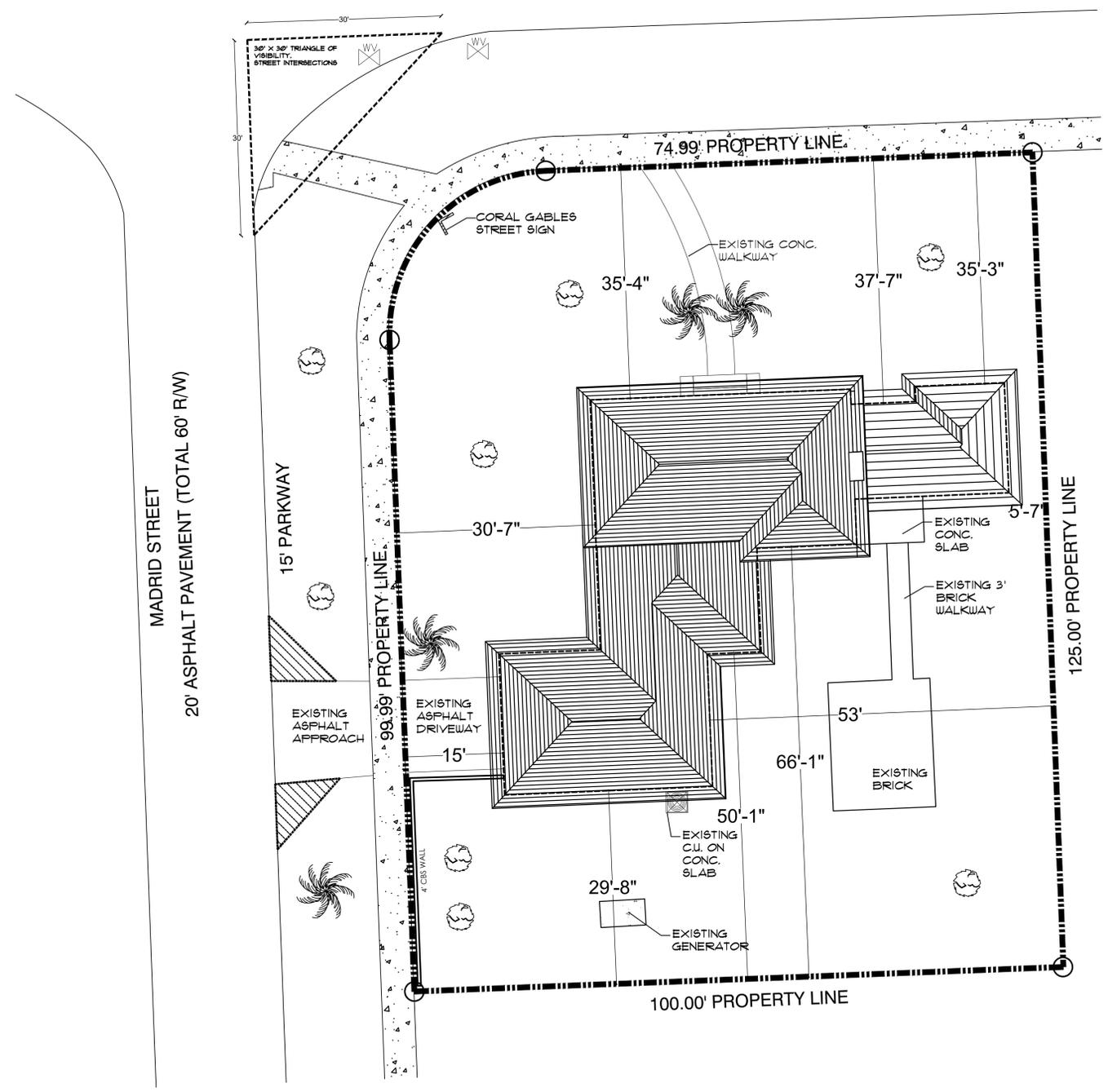
Revisions:

Sheet No.
ES-1

GRANADA GOLF COURSE

SOUTH GREENWAY DRIVE
ASPHALT PAVEMENT (TOTAL 60' R/W)

MADRID STREET
20' ASPHALT PAVEMENT (TOTAL 60' R/W)



LEGAL DESCRIPTION:
LOTS 1 AND 2, BLOCK 5, OF CORAL GABLES SECTION E,
ACCORDING TO THE PLOT THEREOF, AS RECORDED IN PLAT
BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA

1 EXISTING SITE PLAN
3/32"=1'-0"
N

ZONING INFORMATION

SETBACKS	FRONT	SIDE	SIDE STREET	REAR	REAR (WATERWAY ONLY)
PRINCIPAL BUILDING	25'	5'	15'	10'	N/A
ACCESSORY BUILDING	N/A	N/A	N/A	N/A	N/A
SWIMMING POOL	N/A	N/A	N/A	N/A	N/A
TENNIS COURTS	N/A	N/A	N/A	N/A	N/A
SCREENED ENCLOSURE	N/A	N/A	N/A </td <td>N/A</td> <td>N/A</td>	N/A	N/A

1. INSIDE LOTS SHALL HAVE MINIMUM SIDE SETBACKS, WHICH TOTAL TWENTY (20%) PERCENT OF THE WIDTH OF THE MEASURED ACROSS THE FRONT SETBACK LINE WITH A MINIMUM TOTAL OF TEN (10) FEET AND UP TO A MAXIMUM OF TWENTY (20) FEET.

LOT SIZE 12,404 SQ. FT.

ALLOWABLE F.A.F.	
5,000 SQ. FT @ 48%	2,400 SQ. FT.
5,000 SQ. FT @ 35%	1,750 SQ. FT.
2,404 SQ. FT @ 30%	721 SQ. FT.
MAX ALLOWED	4,871 SQ. FT. (ALLOWABLE)
EXISTING 1ST. FLOOR	2,202 SQ. FT.
NEW 1ST. FLOOR LIVING	381 SQ. FT.
EXISTING 2 ND. FLOOR	798 SQ. FT.
TOTAL F.A.F.	3,381 SQ. FT. (PROVIDED)

GROUND AREA COVERAGE	
12,404 SQ. FT @ 35%	4,341 SQ. FT. (ALLOWABLE)
EXISTING 1ST. FLOOR	2,402 SQ. FT.
NEW 1ST. FLOOR LIVING	422 SQ. FT.
EXISTING COVERED PORCH	19 SQ. FT.
TOTAL GROUND AREA COVERAGE	2,843 SQ. FT. (PROVIDED)

TOTAL GROUND AREA COVERAGE	
12,404 SQ. FT @ 45%	5,582 SQ. FT. (ALLOWABLE)
PRINCIPLE BUILDING	2,843 SQ. FT.
AUXILIARY	0 SQ. FT.
POOL	443 SQ. FT.
TOTAL AUXILIARY GROUND COVERAGE	3,286 SQ. FT. (PROVIDED)

LANDSCAPE OPEN SPACE	
12,404 SQ. FT @ 40%	4,962 SQ. FT. (ALLOWABLE)
LANDSCAPE AREA PROVIDED	6,438 SQ. FT. (PROVIDED)

FRONT YARD OPEN SPACE	
4,962 SQ. FT @ 20%	992 SQ. FT. (ALLOWABLE)
LANDSCAPE AREA PROVIDED	1,771 SQ. FT. (PROVIDED)

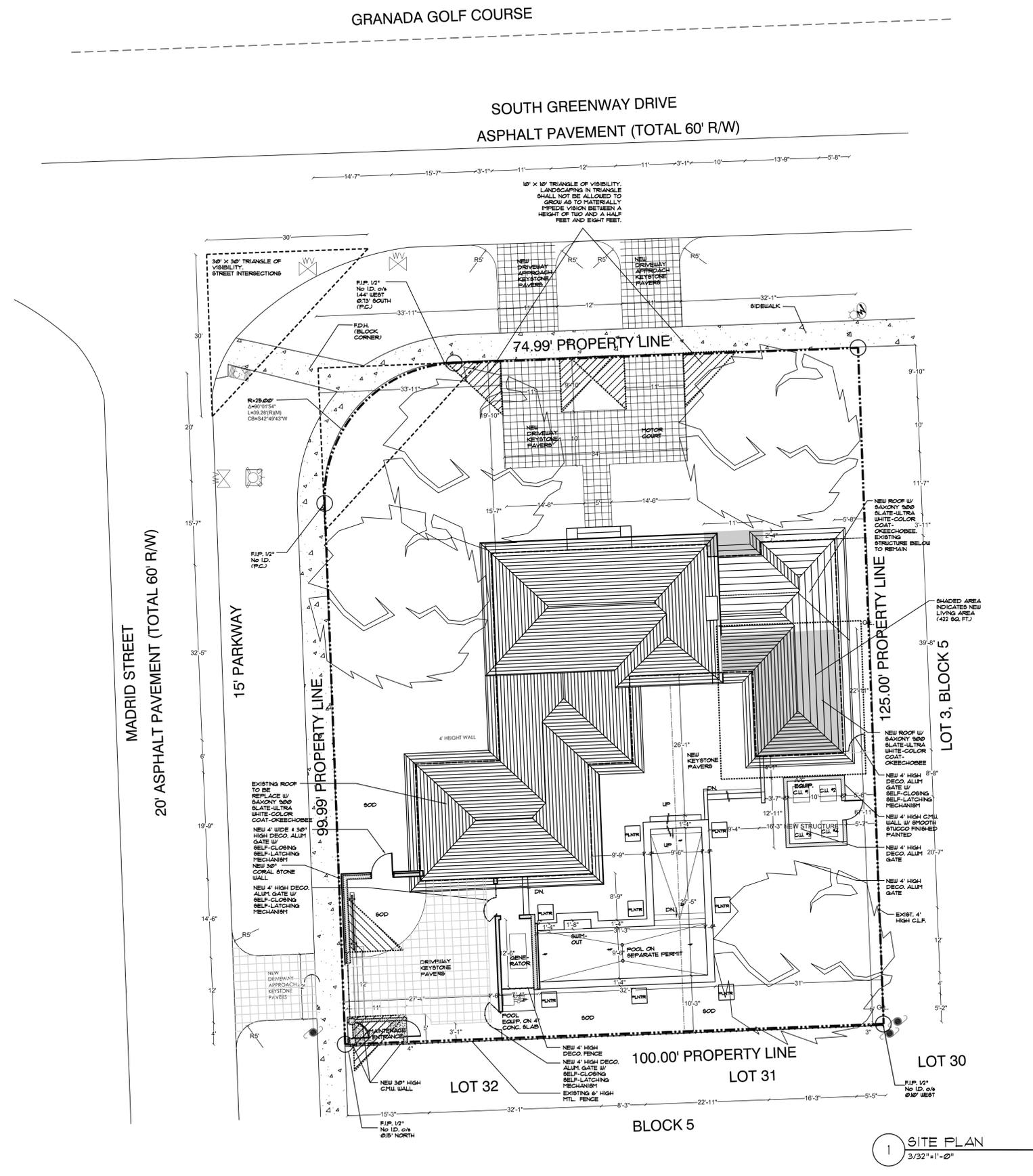
LEGAL DESCRIPTION:
 LOTS 1 AND 2, BLOCK 5, OF CORAL GABLES SECTION E, ACCORDING TO THE PLOAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

- SCOPE OF WORK:**
- REMOVE & REPLACE EXISTING WINDOWS AND DOOR AS INDICATED.
 - REMOVE EXISTING KITCHEN CABINETS, APPLIANCE AND PLUMBING FIXTURES.
 - REMODELING NEW KITCHEN LAYOUT.
 - REMOVING EXISTING INTERIOR PARTITIONS ON 1ST AND 2ND FLOOR AS INDICATED.
 - PROVIDE A NEW POOL DECK AND SWIMMING POOL.
 - ADDING NEW LIVING AREA (423 SQ. FT.)
 - ADDING NEW A/C UNIT CLOSET IN THE 2ND FLOOR.
 - ADDING EXTRA BATHROOM ON 2ND FLOOR.

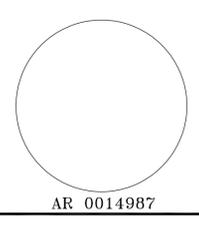
NOTE:
 THE LANDSCAPE HAS BEEN PROVIDED ACCORDING TO THE CORAL GABLES ZONING CODE ARTICLE 5, DIVISION II LANDSCAPE SECTION

NOTE:
 ALL RAINWATER MUST BE RETAINED WITHIN THE PROPERTY.

NOTE:
 NO TREES TO BE REMOVED



1 SITE PLAN
 3/32"=1'-0"



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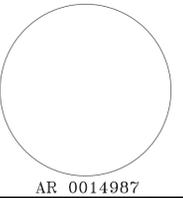
Draw'g Title:
SITE PLAN

Comm. No. N.T.S.
 Scale: N.T.S.
 Date: 12-05-2023
 Drawn: R. ALVAREZ
 Checked: E. LLANO
 CADD File:

Revisions:
 _____ ZONING RESPONSE

Sheet No.
AS-1

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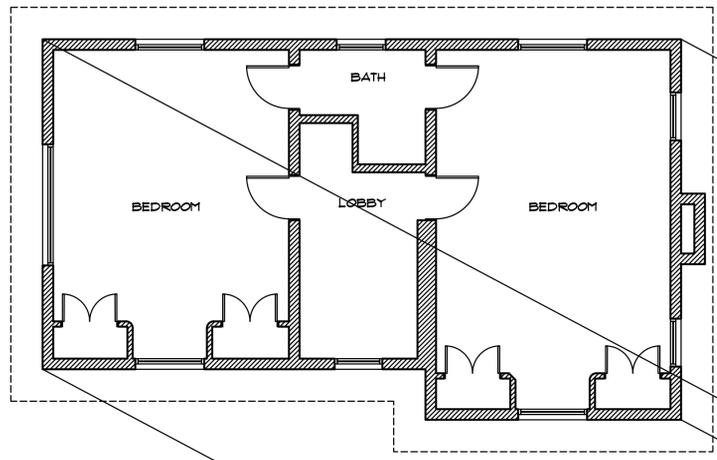
PHONE (305) 446-1124
FAX (305) 446-6883

Draw'g Title:
**DEMOLITION
PLAN**

Comm. No.
Scale: N.T.S.
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Drawn: R. ALVAREZ
Checked: E. LLANO
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Sheet No.
A-1

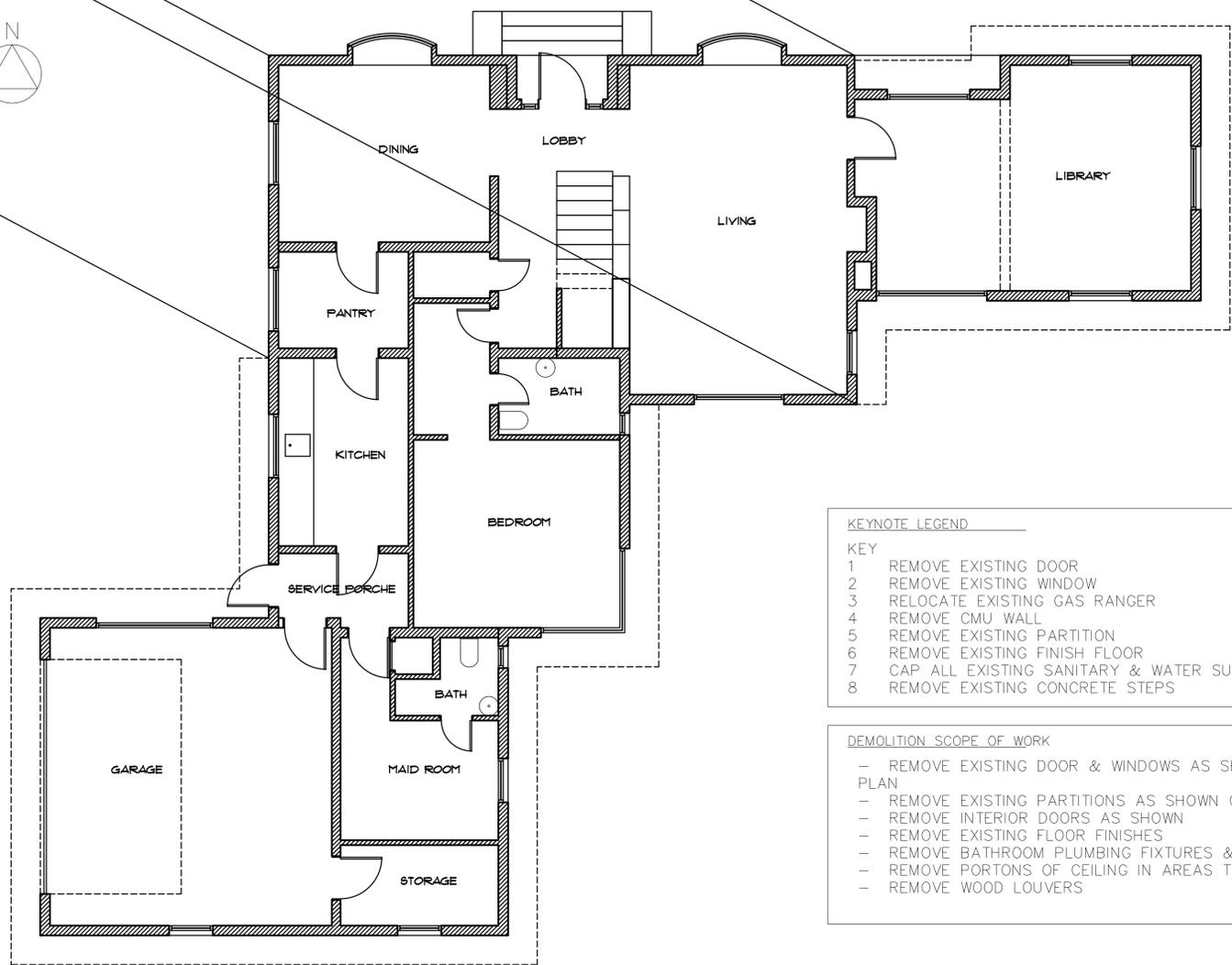


2 2nd FLOOR DEMOLITION PLAN
3/16"=1'-0"



GENERAL DEMOLITION NOTES

1. THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO PROPERLY COMPLETE ALL WORK.
2. NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A WALK-THRU OF THE PROJECT PRIOR TO SUBMITTING A BID IN ORDER TO IDENTIFY POSSIBLE CRITICAL ITEMS, WHICH ARE NOT OR INCORRECTLY ADDRESSED, REQUIRING CLARIFICATION.
3. FAILURE OF BIDDERS TO MAKE REQUIRED VISITATIONS/INVESTIGATIONS TO INFORM THEMSELVES FULLY OF THE EXISTING CONDITIONS, AND, TO INCLUDE IN THEIR PROPOSALS A SUM SUFFICIENT TO COVER ALL CONDITIONS, WILL NOT IN ANY WAY ENTITLE THEM TO ANY EXTRA CHARGES OVER AND ABOVE THEIR ORIGINAL PROPOSALS.
4. PROVIDE SAFETY FEATURES DURING CONSTRUCTION PHASE AS CALLED FOR IN SPECIFICATIONS, APPLICABLE CODE RULES AND REGULATIONS HAVING JURISDICTION OF THE PROJECT.
5. CONTRACTOR SHALL TAKE ALL PRECAUTIONS REQUIRED TO PROTECT ALL UNDERGROUND OR OTHER CONCEALED UTILITIES HE SHALL INSPECT CEILING AND CHASES TO ASSURE PROPER IDENTIFICATION OF UTILITIES PRIOR TO CUTTING, PATCHING, CAPPING, ETC., AS REQUIRED AND INDICATED ON M/E/P DOCUMENTS.
6. RENOVATION WORK SHALL ENTAIL INTERVENTIONS IN AREAS OUTSIDE OF THE IMMEDIATE SCOPE OF WORK, INCLUDING WORK ABOVE AND/OR BELOW THE FLOOR LEVEL WITHIN THE SCOPE.
7. IT SHALL REQUIRE WORK INVOLVING REMOT UTILITY LINES (ELECTRICAL, MECHANICAL, PLUMBING, COMMUNICATIONS, ETC.).
8. ALL WORK AS DESCRIBED IN THIS NOTE SHALL BE INCLUDED AS PART OF THE BASE CONTRACT PRICE.
9. PRIOR TO COMMENCING DEMOLITION WORK, CONTRACTOR SHALL REVIEW THE SCOPE OF WORK TO BE PERFORMED, FIELD VERIFY ALL DIMENSIONS, AND SHALL IMMEDIATELY BRING TO THE ARCHITECT'S ATTENTION ANY DISCREPANCIES OR CONDITIONS WHICH, IN THE CONTRACTOR'S OPINION MAY AFFECT HIS EXECUTION OF THE WORK.
10. PROTECT ALL EXISTING FINISHES AND CONSTRUCTION NOT SCHEDULED FOR DEMOLITION FROM DAMAGE.
11. VERIFY WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS ITEMS TO BE REMOVED/RELOCATED.
12. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/OR RECEIVE NEW SCHEDULE FINISHES.
13. WHEN PENETRATING EXISTING WALLS OR FLOOR SLAB CONTRACTOR SHALL EXERCISE EXTREME CARE SO STRUCTURAL INTEGRITY OF SUCH ELEMENTS ARE NOT AFFECTED. CONTRACTOR SHALL RESTORE EXISTING WALL SURFACES AFFECTED BY SCOPE OF WORK. CONTRACTOR SHALL SEAL TIGHT ALL NEW PENETRATIONS IN WALLS AND SLABS.
14. ANY UTILITY LINES THAT ARE BROKEN OR DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR OR AT THE CONTRACTOR'S EXPENSE.
15. PREPARE EXISTING CONCRETE SLABS AS REQUIRED TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, ETC., INCLUDING LEVELING AS REQUIRED.
16. DEMOLITION PLAN IS BASED ON AS BUILT DRAWINGS PROVIDED BY OWNER, ANY DISCREPANCIES WITH THE ACTUAL CONDITION CONSULT THE ARCHITECT IF NECESSARY.
17. DEMOLITION OF WALLS SHALL NOT BE PERFORMED UNTIL PROTECTIVE BARRIERS AS APPROVED BY THE ENGINEER HAVE BEEN ERECTED.
18. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY ELECTRICAL FEATURES SHOWN TO BE REMOVED ARE DE-ENERGIZED BEFORE DEMOLITION.
19. SAW CUTTING, IF REQUIRED SHALL BE INCIDENTAL TO THE ITEM SHOWN TO BE REMOVED. ALL SAW CUTS SHALL BE NEATLY MADE, WITHOUT DAMAGE TO ADJACENT MATERIALS.
20. ANY DAMAGE DURING THIS PROJECT TO ADJACENT STREETS, SIDEWALKS, BUILDINGS, OR OTHER STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO RESTORE TO PREVIOUS UNDAMAGED CONDITION, AT CONTRACTOR'S EXPENSE.
21. CONTRACTOR TO SUBMIT A SEPARATE PERMIT FOR DEMOLITION WORK.



KEYNOTE LEGEND

- KEY**
- 1 REMOVE EXISTING DOOR
 - 2 REMOVE EXISTING WINDOW
 - 3 RELOCATE EXISTING GAS RANGER
 - 4 REMOVE CMU WALL
 - 5 REMOVE EXISTING PARTITION
 - 6 REMOVE EXISTING FINISH FLOOR
 - 7 CAP ALL EXISTING SANITARY & WATER SUPPLY LINES
 - 8 REMOVE EXISTING CONCRETE STEPS

DEMOLITION SCOPE OF WORK

- REMOVE EXISTING DOOR & WINDOWS AS SHOWN OF THIS PLAN
- REMOVE EXISTING PARTITIONS AS SHOWN OF THIS PLAN
- REMOVE INTERIOR DOORS AS SHOWN
- REMOVE EXISTING FLOOR FINISHES
- REMOVE BATHROOM PLUMBING FIXTURES & CABINETS
- REMOVE PORTIONS OF CEILING IN AREAS TO BE ATTENDED
- REMOVE WOOD LOUVERS

1 1st FLOOR DEMOLITION PLAN
3/16"=1'-0"

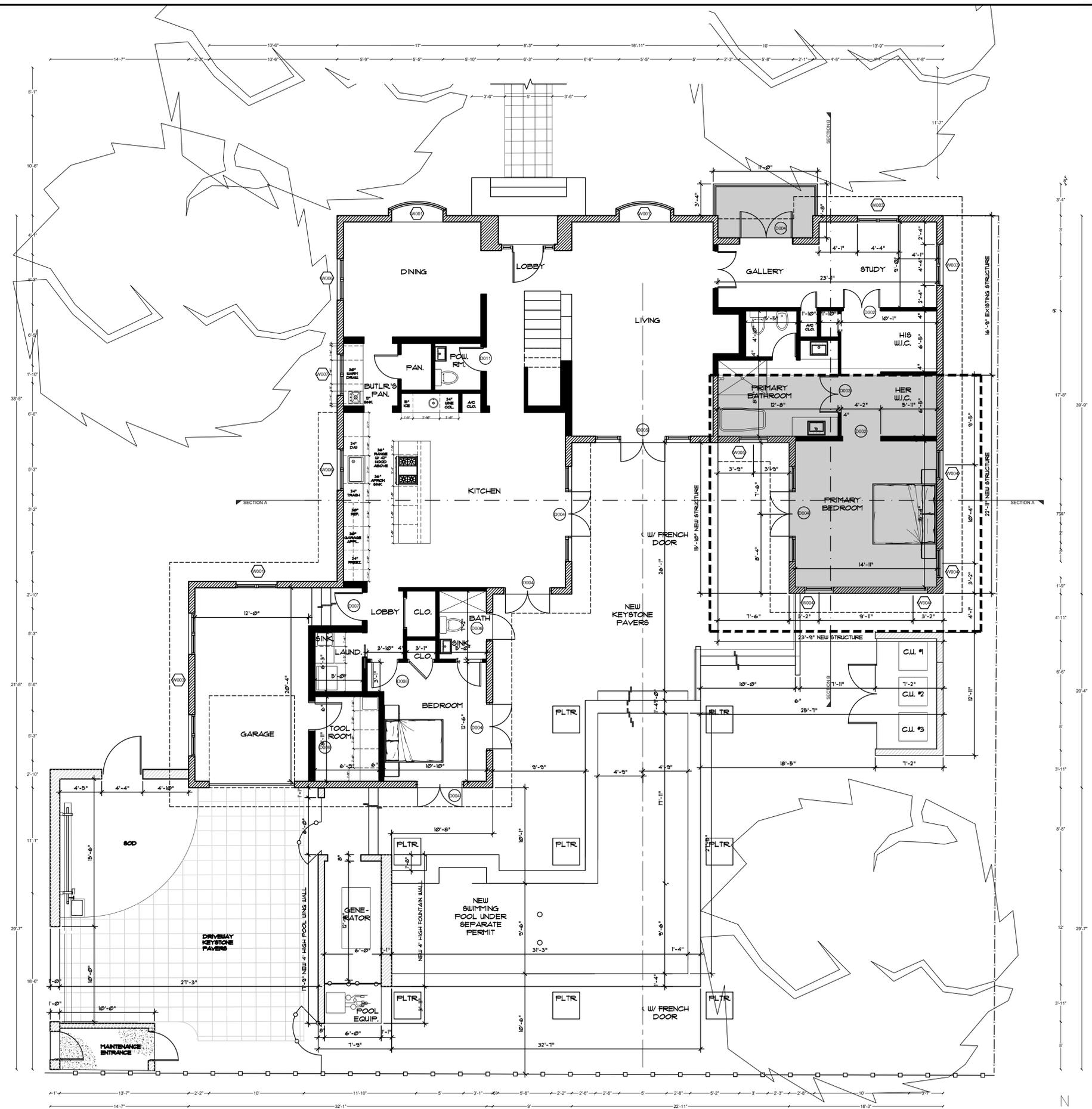


DOOR SCHEDULE (Ground Floor)										
Qty.	No.	Width	Hgt.	Type	Material	Finish	Threshld	Jamb	Hardware	Remarks
1	D001	3'-4"	7'-4"	french	alum	paintd	alum	alum	lockset	impact resistant glass
2	D002	4'-0"	7'-0"	panel	wood	tintd	wod	wood	privacy	
1	D003	4'-0"	7'-0"	french	wood	tintd	wod	wood	passage	
7	D004	5'-0"	7'-0"	french	alum	paintd	alum	alum	lockset	impact resistant glass
1	D005	6'-2"	7'-0"	french	alum	paintd	alum	alum	lockset	impact resistant glass
1	D006	3'-0"	7'-0"	panel	alum	paintd	alum	alum	lockset	impact resistant glass
1	D007	3'-0"	6'-3"	panel	wood	tintd	wood	wood	privacy	
1	D008	2'-11"	6'-3"	panel	wood	tintd	wood	wood	privacy	
2	D009	3'-0"	6'-3"	panel	wood	tintd	wood	wood	passage	
3	D010	3'-0"	6'-3"	sliding	wood	tintd	wood	wood	privacy	

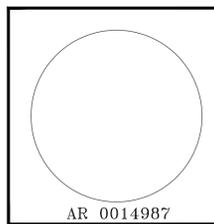
- NOTES:**
- ALL EXTERIOR DOORS TO HAVE PROPER DADE COUNTY APPROVAL.
 - ALL EXTERIOR DOORS TO BE ECO OR APPROVED EQUAL GLASS-TINTED (SELECTED BY OWNER) AND FRAME COLOR-BLACK
 - ALL EXTERIOR DOORS TO BE PROVIDED WITH DEAD BOLT.
 - HARDWARE AND HINGES TO BE SELECTED BY OWNER.
 - ALL EXTERIOR DOORS REQUIRE REMOVABLE HURRICANE SHUTTERS WITH PROPER DADE COUNTY APPROVAL. EXCEPT WHERE IMPACT GLASS IS USED.
 - AS PER NFPA 101 BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.

WINDOW SCHEDULE (Ground Floor)							
Qty.	No.	Width	Hgt.	Type	Oriental	Frame	Remarks
2	W001	6'-11"	5'-2"	fixed	x	alum	impact resistant glass
1	W002	5'-8"	7'-0"	bifold	oooo	alum	impact resistant glass
2	W003	6'-1"	5'-2"	fixed	x	alum	impact resistant glass
3	W004	2'-0"	2'-0"	fixed	x	alum	impact resistant glass
1	W005	3'-0"	5'-0"	fixed	x	alum	impact resistant glass
1	W006	4'-4"	3'-0"	fixed	x	alum	impact resistant glass
1	W007	4'-4"	3'-0"	fixed	x	alum	impact resistant glass
2	W008	5'-3"	3'-0"	fixed	x	alum	impact resistant glass
1	W009	10'-0"	4'-2"	fixed	x	alum	impact resistant glass

- NOTES:**
- ALL WINDOWS TO HAVE PROPER DADE COUNTY APPROVAL.
 - ALL WINDOWS TO HAVE IMPACT GLAZING.
 - ALL WINDOWS TO BE ECO OR APPROVED EQUAL GLASS-TINTED (SELECTED BY OWNER) AND FRAME COLOR-BLACK
 - FOR LOCATION OF EGRESS WINDOWS SEE FLOOR PLAN SHEET A-1 & A-2.
 - ALL HARDWARE SHALL BE SELECTED BY OWNER.
 - CATEGORY II GLAZING PRODUCTS SHALL BE CAPABLE OF WITHSTANDING A 400 FT-LB (542 NM) IMPACT TEST.
 - ALL WINDOWS LABELED WITH GLASS ENERGY VALUES UFACTOR: SGL U=1.13 SHGC= .49
 - EGRESS WINDOWS TO MEET THE REQUIREMENTS OF NFPA 101. AN OUTDOOR WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT SPECIAL EFFORT AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 IN. ABOVE THE FLOOR.
 - WINDOW INSTALLER TO VERIFY ALL OPENINGS PRIOR TO INSTALLATION.
 - ALL GLAZING IN HAZARDOUS LOCATIONS SHALL PASS TEST REQ. OF CPSC 16-CFR, PART 1201. DOORS, BATH AND SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIALS GREATER THAN 9 SQ. FT. IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II GLAZING PRODUCTS.
 - HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWER ENCLOSURES CONTAINING GLAZING MATERIALS LOCATED 36 INCHES OR LESS, MEASURED HORIZONTALLY, OR EXPOSED GLAZING IS LESS THAN 60 INCHES, MEASURED VERTICALLY, SHALL BE CERTIFIED AS A GLAZING PRODUCT.
 - GLASS IN SHOWER/TUB COMPARTMENTS/ENCLOSURES SHALL BE CATEGORY II SAFETY GLAZING
 - GLASS ADJACENT TO TUBS/SHOWERS WHERE THE EDGE OF GLAZING IS LESS THAN 60" A.F.F. AND LOCATED WITHIN 60" HORIZONTALLY OF TUB/SHOWER EDGE SHALL BE CATEGORY II SAFETY GLAZING
 - GLAZING WHERE THE BOTTOM EDGE IS LESS THAN 18" A.F.F. SHALL BE CAT. II SAFETY GLAZING
 - GLASS IN EXTERIOR DOORS & SIDELIGHTS SHALL BE CATEGORY II SAFETY GLAZING
 - GLAZING WITHIN 24" OF DOORS SHALL BE CATEGORY II SAFETY GLAZING



1st FLOOR PROPOSED PLAN
3/16"=1'-0"



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Draw'g Title: 1st FLOOR PLAN

Comm. No. N.T.S.
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Date: 12-05-2023
Drawn: R. ALVAREZ
Checked: E. LLANO
CADD File:

Revisions:

ZONING RESPONSE

Sheet No. A-2

DOOR SCHEDULE (Second Floor)										
Qty.	No.	Width	Hgt.	Type	Material	Finish	Threshld	Jamb	Hardware	Remarks
2	D001	3'-0"	6'-3"	panel	wood	tinted	wood	wood	privacy	
2	D002	2'-10"	6'-3"	panel	wood	tinted	wod	wood	privacy	
4	D003	3'-7"	7'-0"	panel	wood	tinted	wod	wood	passage	

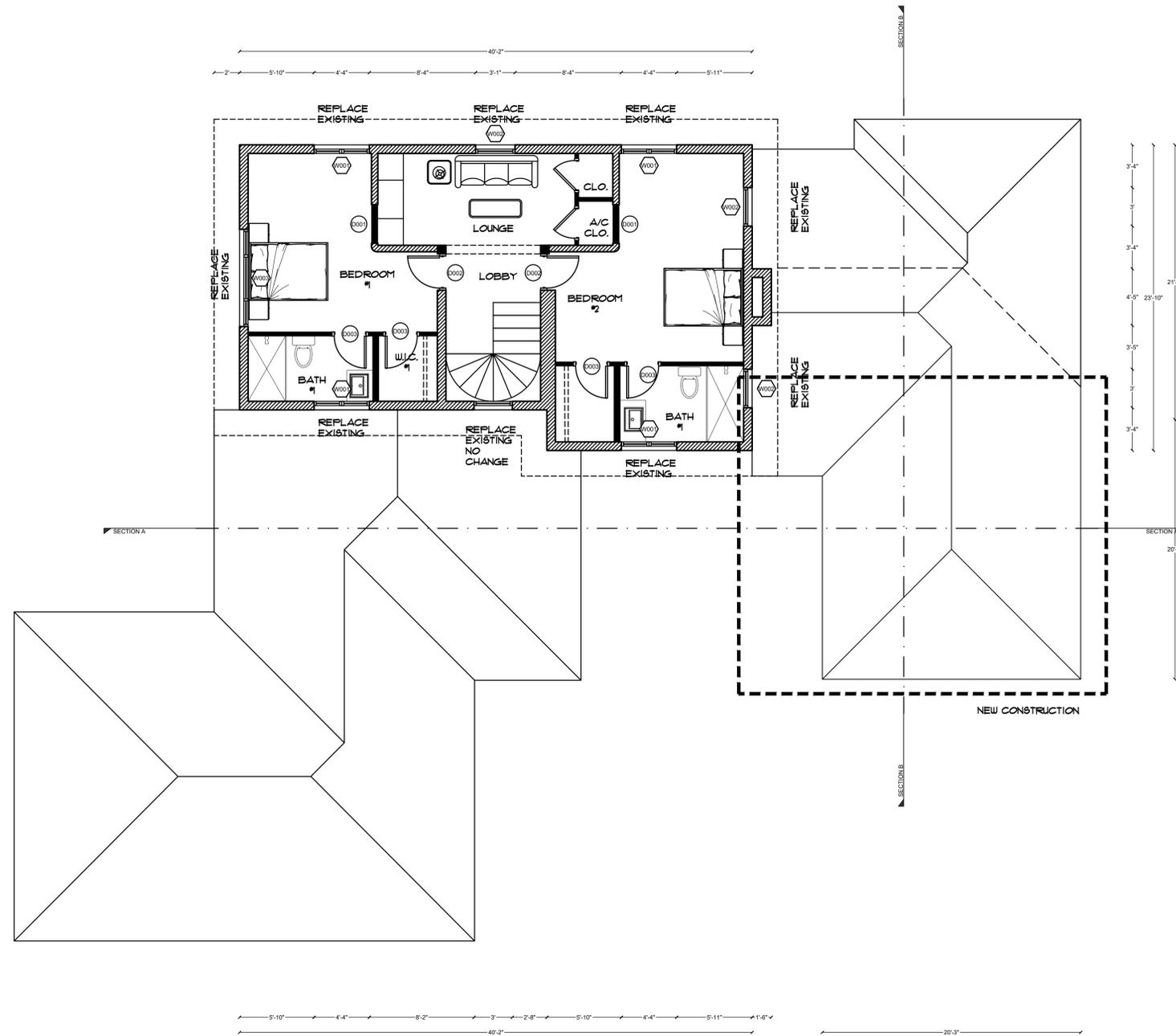
NOTES:

1. ALL EXTERIOR DOORS TO HAVE PROPER DADE COUNTY APPROVAL.
2. ALL EXTERIOR DOORS TO BE ECO OR APPROVED EQUAL. GLASS- TINTED (SELECTED BY OWNER) AND FRAME COLOR-BLACK
3. ALL EXTERIOR DOORS TO BE PROVIDED WITH DEAD BOLT.
4. HARDWARE AND HINGES TO BE SELECTED BY OWNER.
5. ALL EXTERIOR DOORS REQUIRE REMOVABLE HURRICANE SHUTTERS WITH PROPER DADE COUNTY APPROVAL. EXCEPT WHERE IMPACT GLASS IS USED.
6. AS PER NFPA 101 BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.

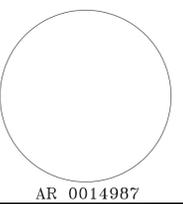
WINDOW SCHEDULE (Second Floor)							
Qty.	No.	Width	Hgt.	Type	Orientati on	Frame Mtl.	Remarks
4	W001	4'-4"	4'-2"	fixed	x	alum	impact resistant glass
3	W002	3'-0"	4'-2"	fixed	x	alum	impact resistant glass
1	W003	7'-7"	3'-2"	fixed	x	alum	impact resistant glass

NOTES:

1. ALL WINDOWS TO HAVE PROPER DADE COUNTY APPROVAL.
2. ALL WINDOWS TO HAVE IMPACT GLAZING.
3. ALL WINDOWS TO BE ECO OR APPROVED EQUAL. GLASS-TINTED (SELECTED BY OWNER) AND FRAME COLOR-BLACK
4. FOR LOCATION OF EGRESS WINDOWS SEE FLOOR PLAN SHEET A-1 & A-2.
5. ALL HARDWARE SHALL BE SELECTED BY OWNER.
6. CATEGORY II GLAZING PRODUCTS SHALL BE CAPABLE OF WITHSTANDING A 400 FT-LB (542 NM) IMPACT TEST.
7. ALL WINDOWS LABELED WITH GLASS ENERGY VALUES UFACTOR: SGL, U=1.13 SHGC= .49
8. EGRESS WINDOWS TO MEET THE REQUIREMENTS OF NFPA 101. AN OUTDOOR WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT SPECIAL EFFORT AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 IN. ABOVE THE FLOOR.
9. WINDOW INSTALLER TO VERIFY ALL OPENINGS PRIOR TO INSTALLATION.
10. ALL GLAZING IN HAZARDOUS LOCATIONS SHALL PASS TEST REQ. OF CPSC 16-CFR, PART 1201. DOORS, BATH AND SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIALS GREATER THAN 9 SQ. FT. IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II GLAZING PRODUCTS.
11. HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWER ENCLOSURES CONTAINING GLAZING MATERIALS LOCATED 36 INCHES OR LESS, MEASURED HORIZONTALLY, OR EXPOSED GLAZING IS LESS THAN 60 INCHES, MEASURED VERTICALLY, SHALL BE CERTIFIED AS A GLAZING PRODUCT.
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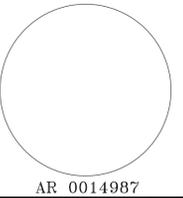
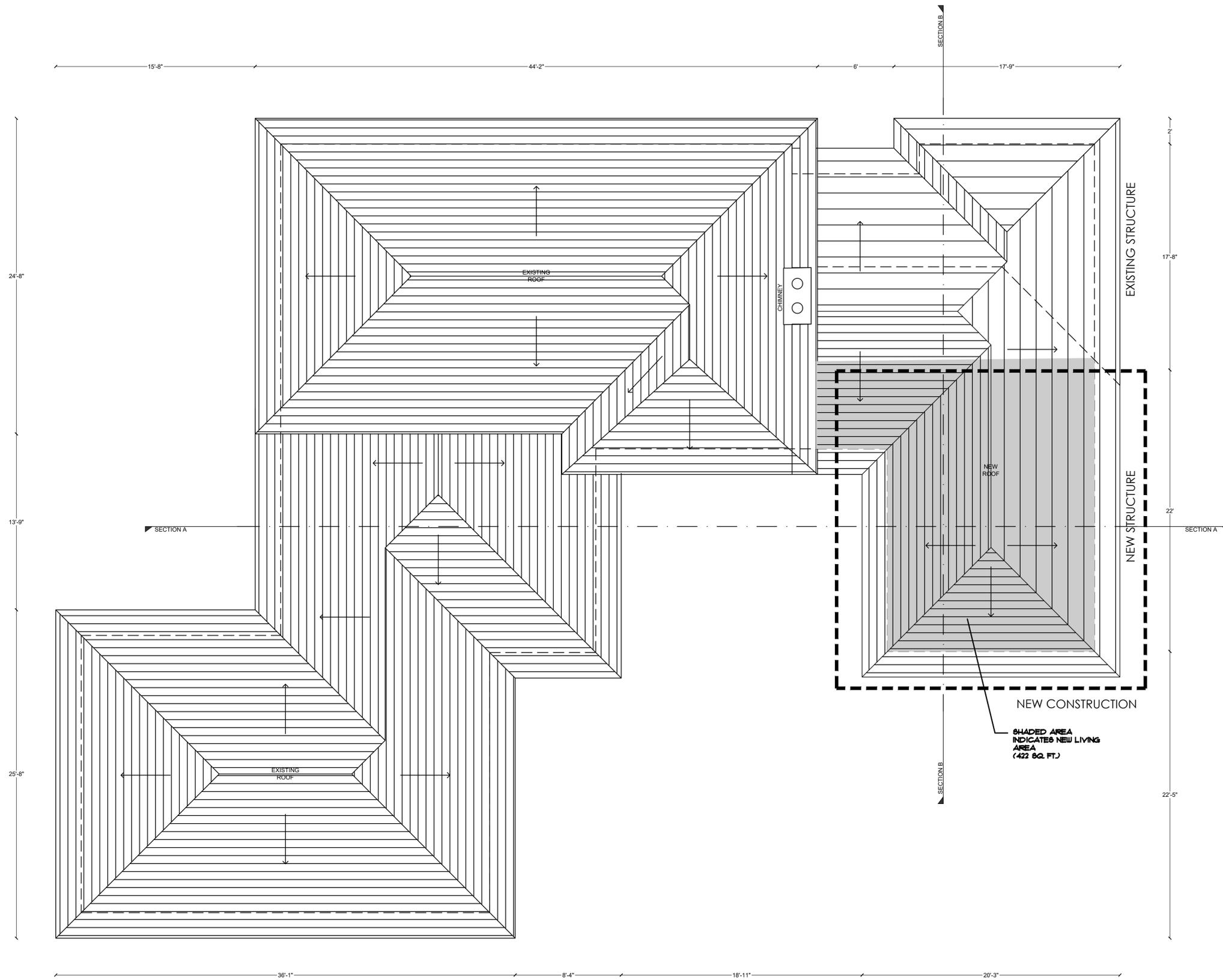
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**2nd FLOOR
PLAN**

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Revisions:

Sheet No.
A-3



Project Name:
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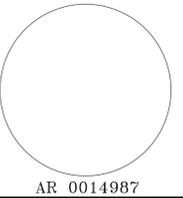
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Draw'g Title:
ROOF PLAN

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Revisions:

Sheet No.
A-4



AR 0014987

Project Name:
**RESIDENTIAL ADDITION
AND REMODELING**

1260 S. GREENWAY DR.
CORAL GABLES, FL

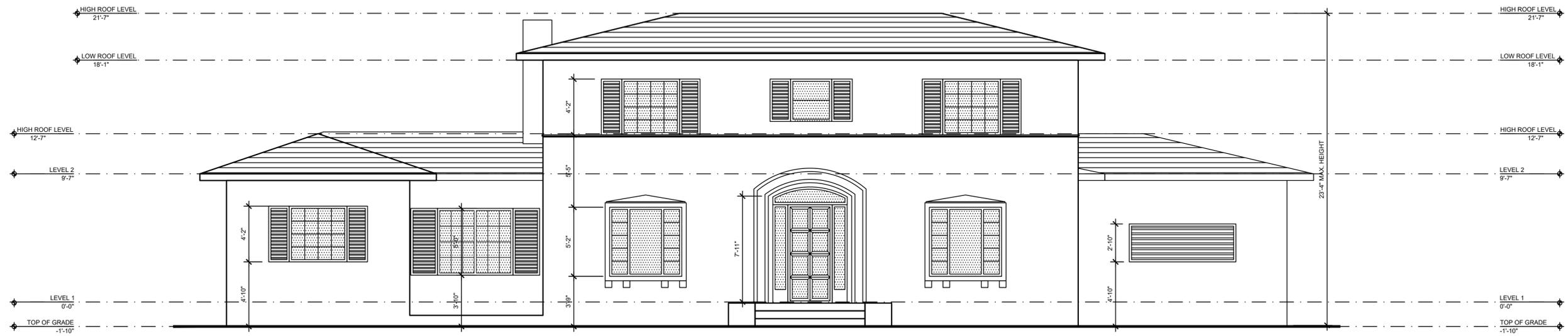
EDUARDO LLANO
A . R . C . H . I . T . E . C . T
250 Catalonia Ave Suite 507
Coral Gables, FL 33134
PHONE (305) 446-1124
FAX (305) 446-8383

Draw'g Title:
**NORTH
ELEVATIONS**

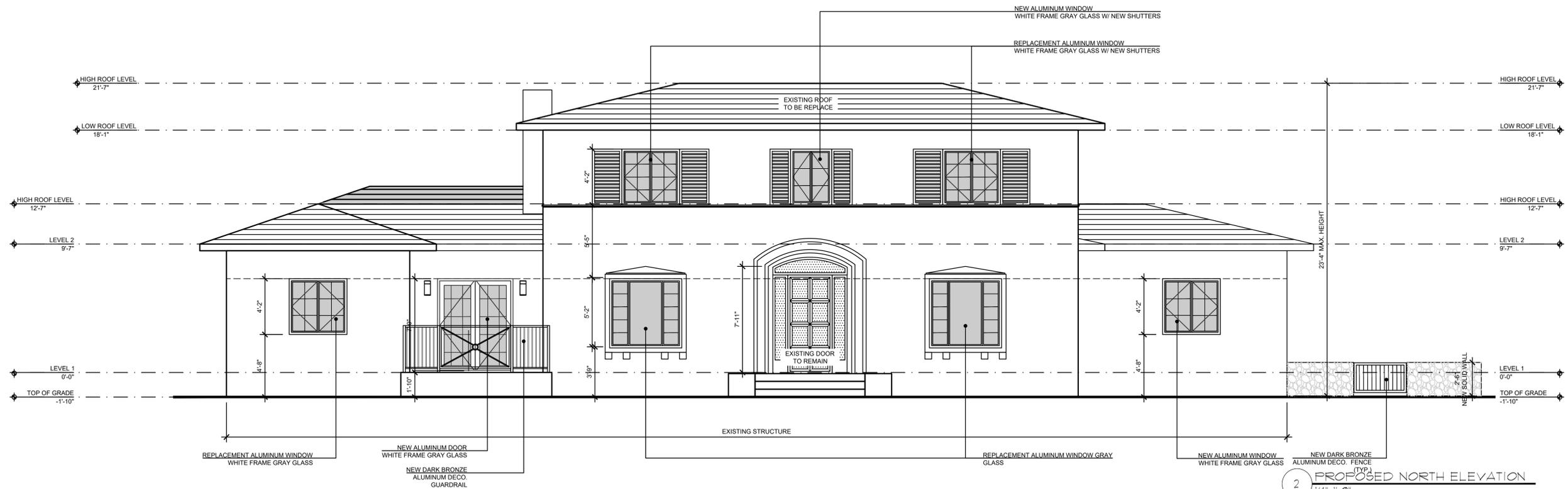
Comm. No.
Scale: N.T.S.
Date: 12-05-2023
Drawn: R. ALVAREZ
Checked: E. LLANO
CADD File:

Revisions:
____ ZONING RESPONSE

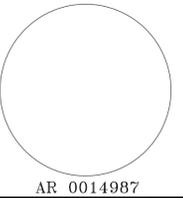
Sheet No.
A-5



1 EXISTING NORTH ELEVATION
1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



AR 0014987

Project Name:
**RESIDENTIAL ADDITION
AND REMODELING**

1260 S. GREENWAY DR.
CORAL GABLES, FL

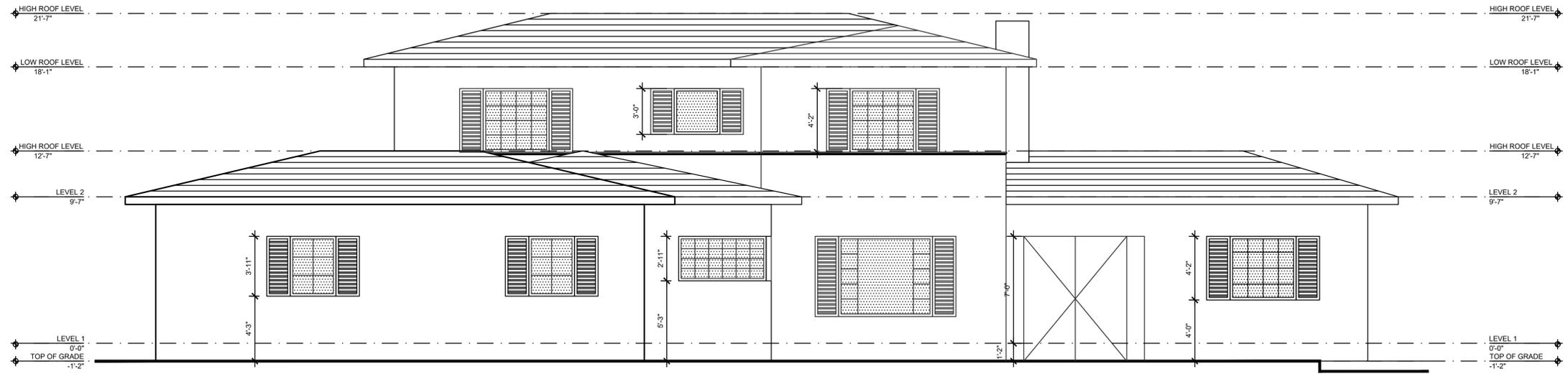
EDUARDO LLANO
A . R . C . H . I . T . E . C . T
250 Catalonia Ave Suite 507
Coral Gables, FL 33134
PHONE (305) 446-1124
FAX (305) 446-8383

Draw'g Title:
**SOUTH
ELEVATIONS**

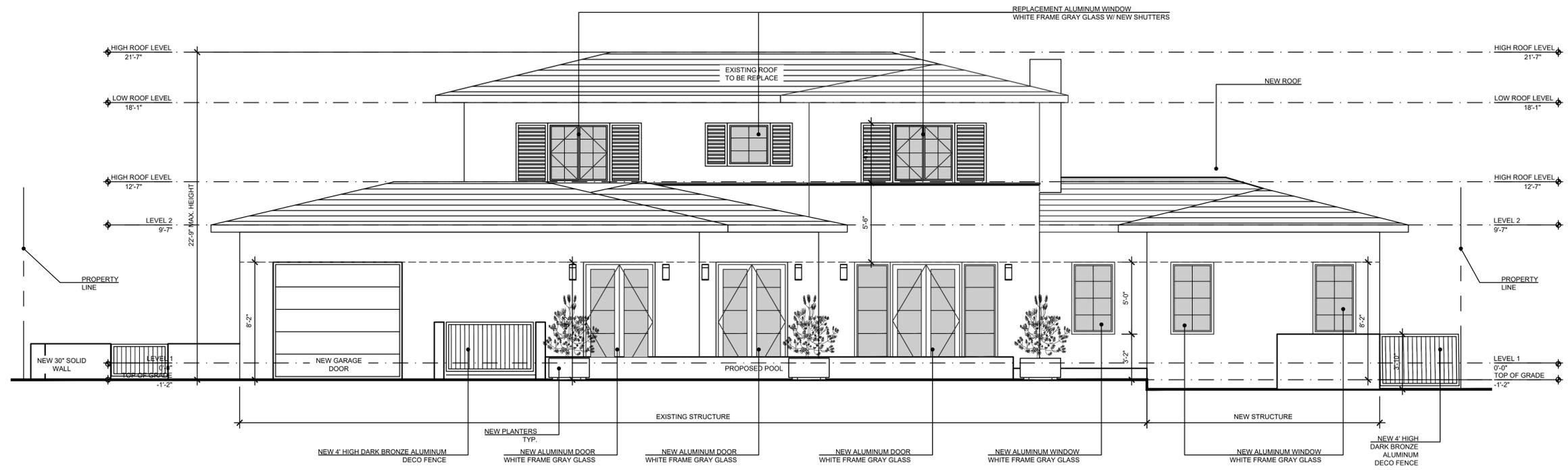
Comm. No.
Scale: N.T.S.
Date: 12-05-2023
Drawn: R. ALVAREZ
Checked: E. LLANO
CADD File:

Revisions:
____ ZONING RESPONSE

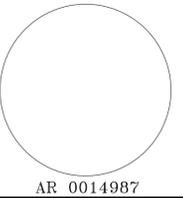
Sheet No.
A-6



3 EXISTING SOUTH ELEVATION
1/4"=1'-0"



4 PROPOSED SOUTH ELEVATION
1/4"=1'-0"



AR 0014987

Project Name:
**RESIDENTIAL ADDITION
AND REMODELING**

1260 S. GREENWAY DR.
CORAL GABLES, FL

EDUARDO LLANO
A . R . C . H . I . T . E . C . T

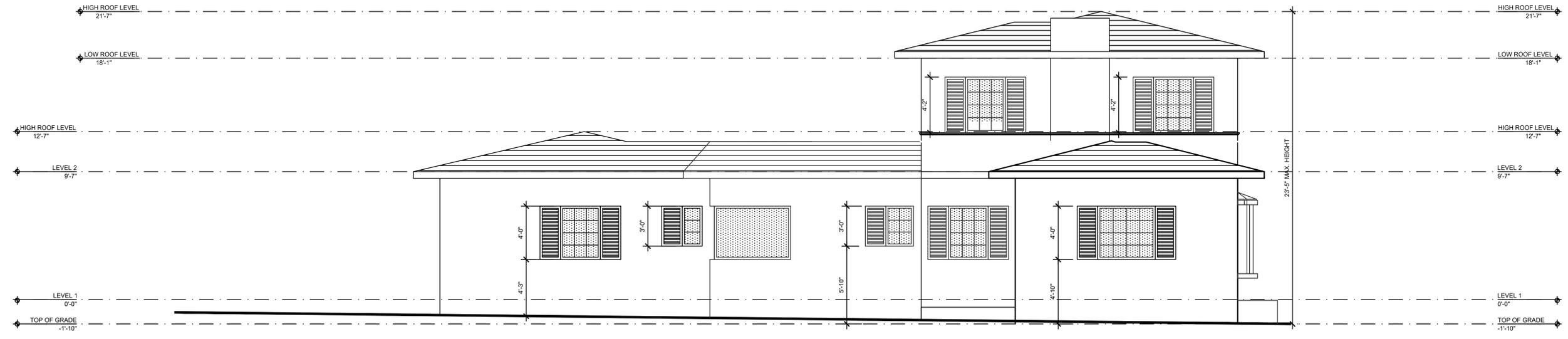
PHONE (305) 446-1121
FAX (305) 446-8383

Draw'g Title:
**EAST
ELEVATIONS**

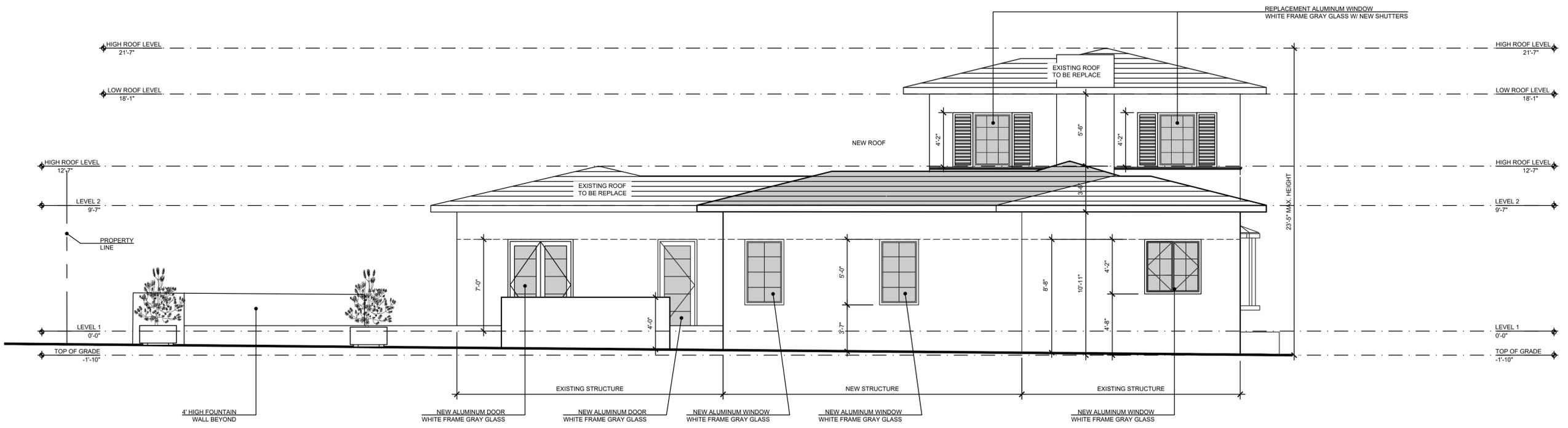
Comm. No.
Scale: N.T.S.
Date: 12-05-2023
Drawn: R. ALVAREZ
Checked: E. LLANO
CADD File:

Revisions:
____ ZONING RESPONSE

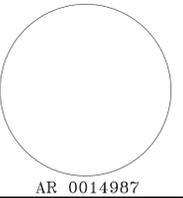
Sheet No.
A-7



5 EXISTING EAST ELEVATION
1/4"=1'-0"



6 PROPOSED EAST ELEVATION
1/4"=1'-0"



AR 0014987

Project Name:
RESIDENTIAL ADDITION
AND REMODELING

1260 S. GREENWAY DR.
CORAL GABLES, FL

EDUARDO LLANO
A . R . C . H . I . T . E . C . T

PHONE (305) 446-1121
FAX (305) 446-8383

250 Catalonia Ave Suite 507
Coral Gables, FL 33134

Draw'g Title:
SITE PLAN

Comm. No.
Scale: N.T.S.
Date: 12-05-2023
Drawn: R. ALVAREZ
Checked: E. LLANO
CADD File:

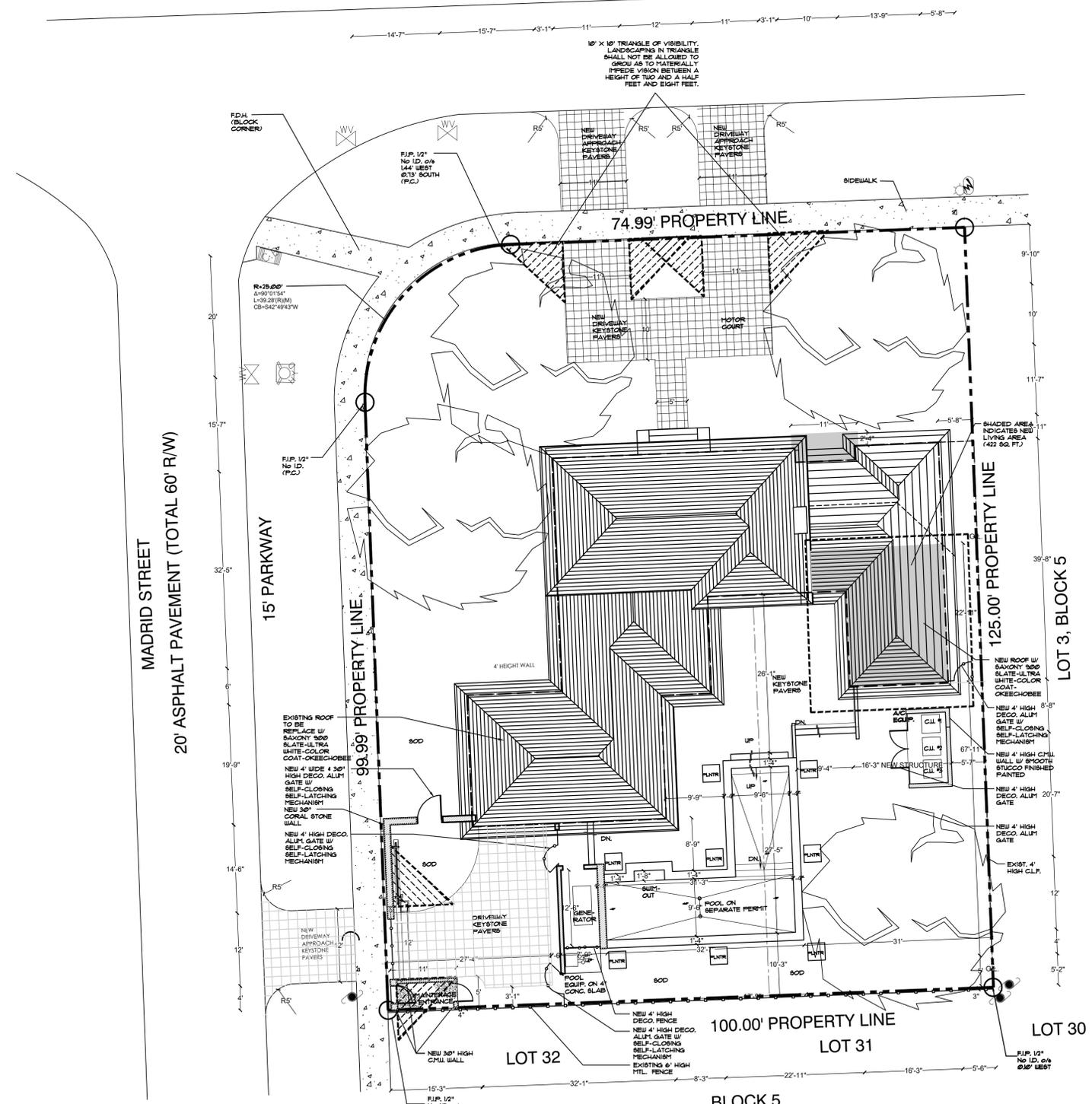
Revisions:
ZONING RESPONSE

Sheet No.
AS-1

GRANADA GOLF COURSE

SOUTH GREENWAY DRIVE
ASPHALT PAVEMENT (TOTAL 60' R/W)

MADRID STREET
20' ASPHALT PAVEMENT (TOTAL 60' R/W)



10' X 10' TRIANGLE OF VISIBILITY.
LANDSCAPING IN TRIANGLE
SHALL NOT BE ALLOWED TO
GROW AS TO MATERIALLY
IMPED VISION BETWEEN A
HEIGHT OF TWO AND A HALF
FEET AND EIGHT FEET.

- SCOPE OF WORK:**
1. REMOVE & REPLACE EXISTING WINDOWS AND DOOR AS INDICATED.
 2. REMOVE EXISTING KITCHEN CABINETS, APPLIANCE AND PLUMBING FIXTURES.
 3. REMODELING NEW KITCHEN LAYOUT.
 4. REMOVING EXISTING INTERIOR PARTITIONS ON 1ST AND 2ND FLOOR AS INDICATED.
 5. PROVIDE A NEW POOL DECK AND SWIMMING POOL.
 6. ADDING NEW LIVING AREA (423 SQ. FRT.)
 7. ADDING NEW A/C UNIT CLOSET IN THE 2ND FLOOR.
 8. ADDING EXTRA BATHROOM ON 2ND FLOOR.

NOTE:
THE LANDSCAPE HAS BEEN PROVIDED ACCORDING TO THE CORAL GABLES ZONING CODE ARTICLE 5, DIVISION II LANDSCAPE SECTION

NOTE:
ALL RAINWATER MUST BE RETAINED WITHIN THE PROPERTY.

NOTE:
NO TREES TO BE REMOVED

1 SITE PLAN
3/32"=1'-0"





AR 0014987

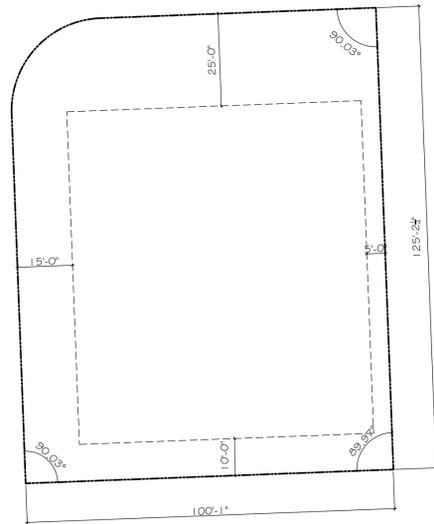
ZONING DATA:

ADDRESS: 1260 S. GREENWAY DR.
FOLIO NUMBER:
LEGAL DESCRIPTION:
LOTS 1 AND 2, BLOCK 5, OF CORAL GABLES SECTION E, ACCORDING TO THE FLOAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

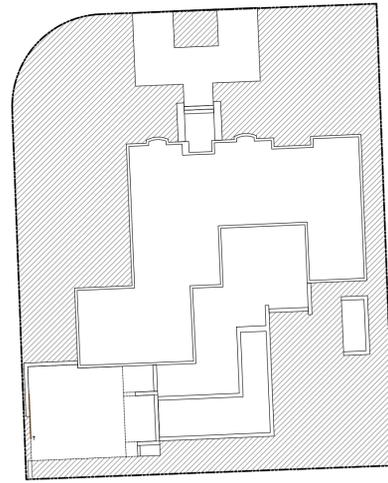
SCOPE OF WORK:

SETBACKS:

FRONT:
15'-0" REQUIRED
35'-4" EXISTING
SIDE STREET (EAST):
15'-0" REQUIRED
15'-0" EXISTING
INTERIOR SIDE (WEST):
5'-0" REQUIRED
5'-4" NEW
REAR SETBACK:
10'-0" REQUIRED
29'-8" EXISTING

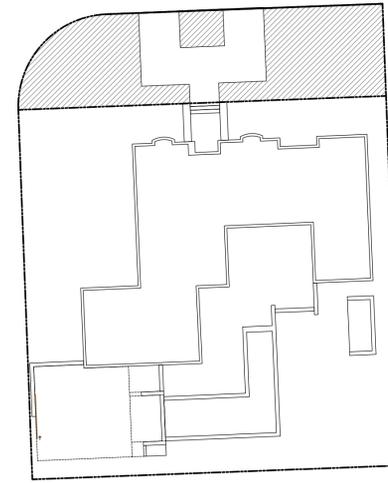


LOT SIZE = 12,404 SQ. FT.



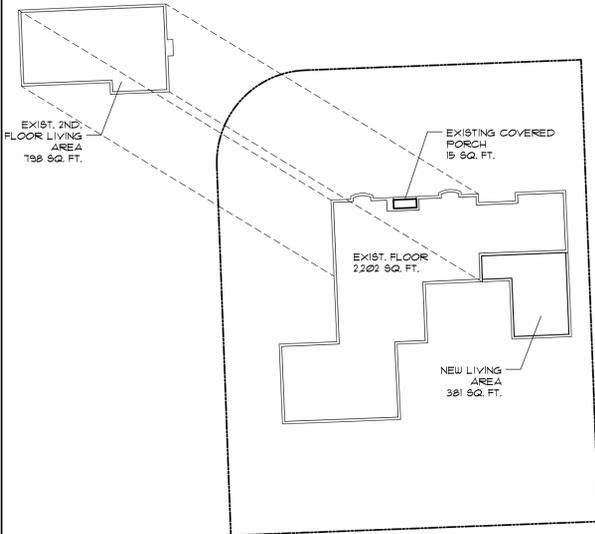
40 % LANDSCAPE MINIMUM

40 % MINIMUM LANDSCAPE REQUIRED
12,404 X 40% = 4,962 SQ. FT. MIN. REQUIRED
GREEN AREA PROPOSED
6,438 SQ. FT.



20% FRONT YARD LANDSCAPE MINIMUM

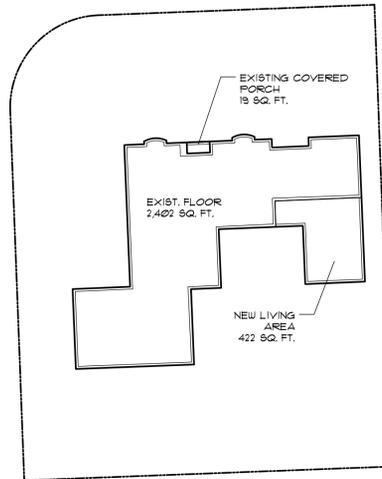
20% MINIMUM LANDSCAPE REQUIRED
4,962 X 20% = 992 SQ. FT. MIN. REQUIRED
36% GREEN AREA PROPOSED
1,711 SQ. FT. PROPOSED



F.A.R.

5,000 X 48% = 2,400 SQ. FT.
5,000 X 35% = 1,750 SQ. FT.
2,404 X 30% = 721 SQ. FT.
MAXIMUM ALLOWED = 4,871 SQ. FT.
EXISTING 1ST FLOOR = 2,202 SQ. FT.
NEW 1ST FLR. LIVING = 381 SQ. FT.
EXISTING 2ND FLOOR = 798 SQ. FT.
PROPOSED = 3,381 SQ. FT.

F.A.R.



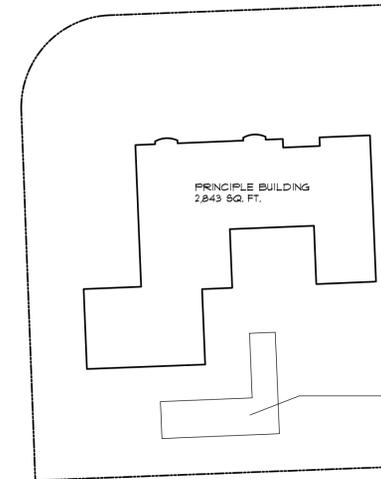
35% GROUND COVERAGE

12,404 X 35% = 4,341 MAX. ALLOWED

EXIST. 1ST. FLOOR = 2,402 SQ. FT.
NEW LIVING AREA = 422 SQ. FT.
EXIST. COVERED PORCH = 19 SQ. FT.
TOTAL GROUND COVERAGE = 2,843 SQ. FT.

4,341 = 35% MAX. ALLOWED
2,843 = 23% PROPOSED

35% GROUND COVERAGE



45% TOTAL AUXILIARY AND/OR ACCESSORY

12,404 X 45% = 5,582 MAX. ALLOWED
PRINCIPLE BUILDING = 2,843 SQ. FT.
NEW POOL = 443 SQ. FT.
TOTAL AUXILIARY AND/OR ACCESSORY = 3,286 SQ. FT.

5,582 = 45% MAX. ALLOWED
3,286 = 26% PROPOSED

45% GROUND COVERAGE

Project Name:
RESIDENTIAL ADDITION AND REMODELING

1260 S. GREENWAY DR.
CORAL GABLES, FL

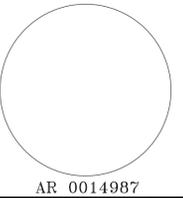
EDUARDO LLANO
A . R . C . H . I . T . E . C . T
250 Catalonia Ave. Suite 507
Coral Gables, FL 33134
PHONE (305) 446-1121
FAX (305) 446-8383

Draw'g Title:
LOT COVERAGE, F.A.F. & LANDSCAPE CHART

Comm. No. N.T.S.
Scale: N.T.S.
Date: 12-05-2023
Drawn: R. ALVAREZ
Checked: E. LLANO
CADD File:

Revisions:
____ ZONING RESPONSE

Sheet No.
AS-2



AR 0014987

Project Name:
**RESIDENTIAL ADDITION
AND REMODELING**

1260 S. GREENWAY DR.
CORAL GABLES, FL

EDUARDO LLANO
A • R • C • H • I • T • E • C • T

PHONE (305) 446-1121
FAX (305) 446-8383

250 Catalonia Ave Suite 507
Coral Gables, FL 33134

Draw'g Title:
**EXISTING
SITE
PLAN**

Comm. No. N.T.S.
Scale: N.T.S.
Date: 05-03-2024
Drawn: R. ALVAREZ
Checked: E. LLANO
CADD File:

Revisions:

Sheet No.
ES-1

GRANADA GOLF COURSE

SOUTH GREENWAY DRIVE
ASPHALT PAVEMENT (TOTAL 60' R/W)

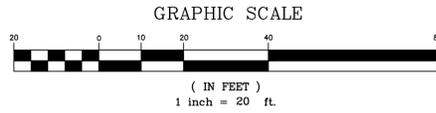
MADRID STREET
20' ASPHALT PAVEMENT (TOTAL 60' R/W)



LEGAL DESCRIPTION:
LOTS 1 AND 2, BLOCK 5, OF CORAL GABLES SECTION E,
ACCORDING TO THE PLOT THEREOF, AS RECORDED IN PLAT
BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA

1 EXISTING SITE PLAN
3/32"=1'-0"
N

SKETCH OF BOUNDARY SURVEY



SURVEYOR'S NOTES:
All distances as shown hereon are based on the US Survey foot.
The total area of the surveyed parcel as described herein contains 12,365.70 square feet more or less (0.28) acres more or less. The square footage was calculated up to the existing property line based on survey field occupation and legal description provided.
The square footage of the existing house is 2,371.92 square feet more or less. The square feet as shown hereon were determined at the ground house level line.

Bearings are based/referred to an assumed meridian where the Northerly boundary line of the subject property bears N 87°50'40" E
At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120639 (City of Coral Gables) 12086 C, 0293 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described parcel of land to be situated outside the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies within Zone "X" (shaded), areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

All elevations as shown on this survey drawing are referred to the National Geodetic Vertical Datum, 1929 (NGVD).
BENCHMARK REFERENCES:
Coral Gables BM # 27
BM Elevation 11.26 feet (NGVD-1929 Datum)
Coral Gables BM # 37
BM Elevation 11.33 feet (NGVD-1929 Datum)

The floor and garage elevations as shown on this survey drawing were taken from the outside of the house only. No access was available to the surveyor to the inside of the house at the time of survey. There may be different levels of elevation inside the house not known to the surveyor.
Although care was taken with the identification of the tree noted hereon, an arborist, landscape architect, botanist, environmental specialist or others with advanced education in dendrology should be utilized if critical identification of the tree is required. Shrubs and vines has not been located.

The location of the trees as shown on this survey drawing are compiled from such field surveys deemed necessary by Jorge L. Cabrera, PSM, therefore the resultant of said dimensions shown hereon could vary slightly within one to two feet more or less.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

Adjacent properties were not investigated at the time of this Survey.

Distances from property lines to fences or walls may slightly varies due to their irregularity and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, vines and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

The legal ownership of the fences and/or walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Call 811 or visit www.sunshine811.com before digging.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.

Obstructed corners are witnessed by improvements.

There is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no observable evidence of recent street or sidewalk construction and/or repairs within the Public Right of Way.

There are no additional changes in street right of way lines completed or proposed which have been made known to the Surveyor and are disclosed on the survey drawing.

There is no observable evidence that any portion of site lies within a wetland area, nor was there any evidence provided to the surveyor that the site was delineated as a wetland area by the proper authorities.

Property is subject to restrictions, conditions, limitations, easements, and reservations of record and existing zoning ordinances.

There may be restrictions not shown on this survey that may affect the future development of this property. Such restrictions could be found in the Public Records or Building and Zoning Department of Miami-Dade County, Florida and the City of Coral Gables.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments for Right-of-Way other than shown on the recorded plat or stated in the legal description, as it appears on this drawing.

Only the above ground visible surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Underground utility references based on limited information provided by the utility company. Owner of this agent should verify all utility locations with the appropriate utility provider before using.

The scope of this survey is to define the boundary lines as defined by the deed and referenced plats, and show all above ground improvements.

No underground footings were located and no subsurface investigation was performed at the time of survey.

This survey is intended for the use of the parties to whom this survey is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for validity.

This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity. This survey does not reflect or determine legal ownership.

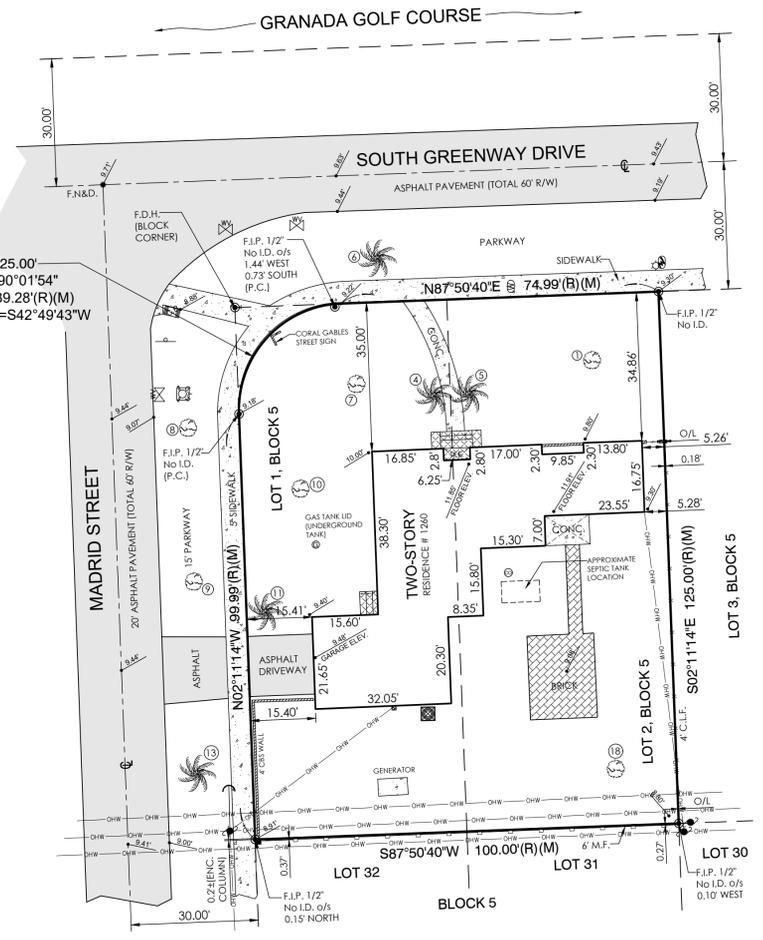
The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.b.ii of 1 foot in 10,000 feet for Commercial/ High Risk Areas.

This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format. This map is intended to be displayed at a scale of 1" = 20'.

SYMBOLS	
	AIR CONDITIONER
	STOP SIGN
	CATCH BASIN
	CONCRETE POLE
	ELECTRIC BOX
	SANITARY SEWER MANHOLE
	PALM
	TREE
	WATER VALVE
	WATER METER
	WOOD POLE
	FIRE HYDRANT
	ANCHOR
	SANITARY SEWER CLEAN-OUT
	EXISTING ELEVATION
	COVERED AREA
	CHAIN LINK FENCE (C.L.F.)
	METAL FENCE (M.F.)
	OVERHEAD LINES
	PLASTIC FENCE (P.F.)
	WOOD FENCE (W.F.)
	WIRE FENCE (W.R.F.)
	CBS. WALL

LEGEND

(C) = Calculated
CL = Clear
C = Center Line
CONC. = Concrete
CBS. = Concrete Block Stucco
Δ = Delta
ENC. = Encroachment
F.F.E.L. = Finish Floor Elevation
F.I.P. = Found Iron Pipe
F.I.R. = Found Iron Rod
F.N. = Found Nail
F.N.&D. = Found Nail & Disc
I.D. = Identification
L = Length
(M) = Measured
M = Monument Line
O/L = On Line
P = Property Line
(P) = Plat
P.C. = Point of Curvature
P.B. = Plat Book
PG. = Page
R = Radius
(R) = Record
R/W = Right of Way
U.E. = Utility Easement



TREE TABLE

Tree Number	Common Name	Scientific Name	DBH - Trunk Size (Inches) +/-	Canopy Diameter (Feet) +/-	Height (Feet) +/-
1	Live Oak	Quercus virginiana	30"	25'	60'
4	Soitaire Palm	Ptychosperma elegans	7"	8'	25'
5	Soitaire Palm	Ptychosperma elegans	7"	8'	25'
6	Coconut Palm	Cocos nucifera	8"	12'	25'
7	Live Oak	Quercus virginiana	32"	30'	60'
8	Live Oak	Quercus virginiana	8"	12'	20'
9	Live Oak	Quercus virginiana	8"	12'	20'
10	Live Oak	Quercus virginiana	18"	23'	40'
11	Sabal Palm	Sabal palmetto	15"	6'	15'
13	Coconut Palm	Cocos nucifera	8"	7'	15'
18	Live Oak	Quercus virginiana	36"	45'	80'

- DBH (Diameter at breast height) is rounded-off to the nearest inch.
- DBH (Diameter at breast height) is measured at 4.5 feet above existing ground grade.
- Canopy Diameter is approximate and measured in one direction.
- Height of Trees and Palms is approximate.

PROPERTY ADDRESS:
1280 South Greenway Drive
Coral Gables, Florida 33134-4766

LEGAL DESCRIPTION:
Lots 1 and 2, Block 5, of CORAL GABLES SECTION E, according to the Plat thereof, as recorded in Plat Book 8, Page 13, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER: 03 4107 016 0620 (Miami-Dade County Public Records/Property Appraiser's Office)

REFERENCES:
- Commitment for Title Insurance issued by First American Title Insurance Company, Policy Number: 1062-6359286 with and Effective Date of February 8th, 2023 @ 8:00 AM.
- Plat of CORAL GABLES SECTION E, according to the Plat thereof, as recorded in Plat Book 8, Page 13, of the Public Records of Miami-Dade County, Florida.

CERTIFIED TO:
Orlando J. Casariego
Rafael A. Perez, P.A.
First American Title Insurance Company
Seacoast National Bank

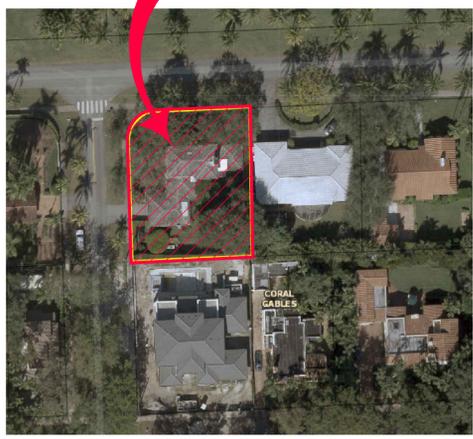
This is to certify to the above named firm and or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Standards of Practice and the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050.

LAST REVISION
06/22/2023
JN 23-7221-A

JORGE L. CABRERA
Professional Surveyor & Mapper, # 6487
State of Florida



SURVEY SITE



LOCATION MAP
NOT TO SCALE



JORGE L. CABRERA
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No: 6487
2852 S.W. 149th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537
Email: jorgelcabreraps@bellsouth.net

No.	Date	Job No.	Description
1	06/22/2023	23-7221-A	REVISED TO UPDATE

Prepared for:
Orlando J. Casariego

CHECKED BY:	JLC.
DRAWN BY:	JF / ELF
FIELD DATE:	03/03/2023
DATE:	03/06/2023
SCALE:	1" = 20'
JOB No.	23-7221

SHEET:
1 OF 1