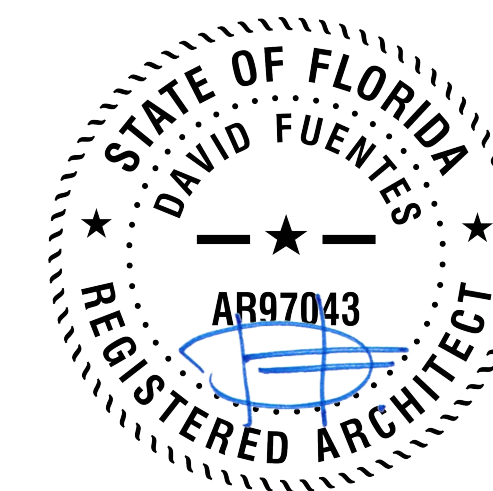




VIEW OF ENTRY & FRONT PORCH

3D VIEW

1256 SOUTH GREENWAY DR. CORAL GABLES FL 33134

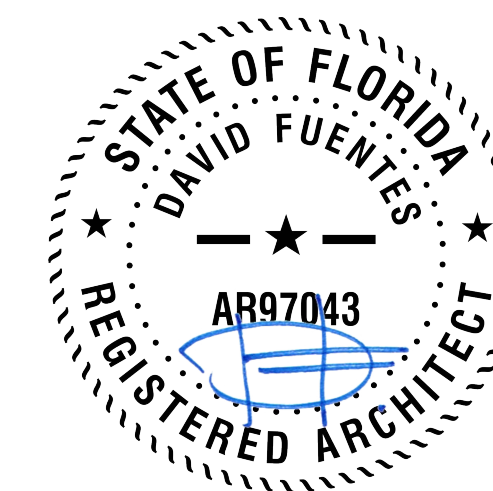




VIEW OF FRONT ELEVATION

3D VIEW

1256 SOUTH GREENWAY DR. CORAL GABLES FL 33134

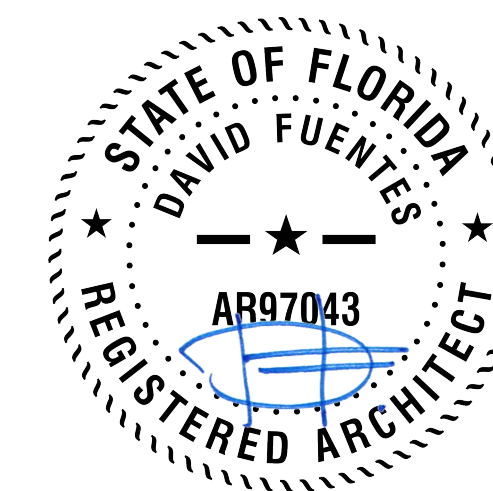




VIEW OF FRONT ELEVATION

3D VIEW

1256 SOUTH GREENWAY DR. CORAL GABLES FL 33134

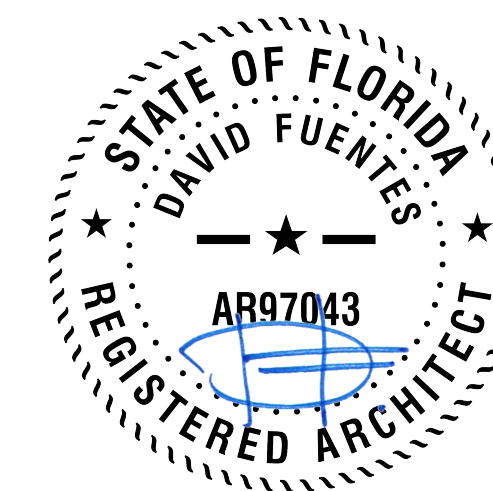


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VIEW OF BACKYARD

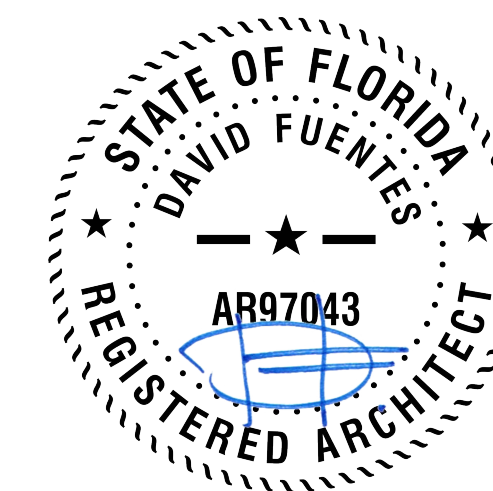
MASSING STUDY
1256 SOUTH GREENWAY DR. CORAL GABLES FL 33134





VIEW OF BACKYARD

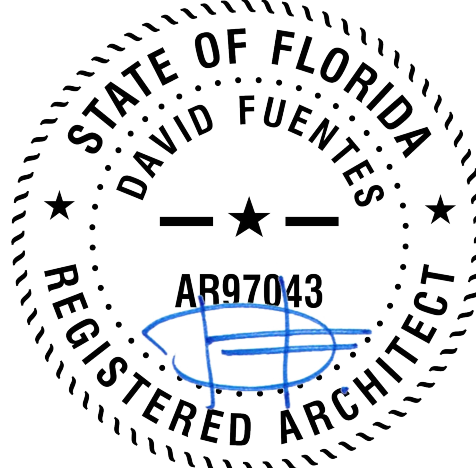
MASSING STUDY
1256 SOUTH GREENWAY DR. CORAL GABLES FL 33134





AERIAL VIEW OF BACKYARD

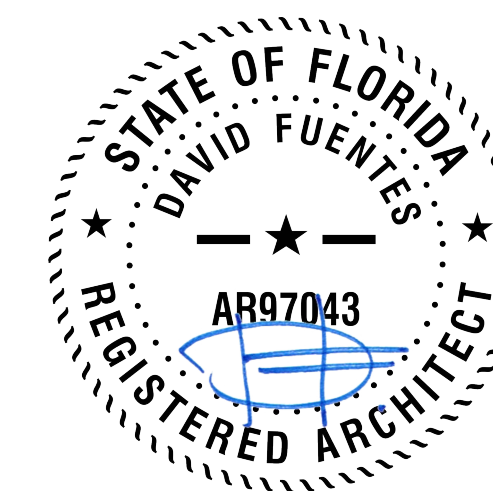
MASSING STUDY
1256 SOUTH GREENWAY DR. CORAL GABLES FL 33134





AERIAL VIEW OF FRONT

MASSING STUDY
1256 SOUTH GREENWAY DR. CORAL GABLES FL 33134



SINGLE FAMILY RESIDENCE

FOR:

AYLIN FRAXEDAS ELLENBURG

AT:

1256 South Greenway Drive
Coral Gables FL 33134



Architecture Index

Sheet Number	Sheet Name
A0.0	Cover
A0.1	Site Plan & Zoning Information
A0.2	Diagrams
A0.3	Site & Contextual Photos
A0.4	Site & Contextual Photos
A1.1	Ground Floor Plan
A1.2	2nd Floor Plan
A1.3	Roof Plan

Architecture Index

Sheet Number	Sheet Name
A2.1	Building Elevation
A2.2	Building Elevation
A2.3	Building Elevation
A2.4	Building Elevation

ARCHITECT:



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CONSULTANTS:

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PROJECT NAME:

New Single Family Residence

PROPERTY ADDRESS

1256 South Greenway Drive

Coral Gables FL 33134

OWNER INFORMATION

Ms Aylin Fraxedas Ellenburg

Preliminary BOA

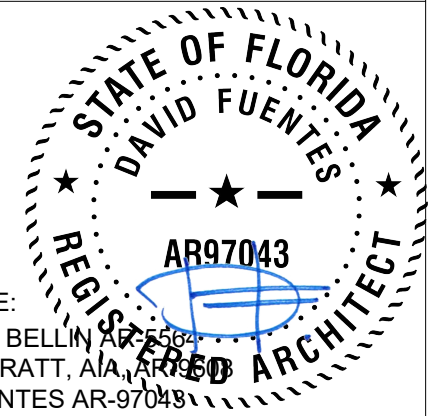
ISSUE DATE: 10-12-2023
PROJECT No.: 2023-05
DRAWN BY: T.C. & D.F.
APPROVED BY: D.F. & G.P.

REVISIONS:

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GLENN H PRATT, AIA
DAVID FUENTES AR-97043

SHEET TITLE:

Cover

SCALE: 1" = 1'-0"

SHEET No.:

A0.0

ZONING INFORMATION

CITY	CITY OF CORAL GABLES	
PROPERTY TAX FOLIO	03-4107-016-0630	
PROPERTY ADDRESS	1256 S GREENWAY DR, CORAL GABLES, FL 33134	
PROPERTY OWNER	Aylin Fraxedas Ellenburg	
LEGAL DESCRIPTION	Lots 3 and 4, in Block 5, of CORAL GABLES SECTION E; according to the Plat thereof, as recorded in Plat Book 8, at Page 13, of the Public Records of Miami-Dade County, Florida.	
APPLICABLE CODES	FLORIDA BUILDING CODE: RESIDENTIAL "2020 EDITION" FLORIDA FIRE PREVENTION CODE: "5TH EDITION" ZONING CODE OF CORAL GABLES, FLORIDA Section A-42 - Section E.	
ZONING CLASSIFICATION	SFR - Single Family	

SITE AREA	NET SQ.FT.	EXISTING
	NET ACREAGE: 1 Acre = 43,560 SQ.FT.	12,500 S.F. 0.29 Acres

LOT SIZE	LOT WIDTH	EXISTING
	LOT DEPTH	100'-0"
		125'-0"

SETBACKS		ALLOWED	PROPOSED
	FRONT (North)	35'-0"	35'-0"
	REAR (South)	10'-0"	10'-0"
	SIDE (East)	20% lot width, w/a combined max. of 20 ft on both sides.	10'-0"
	SIDE (West)		10'-0"
	POOL SETBACK (South)	10'-0"	10'-0"

LOT COVERAGE		ALLOWED	PROPOSED
	35% Maximum	4,375 SF	4,363 SF
	45% Maximum: Main Bldg + Accessory Structure (Pool)	5,625 SF	4,838 SF (38.7%)

MAXIMUM FLOOR AREA		ALLOWED	PROPOSED
	48% of First 5,000 SF of Lot Area	2,400 SF	
	35% of Next 5,000 SF of Lot Area	1,750 SF	
	30% of Remainder of the Lot Area 2,500 SF	750 SF	
Total Floor Area		4,900 SF	4,501 SF

OPEN SPACE		ALLOWED	PROPOSED
	OPEN SPACE: 40% of Lot Area	5,000 SF	7,362 SF (59%)
	FRONT LANDSCAPE: 20% of the Required Open Space	1,000 SF	1,970 SF

MAXIMUM HEIGHT		ALLOWED	PROPOSED
		2-STORY OR 25.00 FT	2-STORY (25.00 FT)

SCOPE OF WORK

NEW 2-STORY RESIDENCE.

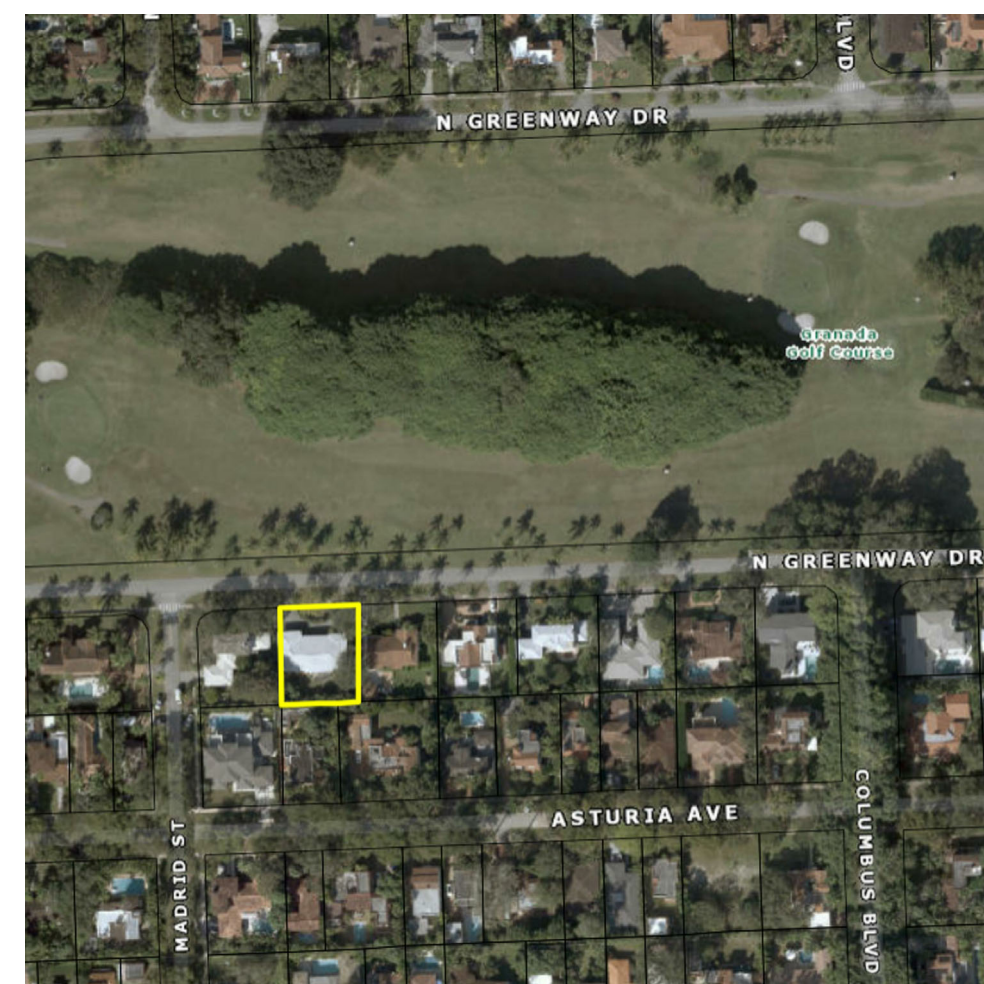
SEPARATE PERMIT NOTE

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL & SHOP DRAWINGS WHEN APPLICABLE IS REQUIRED FOR THE FOLLOWING ITEMS:

1. POOL & POOL DECK
2. EXTERIOR DOORS
3. IMPACT WINDOWS
4. ROOFING.
5. FENCE

SITE PLAN NOTES

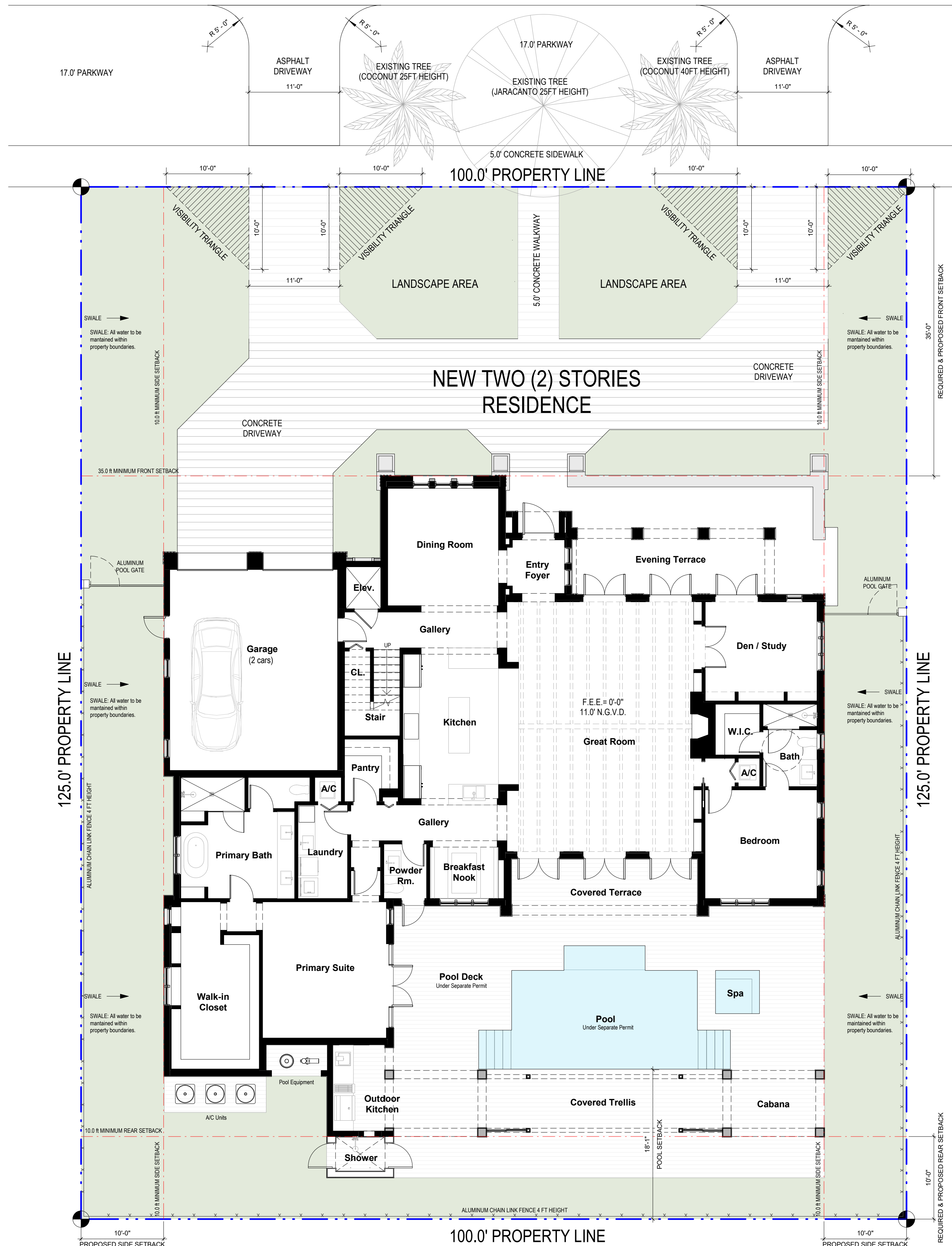
1. TRIANGLE OF VISIBILITY NOTE: ALL TRIANGLES OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND HALF (2-1/2) FEET AND EIGHT (8) FEET ABOVE ESTABLISHED GRADE.
2. EXISTING LANDSCAPE TO REMAIN. NEW LANDSCAPE TO COMPLY WITH CHAPTER 18A ORDINANCE #98-13 DADE COUNTY, REFER TO LANDSCAPE PLANS.
3. POOL FENCE ENCLOSURE & POOL GATES UNDER SEPARATE PERMIT. GATES IN THE PROTECTIVE FENCE AND/OR WALL SHALL BE SPRING LOCK TYPE, SO THAT THEY SHALL AUTOMATICALLY BE IN A CLOSED AND FASTENED POSITION AT ALL TIMES. GATES SHALL ALSO BE EQUIPPED WITH SAFE LOCK AND SHALL BE LOCKED WHEN THE SWIMMING POOL IS NOT IN USE.
4. ALL WATER TO BE MAINTAINED WITHIN PROPERTY BOUNDARIES, GRADE ELEVATION AT NEIGHBOR'S PROPERTY NOT TO BE DISTURBED.



Location Map

SOUTH GREENWAY DRIVE

60.00' PUBLIC RIGHT OF WAY
18.00' ASPHALT PAVEMENT



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

CIVIL & LIGHTING NOTES

1. PROVIDE CURB AND GUTTER MINIMUM SLOPE THAT COMPLIES WITH CORAL GABLES PUBLIC WORKS CODE & REQUIREMENTS
2. SIDEWALKS THROUGH CURBS CUTS TO MAINTAIN A CONTINUOUS CROSS SLOPE THAT COMPLIES WITH CORAL GABLES PUBLIC WORKS CODE & REQUIREMENTS
3. PROVIDE A PHOTOMETRIC ANALYSIS ALONG ALL ABUTTING RIGHT OF WAY. LIGHTING IMPROVEMENTS TO COMPLY WITH MINIMUM CORAL GABLES CODE & PUBLIC WORKS REQUIREMENTS
4. ALL LIGHTING IN THE R.O.W. SHALL BE LED 3000K AND CORAL GABLES POLE WITH ACORN FIXTURE. FOLLOW STANDARDS AND SPECIFICATION FROM PUBLIC WORKS DEPARTMENT

ARCHITECT'S THRESHOLD BUILDING STATEMENT - FS Ch 533.79(7)(d); FBC 110.8.4.4.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF CORAL GABLES IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 633, FLORIDA STATUTES

ARCHITECT:



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OWNER INFORMATION
Ms Aylin Fraxedas Ellenburg

Preliminary BOA

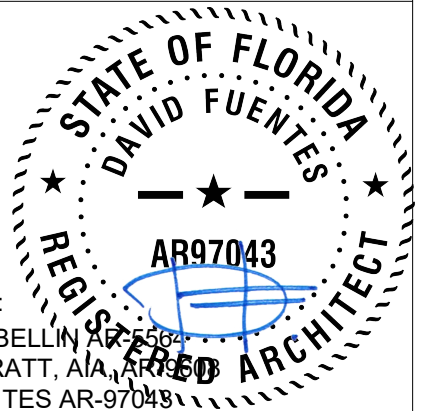
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DAVID FUENTES AR-97043

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Site Plan & Zoning Information

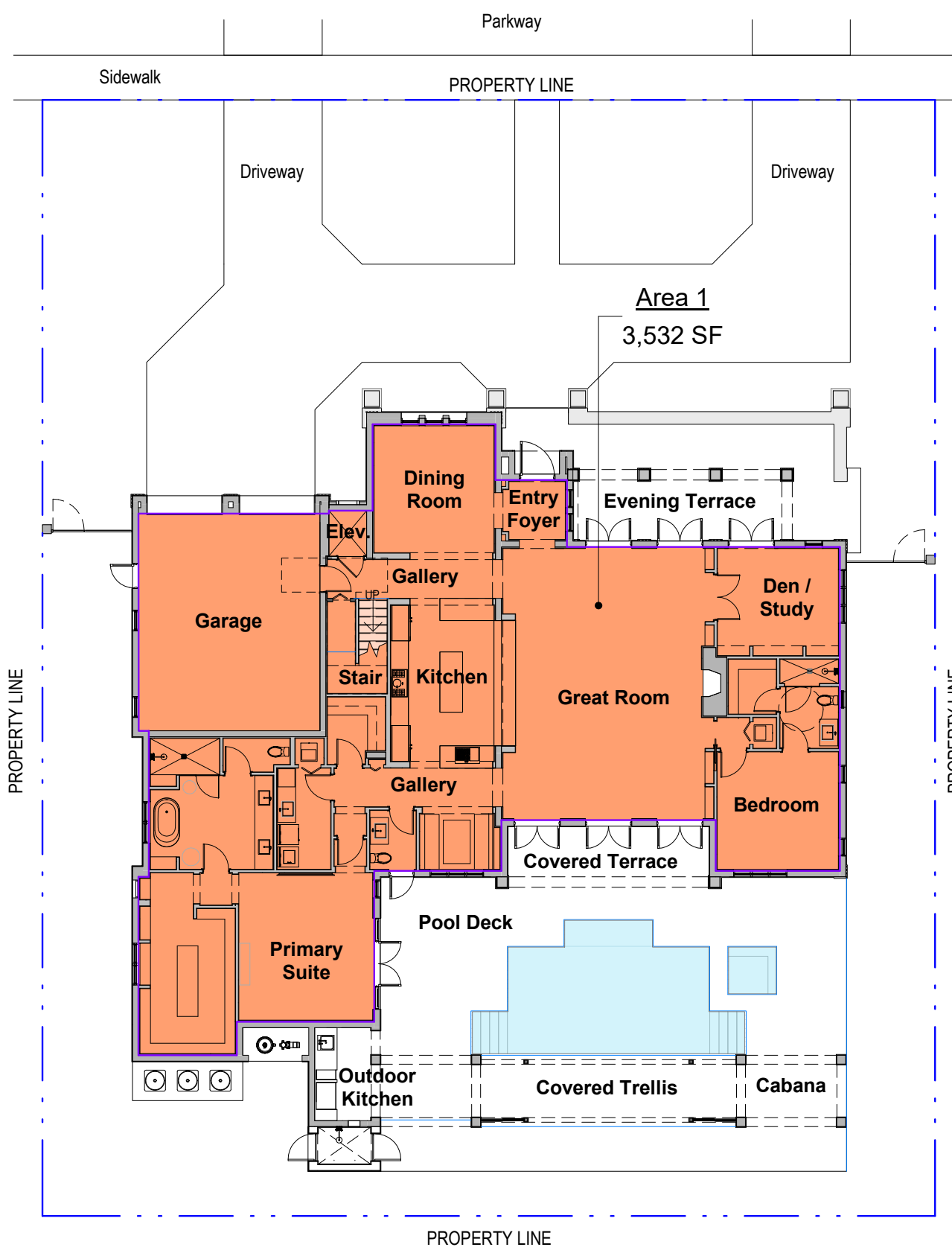
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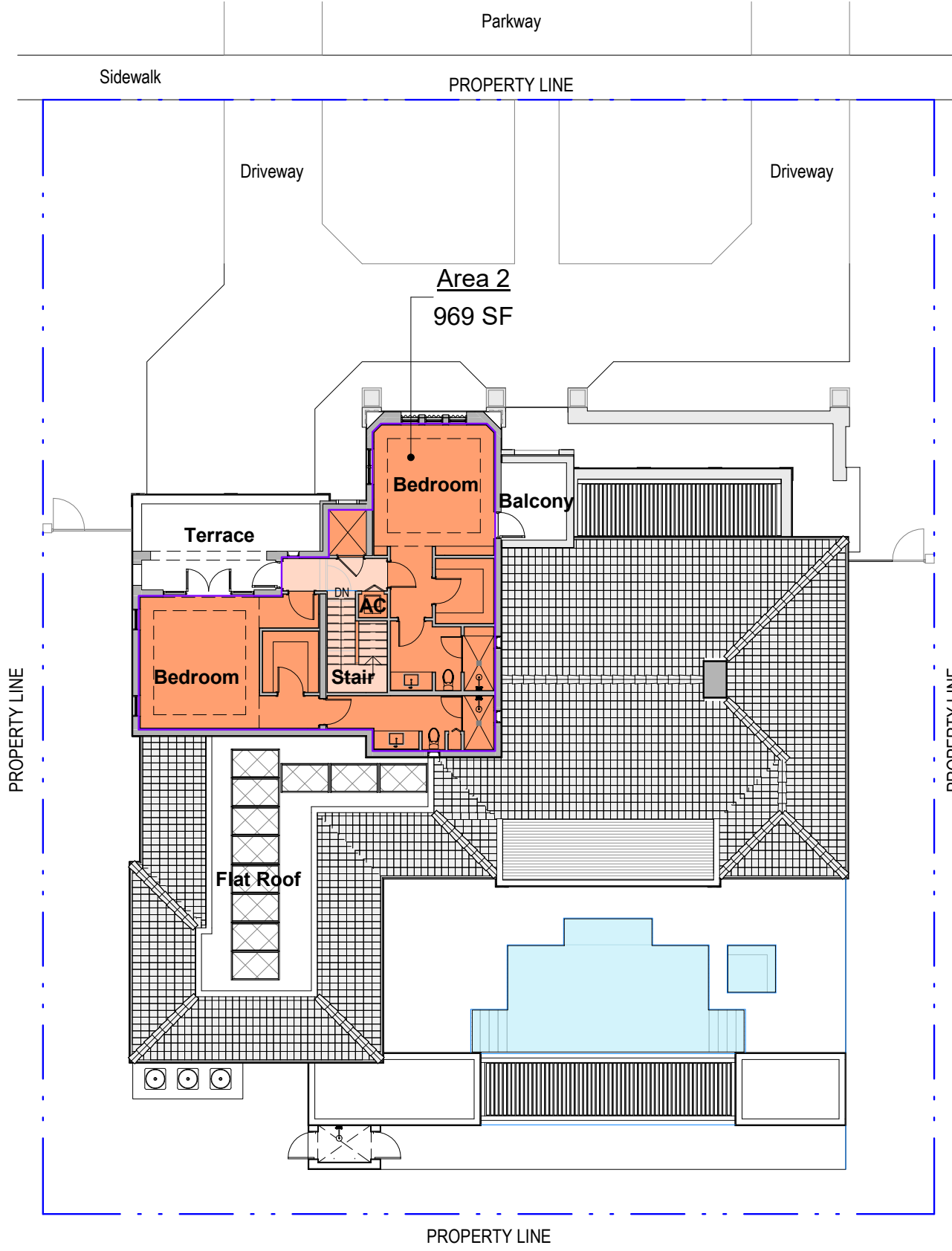
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1 1st Level
SCALE: 1/16" = 1'-0"

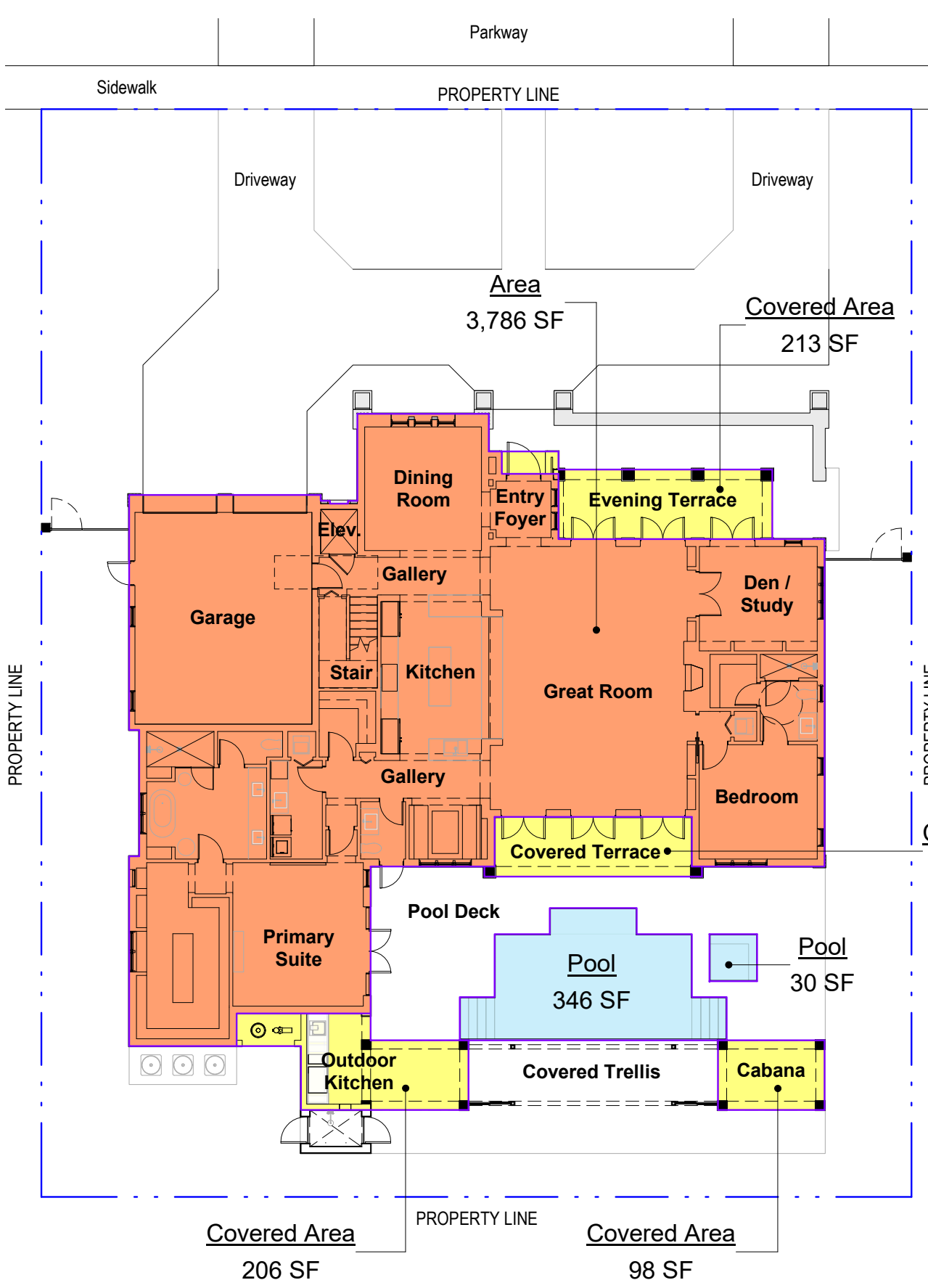


2 2nd Level
SCALE: 1/16" = 1'-0"

FAR CALCULATION

Name	Area
Area 1	3,532 SF
Area 2	969 SF
GRAND TOTAL	4,501 SF

1st Level	
Area 1	3,532 SF
2nd Level	
Area 2	969 SF
GRAND TOTAL	4,501 SF

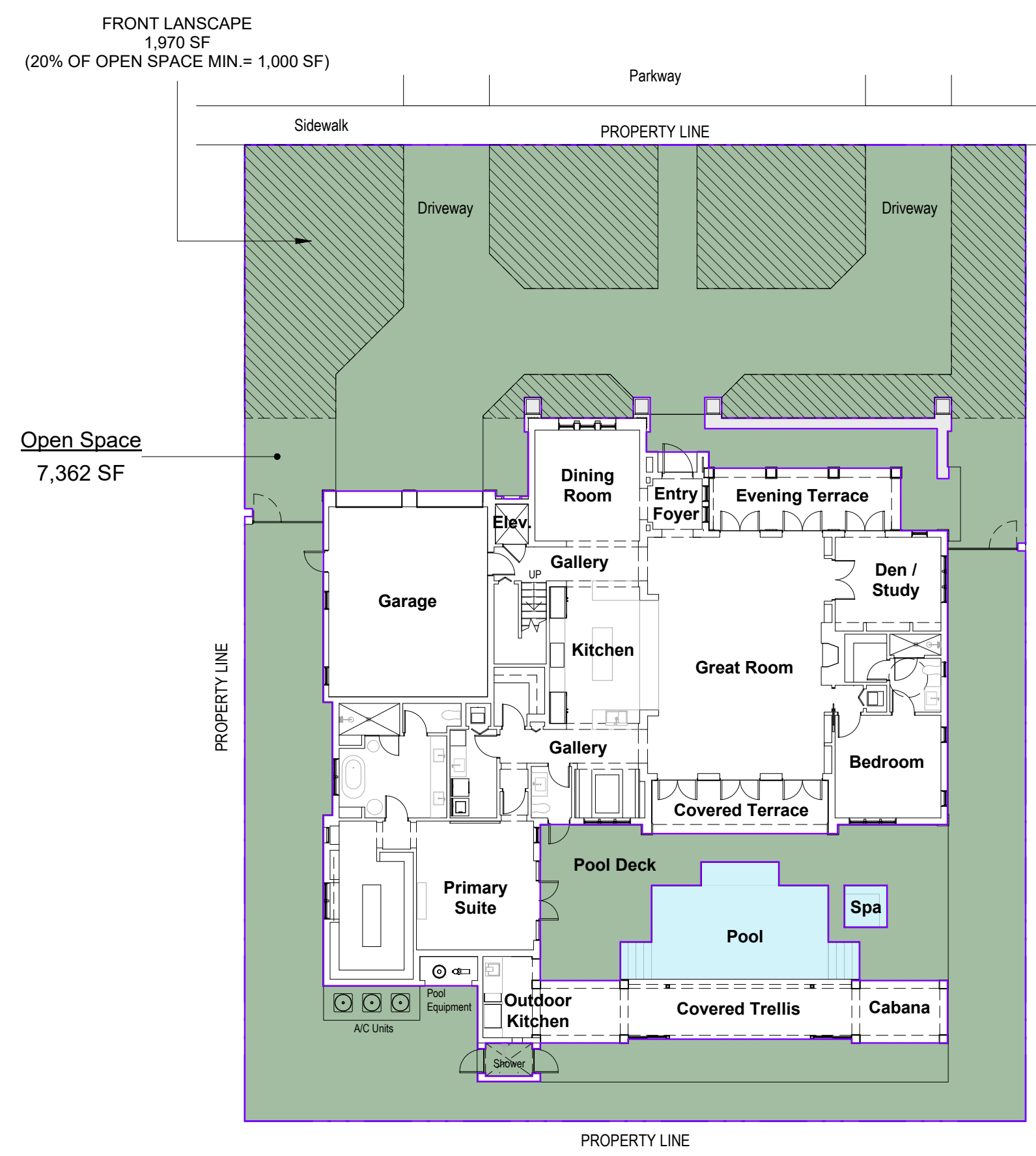


3 1st Level
SCALE: 1/16" = 1'-0"

- Legend
- Area
 - Covered Area
 - Pool

LOT COVERAGE AREA

Name	Area	Percent
Area	3,786 SF	30.29%
Covered Area	676 SF	5.41%
Pool	376 SF	3.01%
GRAND TOTAL	4,838 SF	38.70%



4 1st Ground Level - Landscape Area
SCALE: 1/16" = 1'-0"

OPEN SPACE AREA

Name	Area	Percent
Open Space	7,362 SF	59%

MINIMUM REQUIRED OPEN SPACE

Lot Area	Allowed Open Space Area (SQ.FT.)	Allowed Open Space (%)
12,500 SF	5,000	40

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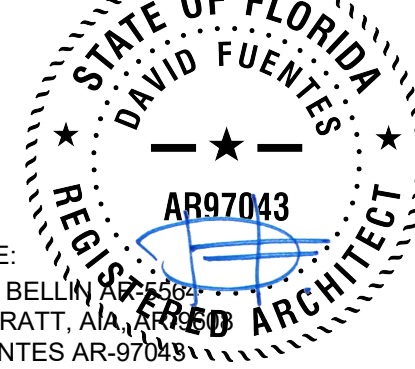
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SHEET TITLE:

**Site & Contextual
Photos**

SCALE:
SHEET No.:

A0.3



VIEW TO THE NORTH EAST



VIEW TO THE SOUTH EAST



NORTH VIEW

1260 S Greenway Dr | 1256 S Greenway Dr | 1242 S Greenway Dr



NORTH VIEW

1260 S Greenway Dr | 1256 S Greenway Dr | 1242 S Greenway Dr



1217 N Greenway Dr



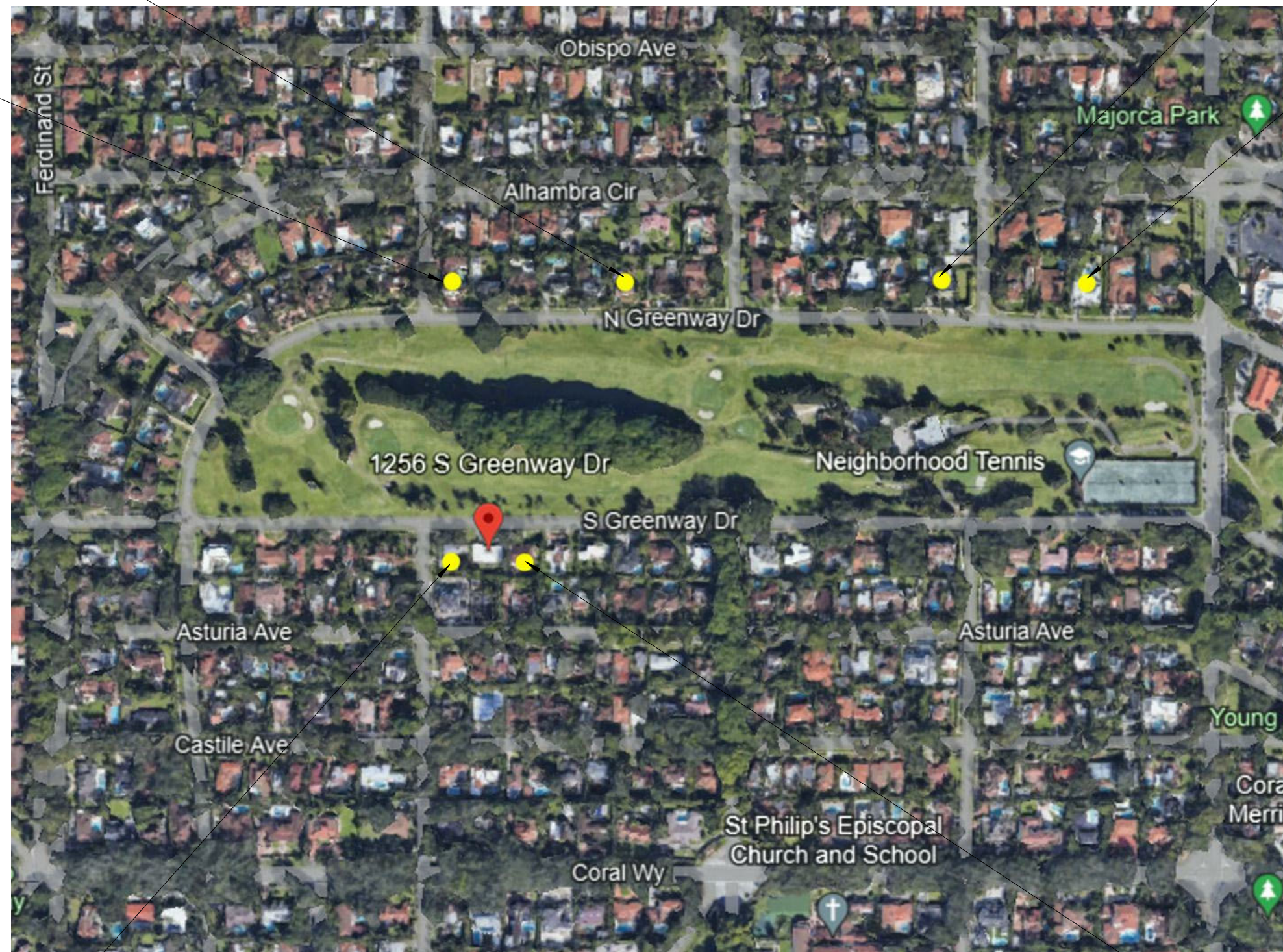
1101 N Greenway Dr



1261 N Greenway Dr



1021 N Greenway Dr



1260 S Greenway Dr



1242 S Greenway Dr

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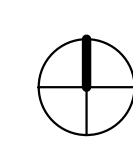
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SHEET TITLE:
**Site & Contextual
Photos**

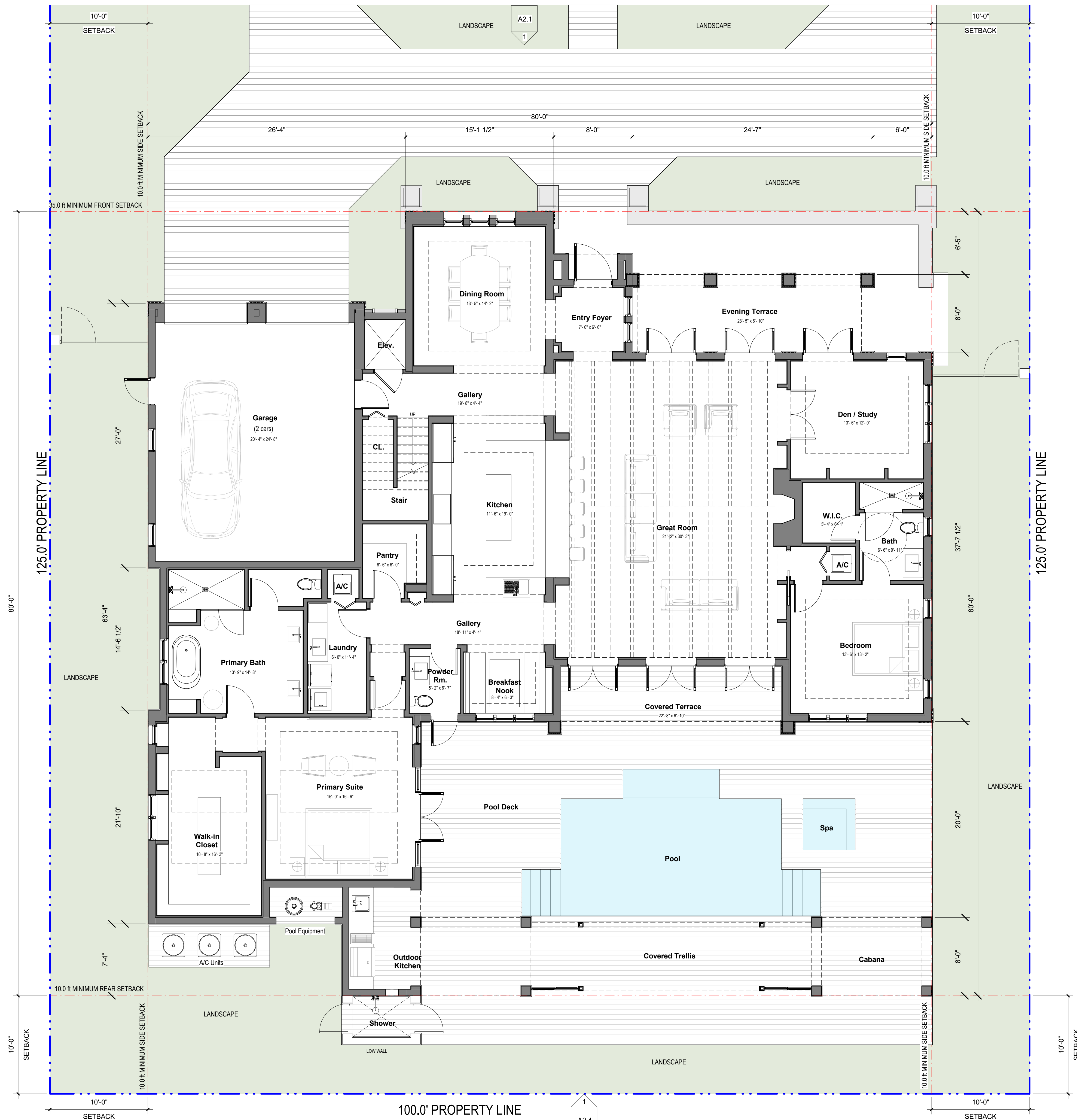
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1 1st Level

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



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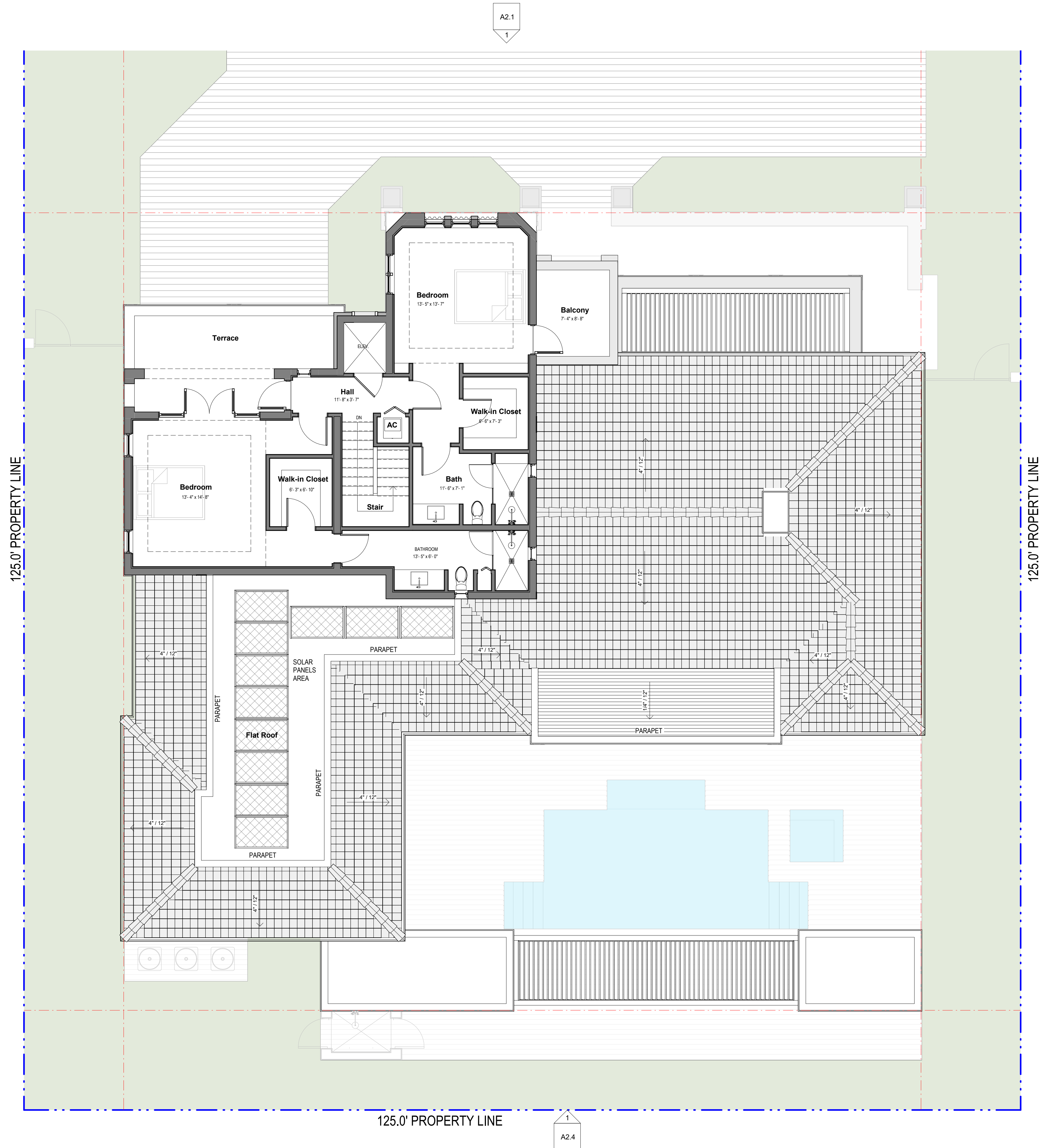
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DAVID FUENTES AR-97043

SHEET TITLE:
Ground Floor Plan

SCALE: 3/16" = 1'-0"
SHEET No.:

A1.1



1 2nd Level
SCALE: 3/16" = 1'-0"

1/22/2024 9:17:05 AM



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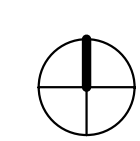
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DAVID FUENTES AR-97043

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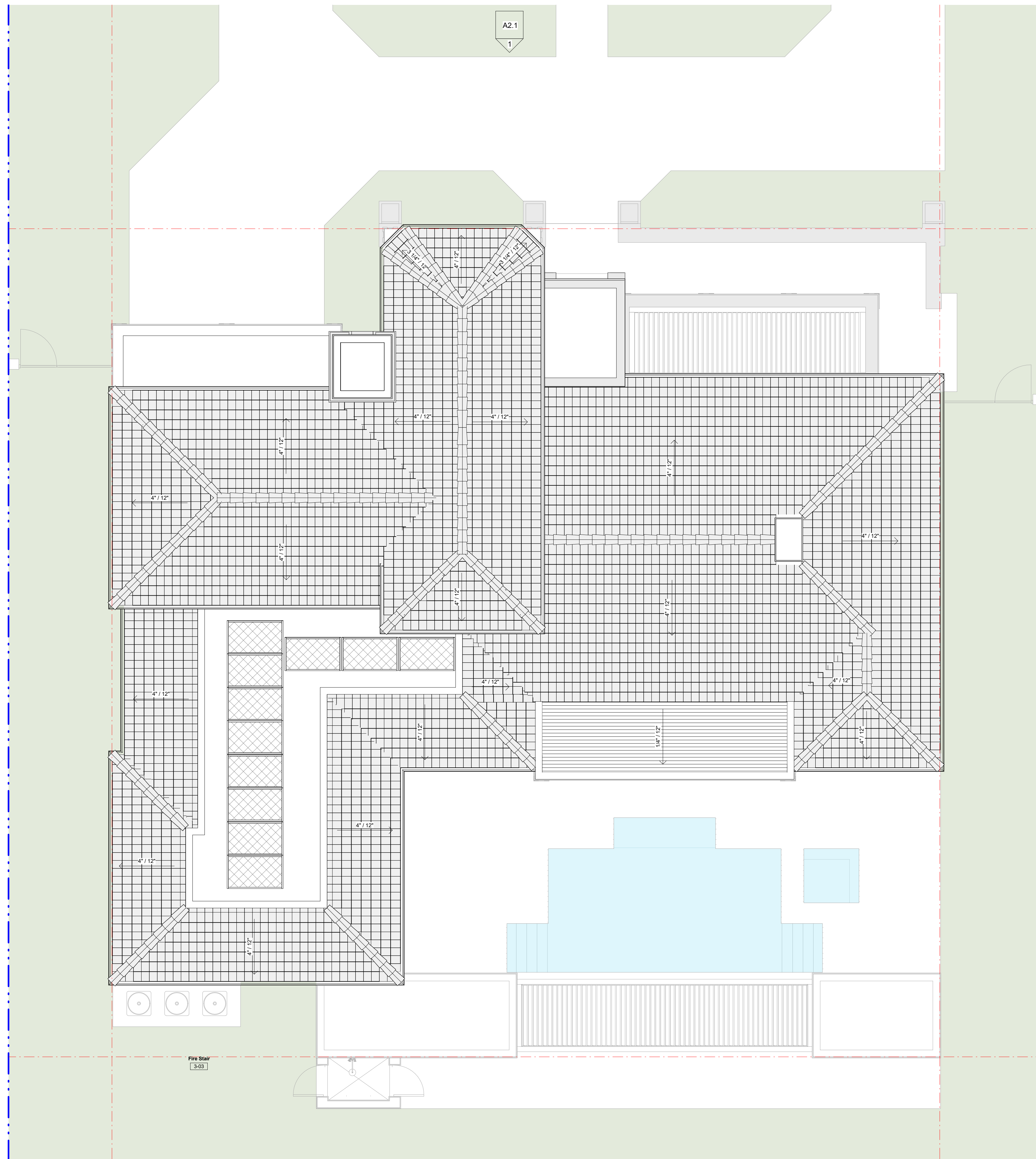
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1 TOB Roof II

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



A2.1

1

A2.3

2

A2.2

A2.4

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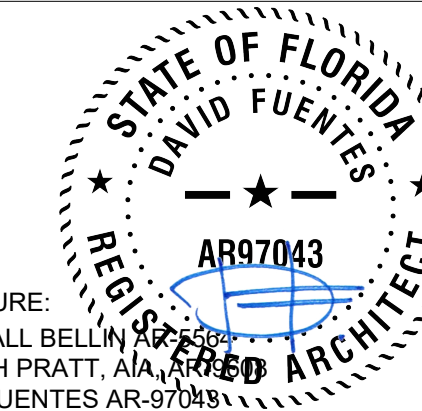
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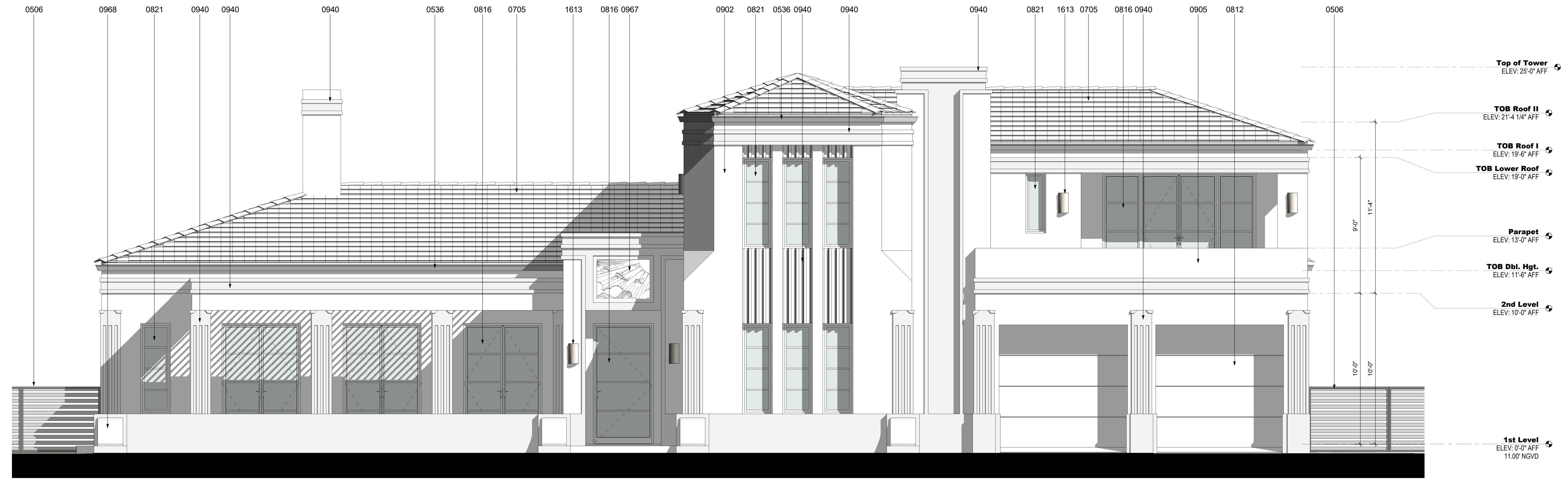
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Roof Plan

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

SHEET No.:

A1.3



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



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ISSUE DATE: 10-12-2023
PROJECT No.: 2023-05
DRAWN BY: Author
APPROVED BY: Approver

REVISIONS:

No.	Description	Date

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

SEAL:

SIGNATURE:
MARSHALL BELLIN PRATT
GLENN H PRATT, AIA
DAVID FUENTES AR-97043

SHEET TITLE:
Building Elevation

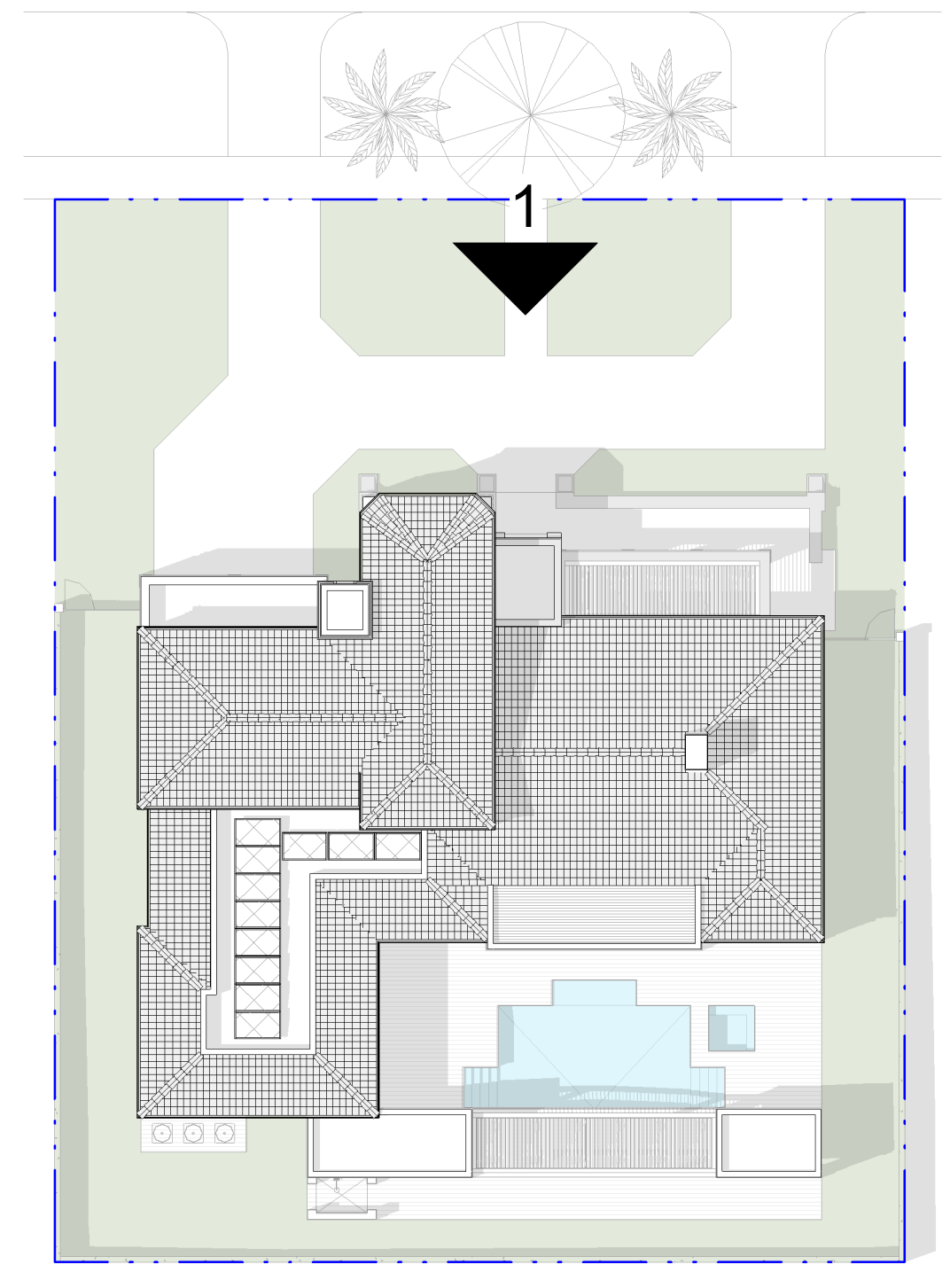
SCALE: As indicated
SHEET No.:
A2.1

ELEVATION NOTES

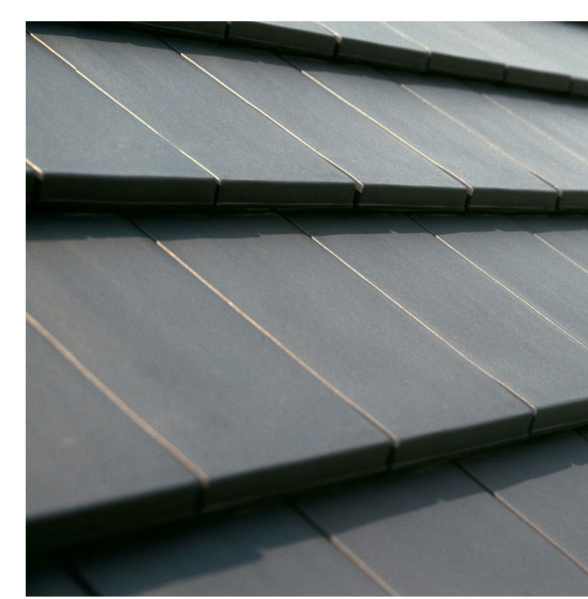
NUMBER	DESCRIPTION
0506	Aluminum Gate & Fence (Under Separate Permit)
0536	Metal Box Gutter
0705	Flat Roof Cement Tile. Miami Dade County Approved Roofing System to be Installed w/ Foam Adhesive 30Lb Base Sheet Thin Tag, and 90 LB. Roof Felt Solid Mopped with Hor Asfalt Back Nailed @ the Top of Deck on 5/8" CDX EXT. Grade Plywood. Refer to Structural drawings for Plywood Nailing.

ELEVATION NOTES

NUMBER	DESCRIPTION
0812	Interior Pocket Door. Refer to Schedule
0816	Impact Resistance Aluminum Swing Glass Door. Refer to Schedule
0821	Impact Resistance Aluminum Fixed Glass Window. Refer to Schedule
0902	(3) Coat 3/4" Stucco Finish
0905	3/4" Thick Stucco Smooth Finish Band
0940	Precast GFRC Decorative Moulding
0967	Precast GFRC Decorative Panel
0968	Precast GFRC Architectural piece
1613	Wall Mounted Light Fixture



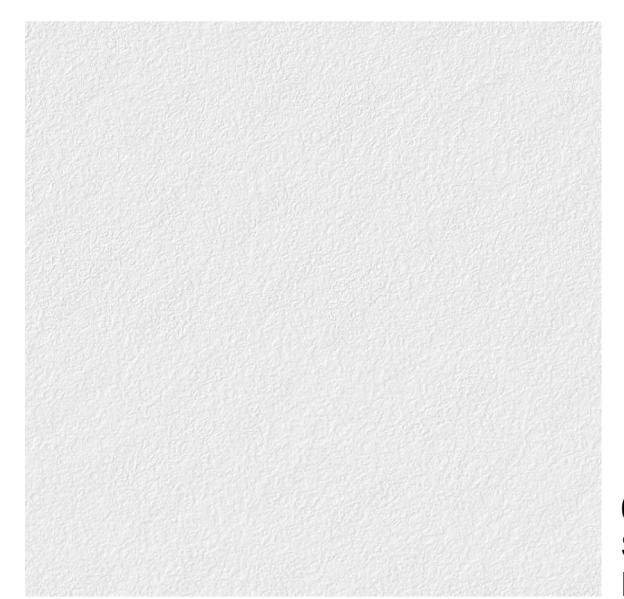
2 KEY PLAN I
SCALE: 1" = 20'-0"



0705
FLAT ROOF CEMENT TILE



0933 | 0940
TEXTURED STUCCO FINISH



0902
SMOOTH STUCCO FINISH



0515
ALUMINUM PERGOLA



301 almeria avenue, suite 210
coral gables, florida, 33134
tel. 305.447.1927 - fax. 305.443.5986

CONSULTANTS:

Consultant
Address
Address
Phone
Fax
e-mail

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PROJECT NAME:
New Single Family Residence

PROPERTY ADDRESS
1256 South Greenway Drive
Coral Gables FL 33134

OWNER INFORMATION
Ms Aylin Fraxedas Ellenburg

Preliminary BOA

ISSUE DATE: 10-12-2023
PROJECT No.: 2023-05
DRAWN BY: Author
APPROVED BY: Approver

REVISIONS:

No.	Description	Date

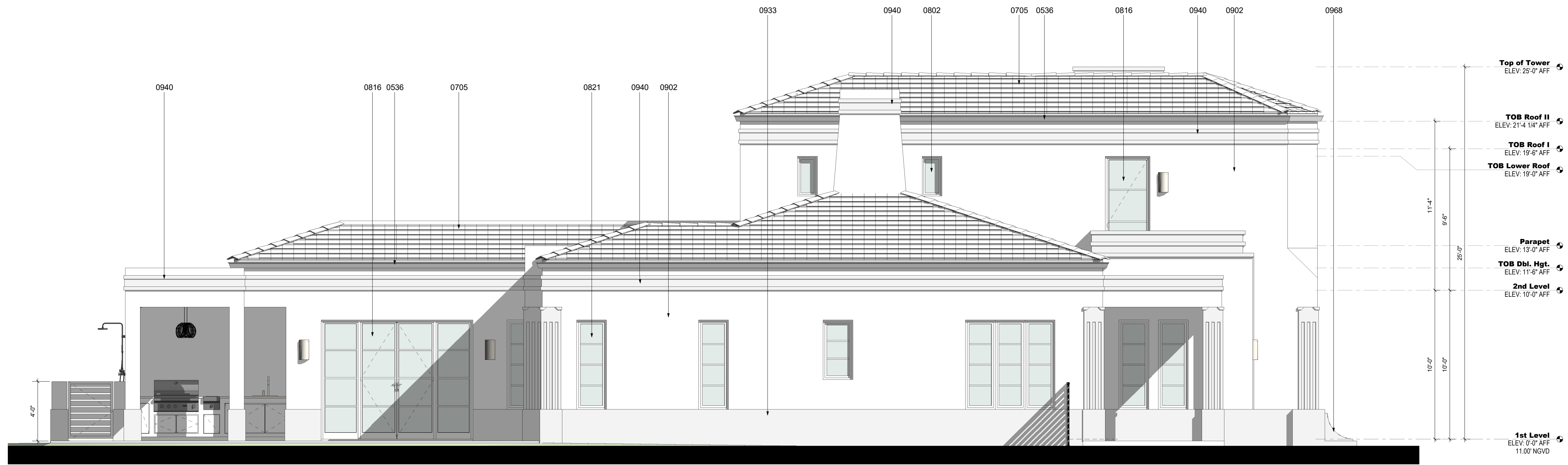
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SEAL:

SIGNATURE:
MARSHALL BELLIN
GLENN H PRATT, AIA
DAVID FUENTES AR-97043

SHEET TITLE:
Building Elevation

SCALE: As indicated
SHEET No.:
A2.2



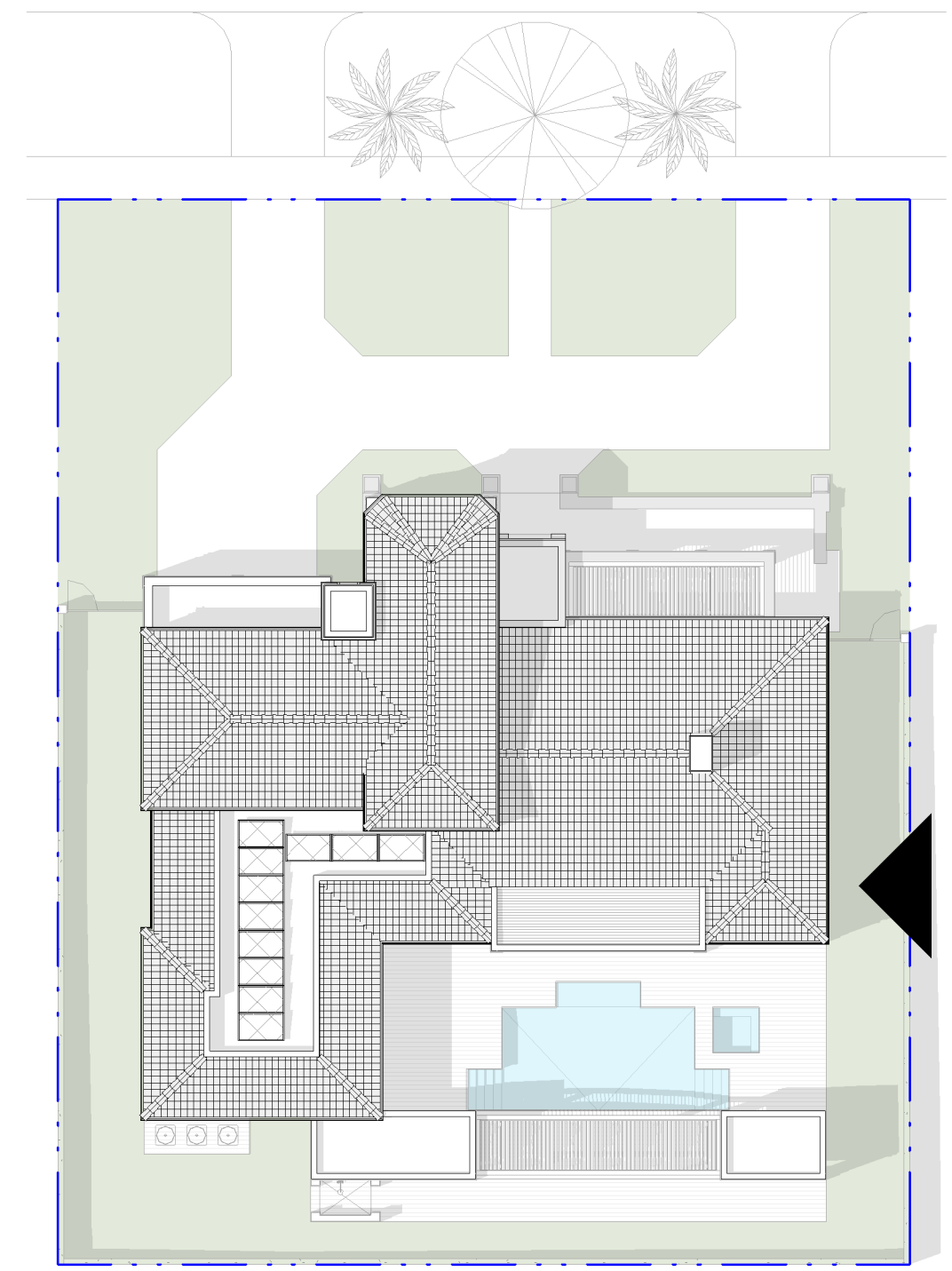
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

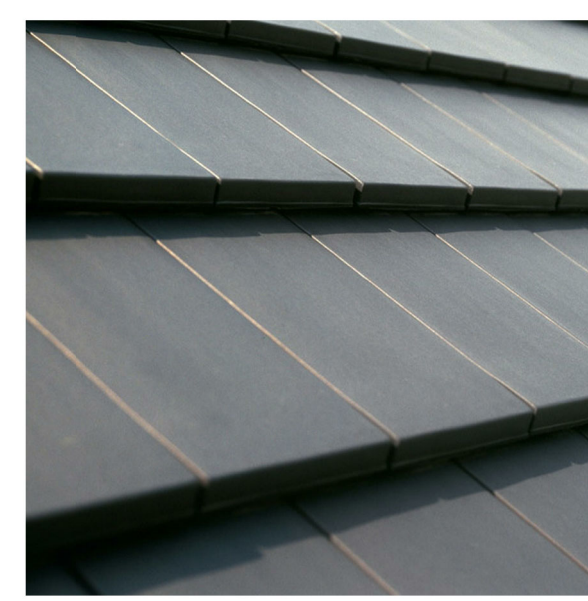
NUMBER	DESCRIPTION
0536	Metal Box Gutter
0705	Flat Roof Cement Tile. Miami Dade County Approved Roofing System to be Installed w/ Foam Adhesive 30Lb Base Sheet Thin Tag, and 90 LB. Roof Felt Solid Mopped with Hor Asfalt Back Nailed @ the Top of Deck on 5/8" CDX EXT. Grade Plywood. Refer to Structural drawings for Plywood Nailing.

ELEVATION NOTES

NUMBER	DESCRIPTION
0802	Impact Rated Overhead Metal Garage Door. Refer to Door Schedule
0816	Impact Resistance Aluminum Swing Glass Door. Refer to Schedule
0821	Impact Resistance Aluminum Fixed Glass Window. Refer to Schedule
0902	(3) Coat 3/4" Stucco Finish
0933	Decorative Base Band. Stucco Finish
0940	Precast GFRC Decorative Moulding
0968	Precast GFRC Architectural piece



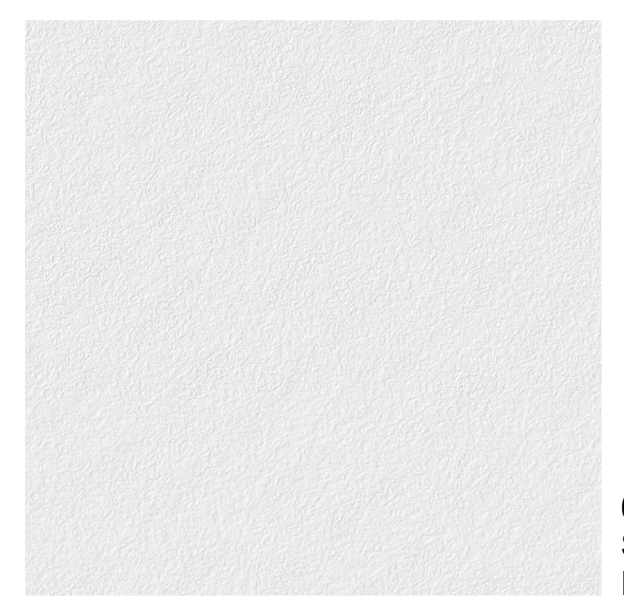
2 KEY PLAN II
SCALE: 1" = 20'-0"



0705
FLAT ROOF
CEMENT TILE



0933 | 0940
TEXTURED
STUCCO FINISH



0902
SMOOTH STUCCO
FINISH



0515
ALUMINUM PERGOLA



301 almeria avenue, suite 210
coral gables, florida, 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:
Consultant
Address
Address
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Fax
e-mail

PROPERTY ADDRESS
1256 South Greenway Drive
Coral Gables FL 33134
OWNER INFORMATION
Ms Aylin Fraxedas Ellenburg

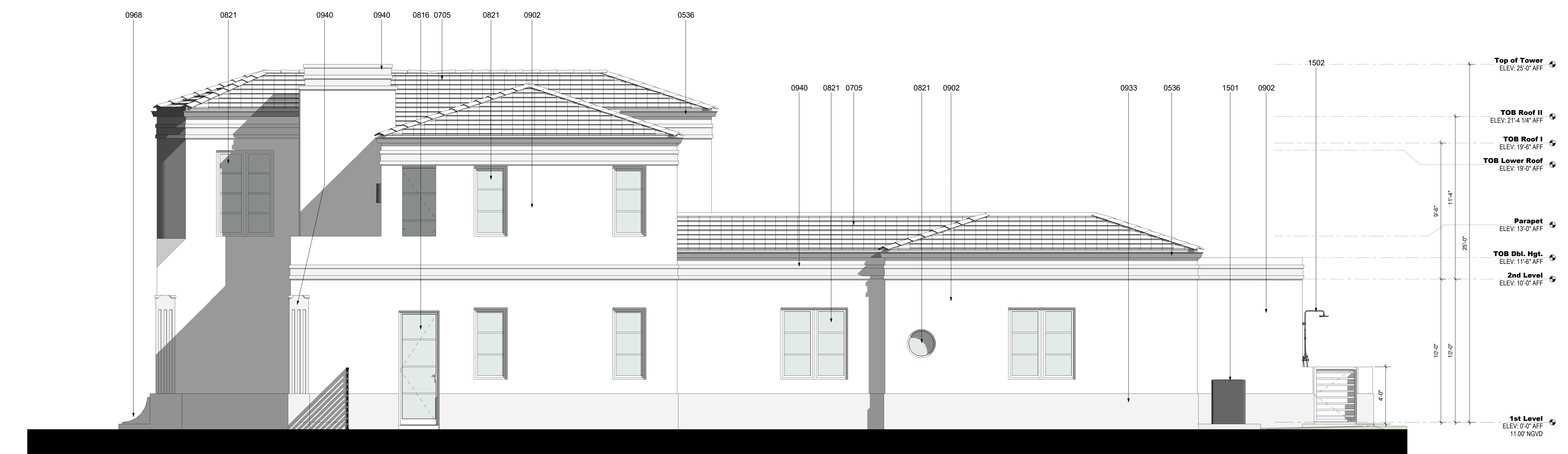
PRELIMINARY BOA
ISSUE DATE: 10-12-2023
PROJECT No.: 2023-05
DRAWN BY: Author
APPROVED BY: Approver

REVISIONS:
No. Description Date

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SEAL:
STATE OF FLORIDA
DAVID FUENTES
ARCHITECT
AR97043

SHEET TITLE:
Building Elevation
SCALE: As indicated
SHEET No.:
A2.3



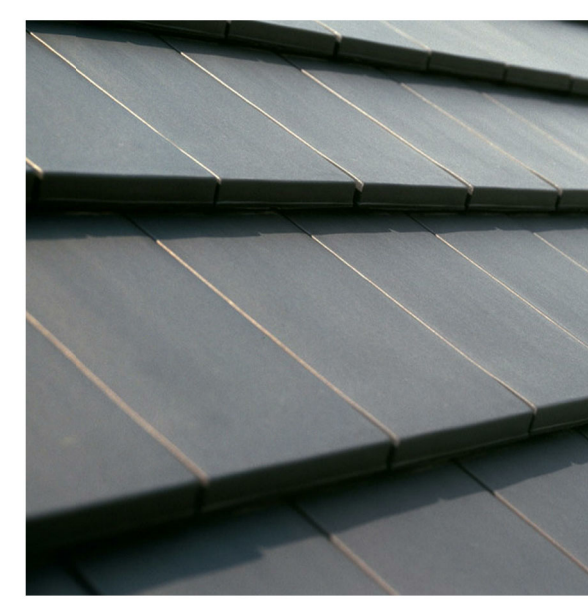
2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

NUMBER	DESCRIPTION
0536	Metal Box Gutter
0705	Flat Roof Cement Tile. Miami Dade County Approved Roofing System to be Installed w/ Foam Adhesive 30Lb Base Sheet Thin Tag, and 90 LB. Roof Felt Solid Mopped with Hor Asfalt Back Nailed @ the Top of Deck on 5/8" CDX EXT. Grade Plywood. Refer to Structural drawings for Plywood Nailing.

ELEVATION NOTES

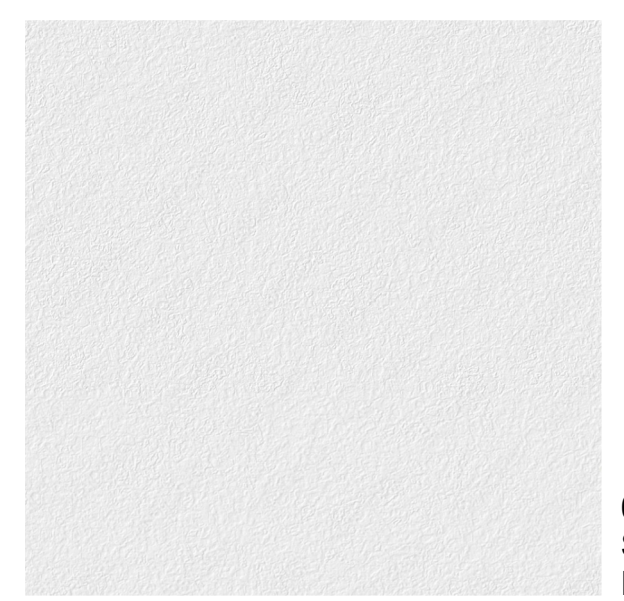
NUMBER	DESCRIPTION
0816	Impact Resistance Aluminum Swing Glass Door. Refer to Schedule
0821	Impact Resistance Aluminum Fixed Glass Window. Refer to Schedule
0902	(3) Coat 3/4" Stucco Finish
0933	Decorative Base Band. Stucco Finish
0940	Precast GFRC Decorative Moulding
0968	Precast GFRC Architectural piece
1501	Air Conditioning Condenser Unit
1502	Outdoor Shower Head



0705
FLAT ROOF
CEMENT TILE



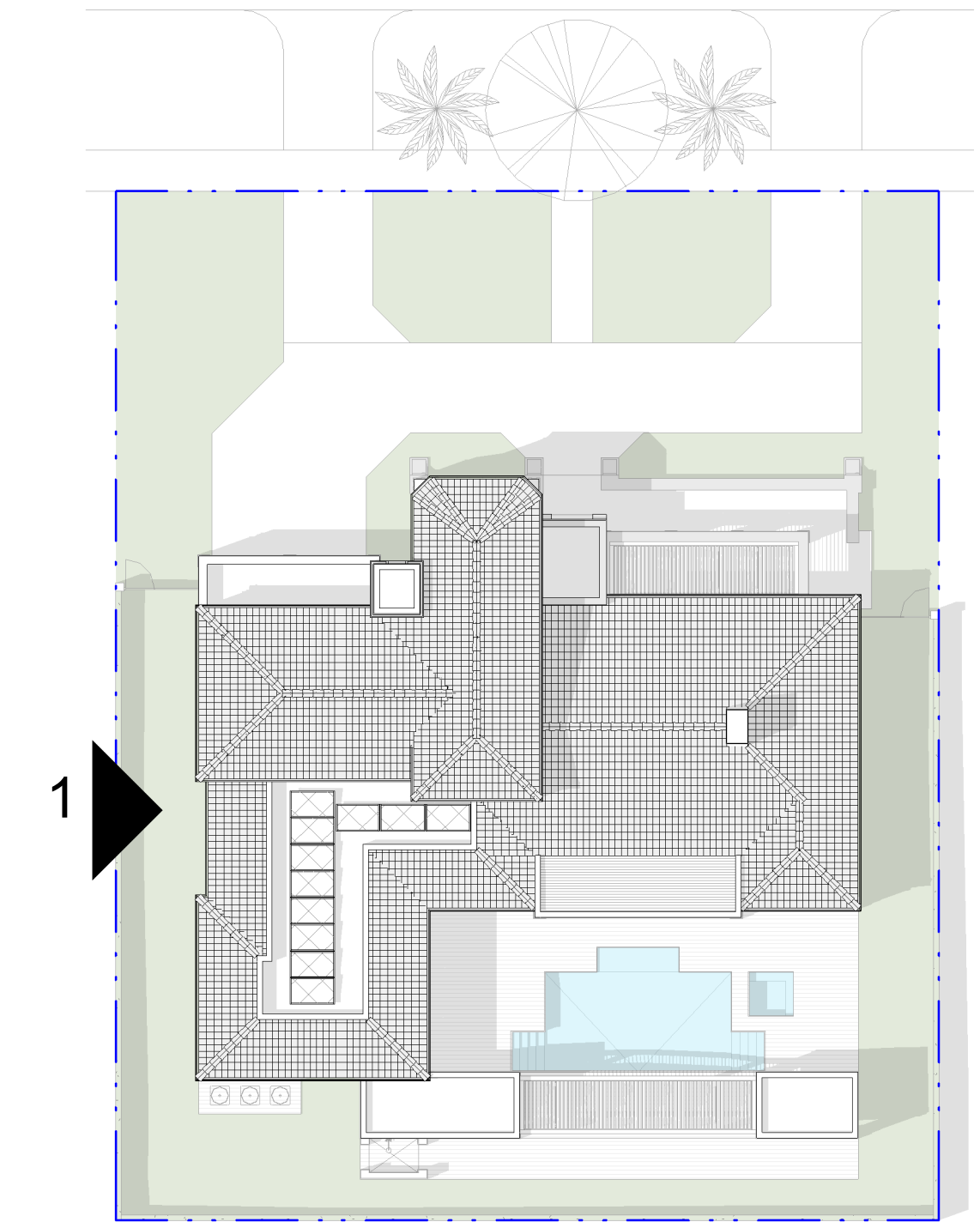
0933 | 0940
TEXTURED
STUCCO FINISH



0902
SMOOTH STUCCO
FINISH



0515
ALUMINUM PERGOLA



1 KEY PLAN III
SCALE: 1" = 20'-0"



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



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coral gables, florida, 33134
tel. 305.447.1927 - fax. 305.443.5986

CONSULTANTS:
Consultant
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SIGNATURE:
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GLENN H PRATT, AIA
DAVID FUENTES AR-97043

SHEET TITLE:
Building Elevation

SCALE: As indicated
SHEET No.:

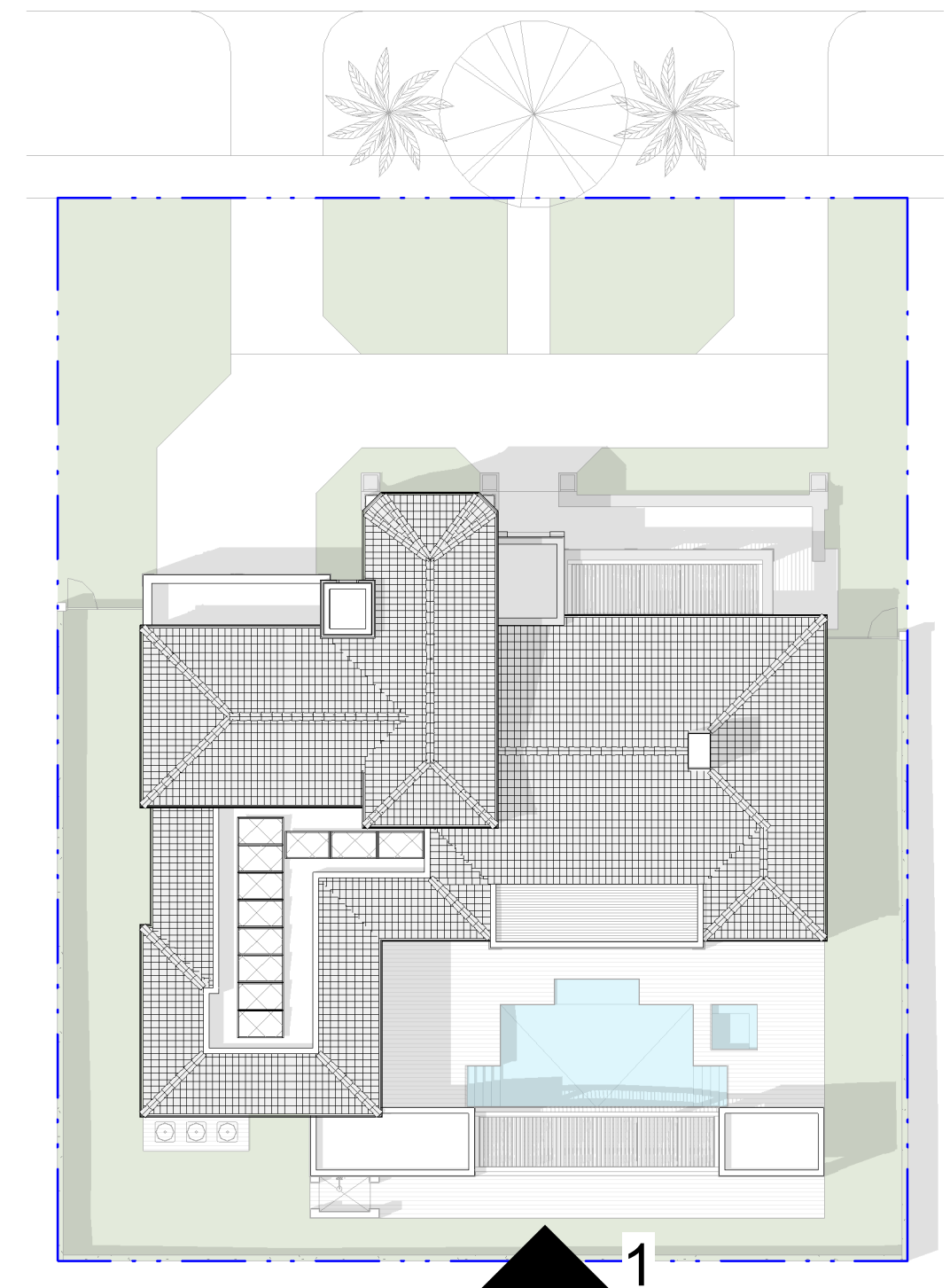
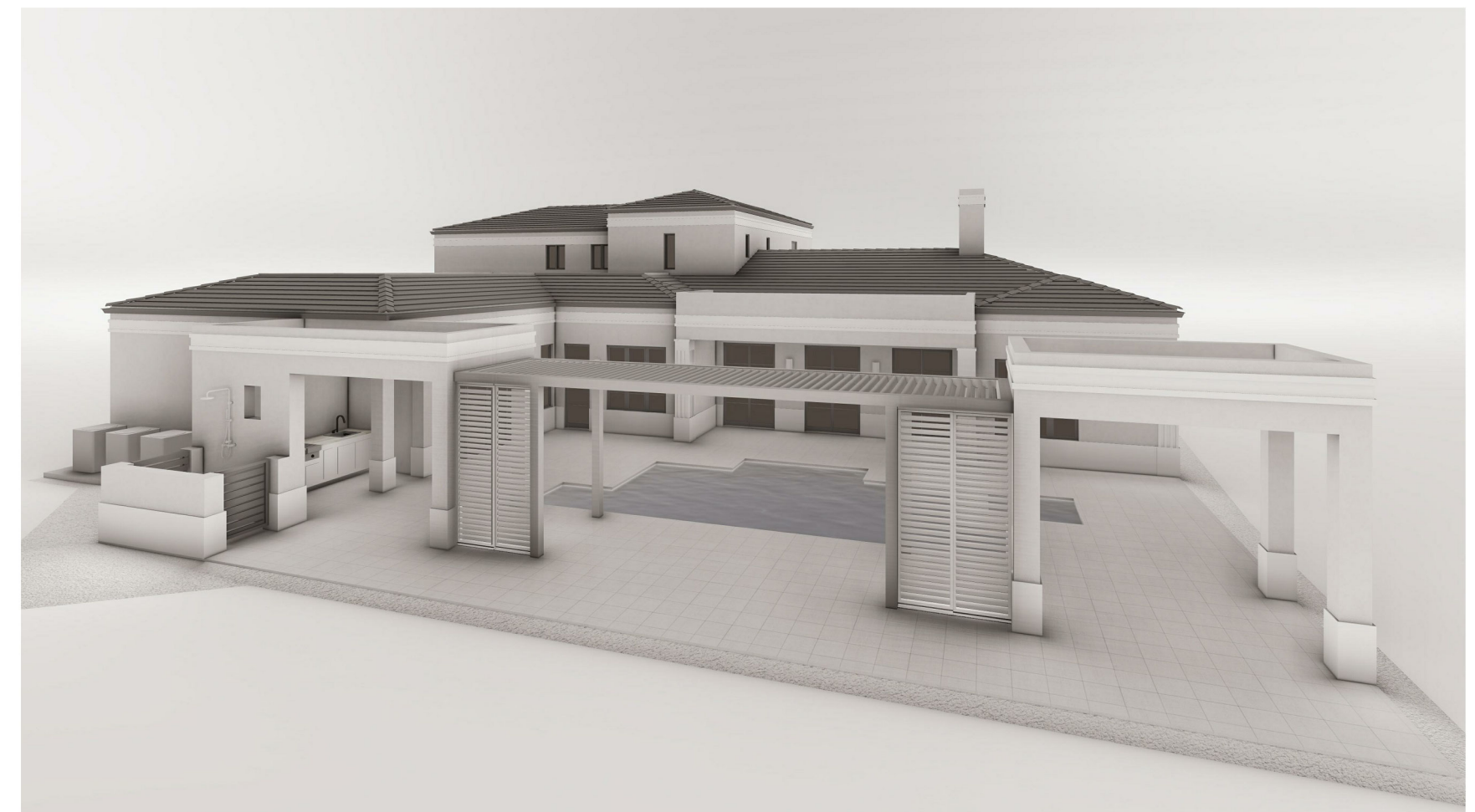
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ELEVATION NOTES

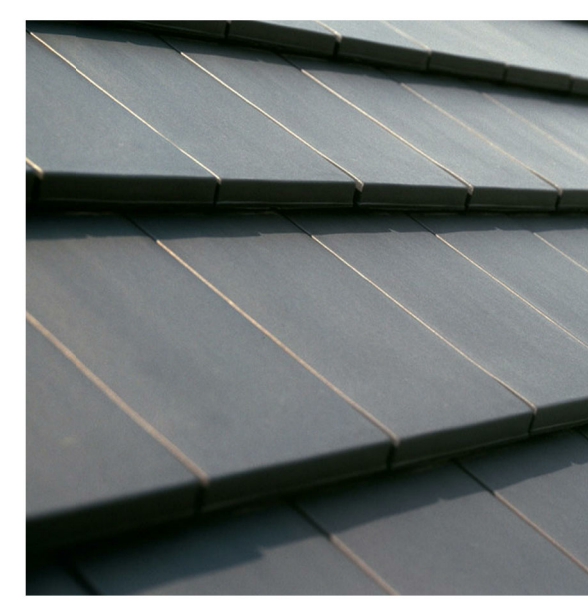
- | NUMBER | DESCRIPTION |
|--------|--|
| 0536 | Metal Box Gutter |
| 0574 | Aluminum Pergola with fully retractable and rotatable aluminum louvers. Refer to Renson System for reference |
| 0705 | Flat Roof Cement Tile. Miami Dade County Approved Roofing System to be installed w/ Foam Adhesive 30Lb Base Sheet Thin Tag, and 90 LB. Roof Felt Solid Mopped with Hor Asphalt Back Nailed @ the Top of Deck on 5/8" CDX EXT. Grade Plywood. Refer to Structural drawings for Plywood Nailing. |

ELEVATION NOTES

- | NUMBER | DESCRIPTION |
|--------|--|
| 0816 | Impact Resistance Aluminum Swing Glass Door. Refer to Schedule |
| 0821 | Impact Resistance Aluminum Fixed Glass Window. Refer to Schedule |
| 0902 | (3) Coat 3/4" Stucco Finish |
| 0933 | Decorative Base Band. Stucco Finish |
| 0940 | Precast GFRC Decorative Moulding |
| 1501 | Air Conditioning Condenser Unit |
| 1502 | Outdoor Shower Head |



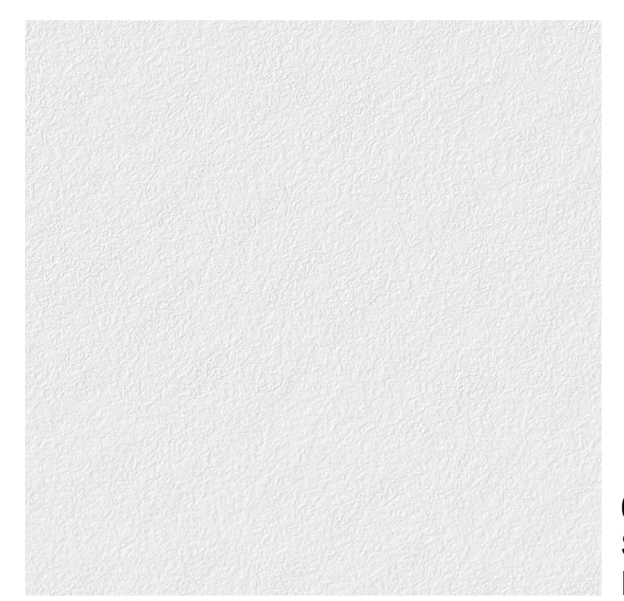
2 KEY PLAN IV
SCALE: 1" = 20'-0"



0705
FLAT ROOF CEMENT TILE



0933 | 0940
TEXTURED STUCCO FINISH



0902
SMOOTH STUCCO FINISH



0515
ALUMINUM PERGOLA