NP SOROLLA LLC. RESIDENCE

1248 SOROLLA AVE.
CORAL GABLES, FL 33134

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CALIL
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AA 26001949
1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
PHONE: (305) 860-9600 FAX: (305) 860-9602

CLIENT
NP SOROLLA LLC
1248 SOROLLA AVE.
CORAL GABLES, FL 33134

ARCHITECT
CALIL ARCHITECTS
1728 CORAL WAY, SUITE 702
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(305) 860-9600

No.	REVISIONS	BY

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PROJECT TITLE
PROPOSED NEW RESIDENCE FOR
NP SOROLLA LLC

PROJECT LOCATION
LOCATED AT:
1248 SOROLLA AVE
CORAL GABLES, FL 33134

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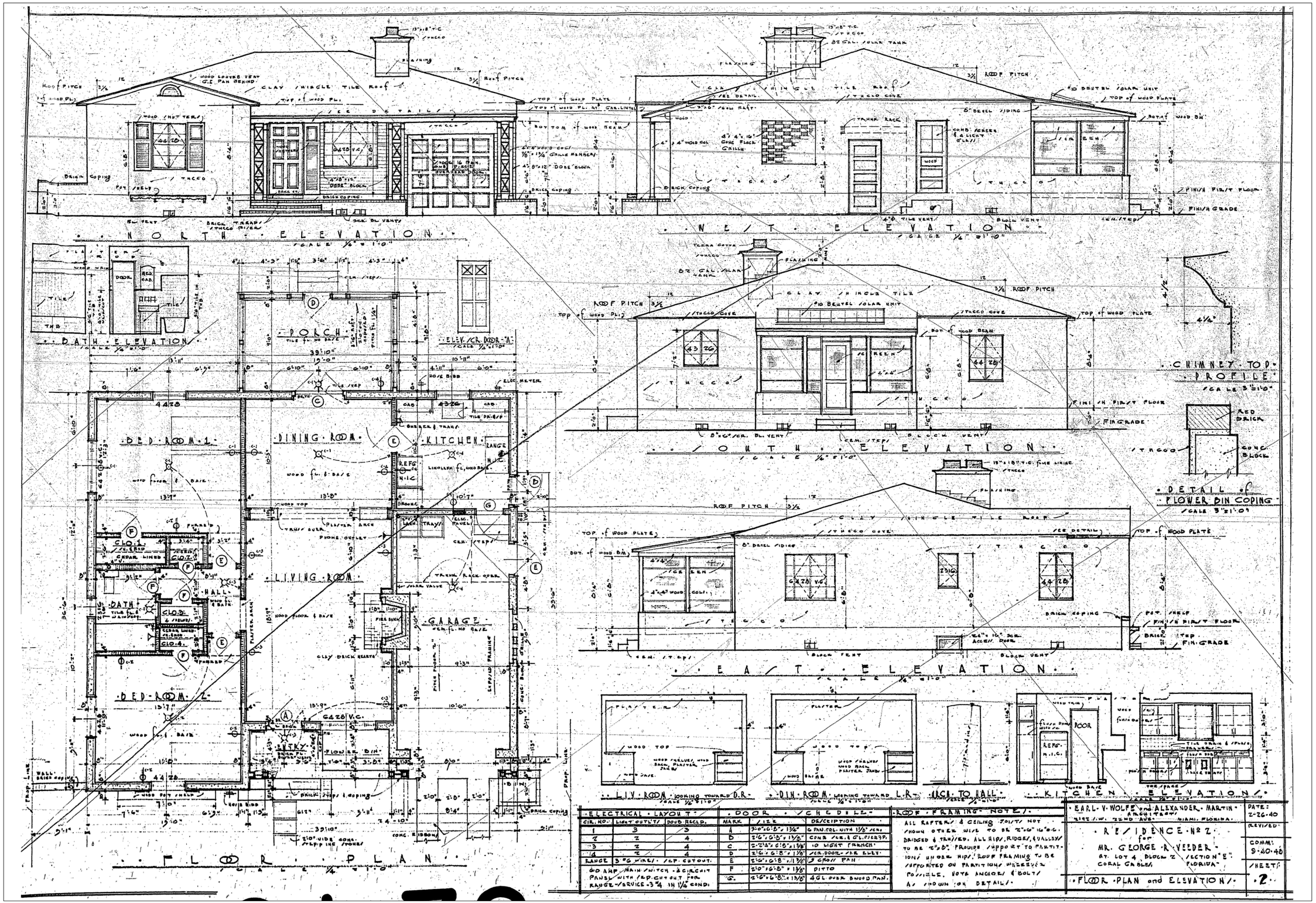
Date: 2021.12.03 10:44:06 -05'00'

SHEET No.

COVER

DRAWN	E.A.C. JR. E.M.C.
CHECKED	E.A.C.
DATE	DEC '21
SCALE	SHOWN
JOB No.	2021-017



EXISTING FLOOR PLANS & ELEVATIONS

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NP SOROLLA LLC

PROJECT TITLE

PROJECT LOCATION
LOCATED AT:
LOT 4 BLOCK 2 SECTION E
SOROLLA AVE
CORAL GABLES, FL 33134

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EXA-1.01

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NEW TREE TABULATION

	No.		TREE NAME SCIENTIFIC	TREE NAME COMMON	NATIVE SPECIES YES/NO	TRUNK (DIAMETER)	CANOPY (DIAMETER)	HEIGHT	QUANTITY
STREET TREES	A		CONOCARPUS ERECTUS	SILVER BUTTONWOOD	YES	0"-4"	12'-0"	12'-0"	3
LOT TREES	B		ROYSTONEA REGIA	ROYAL PALM	YES	0"-4"	12'-0"	12'-0"	6
	C		MANGFERA INDICA	MANGO	NO	0"-4"	15'-0"	12'-0"	3
	D		PRUNUS DULCIS	ALMOND	NO	0"-4"	12'-0"	12'-0"	1
SHRUBS	E		DYPSIS LUTESCENS	ARECA PALM	NO	3 GALPOT	N/A	7'-6" MIN.	5
	F		CHRYSOBALANUS ICACO	COASTAL COCOPLUM	YES	3 GALPOT	N/A	7'-6" MIN.	128

SEE PLANTING DETAILS ON SHEET L-1.02

LANDSCAPING DATA

ZONE DISTRICT: SFR

NET LOT: 15,000 SQFT = 0.34 ACRES

	REQ.	EXIS.	PROV.
TREES			
1 LARGE SHADE TREE PER 5,000 SQFT. 15,000 / 5,000 = 3	3	9	20
2 PALMS/MEDIUM SHADE TREES PER 5,000 SQFT. (15,000 / 5,000) X 2 = 6			
MAX LAIN AREA = 60%			
STREET TREES	3	1	3
100'-0" / 35' = 2.85 (3) TREES TREES IN THE RIGHT OF WAY			
SHRUB	45	0	128
15 SHRUBS PER 5,000 SQFT = (15,000 / 5,000) X 15 = 45			

NOTE:
1) MULCH SHALL BE WEED-FREE AND SHALL BE APPLIED AND MAINTAINED IN A MINIMUM 3" LAYER UNDER AND AROUND ALL TREES AND SHRUBS, AND IN A MINIMUM 2" LAYER UNDER AND AROUND ALL GROUND COVER.

2) THE USE OF MULCH SHALL BE RESTRICTED TO PLANTING AREAS.

3) CYPRESS MULCH SHALL NOT BE USED BECAUSE ITS HARVEST DEGRADES CYPRESS WETLANDS.

NOTE:
ALL RAINWATER MUST BE MAINTAINED WITHIN PRIVATE PROPERTY

LANDSCAPE GENERAL NOTES:

1. ALL PLANT MATERIAL SHALL BE GRADED FLORIDA "A" OR BETTER, AS DEFINED IN THE GRADES AND STANDARD FOR NURSERY PLANTS, PART I AND II BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
2. ALL LANDSCAPE MATERIAL SHALL COMPLY WITH COUNTY, CITY OR LOCAL CRITERIA.
3. SYMBOLS REPRESENT PLANTS AT MATURE STAGE, NEVER AT TIME OF INSTALLATION.
4. VERIFY WITH OWNER'S REPRESENTATIVE OR SITE SUPERVISOR OF ANY EXISTING UNDERGROUND UTILITIES AND/OR EASEMENTS PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
5. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL RECEIVE 3" OF SHREDDED EUCALYPTUS MULCH.
6. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEIR OWN QUANTITY TAKE OFF. IN CASE OF DISCREPANCIES, PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
7. SOLID SOD SHALL BE STENOPTHAPRUM SECUNDATUM var. FLORATAM.
8. THERE SHALL BE A 2' WIDE STRIP OF MULCH (3" DEPTH) BETWEEN SOD AND SHRUBS/GROUNDCOVERS.
9. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS, AND A SENSOR TO SHUT THE SYSTEM OFF IN THE EVENT OF RAIN.

TREE PROTECTION NOTE:

TREE PROTECTION: 4'-0" HIGH CONTINUOUS CHAIN-LINK FENCE WITH METAL POSTS AT 8'-0" SPACING.

NOTE:
EXISTING RESIDENCE, FENCES, AND DRIVEWAYS ON THIS PROPERTY SHALL BE DEMOLISHED / REMOVED UNLESS OTHERWISE NOTED ON THE PLANS.

NOTE:
HOSE BIB TO BE PROVIDED AT EVERY 75' IN LIEU OF IRRIGATION PLAN. SEE PLUMBING PLANS FOR LOCATIONS AND DETAILS.

LEGEND

- TREE TO BE REMOVED
- TREE TO BE RELOCATED

NOTE:

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3) CYPRESS MULCH SHALL NOT BE USED BECAUSE ITS HARVEST DEGRADES CYPRESS WETLANDS.

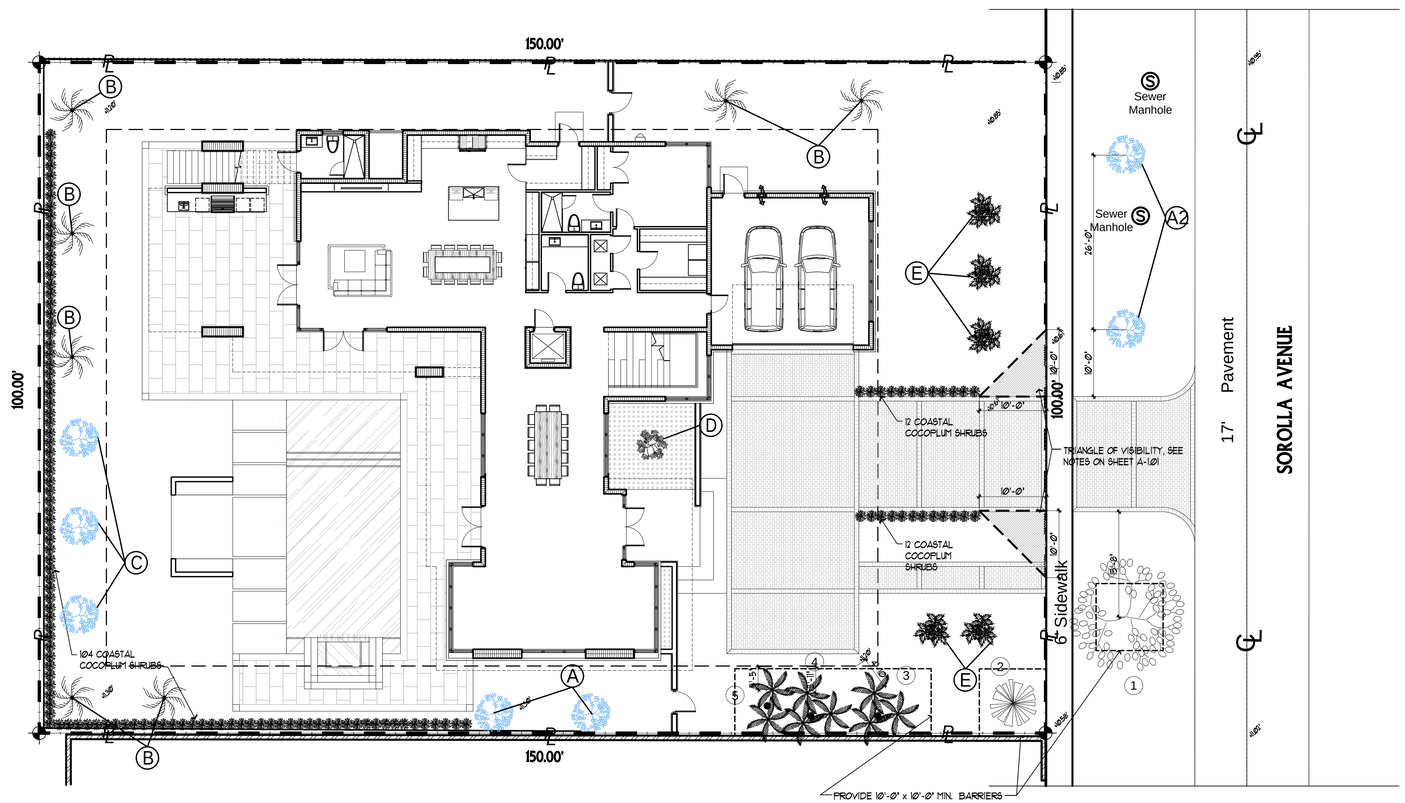
STREET TREES NOTE:

STREET TREES TO BE PLANTED 5' MIN. FROM DRIVEWAYS, 6' (30 MPH ZONES) OR 14' (35+ MPH ZONES) MIN FROM EDGE OF ROADWAY PAVEMENT. SEPARATION BETWEEN TREES IS 25' MIN. AND 35' MAX.

LEGEND 4 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")



NORTH

LANDSCAPE PLAN

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

No.	REVISIONS	BY

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PROJECT TITLE

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CORAL GABLES, FL 33134

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DRAWN	E.A.C. JR, E.M.C.
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DATE	DEC '21
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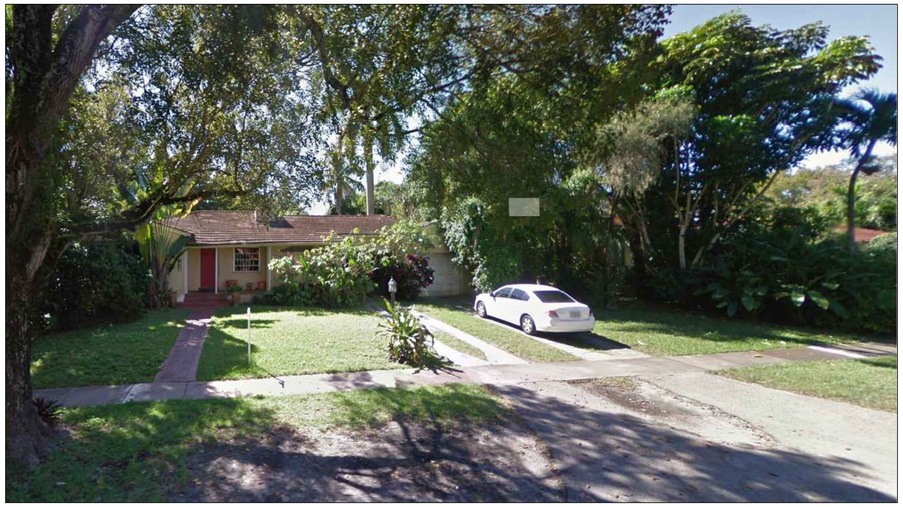
JOB No.	2021-017

PRE DEMOLITION PROPERTY



EXISTING PROPERTY (POST CONSTRUCTION / PRE REVISION)

EXISTING + NEIGHBORING PROPERTIES
1248 SOROLLA AVE.
CORAL GABLES, FLORIDA 33134

NEIGHBORING PROPERTIES

1253 SOROLLA AVE.

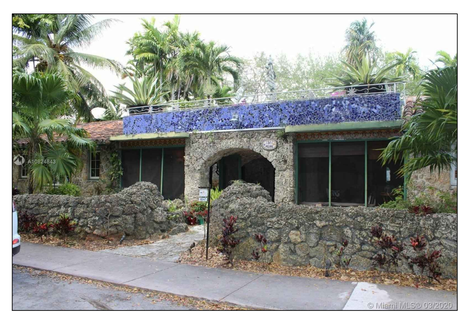
1256 SOROLLA AVE.

1244 SOROLLA AVE.

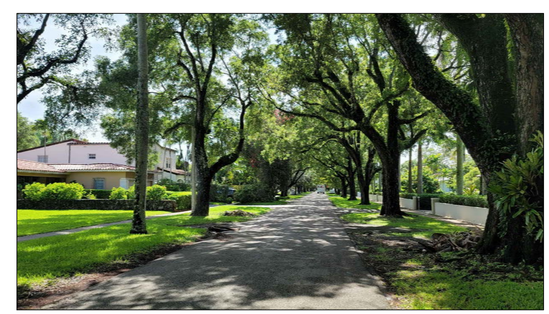
1243 SOROLLA AVE.

1617 SOROLLA AVE.

1264 MILAN AVE.



1301 MILAN AVE.



STREET VIEW

No.	REVISIONS	BY

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A R C H I T E C T S
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DRAWN	E.A.C. JR, E.M.C.
CHECKED	E.A.C.
DATE	DEC '21
SCALE	SHOWN
JOB No.	2021-017

ZONING INFORMATION:

ZONING DISTRICT: SINGLE FAMILY RESIDENCE (SFR)

NET LOT AREA: 15,000 SQFT. = ± 0.34 ACRE
FLOOD ZONE: FLOOD ZONE 'X'

SETBACKS:	MIN. REQUIRED	PROPOSED
FRONT (NORTH)	25'-0"	25'-4"
INTERIOR SIDE (EAST)	5'-0"	11'-2"
INTERIOR SIDE (WEST)	5'-0"	10'-2"
REAR (SOUTH)	10'-0"	15'-4"

POOL SETBACKS:	MIN. REQUIRED	PROPOSED
INTERIOR SIDE (EAST)	5'-0"	8'-7"
INTERIOR SIDE (WEST)	5'-0"	5'0"-4"
REAR (SOUTH)	10'-0"	36'-10"

NOTE: YOU MAY ONLY ENCROACH 5'-0" INTO THE SETBACK WITH THE POOL DECK

MAX BUILDING HEIGHT:	MAX. ALLOWED	PROPOSED
	2 STORIES OR 25'-0"	21'-6"

LOT COVERAGE:		
(MAIN BUILDING GROUND FLOOR) NET AREA x 35% = 5,250 SQFT. (MAX.)	5,250 SQFT.	4,730 SQFT.
AUXILIARY BLDG. OR STRUCTURES (MAIN BUILDING GROUND FLOOR W/ NEW POOL) NET AREA x 45% = 6,750 SQFT. (MAX.)	6,750 SQFT.	5,388 SQFT.

MIN. LANDSCAPE AREA:	MIN. REQUIRED	PROPOSED
NET AREA x 40% = 6,000 SQFT. (MIN.)	6,000 SQFT.	6,685 SQFT
FRONT LANDSCAPE (20% OF THE REQ. 40% SHALL BE AT THE FRONT YARD AREA (1,200 SQFT)	1,200 SQFT.	1,993 SQFT.

F.A.R CALCULATIONS

5,000 @ 45%	2,400 SQFT.
5,000 @ 35%	1,750 SQFT.
5,000 @ 30%	1,500 SQFT.
MAXIMUM AREA ALLOWED	5,650 SQFT.

TOTAL F.A.R. PROVIDED	5,605 SQFT. F.A.R.
	- SQFT. (** FOR HRS CALCS)

GROSS SQUARE FOOTAGE 8,160 SQFT.

LOCATION MAP

Scale: N.T.S.

NORTH

ALL RAINWATER MUST REMAIN ON THIS PROPERTY

LEGEND & NOTES - TRIANGLE OF VISIBILITY

TRIANGLE OF VISIBILITY

NOTES:
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LEGAL DESCRIPTION

LOTS 3 & 4 , BLOCK 2, "CORAL GABLES SECTION E", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

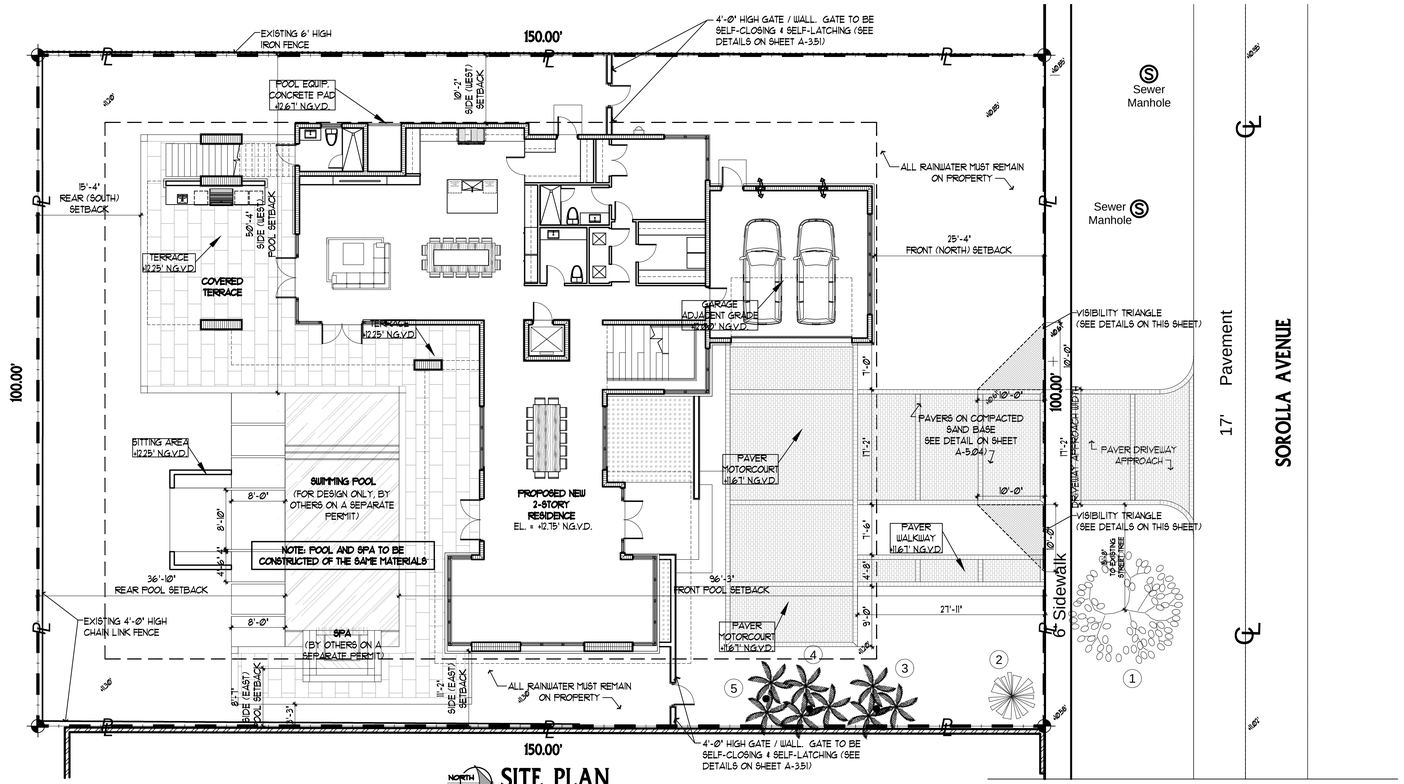
HRS SQUARE FOOTAGES

** DOUBLE HEIGHT SPACES ARE CALCULATED ONCE FOR HRS
FIRST FLOOR = 3,202 SQFT.
SECOND FLOOR = 2,135 SQFT.

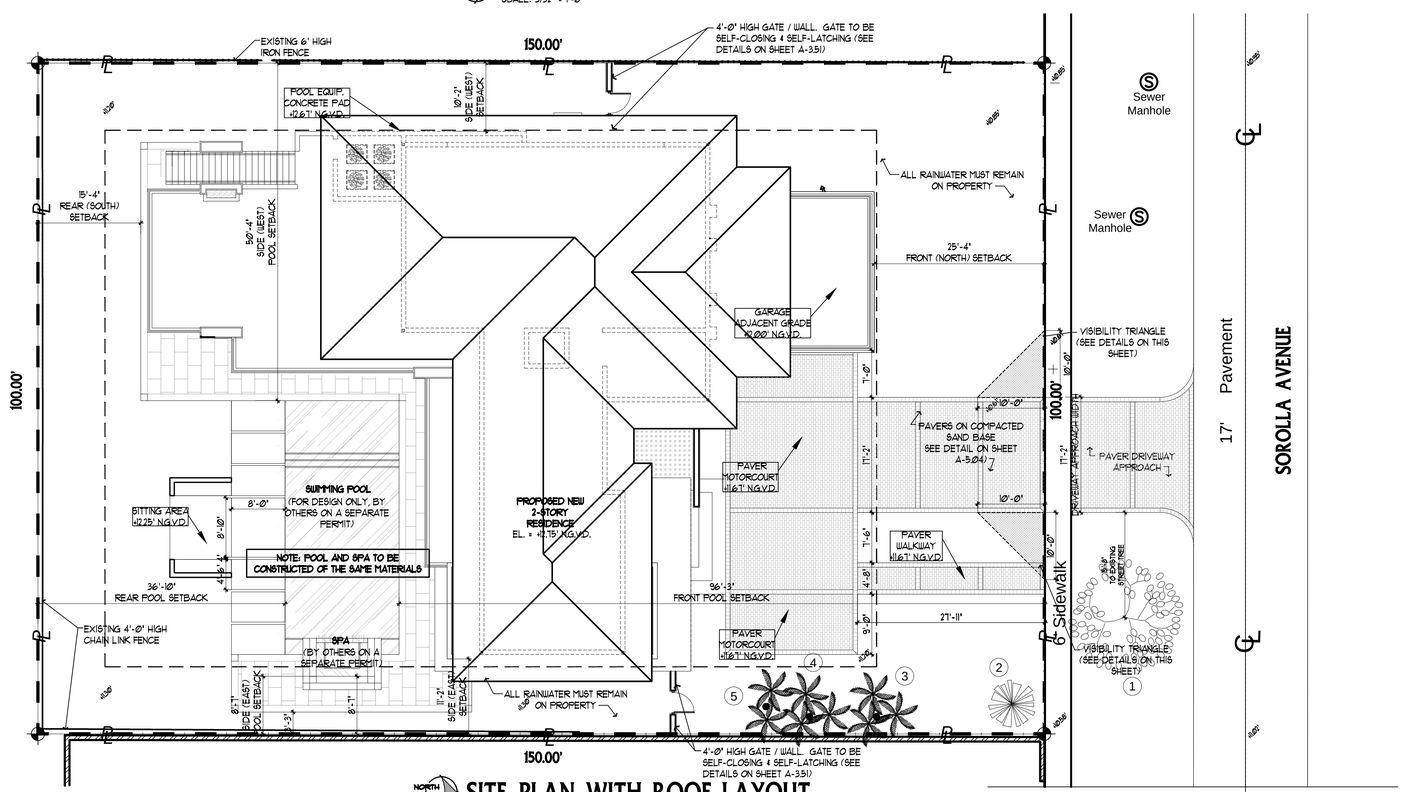
TOTAL SQUARE FOOTAGE = 5,337 SQFT.

CODES

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



NORTH
SITE PLAN
SCALE: 3/32" = 1'-0"



NORTH
SITE PLAN WITH ROOF LAYOUT
SCALE: 3/32" = 1'-0"

No.	REVISIONS	BY

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EDUARDO A. CALIL
STATE OF FLORIDA
AR 0009383
REGISTERED ARCHITECT

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MAIN BLDG.
4,730 SQ.FT

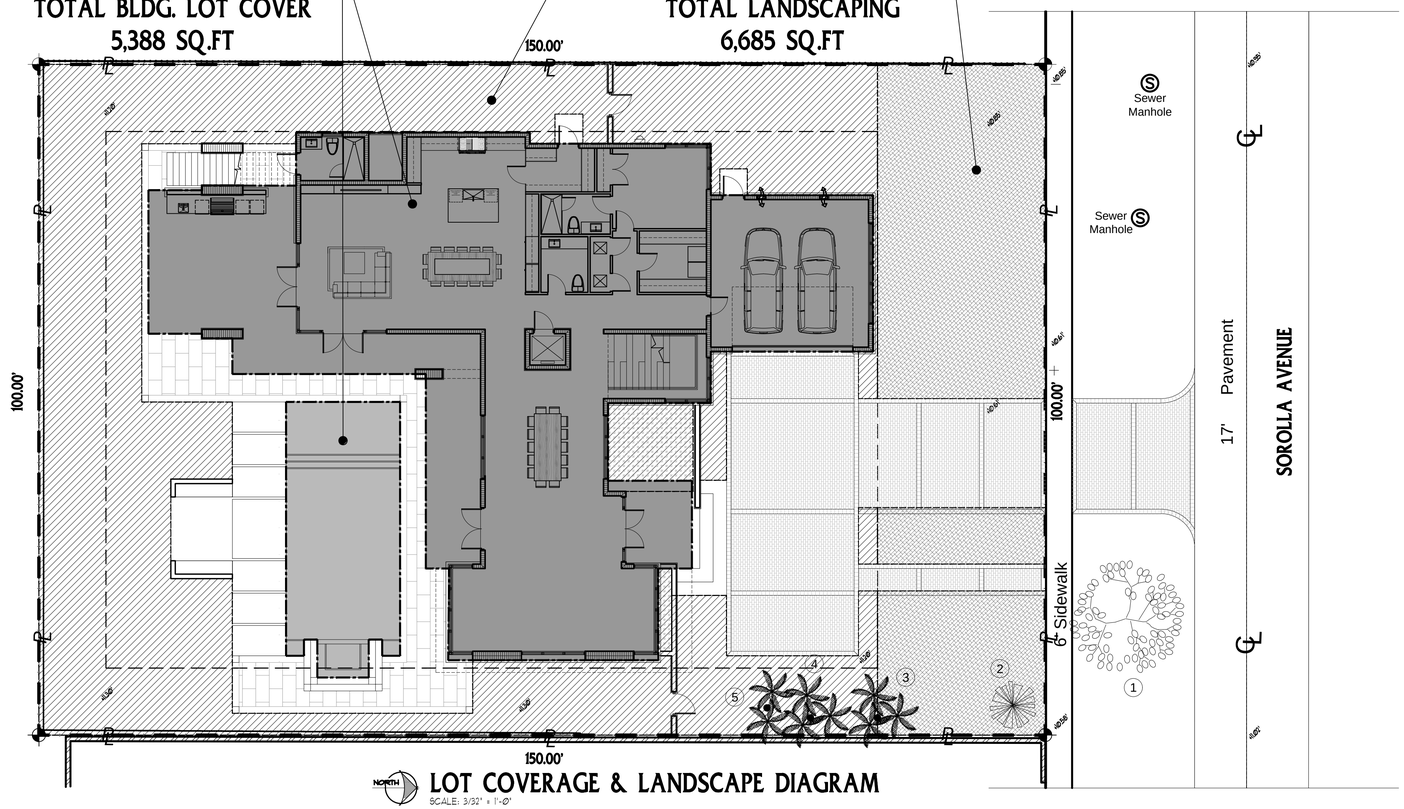
+ AUX. (POOL)
658 SQ.FT

TOTAL BLDG. LOT COVER
5,388 SQ.FT

REAR LANDSCAPING
4,692 SQ.FT

+ FRONT LANDSCAPING
1,993 SQ.FT

TOTAL LANDSCAPING
6,685 SQ.FT



LOT COVERAGE & LANDSCAPE DIAGRAM

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

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REGISTERED ARCHITECT EDUARDO A. CALIL No. 9383 STATE OF FLORIDA

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SHEET No.

A-1.02

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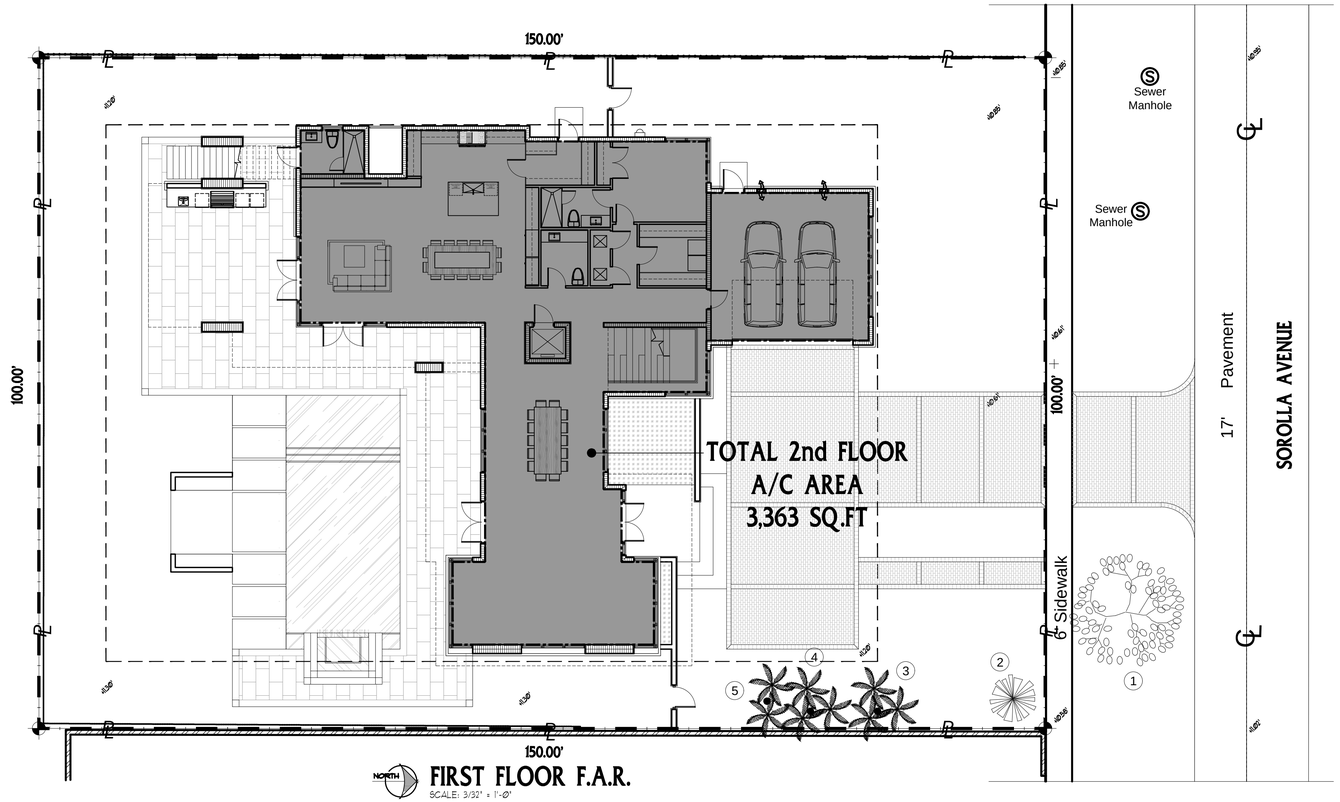
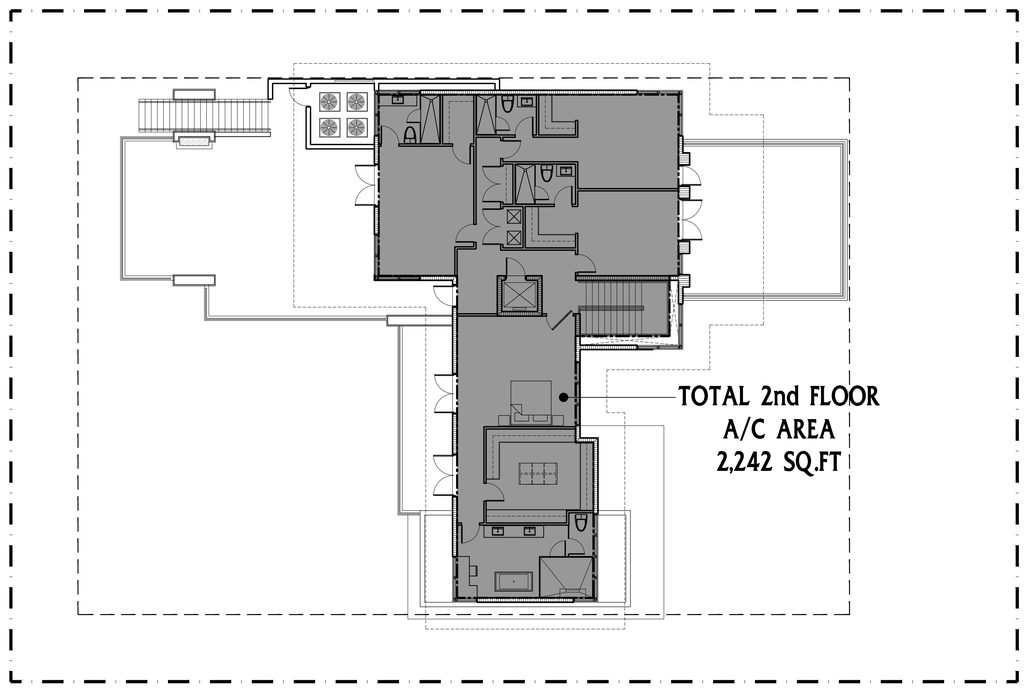


NORTH

FIRST FLOOR F.A.R.

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



NORTH

SECOND FLOOR F.A.R.

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

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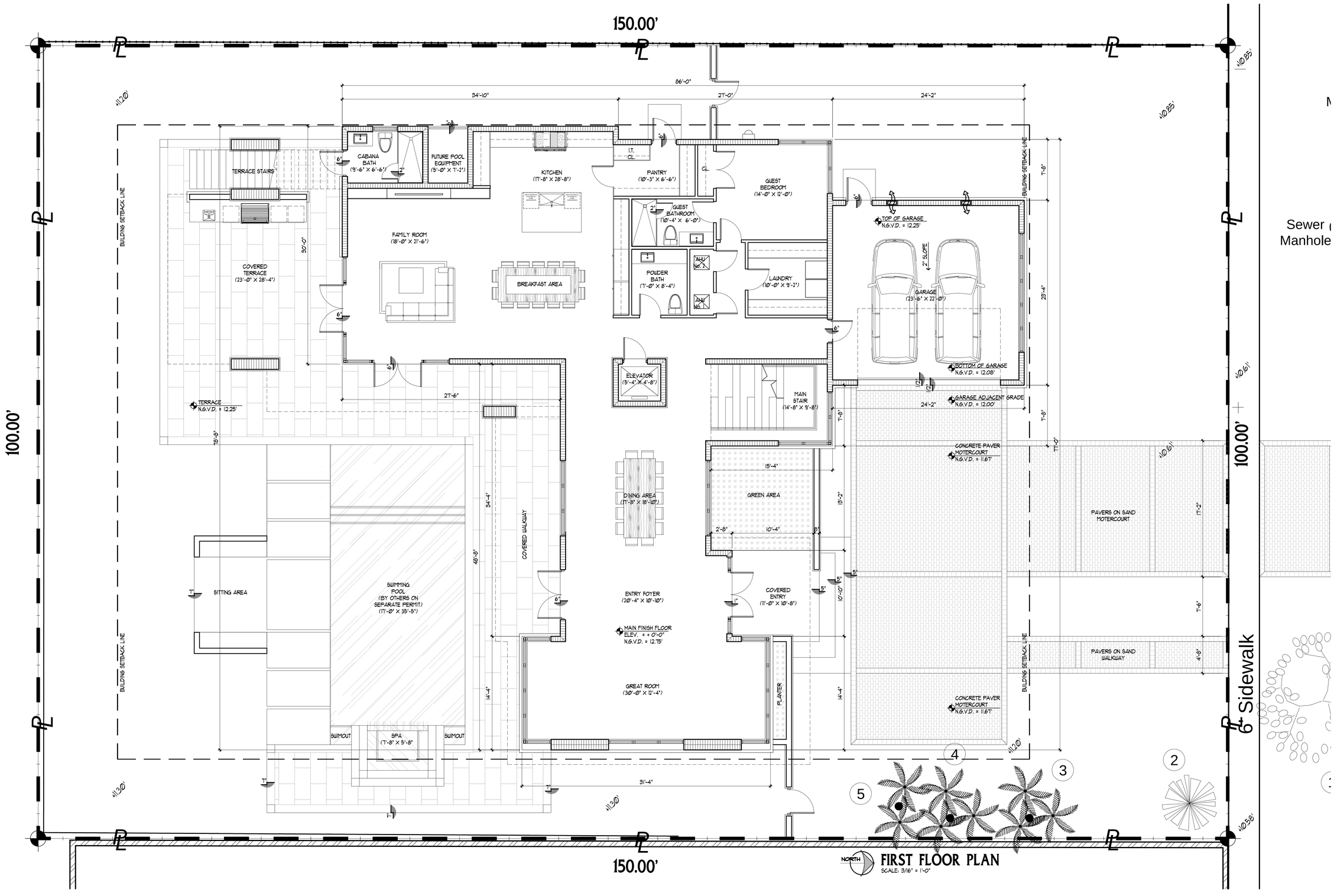
Date: 2021.12.03 10:45:43 -05'00'

SHEET No.

A-1.03

DRAWN	E.A.C. JR, E.M.C.
CHECKED	E.A.C.
DATE	DEC '21
SCALE	SHOWN
JOB No.	2021-017



FIRST FLOOR PLAN

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

No.	REVISIONS	BY

-: N O T I C E :-

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PROJECT TITLE
PROPOSED NEW RESIDENCE FOR
NP SOROLLA LLC

PROJECT LOCATION
LOCATED AT:
1149 SOROLLA AVE
CORAL GABLES, FL 33134

CALIL ARCHITECTS
1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
PHONE: (305) 860-9600 FAX: (305) 860-9602
EDUARDO A. CALIL, ARCHITECT LICENSE No. AR 0009383
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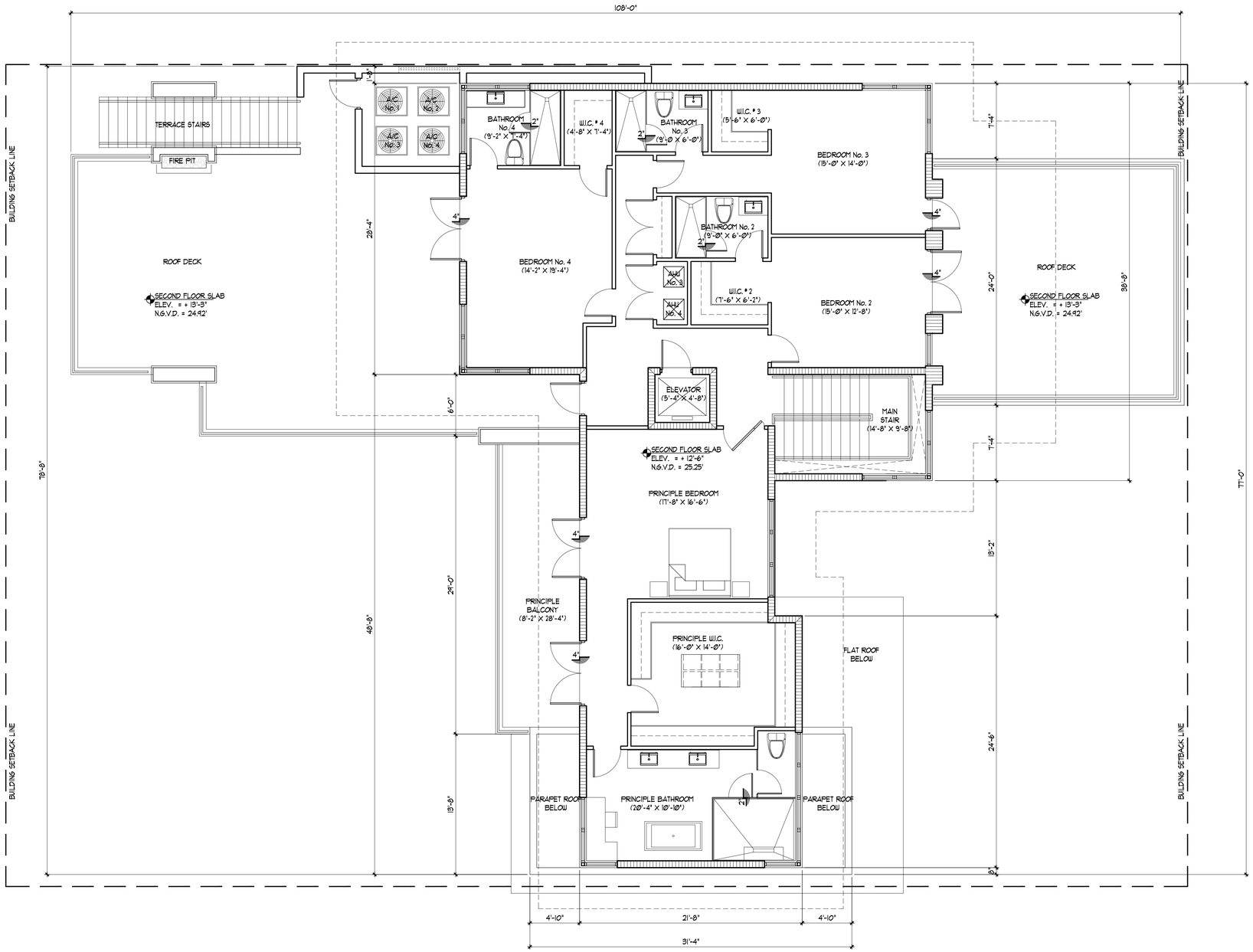

NORTH

SECOND FLOOR PLAN

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

No.	REVISIONS	BY

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PROPOSED NEW RESIDENCE FOR:

NP SOROLLA LLC

PROJECT TITLE

LOCATED AT:
1248 SOROLLA AVE
CORAL GABLES, FL 33134

PROJECT LOCATION

CALIL ARCHITECTS
1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
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SHEET No.

A-2.02

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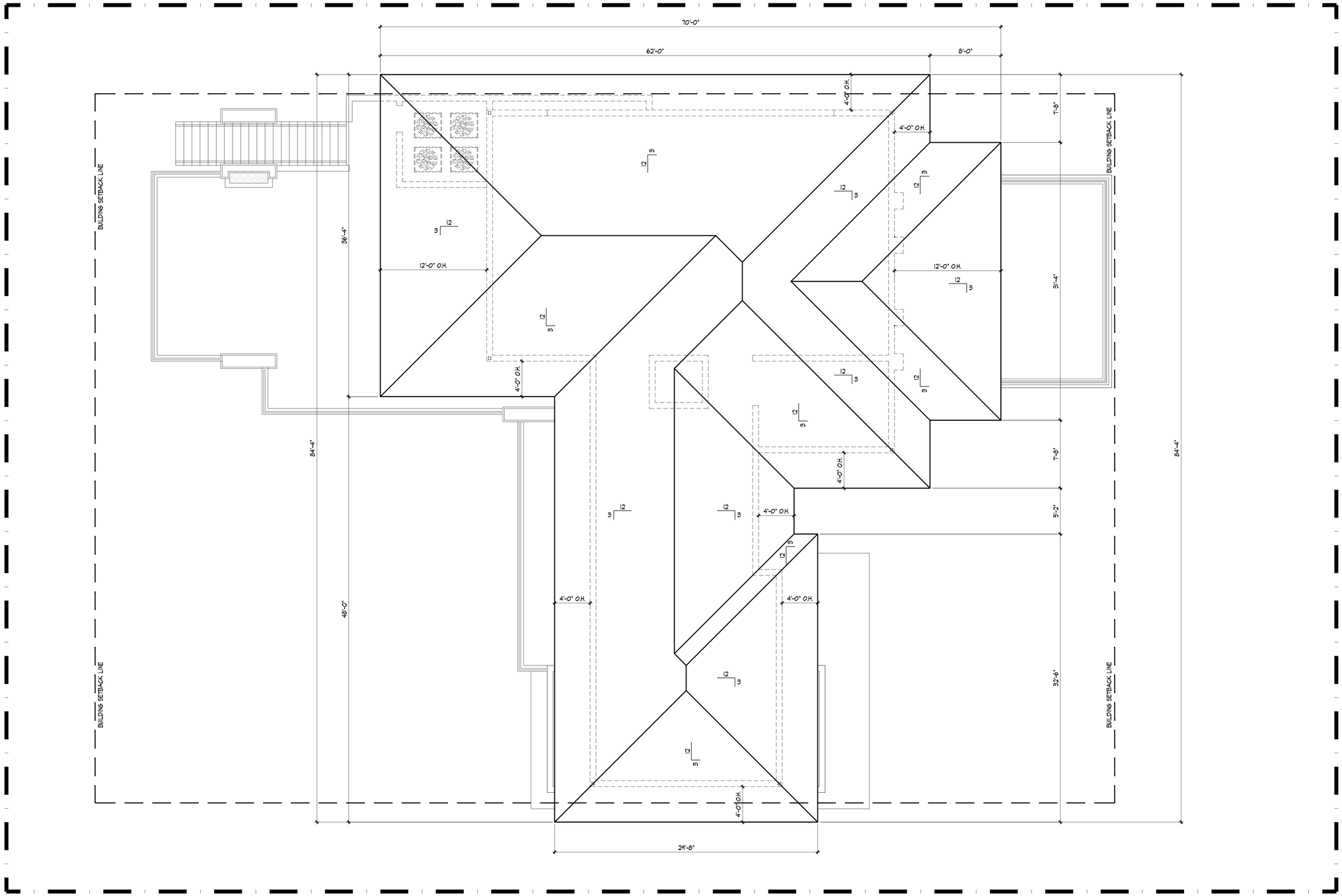
JOB No.	2021-017



NORTH

ROOF PLAN

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

No.	REVISIONS	BY

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PROPOSED NEW RESIDENCE FOR:

NP SOROLLA LLC

PROJECT TITLE

LOCATED AT:
1248 SOROLLA AVE
CORAL GABLES, FL 33134

PROJECT LOCATION

CALIL
ARCHITECTS
1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
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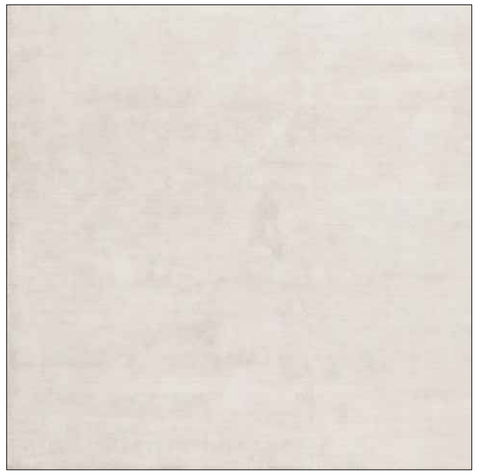
DRAWN	E.A.C. JR, E.M.C.
CHECKED	E.A.C.
DATE	DEC '21
SCALE	SHOWN
JOB No.	2021-017

MATERIAL BOARD



SS SMOOTH STUCCO

BR BRONZE METAL FINISH

LM LIMESTONE

WD WOOD/ WOOD VENEER

RT FLAT CEMENT ROOF TILE - BROWN

RS ROUGH STUCCO BANDS

No.	REVISIONS	BY

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PROPOSED NEW RESIDENCE FOR:
NP SOROLLA LLC

PROJECT TITLE

PROJECT LOCATION
LOCATED AT:
248 SOROLLA AVE
CORAL GABLES, FL 33134

CALIL ARCHITECTS
1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
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EDUARDO A. CALIL
ARCHITECT
No. AR 0009383
STATE OF FLORIDA

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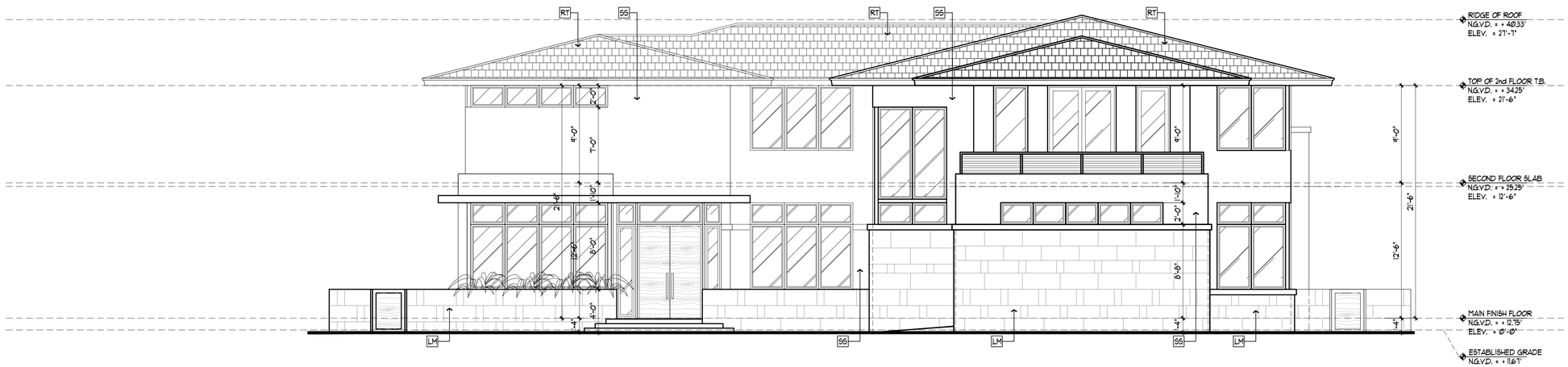
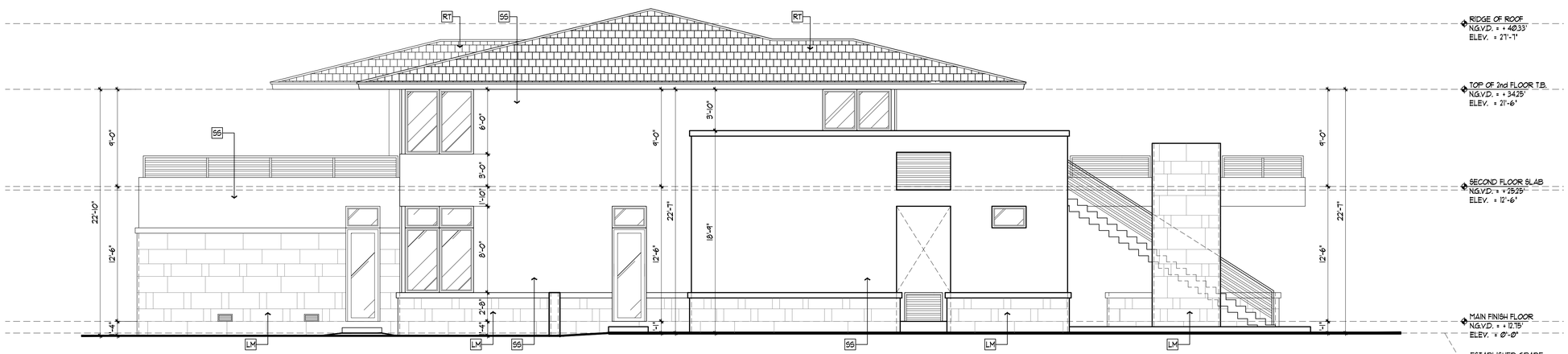
JOB No.	2021-017



FRONT (NORTH) ELEVATION

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



SIDE (WEST) ELEVATION

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

No.	REVISIONS	BY

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NP SOROLLA LLC

PROJECT TITLE

LOCATED AT:
248 SOROLLA AVE
CORAL GABLES, FL 33134

PROJECT LOCATION

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1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
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REGISTERED ARCHITECT EDUARDO A. CALIL No. 9383 STATE OF FLORIDA

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Date: 2021.12.03 10:47:03 -05'00'

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A-3.01

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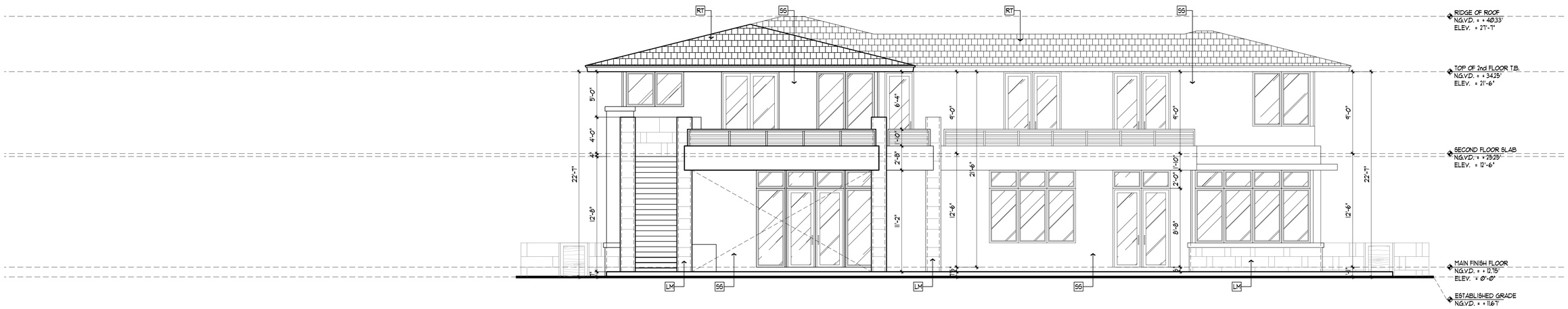
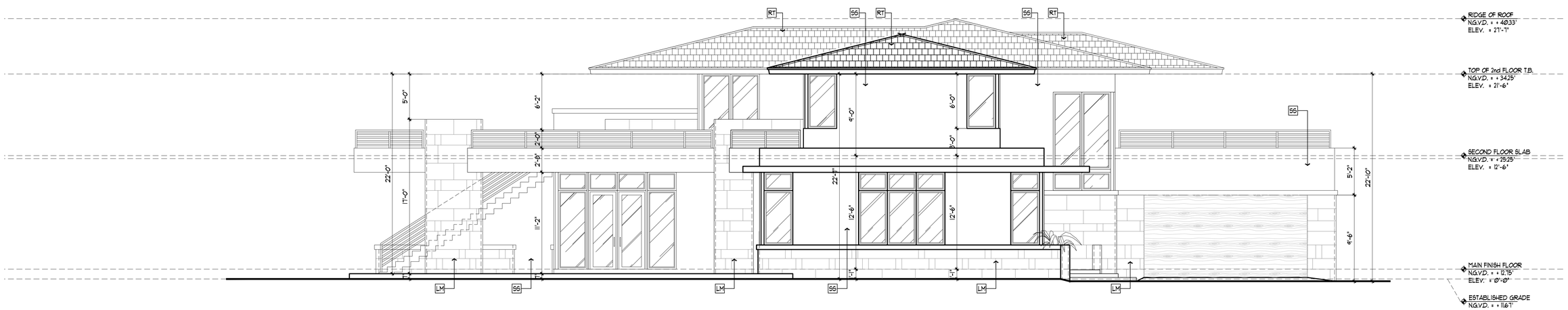
CHECKED	E.A.C.
DATE	DEC '21
SCALE	SHOWN
JOB No.	2021-017



REAR (SOUTH) ELEVATION

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



SIDE (EAST) ELEVATION

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

No.	REVISIONS	BY

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CORAL GABLES, FL 33134

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1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
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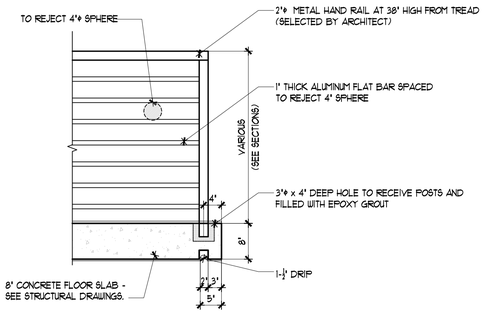
SHEET No.

A-3.02

DRAWN	E.A.C. JR, E.M.C.
CHECKED	E.A.C.
DATE	DEC '21
SCALE	SHOWN
JOB No.	2021-017

NOTE:
RAILINGS UNDER SEPARATE PERMIT

NOTE:
SEE LIFE SAFETY NOTES ON SHEET A-NOTES FOR GUARDRAIL SPECIFICATIONS AS PER FBCR 2017



1 RAILING DETAIL

SCALE: 3/4" = 1'-0"

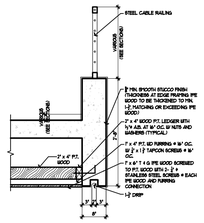
TYPICAL RAILING NOTE:

ALL RAILINGS TO BE 3'-2" HIGH ABOVE FINISHED FLOOR. RAILING SHALL BE CONSTRUCTED TO RESIST A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT IN ANY DIRECTION.

MANUFACTURER TO PROVIDE SHOP DRAWINGS PRIOR TO MANUFACTURING FOR ARCHITECTS AND BUILDING DEPARTMENT APPROVALS (TYPICAL)

HANDRAILS NOTE

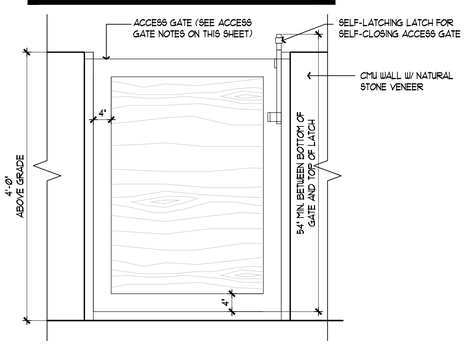
SHALL BE CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT IN ANY DIRECTION. SHOP DRAWINGS TO BE PROVIDED BY RAIL MFR. - APPROVAL UNDER A SEPARATE PERMIT.



2 ALUMIUM RAINING DETAIL

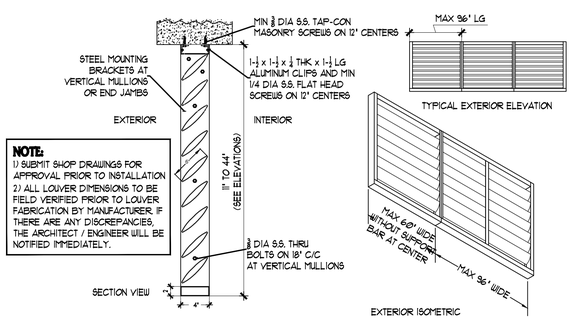
SCALE: 1/2" = 1'-0"

MECHANISM NOTE
SELF-LATCHING LATCH AND CANEBOLT MECHANISMS TO BE LOCATED ON INTERIOR SIDE (POOL SIDE) OF THE FENCE



3 CMU WALL AND GATE DETAIL

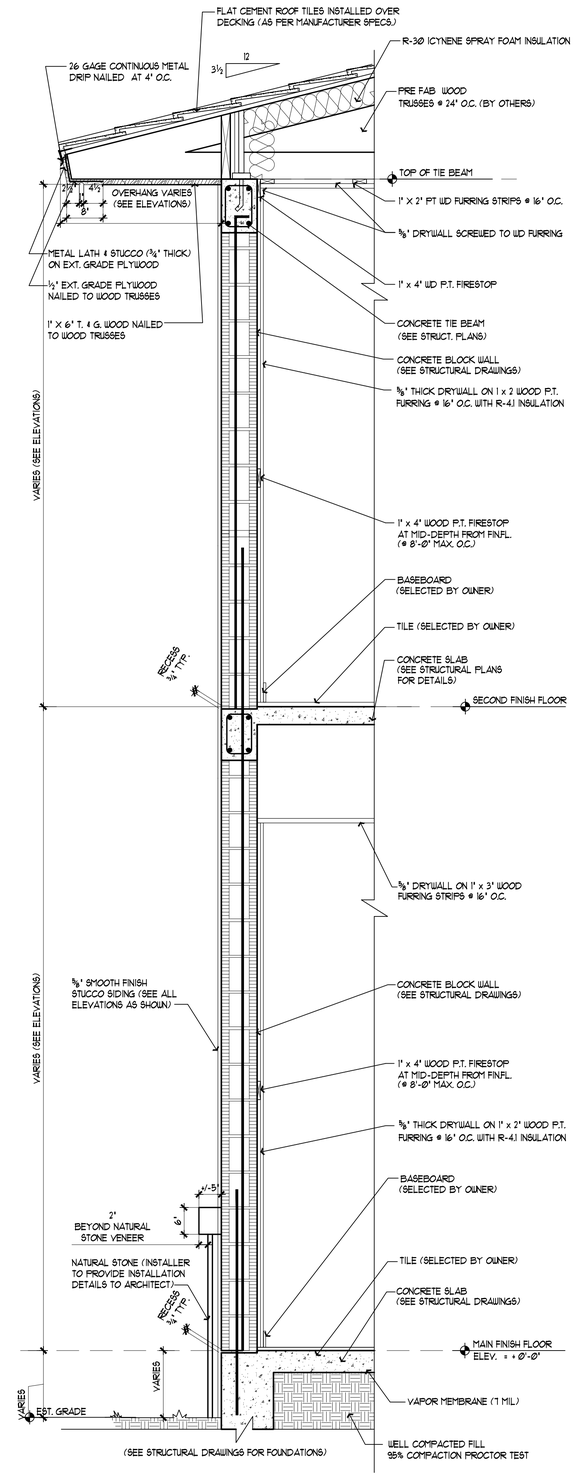
SCALE: 3/4" = 1'-0"



NOTE:
1) SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION
2) ALL LOUVER DIMENSIONS TO BE FIELD VERIFIED PRIOR TO LOUVER FABRICATION BY MANUFACTURER. IF THERE ARE ANY DISCREPANCIES, THE ARCHITECT / ENGINEER WILL BE NOTIFIED IMMEDIATELY.

4 ALUMINUM LOUVER DETAIL

SCALE: NTS



5 TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0"

No.	REVISIONS	BY

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PROPOSED NEW RESIDENCE FOR
NP SOROLLA LLC

PROJECT TITLE

PROJECT LOCATION
LOCATED AT:
1248 SOROLLA AVE
CORAL GABLES, FL 33134

CALIL ARCHITECTS
1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
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Date: 2021.12.03 10:47:35 -05'00'

SHEET No.

A-3.51

DRAWN	E.A.C. JR, E.M.C.
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DATE	DEC '21
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JOB No.	2021-017

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ARCHITECTS
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SHEET No.

R-1.01

DRAWN	E.A.C. JR, E.M.C.
CHECKED	E.A.C.
DATE	DEC '21
SCALE	SHOWN
JOB No.	2021-017

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PROJECT TITLE

PROPOSED NEW RESIDENCE FOR
NP SOROLLA LLC

PROJECT LOCATION

LOCATED AT:
1400 SOROLLA AVE
CORAL GABLES, FL 33134

CALIL ARCHITECTS
1728 CORAL WAY, SUITE-702 MIAMI, FLORIDA 33145
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SHEET No.

R-1.02

DRAWN	E.A.C. JR, E.M.C.
CHECKED	E.A.C.
DATE	DEC '21
SCALE	SHOWN
JOB No.	2021-017