

HERSMAN RESIDENCE

530 TIVOLI AVE. CORAL GABLES, FL. 33143

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CORAL GABLES BOARD OF ARCHITECTS

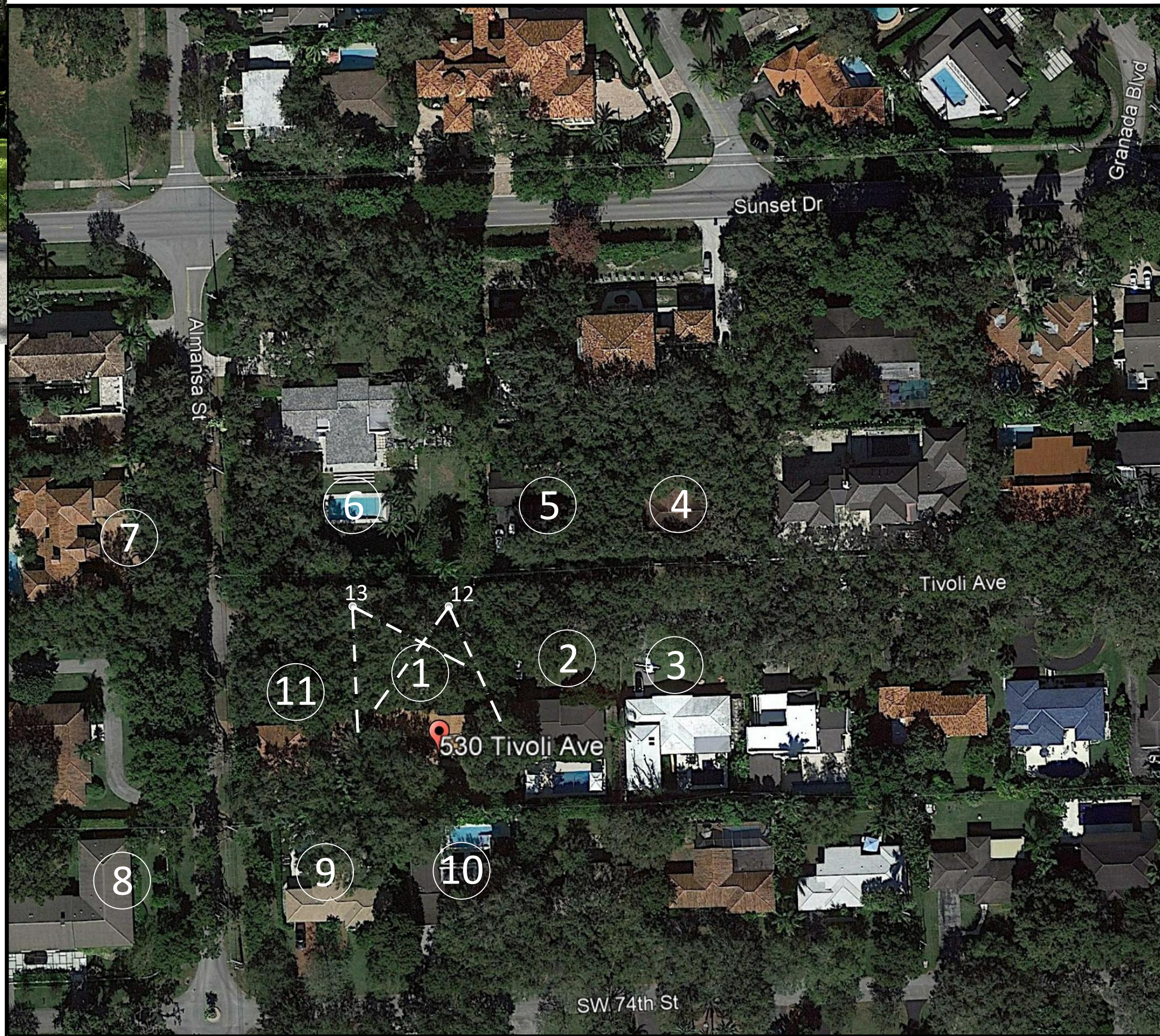
PASCUAL PEREZ KILIDDJIAN STARR

& ASSOCIATES

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MARIO P. PASCUAL, AIA
LICENSE No.: AR 0008254
PETER KILIDDJIAN, RA
LICENSE No.: AR 0093067

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CONTEXT STUDY

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P-0

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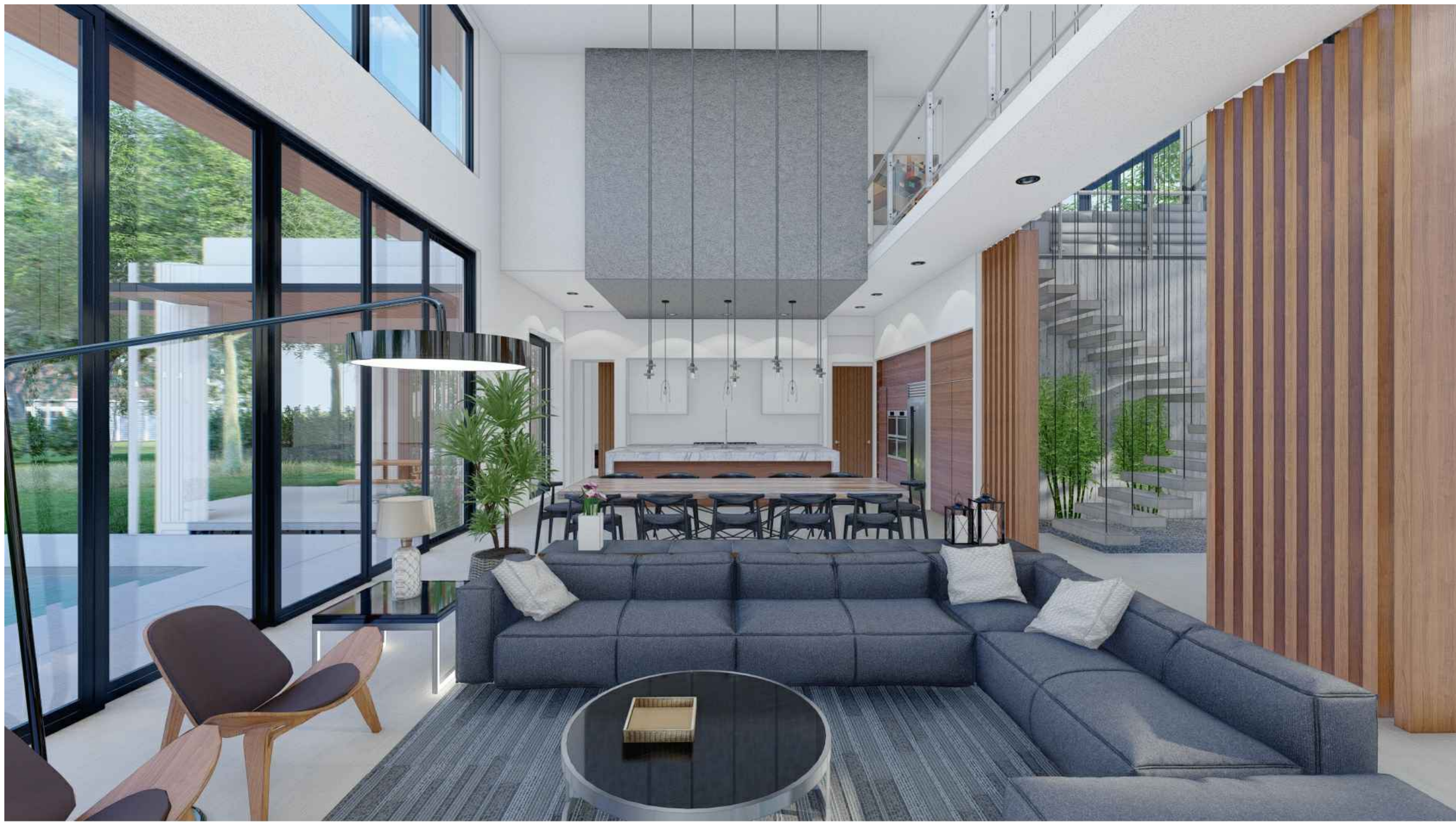
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INTERIOR PERSPECTIVES

DATE : 2021-9-01
SCALE : AS SHOWN
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P-5

SHEET NO. :



PROPERTY ADDRESS

530 TIVOLI AVE. CORAL GABLES, FL, 33143-6309

LEGAL DESCRIPTION

LOT 5,6,7,8 BLOCK 90 OF "CORAL GABLES BISC BAY SEC 1 PL AT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25 PAGE 63 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

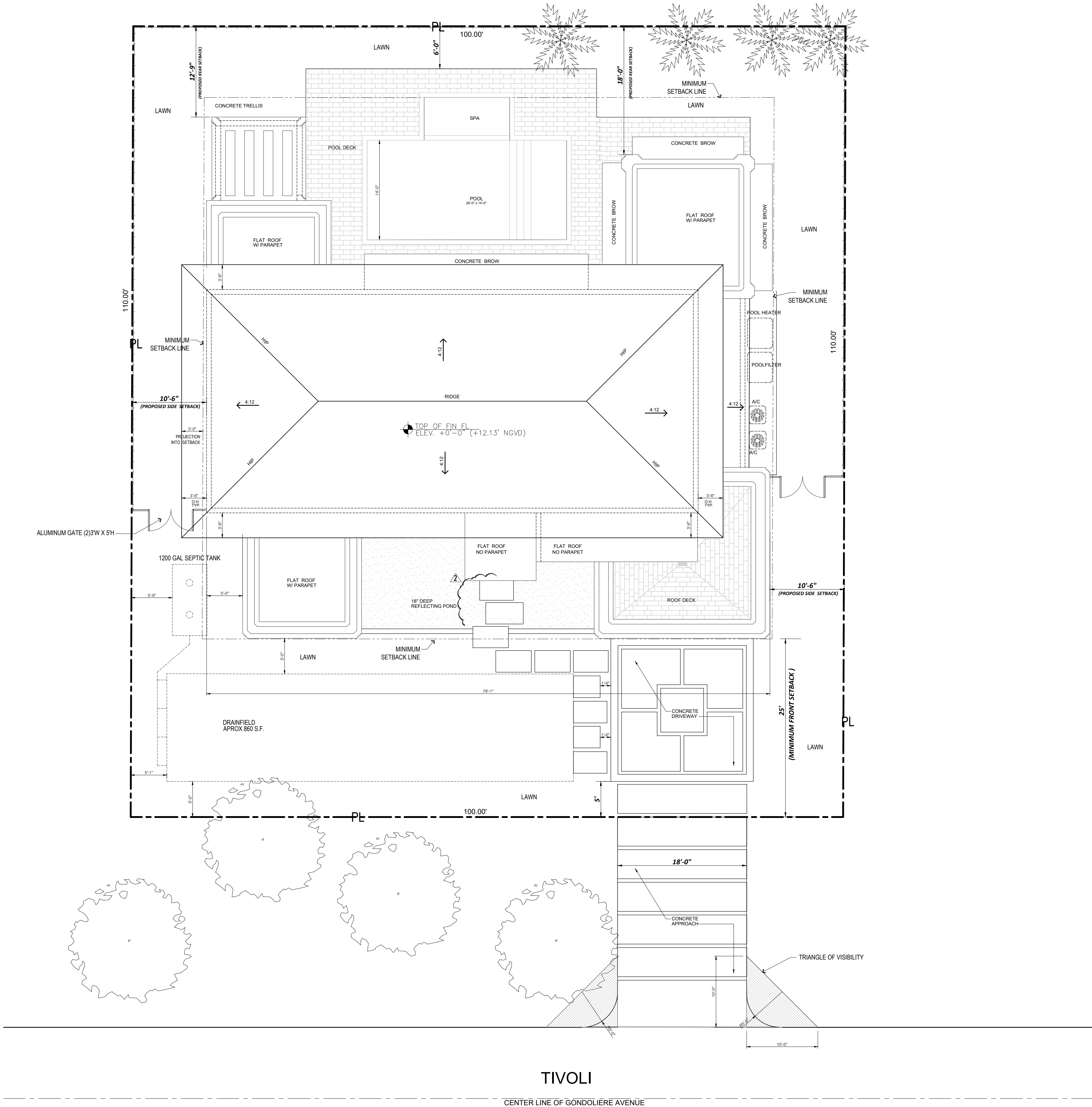
ZONING LEGEND

SINGLE FAMILY		
ZONING:	SFR	
NETY LAND AREA	11,000 Sq. Ft.	
	REQUIRED/ALLOWED	PROVIDED
HEIGHT (to 2nd floor t.b.)	25'-0"	30'-9"
LOT COVERAGE	3,850 S.F. (35%)	3,846 S.F. (35.0%)
	4,950 S.F. (45%) AUX.	4,375 S.F. (39.7%)
F.A.R.	4,450 S.F.	4,423 S.F.
SETBACKS		
Front	25'-0"	25'-0"
Interior Side	10'-0"	10'-6"
Side Street	15'-0"	N/A
Rear	10'-0"	12'-9"

Lot will be graded so as to prevent direct overland discharge of overland discharge of stormwater onto adjacent property. Applicant will provide certification prior to final inspection.

LANDSCAPE & OPEN SPACE

	REQUIRED	PROVIDED
MINIMUM OF 40% OF SITE	4,400 Sq. Ft.	4,565 Sq. Ft. (41.5%)
20% OF REQD. 40% IN FRONT YARD	880 Sq. Ft.	2,020 Sq. Ft. (41.9%)



Site Plan

1/8" = 1'-0"

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SEAL:

SITE PLAN

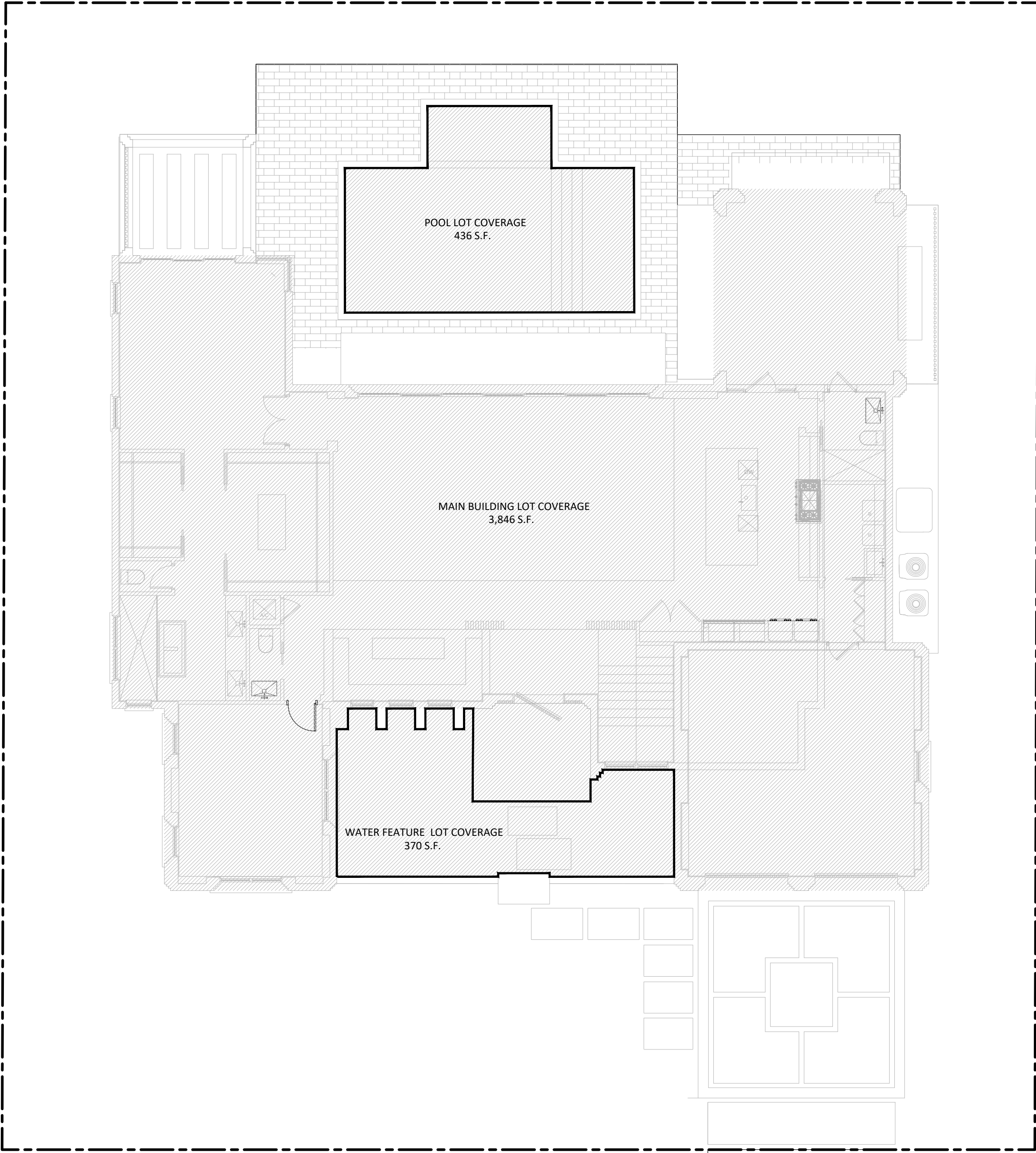
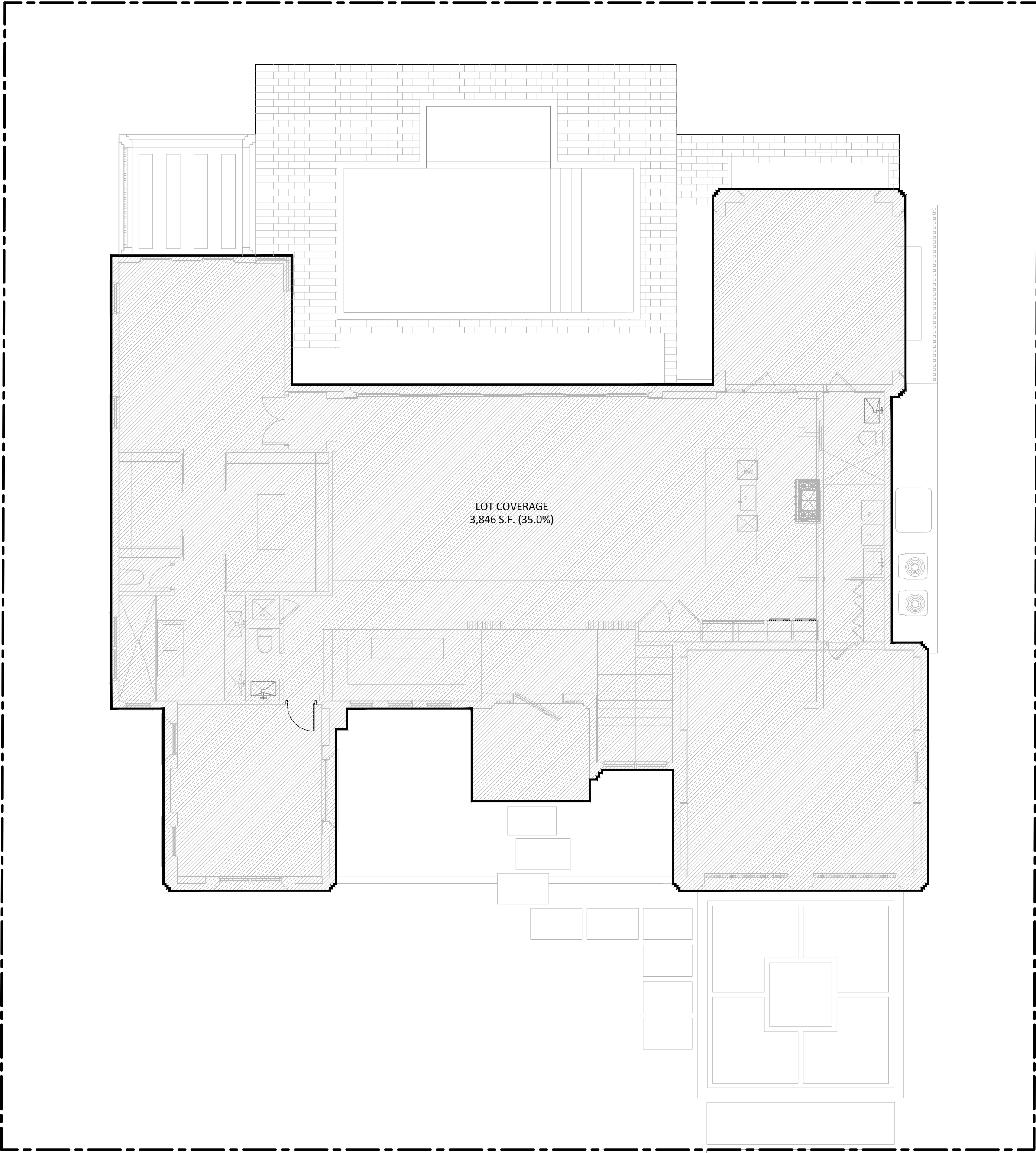
SITE PLAN

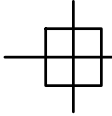
DATE : 2021 09-01
SCALE : AS SHOWN
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JOB NO. :

A-1.0

SHEET NO. :

ZONING	SINGLE FAMILY SFR	
NET LAND AREA	11,000 SF	
	REQUIRED / ALLOWED	PROVIDED
LOT COVERAGE		
PRINCIPAL BUILDING	3,850 Sq. Ft. (35%)	3,846 Sq. Ft. (34.9%)
PRINCIPAL BUILDING+ ACCESSORY	4,950 Sq. Ft. (45%)	4,652Sq. Ft. (42.2%)



 LOT COVERAGE DIAGRAMS
1/8" = 1'-0"

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LOT COV. DIAGRAMS

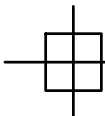
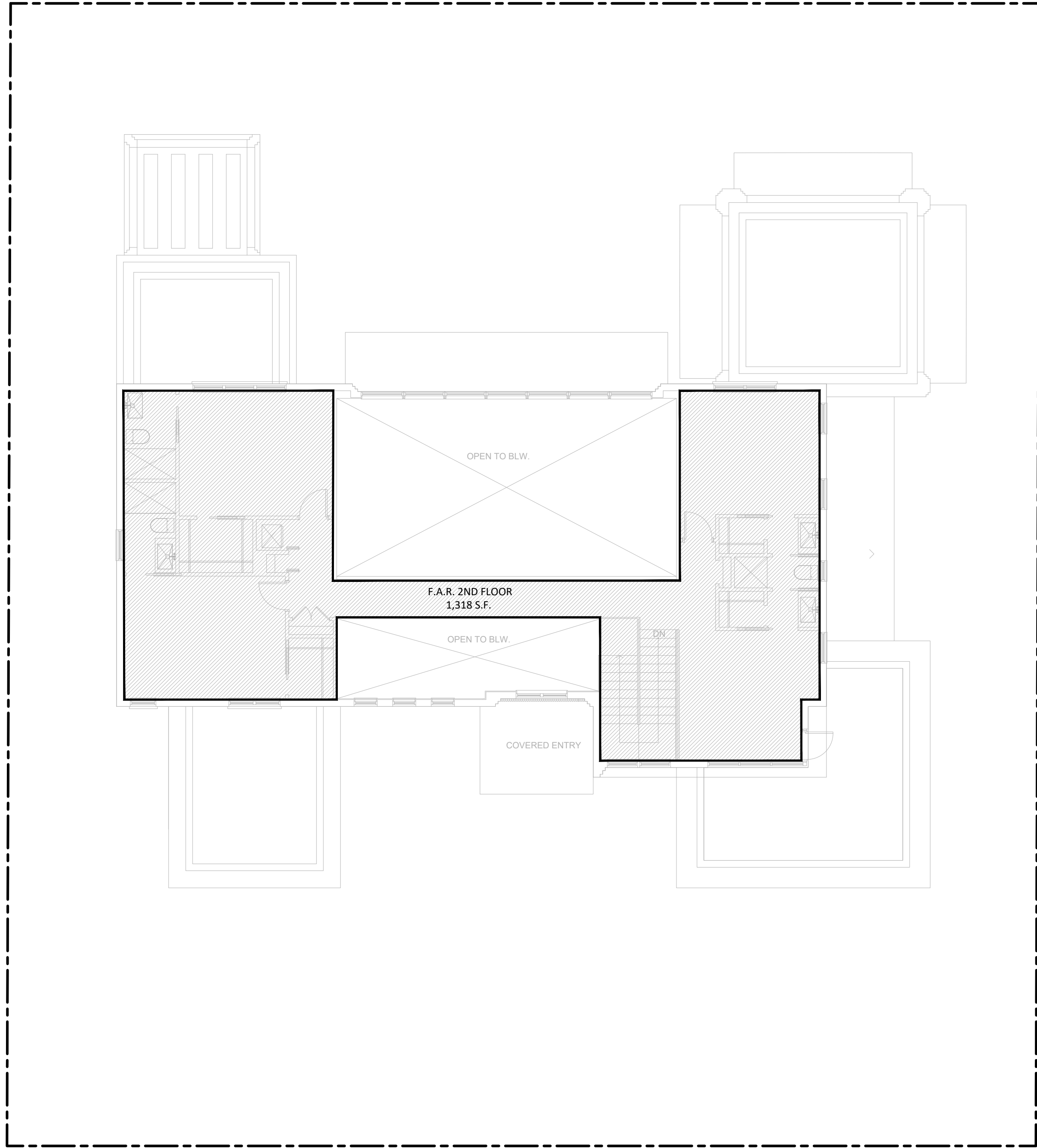
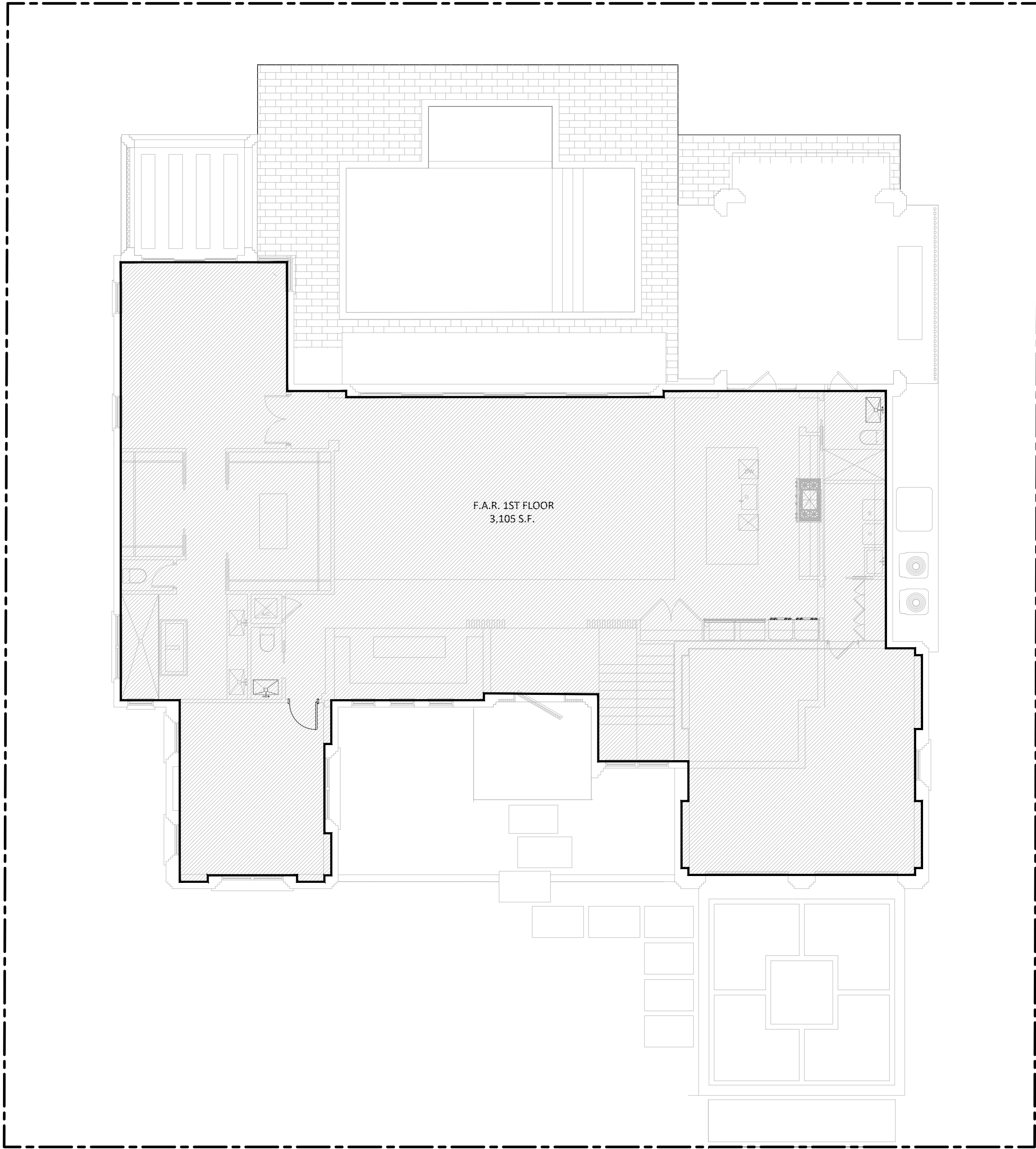
SITE PLAN

DATE :
SCALE : AS SHOWN
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SHEET NO. :

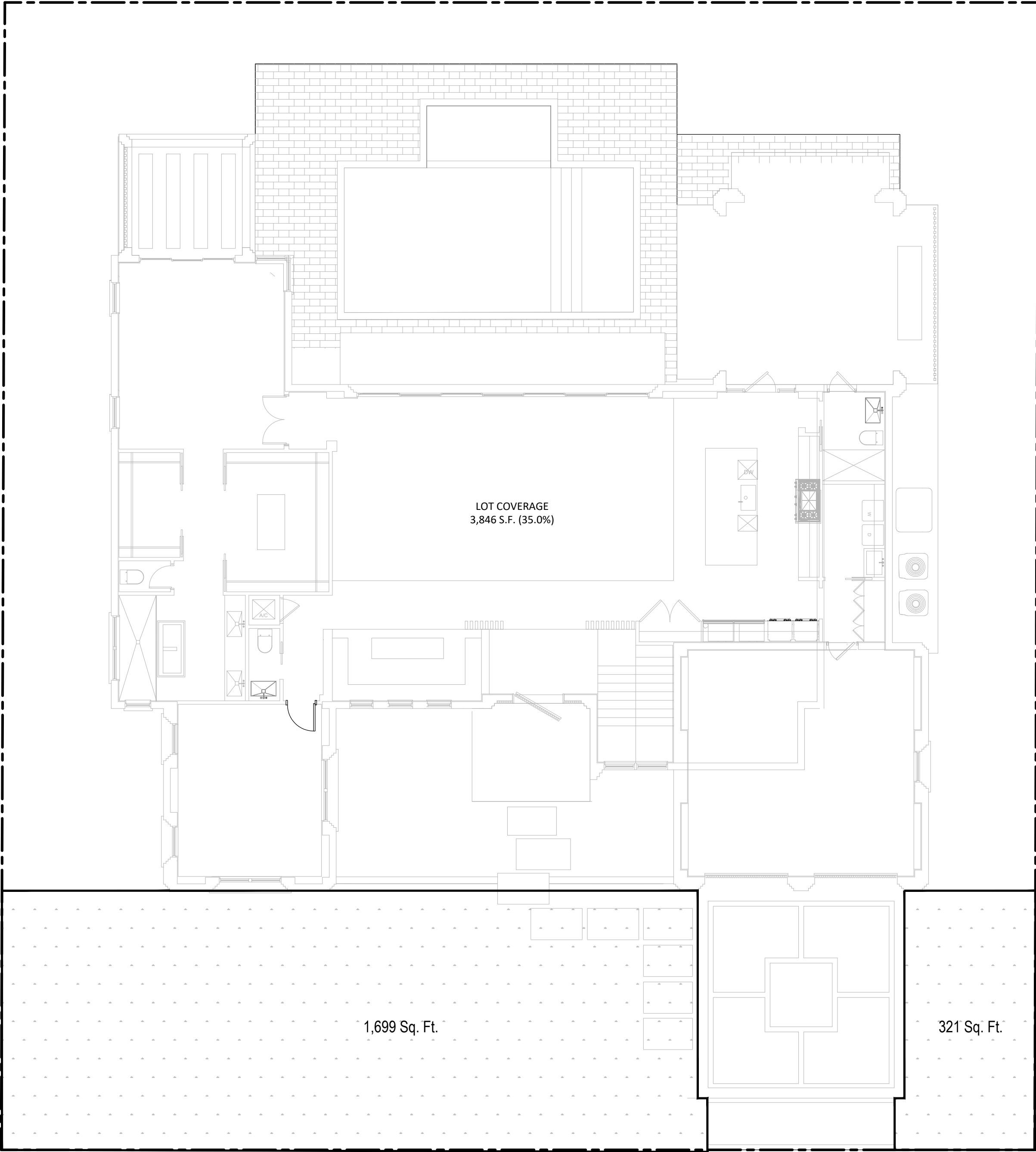
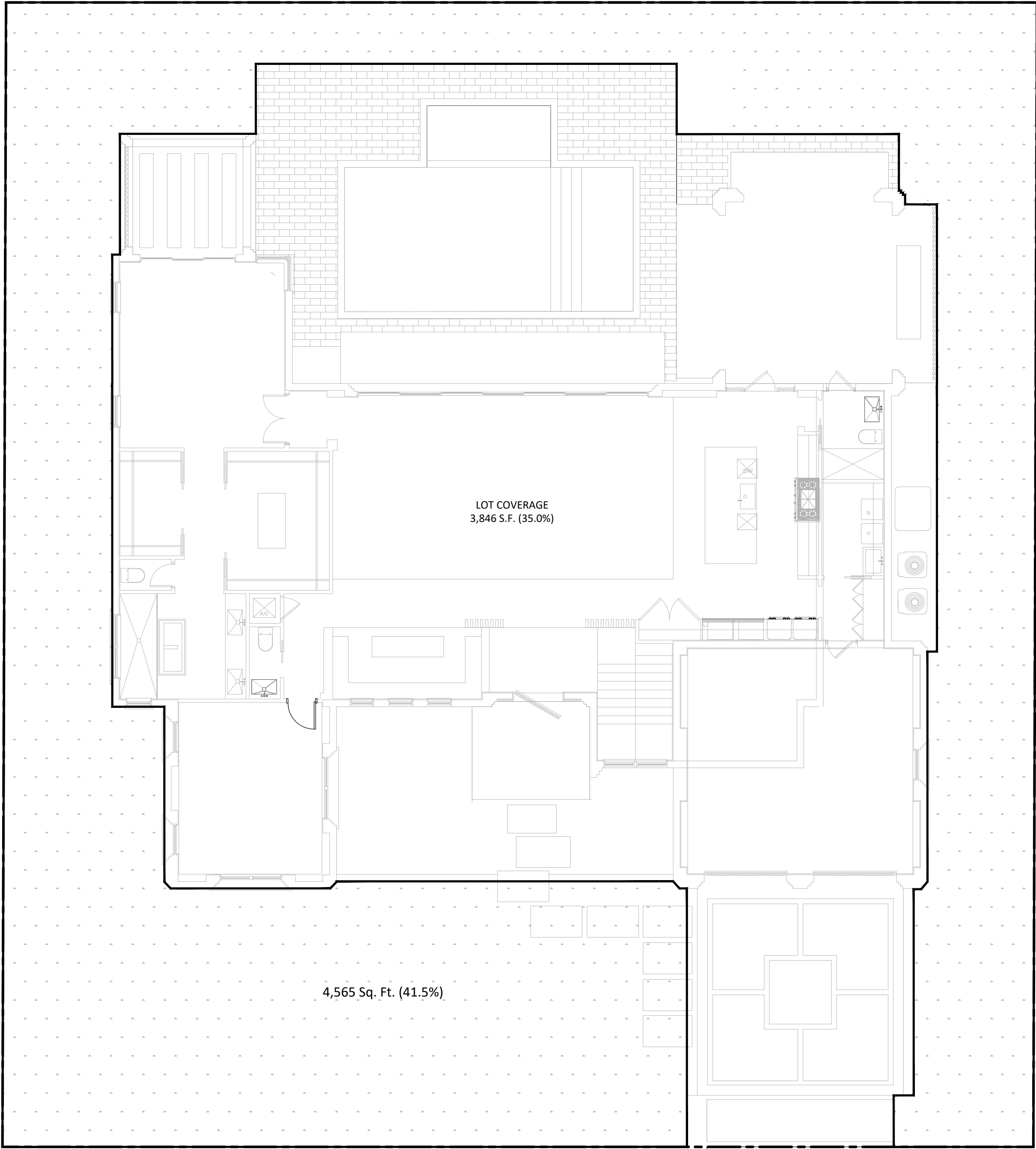
ZONING SINGLE FAMILY SFR		
NET LAND AREA	11,000 SF	
	REQUIRED / ALLOWED	PROVIDED
F.A.R	48% FIRST 5,000 S.F.+ 35% SEC OND 5,000 S.F. + 30% REMAINING S.F. = TO. F.A.R	
GROUND FLOOR		3,105 Sq. Ft.
SECOND FLOOR		1,318 Sq. Ft.
TOTAL	4,450 Sq. Ft.	4,423 Sq. Ft.

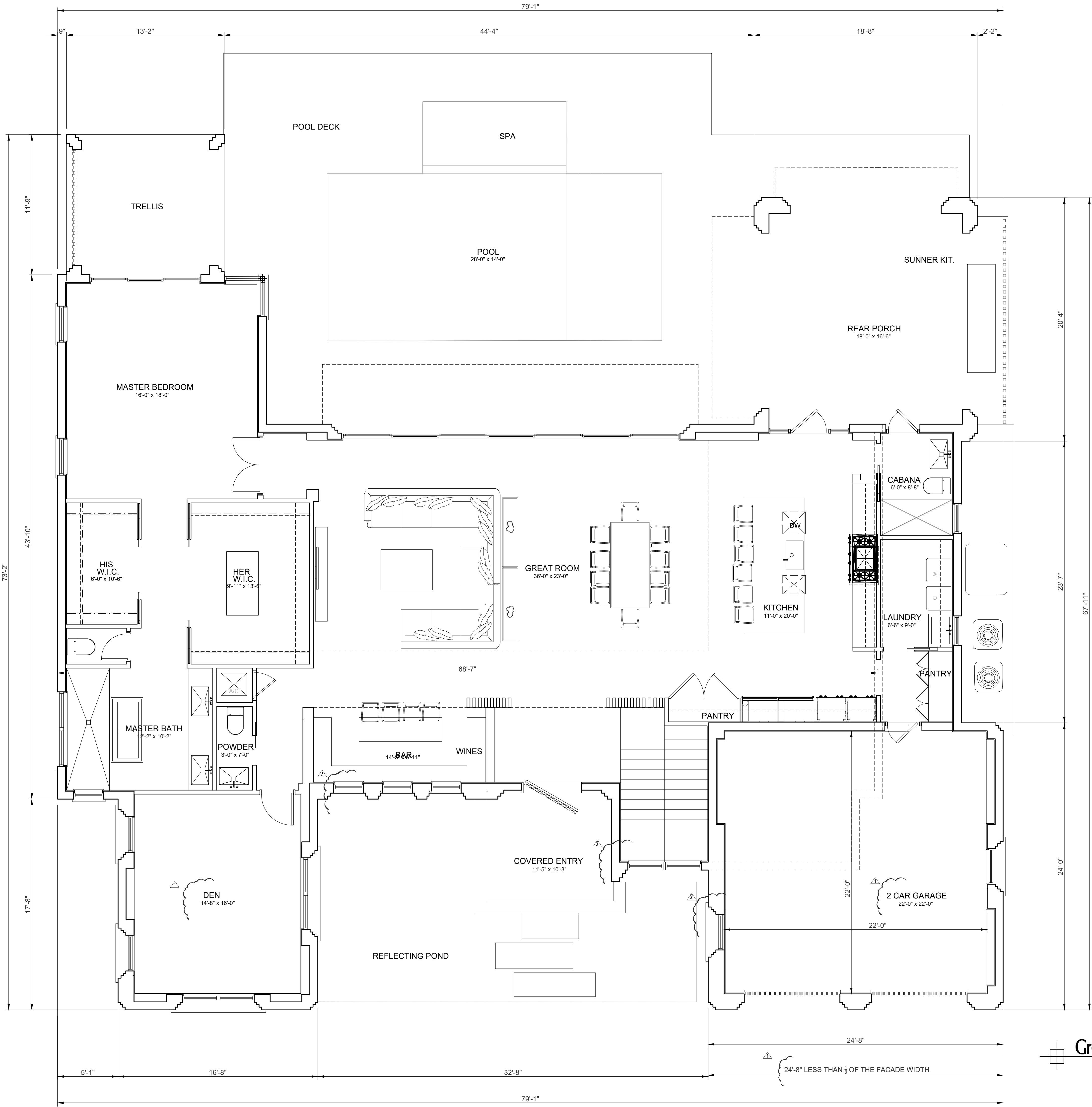


F.A.R. DIAGRAMS

1/8" = 1'-0"

ZONING SINGLE FAMILY SFR		
NET LAND AREA	11,000 SF	
	REQUIRED / ALLOWED	PROVIDED
LANDSCAPE OPEN SPACE		
MINIMUM 40% OF SITE	4,400 Sq. Ft. (40%)	4,565 Sq. Ft. (41.5%)
MIN. 20% OF REQD 40% IN FRONT YARD	880 Sq. Ft.	2,020Sq. Ft.





Ground Floor

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REVISIONS:
1. ZONING COMMENTS 10-15-21
2. BOA COMMENTS 12-06-21

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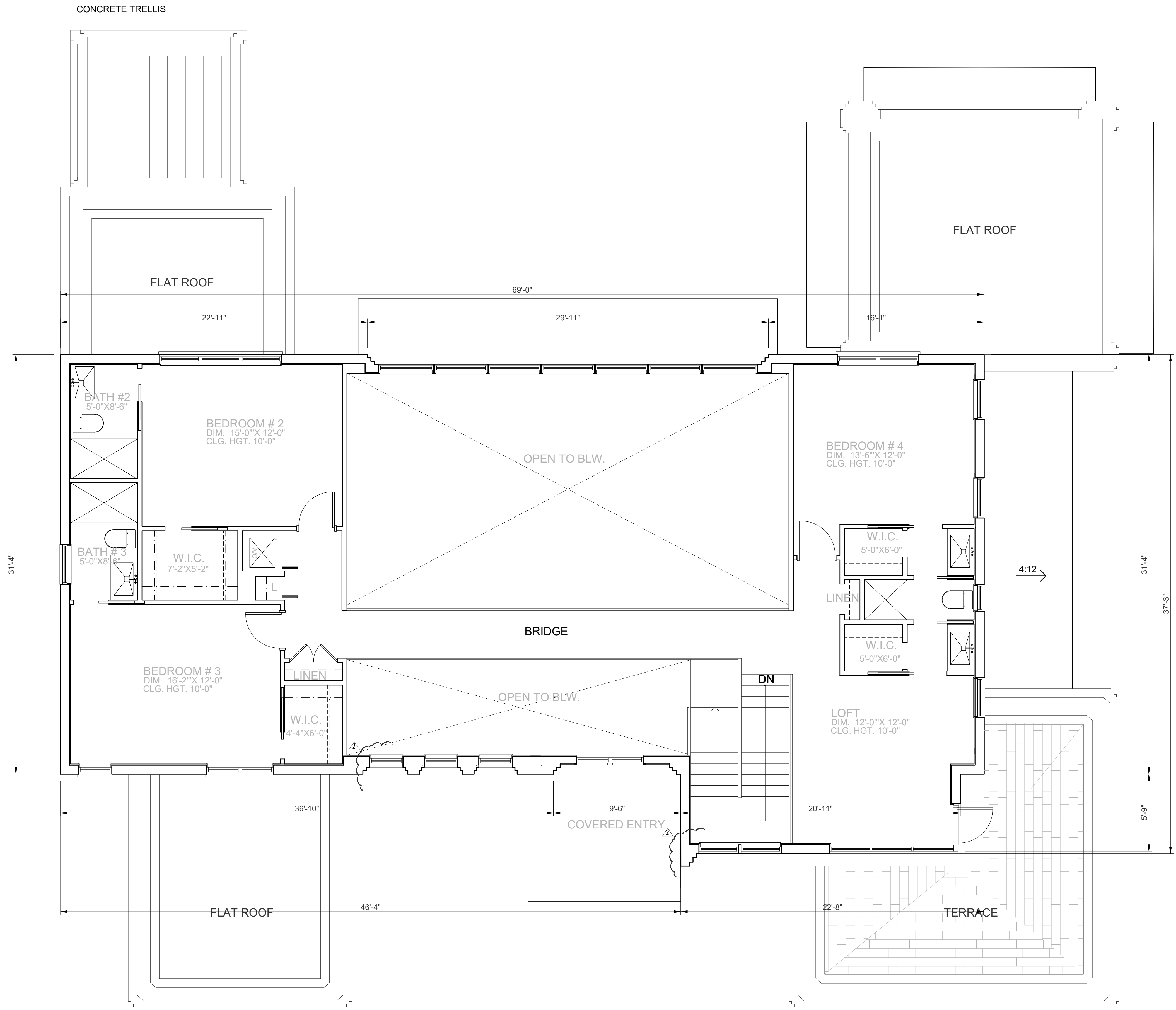
SEAL:

GROUND FLOOR

DATE : 2021 9-01
SCALE : AS SHOWN
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A-1.1

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Second Floor
1/4" = 1'-0"

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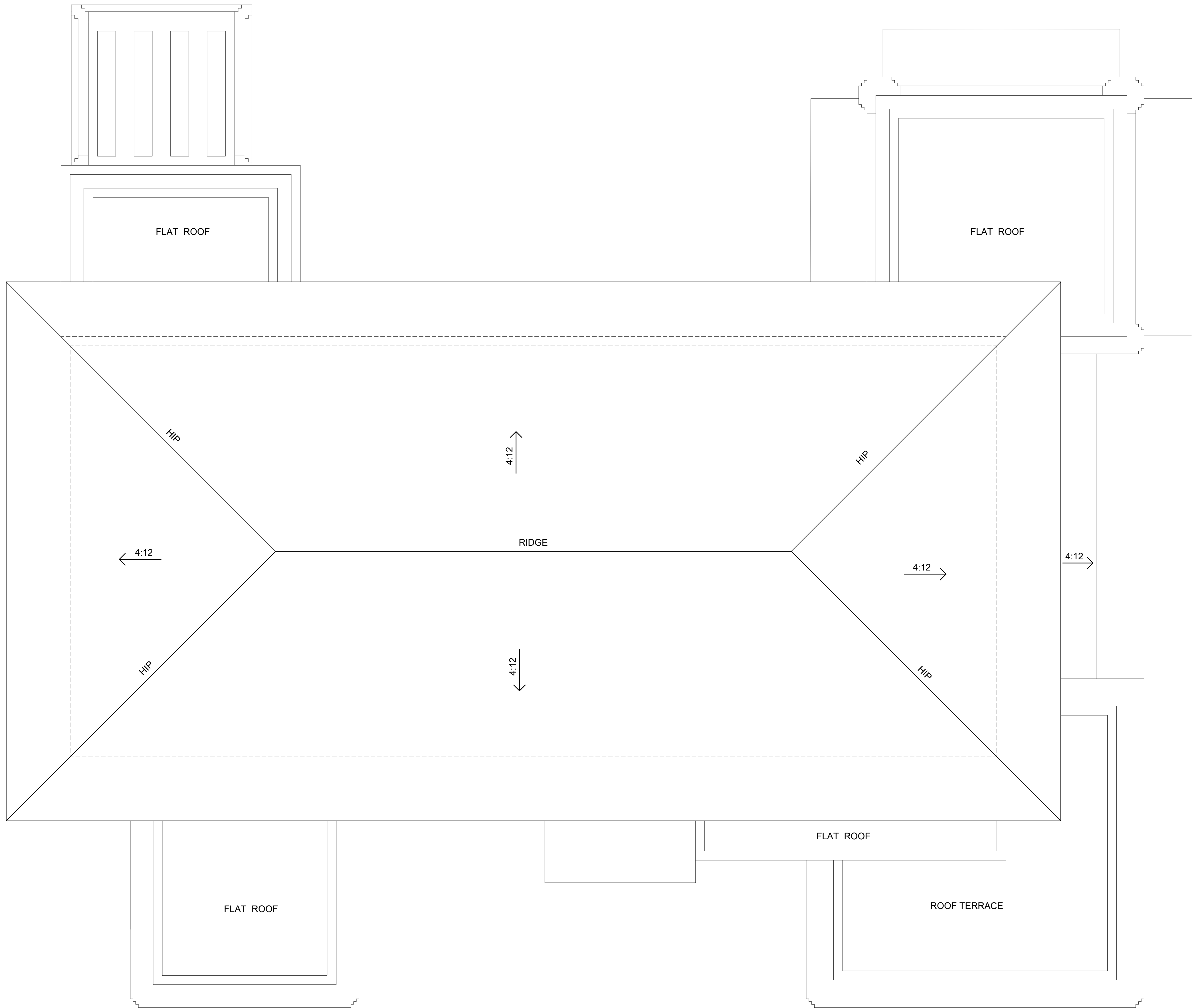
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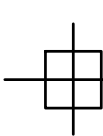
ROOF PLAN

DATE: 2010-11-05
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A-1.2

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 Roof Plan 1/4" = 1'-0"

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ROOF PLAN

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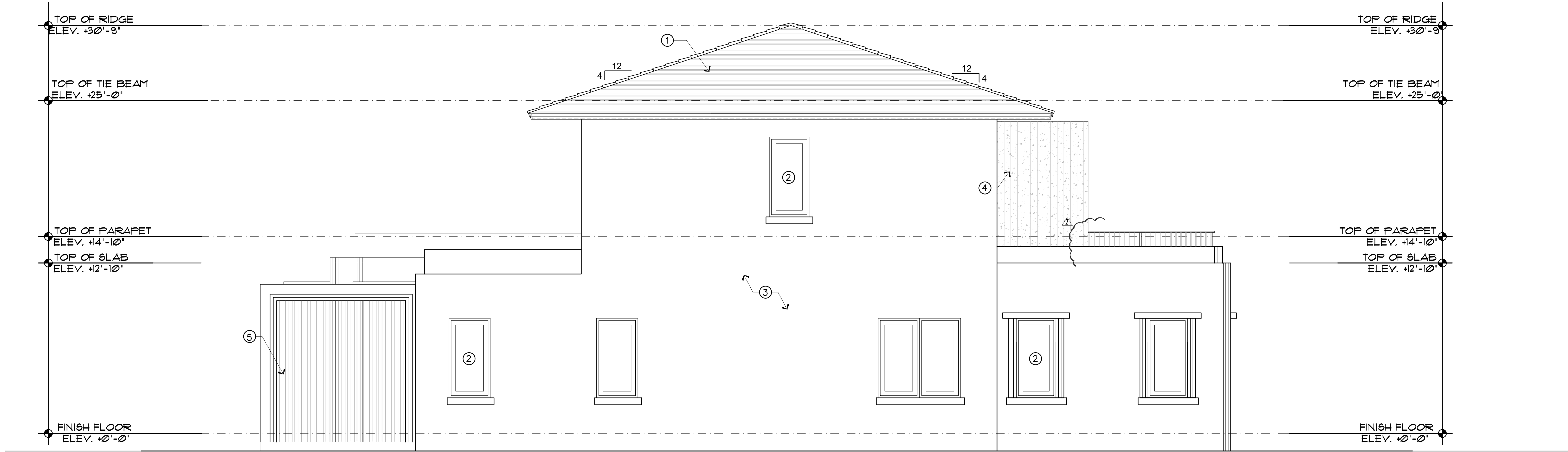
A-13

SHEET NO. :



- LEGEND
- 1 FLAT CEMENT TILE ROOF
 - 2 CASEMENT IMPACT WINDOWS
 - 3 SMOOTH FINISH STUCCO
 - 4 CONCRETE
 - 5 WOOD LOUVERED SCREEN





LEGEND

- ① FLAT CEMENT TILE ROOF
- ② CASEMENT IMPACT WINDOWS
- ③ SMOOTH FINISH STUCCO
- ④ CONCRETE
- ⑤ WOOD LOUVERED SCREEN

