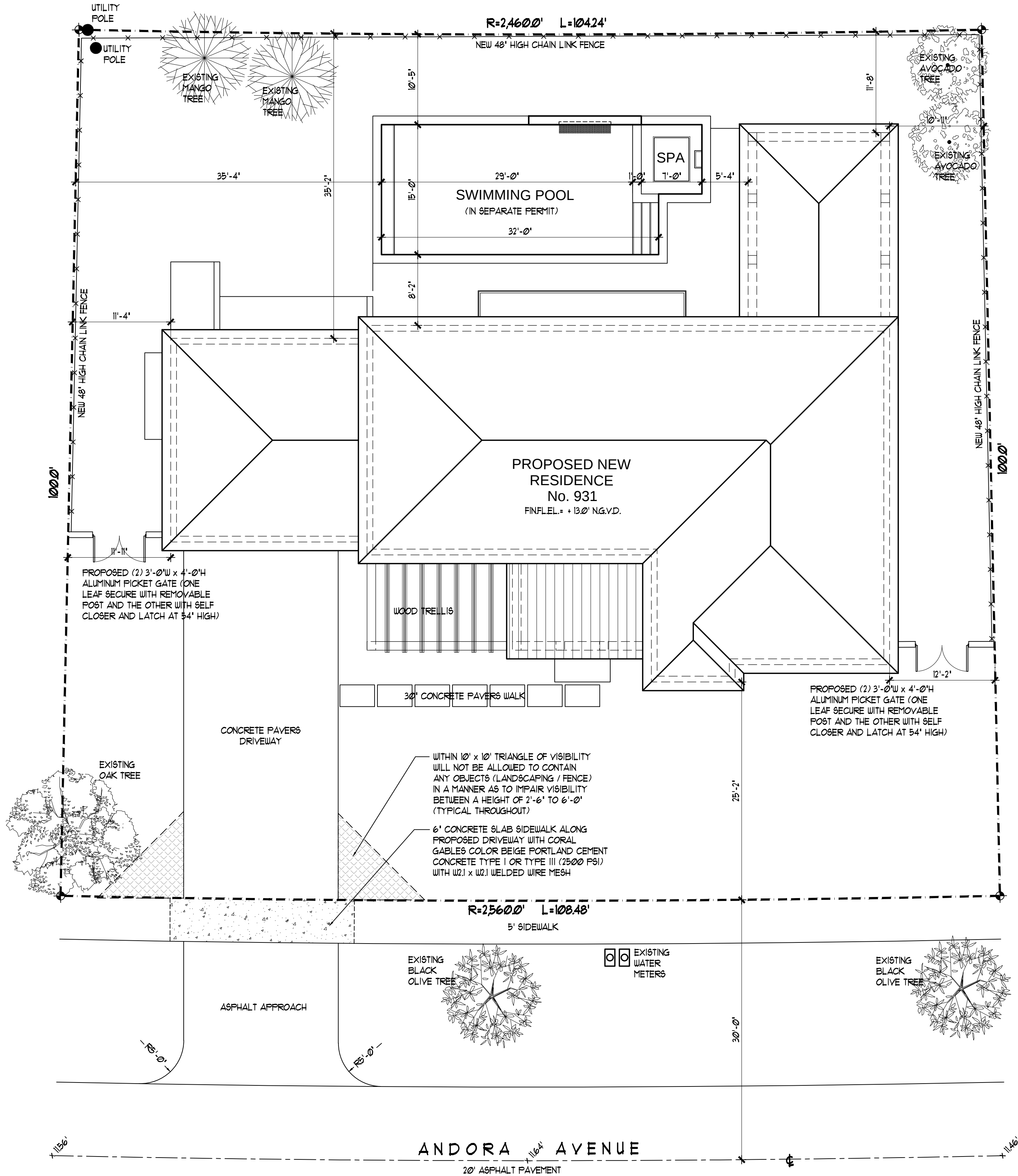
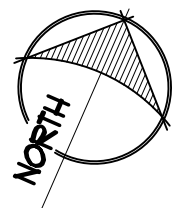




SITE PLAN

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



LEGAL DESCRIPTION: Folio: 03-4123-032-2120
LOTS 11 AND 10 BLOCK 251 OF 'REVISED FLAT CORAL GABLES RIVIERA SECTION PART TWELVE', ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 35 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

IMPORTANT NOTE
TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE SYSTEM INSTALLATION.

ZONING INFORMATION:

NET LOT AREA: 10,636 Sq.Ft. (0.24 ACRES)		
SETBACKS:	REQUIRED	PROPOSED
FRONT	25'-0"	25'-2"
REAR	10'-0"	11'-8"
SIDE (10636' x 20%)	10'-1"	
INTERIOR SIDE	10'-1"	11'-4"
INTERIOR SIDE	10'-1"	10'-11"
BUILDING HEIGHT:	34'-0"	28'-8"
LOT COVERAGE:	NET AREA x 35% 3,723 SQ.FT.	3,038.99 SQ.FT.

FAR CALCULATIONS

LOT AREA	10,636 SQ.FT.
5,000 @ 48%	2,400 SQ.FT.
5,000 @ 35%	1,750 SQ.FT.
636 @ 30%	191 SQ.FT.
MAXIMUM AREA ALLOWED	4,341 SQ.FT.
FIRST FLOOR A/C AREA	1,832.94 SQ.FT.
SECOND FLOOR A/C AREA	1,716.34 SQ.FT.
GARAGE AREA (48'66 SQ.FT. / 2)	243.83 SQ.FT.
TOTAL AREA PROVIDED	3,792.11 SQ.FT.

FRONT YARD GREEN AREA CALCULATION

NET LOT AREA 10,636 Sq.Ft. (0.24 ACRES)		
TOTAL GREEN AREA (NET LOT x 40%)		1,803.38 SQ.FT.
FRONT YARD GREEN AREA (20% OF 4,254.44 SQ.FT.)	850.88 SQ.FT.	5,513.99 SQ.FT.

LOT COVERAGE CALCULATIONS

NET LOT AREA	10,636 SQ.FT.	
A/C AND POOL EQUIPMENT SLAB	110.72 SQ.FT.	
DRIVEWAY	731.0 SQ.FT.	
WALKWAY	1,007.2 SQ.FT.	
POOL DECK AND COPING	509.10 SQ.FT.	
RESIDENCE (FIRST FLOOR)	2,439.16 SQ.FT.	
PORCH	176.42 SQ.FT.	
TERRACE	411.71 SQ.FT.	
POOL	520.0 SQ.FT.	
TOTAL IMPERVIOUS AREA	5,073.34 SQ.FT. = 47.1 %	
	ALLOWABLE	PROPOSED
RESIDENCE + POOL	4,786.2 SQ.FT. = 45%	3,079.16 SQ.FT. = 28.38%
TOTAL GREEN AREA	1,803.38 SQ.FT. = 40%	5,562.66 SQ.FT. = 51.3%

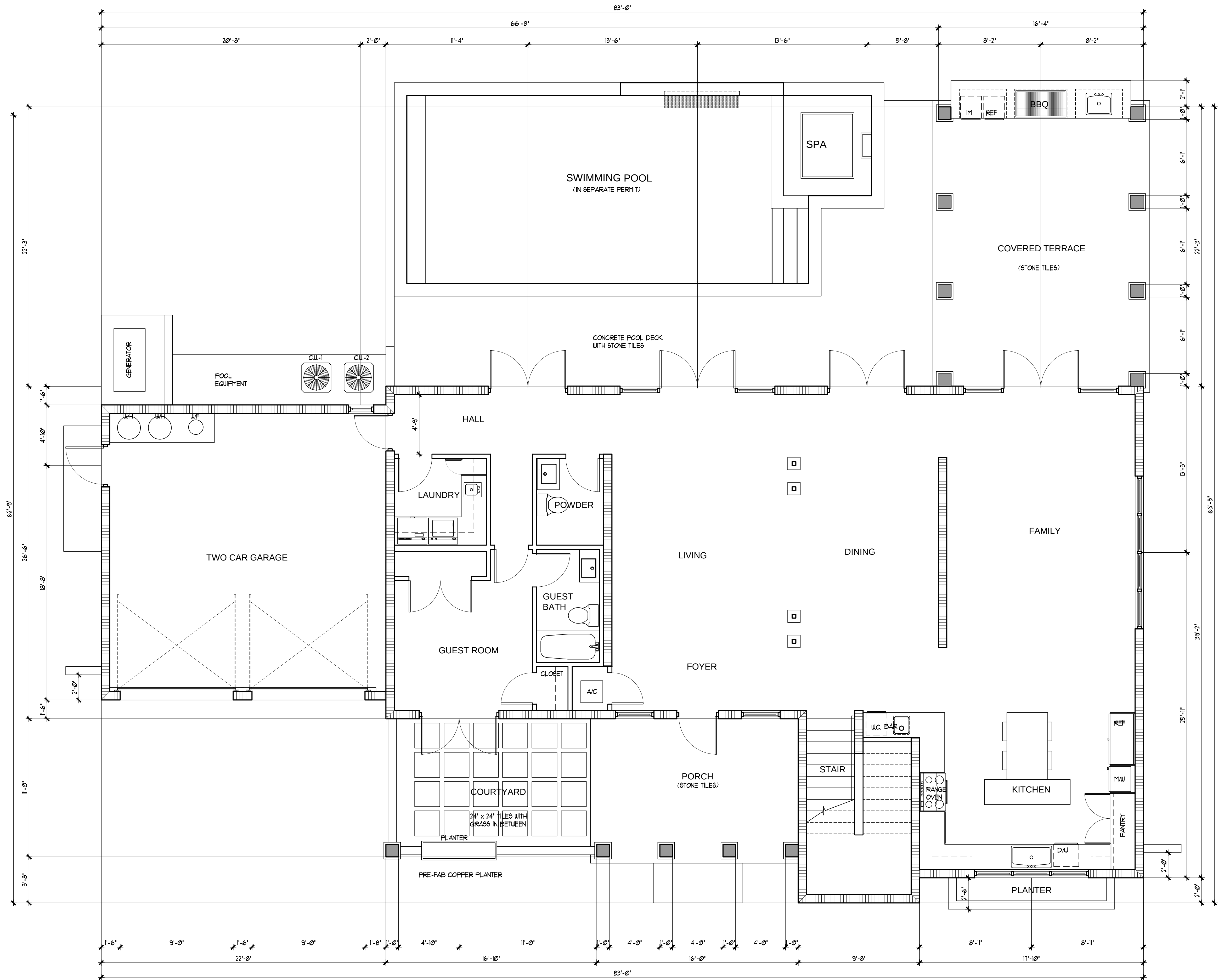
REVISIONS	BY

JORGE LINARES
ARCHITECT & PLANNER
7220 S.W. 98TH TERRACE
MIAMI, FLORIDA, 33155
(786) 444-7800 L.B.9613

PROPOSED NEW RESIDENCE FOR:
Mr. Andres Krauthamer

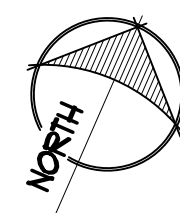
LOCATED AT:
931 Andora Avenue Coral Gables, Florida

DRAWN : RM
CHECKED : JL
DATE : April '21
SCALE : SHOWN
JOB NO.:
SHEET
A-1
OF X SHEETS



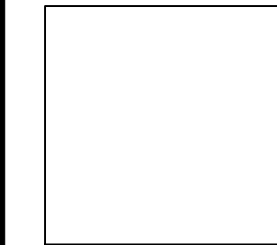
FIRST FLOOR PLAN

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



REVISIONS	BY

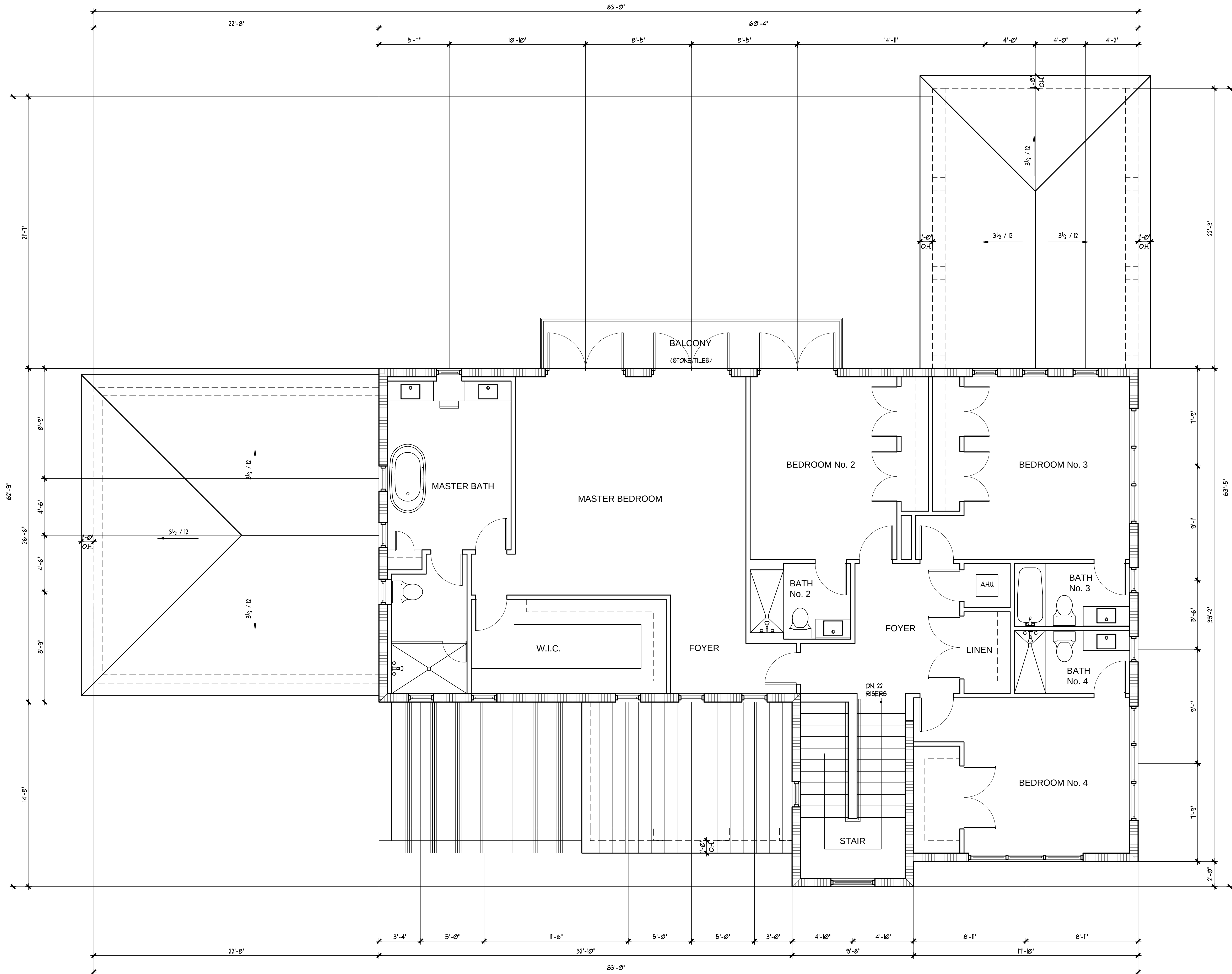
JORGE LINARES
ARCHITECT & PLANNER
7220 S.W. 98th TERRACE
MIAMI, FLORIDA, 33155
(786) 444-7800 L.B.9613



PROPOSED NEW RESIDENCE FOR:
Mr. Andres Krauthamer
LOCATED AT:
931 Andora Avenue Coral Gables, Florida

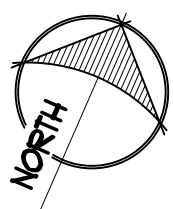
DRAWN : RM.
CHECKED : J.L.
DATE : April '21
SCALE : SHOWN
JOB NO.:

SHEET
A-2
OF X SHEETS



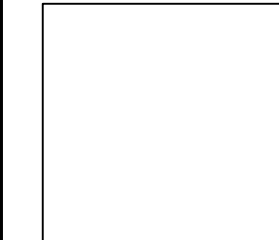
SECOND FLOOR PLAN

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



REVISIONS	BY

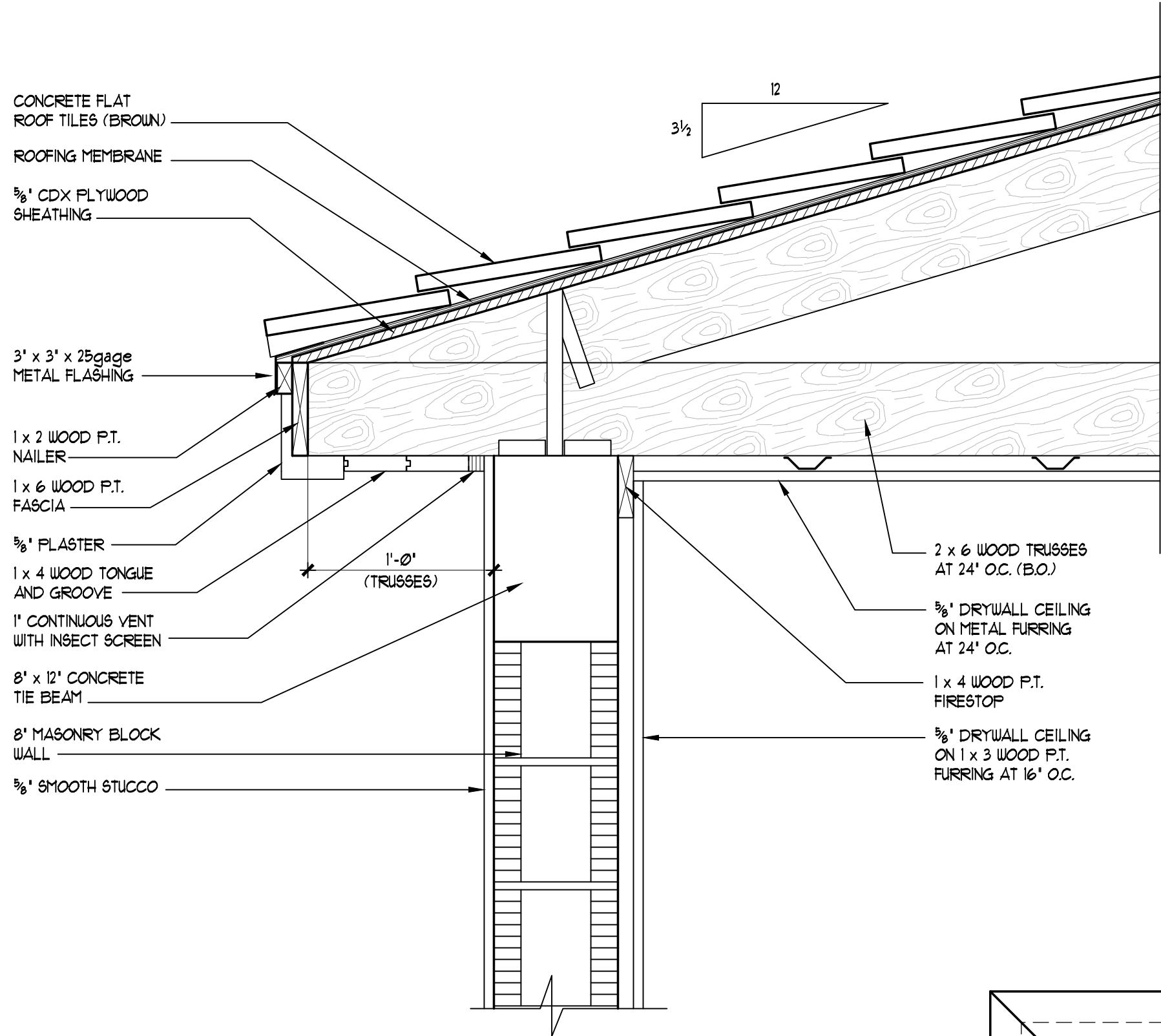
JORGE LINARES
ARCHITECT • PLANNER
7220 S.W. 99th TERRACE
MIAMI, FLORIDA, 33155
(786) 444-7800 L.B.9613



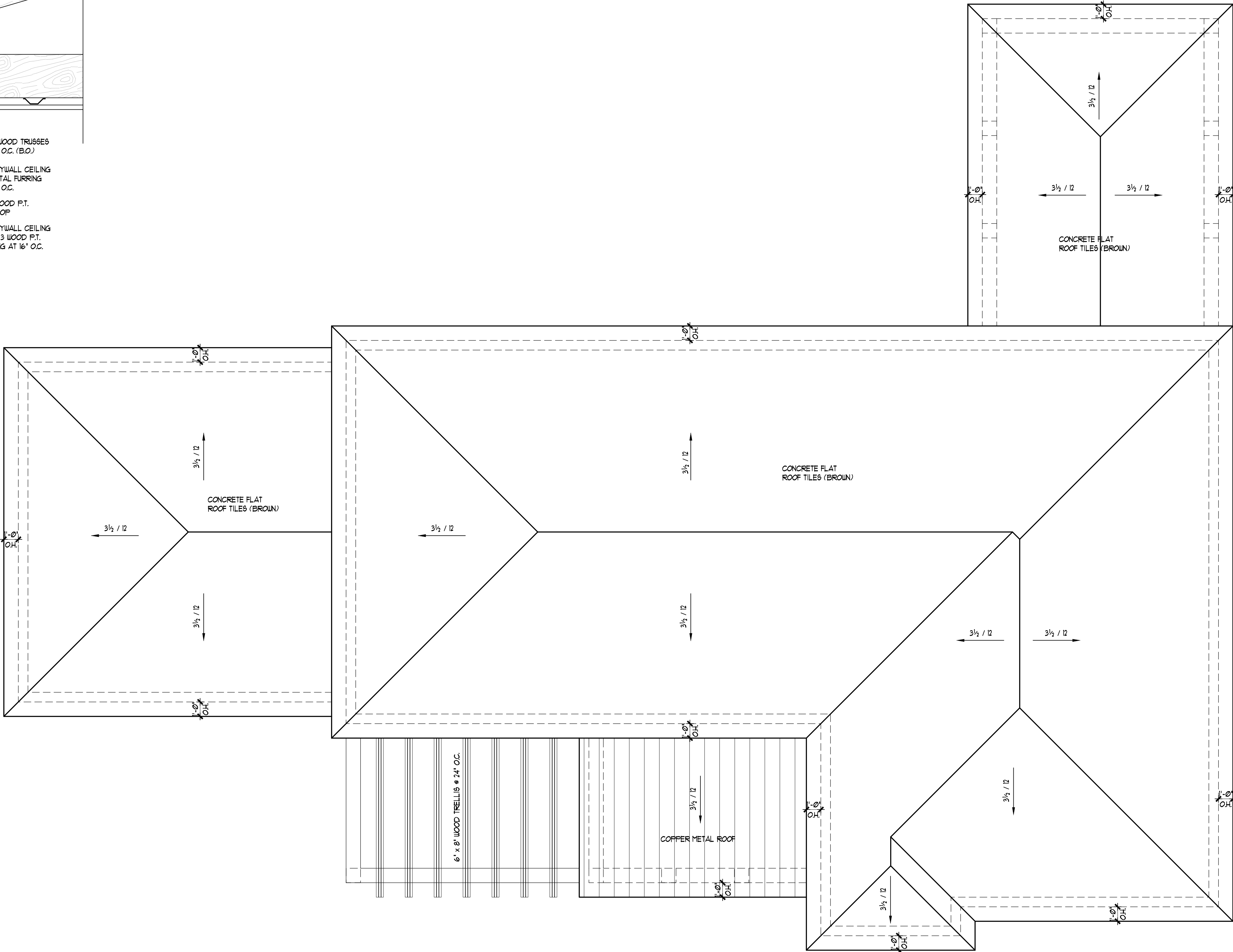
PROPOSED NEW RESIDENCE FOR:
Mr. Andres Krauthamer
LOCATED AT:
931 Andora Avenue Coral Gables, Florida

DRAWN : RM
CHECKED : JL
DATE : April '21
SCALE : SHOWN
JOB NO.:

SHEET
A-3
OF X SHEETS

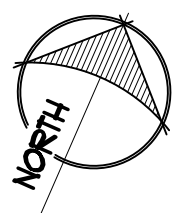


OVERHANG DETAIL



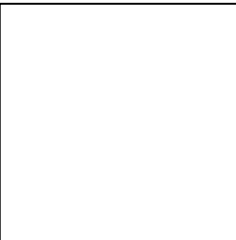
ROOF PLAN

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



REVISIONS	BY

JORGE LINARES
ARCHITECT • PLANNER
7220 S.W. 99th TERRACE
MIAMI, FLORIDA, 33155
(786) 444-7800 L.B.9613



PROPOSED NEW RESIDENCE FOR:
Mr. Andres Krauthamer
LOCATED AT:
931 Andora Avenue Coral Gables, Florida

DRAWN : RM
CHECKED : JL
DATE : April '21
SCALE : SHOWN
JOB NO:

SHEET
A-4
OF X SHEETS

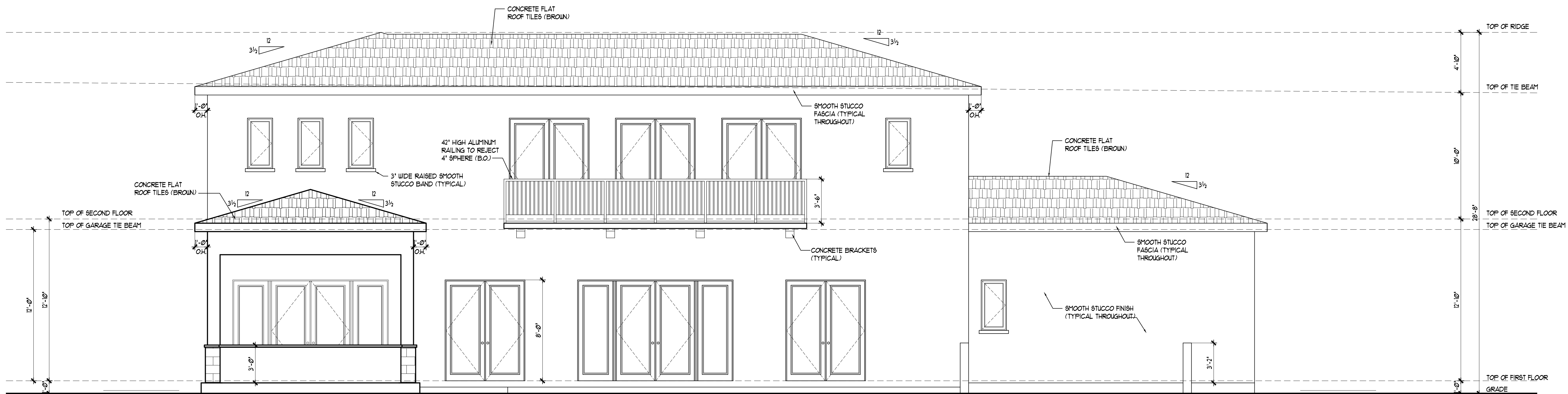


FRONT ELEVATION

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

GENERAL NOTES

1. ALL WINDOWS AND DOORS SHALL BE ALUMINUM CASEMENT BRONZE COLOR
2. HOUSE SHALL BE PAINTED IN WHITE COLOR



REAR ELEVATION

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

REVISIONS	BY

JORGE LINARES
ARCHITECT & PLANNER
7220 S.W. 98TH TERRACE
MIAMI, FLORIDA, 33155
(786) 444-7800 L.B.9613

PROPOSED NEW RESIDENCE FOR:

Mr. Andres Krauthamer

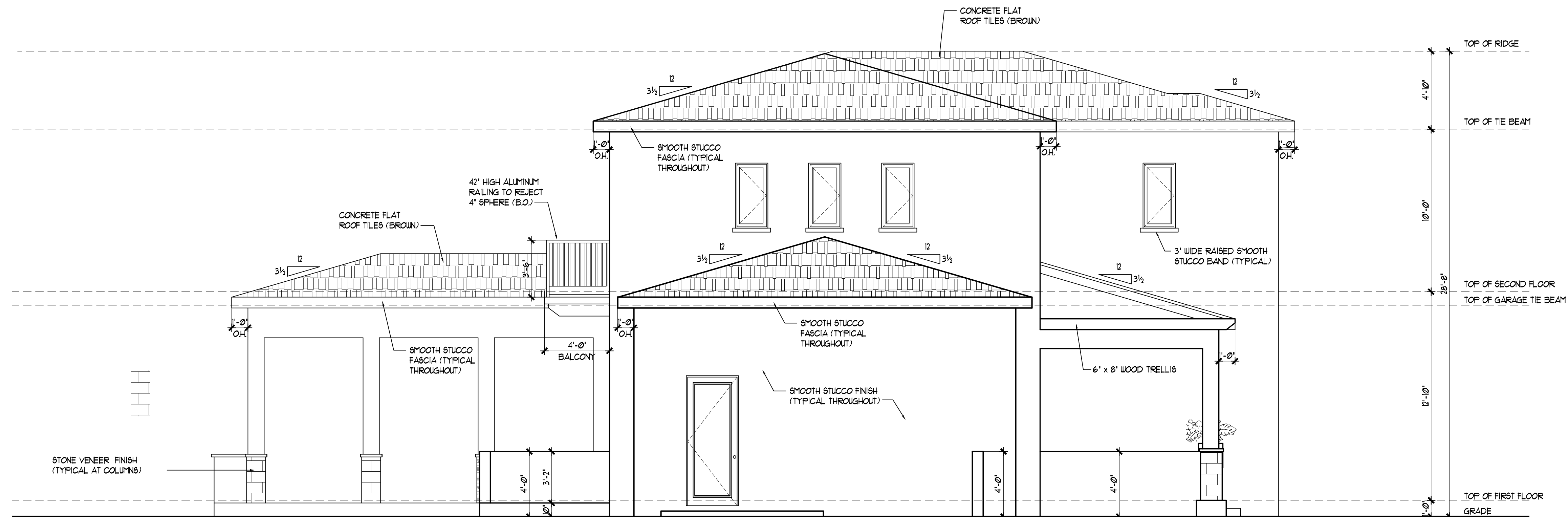
LOCATED AT:
931 Andorra Avenue Coral Gables, Florida

DRAWN : RM
CHECKED : JL
DATE : April '21
SCALE : SHOWN
JOB NO:

SHEET

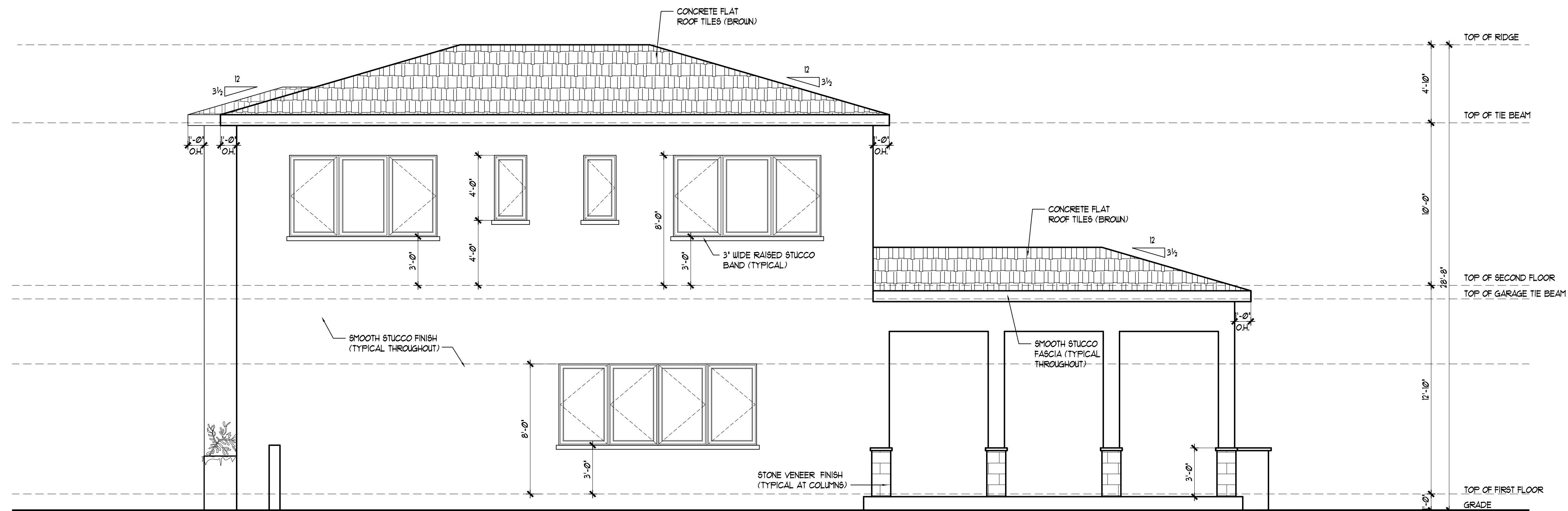
A-5

OF X SHEETS



LEFT ELEVATION

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

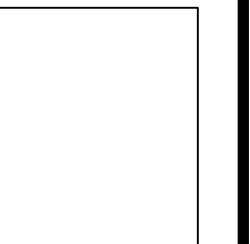


RIGHT ELEVATION

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

REVISIONS	BY

JORGE LINARES
ARCHITECT & PLANNER
7220 S.W. 99TH TERRACE
MIAMI, FLORIDA, 33155
(786) 444-7800 L.B.9613



PROPOSED NEW RESIDENCE FOR:
Mr. Andres Krauthamer
LOCATED AT:
931 Andora Avenue Coral Gables, Florida

DRAWN : RM
CHECKED : JL
DATE : April '21
SCALE : SHOWN
JOB NO.:

SHEET

A-6

OF X SHEETS