



G N G		ARCHITECTS	
DRAWN BY	REVISED BY	JOB NO.	SHEET NO.
		88-7-002	3
DATE		SCALE	OF
SEP/88		3/32"=1'-0"	24
PROJECT NAME & LOCATION			
LAS Brisas COURT, COOPLUM, CORAL GABLES SHEET TITLE			
LANDSCAPE PLAN			A-3
No copy shall be valid unless signed & sealed by the Architect. Signatures copy as evidence and to forward copy to the Architect.			
DATE REVISIONS			
8-24-90	ADD BRICKS TO THE TERRACE		NUMBER 20
7-2-90	CHANGE FROM BRICK TO SLATE		NUMBER 20
TILE			
1'-1/2"	3"	QUART POUNDER	QUART
SELABERY NAVIA, ARCHITECT			

[illegible]

- : NOTICE : -
GENERAL CONTRACTOR :
FOR CONSTRUCTION, IT IS YOUR RESPONSIBILITY TO WORK TOGETHER WITH THE ARCHITECTURAL & ENGINEERING DRAWINGS. IF ANY DISCREPANCIES APPEAR, CALL THE ARCHITECTS & THE ENGINEERS ON RECORD BEFORE CONTINUING ANY WORK.

PROPOSED REMODELING RESIDENCE FOR:
**MR. LUIS ISAIAS &
MRS. ALEXIS ISAIAS**

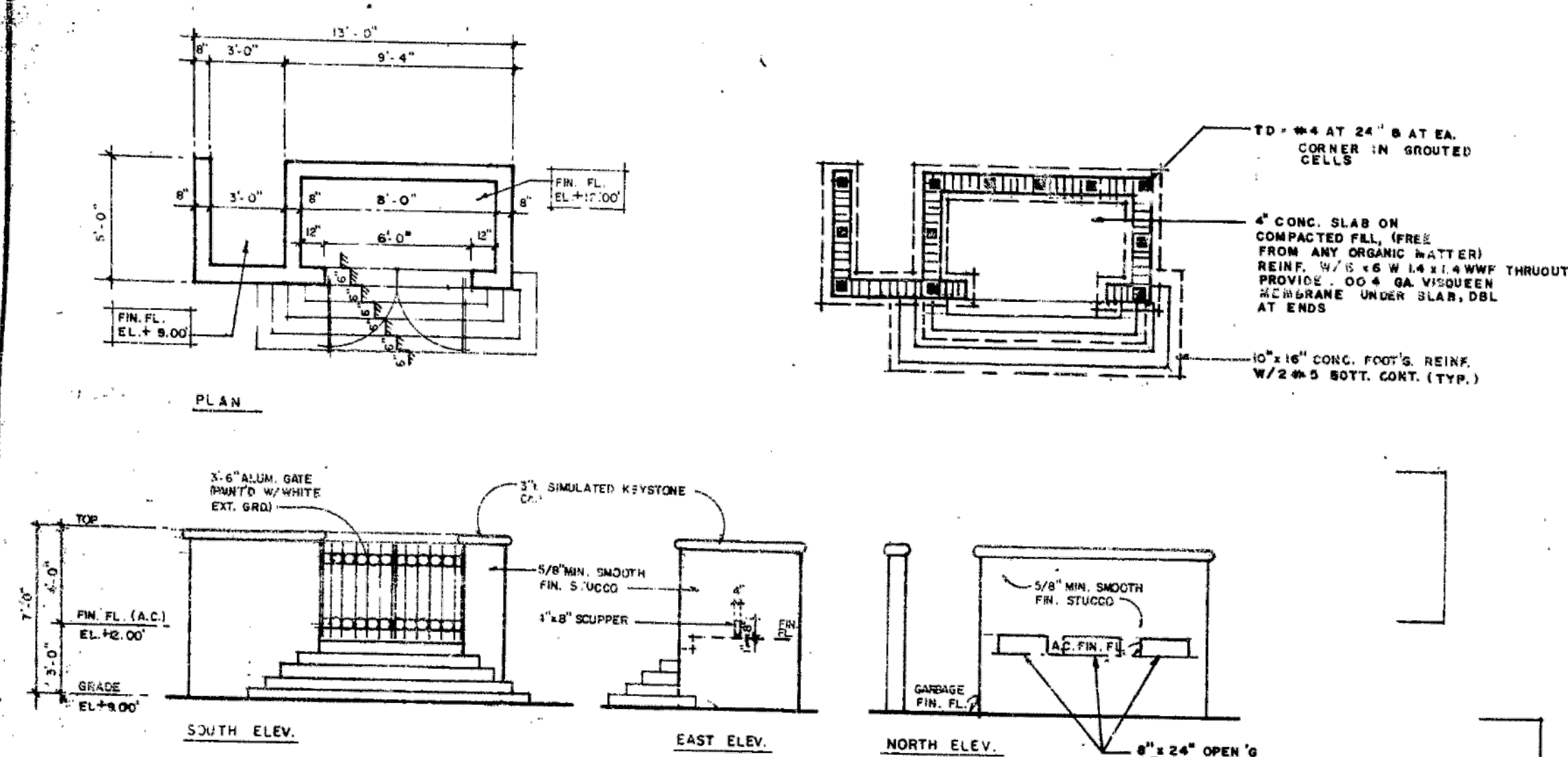
PROJECT
TITLE F

PROJECT

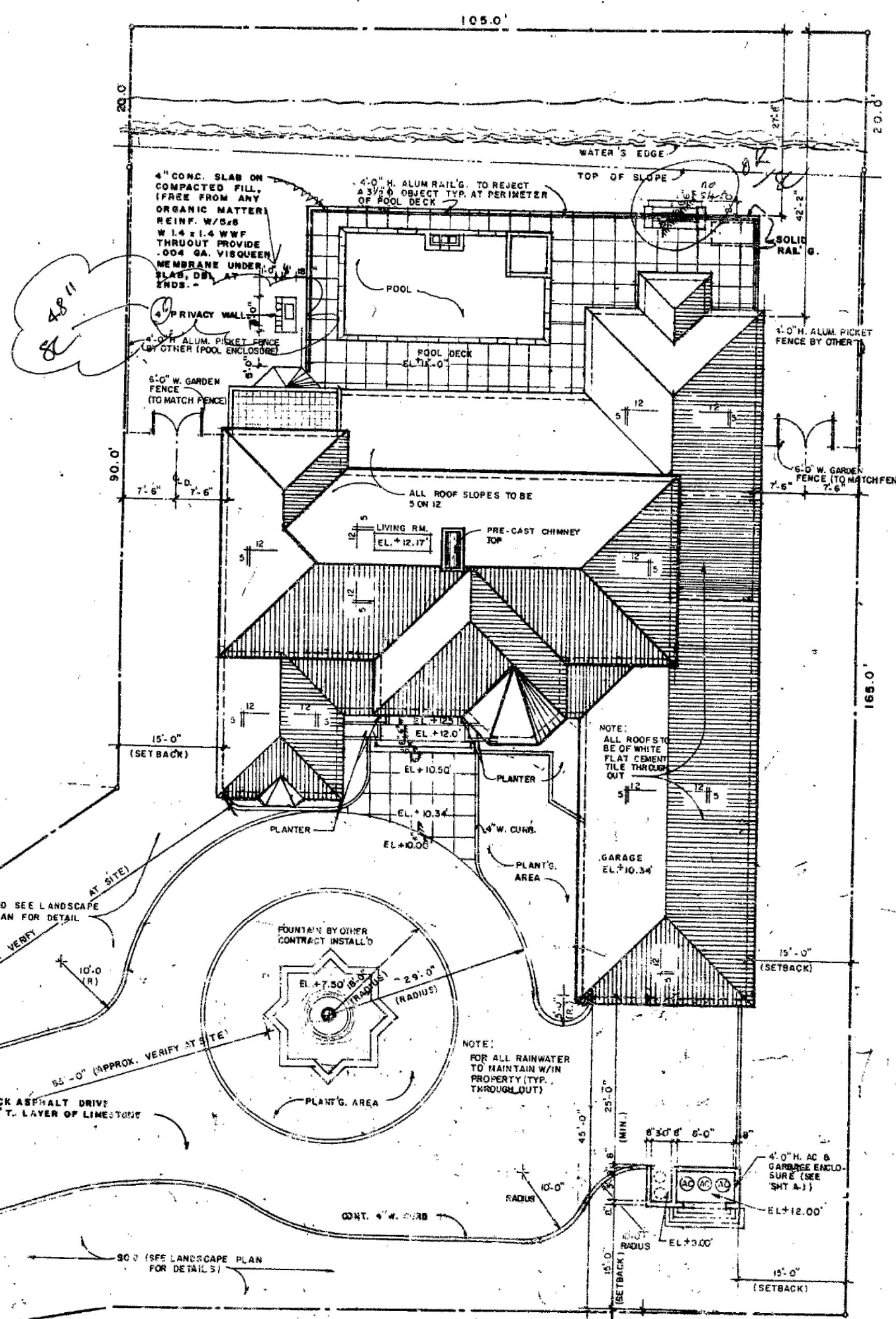
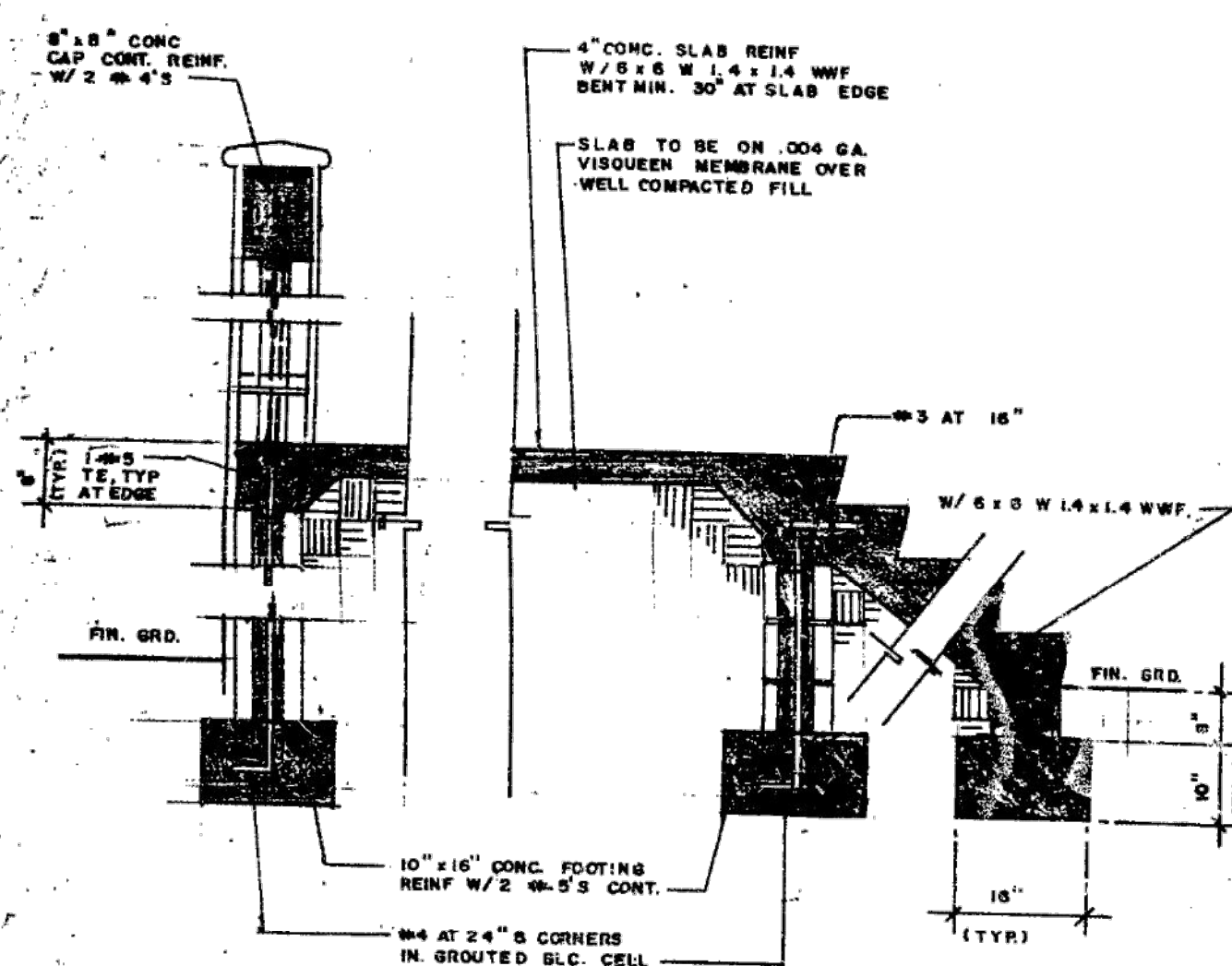
ARCHITECTS

1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
 VA 26001949 PHONE: (305) 860-9600 FAX: (305) 860-9602
 EDUARDO A. CAULI, ARCHITECT LICENSE No. AR 0009383
WWW.CAULIARCHITECTS.COM

in my professional judgement and to the best of my knowledge and belief, these plans and specifications comply with applicable Building Codes.¹ This document and the information it contains is the exclusive



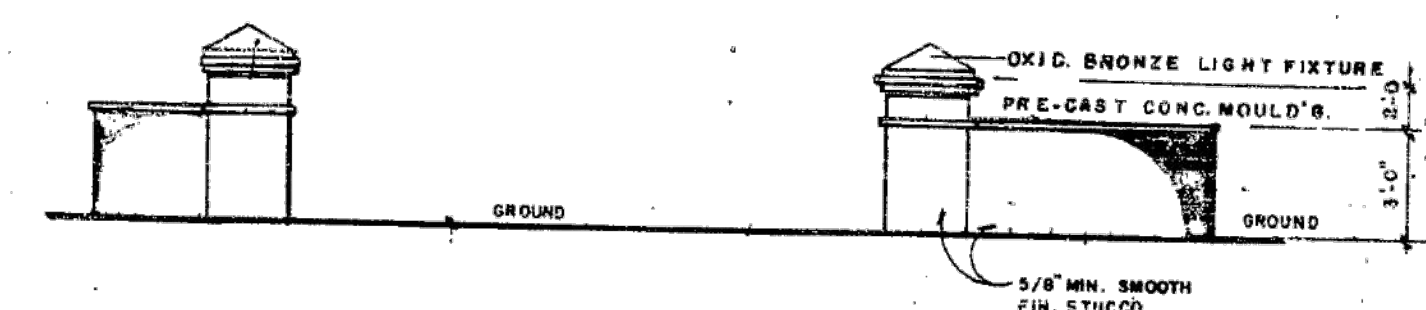
GARBAGE & AC. ENCLOSURE



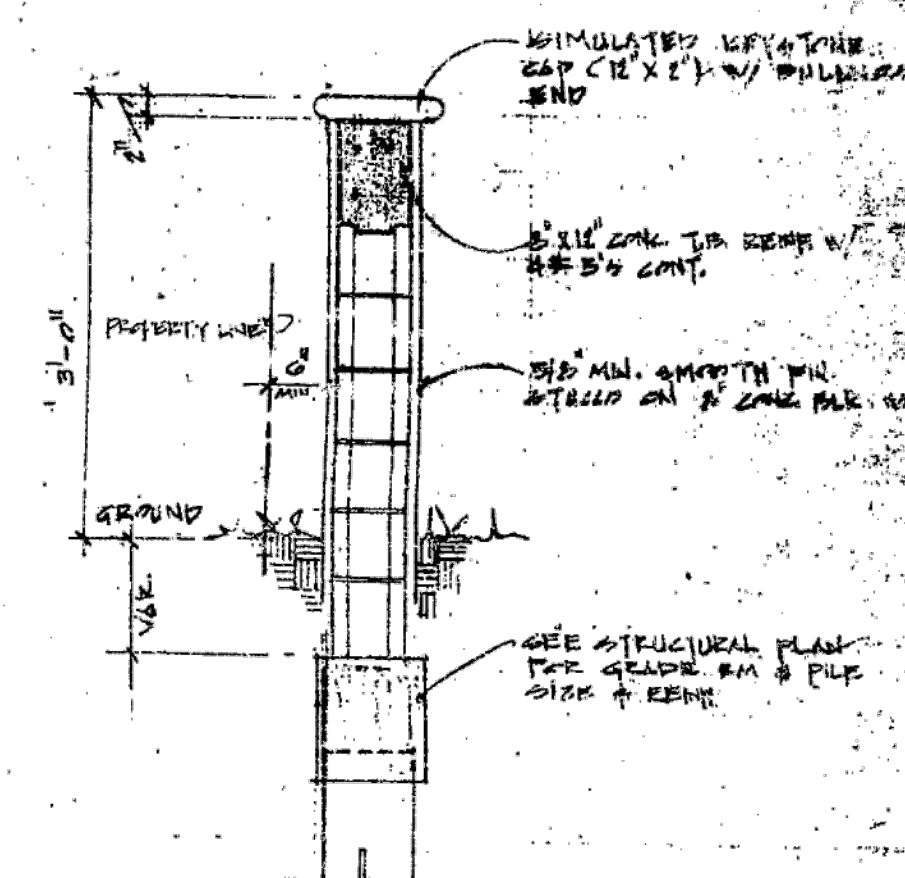
SITE PLAN

LEGAL:

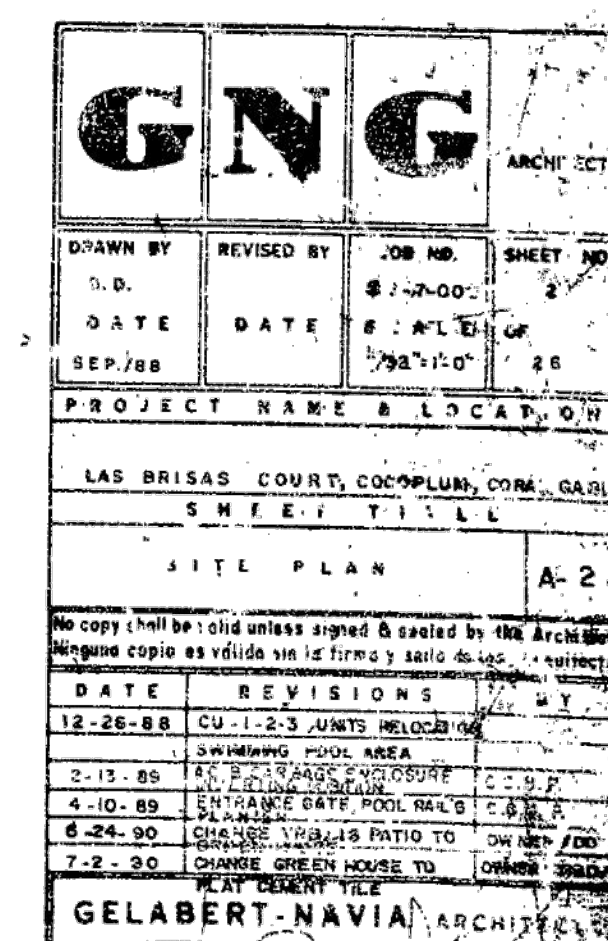
LOT 7 BLOCK 19 "COCOPLUM SECTION 2 PLAT D
AS RECORDED IN PLAT BOOK 128 AT PAGE 99 OF THE
PUBLIC RECORDS OF DADE COUNTY FLORIDA.



ENTRANCE GATE ELEVATION



SECTION
SC: 3/4" = 1'-0"



ORIGINAL SITE PLAN

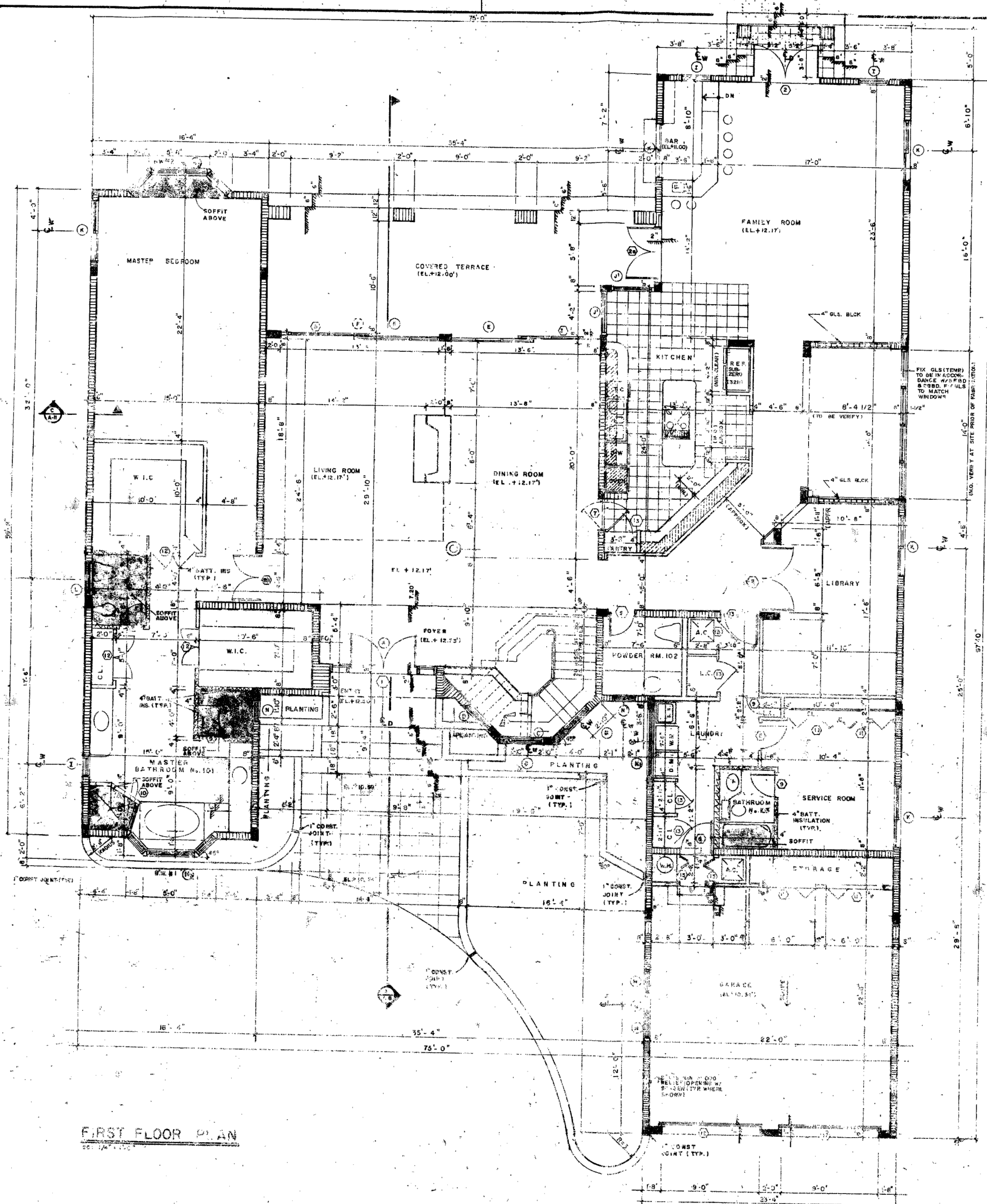
SCALE: N.T.S.

ORIGINAL PLANS PROVIDED BY CITY
OF CORAL GABLES MICROFILM

SHEET No.

EXA-1.01

DRAWN	E.A.C. JR., K.E.F.
CHECKED	E.A.C.
DATE	SEPTEMBER '20
SCALE	SHOWN
JOB No.	2020-020



FIRST FLOOR PLAN

ORIGINAL FIRST FLOOR PLAN

SCALE: N.T.S.

ORIGINAL PLANS PROVIDED BY CITY OF CORAL GABLES MICROFILM



NOTE: CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IN CASE OF ANY INCONSISTENCY, THE ARCHITECT IS TO BE CONTACTED IMMEDIATELY.

GNG			
DRAWN BY	REVIEWED BY	APP. NO.	SHEET NO.
B.S.		58 P-008	
DATE	DATE	SCALE	
AUG/88		1"=8'-0"	28
PROJECT NAME & LOCATION			
LAS BRIDAS COURT, CORP. PLUM, CORAL GABLES			
SHEET TITLE			
FIRST FLOOR PLAN A-4			
REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	12-22-88	REVISED PER CITY OF CORAL GABLES	B.S.
2	12-22-88	REVISED PER CITY OF CORAL GABLES	B.S.
3	12-22-88	REVISED PER CITY OF CORAL GABLES	B.S.
4	12-22-88	REVISED PER CITY OF CORAL GABLES	B.S.
5	12-22-88	REVISED PER CITY OF CORAL GABLES	B.S.
6	12-22-88	REVISED PER CITY OF CORAL GABLES	B.S.
7	12-22-88	REVISED PER CITY OF CORAL GABLES	B.S.
8	12-22-88	REVISED PER CITY OF CORAL GABLES	B.S.
9	12-22-88	REVISED PER CITY OF CORAL GABLES	B.S.
10	12-22-88	REVISED PER CITY OF CORAL GABLES	B.S.
GEORGE N. NAVA ARCHITECT			

No.	REVISIONS	BY

NOTICE: GENERAL CONTRACTOR: YOUR RESPONSIBILITY TO WORK TOGETHER WITH THE ARCHITECTURAL & ENGINEERING DRAWINGS. IF ANY DISCREPANCIES APPEAR, CALL THE ARCHITECTS & THE ENGINEERS OF RECORD BEFORE CONTINUING ANY WORK.

PROPOSED REMODELING RESIDENCE FOR:
**MR. LUIS ISAIAS &
MRS. ALEXIS ISAIAS**

PROJECT
TITLE

**CALIL
ARCHITECTS**
1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
AA 26001949 PHONE: (305) 860-8600 FAX: (305) 860-8602
EDUARDO A. CALIL ARCHITECT LICENSE NO. AR 0005503
WWW.CALILARCHITECTS.COM

PROJECT
LOCATION

SHEET No.
EXA-2.01
DRAIN EAC, JR. KEF.
CHECKED EAC.
DATE SEPTEMBER '90
SCALE SHOWN
JOB No. 2010-010



ORIGINAL SECOND FLOOR PLAN
SCALE: N.T.S.

ORIGINAL PLANS PROVIDED BY CITY
OF CORAL GABLES MICROFILM

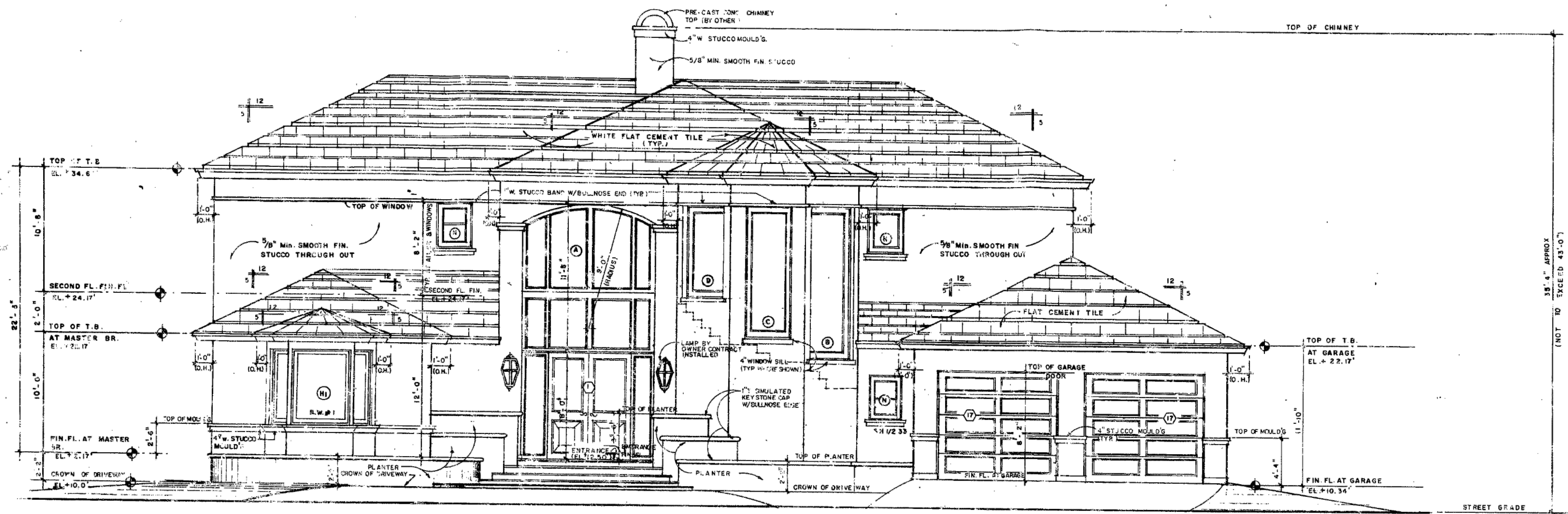
G N C		ARCHITECTS	
DRAWN BY	REVISED BY	JOB NO.	SHEET NO.
RE		26-00P	
DATE	DATE	SCALE	OR
04/25/68		1/4"=1'-0"	28
PROJECT NAME & LOCATION			
LAS BRIGAS COURT, COOPLIN, CORAL GABLES			
SHEET TITLE			
SECOND FLOOR PLAN			
16-5			

SHEET No.

EXA-2.02

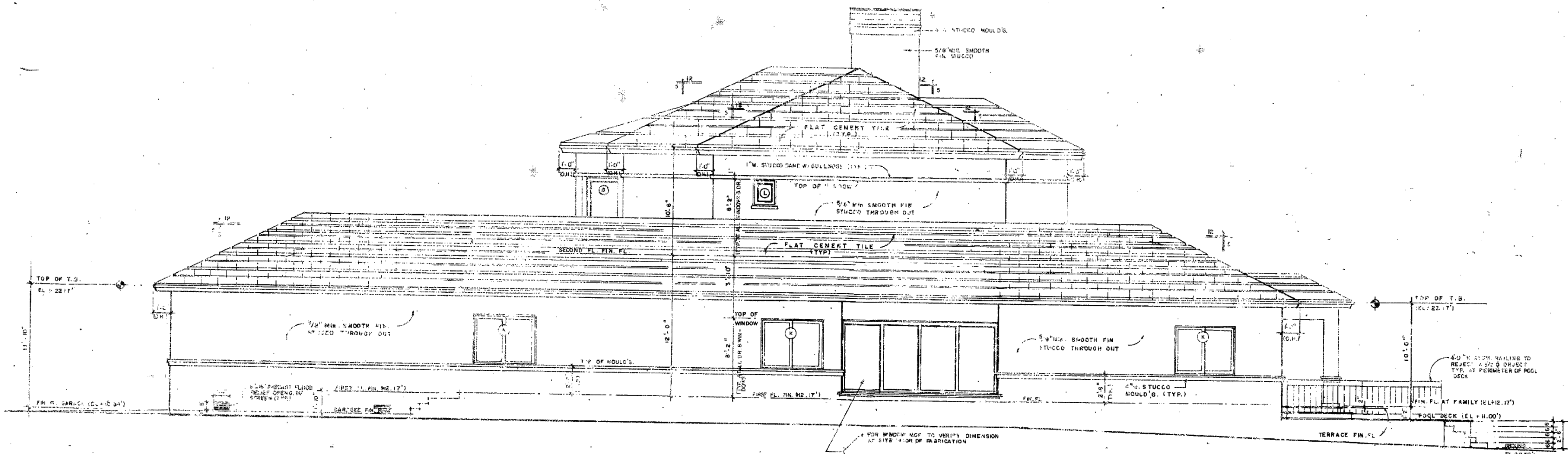
DRAWN	EAC. JR. KEF.
CHECKED	EAC.
DATE	SEPTEMBER '20
SCALE	SHOWN
JOB No.	2020-020

+7'-5.50



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

NOTE:
ALL DOORS & WINDOWS TOPS ARE TO BE 5/8" FROM FIN. FL. OR AS NOTED ON THE ELEVATIONS. IN CASE OF ANY DISCREPANCY THE ARCHITECT IS TO BE CONTACTED.



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

ORIGINAL ELEVATIONS
SCALE: N.T.S.

ORIGINAL PLANS PROVIDED BY CITY OF CORAL GABLES MICROFILM

GNG ARCHITECTS			
DRAWN BY	REVISOR	JOB NO.	SHEET NO.
DATE	DATE	SCALE	OF
PROJECT NAME & LOCATION			
SHEET TITLE			
SOUTH ELEVATION & EAST ELEVATION			
4-6			
No copy shall be valid unless signed & sealed by the Architect. Ninguna copia es válida sin la firma y sello de los Arquitectos.			
DATE REVISIONS			
12-28-88	GENERAL		
1-26-89	WINDOWS & DOORS	OFF.	
4-10-89	PLASTER, PAINT, AFFOOL	CG.B.A.	
9-1-89	RAISING WINDOWS TO 2'-4"		
6-21-90	RAISING SECOND FL TO 10'-0"		
GELA DE LA ROSA ARCHITECTS			

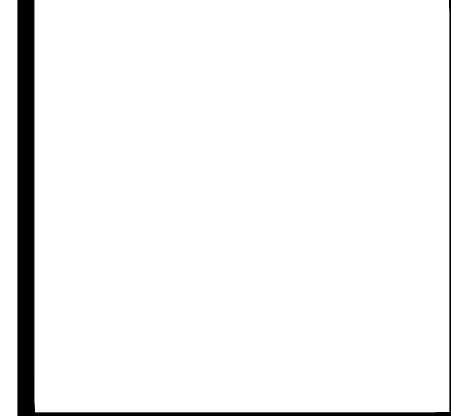
No.	REVISIONS	BY

NOTICE:
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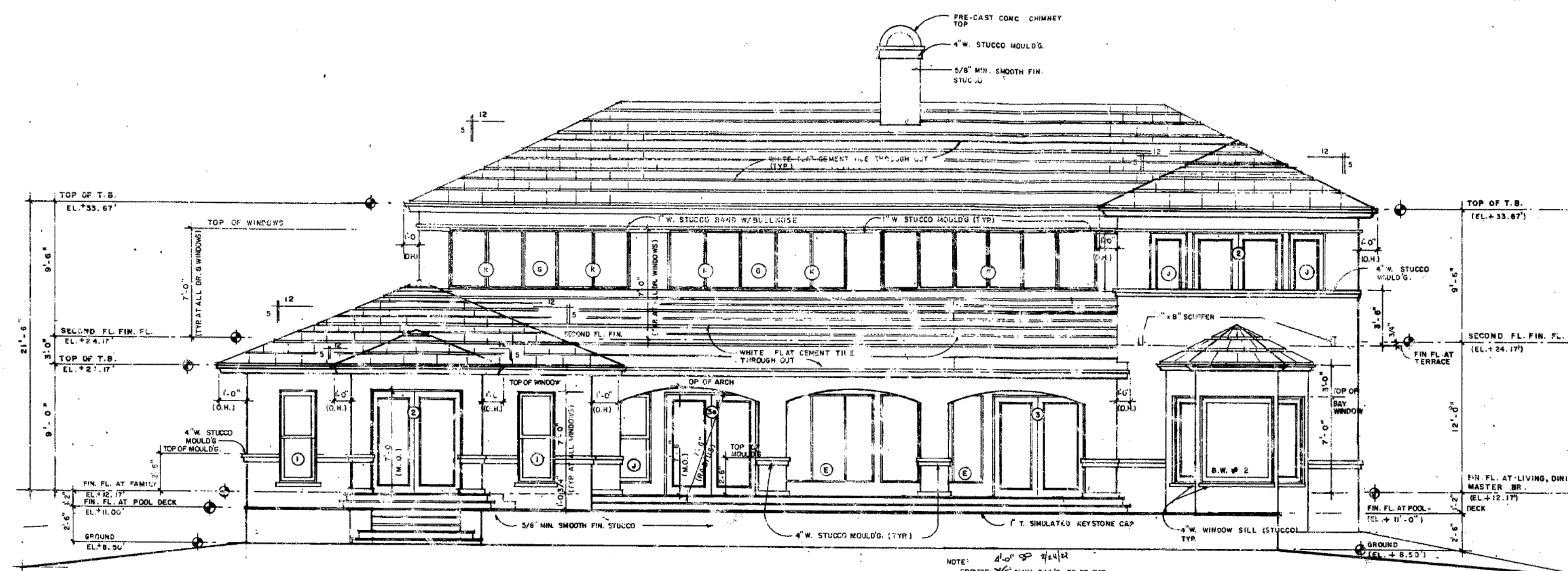
PROPOSED REMODELING RESIDENCE FOR:
MR. LUIS ISAIAS & MRS. ALEXIS ISAIAS
LOCATED AT:
281 LAS BRISAS CT.
CORAL GABLES FL 33143

PROJECT TITLE
PROJECT LOCATION

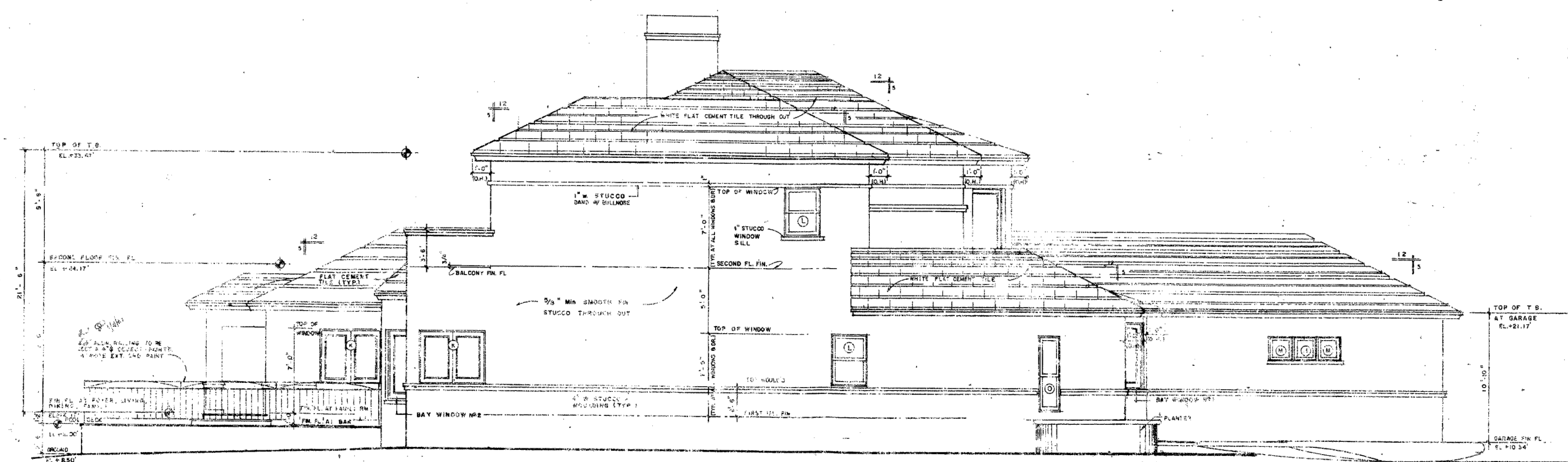
CALIL ARCHITECTS
1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
AA 26001949 PHONE: (305) 860-8600 FAX: (305) 860-8602
EDUARDO A. CALIL ARCHITECT LICENSE NO. AR 0005553
WWW.CALILARCHITECTS.COM



SHEET No.
EXA-3.01
DRAIN CHECKED EAC, JR. KEF.
DATE SEPTEMBER '20
SCALE SHOWN
JOB No. 1010-010



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



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

ORIGINAL ELEVATIONS
SCALE: N.T.S.

ORIGINAL PLANS PROVIDED BY CITY
OF CORAL GABLES MICROFILM

GNG			
DRAWN BY D.D.	REVIEWED BY W.H.	APP. NO. 88-7-008	SHEET NO. 7
DATE OCT./02	CATE 7/4"	SCALE 1/4" = 1'-0"	OF 28
PROJECT NAME & LOCATION MR. & MRS. NATHAN REIDER RESIDENCE LAS VEGAS, COUNTY COCONINO, CORAL GABLES			
SHEET TITLE NORTH ELEVATION & WEST ELEVATION			
DATE OCT.-02			
REVISIONS 1. CHANGE FROM 2. CHANGE FROM 3. CHANGE FROM			
GELABERT-NAVIA ARCHITECTS			

No.	REVISIONS	BY

NOTICE:-
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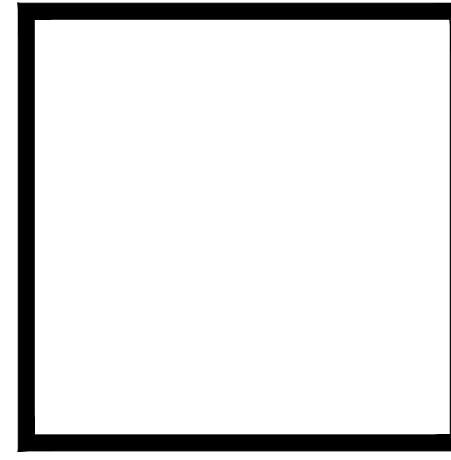
PROPOSED REMODELING RESIDENCE FOR:
**MR. LUIS ISAIAS &
MRS. ALEXIS ISAIAS**

LOCATED AT:
281 LAS BRISAS CT.
CORAL GABLES FL 33143

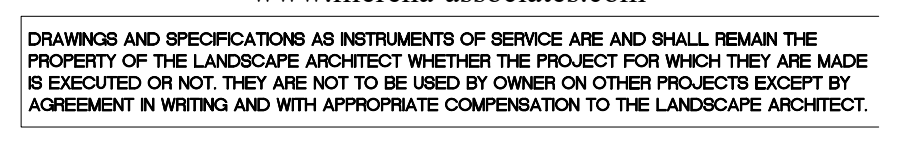
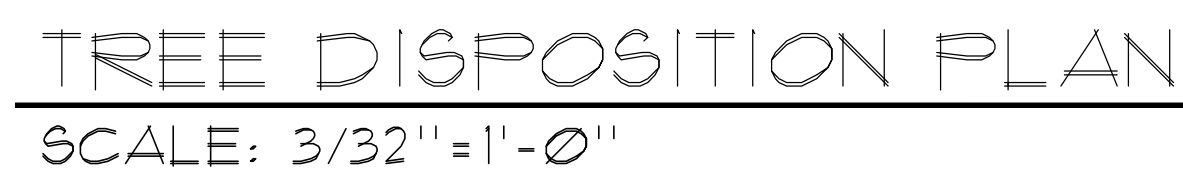
PROJECT
TITLE

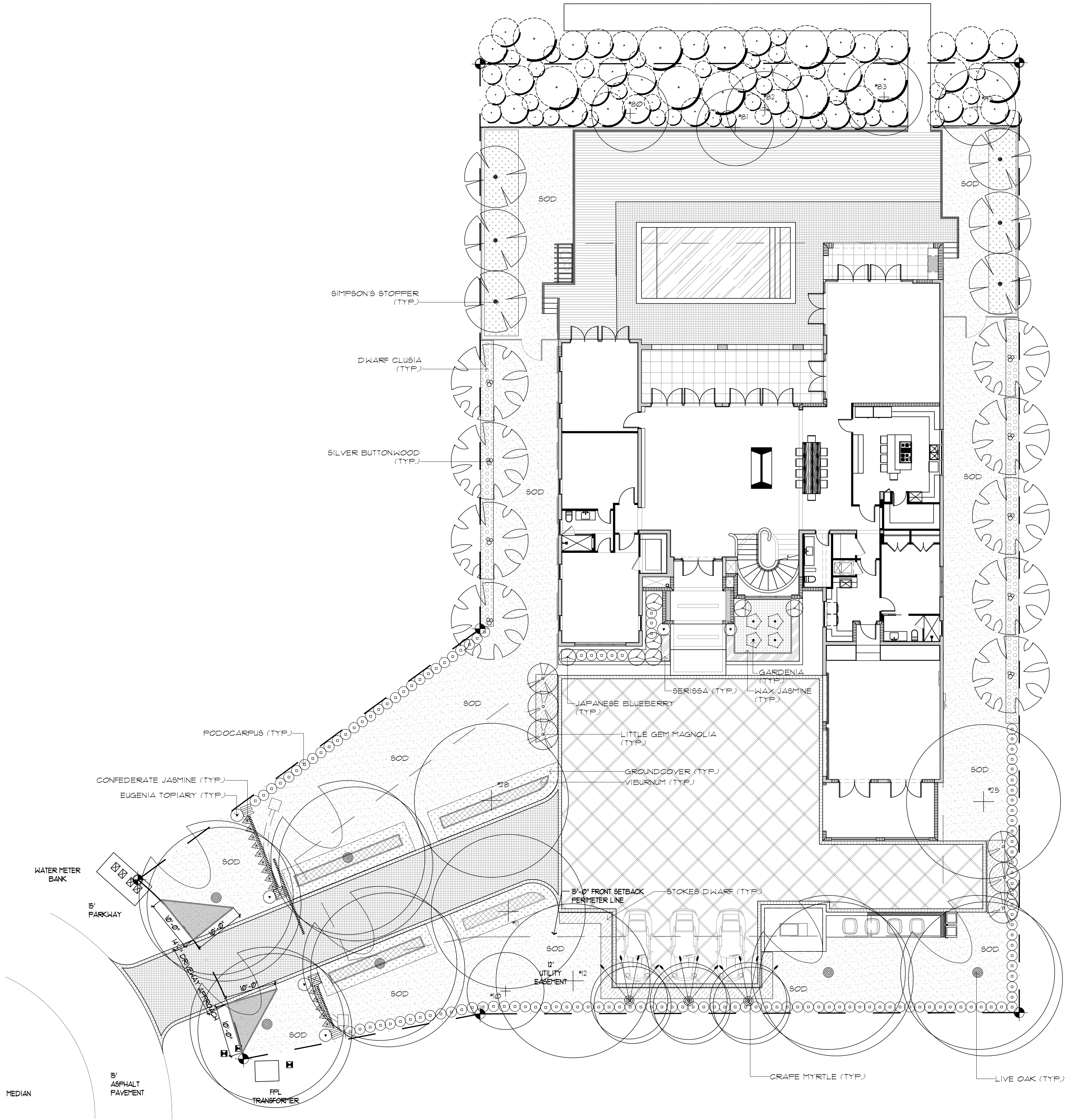
PROJECT
LOCATION

**CALIL
ARCHITECTS**
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AA 26001949 PHONE: (305) 860-9600 FAX: (305) 860-9602
EDUARDO A. CALIL ARCHITECT LICENSE NO. AR 0005553
WWW.CALILARCHITECTS.COM



SHEET No.
EXA-3.02
DRAIN EAC, JR, KEF.
CHECKED EAC.
DATE SEPTEMBER '02
SCALE SHOWN
JOB No. 2010-010





PRELIMINARY LANDSCAPE PLAN
SCALE: 3/32"=1'-0"



CITY OF CORAL GABLES LANDSCAPE TABLE

ZONING: SFR NET LOT AREA: 22,123 SF, ACRES 0.51
REQUIRED PROVIDED

OPEN SPACE

- A. SQUARE FEET OF OPEN SPACE REQUIRED BY ARTICLE 5, AS INDICATED ON SITE PLAN:
NET LOT AREA = 22,123 SF. X .40% = 9,029# 9,928#
- B. REQUIRED OPEN SPACE AT FRONT OF THE PROPERTY AS REQUIRED BY ARTICLE 5,
AS INDICATED ON SITE PLAN: 1,500 SF. X 20% = 1,818# 4,933#

LAWN AREA CALCULATIONS

- A. MAXIMUM LAWN AREA (SOD) PERMITTED = 60% X 22,123 SF. = 13,274# 5,170# (INSIDE FL.)

TREES

- A. ONE LARGE SHADE TREE REQUIRED FOR EVERY 5,000# OR FRACTION THEREOF OF TOTAL LAND AREA: 22,123# / 5,000# = 5 5 4 EX. TREE + 4 NEW
- B. PALMS & MEDIUM SHADE TREES: TWO REQUIRED FOR EACH 5,000# OR FRACTION THEREOF LAND AREA: 22,123# / 5,000# = 2 X 5 = 10 10 1 EX. TREE + 18 NEW
- 25% OF LARGE SHADE TREE REQUIREMENT CAN BE MET WITH PALMS OR MEDIUM SHADE TREES AT A RATIO OF 3:1 (3 PALMS OR MED. SHADE TREES = 1 LARGE SHADE TREE) 5 X 25% = 2 2 N/A
- C. % NATIVES REQUIRED: TOTAL NO. LOT TREES REQUIRED: 15 X 30% = 5 5 4 EX. + 21 NEW
- D. STREET TREES (MAX. AVERAGE SPACING OF 35' O.C.): 41 LINEAR FEET ALONG STREET/35 = 2 2 2 NEW

SHRUBS

- A. FIFTEEN SHRUBS FOR EVERY 5,000# OR FRACTION THEREOF OF TOTAL LAND AREA:
22,123# / 5,000# = 5 X 15 = 75 75 75+
- B. NO. SHRUBS ALLOWED X 30% = NO. OF NATIVE SHRUBS REQUIRED 23 23+

PLANT LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	TOLERANCE, SIZE & REMARKS
LARGE SHADE TREES:				
6	QV	QUERCUS VIRGINIANA	LIVE OAK	ΔX** MIN. 20' HT, MIN 8" D.B.H. F.G.
MEDIUM SHADE / FLOWERING TREES:				
6	EF	EUGENIA FOETIDA	SPANISH STOPPER	ΔX** MIN. 12' HT, MIN. 2.5" D.B.H., MULTI-TRUNK, F.G.
3	LI	LAGESTROEMIA INDICA	CRAPPE MYRTLE	** MIN. 12' HT, MIN. 2.5" D.B.H., WHITE FLOWERS, STD., F.G.
8	CES	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTWOOD	ΔX** MIN. 12' HT, MIN. 2.5" D.B.H., STD., F.G.
SMALL ACCENT TREES:				
6	MG	MAGNOLIA GRANDIFOLIA	'LITTLE GEM' MAGNOLIA	** 30 GAL., MIN. 6' HT, STD, MATCHED
1	ED	JAPANESE BLUEBERRY	ELAEOCARPUS DECIPENS	** 30 GAL., CONE, BUSH, MATCHED
SHRUBS / LARGE ACCENTS:				
CG		CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	ΔX** 1 GAL., 24" O.C., S.R., FULL
ES		EUGENIA SPP.	EUGENIA	** 1 GAL., CONE TOPIARY, FULL
GS		GARDENIA JASMINOIDES	GARDENIA 'MIAMI SUPREME'	** 25 GAL., STANDARD, FULL
IV		ILEX VOMITORIA	STOKES DWARF	ΔX** 3 GAL., 18" O.C., S.R., FULL
PT		JASMINUM VOLUBILE	WAX JASMINE	** 3 GAL., 24" O.C., T.S., FULL
PM		PODOCARPUS MACROPHYLLUS	PODOCARPUS	** 15 GAL., FULL
SF		SERISSA FOETIDA	SERISSA	** 3 GAL., 18" O.C., FULL, T.S.
SF		TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	** 1 GAL., TRELLIS, FULL, SPACE PER PLAN
VS		VIBURNUM SUSPENSUM	VIBURNUM	** 1 GAL., 24" O.C., FULL, T.S & S.R.
GROUNDCOVERS / SMALL ACCENTS:				
TBD				
SOD:				
5,170#	SOD	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE 'FLORATAM'	** SOLID SOD (INSIDE PROPERTY LINE)
530#	SOD	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE 'FLORATAM'	** SOLID SOD (OUTSIDE PROPERTY LINE)

ABBREVIATIONS:				DROUGHT TOLERANCE & ORIGIN:
OAHT.	OVERALL HEIGHT	MIN.	MINIMUM	* MODERATE DROUGHT TOLERANCE
STG.	STAGERRED	STD.	STANDARD	** VERY DROUGHT TOLERANT
T.S.	TRIANGULAR SPACING	GAL.	GALLON	Δ NATIVE
S.R.	SINGLE ROW	O.C.	ON CENTER	
S.T.	SINGLE TRUNK	G.W.	GREY WOOD	
	DOUBLE TRUNK			

DESIGNING BEAUTIFUL SPACES

LLA LAURA LLERENA & ASSOCIATES

LANDSCAPE ARCHITECTURE
13170 S.W. 128th Street, Suite 207, Miami, FL 33186
Tel: 305-256-1199 / Fax: 305-256-1155
www.llerena-associates.com



DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT. IF THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT, THEY ARE NOT TO BE USED BY OWNER ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE LANDSCAPE ARCHITECT.

No.	REVISIONS	BY

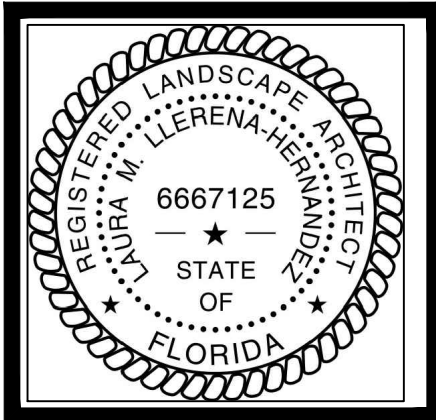
NOTICE:
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PROPOSED REMODELING RESIDENCE FOR:
MR. LUIS ISAIAS & MRS. ALEXIS ISAIAS

PROJECT TITLE

CALIL ARCHITECTS
1728 CORAL WAY, SUITE 702 MIAMI, FLORIDA 33145
AA 26001949 PHONE: (305) 860-9600 FAX: (305) 860-9602
EDUARDO A. CALIL LICENSE NO. AR 0009385
WWW.CALILARCHITECTS.COM

PROJECT LOCATION

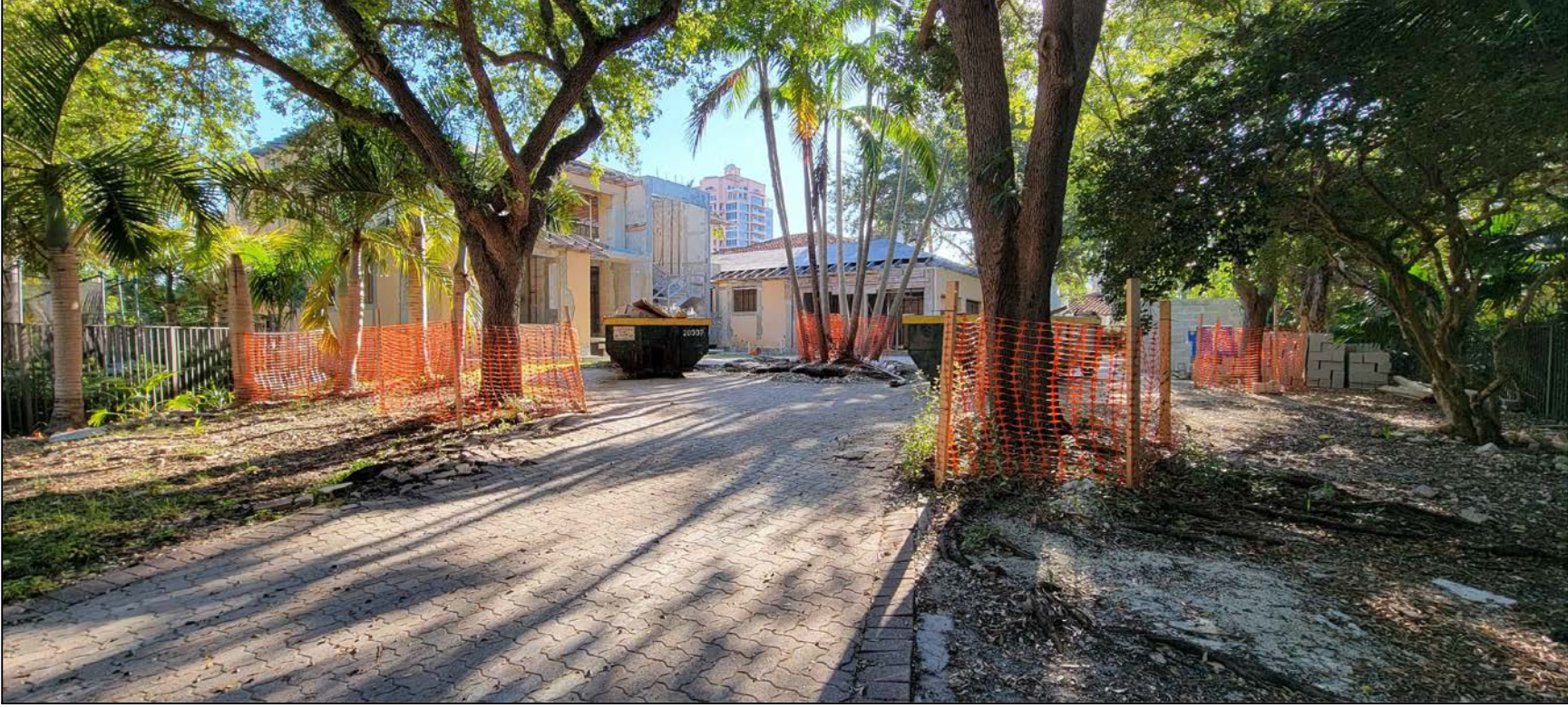


SHEET No.	
L-1	
DRAWN	LR
CHECKED	LMLH
DATE	FEB. 2021
SCALE	SHOWN
JOB No.	21-05

PRE DEMOLITION PROPERTY



EXISTING PROPERTY (POST CONSTRUCTION / PRE REVISION)



No.	REVISIONS	BY
- : NOTICE : -		
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EXISTING + NEIGHBORING PROPERTIES
287 LAS BRISAS CT
CORAL GABLES, FLORIDA 33143

NEIGHBORING PROPERTIES



284 LAS BRISAS CT

285 LAS BRISAS CT



280 LAS BRISAS CT

289 LAS BRISAS CT

PROPOSED REMODELING RESIDENCE FOR:
**MR. LUIS ISAIAS &
MRS. ALEXIS ISAIAS**

LOCATED AT:
287 LAS BRISAS CT,
CORAL GABLES, FL 33143

**CALIL
ARCHITECTS**

1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
AA 26001949 PHONE: (305) 860-9800 FAX: (305) 860-9802
EDUARDO A. CALIL ARCHITECT LICENSED ARCHITECT, AR 0005503
WWW.CALILARCHITECTS.COM

PROJECT
TITLE

PROJECT
LOCATION

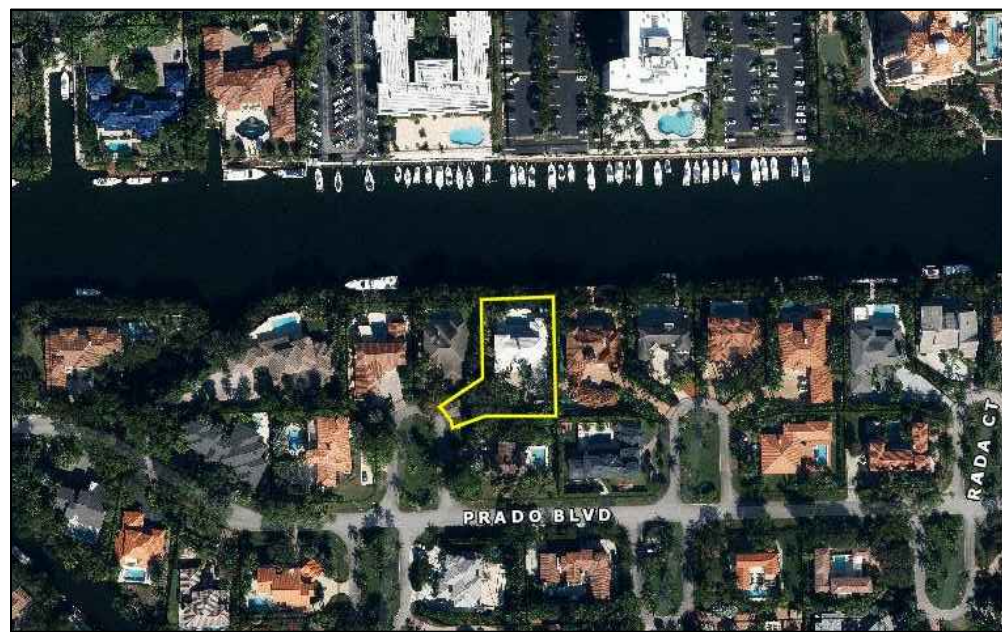
On my professional judgement and to the best of my knowledge and belief, these plans and specifications comply with applicable Building Codes. This document and the information it contains is the exclusive property of CALIL ARCHITECTS and may not be reproduced or used for other purpose other than the specific project for which it was prepared without the explicit consent of CALIL ARCHITECTS

SHEET No.

A-0.01

DRAWN
CHECKED
DATE
SCALE
JOB No.

E.A.C. JR, KEF.
E.A.C.
SEPTEMBER '20
SHOWN
2020-07-0



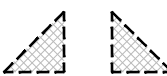
LOCATION MAP

Scale: N.T.S.



ALL RAINWATER MUST REMAIN ON THIS PROPERTY

LEGEND & NOTES - TRIANGLE OF VISIBILITY



TRIANGLE OF VISIBILITY

NOTES:
LANDSCAPING WILL NOT BE ALLOWED TO GROW IN SUCH A MANNER AS TO IMPEDE TRIANGLE OF VISIBILITY (CONSIDERING THIS PROPERTY AND NEIGHBORS) SO AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF 2'-6" AND 8'-0"

LEGAL DESCRIPTION

LOT 1, BLOCK 19 OF SUBDIVISION: COCOPLUM SEC 2 PLAT D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, AT PAGE 93, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CODES

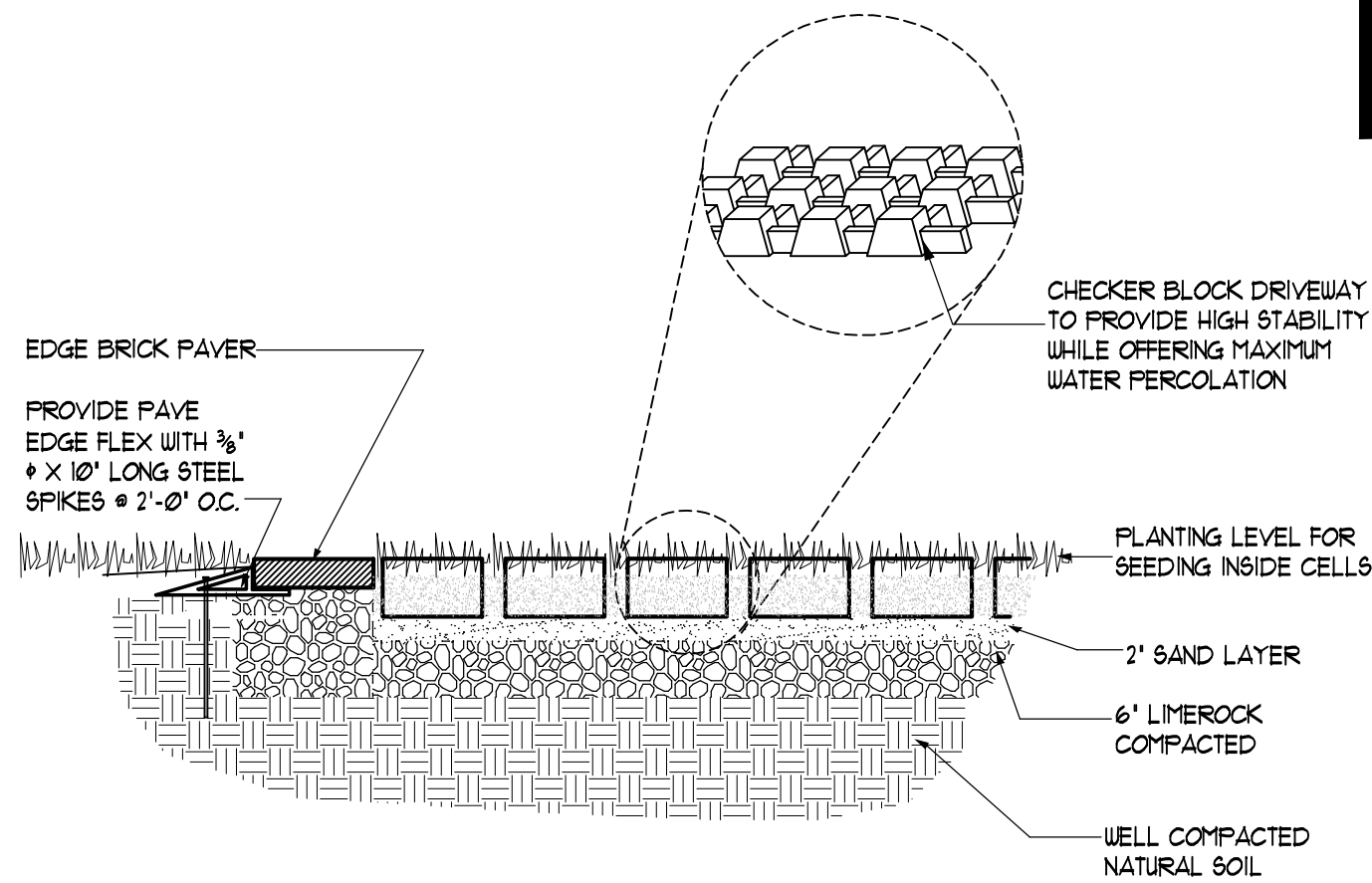
- FLORIDA BUILDING CODE, SIXTH EDITION, 2020
- CITY OF CORAL GABLES - SINGLE FAMILY RESIDENCE ZONING CODE
- CITY OF CORAL GABLES - LANDSCAPE ARTICLE 5- SECTION 5-1105 (B)

WATERWAY CONSTRUCTION NOTE:

NOTE: WATERWAY CONSTRUCTION IS NOT PART OF THIS PERMIT

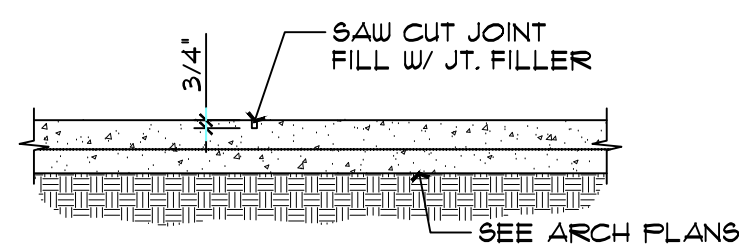
OUTSIDE-PROPERTY CONSTRUCTION NOTE:

NOTE: ALL ITEMS OUTSIDE OF PROPERTY LINE AND ON RIGHT-OF-WAY SHALL BE ON A SEPARATE PERMIT



PERVIOUS PAVER CHECKER BLOCK DETAIL

NOT TO SCALE



CONCRETE PAVERS DETAIL

SCALE: 3/32" = 1'-0"

ZONING INFORMATION:

CITY:	CORAL GABLES
ZONING DISTRICT:	SINGLE FAMILY RESIDENCE (SFR)
NET LOT AREA:	22,123 SQFT. ± ± 0.52 ACRE
FLOOD ZONE:	ZONE 'AE' ELEVATION ± 11'-0" ± 1'-0" ± 12'-0"
SETBACKS:	MIN. REQUIRED PROPOSED
FRONT	25'-0" ** 33'-6"
SIDE (WEST)	15'-0" ** 15'-3" (EXISTING)
SIDE (EAST)	15'-0" ** 15'-0" (EXISTING)
REAR	35'-0" ** 35'-1" (EXISTING)
POOL SETBACKS:	MIN. REQUIRED PROPOSED
SIDE (WEST)	30'-0" 43'-1" (EXISTING)
SIDE (EAST)	30'-0" 30'-5" (EXISTING)
REAR	5'-0" 30'-11" (EXISTING)

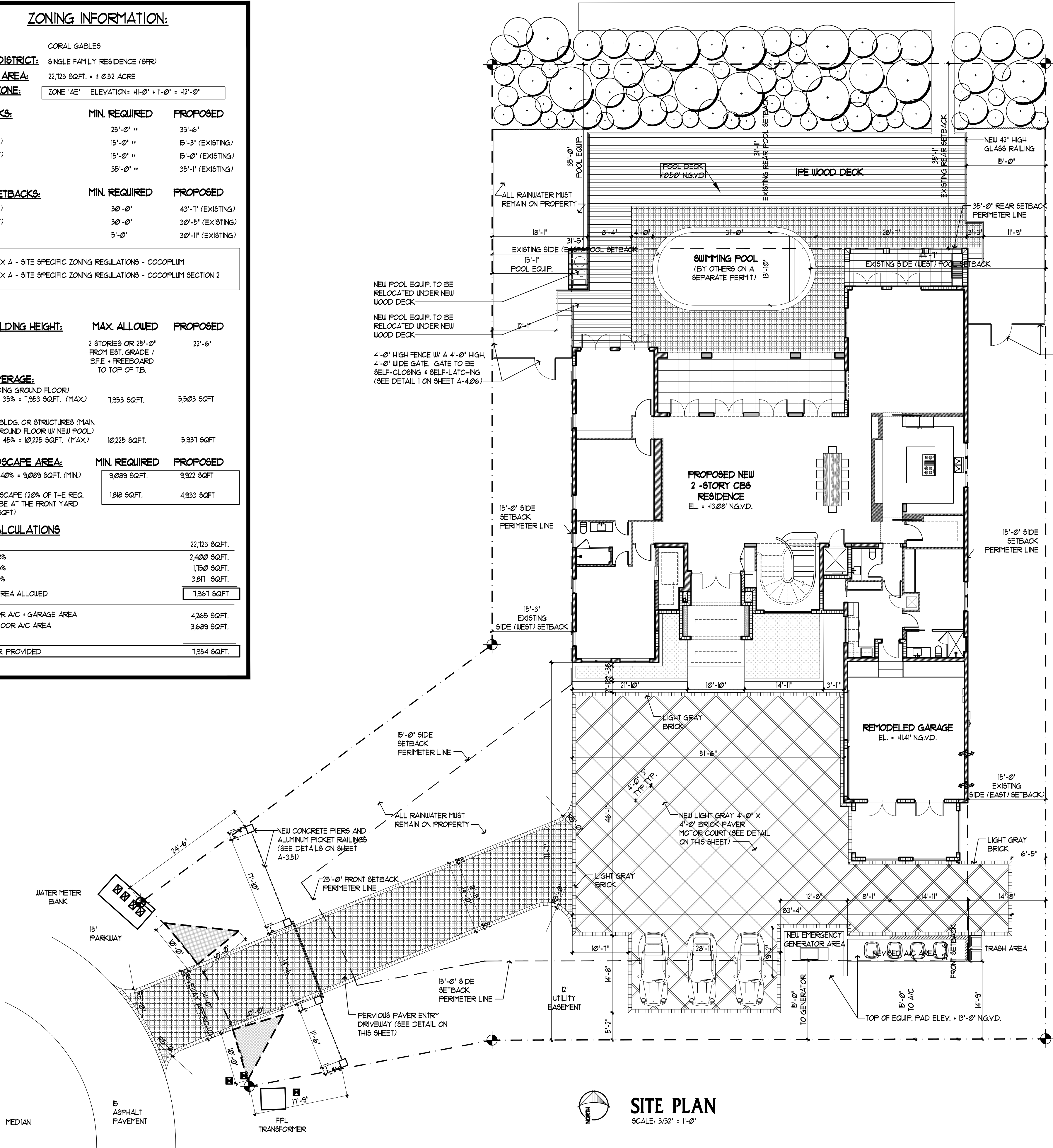
** APPENDIX A - SITE SPECIFIC ZONING REGULATIONS - COCOPLUM
** APPENDIX A - SITE SPECIFIC ZONING REGULATIONS - COCOPLUM SECTION 2

MAX BUILDING HEIGHT:	MAX. ALLOWED PROPOSED
2 STORIES OR 25'-0" FROM EST. GRADE / BFE + FREEBOARD TO TOP OF T.B.	22'-6"

LOT COVERAGE: (MAIN BUILDING GROUND FLOOR) NET AREA x 35% = 7,853 SQFT. (MAX.)	7,853 SQFT.	5,503 SQFT
AUXILIARY BLDG. OR STRUCTURES (MAIN BUILDING GROUND FLOOR W/ NEW POOL) NET AREA x 45% = 10,225 SQFT. (MAX.)	10,225 SQFT.	5,931 SQFT

MIN. LANDSCAPE AREA: NET AREA x 40% = 9,009 SQFT. (MIN.)	9,009 SQFT.	9,922 SQFT
FRONT LANDSCAPE (20% OF THE REQ. 40% SHALL BE AT THE FRONT YARD AREA (1,818 SQFT))	1,818 SQFT.	4,933 SQFT

FAR CALCULATIONS		22,123 SQFT.
LOT AREA		22,123 SQFT.
5,000 ± 48%		2,400 SQFT.
5,000 ± 35%		1,750 SQFT.
12,123 ± 30%		3,811 SQFT.
MAXIMUM AREA ALLOWED		7,361 SQFT.
FIRST FLOOR A/C + GARAGE AREA		4,265 SQFT.
SECOND FLOOR A/C AREA		3,699 SQFT.
TOTAL FAR PROVIDED		7,964 SQFT.



SITE PLAN

SCALE: 3/32" = 1'-0"

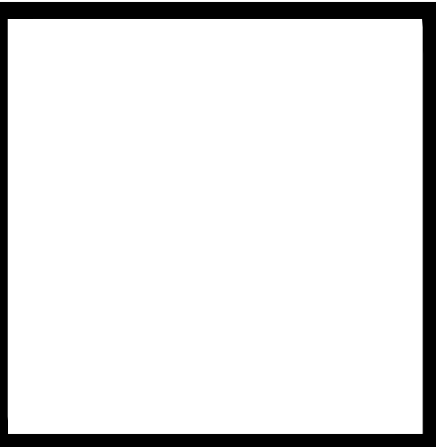
No.	REVISIONS	BY

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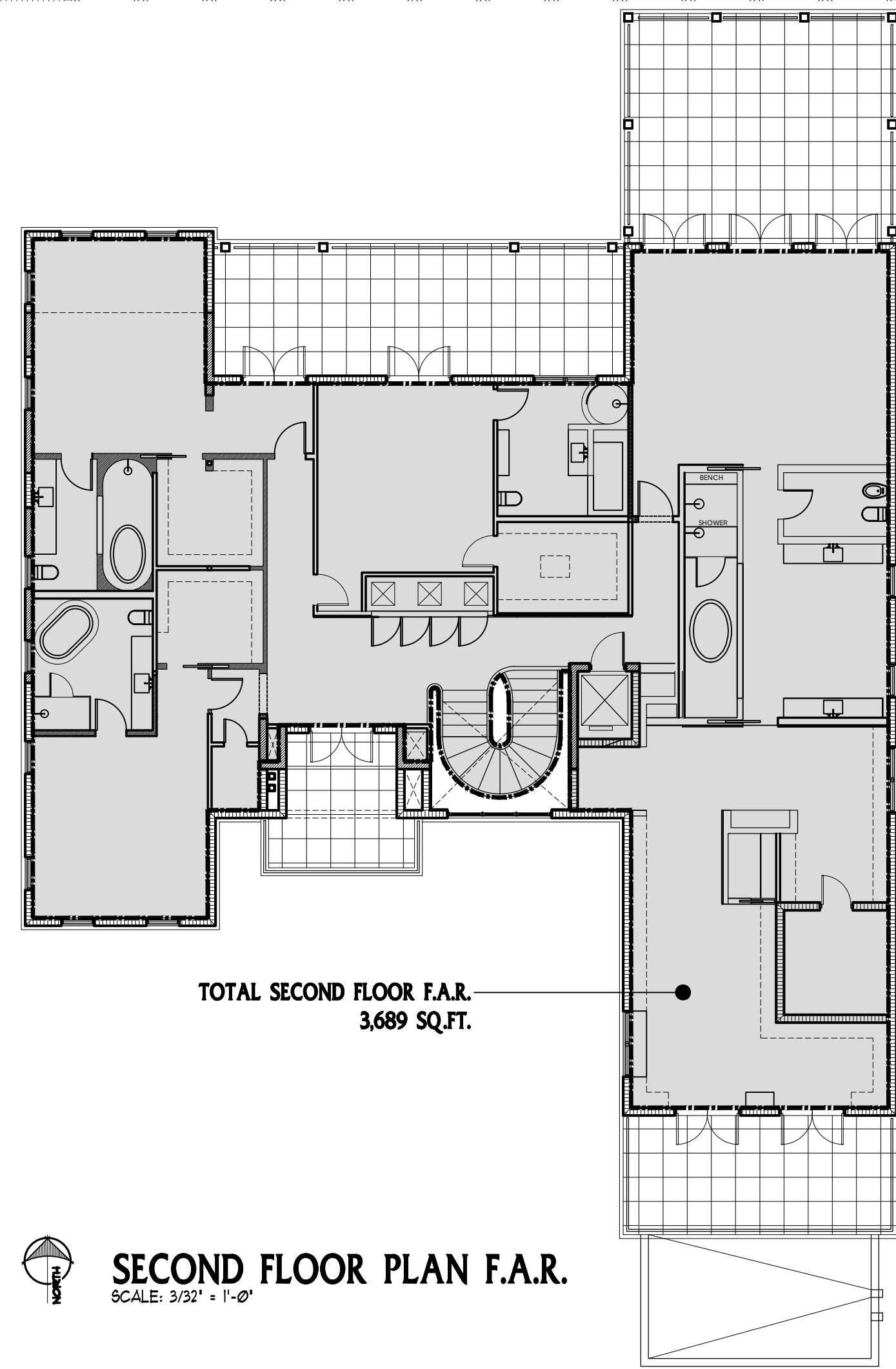
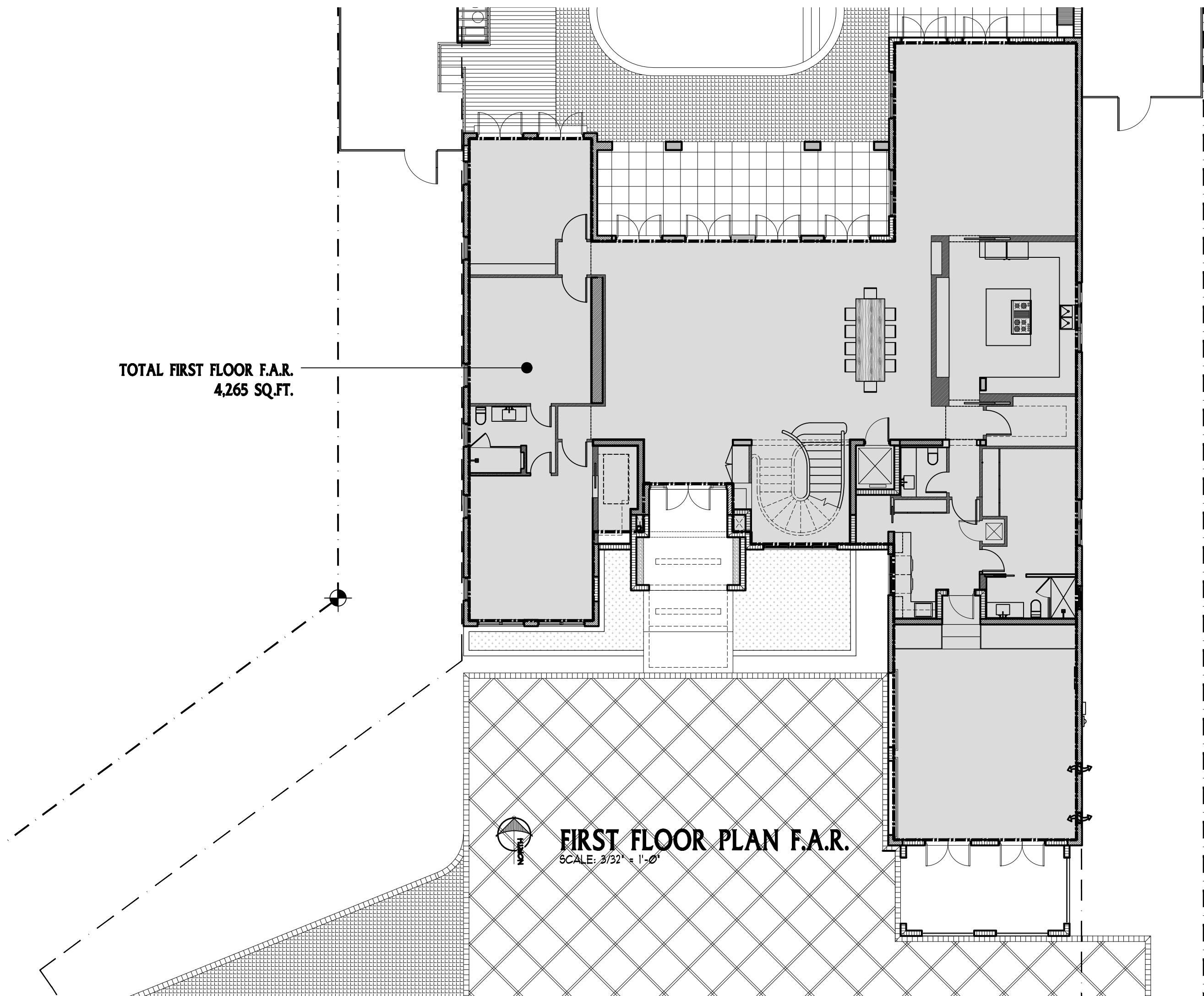
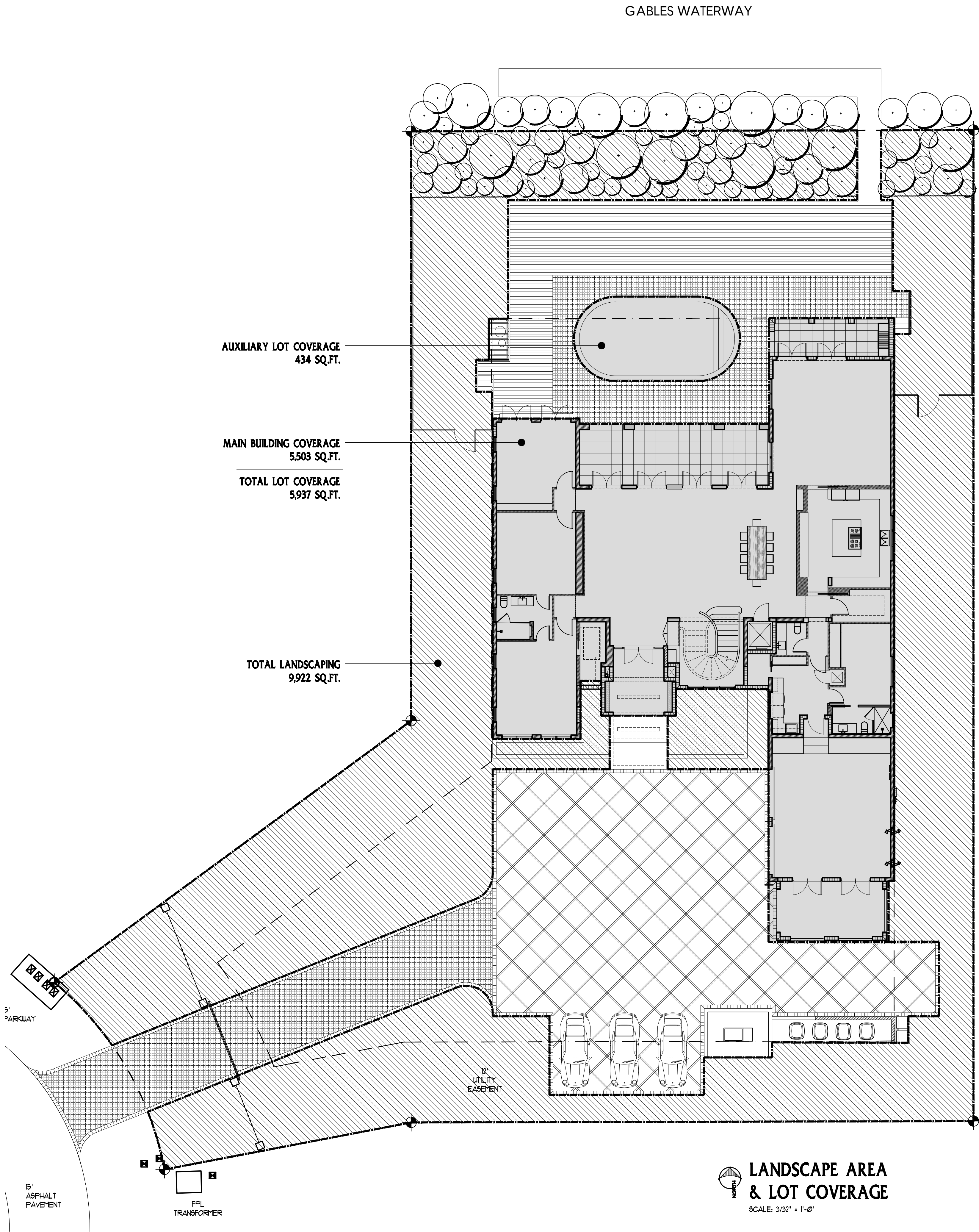
PROPOSED REMODELING RESIDENCE FOR:
**MR. LUIS ISAIAS &
MRS. ALEXIS ISAIAS**

PROJECT
TITLE

**CALIL
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1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
AA 26001949 PHONE: (305) 860-8600 FAX: (305) 860-8602
EDUARDO A. CALIL ARCHITECT LUIS A. CALIL ARCHITECT
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SHEET No.	
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DRAIN	E.A.C. JR. KEF.
CHECKED	E.A.C.
DATE	SEPTEMBER '20
SCALE	SHOWN
JOB No.	2020-010



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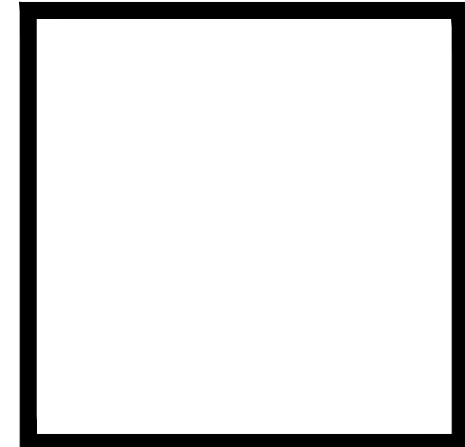
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PROPOSED REMODELING RESIDENCE FOR:
**MR. LUIS ISAIAS &
MRS. ALEXIS ISAIAS**
LOCATED AT:
2811 LAS BRISAS CT.
CORAL GABLES, FL 33143

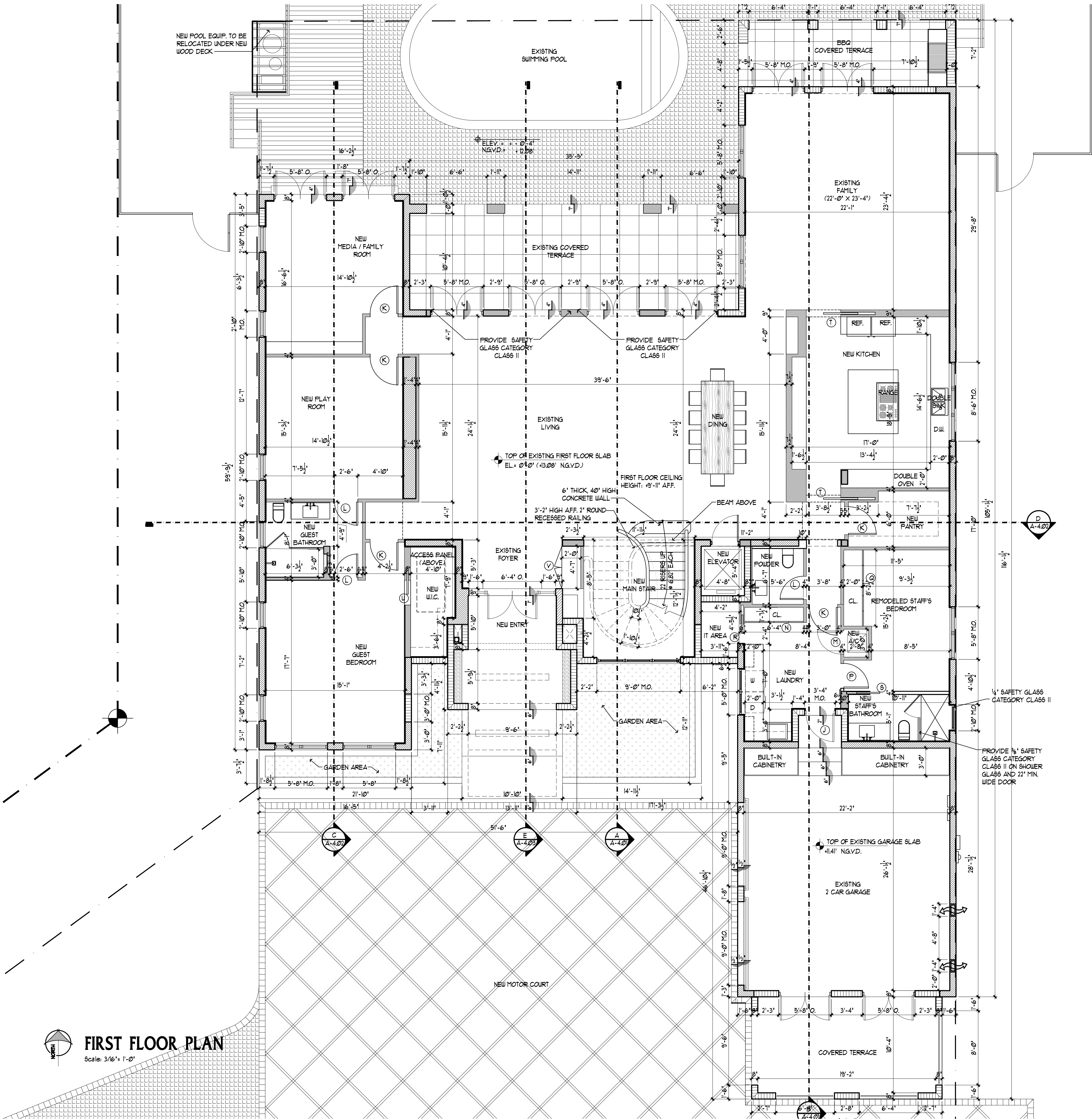
PROJECT
TITLE

PROJECT
LOCATION

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DATE	SEPTEMBER '20
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JOB No.	2020-020



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1	AS PER CITY COMMENT 2021.01.20	KEF.
2	AS PER CITY COMMENT 2021.09.16	KEF.

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PROPOSED REMODELING RESIDENCE FOR:
**MR. LUIS ISAIAS &
MRS. ALEXIS ISAIAS**

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LOCATED AT:
2811 LAS BRISAS CT.
CORAL GABLES, FL 33134

SHEET No.	
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DRAWN	E.A.C. JR, KEF.
CHECKED	E.A.C.
DATE	SEPTEMBER '20
SCALE	SHOWN
JOB No.	2020-010

MATERIAL BOARD

1. SMOOTH STUCCO



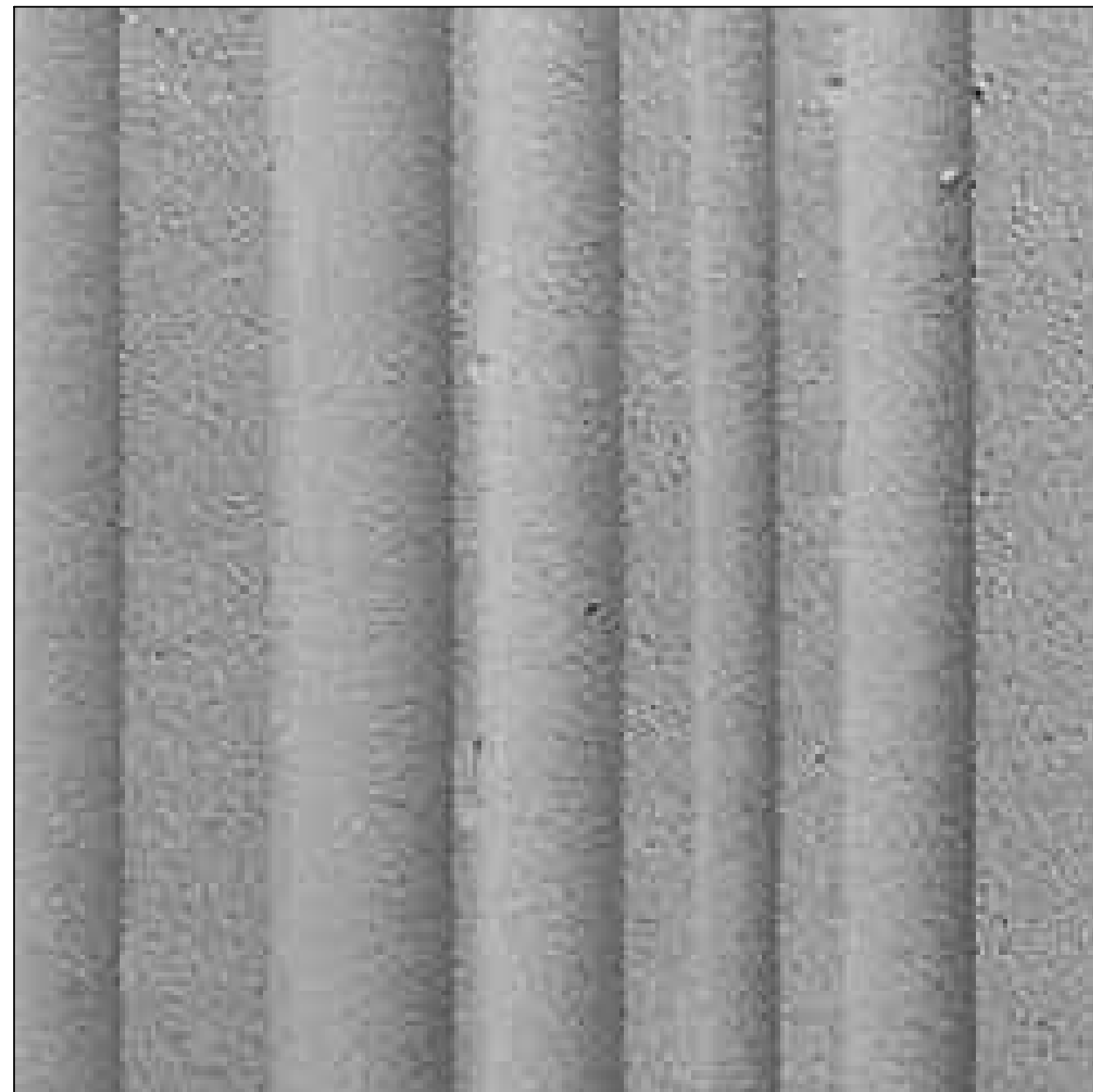
2. BRONZE METAL FINISH AT RAILINGS



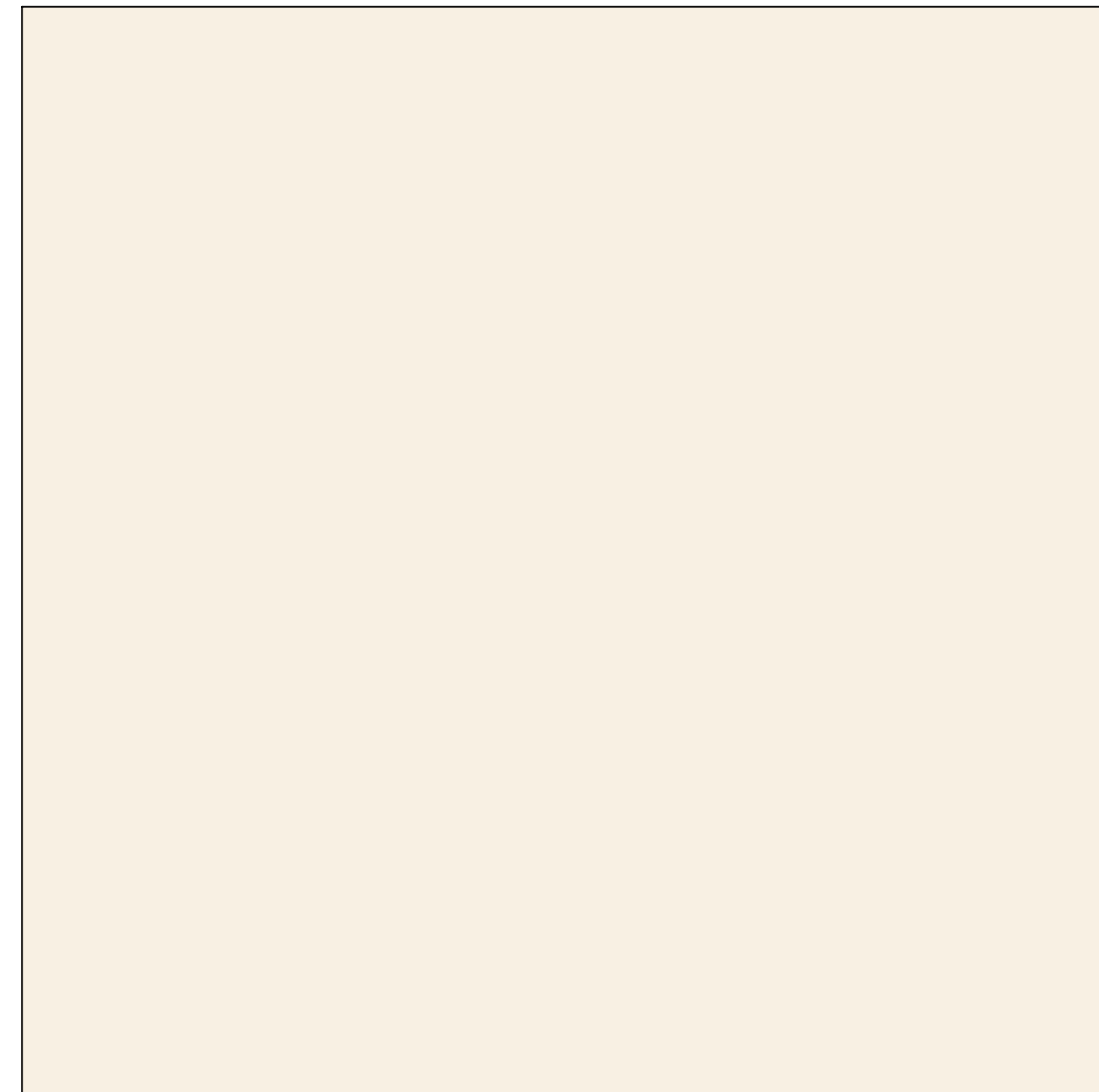
3. LIMESTONE



4. CONCRETE PAVERS



5. FLUTED BOARD FORM CONC. (SANDY)



6. EXTERIOR PAINT (TO MATCH LIMESTONE)



7. FLAT CEMENT ROOF TILE



8. PERVIOUS PAVERS

[illegible]

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PROJECT LOCATION

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A-3.00

DRAWN	E.A.C. JR., K.E.F.
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JOB No.	2020-0210

[illegible]

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**PROPOSED REMODELING RESIDENCE FOR:
MR. LUIS ISAIAS &
MRS. ALEXIS ISAIAS**

LOCATED AT:
2287 LAS BRISAS CT.
CORAL GABLES, FL 33143

PROJECT
TITLE

PROJECT LOCATION	PROJECT DESCRIPTION	PROJECT STATUS
...	...	...



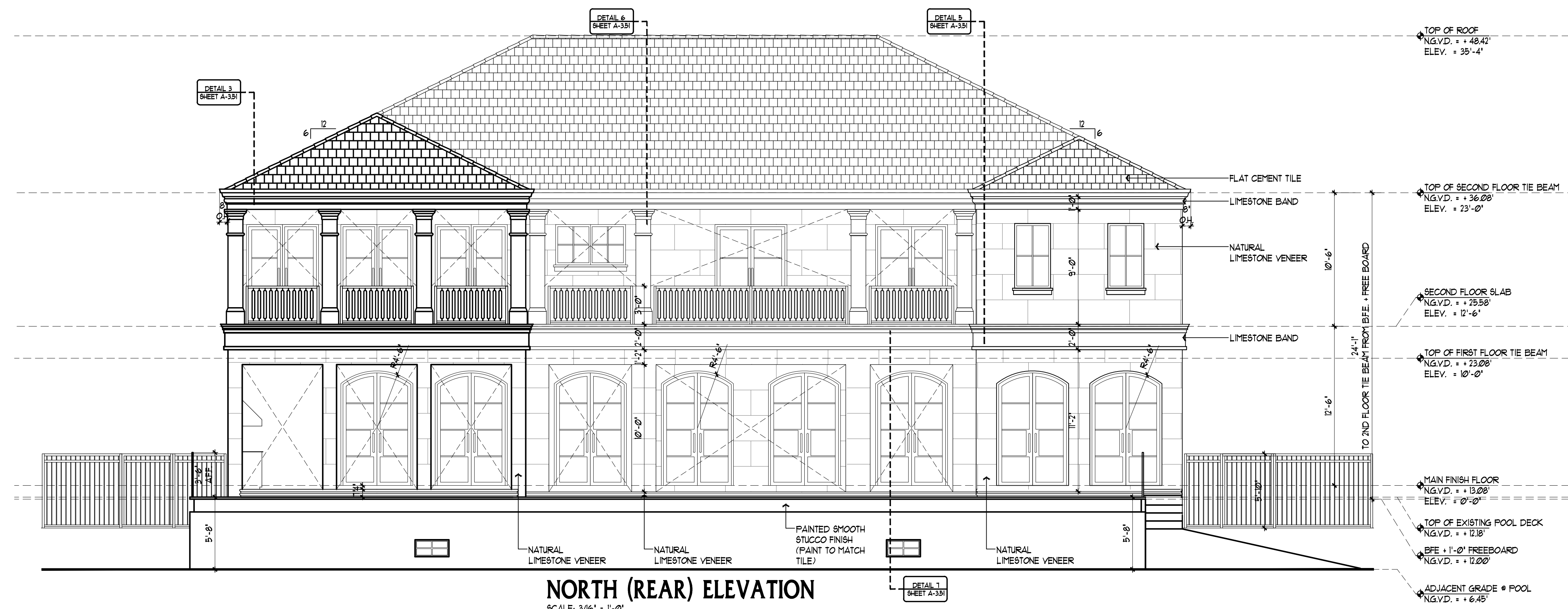
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SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"

ALL SMOOTH STUCCO FINISH TO
COMPLY WITH FBC R 103.12

SHEET No.

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DRAWN	E.A.C. JR., K.E.F.
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JOB No.	2020-020

EAC. JR, KEF.
EAC.
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SHOWN
2020-2020

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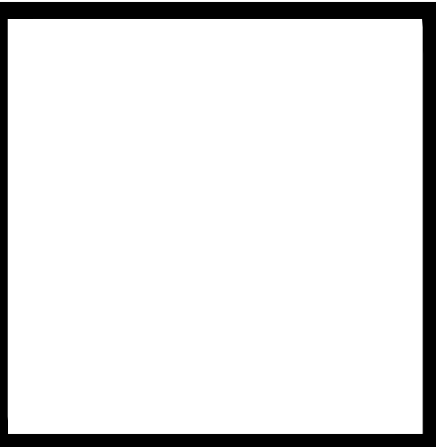
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LOCATED AT:
2811 LAS BRISAS CT.
CORAL GABLES, FL 33143

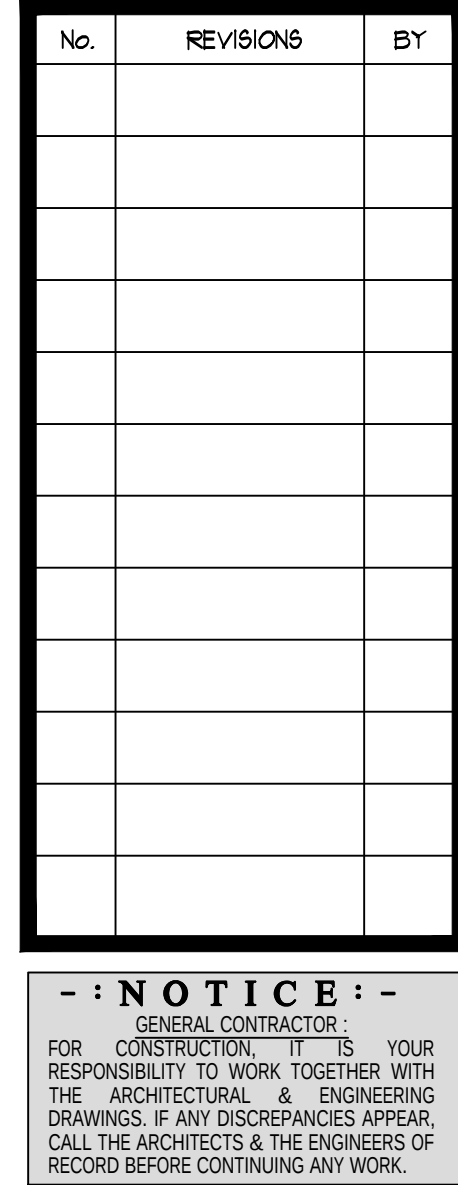
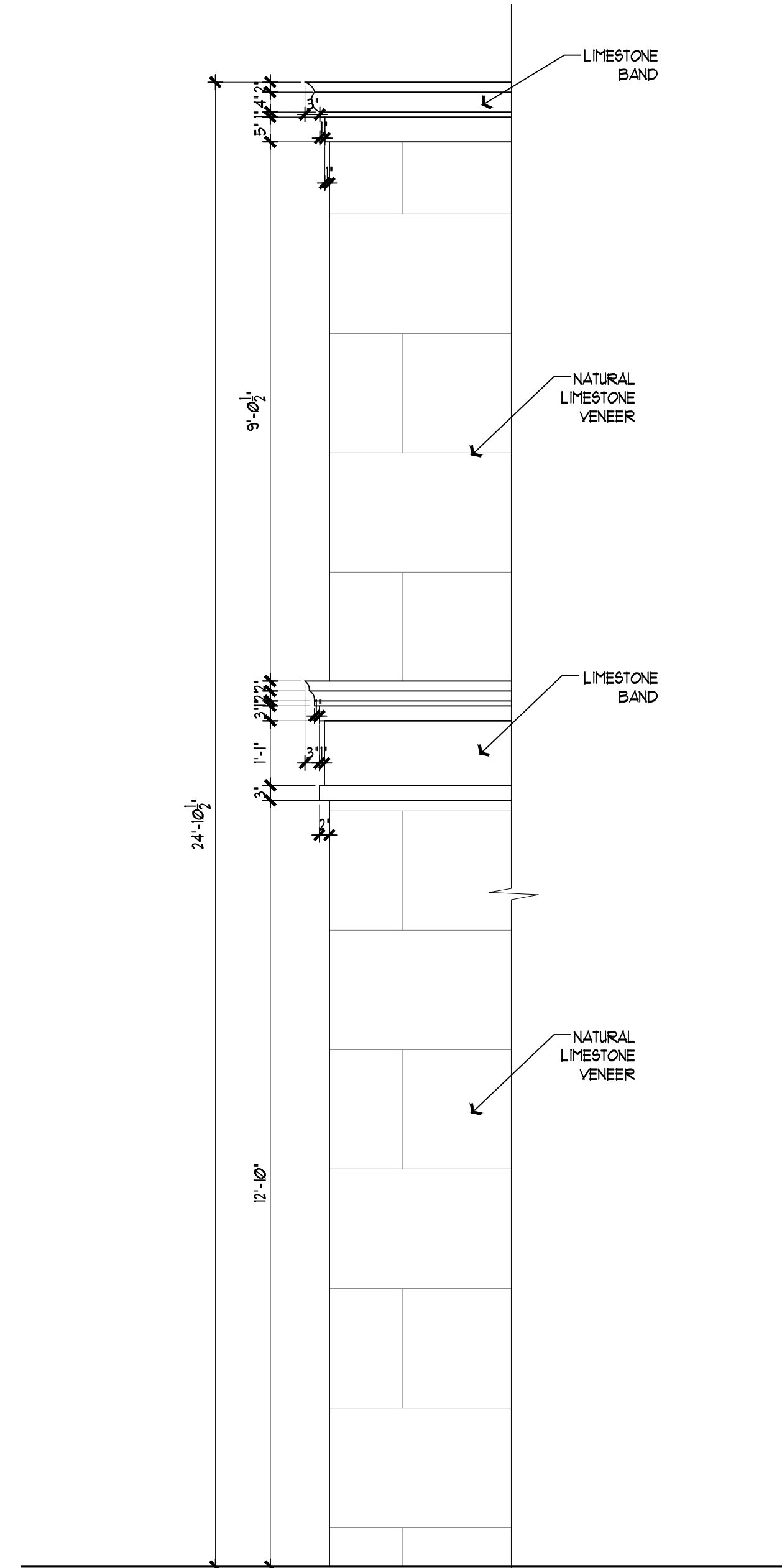
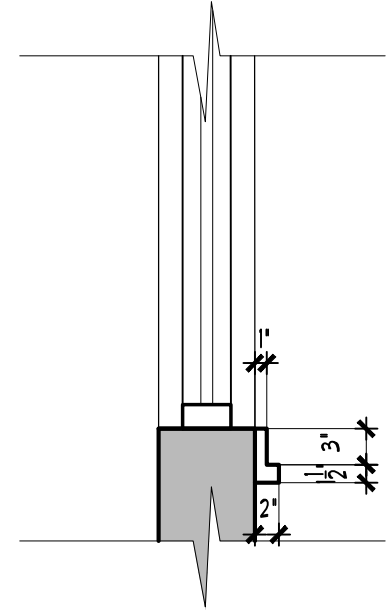
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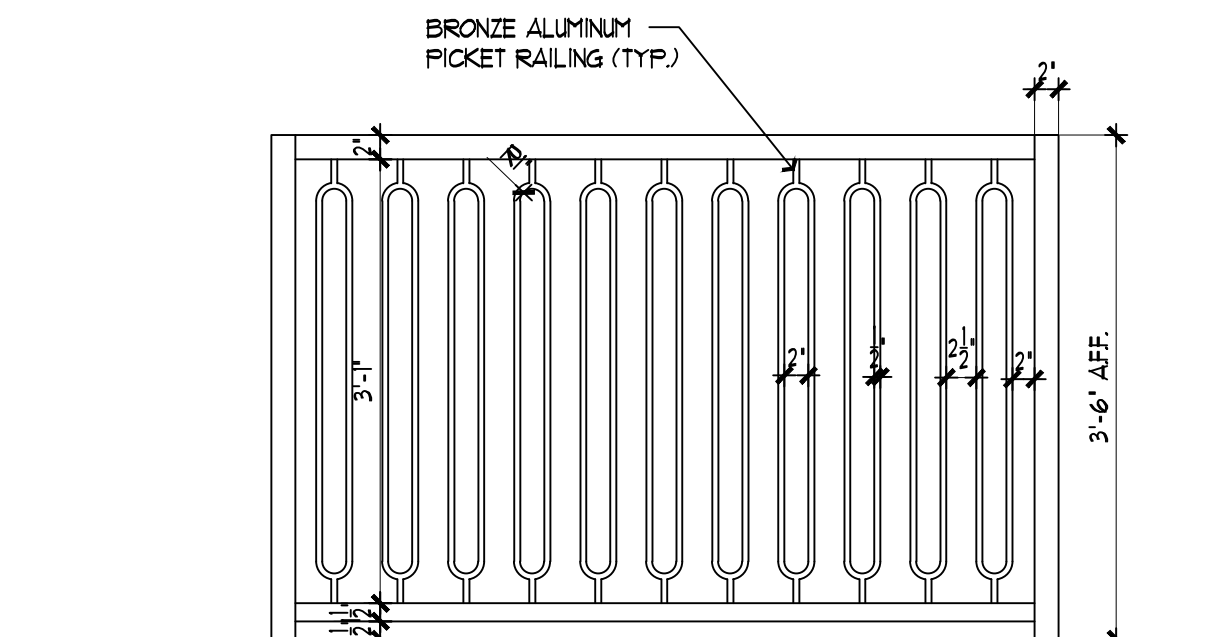
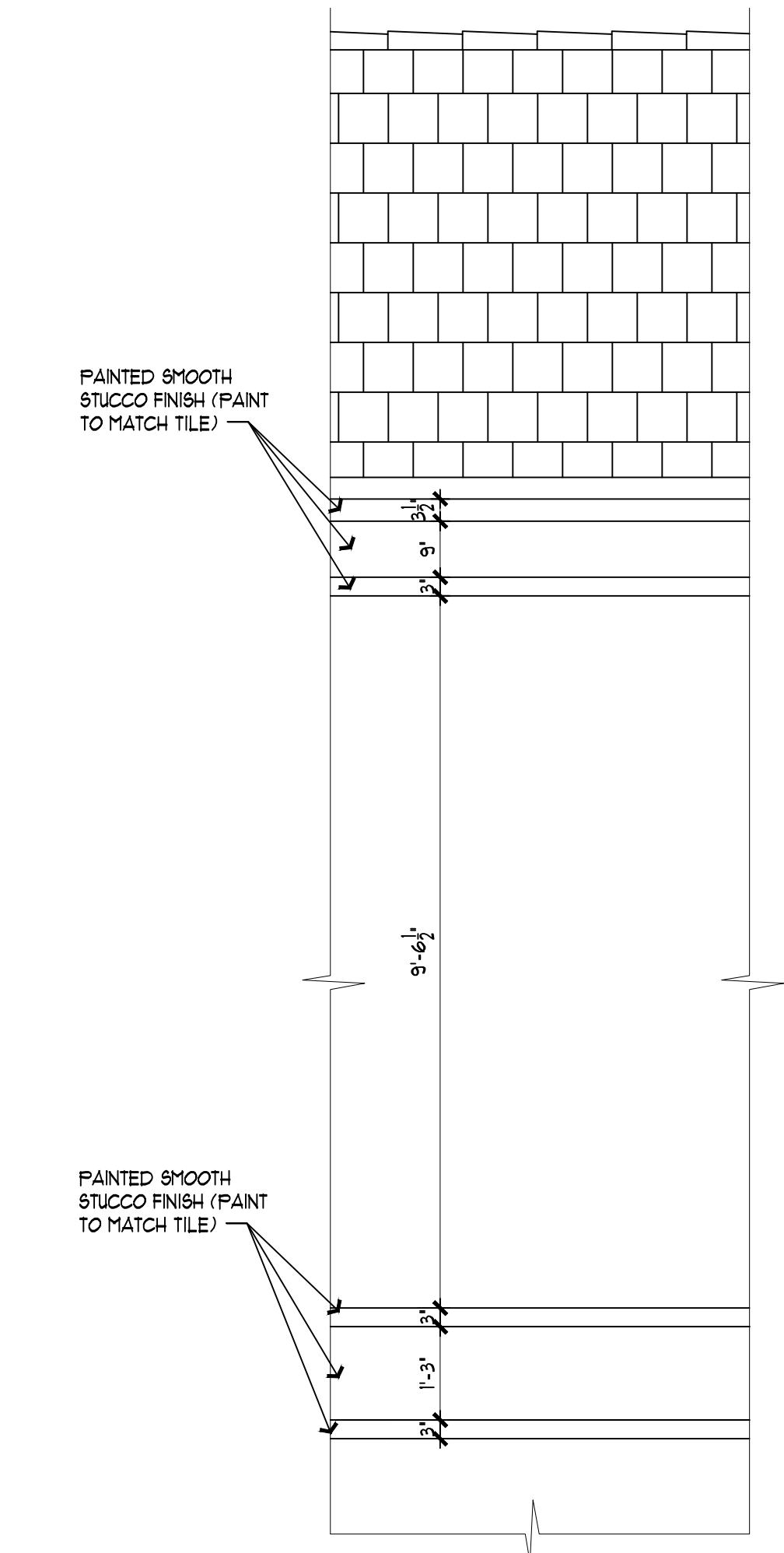


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A-3.02	
DRAWN	E.A.C. JR, KEF.
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JOB No.	2020-010



FASCIA DETAIL

PROFILE DETAIL



ALUMINUM PICKET RAILING DETAIL

PROPOSED REMODELING RESIDENCE FOR:
**MR. LUIS ISAIAS &
MRS. ALEXIS ISAIAS**

PROJECT TITLE		PROJECT LOCATION
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SCALE	SHOWN
JOB No.	2020-020