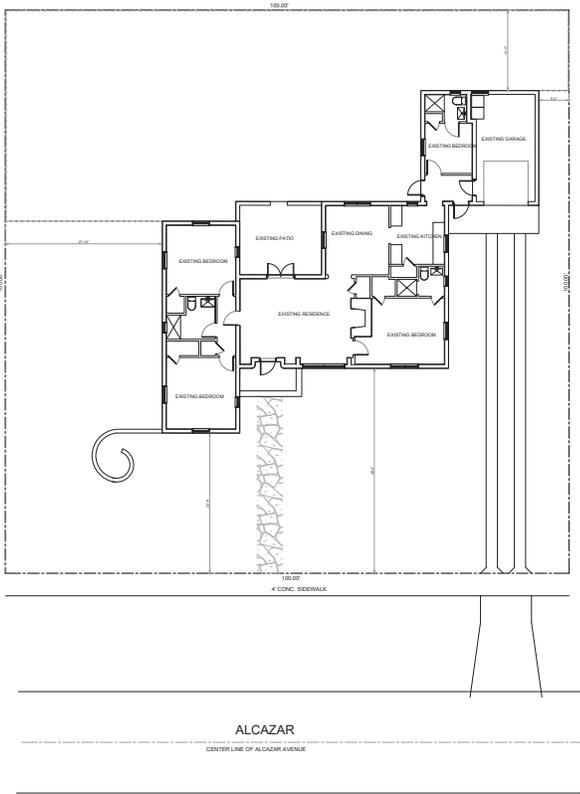


TREE PROTECTION DETAIL

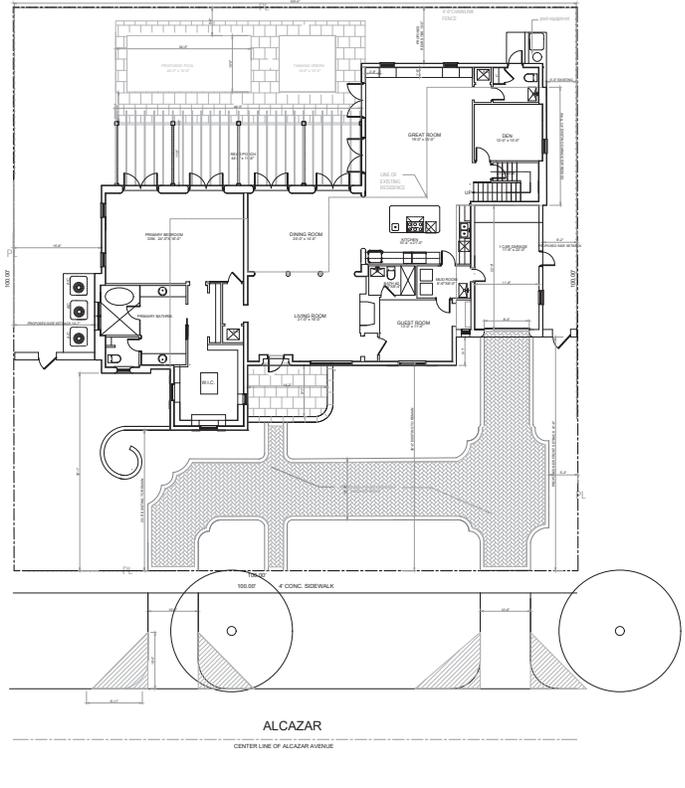
EXISTING TREE LEGEND						
TREE #	COMMON NAME LATIN NAME	DBH INCHES	SPREAD FEET	HEIGHT FEET	CANOPY SQ. FT.	STATUS
1	BLACK OLIVE OLIVEA BOVEPANS	31	30	35		REMAIN
2	BLACK OLIVE OLIVEA BOVEPANS	31	30	36		REMAIN
3	WINDWARD'S YACONIB VERGELIA L. TORO	12	10	14		PROHIBITED TREE REMOVE NO MITIGATION

THERE ARE NO REMOVALS FROM THE PROPERTY THAT REQUIRE MITIGATION BEING PROPOSED

TREE DISPOSITION **1/8" = 1'-0"**



Existing Site Plan
1/8" = 1'-0"



Proposed Site Plan
1/8" = 1'-0"

**PASCUAL
PEREZ
KILIDJIAN
STARR**
& ASSOCIATES
ARCHITECTS - PLANNERS
LICENSE # AA 38089-BS

PETER KOLEKOPAK, P.E.
LICENSE No.: AE 0080627

TRISTRAME + DMB 726-3740

REVISIONS

DATE:

RESTORATION AND ADDITION
628 ALCAZAR
CORAL GABLES, FL, 33146

NO.

SITE PLAN

DATE: AS SHOWN
SCALE: ID
DRAWN: ID
CHECKED: ID
JOB NO.: ID

A-100

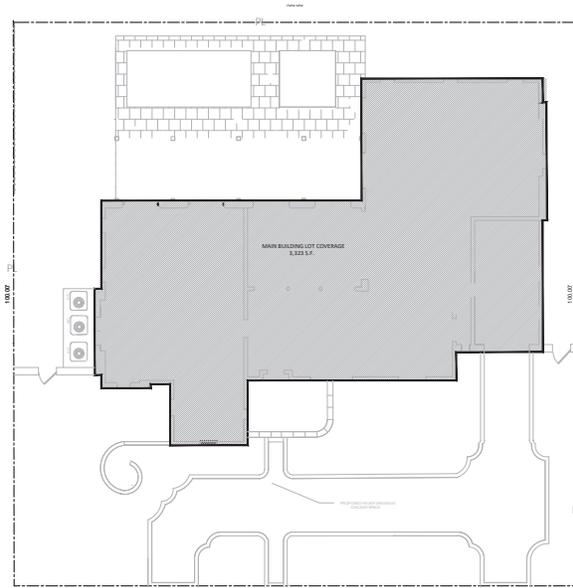
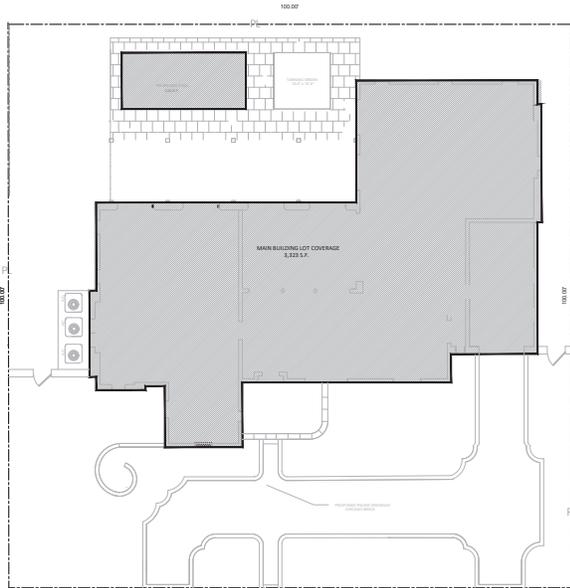
SHEET NO.:

45% GROUND AREA COVERAGE CALCULATION

ZONING SINGLE FAMILY SFR		
NET LAND AREA	10,000 SF	
LOT COVERAGE	REQUIRED / ALLOWED	PROVIDED
MAIN BUILDING		3,325 Sq. Ft.
POOL & SPA		220 Sq. Ft.
TOTAL	4,500 Sq. Ft. (45%)	3,545 Sq. Ft. (35.45%)

35% GROUND AREA COVERAGE CALCULATION

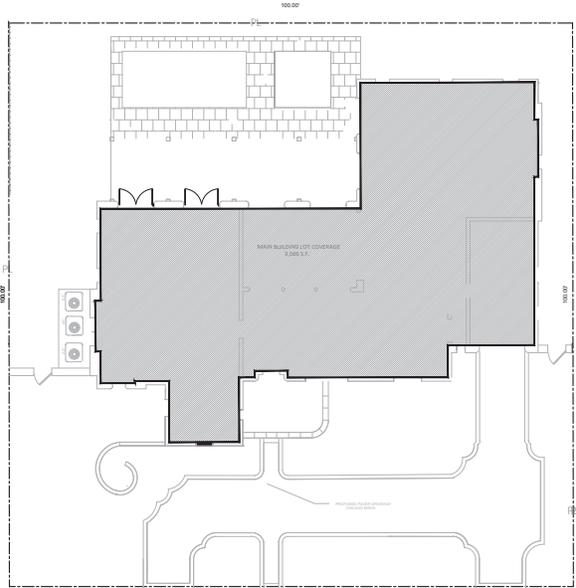
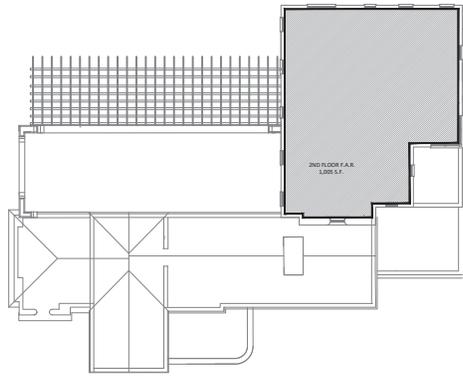
ZONING SINGLE FAMILY SFR		
NET LAND AREA	10,000 SF	
LOT COVERAGE	REQUIRED / ALLOWED	PROVIDED
MAIN BUILDING	3,500 Sq. Ft. (35%)	3,325 Sq. Ft. (33.25%)



Lot Coverage Diagrams

F.A.R.

ZONING SINGLE FAMILY SFR		
NET LAND AREA	10,000 SF	
	REQUIRED / ALLOWED	PROVIDED
F.A.R.	48% FIRST 5,000 S.F. + 35% SECOND 5,000 S.F. + 30% REMAINING S.F. = TO F.A.R.	
GROUND FLOOR		3,066 Sq. Ft.
SECOND FLOOR		1,005 Sq. Ft.
TOTAL	4,150 Sq. Ft.	4,072 Sq. Ft.



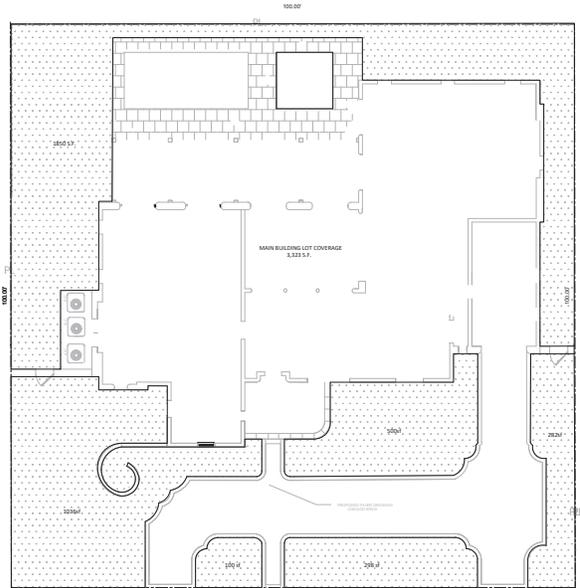
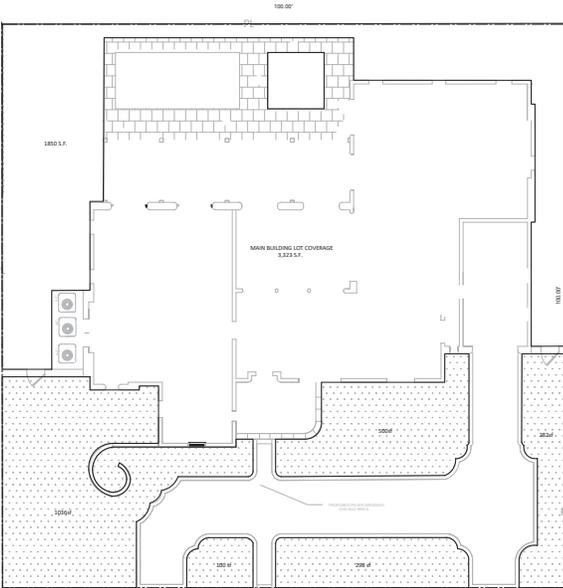
F.A.R. Diagrams

RESTORATION AND ADDITION
628 ALCAZAR
CORAL GABLES, FL, 33146

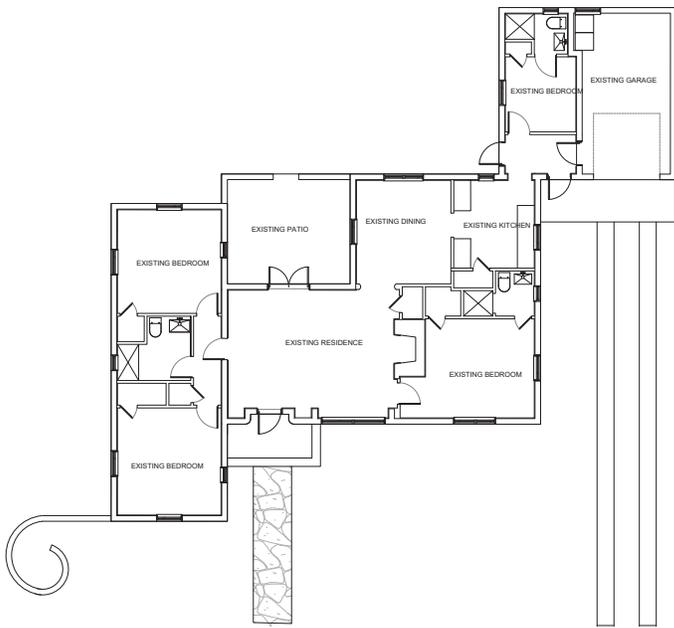
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DATE: 08/11/11
CHECK BY: [Signature]
JOB NO: 1

A-102
SHEET NO. 1

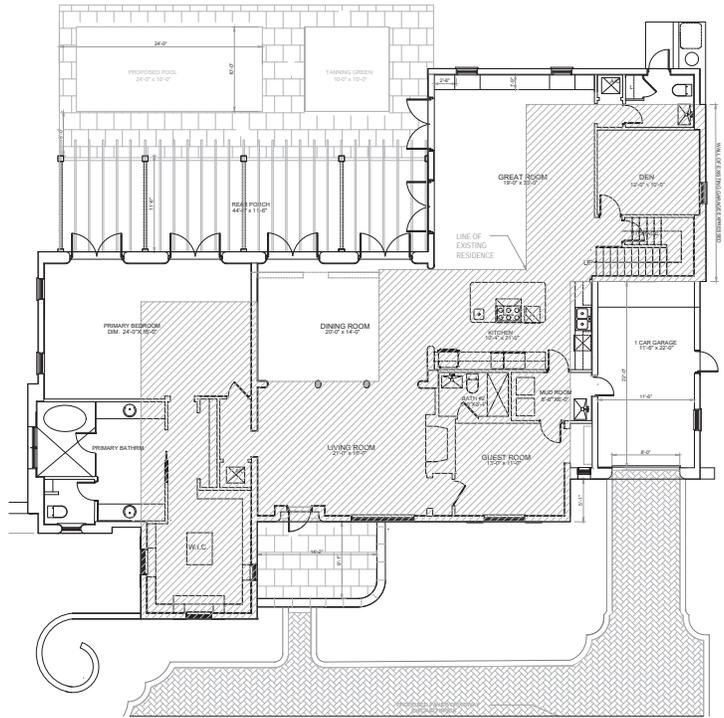
ZONING SINGLE FAMILY SFR		
NET LAND AREA	10,000 SF	
	REQUIRED / ALLOWED	PROVIDED
LANDSCAPE OPEN SPACE		
MINIMUM 40% OF SITE	4,000 Sq. Ft. (40%)	4,066 Sq. Ft. (40.66%)
MIN. 20% OF RECD. 40% IN FRONT YARD	800 Sq. Ft.	2,276 Sq. Ft.



Landscaped Open Space Diagrams



Existing First Floor Plan
3/16" = 1'-0"



Proposed First Floor Plan
3/16" = 1'-0"

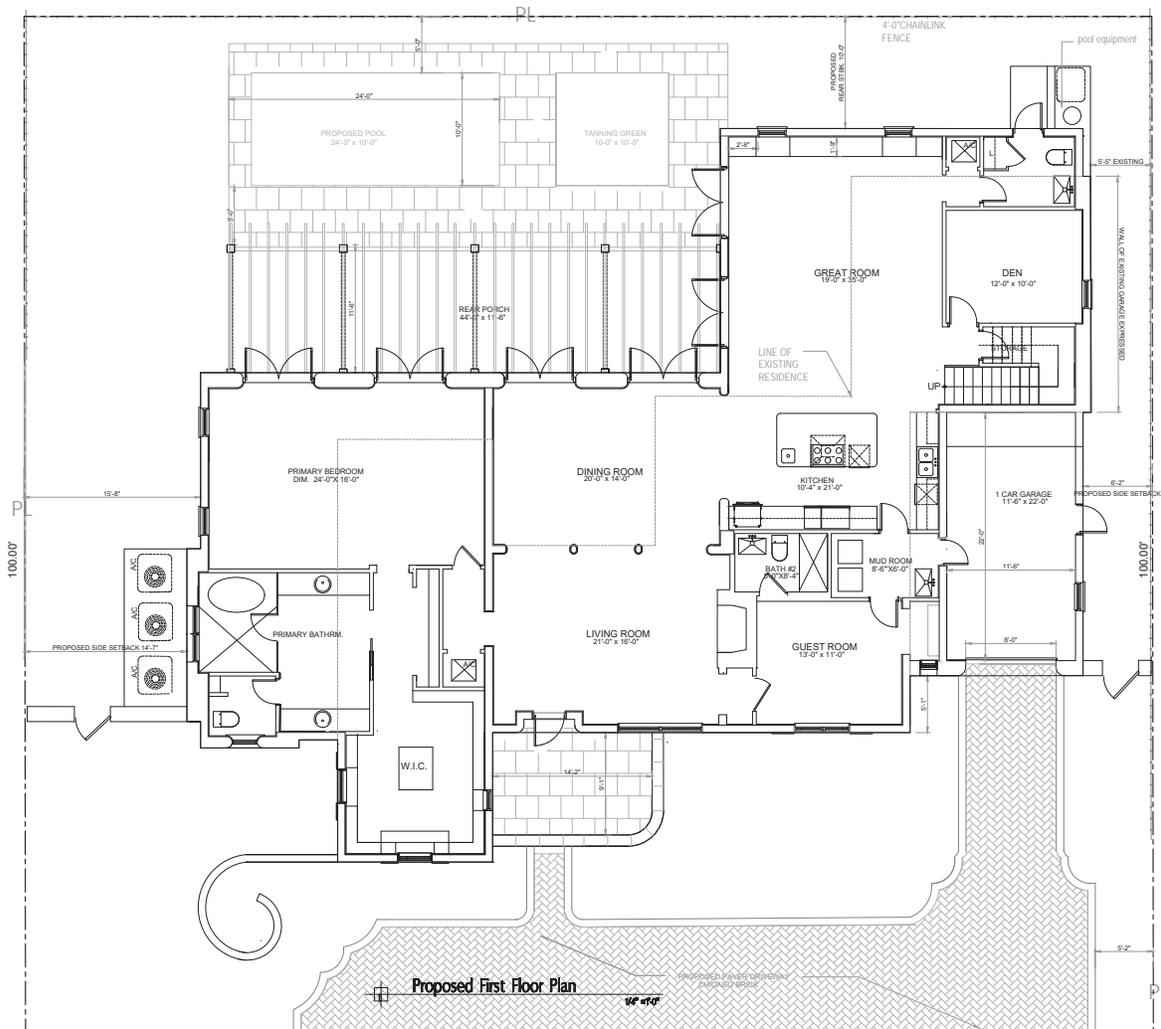
PASCUAL PEREZ KLIDDJIAN STARR & ASSOCIATES
ARCHITECTS - PLANNERS
LICENSE # AA 0000350

PETER KOLIDORAKIS, RA
LICENSE No. 1 AB 0000007
AT THE BRACON CENTER
1300 NW 52ND AVENUE
DORAL, FLORIDA 33166
TELEPHONE: (305) 726-2700

PROJECT NO. 2018-0001
DATE: 08/20/2018
DRAWN BY: PPS
CHECKED BY: PPS
JOB NO. 1

RESTORATION AND ADDITION
628 ALCAZAR
CORAL GABLES, FL, 33146

A-105
SHEET NO. 1



Proposed First Floor Plan

PASCUAL PEREZ KILIDJIAN STARR & ASSOCIATES
 ARCHITECTS - FLORIDA
 LICENSE # AA 0001930

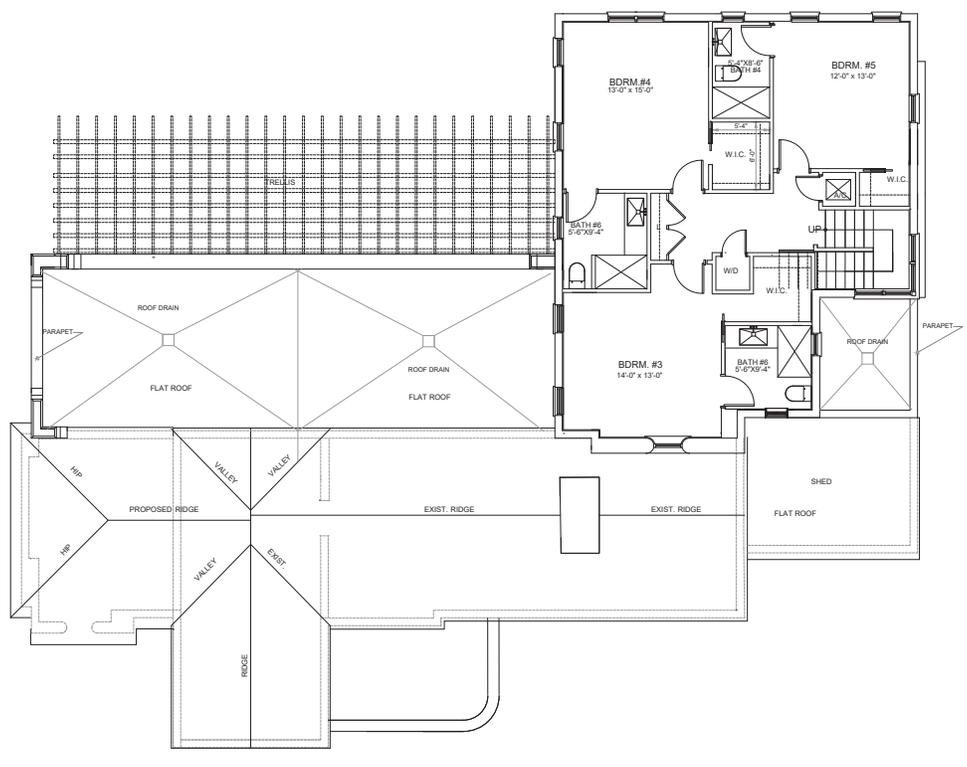
PETER KOLIDORAKIS, RA
 LICENSE No. 1 AB 000987
 AT THE BRACON CENTER
 1300 NW 58th AVENUE
 DORAL, FLORIDA 33166
 TELEPHONE: (305) 726-2760

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RESTORATION AND ADDITION
 628 ALCAZAR
 CORAL GABLES, FL 33146

DATE: _____
 DRAWN: _____
 CHECKED BY: _____
 JOB NO.: _____

A-106
 SHEET NO. 1



Proposed Second Floor VF-110

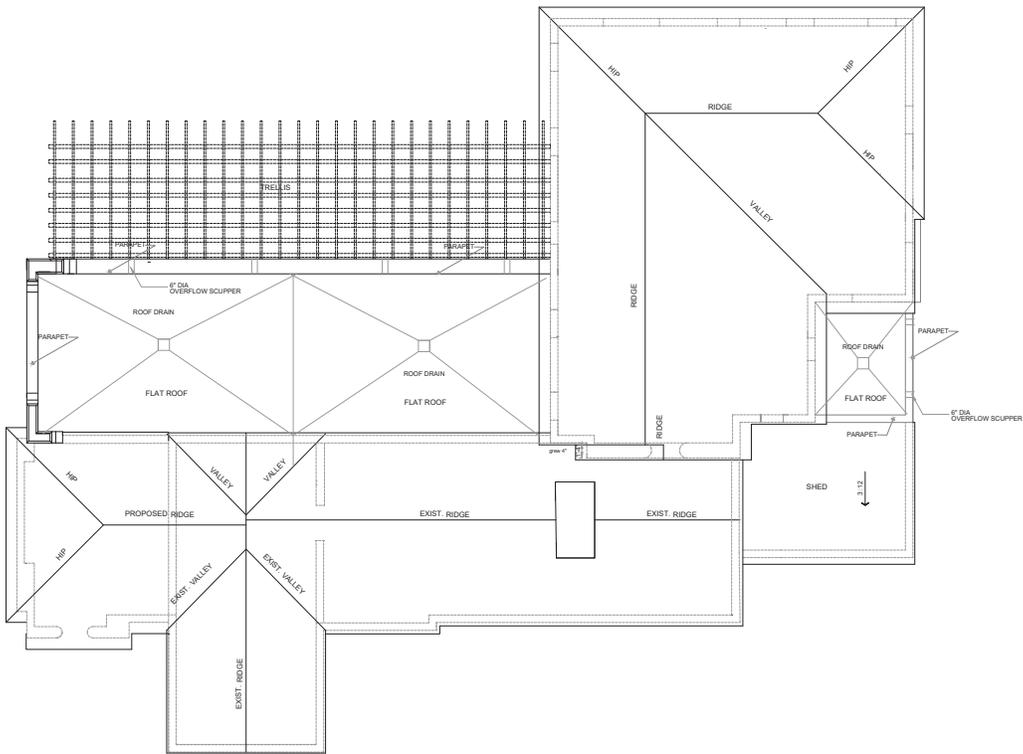
RESTORATION AND ADDITION
 628 ALCAZAR
 CORAL GABLES, FL, 33146

SECOND FLOOR PLANS

REV PLAN

DATE:	AS SHOWN
DRAWN BY:	PK
CHECKED BY:	
JOB NO.:	

A-107
 SHEET NO. 1



Proposed Roof Plan

PASCUAL PEREZ KILIDJIAN STARR & ASSOCIATES
 ARCHITECTS - PLANNERS
 LICENSE # AA 3002930

PETER KOLIDORAKIS, RA
 LICENSE No. 1 AS 000987
 AT THE BRACON CENTER
 1300 NW 58th AVENUE
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 TELEPHONE: (305) 736-5740

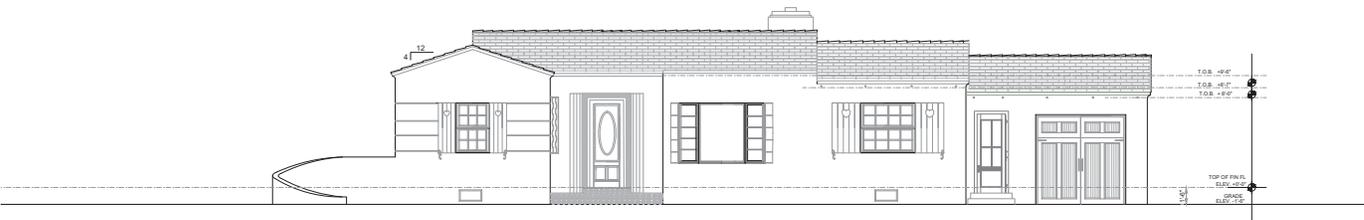
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 TIME: 10:00 AM
 PROJECT: RESTORATION AND ADDITION
 SHEET: A-108

RESTORATION AND ADDITION
 628 ALCAZAR
 CORAL GABLES, FL, 33146

DRAWN BY: AS BROWN
 CHECKED BY: PK
 JOB NO. 1

A-108

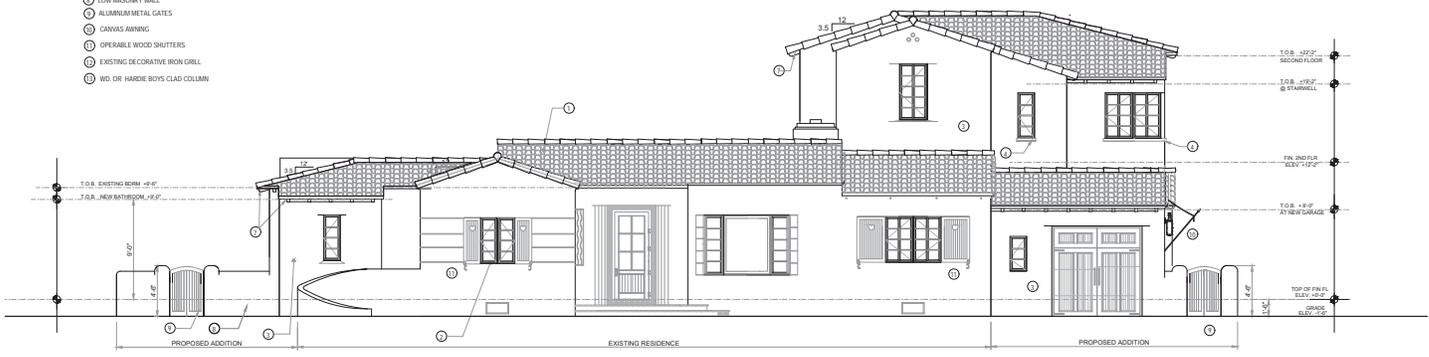
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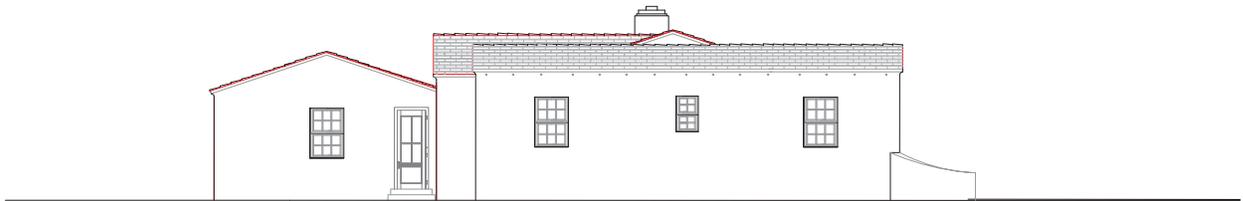
Existing Front Elevation
 1/4" = 1'-0"

LEGEND

- ① CAP AND PAN BARREL TILE ROOF
- ② CASEMENT IMPACT WINDOWS THROUGHOUT HIGH PROFILE MOUNTING WHITE FRAMES CLEAR GLASS
- ③ STEEL TROWLED 5/8" SMOOTH STUCCO FIN. NO CORNER BEADS THROUGHOUT
- ④ CAST IN PLACE CONCRETE SILL
- ⑤ WOOD TRELLIS
- ⑥ IMPACT RESISTANT FRENCH DOORS
- ⑦ EXPOSED WOOD RAFTER
- ⑧ LOW MASONRY WALL
- ⑨ ALUMINUM METAL GATES
- ⑩ CANVAS AWNING
- ⑪ OPERABLE WOOD SHUTTERS
- ⑫ EXISTING DECORATIVE IRON GRILL
- ⑬ WD. OR HARDIE BOYS CLAD COLUMN



Proposed Front Elevation
 1/4" = 1'-0"



Existing East Elevation (right)

1/4" = 1'-0"



Proposed East Elevation

1/4" = 1'-0"

LEGEND

- ① GIP AND FIN BARREL TILE ROOF
- ② CASEMENT IMPACT WINDOWS THROUGHOUT HIGH PROFILE MOUNTING WHITE FRAMES CLEAR GLASS
- ③ STEEL TROMBELED SEM SMOOTH STUCCO FIN NO CORNER BEADS THROUGHOUT
- ④ CAST IN PLACE CONCRETE SILL
- ⑤ WOOD TRELLIS
- ⑥ IMPACT RESISTANT FRENCH DOORS
- ⑦ EXPOSED WOOD RAFTER
- ⑧ LOW MASSURY WALL
- ⑨ ALUMINUM METAL GATES
- ⑩ CANVAS AWNING
- ⑪ OPERABLE WOOD SHUTTERS
- ⑫ EXISTING DECORATIVE IRON GRILL
- ⑬ W/O OR HARDE BOYS CLAD COLUMN

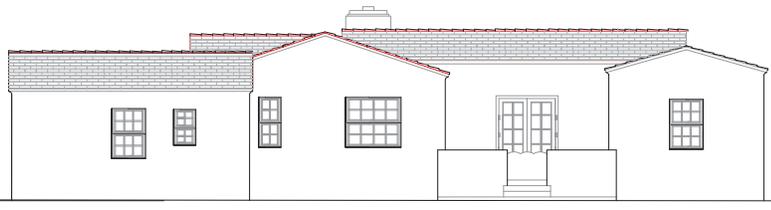
PASCUAL PEREZ KLIDDJIAN STARR & ASSOCIATES
ARCHITECTS - FLORIDA
LICENSE # AA 3002930

PETER KOLIDORIAN, RA
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DORAL, FLORIDA 33166
TELEPHONE: (305) 736-2740

RESTORATION AND ADDITION
628 ALCAZAR
CORAL GABLES, FL, 33146

DATE: AS BOWN
DRAWN: B
CHECK: BK
JOB NO. 1: PK

A-201
SHEET NO. 1



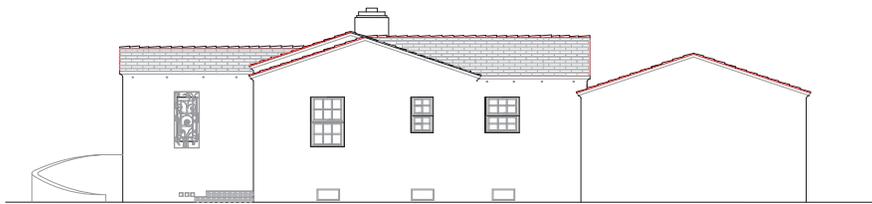
Existing Rear Elevation
 1/4" = 1'-0"

LEGEND

- ① CAP AND PAN BARREL TILE ROOF
- ② CASEMENT IMPACT WINDOWS THROUGHOUT HIGH PROFILE MUNTINS WHITE FRAMES CLEAR GLASS
- ③ STEEL TROWELED SEMI SMOOTH STUCCO FIN. NO CORNER BEADS THROUGHOUT
- ④ CAST IN PLACE CONCRETE SILL
- ⑤ WOOD TRELLIS
- ⑥ IMPACT RESISTANT FRENCH DOORS
- ⑦ EXPOSED WOOD RAFTER
- ⑧ LOW MASONRY WALL
- ⑨ ALUMINUM METAL GATES
- ⑩ CANVAS AWNING
- ⑪ OPERABLE WOOD SHUTTERS
- ⑫ EXISTING DECORATIVE IRON GRILL
- ⑬ WD. OR. HARDIE BOYS CLAD COLUMN



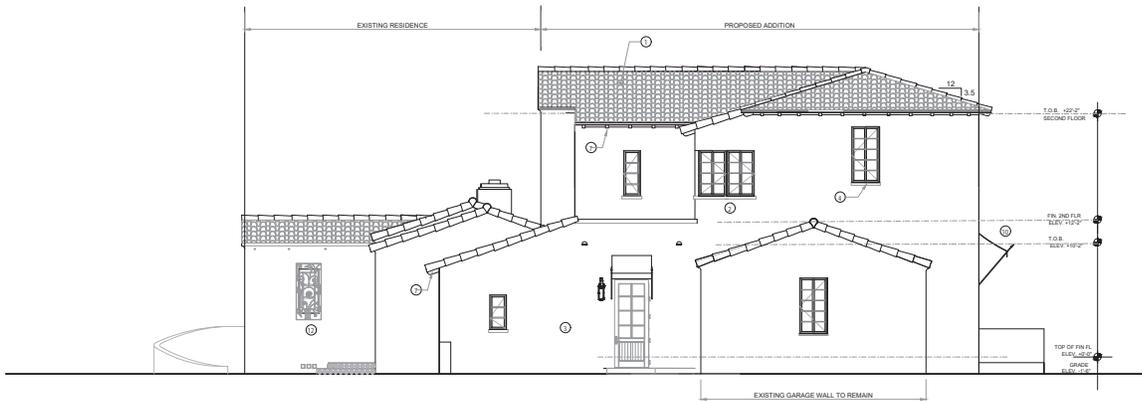
Proposed Rear Elevation
 1/4" = 1'-0"



Existing West Elevation
 1/4" = 1'-0"

LEGEND

- ① CAP AND PAN BARREL TILE ROOF
- ② CASEMENT IMPACT WINDOWS THROUGHOUT HIGH PROFILE MUNTINS WHITE FRAMES CLEAR GLASS
- ③ STEEL TROWELED SEMI SMOOTH STUCCO FIN. NO CORNER BEADS THROUGHOUT
- ④ CAST IN PLACE CONCRETE SILL
- ⑤ WOOD TRELLIS
- ⑥ IMPACT RESISTANT FRENCH DOORS
- ⑦ EXPOSED WOOD RAFTER
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- ⑨ ALUMINUM METAL GATES
- ⑩ CANVAS AWNING
- ⑪ OPERABLE WOOD SHUTTERS
- ⑫ EXISTING DECORATIVE IRON GRILL
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Proposed West Elevation
 1/4" = 1'-0"